

AGENDA

PLANNING AND ZONING COMMISSION

COUNCIL CHAMBER

MARCH 17, 2022

1:30 P.M.

1. Approve the minutes of the February 17, 2022 and March 3, 2022 Planning and Zoning Commission meeting
2. CASE FILE NO. 2022-08-P (ETJ)
Consider approval of the preliminary plat of Saulsbury Industrial, being a plat of 39.64 acres in Section 30, Block 41, T-2-S, T&P RR Co. Survey Ector County Texas. (northeast of the intersection of S. John Ben Shepperd Parkway Blvd. and E. IH-20)
3. CASE FILE NO. 2022-09-P (ETJ)
Open a public hearing to consider Polanco Fields, being a replat of Lot 2 & a portion of Lot 13, Block 13, Westover Acres 2nd Filing, Ector County Texas. (southwest of the intersection of W. Mockingbird Ln. and N. Huntington Ave.)
4. CASE FILE NO. 2022-10-P (ETJ)
Consider approval of the preliminary plat of J & E Place, being a subdivision of 3.24 acres in Section 33, Block 43, T-2-S, T.&P. Ry Co., Ector County Texas. (southwest of the intersection of W Hutson Rd. and S. Tripp Ave.)
5. Other business
6. Adjourn

AGENDA

PLANNING AND ZONING COMMISSION

COUNCIL CHAMBER

FEBRUARY 17, 2022

1:30 P.M.

1. Approve the minutes of the January 20, 2022, Planning and Zoning Commission meeting
2. CASE FILE NO. 2022-06-P
Open a public hearing to consider approval of Original Town, 3rd Filing, being a replat of Lot 1, Block 66, of the east 225 ft. and south 140 ft. (called 15 ft.) of Block 66 Original Town, City of Odessa, Ector County, Texas (northwest of the intersection of E. 1st St. and Adams Ave.)
3. CASE FILE NO. 2021-51-P
Consider approval of the final plat of Shiloh Square, 2nd Filing, being a 6.92 acre tract located in Section 4, Block 41, T-2-S RY, Co. Survey, City of Odessa, Ector County, Texas (north of the intersection of N. Faudree Rd. and State Hwy 191)
4. CASE FILE NO. 2021-68-P (ETJ)
Consider approval of the final plat of Nevaeh Estates, being a 12.25-acre tract located in Section 15, Block 43, T-2-S, T&P Ry Co. Survey, Ector County, Texas (North of the intersection of N. Vega Ave. and W Mars St.)
5. CASE FILE NO. 2021-46-P
Consider approval of the final plat of Paradigm Addition, being a 10.476 acre tract of land, situated in Section 10, Block 4, T-2-S, S.R. McKinney Survey, Abstract 813, being 10.391 acres, and Abstract 769 Ector County, being 0.085 acre, T&P RWY Co. Survey, City of Odessa, Ector & Midland Counties, Texas (northwest of Medical Park Rd. and Dorado Dr.)
6. Other business
7. Adjourn

Be it said and remembered that at 1:30 p.m. on the 17th day of February, 2022, there came on and was held a Planning and Zoning Commission meeting in the Council Chambers, 5th Floor, 411 W. 8th St., Odessa, Texas.

MEMBERS PRESENT: Jimmy Peacock, Chairperson
Connie Coots
Renee Earls
Wayne Russell
Gary Sims

MEMBERS ABSENT: Lance Marker
Steve Tercero

OTHERS PRESENT: Randy Brinlee, Director of Development; Lorraine Quimiro, Planning Manager; Maria Prieto, Planner; Jared Aguilar, Planning Technician; Joe Tucker, Assistant City Engineer; Monique Wimberly, Senior Assistant City Attorney.

The minutes of the January 20, 2022, Planning and Zoning Commission meeting were approved, motion for approved being made by Member Sims, seconded by Member Coots, with the vote being a unanimous "aye"

CASE FILE NO. 2022-06-P (approved with conditions)

Open a public hearing to consider approval of Original Town, 3rd Filing, being a replat of Lot 1, Block 66, of the east 225 ft. and south 140 ft. (called 15 ft.) of Block 66 Original Town, City of Odessa, Ector County, Texas (northwest of the intersection of E. 1st St. and Adams Ave.)

Ms. Prieto gave the following presentation: The property involved in this replat request is located southwest of the intersection of E. 1st St. and Adams Ave. The site is zoned Light Commercial (LC) and is occupied by commercial development. Land use in the area consists of commercial development.

The applicant is Virgil Trower owner, LCA, consultant and the purpose of the replat is to create two (2) lots for commercial purposes.

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

Staff Comments:

- Tax certificates are needed prior to filing the plat.

- A blanket refuse collection easement needs to be noted on the plat.

- Water and sewer are available. No pro rata is due.
- Drainage report has been submitted. This tract is in a special flood hazard area.
- An Improvements Agreement will be required for sidewalk installation.
- 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. Sidewalk is needed on 1st Street and Adams Avenue. (Public Works)
2. First Street on the plat is actually E. 1st Street. (Ector County 911)

There being no questions or comments for City Staff, Member Coots moved the replat be approved with the following conditions:

1. Sidewalk is needed on 1st Street and Adams Avenue. (Public Works)
2. First Street on the plat is actually E. 1st Street. (Ector County 911)

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

CASE FILE NO. 2021-51-P (approved)

Consider approval of the final plat of Shiloh Square, 2nd Filing, being a 6.92 acre tract located in Section 4, Block 41, T-2-S RY, Co. Survey, City of Odessa, Ector County, Texas (north of the intersection of N. Faudree Rd. and State Hwy 191)

Ms. Quimiro gave the following presentation: The property involved in this request is located north of the intersection of N. Faudree Rd. and State Hwy 191. The site is zoned Retail-One (R-1) and is undeveloped. Land use in the area consists of commercial development, and vacant land.

The applicant is Wyly Brown and Fredna Family Partnership LTD., Owner, and LCA, Agent and the purpose of the final plat is to create one (1) lot and private road easements for retail development.

The Planning and Zoning Commission gave preliminary approval with conditions to this request on September 2, 2021 with the following conditions:

1. Add a note to the plat: No direct access to Faudree from Lot 1, Block 2 is allowed (Public Works)

2. Proposed 191 spacing is acceptable for Lionsgate Access. Add a note to the plat: No additional driveways will be allowed between Faudree Road and Lionsgate Access. (Public Works & TxDOT)
3. Shiloh Market Street is similar in name to Shiloh Road in the City of Odessa. (Ector County 911)
4. Shiloh Square 2nd Filing only has 1 GPS point. (GIS)
5. CRMWD has a 33" pipeline running through and along portions of this addition. Prior to finalizing the plat, the location of this line shall be determined. If needed the existing CRMWD easements shall be adjusted on the new plat so that the existing pipelines are within the easements. (CRMWD)

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

There being no questions or comments for City Staff, Member Sims moved the preliminary plat be approved with the following conditions:

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

CASE FILE NO. 2021-68-P (ETJ) (approved)

Consider approval of the final plat of Nevaeh Estates, being a 12.25-acre tract located in Section 15, Block 43, T-2-S, T&P Ry Co. Survey, Ector County, Texas (North of the intersection of N. Vega Ave. and W Mars St.)

