AGENDA

PLANNING AND ZONING COMMISSION

COUNCIL CHAMBER

AUGUST 15, 2019

1:30 P.M.

1. <u>CASE FILE NO. 2019-21-Z</u>
   Open a public hearing to consider approval of the request of Betenbough Homes, owner, to rezone from Retail (R) to Special Dwelling District (SPD) approximately 19 ac. [two (2) tracts] and rezone from Special Dwelling District (SPD) to Retail (R) approximately 0.8 ac. tract in Section 35, Block 42, T-1-S, T&P Ry. Co. Survey, Ector County, Texas (along East Loop 338, between 87th St. and proposed 100th St)

2. <u>CASE FILE NO. 2019-84-P</u>
   Consider approval of the preliminary plat of Ratliff Ridge, 4th Filing, being a 27.76 ac. tract in Section 35, Block 42, T-1-S, T&P Ry. Co. Survey, City of Odessa, Ector County, Texas (northeast of the intersection of Wagon Way and E. 91st St.)

3. <u>CASE FILE NO. 2019-60-P</u>
   Open a public hearing to consider approval of the replat of Lots 7 and 8, Block 7, Buchanan Addition (southeast corner of the intersection of Rowland Ave. and W. 22nd St.)

4. <u>CASE FILE NO. 2019-85-P</u>
   Open a public hearing to consider approval of Parks Bell Ranch, 4th Filing, being a replat of Lot 2, Block 5, Parks Bell Ranch 3rd Filing, City of Odessa, Ector County, Texas (southeast of the intersection of Yukon Rd. and Faudree Rd.)

5. <u>CASE FILE NO. 2019-86-P</u>
   Consider approval of the short form plat of Quality Inn Addition, being a 0.976 ac. tract in Section 39, Block 42, T-2-S, T&P Ry. Co. Survey, City of Odessa, Ector County, Texas (southeast of the intersection of Interstate 20 and U.S. Hwy 385.)

6. Other business

7. Adjourn

TO: PLANNING AND ZONING COMMISSION

FROM: RANDY BRINLEE, PLANNING DIRECTOR

SUBJECT: CASE FILE NO. 2019-21-Z

APPLICANT: Betenbough Homes, owner

REQUEST: Rezone request from Retail (R) to Special Dwelling District (SPD) (approximately 19 ac. [two (2) tracts]) and rezone from Special Dwelling District (SPD) to Retail (R) (approximately 0.8 ac. tract)

PROPERTY INVOLVED: Approx. 19.8 acres in Section 35, Block 42, T-1-S, T&P Ry. Co. Survey, Ector County, Texas (along East Loop 338, between 87th St. and proposed 100th St)

The property involved in this request is along East Loop 338, between 87th St and proposed 100th St., and is included in the concept plan area for Ratliff Ridge. The site is currently zoned Special Dwelling District (SPD) and Retail (R) and is vacant. Land use in the area consists of single-family residential development and vacant land.

The applicant is Betenbough Homes, owner, and the purpose of the rezone request from Special Dwelling District (SPD) to Retail (R) and from Retail (R) to Special Dwelling District (SPD) is to match the zoning districts in the area to the proposed concept plan, and to facilitate additional single-family housing.

Using the City's identified priorities contained in the City of Odessa's Comprehensive Plan to evaluate zoning amendments the following comments are offered:

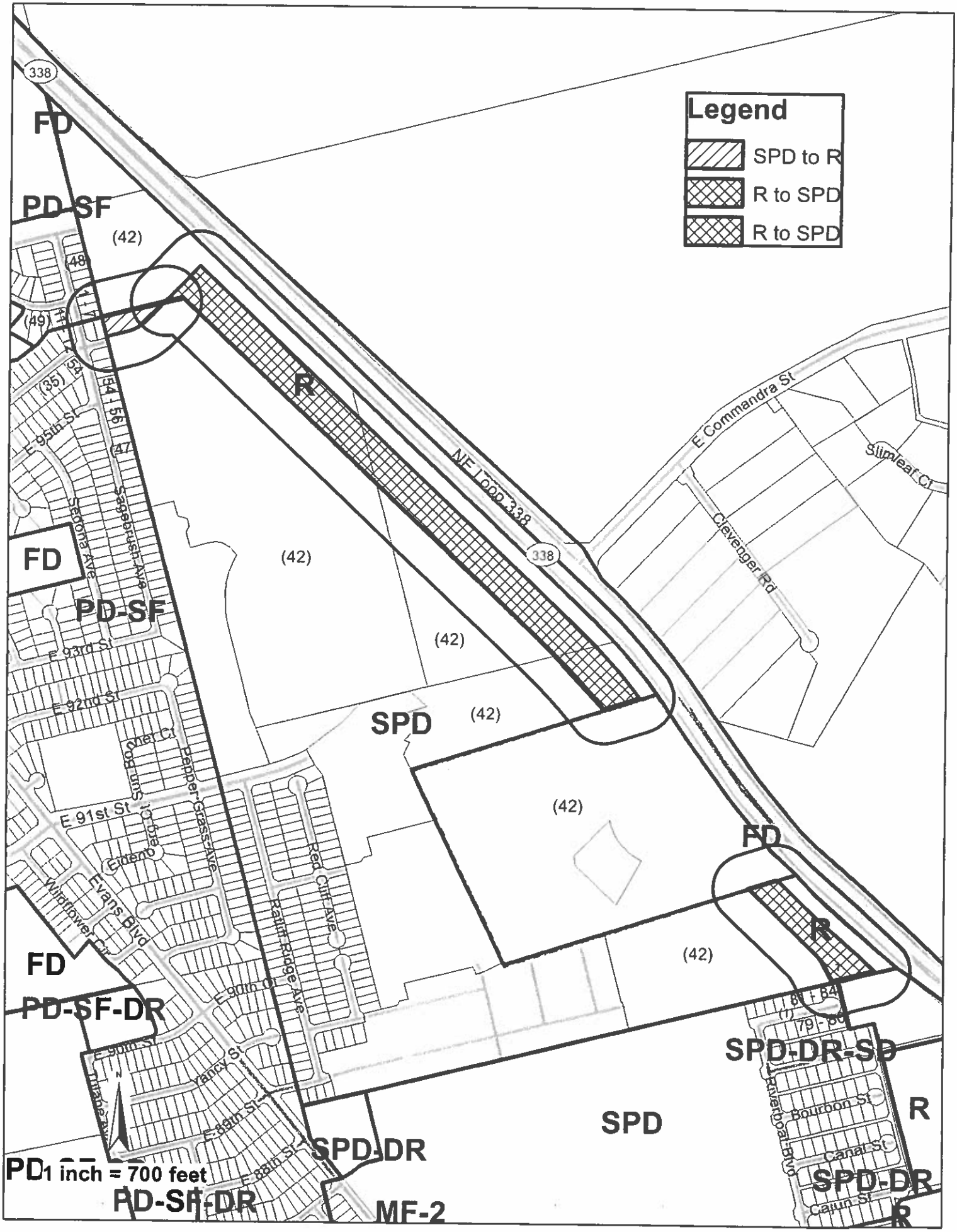
Comprehensiveness: The proposed rezone request is not contrary to the established land uses in the general area or the land use plan of the City of Odessa's Master Plan.

