

# AGENDA

## PLANNING AND ZONING COMMISSION

COUNCIL CHAMBER  
(meeting held on-line)

APRIL 15, 2021

1:30 P.M.

1. Approve the minutes of the April 1, 2021 Planning and Zoning Commission meeting
2. CASE FILE NO. 2021-04-Z  
Open a public hearing to consider approval of the original zoning request by E&E Environmental Experts Inc., owner, LCA, agent for Light Industrial (LI) on Lots 9-11, Block 1, West Interstate Industrial Sites 3-41, City of Odessa, Ector County Texas, (northeast of the intersection of Walther Rd. and Interstate Highway 20.)
3. CASE FILE NO. 2021-21-P  
Open a public hearing to consider approval of the replat of Lot 9, Block 22 Harrisdale Addition, 4th Filing, City of Odessa, Ector County, Texas (northwest of the intersection of Tennessee Dr. and Santa Monica Ave.)
4. CASE FILE NO. 2021-22-P  
Consider approval of the short form plat of Faudree Greens Addition, being approximately 3.396 ac. tract in Sections 10 & 15 Block 41, T-2-S, T&P RR Co. Survey, Midland County, Texas (west of the intersection of Eastridge Rd. and Faudree Rd.)
5. CASE FILE NO. 2021-23-P  
Consider approval of the short form plat of Faudree Road Development, 7<sup>th</sup> Filing, being a 1.418 acre tract located in Section 15, Block 41, T-2-S, T&P Ry. Co. Survey, City of Odessa, Midland County, Texas (northwest of the intersection of Rolling Winds Cir. And Faudree Rd.)

6. CASE FILE NO. 2021-24-P (ETJ)

Consider approval of the preliminary plat of Westfork Subdivision, 3<sup>rd</sup> Filing, being a 38.61 acre tract located in Section 10, Block 43, T-2-S, T&P Ry. Co. Survey, Ector County, Texas (northwest of the intersection of Meadowpark Lane and Westfork Drive.)

7. Other business

8. Adjourn

AGENDA

PLANNING AND ZONING COMMISSION

COUNCIL CHAMBER  
(meeting held on-line)

APRIL 1, 2021

1:30 P.M.

1. Approve the minutes of the March 18, 2021 Planning and Zoning Commission meeting
2. CASE FILE NO. 2021-20-P (ETJ)  
Consider approval of the short form plat of Autozone Store No. 5980 being an approximately 1.472 acre tract in Section 16, Block 42, T-3-S, T&P RR CO Survey, Ector County, Texas (southeast of the intersection of W. Adobe St. and US Hwy. 385)
3. Other business
4. Adjourn

Be it said and remembered that at 1:30 p.m. on the 1<sup>st</sup> day of April, 2021 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, Chairman  
Connie Coots  
Wayne Russell  
Steve Tercero

MEMBERS ABSENT: Renee Earls  
Jimmy Peacock  
Lance Marker

OTHERS PRESENT: Randy Brinlee, Director of Development; Lorraine Quimiro, Planning Manager; Tim McDaniel, Planner; Jan Baker, Senior Assistant City Attorney; and Anne Roney, Secretary.

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The minutes of the March 18, 2021 Planning and Zoning Commission meeting were approved, motion being made by Member Coots, seconded by Member Russell, with the vote being a unanimous "aye".

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CASE FILE NO. 2021-20-P (ETJ) (approved)

Consider approval of the short form plat of Autozone Store No. 5980 being an approximately 1.472 acre tract in Section 16, Block 42, T-3-S, T&P RR CO Survey, Ector County, Texas (southeast of the intersection of W. Adobe St. and US Hwy. 385)

Ms. Quimiro gave the following presentation: The property involved in this request is located southeast of the intersection of W. Adobe St. and US Hwy. 385. The site is within the City of Odessa Extra-Territorial Jurisdiction (ETJ), does not have a zoning designation and is currently vacant.

The applicant is Circle J. Cowboy Church of Ector County, Inc., owner, Westwood Professional Services, Inc., consultant, and the purpose of the plat is to create one (1) lot for retail development and ownership purposes.

Comments were sent to the consultant for review on March 23, 2021.

Staff Comments:

-- Original ownership and tax certificates are needed prior to filing the plat.

- "Director of Planning" needs to read as "Director of Development" on the signature line. Signature blocks are needed for Director of Public Works and Ector County Public Works. County Judge signature block not required.
- Drainage report has been submitted. This tract is not in a special flood hazard area.
- Water plans have been submitted and accepted by the City's Public Works. Sewer is not available.
- An outside City water service agreement is needed after water line installation completion.
- An Improvements Agreement will be required for water line construction.
- Post development drainage/runoff should not be increased from pre-development conditions. This site has an existing TxDOT drainage easement that crosses the property. Development should not interfere with the drainage of this easement

Commission action is requested on the following items:

1. Add a note to the plat that direct access to US Hwy 385 is not allowed. (Public Works)
2. This property is not adjacent to the 30' road easement north of the property. Provide a separate easement connecting this property to the road easement. (Public Works)
3. Minimum required access spacing is 425' for this segment of US 385. Based on the plat and location, an additional access between Adobe and JP Teal cannot be accommodated. Access to this development should be from Adobe. (TXDOT)
4. Requesting that two GPS points be added to the plat. (GIS)

Ms. Quimiro stated the Planning Department received a plat correction after the agenda was sent out which addressed all the concerns stated above and the plat is ready for Commission approval.

There being no questions or comments for City Staff, Member Coats moved the short form plat be approved with the corrections as noted. Member Russell 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 1:35 p.m.

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Anne Roney, Secretary, placed the minutes in the Minute Book on April 1, 2021.