Ms. Prieto gave the following presentation: The property involved in this request is located north of the intersection of N. Vega Ave. and W. Mars St. The site is within the City of Odessa Extra-Territorial Jurisdiction (ETJ), does not have a zoning designation and is currently occupied by residential development and vacant land.

The applicant is Mark Wu, Owner, SW Howell, Inc., Consultant, and the purpose of the plat is to create four (4) lots for ownership purposes.).

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

1. Property identification needs to be addressed and corrected for lots 2 & 3 located north of N Cassidy Circle.

2. Recommendation is for consideration to be given to give the roadway with the proposed name N Cassidy Circle two unique names rather than one name carried through each of the road segments.
3. Recommendation is for consideration to be given to the East-West segment the "West" prefix directional and "Street" street suffix (ex. W Cassidy Street) to remain consistent with Ector County Rural Addressing standards.
4. Also, recommendation is for consideration to be given to name the North-South segment N Vega Avenue as it should be a continuation of the existing N Vega Avenue. (Ector 911)

These conditions have been worked out and final plat is ready for Commission approval.

There being no questions or comments for City Staff, Member Coots moved the final plat be approved.

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

CASE FILE NO. 2021-46-P (approved)

Consider approval of the final plat of Paradigm Addition, being a 10.476 acre tract of land, situated in Section 10, Block 4, T-2-S, S.R. McKinney Survey, Abstract 813, being 10.391 acres, and Abstract 769 Ector County, being 0.085 acre, T&P RWY Co. Survey, City of Odessa, Ector & Midland Counties, Texas (northwest of Medical Park Rd. and Dorado Dr.)

Ms. Quimiro gave the following presentation: The property involved in this request is located northwest of Medical Park Dr. and Dorado Dr. The site is within the City of Odessa and is zoned Retail-One (R-1). The land is currently vacant. Land use in the area consists of retail and commercial development, as well as vacant land.

The applicant is William Dobson, owner, Maverick Engineering, agent and the purpose of the request is to create six (6) lots (approx. avg. size of 1.75 acres) for ownership and retail development.

The Planning and Zoning Commission gave preliminary approval to this request on August 5, 2021 with the following conditions:

1. Access easements should be named for ease of addressing.
2. Add a note to the plat: This development will be allowed one median cut on Dorado Drive lined up with the 45' wide access easement.
3. Medical Plaza Road needs to be labeled as Medical Park Drive.

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

There being no questions or comments for City Staff, Member Earls moved the final plat be approved.

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

There being no further business to come before the Commission, the meeting was adjourned at 1:39 p.m.

Lorraine Quimiro, Planning Manager, placed the minutes in the Minute Book on March 10, 2022.

Jimmy Peacock, Chairperson

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

Be it said and remembered that at 1:32 p.m. on the 3rd day of March, 2022, there came on and was held a Planning and Zoning Commission meeting in the Council Chambers, 5th Floor, 411 W. 8th St., Odessa, Texas.

MEMBERS PRESENT: Jimmy Peacock, Chairperson
Connie Coots
Renee Earls
Wayne Russell
Gary Sims
Steve Tercero

MEMBERS ABSENT: Lance Marker

OTHERS PRESENT: Randy Brinlee, Director of Development; Lorraine Quimiro, Planning Manager; Maria Prieto, Planner; Joe Tucker, Assistant City Engineer; Monique Wimberly, Senior Assistant City Attorney.

CASE FILE NO. 2022-02-Z (approved)

Open a public hearing to consider approval of the original zoning request by Joshua Olliff., owner for Retail (R) on a 2.93 acre tract in Section 8, Block 41, T-2-S, T&P RR Co. Survey, Ector County, Texas (southeast of the intersection of NE Loop 338 and E 56th St.)

Ms. Quimiro gave the following presentation: 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.

There being no questions or comments for City Staff, Chairperson Peacock opened the public hearing. With no one coming forward to speak for or against the request, Chairperson Peacock opened the item for discussion. Member Sims moved the original zoning designation of Retail (R) be approved.

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

CASE FILE NO. 2022-05-P (approved with conditions)

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.)

Ms. Quimiro gave the following presentation: 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.

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

There being no questions or comments for City Staff, Member Tercero moved the short form plat be approved.

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

CASE FILE NO. 2022-07-P (approved with conditions)

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)

Ms. Quimiro gave the following presentation: 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.

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.

Ms. Earls asked if 104 lots were being proposed. Ms. Quimiro advised yes. Ms. Earls inquired if consultant had agreed to the condition. Ms. Quimiro stated no since plat was still in preliminary stages. Ms. Earls then inquired on location of property on map. Ms. Quimiro explained location of property.

There being no questions or comments for City Staff, Member Coats moved the preliminary plat be approved with the following conditions:

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.

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

CASE FILE NO. 2022-04-P (ETJ) (approved)

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.)

Ms. Quimiro gave the following presentation: 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.

There being no questions or comments for City Staff, Member Sims moved the final plat be approved.

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

There being no further business to come before the Commission, the meeting was adjourned at 1:43 p.m.

Maria Prieto, Planner, placed the minutes in the Minute Book on March 4, 2022

Jimmy Peacock, Chairperson

TO: PLANNING AND ZONING COMMISSION
FROM: LORRINE QUIMIRO, PLANNING MANAGER
SUBJECT: CASE FILE NO. 2022-08-P (ETJ)

APPLICANT: Saulsbury Ventures LLC. Owner
Newton Engineering, PC, Agent

REQUEST: Preliminary Plat

PROPERTY INVOLVED: Consider approval of the preliminary plat of Saulsbury Industrial, being a plat of 39.64 acres in Section 30, Block 41, T-2-S, T&P RR Co. Survey Ector County Texas. (northeast of the intersection of S. John Ben Shepperd Parkway Blvd. and E. IH-20)

The property involved in this replat request is located northeast S. John Ben Shepperd Parkway Blvd. and E. IH-20. The site is in the City of Odessa Extra-Territorial Jurisdiction (ETJ) with a section of the dedicated roadway leading to the plat being within the City Limits. The portion within the city limits is designated Light Industrial (LI) and the portion in the County does not have a zoning designation and is currently vacant.

The applicant is Saulsbury Ventures LLC. Owner, and Newton Engineering, PC, Agent, and the purpose of the replat is to create six (6) lots for industrial development and ownership.

Comments were sent to the consultant for review on March 8, 2022.