Livability: The proposed original zoning would not have a negative impact on this site or surrounding properties. The proposed single-family and retail developments are not out of line with development in the area.

Reasonableness: The proposed zoning districts will be located near other single-family housing. Site plan approval to establish development standards (building setbacks, lot coverage, etc.) is needed prior to development of the property.

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

Information in order of inclusion:
--Area zoning/notification map
--List of uses allowed in Special Dwelling District (SPD) and Retail (R) Zoning Districts



Legend
SPD to R
R to SPD
R to SPD
338
FD
PD-SF
(42)
(48)
(49)
(35)
(47)
54 - 56
E 95th St
Sedona Ave
Sagebrush Ave
FD
PD-SF
E 93rd St
E 92nd St
Sun Bonnet Ct
Pepper Grass Ave
E 91st St
Eidenberg Ct
Evans Blvd
Wildflower Cir
Red Cliff Ave
Ratliff Ridge Ave
FD
PD-SF-DR
E 90th Ct
E 90th St
Yancy St
E 89th St
E 88th St
SPD-DR
PD-SF-DR
MF-2
1 inch = 700 feet
R
NE Loop 338
338
(42)
(42)
SPD
(42)
(42)
FD
R
(42)
SPD-DR-SD
Riverboat Blvd
Bourbon St
Canal St
Cajun St
SPD
R
SPD-DR
R
E Commandra St
Slimleaf Ct
Clevenger Rd

SPECIAL DWELLING

The following uses are allowed in the Special Dwelling (SPD) District:

PRIMARY RESIDENTIAL USES (14-2-2.1)

Single Family Dwelling Detached
Single Family Dwelling Attached
Two-Family Dwelling (Duplex)
Residence Home for the Elderly (by Specific Use Permit)
Housing, Special Arrangement and Types

ACCESSORY AND INCIDENTAL USES (14-2-2.2)

Accessory Building or Use (Residential)
Beauty Shop -- One Chair Accessory Use (by Specific Use Permit)
Garage or Estate Sale Accessory Use
Home Occupation
Off-Street Parking Required for Primary Use
Stable, Private (by Specific Use Permit)
Swimming Pool (Private)
Temporary Field Office, Construction Yard or Office (Subject to temporary permit issued by Building Official)

UTILITY AND SERVICE USES (14-2-2.3)

Electrical Substation (High Voltage Bulk Power) (by Specific Use Permit)
Electrical Transmission Line (High Voltage) (by Specific Use Permit)
Fire Station or Similar Public Safety Building
Gas Line and/or Regulating Station
Library, Public (by Specific Use Permit)
Local Utility Line
Municipal Office Building or City Hall (by Specific Use Permit)
Sewage Pumping Station
Storm Water Retention Basin or Pumping Station
Telephone Exchange--Switching, Relay or Transmitting Station Only
Water Reservoir, Water Well or Pumping Station
Water Stand Pipe and Elevated Storage Tank

RECREATIONAL AND ENTERTAINMENT USES (14-2-2.4)

Country Club (Private (by Specific Use Permit)
Golf Course (Commercial) (by Specific Use Permit)
Park or Playground (Public)
Park or Playground (Other Than Public) (by Specific Use Permit)

(Recreational and Entertainment Uses -- Cont.)

Playfield or Stadium (Public) (by Specific Use Permit)
Swim or Tennis Club (by Specific Use Permit)
Zoo (Public) (by Specific Use Permit)

EDUCATIONAL, INSTITUTIONAL & SPECIAL USES (714-2-2.5)

Cemetery or Mausoleum (by Specific Use Permit)
Church or Rectory
College or University (by Specific Use Permit)
Community Center (Public)
Convent or Monastery (by Specific Use Permit)
Day Care Center
Home for Senior Citizens or Nursing Home (by Specific Use Permit)
Hospital, Acute Care (by Specific Use Permit)
Hospital, Chronic Care (by Specific Use Permit)
Institution of Religious, Charitable or Philanthropic Nature (bySpecific Use Permit)
Kindergarten or Nursery School (by Specific Use Permit)
School, Public or Denominational

AUTOMOTIVE & TRANSPORTATION RELATED USES (14-2-2.6)

Railroad Track or Right-of-Way

SIGN AND IDENTIFICATION USES (14-2-2.8)
(see Section 14-10-1)

Apartment or Housing Project Identification Sign
Apartment or Housing Project Informational Sign
Construction Sign Temporary
Development Sign Temporary
Institutional Identification Sign
Institutional Information Sign
Name Plate
Real Estate Sign (Temporary)

AGRICULTURAL TYPE USES (14-2-2.10)

Farm, Garden or Orchard

NATURAL RESOURCE STORAGE AND EXTRACTION (14-2-2.11)

Petroleum or Gas Well (permitted in any district carrying Drill Reservation "DR" suffix subject to Oil and Gas Ordinance)

SPECIAL INDUSTRIAL PROCESSES (14-2-2.12)

Asphalt or Concrete Batching Plant (Temporary) (by Specific Use Permit)

RETAIL

The following uses are allowed in the Retail (R) District:

PRIMARY RESIDENTIAL USES (14-2-2.1)

Single Family Dwelling Detached
Single Family Dwelling Attached
Two-Family Dwelling (Duplex)
Three or Four Family Dwelling
Multiple-Family Dwelling (Apartment)
Residence Home for the Elderly
Mobile or HUD-Manufactured Home Dwelling
RV Park
Housing, Special Arrangement and Types
Hotel or Motel

ACCESSORY AND INCIDENTAL USES (14-2-2.2)

Accessory Building or Use (Residential)
Accessory Building or Use (Business or Industry)
Beauty Shop -- One Chair Accessory Use
Garage or Estate Sale Accessory Use
Home Occupation
Off-Street Parking Required for Primary Use
Off-Street Parking Excess to Minimum Requirement
Swimming Pool (Private)
Temporary Field Office, Construction Yard or Office (Subject to temporary permit issued by Building Official)

UTILITY AND SERVICE USES (14-2-2.3)

Electrical Energy Generating Plant (by Specific Use Permit)
Electrical Substation (High Voltage Bulk Power)
Electrical Transmission Line (High Voltage)
Fire Station or Similar Public Safety Building
Gas Line and/or Regulating Station
Library, Public
Local Utility Line
Municipal Office Building or City Hall
Public Building, Shop or Yard of Local, State or Federal Agency
Wireless Communications Systems
Radio or Television Transmitting Station
Sewage Pumping Station
Storm Water Retention Basin or Pumping Station

(Utility and Service Uses -- Cont.)

