



**PLANNING & ZONING COMMISSION**

Lance Marker, Chairman  
Wayne Russell, Vice Chairman  
Connie Coots, Member  
Craig Stoker, Member  
Gary Sims, Member  
Jimmy Peacock, Member  
Steve Tercero, Member

**PLANNING & ZONING COMMISSION-  
MINTUES  
CITY HALL, 411 W. 8th ST.  
CITY COUNCIL CHAMBERS – FIFTH FLOOR**

**February 1, 2024  
1:30 P.M.**

**OPENING ITEMS**

**I. Call to Order**

**II. Pledge of Allegiance Texas Pledge.**

Honor the Texas Flag, I pledge allegiance to thee, Texas, one state under God, one and indivisible.

**III. CONSENT ITEMS**

1. Consider approval of the Planning & Zoning Meeting minutes for January 18, 2023.

**IV.. MISCELLANEOUS**

The Planning and Zoning Commission will hold public hearings on the following items:

**CASE FILE NO. 2023-86-P (ETJ)**

Motion approving with staff's recommended conditions for a proposed Preliminary Plat of Eicher Addition, a Subdivision of 6.00 Acres Out of Section 6, Block 41, T-1-S, T. & P. RY. CO. Survey, Ector County, Texas. (Generally located on the southeast corner of the intersection of E. Marigold Street and N. Hollyhock Avenue – Extraterritorial Jurisdiction)

2. CASE FILE NO. 2024-02-P

Motion approving with staff's recommended conditions a Replat of Crescent Park Addition, 2nd Filing, a Subdivision of 74.69 Acres of Land in Section 22, 23, 26 & 27, Block 42-TSP 2-South, T.&P. R.R. Survey, Ector County, Texas, City of Odessa. (Generally located on the east side of Maple Avenue, approximately 125-foot south of Beverly St – Council District 1)

3. CASE FILE NO. 2024-03-P

Motion approving with staff's recommended conditions a Replat of Royalty Heights Addition to the City of Odessa – Texas, Situated in North Part of Section 26, Block 42, T&P. No. 2 South. (Generally located on the south side of E 7th St, approximately 150-foot west of Allred Ave – Council District 1)

4. CASE FILE NO. 2024-04-P (ETJ)

Motion approving with staff's recommended conditions a Replat of Moody Subdivision, a Subdivision of 20 Acres of Land in the South Part of Section 26, Block 43, T&PRR Lands, Ector County, Texas. (Generally located on the southeast corner of the intersection of N. Nancy Avenue and W. Dunn Street – Extraterritorial Jurisdiction)

5. CASE FILE NO. 2024-05-P (ETJ)

Motion approving with staff's recommended conditions a Replat of Sundown Hills, being a Replat of Lots 1 Thru 4, Block 32, Westland Subdivision, 3rd Filing and a Subdivision of 6.91-Acre Tract of Land in Sec. 18, Block 43, T-2-S, T&P RY WO. Survey, Ector County, Texas. (Generally located on the east side of N. Sunrise Avenue, approximately 85-foot south of 42nd Street - Extraterritorial Jurisdiction)

**V. Adjourn**

Be it said and remembered that at 1:32 p.m. on the 1<sup>ST</sup> day of February 2024, there came on and was held a Planning & Zoning meeting in the Council Chambers, 5<sup>th</sup> Floor, 411 W. 8<sup>th</sup> St., Odessa, Texas.

MEMBERS PRESENT: Wayne Russell, Vice  
Chairman Jimmy Peacock  
Connie  
Coots Gary  
Sims Steve  
Tercero  
Craig Stoker

MEMBERS ABSENT: Lance Marker

OTHERS PRESENT: Elizabeth Shaughnessy, Director of Development; Jeff Fisher, Strategic Development and Policy Manager; Cheynna Torres and Gracie Rodriguez, Planning Technician, Joe Tucker, Director of Public Works; Yervand Hmayakyan, City Engineer; Naira Enriquez, SR Legal Assistant: William Mason, Assistant City Attorney

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**Vice-Chairman, Wayne Russell corrected the Year on minutes, not 2023-2024.**

The minutes of the January 18, 2024, Planning and Zoning Commission meet were approved, motion for approval being made by Commissioner Gary Sims, seconded by Commissioner Jimmy Peacock, with the vote being a unanimous “aye”.

