

**ORDINANCE NO. 2024-07**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ODESSA, TEXAS, AMENDING THE ODESSA CITY CODE CHAPTER 14 "ZONING" ARTICLE 14-1 "GENERAL PROVISIONS" SECTION 14-1-4 "ZONING DISTRICT MAP" BY ADDING THE ORIGINAL ZONING CLASSIFICATION OF LI, LIGHT INDUSTRIAL DISTRICT, ON LOTS 1, 2, & 3, BLOCK 3, DOVECOTE INDUSTRIAL PARK, CITY OF ODESSA, ECTOR COUNTY, TEXAS (GENERALLY LOCATED ON THE WEST SIDE OF S MEADOW AVENUE, APPROXIMATELY 50-FEET SOUTH OF PRODUCTION STREET); FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE AND DECLARING AN EFFECTIVE DATE

**WHEREAS**, all legal requirements, including public notice, hearing and recommendation by the Planning and Zoning Commission prerequisite to the amendment contained herein have been complied with and fulfilled; and

**WHEREAS**, the City Council considers the herein contained amendment to the Odessa City Code Chapter 14 "Zoning" Article 14-1 "General Provisions" Section 14-1-4 "Zoning District Map" to be in harmony with the general plan of development in the City of Odessa and consistent with the health, safety, and welfare of the inhabitants of the City of Odessa;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ODESSA, TEXAS:**

**Section 1.** That the Odessa City Code Chapter 14 “Zoning” Article 14-1 “General Provisions” Section 14-1-4 “Zoning District Map” is hereby amended by granting the original zoning classification of LI, Light Industrial District, on Lots 1, 2, & 3, Block 3, DOVECOTE INDUSTRIAL PARK, City of Odessa, Ector County, Texas, as shown on the attached Exhibit “A.” This land is generally located on the west side of S Meadow Avenue, approximately 50-feet south of Production Street. This change shall be shown on the official zoning district map of the City of Odessa and elsewhere as provided by ordinance.

**Section 2.** That the use and development of this property shall conform to the regulation of the LI, Light Industrial District attached hereto as Exhibit “B”.

**Section 3.** That should any section, clause or provision of this ordinance be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of this ordinance or any other ordinance of the city as a whole or any part thereof, other than the part so declared to be invalid.

**Section 4.** That any person violating the provisions of this ordinance shall be deemed guilty of a Class C misdemeanor and shall be punished by a fine no to exceed two thousand dollars (\$2,000.00) as provided by City Code Section 1-1-9 “General Penalty”.

**Section 5.** That the caption and penalty clause of this ordinance shall be published in a newspaper of general circulation in the city of Odessa, as provided by City Charter section 65.

**Section 6.** That this ordinance shall go into effect five (5) days after its publication following adoption on second approval as provided by City Charter Sections 61 and 65.

The foregoing ordinance was first approved on the 13<sup>th</sup> day of February, A.D., 2024, by the following vote:

Mark Matta	AYE
Steven P. Thompson	AYE
Gilbert Vasquez	AYE
Greg Connell	AYE
Chris Hanie	ABSENT
Denise Swanner	AYE
Javier Joven	AYE

The foregoing ordinance was adopted on second and final approval on the 27<sup>th</sup> day of February, A.D., 2024, by the following vote:

Mark Matta	AYE
Steven P. Thompson	ABSENT
Gilbert Vasquez	AYE
Greg Connell	AYE
Chris Hanie	AYE
Denise Swanner	AYE
Javier Joven	AYE

Approved this the 27<sup>th</sup> day of February, A.D., 2024.

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Javier Joven, Mayor

ATTEST:

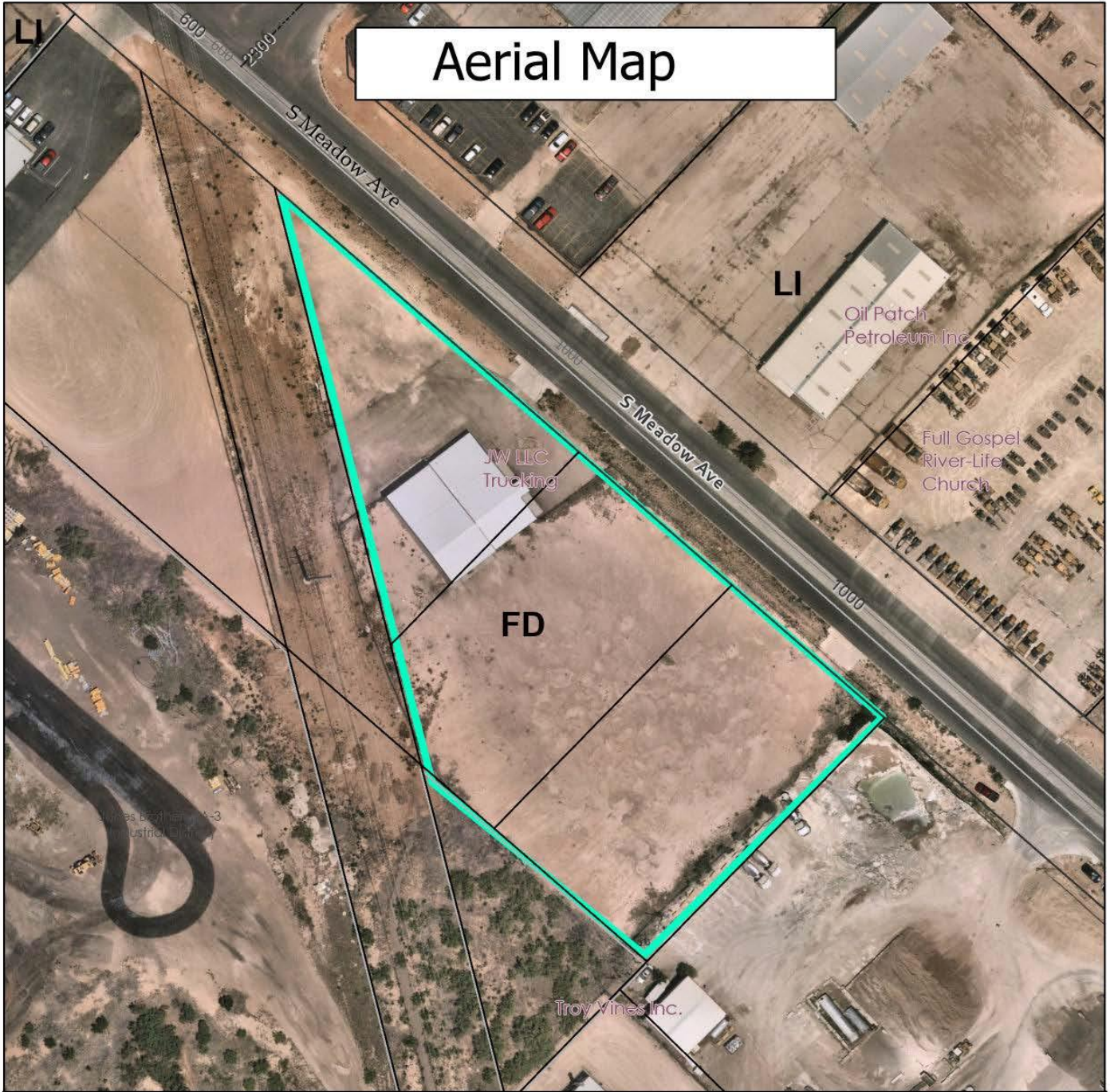
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Norma Aguilar-Grimaldo, City Secretary

APPROVED AS TO FORM:

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Daniel C. Jones, City Attorney



# Aerial Map

CASE FILE NO. 2023-19-Z 1 inch equals 100 feet  
 Consider a request by Elite OY Transportation LLC., owner, for a zone change from FD, Future Development District, to LI, Light Industrial District, on Lots 1, 2, & 3, Block 3, Dovecote Industrial Park, Being 19.52 Acres of Land in Section 36, Block 42, T-2-S T&P RY. CO. Survey Ector County, Texas. (Generally located on the west side of S Meadow Ave, approximately 50-feet south of Production St - Council District 1)

