



PLANNING & ZONING COMMISSION

Lance Marker, Chairman  
Wayne Russel, Vice Chairman  
Connie Coots, Member  
Craig Stoker, Member  
Gary Simms, Member  
Jimmy Peacock, Member  
Steve Tercero, Member

***Planning and Zoning, Minutes***  
**City Hall, 411 W 8<sup>th</sup> St.**  
**CITY COUNCIL CHAMBERS – FIFTH FLOOR**

**November 16, 2023**  
**1:30 P.M.**

**OPENING ITEMS**

**I. Call to Order**

**II. Pledge of Allegiance and Texas Pledge**

Honor the Texas Flag, I pledge allegiance to thee; Texas one State under God,  
one and indivisible.

**III. CONSENT ITEMS**

1. Consider approval of the Planning and Zoning Meeting Minutes for October 19, 2023.
2. CASE FILE NO. 2023-57-P  
Motion approving with staff's recommended conditions for a proposed Preliminary Plat of Mardi Gras Estates, 8<sup>th</sup> Filing, being a plat of a 1.119 Acre Tract in Section 38, Block 42, T-1-S, T.&P. RR. Co. Survey, City of Odessa, Ector County, Texas. (Generally located on the north side of 87<sup>th</sup> Street, approximately 290-feet east of Evans Boulevard – Council District 4)
3. CASE FILE NO. 2023-95-P  
Motion approving a Final plat of the Windmill Crossing Addition, 2<sup>nd</sup> Filing, being a 10.16-Acre Tract of Land Situated in Section 27, Block 42, T-1-S, T. & P. Railway Co. Survey, City of Odessa, Ector County, Texas. (Generally located on the north side of 100<sup>th</sup> Street, approximately 1,870-feet east of N. Hwy 385 Northbound- Council District 4)

**IV. PUBLIC HEARING**

The Planning and Zoning Commission will hold public hearing on the follow items:

4. CASE FILE NO. 2023-16-Z

Consider a request by David E Johnson with Blue Beacon, applicant, for a zone change from FD, Future Development to LI, Light Industrial District on West Interstate Industrial Sites 10-41 Lot 1 being 2.27 area and Lot 2 being 2.22 acres out of Block 7, City of Odessa, Ector County, Texas. (Generally, located on the southwest corner of Interstate Highway 20 and South County Road West -Council District 5)

5. CASE FILE NO. 2023-84-P

Motion approving with staff recommend conditions for a proposed Preliminary Plat of Legado Estates, 3<sup>rd</sup> Filing, being a 12.00 Acre Tract and a 1.01 Acre Right-of-Way Dedication located in Section 9, Block 41, T-2-S, T&P RR. Co. Survey, City of Odessa, Ector County, Texas. (Generally located on the northwest corner of the intersection of Parks Legado Road and San Machel Dr. -Council District 2)

6. CASE FILE NO. 2023-27-P(ETJ)

Motion approving with staff's recommended conditions for a proposed Preliminary Plat of Holm Oak Addition, Phase II, being a 15.24-acre tract of land situated in Section 42 Block 43, T & P RWY, Co. Survey, Ector County, Texas. (Generally located on the west side of S Knox Ave, approximately 770-foot north of W Drivers Haul of Fame St - Extraterritorial Jurisdiction)

7. CASE FILE NO. 2023-85-P (ETJ)

Motion approving with staff's recommended conditions for a proposed Preliminary Plat of Wacasey Addition, 2nd Filing, a 50.00 Acre Tract Located in Section 34, Block 43, T-2-S T&P RR CO. Survey, Ector County, Texas. (Generally located on the south side of 3rd Street, approximately 430-foot west of Essex Ave – Extra-territorial Jurisdiction)

8. CASE FILE NO. 2023-86-P (ETJ)

Motion approving with staff's recommended conditions for a proposed Preliminary Plat of Eicher Addition, a Subdivision of 6.00 Acres Out of Section 6, Block 41, T-1-S, T. & P. RY. CO. Survey, Ector County, Texas. (Generally located on the southeast corner of the intersection of E. Marigold Street and N. Hollyhock Avenue – Extraterritorial Jurisdiction)

9. CASE FILE NO. 2023-87-P

Motion approving with staff's recommended conditions for a proposed Preliminary Plat of Vista Del Norte, 9th Filing, being a Replat of Lots 22 & 23, Block 4, Vista Del Norte, Cabinet A, Page 148-C, Ector County Plat Records Located in Section 9, Block 41, T-2-S T&P RR CO. Survey Odessa, Ector County, Texas. (Generally located on the north side of La Promesa Circle, approximately 140-foot west of San Machel Dr – Council District 2)

10. CASE FILE NO. 2023-88-P

Motion approving with staff's recommended conditions for a proposed Preliminary Plat of Replat of Lots 9, 10, 11, 12, 13 & 14, Block 13, Smith-Pearson Addition, Being a 0.77 Acre Tract in Section 34, Block 42, T-2-S, T&P R.R. CO Survey Odessa, Ector County, Texas. (Generally located on the southwest corner of the intersection of W. Marble Street and S. Sam Houston Avenue – Council District 1)

11. CASE FILE NO. 2023-89-P

Motion approving with staff's recommended conditions for a proposed Preliminary Plat of Crescent Park Addition, 2nd Filing, being a Replat of Lot 1 Less the East 78.8 Feet, Block 32 Lot 1 and the North 12 Feet of Lot 2, Block 32, Crescent Park Addition, an Addition to the City of Odessa as Described in Volume 3 Page 78 of the Ector County Plat Records Located in Section 23 Block 42, T-2-S T&P RR CO. Survey Odessa, Ector County, Texas. (Generally located on the south side of E University Blvd, approximately 400-feet east of Maple Ave, and on the southeast corner of the intersection of E University Blvd and Nabors Ln – Council District 1)

