



PLANNING & ZONING COMMISSION

Lance Marker, Chairman  
Wayne Russel, Vice Chairman  
Connie Coots, Member  
Craig Stoker, Member  
Gary Simms, Member  
Jimmy Peacock, Member  
Steve Tercero, Member

**PLANNING & ZONING COMMISSION, Minutes  
CITY COUNCIL CHAMBERS – FIFTH FLOOR**

**August 17, 2023  
1:30 P.M.**

**OPENING ITEMS**

**I. Call to Order**

**II. Pledge of Allegiance and Texas Pledge.**

Honor the Texas Flag, I pledge allegiance to thee, Texas, one state under God, one and Indivisible.

**III. CONSENT ITEMS**

1. Consider approval of the Planning & Zoning Meeting minutes for August 3, 2023

2. CASE FILE NO. 2022-53-P (ETJ)

Motion approving a Final Plat of Hillmont Estates, Second Filing, being a Replat of Lots 1-13 & Lots 42-54, Block 3 and Lots 1-14 & Lots 45-58, Block 4, Hillmont Estates, 1<sup>st</sup> Filing Correction Plat, Ector County, Texas. (Generally located on the northeast and southeast corners of Abronia Drive and Chitalpa Drive- Extraterritorial Jurisdiction)

3. CASE FILE NO. 2023-03-P

Motion approving a Final Plat of Rev Subdivision, being a plat of a 116.8 Acre Tract out of Section 45, Block 42, T-2-S, T&P RY CO Survey Ector County, Texas. (Generally located on the east side of S. County Road West, approximately 5,350-feet south of W I H 20 SR- Extraterritorial Jurisdiction)

4. CASE FILE NO. 2023-04-P

Motion approving a Final Plat of Bullhead 1<sup>st</sup> Filing, being a plat of a 39.15 Tract of Land in Section 40, Block 42, T-2-S T&P PY. CO. Survey Ector County, Texas. (Generally located on the west side of S. Crane Avenue, approximately 1,668-feet south of W I H 20- Extraterritorial Jurisdiction)

5. CASE FILE NO. 2023-05-P

Motion approving a Final Plat of Bullhead 2<sup>nd</sup> Filing, being a plat of a 33.40 Acre Tract of Land in Section 40, Block 42, T-2-S T&P RY. CO. Survey Ector County, Texas. (Generally located on the south side of W I H 20, approximately 1,280-feet east of S. County Road West-Extraterritorial Jurisdiction)

**IV. MISCELLANEOUS**

6. CASE FILE NO. 2023-58-P

Motion approving with staff's recommended conditions for a proposed Preliminary Plat Replat of Correction Plat Iglesia Adventista Del Septimo Dia Addition, an Addition to the City of Odessa, being a 10.95 Acres of Land in Section 46, Block 42, T-2-S, T. & P. RY. CO. Survey, Ector County, Texas. (Generally located on the north corner of the intersection of S. Crane Ave and S. Hwy 385-Council District 1)

7. CASE FILE NO. 2023-59-P(ETJ)

Motion approving with staff's recommended conditions for a proposed Preliminary Replat of Desert Blossom, being a Replat of Lot 37, Block 24, of the Replat of Lot 27, Block 24, Westridge Subdivision, 2<sup>nd</sup> Filing, being a Subdivision of 5.16 Acres in Section 20, Block 43, T-2-S, T. & P. RY. CO. Survey, Ector County, Texas. (Generally located on the northeast corner of the intersection of N. Harley Avenue and W. 20<sup>th</sup>- Extraterritorial Jurisdiction)

**V. ADJOURN**

Be it said and remembered that at 1:29 p.m. on the 3<sup>rd</sup> Day of August 2023, there came on and was held a Planning and Zoning Commission meeting in the Council Chambers, 5<sup>th</sup> Floor, 411 W. 8<sup>th</sup> St., Odessa, Texas.

