

# AGENDA

## PLANNING AND ZONING COMMISSION

### COUNCIL CHAMBER

JULY 15, 2021

1:30 P.M.

1. Approve the minutes of the July 1, 2021 Planning and Zoning Commission meeting
2. CASE FILE NO. 2021-12-Z  
Open a public hearing to consider approval of the request by J&GK Properties, LLC, owner, Franklin Land Associates, LLC, optionee, for original zoning of Light Industrial (LI) on Lot 1, Block 5, Willis Addition, City of Odessa, Ector County Texas, (southwest corner of Maurice Rd. and S. County Road West)
3. CASE FILE NO. 2021-42-P  
Open a public hearing to consider approval of Vista Del Norte, 8<sup>th</sup> Filing, being a replat of Lot 4, Block 6, Vista Del Norte 2<sup>nd</sup> Filing and Lot 17, Block 11, Vista Del Norte 4<sup>th</sup> Filing, Ector County Plat records located in Section 9, Block 41, T-2-S, City of Odessa, Ector County, Texas (southeast of the intersection of Oporto St. and Parks Legado Rd.)
4. CASE FILE NO. 2021-43-P  
Open a public hearing to consider approval of the replat of Lots 90 and 95, Block 1, Mardi Gras Estates, 2<sup>nd</sup> Filing, City of Odessa, Ector County, Texas (northwest of the intersection of NE Loop 338. and E. 87<sup>th</sup> St.)
5. CASE FILE NO. 2021-44-P  
Open a public hearing to consider approval of the replat of Lot 11, Block 4, Leeco Addition 3<sup>rd</sup> Filing, City of Odessa, Ector County, Texas (north of the intersection of Valverde and East Ridge Rd.)

6. CASE FILE NO. 2021-39-P  
Consider approval of the final plat of Mardi Gras Estates, 5th Filing, being a subdivision of 19.94 acres of land in Section 38, Block 42, T-1-S, T&P RR Co. Survey, City of Odessa, Ector County, Texas (northeast of Cajun St. and Mardi Gras Blvd.)
7. Other business
8. Adjourn

AGENDA

PLANNING AND ZONING COMMISSION

COUNCIL CHAMBER

JULY 1, 2021

1:30 P.M.

1. Approve the minutes of the June 17, 2021, Planning and Zoning Commission meeting
2. CASE FILE NO. 2021-03-SUP  
Open a public hearing to consider approval of the request by Fabian Serrano, lessee, Bell Texas Development 2015 LP, owner, for a specific use permit to allow a tavern (bar) use in a Retail (R) zoning district on Lot 4, Block 5, Parks Bell Ranch North (6901 Cross B Rd., Ste. 100)
3. CASE FILE NO. 2021-41-P  
Consider approval of the short form plat of Odessa Eastridge DTP Addition, being an approximately 1.027 acre tract located in Section 17, Block 1, T-2-S T&P RR Co. Survey, Abstract No. 73, City of Odessa, Ector County, Texas (northwest of East Ridge Rd. and Billy Hext Rd.)
4. Other business
5. Adjourn

Be it said and remembered that at 1:30 p.m. on the 1<sup>st</sup> day of July, 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.

MEMBERS PRESENT: Jimmy Peacock, Chairman  
Connie Coots  
Renee Earls  
Gary Sims

MEMBERS ABSENT: Lance Marker  
Wayne Russell  
Steve Tercero

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

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The minutes of the June 17, 2021, Planning and Zoning Commission meeting were approved, motion for approval being made by Member Sims, seconded by Member Coots, with the vote being a unanimous "aye".

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CASE FILE NO. 2021-03-SUP (approved with conditions)

Open a public hearing to consider approval of the request by Fabian Serrano, lessee, Bell Texas Development 2015 LP, owner, for a specific use permit to allow a tavern (bar) use in a Retail (R) zoning district on Lot 4, Block 5, Parks Bell Ranch North (6901 Cross B Rd., Ste. 100)

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

The property involved in this request is located at 6901 Cross B Rd., Ste 100. The site is zoned Retail (R) and is occupied by commercial development use. Land use in the general area consists of vacant land to the north and west, residential development to the east and multi-family residential to the south.

The applicant is Fabian Serrano, lessee, Bell Texas Development 2015 LP, owner, and the purpose of the request is to consider approval of a specific use permit to allow a tavern (bar) use in a Retail (R) zoning district.

A site plan has been prepared indicating the location of the tavern (bar) within a retail development. The proposed tavern (bar) will have a total floor area of approximately 2,035.50 sq. ft. and is required to have fifteen (15) parking spaces. The retail development has approximately 124 parking spaces.

If the Commission chooses to approve this request, the Planning Staff recommends adoption of the following conditions:

1. The required parking needs to be striped.
2. Any signs need to meet zoning ordinance requirements.
3. Adoption of the site plan.
4. Review of the permit upon receiving neighborhood complaints. This is a temporary permit and the City Council shall have the right of termination for violation of the terms and conditions of the permit or because of the negative effect of the use on the neighborhood after a public hearing.

Ms. Earls asked about the review of the permit condition. Mr. Brinlee stated that is a standard condition with any request for a specific use permit. If there are any violations the city can review the request. There being no further questions for city staff, Chairman Peacock opened the public hearing.

Mr. Fabian Serrano, applicant in this request, approached the lectern. He stated their concept is more of a cocktail lounge rather than a rowdy bar. Mr. Peacock asked if any of the neighbors had reached out to him. Mr. Serrano stated the neighbors have been very positive and are looking forward to having something in this area. There being no further questions or comments, Chairman Peacock closed the public hearing.

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

1. The required parking needs to be striped.
2. Any signs need to meet zoning ordinance requirements.
3. Adoption of the site plan.
4. Review of the permit upon receiving neighborhood complaints. This is a temporary permit and the City Council shall have the right of termination for violation of the terms and conditions of the permit or because of the negative effect of the use on the neighborhood after a public hearing.

