

AGENDA

PLANNING AND ZONING COMMISSION

COUNCIL CHAMBER

MARCH 3, 2022

1:30 P.M.

1. CASE FILE NO. 2022-02-Z
Open a public hearing to consider approval of the original zoning request by Joshua Olliff, owner for Retail (R) on a 1.11 acre tract in Section 8, Block 41, T-2-S, T&P RR Co. Survey, City of Odessa, Ector County, Texas (southeast of the intersection of NE Loop 338 and E. 56th St.)
2. CASE FILE NO. 2022-05-P
Consider approval of the short form plat of Jojo Olliff Addition, being an approximately 2.93 acre tract in Section 8, Block 41, T-2-S, T&P RR Co. Survey, City of Odessa, Ector County, Texas (southeast of the intersection of NE Loop 338 and E. 56th St.)
3. CASE FILE NO. 2022-07-P
Consider approval of the preliminary plat of Sagebrush Springs Addition, being a 20.93-acre tract of land situated in the West Half of Section 8, Block 41, T-2-S, T & P RW Co. Survey, City of Odessa, Ector County, Texas (northeast of the intersection of Arroyo Rd. and NE Loop 338)
4. CASE FILE NO. 2022-04-P (ETJ)
Consider approval of the final plat of Reyes Estates, being a 6.71 acre tract in Section 13, Block 43, T-2-S, T&P RY. Co. Survey, Ector County, Texas (southwest of the intersection of W. Blair St. and N. Westgate Ave.)
5. Other business
6. Adjourn

TO: PLANNING AND ZONING COMMISSION
FROM: LORRINE QUIMIRO, PLANNING MANAGER
SUBJECT: CASE FILE NO. 2022-02-Z

APPLICANT: Joshua Olliff, owner
Newton Engineering, consultant

REQUEST: Original zoning of Retail (R)

PROPERTY INVOLVED: a 1.11 acre tract in Section 8, Block 41, T-2-S, T&P RR Co. Survey, City of Odessa, Ector County, Texas (southeast of the intersection of NE Loop 338 and E. 56th St.)

Due to inclement weather this request was postponed from the February 3, 2022 Planning and Zoning Commission meeting.

The property involved in this request is located southeast of the intersection of NE Loop 338 and E. 56th St. The site is within the City of Odessa and currently has a Future Development (FD) designation and is vacant. Land use in the area consists of vacant land to the north, south and west, and commercial development to the east.

The applicant is Joshua Olliff, owner, Newton Engineering, agent, and the purpose of the request is to establish zoning for retail development.

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 original zone 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 retail development is not out of line with the existing retail development in the area.

Reasonableness: The proposed original zoning will be in line with existing zoning directly to the north allowing the lot to have one single zoning designation.

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 Retail (R) Zoning District

RETAIL

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

PRIMARY RESIDENTIAL USES (14-2-2.1)

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

ACCESSORY AND INCIDENTAL USES (14-2-2.2)

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

UTILITY AND SERVICE USES (14-2-2.3)

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

(Retail -- Cont.)

Page 2

(Utility and Service Uses -- Cont.)

Telephone Business Office

Telephone Exchange--Switching, Relay or Transmitting Station Only

Utility Shops, Storage Yards or Building (Private)

Water Reservoir, Water Well or Pumping Station

Water Stand Pipe and Elevated Storage Tank

Water Treatment Plant

RECREATIONAL AND ENTERTAINMENT USES (14-2-2.4)

Amusement, Commercial (Indoor)

Country Club (Private)

Dance Hall or Night Club (by Specific Use Permit)

Golf Course (Commercial) (by Specific Use Permit)

Park or Playground (Public)

Park or Playground (Other Than Public)

Playfield or Stadium (Public)

Private Club (by Specific Use Permit)

Roller or Ice Skating Rink (by Specific Use Permit)

Swim or Tennis Club

Swimming Pool or Tennis Complex (Commercial) (by Specific Use Permit)

Tavern or Lounge (by Specific Use Permit)

Theater or Playhouse (Indoor)

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

Art Gallery or Museum

Cemetery or Mausoleum (by Specific Use Permit)

Church or Rectory

College or University

Convent or Monastery

Day Care Center

Fairgrounds or Exhibition Area

Fraternal Club or Lodge

Home for Senior Citizens or Nursing Home

Hospital, Acute Care

Hospital, Chronic Care

Institution or Center for Alcoholic, Narcotic or Psychiatric Patients

Institution of Religious, Charitable or Philanthropic Nature

Institutional Out-Patient Medical Clinic

(Retail -- Cont.)

Page 3

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

AUTOMOTIVE & TRANSPORTATION RELATED USES (14.2-2.6)

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

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

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

(Retail -- Cont.)

Page 4

(Retail and Service Type Uses -- Cont.)

Laboratory, Medical or Dental

Laundry and Cleaning Shop (Self Service)

Medical Appliances and Fitting, Sales or Rental

Mortuary or Funeral Home

Office, General Business or Professional

Pawn Shop

Pet Grooming

Pet Shop

Reprographic Service

Restaurant or Cafeteria (Not Drive-In) (With Dining Room)

Restaurant or Eating Place (Drive-In Service)

Retail Shop, Apparel, Gifts, Accessories and Similar Items

Retail Shop or Store (General Items)

Sales, Outdoor Temporary

Studio -- Decorator, Artist or Photographer

Studio, Health, Exercise and Reducing

Studio -- Music, Dance or Drama

Tool Rental, Domestic, Small Equipment

Travel Bureau or Travel Consultant

Veterinarian Hospital (Indoor Animal Pens)

Veterinarian Office Only (No Animal Pens)

SIGN AND IDENTIFICATION USES (14-2-2.8)

(see Section 14-10-1)

Apartment or Housing Project Identification Sign

Apartment or Housing Project Informational Sign

Construction Sign Temporary

Development Sign Temporary

General Business Sign

Institutional Identification Sign

Institutional Information Sign

Name Plate

Office Identification Sign

Real Estate Sign (Temporary)

(Retail -- Cont.)
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COMMERCIAL TYPE USES (14-2-2.9)

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

AGRICULTURAL TYPE USES (14-2.2.10)

