

AGENDA

PLANNING AND ZONING COMMISSION

COUNCIL CHAMBER

FEBRUARY 16, 2017

1:30 P.M.

1. Approve the minutes of the February 2, 2017 Planning and Zoning Commission meeting
2. CASE FILE NO 2017-10-P
Open a public hearing to consider approval of the replat of Lot 1-6, Block 45 and 9,202 SF of alley right-of-way, Sherwood Addition, 5th Filing (northeast of the intersection of N. Dixie Blvd. and E. 49th St.).
3. CASE FILE NO. 2017-11-P
Open a public hearing to consider approval of the replat of Lots 1- 5, Block 5, and approximately 0.110 acres alley right of way, Moreno Addition (southeast corner of Kelly Ave. and W. Murphy St.)
4. CASE FILE NO. 2017-04-P(ETJ)
Remove from the table to consider approval of the preliminary plat of Goldie Subdivision, being a 5-acre tract in the northeast part of Section 33, Block 43, T-2-S. T&P Ry Survey, Ector County, Texas (north of Tisdale St. and west of Tripp Ave. in West Odessa.)
5. Other business
6. Adjourn

AGENDA
PLANNING AND ZONING COMMISSION
COUNCIL CHAMBER
FEBRUARY 2, 2017
1:30 P.M.

1. Approve the minutes of the January 19, 2017 Planning and Zoning Commission meeting
2. CASE FILE NO. 2017-02-Z
Open a public hearing to consider approval of the request by Callon Petroleum Operating Company, owner, Monty Biggs, representative, for original zoning of Future Development-Drill Reservation (FD-DR) on approximately 5 acres of land in Section 11, Block 41, T-2-S, T&P Ry Co Survey, City of Odessa, Midland County, Texas (northwest of the intersection of Old Bankhead Hwy. & S. Co. Rd. 1306.)
3. CASE FILE NO 2017-07-P
Consider approval of the request by Woodhaven Holdings, Inc., owner to vacate the replat of Lots 6 thru 9, Block 2, Bookins Home Sites, An Addition To The City Of Odessa, Ector County, Texas, Per Plat of Record in Cabinet B, Page 154-D, Plat Records of Ector County, Texas (located southeast of the intersection of Bookins Court and Bookins Ave.).
4. CASE FILE NO. 2017-08-P
Open a public hearing to consider approval of Westgate Plaza, 2nd Filing, being a replat of Lot 2, 7, and 11, Block 1, Westgate Plaza (southwest corner of the intersection of N. County Rd West and W. University Blvd)
5. CASE FILE NO. 2016-41-P
Open a public hearing to consider approval of Convention Center Addition, being a replat of Lots 1- 18, Block 42, the north 70 ft. of Lot 3, and Lots 4 - 9 Block 47, approximately 12,000 sq. ft. of alley right of way, and approximately 24,024 square feet of street right of way (Jackson Ave.), approximately 3.946 acres total, Original Town (between N. Texas Ave. and N. Hancock Ave. and E. 6th St. and E. 5th St.)
6. Other business
7. Adjourn

Be it said and remembered that at 1:30 p.m. on the 2nd day of February, 2017 there came on and was held a Planning and Zoning Commission meeting in the Council Chamber, 5th Floor, 411 W. 8th St., Odessa, Texas.

MEMBERS PRESENT: Gary Sims, Chairman
Katherine Kirk
Jimmy Peacock
Anabel Spencer

MEMBERS ABSENT: Renee Earls
Steve Tercero

OTHERS PRESENT: Randy Brinlee, Director of Planning & Development; Joe Tucker, Civil Engineer; Vanessa Shrauner, Development Services Manager; Sammy Quiroz, Acting Building Official; Todd Stephens, Senior Assistant City Attorney; and Anne Roney, Secretary.

The minutes of the January 19, 2017 Planning and Zoning Commission meeting were approved, motion for approval being made by Member Peacock, seconded by Member Kirk, with the vote being a unanimous "aye".

CASE FILE NO. 2017-02-Z (approved)

Open a public hearing to consider approval of the request by Callon Petroleum Operating Company, owner, Monty Biggs, representative, for original zoning of Future Development-Drill Reservation (FD-DR) on approximately 5 acres of land in Section 11, Block 41, T-2-S, T&P Ry Co Survey, City of Odessa, Midland County, Texas (northwest of the intersection of Old Bankhead Hwy. & S. Co. Rd. 1306.)

Ms. Bailey gave the following presentation: There was one notice mailed out for surrounding property owners, with no notices returned, no written protests and no written approvals.

The property involved in this request is located northwest of Old Bankhead Hwy. and east of S. County Rd. 1305. The site is currently designated as Future Development (FD) and is vacant. Land use in the general area consists of vacant land with undeveloped residential property to the southwest.

The applicant is Callon Petroleum Operating Company—owner with Monty Biggs Permian Land Manager, agent. The purpose of the request for original zoning Future Development-Drill Reservation (FD-DR) is to expand an existing drill site for oil/gas well development.

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

Consistency: The subject area is located in the far east of the City of Odessa's Future Land Use Map. The area where this request is located is the furthest east portion of the city limits south of State Highway 191. The area to the northwest of this site is considered one of the prime areas for commercial/retail development backed by the residential growth area in Odessa. The Future Land Use Map leaves this area as undesignated because of the rural nature of the area and the existing oil well development. The proposed zoning is consistent with the Comprehensive Plan.