12. CASE FILE NO. 2023-90-P

Motion approving with staff's recommended conditions for a proposed Preliminary Plat of Rhoades Replat of Bellaire Heights Addition, 2nd Filing, Being a Replat of Lot 1 Block 12 & Lot 12 Block 20 Rhoades Replat of Bellaire Heights Addition, an Addition to the City of Odessa as Described in Volume 3 Page 43 of the Ector County Plat Records Located in Section 22 Block 42, T-2-S T&P RR CO. Survey, Odessa, Ector County, Texas. (Generally located on the northeast and northwest corners of the intersection of University Boulevard and Eastover Drive – Council District 3)

13. CASE FILE NO. 2023-91-P

Motion approving with staff's recommended conditions for a proposed Preliminary Plat of Parker Heights Addition, 2nd Filing, being a Replat of Lot 9, Block 2 Parker Heights Addition, an Addition to the City of Odessa as Described in Volume 3, Page 34, of the Ector County Plat Records Located in Section 22, Block 42, T-2-S T&P RR CO. Survey Odessa, Ector County, Texas. (Generally located on the southeast corner of the intersection of University Boulevard and Walnut Avenue – Council District 1)

14. CASE FILE NO. 2023-92-P

Motion approving with staff's recommended conditions for a proposed Preliminary Plat of Windsor Heights Addition, 2nd Filing, Being a Replat of Lots 12 and 13 Block 19 and Lot 12 Block 18 Windsor Heights Addition an Addition to the City of Odessa as Described in Volume 3 Page 74 of the Ector County Plat Records Located in Section 14 & 15 Block 42, T-2-S, T&P RR Survey Odessa, Ector County, Texas.

(Generally located on the northwest and northeast corners of University Boulevard and Windsor Drive – Council District 3)

**V. MISCELLANEOUS**

15. CASE FILE NO. 2023-93-P(ETJ)

Motion approving with staff's recommended conditions for a proposed Preliminary Plat of Boles Industrial Sites, 4th Filing, Being a Replat of Lots 25-31, Block 4, Save & Except the East 50' of Lot 25, Boles Industrial Sites Volume 8 Page 49, Ector County Plat Records Located in Section 39, Block 43, T-2-S, T&P RR CO. Survey Ector County, Texas. (Generally located on the northeast corner of the intersection of Boles Road and Kellogg Avenue - Extraterritorial Jurisdiction)

16. CASE FILE NO. 2023-94-P (ETJ)

Motion approving with staff's recommended conditions for a proposed Preliminary Plat of Westridge Subdivision, 3rd Filing, Being a Replat of the South 4.71 Acres of Lot 1, Block 5, Westridge Subdivision, Ector County, Texas. (Generally located on the east side of N Moss Ave, approximately 550-feet south of W 42<sup>nd</sup> St – Extraterritorial Jurisdiction)

VL. ADJOURN

Be it said and remembered that at 1:31 p.m. on the 16<sup>th</sup> day of November 2023, there came on and was held a Planning & Zoning meeting in the Council Chambers, 5<sup>th</sup> Floor, 411 W. 8<sup>th</sup> St., Odessa, Texas.

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


MEMBERS ABSENT: Lance Marker  
Craig Stoker

OTHERS PRESENT: Jeff Fisher, Strategic Development and Policy Manager ; James Reber, Planner; Cheynna Torres, Planning Tech, Gracie Rodriguez, Planning Tech, Joe Tucker, Director of Public Works, Yervand Hmayakyan, Engineer; Fara Hernandez, CIP Coordinator; Dan Jones, City Attorney

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The minutes of the November 02, 2023, Planning and Zoning Commission meet were approved, motion for approval being made by Commissioner Gary Sims, seconded by Commissioner Jimmy Peacock, with the vote being a unanimous “aye”.

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**3. Docket NO. 2023-57-P (ETJ) (Approved)**

Motion approving with staff’s recommended conditions for a proposed Preliminary Plat of Mardi Gras Estates, 8<sup>th</sup> Filing, being a plat of a 1.119 Acre Tract in Section 38, Block 42, T-1-S, T.&P. RR. Co. Survey, City of Odessa, Ector County, Texas. (Generally located on the north side of 87<sup>th</sup> Street, approximately 290-foot east of Evans Boulevard – Council District 4)

Vice Chairman Wayne Russell stated as consent items and turned to commission for motion, Commissioner Connie Coots approved as presented. Jimmy Peacock seconded the motion, with the vote being a unanimous "aye".

**4. Docket NO. 2023-95-P (ETJ) (Approved)**

Motion approving a Final Plat of Windmill Crossing, Addition, 2nd Filing, being a 10.16-Acre Tract of Land Situated in Section 27, Block 42, T-1-S, T&P Railway, CO. Survey, City of Odessa, Ector County, Texas. (Generally located on the north side of E 100th St, approximately 1,870-feet east of N Hwy 385 NB – Council District 4)

Vice Chairman Wayne Russell stated as consent items and turned to commission for motion, Commissioner Connie Coots approved as presented. Jimmy Peacock seconded the motion, with the vote being a unanimous "aye".

**Recommended Planning and Zoning Commission Action: 2023-16-Z**

**Approved**  **Deny**

**Directional/Informational Detail of the Request:**

The applicant, David E Johnson with Blue Beacon, is requesting a zone change from FD, Future Development District, to LI, Light Industrial, on West Interstate Industrial Sites 10-41 Lot 1 being 2.27 acres and Lot 2 being 2.22 acres out of Block 7, City of Odessa, Ector County, Texas.

**Current Zoning:**

FD, Future Development District.

**Surrounding Land Use:**

Properties located to the north are zoned FD, Future Development, properties to the east and west are zoned LI, Light Industrial, and properties to the south are located outside of the city limits of the City of Odessa.

**Analysis:**

The property involved in this request is located southwest corner of Interstate Highway 20 and South County Road West. The site is currently designated FD, Future Development and is currently occupied by commercial development (truck wash). The applicant is David E Johnson with Blue Beacon, lessee, and the purpose of the original zoning request is to create Light Industrial development in the area.

