

AGENDA
PLANNING AND ZONING COMMISSION
COUNCIL CHAMBER

AUGUST 2, 2018

1:30 P.M.

1. Approve the minutes of the July 19, 2018 Planning and Zoning Commission meeting
2. CASE FILE NO. 2018-17-Z
Open a public hearing to consider approval of the request by PBar Parks Bell and 2012 Cross B, LLC, owners, LCA, representative, for original zoning of Special Dwelling District (SPD) on an approximately 92 acre tract and an approximately 14 acre tract and rezone from Future Development-Drill Reservation (FD-DR) to Special Dwelling District (SPD) on an approximately 3 acre tract in Sections 45 and 46, Block 41, T-1-S, T&P Ry. Co. Survey, Ector County and Midland County, Texas (vicinity of proposed Yukon Rd. and Aaron Parker Rd.)
3. CASE FILE NO. 2018-56-P
Open a public hearing to consider approval of the replat of Lot 1, Block 1, BDC Addition, and approximately a 0.33 acre tract located in Lot 1, Block 1, A.W. Thompson Addition (northeast corner of the intersection of Andrews Hwy. and E. 52nd St.)
4. CASE FILE NO. 2018-57-P
Consider the approval of the short form plat of Brownstone Addition, 13th Filing, an approximately 10 acre tract in Section 10, Block 41, T-2-S, T&P RY CO Survey, Midland County, Texas (East of the intersection of San Antonio St. and Brownstone Rd.)
5. CASE FILE NO. 2018-58-P(ETJ)
Consider approval of the short form plat of Phoenix Park, 2nd Filing, being approximately 16.36 acre tract in Section 23, Block 41, T-2-S, T&P RR.. Co. Survey, Midland County, Texas (south of the intersection of IH-20 and SCR 1303)
6. CASE FILE NO. 2018-59-P (ETJ)
Consider the approval of the short form plat of Phoenix Park, 3rd Filing, an approximately 15 acre tract in Section 23, Block 41, T-2-S, T&P RY CO Survey, Midland County, Texas (southeast of the intersection of SCR 1310 and Interstate 20)
7. Other business
8. Adjourn

Be it said and remembered that at 1:30 p.m. on the 2nd day of August, 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: Steve Tercero, Chairman
Marcia Cleaver
Renee Earls
Jim Rector
Gary Sims

MEMBERS ABSENT: Jimmy Peacock
Anabel Spencer

OTHERS PRESENT: Randy Brinlee, Director of Planning and Development; Danielle Pittman and Tim McDaniel, Planners; Yervand Hmayakyan, City Engineer; Joe Tucker, Civil Engineer; Vanessa Shrauner, Development Services Manager; Sammy Quiroz, Building Official; Gary Owens, Assistant Building Official; and Anne Roney, Secretary.

The minutes of the July 19, 2018 Planning and Zoning Commission meeting were approved, motion for approval being made by Member Sims, seconded by Member Rector, with the vote being a unanimous "aye".

CASE FILE NO. 2018-17-Z (approved)

Open a public hearing to consider approval of the request by PBar Parks Bell and 2012 Cross B, LLC, owners, LCA, representative, for original zoning of Special Dwelling District (SPD) on an approximately 92 acre tract and an approximately 14 acre tract and rezone from Future Development-Drill Reservation (FD-DR) to Special Dwelling District (SPD) on an approximately 3 acre tract in Sections 45 and 46, Block 41, T-1-S, T&P Ry. Co. Survey, Ector County and Midland County, Texas (vicinity of proposed Yukon Rd. and Aaron Parker Rd.)

Mr. McDaniel gave the following presentation: There was 1 notice mailed to surrounding property owners, with no notices returned, no written protest and no written approval.

The property involved in this request is located in the vicinity of proposed Yukon Rd. and Aaron Parker Rd. The two sites are designated Future Development (FD) and Future Development-Drill Reservation (FD-DR) and are currently vacant.