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

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CASE FILE NO. 2021-41-P (approved with conditions)

Consider approval of the short form plat of Odessa Eastridge DTP Addition, being an approximately 1.027 acre tract located in Section 17, Block 1, T-2-S T&P RR Co. Survey, Abstract No. 73, City of Odessa, Ector County, Texas (northwest of East Ridge Rd. and Billy Hext Rd.)

Ms. Quimiro gave the following presentation: The property involved in this short form plat request is located northwest of East Ridge Rd. and Billy Hext Rd. The site is zoned Light Commercial District (LC) and is currently vacant. Land uses in the area consists of undeveloped retail pad sites to the south and vacant land to the north, east, and west.

The applicant is ICA Development II LLC, owners, John Cowan & Associates, Inc., consultant, and the purpose of the replat is to create one (1) lot for ownership and development purposes.

Comments were sent to the consultant for review on June 22, 2021.

Staff Comments:

- Original ownership and tax certificates are needed prior to filing the plat.
- A Blanket Refuse Collection Easement is noted on the plat.
- "Randy Brinlee, Director of Planning" should read "Director of Development Services".
- Metes and bounds aren't necessary on the face of the plat.
- Water and sewer will need to be extended across the frontage. No pro rata is due.
- Drainage report needs to be submitted. This tract is not in a special flood hazard area.
- Water and sewer 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.

Commission action is requested on the following items:

1. Odessa Eastridge DTP Addition needs two GPS points on the plat. (GIS)

Mr. Peacock asked if the city knew what was going into this area. Mr. Tucker stated the property was going to be developed as a Dollar General.

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

1. Odessa Eastridge DTP Addition needs two GPS points on the plat.

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

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There being no further business to come before the Commission, the meeting was adjourned at 1:40 p.m.

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

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Jimmy Peacock, Chairman

TO: PLANNING AND ZONING COMMISSION  
FROM: LORRINE QUIMIRO, PLANNING MANAGER  
SUBJECT: CASE FILE NO. 2021-12-Z  
APPLICANT: J&GK Properties, LLC, owner  
Franklin Land Associates, LLC, optionee  
REQUEST: Original zoning of Light Industrial (LI)  
PROPERTY INVOLVED: Lot 1, Block 5, Willis Addition, City of Odessa,  
Ector County, Texas (on the southwest corner  
of Maurice Rd. and S. County Road West.)

The property involved in this request is located on the southwest corner of Maurice Rd. and S. County Road West. 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 J&GK Properties, owner, Franklin Land Associates, LLC, optionee, and the purpose of the original zoning request is for industrial 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: 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.

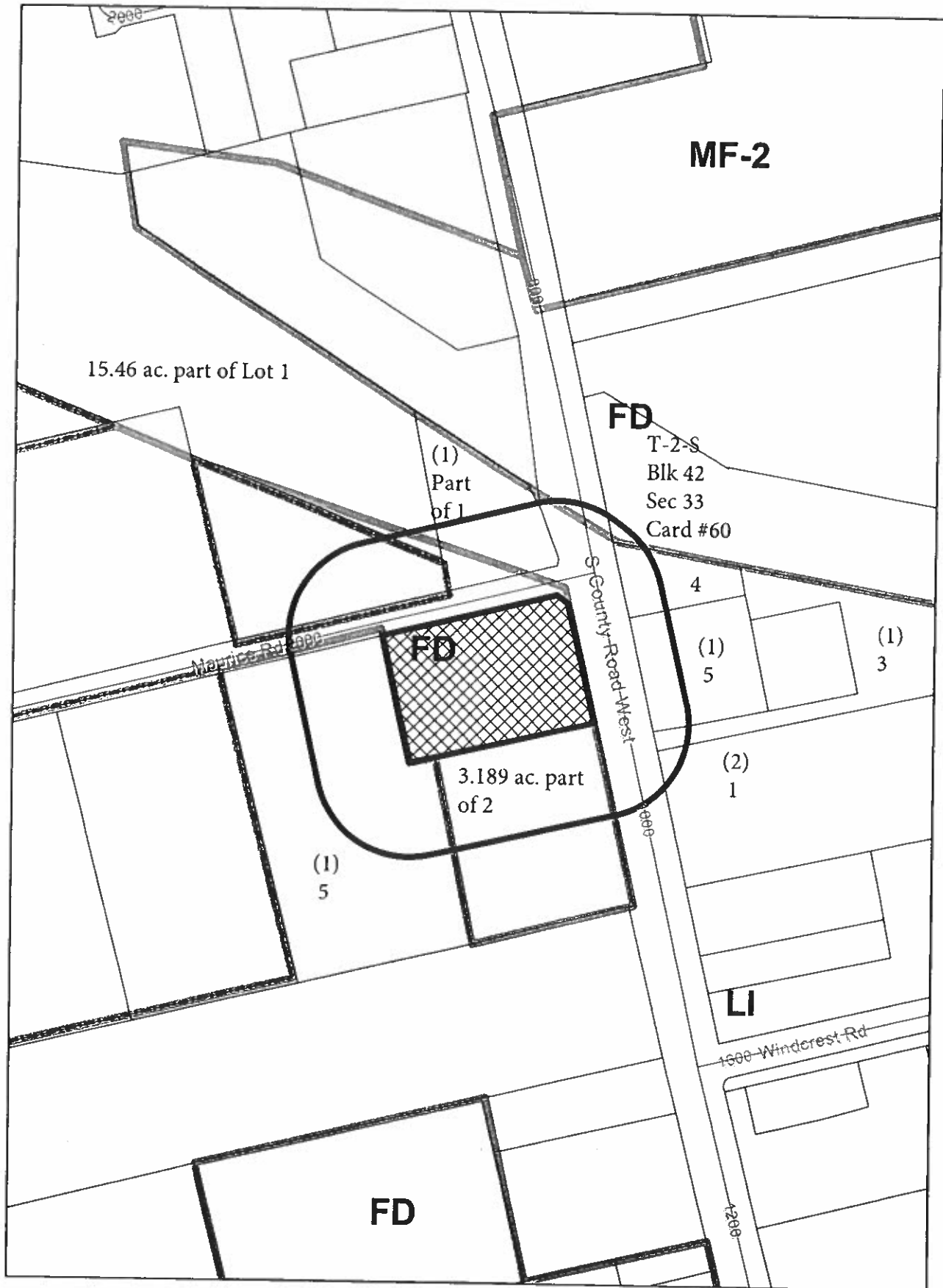
Reasonableness: This request will assign zoning to an area that was recently annexed and will allow the current owner to maintain compliance with the zoning ordinance.