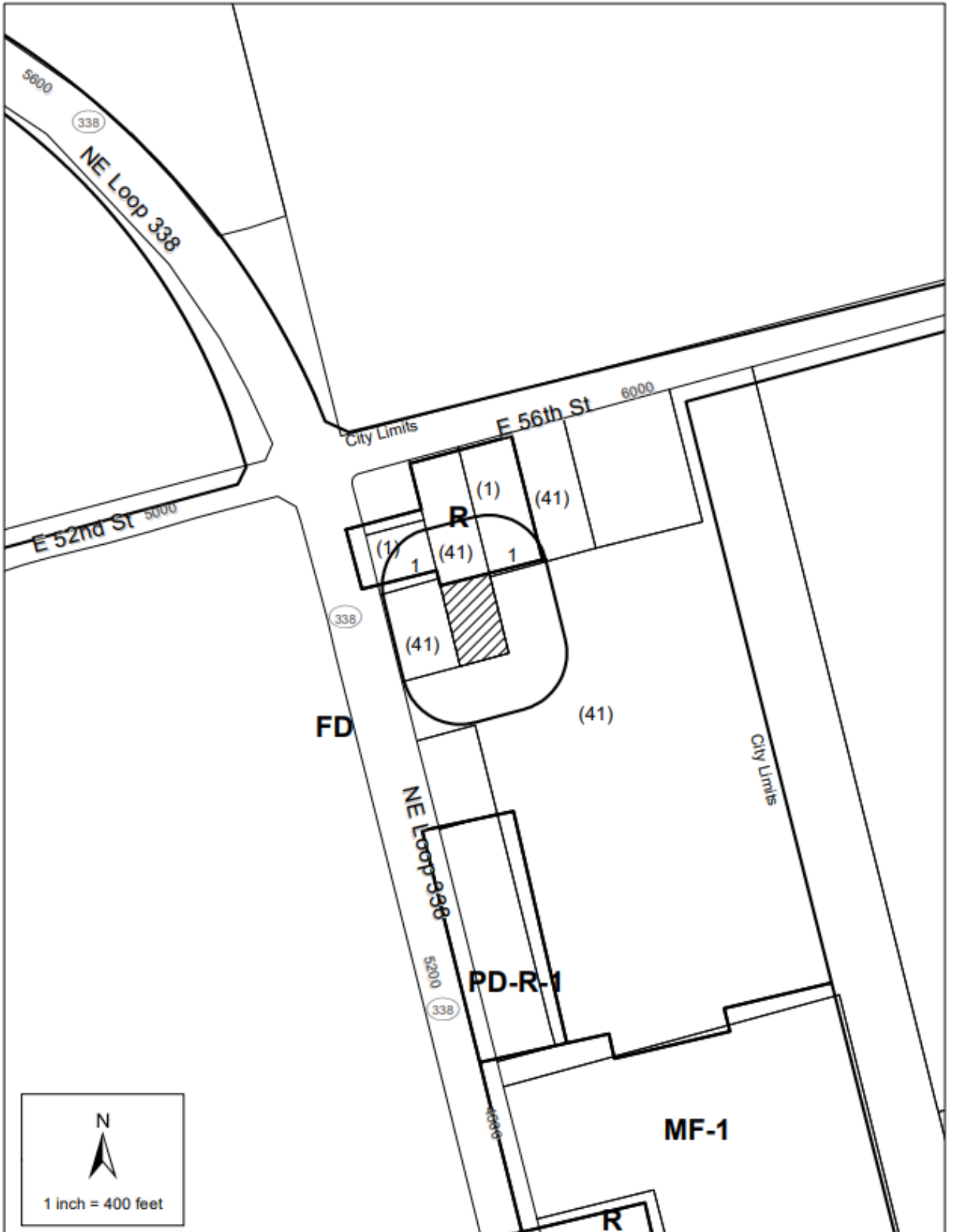
Greenhouse or Nursery (Commercial)

NATURAL RESOURCE STORAGE AND EXTRACTION (14-2.2.11)

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

SPECIAL INDUSTRIAL PROCESSES (14-2-2.12)

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



TO: PLANNING AND ZONING COMMISSION
FROM: LORRINE QUIMIRO, DIRECTOR OF PLANNING
SUBJECT: CASE FILE NO. 2022-05-P

APPLICANT: Joshua Olliff, owner
Newton Engineering, consultant

REQUEST: Short Form Plat

PROPERTY INVOLVED: Jojo Olliff Addition, being an approximately 2.93 acre tract in Section 8, Block 41, T-2-S, T&P RR Co. Survey, City of Odessa, Ector County, Texas (southeast of the intersection of NE Loop 338 and E. 56th St.)

Due to inclement weather this request was postponed from the February 3, 2022 Planning and Zoning Commission meeting.

The property involved in this request is located southeast of the intersection of NE Loop 338 and E. 56th St. The site is within the City of Odessa and is currently zoned Retail (R) and designated Future Development (FD) with an original zoning request of Retail (R) pending. The land is currently vacant. Land use in the area consists of vacant land to the north, south and west, and commercial development to the east.

The applicant is Joshua Olliff, owner, Newton Engineering, consultant, and the purpose of the request is to create one (1) lot for retail development.

Comments were sent to the consultant for review on January 25, 2022.

Staff Comments:

- A Blanket Refuse Collection Easement is noted on the plat.
- Original tax certificates needed prior to filing the plat.
- 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.
- An Improvements Agreement will not be required.
- A Blanket Refuse Collection Easement 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.
- 56th Street on the plat should be East 56th Street.