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. The property is located near to Industrial (LI) zoning which allows for industrial and associated uses.

u            Livability:u The proposed zoning would not have a negative impact on this site or surrounding properties. The proposed industrial development is not out of line with development in the area.

u            Reasonableness:u The proposed zoning district will facilitate a reasonable transition between land uses of varying intensities and would not create a conflict to the existing land uses in the area.

**PUBLIC WORKS:**

No comments.

**911 ECTOR COUNTY:**

No comments.

**GIS:**

No comments.

**AERIAL MAP:**

No comments.

Therefore, staff recommends approval of the zone change from FD, Future Development District, to LI, Light Industrial, subject to conduction A:

**Conditions:**

**A. That the use and development of the property shall conform to the regulations of the LI, Light Industrial District.**

**Attachments:**

Application

Maps

List of allowed use in a LI, Light Industrial District.

Mr. J. Fisher presents: The applicant, David E Johnson with Blue Beacon, is requesting a zone change from FD, Future Development District, to LI, Light Industrial, on West Interstate Industrial Sites 10-41 Lot 1 being 2.27 acres and Lot 2 being 2.22 acres out of Block 7, City of Odessa, Ector County, Texas. Properties located to the north are zoned FD, Future Development, properties to the east and west are zoned LI, Light Industrial, and properties to the south are located outside of the city limits of the City of Odessa.

Therefore, staff recommends approval of the zone change from FD, Future Development District, to LI, Light Industrial, subject to conduction A:

Vice-Chairman Russell ask for any comments or concerns from public hearing, and at this time Opens the Public Hearing to the audience who wish to speak or comment on behalf of. At this time no one approaches the podium. Vice Chairman Wayne Russell turns to commissioners for motion or discussion. Commissioner Jimmy Peacock approves the motion; Connie Coots seconds the approval. Commissioner Steve Tercero seconded the motion, with the vote being a unanimous "aye".

**Case File 2023-84-P        X   Approved        Deny**

**Detail of the Request:**

The property involved in this replat request is located northwest corner of the intersection of Parks Legado Road and San Machell Dr. The site is currently zoned PD-LC, Planned Development - Light Commercial District and is occupied by a 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 applicants are Tres Legado Land Company, LP, owner, Newton Engineering, PC, consultant, and the purpose of the request is to combine two lots to create one (1) lot for ownership purposes.

**Current Zoning:    PD-LC, Planned Development – Light Commercial District.**

This request has been routed to all respective departments for internal review. Comments were sent to the consultant for review on October 31, 2023.

**PLANNING:**

Tax statements need to be submitted prior to filing of the plat.

**PUBLIC WORKS:**

Water and sewer are available. No pro rata is due.

Drainage report has been submitted. This tract is not in a special flood hazard area.

Submit paving plans for review and acceptance. Show San Machel alignment on east side of Parks Legado Road.

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.

**ECTOR COUNTY 911:**

No comments.



**GIS:**

No comments.

**ECUD:**

No comments.

**TxDOT:**

No comments.

**Staff recommends approval of the Preliminary Plat of Legado Estates, 3rd Filing, subject to conditions A through E.**

**Condition:**

- A. Tax statements need to be submitted prior to filing of the plat.
- B. Submit paving plans for review and acceptance. Show San Machel alignment on east side of Parks Legado Road.
- C. An Improvements Agreement will be required
- D. A Blanket Refuse Collection Easement Agreement will be required.
- E. 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.

**Attachments:**

Application

Proposed Plat

Maps

Mr. J Fisher presents: The applicants are Tres Legado Land Company, LP, owner, Newton Engineering, PC, consultant, and the purpose of the request is to combine two lots to create one (1) lot for ownership purposes. This request has been routed to all respective departments for internal review. Comments were sent to the consultant for review on October 31, 2023.

Vice-Chairman Russell ask for any comments, Hearing none, turned to commission for a motion, Member Steve Tercero moved the item be approved. Commissioner Gary Sims seconded the motion, with the vote being a unanimous "aye"

**Recommended Planning and Zoning Commission Action:**

Case File 2023-27-P                        X   Approved \_\_\_\_\_ Deny

**Detail of the Request:**

The property involved in this replat request is located west of the intersection of W. Burkett St and S. Knox Ave. The site is located outside of the city limits of the City of Odessa and in the ETJ, Extraterritorial Jurisdiction. Land use in the area consists of vacant land to the to the north, south and west, and industrial development to the east. The applicant is Nelsy Laura Carrasco, owner, S W Howell, Inc, consultant, and the

purpose of the request is to combine two lots to create thirteen (13) lot for ownership purposes.

**Current Zoning: ETJ, Extraterritorial Jurisdiction**

This request has been routed to all respective departments for internal review.  
Comments were sent to the consultant for review on October 31, 2023.

**PLANNING:**

Indicate Point of beginning on plat (POB).

**ECTOR COUNTY 911:**

No comments.

**PUBLIC WORKS:**

This tract is outside the city limits and is in the ETJ.

Water and sewer are not available.

Drainage report needs to be submitted. This tract is not in a special flood hazard area.

Submit paving plans to Ector County for review and acceptance.

Add a statement on the plat of who will own and maintain the road with owner's signature.

All lots are sufficient size for water well and septic systems.

**GIS:**

No comments.

**TxDOT:**

No comments.

**CRMWD:**

No comments.

**PERMIAN BASIN MPO:**

No comments.

**Staff recommends approval of the Preliminary Plat of Holm Oak Addition, Phase II, subject to conditions A through D.**

**Condition:**

- A. Indicate Point of beginning on plat (POB).**
- B. Drainage report needs to be submitted. This tract is not in a special flood hazard area.**
- C. Submit paving plans to Ector County for review and acceptance.**
- D. Add a statement on the plat of who will own and maintain the road with owner's signature.**

**Attachments:**

Application

Proposed Plat

Maps

Mr. J Fisher presents: Read into the record Holm Oak Phase II not J Bar Estates west of the intersection of W. Burkett St and S. Knox Ave. The site is located outside of the city limits of the City of Odessa and in the ETJ, Extraterritorial Jurisdiction. Land use in the area consists of vacant land to the to the north, south and west, and industrial development to the east. The applicant is Nelsy Laura Carrasco, owner, S W Howell, Inc, consultant, and the purpose of the request is to combine two lots to create thirteen (13) lot for ownership purposes. This request has been routed to all respective departments for internal review. Comments were sent to the consultant for review on October 31, 2023. Staff recommends approval of the Preliminary Plat of Holm Oak Addition, Phase II, subject to conditions A through D.

