



City of Odessa  
Planning and Zoning Commission  
Minutes – September 18, 2025

The City of Odessa Planning and Zoning Commission met to hold regular business September 18, 2025 at the Odessa Community Building.

**Roll Call:** Present were, Matt Modlin chair, Mary Bertram co-chair, Steve Nance secretary, Seth Howerton, Bill Hunt. Shannon Dupree. Absent was JoAnn Quigley City staff present was Christi Dickey, Planning and Development support staff. Shawna Davis, City Administrator, also present were, Mike Plachte, and Hannah Spaar.

**Consent Agenda:**

**Minutes** - On motion by, JoAnn Quigley and seconded by Seth Howerton minutes of July 17, 2025 were approved as presented.

**Public Hearing:** Opened at 6:00 p.m. and closed at 6:15 p.m. with six public comments.

**Public Hearing:** Opened at 6:15 p.m. and closed at 6:21 p.m. with one public comments.

**Old Business:**

a) Preliminary Plat for Senior Living at 1912 revisions were addressed. The property owner added 15 additional parking spaces for a total of 110 parking spaces. All of the Allstate engineer plan review comments have been addressed in the updated preliminary plat by Powell engineering. There was no need to do any variances with the plat. A motion by JoAnn Quigley and a second by Seth Howerton the board approved the preliminary plat. Plat approved 5 to 0. There

was no vote from Shannon Dupree, she was absent from the meeting. Approved by majority.

**Old Business: Continued**

b) (PUD) Planned Unit Development, redefined and clarification of chapter 50, by Shawna Davis was presented. A motion was made to make a recommendation to the Board of Alderman to approve the PUD by Seth Howerton and seconded by Joann Quigley.

**New Business:** None

**Discussion:**

- a) Continued Zoning Work Shop
- b) to change the meeting time to 6:00pm on the third Thursday of every month. Approved 5-0 to change the time. **All meetings will start at 6:00 p.m. starting September 2025**

**Adjournment:** With a motion by JoAnn Quigley and seconded by Seth Howerton to adjourn, the meeting adjourned at 8:47 p.m.

Submitted by:  
Steve Nance, Secretary