

AGENDA

PLANNING & ZONING COMMISSION

COUNCIL CHAMBER

May 19, 2022

1:30 P.M.

1. Approve the minutes of the April 21, 2022 and May 5, 2022 Planning and Zoning Commission meetings
2. CASE FILE NO. 2022-04-Z  
Open a public hearing to consider approval of the request by ERP Industrials 6155 LLC, owner, for original zoning of Heavy Industrial (HI) on a 1.00 acre tract out of Section 37, Block 43, T-2-S, T&P RY Co. Survey, City of Odessa, Ector County, Texas (south of the intersection of Interstate 20 and FM 1936)
3. CASE FILE NO. 2022-23-P  
Open a public hearing to consider approval of Halliburton Subdivision 3rd Filing, being the replat of Lots 4, Block 1, replat and subdivision of Halliburton Subdivision, 2nd Filing, and a 1.00 acre tract of land out of Section 37, Block 43, T-2-S, T&P RY. CO. Survey, City of Odessa, Ector County, Texas (south of the intersection of Interstate 20 and FM 1936)
4. CASE FILE NO. 2022-48-P  
Consider approval of the final plat of Hillmont Estates, 1<sup>st</sup> Filing, being approximately 34.241 acre tract in Section 39, Block 42, T-1-S, T&P RR. Co. Survey, Ector County, Texas (northeast of the intersection of Hwy 385 and E. Hillmont Rd.)
5. Other Business
6. Adjourn

AGENDA  
PLANNING & ZONING COMMISSION  
COUNCIL CHAMBER  
APRIL 21, 2022  
1:30 P.M.

1. Approve the minutes of the April 7, 2022 Planning and Zoning Commission meeting
2. CASE FILE NO. 2022-03-Z  
Open a public hearing to consider approval of the request by Midland 256 Rampart LP ETAL, owners, and LCA, agent to amend the uses on Planned Development–Retail (PD-R), Lot 6, Block 27, North Country Club Estates, 5<sup>th</sup> Filing, City of Odessa, Ector County, Texas (6000 East Ridge Rd.)
3. CASE FILE NO. 2022-18-P  
Open a public hearing to consider approval of Lemrod Addition being the replat of Lot 24, Block 14, Beckwood Terrace Addition 2<sup>nd</sup> Filing, Ector County. (Southwest of the intersection of Conover Ave and W 25<sup>th</sup> St.)
4. CASE FILE NO. 2022-19-P  
Open a public hearing to consider approval of a replat of Lot 1, Block 1, Calderon Addition in Section 26, Block 42, T-2-S, T&P RY Co. Survey, City of Odessa, Ector County, TX (north of the intersection of Myrtle St. & Washington Ln.)
5. CASE FILE NO. 2022-20-P (ETJ)  
Consider approval of Ocotillo Park, 6<sup>th</sup> Filing, being a replat of the north 1.5 acres of Lot 4, Block 26, Ocotillo Park, 4<sup>th</sup> Filing, Ector County Texas. (northeast of the intersection of N. Navajo Ave. and W. Swan Rd.)
6. CASE FILE NO. 2022-08-P (ETJ)  
Consider approval of the final 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)
7. Other Business
8. Adjourn

Be it said and remembered that at 1:30 p.m. on the 21<sup>st</sup> day of April, 2022, 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> St., Odessa, Texas.

MEMBERS PRESENT: Jimmy Peacock, Chairperson  
Lance Marker  
Wayne Russell  
Steve Tercero

MEMBERS ABSENT: Connie Coots, Vice Chairperson  
Renee Earls  
Gary Sims

OTHERS PRESENT: Randy Brinlee, Director of Development; Lorraine Quimiro, Planning Manager; Maria Prieto, Planner; Jared Aguilar, Planner, Joe Tucker, Assistant City Engineer, Fara Hernandez, CIP Coordinator, Jan Baker Senior Assistant City Attorney.

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The minutes of the of April 7, 2022, Planning and Zoning Commission meeting were approved, motion for approval being made by Member Marker, seconded by Member Russell, with the vote being a unanimous "aye".

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CASE FILE NO. 2022-03-Z (approved)

Open a public hearing to consider approval for the request by Midland 256 Rampart LP ETAL, owners, and LCA, agent to amend the uses on Planned Development-Retail (PD-R), Lot 6, Block 27, North County Club Estates, 5<sup>th</sup> Filing, City of Odessa, Ector County, Texas (6000 East Ridge Rd.)

Ms. Quimiro gave the following presentation: Twenty-three notices were mailed out, one was returned, two protests, and zero approvals were received. The property involved in this request is 6000 East Ridge Rd. and is located southeast of the intersection of northeast E Loop 338 and East Ridge Rd. The site is zoned Planned Development-Retail (PD-R) and is occupied by a retail/office strip center. Land use in the area consists of retail/office development and apartments to the north, residential development to the south and east and recreational open space (UTPB Property) to the west.

The applicant is Midland 256 Rampart LP ETAL, owners, and LCA, agent, and the purpose of the request is to amend the existing Planned Development-Retail (PD-R) in order to allow a donut/coffee shop to be allowed on the property.

City Council approved the Planned Development-Retail (PD-R) in August 1998 with the conditions that specific development standards (building setback, height, parking, fencing, landscaping, etc.) and retail/office uses be allowed on the property (see attached list).

The applicant is requesting an amendment to the existing Planned Development-Retail (PD-R) for condition #2 to include as follows:

- a. One (1) building with retail space of approximately 2,000 sq. ft. and a donut shop with approximately 2,000 sq. ft.

The other conditions of the Planned Development will not be affected by the proposed amendment.

Planning Staff analysis of the amendment request is that a donut shop and retail space will meet the land use criteria of the City of Odessa for retail and service uses to be located at the intersection of a major highway (E Loop 338) and a collector street (East Ridge Rd.). Staff is of the opinion that a donut shop and retail space use is a compatible use for this location and has no objection to the request as presented.

There being no questions for staff, Chairman Peacock opened the floor for public hearing. Brooks Landgraf approached the lectern as council for the owner and applicant of Midland 256 Rampart LP and stated the following: amendment would only apply to Lot 6 for development and no request to change the remainder of the shopping center. Spencer Robinette, developer, also approached the lectern. Mr. Robinette stated that along with Paul Anderson their intent is to open a Shipley Donut shop in the 2,000 sq. ft. of the proposed building and use the remaining 2,000 sq. ft. for retail. Chairman Peacock inquired on hours of operation to which Mr. Robinette indicated that they would be open 13 hours a day, open at 5:00 a.m. and close at 6:00 p.m. Chairman Peacock inquired on the traffic impact, to which Mr. Robinette responded that there would not be much new traffic for this location, they're intended target is customers who are on their way to work and traffic along Loop 338. Chairman Peacock asked about food smell circulation since it had been an issue in the past and how Mr. Robinette's donut shop would be able to minimize the smell. Mr. Robinette indicated that frequency in changing grease and a use of vent a hood would reduce smell. Mr. Robinette also stated that their trash bins would be enclosed in a cinder block fence to reduce smell of trash. Member Russel inquired on type of business for other 2,000 sq. ft. space to which Mr. Robinette responded it was unknown what type of business it will be. Doug Hoskins approached the lectern to inquire if the proposed building was a new construction to which Mr. Robinette responded yes, also, questioned if existing building was also owned by Mr. Robinette & Mr. Anderson, to which they replied no. Mr. Hoskins concluded his comments by stating he does not oppose the project. Chairman Peacock closed the public portion of the hearing. Chairman Peacock then addressed the planning staff inquiring if the proposed building would still be limited, to which Ms. Quimiro responded it would that the amendment would only affect the corner lot to which the proposed business would be donut/coffee shop and retail. Chairman Peacock addressed the applicants inquiring if the remaining 2,000 sq. ft. space would be a restaurant? Paul Anderson, owner, approached the lectern stating if in the future the remaining space were to be a restaurant, they seek approval from the commission once again.

There being no other questions or comments Chairman Peacock requested a motion. Member Tercero moved the request be approved as presented.

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

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CASE FILE NO. 2022-18-P (Approved with conditions)

Consider approval of Lemrod Addition being the replat of Lot 24, Block 14, Beckwood Terrace Addition 2nd Filing, Ector County. (Southwest of the intersection of Conover Ave and W 25th St.)

Ms. Quimiro gave the following presentation: Seven notices were mailed out, zero were returned, one protest, and one approvals were received. The property involved in this replat request is located southwest of the intersection of Conover Ave and W 25th St. The site is zoned Single Family-Three (SF-3) and is currently vacant.

The applicant is Edgar Rodriguez, owner, N3Brito, LLC., consultant and the purpose of the replat is to create seven (7) lots for residential purposes.

Commission action is requested on the following item:

1. Adjust lot lines to allow 50 ft. width for each lot to meet minimum requirements for residential development (Planning)
2. Water, sewer, paving and drainage plans need to be submitted for review and acceptance. (Public Works)
3. An Improvements Agreement will be required. (Public Works)
4. Impact Fees will be due at time of building permit issuance and utility connections. (Public Works)
5. Conover Drive on the plat is actually Conover Avenue. (911 Ector County)

Comments were sent to the consultant for review on April 12, 2022.

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

Ms. Quimiro explained that lot width will need to comply with development standards and will require removal of one proposed lot or moving the front setback to the point where the width of the lot is 50 ft.

