

# AGENDA

## PLANNING AND ZONING COMMISSION

COUNCIL CHAMBER  
(meeting held on-line)

SEPTEMBER 3, 2020

1:30 P.M.

1. Approve the minutes of the August 20, 2020 Planning and Zoning Commission meeting
2. CASE FILE NO. 2020-20-Z  
Open a public hearing to consider approval of the request by Halliburton Energy Services, owner, Multatech, agent, for original zoning of Heavy Industrial (HI) on Lots 1 and 2, Block 1, Halliburton Subdivision, 2<sup>nd</sup> Filing, Odessa, Ector County, Texas (south of the intersection of Interstate 20 and FM 1936)
3. CASE FILE NO. 2020-57-P  
Open a public hearing to consider approval of the replat of Lots 1 and 2, Block 1, Halliburton Subdivision, 2<sup>nd</sup> Filing, Odessa, Ector County, Texas (south of the intersection of Interstate 20 and FM 1936)
4. CASE FILE NO. 2020-58-P  
Open a public hearing to consider approval of the replat of Lot 16, Block 9, North Port Commercial Sites, Odessa, Ector County, Texas (east of the intersection of Andrews Hwy. and E. 87<sup>th</sup> St.)
5. CASE FILE NO. 2020-59-P (ETJ)  
Open a public hearing to consider approval of the replat of Lot 15, Block 5, of the Replat of Block 5, and Lot 10, Block 4, Rocking Bar 7 Ranch Estates, Ector County, Texas (west of the intersection of Betty Lou Dr. and Bull Run Ave.)
6. Other business
7. Adjourn

AGENDA

PLANNING AND ZONING COMMISSION

COUNCIL CHAMBER  
(meeting held on-line)

AUGUST 20, 2020

1:30 P.M.

1. Approve the minutes of the August 6, 2020 Planning and Zoning Commission meeting
2. CASE FILE NO. 20120-19-SUP  
Open a public hearing to consider approval of the request by Jonathan Ramirez and Roberto Arenivas, owners, for a specific use permit to allow a beauty shop-one chair accessory use in a Single Family-Three (SF-3) zoning district on Lot 5, Block 11, Ridgecrest West (208 Monticello Dr.)
3. CASE FILE NO. 2020-53-P  
Open a public hearing to consider approval of Ari's Village, being a replat of a 1.65 acre tract out of Tract 14, Clyde A. Pool's 2 Acre Tracts (southwest of the intersection of 35<sup>th</sup> St. and Golder Ave.)
4. CASE FILE NO. 2020-55-P  
Consider approval of Road Dedication plat of East 56<sup>th</sup> Street and South Castlegate Lane, being approximately 9.32 acre Tract located in Sections 3 and 4, Blk. 41, T-2-S, T&P Ry Co. Survey, Ector and Midland Counties, Texas (northeast of the intersection of E. 56<sup>th</sup> St. and N. Faudree Rd.)
5. Other business
6. Adjourn

Be it said and remembered that at 1:30 p.m. on the 20<sup>th</sup> day of August, 2020 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> Street, Odessa, Texas.

Due to the COVID-19, the meeting was teleconferenced, as allowed by Governor Abbott's executive order. The Planning and Zoning Commission was present through teleconference.

MEMBERS PRESENT: Gary Sims, Vice Chairman  
Lennerd Byrd  
Connie Coots  
Lance Marker  
Jimmy Peacock

MEMBERS ABSENT: Renee Earls  
Steve Tercero

OTHERS PRESENT: Randy Brinlee, Director of Development; Tom Sprawls, City Councilmember, Lorraine Quimiro, Planning Manager; Tim McDaniel, Planner; Maria Prieto, Planning Tech; and Anne Roney, Secretary.

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The minutes of the August 6, 2020 Planning and Zoning Commission meeting were approved, motion for approval being made by Member Coots, seconded by Member Peacock, with the vote being a unanimous "aye".

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CASE FILE NO. 20120-19-SUP (approved with conditions)

Open a public hearing to consider approval of the request by Jonathan Ramirez and Roberto Arenivas, owners, for a specific use permit to allow a beauty shop-one chair accessory use in a Single Family-Three (SF-3) zoning district on Lot 5, Block 11, Ridgecrest West (208 Monticello Dr.)

Ms. Prieto gave the following presentation: There were 31 notices mailed to surrounding property owners, with no notices returned, no written protests and 2 written approvals.

The property involved in this request is located at 208 Monticello Dr. The site is currently zoned Single Family-Three (SF-3) and is occupied by residential use. Land use in the general area consists of single family residential development.

The applicants are Jonathan Ramirez and Roberto Arenivas, owners, and the purpose of the request is to consider approval of a specific use permit to allow a beauty shop-one chair accessory use in a Single Family-Three (SF-3) zoning district.

A site plan has been prepared indicating the location of the existing single family residence (1891 sq. ft.) on the property (9,100 sq. ft.). The proposed shop will have a floor area of approximately 19.4'x20' (388 sq. ft.) and will be located next to the existing residence. No additional structures are proposed for this development. The proposed beauty shop will require two (2) paved parking spaces along with two (2) paved spaces for the residence. The building setbacks and lot coverage (approximately 21%) of the existing and proposed structures meet ordinance requirements.

If the Commission chooses to approve this request, the Planning Staff recommends adoption of the following conditions:

1. Salon parking will be provided and is shown on site plan along with residential parking.
2. Lot coverage meets ordinance requirements (with proposed beauty salon).
3. No sign will be allowed on the property.

4. Access to the salon will be limited to the rear entrance of the residence.
5. One operator, being an immediate family member, shall be allowed to work in the shop.
6. Hours of operation limited from 8:00 am to 7:00 pm
7. All applicable building codes need to be met.
8. Review of the permit upon receiving neighborhood complaints. This is a temporary permit and the City Council shall have the right of termination for violation of the terms and conditions of the permit or because of the negative effect of the use on the neighborhood after a public hearing.
9. Adoption of the attached site plan.

There being no questions for City Staff, Chairman Sims opened the public hearing. Mr. Jonathan Ramirez, applicant at 208 Monticello Dr., stated they have been wanting to open a home salon for some time. With the recent events and drop in his clientele this seemed like a good time to open a home salon. He also mentioned it would save on renting a location. There being no questions or comments, Chairman Sims closed the public hearing.

Member Peacock moved the specific use permit be approved with the following conditions:

1. Salon parking will be provided and is shown on site plan along with residential parking.
2. Lot coverage meets ordinance requirements (with proposed beauty salon).
3. No sign will be allowed on the property.
4. Access to the salon will be limited to the rear entrance of the residence.
5. One operator, being an immediate family member, shall be allowed to work in the shop.
6. Hours of operation limited from 8:00 am to 7:00 pm.
7. All applicable building codes need to be met.
8. Review of the permit upon receiving neighborhood complaints. This is a temporary permit and the City Council shall have the right of termination for violation of the terms and conditions of the permit or because of the negative effect of the use on the neighborhood after a public hearing.
9. Adoption of the attached site plan.

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

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CASE FILE NO. 2020-53-P (approved with conditions)

Open a public hearing to consider approval of Ari's Village, being a replat of a 1.65 acre tract out of Tract 14, Clyde A. Pool's 2 Acre Tracts (southwest of the intersection of 35<sup>th</sup> St. and Golder Ave.)