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During the Meeting, Mr. Russell Corrected the Agenda as all items are not Miscellaneous, all are Public Hearing with all members agreeing

**Recommended Planning and Zoning Commission Action: 2023-86-P (ETJ) (Approved)**

    X     Approved      Deny                      Directional/Informational

**Detail of the Request:**

The applicants are Richard and Connie Eicher, and the consultant is S.W. Howell, Inc. The purpose of the plat is to create five (5) lots for ownership purposes.

On December 7, 2023, the Planning and Zoning Commission at the request of the applicant tabled the case until the next meeting due to Lot 4 not having the required 100 feet of lot frontage per Ector County requirements. The applicant has since submitted a revised plat showing the required 100 feet of frontage for Lot 4 which is now being presented to approval.

**Current Zoning:**  
**Extraterritorial Jurisdiction (ETJ)**

This request has been routed to all respective departments for internal review. The comments are

below:

**PLANNING:**

Tax Statement required prior to Final Plat submittal.

**PUBLIC WORKS:**

This tract is outside the city limits and is in the ETJ.

Lot 2 must connect to Gardendale Public water supply. Submit evidence that public water is available.

Drainage report has been submitted. This tract is not in a special flood hazard area.

**ECTOR COUNTY 911:**

No comments.

**GIS:**

No comments

**TxDOT:**

Access to FM 554 (Hollyhock Ave) will have to be coordinated with TxDOT. From current Access management standards, driveway spacing for a roadway with a posted speed of 50 mph or greater is 425'™. Post development drainage/runoff should not exceed pre-development conditions. If there is a change in use of any existing development, access should also be re-evaluated.

**CRMWD:**

No comments

**PERMAIN BASIN MPO:**

No comments

**Staff recommends approval of the Preliminary plat of Eicher Addition, subject to condition A:**

**A. Approval of this preliminary plat is subject to all plat comments, conditions, and requirements being satisfied by all pertinent City departments before filing for recordation with the County Clerk of Ector County, Texas.**

**Attachments:**

Application  
Proposed Plat  
Maps

### EICHER ADDITION

A SUBDIVISION OF 6.00 ACRES OUT OF SECTION 6, BLOCK 41,  
T-1-S, T. & P. RY. CO. SURVEY, ECTOR COUNTY, TEXAS

**LEGEND**

- PROPERTY LINE
- PROPERTY CORNER (W/ S.W. HOWELL, INC. SURVEY) (TO BE SET UPON PLAT APPROVAL)
- 33 FOOT CUREBACK

**NOTES:**

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

THE PROPERTY SHOWN HEREON APPEARS TO BE IN ZONE "IC", AS INTERPRETED FROM FLOOD INSURANCE RATE MAP FOR ECTOR COUNTY, TEXAS, PANEL NO. 48320355E DATED MARCH 15, 2012. AS LOTS ARE SUBJECT TO CHANNEL, THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THIS INFORMATION. THE LOCAL FLOOD PLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR VERIFICATION.

THE SOURCE OF THE WATER SUPPLY INTENDED FOR THIS SUBDIVISION IS THROUGH GREATER BROWNSPREEK WATER SUPPLY CORPORATION.

NO GUARANTEE CAN BE MADE THAT ADEQUATE AND SUFFICIENT GROUNDWATER OR SURFACE WATER (INCLUDING THE QUALITY OF WATER) IS NOW OR EVER WILL BE AVAILABLE TO SERVE THE DOMESTIC OR OTHER NEEDS OF THIS SUBDIVISION OR ANY LOT OR DIVIDED SPACE THEREIN INDICATED.

STATE OF TEXAS:  
COUNTY OF ECTOR:

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, BEING THE PRESENT OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS "EICHER ADDITION", A SUBDIVISION OF 6.00 ACRES OUT OF SECTION 6, BLOCK 41, T-1-S, T. & P. RY. CO. SURVEY, ECTOR COUNTY, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOR HIGHWAYS, ALL STREETS, WATER COURSES, DRAINAGE EASEMENTS, AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND AN EASEMENT OF INGRESS AND EGRESS FOR GARBAGE AND TRASH COLLECTION PURPOSES IS HEREBY GRANTED.