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 Industry (LI) zoning district





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.)  
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(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.)

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## 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. 2021-42-P

APPLICANT: Del Norte II LLC, owner  
LCA, consultant

REQUEST: Replat -- Vista Del Norte 8th Filing

PROPERTY INVOLVED: Lot 4, Block 6, Vista Del Norte, 2nd Filing and Lot 17, Block 11, Vista Del Norte, 4th Filing, Ector County Plat records located in Section 9, Block 41, T-2-S Odessa, Ector County, Texas (southeast of the intersection of Oporto St. and Parks Legado Rd.)

The property involved in this replat request is located southeast of the intersection of Oporto St. and Parks Legado Rd. The site is zoned Single Family-One (SF-1) and is vacant. Land uses in the area consists of residential development and vacant land to the west and southwest, office development to the north, single family residential development to the east and south.

The applicant is Del Norte II LLC, owner, LCA, consultant and the purpose of the replat is to create three (3) lots (approx. 12,632 – 18,580 sq. ft.) for single-family residential development.

Comments were sent to the consultant for review on July 6, 2021.

Staff Comments:

- Original tax/ownership certificates are needed prior to filing the plat.
- A blanket refuse collection easement is shown on the plat.
- Water and sewer are available. No pro rata is due.
- Drainage report has been submitted previously. This tract is not in a special flood hazard area.



- An Improvements Agreement will be required.
- Any work in the right of way or easements will require a permit from the Engineering Division and must comply with current City Ordinances and Policies.

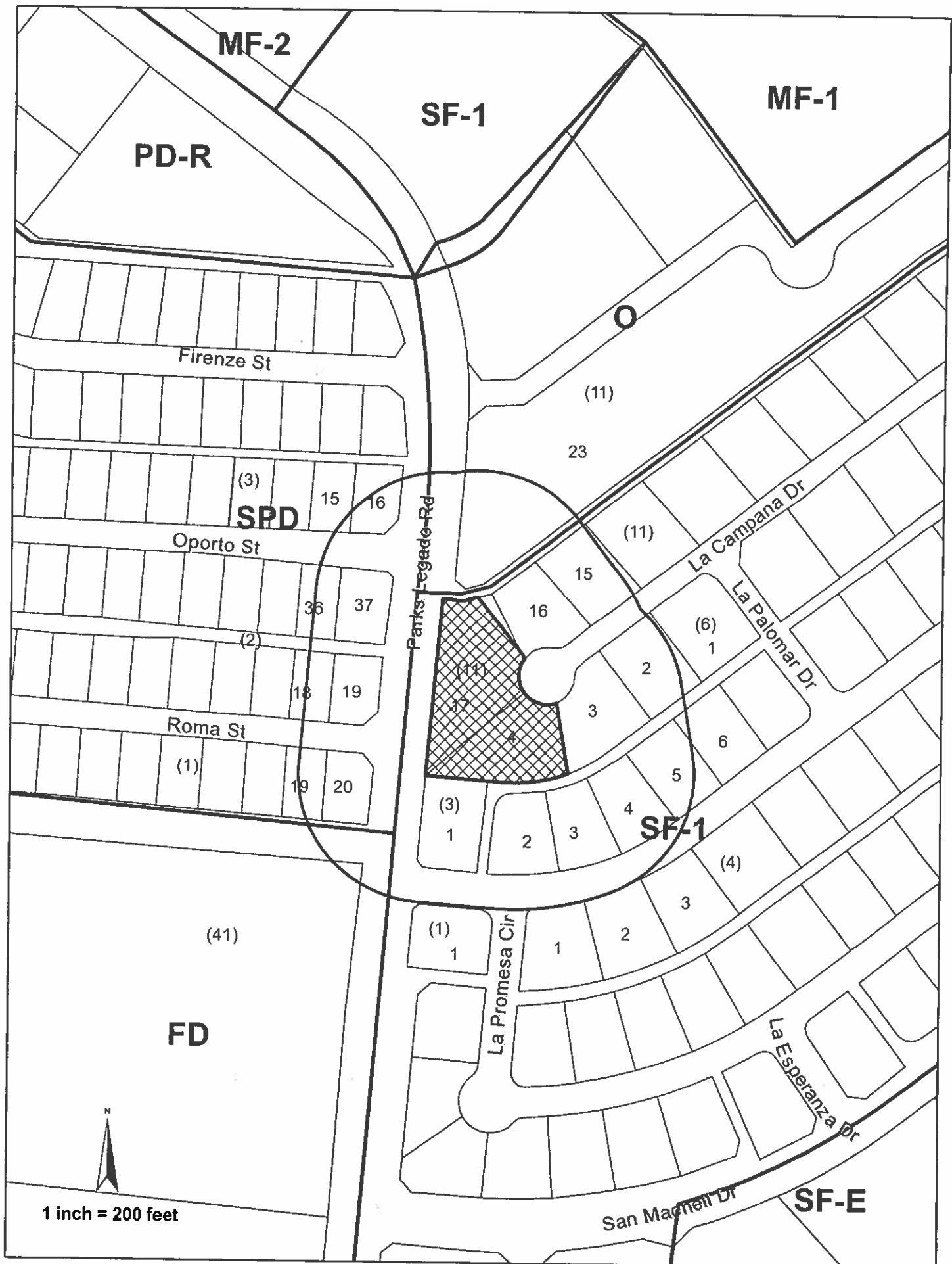
Commission action is requested on the following items:

1. Designate 25' rear yard setback line on proposed Lots 18 and 19 adjacent to Parks Legado Rd. (Planning)
2. Add a note to the plat: Lots 18 & 19, Block 6 shall not have direct access to Parks Legado Road. (Public Works)
3. Add a 15' utility easement on the west side of Lots 18 & 19. (Public Works)
4. Add a 15' utility easement on the south side of Lot 19. (Public Works)
5. La Campana on the plat is actually La Campana Dr. (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, Sanitation, Building Inspection, GIS, TXDOT, Cable One, Atmos Energy, ECISD, SBC, PostMaster, T.H.D., El Paso Natural, Oncor, Huntsman Polymers Corp., Appraisal District, Grande Communications, ConocoPhillips Pipeline Company, Chevron, and Colorado River Municipal Water District.

Information in order of inclusion:

- Area zoning map
- Copy of proposed replat



# VISTA DEL NORTE, 8TH FILING

BEING A REPLAT OF LOT 4, BLOCK 6

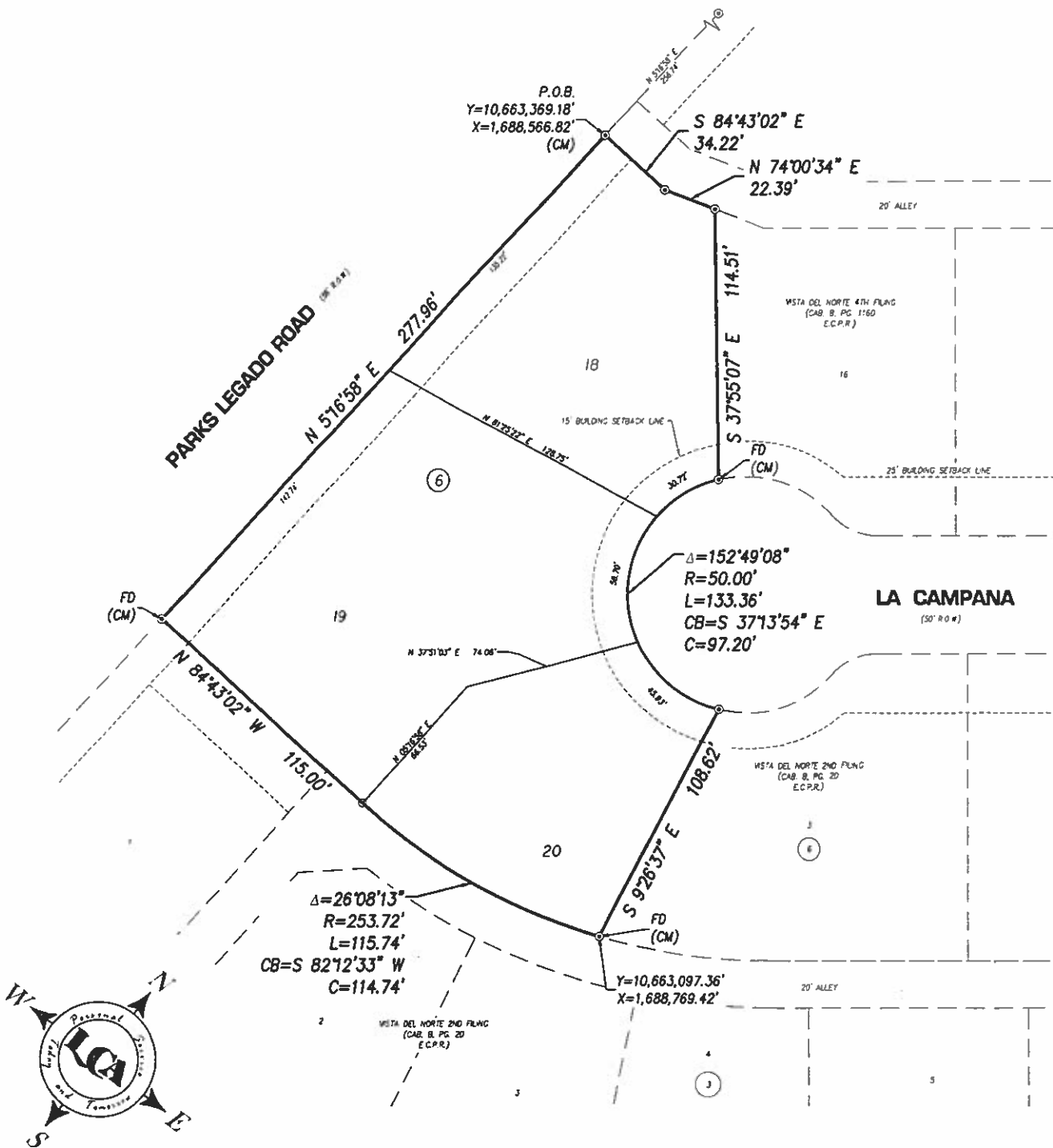
VISTA DEL NORTE 2ND FILING (CABINET B, PAGE 2-D)

AND LOT 17, BLOCK 11 VISTA DEL NORTE 4TH FILING (CABINET B, PAGE 111-D)

ECTOR COUNTY PLAT RECORDS

LOCATED IN SECTION 9, BLOCK 41, T-2-S T & P RR CO SURVEY

ODESSA, ECTOR COUNTY, TEXAS



TO: PLANNING AND ZONING COMMISSION

FROM: LORRINE QUIMIRO, PLANNING MANAGER

SUBJECT: CASE FILE NO. 2021-43-P

APPLICANT: Betenbough Homes, owner

REQUEST: Replat

PROPERTY INVOLVED: Lots 90 and 95, Block 1, Mardi Gras Estates, 2<sup>nd</sup> Filing, City of Odessa, Ector County, Texas (northwest of the intersection of NE Loop 338 and E. 87<sup>th</sup> St.)