Mr. McDaniel gave the following presentation: The property involved in this request is located southwest of the intersection of 35<sup>th</sup> St. and Golder Ave. The site is currently zoned Mobile Home (MH) and is vacant. Land use in the area consists of single-family residential, commercial, and mobile home park development.

The applicant is Diamond Vision Investment Company, LLC., owner, Newton Engineering, consultant, and the purpose of the replat request is to create nine (9) lots for a mobile home park.

Platting comments were sent to the developer on August 11<sup>th</sup>, 2020 for review.

Staff Comments:

- Ownership and original tax certificates needed prior to filing the plat.
- A Blanket Refuse Collection Easement is noted on the plat.
- Access to alley needs to be restricted.
- Administrative site plan will be required prior to development of this property.
- Water and sewer are available for extension. No pro rata is due.
- Drainage report has been submitted. This tract is not in a special flood hazard area.
- Provide cut back at SW corner of Golder Ave. and Carrasco Ave.
- Provide copy of Street Maintenance Agreement concerning adjacent property owners.
- Carrasco Ave. needs to be paved.
- Water, sewer and paving & drainage plans for alley (from discharge point down to 34<sup>th</sup> Street and tie in drainage to 34<sup>th</sup> Street) need to be submitted for review and acceptance. Connect water to the 8" line in Golder, not the 18" (18" is a transmission line).
- 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 item:

1. Carrasco Ave. is identical in name to Carrasco Ave. located in Ector County. New name needs to be submitted. (Ector County 911)

Mr. Byrd asked about the name change. Mr. McDaniel stated with the street name being identical to one in the county and the name change being a condition the mylar would not be accepted until the name of the street is changed.

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

Member Coots moved the replat be approved with the following condition:

1. Carrasco Ave. is identical in name to Carrasco Ave. located in Ector County. New name needs to be submitted.

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

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CASE FILE NO. 2020-55-P (approved with conditions)

Consider approval of Road Dedication plat of East 56<sup>th</sup> Street and South Castlegate Lane, being approximately 9.32 acre Tract located in Sections 3 and 4, Blk. 41, T-2-S, T&P Ry Co. Survey, Ector and Midland Counties, Texas (northeast of the intersection of E. 56<sup>th</sup> St. and N. Faudree Rd.)

Ms. Prieto gave the following presentation: The property involved in this request is located northeast of the intersection of E 56th St and N Faudree Rd. The site is zoned Retail-One (R-1) and is currently vacant.

The applicant is Wyly and Fredna Brown Family Limited Partnership LTD, owner, and LCA, consultant, and the purpose of the request is to dedicate approximately 9.32 acres of street right of way through a large undeveloped area.

Comments were sent to the consultant for review on August 11, 2020.

Staff Comments:

- Original ownership and tax certificates need to be submitted prior to filing the plat.
- Regional Drainage report needs to be submitted. This tract is not in a special flood hazard area.
- Water, sewer, paving and drainage plans have been submitted for review and acceptance.
- 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. Submit pedestrian access easement on both sides by separate instrument. (Public Works)
2. An Improvements Agreement will be required. (Public Works)
3. The access shown on SH 191 doesn't appear to interfere with the proposed ramp reversal schematics. Post development drainage/ runoff should not exceed pre-development conditions. A barrier should be installed along the length of the SH 191 frontage road to prevent unauthorized access. (TxDOT)

Ms. Coats asked if this is the road that goes behind the convenience store. Mr. John Landgraf, applicant's consultant, stated this road will line up with 56<sup>th</sup> Street and will go behind Compass Academy. The current road going behind the Stripes will be eliminated. Mr. Sims asked about 52<sup>nd</sup> Street. Mr. Landgraf stated this is the extension of 56<sup>th</sup> Street where 52<sup>nd</sup> and 56<sup>th</sup> Streets intersect at Loop 338. Ms. Coats asked if this proposal will be the road that goes to the proposed apartments. Mr. Landgraf stated this proposed street will parallel 191 and will help in the development in the retail in this area. Ms. Coats then asked if Yukon will connect with this street, being told there are no plans to connect Yukon or P Bar Ranch Road at this time. Mr. Peacock asked if there was a problem in providing pedestrian access. Mr. Landgraf stated they will be constructing sidewalks which will coordinate with the apartment project. Mr. Marker asked if Legacy Rd. will dead-end at this time, being told there will be a cul-de-sac.

There being no further questions or comments, Member Peacock moved the road dedication plat be approved with the following conditions:

1. Submit pedestrian access easement on both sides by separate instrument.
2. An Improvements Agreement will be required.
3. The access shown on SH 191 doesn't appear to interfere with the proposed ramp reversal schematics. Post development drainage/ runoff should not exceed pre-development conditions. A barrier should be installed along the length of the SH 191 frontage road to prevent unauthorized access.

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

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There being no further business to come before the Commission, the meeting was adjourned at 1:45 p.m.

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Anne Roney, Secretary, placed the minutes in the Minute Book on August 20, 2020.

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Gary Sims, Chairman

TO: PLANNING AND ZONING COMMISSION  
FROM: LORRINE QUIMIRO, PLANNING MANAGER  
SUBJECT: CASE FILE NO. 2020-20-Z

APPLICANT: Halliburton Energy Services, owner  
Multatech, agent

REQUEST: Original zoning of Heavy Industrial (HI)

PROPERTY INVOLVED: Lots 1 and 2, Block 1, Halliburton Subdivision, 2<sup>nd</sup> Filing (south of the intersection of Interstate 20 and FM 1936)

The property involved in this request is located on the south of the intersection of Interstate 20 and FM 1936. The site is currently designated Future Development (FD) and is occupied by industrial development. Land use in the area consists of industrial development and vacant land.

The applicant is Halliburton Energy Services, owner, Multatech, Inc., agent, and the purpose of the original zoning request is to establish a zoning district to accommodate an existing industrial use (oil well service/completion prep yard and associated oil well cement batching plant).

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: This request is not out of line with the City of Odessa's Comprehensive Plan or existing uses in the area.

Livability: The proposed zoning would accommodate an existing use on the property that was established prior to annexation. Residential use in the area is nearly nonexistent and therefore would not be affected by the zoning designation.