Spatial Reference  
 Name: NAD 1983 StatePlane Texas Central FIPS 4203 Feet

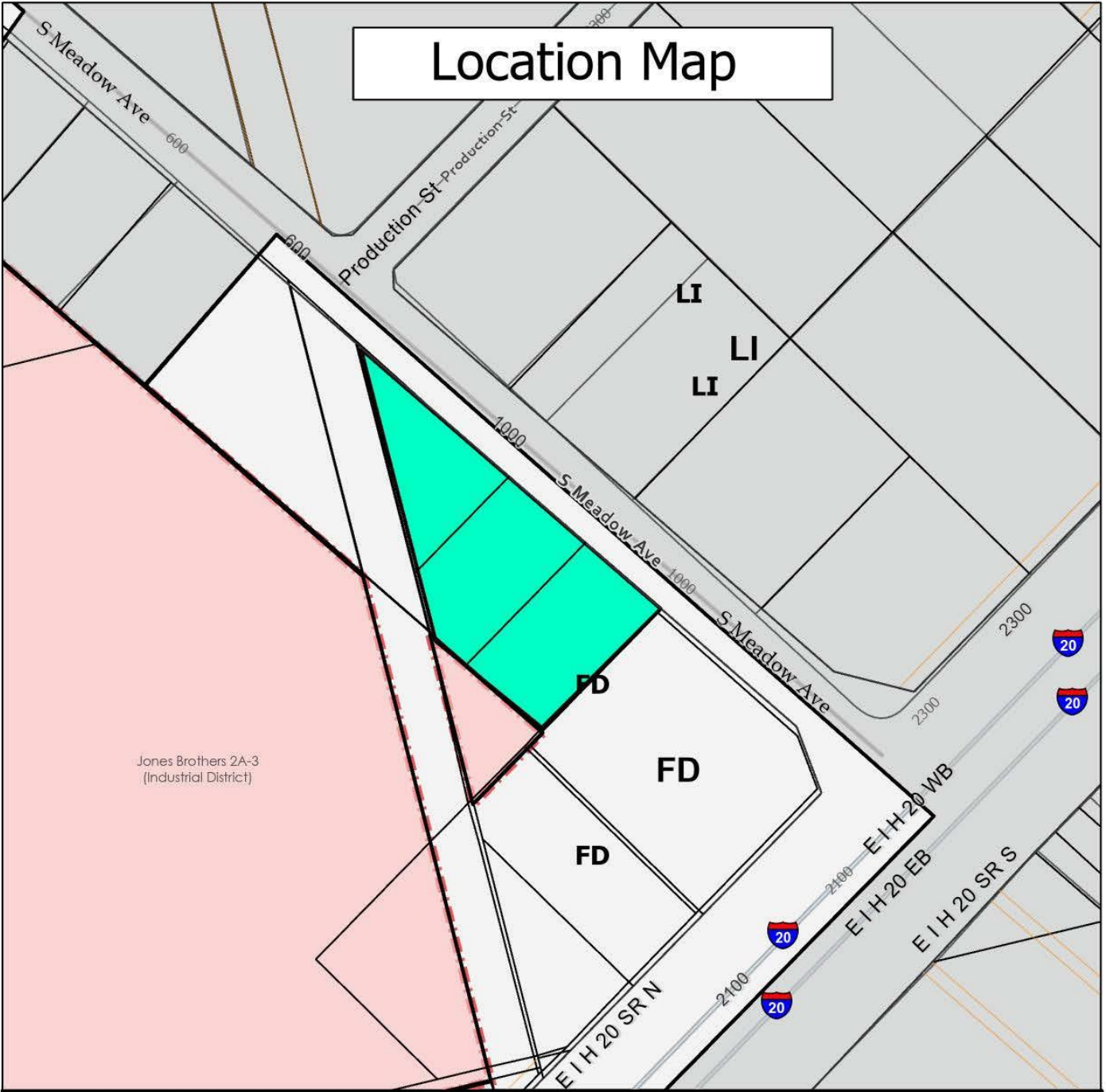
## Legend

- Right Of Way
- Property Lines
- Easement
- Other
- PROPERTY OF INTREST
- ETJ
- Odessa Parcels
- City Limits



City of Odessa 2023

# Location Map



CASE FILE NO. 2023-19-Z 1 inch equals 200 feet

Consider a request by Elite OY Transportation LLC., owner, for a zone change from FD, Future Development District, to LI, Light Industrial District, on Lots 1, 2, & 3, Block 3, Dovecote Industrial Park, Being 19.52 Acres of Land in Section 36, Block 42, T-2-S T&P RY. CO. Survey Ector County, Texas. (Generally located on the west side of S Meadow Ave, approximately 50-feet south of Production St - Council District 1)