The property involved in this replat request is located northwest of the intersection of NE Loop 338 and E. 87<sup>th</sup> St. The site is zoned Retail (R) and Special Dwelling District-Drill Reservation (SPD-DR) and is vacant. Land use in the area consists of single-family residential development and vacant land.

The applicant is Betenbough Homes, owner, and the purpose of the replat is to create 108 lots (approx. 3,240-7,280 sq. ft.) for a mixture of single-family attached and detached residential development.

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

Staff Comments:

- Separate administrative site plan will be required prior to filing permits.
- Lot sizes are mostly unsuitable for single-family detached housing. Only single-family attached/special housing uses are allowed on lots with width below 50'
- Buildings with lengths of over 300' are not allowed. 10' separation must be supplied between buildings.
- Water and sewer are available for extension. No pro rata is due.
- Drainage report was previously submitted, however this development is denser than originally planned. There will be lesser volumetric flow

rate Q because purpose changed from commercial to residential. Supplemental report is needed quantifying excavation requirement. This tract is not in a special flood hazard area.

- Water, sewer, paving and drainage plans need to be submitted for review and acceptance.
- An Improvements Agreement will be required.
- Any work in the right-of-way or easements will require a permit from the Engineering Division and must comply with current City Ordinances and policies.
- Post-development drainage/runoff should not exceed pre-development conditions.
- A physical barrier should be placed along the Loop 338 right-of-way to prevent access from/to the proposed development.

Commission action is requested on the following items:

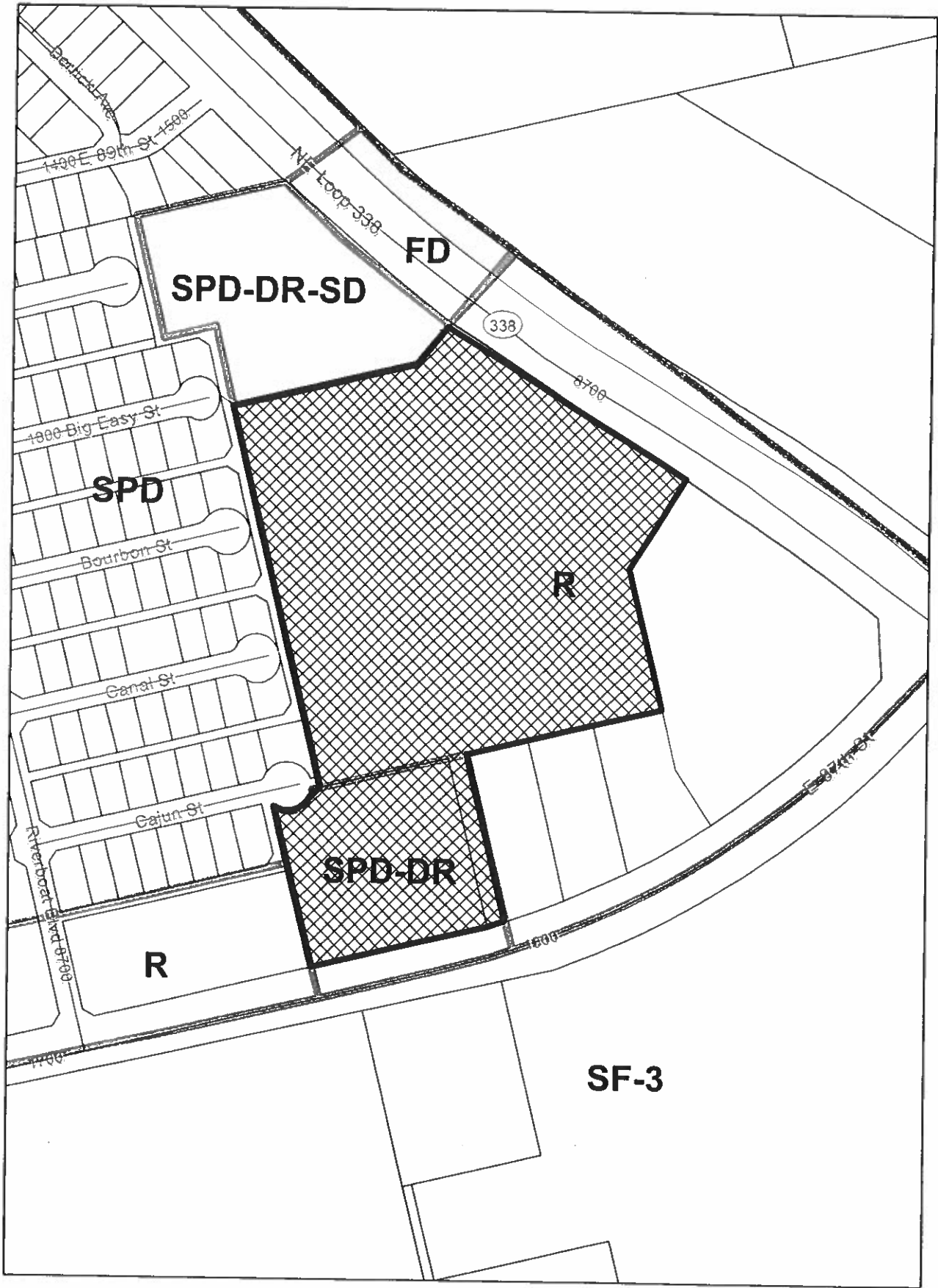
1. Add a note to the plat: No fences may be constructed crossing any easements. (Public Works)
2. Add a note to the plat: Access from Street 6 to Loop 338 shall be for emergency vehicles only. (Public Works)
3. Add a note to the plat: There shall be no direct access to Loop 338 from Lots 32-34, Block 12, Lot 65, Block 12, and Lot 107, Block 1. (Public Works)
4. Street names need to be assigned prior to filing the plat. Recommendation is to use the same street name for Street 3, Street 4, and Street 5, and to use the "Circle" street suffix for this street. (Planning and 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, GIS, Sparklight, Atmos Energy, ECISD, SBC, PostMaster, El Paso Natural, Oncor, Appraisal