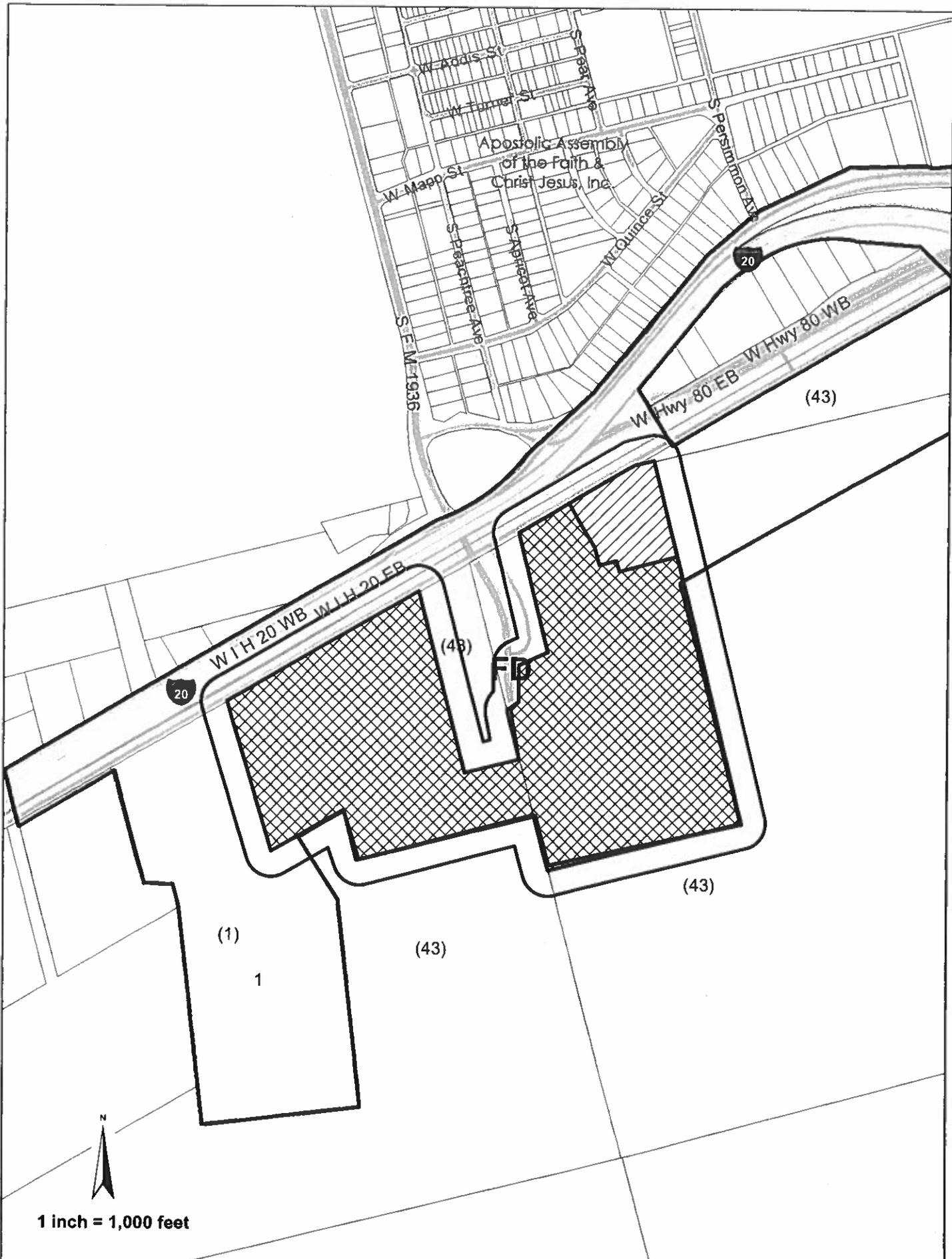
Reasonableness: Future land uses in this area are projected to be comparable in type and intensity of use (industrial development) to existing development and use.

Based on the preceding analysis, staff recommends approval of the request.

Information in order of inclusion:

--Area zoning/notification map

--List of uses allowed in Heavy Industrial (HI) zoning district



Apostolic Assembly  
of the Faith &  
Christ Jesus, Inc

W Mapp St

S Elm St

S Prairie Ave

S Quince St

W Quince St

S Peabody Ave

W Hwy 20 WB W Hwy 20 EB

W Hwy 80 EB W Hwy 80 WB

(1)

1

(43)

(48)

F10

(43)

(43)

1 inch = 1,000 feet



## HEAVY INDUSTRY

The following uses are allowed in the Heavy Industry (HI) District:

### ACCESSORY AND INCIDENTAL USES (14-2-2.2)

Accessory Building or Use (Business or Industry)  
Off-Street Parking Required for Primary Use  
Off-Street Parking Excess to Minimum Requirement  
Stable, Private  
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  
Electrical Substation (High Voltage Bulk Power)  
Electrical Transmission Line (High Voltage)  
Fire Station or Similar Public Safety Building  
Gas Line and/or Regulating Station  
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  
Sewage Treatment Plant  
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

(Heavy Industry -- Cont.)  
(Page 2)

(Recreational and Entertainment Uses -- Cont.)

Fire Arms Range (by Specific Use Permit)  
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)  
Zoo (Private)

EDUCATIONAL, INDUSTRIAL & 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  
Detention Halfway House (by Specific Use Permit)  
Fairgrounds or Exhibition Area  
Fraternal Club or Lodge  
Institutional Out-Patient Medical Clinic  
Jail or Prison Facility (by Specific Use Permit)  
School, Business  
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  
Auto Parts and Accessory Sales (Indoor)  
Auto Storage or Auto Auction

(Heavy Industry -- Cont.)  
(Page 3)

(Automotive and Transportation Related Uses -- Cont.)

Bicycle Sales and Service  
Boat Sales or Display  
Gasoline Sales  
Gasoline or Motor Fuel Service Station  
Heliport  
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  
Parking Lot, Trucks and Trailers  
Railroad Freight Terminal  
Railroad Passenger Station  
Railroad Team Track  
Railroad Track or Right-of-Way  
Railroad Yard or Roundhouse  
Repair Garage  
Tire Retreading or Capping  
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)  
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)

(Heavy Industry -- Cont.)  
(Page 4)

(Retail and Service Type Uses -- Cont.)

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

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

Advertising Sign (Billboard or Bulletin)  
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  
Contractor Storage or Equipment Yard  
Heavy Machinery Sales, Storage or Repair  
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  
Oil Field Equipment Rental and Storage Yard  
Open Storage of Furniture, Appliances or Equipment  
Paint Shop  
Plumbing Shop  
Pipe or Oil Field Equipment Repair Yard  
Sales Space Contracting (by Specific Use Permit)  
Storage Warehouse  
Trailer or Mobile Home Sales or Rental  
Welding or Machine Shop  
Wholesale Storage and Sales

**AGRICULTURAL TYPE USES (14.2-2.10)**

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

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

Caliche Pit and Caliche Storage  
Mining and Storage of Mining Waste  
Petroleum or Gas Well (permitted in any district carrying Drill Reservation "DR" suffix  
subject to Oil and Gas Ordinance)

(Heavy Industry -- Cont.)  
(Page 6)

(Natural Resource Storage and Extraction -- Cont.)

Petroleum Storage and Collecting Facilities  
Sand or Gravel Extraction or Storage  
Top Soil, Earth, Clay or Stone Extraction or Storage

#### SPECIAL INDUSTRIAL PROCESSES (14-2-2.12)

Asphalt or Concrete Batching Plant (Permanent)  
Asphalt or Concrete Batching Plant (Temporary)  
Cement or Hydrated Lime Plant  
Open Salvage Yard for Vehicles, Machinery or Materials  
Slaughter House or Meat Packing Plant  
Smelter, Refinery or Chemical Plant  
Solid Waste Dump or Sanitary Land Fill

#### GENERAL MANUFACTURING AND INDUSTRIAL USES (14-2-2.13)

Light Manufacturing or Industrial Uses as Defined by Section 14-4-1 Thru 14-4-2  
Heavy Manufacturing or Industrial Uses as Defined by Section 14-4-3

TO: PLANNING AND ZONING COMMISSION  
FROM: LORRINE QUIMIRO, PLANNING MANAGER  
SUBJECT: CASE FILE NO. 2020-57-P

APPLICANT: Halliburton Energy Services, owner  
Multatech, consultant

REQUEST: Replat

PROPERTY INVOLVED: Replat of Lots 1 and 2 of Halliburton Subdivision,  
2<sup>nd</sup> Filing (south of the intersection of Interstate  
20 and FM 1936)

The property involved in this request is located south of the intersection of Interstate 20 and FM 1936. The site is currently designated Future Development (FD) with a pending application for Heavy Industrial (HI) zoning, and is currently occupied by industrial development. Land use in the area consists of industrial development and vacant land.