\_\_\_\_\_  
RICHARD A. EICHER

\_\_\_\_\_  
CONNIE J. EICHER

STATE OF TEXAS:  
COUNTY OF ECTOR:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_ BY RICHARD A. EICHER.

\_\_\_\_\_  
NOTARY PUBLIC FOR THE STATE OF TEXAS

STATE OF TEXAS:  
COUNTY OF ECTOR:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_ BY CONNIE J. EICHER.

\_\_\_\_\_  
NOTARY PUBLIC FOR THE STATE OF TEXAS

CERTIFICATE OF DIRECTOR OF PUBLIC WORKS, ODessa, TEXAS:

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

\_\_\_\_\_  
FOR DIRECTOR OF PUBLIC WORKS

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ODessa, TEXAS.

\_\_\_\_\_  
FOR DIRECTOR OF DEVELOPMENT

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

\_\_\_\_\_  
ECTOR COUNTY PUBLIC WORKS

STATE OF TEXAS:  
COUNTY OF ECTOR:

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

DATED: \_\_\_\_\_

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, AT \_\_\_\_\_ AM/PM, IN \_\_\_\_\_ COUNTY, TEXAS.

RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, AT \_\_\_\_\_ AM/PM, IN \_\_\_\_\_ COUNTY, TEXAS.

\_\_\_\_\_  
COUNTY CLERK OF ECTOR COUNTY, TEXAS

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

S.W. HOWELL, INC.  
Professional Land Surveyors  
23-37882  
April 16, 2023

Mr. James Reber presents: The applicants are Richard and Connie Eicher, and the consultant is S.W. Howell, Inc. The purpose of the plat is to create five (5) lots for ownership purposes.

City Comments are below as and no objections have been received.

**Staff recommends approval of the Preliminary plat of Eicher Addition, subject to condition A:**

Vice Chairman, Wayne Russell, ask if any other concerns or comments from Commissioners, hearing no one, Vice-Chairman opens the public portion. As no one coming forward he proceeds to close the public hearing and turns to his commissioners for motion or discussion. Steve Tercero motions to approve; Jimmy Peacock Seconds the Motion, speak in all in favor, with the vote being a unanimous "aye".

**Recommended Planning and Zoning Commission Action: 2023-02-P (Approved)**

X  **Approved**       **Deny**       **Directional/Informational**

**Detail of the Request:**

The applicant is Nonprofit Management Center of the Permian Basin, Inc., and the consultant is Newton Engineering. PC. The purpose of the plat is to combine three (3) lots into one (1) lot for ownership purposes.

**Current Zoning:**

**R, Retail**

This request has been routed to all respective departments for internal review. The comments are below:

**PLANNING:**

Plat mylar required prior to recordation.

**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.

**ECTOR COUNTY 911:**

No comments.

**GIS:**

No comments.

**TxDOT:**

No comments.