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Gary Sims, Chairman

TO: PLANNING AND ZONING COMMISSION

FROM: LORRINE QUIMIRO, PLANNING MANAGER

SUBJECT: CASE FILE NO. 2021-04-Z

APPLICANT: E&E Environmental Experts, owner  
LCA, agent

REQUEST: Original zoning of Light Industrial (LI)

PROPERTY INVOLVED: Lots 9-11, Block 1, West Interstate Industrial Sites 3-41, City of Odessa, Ector County Texas, (northeast of the intersection of Walther Rd. and Interstate Highway 20)

The property involved in this request is located northeast of the intersection of Walther Rd. and Interstate Highway 20. 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 E&E Environmental Experts, owner, LCA, agent, and the purpose of the original zoning request is for industrial development and ownership purposes.

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.

Livability: This request is located within an existing industrial area and will match the existing zoning in nearby tracts of land.

Reasonableness: This request will assign zoning to an area that was relatively recently annexed and will allow the current owner to maintain compliance with the zoning ordinance.

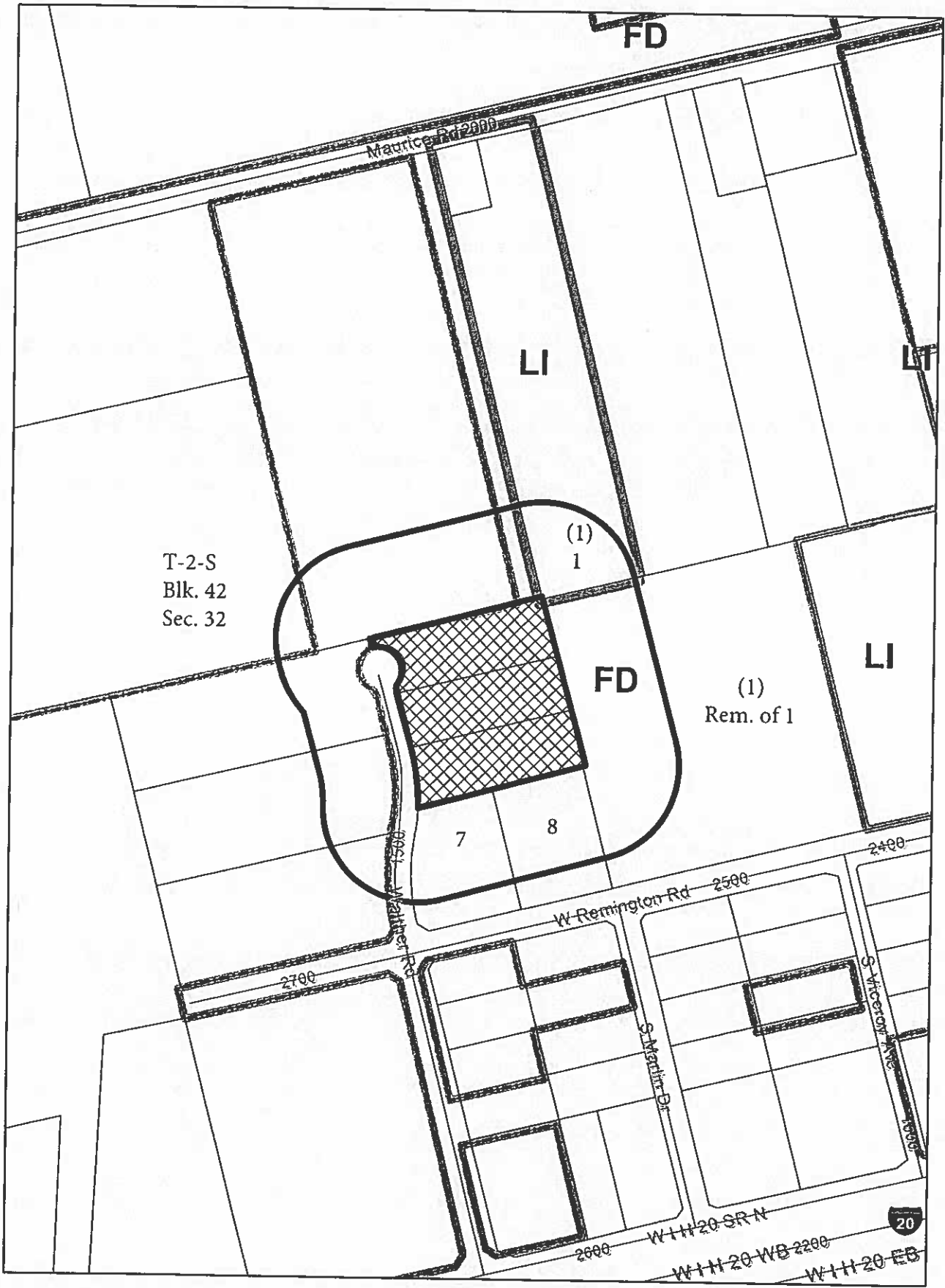
Based on the preceding analysis, staff recommends approval of the request.

Information in order of inclusion:

-- Area zoning/notification map

-- List of uses allowed in a Light Industrial (LI) zoning district





T-2-S  
Blk. 42  
Sec. 32

LI

LI

(1)  
1

FD

(1)  
Rem. of 1

LI

7

8

Maurice Rd 2000

W Remington Rd 2500

2700

2400

W H 20 SR N

2600

2200

W H 20 WB

W H 20 EB



1 inch = 300 feet

## LIGHT INDUSTRY

The following uses are allowed in the Light Industry (LI) District:

### PRIMARY RESIDENTIAL USES (14-2-2.1)

Multiple-Family Dwelling (Apartment)  
Boarding or Tourist House  
Mobile or HUD-Manufactured Home Dwelling  
Mobile or HUD-Manufactured Home Park  
RV Park  
Hotel or Motel  
Workforce Housing (by Specific Use Permit)

### 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  
Stable, Private  
Swimming Pool (Private)  
Temporary Field Office, Construction Yard or Office (Subject to temporary permit issued by Building Official)

### UTILITY AND SERVICE USES (14-2-2.3)

Electrical Energy Generating Plant  
Electrical Substation (High Voltage Bulk Power)  
Electrical Transmission Line (High Voltage)  
Fire Station or Similar Public Safety Building  
Gas Line and/or Regulating Station  
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  
Sewage Treatment Plant (by Specific Use Permit)  
Storm Water Retention Basin or Pumping Station