Staff Comments:

- Original tax certificates needed prior to filing the plat.
- This tract is outside the City limits and is in the ETJ.

- Water is available through ECUD.
- This tract is outside the City limits and is in the ETJ.
- Water is not available. The lots are of sufficient size for water well and septic systems.
- Drainage report has been submitted. Part of this tract is in a special flood hazard area.
- The portion of the street within the City needs to be built to City standards.
- Add a cul-de-sac at the end of the City portion of the street.
- 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 Ordinances and policies.
- It doesn't appear that the proposed access will interfere with the IH 20 proposed ramp location, but should verify to ensure. Access will be coordinated with the City of Odessa.
- Post development drainage/runoff should not exceed pre-development conditions."

Commission action is requested on the following items:

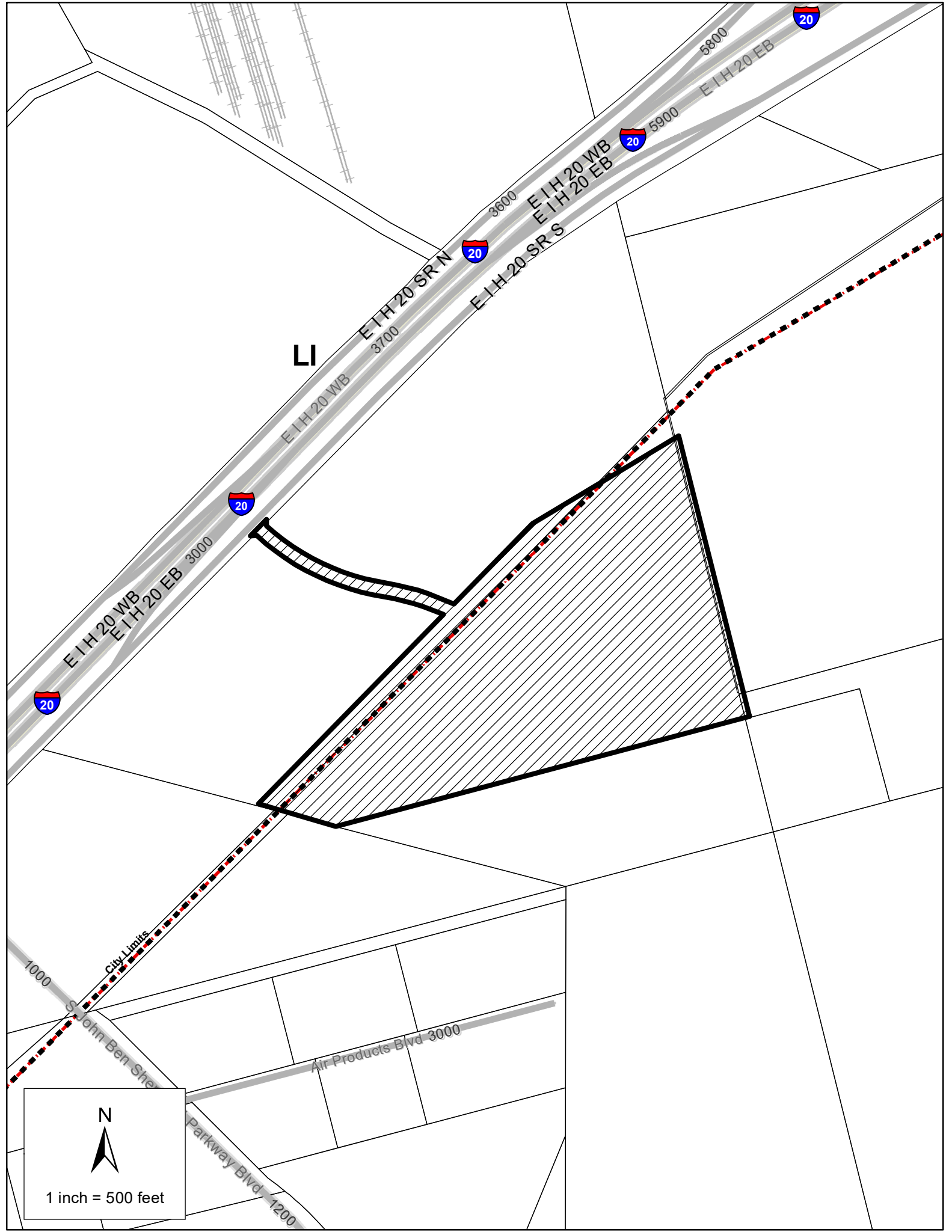
1. "Director of Public Works" should read "for Director of Public Works", "Director of Planning" should read "Director of Development Services, and Ector County Public Works signature block needs to be added. (Planning)
2. Submit paving plans for City review and acceptance.

3. Provide access to the “15.91 acre remainder” tract to avoid land-locking this property. (Public Works)
4. Add 2 control points. (GIS)
3. Give the private road a unique street name that adheres to Ector County Addressing standards and uses the proper street suffix and prefix directional (Ector County 911)

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

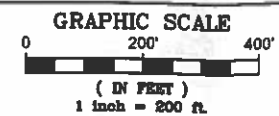


N

1 inch = 500 feet

LEGEND

- 1/2" IRON ROD FOUND WITH CAP
- TXDOT ROW MONUMENT
- 1/2" IRON ROD SET WITH CAP OR 3/8" SPIKE WHERE POSSIBLE



BASIS OF BEARINGS:
 COORDINATES, BEARINGS AND DISTANCES ARE
 RELATIVE TO THE TEXAS STATE PLANE COORDINATE
 SYSTEM, 1983 NAD, CENTRAL ZONE, WITH A
 COMBINED GRID FACTOR OF 0.9995899 AND A
 THETA ANGLE OF $-01^{\circ}00'55''$.

SAULSBURY INDUSTRIAL

BEING A PLAT OF 39.66 ACRE TRACT OUT OF A 124.75 ACRE TRACT OF
 LAND IN SECTION 30, BLOCK 41, T-2-S, T&P R.R. CO. SURVEY ODESSA,
 ECTOR COUNTY, TEXAS

STATE OF TEXAS:
 COUNTY OF ECTOR:

THAT I, THE UNDERSIGNED, BEING THE PRESENT OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS BEING A PLAT OF A 39.66 ACRE TRACT OUT OF A 124.75 ACRE TRACT OF LAND IN SECTION 30, BLOCK 41, T-2-S, T&P RR. CO. SURVEY, ODESSA, ECTOR COUNTY, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL THE STREETS, ALLEY, WATER COURSES, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE CONSIDERATION THEREIN EXPRESSED. AN EASEMENT OF EGRESS AND INGRESS FOR TRASH COLLECTION PURPOSES IS HEREBY GRANTED.