The applicant is Halliburton Energy Services, owner, Multatech, consultant, and the purpose of the replat request is to create two (2) new lots for industrial development and ownership purposes.

Platting comments were sent to the developer on August 25<sup>th</sup>, 2020 for review.

Staff Comments:

- Ownership and original tax certificates needed prior to filing the plat.
- A Blanket Refuse Collection Easement is noted on the plat.
- Planning signature block needs to state "Director of Development"
- Water and sewer are available. No pro rata is due.
- Original drainage report is in effect. This tract is not in a special flood hazard area
- Mark all utility and drainage easements as private.

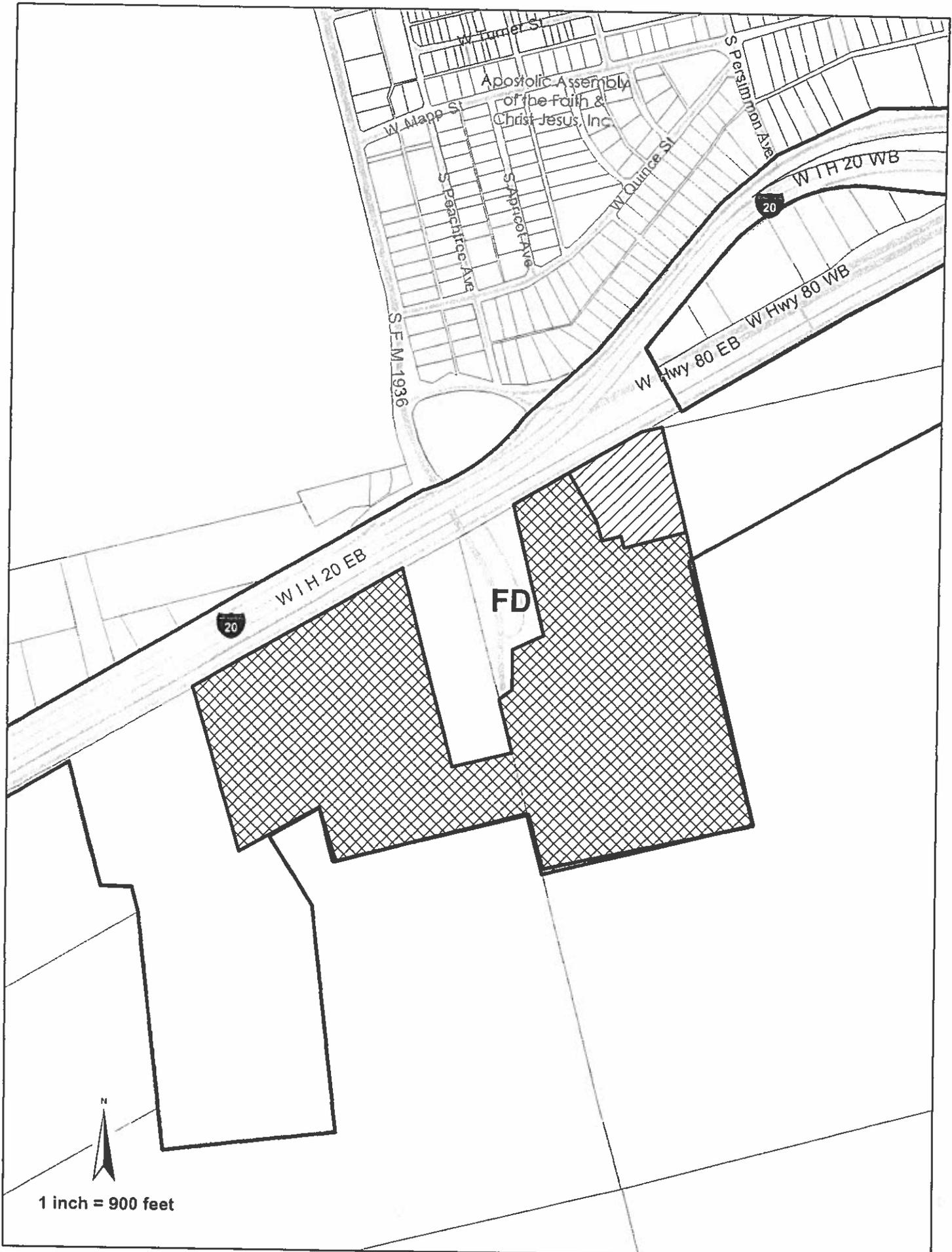
- An Improvements Agreement will not be required.
- A Blanket Refuse Collection Easement Agreement will be required and is noted on the plat.
- Any work in the right of way or easements will require a permit from the Engineering Division and must comply with current City Ordinances and policies.
- A minimum of two GPS points are required on the face of the plat.
- Current TxDOT access management standards require 510' minimum spacing between access locations for two-way frontage roads with speeds greater than 50 mph.
- No access should be accommodated to the connector ramp and between the connector ramp and the existing access east of the connector ramp.
- Access to the IH 20 frontage road to the east of the plat should also follow the minimum spacing requirements for proposed access including existing access locations.
- Post-development drainage/runoff should not be increased from pre-development conditions.

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



W Turner St  
W Mapp St  
S. Parrish Ave  
S. Apricot Ave  
W Quince St  
S. Spurgeon Ave

Apostolic Assembly  
of the Faith &  
Christ Jesus, Inc.



