

AGENDA
PLANNING AND ZONING COMMISSION
COUNCIL CHAMBER

JUNE 3, 2021

1:30 P.M.

1. CASE FILE NO. 2021-10-Z
Open a public hearing to consider approval of the request by Permian Basin Womens Resource Center, Inc., Newton Engineering, agent, to rezone from Multi-Family Residence-One (MF-1) to Office (O) of 0.39 acre tract, being Lots 1-3, Block 11A, Herbert & Wight Addition, City of Odessa, Ector County, Texas (northwest of the intersection of N. Sam Houston Ave. and W. 8th St.)
2. CASE FILE NO. 2021-34-P
Open a public hearing to consider approval of the replat of Mission Dorado Baptist Church Addition being a 2.1 acre portion of Lot 5, Block 1, Mission Dorado Baptist Church, City of Odessa, Midland County, Texas (southeast of the intersection of TX Hwy. 191 and N. Faudree Road)
3. CASE FILE NO. 2021-35-P
Open a public hearing to consider approval of the short form plat of Siquentis Addition, being an approximately 17.35 acre tract located in Section 32, Block 42, T-2-S T&P RR Co. Survey, City of Odessa, Ector County, Texas (southeast corner of W. Murphy St. and Maurice Rd.)
4. CASE FILE NO. 2021-36-P (ETJ)
Open a public hearing to consider approval of the replat of Lots 57-62, 64-69, 71-76, 78-79, 82-86, 89-94, 96-98, and 101-104 Bates Estates Section 5, Bates Airport, Midland County Texas (southwest of the intersection of W. County Rd. 171 and S. County Rd. 1310)
5. CASE FILE NO. 2021-37-P (ETJ)
Open a public hearing to consider approval of the replat of a 0.53 acre tract out of the northeast part of Lot 1, Block 1, Woolley Tool Addition, Ector County, Texas (southwest of the intersection of N. Andrews Hwy. and W. 57th St.)
6. CASE FILE NO. 2019-63-P
Consider approval of the final plat of Homestead at Parks Bell Ranch, 5th Filing, Phase 1, being a 43.79 acre tract located in Section 46, Block 41, T-2-S, T&P Ry. Co., Odessa, Ector County (northeast of the intersection of Yukon Rd. and Aaron Parker Rd.)

7. CASE FILE NO. 2020-80-P
Consider approval of the final plat of Ratliff Ridge, 8th Filing, being an approximately 21.92 acre tract in Section 35, Block 42, T-1-S, T&P RR Co. Survey, City of Odessa, Ector County, Texas (southwest of the intersection of E. 91st St. and Loop 338.)
8. CASE FILE NO. 2020-81-P
Consider approval of the final plat of Mardi Gras Estates, 4th Filing, being an approximately 23.10 acre tract in Section 38, Block 42, T-1-S, T&P RR Co. Survey, Ector County, Texas (northeast of E. 87th St. and Evans Blvd.)
9. Other business
10. Adjourn

Be it said and remembered that at 1:30 p.m. on the 3rd day of June, 2021 there came on and was held a Planning and Zoning Commission meeting in the Council Chambers, 5th Floor, 411 W. 8th Street, Odessa, Texas.

MEMBERS PRESENT: Jimmy Peacock, Chairman
Connie Coots
Wayne Russell
Gary Sims
Steve Tercero

MEMBERS ABSENT: Renee Earls
Lance Marker

OTHERS PRESENT: Randy Brinlee, Director of Development; Lorraine Quimiro, Planning Manager; Tim McDaniel and Maria Prieto, Planners; Jared Aguilar, Planning Tech; Jan Baker, Senior Assistant City Attorney; Joe Tucker, Assistant Building Official; and Anne Roney, Secretary.

CASE FILE NO. 2021-10-Z (approved)

Open a public hearing to consider approval of the request by Permian Basin Womens Resource Center, Inc., Newton Engineering, agent, to rezone from Multi-Family Residence-One (MF-1) to Office (O) of 0.39 acre tract, being Lots 1-3, Block 11A, Herbert & Wight Addition, City of Odessa, Ector County, Texas (northwest of the intersection of N. Sam Houston Ave. and W. 8th St.)