SAULSBURY VENTURES, LLC
 MARSHALL SHANE LOUDER, CHIEF INVESTMENT OFFICER

STATE OF TEXAS:
 COUNTY OF ECTOR:

BEFORE ME THE UNDERSIGNED AUTHORITY A NOTARY PUBLIC IN AND FOR THE COUNTY OF ECTOR AND THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MARSHALL SHANE LOUDER, 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 _____, 2022.

NOTARY PUBLIC, STATE OF TEXAS

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

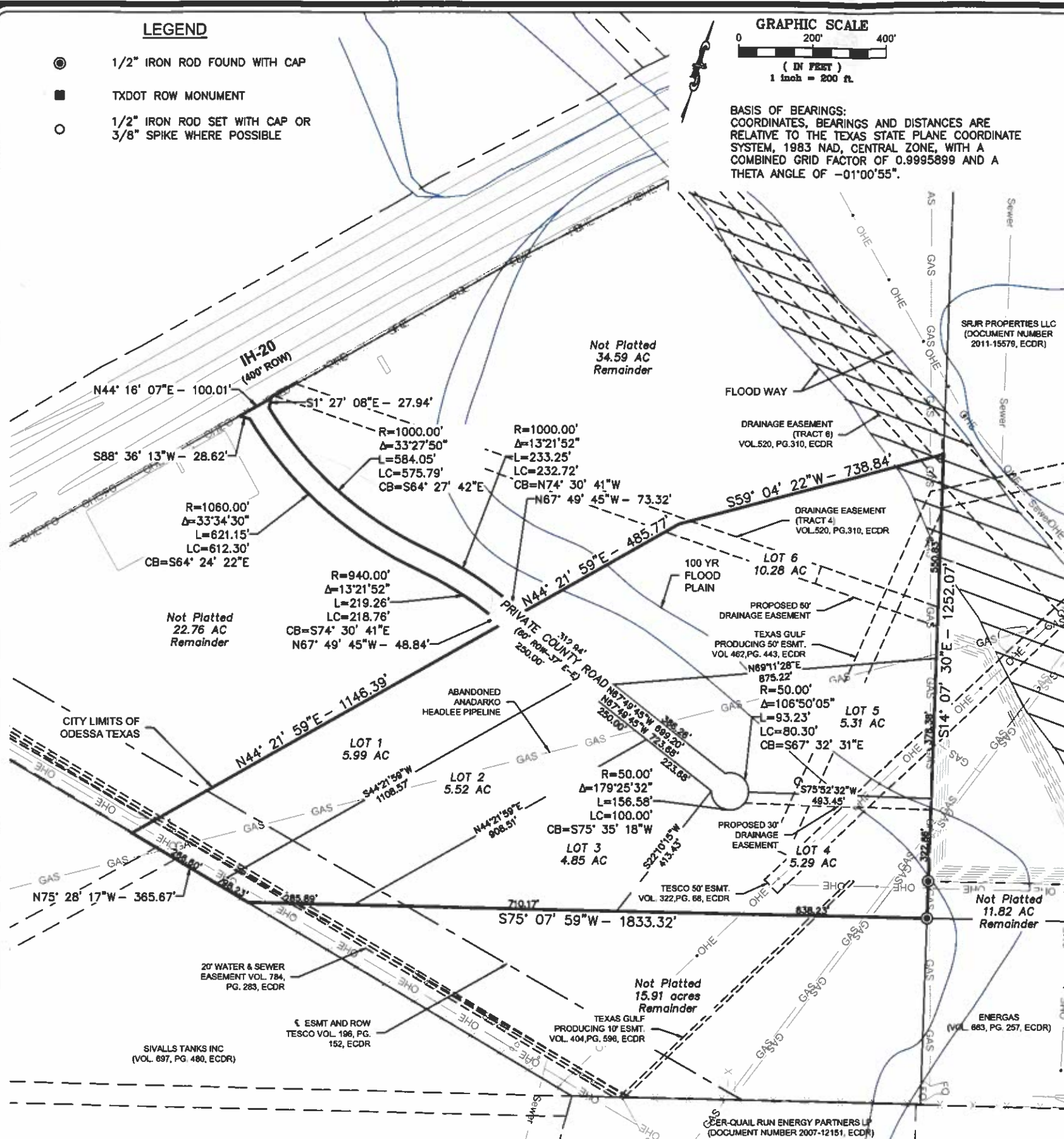
DATED: _____ DIRECTOR OF PUBLIC WORKS

APPROVED THIS _____ DAY OF _____, 2022, BY
 PLANNING AND ZONING COMMISSION, CITY OF ODESSA, TEXAS

CHAIRMAN, PLANNING COMMISSION DIRECTOR OF PLANNING

Filed for Record 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



SURVEYOR'S CERTIFICATE

KNOW BY ALL MEN BY THESE PRESENT THAT I, J. STAN PIPER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

J. STAN PIPER, R.P.L.S. #1974
 PIPER SURVEYING COMPANY, INC.; P.O. BOX 60432; MIDLAND, TEXAS 79711



NEWTON ENGINEERING, PC

4501A Santa Rosa Dr. F-13856 2500 E. 8th St.
 Midland, Texas 79705 Odessa, Texas 79761
 (432) 770-0499 (432) 935-0707

TO: PLANNING AND ZONING COMMISSION
FROM: LORRINE QUIMIRO, PLANNING MANAGER
SUBJECT: CASE FILE NO. 2022-09-P (ETJ)

APPLICANT: Julio Polanco, Aracelie Polanco, Rogelio Polanco, and Luz Armida Polanco, Owners
S W Howell, Inc., Consultant

REQUEST: Replat

PROPERTY INVOLVED: Polanco Fields, being a replat of Lot 2 & a portion of Lot 13, Block 13, Westover Acres 2nd Filing, Ector County Texas. (southwest of the intersection of W. Mockingbird Ln. and N. Huntington Ave.)

The property involved in this replat request is located southwest of the intersection of W. Mockingbird Ln. and N. Huntington Ave. The site is in the City of Odessa Extra-Territorial Jurisdiction (ETJ), does not have a zoning designation and is currently occupied by residential development and vacant land.

The applicants are Julio Polanco, Aracelie Polanco, Rogelio Polanco, and Luz Armida Polanco, Owners, and S W Howell, Inc., Consultant, and the purpose of the replat is to create ten (10) lots for ownership purposes.

Comments were sent to the consultant for review on March 8, 2022.

Staff Comments:

- Original tax certificates needed prior to filing the plat.
- This tract is outside the City limits and is in the ETJ.