Telephone Business Office
Telephone Exchange--Switching, Relay or Transmitting Station Only
Utility Shops, Storage Yards or Building (Private)
Water Reservoir, Water Well or Pumping Station
Water Stand Pipe and Elevated Storage Tank
Water Treatment Plant

RECREATIONAL AND ENTERTAINMENT USES (14-2-2.4)

Amusement, Commercial (Indoor)
Country Club (Private)
Dance Hall or Night Club (by Specific Use Permit)
Golf Course (Commercial) (by Specific Use Permit)
Park or Playground (Public)
Park or Playground (Other Than Public)
Playfield or Stadium (Public)
Private Club (by Specific Use Permit)
Roller or Ice Skating Rink (by Specific Use Permit)
Swim or Tennis Club
Swimming Pool or Tennis Complex (Commercial) (by Specific Use Permit)
Tavern or Lounge (by Specific Use Permit)
Theater or Playhouse (Indoor)

EDUCATIONAL, INSTITUTIONAL & SPECIAL USES (14-2-2.5)

Art Gallery or Museum
Cemetery or Mausoleum (by Specific Use Permit)
Church or Rectory
College or University
Convent or Monastery
Day Care Center
Fairgrounds or Exhibition Area
Fraternal Club or Lodge
Home for Senior Citizens or Nursing Home
Hospital, Acute Care
Hospital, Chronic Care
Institution or Center for Alcoholic, Narcotic or Psychiatric Patients
Institution of Religious, Charitable or Philanthropic Nature
Institutional Out-Patient Medical Clinic

Kindergarten or Nursery School
School, Business
School, Public or Denominational
School, Trade, Technical or Commercial

AUTOMOTIVE & TRANSPORTATION RELATED USES (14.2-2.6)

Auto Glass, Seat Cover or Muffler Shop
Auto Laundry or Car Wash
Auto Parts and Accessory Sales (Indoor)
Bicycle Sales and Service
Gasoline Sales
Gasoline or Motor Fuel Service Station
Helistop (by Specific Use Permit)
New Auto Display and Sales (Indoor)
Parking Lot or Structure Commercial (Primary Use) (by Specific Use Permit)
Parking Lot or Structure Non-Commercial
Railroad Track or Right-of-Way
Repair Garage (by Specific Use Permit)

RETAIL AND SERVICE TYPE USES (14-2-2.7)

Antique Shop
Art Supply Store
Bakery or Confectionery Shop (Retail)
Bank or Savings and Loan Office
Book or Stationery Shop
Cleaning and Pressing, Small Shop and Pick-Up
Clinic, Medical or Dental
Custom Personal Service Shop
Department, Variety or Discount Store
Drapery, Needlework, Fabric or Weaving Shop
Drug Store or Pharmacy
Florist or Garden Shop
Food and Beverage Sales
Furniture or Appliance Store
Greenhouse or Plant Nursery (Retail Sales)
Hardware Store
Household Appliance Service or Repair
Incidental or Accessory Retail or Service Use
Key Shop

(Retail and Service Type Uses -- Cont.)

Laboratory, Medical or Dental
Laundry and Cleaning Shop (Self Service)
Medical Appliances and Fitting, Sales or Rental
Mortuary or Funeral Home
Office, General Business or Professional
Pawn Shop
Pet Grooming
Pet Shop
Reprographic Service
Restaurant or Cafeteria (Not Drive-In) (With Dining Room)
Restaurant or Eating Place (Drive-In Service)
Retail Shop, Apparel, Gifts, Accessories and Similar Items
Retail Shop or Store (General Items)
Sales, Outdoor Temporary
Studio -- Decorator, Artist or Photographer
Studio, Health, Exercise and Reducing
Studio -- Music, Dance or Drama
Tool Rental, Domestic, Small Equipment
Travel Bureau or Travel Consultant
Veterinarian Hospital (Indoor Animal Pens)
Veterinarian Office Only (No Animal Pens)

SIGN AND IDENTIFICATION USES (14-2-2.8)
(see Section 14-10-1)

Apartment or Housing Project Identification Sign
Apartment or Housing Project Informational Sign
Construction Sign Temporary
Development Sign Temporary
General Business Sign
Institutional Identification Sign
Institutional Information Sign
Name Plate
Office Identification Sign
Real Estate Sign (Temporary)

COMMERCIAL TYPE USES (14-2-2.9)

Building Material and Home Supply Sales (Indoor Storage)
Laboratory, Scientific or Research

Mini-Warehouse

AGRICULTURAL TYPE USES (14-2.2.10)

Greenhouse or Nursery (Commercial)

NATURAL RESOURCE STORAGE AND EXTRACTION (14-2.2.11)

Petroleum or Gas Well (permitted in any district carrying Drill Reservation "DR" suffix subject to Oil and Gas Ordinance)

SPECIAL INDUSTRIAL PROCESSES (14-2-2.12)

Asphalt or Concrete Batching Plant (Temporary) (by Specific Use Permit)

TO: PLANNING AND ZONING COMMISSION

FROM: RANDY BRINLEE, DIRECTOR OF PLANNING

SUBJECT: CASE FILE NO. 2019-84-P

APPLICANT: Betenbough Homes, owner

REQUEST: Preliminary Plat

PROPERTY INVOLVED: Ratliff Ridge, 4th Filing, being a 27.76 ac. tract in Section 35, Block 42, T-1-S, T&P Ry. Co. Survey, City of Odessa, Ector County, Texas (northeast of the intersection of Wagon Way and E. 91st St.)

The property involved in this request is located northeast of the intersection of Wagon Way and E. 91st St. The site is zoned Special Dwelling District (SPD) and Retail (R), with a pending rezone request from Retail (R) to Special Dwelling District (SPD) and is currently vacant. Land use in the general area consists of single-family residential development and vacant land.

The applicant is Betenbough Homes, owner, and the purpose of this preliminary plat is to create approx. 140 lots for single-family residential development, and for ownership purposes.
A platting conference was held August 6th, 2019 with the applicant's consultant and city staff present.

Staff Comments:

-- A blanket refuse collection easement is noted on the plat.

-- Pedestrian easements connecting cul-de-sacs at Antelope Ave. and Hawk Ave with 91st St. needed to maintain consistency with remainder of Ratliff Ridge.

-- Ownership and original tax certificates need to be submitted prior to filing the plat.

-- Administrative site plan approval is required prior to development.

