

AGENDA

PLANNING AND ZONING COMMISSION

COUNCIL CHAMBER

JANUARY 2, 2020

1:30 P.M.

1. CASE FILE NO. 2020-01-Z
Open a public hearing to consider approval of the request by Betenbough Homes, owner, for rezoning from Retail (R) to Special Dwelling District (SPD) on an approx. 8.19 acre tract in Section 35, Block 42, T-1-S, T&P Ry. Co. Survey, Odessa, Ector County, Texas (northwest of the intersection of Loop 338 and 87th St.)
2. CASE FILE NO. 2020-02-Z
Open a public hearing to consider approval of the request by Marcos Roman and Edwards Perez, owners, SW Howell, agent, for original zoning of Light Commercial (LC) on an approx. 3.5 acre tract in Section 45, Block 42, T-2-S, T&P Ry. Co. Survey, Odessa, Ector County, Texas (south of the intersection of U.S. Hwy 385 and Crane Ave.)
3. CASE FILE NO. 2020-03-P
Consider preliminary plat approval of Las Americas Industrial Park, being an approx. 10 ac. tract in Section 45, Block 42, T-2-S, T&P Ry. Co. Survey, City of Odessa, Ector County, Texas (south of the intersection of U.S. Hwy 385 and Crane Ave.)
4. CASE FILE NO. 2020-01-P
Open a public hearing to consider approval of the replat of Lots 24-26, Block 9, Old Course Estates, 3rd Filing (east of the intersection of Turnberry Ln. and Tom Morris Rd.)

5. CASE FILE NO. 2020-02-P

Open a public hearing to consider approval of Tesco Addition, 3rd Filing, being a replat of the remainder of Lots 1 & 2, Block 1, Tesco Addition (southeast of the intersection of S County Rd West and W. Murphy St.)

6. Other business

7. Adjourn

TO: PLANNING AND ZONING COMMISSION

FROM: RANDY BRINLEE, PLANNING DIRECTOR

SUBJECT: CASE FILE NO. 2020-01-Z

APPLICANT: Betenbough Homes, owner

REQUEST: Rezone request from Retail (R) to Special Dwelling District (SPD)

PROPERTY INVOLVED: Approx. 8.19 acres in Section 35, Block 42, T-1-S, T&P Ry. Co. Survey, Odessa, Ector County, Texas (northwest of the intersection of Loop 338 and 87th 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 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 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.

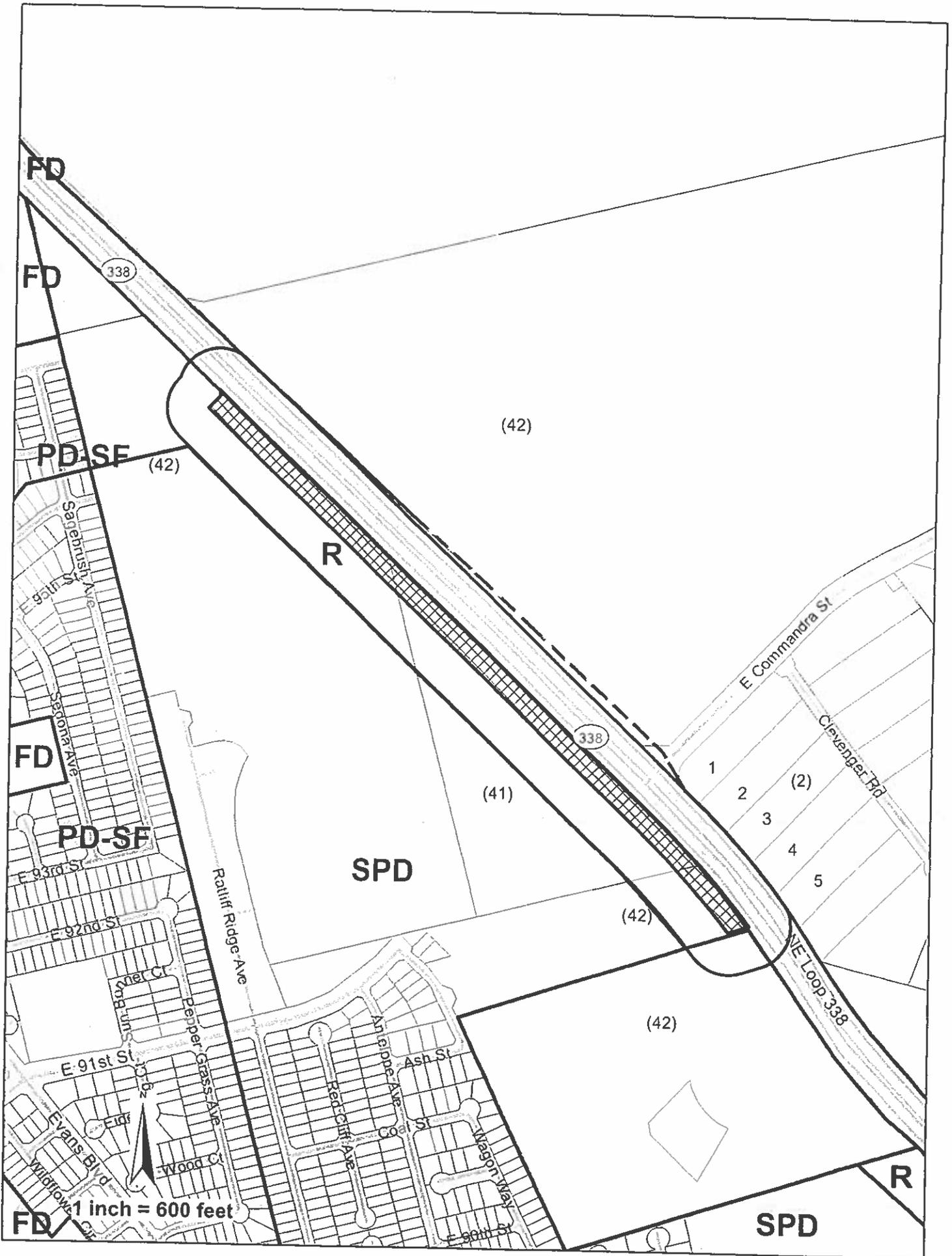
Livability: The proposed original zoning would not have a negative impact on this site or surrounding properties. The proposed single-family and retail developments are not out of line with development in the area.