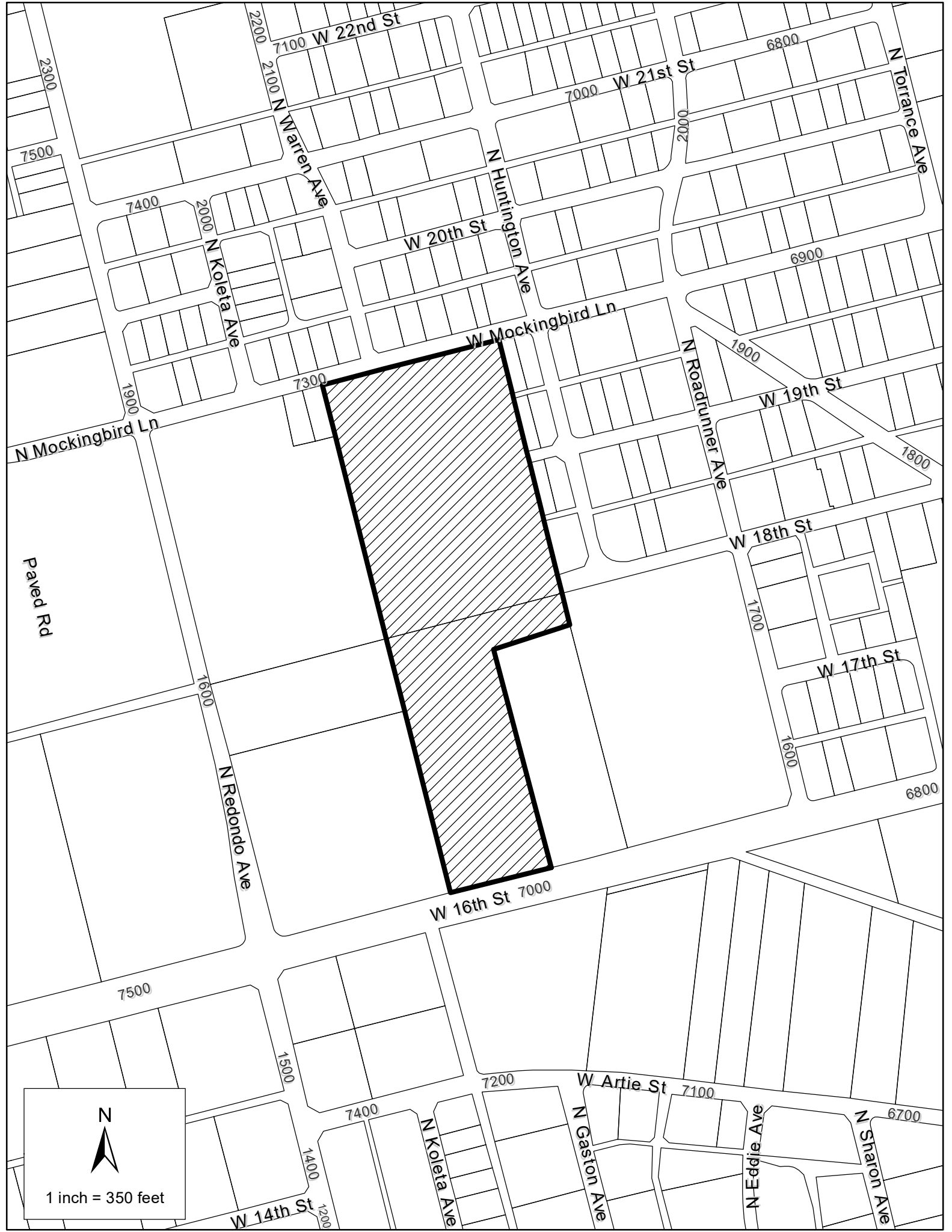
- Water is available through ECUD.
- The lots are of sufficient size for water well and septic systems.
- Drainage report has been submitted. Part of this tract is in a special flood hazard area.
- Revise note to read: No structures shall be constructed, or fill shall be placed within the floodway.

The plat is ready for commission approval.

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, Ector County Public Works, Ector County 911, Oncor, Appraisal District, Grande Communications, ConocoPhillips Pipeline Company, CRMWD, and Chevron

Information in order of inclusion:

- Area zoning map
- Copy of proposed replat



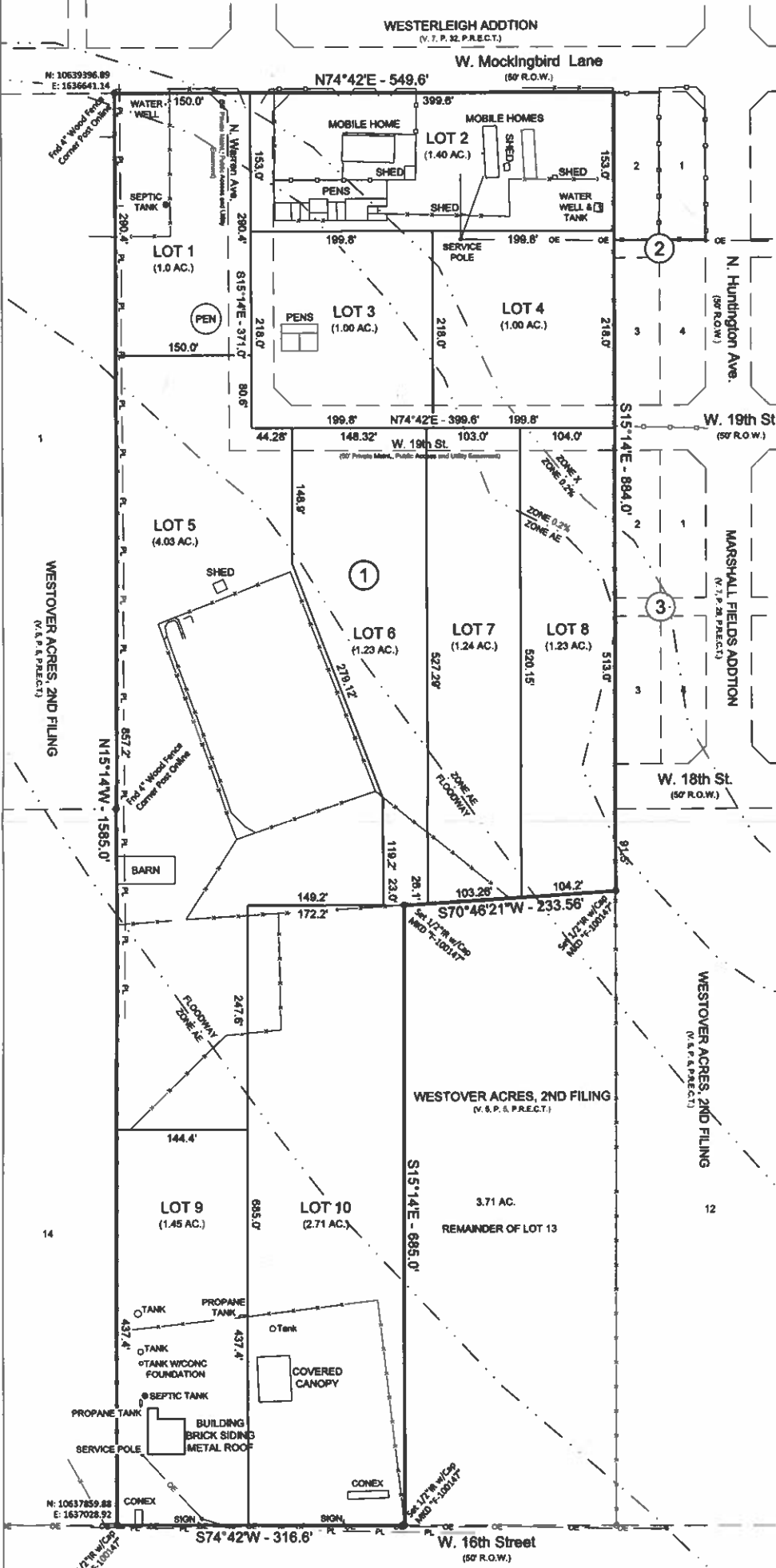
N

1 inch = 350 feet

POLANCO FIELDS

BEING A REPLAT OF LOT 2 & A PORTION OF 13, BLOCK 13,
WESTOVER ACRES, 2ND FILING
A SUBDIVISION TO ECTOR COUNTY, TEXAS

SCALE 1" = 100'



STATE OF TEXAS:
COUNTY OF ECTOR:

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, BEING THE PRESENT OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS "POLANCO FIELDS" BEING A REPLAT OF LOT 2 & A PORTION OF LOT 13, BLOCK 13, WESTOVER ACRES, 2ND FILING, A SUBDIVISION OF 16.29 ACRES IN SECTION 23, BLOCK 43, T-2-S, T. & P. RAILWAY COMPANY SURVEY, ECTOR COUNTY, TEXAS AND WHOSE NAMES ARE SUBSCRIBED HERETO DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

JULIO POLANCO _____ ARACELIE POLANCO _____

ROGELIO POLANCO _____ LUZ ARMIDA POLANCO _____

STATE OF TEXAS:
COUNTY OF ECTOR:
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, BY JULIO POLANCO.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC FOR THE STATE OF TEXAS _____

STATE OF TEXAS:
COUNTY OF ECTOR:
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, BY ARACELIE POLANCO.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC FOR THE STATE OF TEXAS _____

STATE OF TEXAS:
COUNTY OF ECTOR:
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, BY ROGELIO POLANCO.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC FOR THE STATE OF TEXAS _____

STATE OF TEXAS:
COUNTY OF ECTOR:
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, BY LUZ ARMIDA POLANCO.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC FOR THE STATE OF TEXAS _____

CERTIFICATE OF DIRECTOR OF PUBLIC WORKS, ODESSA, TEXAS:
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 THE FINAL PLAT APPROVAL, HAVE BEEN COMPLIED WITH FOR THIS SUBMISSION.

DATED: _____ FOR DIRECTOR OF PUBLIC WORKS _____

APPROVED THIS _____ DAY OF _____, 20____, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ODESSA, TEXAS.

CHAIRMAN _____ DIRECTOR OF DEVELOPMENT _____

THIS PLAT IS HEREBY REVIEWED AS PER THE INTERLOCAL AGREEMENT WITH THE CITY OF ODESSA FOR REGULATION OF SUBDIVISION PLATS IN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY ON THIS _____ DAY OF _____, 20____, BY THE ECTOR COUNTY PUBLIC WORKS, ECTOR COUNTY, TEXAS.

ECTOR COUNTY PUBLIC WORKS _____

STATE OF TEXAS:
COUNTY OF ECTOR:
KNOW ALL BY THESE PRESENTS THAT I, SAM HOWELL, II A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY SUPERVISION.

DATED: _____

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT



SAM HOWELL II
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4631

FILED FOR RECORD THIS _____ DAY OF _____, 2022, AT _____ AM/PM,
RECORDED THIS _____ DAY OF _____, 2022, AT _____ AM/PM, IN
CABINET _____, PAGE _____, ECTOR COUNTY PLAT RECORDS.

COUNTY CLERK OF ECTOR COUNTY, TEXAS _____

NOTES:
COORDINATES ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM, NAD 1983 (2011), TEXAS CENTRAL ZONE (4203).
BASIS OF BEARING IS THE SOUTH BOUNDARY LINE OF WESTOVER ACRES, 2ND FILING, PER THE PLAT RECORDED IN VOLUME 5, PAGE 5, PLAT RECORDS OF ECTOR COUNTY, TEXAS.
THE PROPERTY SHOWN HEREON APPEARS TO BE IN ZONE "AE" WITH A PORTION IN ZONE "X", AS INTERPRETED FROM FLOOD INSURANCE RATE MAP FOR ECTOR COUNTY, TEXAS, PANEL NO. 48135C0330E DATED MARCH 14, 2012. AS MAPS ARE SUBJECT TO CHANGE, THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THIS INFORMATION; THE LOCAL FEMA FLOOD PLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR VERIFICATION. NO STRUCTURES SHALL BE CONSTRUCTED WITHIN THE "FLOODWAY". FOR ZONE "AE" IT IS RECOMMENDED THAT THE FINISH FLOOR OF ANY STRUCTURE BE BUILT 1 FOOT ABOVE BASE FLOOD ELEVATION AS SHOWN ON THE PANEL LISTED ABOVE.
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."
GROUNDWATER SUFFICIENCY DISCLAIMER - THE SOURCE OF THE WATER SUPPLY INTENDED FOR THIS SUBDIVISION IS GROUNDWATER UNDER THE SUBDIVISION LAND. NO GUARANTEE CAN BE MADE THAT ADEQUATE GROUNDWATER UNDER THE LAND IS AVAILABLE FOR THIS SUBDIVISION.
THE PRIVATE ROAD SHOWN HEREON IS THE TOTAL RESPONSIBILITY OF THE PROPERTY OWNERS. ECTOR COUNTY, ASSUMES NO RESPONSIBILITY OR MAINTENANCE ON PRIVATE ROADS.

- LEGEND**
- = PROPERTY LINE
 - = PROPERTY CORNER
IR w/CAP HOWELL F-100147
(TO BE SET UPON PLAT APPROVAL)
 - = 20 FOOT CUTBACK



S.W. HOWELL, INC.
409 East 57th Street, Odessa, Texas, 79702
Phone: (409) 947-5711
swh@swhowell.com
TEXAS SURVEYING FIRM 097-1801-47-00
TEXAS ENGINEERING FIRM 097-1801-47-00
Engineering, Surveying and Land Planning
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Job Number: 22-36634 Drawn by: GMY Date: Feb. 7, 2022

TO: PLANNING AND ZONING COMMISSION
FROM: LORRINE QUIMIRO, PLANNING MANAGER
SUBJECT: CASE FILE NO. 2022-10-P (ETJ)

APPLICANT: Juanito Albarado Hinojos, Marisol Alvarado Valenzuela, and Anjelica Hinojosa Abolos, Owners
S W Howell, Inc., Consultant

REQUEST: Preliminary plat

PROPERTY INVOLVED: J & E Place, being a subdivision of 3.24 acres in Section 33, Block 43, T-2-S, T.&P. Ry Co., Ector County Texas. (southwest of the intersection of W Hutson Rd. and S. Tripp Ave.)