The applicant is D R Horton, owner, LCA, representative, and the purpose of the original zoning and rezoning request to Special Dwelling District (SPD) is to facilitate single family residential development and related uses on the property. Documentation related to the release of the drill reservation has been provided by the applicant.

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 area of the City of Odessa's Future Land Use Map. This area is generally considered one of the prime areas for new residential growth in Odessa. The Future Land Use Map calls for residential and open space development in this area. The proposed zoning is consistent with the City's Comprehensive Plan and with the master plan for Parks Bell Ranch.

Land Use/Housing: The proposed land use for this area is consistent with the identified City priority of "vibrant new neighborhoods" and a "diverse range of housing."

Livability: The proposed development is intended to be a quality new neighborhood that will maintain its long term value through the attention to design and neighborhood amenities which is consistent with the City's priority for a high quality of life for its residents. This development includes space for a future community center and has a planned city park less than a mile to the west.

Transportation: The zoning requested for this site and the proposed development's design is consistent with the City's priority for attractive, safe, and connected roadways with the intended land use context taken into consideration.

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

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

Member Sims moved the rezoning be approved as presented. Member Rector seconded the motion, with the vote being a unanimous "aye".

CASE FILE NO. 2018-56-P (approved)

Open a public hearing to consider approval of the replat of Lot 1, Block 1, BDC Addition, and approximately a 0.33 acre tract located in Lot 1, Block 1, A.W. Thompson Addition (northeast corner of the intersection of Andrews Hwy. and E. 52nd St.)

Ms. Pittman gave the following presentation: The property involved in this replat request is located at the northeast corner of the intersection of Andrews Hwy. and E. 52nd St. The site is currently zoned as Heavy Commercial (HC) and is currently occupied by a restaurant and commercial development.

The applicant is TB Corner Properties, LLC, owner, and Maverick Engineering, agent and the purpose of the replat is to create a lot for ownership and development purposes.

A platting conference was held July 24, 2018 with the applicants' consultant and city staff present.

Staff Comments:

- Tax and ownership certificates have been submitted.
- Remainder of Lot 1, Block 1, AW Thompson Addn. needs to be included in the replat.
- 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.

The plat is ready for Commission approval as noted above.

Mr. Rector asked if Saulsbury owned the property to the north and east of this request, being told that they did. Ms. Pittman stated the area included in this request has been bought by the applicant.

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

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

CASE FILE NO. 2018-57-P (approved)

Consider the approval of the short form plat of Brownstone Addition, 13th Filing, an approximately 10 acre tract in Section 10, Block 41, T-2-S, T&P RY CO Survey,

Midland County, Texas (East of the intersection of San Antonio St. and Brownstone Rd.)

Mr. McDaniel gave the following presentation: The property involved in this short form plat request is located east of the intersection of San Antonio St. and Brownstone Rd. The site is currently zoned Retail-One (R-1) and is vacant land.

The applicant is WFDR Partnership, owner, and SW Howell, agent and the purpose of the plat is to create a lot for ownership purposes and facilitate multi-family residential development on the property.

A platting conference was held July 24, 2018 with the applicants' consultant and city staff present.

Staff Comments:

- Ownership certificates have been submitted
- Original tax certificates need to be submitted prior to filing the plat.
- Site plan approval is required prior to multi-family residential development on the property
- 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.
- An improvements agreement will not be required.
- All easements on the plat related to drainage need to be marked as "private".
- 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.

Mr. Rector asked if the applicant has indicated the proposed use for this property, with Mr. McDaniel indicating it is for apartments.

Member Rector moved the short form plat be approved as presented. Member Earls seconded the motion, with the vote being a unanimous "aye".

CASE FILE NO. 2018-58-P(ETJ) (approved with conditions)

Consider approval of the short form plat of Phoenix Park, 2nd Filing, being approximately 16.36 acre tract in Section 23, Block 41, T-2-S, T&P RR.. Co. Survey, Midland County, Texas (south of the intersection of IH-20 and SCR 1303)

Ms. Pittman gave the following presentation: The property involved in this request is located south of the intersection of IH-20 and SCR 1303. 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 vacant land.

