

AGENDA

PLANNING AND ZONING COMMISSION

COUNCIL CHAMBER

APRIL 20, 2017

1:30 P.M.

1. Approve the minutes of the March 16, 2017 Planning and Zoning Commission meeting
2. CASE FILE NO. 2017-07-Z
Open a public hearing to consider approval of the request of Texas Tech University System, owner, to rezone from Single Family-Three (SF-3) to Medical Center (MC) Lot 12, Block 13, Scharbauer Place (northeast corner of the intersection of Bernice Ave. and W. 3rd St.)
3. CASE FILE NO. 2017-06-Z
Open a public hearing to consider approval of the request by Matthew M. Scott to rezone from Office (O) to Retail (R) on an approximately .82 acre tract, Lot 3, Block 2, Faudree Road Development, 3rd Filing (540 ft. southwest of the intersection of East Ridge Rd. and Faudree Rd., 3231 Faudree Rd.)
4. CASE FILE NO. 2017-08-Z
Open a public hearing to consider approval of the request by ICA Development, owner, to rezone from Multi-Family Residence District-One (MF-1) to Retail District (R) on 1.76 acre tract located in Section 3, Block 41, T-2-S T&P RR Co. Survey, City of Odessa, Midland County, Texas (southwest of the intersection of Dr. Emmitt Headlee St. and Mission Blvd.)
5. CASE FILE NO. 2017-21-P
Consider approval of the short form plat of Dorado Center 6th Filing an approximately 3.00 acre tract located in Sec. 3, Bk. 41, T-2-S. T&P RR. Co. Survey, Midland County, Texas (southwest of the intersection of Mission Blvd. and Doctor Emmitt Headlee St.)
6. CASE FILE NO. 2017-09-Z
Open a public hearing to consider approval of the request by SJL Partners- Larry Lee, owner, for original zoning of Planned Development-Light Industrial (PD-LI) on approximately 197.85 acres, Planned Development-Light Industrial-Drill Reservation (PD-LI-DR) on approximately 4.3 acres [two (2) tracts], and Planned Development- Light Industrial-Surface Drainage (PD-LI-SD) on approximately .36 acres located in Section 27, Block 41, T-2-S RR. Co. Survey, Midland County, Texas (south Faudree Rd. at the City Limit Line)
7. CASE FILE NO. 2017-22-P
Consider approval of the preliminary plat of Leeco Industrial, 20th Filing, being approximately 202.34 acre tract in Section 27, Block 41, T-2-S, T&P RR. Co. Survey, Midland County, Texas (south Faudree Rd. at the City Limit Line)
8. CASE FILE NO. 2017-20-P
Consider approval of the short form plat of Crossroads East, 1st Filing, an approximately 1.53 acre tract in Section 8, Block 41, T-2-S. T&P RR. Co. Survey, Odessa, Ector County, Texas (between State Highway 191 and Billy Hext Rd.)
9. CASE FILE NO. 2017-23-P
Consider approval of the preliminary plat of Desert Ridge 2nd Filing Phase 2, being approximately a 66.39-acre tract in Section 2, Block 42, T-2-S, T&P RR. Co. Survey, Ector County, Texas (northwest of the intersection of Boise Dr. and Dawn Ave.)

10. CASE FILE NO. 2017-26-P(ETJ)
Consider approval of the short form plat of Bird Subdivision, being a 3.66 acre tract in Section 5, Block 41, T-2-S, T&P Ry Co. Survey, Ector County, Texas (northwest of the intersection of Wyoming Ave and E. 60th St.)
11. Other business
12. Adjourn

Be it said and remembered that at 1:30 p.m. on the 20th day of April, 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
Anabel Spencer
Steve Tercero

MEMBERS ABSENT: Renee Earls
Jimmy Peacock

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

The minutes of the March 16, 2017 Planning and Zoning Commission meeting were approved, motion for approval being made by Member Tercero, seconded by Member Kirk, with the vote being a unanimous "aye".