Land Use: The proposed land use for this area is consistent with the identified rural nature of the area and the existing oil well development.

Livability: The future residential use will require aesthetic enhancements such as screening, landscaping and fencing around the drill reservation site once the residential development occurs.

Based upon the preceding analysis, Staff recommends approval of the request.

There being no questions for City Staff, Chairman Sims opened the public hearing. With no one coming forward to speak for or against the request, Chairman Sims closed the public hearing.

Member Peacock moved the request be approved to Future Development-Drill Reservation (FD-DR). Member Kirk seconded the motion, with the vote being a unanimous "aye".

CASE FILE NO 2017-07-P (approved)

Consider approval of the request by Woodhaven Holdings, Inc., owner to vacate the replat of Lots 6 thru 9, Block 2, Bookins Home Sites, An Addition To The City Of Odessa, Ector County, Texas, Per Plat of Record in Cabinet B, Page 154-D, Plat Records of Ector County, Texas (located southeast of the intersection of Bookins Court and Bookins Ave.).

Ms. Bailey gave the following presentation: The property involved in this request is located southeast of the intersection of Bookins Court and Bookins Ave. The site is zoned Multi-Family 1 (MF-1).

The applicant is, Woodhaven Holdings, Inc., owners, with S.W. Howell Inc. agent, and the purpose of the request is to vacate the latest plat creating three lots in order to revert to the previously subdivision plat with four lots as shown on Bookins Home Sites plat of record in Cabinet B, Page 91-D, Plat Records of Ector County, Texas.

A platting conference was held on January 24, 2017 with city staff and the applicant's representative present. The following items were discussed with those present concerning the vacation.

Staff Comments:

- Original tax certificates are needed prior to the recording of the plat.
- Water and sewer are available. No pro rata is due.
- Original drainage report is in effect. This tract is not in a special flood hazard area.
- An Improvements Agreement will not be required.
- Any work in the City right of way or easements will require a permit from the Engineering Division and must comply with current City Ordinances and polices.

Commission action to vacate the plat as noted above is recommended by staff.

Ms Spencer clarified the applicant is abandoning the existing plat and asked if they were going to build homes, being told that was correct. They are asking to vacant the existing plat which shows three lots and go back to the original four lots.

Member Kirk moved the request to vacate the plat be approved as presented. Member Spencer seconded the motion, with the vote being a unanimous "aye".

CASE FILE NO. 2017-08-P

Open a public hearing to consider approval of Westgate Plaza, 2nd Filing, being a replat of Lot 2, 7, and 11, Block 1, Westgate Plaza (southwest corner of the intersection of N. County Rd West and W. University Blvd)

Ms. Pittman gave the following presentation: The property involved in this request is located at the southwest corner of the intersection of N. County Rd West and W. University Blvd. The site is currently zoned Retail-One (R-1) and is occupied with retail

development. Land use in the general area consists of residential development to the north and east, retail and multi-family related use to the south and west.

The applicants are ICA Development Inc. (Roy Allen), owner, Laura McGrant (River Ranch Company, optionee and the purpose of the request is to combine two lots into one lot for ownership purposes.

A platting conference was held January 24, 2017 with the applicant, applicants' consultant and city staff present.

Staff Comments:

- Original tax certificates have been submitted.
- Remove preliminary from the title of the plat.
- A blanket refuse collection easement is noted on the plat.
- Water and sewer are available for extension. 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 Ordinances and policies.

The plat is ready for Commission approval as noted above.

There being no questions for City Staff, Chairman Sims opened the public hearing. With no one coming forward to speak for or against the request, Chairman Sims closed the public hearing.

Member Peacock moved the replat be approved as presented. Member Spencer seconded the motion, with the vote being a unanimous "aye".

CASE FILE NO. 2016-41-P (presented)

Open a public hearing to consider approval of Convention Center Addition, being a replat of Lots 1- 18, Block 42, the north 70 ft. of Lot 3, and Lots 4 - 9 Block 47, approximately 12,000 sq. ft. of alley right of way, and approximately 24,024 square feet of street right of way (Jackson Ave.), approximately 3.946 acres total, Original Town (between N. Texas Ave. and N. Hancock Ave. and E. 6th St. and E. 5th St.)

Ms. Pittman gave the following presentation: The property involved in this request is located between N. Texas and N. Hancock and E. 6th St. and E. 5th St. The site is currently zoned Central Business-One (CB-1) and is occupied by vacant land and retail/commercial use buildings. Land use in the general area consists of office/retail related development.

The applicant is City of Odessa, owner, and the purpose of the request is combine lots into one lot for ownership purposes and to facilitate development of the City of Odessa Conference Center and related hotel and parking facility.

A platting conference was held January 24, 2017 with the applicants' consultant and city staff present.

Staff Comments:

- Original tax certificates are needed prior to filing the plat.
- Preliminary Plat needs to be removed from the title
- Proposed lot should be identified as Lot 1, Block 1.

- A blanket refuse collection easement is noted on the plat.
- Council action to abandon the street and alley right-of-way has been initiated. Plat will be filed upon completion of Council action.
- 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.

The plat is ready for Commission approval as noted above.

There being no questions for City Staff, Chairman Sims opened the public hearing. With no one coming forward to speak for or against the request, Chairman Sims closed the public hearing.

Member Spencer moved the replat be approved as presented. Member Kirk 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 Books on February 2, 2017.

Gary Sims, Chairman