

# AGENDA

## PLANNING AND ZONING COMMISSION

COUNCIL CHAMBER  
(meeting held on-line)

OCTOBER 1, 2020

1:30 P.M.

1. Approve the minutes of the following Planning and Zoning Commission meetings:
  - a. September 3, 2020
  - b. September 17, 2020
  
2. CASE FILE NO. 2020-62-P  
Consider approval of the short form plat of Evans Addition, 3<sup>rd</sup> Filing, being a 5.85 acre tract in Section 39, Block 42, T-1-S, T&P Ry. Co Survey, City of Odessa, Ector County, Texas (northwest of the intersection of Evans Blvd. and 87<sup>th</sup> St.)
  
3. CASE FILE NO. 2020-63-P (ETJ)  
Open a public hearing to consider approval of the replat of Lots 11-18, Block 2, Gossett Subdivision and Lot 11, Block 1, Greenfield Acres, Ector County, Texas (southwest of the intersection of Steven Rd. and Gossett Ave.)
  
4. CASE FILE NO. 2020-64-P(ETJ)  
Consider approval of the preliminary plat of Fiesta Acres, 1<sup>st</sup> Filing, being a 35.77 acre tract in Section 16, Block 42, T-3-S, T&P Ry Co Survey, Ector County, Texas(northeast of the intersection of JP Teal Dr. and U.S. Hwy. 385)
  
5. Other business
  
6. Adjourn

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

Be it said and remembered that at 1:30 p.m. on the 3rd day of September, 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  
Connie Coots  
Renee Earls  
Steve Tercero

MEMBERS ABSENT: Lennerd Byrd  
Lance Marker  
Jimmy Peacock

OTHERS PRESENT: Randy Brinlee, Director of Development; Lorraine Quimiro, Planning Manager; Tim McDaniel, Planner; Maria Prieto, Planning Tech; Joe Tucker, Assistant City Engineer, and Anne Roney, Secretary.

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The minutes of the August 20, 2020 Planning and Zoning Commission meeting were approved, motion for approval being made by Member Coots, seconded by Member Tercero, with the vote being a unanimous "aye".

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CASE FILE NO. 2020-20-Z (approved)

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)

Mr. McDaniel gave the following presentation: There were 3 notices mailed to surrounding property owners, with no notices returned, no written protests and no written approvals.

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.

Ms. Earls asked if this was close to where the current building was located, being told it was behind the building. She then asked if this was part of the existing complex, with Mr. McDaniel stating it was.

There being no further questions for City Staff, Chairman Sims opened the public hearing. Mr. Paul Padilla, applicant's representative, stated he was available to answer any questions, There being no questions, Chairman Sims closed the public hearing.

Member Coots moved the original zoning be approved to Heavy Industrial (HI). Member Earls seconded the motion, with the vote being a unanimous "aye".

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CASE FILE NO. 2020-57-P (approved)

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)

Mr. McDaniel gave the following presentation: 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.

There being no 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 Tercero moved the replat be approved as presented. Member Coots seconded the motion, with the vote being a unanimous "aye".

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CASE FILE NO. 2020-58-P (approved)

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.)

Ms. Prieto gave the following presentation: 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.

There being no questions for City Staff, Chairman Sims opened the public hearing. Ms. Coots asked what the proposed use was, being told the applicant was placing a retail use on the property. There being no further questions or comments, Chairman Sims closed the public hearing.

Member Earls moved the replat be approved as presented. Member Tercero seconded the motion, with the vote being a unanimous "aye".

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CASE FILE NO. 2020-59-P (ETJ) (approved with conditions)

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.)

Ms. Prieto gave the following presentation: 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)

Ms. Prieto mentioned the Planning Staff have received the copy of the variance request submitted by S W Howell on file.

There being no 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 Tercero moved the replat be approved with the following condition:

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).

Member Earls 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 1:41 p.m.

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Anne Roney, Secretary, placed the minutes in the Minute Book on September 3, 2020.

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Gary Sims, Chairman

AGENDA

PLANNING AND ZONING COMMISSION

COUNCIL CHAMBER  
(meeting held on-line)

SEPTEMBER 17, 2020

1:30 P.M.