CASE FILE NO. 2017-07-Z (approved)

Open a public hearing to consider approval of the request of Texas Tech University System, owner, to rezone from Single Family-Three (SF-3) to Medical Center (MC) Lot 12, Block 13, Scharbauer Place (northeast corner of the intersection of Bernice Ave. and W. 3rd St.)

Ms. Pittman gave the following presentation: There were 13 notices mailed to surrounding property owners, with no notices returned, no written protests and no written approvals.

The property involved in this request is located at northeast corner of the intersection of Bernice Ave. and W. 3rd St. The site is currently zoned Single Family-Three (SF-3) and is currently vacant. Land use in the general area consists of residential development to the north and west, industrial related development to the south, and medical facility related use to the east.

The applicant is Texas Tech University System, owner, and the purpose of the zone change from Single Family-Three (SF-3) to Medical Center (MC) is to facilitate an additional parking area for the Texas Tech University Health Sciences Center new academic facility on the adjacent property.

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 greater downtown district of the City of Odessa's Future Land Use Map. This area is considered one of the prime areas for commercial/retail and educational development. The Future Land Use Map calls for commercial development along major streets and recognizes the unique situation with two major hospitals and a medical teaching facility in the area. The proposed zoning is consistent with the Comprehensive Plan.

Land Use: The proposed land use for this area is consistent with the identified City priority of a Mixed-Use commercial educational facility.

Livability: The proposed future use will be an attractive parking facility for the medical educational facility with landscape enhancements along the perimeter consistent with the City's landscape ordinance.

Transportation: The zoning requested for this site is consistent with the City's priority for attractive, safe neighborhoods, and providing a non-intrusive parking area that meets the educational facilities needs.

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

There being no questions for City Staff, Chairman Sims opened the public hearing. Mr. Michael Molina, Vice Chancellor for Texas Tech, approached the lectern. He gave a brief power point presentation which showed the proposed new classroom facilities and the area of rezoning for the proposed parking. Their plans included landscaping between their proposal and the adjacent residential area. The traffic would be directed from Dotsy Ave. Mr. Molina stated the proposed parking area would be primarily for staff. Ms. Spencer thanked Mr. Molina for Texas Tech's investment in the Odessa community. There being no further questions or comment, Chairman Sims closed the public hearing.

Member Kirk moved the rezoning be approved to Medical Center (MC). Member Tercero seconded the motion, with the vote being a unanimous "aye".

CASE FILE NO. 2017-06-Z (approved)

Open a public hearing to consider approval of the request by Matthew M. Scott to rezone from Office (O) to Retail (R) on an approximately .82 acre tract, Lot 3, Block 2, Faudree Road Development, 3rd Filing (540 ft. southwest of the intersection of East Ridge Rd. and Faudree Rd., 3231 Faudree Rd.)

Ms. Bailey gave the following presentation: There were 10 notices mailed to surrounding property owners, with no notices returned, no written protests and 1 written approval.

This item was rescheduled because of the cancelled April 6, 2017 Planning and Zoning Commission meeting due to the lack of a quorum.

The property involved in this request is located at 3231 Faudree Road. The site is currently zoned Office (O) and is occupied by Iwash Laundry. Land use in the general area consists of single family residential development to the east and west and retail use development to the north and south.

The applicant and owner of the property is Matthew M. Scott and the purpose of the request is to rezone the property Retail District (R) to align the zoning of the property with the existing use on the site (Iwash Laundry).

Using the guidelines to evaluate zoning amendments as outlined in the City of Odessa Comprehensive Plan, the following comments are offered.

Comprehensiveness: The proposed zoning for this area is consistent with the proposed land uses of retail in the Comprehensive Plan which identifies retail as a recommended use along major thoroughfares such as Faudree Road. The proposed Retail (R) zoning will be a continuation of the existing zoning of adjacent properties to the north and south.