-- Water and sewer are available for extension. No pro rata is due.

-- Drainage report needs to be submitted. This tract is not in a special flood hazard area.

-- Show all appropriate utility and drainage easements.

-- Water, sewer, paving and drainage plans need to be submitted for review and acceptance.

-- An Improvements Agreement will be required.

-- 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.

<u>Commission action is requested on the following item:</u>

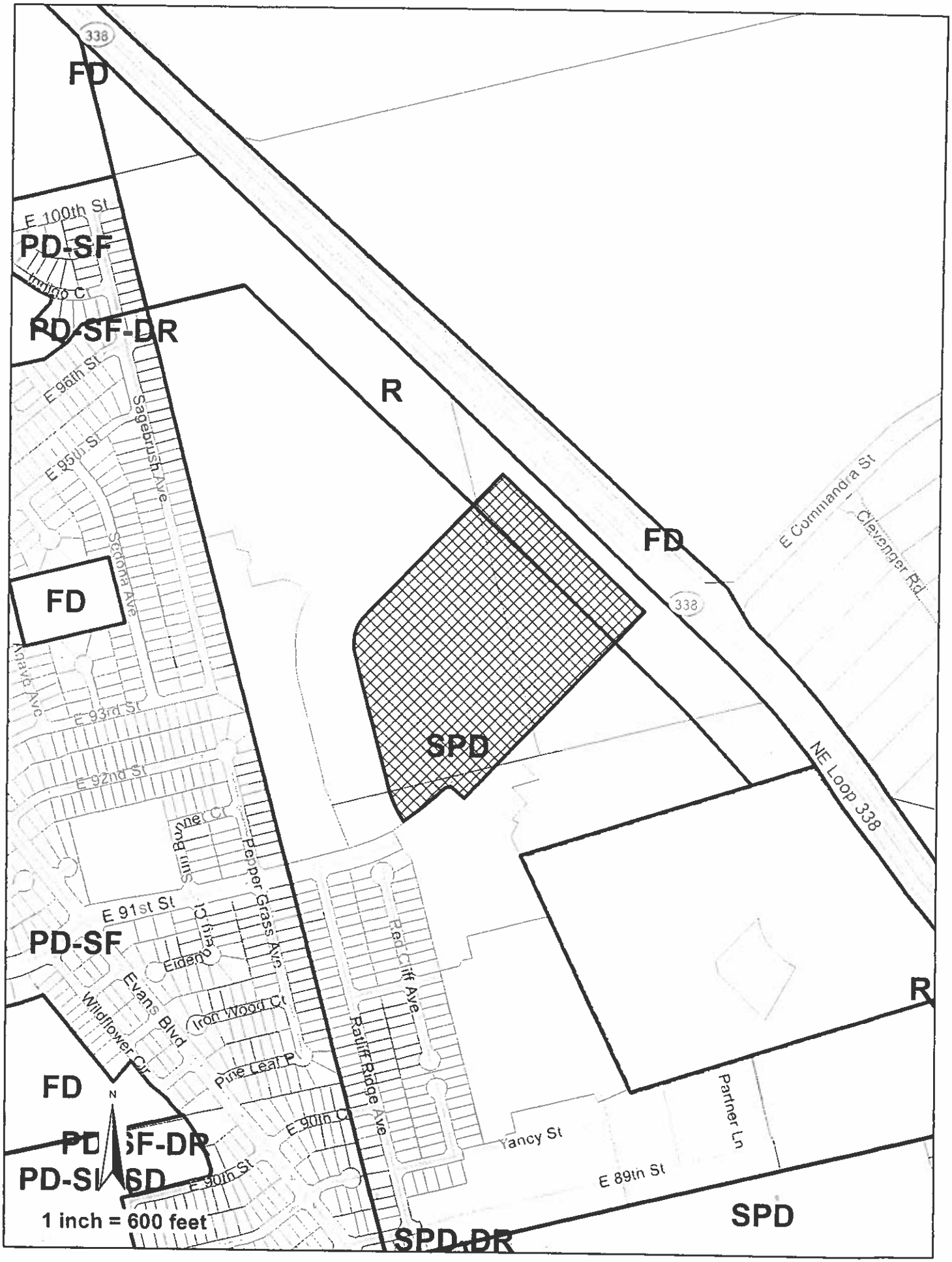
1. Adoption of the amended concept plan, which changes the following:
   a. Retail area has been reduced in favor of more single-family dwellings
   b. Amended concept plan has reduced in scope to include land only up to 96th St.

   (Planning)

2. If drainage from this plat is towards LP 338, post-development drainage/runoff should not be changed/increased from pre-existing conditions. (TxDOT)

The following agencies submitted no comments or response with regard to this preliminary plat: Fire, Legal, Utility Billing and Collection, Parks and Recreation, Utilities Administration, Police, Traffic, Building Inspection, Cable One, Atmos Energy, ECISD, SBC, PostMaster, El Paso Natural, Oncor, Appraisal District, Grande Communications, ConocoPhillips Pipeline Company, and Chevron.

Information in order of inclusion:
-- Area zoning map
-- Copy of proposed preliminary plat
-- Copy of proposed amended concept plan



338
FD
E 100th St
PD-SF
Indigo Ct
PD-SF-DR
E 96th St
Sagebrush Ave
E 95th St
R
Sedona Ave
FD
FD
E Commandra St
Clevenger Rd
338
Agave Ave
E 93rd St
SPD
E 92nd St
NE Loop 338
Sun Bunner Ct
Pepper Grass Ave
E 91st St
PD-SF
Eidenberg Ct
Red Cliff Ave
Evans Blvd
Wildflower Cir
Iron Wood Ct
Ratliff Ridge Ave
R
Pine Leaf P
FD
N
E 90th Ct
Partner Ln
PD-SF-DR
Yancy St
PD-SF-SD
E 90th St
E 89th St
1 inch = 600 feet
SPD
SPD-DR

RATLIFF RIDGE, 4th FILING,
An Addition to the City of Odessa,
Being a Subdivision of 27.76 Acres of Land in
Section 35, Block 42, T-1-S,
T&P RR Co. Survey, Ector County, Texas

TO: PLANNING AND ZONING COMMISSION

FROM: RANDY BRINLEE, DIRECTOR OF PLANNING

SUBJECT: CASE FILE NO. 2019-60-P

APPLICANT: Ochiono Kokomu, owner
SW Howell, consultant

REQUEST: Replat

PROPERTY INVOLVED: Lots 7 and 8, Block 8, Buchanan Addition (southeast corner of the intersection of Rowland Ave. and W. 22nd St)

The property involved in this request is located on the southeast corner of the intersection of Rowland Ave. and W. 22nd St. The site is zoned Single-Family-Two (SF-2) and is currently occupied by residential development. Land use in the general area consists of single-family residential development.