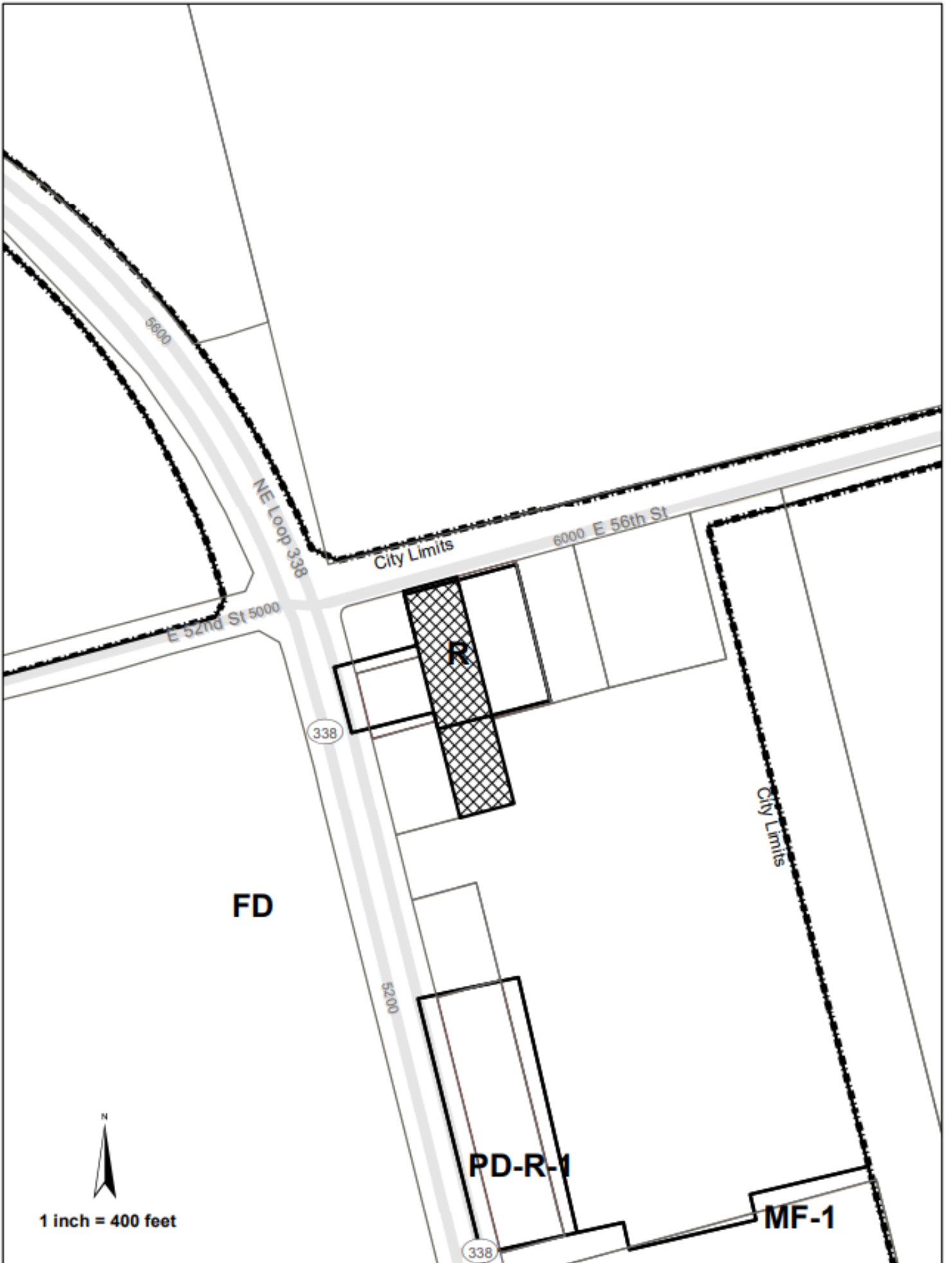
Commission action is requested on the following items:

1. Contact TXDOT for driveway permit for Lot 2. (TxDOT)

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

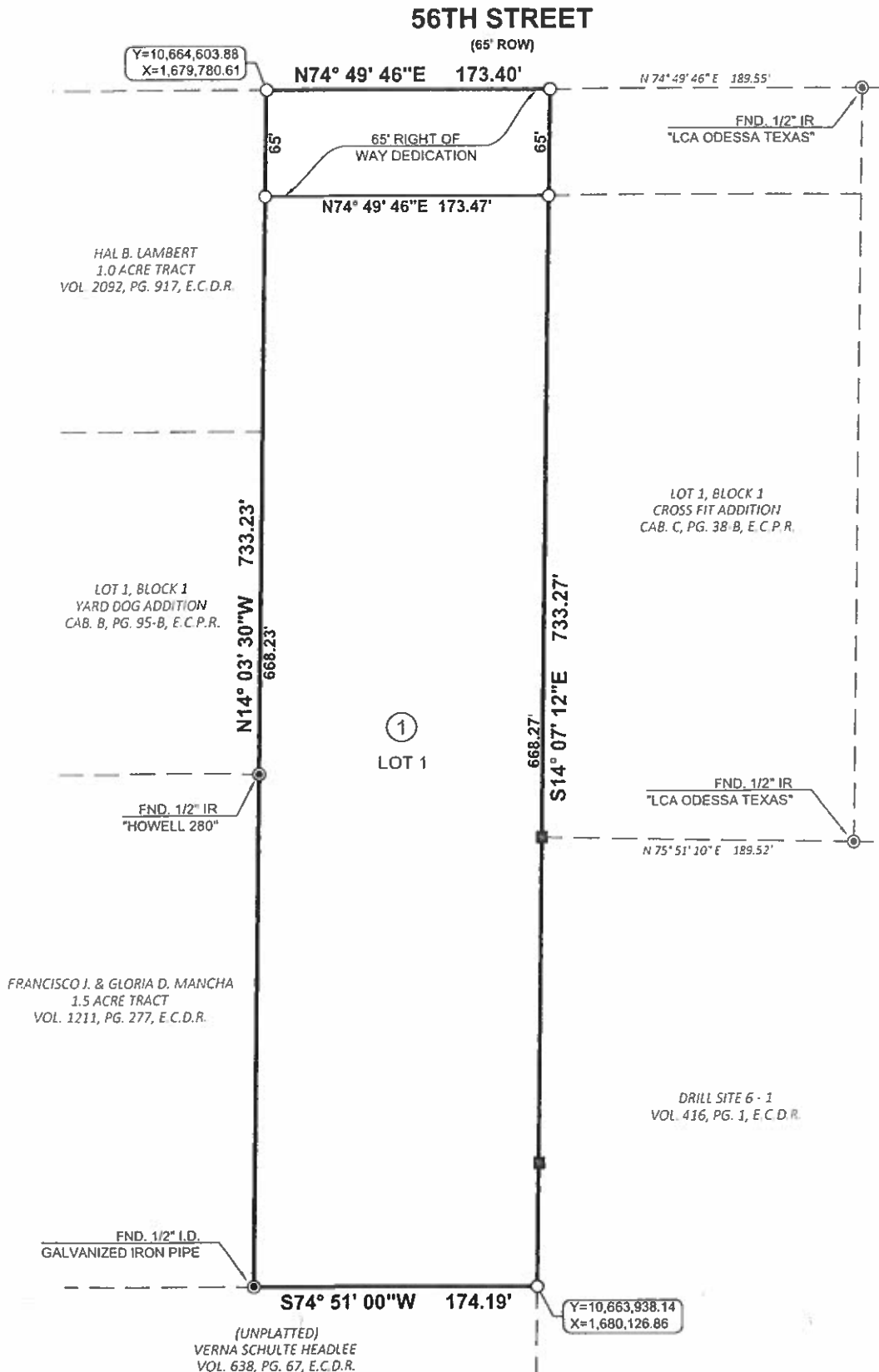
Information in order of inclusion:

- Area zoning map
- Copy of proposed short form plat



JOJO OLLIFF ADDITION

BEING A 2.93 ACRE TRACT LOCATED IN
SECTION 8, BLOCK 41, T-2-S, T&P RR CO. SURVEY,
ODESSA, ECTOR COUNTY, TEXAS



TO: PLANNING AND ZONING COMMISSION
FROM: LORRINE QUIMIRO, PLANNING MANAGER
SUBJECT: CASE FILE NO. 2022-07-P

APPLICANT: Betenbough Homes, owner
Maverick, consultant

REQUEST: Preliminary Plat

PROPERTY INVOLVED: Sagebrush Springs Addition, being a 20.93-acre tract of land situated in the West Half of Section 8, Block 41, T-2-S, T & P RW Co. Survey, City of Odessa, Ector County, Texas (northeast of the intersection of Arroyo Rd. and NE Loop 338)

The property involved in this preliminary plat request is located northeast of the intersection of Arroyo Rd. and NE Loop 338. The site is zoned Multiple-Family Residence District-One (MF-1) and is currently vacant. The surrounding land use is largely vacant land with a residence and church abutting the southwest corner of the property.

The applicant is Betenbough Homes LLC., owner, and Maverick, consultant and the purpose of the preliminary plat is to create a drainage basin and one hundred and four (104) lots (approx. 3,005-9,046 sq. ft.) for single-family residential development and ownership purposes.

Comments were sent to the consultant for review on December 28, 2021.

Staff Comments:

- A Blanket Refuse Collection Easement is noted on the plat.
- Original tax certificates needed prior to filing the plat.
- 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.

- An Improvements Agreement will be required.
- Impact Fees will be due at time of building permit issuance and utility connections
- 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 are no issues with the development of Case File 2022-07-P. Please note there is an active pipeline nearby, however it is approximately 280 feet to the northeast of the development and shouldn't be a risk in regard to construction.
- Recommended minimum driveway spacing for this segment of roadway is 425'. From previous discussions with the consultant and the city, the northern access (Appaloosa Lane) will be an emergency access only with a Knox lock.
- Post development runoff/drainage should not exceed pre-development conditions.
- As noted on the plat by Maverick, there is a 33" water transmission pipeline running through the southern portion of this plat.
- CRMWD pipeline and easements carry certain restrictions prohibiting the construction of habitable structures as well as other features designed to protect the pipeline.
- The developer shall determine the amount of cover existing over the pipelines to determine their potential impact on planned improvements
- All proposed crossing utilities must cross under the pipeline with a minimum clearance of two feet and be encased throughout the easement.
- District personnel shall be notified prior to excavation of pipelines or any work on the easement.
- Maverick has provided initial construction plans for review. As of

February 16, 2022 CRMWD has not received the final construction plans for review.

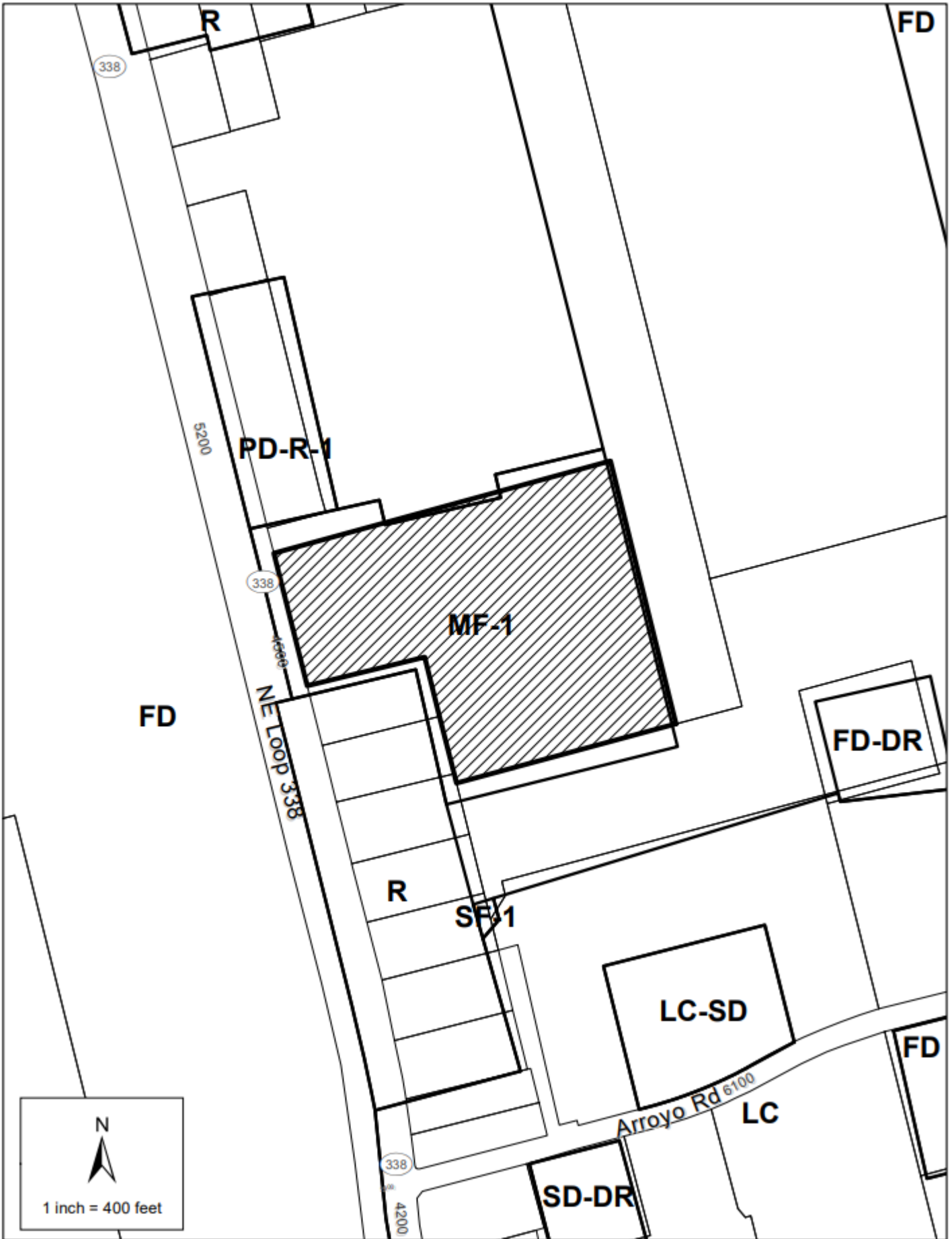
Commission action is requested on the following items:

1. “Director of Planning” and Director of Public Works” needs to read as “Director of Development” and “for Director of Public Works” on their respective signature lines. (Planning)
2. Water, sewer, paving and drainage plans need to be submitted for review and acceptance. (Public Works)
3. Add a note: No direct access to E. Loop 338 from Lot 1, Block 1 and Lots 1 through 5, Block 2 Shall be allowed. (Public Works)
3. Need CRMWD review to place drainage flumes and Dutton Lane and water line across their pipeline. (Public Works)
4. Roadways taking access from Loop 338 will be right-in / right-out only.
5. Need signoff from DCP to put a street on their pipeline. (Public Works)
6. Dutton Lane on the plat is identical in name to Dutton Lane in the city of Odessa. Recommendation is for consideration to be given assign Dutton Lane a new, unique street name to avoid any confusion for emergency response teams. (CRMWD)
7. To help ensure the integrity of this pipeline, CRMWD requests that a copy of the proposed construction plans be provided for this property for review. This review will allow CRMWD to the opportunity to provide comments prior to issuance of the final construction plans

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

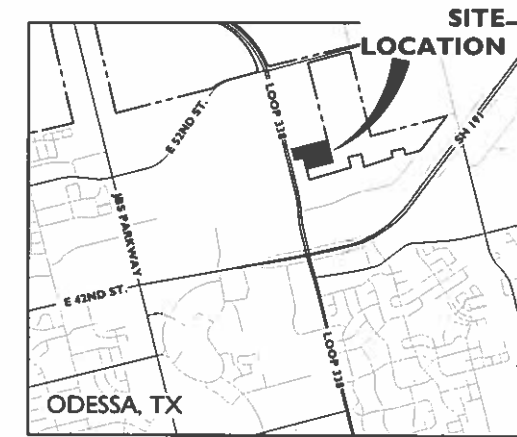
Information in order of inclusion:

- Area zoning map
- Copy of proposed preliminary plat



SAGEBRUSH SPRINGS ADDITION

BEING A 20.93 ACRE TRACT OF LAND SITUATED IN THE WEST HALF OF SECTION 8, BLOCK 41, TOWNSHIP 2 SOUTH, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, ECTOR COUNTY, TEXAS



VICINITY MAP

N.T.S.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	175.00	86.75	85.86	N 41° 47' 11" E	28° 24' 00"
C2	175.00	19.05	19.04	S 75° 32' 36" E	6° 14' 15"
C3	175.00	51.84	51.65	N 41° 16' 10" E	18° 58' 19"
C4	175.00	15.86	15.85	N 50° 11' 15" E	5° 11' 31"
C5	225.00	109.52	108.39	N 41° 47' 11" E	28° 24' 00"
C6	225.00	109.52	108.68	N 41° 34' 03" E	27° 57' 28"
C7	225.00	53.52	53.50	N 51° 51' 38" E	8° 32' 15"
C8	225.00	46.36	46.28	N 42° 01' 54" E	11° 48' 24"
C9	225.00	29.88	29.85	N 71° 44' 24" E	7° 36' 28"
C10	175.00	85.37	84.53	S 41° 43' 03" W	12° 57' 00"
C11	175.00	87.53	87.27	S 59° 00' 36" W	18° 50' 11"
C12	175.00	27.84	27.81	N 70° 59' 08" E	9° 06' 54"
C13	20.00	17.45	16.90	N 10° 52' 27" E	49° 59' 41"
C14	50.00	24.24	24.20	S 75° 32' 36" W	27° 59' 32"
C15	50.00	55.82	52.97	N 03° 33' 34" E	63° 57' 51"
C16	50.00	86.19	75.91	S 77° 48' 33" E	98° 45' 59"
C17	50.00	109.33	85.38	N 05° 49' 19" W	117° 15' 33"
C18	20.00	17.45	16.90	S 39° 32' 14" W	49° 59' 41"
C19	20.00	6.17	6.15	S 59° 59' 58" E	11° 41' 15"
C20	20.00	11.28	11.13	S 30° 36' 37" E	37° 18' 27"
C21	20.00	12.44	12.24	N 03° 22' 01" E	35° 38' 49"
C22	50.00	249.09	65.99	S 61° 49' 04" W	277° 24' 03"
C23	50.00	13.22	13.18	N 13° 59' 58" E	11° 08' 55"
C24	50.00	44.89	43.40	S 19° 40' 43" E	51° 28' 23"
C25	50.00	71.17	65.32	S 86° 10' 40" E	81° 33' 34"
C26	50.00	112.80	90.36	N 11° 35' 24" W	109° 15' 09"
C27	20.00	21.56	21.54	N 45° 39' 09" W	161° 45' 53"
C28	20.00	17.45	16.90	N 10° 52' 27" E	49° 59' 41"
C29	20.00	8.15	8.10	N 02° 46' 37" W	22° 11' 33"
C30	20.00	9.30	9.21	N 24° 13' 13" E	26° 38' 08"
C31	50.00	244.24	64.79	N 75° 32' 36" E	279° 57' 53"
C32	50.00	37.78	36.89	N 13° 59' 58" E	43° 17' 46"
C33	50.00	206.55	88.01	S 53° 53' 43" W	236° 41' 37"
C34	20.00	17.45	16.90	S 39° 32' 14" E	49° 59' 41"
C35	20.00	7.86	7.80	S 40° 38' 43" E	80° 00' 45"
C36	20.00	14.65	14.33	N 58° 16' 51" W	41° 16' 51"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 59° 14' 56" E	28.18'
L2	N 30° 45' 04" E	28.39'
L3	S 59° 27' 45" E	28.28'
L4	N 30° 32' 36" E	28.28'
L5	S 59° 13' 55" E	28.29'
L6	S 20° 48' 05" W	28.17'
L7	S 59° 01' 28" E	28.29'
L8	S 59° 27' 45" E	28.28'
L9	N 30° 32' 36" E	28.28'
L10	S 59° 27' 45" E	28.28'
L11	N 30° 32' 36" E	28.28'
L12	S 59° 27' 45" E	28.28'
L13	N 30° 32' 36" E	28.28'
L14	S 59° 27' 45" E	28.28'
L15	N 30° 32' 36" E	28.28'
L16	N 75° 32' 36" E	50.05'
L17	N 75° 32' 36" E	45.00'

FILED FOR RECORD ON THIS _____ DAY OF _____, 2022.