**CRMWD:**

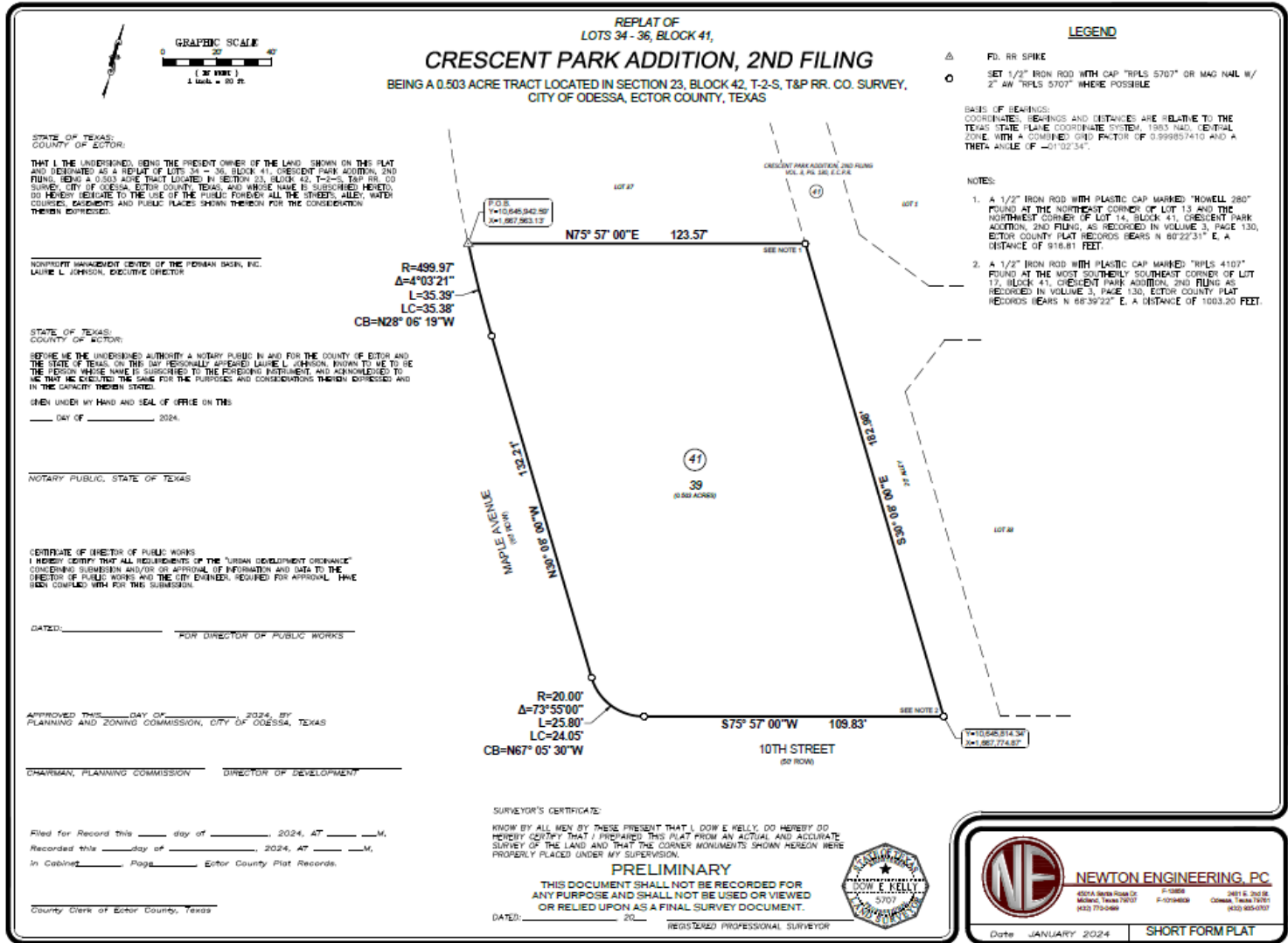
No comments.

**Staff recommends approval of the Replat of Crescent Park Addition, 2<sup>nd</sup> Filing to condition A:**

- A. Approval of this Replat is subject to all plat comments, conditions, and requirements being satisfied by all pertinent City departments before filing for recordation with the County Clerk of Ector County, Texas.**

**Attachments:**

Application  
Proposed  
Plat Maps



Mr. James Reber presents:

The applicant is Nonprofit Management Center of the Permian Basin, Inc., and the consultant is Newton Engineering. PC. The purpose of the plat is to combine three (3) lots into one (1) lot for ownership purposes.

City Comments are below as and no objections have been received. This request has been routed to all respective departments for internal review. The comments are below:

**Staff recommends approval of the Replat of Crescent Park Addition, 2<sup>nd</sup> Filing to condition A:**

Vice Chairman, Wayne Russell, ask if any other concerns or comments from Commissioners, hearing no one, Vice-Chairman opens the public portion. As no one coming forward he proceeds to close the public hearing and turns to his commissioners for motion or discussion. Jimmy Peacock motions to approve; Connie Coots Seconds the Motion, speak in all in favor, with the vote being a unanimous "aye".

**Recommended Planning and Zoning Commission Action:**     2023-03-P (Approved)

      \_\_\_X\_\_\_ Approved \_\_\_Deny\_\_\_ Directional/Informational

**Detail of the Request:**

The applicant is OTEX Properties, LLC, and the consultant is S.W. Howell, Inc. The purpose of the plat is to combine five (5) lots into one (1) lot for ownership purposes.