The applicant is Ochiono Kokomu, owner, SW Howell, consultant, and the purpose of the replat is to create two (2) lots for ownership purposes.

A platting conference was held August 6th, 2019 with the applicant's consultant and city staff present.

Staff Comments:

-- New lots meet all requirements for setbacks, lot area, etc. within the zoning ordinance.

-- Cutback is noted on the plat.

-- Water and sewer are available. No pro rata is due.

-- Drainage report has been submitted. This tract is not in a special flood hazard area.

-- An Improvements Agreement will be required for sidewalk construction on Rowland Street and curb ramp at the intersection.

-- 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 approval as noted above.

The following agencies submitted no comments or response with regard to this replat: Fire, Legal, Utility Billing and Collection, Parks and Recreation, Utilities Administration, Police, Traffic, Building Inspection, Cable One, Atmos Energy, ECISD, SBC, PostMaster, El Paso Natural, Oncor, Appraisal District, Grande Communications, ConocoPhillips Pipeline Company, and Chevron.

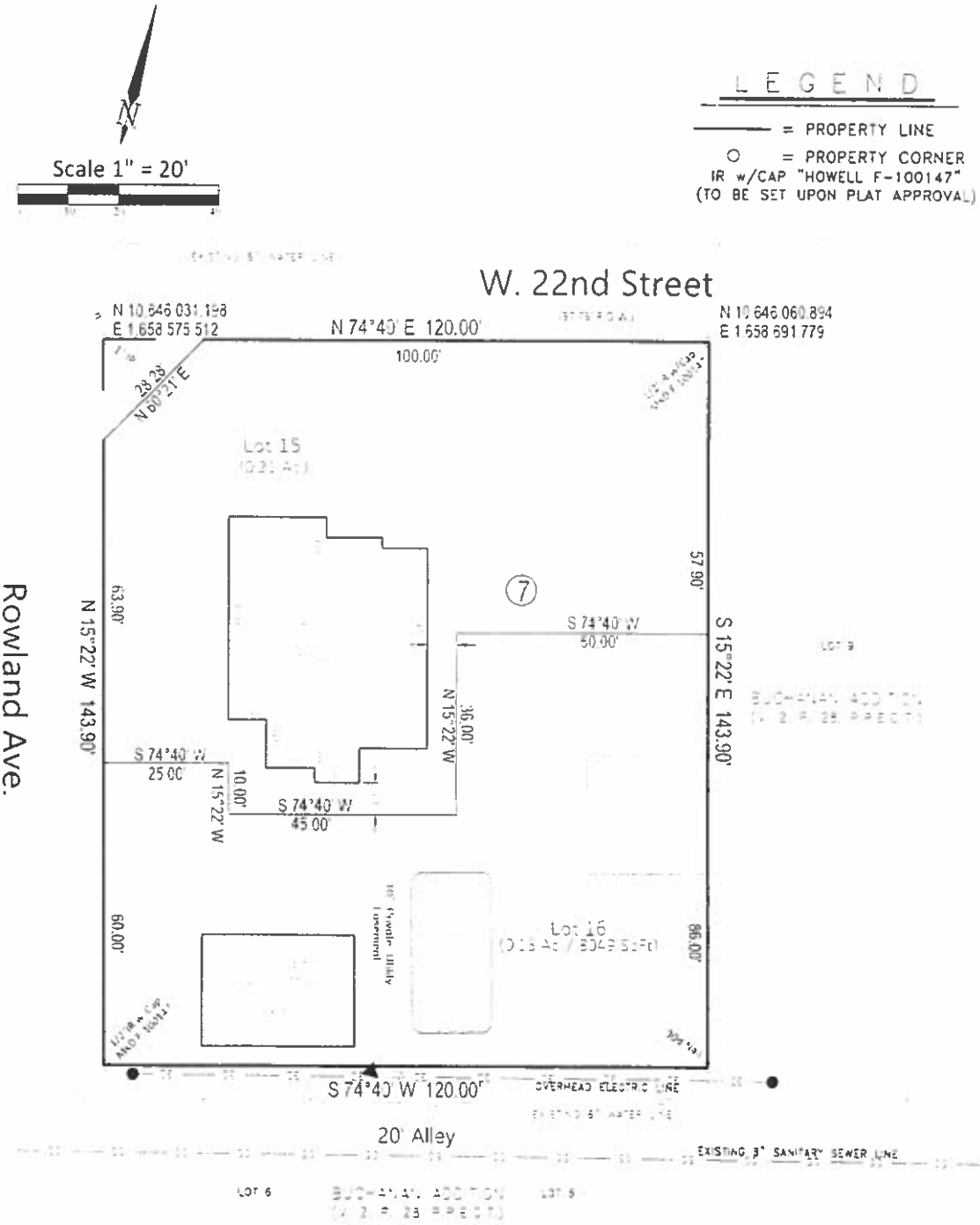
Information in order of inclusion:
-- Area zoning map
-- Copy of proposed replat

W 24th St
2400
900
2300
Golder Ave
W 23rd St
2200
500
W 22nd St
800
SF-2
2F-1
2100
W 21st St
900
2000
W 20th St
700
Rowland Ave
1900
Beaty Ave
1000
N
W 19th St
1 inch = 200 feet

REPLAT OF LOTS 7 & 8, BLOCK 7

BUCHANAN ADDITION

AN ADDITION TO THE CITY OF ODESSA
ECTOR COUNTY, TEXAS



TO: PLANNING AND ZONING COMMISSION

FROM: RANDY BRINLEE, DIRECTOR OF PLANNING

SUBJECT: CASE FILE NO. 2019-85-P

APPLICANT: 2012 Cross B, owner
LCA, consultant

REQUEST: Replat

PROPERTY INVOLVED: Parks Bell Ranch, 4th Filing, being a replat of Lot 2, Block 5, Parks Bell Ranch 3rd Filing, City of Odessa, Ector County, Texas (southeast of the intersection of Yukon Rd. and Faudree Rd.)

The property involved in this request is located southeast of the intersection of Yukon Rd. and Faudree Rd. The site is zoned Retail (R) and is currently vacant. Land use in the general area consists of single-family residential development and vacant land.

The applicant is 2012 Cross B, owner, LCA, consultant, and the purpose of the replat is to create two (2) lots to facilitate retail use and related development, and for ownership purposes.

A platting conference was held August 6th, 2019 with the applicant's consultant and city staff present.

Staff Comments:

-- A blanket refuse collection easement is noted on the plat.

-- Ownership and original tax certificates need to be submitted prior to filing the plat.

-- Drainage report has been submitted. This tract is not in a special flood hazard area.

-- Dimension the 25' easement along Faudree Road.

-- Water and sewer plans are accepted.