District, Grande Communications, ConocoPhillips Pipeline Company, and Chevron

Information in order of inclusion:

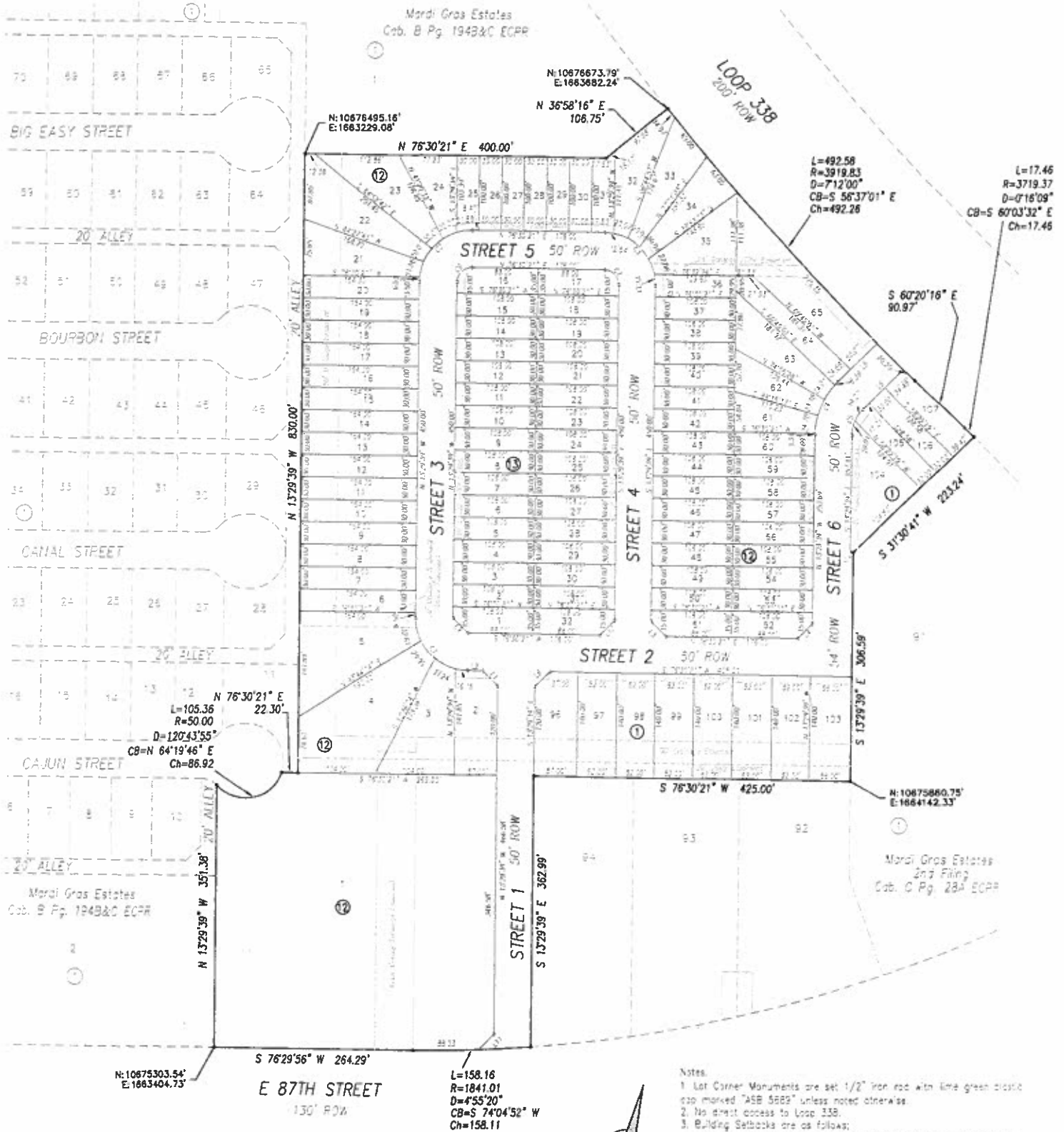
- Area zoning map
- Copy of proposed replat



1 inch = 300 feet

# REPLAT OF LOT 90 AND LOT 95, BLOCK 1, MARDI GRAS ESTATES, 2nd FILING

An Addition to the City of Odessa,  
Being a Subdivision of 17.78 Acres of Land located  
in Section 38, Block 42, T-1-S,  
T&P RR Co. Survey, Ector County, Texas



- Notes:
1. Lot Corner Monuments are set 1/2" iron rod with lime green plastic cap marked "ASB 5689" unless noted otherwise.
  2. No direct access to Loop 338.
  3. Building Setbacks are as follows:  
Twenty foot (20') front yard setback with fifteen foot (15') setbacks in cul-de-sacs.  
Ten foot (10') side yard setback when adjacent to side streets.  
Ten foot (10') rear yard setback when without an adjacent alley. Five foot (5') rear yard when adjacent to Alley.  
Five foot (5') typical side yard setback.



TO: PLANNING AND ZONING COMMISSION

FROM: LORRINE QUIMIRO, PLANNING MANAGER

SUBJECT: CASE FILE NO. 2021-44-P

APPLICANT: LEECO Energy & Investments Inc., owner  
LCA, consultant

REQUEST: Replat

PROPERTY INVOLVED: Lot 11, Block 4, Leeco Addition 3<sup>rd</sup> Filing, City of Odessa, Ector County, Texas (north of the intersection of Valverde and East Ridge Rd.)