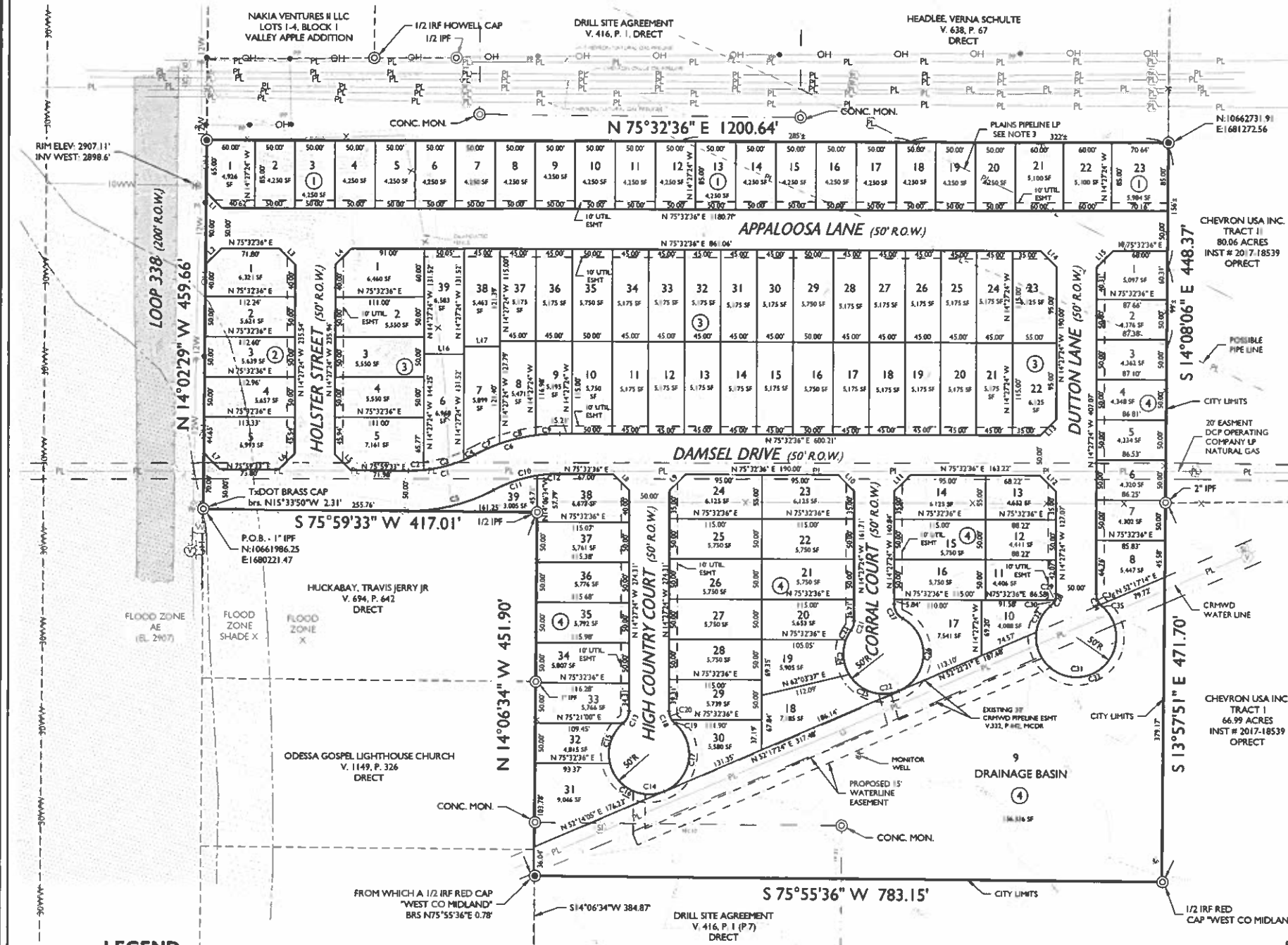
AT _____ M. RECORDED THIS _____ DAY OF _____, 2022.

AT _____ M. IN CABINET _____ PAGE _____, ECTOR COUNTY PLAT RECORDS

COUNTY CLERK OF ECTOR COUNTY, TEXAS

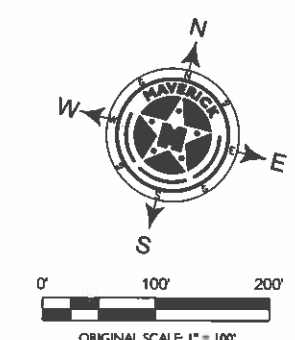


MAVERICK
ENGINEERING / SURVEY / WATER RESOURCES
1909 West Wall Street, Suite "K"
Midland, Texas 79701
ENGINEER FIRM #: F-15089
SURVEY FIRM #: 101945/4
Tel: (432) 262-0999 Fax: (432) 262-0989
www.Maverick-Eng.com



LEGEND

- ⊙ DENOTES SET 1/2-INCH IRON ROD W/RED PLASTIC CAP MARKED "MAVERICK FIRM #101945/4"
- ⊙ DENOTES FOUND MONUMENT AS NOTED
- ⊙ DENOTES EXISTING FIRE HYDRANT
- ⊙ DENOTES EXISTING GUY ANCHOR
- ⊙ DENOTES EXISTING PIPELINE MARKER
- ⊙ DENOTES EXISTING POWER POLE
- ⊙ DENOTES EXISTING STUB OUT
- ⊙ DENOTES EXISTING WATER METER
- ⊙ DENOTES EXISTING WATER VALVE
- ⊙ DENOTES EXISTING MANHOLE
- ⊙ DENOTES EXISTING SIGN
- ⊙ DENOTES EXISTING MONITOR WELL
- DENOTES BOUNDARY LINE
- - - DENOTES EXISTING PROPERTY LINE
- - - DENOTES EXISTING EASEMENT LINE
- - - DENOTES PROPOSED EASEMENT LINE
- ▭ DENOTES PAVEMENT
- DENOTES EDGE OF ASPHALT
- X DENOTES EXISTING BARBED WIRE FENCE
- DENOTES EXISTING CHAINLINK FENCE
- DENOTES EXISTING OVERHEAD ELECTRIC LINE
- DENOTES EXISTING UNDERGROUND PIPELINE
- DENOTES EXISTING 12" WATER MAIN
- DENOTES EXISTING 10" WASTEWATER
- O.P.R.E.C.T. DENOTES OFFICIAL PUBLIC RECORDS, ECTOR CO., TX
- D.R.E.C.T. DENOTES DEED RECORDS, ECTOR CO., TX
- P.R.E.C.T. DENOTES PLAT RECORDS, ECTOR CO., TX



