

AGENDA

PLANNING AND ZONING COMMISSION

COUNCIL CHAMBER

FEBRUARY 15, 2018

1:30 P.M.

1. Approve the minutes of the February 1, 2018 Planning and Zoning Commission meeting
2. CASE FILE NO. 2018-04-P
Open a public hearing to consider approval of North Park Addition, 21st Filing, being a replat of Lot 1, Block 1, Lots 1-15, Block 2, Lots 1-25, Block 3, Lots 1-4, Block 4, Valley Ranch Addition and approximately 7.7 acre tract in Sections 34 & 39, Block 42, T-1-S, T&P Ry. Co. Survey, Ector County, Texas (east of the intersection of E. 91st St. and Rainbow Dr.)
3. CASE FILE NO. 2018-05-P(ETJ)
Consider approval of the short form plat of Parkway RV-1 Park, being approximately 2.62 acre tract in Section 31, Block 41, T-2-S, T&P Ry. Co. Survey, Ector County, Texas (southwest of the intersection of South JBS Parkway Blvd. and Navasota Dr.)
4. CASE FILE NO. 2018-06-P(ETJ)
Consider approval of the preliminary plat of Flying J Addition, being approximately a 6.1 acre tract in Section 7, Block 42, T-2-S, T&P Ry. Co. Survey, Ector Co., Texas (northwest corner of the intersection of Kermit Hwy. and W. Loop 338)
5. CASE FILE NO 2017-65-P
Consider approval of the final plat of Vista Townhomes, Phase I being approximately an 1.06 tract in Section 9, Block 41 T-2-S, T&P RR CO. Survey, Odessa, Ector County, Texas (350 ft. southeast of the intersection of Parks Legado Rd. and San Machell Dr.)
6. Other business
7. Adjourn

Be it said and remembered that at 1:30 p.m. on the 15th day of February, 2018 there came on and was held a Planning and Zoning Commission meeting in the Council Chamber, 5th Floor, 411 W. 8th Street, Odessa, Texas.

MEMBERS PRESENT: Jimmy Peacock, Acting Chairman
Marcia Cleaver
Gary Sims

MEMBERS ABSENT: Renee Earls
Jim Rector
Anabel Spencer
Steve Tercero

OTHERS PRESENT: Randy Brinlee, Director of Planning and Development; Daniel Pittman, Planner; Yervand Hmayakyan, City Engineer; Joe Tucker, Civil Engineer; Vanessa Shrauner, Development Services Manager; Todd Stephens, Senior Assistant City Attorney; and Anne Roney, Secretary.

The minutes of the February 1, 2018 Planning and Zoning Commission meeting were approved, motion for approval being made by Member Sims, seconded by Member Cleaver, with the vote being a unanimous "aye".

CASE FILE NO. 2018-04-P (approved with conditions)

Open a public hearing to consider approval of North Park Addition, 21st Filing, being a replat of Lot 1, Block 1, Lots 1-15, Block 2, Lots 1-25, Block 3, Lots 1-4, Block 4, Valley Ranch Addition and approximately 7.7 acre tract in Sections 34 & 39, Block 42, T-1-S, T&P Ry. Co. Survey, Ector County, Texas (east of the intersection of E. 91st St. and Rainbow Dr.)

Ms. Pittman gave the following presentation: There were 45 notices mailed to surrounding property owners, with 2 notices returned, 1 written protest and 1 written approval.

The property involved in this request is located east of the intersection of E. 91st St. and Rainbow Dr. The site is currently zoned Single Family-Three (SF-3) and designated Future Development (FD) and Future Development-Surface Drainage (FD-SD), with an application for original zoning and rezoning to Special Dwelling District (SPD) pending, and is currently vacant. Land use in the general area consists of residential development to the north, west, south, and vacant land to the east.

The applicant is Betenbough Homes, owner, and the purpose of the plat is to create 84 single-family residential lots (ave. 7,369 sq. ft.).

A platting conference was held February 6, 2018 with the applicants' consultant and city staff present.

Staff Comments:

- Original tax/ownership certificates are needed prior to filing the plat.
- 30 ft. Conoco Phillips Pipeline easement has been noted.
- Building setback lines have been noted on the plat.
- Water and sewer are available for extension. No pro rata is due.
- Easements for water and sewer lines, and other utilities need to be shown on the plat.
- Drainage report has been submitted. Flood Zone needs to be labeled.
- Street 2 has been labeled as Rice Ave.

- Street 1 has been labeled as Desert Ave.
- An Improvements Agreement will be required.
- Water, sewer, paving and drainage 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.

Commission action is requested on the following items:

1. No more than four (4) access drives off of 91st St. for Lots 2-9, Block 70 will be allowed, common access easements for shared drives need to be shown on the plat.
2. No access to 91st St. will be allowed for Lot 1, Block 70, Lot 10, Block 70, and Lot 1, Block 73 and needs to be noted on the plat.