Ms. Quimiro gave the following presentation: There were 8 notices mailed to surrounding property owners, with no notices returned, 1 written protest and 1 written approval.

The property involved in this request is located northwest of the intersection of N. Sam Houston Ave. and W. 8th St. The site is currently zoned Multi-Family Residence-One (MF-1) and is vacant. Land uses in the area consist of single-family residential development to the north, and offices to the east, south and west.

The applicant is Permian Basin Womens Resource Center, Inc., owner, Newton Engineering, agent, and the purpose of the request is for development purposes and to make the zoning the same as 802 N. Washington Ave. which is also owned by the applicant.

Using the City's identified priorities contained in the City of Odessa's Comprehensive Plan to evaluate zoning amendments the following comments are offered:

Comprehensiveness: This request is not out of line with the City of Odessa's Comprehensive Plan.

Livability: The proposed development is intended to compliment the applicants adjacent land use activity.

Reasonableness: This request will be infill development with access to existing/planned streets and utilities and will add necessary service to the City.

Based upon the preceding analysis, Staff recommends approval of the request.

There being no questions for City Staff, Chairman Peacock opened the public hearing. Mr. Clayton Smith, representing his mother, Ms. Jana Smith, at 820 N. Washington, approached the lectern. He stated they did not know if the proposed use would increase their property values. Any increase in the property value would place a strain on his mother. Mr. Peacock asked if 820 N. Washington was her homestead. Mr. Smith stated this was a second property. There being no further questions or comments, Chairman Peacock closed the public hearing.

Member Russell moved the rezoning be approved to Office (O). Member Sims seconded the motion, with the vote being a unanimous "aye".

CASE FILE NO. 2021-34-P (approved with conditions)

Open a public hearing to consider approval of the replat of Mission Dorado Baptist Church Addition being a 2.1 acre portion of Lot 5, Block 1, Mission Dorado Baptist Church, City of Odessa, Midland County, Texas (southeast of the intersection of TX Hwy. 191 and N. Faudree Road)

Mr. McDaniel gave the following presentation: The property involved in this request is located southeast of the intersection of TX Hwy. 191 and N. Faudree Road. The site is zoned Retail (R) and is currently vacant. Land use in the area consists of commercial development, a church, and vacant land.

The applicant is CG Faudree, LLC, owner, Claymoore Engineering, Inc., consultant, and the purpose of this replat is to create two (2) lots (approx. 1 acre each) for retail development and ownership purposes.

Comments were sent to the consultant for review on May 25th, 2021.

Staff Comments:

- A Blanket Refuse Collection Easement is noted on the plat.
- Ownership and original tax certificates have been received.
- Remnant of Lot 5 should be included or replatted separately to avoid future permitting problems.
- Metes and bounds aren't necessary on the face of the plat.

- "Director of Planning" should read "Director of Development", and "Director of Public Works" should read "for Director of Public Works".
- This tract is within the City of Odessa.
- Water and sewer are available for extension. Submit plans for water and sewer for review and acceptance.
- Drainage report is acceptable. This tract is not in a special flood hazard area.
- Access to the property from S.H. 191 shall be a shared access with the property to the east.
- Show the access point to Faudree Road at the south end of Lot 8.
- Submit plans for a deceleration lane on S. H. 191.
- An Improvements Agreement will be required.
- A Blanket Refuse Collection Easement Agreement will be required.
- Any work in the right of way or easements will require a permit from the Engineering Division and must comply with current City Ordinances and policies.
- Post development drainage/runoff should not be increased from pre-development conditions.
- TxDOT would recommend that a right turn deceleration lane be provided on SH 191 frontage road

Commission action is requested on the following items:

1. Lots should be labeled as 7 and 8. (Planning/Public Works)
2. Add a note on the plat: Access to S.H. 191 and Faudree Rd. is limited to the points as shown. (TxDOT/Public Works)
3. Add a note to the plat: A reciprocal access easement for ingress and egress between Lots 7 & 8 is hereby granted. (TxDOT/Public Works)
4. Plat needs two GPS points. (GIS)

There being no questions for City Staff, Chairman Peacock opened the public hearing. With no one coming forward to speak for or against the request, Chairman Peacock closed the public hearing.