MEMBERS PRESENT: Wayne Russell, Vice Chairman  
Gary Sims  
Connie Coots  
Jimmy Peacock

MEMBERS ABSENT: Chairman, Lance Marker  
Steve Tercero  
Craig Stoker

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OTHERS PRESENT: Maria Prieto, Planning Manager; James Reber, Planner; Cheynna Torres, Planning Tech, Gracie Rodriguez, Planning Tech, Joe Tucker, Assistant City Engineer; Fara Hernandez, CIP Coordinator; Dan Jones, Interim City Attorney

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The minutes of the August 3, 2023, Planning and Zoning Commission meet were approved, motion for approval being made by Commissioner Gary Sims, seconded by Commissioner Connie Coots, with the vote being a unanimous "aye".

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**Case file 2023-53-P (ETJ)(approved)**

Motion approving a Final Plat of Hillmont Estates, Second Filing, being a Replat of Lots 1-13 & Lots 42-54, Block 3 and Lots 1-14 & Lots 45-58, Block 4, Hillmont Estates, 1<sup>st</sup> Filling Correction Plat, Ector County, Texas. (Generally located on the northeast and southeast corners of Abronia Drive and Chitalpa Drive- Extraterritorial Jurisdiction)

Vice Chairman Wayne Russell stated all consent items, please review all at once and will be approved at the same time, unless discussion is needed, no questions stated, Vice Chairman Wayne Russell turned to commission for motion, Commissioner Jimmy Peacock approved as stated. Connie Coots seconded the motion, with the vote being a unanimous "aye".

**Case File 2023-03-P(ETJ)(approved)**

Motion approving a Final Plat of Rev Subdivision, being a Plat of a 116.8 Acre Tract out of Section 45, Block 42, T-2-S, T&P RY CO. Survey, Ector County, Texas. (Generally located on the east side of S. County Road West, approximately 5,350-feet south of W I H 20 SR- Extraterritorial Jurisdiction)

Vice Chairman Wayne Russell stated all consent items, please review all at once and will be approved at the same time, unless discussion is needed, no questions stated, Vice Chairman Wayne Russell turned to commission for motion, Commissioner Jimmy Peacock approved as stated. Connie Coots seconded the motion, with the vote being a unanimous "aye".

**Case File 2023-04-P(approved)**

Motion approving a Final of Bullhead 1<sup>st</sup> Filing, being a Plat of a 33.40 Acre Tract of Land in Section 40, Block 42, T-2-S T&P RY. CO. Survey, Ector County, Texas. (Generally located on the west side of S. Crane Avenue, approximately 1,668-feet south of W I H 20-Extraterritorial Jurisdiction)

Vice Chairman Wayne Russell stated all consent items, please review all at once and will be approved at the same time, unless discussion is needed, no questions stated, Vice Chairman Wayne Russell turned to commission for motion, Commissioner Jimmy Peacock approved as stated. Connie Coots seconded the motion, with the vote being a unanimous "aye".

**Case File 2023-05-P(approved)**

Motion approving a Final Plat of Bullhead 2<sup>nd</sup> Filing, being a plat of a 33.40 Acre Tract of Land in Section 40, Block 42, T-2-S T&P RY. CO. Survey, Ector County, Texas. (Generally located on the south side of W I H 20, approximately 1,280-feet east of S. County Road West-Extraterritorial Jurisdiction)

Vice Chairman Wayne Russell stated all consent items, please review all at once and will be approved at the same time, unless discussion is needed, no questions stated, Vice Chairman Wayne Russell turned to commission for motion, Commissioner Jimmy Peacock approved as stated. Connie Coots seconded the motion, with the vote being a unanimous "aye".

**Recommended Planning and Zoning Commission Action:**

**Case File 2023-58-P  X  Approved (CONDITIONS) \_\_\_\_\_ Deny**

**Detail of the Request:**

The applicant, S.W. Howell, is requesting to replat 10.95 Acres of Land in Section 46, Block 42, T-2-S, T.&P. Co. Survey, Ector County, Texas, for ownership purposes.

**Current Zoning:**

R-1, Retail -1 District, FD, Future Development District, and ETJ, Extraterritorial Jurisdiction

This request has been routed to all respective departments for internal review. The comments are below.

**PLANNING:**

- A Certificate of Ownership will be required.
- Tax statements need to be submitted prior to filling of the plat.
- A Point of Beginning is required.

**PUBLIC WORKS:**

- Water and sewer are available. Sewer is not available. No Pro rata is due.
- Drainage report has been submitted and needs to be revised to address on-site detention.
- This tract is not in a special flood hazard area.
- Lots are sufficient size of public water and septic systems.
- An Improvements Agreement will not be required.