Vice-Chairman Russell ask for any comments for staff. Opens a public hearing for question or concerns, hearing no one, closes the public hearing. Vice Chairman, Mr. Russell turns to commission for a motion, Member Jimmy Peacock moved the item be approved. Commissioner Connie Coots seconded the motion, with the vote being a unanimous "aye".

**Recommended Planning and Zoning Commission Action:**

Case File 2023-85-P        X   Approved        Deny

**Detail of the Request:**

The property involved in this replat request is located on the south side of 3rd Street, approximately 430-feet west of Essex Ave. The site is located outside of the city limits of the City of Odessa and in the ETJ, Extraterritorial Jurisdiction. Land use in the area consists of residential development to the north and vacant land to the southeast and west. The applicant is L.A.M. Properties Management, LLC, owner, LCA, consultant, and the purpose of the request is to create seventy-seven (77) lots for residential development

**Current Zoning:**    **ETJ, Extraterritorial Jurisdiction.**

This request has been routed to all respective departments for internal review. Comments were sent to the consultant for review on October 31, 2023. **PLANNING:** Indicate width of Schell pipeline easement going thru Lot 3, Block 1; Lots 3 and 16, Block 2; Lots 3 and 23, Block 3.  
Tax statements will be required prior to filing the plat.

**ECTOR COUNTY 911:**

No comments.

**PUBLIC WORKS:**

This tract is outside the city limits and is in the ETJ.  
Water is available through ECUD. Sewer is not available.

Drainage report has been submitted. Part of this tract is not in a special flood hazard area.

Block Numbers should be consecutive with Wacasey Addition 1st filing.

The portion of 3rd Street in Quail Hollow Subdivision is not paved and needs to be paved with this project.

Submit paving plans to Ector County for review and approval.

All lots must be served with ECUD water. Submit water construction plans to ECUD for review and approval.

**GIS:**

Consider changing S Mallard Rd to a new street name when the road changes into an easterly direction. This will avoid range errors and confusion.

**ECTOR COUNTY:**

No Cul-de-Sac located to northwest of property, request to extend N. Mallard to 3<sup>rd</sup> Street.

3<sup>rd</sup> Street is unimproved, to be improved with this development (Safety Concerns)  
Proposed streets to align with existing streets.

**TxDOT:**

No comments.

**CRMWD:**

No comments.

**PERMIAN BASIN MPO:**

No comments.

**Staff recommends approval of the Preliminary Plat of Wacasey Addition, 2nd Filing, subject to conditions A through J.**

**Condition:**

- A. Indicate width of Schell pipeline easement going thru Lot 3, Block 1; Lots 3 and 16, Block 2; Lots 3 and 23, Block 3.**
- B. Tax statements will be required prior to filing the plat.**
- C. Block Numbers should be consecutive with Wacasey Addition 1st filing.**
  
- D. The portion of 3rd Street in Quail Hollow Subdivision is not paved and needs to be paved with this project.**
  
- E. Submit paving plans to Ector County for review and approval.**
  
- F. All lots must be served with ECUD water. Submit water construction plan to ECUD for review and approval.**
- G. Consider changing S Mallard Rd to a new street name when the road changes into an easterly direction. This will avoid range errors and confusion.**
- H. No Cul-de-Sac located to northwest of property, request to extend N. Mallard to 3<sup>rd</sup> Street.**
- I. 3<sup>rd</sup> Street is unimproved, to be improved with this development (Safety Concerns)**
- J. Proposed streets to align with existing streets**

**Attachments:**

Application

Proposed Plat

Maps

Mr. J Fisher presents: The applicant is L.A.M. Properties Management, LLC, owner, LCA, consultant, and the purpose of the request is to create seventy-seven (77) lots for residential development. South side of 3rd Street, approximately 430-feet west of Essex Ave. The site is located outside of the city limits of the City of Odessa and in the ETJ, Extraterritorial Jurisdiction. Land use in the area consists of residential development to the north and vacant land to the southeast and west. This request has been routed to all



**GIS:**

No comments.

**ECTOR COUNTY PLANNING:**

Minimum 100 feet required for access to Lot 4.

Missing vicinity map.

Missing groundwater disclaimer.

**ECTOR COUNTY 911:**

No comments.

**TxDOT:**

No comments.

**CRMWD:**

No comments.

**PERMIAN BASIN MPO:**

No comments.

**Staff recommends approval of Preliminary Plat of Eicher Addition, subject to conditions A through E.**

**Conditions:**

- A. Remove “By Maria Prieto Director of Planning” from Planning signature box.**
- B. Lots 1, 2, and 3 will have to connect to public water. Submit evidence that public water is available.**
- C. Minimum 100 feet required for access to Lot 4.**
- D. Missing vicinity map.**
- E. Missing groundwater disclaimer**

**Attachments:**

Application

Proposed Plat

## Maps

Mr. J Fisher presents: southeast corner of the intersection of E. Marigold Street and N. Hollyhock Avenue. The site is currently located outside the city limits of the City of Odessa and in the ETJ, Extraterritorial Jurisdiction. The site is currently is occupied by a residential development. applicants are Richard A and Connie Eicher, owners, S W Howell, Inc, consultant, and the purpose of the request is to create six (6) lots for development purposes. Staff recommends approval of Preliminary Plat of Eicher Addition, subject to conditions A through E.