Changed Conditions: Land uses in this area are generally established and built out with retail use along the thoroughfare, and single family residential located about a block from the thoroughfare. This pattern is one that is consistent with the recommendation of the Comprehensive Plan.

Public Welfare: The proposed zoning will not have a negative impact to this area or surrounding properties. The retail use is consistent with the intended land use for the area.

Reasonableness: The Retail (R) zoning requested for this site is not out of scale with the needs of this area and the city and will facilitate development of support service uses for the existing residential development in the area.

Staff recommends approval as requested.

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 rezoning be approved to Retail (R). Member Kirk seconded the motion, with the vote being a unanimous "aye".

CASE FILE NO. 2017-08-Z (approved)

Open a public hearing to consider approval of the request by ICA Development, owner, to rezone from Multi-Family Residence District-One (MF-1) to Retail District (R) on 1.76 acre tract located in Section 3, Block 41, T-2-S T&P RR Co. Survey, City of Odessa, Midland County, Texas (southwest of the intersection of Dr. Emmitt Headlee St. and Mission Blvd.)

Ms. Bailey gave the following presentation: The property involved in this request is located southwest of the intersection of Dr. Emmitt Headlee Rd. and Mission Blvd. The site is currently zoned Multi-Family Residential-One (MF-1) and is vacant. The property directly to east is zoned Retail (R), is vacant and a 1.24 acre portion will be incorporated into this retail use site. The property to the north is commercially zoned and vacant, to the west and south is vacant multi-family zoned property.

The applicant is ICA Development—owner and the purpose of the request is to facilitate retail 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 northeast of the City of Odessa's Future Land Use Map. This area is considered one of the prime areas for commercial/retail development backed by medium density residential growth in Odessa. The Future Land Use Map calls for commercial development along major streets adjacent to medium density residential in this area. The proposed zoning is consistent with the Comprehensive Plan.

Land Use: The proposed land use for this area is consistent with the identified City priority of a Mixed-Use Commercial Center for the North side Community adjacent to medium density residential.

Livability: The proposed future use will be part of a greater attractive commercial center with aesthetic and landscape enhancements consistent with the City's priority for a high quality of life for its residents.

Transportation: The zoning requested for this site is consistent with the City's priority for attractive, safe and context sensitive roadways taken into consideration.

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 Tercero moved the rezoning request be approved to Retail (R). Member Spencer seconded the motion, with the vote being a unanimous "aye".

CASE FILE NO. 2017-21-P (approved)

Consider approval of the short form plat of Dorado Center 6th Filing an approximately 3.00 acre tract located in Sec. 3, Bk. 41, T-2-S. T&P RR. Co. Survey, Midland County, Texas (southwest of the intersection of Mission Blvd. and Doctor Emmitt Headlee St.)

Ms. Bailey gave the following presentation: The property involved in this request is located southwest of the intersection of Mission Blvd. and Doctor Emmitt Headlee St. The site is zoned Retail (R) and Multi-Family -One (MF-1) with a rezoning request to Retail (R) pending.

The applicant is ICA Properties, owner; Roy Allen, Representative, and the purpose of the request is to create a commercial lot for retail/commercial development purposes.

A platting conference was held on April 11, 2017 city staff and the applicant's representative were present. The following items were discussed with those present concerning the short form plat.

Staff Comments:

- Original tax/ownership certificates are needed prior to the recording of the plat.
- A blanket refuse easement is noted on the plat.
- 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.
- Any work in the City right of way or easement will require a permit from the Engineering Division and must comply with current Ordinances and polices.
- An Improvements Agreement will not be required.
- Remove preliminary from the plat title.

The plat is ready for Commission approval as noted above.

Member Spencer moved the short form plat be approved as presented. Member Kirk seconded the motion, with the vote being a unanimous 'aye'.