The property involved in this replat request is located southwest of the intersection of W Hutson Rd. and S. Tripp Ave. The site is in the City of Odessa Extra-Territorial Jurisdiction (ETJ), does not have a zoning designation and is currently occupied by residential development.

The applicants are Juanito Albarado Hinojos, Marisol Alvarado Valenzuela, and Anjelica Hinojosa Abolos, Owners, and S W Howell, Inc., Consultant, and the purpose of the replat is to create two (2) lots for ownership purposes and dedicate S. Eva Ave.

Comments were sent to the consultant for review on March 8, 2022.

Staff Comments:

- Original tax certificates needed prior to filing the plat.
- This tract is outside the City limits and is in the ETJ.
- Water is available through ECUD.

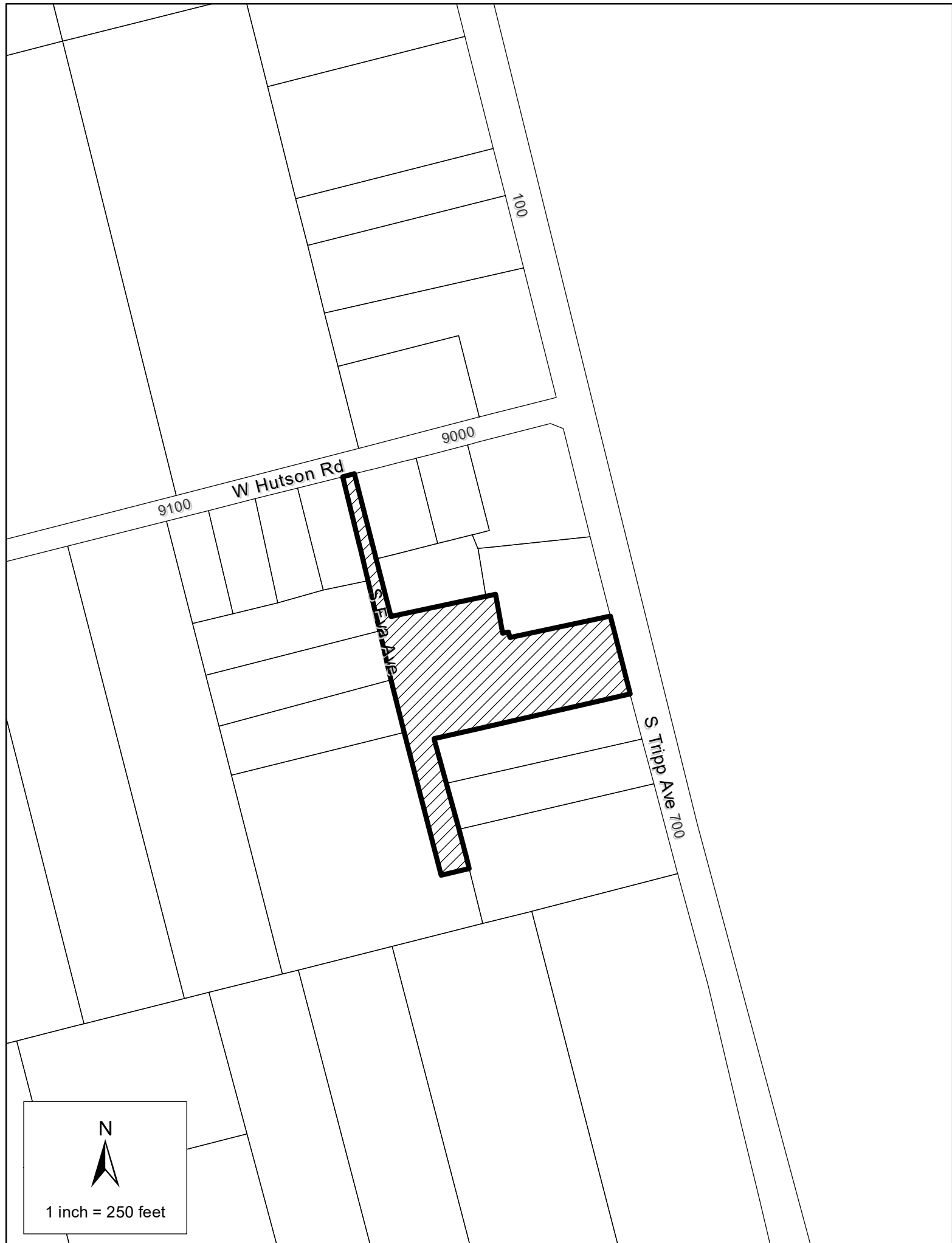
- The lots are of sufficient size for water well and septic systems.
- Drainage report has been submitted. Part of this tract is in a special flood hazard area.
- Submit construction plans for Eva Avenue for Ector County review and acceptance.