Reasonableness: The proposed zoning districts will be located near other single-family housing.

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

Information in order of inclusion:

--Area zoning/notification map



FD

FD

338

(42)

PD-SF

(42)

R

FD

PD-SF

(41)

SPD

1

2

3

4

5

(2)

(42)

(42)

NE Loop 338

E 92nd St

E 91st St

Wood Ct

1 inch = 600 feet

FD

SPD

R

E Commandra St

Cleveland Rd

Raliff Ridge Ave

Pepper Grass Ave

Red Cliff Ave

Ash St

Magon Way

E 90th St

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)

(Special Dwelling -- Cont.)
Page 2

(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 (by Specific 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

(Special Dwelling -- Cont.)
Page 3

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, PLANNING DIRECTOR

SUBJECT: CASE FILE NO. 2020-02-Z

APPLICANT: Marcos Roman and Edwards Perez, inc, owner
SW Howell, agent

REQUEST: Original zoning of Light Commercial (LC)

PROPERTY INVOLVED: An approx. 3.5 acre tract in Section 45, Block 42, T-2-S, T&P Ry. Co. Survey, Odessa, Ector County, Texas (south of the intersection of U.S. Hwy 385 and Crane Ave.)

The property involved in this request is south of the intersection of U.S. Hwy 385 and Crane Ave. The site is currently designated Future Development (FD), is vacant, and has a plat application pending. Land use in the general area consists of commercial/industrial uses and vacant land.

The applicants are Marcos Roman and Edwards Perez, owners, SW Howell, agent, and the purpose of the original zoning request of Light Commercial (LC) is to facilitate the development of commercial use on the property.

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 U.S. Hwy 385 Corridor has been designated as an entrance corridor to the city. A Light Commercial (LC) designation would not be out of character with said corridor, and would fall in line with surrounding zoning classifications.

Accessibility: This tract will have a private road to access rear portions of the property both inside and outside of city limits.

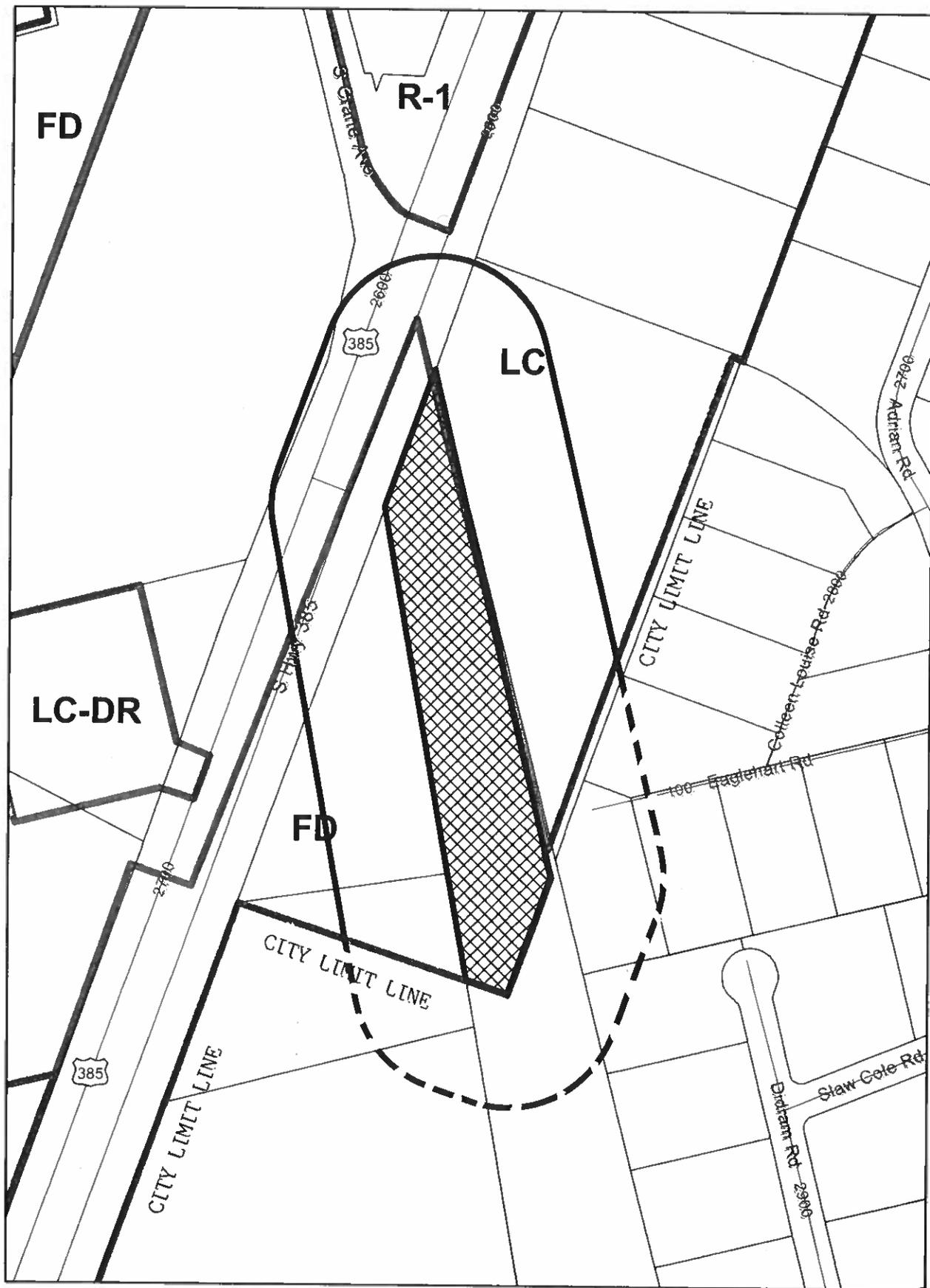
Reasonableness: A commercial/industrial park is not out of character with the neighborhood. A Light Commercial (LC) designation will keep the portion