**Current Zoning:**

**LC, Light Commercial District**

This request has been routed to all respective departments for internal review. The comments are below:

**PLANNING:**

      Mylar is required prior to P&Z presentation.

**PUBLIC WORKS:**

      Water and sewer are available. No pro rata is due.

      Drainage report needs to be 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.

      Division and must comply with current City Ordinances and policies.

**ECTOR COUNTY 911:**

      No comments.

**GIS:**

      No comments.

**TxDOT:**

      No comments.

**CRMWD:**



No comments.

**PERMIAN BASIN MPO:**

No comments.

**Staff recommends approval of the Replat of Lots 6B, 6C, 7A, 7B & 7C, Block 4, Royalty Heights Addition, subject to condition A:**

- A. Approval of this Replat is subject to all plat comments, conditions, and requirements being satisfied by all pertinent City departments before filing for recordation with the County Clerk of Ector County, Texas.**

**Attachments:**

Application  
Proposed Plat  
Maps

**REPLAT OF LOTS 6B, 6C, 7A, 7B & 7C, BLOCK 4,  
ROYALTY HEIGHTS ADDITION  
BEING A SUBDIVISION OF 1.00 ACRE OUT OF SECTION 26, BLOCK 42, T-2-S,  
T. & P. RY. CO. SURVEY, ECTOR COUNTY, TEXAS  
AND AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS**

STATE OF TEXAS:  
COUNTY OF ECTOR:

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED, BEING THE PRESENT OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS "REPLAT OF LOTS 6B, 6C, 7A, 7B & 7C, BLOCK 4, ROYALTY HEIGHTS ADDITION" BEING A SUBDIVISION OF 1.00 ACRE OUT OF SECTION 26, BLOCK 42, T-2-S, T. & P. RY. CO. SURVEY, ECTOR COUNTY, TEXAS, AND AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL WATER COURSES, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AN EASEMENT OF INGRESS & EGRESS FOR GARBAGE COLLECTION PURPOSES IS HEREBY GRANTED.

OTEX PROPERTIES, LLC.

SEMI-OWNER - MANAGER \_\_\_\_\_ ORLIC KARAS - MANAGER \_\_\_\_\_

STATE OF TEXAS:  
COUNTY OF ECTOR:  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_ 2024, SEMI-OWNER, FOR OTEX PROPERTIES, LLC.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS:  
COUNTY OF ECTOR:  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_ 2024, ORLIC KARAS, FOR OTEX PROPERTIES, LLC.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC, STATE OF TEXAS

CERTIFICATE OF DIRECTOR OF PUBLIC WORKS ODESSA TEXAS

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

DATE: \_\_\_\_\_

FOR DIRECTOR OF PUBLIC WORKS \_\_\_\_\_

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ODESSA, TEXAS.

CHAIRSMAN \_\_\_\_\_ FOR DIRECTOR OF DEVELOPMENT \_\_\_\_\_

STATE OF TEXAS:  
COUNTY OF ECTOR:

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

DATE: \_\_\_\_\_

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

SAM HOWELL II  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4631

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, AT \_\_\_\_\_ AM/PM,  
RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, AT \_\_\_\_\_ AM/PM, IN  
CABINET \_\_\_\_\_, PAGE \_\_\_\_\_, ECTOR COUNTY PLAT RECORDS.

COUNTY CLERK OF ECTOR COUNTY, TEXAS

**NOTES:**  
COORDINATES ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM, NAD 1983 (2011), TEXAS CENTRAL ZONE (4203).  
BASIS OF BEARING IS THE WEST BOUNDARY LINE OF ROYALTY HEIGHTS ADDITION, PER THE PLAT RECORDED IN CABINET 8, PAGE 133-A, PLAT RECORDS OF ECTOR COUNTY, TEXAS.  
THE PROPERTY SHOWN HEREON APPEARS TO BE IN ZONE "X", AS INTERPRETED FROM FLOOD INSURANCE RATE MAP FOR ECTOR COUNTY, TEXAS, PANEL NO. 48135C0255E DATED MARCH 15, 2022. AS MAPS ARE SUBJECT TO CHANGE, THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THIS INFORMATION; THE LOCAL FEMA FLOOD PLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR VERIFICATION.