Member Coots moved the replat be approved with the following conditions:

1. Lots should be labeled as 7 and 8.
2. Add a note on the plat: Access to S.H. 191 and Faudree Rd. is limited to the points as shown.
3. Add a note to the plat: A reciprocal access easement for ingress and egress between Lots 7 & 8 is hereby granted.
4. Plat needs two GPS points.

Member Tercero seconded the motion, with the vote being a unanimous "aye".

CASE FILE NO. 2021-35-P (approved with conditions)

Open a public hearing to consider approval of the short form plat of Siquentis Addition, being an approximately 17.35 acre tract located in Section 32, Block 42, T-2-S T&P RR Co. Survey, City of Odessa, Ector County, Texas (southeast corner of W. Murphy St. and Maurice Rd.)

Ms. Prieto gave the following presentation: The property involved in this short form plat request is located at the southeast corner of W. Murphy St. and Maurice Rd. The site is currently designated Future Development District (FD), with an original zoning request of Light Industrial (LI) pending, and is vacant land occupied by mobile homes.

The applicants are Tania Hospitality Management, LLC and Carl Floyd, owners, Maverick Engineering, consultant, and the purpose of the replat is to create one (1) lot to facilitate industrial development and related uses on the property.

Comments were sent to the consultant for review on May 25, 2021.

Staff Comments:

- Ownership certificates and original tax certificates needed prior to filing the plat.
- Water is available. Sewer is not available.
- An Improvements Agreement will not be required.
- Director of Public Works should read for Director of Public Works.
- Metes and bounds are not necessary on the face of the plat.
- Any work in the right of way or easements will require a permit from the Engineering Division and must comply with current City Ordinances and policies.

Commission action is requested on the following items:

1. Drainage report has been submitted. The north portion of the tract is in a special flood hazard area. A minimum Finished Floor Elevation (FFE) for new developments needs to be established. (Public Works)
2. A Blanket Refuse Collection Easement Agreement will be required. (Public Works)
3. Siquentis Addition only has one GPS point. Plats need to have two GPS points noted. (GIS)

Mr. Peacock asked what was going in on the property. Ms. Prieto stated the applicant has stated at the present time they just have industrial development.

There being no further questions for City Staff, Chairman Peacock opened the public hearing. With no one coming forward to speak for or against the request, Chairman Peacock closed the public hearing.

Member Sims moved the short form plat be approved with the following conditions:

1. Drainage report has been submitted. The north portion of the tract is in a special flood hazard area. A minimum Finished Floor Elevation (FFE) for new developments needs to be established.
2. A Blanket Refuse Collection Easement Agreement will be required.
3. Siquentis Addition only has one GPS point. Plats need to have two GPS points noted.

Member Russell seconded the motion, with the vote being a unanimous "aye".

CASE FILE NO. 2021-36-P (ETJ) (approved with conditions)

Open a public hearing to consider approval of the replat of Lots 57-62, 64-69, 71-76, 78-79, 82-86, 89-94, 96-98, and 101-104 Bates Estates Section 5, Bates Airport, Midland County Texas (southwest of the intersection of W. County Rd. 171 and S. County Rd. 1310)

Ms. Prieto gave the following presentation: The property involved in this replat request is located southwest of the intersection of W. County Rd. 171 and S. County Rd. 1310. The site is located in the City of Odessa Extra-Territorial Jurisdiction (ETJ), does not have a zoning designation and is currently vacant.

The applicant is Bates Airport, LLC, owner and OJD Engineering, consultant and the purpose of the replat is to create 76 lots (approx. avg. size between 1.023 ac. – 1.352 ac.) for ownership purposes.

Comments were sent to the consultant for review on May 25, 2021.