(Light Industry -- 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  
Wind Energy Conversion Center

#### RECREATIONAL AND ENTERTAINMENT USES (14-2-2.4)

Amusement, Commercial (Indoor)  
Amusement, Commercial (Outdoor)  
Carnival or Circus  
Country Club (Private)  
Dance Hall or Night Club  
Fire Arms Range (by Specific Use Permit)  
Golf Course (Commercial)  
Park or Playground (Public)  
Park or Playground (Other than Public)  
Playfield or Stadium (Public)  
Private Club  
Rodeo Grounds  
Roller or Ice Skating Rink  
Sexually Oriented Businesses  
Swim or Tennis Club  
Swimming Pool or Tennis Complex (Commercial)  
Tavern or Lounge  
Theater or Playhouse (Indoor)  
Theater, Drive-In (Outdoor)  
Zoo (Public)  
Zoo (Private)

#### EDUCATIONAL, INSTITUTIONAL, AND SPECIAL USES (14-2-2.5)

Art Gallery or Museum  
Cemetery or Mausoleum (by Specific Use Permit)  
Church or Rectory  
College or University  
Convent or Monastery  
Detention Halfway House (by Specific Use Permit)

(Light Industry -- Cont.)  
Page 3

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

Fairgrounds or Exhibition Area  
Fraternal Club or Lodge  
Hospital, Acute Care  
Institution or Center for Alcoholic, Narcotic or Psychiatric Patients  
Institution or Religious, Charitable or Philanthropic Nature  
Institutional Out-Patient Medical Clinic  
Jail or Prison Facility (by Specific Use Permit)  
Kindergarten or Nursery School  
School, Business  
School, Trade, Technical or Commercial

#### AUTOMOTIVE AND TRANSPORTATION RELATED USES (14-2-2.6)

Airport or Landing Field  
Auto Glass, Seat Cover or Muffler Shop  
Auto Laundry or Car Wash  
Auto Painting and Body Rebuilding Shop  
Auto Parts and Accessory Sales (Indoor)  
Auto Storage or Auto Auction  
Bicycle Sales and Service  
Boat Sales or Display  
Gasoline Sales  
Gasoline or Motor Fuel Service Station  
Heliport  
Helistop  
Motorcycle or Scooter Sales or Service  
Motor Freight Terminal  
New Auto Display and Sales (Indoor)  
New or Used Auto Sales (Outdoor Lot)  
Parking Lot or Structure Commercial (Primary Uses)  
Parking Lot or Structure Non-Commercial  
Parking Lot, Trucks and Trailers  
Railroad Freight Terminal  
Railroad Passenger Station  
Railroad Team Track  
Railroad Track or Right-of-Way  
Railroad Yard or Roundhouse  
Repair Garage  
Tire Retreading or Capping  
Truck or Trailer Rental

(Light Industry -- Cont.)

Page 4

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

Antique Shop  
Art Supply Store  
Bakery or Confectionery Shop (Retail)  
Bank or Savings and Loan Office  
Book or Stationery Shop  
Cleaning and Pressing, Small Shop and Pick-Up  
Cleaning Plant (Commercial)  
Clinic, Medical or Dental  
Custom Personal Service Shop  
Department, Variety or Discount Store  
Drapery, Needlework, Fabric or Weaving Shop  
Drug Store or Pharmacy  
Florist or Garden Shop  
Food and Beverage Sales  
Furniture or Appliance Store  
Greenhouse or Plant Nursery (Retail Sales)  
Hardware Store  
Household Appliance Service or Repair  
Incidental or Accessory Retail or Service Use  
Key Shop  
Laboratory, Medical or Dental  
Laundry and Cleaning Shop (Self-Service)  
Medical Appliances and Fitting, Sales or Rental  
Mortuary or Funeral Home  
Office, General Business or Professional  
Pawn Shop  
Pet Grooming  
Pet Shop  
Reprographic Service  
Restaurant or Cafeteria (Not Drive-In) (With Dining Room)  
Restaurant or Eating Place (Drive-In Service)  
Retail Shop, Apparel, Gifts, Accessories and Similar Items  
Retail Shop or Store (General Items)  
Sales, Outdoor Temporary  
Studio-Decorator, Artist or Photographer  
Studio, Health, Exercise and Reducing  
Studio-Music, Dance or Drama  
Tool Rental, Domestic, Small Equipment  
Travel Bureau or Travel Consultant

Veterinarian Hospital (Indoor Animal Pens)  
Veterinarian Hospital (Outdoor Animal Pens)  
Veterinarian Office Only (No Animal Pens)

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

Advertising Sign (Billboard or Bulletin)  
Apartment or Housing Project Identification Sign  
Apartment or Housing Project Informational Sign  
Construction Sign Temporary  
Development Sign Temporary  
General Business Sign  
Institutional Identification Sign  
Institutional Information Sign  
Name Plate  
Office Identification Sign  
Real Estate Sign (Temporary)

**COMMERCIAL TYPE USES (14-2-2.9)**

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

## **AGRICULTURAL TYPE USES (14-2-2.10)**

Animal Pound (Public or Private)  
Farm, Garden or Orchard  
Greenhouse or Nursery (Commercial)  
Hatchery, Poultry  
Kennel  
Livestock Auction

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

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

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

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

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

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

TO: PLANNING AND ZONING COMMISSION  
FROM: LORRINE QUIMIRO, PLANNING MANAGER  
SUBJECT: CASE FILE NO. 2021-21-P

APPLICANT: Linette Escontrias, owner  
S.W. Howell, Inc., consultant

REQUEST: Replat

PROPERTY INVOLVED: Lot 9, Block 22 Harrisdale Addition, 4th Filing,  
City of Odessa, Ector County, Texas  
(northwest of the intersection of Tennessee Dr.  
and Santa Monica Ave.)