1. CASE FILE NO. 2020-21-SUP  
Open a public hearing to consider approval of the request by Tabitha McElhaney, owner, 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 21, Block 13, Scottsdale West (5 Cody Ct.)
2. CASE FILE NO. 2020-22-Z  
Open a public hearing to consider approval of the request by Tyler Bradley, owner, SW Howell, agent, for original zoning of Light Industrial (LI) on Proposed Lot 1. Block 1, Metal Solutions Addition (southwest of the intersection of Interstate 20 and Crane Ave.)
3. CASE FILE NO. 2020-61-P  
Consider approval of the short form plat of Metal Solutions Addition, being a 9.50 acre tract in Section 40, Block 42, T-2-S, T&P Ry. Co Survey, City of Odessa, Ector County, Texas (southwest of the intersection of Interstate 20 and Crane Ave.)
4. CASE FILE NO. 2020-15-P  
Open a public hearing to consider approval of the replat of 2.33 acres out of Lot 17, Block 26, Henderson Heights, 1<sup>st</sup> Filing. (on the northeast corner of W. 8<sup>th</sup> St. and W. Loop 338)
5. Other business
6. Adjourn

Be it said and remembered that at 1:30 p.m. on the 17<sup>th</sup> day of September, 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  
Jimmy Peacock

MEMBERS ABSENT: Renee Earls  
Lance Marker  
Steve Tercero

OTHERS PRESENT: Randy Brinlee, Director of Development; Lorraine Quimiro, Planning Manager; Tim McDaniel, Planner; Maria Prieto, Planning Tech; Joe Tucker, Assistant City Engineer, and Anne Roney, Secretary.

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CASE FILE NO. 2020-21-SUP (approved with conditions)

Open a public hearing to consider approval of the request by Tabitha McElhaney, owner, 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 21, Block 13, Scottsdale West (5 Cody Ct.)

Ms. Preto gave the following presentation: There were 18 notices mailed to surrounding property owners, with no notices returned, 3 written protests and 1 written approval.

The property involved in this request is located at 5 Cody Ct. 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 applicant is J Tabitha McElhaney, owner, 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 (1,734 sq. ft.) on the property (9,607 sq. ft.). The proposed shop will have a floor area of approximately (450 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 46%) 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 northwest side of the residence.
5. One operator, being an immediate family member, shall be allowed to work in the shop.

6. Hours of operation limited to 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.

Mr. Sims asked about the parking spaces. Mr. Brinlee stated there are 2 required parking spaces for the residence and the proposed specific use permit requires 2 additional parking spaces for a total of 4 spaces. Mr. Sims then asked if the concerns on one of the protests cards about the one chair beauty shop becoming a 2 or 3 chair beauty shop would not happen, being told that it would not. Mr. Brinlee stated the specific use permit is limited to a one-chair beauty shop only and that is the maximum allowed in a residential area. Ms. Coots stated she did not see how this proposed use would increase the traffic with only a one chair being allowed. There being no further questions for City Staff, Chairman Sims opened the public hearing.

Ms. Tabitha McElhaney, applicant at 5 Cody Ct., stated this request is just for herself. With the current Covid it is hard to keep up with the necessary precautions and cleanliness. She also has a toddler at home. She felt operating from her home will provide her the opportunity to keep up with all the requirements. Mr. Sims asked if the building was already on the property, being told that it was. There being no further questions, Chairman Sims closed the public hearing.

Mr. Peacock stated he felt there would be more of these types of requests in the future. He also stated he did not see the protests were well founded.

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

1. No sign will be allowed on the property.
2. One operator, being an immediate family member, shall be allowed to work in the shop.
3. Hours of operation limited to 8:00 am to 7:00 pm
4. All applicable building codes need to be met.
5. 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.
6. Adoption of the site plan.

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

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CASE FILE NO. 2020-22-Z (approved)

Open a public hearing to consider approval of the request by Tyler Bradley, owner, SW Howell, agent, for original zoning of Light Industrial (LI) on Proposed Lot 1. Block 1, Metal Solutions Addition (southwest of the intersection of Interstate 20 and Crane Ave.)

Mr. McDaniel gave the following presentation: There was 1 notice mailed to surrounding property owners, with no notices returned, no written protests and no written approvals.

The property involved in this request is located southwest of the intersection of Interstate 20 and Crane Ave. The site is currently designated Future Development (FD) and is vacant. Land use in the area consists of industrial development and vacant land.

The applicant is Tyler Bradley, owner, SW Howell, agent, and the purpose of the original zoning request is to establish a zoning district to facilitate industrial development on the site. Land use in the area consists of industrial development and vacant land.

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 zoning districts in the area.

Livability: The proposed use will not have an effect on any nearby residential property and is a good fit for the I-20 corridor.