Chairman Peacock opened the floor for a public hearing. Member Tercero inquired on possibility of capped well or oil lines in the location. Mr. Brito, consultant, approached the lectern and stated that location was previously a well site and that he had contacted the Railroad Commission who confirmed that the well site had been abandoned and capped. Mr. Brito stated they will address the minimum 50 ft. width as requested for lots and address the conditions. Mr. Brito also indicated that if the site is contaminated, the owner is aware he will need to address the issue and mitigate contamination. Paul Miller, property owner, approached the lectern and stated that there is a well running thru the property which is condemned. Mr. Miller indicated he would like to see property developed but is concerned about well contamination and Fontana serving as access since it is an alley. Member Russell inquired if an environmental study was done, to which consultant Brito indicated no environmental study was done. Mr. Miller voiced concerns due to previous water and salt injection into well. Chairman Peacock inquired on cul-de-sac design, consultant Brito indicated he would coordinate with city and owners to be able to accommodate cul-de-sac, and open alley for trash pickup, easement, and access for utilities. Member Marker presented a question to staff: If street to be paved would be named Fontana or Corona, to which Ms. Quimiro replied it could be one or the other depending on numbering sequence. Chairman Peacock asked staff If the commission could approve plat as presented even though there are issues regarding the lots meeting development requirements. Ms. Quimiro stated that if there ended up being two or three lots it would not be a very significant difference, but it would be finalized by staff if it did not meet the conditions approved by the Commission. Member Tercero stated he would like to see the lot developed and it would be helping to improve the safely and appearance of the neighborhood.

There being no further questions or comments for City Staff, Chairman Peacock closed the public hearing.

Member Marker moved the replat be approved with the following conditions.

1. Adjust lot lines to allow 50 ft. width for each lot to meet minimum requirements for residential development.
2. Water, sewer, paving and drainage plans need to be submitted for review and acceptance.
3. An Improvements Agreement will be required.
4. Impact Fees will be due at time of building permit issuance and utility connections.
5. Conover Drive on the plat is actually Conover Avenue.

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

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CASE FILE NO. 2022-19-P (Approved)

consider approval of a replat of Lot 1, Block 1, Calderon Addition in Section 26, Block 42, T-2-S, T&P RY Co. Survey, City of Odessa, Ector County, TX (north of the intersection of Myrtle St. & Washington Ln.)

Ms. Quimiro gave the following presentation: The site is currently zoned as Light Industrial (LI) and is currently occupied by light industrial use. Land use in the area consists of industrial development to the west, with a mix of vacant land and residential development to the north, south, and east.

The applicants are Reynolds Real Estate Investments, LLC & Akard Acquisitions 200 LLC, owners, and S. W. Howell, agent and the purpose of the preliminary plat is to create two (2) lots for ownership and industrial development.

Comments were sent to the consultant for review on April 12, 2022.

Staff Comments:

- Tax certificates need to be submitted 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 statement has been submitted. Part of this tract is in a special flood hazard area, Playa No. 19.
- Drainage report indicates flow to the north. Provide a drainage easement across Lot 2 for the benefit of Lot 3.
- Remove the 10' alley dedication from the plat. It's already dedicated.
- Access is sufficient from Myrtle Street and Pearl Street.

- An Improvements Agreement will not 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.

The consultant has addressed all staff comments and plat is ready for commission approval.

There being no questions or comments for City Staff, Member Tercero moved the zoning plat be approved as presented.

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

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CASE FILE NO. 2022-20-P (ETJ) (approved with conditions)

Consider approval of Ocotillo Park, 6th Filing, being a replat of the north 1.5 acres of Lot 4, Block 26, Ocotillo Park, 4th Filing, Ector County Texas. (northeast of the intersection of N. Navajo Ave. and W. Swan Rd.)

Ms. Quimiro gave the following presentation: The site is located in the City of Odessa Extra-Territorial Jurisdiction (ETJ), does not have a zoning designation and is currently vacant. Land use in the general area is residential.

The applicants are Amparo Medina and Mario Almarez, owners, and Piper Surveying, Agent. The purpose of the replat is to create one (1) lot for development and ownership purposes.

Comments were sent to the consultant for review on April 12, 2022.

Staff Comments:

- Original tax certificates are needed prior to filing the plat.
- This tract is outside the City limits and is in the ETJ.
- Water is available through ECUD. Sewer is not available.
- Both lots are of sufficient size for a water well and septic system.
- Drainage report needs to be submitted. This tract is not in a special flood hazard area.

Commission action is requested on the following items:

1. Navajo Trail on the plat is actually N. Navajo Ave. (Ector County 911)

There being no questions or comments for City Staff, Chairperson Peacock called for a discussion or motion.

Member Tercero moved the replat be approved as presented.

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

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CASE FILE NO. 2022-08-P (ETJ)

Consider approval of the final 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)

Ms. Quimiro gave the following presentation: 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 zoned Light Industrial (LI) and the portion in the County does not have a zoning designation. The property is vacant. Land use in the general area includes Industrial uses to the north and south with vacant land to the east and west.

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 April 12, 2022.

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

There being no questions or comments for City Staff, Chairperson Peacock called for discussion of motion. Member Tercero moved the final plat be approved as presented.

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 2:13 p.m.

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Maria Prieto, Planner, placed the minutes in the Minute Book on May 11, 2022.

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Jimmy Peacock, Chairperson



AGENDA  
PLANNING & ZONING COMMISSION  
COUNCIL CHAMBER

May 5, 2022

1:30 P.M.

1. CASE FILE NO. 2022-01-ZSP  
Consider approval of North Wind Crossing Master Sign Plan, Lots 3 - 8, Block 5, City of Odessa, Ector County, Texas (southeast of the intersection of N Faudree Rd. and E Yukon Rd.)
2. CASE FILE NO. 2022-21-P (ETJ)  
Consider approval of Venegas Replat being a replat of a portion of Lot 3, Block 2, Westridge Subdivision, a Subdivision of 2.88 acres of land in Section 16, Block 43, T-2-S, T & P Ry Co. Survey, Ector County Texas. (northwest of N. Tripp Ave. and W. Riggs Dr.)
3. CASE FILE NO. 2022-22-P (ETJ)  
Consider approval of the preliminary plat of Franco Addition being a subdivision of 2.5 acres in Section 28, Block 43, T-2-S. T&P RY Co. Survey, Ector County Texas. (northwest of N. Palomino Ave. and W. Swan Rd.)
4. Other Business
5. Adjourn

Be it said and remembered that at 1:53 p.m. on the 5th day of May 2022, 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> St., Odessa, Texas.

MEMBERS PRESENT: Jimmy Peacock, Chairperson  
Renee Earls  
Wayne Russell  
Steve Tercero

MEMBERS ABSENT: Connie Coots, Vice Chairperson  
Lance Marker  
Gary Sims

OTHERS PRESENT: Randy Brinlee, Director of Development; Lorraine Quimiro, Planning Manager; Maria Prieto, Planner; Jared Aguilar, Planning Tech, Joe Tucker, Assistant City Engineer; and Fara Hernandez, CIP Coordinator.

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Chairperson, Jimmy Peacock called the meeting to order.

CASE FILE NO. 2022-01-ZSP (approved)

Consider approval of North Wind Crossing Master Sign Plan, Lots 3 - 8, Block 5, City of Odessa, Ector County, Texas (southeast of the intersection of N Faudree Rd. and E Yukon Rd.)

Ms. Prieto gave the following presentation: The property involved in this Master Sign Plan request is located southeast of the intersection of N. Faudree Rd. and E. Yukon Rd. The site is zoned Retail (R) and is occupied by commercial development. Land use in the area consists of retail development to the north, single family residential to the east, multi-family residential to the south and vacant land to the west which is outside of the city limits of the City of Odessa.

The applicant is 2012 Cross B LLC, owner, and Brian Bell, applicant and the purpose of the Master Sign Plan is to place two (2) 400 Sq. Ft. pylon signs and four (4) 112 Sq. Ft. monument signs on the property.

A shopping center, shopping mall or office center may apply for a master sign plan to allow the property owner or developer, subject to city approval, the option of designating an area that will allow flexibility in sign location, size and number due to peculiarities in the location or configuration of parcels of real property or the intended uses of the combined area, or to allow creative sign management in exchange for a cumulative approach to sign management

Using the City's Master Sign Plan Ordinance to evaluate requests the following comments are offered:

Livability: The proposed Master Sign Plan would not have a negative impact on this site or surrounding properties. The request for a Master Sign Plan is not out of line and is consistent with development in the area.

Reasonableness: The proposed Master Sign Plan will provide area visibility to the shopping center and will positively impact the retail shopping center.

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

Chairman Peacock asked if the purpose of the Master Sign Plan was to make it easier for the owner of the development to place signs on the property. Mr. Brinlee responded that it did and helped to address signs all at once instead of submitting requests one at a time or asking for variances to the ZBA if needed. Chairman Peacock then asked if there were any questions for staff. Hearing none he asked if there was any discussion or in anyone had a motion. Member Tercero moved the case be approved as presented.

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

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CASE FILE NO. 2022-21-P (approved)

Consider approval of Venegas Replat being a replat of a portion of Lot 3, Block 2, Westridge Subdivision, a Subdivision of 2.88 acres of land in Section 16, Block 43, T-2-S, T & P Ry Co. Survey, Ector County Texas. (northwest of N. Tripp Ave. and W. Riggs Dr.)

Maria Prieto gave the following presentation: The property involved in this replat request is located northwest of N. Tripp Ave. and W. Riggs Dr. The site is located in the City of Odessa Extra-Territorial Jurisdiction (ETJ), does not have a zoning designation and is currently occupied by residential development. Land use in the general area consists of vacant land and residential development.

The applicant is Gerardo A. Venegas, owner, and S W Howell, Inc., consultant and the purpose of the replat is to create two (2) lots for ownership purposes.

Comments were sent to the consultant for review on April 26, 2022.

Staff Comments:

- Original tax certificates are needed prior to filing the plat.
- This tract is outside the city limits and is in the ETJ.
- Water is available through ECUD. Sewer is not available.
- Drainage report has been submitted. This tract is in a special flood hazard area, Zone AE and floodway. Show floodway delineation on the plat.
- Development shall be in compliance with Ector County Floodplain regulations.
- No construction or fill is allowed in the designated floodway.
- 1 acre lots are proposed. Lots are of sufficient size for water well and septic.
- If plat name is Venegas, then this is Lot 1 & 2, Block 1.
- Add 10' Water line Easement along N. Tripp Ave.

Th plat is ready for commission approval.

Chairman Peacock then asked if there were any questions for staff. Hearing none he asked if there was any discussion or in anyone had a motion. Member Earls moved the case be approved as presented.