Vice-Chairman Russell ask for any comments for staff. Opens a public hearing for questions or concerns, at this time Ms. Janie Howel, S.W. Howell INC, 409 57<sup>th</sup> street, approaches the podium. The condition of the minimum 100 ft requirement for access which that lot is particular design for driveway. Commissioner asked Ms. Howell what the cause or reason for requesting the 100ft. Ms. Janie stated the requirement for 100ft frontage in order for this to be passed, as you look at it does not need this. Mr. Fisher, staff, commented on the notes coming from Ector County Public Works. One of the county requirements if you are on a road which will require 100ft on the frontage for minimum separation points for drive llse access. Ms. Janie mentions not necessary need for this lot, if you all as member could remove this from the requirements. Staff runs up to ensure the requirement coming from to our Commissioners for further request. Mr. Tercero ask what would you ask for us to do so we can continue, as they ask Ms. Howell. "If you could as a commission remove Item C", Ms. Janie states. Commissioner Jimmy Peacock ask if any construction is on the property currently, lot below in lot 4, Any street road access. Ms. Janie Howell indicated all roads will have access. One on the north of Marigold and one on the South of Hollyhock. Are these going to be residential, Mr. Sims ask.. As Mr. Piper approaches the podium to assist for the description of this location. States the one the L shape of a lot already has a metal building on it. Ms. Janie States Eichers house is on the west end of these lots. Kinnel for dogs, Westview for Dotson located in this area. Mr. Peacock, commissioner, ask what is south of these? Mr. Piper helps to answer, the South and East end of the locations are empty. Ms. Coots states should not be a problem then, right? Mr. Sims mentions depending on what they want to place on this location, is the problem they will have and if its industrial then this will be a significant problem. Ms. Janie states they will not give partial to anyone of their land, so I am seeing a huge problem in this. Mr. Fisher approaches the podium, ask Ms. Janie if there is an opportunity to bring this item back for another meeting once we have spoke to our Ector County Public Works. Today we could deny it and/or approve with conditions. Today is late for a waiver so commissioner could deny this for a later date. Mr. Tercero ask if we could table this until item C gets settled. Ms. Howell ask why they cannot remove this item, as Ms. Fisher states if they remove they will be going against the county. As Ms. Howell is approving for the tabling.



Mr. Russell turns to the commission for a motion to table 2023-27-P, Member Jimmy Peacock moved the item be approved by staff recommendations. Commissioner Gary Sims seconded the motion, with the vote being a unanimous "aye".

**Recommended Planning and Zoning Commission Action:**

Case File 2023-87-P (ETJ)      X   Approved           Deny

**Detail of the Request:**

The property involved in this replat request is located northwest corner of the intersection of Parks Legado Road and San Machell Dr. The site is currently zoned SF-1, Single Family Residence District – 1 and is occupied by vacant land. Land use in the area consists of residential development to the north, east, south and west. The applicant is Tyler Barcena, owner, LCA, consultant, and the purpose of the request is to combine two lots to create one (1) lot for ownership purposes.

**Current Zoning:**                    **SF-1, Single Family Residence District – 1.**

This request has been routed to all respective departments for internal review. Comments were sent to the consultant for review on October 31, 2023.

**PLANNING:**

Tax statements will be required prior to filing the plat.

**ECTOR COUNTY 911:**

No comments.

**PUBLIC WORKS:**

Water and sewer are available. No pro rata is due.

Drainage report has been submitted. This tract is not in a special flood hazard area.

An Improvements Agreement will not 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.

**GIS:**

No comments.

**TxDOT:**

No comments.

**CRMWD:**

No comments.

**PERMIAN BASIN MPO:**

No comments.

**Staff recommends approval of the preliminary plat of Vista Del Norte, 9th Filing, subject to conditions A and B.**

**Conditions:**

- A. Tax statements will be required prior to filing the plat.**
- B. 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.**

**Attachments:**

Application

Proposed Plat

Maps

Mr. J Fisher presents: Applicant is Tyler Barcena, owner, LCA, consultant, and the purpose of the request is to combine two lots to create one (1) lot for ownership purposes, Replat of Lots 22 & 23, Block 4. Located northwest corner of the intersection of Parks Legado Road and San Machell Dr. The site is currently zoned SF-1, Single Family Residence District – 1 and is occupied by vacant land. Staff recommends approval of the preliminary plat of Vista Del Norte, 9th Filing, subject to conditions A and B.

Vice-Chairman Russell ask for any comments, stating this is a public hearing, Hearing none, turned to commission for a motion, Member Jimmy Peacock moved the item be approved. Commissioner Gary Sims seconded the motion, with the vote being a unanimous "aye".

**Recommended Planning and Zoning Commission Action:**

Case File 2023-88-P (ETJ)        X   Approved        Deny

**Detail of the Request:**

The property involved in this replat request is located on the southwest corner of the intersection of W. Mable Street and S. Sam Houston Avenue. The site is currently zoned GR, General Residence District, and is occupied by residential development and vacant land. Land use in the area consists of residential development to the north, east, south and west. The applicant is Laviorick Williams, owner, Pennel Land Surveyor, consultant, and the purpose of the request is to align lots to match direction of residences.

**Current Zoning:** GR, General Residence District

This request has been routed to all respective departments for internal review. Comments were sent to the consultant for review on October 31, 2023.

**PLANNING:**

Indicate Point of Beginning (POB) on the plat.  
Indicate size of property in square feet.  
Tax statements will be required prior to filing the plat.

**ECTOR COUNTY 911:**

No comments.

**PUBLIC WORKS:**

Water and sewer are available. No pro rata is due.  
Drainage report has been submitted. This tract is not in a special flood hazard area.  
Add 20' cutback at Sam Houston Ave. and Mable Street intersection.  
Sidewalk will need to be constructed on developed properties.  
An Improvements Agreement will be required for sidewalk construction.  
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.

**GIS:**

No comments.

**TxDOT:**

No comments.

**CRMWD:**

No comments.

**PERMIAN BASIN MPO:**

No comments.