Reasonableness: Future land uses in this area are projected to be comparable in type and intensity of use.

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

There being no 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 Coats moved the original zoning be approved to Light Industrial (LI). Member Peacock seconded the motion, with the vote being a unanimous "aye".

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CASE FILE NO. 2020-61-P (approved with conditions)

Consider approval of the short form plat of Metal Solutions Addition, being a 9.50 acre tract in Section 40, Block 42, T-2-S, T&P Ry. Co Survey, City of Odessa, Ector County, Texas (southwest of the intersection of Interstate 20 and Crane Ave.)

Mr. McDaniel gave the following presentation: The property involved in this request is located southwest of the intersection of Interstate 20 and Crane Ave. The site is currently designated Future Development (FD) with a pending application for Light Industrial (LI) zoning for the portion within the City limits. The portion of the tract outside of the City limits has no zoning designation and is located in the City of Odessa ETJ. The property is currently vacant. Land use in the area consists of industrial development and vacant land.

The applicant is Tyler Bradley, owner, SW Howell, consultant, and the purpose of the replat request is to create a new lot for industrial development and ownership purposes.

Platting comments were sent to the developer on September 8th, 2020 for review.

Staff Comments:

- Original tax certificates needed prior to filing the plat.
- A Blanket Refuse Collection Easement is required and is noted on the plat.
- Water and sewer are available. No pro rata is due.
- Drainage report has been submitted. No additional run-off to TxDOT ROW. Retention is required.
- This tract is in a special flood hazard area.

- Submit plans for curb and gutter construction on I-20 frontage road.
- 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.
- Make sure that the plat meets TxDOT standards for driveway spacing on the frontage road.

Commission action is requested on the following items:

1. Add a shared access easement on the plat. (Public Works/Planning/TxDOT)

Mr. Peacock asked how shared access would work with the properties on either side being unplatted. Mr. Tucker stated shared access is being requested with the property to the east. When that property is platted, they will have to join in with the shared access. The City and TxDOT is requesting 2 lots share access. Mr. Peacock asked if the shared access will hold up the applicant without waiting for the adjacent property to be platted. Mr. Tucker stated the City would allow consideration in the right-of-way. They will work with the consultant to make everything work out. Mr. Peacock asked if the consultant has contacted the property owner and if the shared access would be a problem. Ms. Janie Howell, applicant's consultant, stated they have submitted a letter to the applicant but have not received a response. The shared access should not be a problem and should not impede development of this property. They will work with the City.

Member Peacock moved the short form plat be approved with the following condition:

1. Add a shared access easement on the plat.

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

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CASE FILE NO. 2020-15-P (approved with conditions)

Open a public hearing to consider approval of the replat of 2.33 acres out of Lot 17, Block 26, Henderson Heights, 1<sup>st</sup> Filing. (on the northeast corner of W. 8<sup>th</sup> St. and W. Loop 338)

Mr. McDaniel gave the following presentation: The property involved in this request is located on the northeast corner of W. 8<sup>th</sup> St. and W. Loop 338. The site is currently zoned Retail (R). Land use in the area consists of commercial/multi-family development as well as vacant land.

The applicant is Randy Stevenson, owner, SW Howell, consultant, and the purpose of the replat request is to create one (1) lot for retail/commercial development and ownership purposes.

Platting comments were sent to the developer on September 8th, 2020 for review.

Staff Comments:

- Original tax certificates needed prior to filing the plat.
- A site plan approval will be needed for the proposed retail center.
- Water is available in 8<sup>th</sup> St. ROW, however fire protection is not adequate. Submit plans for fire hydrant. Sewer is available for extension. Submit plans for review and acceptance. No pro rata is due.
- Drainage report has been submitted previously. This tract is not in a special flood hazard area.

- One access is allowed to 8<sup>th</sup> St. as noted on plat.
- No access is allowed to Loop 338 as noted on plat.
- Access to this site should be from 8<sup>th</sup> St. only. Insufficient frontage on LP 338 to meet current Access Management Standards.
- Post development runoff should not exceed pre-existing conditions.
- 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. Shared access with remainder of Lot 17 should be discussed.

Commission action is requested on the following items:

1. An Improvements Agreement will be required. (Public Works)
2. A Blanket Refuse Collection Easement Agreement will be required. (Public Works)

There being no 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 Peacock moved the replat be approved with the following conditions:

1. An Improvements Agreement will be required.
2. A Blanket Refuse Collection Easement Agreement will be required.

Member Coots 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 1:47 p.m.