The property involved in this replat request is located north of the intersection of Valverde and East Ridge Rd. The site is zoned Retail (R) and is currently vacant. Land use in the area consists of recreational use to the north, single family residential to the south, retail to the east and west.

The applicant is LEECO Energy & Investments Inc., owner, LCA, agent, and the purpose of the replat is to create two (2) lots for retail purposes.

Comments were sent to the consultant for review on July 6, 2021.

Staff Comments:

- Original ownership and tax certificates need to be submitted prior to filing the plat.
- A Blanket Refuse Collection Easement Agreement will be required and is noted on the plat.
- 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.
- Add a note to the plat: Access to Eastridge Rd. is limited to the 3 locations identified.

- An Improvements Agreement may be required for fire protection across Eastridge.
- Submit plans for fire protection 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.

Commission action is requested on the following items:

- Eastridge Road on the plat is needs to be corrected to East Ridge Road. (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, GIS, Traffic, Building Inspection, Sparklight, Atmos Energy, ECISD, SBC, PostMaster, El Paso Natural, Oncor, Appraisal District, Ector County Public Works, Grande Communications, ConocoPhillips Pipeline Company, TxDOT, Colorado River Municipal Water District, and Chevron

Information in order of inclusion:

- Area zoning map
- Copy of proposed replat

FD

PD-H

R

LC

7400

6900 East Ridge Rd

Bastrop Ave

6600

6700

Billy Hexl Rd

R

Banff

Valverde

SPD

3400 Seguin

3400

Paisano Cir

FD

SPD

Old Lampasas Trl

SF-2 DR SF-2

SF-3

N



1 inch = 200 feet

3300

7200

Manford Ln  
Gillespie Ln



TO: PLANNING AND ZONING COMMISSION  
FROM: LORRINE QUIMIRO, PLANNING MANAGER  
SUBJECT: CASE FILE NO. 2020-39-P

APPLICANT: Betenbough Homes, owner

REQUEST: Final Plat

PROPERTY INVOLVED: Mardi Gras Estates, 5th Filing, being a subdivision of 19.94 acres of land in Section 38, Block 42, T-1-S, T&P RR Co. Survey, City of Odessa, Ector County, Texas (northeast of Cajun St. and Mardi Gras Blvd.)

The property involved in this request is located northeast of Cajun St. and Mardi Gras Blvd. The site is within the City of Odessa and is zoned Special Dwelling District (SPD). The land is currently vacant. Land use in the general area consists of single family residential development to the north, east, and west and vacant land to the south.

The applicant is Betenbough Homes, owner, and the purpose of the request is to create 124 single-family residential lots (approx. avg. size of 5,726 sq.ft.).

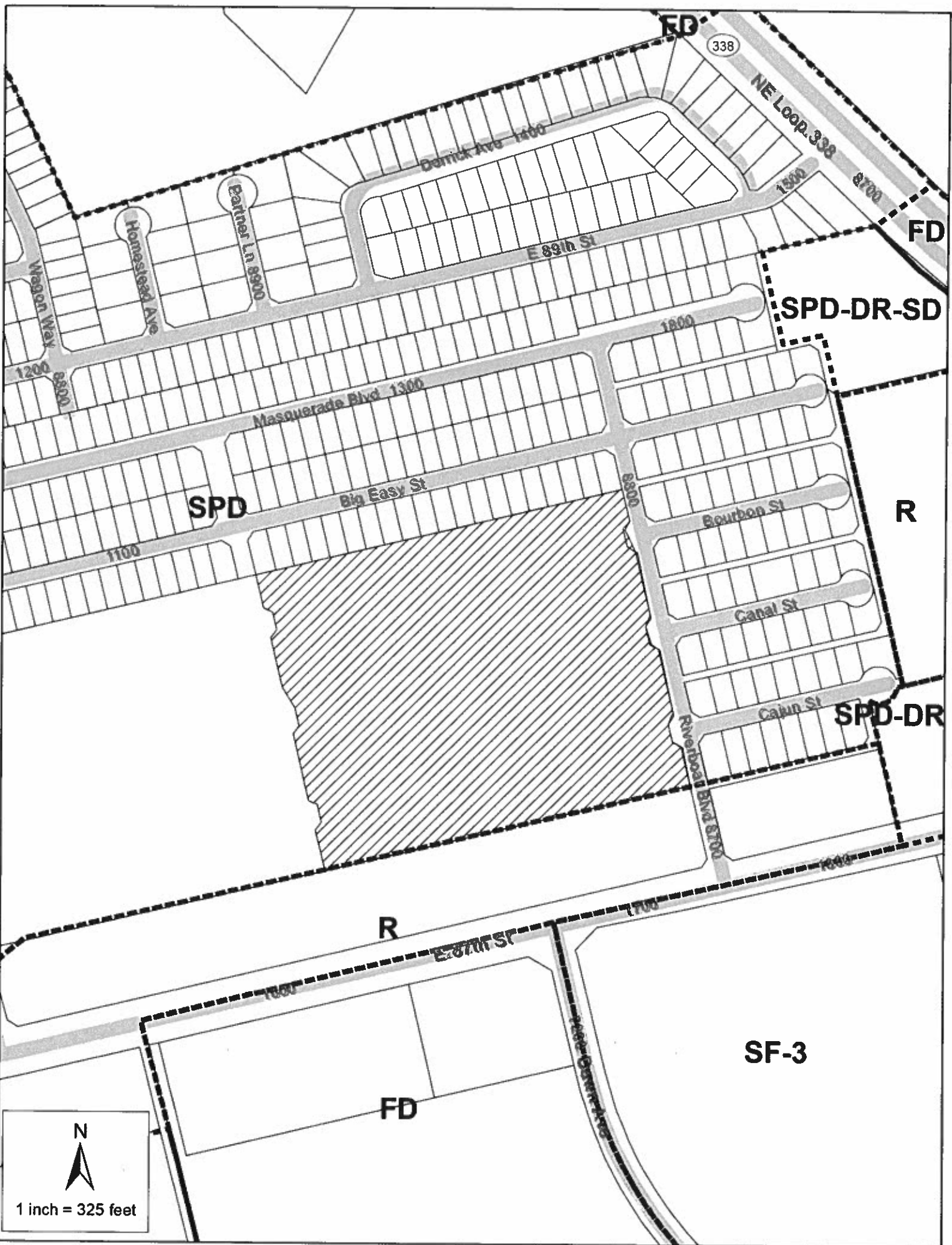
The Planning and Zoning Commission gave preliminary approval to the Preliminary Plat on June 17, 2021.