CASE FILE NO. 2017-09-Z (approved with conditions)

Open a public hearing to consider approval of the request by SJL Partners- Larry Lee, owner, for original zoning of Planned Development-Light Industrial (PD-LI) on approximately 197.85 acres, Planned Development-Light Industrial-Drill Reservation (PD-LI-DR) on approximately 4.3 acres [two (2) tracts], and Planned Development- Light Industrial-Surface Drainage (PD-LI-SD) on approximately .36 acres located in Section 27, Block 41, T-2-S RR. Co. Survey, Midland County, Texas (south Faudree Rd. at the City Limit Line)

Ms. Bailey gave the following presentation: There were 5 notices mailed to surrounding property owners, with no notices returned, no written protests and no written approvals.

The property involved in this request is located at south Faudree Rd. at the City Limit Line. The site is designated Future Development (FD) and is occupied by industrial related development and vacant land.

The applicant is SJL Partners- Larry Lee, owner, and the purpose of the original zoning to Planned Development- Light Industrial (PD-LI), Planned Development-Light Industrial-Drill Reservation (PD-LI-DR) and Planned Development-Light Industrial-Surface Drainage (PD-LI-SD) is to facilitate industrial related development, establish two drill sites, and to establish a detention/drainage basin.

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 southern section of the City of Odessa's Future Land Use Map. This area is considered the heart of the industrial area for the city. The Future Land Use Map calls for continued industrial development in this area and the expansion of establishments to serve the strong industrial base. The proposed zoning is consistent with the Comprehensive Plan.

Land Use: The proposed land use for this area is consistent with the identified City priority of a diversified industrial development base and workforce centered services in the south side Community.

Livability: The proposed future use will be part of a greater industrial center with site enhancements consistent with the City's priority for a high quality of life for its residents.

Transportation: The zoning requested for this site is consistent with the City's priority for, safe roadways that are context sensitive. Faudree functions as a major thoroughfare carrying trucks quickly to the city's truck routes and out of the daily community traffic.

Based upon the preceding analysis, Staff recommends approval of the request with adoption of the following conditions:

1. Development standards (building setback and height, lot coverage, parking, etc.) will meet Light Industrial (LI) zoning requirements set in the City of Odessa's Zoning Ordinance.
2. Land uses will include the uses allowed in the Light Industrial (LI) Zoning District with the exception of a sexually oriented business.
3. Curb and gutter shall not be required in this development.

Mr. Tercero mentioned the drainage and detention basin and asked if it was just for this site or for the area. Ms. Bailey stated it was part of the overall drainage design. Mr. Tucker stated the drainage in this area actually flows three different directions. There is just a small portion of this area that flows southwest to the proposed drainage basin.

There being no further 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 zoning be approved with the following conditions:

1. Development standards (building setback and height, lot coverage, parking, etc.) will meet Light Industrial (LI) zoning requirements set in the City of Odessa's Zoning Ordinance.
2. Land uses will include the uses allowed in the Light Industrial (LI) Zoning District with the exception of a sexually oriented business.
3. Curb and gutter shall not be required in this development.

Member Tercero seconded the motion, with the vote being a unanimous "aye".

CASE FILE NO. 2017-22-P (approved)

Consider approval of the preliminary plat of Leeco Industrial, 20th Filing, being approximately 202.34 acre tract in Section 27, Block 41, T-2-S, T&P RR. Co. Survey, Midland County, Texas (south Faudree Rd. at the City Limit Line)

Ms. Bailey gave the following presentation: The property involved in this request is located at south Faudree Rd. at the City Limit Line. The site is currently designated Future Development (FD), with a zoning request for Planned Development- Light Industrial (PD-LI), Planned Development-Light Industrial-Drill Reservation (PD-LI-DR) and Planned

Development-Light Industrial-Surface Drainage (PD-LI-SD) pending, and is occupied by industrial related development and vacant land

The applicant is SJL Partners-Larry Lee, owner, and the purpose of the request is create twenty-three (23) lots, two (2) drill sites and a detention/drainage basin to facilitate industrial related development on the property and for ownership purposes.

A platting conference was held on April 11, 2017 city staff and the applicant's representative were present. The following items were discussed with those present concerning the preliminary plat.