Spatial Reference  
 Name: NAD 1983 StatePlane Texas Central FIPS 4203 Feet

## Legend

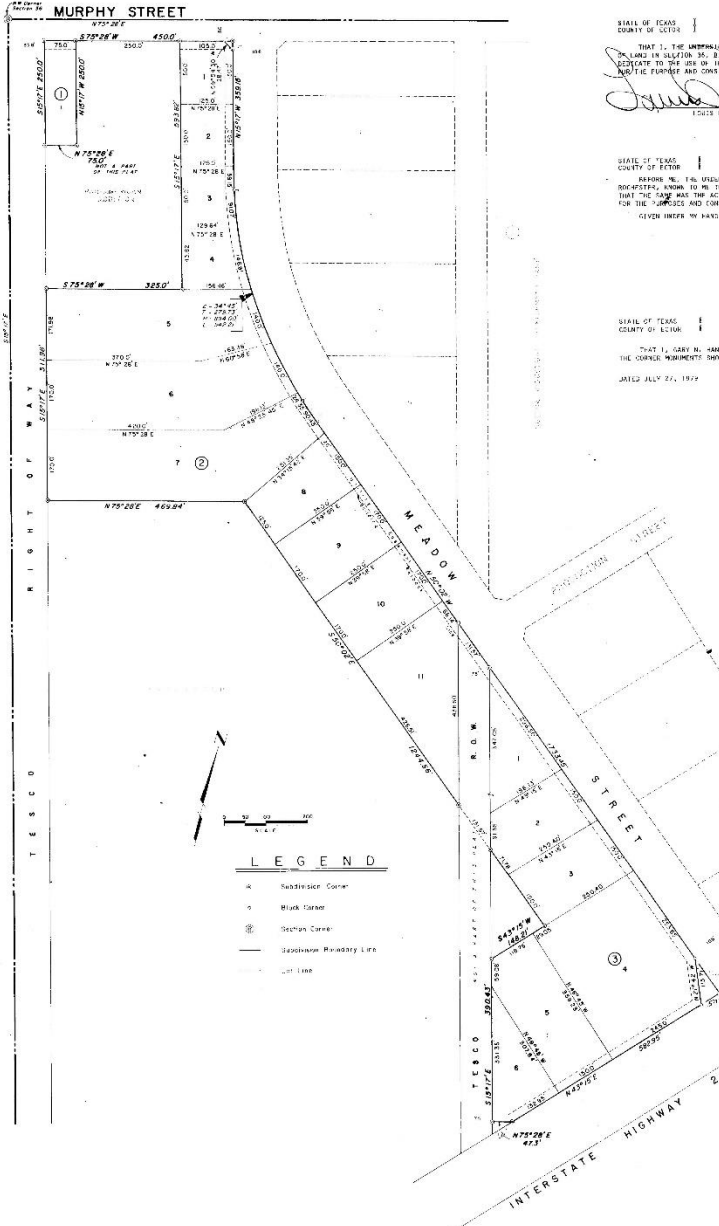
- Right Of Way
- Property Lines
- Easement
- Other
- PROPERTY OF INTREST
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City of Odessa 2023

**ORDINANCE NO. 2024-07  
EXHIBIT "A" - MAP  
PAGE 3 OF 3**

**DOVECOTE INDUSTRIAL PARK  
BEING 19.52 ACRES OF LAND  
IN SECTION 36, BLOCK 42, T-2-S  
T&P RY. CO. SURVEY  
ECTOR COUNTY, TEXAS**



STATE OF TEXAS  
COUNTY OF ECTOR

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAN AND DESIGNATED AS "DOVECOTE INDUSTRIAL PARK," BEING 19.52 ACRES OF LAND IN SECTION 36, BLOCK 42, T-2-S T&P RY. COMPANY SURVEY, ECTOR COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY SUBSEAL TO THE USE OF THE PUBLIC "FOR EVER" ALL STREETS, ALLEYS, MEAN CHANNELS, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON, AND THE PLANNING AND CONSTRUCTION THEREIN LAPSE.