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

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CASE FILE NO. 2022-22-P (ETJ) (approved)

Consider approval of the preliminary plat of Franco Addition being a subdivision of 2.5 acres in Section 28, Block 43, T-2-S. T&P RY Co. Survey, Ector County Texas. (northwest of N. Palomino Ave. and W. Swan Rd.)

Ms. Prieto stated that the property involved in this preliminary plat request is located northwest of N. Palomino Ave. and W. Swan Rd. The site is located in the City of Odessa Extra-Territorial Jurisdiction (ETJ), does not have a zoning designation and is currently vacant. Land use in the general area consists of residential development to the north, and west, and a mix of vacant land and residential development to the south and east.

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The applicant is Custom Homes by O. Franco, LLC, owner, and S W Howell, Inc., consultant and the purpose of the replat is to create four (4) lots for ownership and development purposes.

Comments were sent to the consultant for review on April 26, 2022.

Staff Comments:

- Original tax certificates are needed prior to filing the plat.
- This tract is outside the city limits and is in the ETJ.
- Drainage report has been submitted. This tract is not in a special flood hazard area.
- Add ECUD signature block to the plat.
- Add 10' Water line Easement along N. Tripp Ave.

The consultant has addressed these comments and plat is ready for commission approval.

Chairman Peacock asked if there were any questions for staff. Hearing none he asked if there was any discussion or in anyone had a motion. Member Tercero moved the case be approved as presented.

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 1:59 p.m.

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Lorraine Quimiro, Planning Manager, placed the minutes in the Minute Book on May 5, 2022

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Jimmy Peacock, Chairperson

TO: PLANNING AND ZONING COMMISSION

FROM: LORRINE QUIMIRO, PLANNING MANAGER

SUBJECT: CASE FILE NO. 2022-04-Z

APPLICANT: ERP Industrials 6155 LLC, owner  
Maverick, agent

REQUEST: Original zoning of Heavy Industrial (HI)

PROPERTY INVOLVED: a 1.00 acre tract of land out of Section 37, Block 43, T-2-S, T&P RY. CO. Survey, City of Odessa, Ector County, Texas (south of the intersection of Interstate 20 and FM 1936)

The property involved in this request is located south of the intersection of Interstate 20 and FM 1936. The site is within the City of Odessa, designated Future Development (FD) and vacant. Land use in the general area consists of industrial development and vacant land.

The applicant is ERP Industrials 6155 LLC, owner, Maverick, agent, and the purpose of the request is to establish zoning for 1.00 acre tract which is being replated into the adjacent property. The additional property is being added to expand their access and will be paved to tie into the existing infrastructure.

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 of Heavy Industrial (HI) is not contrary to the established land uses in the general area.

Livability: The proposed original zoning would not have a negative impact on this site or surrounding properties. The proposed Heavy Industrial (HI) would not be out of line with existing zoning in the area.

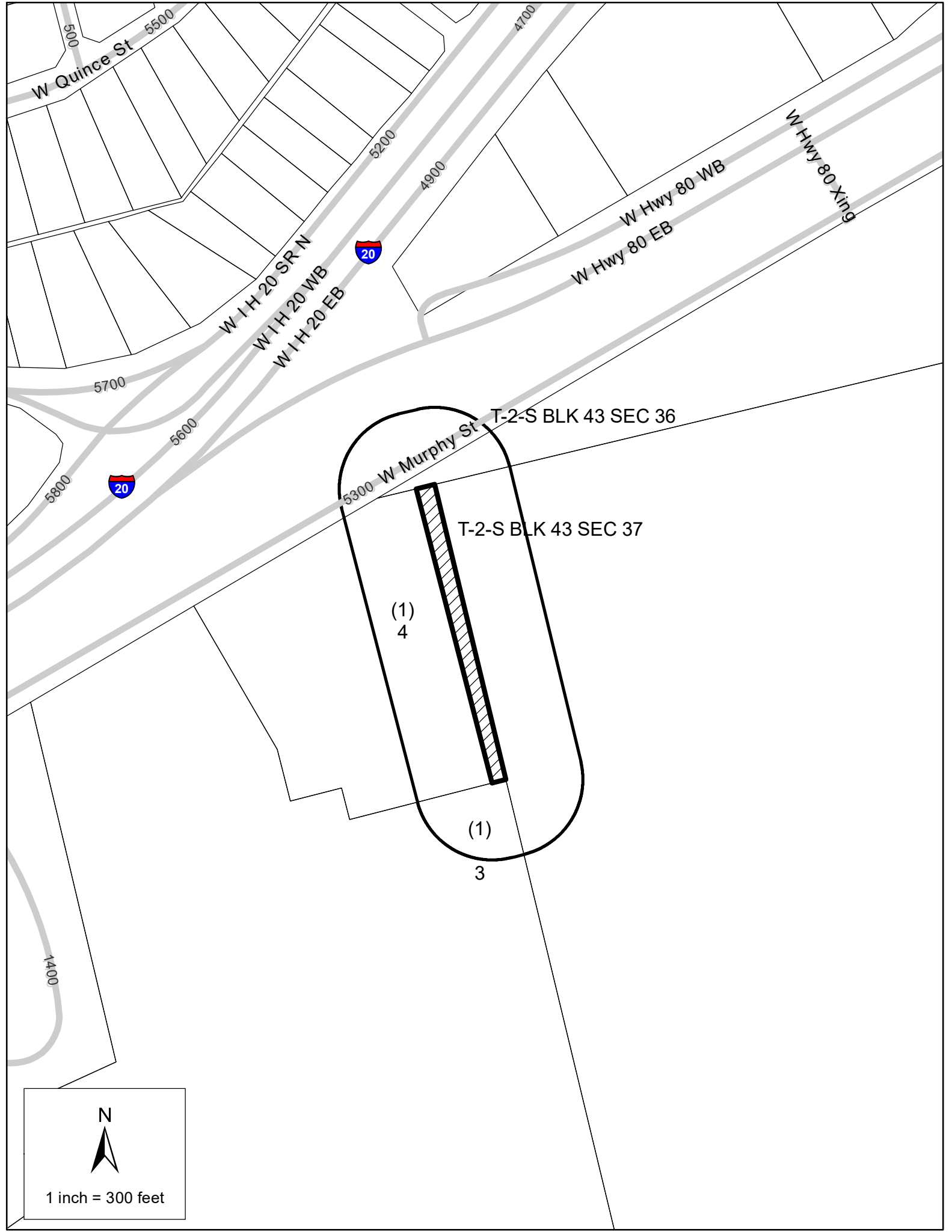
Reasonableness: The proposed original zoning will be in line with existing zoning directly to the west allowing the lot to have one single zoning designation.

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 Heavy Industrial (HI) Zoning District



W Quince St

5500

5300

5200

4900

4700

W Hwy 80 WB

W Hwy 80 EB

W Hwy 80 Xing

W I H 20 SR N

W I H 20 WB

W I H 20 EB

5700

5600

5800

T-2-S BLK 43 SEC 36

5300

W Murphy St

T-2-S BLK 43 SEC 37

(1)  
4

(1)

3

1400



1 inch = 300 feet

## HEAVY INDUSTRY

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

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

Accessory Building or Use (Business or Industry)  
Off-Street Parking Required for Primary Use  
Off-Street Parking Excess to Minimum Requirement  
Stable, Private  
Swimming Pool (Private)  
Temporary Field Office, Construction Yard or Office (subject to temporary permit issued by Building Official)

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

Electrical Energy Generating Plant  
Electrical Substation (High Voltage Bulk Power)  
Electrical Transmission Line (High Voltage)  
Fire Station or Similar Public Safety Building  
Gas Line and/or Regulating Station  
Local Utility Line  
Municipal Office Building or City Hall  
Public Building, Shop or Yard of Local, State or Federal Agency  
Wireless Communications Systems  
Radio or Television Transmitting Station  
Sewage Pumping Station  
Sewage Treatment Plant  
Storm Water Retention Basin or Pumping Station  
Telephone Business Office  
Telephone Exchange-Switching, Relay or Transmitting Station Only  
Utility Shops, Storage Yards or Building (Private)  
Water Reservoir, Water Well or Pumping Station  
Water Stand Pipe and Elevated Storage Tank  
Water Treatment Plant  
Wind Energy Conversion Center

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

Amusement, Commercial (Indoor)  
Amusement, Commercial (Outdoor)  
Carnival or Circus  
Country Club (Private)  
Dance Hall or Night Club



(Heavy Industry -- Cont.)  
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(Recreational and Entertainment Uses -- Cont.)

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

#### EDUCATIONAL, INDUSTRIAL & SPECIAL USES (14-2-2.5)

Art Gallery or Museum  
Cemetery or Mausoleum (by Specific Use Permit)  
Church or Rectory  
College or University  
Convent or Monastery  
Detention Halfway House (by Specific Use Permit)  
Fairgrounds or Exhibition Area  
Fraternal Club or Lodge  
Institutional Out-Patient Medical Clinic  
Jail or Prison Facility (by Specific Use Permit)  
School, Business  
School, Trade, Technical or Commercial

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

Airport or Landing Field  
Auto Glass, Seat Cover or Muffler Shop  
Auto Laundry or Car Wash  
Auto Painting and Body Rebuilding Shop  
Auto Parts and Accessory Sales (Indoor)  
Auto Storage or Auto Auction

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

(Automotive and Transportation Related Uses -- Cont.)

Bicycle Sales and Service  
Boat Sales or Display  
Gasoline Sales  
Gasoline or Motor Fuel Service Station  
Heliport  
Helistop  
Motorcycle or Scooter Sales or Service  
Motor Freight Terminal  
New Auto Display and Sales (Indoor)  
New or Used Auto Sales (Outdoor Lot)  
Parking Lot or Structure Commercial (Primary Use)  
Parking Lot or Structure Non-Commercial  
Parking Lot, Trucks and Trailers  
Railroad Freight Terminal  
Railroad Passenger Station  
Railroad Team Track  
Railroad Track or Right-of-Way  
Railroad Yard or Roundhouse  
Repair Garage  
Tire Retreading or Capping  
Truck or Trailer Rental

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

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

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

(Retail and Service Type Uses -- Cont.)