Staff Comments:

- Original ownership and tax certificates are needed prior to filing the plat.
- Water and sewer are not available.
- Drainage report is acceptable. This tract is not in a special flood hazard area.
- An Improvements Agreement is not required.
- A Blanket Refuse Collection Easement Agreement will not be required.
- City of Odessa signature blocks are missing.
- This plat does not go to Midland Commissioner's Court. Midland County signature block needs to be corrected.
- Midland County filing block needs to be added to the plat.

Commission action is requested on the following items:

1. Roads are private. West County Road 172 needs to be labeled as private. (Public Works)
2. 20' cutbacks need to be indicated at all intersections. (Public Works)

Mr. Peacock asked if Midland County needed to sign the plat, being told the engineer will need to sign off on the plat. The plat will not be filed until it meets all the requirements.

There being no further questions for City Staff, Chairman Peacock opened the public hearing. With no one coming forward to speak for or against the request, Chairman Peacock closed the public hearing.

Member Russel moved the replat be approved with the following conditions:

1. Roads are private. West County Road 172 needs to be labeled as private.
2. 20' cutbacks need to be indicated at all intersections.

Member Coots seconded the motion, with the vote being a unanimous "aye".

CASE FILE NO. 2021-37-P (ETJ) (approved)

Open a public hearing to consider approval of the replat of a 0.53 acre tract out of the northeast part of Lot 1, Block 1, Woolley Tool Addition, Ector County, Texas (southwest of the intersection of N. Andrews Hwy. and W. 57th St.)

Mr. McDaniel gave the following presentation: The property involved in this request is located southwest of the intersection of N. Andrews Hwy. and W. 57th St. The site is located in the City of Odessa Extra-Territorial Jurisdiction (ETJ), does not have a zoning designation and is currently vacant. The site is under an industrial district contract with the City. Land use in the area consists of industrial development.

The applicant is Ju Il Kim, owner, SW Howell, consultant and the purpose of the replat is to create a 0.53 acre lot for industrial development and ownership purposes.

Comments were sent to the consultant for review on May 25, 2021.

Staff Comments:

- A Blanket Refuse Collection Easement is noted on the plat.
- Ownership and original tax certificates needed prior to filing the plat.
- Remnant of Lot 1 will need to be re-platted to avoid future permitting problems.
- This tract is outside the City limits and is in the ETJ. Property is in an Industrial District.
- Water and sewer are available.
- Drainage report needs to be submitted. This tract is not in a special flood hazard area.
- An Improvements Agreement will not be required.
- A Blanket Refuse Collection Easement Agreement will not be required.
- Access to this site will need to be coordinated and permitted through TxDOT.

Commission action is requested on the following item:

1. No additional storm water run-off to TxDOT. Retention is required. (Public Works)

Mr. Tucker stated he has spoken with the applicant. There is already retention on this property and Commission action is not required. There being no further comments, Chairman Peacock opened the public hearing. With no one coming forward to speak for or against the request, Chairman Peacock closed the public hearing.

Member Sims moved the replat be approved as presented. Member Russell seconded the motion, with the vote being a unanimous "aye".

CASE FILE NO. 2019-63-P (approved)

Consider approval of the final plat of Homestead at Parks Bell Ranch, 5th Filing, Phase 1, being a 43.79 acre tract located in Section 46, Block 41, T-2-S, T&P Ry. Co., Odessa, Ector County (northeast of the intersection of Yukon Rd. and Aaron Parker Rd.)

Mr. McDaniel gave the following presentation: The property involved in this request is located northeast of the intersection of Yukon Rd. and Aaron Parker Rd. The site is currently zoned Special Dwelling District (SPD) and is currently vacant. Land use in the area consists of single-family residential development and vacant land.

The applicant is P Bar Parks Bell Ranch, LTD, owner, LCA, consultant, and the purpose of the plat is to create approx. 320 lots to facilitate single family residential development on the property and for ownership purposes.

