

AGENDA

PLANNING AND ZONING COMMISSION

COUNCIL CHAMBER

JULY 1, 2021

1:30 P.M.

1. Approve the minutes of the June 17, 2021, Planning and Zoning Commission meeting
2. CASE FILE NO. 2021-03-SUP  
Open a public hearing to consider approval of the request by Fabian Serrano, lessee, Bell Texas Development 2015 LP, owner, for a specific use permit to allow a tavern (bar) use in a Retail (R) zoning district on Lot 4, Block 5, Parks Bell Ranch North (6901 Cross B Rd., Ste. 100)
3. CASE FILE NO. 2021-41-P  
Consider approval of the short form plat of Odessa Eastridge DTP Addition, being an approximately 1.027 acre tract located in Section 17, Block 1, T-2-S T&P RR Co. Survey, Abstract No. 73, City of Odessa, Ector County, Texas (northwest of East Ridge Rd. and Billy Hext Rd.)
4. Other business
5. Adjourn

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

MEMBERS PRESENT: Jimmy Peacock, Chairman  
Connie Coots  
Renee Earls  
Gary Sims

MEMBERS ABSENT: Lance Marker  
Wayne Russell  
Steve Tercero

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

---

The minutes of the June 17, 2021, Planning and Zoning Commission meeting were approved, motion for approval being made by Member Sims, seconded by Member Coots, with the vote being a unanimous "aye".

---

CASE FILE NO. 2021-03-SUP (approved with conditions)

Open a public hearing to consider approval of the request by Fabian Serrano, lessee, Bell Texas Development 2015 LP, owner, for a specific use permit to allow a tavern (bar) use in a Retail (R) zoning district on Lot 4, Block 5, Parks Bell Ranch North (6901 Cross B Rd., Ste. 100)

Ms. Prieto gave the following presentation: There were 3 notices mailed to surrounding property owners, with no notices returned, no written approvals and no written protests.

The property involved in this request is located at 6901 Cross B Rd., Ste 100. The site is zoned Retail (R) and is occupied by commercial development use. Land use in the general area consists of vacant land to the north and west, residential development to the east and multi-family residential to the south.

The applicant is Fabian Serrano, lessee, Bell Texas Development 2015 LP, owner, and the purpose of the request is to consider approval of a specific use permit to allow a tavern (bar) use in a Retail (R) zoning district.

A site plan has been prepared indicating the location of the tavern (bar) within a retail development. The proposed tavern (bar) will have a total floor area of approximately 2,035.50 sq. ft. and is required to have fifteen (15) parking spaces. The retail development has approximately 124 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.

Ms. Earls asked about the review of the permit condition. Mr. Brinlee stated that is a standard condition with any request for a specific use permit. If there are any violations the city can review the request. There being no further questions for city staff, Chairman Peacock opened the public hearing.

Mr. Fabian Serrano, applicant in this request, approached the lectern. He stated their concept is more of a cocktail lounge rather than a rowdy bar. Mr. Peacock asked if any of the neighbors had reached out to him. Mr. Serrano stated the neighbors have been very positive and are looking forward to having something in this area. There being no further questions or comments, Chairman Peacock closed the public hearing.

Member Coots moved the specific use permit be approved with 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 Sims seconded the motion, with the vote being a unanimous "aye".

---

CASE FILE NO. 2021-41-P (approved with conditions)

Consider approval of the short form plat of Odessa Eastridge DTP Addition, being an approximately 1.027 acre tract located in Section 17, Block 1, T-2-S T&P RR Co. Survey, Abstract No. 73, City of Odessa, Ector County, Texas (northwest of East Ridge Rd. and Billy Hext Rd.)

Ms. Quimiro gave the following presentation: The property involved in this short form plat request is located northwest of East Ridge Rd. and Billy Hext Rd. The site is zoned Light Commercial District (LC) and is currently vacant. Land uses in the area consists of undeveloped retail pad sites to the south and vacant land to the north, east, and west.

The applicant is ICA Development II LLC, owners, John Cowan & Associates, Inc., consultant, and the purpose of the replat is to create one (1) lot for ownership and development purposes.

Comments were sent to the consultant for review on June 22, 2021.

Staff Comments:

- Original ownership and tax certificates are needed prior to filing the plat.
- A Blanket Refuse Collection Easement is noted on the plat.
- "Randy Brinlee, Director of Planning" should read "Director of Development Services".
- Metes and bounds aren't necessary on the face of the plat.
- Water and sewer will need to be extended across the frontage. No pro rata is due.
- Drainage report needs to be submitted. This tract is not in a special flood hazard area.
- Water and sewer plans need to be submitted for review and acceptance.
- 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.

Commission action is requested on the following items:

1. Odessa Eastridge DTP Addition needs two GPS points on the plat. (GIS)

Mr. Peacock asked if the city knew what was going into this area. Mr. Tucker stated the property was going to be developed as a Dollar General.

Member Earls moved the short form plat be approved with the following condition:

1. Odessa Eastridge DTP Addition needs two GPS points on the plat.

07/01//2021

Page 5

Member Coots 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 1:40 p.m.

---

Anne Roney, Secretary, placed the minutes in the Minute Book on July 1, 2021.

---

Jimmy Peacock, Chairman