Hardware Store  
Household Appliance Service or Repair  
Incidental or Accessory Retail or Service Use  
Key Shop  
Laboratory, Medical or Dental  
Laundry and Cleaning Shop (Self-Service)  
Medical Appliances and Fitting, Sales or Rental  
Mortuary or Funeral Home  
Office, General Business or Professional  
Pawn Shop  
Pet Grooming  
Pet Shop  
Reprographic Service  
Restaurant or Cafeteria (Not Drive-In) (With Dining Room)  
Restaurant or Eating Place (Drive-In Service)  
Retail Shop, Apparel, Gifts, Accessories and Similar Items  
Retail Shop or Store (General Items)  
Sales, Outdoor Temporary  
Studio-Decorator, Artist or Photographer  
Studio, Health, Exercise and Reducing  
Studio-Music, Dance or Drama  
Tool Rental, Domestic, Small Equipment  
Travel Bureau or Travel Consultant  
Veterinarian Hospital (Indoor Animal Pens)  
Veterinarian Hospital (Outdoor Animal Pens)  
Veterinarian Office Only (No Animal Pens)

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

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

(Heavy Industry -- Cont.)  
(Page 5)

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

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

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

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

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

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

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

(Natural Resource Storage and Extraction -- Cont.)

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

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

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

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

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

**LEGAL DESCRIPTION:**

FIELD NOTES FOR A 1.00 ACRE TRACT OF LAND OUT OF SECTION 37, BLOCK 43, TOWNSHIP 2 SOUTH, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, ECTOR COUNTY TEXAS, AND ALSO BEING OUT OF THAT CERTAIN 49.00 ACRE TRACT, CALLED TRACT TWO AS DESCRIBED IN INSTRUMENT NUMBER 2021-16865, OF THE OFFICIAL PUBLIC RECORDS OF ECTOR COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT (Y)N: 10,628,910.51, (X)E: 1,645,681.36, A ONE HALF INCH IRON ROD FOUND WITH PLASTIC CAP MARKED "PLS 1974", FOR THE NORTHWEST CORNER OF SAID 49.00 ACRE TRACT, FROM WHICH A MAG SPIKE FOUND MARKED "PIPER SURVEYING CO. PLS 1974", FOR THE ACCEPTED COMMON CORNER OF SECTIONS 36 AND 37, BLOCK 43, AND 31 AND 42, BLOCK 42, TOWNSHIP 2 SOUTH, BEARS N.14°12'06".W, 106.05 FEET AND N.75°47'54".E, 2394.31 FEET, AND ALSO FROM WHICH A FIVE EIGHTHS INCH IRON ROD WITH ORANGE PLASTIC CAP MARKED "SURVWEST RPLS 6301" FOR THE NORTHEAST CORNER OF LOT 4, BLOCK 1, HALLIBURTON SUBDIVISION 2ND FILING, AS RECORDED IN CABINET "C". PAGE 107-AB, PLAT RECORDS OF ECTOR COUNTY TEXAS, BEARS N.37°46'32".W A DISTANCE OF 0.46 FEET, FOR THE NORTHWEST CORNER HEREOF;

**THENCE** N.59°21'03".E, ALONG THE SOUTH LINE OF WEST MURPHY STREET RIGHT OF WAY, AND BEING THE NORTH LINE OF SAID 49 ACRE TRACT, A DISTANCE OF 57.45 FEET TO A ONE HALF INCH IRON ROD WITH RED PLASTIC CAP MARKED "MAVERICK FIRM #10194514" (RPC) SET FOR THE NORTHEAST CORNER HEREOF;

**THENCE** S.14°21'10".E, A DISTANCE OF 788.04 FEET TO AN RPC SET FOR THE SOUTHEAST CORNER HEREOF;

**THENCE** S.59°51'03".W A DISTANCE OF 57.45 FEET TO AN RPC SET IN THE WEST LINE OF SAID 49 ACRE TRACT, FROM WHICH A ONE HALF INCH IRON ROD FOUND WITH CAP MARKED "PLS 1974" FOR THE SOUTHWEST CORNER OF SAID 49.00 ACRE TRACT BEARS S.14°21'10".E, A DISTANCE OF 103.27 FEET, AND A FIVE EIGHTHS IRON ROD FOUND WITH ORANGE CAP MARKED "SURVWEST RPLS 6301" FOUND BEARS S. 57°33'12".W A DISTANCE OF 0.54 FEET, FOR THE SOUTHEAST CORNER OF SAID LOT 4, AND THE SOUTHWEST CORNER HEREOF;

**THENCE** N.14°21'10".W, ALONG THE WEST LIKE OF SAID 49 ACRE TRACT, A DISTANCE OF 788.04' FEET TO THE POINT OF BEGINNING, CONTAINING 1.00 ACRES OF LAND.

BASIS OF BEARINGS, COORDINATES AND DISTANCES ARE A LAMBERT CONICAL PROJECTION OF THE TEXAS COORDINATE SYSTEM, STATE PLANE GRID, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983. US SURVEY FOOT.

**SURVEY NOTES:**

THIS SURVEY IS PROVIDED WITH THE BENEFIT OF TITLE COMMITMENT GF No. 2166025, ISSUED SEPTEMBER 13, 2021 BY TITLE RESOURCES GUARANTEE COMPANY. WITH REGARD TO THE SCHEDULE B OF THIS TITLE COMMITMENT:

- (10.a) V. 1096, P. 170 & V. 1105, P. 670, D.R.E.C.T. - V. 1677, P. 594, & V. 1677, P. 597, D.R.E.C.T. - INSTR# 2021-16865 O.P.R.E.C.T. - NOT SURVEY RELATED
- (10.b) V.793, P. 391 D.R.E.C.T. - AFFECTS AS SHOWN HEREON
- (10.c) V. 89, P. 221 D.R.E.C.T. - BLANKET NON-REPRODUCIBLE, V. 481, P. 189 - DOES NOT AFFECT
- (10.d) LEASE ROAD PER PIPER SURVEY - AS SHOWN HEREON
- (10.e) AS SHOWN HEREON IF APPLICABLE
- (10.f) NOT SURVEY RELATED
- (10.g) NOT SURVEY RELATED
- (10.h) NOT SURVEY RELATED
- (10.i) NOT SURVEY RELATED
- (10.j) NOT SURVEY RELATED
- (10.k) NOT SURVEY RELATED

**TABLE A NOTES:**

- 1. AS SHOWN HEREON
- 3. FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAP #48135C0350E DATED MARCH 15, 2012, THIS PROPERTY AS SHOWN HEREON IS WITHIN THE UNSHADED PORTION OF ZONE "X", DESIGNATED AS "AREAS OF MINIMAL FLOOD HAZARD DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN." THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF MAVERICK CIVIL & SURVEY, LLC.
- 4. GROSS LAND AREA = 1.00 ACRES, 43,559 SQFT
- 7. (a): AS SHOWN HEREON IF APPLICABLE
- 7. (b): AS SHOWN HEREON IF APPLICABLE
- 8. AS SHOWN HEREON
- 9. NO DEFINED PARKING SPACES OBSERVED DURING THE COURSE OF CONDUCTING THIS SURVEY
- 13. AS SHOWN HEREON
- 16. NO EVIDENCE OF RECENT EARTHWORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY.
- 19. PROFESSIONAL LIABILITY INSURANCE OBTAINED BY SURVEYOR PURSUANT TO AGREEMENT WITH CLIENT.

TO ERP INDUSTRIALS 6155, LLC AND TITLE RESOURCES GUARANTEE COMPANY; THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR THE ATLA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 7a, 7b(1), 8, 9, 13, 16, & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED SEPTEMBER 8, 2021.

*Gregory W. Shoults*  
 GREGORY W. SHOULTS, RPLS #5356  
 FIRM NO. TX #10194514  
 14. SEPTEMBER 2021



APPROVAL DATE: 09.14.2021  
 SURVEYOR: GWS  
 DRAWN BY: PRH

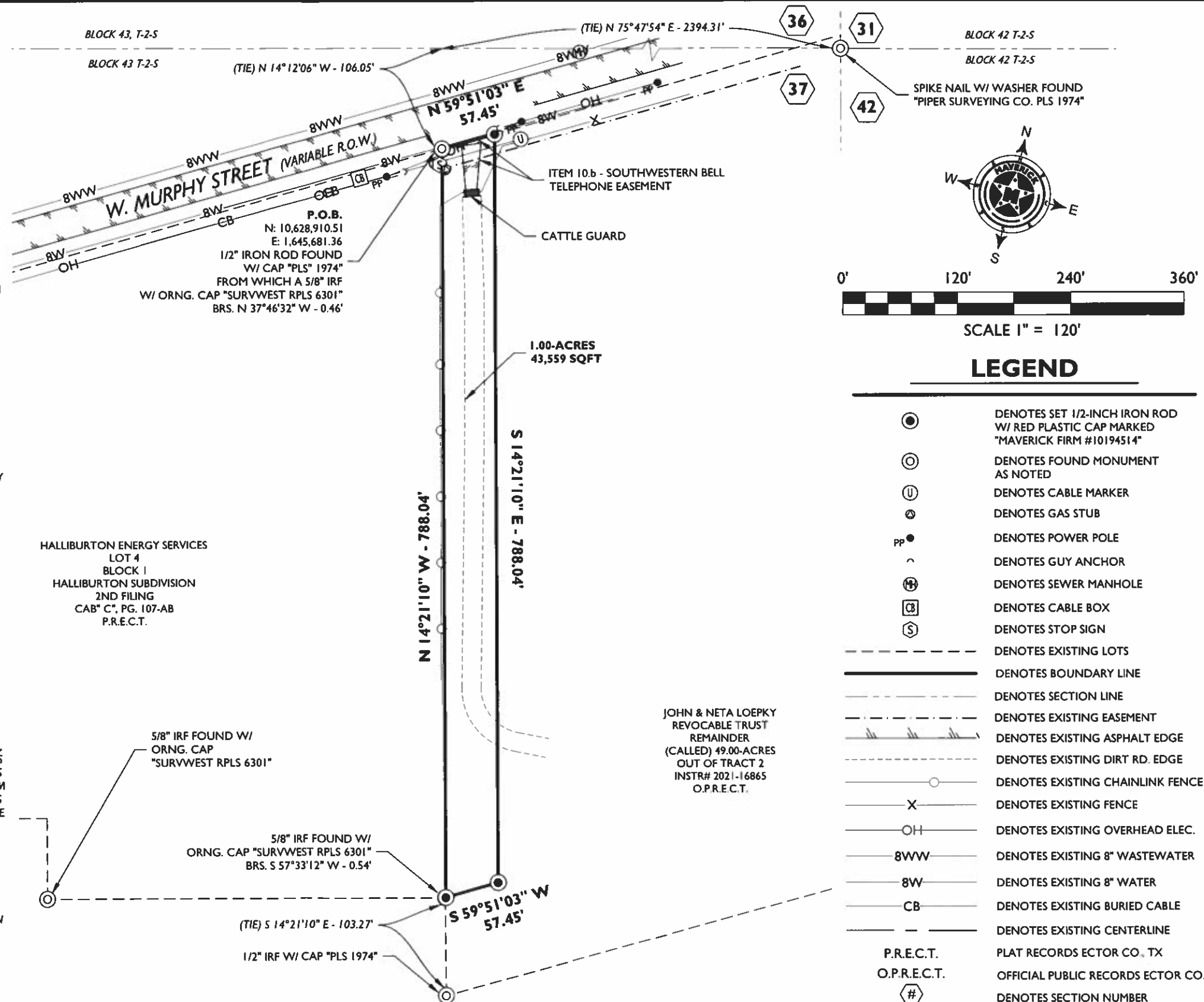
JOB NO.: 210004  
 FIELD WORK DATE: 09.08.2021  
 REV 1:

**MAVERICK**  
 ENGINEERING / SURVEY / WATER RESOURCES  
 ENGINEER FIRM #: F-15089 | SURVEY FIRM #: 10194514  
 1909 West Wall Street, Suite "K" - Midland, Texas 79701  
 Tel: (432) 262-0999 Fax: (432) 262-0989  
 www.Maverick-Eng.com



**ERP INDUSTRIALS 6155, LLC**

**ALTA/NSPS SURVEY OF:**  
 A 1.00-ACRE TRACT OUT OF SECTION 37, BLOCK 43, T-2-S,  
 T&P RY. CO. SURVEY, ECTOR COUNTY, TEXAS



F:\2021\1210004-ERP-HALLIBURTON ODESSA\DRAWINGS\1-AC ALTA SURVEY\210004 - 1-AC HALLIBURTON ALTA\_NSPS SURVEY.DWG

TO: PLANNING AND ZONING COMMISSION

FROM: LORRINE QUIMIRO, PLANNING MANAGER

SUBJECT: CASE FILE NO. 2020-23-P

APPLICANT: ERP Industrials 6155 LLC, owner  
Maverick, agent

REQUEST: Replat

PROPERTY INVOLVED: a replat of Lot 4, Block 1, replat and subdivision of Halliburton Subdivision, 2<sup>nd</sup> Filing, and a 1.00 acre tract of land out of Section 37, Block 43, T-2-S, T&P RY. CO. Survey, City of Odessa, Ector County, Texas (south of the intersection of Interstate 20 and FM 1936)

The property involved in this request is located south of the intersection of Interstate 20 and FM 1936. The site is currently zoned Heavy Industrial (HI) with a 1.00 acre tract designated Future Development (FD) with a pending application for Heavy Industrial (HI) zoning. It is currently occupied by industrial development. Land use in the general area consists of industrial development and vacant land.

The applicant is ERP Industrials 6155 LLC, owner, Maverick, agent, and the purpose of the replat request is to create one (1) lot for ownership purposes and include the additional 1.00 acre drive into the adjacent lot. Platting comments were sent to the developer on May 10, 2022 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.
- "Director of Public Works" needs to read "For Director of Public Works".
- Water and sewer are 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.
- 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.
- Current TxDOT access management standards require 510' minimum spacing between access locations for two-way frontage roads with speeds greater than 50 mph.
- No access should be accommodated to the connector ramp and between the connector ramp and the existing access east of the connector ramp.
- Access to the IH 20 frontage road to the east of the plat should also follow the minimum spacing requirements for proposed access including existing access locations.
- Post-development drainage/runoff should not be increased from pre-development conditions.
- Since they are taking in additional property to the east, would recommend consolidation of the two side by side driveways into a single shared driveway.

The plat is ready for commission approval with the following conditions.

Commission action is requested on the following items:

1. Remove the ETJ signature block. (Public Works)
2. Renumber Lot 4 to Lot 5. (Public Works)
3. Include all easement dimensions as per Page 2 of the original plat. (Public Works)
4. A minimum of two GPS points are required on the face of the plat. (GIS)
5. Murphy Avenue on the plat is actually West Murphy Street (Ector County 911)

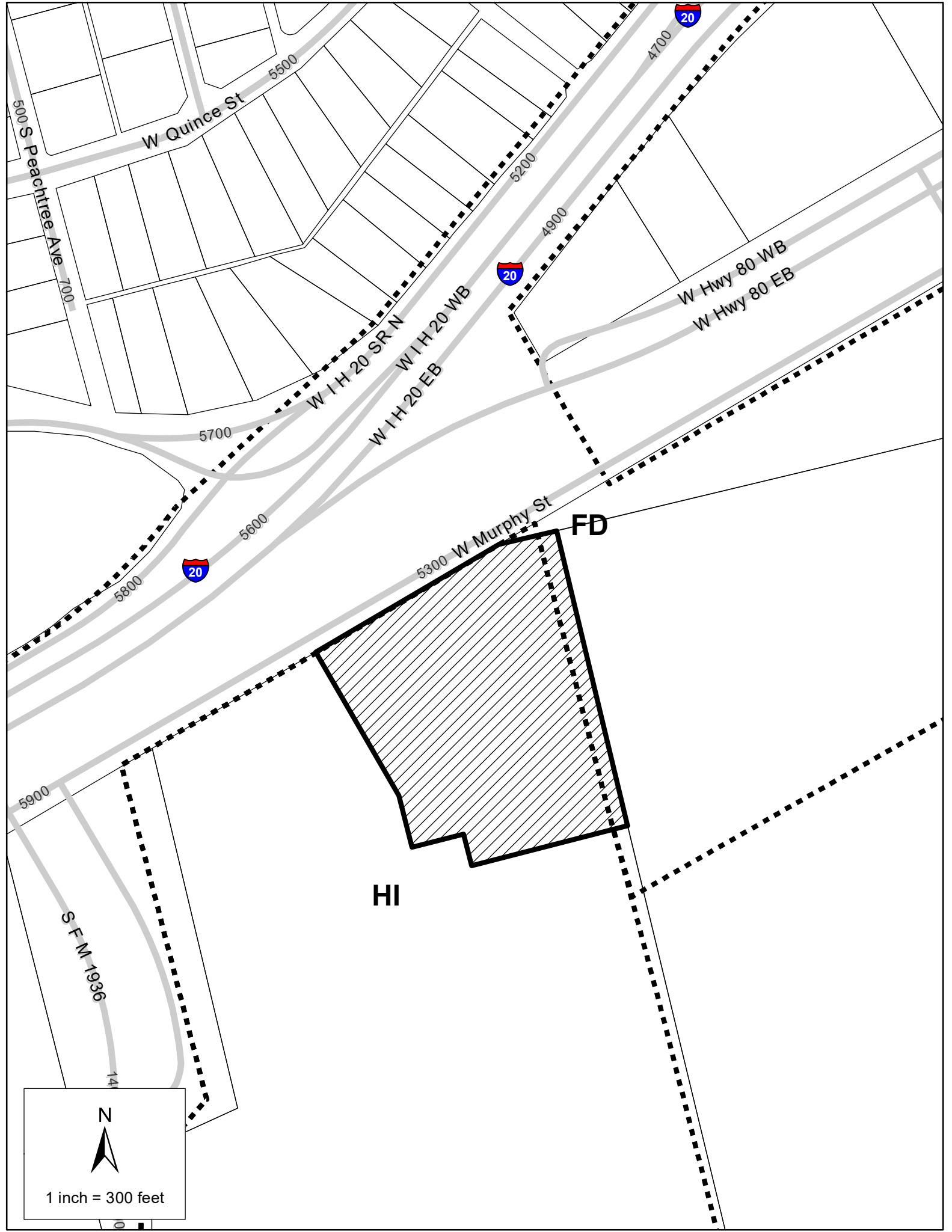
The following agencies submitted no comments or response with regard to this replat: Fire, Legal, Utility Billing and Collection, Parks and Recreation, Utilities Administration, Police, Traffic, Building Inspection, Sparklight, Atmos Energy, ECISD, Ector County Public Works, SBC, PostMaster, El Paso



Natural, Oncor, Appraisal District, Astound, ConocoPhillips Pipeline Company, and Chevron

Information in order of inclusion:

- Area zoning map
- Copy of proposed replat



5000 S Peachtree Ave 700

W Quince St 5500

W IH 20 SR N

W IH 20 WB

W IH 20 EB

W Hwy 80 WB

W Hwy 80 EB

5300 W Murphy St

FD

HI

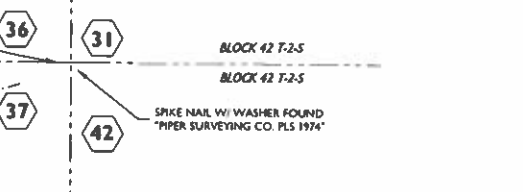
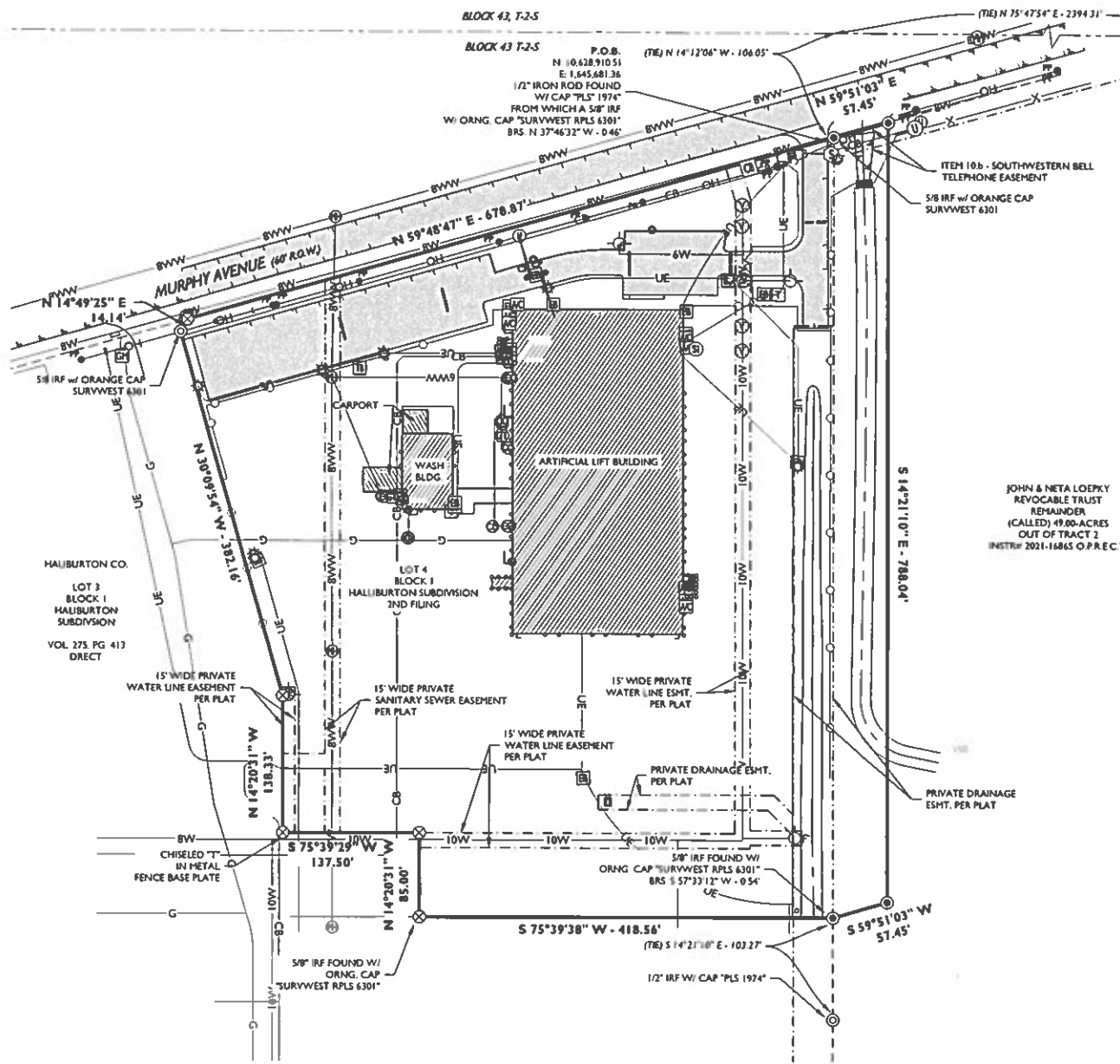
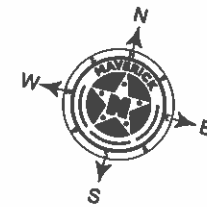
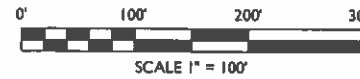


1 inch = 300 feet

# PRELIMINARY PLAT

## HALLIBURTON SUBDIVISION 3RD FILING

BEING A REPLAT OF LOT 4, BLOCK 1, REPLAT AND SUBDIVISION OF HALLIBURTON SUBDIVISION, 2ND FILING, AND A 1.00 ACRE TRACT OF LAND OUT OF SECTION 37, BLOCK 43, T-2-S, T&P RY. CO. SURVEY, ECTOR COUNTY, TEXAS



### LEGEND

⊗	FOUND CHISELED CONCRETE	⊕	EXISTING POWER POLE
⊙	FOUND MONUMENT AS NOTED	⊕	EXISTING GUY ANCHOR
⊕	A/C PAD	⊕	EXISTING LIGHT POLE
⊕	EXISTING BOLLARD	⊕	EXISTING MANHOLE
⊕	EXISTING TELECOM BOX	⊕	EXISTING UTILITY MARKER
⊕	EXISTING ELECTRIC BOX	⊕	EXISTING SIGN
⊕	EXISTING CABLE PEDESTAL	⊕	EXISTING SIGN LIGHT
⊕	EXISTING CLEANOUT	⊕	EXISTING STOP SIGN
⊕	EXISTING DRAINAGE GRATE	⊕	EXISTING TRANSFORMER PAD
⊕	EXISTING FIRE HYDRANT	⊕	EXISTING STUB
⊕	EXISTING GAS VALVE	⊕	EXISTING WATER VALVE
⊕	EXISTING GREASE TRAP		

---	BOUNDARY LINE	---	PLAT RECORDS, ECTOR CO., TX
---	EXISTING ADJACENT PROPERTY LINES	---	OFFICIAL PUBLIC RECORDS, ECTOR CO., TX
---	EXISTING EASEMENT LINE	---	DEED RECORDS, ECTOR CO., TX
---	EDGE OF ASPHALT		
---	EXISTING GAS LINE		
---	EXISTING CHAINLINK FENCE		
---	EXISTING OVERHEAD ELECTRIC LINE		
---	EXISTING WASTEWATER		
---	EXISTING UNDERGROUND ELECTRIC		
---	EXISTING WATER MAIN		
---	EXISTING UNDERGROUND CABLE		
---	EXISTING TOP OR TOE OF SLOPE		

---	EXISTING CONCRETE
---	EXISTING PAVEMENT
---	EXISTING BUILDING

**SURVEYOR'S CERTIFICATE**  
 KNOW ALL MEN BY THESE PRESENTS:  
 That I, GREGORY W. SHULTZ, Licensed Surveyor of the State of Texas, do hereby certify that this plat was prepared and compiled by me and that the monuments shown thereon were placed by me or under my personal supervision in accordance with the Statutes of the State of Texas.  
 GREGORY W. SHULTZ, Surveyor  
 Maverick Engineering (TX Firm #1019451)  
 1909 W. Wall Street, Suite K  
 Midland, TX 79701

**PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE**

**OWNER'S CERTIFICATE**  
 THE STATE OF TEXAS  
 COUNTY OF ECTOR  
 WHEREAS ERP INDUSTRIALS 6155, L.L.C. is the record owner of a tract of land situated in Section 37, Block 43, T-2-S, T&P RY. Co Survey, Ector County, Texas;  
 NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
 That ERP INDUSTRIALS 6155, L.L.C., being the owner of the land shown on this plat designated as HALLIBURTON SUBDIVISION 3RD FILING, an Addition to the City of Odessa, Ector County, Texas and whose name is subscribed hereon, do hereby dedicate to the public use forever the streets, alleys, and easements shown thereon, and do hereby give an easement of ingress and egress to the City of Odessa for garbage and trash collection, and location and maintenance of trash containers and access thereto, and condition said easement that no construction shall commence on said lot or lots until the exact location of said containers therewith has been selected and approved by the Director of Utilities.  
 WITNESS my hand at \_\_\_\_\_, M., this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

By WILLIAM MEYER, MANAGER  
**ACKNOWLEDGEMENT**  
 THE STATE OF TEXAS  
 COUNTY OF ECTOR  
 Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared ERP INDUSTRIALS 6155, L.L.C., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he was acting as owner, and that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated. Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2022.  
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**CITY APPROVAL CERTIFICATE**  
 THIS PLAT IS HEREBY APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BY THE PLANNING AND ZONING COMMISSION, CITY OF ODESSA, TEXAS.  
 CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_  
 DIRECTOR OF DEVELOPMENT \_\_\_\_\_

**CERTIFICATE OF DIRECTOR OF PUBLIC WORKS**  
 I HEREBY CERTIFY THAT ALL REQUIREMENTS OF THE URBAN DEVELOPMENT ORDINANCE CONCERNING SUBMISSION AND/OR APPROVAL OF INFORMATION AND DATA TO THE DIRECTOR OF PUBLIC WORKS AND THE CITY ENGINEER REQUIRED FOR FINAL PLAT APPROVAL HAVE BEEN COMPLIED WITH FOR THIS SUBDIVISION.  
 DATE: \_\_\_\_\_, 2022  
 DIRECTOR OF PUBLIC WORKS \_\_\_\_\_

**EXTRATERRITORIAL JURISDICTION REVIEW**  
 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 THIS DAY OF \_\_\_\_\_, 2022, BY THE ECTOR COUNTY PUBLIC WORKS, ECTOR COUNTY, TEXAS.  
 JOHN F. LANDGRAF, PE \_\_\_\_\_

**PROPERTY OWNER**  
 ERP INDUSTRIALS 6155, L.L.C.  
 400 W. ILLINOIS AVE. SUITE 1630  
 MIDLAND, TX 79701  
 DEED INSTRUMENT #2021-21264 & #2021-21186

**DEVELOPMENT NOTES**  
 1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITH-HOLDING OF UTILITIES AND BUILDING PERMITS.  
 2. APPROVAL OF A SITE PLAN BY THE CITY OF ODESSA MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.  
 3. BASIS OF BEARINGS, COORDINATES AND DISTANCES ARE A LAMBERT CONICAL PROJECTION OF THE TEXAS COORDINATE SYSTEM, STATE PLANE GRID, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983, US SURVEY FOOT.