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Anne Roney, Secretary, placed the minutes in the Minute Book on September 17, 2020.

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Gary Sims, Chairman

TO: PLANNING AND ZONING COMMISSION

FROM: LORRINE QUIMIRO, PLANNING MANAGER

SUBJECT: CASE FILE NO. 2020-62-P

APPLICANT: Joel Hernandez and Eli Hernandez, owners  
LCA, consultant

REQUEST: Short form plat

PROPERTY INVOLVED: Evans Addition, 3<sup>rd</sup> Filing, being a 5.85 acre tract in Section 39, Block 42, T-1-S, T&P Ry. Co Survey, City of Odessa, Ector County, Texas (northwest of the intersection of Evans Blvd. and 87<sup>th</sup> St.)

The property involved in this request is located northwest of the intersection of Evans Blvd. and 87<sup>th</sup> St. The site is currently designated Retail (R) and is vacant. Land use in the area consists of commercial, retail, and single-family residential development as well as vacant land.

The applicants are Joel Hernandez and Eli Hernandez, owners, LCA, consultant, and the purpose of the short form plat request is to create three (3) new lots for ownership purposes.

Platting comments were sent to the developer on September 22nd, 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.
- Site plan approval will be needed for the proposed shopping center.
- Water and sewer are available extension.
- Drainage report has been submitted. This tract is not in a special flood hazard

- On-site water and sewer should be private. An easement is not needed for private water and sewer.
- An Improvements Agreement is required.
- Excavation is required per drainage report. Submit Excavation plan.
- The water & sewer taps in the alley to the north that are not to be used should be abandoned in place. Submit plan for abandonment. (Public Works)
- 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.

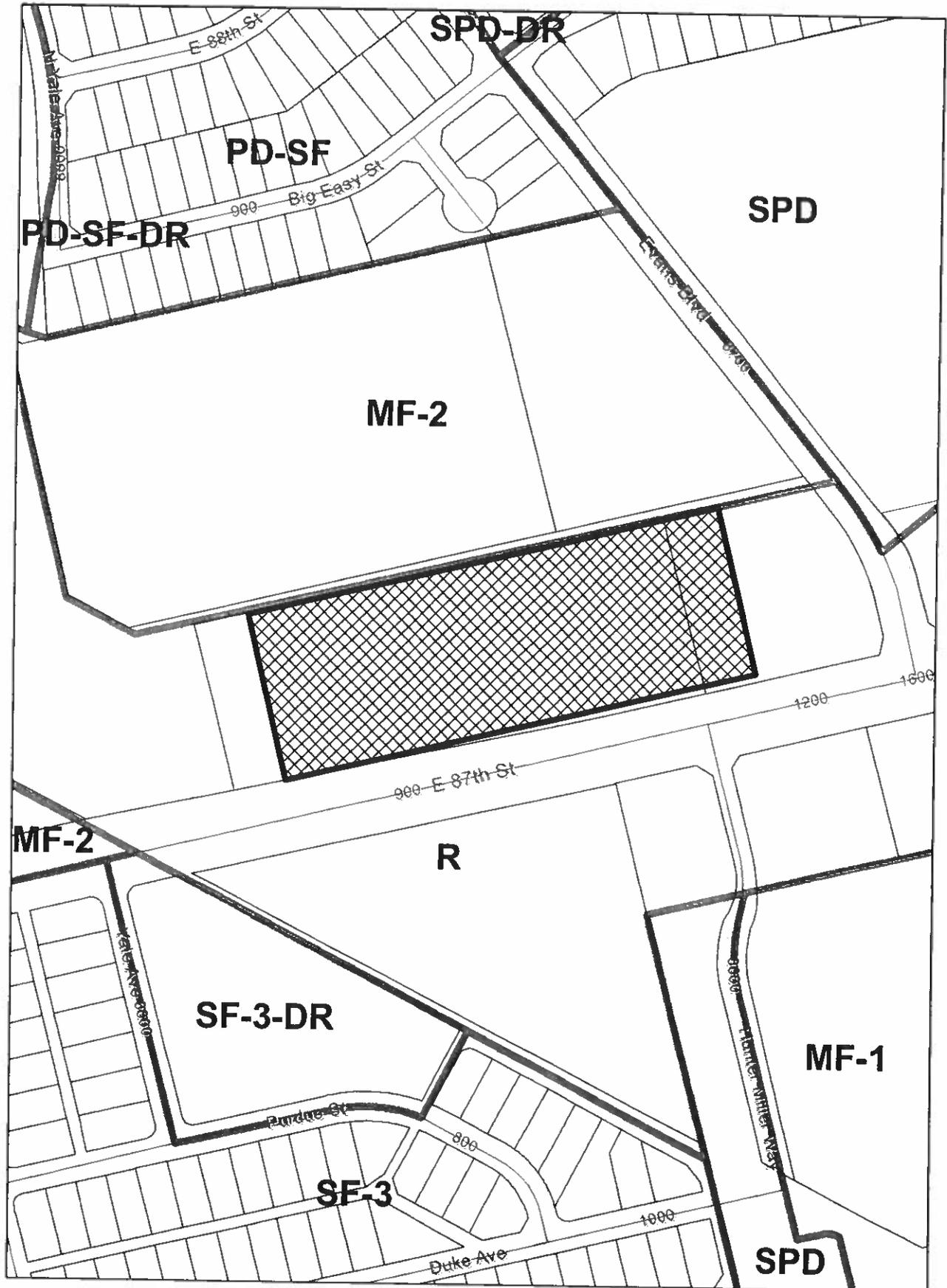
Commission action is requested on the following items:

1. \$112,289.45 street pro-rata for 850' of 87<sup>th</sup> Street frontage is due prior to filing the plat (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

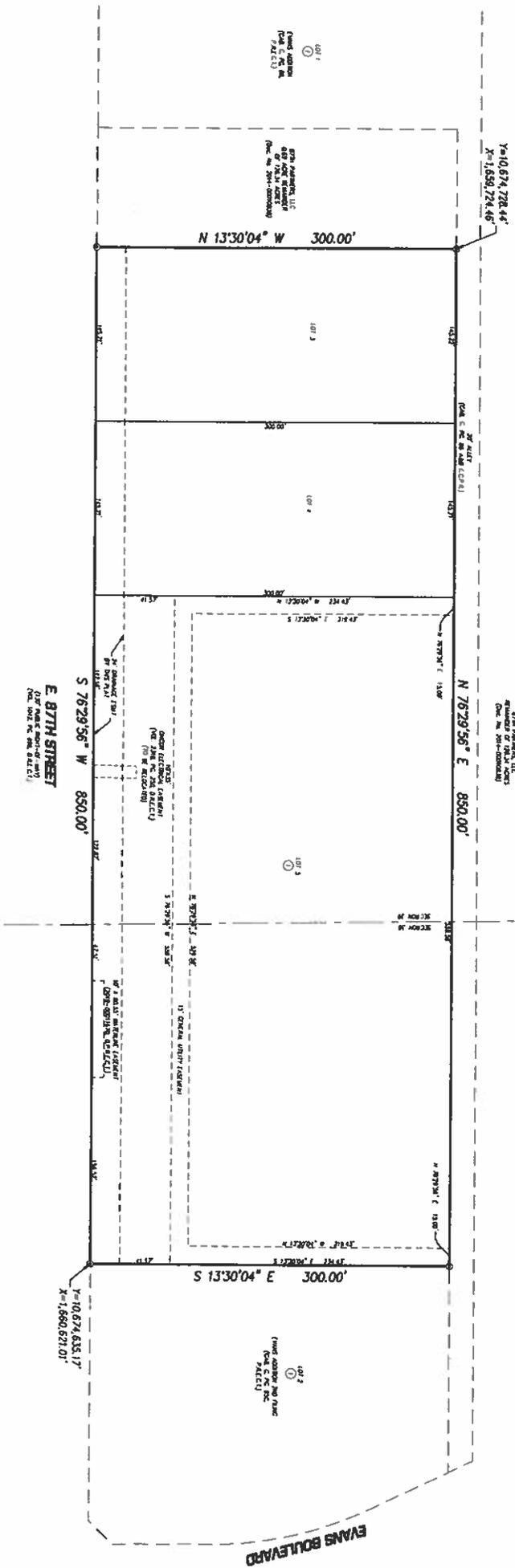
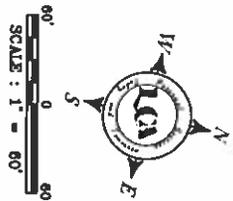