-- An Improvements Agreement will not be required.

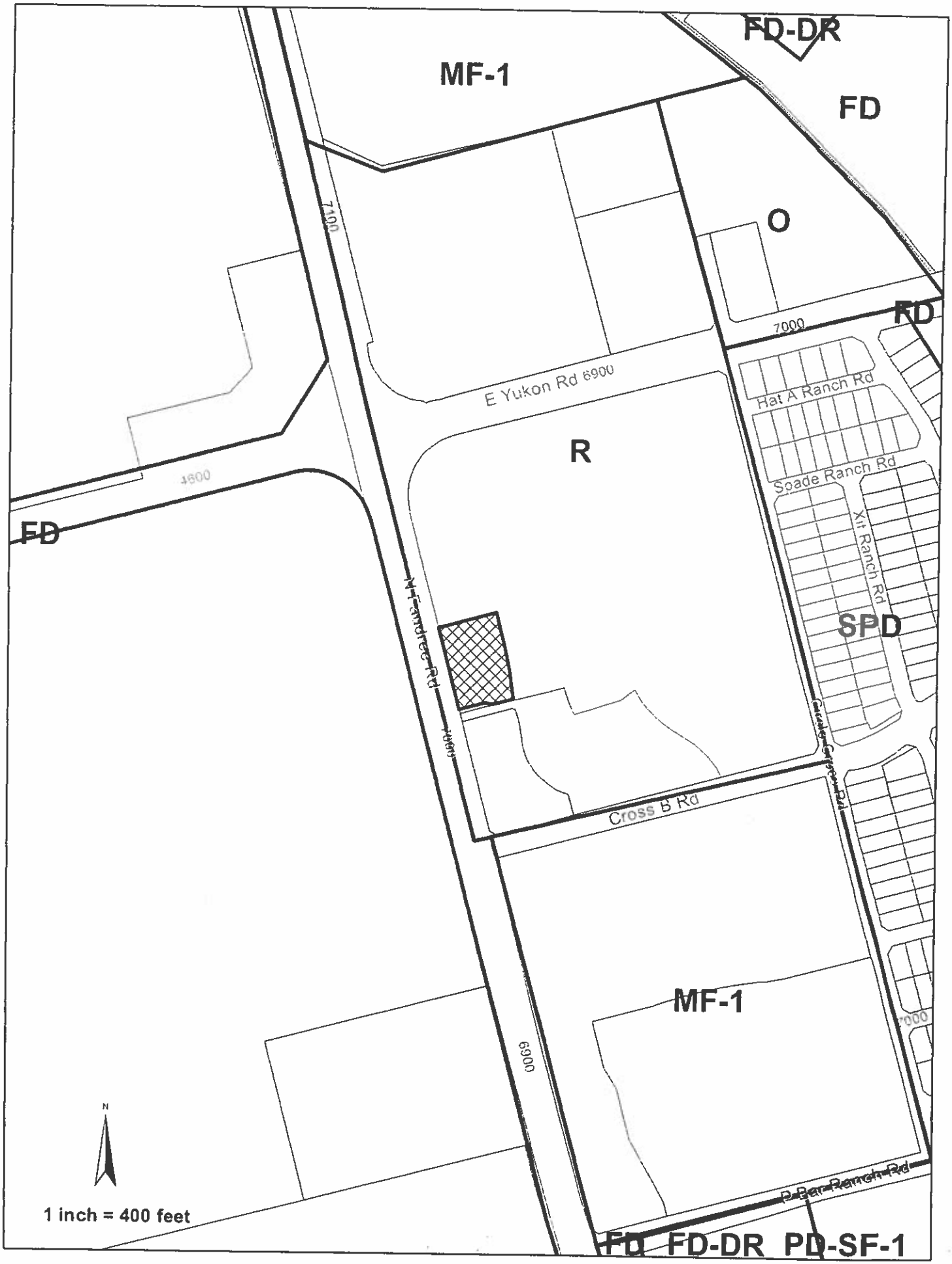
-- Any work in the right of way or easements will require a permit from the Engineering Division and must comply with current City Ordinances and policies.

Commission action is requested on the following item:

1. Add the following statement on the plat: No direct access from Faudree Road. (Public Works/Planning)

The following agencies submitted no comments or response with regard to this replat: Fire, Legal, Utility Billing and Collection, Parks and Recreation, Utilities Administration, Police, Traffic, Building Inspection, Cable One, Atmos Energy, ECISD, SBC, PostMaster, El Paso Natural, Oncor, Appraisal District, Grande Communications, ConocoPhillips Pipeline Company, and Chevron.

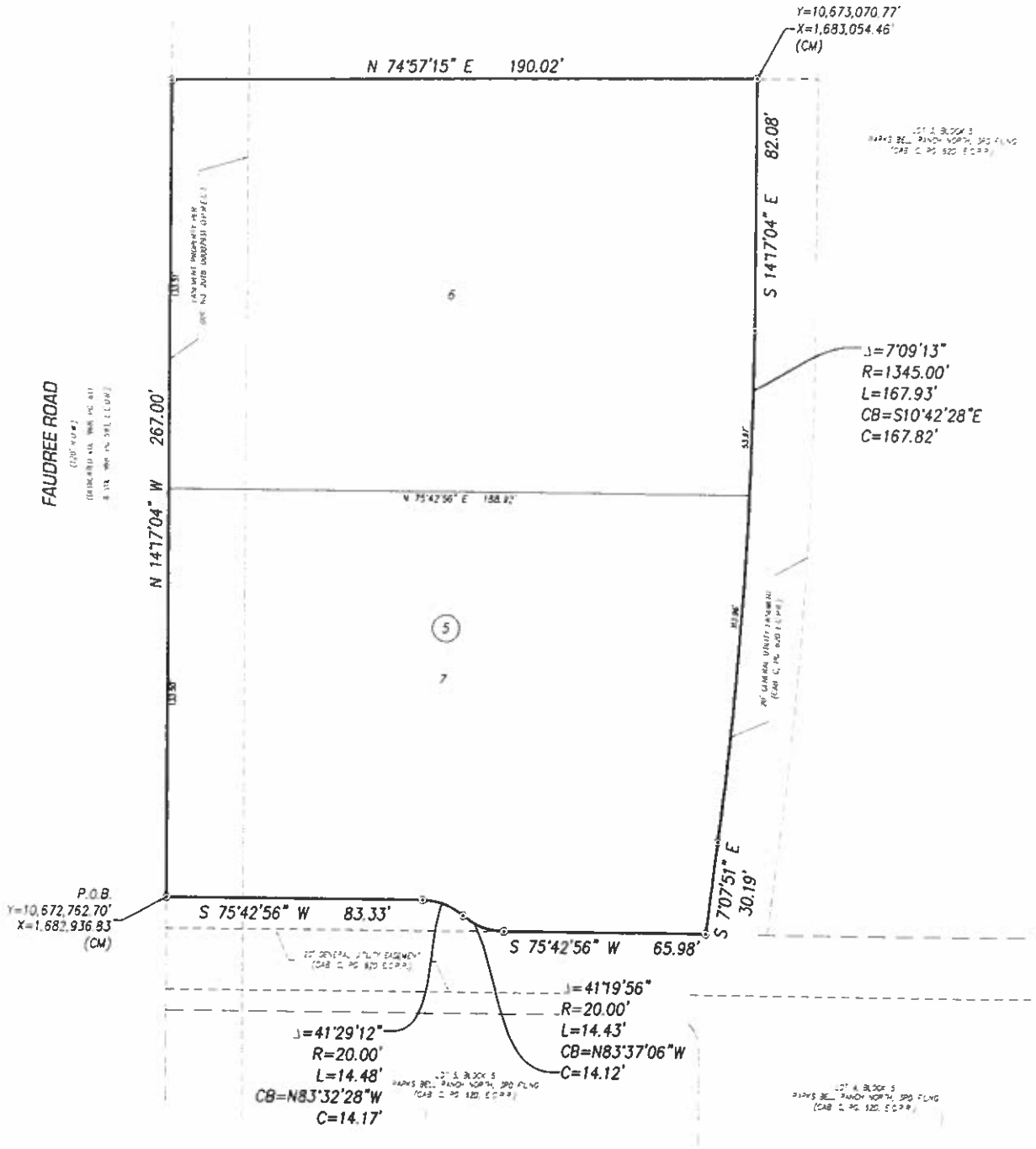
Information in order of inclusion:
-- Area zoning map
-- Copy of proposed replat



