

AGENDA
PLANNING & ZONING COMMISSION
COUNCIL CHAMBER

June 16, 2022

1:30 P.M.

1. Approve the minutes of the June 2, 2022 Planning and Zoning Commission meetings
2. CASE FILE NO. 2022-01-SUP
Open a public hearing to consider approval of the request by Terri Stangby, owner, for a specific use permit to allow a tavern in a Retail (R) zoning district on Lot 42, Block 13, Wedgewood (1551 John Ben Sheppard Parkway).
3. CASE FILE NO. 2022-26-P
Consider approval of Original Town, 4th Filing, being a replat of Lots 1-3 and Lot 13, Block 11 Original Town, City of Odessa, Ector County, Texas. (northwest of the intersection of W. 2nd St. and N. Lincoln Ave.)
4. CASE FILE NO. 2022-27-P
Open a public hearing to consider approval of La Estancia Estates, 4th Filing, being a replat of Lot 6, Block 1, La Estancia Estates, 1st Filing, Lots 9-11, Block 1, La Estancia Estates, 2nd Filing, and a portion of a 26.48 acre tract located in Sections 10 & 15, Block 41, T-2-S, T&P Ry. Co. Survey, City of Odessa, Midland County, Texas (south of the intersection of Mission Blvd. and Santa Isabella St.)
5. CASE FILE NO. 2022-28-P
Consider approval of the short form plat of Mardi Gras Estates, 6th Filing, being a 1.7 acre tract of land in section 38, Block 42, T-1-S, T&P RY Co. Survey, City of Odessa, Ector County Texas (northeast of the intersection of Evans Blvd. and E. 87th St.)
6. CASE FILE NO. 2022-29-P (ETJ)
Consider approval of the preliminary plat of Dalian Acres, being a 7.76 acre tract in Section 40, Block 43, T-2-S, T&P RY. Co. Survey, Ector County, Texas (southwest of the intersection of W. Hubnik Rd. and S. Nieto Ave.)
7. CASE FILE NO. 2022-30-P (ETJ)
Consider approval of Fiesta Acres, 2nd Filing, being the replat of Lot 14, Block 2, Fiesta Acres, 1st Filing (1.06 acres) and a subdivision of 57.46 Acres of land in Section 16, Block 42, T-3-S, T&P Ry Co survey, Ector County Texas. (northeast of the intersection of S HWY 385 and Jp Teal Dr.)
8. Other Business
9. Adjourn

Be it said and remembered that at 1:30 p.m. on the 16th day of June, 2022, there came on and was held a Planning and Zoning Commission meeting in the Council Chambers, 5th Floor, 411 W. 8th St., Odessa, Texas.

MEMBERS PRESENT: Jimmy Peacock, Chairperson
Connie Coots, Vice Chairperson
Renee Earls
Wayne Russell

MEMBERS ABSENT: Gary Sims
Lance Marker
Steve Tercero

OTHERS PRESENT: Randy Brinlee, Director of Development; Lorraine Quimiro, Planning Manager; Maria Prieto, Planner; Jared Aguilar, Planner, Joe Tucker, Assistant City Engineer, Fara Hernandez CIP Coordinator, and Jan Baker Senior Assistant City Attorney.

The minutes of the of June 2, 2022, Planning and Zoning Commission meeting were approved, motion for approval being made by Member Coots, seconded by Member Russell, with the vote being a unanimous "aye".

CASE FILE NO. 2022-01-SUP (Approved with conditions)

Open a public hearing to consider approval of the request by Terri Stangby, owner, for a specific use permit to allow a tavern in a Retail (R) zoning district on Lot 42, Block 13, Wedgewood (1551 John Ben Sheppard Parkway.)

Mr. Aguilar gave the following presentation: Eleven notices were mailed out, zero returned, zero protests, and zero approvals were received. The property involved in this request is located at 1551 John Ben Sheppard Parkway. The site is currently zoned Retail (R) and is occupied by commercial development.

The applicant is Terri Stangby, owner, and the purpose of the request is to consider approval of a specific use permit to allow a tavern in a Retail (R) zoning district.

A site plan has been prepared indicating the location of the tavern within a retail development. The tavern will have a total floor area of approximately 11,250 sq. ft. and is required to have fifty-nine (59) parking spaces. The retail development has approximately 219 parking spaces.

If the Commission chooses to approve this request, the Planning Staff recommends adoption of the following conditions:

1. The required parking needs to be striped.
2. Any signs need to meet zoning ordinance requirements.
3. Adoption of the site plan.

4. Review of the permit upon receiving neighborhood complaints. This is a temporary permit, and the City Council shall have the right of termination for violation of the terms and conditions of the permit or because of the negative effect of the use on the neighborhood after a public hearing.

Member Earls requested staff to provide orientation of where proposed tavern would be located. Mr. Brinlee indicated the location was previously J Patterson Furniture Store, to which Member Earls recognized the location.

There being no additional questions for staff, Chairman Peacock opened the floor for public hearing.

There being no other questions or comments Chairman Peacock requested a motion. Member Coats made the motion to be approved as presented.

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

CASE FILE NO. 2022-26-P

Consider approval of Original Town, 4th Filing, being a replat of Lots 1-3 and Lot 13, Block 11 Original Town, City of Odessa, Ector County, Texas. (northwest of the intersection of W. 2nd St. and N. Lincoln Ave.)

Ms. Quimiro gave the following presentation: The property involved in this replat request is located northwest of the intersection of W. 2nd St. and N. Lincoln Ave.

The site is zoned Central Business District-One (CB-1) and is occupied by office development and vacant land.