Staff Comments:

- Original tax certificates are needed prior to the recording of the plat.
- The adjoining property owners of the unplatted property need to be identified.
- Dimensions to the pipeline easement shown on the plat need to be noted.
- Water and sewer are available. No pro rata is due.
- Drainage report has been submitted and needs to be worked out prior to filing the plat. This tract is not in a special flood hazard area. Drainage easements need to be shown on the plat.
- Any work in the City right of way or easement will require a permit from the Engineering Division and must comply with current Ordinances and polices.
- An Improvements Agreement will be required.
- Water, sewer, paving, drainage and excavation plans need to be submitted for review and approval.
- The W/2 of Section 27 is governed by our Headlee Devonian Unit Agreement and two active wells. Please have the developer contact Chevron prior to any Development.
- The Blocks need to be renumbered with the outside lots being a continuation of Block 8's numbering and the inside Block being the next Block number.

The plat is ready for Commission approval as noted above.

There being no questions or comments, Member Tercero moved the preliminary plat be approved as presented. Member Kirk seconded the motion, with the vote being a unanimous "aye".

CASE FILE NO. 2017-20-P (approved with conditions)

Consider approval of the short form plat of Crossroads East, 1st Filing, an approximately 1.53 acre tract in Section 8, Block 41, T-2-S. T&P RR. Co. Survey, Odessa, Ector County, Texas (between State Highway 191 and Billy Hext Rd.)

Ms. Pittman gave the following presentation: This item was rescheduled because of the cancelled April 6, 2017 Planning and Zoning Commission meeting due to the lack of a quorum.

The property involved in this request is located between State Highway 191 and Billy Hext Rd. The site is currently zoned Light Commercial (LC) and is occupied by vacant land. Land use in the general area consists of commercial related development to the east, church development to the north, and vacant land to the south and west.

The applicant is ICA Properties, owner, Roy Allen, agent, and the purpose of the plat is to establish a lot to facilitate commercial development and related uses and for ownership purposes.

A platting conference was held March 28, 2016 with the applicant, the applicants' consultant and city staff present.

Staff Comments:

- Original tax/ownership certificates must be provided prior to filing the plat.
- Remove preliminary from the title of the plat.
- A blanket refuse collection easement is noted on the plat.
- Status of surrounding property needs to be noted on the plat.
- Pipeline easements need to be dimensioned on the face of the plat.
- Adjacent property to the north needs to be listed as right-of-way or identified.
- 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.
- Need drainage easement between this lot and the drainage channel. (Developer and Public Works have agreed to an offsite blanket drainage easement as needed.)
- 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.
- Grande has underground fiber optical cable along 191 at Billy Hext Ave. The direction is to come to the south and cross to the east side of Billy Hext on 191 and continues east on 191.
- The proposed development area is near Chevron HDU 6-6 well site. Prior to the developer performing any construction work, please contact Chevron for further review.
- Access Drives should be in compliance with the TxDOT Access Management Manual.
- Surface drainage and runoff on to public roadways must be limited to pre-existing conditions as defined in Title 43 Texas Administrative Code Rule 15.54.
- Future ramp access to SH 191 is proposed to be revised as depicted in recent SH 191 Corridor Study. Odessa City Engineering Department has a copy of the design schematics as well as the Permian Basin MPO.

Commission action is requested on the following item:

1. Driveways will be permitted at shown locations only and needs to be noted on the plat. (Planning, Public Works and TxDot)

Ms. Spencer asked about future ramp access, being told the condition addresses the entrance and exit ramps on 191.

There being no further questions or comments, Member Spencer moved the short form plat be approved with the following condition:

1. Driveways will be permitted at shown locations only and needs to be noted on the plat.

Member Tercero seconded the motion, with the vote being a unanimous "aye".