of this plat that falls within the City Limits to a standard that is more welcoming to incoming visitors and in line with appropriate land uses of an entrance corridor.

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 a Light Commercial (LC) district.



1 inch = 250 feet

LIGHT COMMERCIAL

The following uses are allowed in the Light Commercial (LC) 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)
Boarding or Tourist House
Residence Home for the Elderly
Mobile or HUD-Manufactured Home Dwelling
Mobile or HUD-Manufactured Home Park
RV Park
Housing, Special Arrangement and Types
Hostel-Living Quarters (Other) (by Specific Use Permit)
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)

Electric 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

(Light Commercial -- Cont.)

Page 2

(Utility and Service Uses -- Cont.)

Radio or Television Transmitting Station

Sewage Pumping Station

Storm Water Retention Basin or Pumping Station

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

Wind Energy Conversion Center

RECREATIONAL AND ENTERTAINMENT USES (14-2-2.4)

Amusement, Commercial (Indoor)

Amusement, Commercial (Outdoor)

Carnival or Circus

Country Club (Private)

Dance Hall or Night Club

Golf Course (Commercial)

Park or Playground (Public)

Park or Playground (Other than Public)

Playfield or Stadium (Public)

Private Club

Rodeo Grounds

Roller or Ice Skating Rink

Sexually Oriented Businesses

Swim or Tennis Club

Swimming Pool or Tennis Complex (Commercial)

Tavern or Lounge

Theater or Playhouse (Indoor)

Theater, Drive-In (Outdoor)

Zoo (Public)

EDUCATIONAL, INSTITUTIONAL AND 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

(Light Commercial -- Cont.)

Page 3

(Educational, Institutional and Special Uses -- Cont.)

Day Care Center

Detention Halfway House (by Specific Use Permit)

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 AND TRANSPORTATION RELATED USES (14-2-2.6)

Airport or Landing Field

Auto Glass, Seat Cover or Muffler Shop

Auto Laundry or Car Wash

Auto Painting and Body Rebuilding Shop (by Specific Use Permit)

Auto Parts and Accessory Sales (Indoor)

Bicycle Sales and Service

Boat Sales or Display

Gasoline Sales

Gasoline or Motor Fuel Service Station

Heliport (by Specific Use Permit)

Helistop

Motorcycle or Scooter Sales or Service

Motor Freight Terminal

New Auto Display and Sales (Indoor)

New or Used Auto Sales (Outdoor Lot)

Parking Lot or Structure Commercial (Primary Use)

Parking Lot or Structure Non-Commercial

Railroad Freight Terminal

Railroad Passenger Station

Railroad Team Track

Railroad Track or Right-Of-Way

Repair Garage

Tire Retreading or Capping (by Specific Use Permit)

(Light Commercial -- Cont.)

Page 4

Truck or Trailer Rental

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
Cleaning Plant (Commercial) (by Specific Use Permit)
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
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

(Light Commercial -- Cont.)
Page 5

(Retail and Service Type Uses -- Cont.)