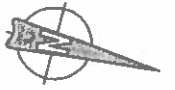
The final plat has been reviewed and is ready for approval.

Information in order of inclusion:

--Area zoning map

--Copy of proposed final plat



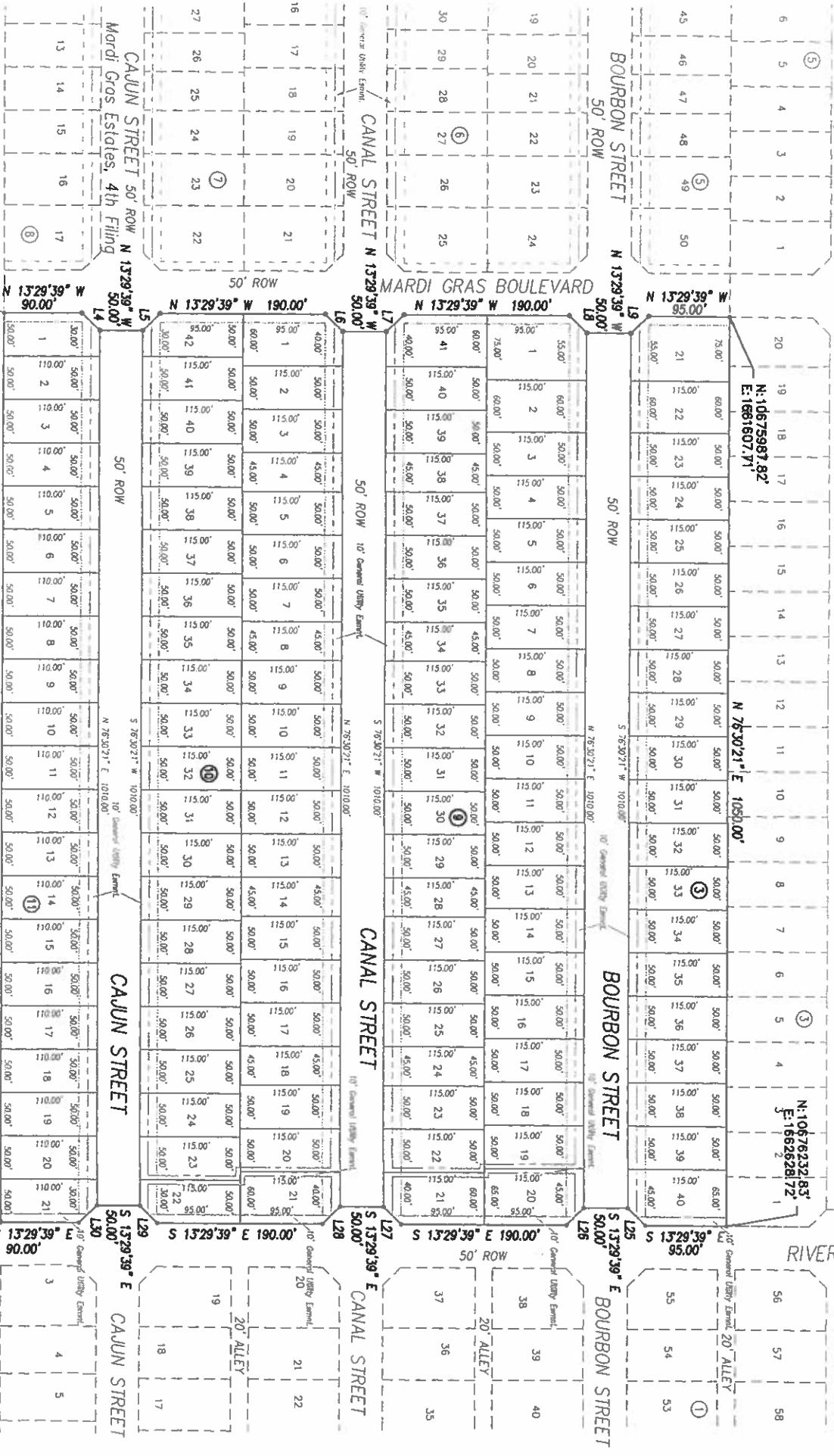


Mardi Gras Estates, 3rd Filing  
Cab. C Pg. 93C&D EOPR

# MARDI GRAS ESTATES, 5th FILING, An Addition to the City of Odessa, Being a Subdivision of 19.94 Acres of Land in Section 38, Block 42, T-1-S, T&P RR Co. Survey, Ector County, Texas

BIG EASY STREET

- Notes:
1. Lot Corner Monuments are set 1/2" iron rod with lime green plastic cap marked "ASB 5689" unless noted otherwise.
  2. Building Setbacks are as follows:  
Twenty foot (20') front yard setback with fifteen foot (15') setbacks in cul-de-sacs.  
Ten foot (10') side yard setback when adjacent to side streets.  
Ten foot (10') rear yard setback when without an adjacent alley. Five foot (5') rear yard when adjacent to alley.  
Five foot (5') typical side yard setback.



N:10675175.87'  
E:1661902.55'

N:10675430.89'  
E:1662823.57'

Mardi Gras Estates  
Cab. B Pg. 194B&C EOPR

RIVERBOAT BOULEVARD