The Planning and Zoning Commission gave preliminary approval to this request on July 18, 2019 with the following conditions:

1. Add a note to the plat. No direct access to Yukon Road from Lots 1-10, Block 65 and Lots 1-19, Block 64. (Planning/Public Works)
2. Need utility easements for water line in Block 75. (Public Works)
3. Add a note on the plat. No direct access to Legacy Road from Lots 19-30, Block 64; Lot 1 & 41, Block 75; and the lot adjacent to Legacy Road in Block 78. (Public Works)

These conditions have been met and the final plat is ready for Commission approval.

There being no questions or comments, Member Tercero moved the final plat be approved as presented. Member Coots seconded the motion, with the vote being a unanimous "aye".

CASE FILE NO. 2020-80-P (approved)

Consider approval of the final plat of Ratliff Ridge, 8th Filing, being an approximately 21.92 acre tract in Section 35, Block 42, T-1-S, T&P RR Co. Survey, City of Odessa, Ector County, Texas (southwest of the intersection of E. 91st St. and Loop 338.)

Ms. Quimiro gave the following presentation: The property involved in this request is located southwest of the intersection of E. 91st St. and Loop 338. The site is within the City of Odessa and is currently zoned Special Dwelling District (SPD). The land is currently vacant.

The applicant is Betenbough Homes, owner, and the purpose of the request is to create 86 single family residential lots and an accompanying drainage basin (approx. avg. size of 7760 sq.ft.)

The Planning and Zoning Commission gave preliminary approval to this request on December 17, 2020 with the following conditions:

1. Pearl St. and Ash St. are identical in name to existing streets in the City of Odessa and neither is a continuation of these streets. Ranger St. is similar in name to Ranger Cir. in Ector County. Names will need to be revised. (Ector County 911)
2. Lots with double frontage need to have rear yard building setback line noted on the face of the plat. (Planning)
3. Add notes on Plat "No direct access to 91st Street And Loop 338." (Public Works and TXDOT)

These conditions have been met and the final plat is ready for Commission approval.

There being no questions or comments, Member Coots moved the final plat be approved as presented. Member Tercero seconded the motion, with the vote being a unanimous "aye".

CASE FILE NO. 2020-81-P (approved)

Consider approval of the final plat of Mardi Gras Estates, 4th Filing, being an approximately 23.10 acre tract in Section 38, Block 42, T-1-S, T&P RR Co. Survey, Ector County, Texas (northeast of E. 87th St. and Evans Blvd.)

Ms. Prieto gave the following presentation: The property involved in this request is located northeast of E. 87th St. and Evans Blvd. The site is within the City of Odessa and is currently zoned Special Dwelling District (SPD). The land is currently vacant. Land use in the general area consists of single family residential development to the north, east, and west and vacant land and a church to the south.

The applicant is Betenbough Homes, owner, and the purpose of the request is to create 131 single-family residential lots (approx. avg. size of 5175 sq.ft.).

The Planning and Zoning Commission gave Preliminary approval to this plat on December 17, 2020 with the following conditions.

1. Side yards adjacent to the side of the street need to be shown on the plat. (Planning)
2. Blocks should be numbered 5,6,7,8. (Public Works)

3. No direct access to Evans as noted on the plat. (Public Works)
4. Water, sewer, paving & drainage and detention basin excavation plans need to be submitted for review and acceptance. (Public Works)

These conditions have been met and the final is ready for approval.

There being no questions or comments, Member Sims moved the final plat be approved as presented. Member Coots seconded the motion, with the vote being a unanimous "aye".

Mr. Peacock asked when there would be parks in this area. Mr. Ronnie Wallace with Betenbough Homes approached the lectern. He stated they have been speaking with Steve Patton, Director of Parks. Mr. Patton indicated at this time the City is not accepting any new parks because the city does not have the funds to maintain any new parks. Mr. Wallace stated Betenbough is looking at all their options. At this time they can provide the park but the City will not be able to maintain the park. They are open to having a park in this area.

There being no further business to come before the Commission, the meeting was adjourned at 1:52 p.m.

Anne Roney, Secretary, placed the minutes in the Minute Book on June 3, 2021.

Jimmy Peacock, Chairman