W H 20 EB

W H 20 WB

W Hwy 80 EB  
W Hwy 80 WB

FD

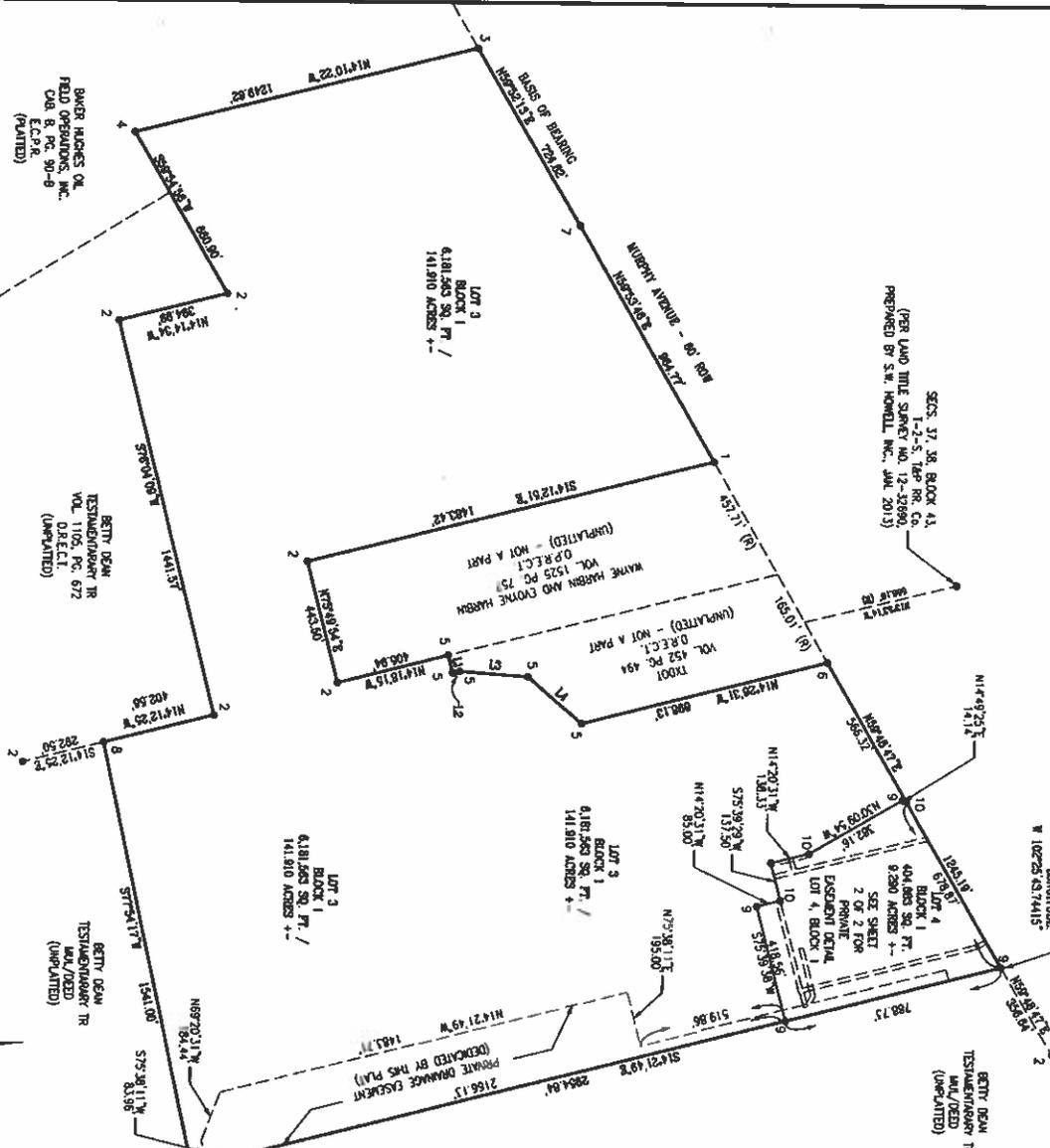


1 inch = 900 feet

**REPLAT AND SUBDIVISION OF HALLIBURTON SUBDIVISION, 2ND FILING**

**BEING A 151.20 ACRE TRACT OF LAND  
LOCATED IN SECTION 37 AND 38, BLOCK 43, T-2-S,  
T&P RR. Co. SURVEY, ECTOR COUNTY, TEXAS**

SECS. 37, 38, BLOCK 43  
T-2-S, T&P RR. CO.  
(PER LAND TITLE SURVEY NO. 12-3296,  
PREPARED BY S.W. HOWELL, INC., JAN. 2013)



**BOUNDARY LINE TABLE**  
(SHEET 1 OF 2)

LINE	BEARING	LENGTH
1	N 14° 20' 31" W	108.13
2	S 75° 39' 20" W	103.20
3	S 75° 39' 20" W	103.20
4	N 14° 20' 31" W	108.13
5	N 14° 20' 31" W	108.13
6	S 75° 39' 20" W	103.20
7	S 75° 39' 20" W	103.20
8	N 14° 20' 31" W	108.13
9	N 14° 20' 31" W	108.13
10	S 75° 39' 20" W	103.20
11	S 75° 39' 20" W	103.20
12	N 14° 20' 31" W	108.13
13	N 14° 20' 31" W	108.13
14	S 75° 39' 20" W	103.20
15	S 75° 39' 20" W	103.20
16	N 14° 20' 31" W	108.13
17	N 14° 20' 31" W	108.13
18	S 75° 39' 20" W	103.20
19	S 75° 39' 20" W	103.20
20	N 14° 20' 31" W	108.13
21	N 14° 20' 31" W	108.13
22	S 75° 39' 20" W	103.20
23	S 75° 39' 20" W	103.20
24	N 14° 20' 31" W	108.13
25	N 14° 20' 31" W	108.13
26	S 75° 39' 20" W	103.20
27	S 75° 39' 20" W	103.20
28	N 14° 20' 31" W	108.13
29	N 14° 20' 31" W	108.13
30	S 75° 39' 20" W	103.20
31	S 75° 39' 20" W	103.20
32	N 14° 20' 31" W	108.13
33	N 14° 20' 31" W	108.13
34	S 75° 39' 20" W	103.20
35	S 75° 39' 20" W	103.20
36	N 14° 20' 31" W	108.13
37	N 14° 20' 31" W	108.13
38	S 75° 39' 20" W	103.20
39	S 75° 39' 20" W	103.20
40	N 14° 20' 31" W	108.13
41	N 14° 20' 31" W	108.13
42	S 75° 39' 20" W	103.20
43	S 75° 39' 20" W	103.20
44	N 14° 20' 31" W	108.13
45	N 14° 20' 31" W	108.13
46	S 75° 39' 20" W	103.20
47	S 75° 39' 20" W	103.20
48	N 14° 20' 31" W	108.13
49	N 14° 20' 31" W	108.13
50	S 75° 39' 20" W	103.20
51	S 75° 39' 20" W	103.20
52	N 14° 20' 31" W	108.13
53	N 14° 20' 31" W	108.13
54	S 75° 39' 20" W	103.20
55	S 75° 39' 20" W	103.20
56	N 14° 20' 31" W	108.13
57	N 14° 20' 31" W	108.13
58	S 75° 39' 20" W	103.20
59	S 75° 39' 20" W	103.20
60	N 14° 20' 31" W	108.13
61	N 14° 20' 31" W	108.13
62	S 75° 39' 20" W	103.20
63	S 75° 39' 20" W	103.20
64	N 14° 20' 31" W	108.13
65	N 14° 20' 31" W	108.13
66	S 75° 39' 20" W	103.20
67	S 75° 39' 20" W	103.20
68	N 14° 20' 31" W	108.13
69	N 14° 20' 31" W	108.13
70	S 75° 39' 20" W	103.20
71	S 75° 39' 20" W	103.20
72	N 14° 20' 31" W	108.13
73	N 14° 20' 31" W	108.13
74	S 75° 39' 20" W	103.20
75	S 75° 39' 20" W	103.20
76	N 14° 20' 31" W	108.13
77	N 14° 20' 31" W	108.13
78	S 75° 39' 20" W	103.20
79	S 75° 39' 20" W	103.20
80	N 14° 20' 31" W	108.13
81	N 14° 20' 31" W	108.13
82	S 75° 39' 20" W	103.20
83	S 75° 39' 20" W	103.20
84	N 14° 20' 31" W	108.13
85	N 14° 20' 31" W	108.13
86	S 75° 39' 20" W	103.20
87	S 75° 39' 20" W	103.20
88	N 14° 20' 31" W	108.13
89	N 14° 20' 31" W	108.13
90	S 75° 39' 20" W	103.20
91	S 75° 39' 20" W	103.20
92	N 14° 20' 31" W	108.13
93	N 14° 20' 31" W	108.13
94	S 75° 39' 20" W	103.20
95	S 75° 39' 20" W	103.20
96	N 14° 20' 31" W	108.13
97	N 14° 20' 31" W	108.13
98	S 75° 39' 20" W	103.20
99	S 75° 39' 20" W	103.20
100	N 14° 20' 31" W	108.13