**Staff recommends approval of the Preliminary Plat of Replat of Lots 9, 10, 11, 12, 13 & 14, Block 13, Smith-Pearson Addition, subject to conditions A through H.**

**Conditions:**

- A. Indicate Point of Beginning (POB) on the plat.
- B. Indicate size of property in square feet.

- C. Tax statements will be required prior to filing the plat.
- D. Add 20' cutback at Sam Houston Ave. and Mable Street intersection.
- E. Sidewalk will need to be constructed on developed properties.
- F. An Improvements Agreement will be required for sidewalk construction.
  
- G. 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
- H. 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.

**Attachments:**

Application  
 Proposed Plat  
 Maps

Mr. J Fisher presents: The applicant is Laviorick Williams, owner, Pennel Land Surveyor, consultant, and the purpose of the request is to align lots to match direction of residences. Located on the southwest corner of the intersection of W. Mable Street and S. Sam Houston Avenue. The site is currently zoned GR, General Residence District, and is occupied by residential development and vacant land. Land use in the area consists of residential development to the north, east, south and west. Staff recommends approval of the Preliminary Plat of Replat of Lots 9, 10, 11, 12, 13 & 14, Block 13, Smith-Pearson Addition, subject to conditions A through H.

Vice-Chairman Russell ask for any comments, stating this is a public hearing, Hearing none, turned to commission for a motion, Member Connie Coats moved the item be approved. Commissioner Jimmy Peacock seconded the motion, with the vote being a unanimous "aye".

**Recommended Planning and Zoning Commission Action:**

Case File 2023-89-P        X   Approved        Deny

**Detail of the Request:**

The property involved in this replat request is located on the south side of E University Blvd, approximately 400-feet east of Maple Ave, and on the southeast corner of the intersection of E University Blvd and Nabors Ln. The site is currently SF-3, Single Family Residence District – 3 and is occupied by residential development. Land use in

the area consists of residential development to the north, east, south and west. The applicant is City Odessa, owner, LCA, consultant, and the purpose of the request is to replat lots for dedication purposes.

**Current Zoning:** **SF-3, Single Family Residence District – 3**

This request has been routed to all respective departments for internal review. Comments were sent to the consultant for review on October 31, 2023.

Staff comments are below:

**PLANNING:**

Tax statements will be required prior to filing of the plat.

Width of dedication along University Blvd. for Lot 28, Block 1.

Width of dedication along University Blvd and Nabors Lane for Lot 11, Block 32.

**ECTOR COUNTY 911:**

No comments.

**PUBLIC WORKS:**

Water and sewer are available. No pro rata is due.

Drainage report needs to be submitted. (Sunday). This tract is not in a special flood hazard area.

Correct bearing on Lot 28, Block 1.

An Improvements Agreement will not 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.

**GIS:**

No comments

**TxDOT:**

No comments.

**CRMWD:**

No comments.

**PERMIAN BASIN MPO:**

No comments.

**Staff recommends approval of the Preliminary Plat of Crescent Park Addition, 2nd Filing, being a Replat of Lot 1 Less the East 78.8 Feet, Block 32 Lot 1 and the North 12 Feet of Lot 2, Block 32, Crescent Park Addition, subject to conditions A through F.**

**Conditions:**

- A. Tax statements will be required prior to filing of the plat.**
- B. Width of dedication along University Blvd. for Lot 28, Block 1.**
- C. Width of dedication along University Blvd and Nabors Lane for Lot 11, Block 32.**
- D. Drainage report needs to be submitted. (Sunday). This tract is not in a special flood zone area.**
- E. Correct bearing on Lot 28, Block 1.**
- F. 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.**

**Attachments:**

Application

Proposed Plat

Maps

Mr. James Reber presents: The applicant is City Odessa, owner, LCA, consultant, and the purpose of the request is to replat lots for dedication purposes. located on the south side of E University Blvd, approximately 400-feet east of Maple Ave, and on the southeast corner of the intersection of E University Blvd and Nabors Ln. The site is currently SF-3, Single Family Residence District – 3 and is occupied by residential development. Staff recommends approval of the Preliminary Plat of Crescent Park Addition, 2nd Filing, being a Replat of Lot 1 Less the East 78.8 Feet, Block 32 Lot 1 and the North 12 Feet of Lot 2, Block 32, Crescent Park Addition, subject to conditions A through F.

Vice-Chairman Russell ask for any comments and at this time Mr. Tucker, Director of Public Works, approached the podium. Commenting on these lots as we have several purchased for a Widening project and adding additional Right-of-Way, after these lots will be for sale. We do have an interest of these lots for citizens on purchasing, as we will be making available as soon as the project is completed. Mr. Tercero asks the expansion in this one, as you mention where several is it going to involve the same thing. Mr. Tucker

answers yes. Mr. Tercero jokingly asked if we could accept them all since, they are all the same. Mr. Wayne Russell, Commissioner, was concerned with the lot size with the additional Right-of-Way. Mr. Tucker replies with a few feet to 10 feet with enough capacity for a home to be built, just somewhat smaller homes maybe affordable housing. Mr. Tercero ask if the possible change of working two floors and Mr. Tucker answers yes with the meeting of the Setbacks. Mr. Russell, Vice Chairman turned to commission for a motion, Member Gary Sims moved the item be approved. Commissioner Connie Coots seconded the motion, with the vote being a unanimous "aye".

**Recommended Planning and Zoning Commission Action:**

Case File 2023-90-P        X   Approved        Deny

**Detail of the Request:**

The property involved in this replat request is located on the northeast and northwest corners of the intersection of University Boulevard and Eastover Drive. The site is currently SF-2, Single Family Residence District and is occupied by residential development. Land use in the area consists of residential development to the north, east, south and west. The applicant is City Odessa, owner, LCA, consultant, and the purpose of the request is to replat lots for dedication purposes.

**Current Zoning:                    SF-2, Single Family Residence District.**

This request has been routed to all respective departments for internal review. Comments were sent to the consultant for review on October 31, 2023.

**PLANNING:**

Width of dedicated of dedication along University Blvd for Lot 13, Block 19 and Lot 13, Block 20.