The property involved in this request is located northwest of the intersection of Tennessee Dr. and Santa Monica Ave. The site is zoned Single-Family-Three (SF-3) and is vacant land. Land use in the area consists of single-family residential development.

The applicant is Linette Escontrias, owner, S.W. Howell, Inc., consultant, and the purpose of this replat is to create two (2) lots (0.257 Ac. each) for ownership purposes and single-family residential development.

Platting comments were sent to the developer on April 6, 2021 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.
- 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 not be required.



- Any work in the right of way or easements will require a permit from the Engineering Division and must comply with current City Ordinances and policies.

The 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, Ector County 911, Ector County Public Works, TxDOT, 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

2F-1

HC

Magill St

W 31st St

Catalina Dr

(22) 27

LOT 5 &  
N 12 OF LOT 6

26

S 42 OF LOT 6 &  
N 33 OF LOT 7

25

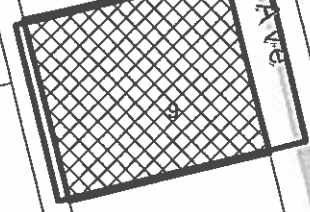
LOT 8 &  
S 21 OF LOT 7

24

Newcomb Dr

(57) 23

23



11 - 12

19

SF-3

3-DR

22

21

20

19

Madera Ave

20

21

(23)

19

2

22

21

(19)

Tennessee Dr

Langley Ave

Bragley Ave

28th St

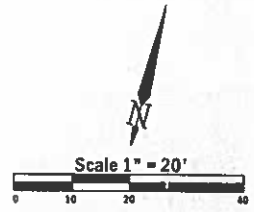
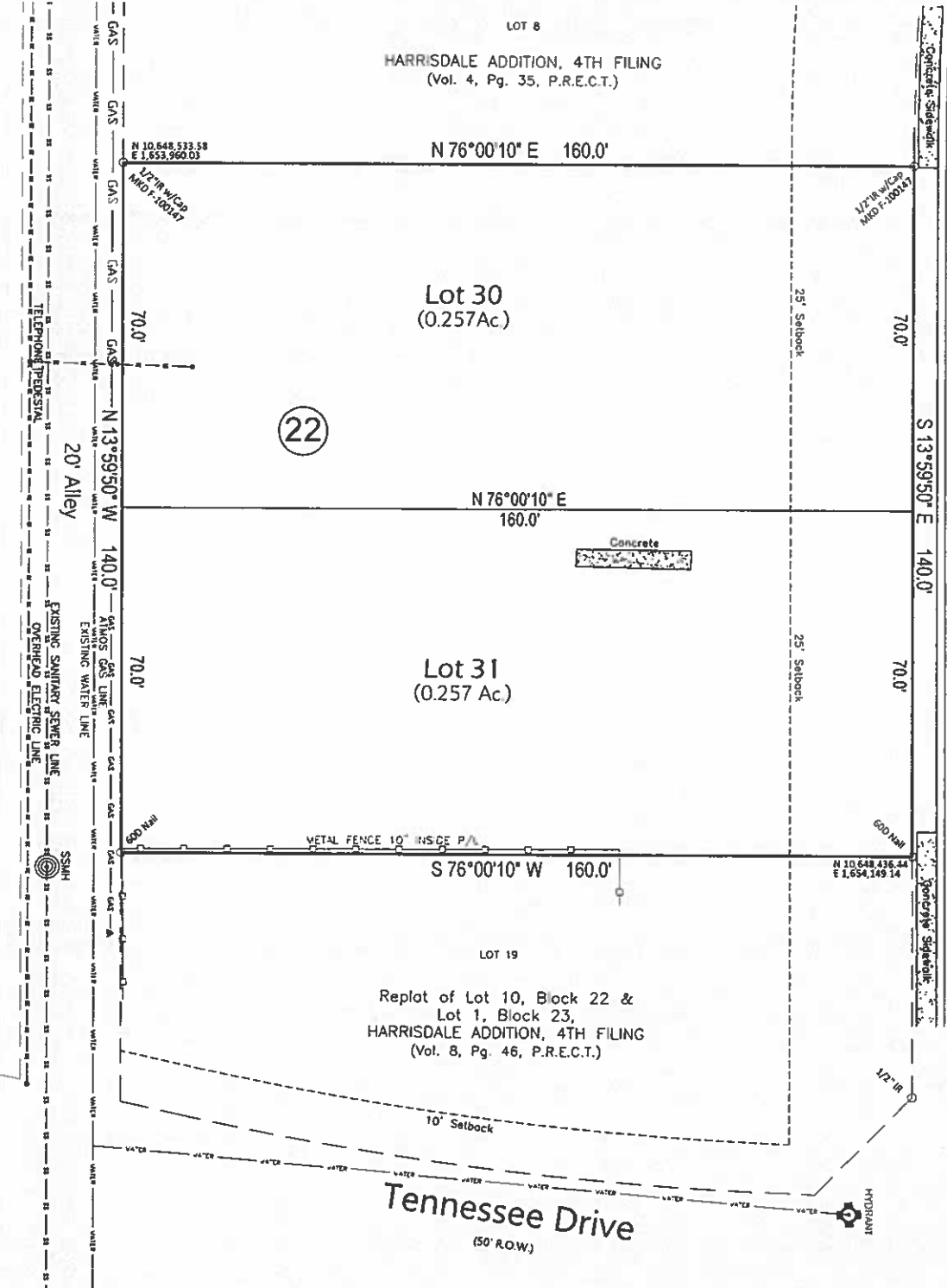
SF-3-DR



1 inch = 150 feet

3-DR

REPLAT OF LOT 9, BLOCK 22,  
**HARRISDALE ADDITION, 4TH FILING**  
 AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS



Santa Monica Ave.  
 (50' R.O.W.)  
 ASPHALT PAVING

Tennessee Drive  
 (50' R.O.W.)