**ECTOR COUNTY 911:**

No comments

**GIS:**

No comments

**ECUD:**

No comments

**TXDOT:**

No comments

**Staff recommends approval of the Preliminary Replat of Correction Plat Iglesia Adventista Del Septimo Dia Addition, subject to condition A.**

**Condition:**

**A. Approval of this Replat is subject to all plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for recording with the County Clerk of Ector County, Texas.**

1. No increase in runoff is allowed to US 385.
2. 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.
3. Access to US 385 will be coordinated with the City of Odessa.
4. Recommended minimum driveway spacing is 425' between all access points, existing and proposed. Post development drainage/runoff should not exceed predevelopment conditions.

**Attachments:**

Application  
Proposed Plat  
Maps

Mr. James Reber Gave the following presentation: The applicant, S.W. Howell, Inc., agent, is requesting to replat 10.95 acres in Section 46, Block 42, T-2-S. T&P. RY. CO. Survey, Ector County, Texas, for ownership purposes.

Vice-Chairman Russell asking if any other requestions for staff, Hearing none, Vice Chairman turned to commission and asked for discussion or a motion, Member Connie Coots moved the item be approved as presented. Commissioner Gary Sims seconded the motion, with the vote being a unanimous "aye".

### **Recommended Planning and Zoning Commission Action:**

**Case File 2023-59-P        X   Approved (CONDITIONS) \_\_\_\_\_ Deny**

### **Detail of the Request:**

The applicant, S.W. Howell, is requesting a replat Lot 37, Block 24, of the Replat of Lot 27, Block 24, Westridge Subdivision, 2<sup>nd</sup> Filing, being a Subdivision of 5.16 Acres in Section 20, Block 43, T-2-S, T.&P. RY. CO. Survey, Ector County, Texas. (Generally Located on the northeast corner of the intersection of N. Harley Avenue and W. 20<sup>th</sup>-Extraterritorial Jurisdiction)

**Current Zoning:**                      **Extra-Territorial Jurisdiction (ETJ)**

This request has been routed to all respective departments for internal review. The comments are below.

### **PLANNING:**

- Certificate of ownership is required.
- Tax statements need to be submitted prior to filling of the plat.

### **PUBLIC WORKS:**

- This tract is outside the city limits and is in the ETJ.
- Water is available thru ECUD.
- All lots will need to connect to ECUD water.

- All lots are of sufficient size for public water and OSSF (septic system).
- Drainage report has been submitted. Part of this tract is in a flood hazard area, regulatory floodway.
- Submit paving plans for N. Harley to Ector County for review and acceptance.

**ECTOR COUNTY 911:**

No comments

**GIS:**

No comments

**ECUD:**

No comments

**TXDOT:**

No comments

**Staff recommends approval of the Preliminary Replat of Desert Blossom, subject to condition A.**

**Condition:**

**B. Approval of this Replat is subject to all plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for recording with the County Clerk of Ector County, Texas.**

1. Indicate size of lots for Lots 34 thru 36.
2. All building construction shall be in compliance with Ector County Floodplain regulations.

**Attachments:**

Application  
Proposed Plat  
Maps

Mr. James Reber Gave the following presentation: The applicant, S.W. Howell, is requesting to replat Lot 37, Block 24, of the Replat of Lot 27, Block 24, Westridge Subdivision, 2<sup>nd</sup> Filing, being a Subdivision of 5.16 Acres in Section 20, Block 43, T-2-S, T.&P. RY. CO. Survey, Ector County, Texas, for ownership purposes.

Vice-Chairman Russell asking if any other requestions for staff, Hearing Jimmy Peacock ask pertaining to the second condition of construction. How will the purchaser know they

have to comply with the county, does it show on the plat? Maria Prieto, Planning Manager, indicated all this information has been sent to consultant and forward this over to the owners. Public Works noted it's on the plat. Vice Chairman, then ask for additional questions, Wayne Russell, turned to commission and asked for discussion or a motion, Member Jimmy Peacock moved the item be approved as presented. Commissioner Gary Sims 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 1:35 p.m.

James Reber, Planner, placed the minutes in the Minute Book on August 4, 2023.

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Wayne Russell, Vice-Chairman