- SURVEY MONUMENT LEGEND**
- 1 - ROUND 1/2" IRON ROD WITH PLASTIC CAP
  - 2 - ROUND IRON ROD WITH PLASTIC CAP
  - 3 - ROUND IRON ROD WITH PLASTIC CAP
  - 4 - ROUND IRON ROD WITH PLASTIC CAP
  - 5 - ROUND IRON ROD WITH PLASTIC CAP
  - 6 - ROUND IRON ROD WITH PLASTIC CAP
  - 7 - ROUND IRON ROD WITH PLASTIC CAP
  - 8 - ROUND IRON ROD WITH PLASTIC CAP
  - 9 - ROUND IRON ROD WITH PLASTIC CAP
  - 10 - ROUND IRON ROD WITH PLASTIC CAP
  - 11 - SET CHECKED "X" IN METAL RODS
  - 12 - SET CHECKED "X" IN METAL RODS
  - 13 - SET CHECKED "X" IN METAL RODS
  - 14 - SET CHECKED "X" IN METAL RODS
  - 15 - SET CHECKED "X" IN METAL RODS
  - 16 - SET CHECKED "X" IN METAL RODS
  - 17 - SET CHECKED "X" IN METAL RODS
  - 18 - SET CHECKED "X" IN METAL RODS
  - 19 - SET CHECKED "X" IN METAL RODS
  - 20 - SET CHECKED "X" IN METAL RODS



**SURVEYOR'S CERTIFICATE**  
I, DALLAS WILSON, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM A FIELD SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN WERE PRESENTLY PLACED UNDER MY SUPERVISION.

STATE OF TEXAS  
COUNTY OF ECTOR

KNOW ALL MEN BY THESE PRESENTS THAT I (NAME), THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, DESCRIBED AS LOT 1, BLOCK 1, HALLIBURTON SUBDIVISION, T&P RR. CO. SURVEY, LOT 100.00 ACRES TRACT OF LAND OUT OF SECTIONS 37 AND 38, BLOCK 43, T-2-S, T&P RR. CO. SURVEY, ECTOR COUNTY, TEXAS, BEING THAT TRACT DESCRIBED IN DCC. NO. 2013-0000000000, FILED 05/23/2013, OF THE OFFICIAL PUBLIC RECORDS OF ECTOR COUNTY, TEXAS, WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEEDWARRANT TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, WATER COURSES, DRAINAGE, EASEMENTS, PUBLIC PLACES SHOWN THEREON FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND A EASEMENT OF WORKS AND EGRESS FOR TRASH COLLECTION PURPOSES IS HEREBY GRANTED.

BY: \_\_\_\_\_  
WOODRUFF JR

STATE OF TEXAS  
COUNTY OF ECTOR

BEFORE ME, THE UNDERSIGNED NOTARY A NOTARY PUBLIC IN AND FOR THE COUNTY OF ECTOR AND THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED CHARLES TROON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DAY OF \_\_\_\_\_ 2020

THIS PLAT IS HEREBY APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020, BY THE PLANNING AND ZONING COMMISSION, CITY OF DESSA, TEXAS.

CHANDLER PLANNING COMMISSION DIRECTOR OF DEVELOPMENT

I HEREBY CERTIFY THAT ALL REQUIREMENTS OF THE URBAN DEVELOPMENT ORDINANCE CONCERNING SUBMISSION AND/OR APPROVAL OF INFORMATION AND DATA TO THE DIRECTOR OF PUBLIC WORKS AND THE CITY ENGINEER REQUIRED FOR FINAL PLAT APPROVAL HAVE BEEN COMPLIED WITH FOR THIS

DATED: \_\_\_\_\_ 2020 FOR DIRECTOR OF PUBLIC WORKS

FILED FOR RECORD ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020.

AT \_\_\_\_\_ M. IN CABINET \_\_\_\_\_ PAGE \_\_\_\_\_ ECTOR COUNTY PLAT RECORDS.

COUNTY CLERK OF ECTOR COUNTY, TEXAS

REPLAT AND SUBDIVISION OF  
HALLIBURTON SUBDIVISION, 2ND FILING  
BEING A 151.20 ACRE TRACT OF LAND  
LOCATED IN SECTION 37 AND 38, BLOCK 43, T-2-S,  
T&P RR. Co. SURVEY, ECTOR COUNTY, TEXAS

**SURVWEST**  
4925 Sun Valley Dr.  
Fort Worth, TX 76119  
Tel: (817) 945-9610

SURVEY/MAPPING • UTILITY/SUB • REAL ESTATE

NO.	REVISION DESCRIPTION	DATE	BY
1	ADDRESS PLATING CONFERENCE COMMENTS 8/25/20	8/29/20	DAW
2	REVISION DESCRIPTION		

**REPLAT AND SUBDIVISION OF HALLIBURTON SUBDIVISION, 2ND FILING**  
**BEING A 151.20 ACRE TRACT OF LAND**  
**LOCATED IN SECTION 37 AND 38, BLOCK 43, T-2-S,**  
**T&P RR. Co. SURVEY, ECTOR COUNTY, TEXAS**

LATITUDE:  
 N 31°46'42.00"07"  
 LONGITUDE:  
 W 102°25'43.74"15"

BETTY DEAN  
 TESTAMENTARY TR  
 (UNRECORDED)



**EASEMENT LINE TABLE**  
 (SHEET 2 OF 2)

LINE	DIRECTION	DISTANCE
L1	N 76° 9' 55" E	14.68
L2	S 14° 21' 49" E	146.68
L3	S 14° 21' 49" E	478.05
L4	S 75° 38' 11" W	42.20
L5	N 75° 38' 11" E	42.20
L6	S 14° 21' 49" E	84.87
L7	S 14° 21' 49" E	562.18
L8	N 75° 38' 11" E	319.03
L9	N 14° 21' 49" W	637.54
L10	S 30° 11' 48" E	36.39
L11	S 30° 11' 48" E	38.46
L12	S 14° 21' 49" E	636.27
L13	N 75° 38' 11" E	53.00
L14	S 14° 21' 49" E	15.00
L15	S 75° 38' 11" W	53.00
L16	S 14° 21' 49" E	3.56
L17	S 75° 38' 11" W	334.03
L18	N 14° 21' 49" W	82.68
L19	N 50° 21' 49" W	36.83
L20	S 75° 38' 11" W	17.76
L21	N 13° 50' 5" W	19.00
L22	N 75° 38' 11" E	177.94
L23	S 59° 21' 49" E	28.04
L24	N 14° 21' 49" W	494.35
L25	N 75° 38' 11" E	40.00