**ECTOR COUNTY 911:**

No comments.

**PUBLIC WORKS:**

Water and sewer are available. No pro rata is due.

Drainage report needs to be submitted. (Sunday). This tract is not in a special flood hazard area.

An Improvements Agreement will not 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.

**GIS:**

No comments.

**TxDOT:**

No comments.

**CRMWD:**

No comments.

**PERMIAN BASIN MPO:**

No comments.

**Staff recommends approval of the Preliminary Plat of Rhoades Replat of Bellaire Heights Addition, 2nd Filing, Being a Replat of Lot 1 Block 12 & Lot 12 Block 20 Rhoades Replat of Bellaire Heights Addition, subject to conditions A and B.**

**Conditions:**

- A. Width of dedicated of dedication along University Blvd for Lot 13, Block 19 and Lot 13, Block 20.**
- B. Drainage report needs to be submitted. (Sunday). This tract is not in a special flood hazard area.**

**Attachments:**

Application

Proposed Plat

Maps

Mr. James Reber presents: The applicant is City Odessa, owner, LCA, consultant, and the purpose of the request is to replat lots for dedication purposes. The property involved in this replat request is located on the northeast and northwest corners of the intersection of University Boulevard and Eastover Drive. The site is currently SF-2, Single Family Residence District and is occupied by residential development. Land use in the area consists of residential development to the north, east, south and west.

Vice-Chairman Russell ask for any comments, Hearing none, turned to commission for a motion, Member Jimmy Peacock moved the item be approved. Commissioner Steve Tercero seconded the motion, with the vote being a unanimous "aye".

**Recommended Planning and Zoning Commission Action:**

Case File 2023-91-P        X   Approved        Deny



**Detail of the Request:**

The property involved in this replat request is located on the southeast corner of the intersection of University Boulevard and Walnut Avenue. The site is currently 2F-1, Two-Family Residence District – 1 and is occupied by vacant land. Land use in the area consists of residential development to the north, east, south, and commercial development to the west. The applicant is City Odessa, owner, LCA, consultant, and the purpose of the request is to replat lots for dedication purposes.

**Current Zoning:** 2F-1, Two-Family Residence District – 1.

This request has been routed to all respective departments for internal review. Comments were sent to the consultant for review on October 31, 2023.

**PLANNING:**

Width of dedication along the corner of Walnut Ave and University Blvd.

**ECTOR COUNTY 911:**

No comments.

**PUBLIC WORKS:**

Water and sewer are available. No pro rata is due.

Drainage report needs to be submitted (Sunday). This tract is not in a special flood hazard area.

An Improvements Agreement will not 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.

**GIS:**

No comments.

**TxDOT:**

No comments.

**CRMWD:**

No comments.

**PERMIAN BASIN MPO:**

No comments.

**Staff recommends approval of the Preliminary Plat of Parker Heights Addition, 2nd Filing, subject to conditions A through C.**

**Conditions:**

- A. Width of dedication along the corner of Walnut Ave and University Blvd.**
- B. Drainage report needs to be submitted. (Sunday). This tract is not in a special flood hazard area.**
- C. 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.**

**Attachments:**

Application  
Proposed Plat  
Maps

Mr. James Reber presents: The applicant is City Odessa, owner, LCA, consultant, and the purpose of the request is to replat lots for dedication purposes. The property involved in this replat request is located on the southeast corner of the intersection of University Boulevard and Walnut Avenue. The site is currently 2F-1, Two-Family Residence District – 1 and is occupied by vacant land. Land use in the area consists of residential development to the north, east, south, and commercial development to the west. Staff recommends approval of the Preliminary Plat of Parker Heights Addition, 2nd Filing, subject to conditions A through C.

Mr. Sims ask what the Objection was; James Reber reads the comment Card. Reads “Tired of the Construction, no More”.

Vice-Chairman Russell ask for any comments, Hearing none, turned to commission for a motion, Member Connie Coots moved the item be approved. Commissioner Gary Sims seconded the motion, with the vote being a unanimous "aye".

**Recommended Planning and Zoning Commission Action:**

Case File 2023-92-P        X   Approved        Deny

**Detail of the Request:**

The property involved in this replat request is located on the northwest and northeast corners of University Boulevard and Windsor Drive. The site is currently SF-2, Single Family Residence District – 2 and is occupied by vacant land. Land use in the area consists of residential development to the north, east, south, and west. The applicant is City Odessa, owner, LCA, consultant, and the purpose of the request is to replat lots for dedication purposes.

**Current Zoning:**                                **SF-2, Single Family Residence District – 2.**

This request has been routed to all respective departments for internal review. Comments were sent to the consultant for review on October 31, 2023.

**PLANNING:**

Width of dedication along University Blvd. for Lots13, Block 18, Lots 25 and 26, Block 19.

**ECTOR COUNTY 911:**

No comments.

**PUBLIC WORKS:**

Water and sewer are available. No pro rata is due.  
Drainage report needs to be submitted. This tract is not in a special flood hazard area.  
Correct bearing on Lot 26, Block 19.  
Correct block # on Lot 11 & 14, Block 19.  
An Improvements Agreement will not 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.

**GIS:**

No comments.

**TxDOT:**

No comments.

**CRMWD:**

No comments.

**PERMIAN BASIN MPO:**

No comments.

**Staff recommends approval of the Preliminary Plat of Windsor Heights Addition, 2nd Filing, being a Replat of Lots 12 and 13 Block 19 and Lot 12 Block 18 Windsor Heights Addition, subject to conditions A through E.**

**Condition:**

- A. Width of dedication along University Blvd. for Lots 13, Block 18, Lots 25 and 26, Block 19.**
- B. Drainage report needs to be submitted. This tract is not in a special flood hazard area.**
- C. Correct bearing on Lot 26, Block 19.**
- D. Correct block # on Lot 11 & 14, Block 19.**
- E. 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.**

**Attachments:**

Application  
Proposed Plat  
Maps

Mr. James Reber presents: The applicant is City Odessa, owner, LCA, consultant, and the purpose of the request is to replat lots for dedication purposes. The property involved in this replat request is located on the northwest and northeast corners of University Boulevard and Windsor Drive. The site is currently SF-2, Single Family Residence District – 2 and is occupied by vacant land. Land use in the area consists of residential development to the north, east, south, and west.