**FEMA NOTE**  
 FLOOD STATEMENT: ACCORDING TO FEMA'S NFIP FLOOD INSURANCE RATE MAP #48135C0350E, DATED MARCH 15, 2012, THIS PROPERTY IS WITHIN THE UNSHADED PORTION OF ZONE "X", DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".  
 THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF MAVERICK ENGINEERING.

FILED FOR RECORD ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.  
 AT \_\_\_\_\_ M. RECORDED 7:41 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.  
 AT \_\_\_\_\_ M. IN CABINET \_\_\_\_\_ PAGE \_\_\_\_\_ ECTOR COUNTY PLAT RECORDS.  
 COUNTY CLERK OF ECTOR COUNTY, TEXAS

**MAVERICK**  
 CIVIL ENGINEERING / LAND SURVEYING  
 1909 West Wall Street, Suite "K"  
 Midland, Texas 79701  
 ENGINEER FIRM #: F-15089  
 SURVEY FIRM #: 10194514  
 Tel: (432) 262-0999 Fax: (432) 262-0989  
 www.Maverick-Eng.com

TO: PLANNING AND ZONING COMMISSION

FROM: LORRINE QUIMIRO PLANNING MANAGER

SUBJECT: CASE FILE NO. 2021-48-P(ETJ)

APPLICANT: LOA Land Developments LLC, owner  
Maverick Engineering, consultant

REQUEST: Final Plat

PROPERTY INVOLVED: Hillmont Estates, 1<sup>st</sup> Filing, being approximately 34.241 ac. tract in Section 39, Block 42, T-1-S, T&P Ry. Co. Survey, Ector County, Texas (northeast of the intersection of Hwy. 385 and E. Hillmont Rd.)

The property involved in this request is located east of the intersection of Hwy. 385 and E. Hillmont Rd. The site is within the City of Odessa Extra-Territorial Jurisdiction (ETJ), does not have a zoning designation and is currently vacant. Land use in the general area consists of single-family residential development and vacant land.

The applicant is LOA Land Developments LLC, owner, and the purpose of the plat is to create one hundred and ninety-two (192) mobile home lots (approx. 5,003 sq. ft. – 9,227sq. ft.), 1 common area park and a detention basin.

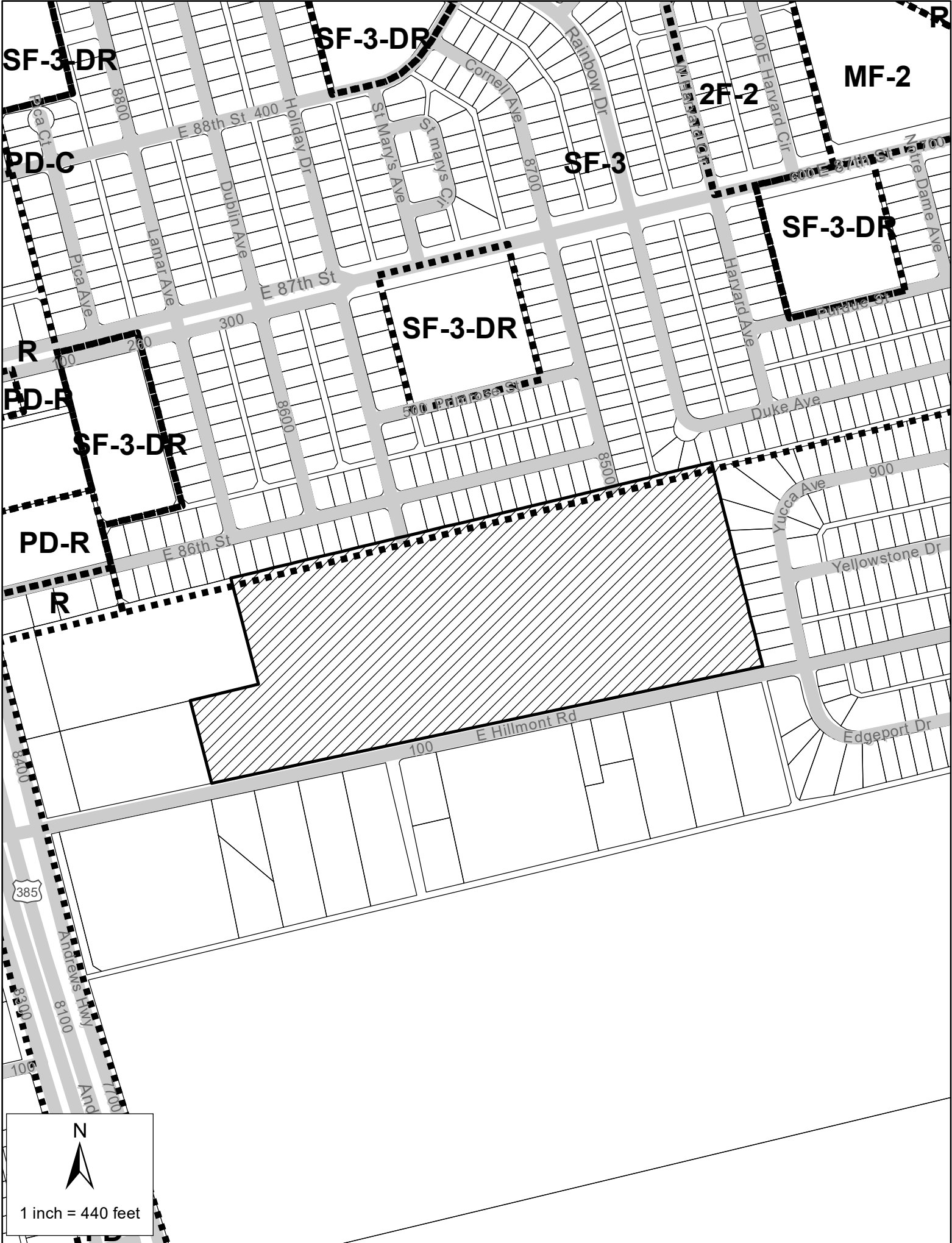
The Planning and Zoning Commission gave preliminary plat approval to this request on August 5, 2021, with the following conditions.

1. Signature block for “Director of Planning” should be “Director of Development Services”
2. Water and sewer will have to be constructed and accepted prior to filing the plat. (Public Works).
3. 2 GPS points are needed on Hillmont Estates, 1<sup>st</sup> Filing. (GIS)

The final plat is ready for Commission approval.

Information in order of inclusion:

- Area zoning map
- Copy of proposed final plat



SF-3-DR

SF-3-DR

MF-2

2F-2

PD-C

SF-3

SF-3-DR

SF-3-DR

SF-3-DR

PD-R

R

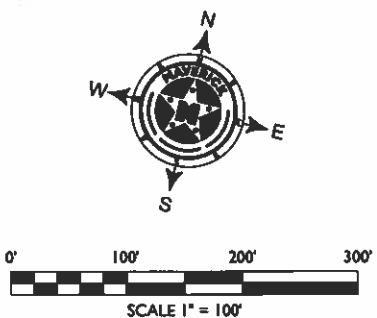
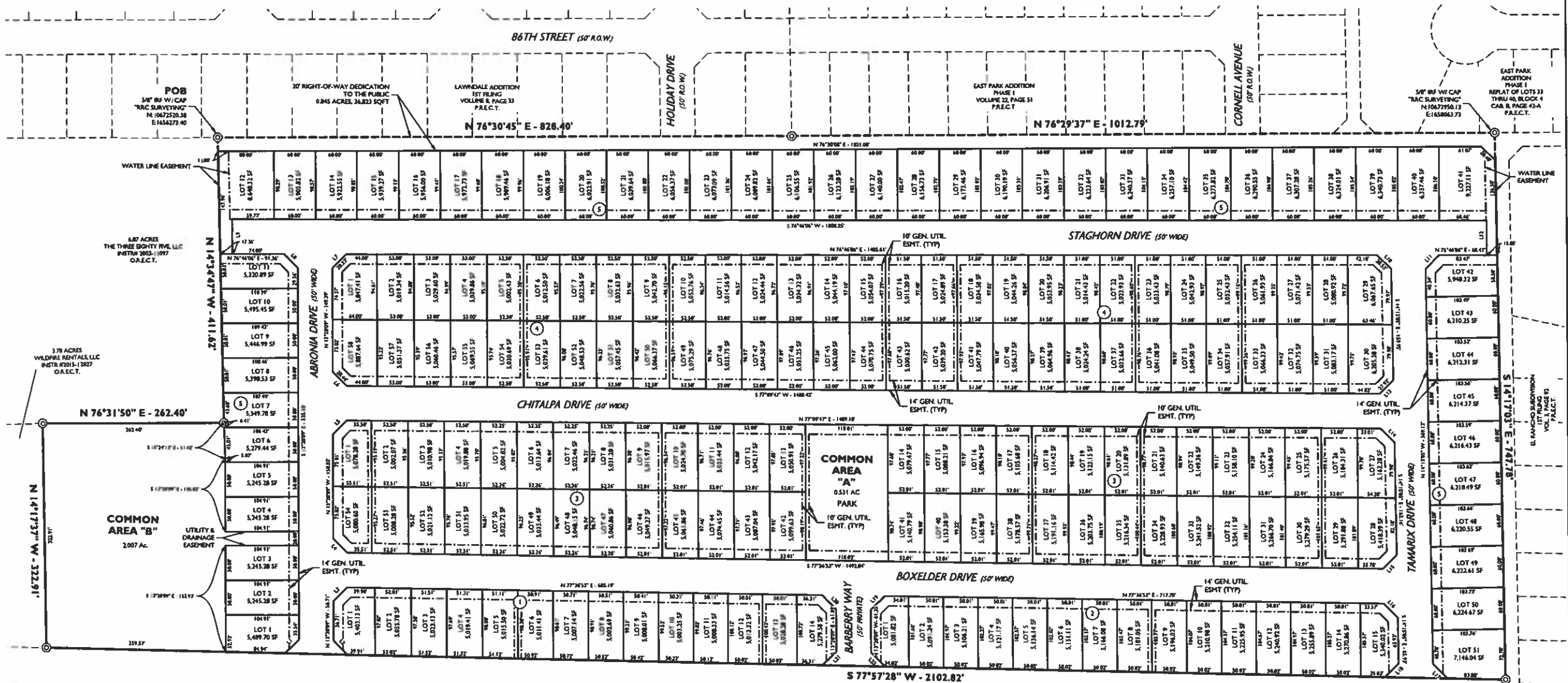
385