The applicant is KJ2 Phoenix Venture, LLC, owner, and West Company, agent and the purpose of the plat is to create three (3) lots for ownership purposes and to facilitate industrial development and related uses on the property

A platting conference was held July 24, 2018 with the applicants' consultant and city staff present.

Staff comments as a result of the review of this request:

- Original tax and ownership certificates must be provided prior to filing the plat.
- The signature block for the Planning and Zoning Commission needs to be corrected.
- The road to the west of the property needs to be identified.
- Block number needs to be reflected on the plat.
- City utilities are not available.
- Drainage report has been submitted and needs to be worked out prior to filing the plat. Southeastern part of this tract is in a special flood hazard area.
- No additional storm water runoff to the I-20 ROW will be allowed.
- An improvements agreement will not be required.

Commission Action is requested on the following items:

1. Access spacing should be in accordance with current Access Management Standards. Access to the properties needs to be worked out and shown on the plat. (Planning/TxDOT)
2. Flood plain delineation needs to be on plat (Public Works)
3. 20' cut back right-of-way dedication needed at northwest corner of proposed Lot 1, Block 2 (Public Works/Planning)

This short form plat is ready for approval as noted above.

Mr. Rector asked if there was a drill site in the southwest corner of proposed Lot 3 because the aerial indicates there is something on that proposed lot. Ms. Pittman stated there is no zoning in the County and she did not know if there was a drill site in this area. The applicant can still plat the property, however they would not be able to place anything in that area.

Member Sims moved the short form plat be approved with the following conditions:

1. Access spacing should be in accordance with current Access Management Standards. Access to the properties needs to be worked out and shown on the plat.
2. Flood plain delineation needs to be on plat
3. 20' cut back right-of-way dedication needed at northwest corner of proposed Lot 1, Block 2.

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

CASE FILE NO. 2018-59-P (ETJ) (approved with conditions)

Consider the approval of the short form plat of Phoenix Park, 3rd Filing, an approximately 15 acre tract in Section 23, Block 41, T-2-S, T&P RY CO Survey, Midland County, Texas (southeast of the intersection of SCR 1310 and Interstate 20)

Mr. McDaniel gave the following presentation: The property involved in this short form plat request is located southeast of the intersection of S CR 1310 and Interstate 20. The site is currently outside the city limits, is in the city's ETJ, does not have a zoning designation and is currently vacant. Land use in the general area consists of vacant land.

The applicant is KJ2 Phoenix Venture, LLC, owner, and West Company, agent and the purpose of the plat is to create one (1) lot for ownership purposes and to facilitate industrial development and related uses on the property

A platting conference was held July 24, 2018 with the applicants' consultant and city staff present.

Staff comments as a result of the review of this request:

- Original tax and ownership certificates must be provided prior to filing the plat.
- The signature block for the Planning and Zoning Commission needs to be corrected.
- Proper identification of the lot and block number needs to be noted on the face of the plat (Lot 5, Block 1).
- 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.
- Need to ensure that the ROW dedication shown is sufficient for an appropriate width of ROW to accommodate the proposed traffic.
- Intersection with the IH 20 Frontage road should be designed to accommodate the anticipated traffic.

Commission Action is requested on the following items:

1. Add 20' cut back at the southeast corner of the proposed Lot 5, Block 1. (Public Works/Planning)

This short form plat is ready for approval as noted above.

Mr. Rector asked about the cutback. Mr. McDaniel stated they have right-of-way that will be put in and a cutback is needed where the roads meet. Ms. Pittman added the cutback is for traffic visibility. Mr. Rector asked if the road is there now, with Mr. Brinlee stating the road is being dedicated.

Member Earls moved the short form plat be approved with the following condition:

1. Add 20' cut back at the southeast corner of the proposed Lot 5, Block 1.

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 1:46 p.m.

Anne Roney, Secretary, placed the minutes in the Minute Book on August 2, 2018.

Steve Tercero, Chairman