Ms. Cleaver asked about the protest, with Ms. Pittman submitting the response cards to the Commission for review. Mr. Peacock asked if there were 49 letters sent to surrounding property owners, being told there were 45 notices sent. Mr. Peacock asked if there was only the one protest, being told that was correct. Mr. Brinlee stated the traffic issues have either been addressed or are being addressed.

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

Member Sims moved the replat be approved with the following conditions:

1. No more than four (4) access drives off of 91st St. for Lots 2-9, Block 70 will be allowed, common access easements for shared drives need to be shown on the plat.
2. No access to 91st St. will be allowed for Lot 1, Block 70, Lot 10, Block 70, and Lot 1, Block 73 and needs to be noted on the plat.

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

CASE FILE NO. 2018-05-P(ETJ) (approved)

Consider approval of the short form plat of Parkway RV-1 Park, being approximately 2.62 acre tract in Section 31, Block 41, T-2-S, T&P Ry. Co. Survey, Ector County, Texas (southwest of the intersection of South JBS Parkway Blvd. and Navasota Dr.)

Ms. Pittman gave the following presentation: The property involved in this request is located southwest of the intersection of South JBS Parkway Blvd. and Navasota Dr. The site is within the City of Odessa Extra-Territorial Jurisdiction (ETJ), does not have a zoning designation and is currently vacant. Land use in the general area consists of industrial development to the north and vacant land to the west, east and south.

The applicant is Jones Landscape Co., LLC, owner, and the purpose of the request is to create a lot for ownership purposes and facilitate development of an RV park facility and related uses on the property.

A platting conference was held February 6, 2018 with the applicants' consultant and city staff present.

Staff Comments:

- Original tax certificates are needed prior to filing the plat.

- Signature block for Ector County Public Works needs to be shown on the face of the plat.
- Chevron's indicated they have some lines in the area and need be notified prior to construction.
- Water is available thru Industrial District contract. Sewer is not available. No pro rata is due.
- Drainage report has been submitted. This tract is not in a special flood hazard area.
- Site plan approval is required prior to development.
- 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, Member Sims moved the short form plat be approved as presented. Member Cleaver seconded the motion, with the vote being a unanimous "aye".

CASE FILE NO. 2018-06-P(ETJ) (approved)

Consider approval of the preliminary plat of Flying J Addition, being approximately a 6.1 acre tract in Section 7, Block 42, T-2-S, T&P Ry. Co. Survey, Ector Co., Texas (northwest corner of the intersection of Kermit Hwy. and W. Loop 338)

Ms. Pittman gave the following presentation: The property involved in this request is located in the northwest corner of the intersection of Kermit Hwy. and W. Loop 338. The site is within the City of Odessa Extra-Territorial Jurisdiction (ETJ), does not have a zoning designation and is currently vacant. The property is surrounded by vacant land.

The applicant is J. L. Johnson, Sr., Ranch Trust, owner, and the purpose of the plat is to create a lot for ownership purposes and facilitate retail/commercial use development (truck stop/travel center) on the property.

A platting conference was held February 6, 2018 with the applicants' consultant and city staff present.

Staff Comments:

- Original tax/ownership certificates are needed prior to filing the plat.
- Ownership of surrounding unplatted property to the north and east needs to be noted on the plat.
- City utilities are available thru Industrial District contract.
- Drainage report has been submitted. This tract is not in a special flood hazard area.
- Preliminary submitted water and sewer size and alignment needs to be worked out prior to final plat.
- TXDOT has been in discussions with the developer for the property at SH 302/ 42nd St & W SL 338. The planned development of this site will require improvements to mitigate the increased traffic including a traffic signal at 42nd

street. They are also looking at the on-site drainage to ensure that it does not increase/change from pre-existing conditions.

- 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, Member Cleaver moved the preliminary plat be approved as presented. Member Sims seconded the motion, with the vote being a unanimous "aye".

CASE FILE NO 2017-65-P (approved)

Consider approval of the final plat of Vista Townhomes, Phase I being approximately an 1.06 tract in Section 9, Block 41 T-2-S, T&P RR CO. Survey, Odessa, Ector County, Texas (350 ft. southeast of the intersection of Parks Legado Rd. and San Machell Dr.)

Ms. Pittman gave the following presentation: The property involved in this request is located southeast of the intersection of Parks Legado Rd. and San Machell Dr.. The site is zoned Special Dwelling District (SPD) with Single Family-1 (single family residential development) to the north and east, Future Development to the west and Special Dwelling District (vacant land) to the south.

The applicant is I-20-385 Development – Tim Haines owner, and the purpose of the request is to create six townhome lots.

The Planning and Zoning Commission gave preliminary plat approval for this request on December 21, 2017, and final plat is ready for Commission approval.

There being no questions for City Staff, Member Sims moved the final plat 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 1:39 p.m.

Anne Roney, Secretary, placed the minutes in the Minute Book on February 15, 2018.

Jimmy Peacock, Acting Chairman