1 inch = 440 feet

# HILLMONT ESTATES, 1ST FILING

BEING 34.241 ACRES IN SURVEYS 39, BLOCK 42, T-I-S, T.&P. RWY CO. SURVEY, ECTOR COUNTY, TEXAS



**PROPERTY OWNER**  
 LGA LAND DEVELOPMENT, LLC  
 3177 E. UNIVERSITY BOULEVARD  
 ODESSA, TEXAS - 79762  
 INSTR# 2019-13442 D.R.E.C.T

**LINE TABLE**

LINE #	BEARING	DISTANCE
1	N 22°47'30" E	27.00
2	S 75°46'31" E	26.43
3	N 22°47'30" E	26.92
4	N 53°53'50" W	26.11
5	N 31°50'49" E	26.11
6	S 54°09'11" E	26.44
7	S 21°38'54" E	26.33
8	S 57°21'02" E	26.34
9	E 17°28'00" E	10.00
10	N 54°41'58" W	26.53
11	N 31°13'50" E	26.40
12	N 10°12'54" W	10.00
13	N 31°27'21" E	27.93
14	S 58°22'20" E	26.43
15	S 21°38'54" E	27.02
16	S 38°19'00" E	26.74
17	S 38°19'00" E	26.82
18	N 21°53'51" E	27.73
19	N 22°47'30" E	26.82
20	N 57°53'50" W	26.11
21	N 22°47'30" E	27.93
22	S 54°09'11" E	26.43

**LEGEND**

- ⊙ DENOTES SET 1/2-INCH IRON ROD
- ⊙ DENOTES FOUND MONUMENT AS NOTED
- DENOTES BOUNDARY LINE
- - - DENOTES SURROUNDING PROPERTY
- - - DENOTES PROPOSED EASEMENT
- D.R.E.C.T. DEED RECORDS ECTOR COUNTY, TX
- P.R.E.C.T. PLAT RECORDS ECTOR COUNTY, TX

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 #: 10194514  
 Tel: (432) 262-0999 Fax: (432) 262-0989  
 www.Maverick-Eng.com

F:\2019\19066-LOA-ODESSA PARKER LAND 34 ACRES\DRAWINGS\PLAT\19066 CIVIL 3D PLAT AD.DWG


# HILLMONT ADDITION, 1ST FILING

BEING 34.241 ACRES IN SECTION 39, BLOCK 42, T-1-S, T.&P. RWY CO. SURVEY,  
ECTOR COUNTY, TEXAS

**SURVEYOR'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS:

THAT I, GREGORY W. SHOULTS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY LOCATED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF ODESSA, TEXAS.

  
GREGORY W. SHOULTS PLS#5356  
MAVERICK ENGINEERING (TX FIRM #10194514)  
1909 W. WALL STREET, SUITE, K  
MIDLAND, TX 79701



**OWNER'S CERTIFICATE**

THE STATE OF TEXAS  
COUNTY OF ECTOR

WHEREAS THE LOA LAND DEVELOPMENT, LLC, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 39, BLOCK 42, T-1-S, T.&P. RWY. CO. SURVEY, CITY OF ODESSA, ECTOR COUNTY, TEXAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT THE LOA LAND DEVELOPMENT, LLC, BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT DESIGNATED AS HILLMONT ADDITION, 1ST FILING, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, AND EASEMENTS SHOWN THEREON; AND DO HEREBY GIVE AN EASEMENT OF INGRESS AND EGRESS TO THE CITY OF ODESSA FOR GARBAGE AND TRASH COLLECTION, AND LOCATION AND MAINTENANCE OF TRASH CONTAINERS AND ACCESS THERETO, AND CONDITION SAID EASEMENT THAT NO CONSTRUCTION SHALL COMMENCE ON SAID LOT OR LOTS UNTIL THE EXACT LOCATION OF SAID CONTAINERS THEREWITH HAS BEEN SELECTED AND APPROVED BY THE DIRECTOR OF UTILITIES.

WITNESS MY HAND AT \_\_\_\_\_, M., THIS  
THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

FOR LOA LAND DEVELOPMENT, LLC

**ACKNOWLEDGEMENT**

THE STATE OF TEXAS  
COUNTY OF ECTOR

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE WAS ACTING AS OWNER, AND THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**CITY APPROVAL CERTIFICATE**

THIS PLAT IS HEREBY APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BY THE PLANNING AND ZONING COMMISSION, CITY OF ODESSA, TEXAS.

CHAIRMAN, PLANNING COMMISSION

DIRECTOR OF DEVELOPMENT SERVICES

**SURVEY NOTES:**

1. BASIS OF BEARING, COORDINATES, DISTANCES AND ACREAGE ARE A LAMBERT CONICAL PROJECTION OF THE TEXAS COORDINATE SYSTEM, STATE PLANE GRID, CENTRAL ZONE, NORTH AMERICAN DATUM 1983, U.S. SURVEY FOOT.
2. 1/2" IRON ROD WITH RED PLASTIC CAP MARKED "MAVERICK FIRM # 10194514" SET AT ALL CORNERS, UNLESS OTHERWISE SPECIFIED.
3. SEE DOCUMENTS OR ELECTRONIC DATA FILED IN THE OFFICE OF MAVERICK ENGINEERING FOR COMPLETE RECONSTRUCTION OF THIS SURVEY.

**DEVELOPMENT NOTES**

1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
2. 50' WIDE PRIVATE ROADS SHOWN HEREON TO SERVE AS PUBLIC ACCESS, MUNICIPAL UTILITY, AND DRAINAGE EASEMENTS.
3. THIS PLAT DEPICTS A 14' WIDE GENERAL UTILITY EASEMENT ALONG ALL INTERIOR FRONTS OF LOTS WITHIN THIS SUBDIVISION. ADDITIONALLY 10' WIDE GENERAL UTILITY EASEMENTS CENTERED ALONG COMMON LOT LINES ARE PROVIDED AS SHOWN HEREON AND DEDICATED HEREBY.

**FEMA NOTE**

FLOOD STATEMENT: ACCORDING TO FEMA'S NFIP FLOOD INSURANCE RATE MAP #48135C0220E, DATED MARCH 14, 2012, THIS PROPERTY IS WITHIN THE UNSHADED PORTION OF ZONE "X", DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF MAVERICK ENGINEERING COMPANY.

**CERTIFICATE OF DIRECTOR OF PUBLIC WORKS**

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

DATE: \_\_\_\_\_, 2022

DIRECTOR OF PUBLIC WORKS

**EXTRATERRITORIAL JURISDICTION REVIEW**

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 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.  
BY THE ECTOR COUNTY PUBLIC WORKS, ECTOR COUNTY, TEXAS

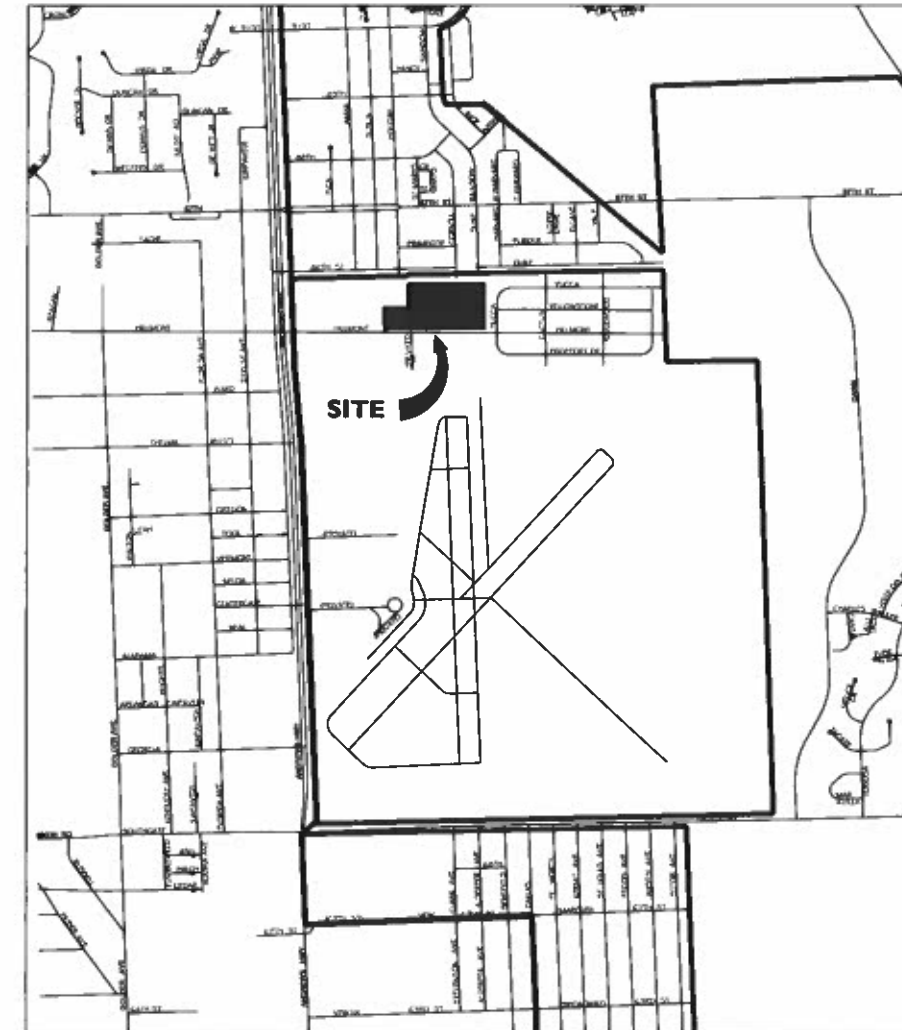
JOHN F. LANDGRAF, P.E.

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



VICINITY MAP



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