1 inch = 250 feet



# EVANS ADDITION, 3RD FILING

## BEING ALL OF THAT CERTAIN 5.85-ACRE TRACT LAND LOCATED IN SECTIONS 38, AND SECTION 39, BLOCK 42, T-1-S, T&P R.R. CO. SURVEY, ODESSA, ECTOR COUNTY, TEXAS



TO: PLANNING AND ZONING COMMISSION

FROM: LORRINE QUIMIRO, PLANNING MANAGER

SUBJECT: CASE FILE NO. 2020-63-P (ETJ)

APPLICANT: Nu Gen, LLC, Owner  
S.W. Howell, Consultant

REQUEST: Replat

PROPERTY INVOLVED: Lots 11-18, Block 2, Gosset Subdivision and Lot 11, Block 1, Greenfield Acres, Ector County, Texas (southwest of the intersection of Steven Rd. and Gossett Ave.)

The property involved in this replat request is southwest of the intersection of Steven Rd and Gossett Ave. The site is located in the City of Odessa Extra-Territorial Jurisdiction (ETJ), does not have a zoning designation and is currently vacant. Land use in the area consists of industrial development to the north and residential development to the south.

The applicant is Nu Gen, LLC, Owner, and SW Howell, Consultant and the purpose of the replat is to create one (1) lot for commercial development purposes.

Comments were sent to the consultant for review on September 22, 2020.

Staff Comments:

- This tract is outside the City limits and is in the ETJ.
- Water and sewer are not available.
- Drainage report has been submitted. This tract is in a special flood hazard area. Development shall be in compliance with Ector County Floodplain regulations.
- A 10' utility easement is missing. Status of the easement needs to be clarified (abandoned, etc.)

-- An Improvements Agreement will not be required.

Commission action is requested on the following items:

1. Dedicate a 20' cutback at the SW corner of Stevens Road and Gossett Avenue. (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



W-83rd St

Perry Ave

N County Rd West

W-81st St

Jackalyn Ave

Kyle St

N-Hite Ave

Basson Ave

Oregon St

Steven Rd

Gossell Ave

Stoner Rd

Diana Ave

Alice St

Coombs Ave

Maurelle Ave

Hillary Ave

Judy Ave

Gene Ave



1 inch = 500 feet

REPLAT OF LOTS 11-18, BLOCK 2, GOSSETT SUBDIVISION AND LOT 11, BLOCK 1  
**GREENFIELD ACRES**  
A SUBDIVISION OF 4.95 ACRES IN, ECTOR COUNTY, TEXAS

Odessa Industrial Park  
(V. 11, P. 7, P.R.E.C.T.)

Stevens Road  
(100' R.O.W.)

N 100°05'54.786"  
L 1,648.316±±38

N 73°02'48" W  
L 997.91'

N 76°34'52" E  
L 854.96'

FLOODWAY

1

Lot 24  
(4.95 AC)

ZONE AE

LOT 9



Gossett Avenue  
(50' R.O.W.)

S 14°05'58" E  
L 504.59'

Gossett Subdivision  
(V. 3, P. 119, P.R.E.C.T.)

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

2

LOT 7

LOT 8

LOT 9

LOT 10

LOT 9

Gossett Subdivision  
(V. 3, P. 119, P.R.E.C.T.)

LOT 9

LOT 10

LOT 11

1

ZONE AE  
ZONE X

Greenfield Acres  
(V. 1, P. 59, P.R.E.C.T.)

1

TO Utility Easement  
TO Utility Easement

LOT 9

N 72° R.O.W.  
L 442.39'±±32

N 110°05'23.59"  
L 1,049.207±±38

TO: PLANNING AND ZONING COMMISSION  
FROM: LORRINE QUIMIRO, PLANNING MANAGER  
SUBJECT: CASE FILE NO. 2020-64-P(ETJ)  
APPLICANT: West TX DMG Properties, LLC, owner  
SW Howell, consultant

REQUEST: Preliminary Plat

PROPERTY INVOLVED: Fiesta Acres, 1<sup>st</sup> Filing, being a 35.77 acre tract in Section 16, Block 42, T-3-S, T&P Ry Co Survey, Ector County, Texas. (northeast of the intersection of JP Teal Dr. and U.S. Hwy. 385)

The property involved in this request is located northeast of the intersection of JP Teal Dr. and U.S. Hwy. 385. The site is outside of the City limits, has no zoning designation, and is in the City of Odessa ETJ. Land use in the area consists of oilfield development as well as vacant land.

The applicant is West TX DMG Properties, LLC, owner, SW Howell, consultant, and the purpose of the request is to create approximately 32 lots for residential development and ownership purposes.