SURVEY NOTES

- BASIS OF BEARING, COORDINATES, DISTANCES AND ACREAGE ARE A LAMBERT CONICAL PROJECTION OF THE TEXAS COORDINATE SYSTEM, STATE PLANE GRID, CENTRAL ZONE (4203), NORTH AMERICAN DATUM 1983, U.S. SURVEY FOOT, WITH A CONVERGENCE ANGLE (THETA) OF -1° 01' 22.84" AND A CSF OF 0.999870596 AT THE POINT OF BEGINNING
- LOCATION OF BURIED PIPELINES IS APPROXIMATE BASED UPON OBSERVED EXISTING SIGNAGE AND/OR VISUAL EVIDENCE. ONE-CALL 811 IS RECOMMENDED PRIOR TO CONSTRUCTION OR EXCAVATION
- ACCORDING TO INSTRUMENT # 2013-17127, O.P.R.E.C.T. THE PLAINS PIPELINE IS ABANDONED. THE PIPELINE IS STILL IN PLACE. SO COORDINATION WITH PLAINS PIPELINE IS HIGHLY RECOMMENDED

TO: PLANNING AND ZONING COMMISSION
FROM: LORRINE QUIMIRO, PLANNING MANAGER
SUBJECT: CASE FILE NO. 2022-04-P(ETJ)

APPLICANT: Hugo Urgell Reyes, owner,
SW Howell, Inc, consultant

REQUEST: Final Plat

PROPERTY INVOLVED: Reyes Estates, being a 6.71 acre tract in Section 13, Block 43, T-2-S, T&P RY. Co. Survey, Ector County, Texas (southwest of the intersection of W. Blair St. and N. Westgate Ave.)

The property involved in this request is located southwest of the intersection of W. Blair St. and N. Westgate Ave. The site is located in the City of Odessa Extra-Territorial Jurisdiction (ETJ), does not have a zoning designation and is currently vacant.

The applicant is Hugo Urgell Reyes, owner, and S W Howell, Inc., consultant and the purpose of the preliminary plat is to create eleven (11) residential lots.

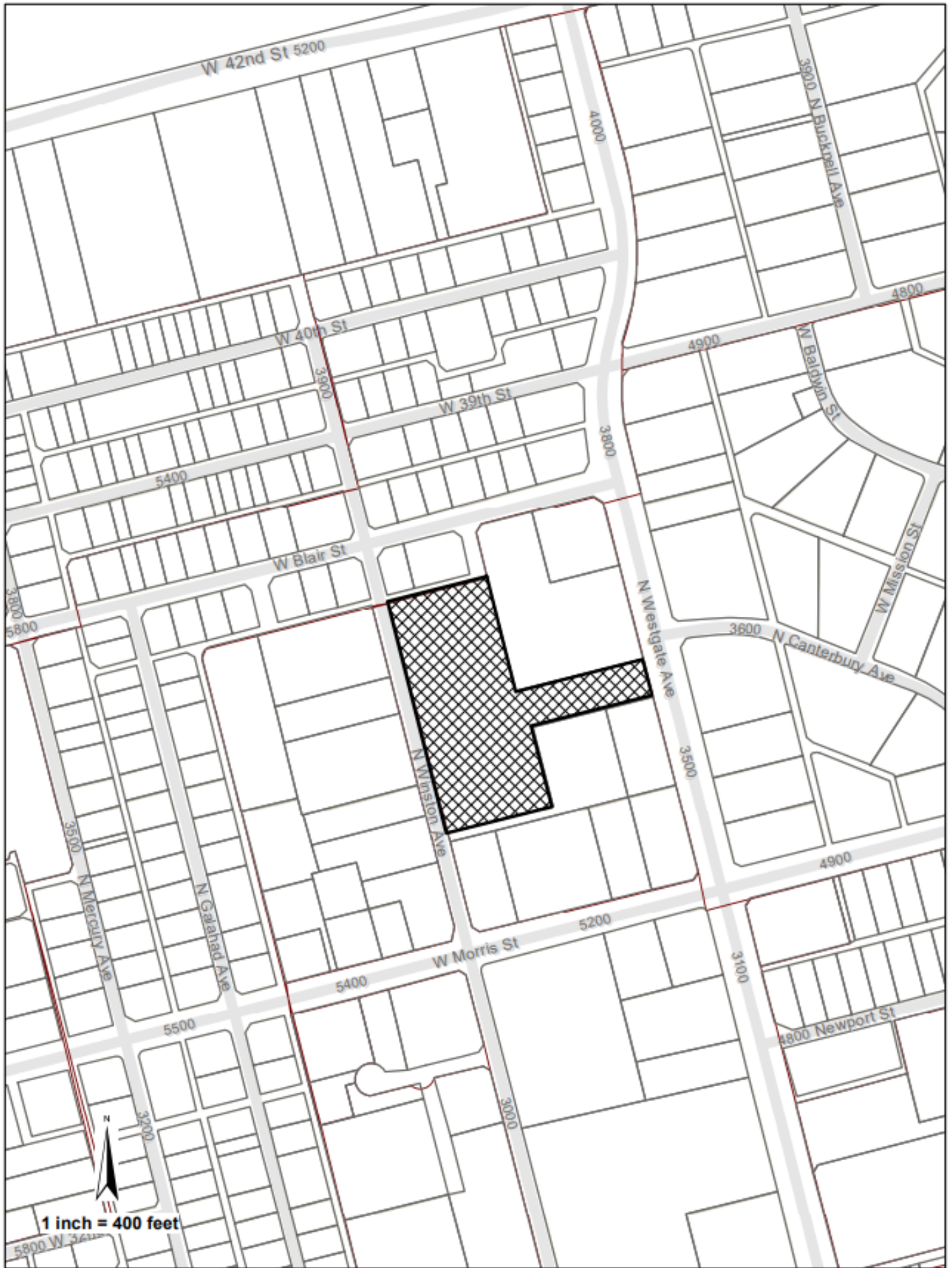
The Planning and Zoning Commission gave preliminary approval to this request on January 6, 2022, with the following conditions.