**LEGEND**  
\_\_\_\_\_ PROPERTY LINE

Mr. James Reber presents:

The applicant is OTEX Properties, LLC, and the consultant is S.W. Howell, Inc. The purpose of the plat is to combine five (5) lots into one (1) lot for ownership purposes.

City Comments are below as and no objections have been received. This request has been routed to all respective departments for internal review. The comments are below:

**Staff recommends approval of the Replat of Lots 6B, 6C, 7A, 7B & 7C, Block 4, Royalty Heights Addition, subject to condition A:**

Vice Chairman, Wayne Russell, ask if any other concerns or comments from

Commissioners, hearing no one, Vice-Chairman opens the public portion. As no one coming forward he proceeds to close the public hearing and turns to his commissioners for motion or discussion. Connie Coots motions to approve; Gary Sims Seconds the Motion, speak in all in favor, with the vote being a unanimous "aye".

**Recommended Planning and Zoning Commission Action:**      **2023-04-P (Approved)**

    **X**     **Approved**      **Deny**                      **Directional/Informational**

**Detail of the Request:**

The applicant and owner is Hugo Reyes, and the consultant is S.W. Howell, Inc. The purpose of the plat is to replat one (1) lot into two (2) lots for ownership purposes.

**Current Zoning:**

**ETJ, Extraterritorial Jurisdiction**

This request has been routed to all respective departments for internal review. The comments are below:

**PLANNING:**

Tax Statement required prior to Final Plat submittal.

Mylar is required prior to P&Z presentation.

**PUBLIC WORKS:**

This tract is outside the city limits and is in the ETJ.

Water is available through ECUD.

Drainage report needs to be submitted. This tract is not in a special flood hazard area.

Lots are sufficient size for ECUD water and septic systems.

Lots must disconnect potable service from water well and connect to ECUD.

**ECTOR COUNTY 911:**

No comments.

**GIS:**

No comments.

**TxDOT:**

No comments.

**CRMWD:**

No comments.

**PERMIAN BASIN MPO:**

No comments.

**Staff recommends approval of the Replat of Lot 14, Block 1, Moody Subdivision, subject to condition A:**

**A. Approval of this Replat is subject to all plat comments, conditions, and requirements being satisfied by all pertinent City departments before filing for recordation with the County Clerk of Ector County, Texas.**

**Attachments:**

- Application
- Proposed Plat
- Maps

**REPLAT OF LOT 14, BLOCK 1,  
MOODY SUBDIVISION**  
A SUBDIVISION OF 1.10 ACRES SITUATED IN SECTION 26,  
BLOCK 43, T-2-S, T. & P. RY. CO. SURVEY, ECTOR COUNTY, TEXAS

W. Dunn Street  
(W/43.00')

LOT 15 (0.54 AC)  
LOT 16 (0.56 AC)

LOT 15  
MOODY SUBDIVISION

LOT 16  
MOODY SUBDIVISION

LOT 15  
MOODY SUBDIVISION

LOT 16  
MOODY SUBDIVISION

**LEGEND**

- PROPERTY LINE
- PROPERTY CORNER IN W/43AP HOWELL F-130147 (TO BE SET UPON PLAT APPROVAL)
- 20 FOOT CUTBACK

**NOTES:**

COORDINATES ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM, NAD 1983 (2011), TEXAS CENTRAL ZONE (4303).

BASIS OF BEARING IS THE WEST BOUNDARY LINE OF MOODY SUBDIVISION, PER THE PLAT RECORDED IN VOLUME 6, PAGE 24, PLAT RECORDS OF ECTOR COUNTY, TEXAS.

THE PROPERTY SHOWN HEREON APPEARS TO BE IN ZONE X, AS INTERPRETED FROM FLOOD INSURANCE RATE MAP FOR ECTOR COUNTY, TEXAS, PANEL NO. 483352383DE DATED MARCH 15, 2022. AS MAPS ARE SUBJECT TO CHANGE, THIS SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION; THE LOCAL FEMA FLOOD PLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR VERIFICATION.