Platting comments were sent to developers on September 22nd, 2020 for review.

Staff Comments:

- Documentation related to the abandonment of the cul-de-sac in proposed Lot 1, Block 3 needs to be provided.
- Outer limit of plat needs to include abandoned ROW in cul-de-sac. New metes and bounds will need to be submitted with the changes requested.
- A lot number needs to be assigned to the detention basin located in block 3.
- Original tax certificates needed prior to filing the plat.

- This tract is outside the City limits and is in the ETJ.
- Water and sewer are not available.
- Drainage report needs to be submitted. This tract is not in a special flood hazard area.
- A masterplan of the area needs to be submitted for future street extensions.
- Submit paving plans to County standards for J.P. Teal (to U.S. 385), Jiro Ave., & Celeste Ave.
- Submit easements for temporary turn-arounds by separate instrument.
- Submit approval from Oncor to place a street in their easement.
- Assign a lot number to the detention basin.
- The 30' drainage easement needs to be included in a detention basin lot.
- Label the cutback at the NW/c of J. P. Teal and Bull Run
- Even though this location does not border a state highway, drainage/runoff effects should be evaluated based on ultimate development plans. There is a culvert crossing US 385 just north of JP Teal Dr that appears to drain from West to East. Development of this area should not impede or impact existing drainage patterns

The preliminary 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 preliminary plat