*James R. Clark*  
JAMES R. CLARK, REGISTRAR

DOVECOTE, INC.  
ALLIANCE  
*William E. Clark*  
PRESIDENT

STATE OF TEXAS  
COUNTY OF ECTOR

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR ECTOR COUNTY, TEXAS, IN THIS DAY "16th" OF August, 1979, PERSONALLY APPEARED GUY L. WATKINS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF SAID GUY L. WATKINS, A TEXAS CORPORATION, AND THAT HE EXECUTED THE SAME AS THE ACT OF SAID CORPORATION, FOR THE PURPOSES AND CONSEQUENCES THEREIN EXPRESSED AND IN THE CONVEYED THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 16th DAY OF August, 1979.

*Guy L. Watkins*  
GUY L. WATKINS, COUNTY CLERK

STATE OF TEXAS  
COUNTY OF ECTOR

KNOW ALL MEN BY THESE PRESENTS, THAT I, GUY L. WATKINS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAN FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND SHOWN THEREON, AND THAT THE CORNER MEASUREMENTS SHOWN HEREON WERE PROPERLY PLACED, UNDER MY SUPERVISION.

DATED JULY 27, 1979.

*Guy L. Watkins*  
GUY L. WATKINS, REGISTERED PROFESSIONAL ENGINEER

APPROVED THIS 16th DAY OF August, 1979, BY THE PLANNING BOARD OF THE CITY OF ECTOR, TEXAS.

*Richard L. ...*  
CHAIRMAN

*...*  
MEMBER OF PLANNING

APPROVED BY THE 27th DAY OF August, 1979, BY THE COMMISSIONERS OF ECTOR COUNTY, TEXAS.

ECTOR COUNTY COMMISSIONERS COURT  
*Guy L. Watkins*  
CLERK

FILED FOR RECORD THIS 11th DAY OF September, 1979.  
RECORDED THIS 11th DAY OF September, 1979.  
11/11/79, 11:11 A.M. IN VOL. 211, PAGE 12, ECTOR COUNTY CLERK'S OFFICE.

*Lucille W. ...*  
COUNTY CLERK OF ECTOR COUNTY, TEXAS

SENIORATE OF DIRECTOR OF PUBLIC WORKS

I HEREBY CERTIFY THAT ALL REQUIREMENTS OF THE "UNIFORM DEVELOPMENT ORDINANCE" CONCERNING SUBMISSION AND/OR APPROVAL, OF INFORMATION AND DATA TO THE DIRECTOR OF PUBLIC WORKS, AND THE CITY ENGINEER, REQUIRED FOR FINAL PLAT APPROVAL, HAVE BEEN COMPLIED WITH FOR THIS SUBMISSION.

DATED AUGUST 29, 1979.

*Paul L. ...*  
DIRECTOR OF PUBLIC WORKS

**ORDINANCE NO. 2024-07**  
**EXHIBIT "B" - USES**  
**PAGE 1 OF 6**

LIGHT INDUSTRY

The following uses are allowed in the Light Industry (LI) District:

PRIMARY RESIDENTIAL USES (14-2-2.1)

Multiple-Family Dwelling (Apartment)  
Boarding or Tourist House  
Mobile or HUD-Manufactured Home Dwelling  
Mobile or HUD-Manufactured Home Park  
RV Park  
Hotel or Motel  
Workforce Housing (by Specific Use Permit)

ACCESSORY AND INCIDENTAL USES (14-2-2.2)

Accessory Building or Use (Residential)  
Accessory Building or Use (Business or Industry)  
Beauty Shop-One Chair Accessory Use  
Garage or Estate Sale Accessory Use  
Home Occupation  
Off-Street Parking Required for Primary Use  
Off-Street Parking Excess to Minimum Requirement  
Stable, Private  
Swimming Pool (Private)  
Temporary Field Office, Construction Yard or Office (Subject to temporary permit issued by Building Official)

UTILITY AND SERVICE USES (14-2-2.3)

Electrical Energy Generating Plant  
Electrical Substation (High Voltage Bulk Power)  
Electrical Transmission Line (High Voltage)  
Fire Station or Similar Public Safety Building  
Gas Line and/or Regulating Station  
Library, Public  
Local Utility Line  
Municipal Office Building or City Hall  
Public Building, Shop or Yard of Local, State or Federal Agency  
Wireless Communications Systems  
Radio or Television Transmitting Station  
Sewage Pumping Station  
Sewage Treatment Plant (by Specific Use Permit)  
Storm Water Retention Basin or Pumping Station

**ORDINANCE NO. 2024-07**  
**EXHIBIT "B" - USES**  
**PAGE 2 OF 6**

(Light Industry -- Cont.)  
Page 2

(Utility and Service Uses -- Cont.)

