

AGENDA

PLANNING AND ZONING COMMISSION

COUNCIL CHAMBER

MARCH 2, 2017

1:30 P.M.

1. Approve the minutes of the February 16, 2017 Planning and Zoning Commission meeting
2. CASE FILE NO. 2017-03-Z
Open a public hearing to consider approval of the request by Burnett Construction-John Burnett, owner, to amend an existing site plan for a Planned Development-Single Family (PD-SF) zoned area, a 35.72 area tract of land situated in a portion of Section 15 & 16 Block 41, T-2-S. T&P R.R. CO. Survey, Midland County, Texas, (800 ft. NW of the intersection of N. Faudree Rd. and Fairway Dr.).
3. CASE FILE NO 2017-12-P
Consider approval of the preliminary plat of Rolling Winds, being a 35.6 acre tract located in Section 16, Block 41, T-2-S, T&P R.R. Survey, Odessa, Midland County, Texas (800 ft. northwest of the intersection of N. Faudree Rd. and Fairway Dr.)
4. CASE FILE NO. 2017-13-P
Open a public hearing to consider approval of the replat of Lot 5, Block 4, Dos Playas, 5th Filing (northeast of the intersection of E. 42nd St. and Preston Smith Rd.)
5. CASE FILE NO. 2017-14-P(ETJ)
Open a public hearing to consider approval of the replat of Lot 6, Block 4, OI DC Park Addition (southeast of the intersection of Navasota Dr. and OI DC Dr.)

6. CASE FILE NO. 2016-51-P
Consider approval of the final plat of North Park Addition, 17th Filing, being approximately a 15.89 ac. tract in Section 34, Block 42, T-1-S, T&P RR. Co. Survey, Ector County, Texas (southwest of the intersection of E. 100th St. and Sagebrush Ave.)
7. CASE FILE NO. 2016-52-P
Consider approval of the final plat of North Park Addition, 18th Filing, being approximately a 11.61 ac. tract in Section 34, Block 42, T-1-S, T&P RR. Co. Survey, Ector County, Texas (southwest of the intersection of E. 100th St. and Evans Blvd.)
8. Other business
9. Adjourn

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

Be it said and remembered that at 1:40 p.m. on the 16th 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
Steve Tercero

MEMBERS ABSENT: Renee Earls
Jimmy Peacock
Anabel Spencer

OTHERS PRESENT: Randy Brinlee, Director of Planning and Development; Sherry Bailey and Danielle Pittman, Planners; Joe Tucker, Civil Engineer; Todd Stephens, Senior Assistant City Attorney; and Anne Roney, Secretary.

The minutes of the February 2, 2017 Planning and Zoning Commission were approved, motion or approval being made by Member Kirk, seconded by Member Tercero, with the vote being a unanimous "aye".

CASE FILE NO 2017-10-P (approved)

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.).

Ms. Bailey gave the following presentation: The property involved in this request is located northeast of N. Dixie Blvd. and E. 49th St. The site is zoned Single Family-Three (SF-3). Land use in the general area consists of single family and multi-family (apartments) residential to the west, single family residential to the east, retail to the north and park development to the south.

The applicant is the Sherwood Church of Christ, Lynn Money, Elder and the purpose is to incorporate the abandoned alley property into their lot for ownership purposes.

A platting conference was held on February 7, 2017 where city staff and the applicant's representative were present. The following items were discussed with those present concerning the replat.

Staff Comments:

- Original tax certificates are needed prior to the recording of the plat.
- Water and sewer are available. No pro rata is due.
- Building setback lines need to be shown on the plat (25 ft. front yard, 15 ft. side yard, 10 ft. rear yard).
- Drainage report has been submitted. This tract is in a special flood hazard area.
- An Improvements Agreement will be required for the abandonment of the City utility lines.
- Flood zone information is noted on the face of the plat.
- Any work in the City right of way or easements will require a permit from the Engineering Division and must comply with current Ordinances and polices.

The replat 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 Tercero moved the replat be approved as presented. Member Kirk seconded the motion, with the vote being a unanimous "aye".

CASE FILE NO. 2017-11-P (approved)

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.)

Ms. Pittman gave the following presentation: The property involved in this request is located at the southeast corner of Kelly Ave. and W. Murphy St. The site is currently zoned Light Industrial (LI) and is occupied by vacant land. The property is surrounded by vacant land, residential use, and various industrial uses

The applicant is Daniel Moreno, owner, and the purpose of the request is to abandon the alley and reconfigure the lots.

A platting conference was held on February 7, 2017 where city staff and the applicant's representative were present. The following items were discussed with those present concerning the replat.

Staff Comments:

- Original tax certificates are needed prior to the recording of the plat.
- Proposed lots need to be identified as Lots 6 – 10, Block 1.
- Water is available. Sewer extension needed for Lots 6-8. No pro rata is due.
- Drainage report needs to be submitted. This tract is not in a special flood hazard area.
- An Improvements Agreement will be required for curb and sidewalk installation along Murphy and sewer extension.
- Improvements plans need to be submitted for review and approval
- Remove the Groundwater Sufficiency Disclaimer statement from the face of the plat
- Any work in the City right of way or easements will require a permit from the Engineering Division and must comply with current Ordinances and polices.

The replat 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 Kirk moved the replat be approved as presented. Member Tercero seconded the motion, with the vote being a unanimous "aye".

CASE FILE NO. 2017-04-P(ETJ) (approved with conditions)

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.)

Member Tercero moved this request be removed from the table. Member Kirk seconded the motion, with the vote being a unanimous "aye".

Ms. Bailey then gave the following presentation: This item was tabled at the January 5, 2017 Planning Commission Meeting.

The property involved in this request is located outside of the city limits in Odessa's Extra-Territorial Jurisdiction (ETJ) and does not have a zoning designation. The site is currently vacant.

The applicant is Goldie Watters, owner, and the purpose of the plat is to create five (5) lots for residential development and related uses.

A platting conference was held on December 27, 2016 and the applicant's representative was present. The following items were discussed concerning the preliminary plat.

Staff Comments:

- Original tax certificates are needed prior to filing the plat.
 - An ingress and egress easement has been granted on the plat.
 - Plat dates must be changed to 2017.
 - Statement of groundwater sufficiency or water district availability needs to be shown on the plat.
 - Drainage report has been submitted and was discussed. This tract is not in a special flood hazard area.
 - An Improvements Agreement will not be required.
 - Water line is available thru ECUD.
 - The standard private road statement needs to be on the plat.
- "NOTE: The Private Road is the total responsibility of the property owners. Ector County assumes no responsibility or maintenance on private roads."**
- Reverse image street signs, white with red lettering, should be used to indicate a private street.
 - There needs to be a "Purchase Disclosure Statement" on the plat as described in the Ector County subdivision regulations (13) pages 11 and 12.
 - The lot size of less than one acre can only be approved if public water is available to those lots.

Commission action is requested on the following item:

1. The County is requiring a 50' wide private road, utility & drainage easement.

The preliminary plat is ready for Commission approval as noted above.

There being no questions or comments, Member Kirk moved the preliminary plat be approved with the following condition:

1. The County is requiring a 50' wide private road, utility & drainage easement.

Member Tercero 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 1:48 p.m.

Anne Roney, Secretary, placed the minutes in the Minute Book on February 16, 2017.

Gary Sims, Chairman