FD-DR
MF-1
FD
O
FD
7000
7100
E Yukon Rd 6900
Hat A Ranch Rd
R
Spade Ranch Rd
4600
FD
Xit Ranch Rd
SPD
Cross B Rd
MF-1
7000
6900
N
1 inch = 400 feet
FD FD-DR PD-SF-1

PARKS BELL RANCH NORTH, 4th FILING

BEING A REPLAT OF LOT 2, BLOCK 5
PARKS BELL RANCH NORTH, 3RD FILING
RECORDED IN CABINET C, PAGE 62D
ECTOR COUNTY PLAT RECORDS
ODESSA, ECTOR COUNTY, TEXAS



TO: PLANNING AND ZONING COMMISSION

FROM: RANDY BRINLEE, DIRECTOR OF PLANNING

SUBJECT: CASE FILE NO. 2019-86-P

APPLICANT: Jayesh Patel and Mohan Patel, owners
Stanley Morris, consultant

REQUEST: Short Form Plat

PROPERTY INVOLVED: Quality Inn Addition, being a 0.976 ac. tract in Section 39, Block 42, T-2-S, T&P Ry. Co. Survey, City of Odessa, Ector County, Texas (southeast of the intersection of Interstate 20 and U.S. Hwy 385.)

The property involved in this request is located southeast of the intersection of Interstate 20 and U.S. Hwy 385. The site is zoned Light Industrial (LI) and is currently vacant. Land use in the general area consists of hotel and other commercial development and vacant land.

The applicants are Jayesh Patel and Mohan Patel, owners, Stanley Morris, consultant, and the purpose of this short form plat is to create one (1) lot for commercial development (hotel), and for ownership purposes.

A platting conference was held August 6th, 2019 with the applicant's consultant and city staff present.

Staff Comments:

-- A blanket refuse collection easement is noted on the plat.

-- Ownership and original tax certificates need to be submitted prior to filing the plat.

-- Drainage report has been submitted. This tract is not in a special flood hazard area.

-- Water and sewer are available. No pro rata is due.

-- US 385 right-of-way, alley width, and Lot & Block numbers need to be shown on the plat.

-- Show the existing 15' general utility and drainage easement on the south side.

-- Submit site grading plans for on-site detention (detention in parking lot).

-- An Improvements Agreement will not be required.

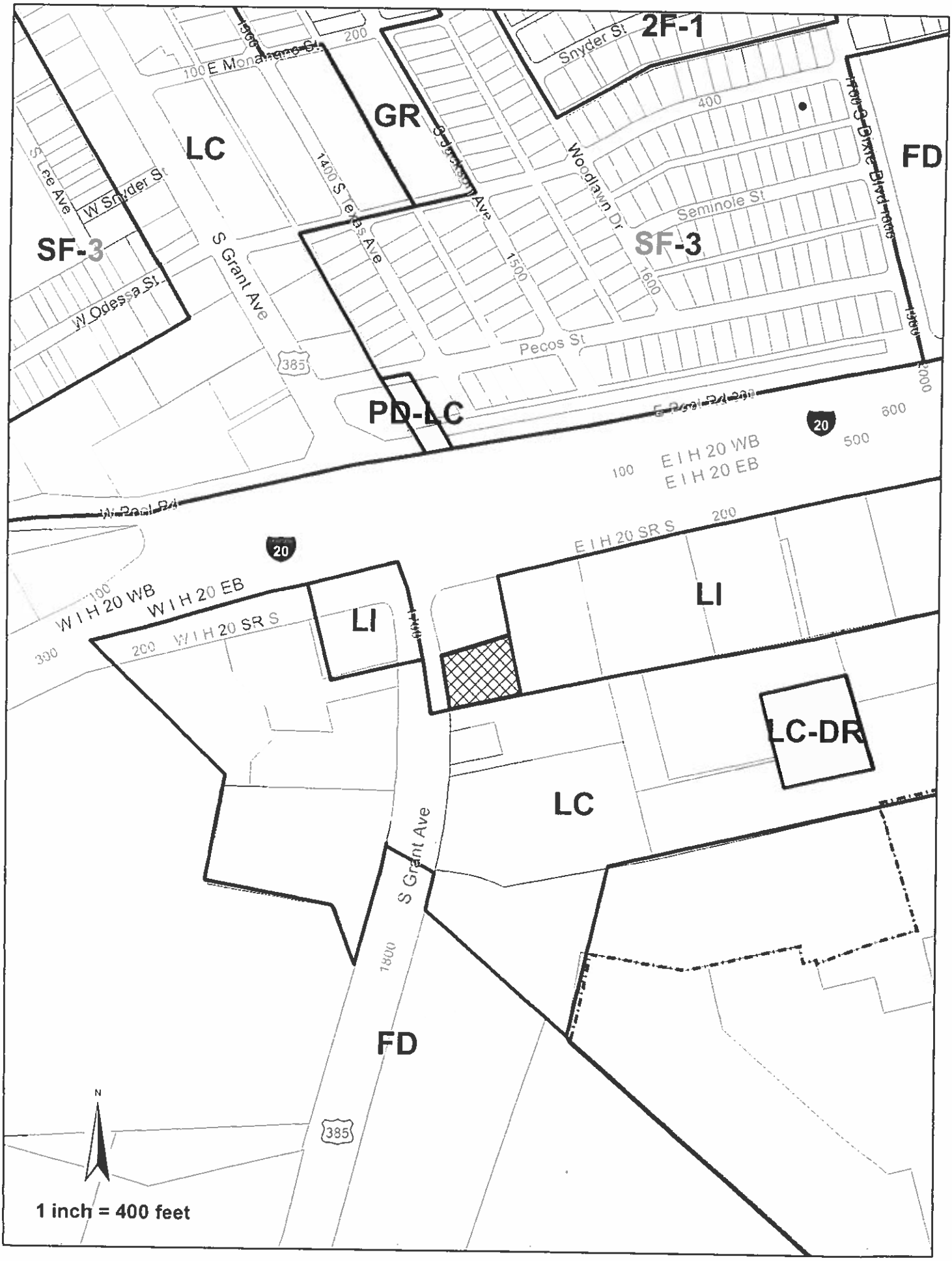
-- Any work in the right of way or easements will require a permit from the Engineering Division and must comply with current City Ordinances and policies.