Telephone Business Office  
Telephone Exchange-Switching, Relay or Transmitting Station Only  
Utility Shops, Storage Yards or Building (Private)  
Water Reservoir, Water Well or Pumping Station  
Water Stand Pipe and Elevated Storage Tank  
Water Treatment Plant  
Wind Energy Conversion Center

**RECREATIONAL AND ENTERTAINMENT USES (14-2-2.4)**

Amusement, Commercial (Indoor)  
Amusement, Commercial (Outdoor)  
Carnival or Circus  
Country Club (Private)  
Dance Hall or Night Club  
Fire Arms Range (by Specific Use Permit)  
Golf Course (Commercial)  
Park or Playground (Public)  
Park or Playground (Other than Public)  
Playfield or Stadium (Public)  
Private Club  
Rodeo Grounds  
Roller or Ice Skating Rink  
Sexually Oriented Businesses  
Swim or Tennis Club  
Swimming Pool or Tennis Complex (Commercial)  
Tavern or Lounge  
Theater or Playhouse (Indoor)  
Theater, Drive-In (Outdoor)  
Zoo (Public)  
Zoo (Private)

**EDUCATIONAL, INSTITUTIONAL, AND SPECIAL USES (14-2-2.5)**

Art Gallery or Museum  
Cemetery or Mausoleum (by Specific Use Permit)  
Church or Rectory  
College or University  
Convent or Monastery  
Detention Halfway House (by Specific Use Permit)



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**EXHIBIT "B" - USES**  
**PAGE 3 OF 6**

(Light Industry -- Cont.)  
Page 3

(Educational, Institutional, and Special Uses -- Cont.)

Fairgrounds or Exhibition Area  
Fraternal Club or Lodge  
Hospital, Acute Care  
Institution or Center for Alcoholic, Narcotic or Psychiatric Patients  
Institution or Religious, Charitable or Philanthropic Nature  
Institutional Out-Patient Medical Clinic  
Jail or Prison Facility (by Specific Use Permit)  
Kindergarten or Nursery School  
School, Business  
School, Trade, Technical or Commercial

**AUTOMOTIVE AND TRANSPORTATION RELATED USES (14-2-2.6)**

Airport or Landing Field  
Auto Glass, Seat Cover or Muffler Shop  
Auto Laundry or Car Wash  
Auto Painting and Body Rebuilding Shop  
Auto Parts and Accessory Sales (Indoor)  
Auto Storage or Auto Auction  
Bicycle Sales and Service  
Boat Sales or Display  
Gasoline Sales  
Gasoline or Motor Fuel Service Station  
Heliport  
Helistop  
Motorcycle or Scooter Sales or Service  
Motor Freight Terminal  
New Auto Display and Sales (Indoor)  
New or Used Auto Sales (Outdoor Lot)  
Parking Lot or Structure Commercial (Primary Uses)  
Parking Lot or Structure Non-Commercial  
Parking Lot, Trucks and Trailers  
Railroad Freight Terminal  
Railroad Passenger Station  
Railroad Team Track  
Railroad Track or Right-of-Way  
Railroad Yard or Roundhouse  
Repair Garage  
Tire Retreading or Capping  
Truck or Trailer Rental

**ORDINANCE NO. 2024-07**  
**EXHIBIT "B" - USES**  
**PAGE 4 OF 6**

(Light Industry -- Cont.)  
Page 4

RETAIL AND SERVICE TYPE USES (14-2-2.7)