Mr. Sims ask what the objection for this card read. Mr. Reber reads out loud- “remove 2401 Windsor to close to university expansion and still it”.

Vice-Chairman Russell ask for any comments, Hearing none, turned to commission for a motion, Member Jimmy Peacock moved the item be approved. Commissioner Connie Coots seconded the motion, with the vote being a unanimous "aye".

**Recommended Planning and Zoning Commission Action:**

Case File 2023-93-P(ETJ)   X   Approved      Deny

**Detail of the Request:**

The property involved in this replat request is located on the northeast corner of the intersection of Boles Road and Kellogg Avenue. The site is located outside of the city limits of the City of Odessa and in the ETJ, Extraterritorial Jurisdiction. Land use in the area consists of vacant land and industrial development to the north, industrial development to the east, south and west. The applicant is Pegasus Oilfield Service, Owner, LCA, consultant, and the purpose of the request is to create one (1) lot for ownership purpose.

**Current Zoning: Extraterritorial Jurisdiction (ETJ)**

This request has been routed to all respective departments for internal review. Comments were sent to the consultant for review on October 31, 2023.

**PLANNING:**

Tax statements will need to be submitted prior to filing the plat.  
Signature line for Director of Development.

**ECTOR COUNTY 911:**

No comments.

**PUBLIC WORKS:**

This tract is outside the city limits and is in the ETJ.  
Water and sewer are not available  
Drainage report has been submitted. This tract is not in a special flood hazard area.  
The lot is of sufficient size for water well and septic systems.

**GIS:**

No comments.

**TxDOT:**

No comments.

**CRMWD:**

No comments.

**PERMIAN BASIN MPO:**

No comments.

**Staff recommends approval of the Preliminary Plat of Boles Industrial Sites, 4th Filing, subject to conditions A and B.**

**Condition:**

- A. Tax statements will need to be submitted prior to filing the plat.**
- B. Signature line for Director of Development.**

**Attachments:**

Application  
Proposed Plat  
Maps

Mr. James Reber presents: The applicant is Pegasus Oilfield Service, Owner, LCA, consultant, and the purpose of the request is to create one (1) lot for ownership purpose. The property involved in this replat request is located on the northeast corner of the intersection of Boles Road and Kellogg Avenue. The site is located outside of the city limits of the City of Odessa and in the ETJ, Extraterritorial Jurisdiction. Land use in the area consists of vacant land and industrial development to the north, industrial development to the east, south and west. This request has been routed to all respective departments for internal review. Comments were sent to the consultant for review on October 31, 2023. Staff recommends approval of the Preliminary Plat of Boles Industrial Sites, 4th Filing, subject to conditions A and B.

Vice-Chairman Russell ask for any comments, mentions not a public hearing, turned to commission for a motion, Member Jimmy Peacock moved the item be approved. Commissioner Connie Coots seconded the motion, with the vote being a unanimous "aye".

**Recommended Planning and Zoning Commission Action:**

Case File 2023-94-P (ETJ)        X   Approved \_\_\_\_\_ Deny

**Detail of the Request:**

The property involved in this replat request is located on the east side of N Moss Ave, approximately 550-feet south of W 42nd St. The site is located outside of the city limits of the City of Odessa and in the ETJ, Extraterritorial Jurisdiction. Land use in the area consists of residential development to the north, east and south, and vacant land to the east. The applicant is A & B Trucking, LLC, Owner, Maverick Engineering, consultant, and the purpose of the request is to create one (1) lot for ownership purpose.

**Current Zoning:**                          **Extraterritorial Jurisdiction (ETJ)**

This request has been routed to all respective departments for internal review. Comments were sent to the consultant for review on October 31, 2023.

**PLANNING:**

Tax statements will need to be submitted prior to filing the plat.

Two GPS points are required on the plat.

Signature block should indicate "Director of Development" only.

**ECTOR COUNTY 911:**

No comments.

**PUBLIC WORKS:**

This tract is outside the city limits and is in the ETJ.

Water is available through ECUD, sewer is not available.

Drainage report has been submitted. This tract is not in a special flood hazard area.

The lot is of sufficient size for water well and septic systems.

**GIS:**

No comments.

**TxDOT:**

No comments.

**CRMWD:**

No comments.

**PERMIAN BASIN MPO:**

No comments.

**Staff recommends approval of the Preliminary Plat of Westridge Subdivision, 3rd Filing, subject to conditions A through C.**

**Condition:**

**A. Tax statements will need to be submitted prior to filing the plat.**

**B. Signature line for Director of Development.**

**C. Signature block should indicate "Director of Development" only.**

**Attachments:**

Application

Proposed Plat

Maps

Mr. James Reber presents: The applicant is A & B Trucking, LLC, Owner, Maverick Engineering, consultant, and the purpose of the request is to create one (1) lot for ownership purpose. The property involved in this replat request is located on the east side of N Moss Ave, approximately 550-feet south of W 42nd St. The site is located outside of the city limits of the City of Odessa and in the ETJ, Extraterritorial Jurisdiction. Land use in the area consists of residential development to the north, east and south, and vacant land to the east. This request has been routed to all respective departments for internal review. Comments were sent to the consultant for review on October 31, 2023. Staff recommends approval of the Preliminary Plat of Westridge Subdivision, 3rd Filing, subject to conditions A through C.

Vice-Chairman Russell ask for any comments, mentions not a public hearing, then turned to commission for a motion, Member Steve Tercero moved the item be approved. Commissioner Gary Sims 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 2:10 pm.

Cheyenna Torres, Planner, placed the minutes in the Minute Book on November 17, 2023.

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Wayne Russell, Vice-Chairman