Travel Bureau or Travel Consultant
Veterinarian Hospital (Indoor Animal Pens)
Veterinarian Hospital (Outdoor Animal Pens)
Veterinarian Office Only (No Animal Pens)

SIGNS 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)

Bakery or Confectionery Plant (Wholesale)
Bottling Works
Building Material Sales (Outdoor or Open Shed Storage)
Building Material and Home Supply Sales (Indoor Storage)
Cabinet and Upholstery Shop
Clothing or Similar Light Manufacturing
Laboratory Manufacturing
Laboratory, Scientific or Research
Lithographic Shop or Commercial Printer
Maintenance and Repair Service for Buildings
Milk Depot, Dairy or Ice Cream Plant
Mini-Warehouse
Paint Shop
Plumbing Shop
Sales Space Contracting (by Specific Use Permit)
Storage Warehouse
Trailer or Mobile Home Sales or Rental
Wholesale Storage and Sales

AGRICULTURAL TYPE USES (14-2-2.10)

Animal Pound (Public or Private) (by Specific Use Permit)
Farm, Garden or Orchard
Greenhouse or Nursery (Commercial)
Hatchery, Poultry (by Specific Use Permit)
Kennel

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

Caliche Pit and Caliche Storage (by Specific Use Permit)
Petroleum or Gas Well (permitted in any district carrying Drill Reservation "DR" suffix subject to Oil and Gas Ordinance)
Petroleum Storage and Collecting Facilities (by Specific Use Permit)
Sand or Gravel Extraction or Storage (by Specific Use Permit)
Top Soil, Earth, Clay or Stone Extraction or Storage (by Specific Use Permit)

SPECIAL INDUSTRIAL PROCESSES (14-2-2.12)

Asphalt or Concrete Batching Plant (Permanent) (by Specific Use Permit)
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. 2020-03-P

APPLICANT: Marcos Roman and Edwards Perez, owners
SW Howell, consultant

REQUEST: Preliminary Plat

PROPERTY INVOLVED: Las Americas Industrial Park, being an approx.
10 ac. tract in Section 45, Block 42, T-2-S, T&P
Ry. Co. Survey, City of Odessa, Ector County,
Texas (south of the intersection of U.S. Hwy
385 and Crane Ave.)

The property involved in this request is located south of the intersection of U.S. Hwy 385 and Crane Ave. The portion of the site inside the city limits is currently designated Future Development (FD) with a pending application for original zoning of Light Commercial (LC). The portion of the site outside the city limits is in the City's ETJ and has no zoning designation. The site is vacant. Land use in the area consists of industrial/commercial development and vacant land.

The applicants are Marcos Roman and Edwards Perez, owners, SW Howell, consultant, and the purpose of this preliminary plat is to create five (5) lots for commercial/industrial use development and ownership purposes.

Comments were sent to the consultant for review on December 23rd, 2019.

Staff Comments:

- Original tax certificates needed prior to filing the plat.
- A blanket refuse collection easement is needed on the plat.
- TESCO ROW/easement between proposed lots 2 and 3 needs to be worked out prior to filing the plat.
- This property is partially in the City limits and partially in the City ETJ

- Water and sewer are not available.
- Drainage report has been submitted. This tract is not in an identified special flood hazard area. The report needs to be expanded to identify size and location of on-site detention for each lot.
- 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.

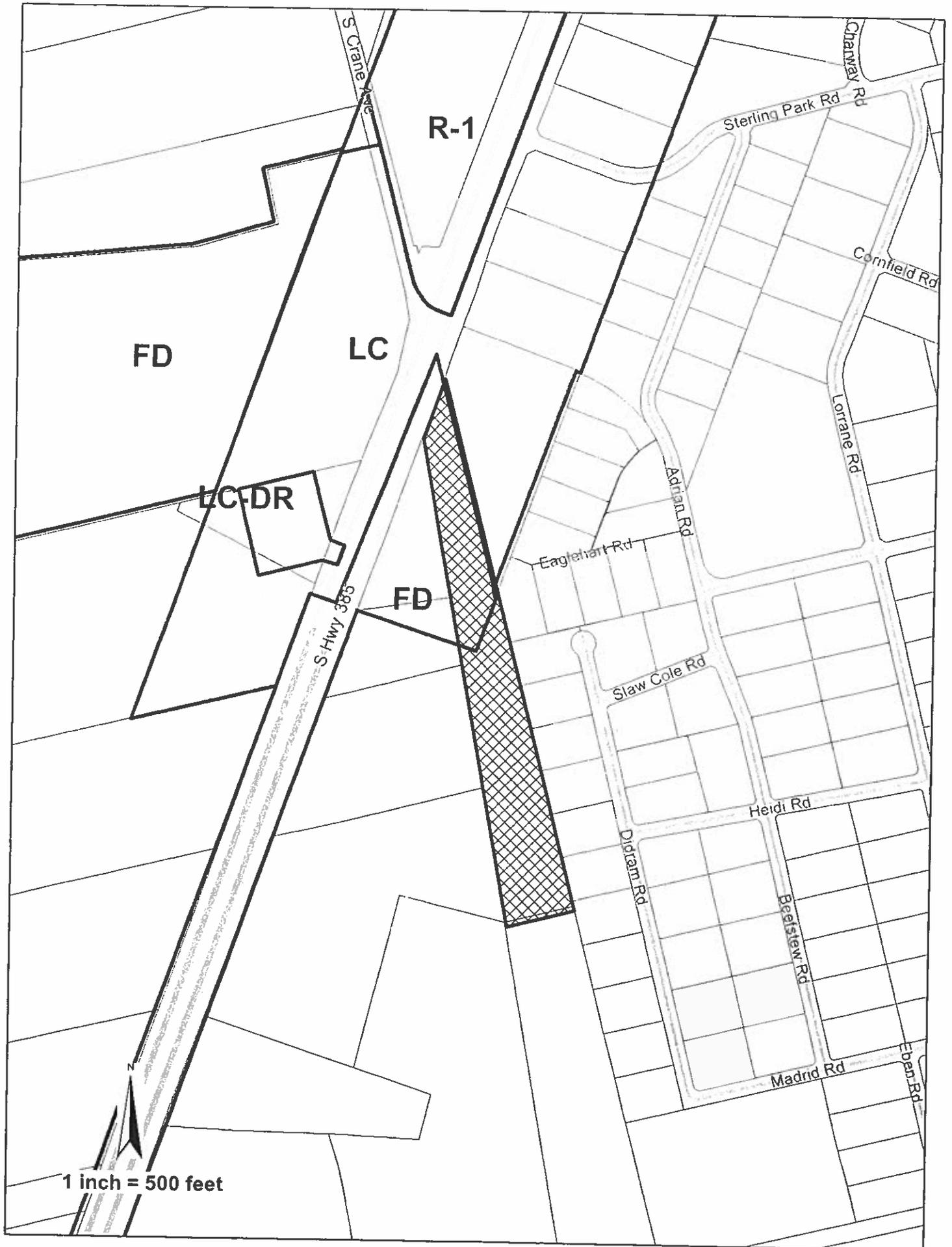
Commission action is requested on the following items:

1. The ROW for Mechanical Drive needs to be 50' with a 100' cul-de-sac on the south end of the road. (Ector County Public Works/Planning)
2. Access will need to be paved for fire apparatus accessibility and to meet parking requirements for property in the city limits. (Planning/City of Odessa Public Works)
3. Turnarounds need to be provided every 600 ft. along access. (Planning)
4. Mechanical Drive needs to connect to U.S. 385 at a right angle. (City of Odessa Public Works)

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, Sparklight, Atmos Energy, ECISD, SBC, PostMaster, El Paso Natural, Oncor, Appraisal District, Grande Communications, ConocoPhillips Pipeline Company, and Chevron

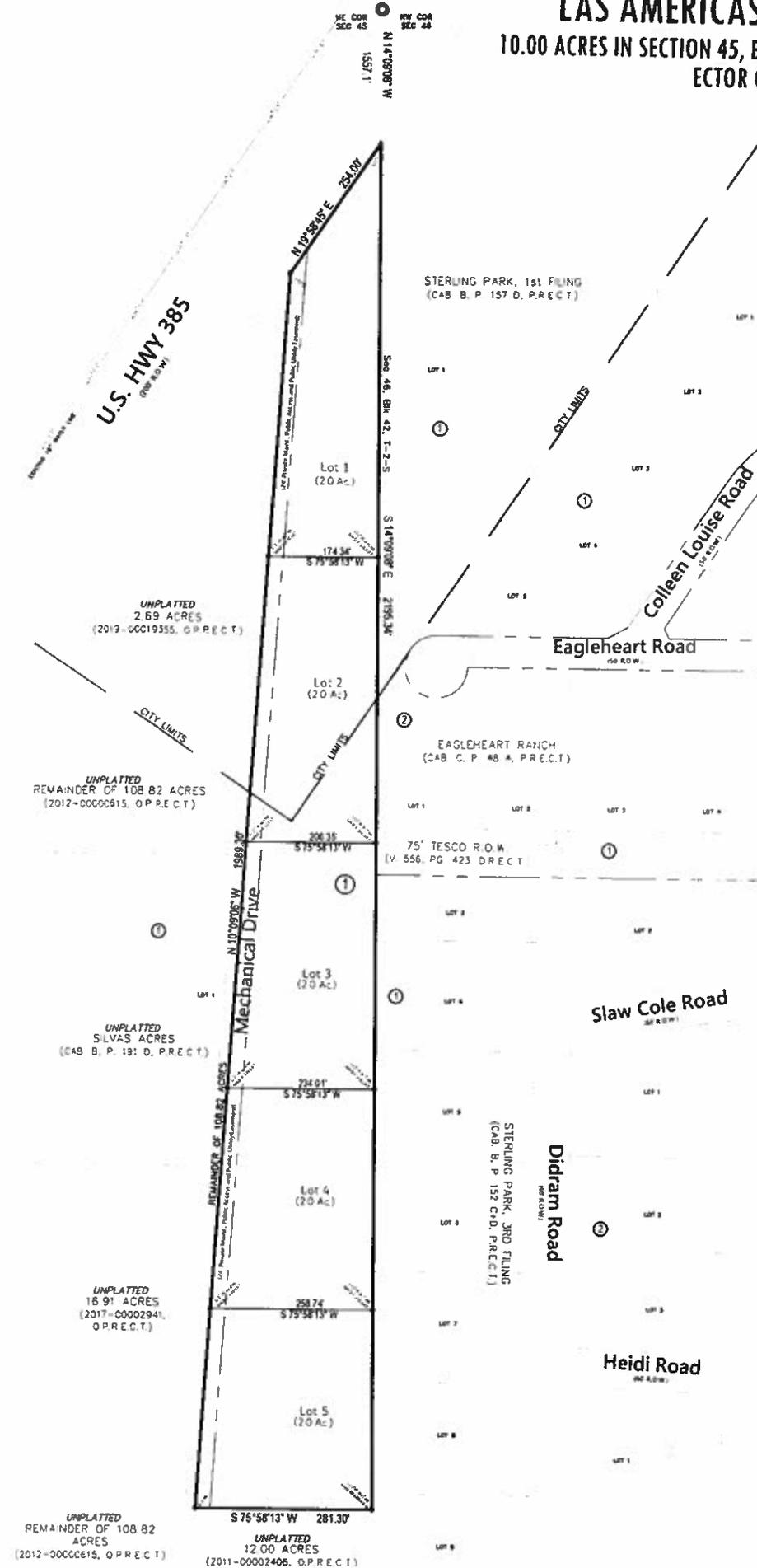
Information in order of inclusion:

- Area zoning map
- Copy of proposed replat



LAS AMERICAS INDUSTRIAL PARK

10.00 ACRES IN SECTION 45, BLOCK 42, T-2-S, T&P RY. CO. SURVEY,
ECTOR COUNTY, TEXAS



Scale 1" = 150'



LEGEND

- = PROPERTY LINE
- = PROPERTY CORNER

TO: PLANNING AND ZONING COMMISSION

FROM: RANDY BRINLEE, DIRECTOR OF PLANNING

SUBJECT: CASE FILE NO. 2020-01-P

APPLICANT: Morrison Group, Inc and Craig Winborn,
owners
Newton Engineering, PC, consultant

REQUEST: Replat

PROPERTY INVOLVED: Lots 24-26, Block 9, Old Course Estates, 3rd
Filing, Odessa, Ector County, Texas. (East of
the intersection of Turnberry Ln. and Tom
Morris Rd.)

The property involved in this replat request is located east of the intersection of Turnberry Ln. and Tom Morris Rd. and is currently zoned Planned Development Housing District (PD-H) and is occupied by residential housing and vacant land.

The applicants are Morrison Group, Inc and Craig Winborn, Owners, and Newton Engineering, PC, Consultant and the purpose of the replat is to combine three (3) lots into two (2) lots for ownership purposes.

A platting conference was held December 23, 2019 with the applicant's consultant and city staff present.

Staff Comments:

- Original tax/ownership certificates are needed prior to filing the plat.
- Drainage report has been submitted.
- Water and sewer are available. No pro rata is due.
- Drainage letter has been submitted. This tract is not in an identified special flood hazard area.

- An Improvements Agreement will be required.
- Plans need to be submitted for the drainage improvements
- Include a signature block for the owner of Lot 24.
- 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.

This plat is ready for Commission 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, Sanitation, Building Inspection, Cable One, Atmos Energy, ECISD, SBC, PostMaster, T.H.D., El Paso Natural, Oncor, Huntsman Polymers Corp., Appraisal District, Ector County 911 District, Grande Communications, ConocoPhillips Pipeline Company, Chevron, and Colorado River Municipal Water District.

Information in order of inclusion:

- Area zoning map
- Copy of proposed replat

PD-H-SD

Old Course Rd 1500

1200

1400

Dormoch Ln

Basrop Ave

2900

2900

PD-H-SD

PD-H₁₁

PD-H-DR

Tom Morris Rd

City Limit

(41)

10

9

(7) 8

7

6

29

28

27

(7)

5

7000 Turnberry Ln

26

25

11

(8)

15

10

(8)

9

8

23

(9) 22

(41)