1. 1/2 acre lots are proposed. Submit water plans to ECUD for approval.
2. Add ECUD signature bloc to the plat.
3. Drainage report needs to be submitted. This tract is not in a special flood hazard area.

These conditions have been met and the final plat is ready for Commission approval.

Information in order of inclusion:

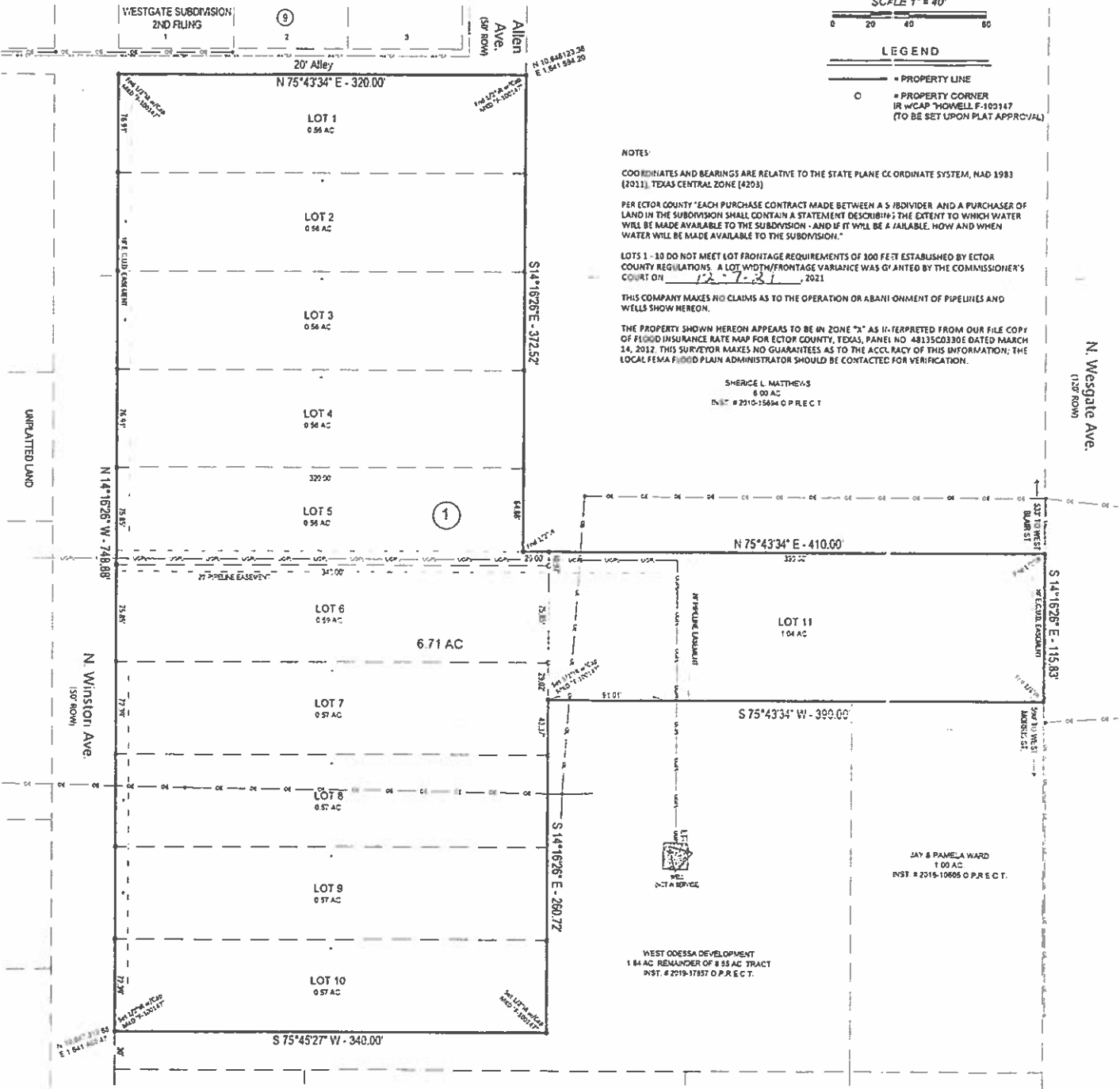
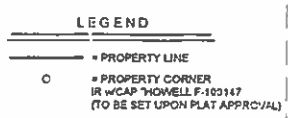
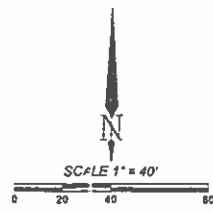
- Area zoning map
- Copy of proposed final plat



1 inch = 400 feet

REYES ESTATES

A SUBDIVISION OF 6.71 ACRES
IN SECTION 13, BLOCK 43, T-2-S,
T. & P. RAILWAY COMPANY SURVEY,
ECTOR COUNTY, TEXAS



NOTES:

COORDINATES AND BEARINGS ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM, NAD 1983 (2011), TEXAS CENTRAL ZONE (#203)

PER ECTOR COUNTY "EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND A PURCHASER OF LAND IN THE SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING THE EXTENT TO WHICH WATER WILL BE MADE AVAILABLE TO THE SUBDIVISION - AND IF IT WILL BE AVAILABLE, HOW AND WHEN WATER WILL BE MADE AVAILABLE TO THE SUBDIVISION."

LOTS 1 - 10 DO NOT MEET LOT FRONTAGE REQUIREMENTS OF 300 FEET ESTABLISHED BY ECTOR COUNTY REGULATIONS. A LOT WIDTH/FRONTAGE VARIANCE WAS GRANTED BY THE COMMISSIONER'S COURT ON 12-7-21, 2021

THIS COMPANY MAKES NO CLAIMS AS TO THE OPERATION OR ABANDONMENT OF PIPELINES AND WELLS SHOWN HEREON.

THE PROPERTY SHOWN HEREON APPEARS TO BE IN ZONE "A" AS INTERPRETED FROM OUR FILE COPY OF FLOOD INSURANCE RATE MAP FOR ECTOR COUNTY, TEXAS, PANEL NO. 48135C0330E DATED MARCH 14, 2012. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THIS INFORMATION; THE LOCAL FEMA FLOOD PLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR VERIFICATION.

SHERICE L. MATTHEWS
8.00 AC
INST. # 2510-15654 O.P.R.E.C.T.

JAY & PAMELA WARD
1.00 AC
INST. # 2015-10665 O.P.R.E.C.T.

WEST ODESSA DEVELOPMENT
1.84 AC REMAINDER OF 8.35 AC TRACT
INST. # 2019-17957 O.P.R.E.C.T.