1 inch = 800 feet



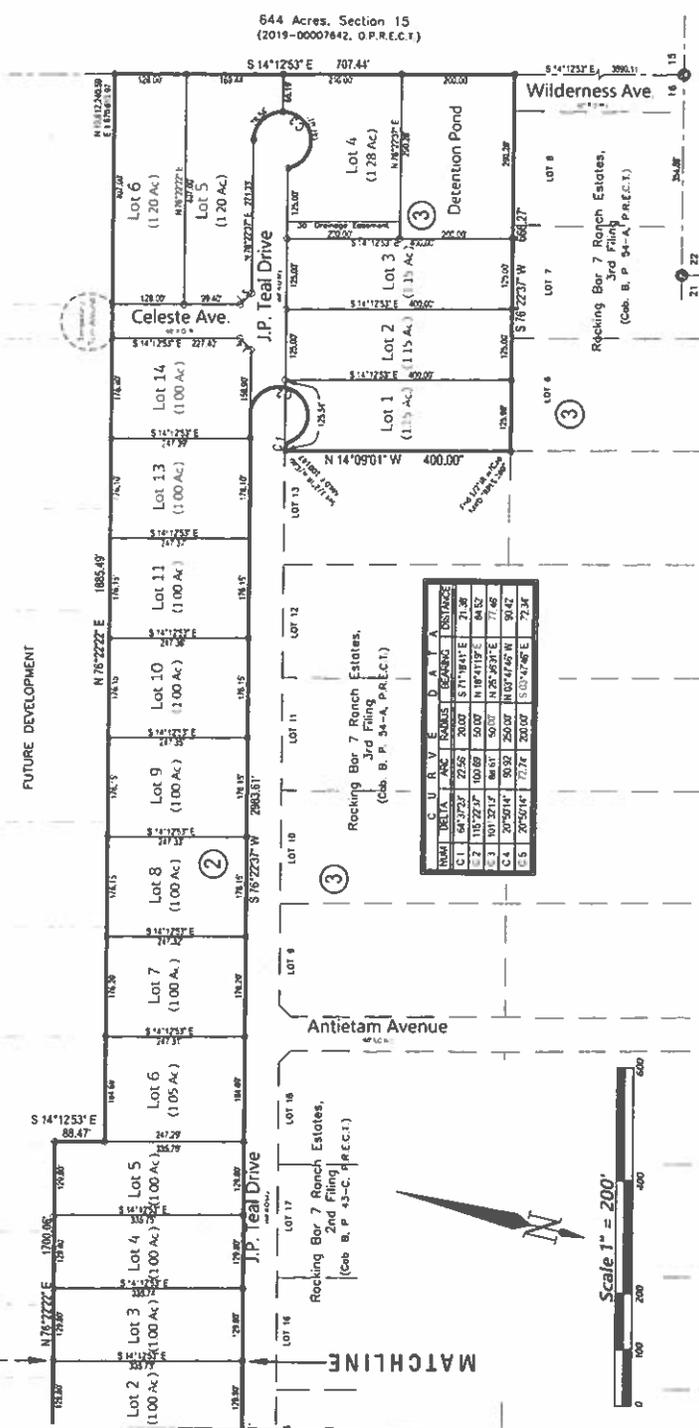
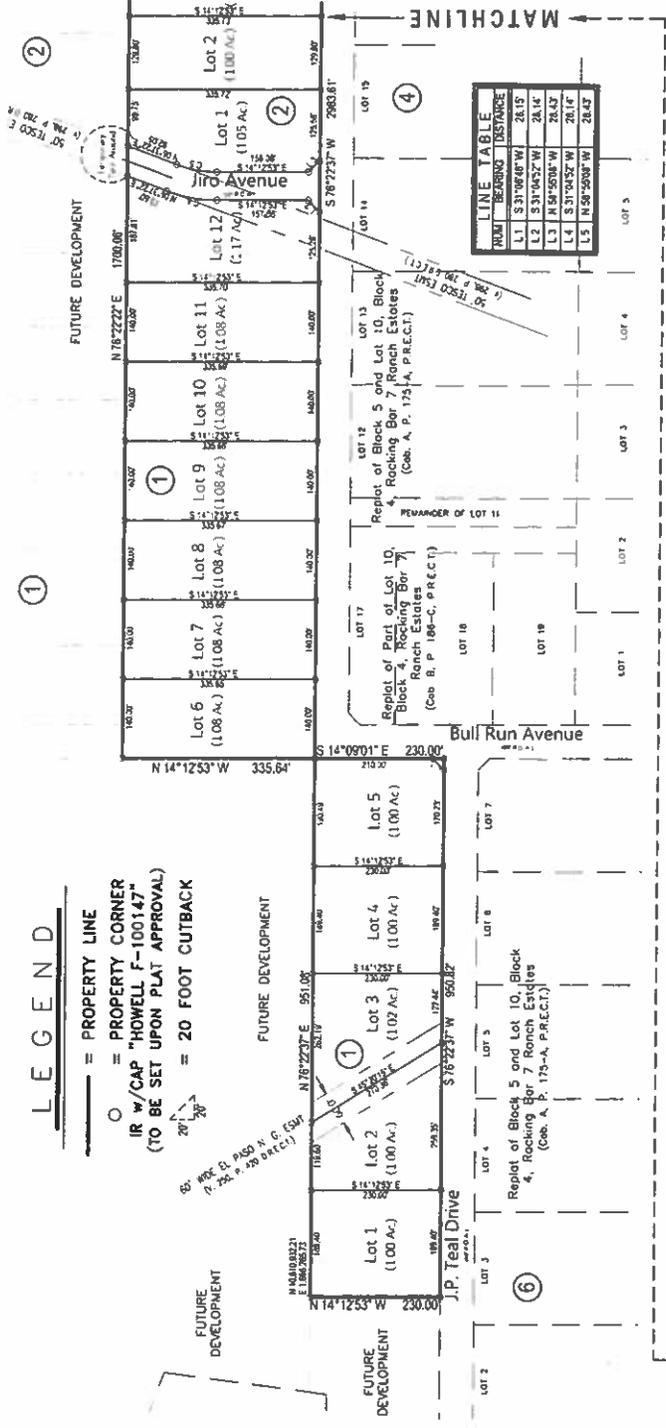
# FIESTA ACRES, 1ST FILING

A SUBDIVISION OF 35.77 ACRES

IN SECTION 16, BLOCK 42, T-3-S, T&P RY. CO. SURVEY, ECTOR COUNTY, TEXAS

## LEGEND

- = PROPERTY LINE
- = PROPERTY CORNER
- IR W/CAP "HOWELL F-100147" (TO BE SET UPON PLAT APPROVAL)
- 20' = 20 FOOT CUTBACK



Scale 1" = 200'

644 Acres, Section 15  
(2019-00007842, O.P.R.E.C.T.)

Wilderness Ave

Antietam Avenue

Bull Run Avenue

Celeste Ave.

J.P. Teal Drive

J.P. Teal Drive

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

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

Replot of Part of Lot 10, Block 4, Rocking Bar 7 Ranch Estates (Cob. B. P. 186-C, P.R.E.C.T.)

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

Rocking Bar 7 Ranch Estates, 3rd Filing (Cob. B. P. 94-A, P.R.E.C.T.)

Rocking Bar 7 Ranch Estates, 2nd Filing (Cob. B. P. 42-C, P.R.E.C.T.)

Detention Pond