Old Course Rd 100

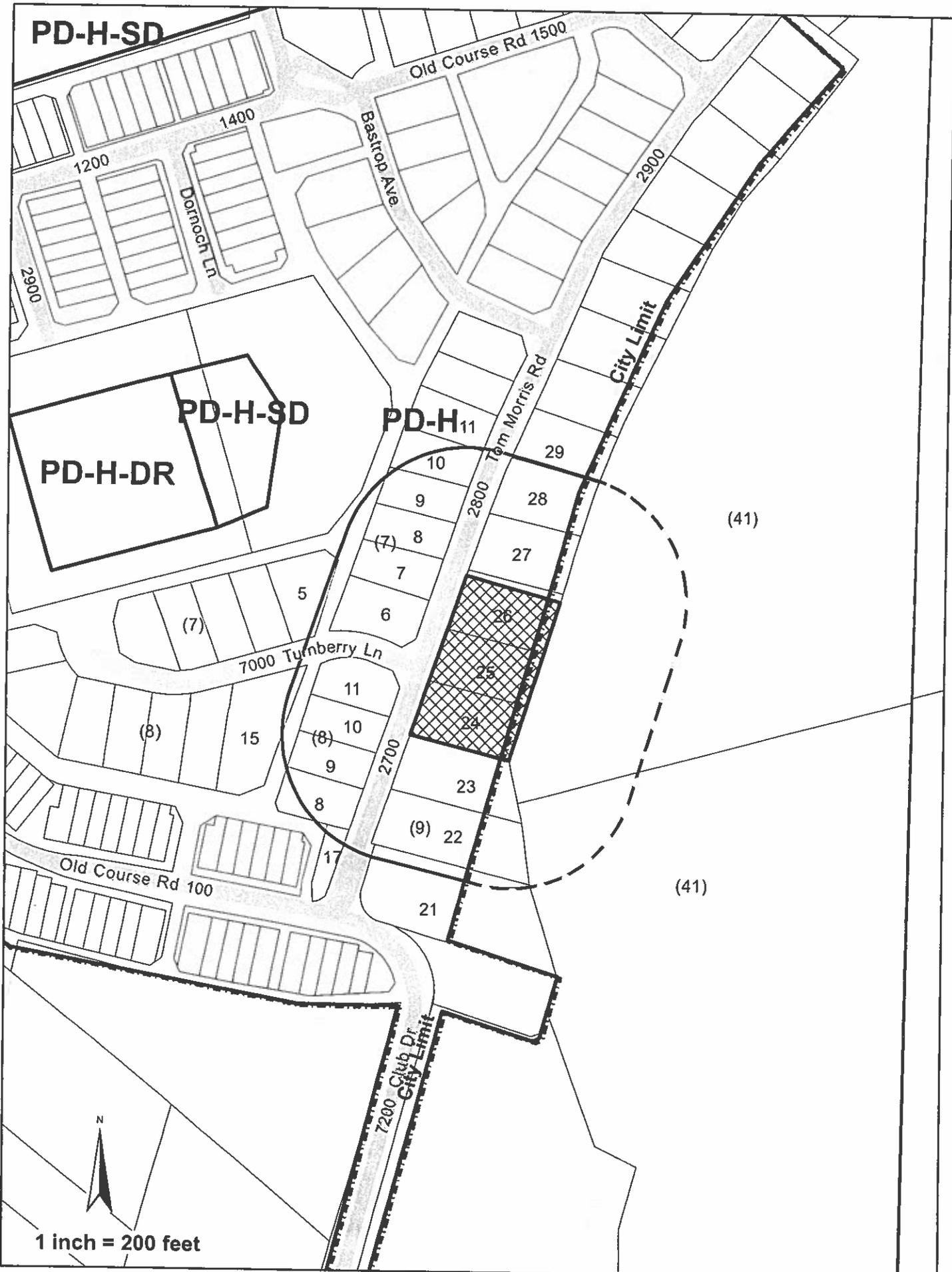
2700

21

7200 Club Dr
City Limit

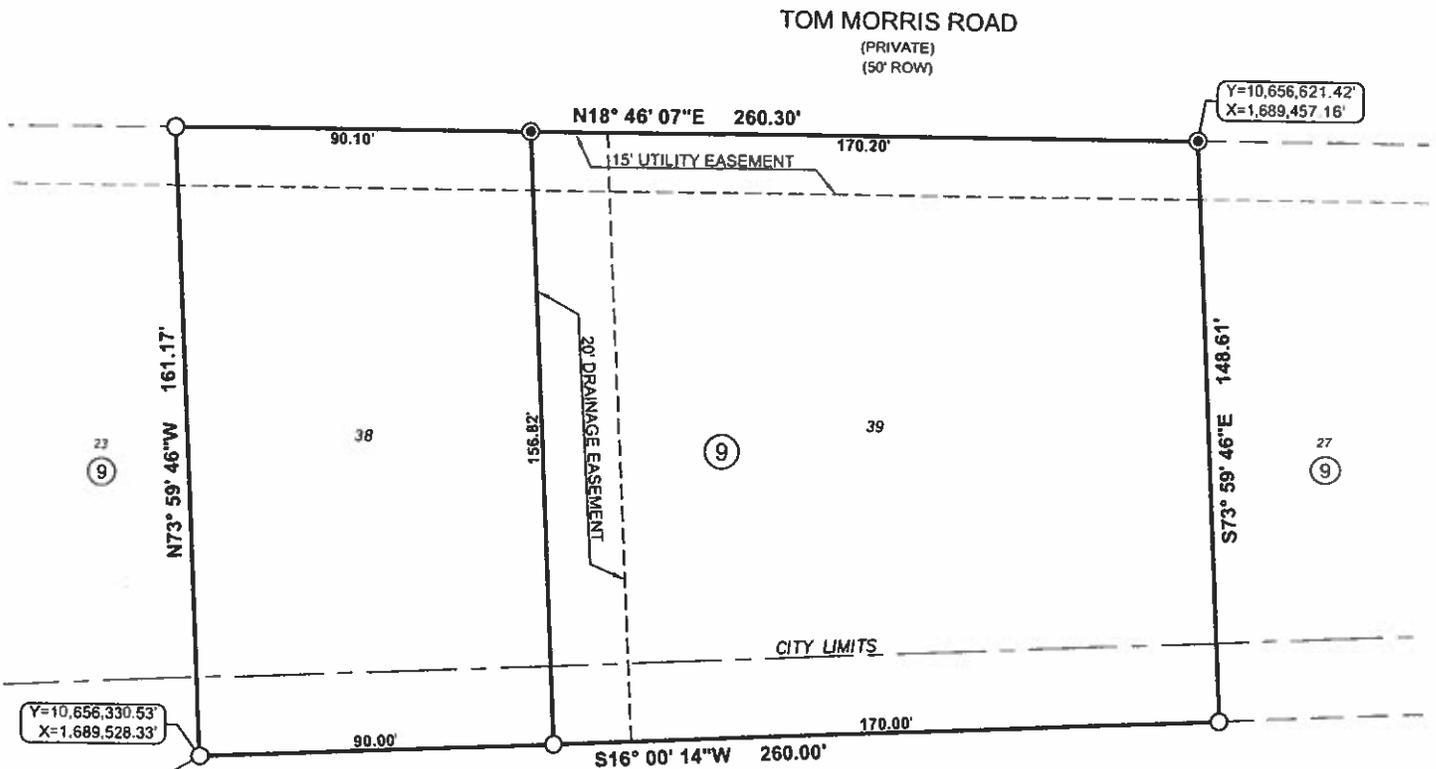
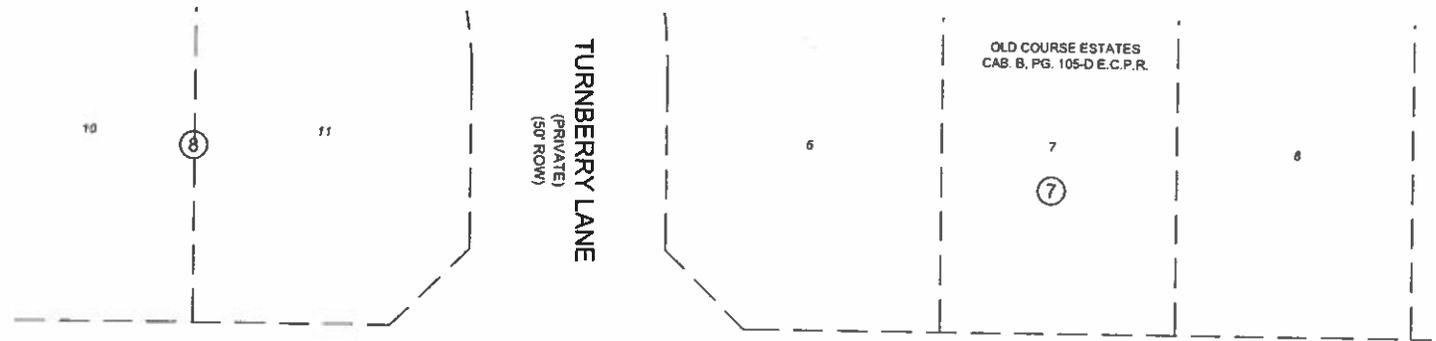
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1 inch = 200 feet



REPLAT OF LOTS 24 - 26, BLOCK 9
OLD COURSE ESTATES, 3RD FILING

IN SECTION 16, BLOCK 41, T-2-S, T&P R.R. CO. SURVEY
 ODESSA, ECTOR COUNTY, TEXAS



ODESSA COUNTRY CLUB
 VOL. 2397, PG. 897 E.C.D.R.

SECTION 16
 SECTION 21

NOTES:

1. LOTS 38 AND 39 SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION OF 2873.13 AND THE FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 1' ABOVE ADJACENT TOP OF CURB ELEVATION(S).



TO: PLANNING AND ZONING COMMISSION

FROM: RANDY BRINLEE, DIRECTOR OF PLANNING

SUBJECT: CASE FILE NO. 2020-02-P

APPLICANT: Doud Land Company LLC, owner
Newton Engineering, PC, consultant

REQUEST: Replat

PROPERTY INVOLVED: Tesco Addition, 3rd Filing, being a replat of the remainder of Lots 1 and 2, Block 1, Tesco Addition (southeast of the intersection of S. County Rd. West and W. Murphy St.)

The property involved in this replat request is located southeast of the intersection of S. County Rd. West and W. Murphy St. The site is currently zoned Light Industrial (LI) and occupied by industrial development.

The applicant is Doud Land Company LLC., Owner, and Newton Engineering, PC, Consultant and the purpose of the replat is to combine parts of two (2) lots into one (1) lot for ownership purposes.

A platting conference was held December 23, 2019 with the applicant's consultant and city staff present.

Staff Comments:

- Original tax/ownership certificates are needed prior to filing the plat.
- Drainage report has been submitted.
- Water and sewer are available. No prorated due.
- Drainage report has been submitted. This tract is not in a special flood hazard area.
- 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.

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, Sparklight, 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



TESCO ADDITION 3RD FILING

BEING A REPLAT OF THE REMAINDER OF LOTS 1 AND 2, BLOCK 1, TESCO ADDITION,
LOCATED IN SECTION 33, BLOCK 42, T-2-S, T&P R.R. CO. SURVEY
ODESSA, ECTOR COUNTY, TEXAS