- SURVEY MONUMENT LEGEND**
- 1 - FOUND 1/2" IRON ROD WITH PLASTIC CAP "HOWELL REFS 280"
  - 2 - FOUND 1/2" IRON ROD WITH PLASTIC CAP "HOWELL REFS 280"
  - 3 - FOUND 1/2" IRON ROD WITH PLASTIC CAP "HOWELL REFS 280"
  - 4 - FOUND 1/2" IRON ROD WITH PLASTIC CAP "HOWELL REFS 280"
  - 5 - FOUND TUDOR MONUMENT
  - 6 - FOUND 1-1/2" IRON PIPE
  - 7 - FOUND 1-1/2" IRON PIPE
  - 8 - FOUND 1-1/2" IRON PIPE
  - 9 - SET 5/8" IRON ROD WITH 1-1/2" PLASTIC CAP PPLS 4301
  - 10 - SET 5/8" IRON ROD WITH 1-1/2" PLASTIC CAP PPLS 4301
  - 11 - SET 5/8" IRON ROD WITH 1-1/2" PLASTIC CAP PPLS 4301
- (N) - RECORDED BY STA. HOWELL, REG. SURV. NO. 12-32890.



SURVEYOR'S NOTE: DISTANCES BEING REPORTED AND SHOWN HEREON ARE GROUND DISTANCES BASED ON DEANS CENTRAL ZONE (4203). TO ADJUST GROUND DISTANCES MULTIPLY BY A CALCULATED SITE CORRECTED SCALE FACTOR OF 1.00015617330. ADJUSTED DISTANCES BEING SHOWN AND REPORTED HEREON ARE BASED ON GROUND DISTANCES BEING CALCULATED USING THE CORRECTED SITE SCALE FACTOR.

OWNER NAME: HALLIBURTON ENERGY SERVICES  
 ADDRESS: 10200 BERRY AVE., HOUSTON, TX, 77072  
 PHONE: (817) 761-2223

**REPLAT AND SUBDIVISION OF HALLIBURTON SUBDIVISION, 2ND FILING**  
**BEING A 151.20 ACRE TRACT OF LAND**  
**LOCATED IN SECTION 37 AND 38, BLOCK 43, T-2-S,**  
**T&P RR. Co. SURVEY, ECTOR COUNTY, TEXAS**

**SURVWEST**  
 4925 Sun Valley Dr.  
 Fort Worth, TX 76119  
 Tel: (817) 945-9610  
 SURVEY/MAPPING • UTILITY/SUB • REAL ESTATE

PROJECT NO.	DATE	SCALE	DRAWN BY	CHECKED BY	APPROVED BY

SHEET 2 OF 2  
 EASEMENT DEVAL

NO.	REVISION DESCRIPTION	DATE	BY
1	ADJUSTED PLATING CONFERENCE COMMENTS 8/25/20	8/26/20	
REV			

TO: PLANNING AND ZONING COMMISSION  
FROM: LORRINE QUIMIRO, PLANNING MANAGER  
SUBJECT: CASE FILE NO. 2020-58-P

APPLICANT: Tommy Sandlin, Owner  
Aaron Burrell Land Surveyors, LLC,  
Consultant

REQUEST: Replat

PROPERTY INVOLVED: Lot 16, Block 9, North Port Commercial Sites,  
Odessa, Ector County, Texas. (East of the  
intersection of Andrews Hwy and E 87th St.)

The property involved in this replat request is located east of the intersection of Andrews Hwy and E 87th St. The site is currently zoned Planned Development-Retail District (PD-R) and is currently vacant land. Land uses in the area consist of multi-family and single-family development to the north and east and retail development to the west and church development to the south.

The applicant is Tommy Sandlin, Owner, and Aaron Burrell Land Surveyors, LLC, Agent and the purpose of the replat is to create one lot for retail purposes.

Comments were sent to the consultant for review on August 25, 2020.

Staff Comments:

- Original ownership and tax certificates need to be submitted prior to filing the plat.
- A blanket refuse collection easement is noted on the plat.
- Remainder of Lot 16 needs to be included in the plat.
- Water and sewer are available. No pro rata is due.
- This tract is not in a special flood hazard area.

- 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 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