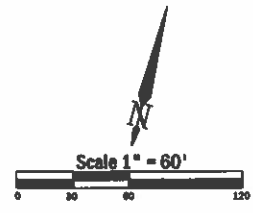
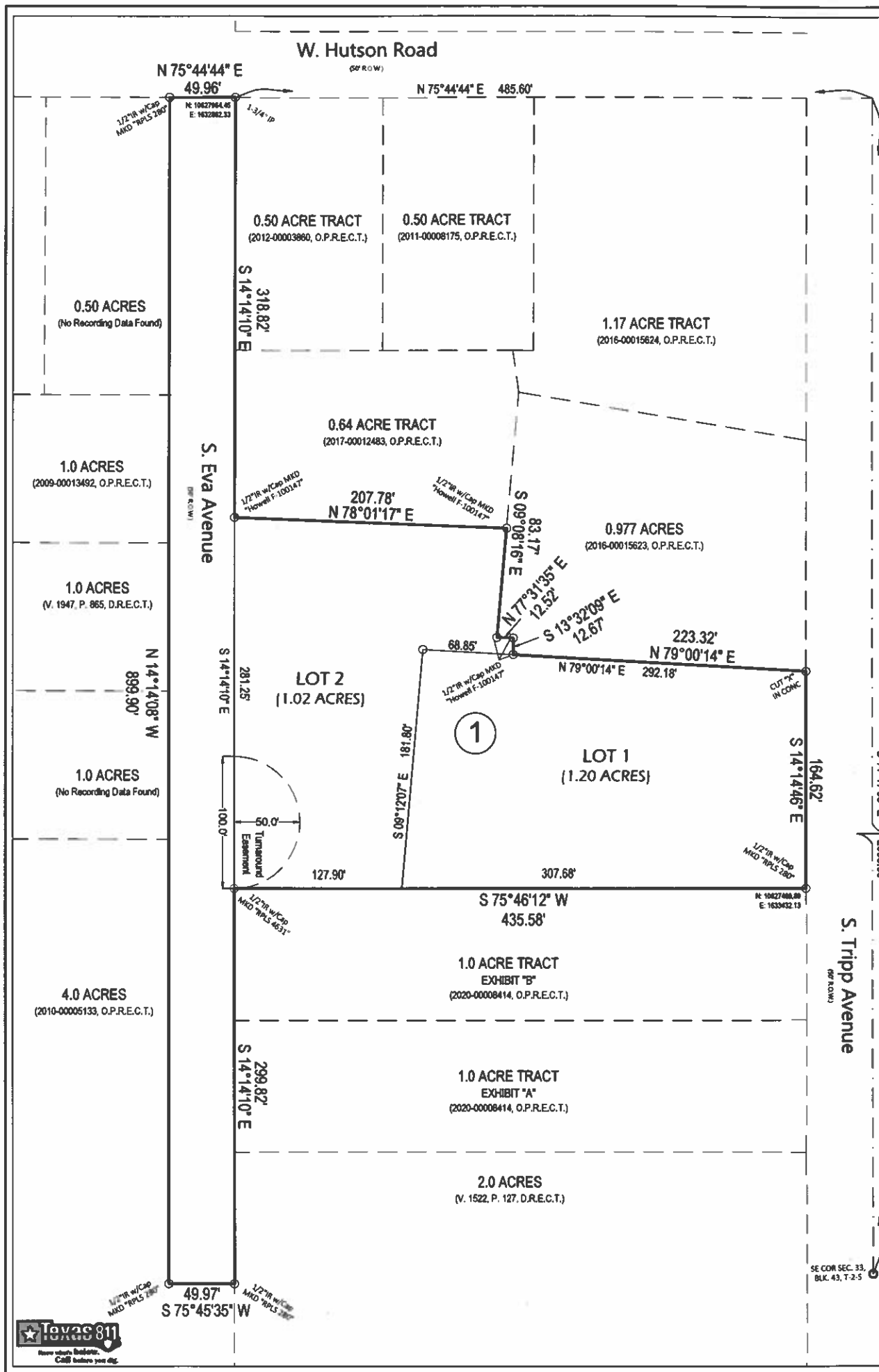
The plat is ready for commission approval.

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, Ector County 911, Oncor, Appraisal District, Grande Communications, ConocoPhillips Pipeline Company, CRMWD, and Chevron

Information in order of inclusion:

- Area zoning map
- Copy of proposed preliminary plat





LEGEND

- PROPERTY LINE
- PROPERTY CORNER IR w/ CAP "HOWELL F-100147" (TO BE SET UPON PLAT APPROVAL)

NOTES:

COORDINATES, BEARINGS AND DISTANCES ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM, NAD 1983 (2011), TEXAS CENTRAL ZONE (4203).

THE PROPERTY SHOWN HEREON APPEARS TO BE IN ZONE X, AS INTERPRETED FROM FLOOD INSURANCE RATE MAP FOR ECTOR COUNTY, TEXAS, PANEL NO. 48135C0350E DATED MARCH 15, 2012. AS MAPS ARE SUBJECT TO CHANGE; THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THIS INFORMATION; THE LOCAL FEMA FLOOD PLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR VERIFICATION.

J & E's PLACE
 A SUBDIVISION OF 3.24 ACRES IN SECTION 33, BLOCK 43, T-2-S,
 T. & P. Ry CO. SURVEY, ECTOR COUNTY, TEXAS

STATE OF TEXAS:
 COUNTY OF ECTOR:

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, BEING THE PRESENT OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS "J & E's PLACE" BEING A SUBDIVISION OF 3.24 ACRES IN THE EAST PART OF SECTION 33, BLOCK 43, T-2-S, T. & P. Ry CO. SURVEY, ECTOR COUNTY, TEXAS, DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, WATER COURSES, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND AN EASEMENT OF INGRESS AND EGRESS FOR GARBAGE AND TRASH COLLECTION PURPOSES IS HEREBY GRANTED.

JUANITO ALBARADO HINOJOS MARISOL ALVARADO VALENZUELA ANJELICA HINOJOS ABALOS

STATE OF TEXAS:
 COUNTY OF ECTOR:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2022, BY JUANITO ALBARADO HINOJOS.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS:
 COUNTY OF ECTOR:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2022, BY MARISOL ALVARADO VALENZUELA.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS:
 COUNTY OF ECTOR:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2022, BY ANJELICA HINOJOS ABALOS.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC, STATE OF TEXAS

CERTIFICATE OF DIRECTOR OF PUBLIC WORKS ODESSA TEXAS

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 THE FINAL PLAT APPROVAL HAVE BEEN COMPLIED WITH FOR THIS SUBMISSION.

DATE: _____

FOR THE DIRECTOR OF PUBLIC WORKS

APPROVED THIS _____ DAY OF _____, 2022, BY THE PLANNING COMMISSION OF THE CITY OF ODESSA, TEXAS.

CHAIRMAN _____ DIRECTOR OF DEVELOPMENT _____

THIS PLAT IS HEREBY REVIEWED AS PER THE INTERLOCAL AGREEMENT WITH THE CITY OF ODESSA FOR REGULATION OF SUBDIVISION PLATS IN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY ON THIS _____, DAY OF _____, 2022, BY THE ECTOR COUNTY PUBLIC WORKS, ECTOR COUNTY, TEXAS.

ECTOR COUNTY PUBLIC WORKS

STATE OF TEXAS:
 COUNTY OF ECTOR:

KNOW ALL MEN BY THESE PRESENTS THAT I, SAM HOWELL II, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY SUPERVISION.

DATE: _____

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A SURVEY DOCUMENT.

SAM HOWELL II
 REGISTERED PROFESSIONAL LAND SURVEYOR #4631



FILED FOR RECORD THIS _____ DAY OF _____, 2022, AT _____ AM/PM,
 RECORDED THIS _____ DAY OF _____, 2022, AT _____ AM/PM, IN
 CABINET _____, PAGE _____, ECTOR COUNTY PLAT RECORDS.

COUNTY CLERK OF ECTOR COUNTY, TEXAS

S.W. HOWELL, INC.
 409 East 57th Street, Odessa, Texas, 79742
 Phone: (409) 361-5711
 www.swhowell.com
 TEXAS SURVEYING FROM 1911-1947-48
 TEXAS ENGINEERING FROM 1947-1975
 Engineering, Surveying and Land Planning

Job Number: 21-36615 Drawn by: RJD Date: January, 2022