CASE FILE NO. 2017-23-P (approved with conditions)

Consider approval of the preliminary plat of Desert Ridge 2nd Filing Phase 2, being approximately a 66.39-acre tract in Section 2, Block 42, T-2-S, T&P RR. Co. Survey, Ector County, Texas (northwest of the intersection of Boise Dr. and Dawn Ave.)

Ms. Pittman gave the following presentation: The property involved in this request is located northwest of the intersection of Boise Dr. and Dawn Ave. The site is currently zoned Special Dwelling District (SPD) and is currently vacant. The property is surrounded by residential property and vacant land.

The applicant is Leeco Properties- Larry Lee, owner, and the purpose of the request is to create 260 single family residential lots, two (2) drill sites, and two (2) surface drainage/basin and for ownership purposes.

A platting conference was held April 11, 2017 with the applicant's consultant and city staff present.

Staff Comments:

- Original tax/ownership certificates are needed prior to filing the plat.
- Proposed Block 1 needs to be clarified (duplicate lot numbers).
- Administrative site plan approval is required prior to development of the property.
- Water and sewer are available for extension. No pro rata is due
- Revised drainage report needs to be submitted. This tract is not in a special flood hazard area.
- Removal of Playa #13 was worked out.
- An Improvements Agreement will be required.
- Water, sewer, paving, drainage and excavation plans need to be submitted for review and approval.
- 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 proposed development is near reserved drill sites. Please have the developer contact Chevron prior to any development.

Commission action is requested on the following items:

1. The street name for the proposed Sedona Drive is similar in naming convention with Sedona Avenue located within the city limits of Odessa. Recommendation is for consideration to be given for a new street name to avoid any potential confusion for emergency response teams. (Ector County 911)
2. Note on the face of the plat is needed stating that rear yard fences are restricted to the easement line for proposed Lots 26-33, Block 7. (Planning and Public Works)

Ms. Spencer asked the purpose of the plat, being told this request is to establish the lots for single family development. Mr. Tercero asked about the drill sites, with Ms. Pittman indicating the drill sites have already been established. Ms. Spencer then asked about

the number of lots and the lot sizes. Ms. Pittman stated one of the stipulations is for approval of a site plan and that is where the setbacks and lot sizes will be noted.

There being no further questions or comments for City Staff, Member Tercero moved the preliminary plat be approved with the following conditions:

1. The street name for the proposed Sedona Drive is similar in naming convention with Sedona Avenue located within the city limits of Odessa. Recommendation is for consideration to be given for a new street name to avoid any potential confusion for emergency response teams.
2. Note on the face of the plat is needed stating that rear yard fences are restricted to the easement line for proposed Lots 26-33, Block 7.

Member Kirk seconded the motion, with the vote being a unanimous "aye".

CASE FILE NO. 2017-26-P(ETJ) (approved)

Consider approval of the short form plat of Bird Subdivision, being a 3.66 acre tract in Section 5, Block 41, T-2-S, T&P Ry Co. Survey, Ector County, Texas (northwest of the intersection of Wyoming Ave and E. 60th St.)

Ms. Pittman gave the following presentation: The property involved in this request is located northwest of the intersection of Wyoming Ave and E. 60th St. The site is located outside the city limits in Odessa's Extra-Territorial Jurisdiction (ETJ) does not have a zoning designation and is occupied by residential development. The property is surrounded by residential development and related uses.

The applicants are Luke and Bront Bird and David and Theresa Woodward, owners, and the purpose of the plat is to create two (2) lots for ownership purposes.

A platting conference was held April 11, 2017 with the applicants' consultant and city staff present.

Staff Comments:

- Original tax certificates are needed prior to filing the plat.
- City utilities are not available.
- Drainage report has been submitted. This tract is not in a special flood hazard area.
- An Improvements Agreement will not be required.

The plat is ready for Commission approval as noted above.

There being no questions or comments, Member Kirk moved the short form plat be approved as presented. 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 2:01 p.m.

Anne Roney, Secretary, placed the minutes in the Minute Book on April 20, 2017.

Gary Sims, Chairman