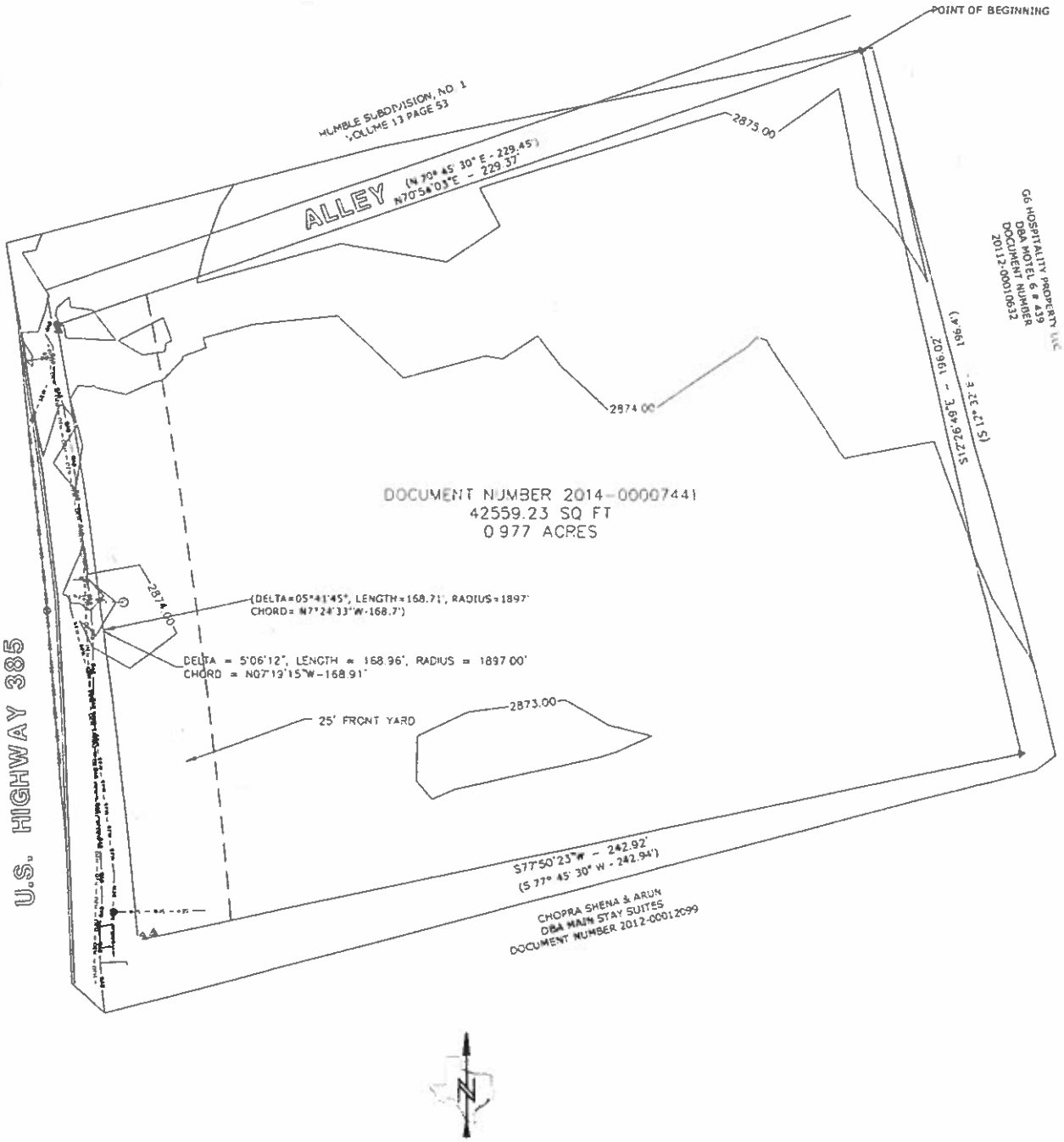
<u>Commission action is requested on the following item:</u>

1. Access should be managed in accordance with Access Management Standards, and post-development drainage/runoff should not be changed/increased from pre-existing conditions. (TxDOT)

The following agencies submitted no comments or response with regard to this short form plat: Fire, Legal, Utility Billing and Collection, Parks and Recreation, Utilities Administration, Police, Traffic, Building Inspection, Cable One, Atmos Energy, ECISD, SBC, PostMaster, El Paso Natural, Oncor, Appraisal District, Grande Communications, ConocoPhillips Pipeline Company, and Chevron.

Information in order of inclusion:
-- Area zoning map
-- Copy of proposed short form plat


2F-1
Snyder St
E Monahans St
GR
LC
FD
SF-3
SF-3
S Lee Ave
W Snyder St
W Odessa St
S Grant Ave
1400 S Texas Ave
S Jackson Ave
Woodlawn Dr
Seminole St
1700 S Dixie Blvd
Pecos St
385
PD-LC
E Pool Rd
20
E I H 20 WB
E I H 20 EB
W Pool Rd
E I H 20 SR S
W I H 20 WB
W I H 20 EB
W I H 20 SR S
LI
LI
LC-DR
LC
S Grant Ave
FD
385
N
1 inch = 400 feet

QUALITY INN ADDITION

AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS
BEING A SUBDIVISION OF 0.977 ACRES OUT OF SECTION 39,
BLOCK 42, T-2-S, T & P RY. SURVEYS, ECTOR COUNTY, TEXAS