

AGENDA

PLANNING & ZONING COMMISSION

COUNCIL CHAMBER

August 4, 2022

1:30 P.M.

1. Approve the minutes of the July 21, 2022, Planning and Zoning Commission meeting.
2. CASE FILE NO. 2022-07-Z
Open a public hearing to consider approval of the request by Saulsbury Ventures LLC, owner, Newton Engineering, agent, to rezone from Light Industrial-Drill Reservation (LI-DR) to Light Industrial, Drill Site No. 30-4, Block 3, Parkway Industrial Park and to rezone from Light Industrial (LI) to Light Industrial – Drill Reservation (LI-DR) 4.01 Drill Site Lot 45, Block 3, Parkway Industrial Park, Section 30, Block 41, T-2-S, T&P RY Co. Survey, City of Odessa, Ector County, Texas (north of the intersection of S. Pagewood Ave. and IH 20)
3. CASE FILE NO. 2022-37-P
Open a public hearing to consider approval of Parkway Industrial Park, Replat of Lots 13, 15, 35, & 41, and Drill Site No. 30-4, Block 3 being a 21.03 Ac. tract in Section 30, Block 41, T-2-S, T&P RY Co. Survey, City of Odessa, Ector County, Texas (north of the intersection of S. Pagewood Ave. and E IH 20)
4. CASE FILE NO. 2022-38-P (ETJ)
Consider approval of the short form plat of Holm Oak Addition, being a subdivision of 9.374 Ac. in Section 42, Block 43, T-2-S, T&P RY Co. Survey, Ector County, Texas (southwest of the intersection of S. Knox Ave. and Monopoly Ln.)
5. CASE FILE NO. 2022-01-P
Consider approval of the final plat of The Estates of Shiloh, 4th Filing, being a 26.65 acre tract located in Section 4, Block 41, T-2-S, T&P RR. Co. Survey, City of Odessa, Ector County, Texas (southeast of the intersection of P Bar Ranch Rd. and N. Faudree Rd.)
6. CASE FILE NO. 2022-07-P
Consider approval of the final plat of Sagebrush Springs Addition, being a 20.93-acre tract of land situated in the West Half of Section 8, Block 41, T-2-S, T & P RW Co. Survey, City of Odessa, Ector County, Texas (northeast of the intersection of Arroyo Rd. and NE Loop 338)
7. Other Business
8. Adjourn

Be it said and remembered that at 1:33 p.m. on the 4th day of August 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
Gary Sims
Wayne Russell

MEMBERS ABSENT: Lance Marker
Renee Earls
Steve Tercero

OTHERS PRESENT: Randy Brinlee, Director of Development; Lorraine Quimiro, Planning Manager; Maria Prieto, Planner, Joe Tucker, Assistant City Engineer, Fara Hernandez, CIP Coordinator, and Yervand Hmayakyan, City Engineer

The minutes of the of July 21, 2022, Planning and Zoning Commission meeting were approved, motion for approval being made by Member Simms, seconded by Member Russell, with the vote being a unanimous “aye”.

CASE FILE NO. 2022-07-Z

Open a public hearing to consider approval of the request by Saulsbury Ventures LLC, owner, Newton Engineering, agent, to rezone from Light Industrial-Drill Reservation (LI-DR) to Light Industrial, Drill Site No. 30-4, Block 3, Parkway Industrial Park and to rezone from Light Industrial (LI) to Light Industrial – Drill Reservation (LI-DR) 4.01 Drill Site Lot 45, Block 3, Parkway Industrial Park, Section 30, Block 41, T-2-S, T&P RY Co. Survey, City of Odessa, Ector County, Texas (north of the intersection of S. Pagewood Ave. and IH 20)

Ms. Quimiro gave the following presentation: The property involved in this request is located north of the intersection of S. Pagewood Ave. and E IH 20. The site is currently zoned Light Industrial (LI) and Light Industrial-Drill Reservation (LI-DR). The existing and proposed drill sites are vacant. Land use in the area consists of vacant land to the north and west, office use to the east, and commercial shopping strip to the south.

One notice was mailed out. It was not returned or submitted in either support or disapproval of the request.

The applicant is Saulsbury Ventures, LLC, owner, Newton Engineering, agent. and the purpose of the rezone request is to remove a drill site designation on Drill Site No. 30-4, Block 3, Parkway Industrial Park and place a drill reservation designation on the proposed replat, drill site, Lot 45, Block 3, Parkway Industrial Park. Staff has received a letter from the owner approving the relocation of the drill site.

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

The proposed rezone request is not contrary to the established land uses in the general area or the land use plan of the City of Odessa's Master Plan. The proposed zoning change would not have a negative impact on this site or surrounding properties. The applicant is merely relocating a drill reservation site. The proposed changes to the drill reservation designation within the Saulsbury Industrial Park moves the drill site inward and away from the frontage road opening up to additional development.

Based upon the preceding analysis, Staff recommends approval of the request. Ms. Quimiro asked if there were any questions for staff.

Chairperson Peacock hearing no questions for staff opened the public hearing

No one came forward and Chairperson Peacock asked for discussion or a motion. Hearing none he requested a motion. Member Simms made the motion to approve the rezone request as presented.