TO: PLANNING AND ZONING COMMISSION  
FROM: LORRINE QUIMIRO, PLANNING MANAGER  
SUBJECT: CASE FILE NO. 2021-22-P

APPLICANT: MF&J Properties, LLC, owners,  
Newton Engineering, PC, agent

REQUEST: Short form plat

PROPERTY INVOLVED: Faudree Greens Addition, being approximately 3.396 ac. tract in Sections 10 & 15 Block 41, T-2-S, T&P RR Co. Survey, Midland County, Texas (west of the intersection of Eastridge Rd. and Faudree Rd.)

The property involved in this request is located west of the intersection of Eastridge Rd. and Faudree Rd. Land use in the area consists of commercial, single-family, and multi-family residential development.

The applicants are MF&J Properties, LLC, owner, Newton Engineering, PC, agent, and the purpose of the plat is to create two (2) lots for ownership purposes and facilitate retail development and related uses on the property.

Platting comments were sent to the developer on April 6, 2021 for review.

Staff Comments:

- Ownership and original tax certificates needed prior to filing the plat.
- A Blanket Refuse Collection Easement needs to be noted on the plat.
- Water is available for extension. Sewer is available. No pro rata is due.
- Drainage report has been submitted. This tract is not in a special flood hazard area.
- Adjust the 35' ingress / egress easement to match the site plan.
- The driveway onto Eastridge would be a right exit only.

- Water plans need to be submitted for review and acceptance.
- An Improvements Agreement will 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.
- Request for Access to SP 588 (Faudree) should be coordinated directly with the City of Odessa as they have permitting authority. Properties on both sides of this plat have an existing access to SP 588. Recommend a shared access with one of the existing developments to reduce the number of conflict points on SP 588. Based pm the posted speed limit, the recommended access spacing from the current Access Management Standards is 425'.
- Post-development drainage/runoff should not be increased from pre-development conditions.”

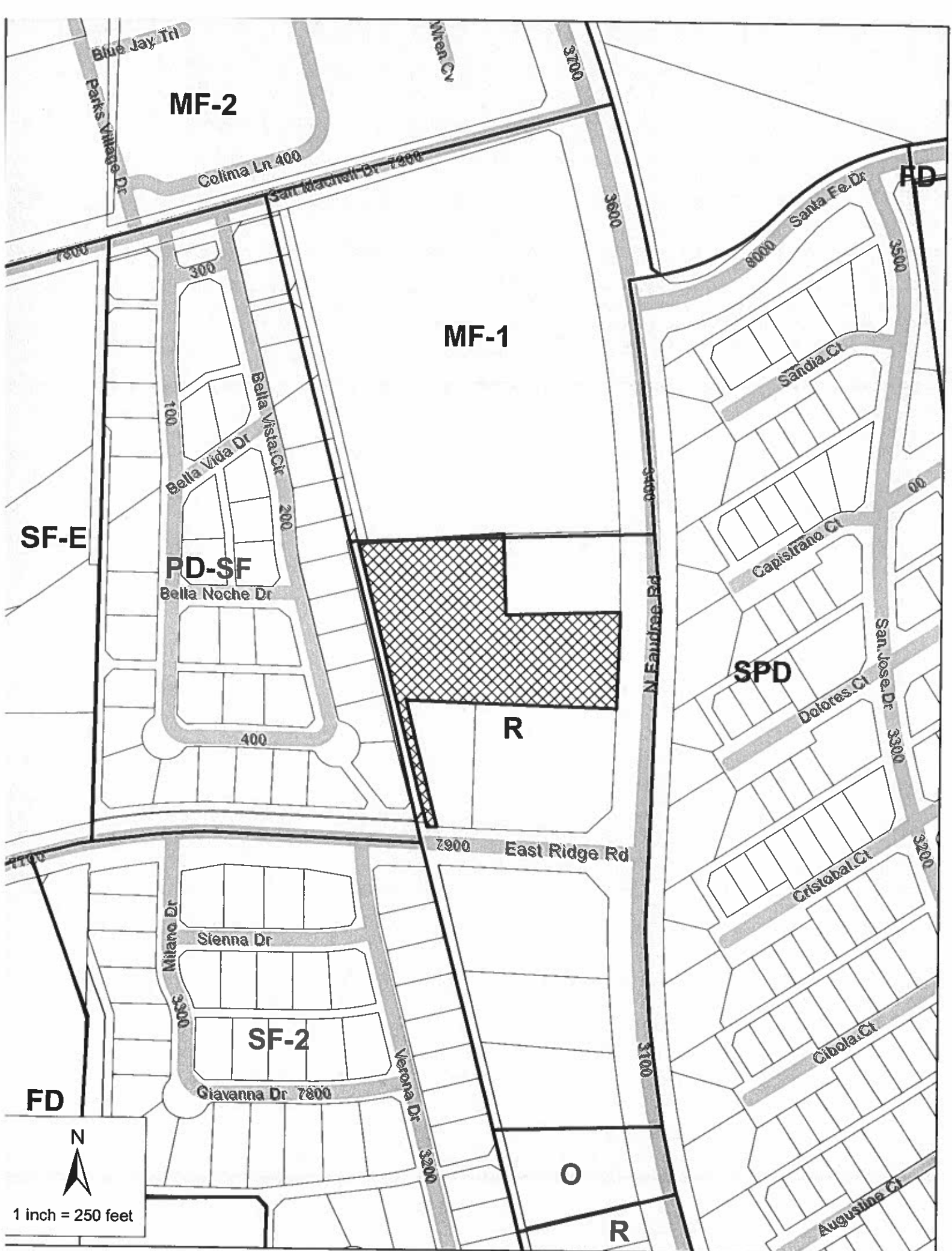
Commission action is requested on the following items:

1. Water plans need to be submitted for review and acceptance.. (Public Works)
2. Requested 2 GPS points. N. Faudree Road, East Ridge Road (GIS)

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, Sparklight, Atmos Energy, ECISD, SBC, PostMaster, Ector County 911, Ector County Public Works, El Paso Natural, Oncor, Appraisal District, Grande Communications, ConocoPhillips Pipeline Company, and Chevron

Information in order of inclusion:

- Area zoning map
- Copy of proposed short form plat



**MF-2**

**MF-1**

**SF-E**

**PD-SF**

**SPD**

**R**

**SF-2**

**FD**

**O**

**R**

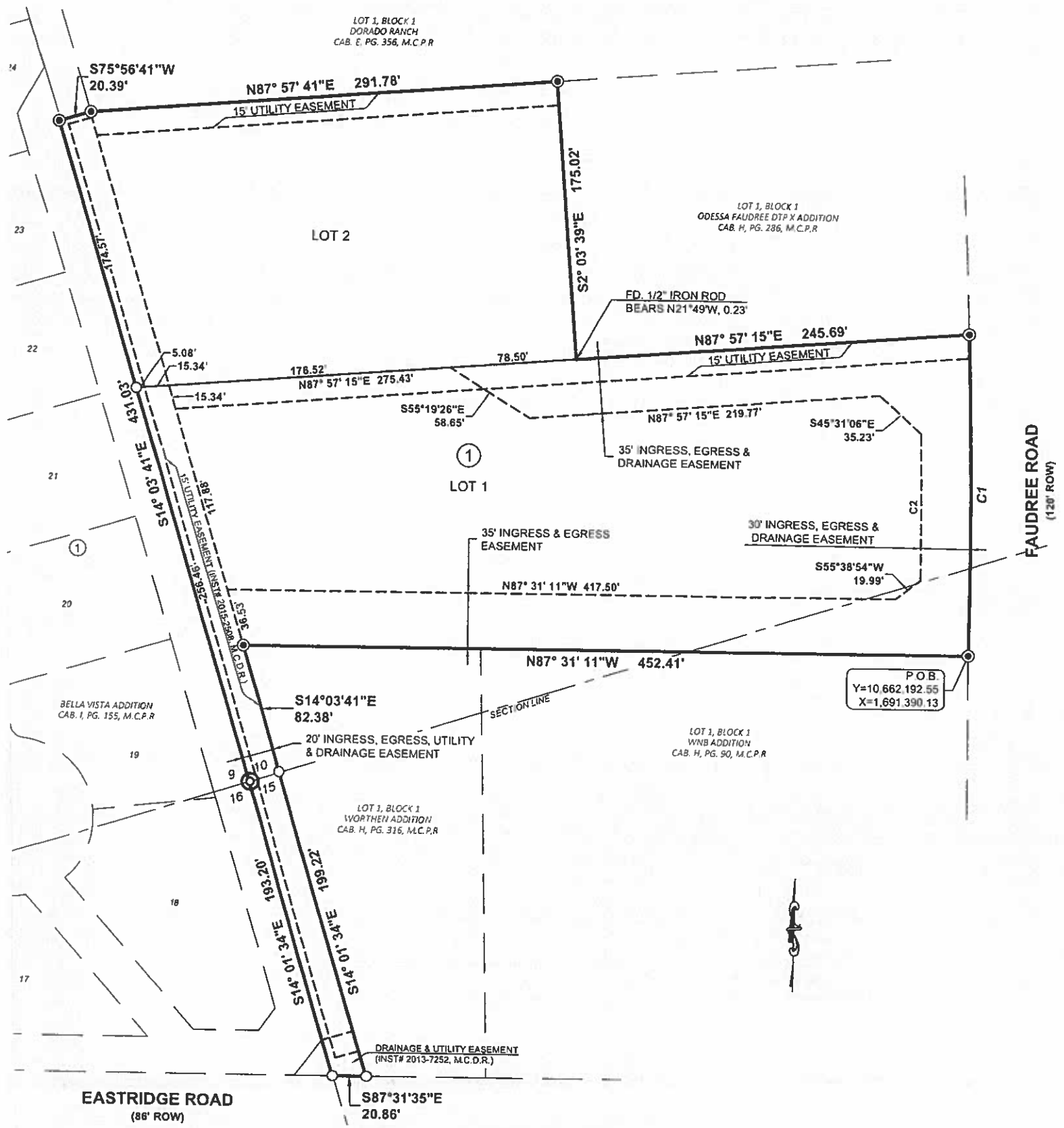
**FD**



1 inch = 250 feet

# FAUDREE GREENS ADDITION

BEING A 3.396 ACRE TRACT LOCATED IN  
SECTIONS 10 AND 15, BLOCK 41, T-2-S, T&P RR CO. SURVEY,  
ODESSA, MIDLAND COUNTY, TEXAS



LOT 1, BLOCK 1  
DORADO RANCH  
CAB. E. PG. 356, M.C.P.R.

LOT 1, BLOCK 1  
ODESSA FAUDREE DTP X ADDITION  
CAB. H. PG. 286, M.C.P.R.

LOT 1, BLOCK 1  
WNB ADDITION  
CAB. H. PG. 90, M.C.P.R.

LOT 1, BLOCK 1  
WORTHEN ADDITION  
CAB. H. PG. 316, M.C.P.R.

BELLA VISTA ADDITION  
CAB. I. PG. 155, M.C.P.R.

P.O.B.  
Y=10,662,192.55  
X=1,691,390.13

EASTRIDGE ROAD  
(86' ROW)

FAUDREE ROAD  
(120' ROW)

TO: PLANNING AND ZONING COMMISSION  
FROM: LORRINE QUIMIRO, PLANNING MANAGER  
SUBJECT: CASE FILE NO. 2021-23-P

APPLICANT: Apollo Perforators, owner  
LCA, consultant

REQUEST: Short Form Plat

PROPERTY INVOLVED: Faudree Road Development, 7<sup>th</sup> Filing, being a 1.418 acre tract located in Section 15, Block 41, T-2-S, T&P Ry. Co. Survey, City of Odessa, Midland County, Texas (northwest of the intersection of Rolling Winds Cir. And Faudree Rd.)

The property involved in this request is located northwest of the intersection of Rolling Winds Cir. And Faudree Rd. The site is currently zoned Retail (R) and is vacant. Land use in the area consists of retail development, single-family residential development, and vacant land.