Antique Shop  
Art Supply Store  
Bakery or Confectionery Shop (Retail)  
Bank or Savings and Loan Office  
Book or Stationery Shop  
Cleaning and Pressing, Small Shop and Pick-Up  
Cleaning Plant (Commercial)  
Clinic, Medical or Dental  
Custom Personal Service Shop  
Department, Variety or Discount Store  
Drapery, Needlework, Fabric or Weaving Shop  
Drug Store or Pharmacy  
Florist or Garden Shop  
Food and Beverage Sales  
Furniture or Appliance Store  
Greenhouse or Plant Nursery (Retail Sales)  
Hardware Store  
Household Appliance Service or Repair  
Incidental or Accessory Retail or Service Use  
Key Shop  
Laboratory, Medical or Dental  
Laundry and Cleaning Shop (Self-Service)  
Medical Appliances and Fitting, Sales or Rental  
Mortuary or Funeral Home  
Office, General Business or Professional  
Pawn Shop  
Pet Grooming  
Pet Shop  
Reprographic Service  
Restaurant or Cafeteria (Not Drive-In) (With Dining Room)  
Restaurant or Eating Place (Drive-In Service)  
Retail Shop, Apparel, Gifts, Accessories and Similar Items  
Retail Shop or Store (General Items)  
Sales, Outdoor Temporary  
Studio-Decorator, Artist or Photographer  
Studio, Health, Exercise and Reducing  
Studio-Music, Dance or Drama  
Tool Rental, Domestic, Small Equipment  
Travel Bureau or Travel Consultant

**ORDINANCE NO. 2024-07**  
**EXHIBIT "B" - USES**  
**PAGE 5 OF 6**

(Light Industry -- Cont.)  
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Veterinarian Hospital (Indoor Animal Pens)  
Veterinarian Hospital (Outdoor Animal Pens)  
Veterinarian Office Only (No Animal Pens)

**SIGN AND IDENTIFICATION USES (14-2-2.8)**  
(see Section 14-10-1)

Advertising Sign (Billboard or Bulletin)  
Apartment or Housing Project Identification Sign  
Apartment or Housing Project Informational Sign  
Construction Sign Temporary  
Development Sign Temporary  
General Business Sign  
Institutional Identification Sign  
Institutional Information Sign  
Name Plate  
Office Identification Sign  
Real Estate Sign (Temporary)

**COMMERCIAL TYPE USES (14-2-2.9)**

Bakery or Confectionery Plant (Wholesale)  
Bottling Works  
Building Material Sales (Outdoor or Open Shed Storage)  
Building Material and Home Supply Sales (Indoor Storage)  
Cabinet and Upholstery Shop  
Clothing or Similar Light Manufacturing  
Contractor Storage or Equipment Yard  
Heavy Machinery Sales, Storage or Repair  
Laboratory Manufacturing  
Laboratory, Scientific or Research  
Lithographic Shop or Commercial Printer  
Maintenance and Repair Service for Buildings  
Milk Depot, Dairy or Ice Cream Plant  
Mini-Warehouse  
Oil Field Equipment Rental and Storage Yard  
Open Storage of Furniture, Appliances or Equipment  
Paint Shop  
Plumbing Shop  
Pipe or Oil Field Equipment Repair Yard  
Sales Space Contracting (by Specific Use Permit)  
Storage Warehouse  
Trailer or Mobile Home Sales or Rental  
Welding or Machine Shop  
Wholesale Storage and Sales

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**EXHIBIT "B" - USES**  
**PAGE 6 OF 6**

(Light Industry -- Cont.)  
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**AGRICULTURAL TYPE USES (14-2-2.10)**

Animal Pound (Public or Private)  
Farm, Garden or Orchard  
Greenhouse or Nursery (Commercial)  
Hatchery, Poultry  
Kennel  
Livestock Auction

**NATURAL RESOURCE STORAGE AND EXTRACTION (14-2-2.11)**

Caliche Pit and Caliche Storage (by Specific Use Permit)  
Mining and Storage of Mining Waste (by Specific Use Permit)  
Petroleum or Gas Well (permitted in any district carrying Drill Reservation "DR" suffix subject to Oil and Gas Ordinance)  
Petroleum Storage and Collecting Facilities  
Sand or Gravel Extraction or Storage  
Top Soil, Earth, Clay or Stone Extraction or Storage

**SPECIAL INDUSTRIAL PROCESSES (14-2-2.12)**

Asphalt or Concrete Batching Plant (Permanent)  
Asphalt or Concrete Batching Plant (Temporary)  
Cement or Hydrated Lime Plant (by Specific Use Permit)  
Open Salvage Yard for Vehicles, Machinery or Materials (by Specific Use Permit) Slaughter House or Meat Packing Plant (by Specific Use Permit)  
Solid Waste Dump or Sanitary Land Fill (by Specific Use Permit)

**GENERAL MANUFACTURING AND INDUSTRIAL USES (14-2-2.13)**

Light Manufacturing or Industrial Uses as Defined by Section 14-4-1 Thru 14-4-2