



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 & ZONING COMMISSION, Minutes
CITY COUNCIL CHAMBERS – FIFTH FLOOR**

**June 1, 2023
1:30 P.M.**

OPENING ITEMS

1. **Pledge of Allegiance**

CONSENT ITEMS

2. Motion to Approve the Planning & Zoning Meeting minutes for May 19, 2023
3. CASE FILE NO. 2021-59-P (ETJ)
Motion approving with staff recommended conditions, a proposed Final Plat of Golden View Park Addition, being 32.55 Acre tract located in Section 38, Block 43, T-2-S, T&P RY Co. Survey, Ector County, Texas. (Southeast of the intersection of S. Redondo Ave. and IH 20)

PUBLIC HEARING

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

MISCELLANEOUS

4. CASE FILE NO. 2023-42-P
Motion approving with staff's recommended conditions, a proposed Short Form Plat of Harmony Schools, being 25.00 acres located in Section 3, Block 41, Township-2-South, of the T&P RR. Co. Survey, City of Odessa, Midland County, Texas (southwest of the intersection of Mission Blvd. and Hwy 191 Service Road. -Council District- 1)

5. CASE FILE NO. 2023-43-P
Motion approval with Staff's recommended conditions, a proposed Replat of Lot 17, The East 60 Feet of Lot 19, and 0.731 acres in Lots 20&21, and Lot 18, and the West 60, of Lot 19, Block 2, Ranch Acres, Ector County, Texas (southwest of the intersection of W. University Blvd. and N. Roundup Ave)

6. **Adjourn**

Be it said and remembered that at 1:31 p.m. on the 19th Day of May 2023, 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: Wayne Russell, Vice Chairman
Jimmy Peacock
Connie Coots
Gary Sims

MEMBERS ABSENT: Lance Marker, Chairman
Craig Stoker
Steve Tercero

OTHERS PRESENT: Maria Prieto, Planner; Cheynna Torres, Planning Tech, Joe Tucker, Assistant City Engineer; Fara Hernandez, CIP Coordinator; Dan Jones, Interim City Attorney

The minutes of the June 1, 2023, Planning and Zoning Commission meet were approved, motion for approval being made by Commissioner Jimmy

Current Zoning: Combined zoning of Multi Family-One (MF-1) and Retail (R)

Planning:

- **Original Tax Certificate are needed prior to filling the plat**

Public Works:

- **Water and sewer are available**
- **Extensions to existing water & sewer will be private**
- **Easement for water meter vault needs to be shown on the plat**
- **Drainage report needs to be submitted. This tract is not in a special flood hazard area.**
- **Off-site drainage plans need to be submitted for review and acceptance.**
- **A Traffic Impact Analysis is needed.**
- **An Improvement Agreement will be required for off-site drainage improvements.**
- **A Blanket Refuse Collection Easement Agreement will be required.**
- **Any work in the right of way or easement will require a permit from the Engineering Division and must comply with current City Ordinances and policies.**

Ms. Prieto Gave the following presentation: The applicant, Dr. Nihat Bayhan on behalf of Harmony Schools, owner Cobb Fendley & Associates, consultant, and the purpose of this preliminary Plat is to create one (1) lot for development and ownership purposes.

Commissioner J. Peacock questioned water lines, available through ECUD district.

J. Tucker stated was a mistype then

Commissioner J. Peacock stated, Traffic Impact Analysis, if we approve this, what if the analysis comes out differently.

J. Tucker stated we are going to get this investigated to ensure the traffic for the new school is not heavily impacted. However, the plat could move forward with the conditions, and what new traffic of this new school.

J. Peacock commented if we approve the preliminary plat, we are not giving permission to move forward without knowing the impact. J. Tucker responded with any approval will need to be contingent with the recommendations.

E. Shaughnessy approached the podium with comments, if you wanted to approve the plat, you could include a condition, or roads impact.

Vice Chairman Wayne Russell asking if any other questions for staff, or public comments, J. Peacock stated approve and move on however I have received multiple comments from other development and would like to approve this with the Conditions-

Impacts, Chairman Marker turned to commission and asked for discussion or a motion, Commissioner J. Peacock moved the item be approved, with condition Traffic Analysis be completed.

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

Recommended Planning and Zoning Commission Action:

Case File 2023-43-P X **Approved** (CONDITIONS) _____
Deny

Current Zoning: Extra-Territorial Jurisdiction (ETJ)

PLANNING:

- The property involved in this request is located southwest of the intersection of W. University Blvd. and N Roundup Ave. The site is located in the City of Odessa Extra-Territorial Jurisdiction (ETJ), does not have a zoning designation and is currently occupied by commercial development.
- Original ownership and tax certificate are needed prior to filing the plat.

PUBLIC WORKS:

- Water is available through ECUD
- Drainage report has been submitted. This tract is not in a special flood hazard area.
- This tract is outside the city limits and is in the ETJ acceptance.
- Renumber the new lots with unique lot numbers
- Lots are sufficient size for water well & septic systems.

FIRE:

- Hydrants must be provided to maintain required fire flow which will be based on projects individually and proposed access roads must meet minimum requirements of IFC.

Ms. Prieto Gave the following presentation: The applicant, Kent Distributors, Inc, Owner, and Land Point Land Surveyors Civil Engineers, agent and the purpose of the replat is to combine five (5) lots into one lot for ownership purposes.

Vice-Chairman Russell asking if any other requests for staff, Hearing none, Vice Chairman opened the public hearing, hearing none, closed the public hearing and turned to commission and asked for discussion or a motion, Member C. Coats moved the item be approved as presented.

Commissioner G. 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 1:43 p.m.

Maria Prieto, Planner, placed the minutes in the Minute Book on June 6, 2023

Wayne Russell, Vice-Chairman