The applicant is Apollo Perforators, owner, LCA, consultant, and the purpose of the plat is to create one (1) lot for ownership purposes.

Platting comments were sent to the developer on April 6, 2021 for review.

Staff Comments:

- "Director of Planning" needs to read "Director of Development"
- Original ownership and tax certificates are needed prior to filing the plat.
- Drainage report needs to be submitted. This tract is not in a special flood hazard area.
- Water plans need to be submitted for review and acceptance.
- 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.
- Faudree Road should be listed as "N. Faudree Rd."
- Request for access to SP 588 (Faudree) should be coordinated directly with the City of Odessa as they have permitting authority. Based on the available frontage to SP 588, recommend all access should be to Rolling Winds Circle and not SP 588. Based on the posted speed limit, the recommended access spacing from the current Access Management Standards is 425'.
- Post-development drainage/runoff should not be increased from pre-development conditions.

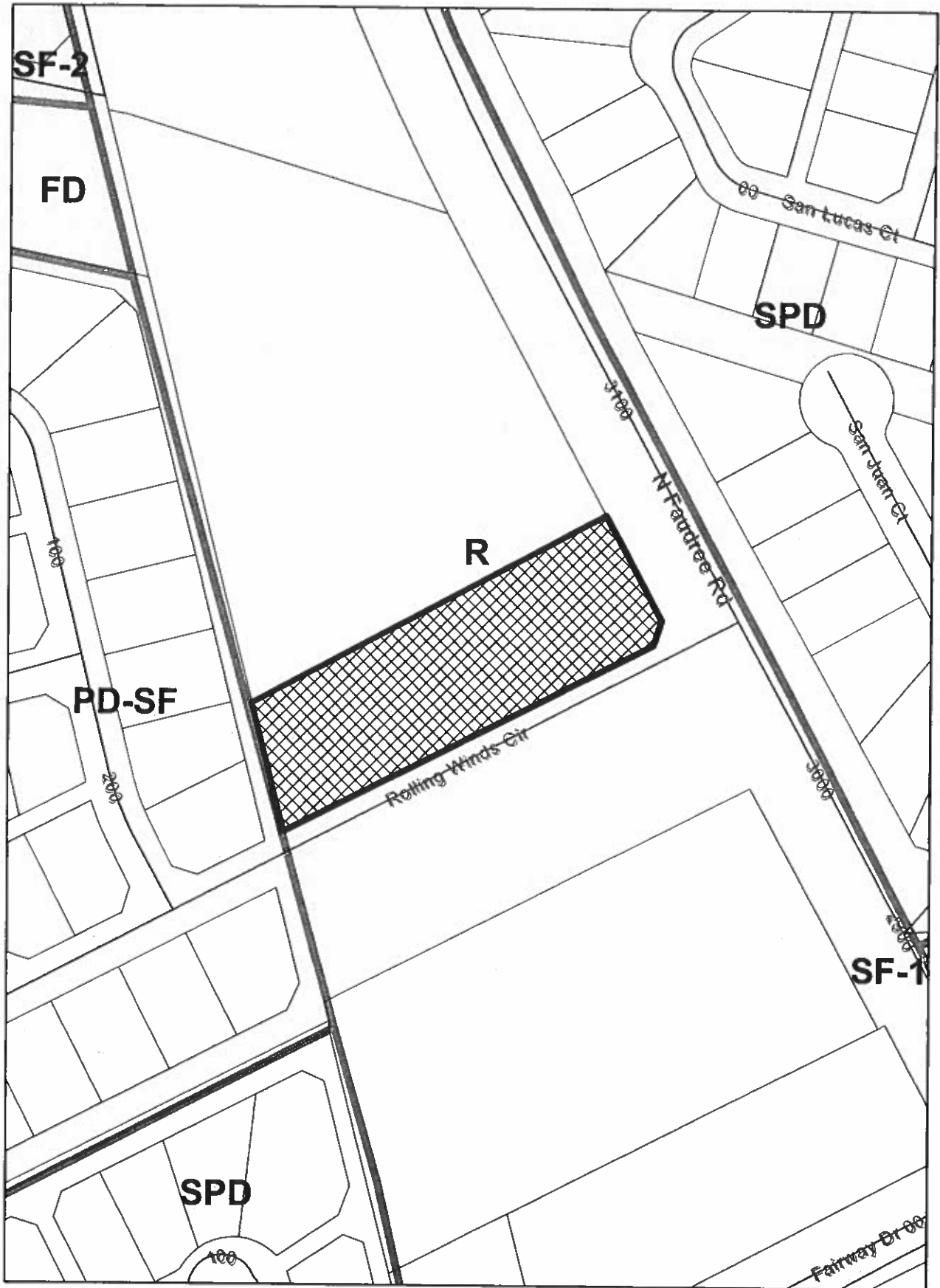
Commission action is requested on the following items:

1. Extend water across frontage. Revise water plans for Faudree Road Development, 6<sup>th</sup> Filing to include this extension. Sewer is available. No pro rata is due. (Public Works)
2. Add a note to the plat: No direct access to Faudree Road is permitted. (Public Works/TxDOT)
3. An Improvements Agreement will be required. (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, Sparklight, Atmos Energy, ECISD, SBC, PostMaster, Ector County 911, Ector County Public Works, El Paso Natural, Oncor, Appraisal District, Grande Communications, ConocoPhillips Pipeline Company, and Chevron

Information in order of inclusion:

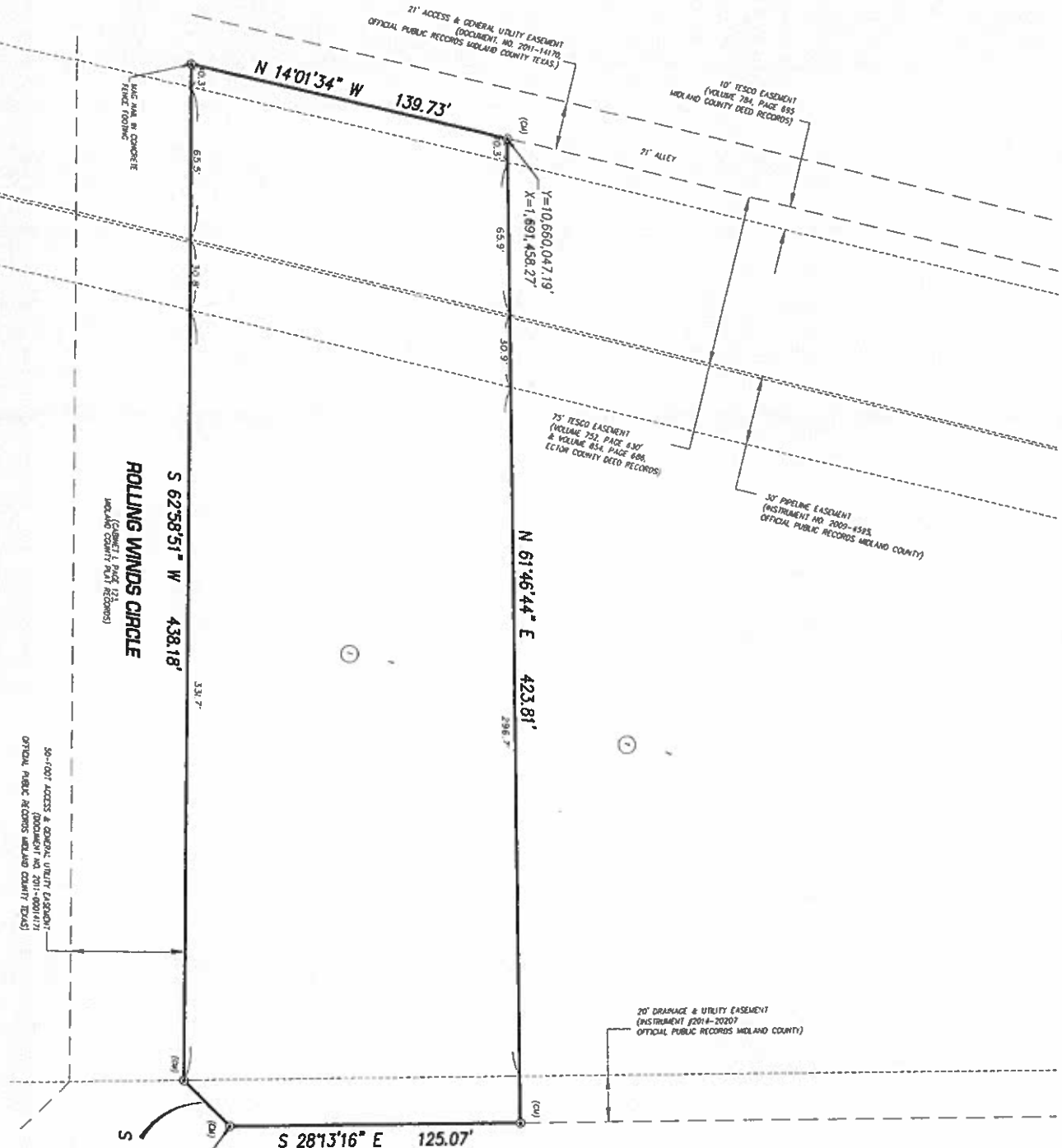
- Area zoning map
- Copy of proposed short form plat



1 inch = 150 feet

# FAUDREE ROAD DEVELOPMENT, 7TH FILING

BEING A 1.418 ACRE TRACT LOCATED  
 IN SECTION 15, BLOCK 41, T-2-S. T&P RY. CO. SURVEY,  
 CITY OF ODESSA, MIDLAND COUNTY, TEXAS



**LEGEND**

- FOUND 1/2" I.R. W/CAP MARKED "LCA ODESSA TX" UNLESS OTHERWISE NOTED
- (CM) CONTROL MONUMENT



96'-00" ACCESS & GENERAL UTILITY EASEMENT (DOCUMENT NO. 2011-6001171, OFFICIAL PUBLIC RECORDS MIDLAND COUNTY TEXAS)

1/2" I.R. W/CAP MARKED "LCA ODESSA TX"

Rolling Winds Circle  
 (COURT 1, PAGE 121, MIDLAND COUNTY TEXAS RECORDS)

P.O.B.  
 Y=10,660,137.37'  
 X=1,691,890.85'

TO: PLANNING AND ZONING COMMISSION

FROM: LORRINE QUIMIRO, PLANNING MANAGER

SUBJECT: CASE FILE NO. 2021-24-P(ETJ)

APPLICANT: OBBCO Ranch Corporation owner,  
SW Howell, consultant

REQUEST: Preliminary Plat

PROPERTY INVOLVED: Westfork Subdivision, 3<sup>rd</sup> Filing, being a 38.61 acre tract located in Section 10, Block 43, T-2-S, T&P Ry. Co. Survey, Ector County, Texas (northwest of the intersection of Meadowpark Lane and Westfork Drive.)

The property involved in this request is located northwest of the intersection of Meadowpark Lane and Westfork Drive. The site is located outside the City limits, is in the City of Odessa ETJ and is vacant.

The applicant is OBBCO Ranch Corporation, owner, SW Howell, consultant, and the purpose of the plat is to create six (6) lots for ownership purposes.

Comments were sent to the consultant for review on April 6<sup>th</sup>, 2021.

Staff Comments:

- Original ownership and tax certificates are 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.

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, Ector County 911, El Paso Natural, Oncor, Appraisal District, Grande Communications, ConocoPhillips Pipeline Company, Chevron, TxDOT, Ector County Health Dept., and Ector County Public Works.

Information in order of inclusion:

- Area zoning map
- Copy of proposed preliminary plat



1 inch = 900 feet

# WESTFORK SUBDIVISION, 3RD FILING

## A SUBDIVISION OF 38.61 ACRES IN SECTION 10, BLOCK 43, T-2-S, T&P RY. CO. SURVEY, ECTOR COUNTY, TEXAS