PD-C 428

8700

R

8700 Pica Ave

SF-3

Lamar Ave

200

100

E 87th St

PD-R

Andrews Hwy

Andrews Hwy 3600

SF-3-DR



385

1 inch = 150 feet

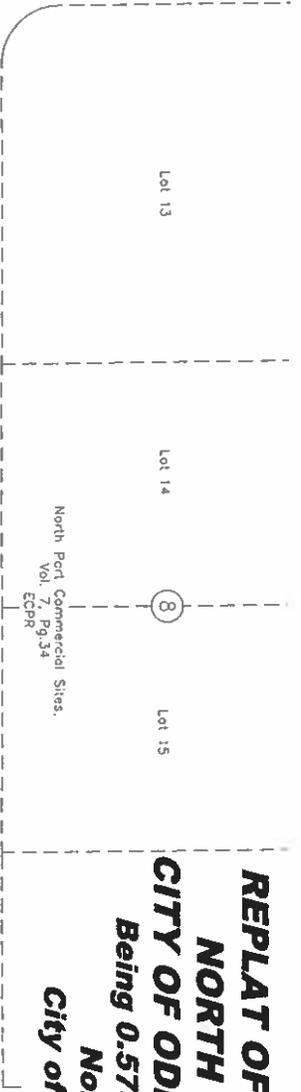
PD-R

SF-3

E 86th St

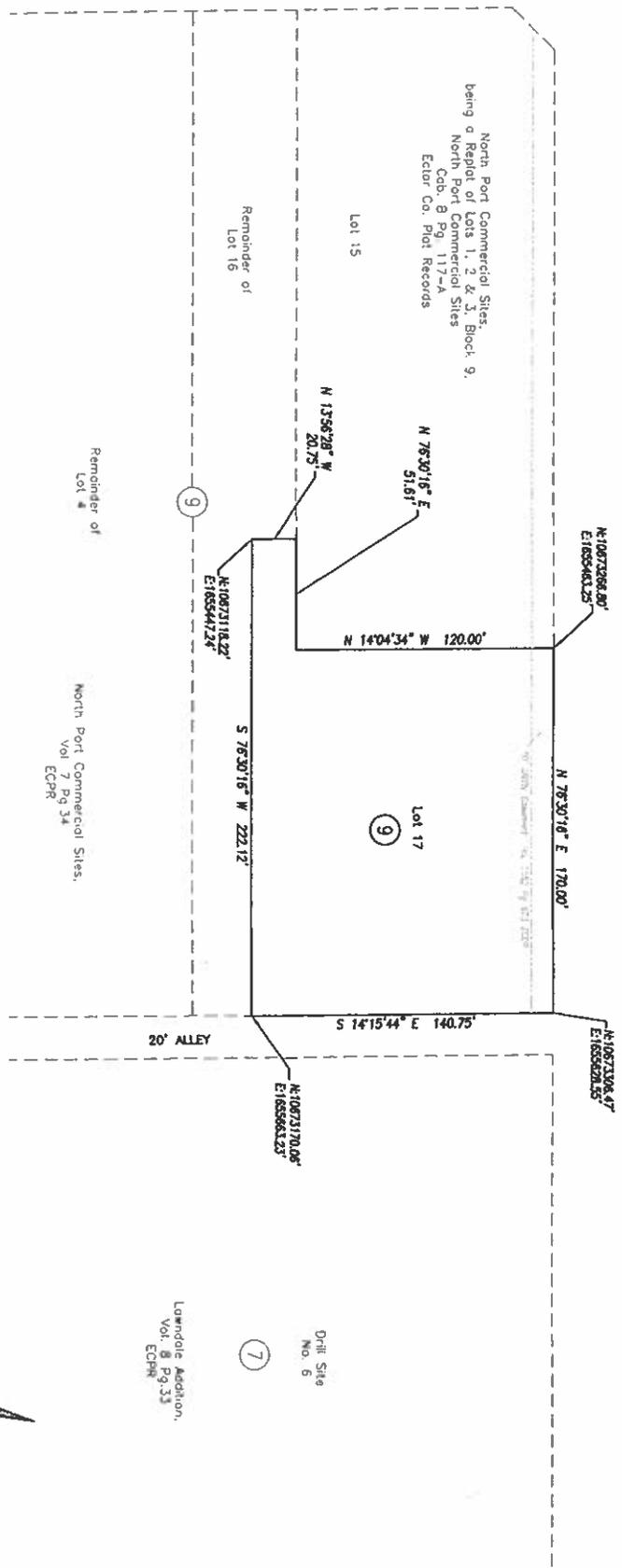
100

R



**87TH STREET**  
124' Right-of-Way

**REPLAT OF A PART OF LOT 16, BLOCK 9,  
NORTH PORT COMMERCIAL SITES,  
CITY OF ODESSA, ECTOR COUNTY, TEXAS**  
Being 0.575 Acres of Land in Lot 16, Block 9,  
North Port Commercial Sites,  
City of Odessa, Ector County, Texas.



Drill Site  
No. 6

Lowndale Addition,  
Vol. 8 Pg. 33  
ECP#



TO: PLANNING AND ZONING COMMISSION  
FROM: LORRINE QUIMIRO, PLANNING MANAGER  
SUBJECT: CASE FILE NO. 2020-59-P (ETJ)

APPLICANT: Miguel A. Garcia, Owner  
S.W. Howell, Consultant

REQUEST: Replat

PROPERTY INVOLVED: Lot 15, Block 5, of the Replat of Block 5, and Lot 10, Block 4, Rocking Bar 7 Ranch Estates, Ector County Texas (West of the intersection of Betty Lou Dr. and Bull Run Ave.)

The property involved in this replat request is located west of the intersection of Betty Lou Dr. and Bull Run Ave. The site is located in the City of Odessa Extra-Territorial Jurisdiction (ETJ), does not have a zoning designation and is occupied by a residential use. Land use in the area consists of vacant land.

The applicant is Miguel A. Garcia, Owner, and SW Howell, Consultant and the purpose of the replat is to create two (2) lots for ownership purposes.

Comments were sent to the consultant for review on August 25, 2020.

Staff Comments:

- This tract is outside the City limits and is in the ETJ.
- Water is available. Sewer is not available. No pro rata is due.
- Drainage report has been submitted. This tract is not in a special flood hazard area.
- The original plat has 50' front yard setback designated.
- An Improvements Agreement will not be required.
- GIS Maps show four RV's on the proposed lot 18 that do not appear in a May 2018 Google Earth image. We do not show records of a MHRC plan being approved for this lot or property owner. This might cause concerns

with the Health Department and raise questions if an illegal septic system might have been installed for these RVs.

Commission action is requested on the following items:

1. A lot frontage variance will be required because lot 18 only has 45' of frontage, which is under the required 100' in Ector County's Subdivision Regulations. 45' frontage will be adequate for a residential driveway but not large enough for further development of the lot such as subdividing or the development of a Manufactured Home Rental Community (MHRC). (Ector County Public Works)

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, Chevron, Ector County Health Dept., and Ector County Public Works.

Information in order of inclusion:

- Area zoning map
- Copy of proposed replat



**REPLAT OF LOT 15, BLOCK 5, OF THE REPLAT OF BLOCK 5 AND LOT 10, BLOCK 4,  
ROCKING BAR 7 RANCH ESTATES  
ECTOR COUNTY, TEXAS**

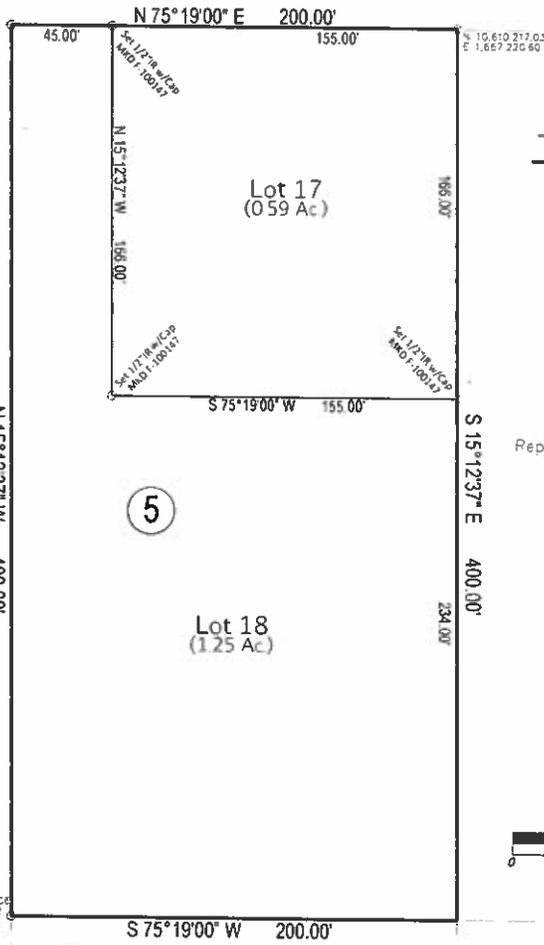
Replat of Block 5 and Lot 10, Block 4, Rocking Bar 7 Ranch Estates  
(Cob. A, P. 175-A, P.R.E.C.T.)

LOT 9

LOT 8

6

**Betty Lou Drive**  
(60' ROW)



LEGEND

- = PROPERTY LINE
- = PROPERTY CORNER
- IR w/CAP "RPLS 280"

Lot 16, Block 5 of the  
Replat of Block 5 and Lot 10, Block 4,  
Rocking Bar 7 Ranch Estates  
(Cob. A, P. 175-A, P.R.E.C.T.)



Scale 1" = 50'



Lot 14, Block 5 of the  
Replat of Block 5 and Lot 10, Block 4,  
Rocking Bar 7 Ranch Estates  
(Cob. A, P. 175-A, P.R.E.C.T.)

N 10,610,783.05  
E 1,667,124.62

8

Sunrise South Subdivision, 3rd Filing  
(Cob. A, P. 136-A+B, P.R.E.C.T.)

LOT 7

LOT 8

LOT 9

Bull Run Avenue  
(60' ROW)