

AGENDA
PLANNING AND ZONING COMMISSION
THIRD FLOOR CONFERENCE ROOM

JUNE 15, 2017

1:30 P.M.

1. Approve the minutes of the June 1, 2017 Planning and Zoning Commission meeting
2. CASE FILE NO 2017-28-P
Open a public hearing to consider approval of the replat of Lot 22, Block 1, a replat of Lots 9 and 10 and 17 through 20, Block 1, Eastside Commercial Tracts and 0.60 acres in Section 26, Block 42, T-2-S, T&P Ry. CO. Survey , Ector County, Texas, being approximately a 3.8 acre tract (located east of Ryan Ave., west of Express Way and north of 2nd St.).
3. Other business
4. Adjourn

Be it said and remembered that at 1:30 p.m. on the 15th day of June 2017, there came on and was held a Planning and Zoning Commission meeting in the Third Floor Conference Room, 411 W. 8th St., Odessa, Texas.

MEMBERS PRESENT: Steve Tercero, Acting Chairman
Marcia Cleaver
Gary Sims
Anabel Spencer

MEMBERS ABSENT: Renee Earls
Katherine Kirk
Jimmy Peacock

OTHERS PRESENT: Randy Brinlee, Director of Planning and Development; Sherry Bailey and Danielle Pittman, Planners; Yervand Hmayakykan, City Engineer; Joe Tucker, Civil Engineer; Sammy Quroz, Building Official; Feliz Abalos, Senior Assistant Attorney; and Anne Roney, Secretary.

The minutes of the June 1, 2017 Planning and Zoning Commission meeting were approved, motion for approval being made by Member Spencer, seconded by Member Cleaver, with the vote being a unanimous "aye".

Member Sims joined the Commission at this time, with Acting Chairman Tercero continuing with the following:

CASE FILE NO 2017-28-P (approved)

Open a public hearing to consider approval of the replat of Lot 22, Block 1, a replat of Lots 9 and 10 and 17 through 20, Block 1, Eastside Commercial Tracts and 0.60 acres in Section 26, Block 42, T-2-S, T&P Ry. CO. Survey, Ector County, Texas, being approximately a 3.8 acre tract (located east of Ryan Ave., west of Express Way and north of 2nd St.).

Ms. Bailey gave the following presentation:

The property involved in this request is located east of Ryan Ave., west of Express Way and north of 2nd St. The site is currently zoned Light Industrial (LI) and is occupied by vacant land. Land use in the general area consists of commercial/industrial development.

The applicant is Kelray Properties, LLC and the purpose is to combine existing properties into two lots for light industrial development and ownership purposes.

A platting conference was held on June 6, 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.
- Recording information for the existing Electric easement needs to be noted on the plat.
- Water and sewer are available. 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 not be required.
- An easement is needed for the existing sewer line.
- 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.

- Access Drives should be in compliance with the *TxDOT Access Management Manual*, dated July 2011 found at <http://onlinemanuals.txdot.gov/txdotmanuals/acm/index.htm>
- 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*

The replat is ready for Commission approval as noted above.

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

Member Spencer moved the replat be approved as presented. Member Cleaver 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 1:33 p.m.

Anne Roney, Secretary, placed the minutes in the Minute Book on June 15, 2017.

Steve Tercero, Acting Chairman