The applicant is Ector County Hospital District, owner, LCA, consultant and the purpose of the replat is to create two (2) lots for ownership and development purposes.

Comments were sent to the consultant for review on June 7, 2022.

There being no additional questions for staff, Chairman Peacock opened the floor for public hearing.

There being no other questions or comments Chairman Peacock requested a motion. Member Earls made the motion to be approved as presented.

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

CASE FILE NO. 2022-27-P (Approved with conditions)

Consider approval of La Estancia Estates, 4th Filing, being a replat of Lot 6, Block 1, La Estancia Estates, 1st Filing, Lots 9-11, Block 1, La Estancia Estates, 2nd Filing, and a portion of a 26.48 acre tract located in Sections 10 & 15, Block 41, T-2-S, T&P Ry. Co. Survey, City of Odessa, Midland County, Texas (south of the intersection of Mission Blvd. and Santa Isabella St.)

Ms. Quimiro gave the following presentation: The site is currently zoned Special Dwelling District (SPD) and is vacant. Land use to the east is vacant, and residential to the north, west, and south.

The applicant is Lament 325, Inc, owner, Newton Engineering, consultant, and the purpose of this replat is to create five (5) lots for single-family residential development and ownership purposes.

Platting comments were sent to the developer on June 7, 2022, for review.

Commission action is requested on the following item:

1. The alley in Block 5 between Lots 12 and 13 of The Havens at Mission needs to be paved. Submit plans for review and acceptance.
2. An Improvements Agreement will be required for alley paving.

Based on the preceding analysis, staff recommends approval with these conditions.

Chairman Peacock inquired if alley paving was required. Mr. Brinlee responded stating alley requires paving if used for access.

There being no additional questions or comments for staff, Chairman Peacock requested a motion. Member Coats made the motion to be approved as presented.

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

CASE FILE NO. 2022-28-P (approved with conditions)

Consider approval of the short form plat of Mardi Gras Estates, 6th Filing, being a 1.7 acre tract of land in section 38, Block 42, T-1-S, T&P RY Co. Survey, City of Odessa, Ector County Texas (northeast of the intersection of Evans Blvd. and E. 87th St.)

Ms. Quimiro gave the following presentation: The site is zoned Retail (R) and is currently vacant land. Land use in the area consists of residential to the north, office to the west and vacant land to the west and south.

The applicant is Mighty Wash Properties LLC, owner, and Maverick Engineering., consultant and the purpose of the replat is to create one (1) lot for ownership and development of a car wash.

Comments were sent to the consultant for review on June 7, 2022.

Commission action is requested on the following item:

1. Add a note to the plat: No access is allowed to 87th Street.
2. An Improvements Agreement will be required.
3. Add a note to the plat: No access to 87th Street from Lot 97 is allowed.

4. Blanket Refuse Collection Easement Agreement will be required.
5. Needs to have 2 control points.

The plat is ready for commission approval.

Chairman Peacock inquired if the paving on 87th St. has been paid off. Mr. Tucker responded that payment doesn't become due until property owners plat the land. So as new plats are received that is when individual portions are collected. The conditions for paving requirement will be added on the new plats

There being no additional questions or comments for City Staff, Chairman Peacock requested discussion or a motion. Member Earls made a motion to approve the plat as presented.

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

CASE FILE NO. 2022-29-P (ETJ)

Consider approval of the preliminary plat of Dalian Acres, being a 7.76 acre tract in Section 40, Block 43, T-2-S, T&P RY. Co. Survey, Ector County, Texas (southwest of the intersection of W. Hubnik Rd. and S. Nieto Ave.)

Mr. Aguilar gave the following presentation: The site is located in the City of Odessa Extra-Territorial Jurisdiction (ETJ), does not have a zoning designation and is currently occupied by a commercial building and vacant land. Land use in the area consists of residential development to the north and east, and vacant land to the south and west.

The applicant is Dalian Enterprises, LLC, Valois and Elizabeth Tercero, owner, and S.W. Howell, Inc., consultant and the purpose of the preliminary plat is to create seven (7) lots (approx. 1.00 – 1.76 acres) for development and ownership purposes.

Comments were sent to the consultant for review on June 7, 2022.

Based on the preceding analysis, staff recommends approval of this request.

There being no questions or comments for City Staff, Chairman Peacock requested discussion or a motion. Member Coots moved to approve the plat as presented.

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

CASE FILE NO. 2022-30-P (ETJ)

Consider approval of Fiesta Acres, 2nd Filing, being the replat of Lot 14, Block 2, Fiesta Acres, 1st Filing (1.06 acres) and a subdivision of 57.46 Acres of land in Section 16, Block 42, T-3-S, T&P Ry Co survey, Ector County Texas. (northeast of the intersection of S HWY 385 and Jp Teal Dr.)

Mr. Aguilar gave the following presentation: The site is located in the City of Odessa Extra-Territorial Jurisdiction (ETJ), does not have a zoning designation and is currently occupied by residential development and vacant land.

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The applicant is West TX DMG Properties, LLC, Owner, and S W Howell, Inc., Consultant and the purpose of the replat is to create forty-seven (47) lots for residential development and ownership purposes.

A platting conference was held June 7, 2022 with the applicants' consultant, and city staff present.

Based on the preceding analysis, staff recommends approval of this request.

There being no questions or comments for City Staff, Chairman Peacock requested discussion or a motion. Member Russell moved to approve the plat as presented.

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

There being no further business to come before the Commission, the meeting was adjourned at 1:49 p.m.

Maria Prieto, Planner, placed the minutes in the Minute Book on 6/21/2022.

Jimmy Peacock, Chairperson