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

CASE FILE NO. 2022-37-P

Open a public hearing to consider approval of Parkway Industrial Park, Replat of Lots 13, 15, 35, & 41, and Drill Site No. 30-4, Block 3 being a 21.03 Ac. tract in Section 30, Block 41, T-2-S, T&P RY Co. Survey, City of Odessa, Ector County, Texas (north of the intersection of S. Pagewood Ave. and E IH 20)

Ms. Quimiro made the following presentation: This case is related to the previous zoning case. The site is within the City of Odessa and currently zoned Light Industrial (LI) and Light Industrial-Drill Reservation (LI-DR). The property is largely vacant except for a multi-unit office warehouse building on the northwest corner lot. Land use in the area consists of light industrial, office, and commercial uses to the north, office use to the east, light industrial uses to the east, and commercial uses to the south.

The applicant is Saulsbury Ventures, LLC, owner, Newton Engineering, agent. and the purpose of the replat request is to create four (4) lots for ownership purposes and to move a drill reservation site from one area of the development to another.

Platting comments were sent to the developer on July 26, 2022 for review.

The plat is ready for commission approval with the following conditions.

1. Add a note to the plat: No direct access to Interstate 20 frontage road is allowed. (Public Works)
2. Drainage report needs to be submitted. This tract is not in a special flood hazard area. (Public Works)
3. A Blanket Refuse Collection Easement Agreement will be required. (Public Works)
4. Interstate Highway 20 on the plat is actually E I H 20. (Ector County 911)

Chairperson Peacock asked if there were any questions for staff.

Hearing none, Chairperson Peacock opened the public hearing. No one came forward.

Chairperson Peacock asked for discussion or a motion. Member Coots made the motion to approve the replat as presented.

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

CASE FILE NO. 2022-38-P (ETJ)

Consider approval of the short form plat of Holm Oak Addition, being a subdivision of 9.374 Ac. in Section 42, Block 43, T-2-S, T&P RY Co. Survey, Ector County, Texas (southwest of the intersection of S. Knox Ave. and Monopoly Ln.)

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

The applicant is Carlos S. Carrasco, owner, and S.W. Howell, consultant and the purpose of the short form plat is to create three (3) lots (approx. 2.00 – 5.374 acres) for development and ownership purposes.

Comments were sent to the consultant for review on July 26, 2022.

The plat is ready for commission approval with the following conditions.

Commission action is requested on the following items:

1. Drainage report needs to be submitted. This tract is not in a special flood hazard area, zone AE. (Public Works)
2. Holm Oak Addition needs 2 control points. (GIS)

Chairperson Peacock asked if there were any questions for staff. There were none.

Chairperson Peacock asked for question or discussion. Hearing none he requested a motion. Member Coots made the motion to approve the short form plat as presented.

Member Simms seconded the motion, with the vote being a unanimous “aye”.

CASE FILE NO. 2022-01-P

Consider approval of the final plat of The Estates of Shiloh, 4th Filing, being a 26.65 acre tract located in Section 4, Block 41, T-2-S, T&P RR. Co. Survey, City

of Odessa, Ector County, Texas (southeast of the intersection of P Bar Ranch Rd. and N. Faudree Rd.)

Ms. Quimiro gave the following presentation: The site is zoned Planned Development Single Family- One (PD-SF-1) and is currently vacant. Land use in the area consists of residential development to the north, vacant land to the west, east and south.

The applicant is Wyly & Fredna Brown Family Partnership LTD., owner, LCA, consultant, and the purpose of this final plat is to create 40 lots (approx. 15,689 – 127,463 sq. ft.) for single-family residential development and ownership purposes.).

The Planning and Zoning Commission gave preliminary approval of this request on April 7, 2022, with conditions. Those conditions have been met and the final plat is ready for Commission approval.

Chairperson Peacock asked if there were any questions for staff.

Chairperson Peacock asked for discussion or a motion. Member Simms made the motion to approve the final plat as presented.

Member Russell seconded the motion, with the vote being unanimous “aye”.

CASE FILE NO. 2022-07-P

Consider approval of the final plat of Sagebrush Springs Addition, being a 20.93-acre tract of land situated in the West Half of Section 8, Block 41, T-2-S, T & P RW Co. Survey, City of Odessa, Ector County, Texas (northeast of the intersection of Arroyo Rd. and NE Loop 338)

Ms. Quimiro gave the following presentation: The site is zoned Multiple-Family Residence District-One (MF-1) and is currently vacant. The surrounding land use is largely vacant land with a residence and church abutting the southwest corner of the property.

The applicant is Betenbough Homes LLC., owner, and Maverick, consultant and the purpose of the final plat is to create a drainage basin and one hundred and four (104) lots (approx. 3,005-9,046 sq. ft.) for single-family residential development and ownership purposes.

The Planning and Zoning Commission gave preliminary approval of this request on March 3, 2022, with conditions. Those conditions have been met and the final plat is ready for Commission approval.

Chairperson Peacock asked if there were any questions for staff.

Chairperson Peacock asked for question or discussion. Hearing none he requested a motion. Member Coots made the motion to approve the final plat as presented.

Member Russell seconded the motion, with the vote being unanimous “aye”.

There being no further business to come before the Commission, the meeting was adjourned at 1:44 p.m.

Lorraine Quimiro, Planning Manager, placed the minutes in the Minute Book on 8/5/2022.

Jimmy Peacock, Chairperson