THE SOURCE OF THE WATER SUPPLY INTENDED FOR THIS SUBDIVISION IS THROUGH ECTOR COUNTY UTILITY DISTRICT (ECUD).

STATE OF TEXAS:  
COUNTY OF ECTOR:

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, BEING THE PRESENT OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS "REPLAT OF LOT 14, BLOCK 1, MOODY SUBDIVISION" A SUBDIVISION OF 1.10 ACRES SITUATED IN SECTION 26, BLOCK 43, T-2-S, T. & P. RY. CO. SURVEY, ECTOR COUNTY, TEXAS AND WHOSE NAMES ARE SUBSCRIBED HERETO DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

H. REYES CONSTRUCTION, LLC.

HUGO REYES - MEMBER

STATE OF TEXAS:  
COUNTY OF ECTOR:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_ BY HUGO REYES.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC FOR THE STATE OF TEXAS:  
PRINTED NAME OF NOTARY \_\_\_\_\_

CERTIFICATE OF DIRECTOR OF PUBLIC WORKS, ODESSA, TEXAS:

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

DATED: \_\_\_\_\_ FOR DIRECTOR OF PUBLIC WORKS

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

CHAIRMAN \_\_\_\_\_ FOR DIRECTOR OF DEVELOPMENT

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

ECTOR COUNTY PUBLIC WORKS \_\_\_\_\_

I HEREBY CERTIFY THAT THIS PLAT, BEING WHOLLY OR PARTIALLY WITHIN THE SERVICE BOUNDARIES OF THE ECTOR COUNTY UTILITY DISTRICT (DISTRICT), ECUD PUBLIC WATER SYSTEM ID NO. 066235, COMPLIES WITH THE WATER SYSTEM DEVELOPMENT STANDARDS OF THE DISTRICT, IS ANNEXED BY THE DISTRICT AND WILL BE SERVED POTABLE WATER BY THE DISTRICT.

DATED: \_\_\_\_\_ ECTOR COUNTY UTILITY DISTRICT \_\_\_\_\_

STATE OF TEXAS:  
COUNTY OF ECTOR:

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

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

SAM HOWELL II  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4693

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, AT \_\_\_\_\_, TEXAS.  
RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, AT \_\_\_\_\_, TEXAS IN \_\_\_\_\_  
CABINET \_\_\_\_\_ PAGE \_\_\_\_\_ ECTOR COUNTY PLAT RECORD.

ELECTRONIC COUNTY CLERK OF ECTOR COUNTY, TEXAS

Mr. James Reber presents:

The applicant and owner is Hugo Reyes, and the consultant is S.W. Howell, Inc. The purpose of the plat is to replat one (1) lot into two (2) lots for ownership purposes. City Comments are below and no objections have been received. Staff recommends approval of the Replat of Lot 14, Block 1, Moody Subdivision, subject to condition A:

Vice Chairman, Wayne Russell, ask if any other concerns or comments from Commissioners, hearing no one, Vice-Chairman opens the public portion. As no one coming forward he proceeds to close the public hearing and turns to his commissioners for motion or discussion. Jimmy Peacock motions to approve; Steve Tercero Seconds the Motion, speak in all in favor, with the vote being a unanimous "aye".

**Recommended Planning and Zoning Commission Action:**     2023-05-P (Approved)

**X**  **Approved**  **Deny**  **Directional/Informational**

**Detail of the Request:**

The applicant and owner is Edmer Soltero, and the consultant is S.W. Howell, Inc.. The purpose of the plat is to combine 2 lots into one (1) lot for ownership purposes.

**Current Zoning:**

**ETJ, Extraterritorial Jurisdiction**

This request has been routed to all respective departments for internal review. The comments are below:

**PLANNING:**

Mylar is required prior to P&Z presentation.

Change Lot 31 to "Lot 28A or 29A" on plat mylar for recordation.

**PUBLIC WORKS:**

This tract is outside the city limits and is in the ETJ.

Water is available through ECUD.

Drainage report needs to be submitted. This tract is not in a special flood hazard area.

The lot is of sufficient size for water well and septic systems.

**ECTOR COUNTY 911:**

No comments.

**GIS:**

No comments.

**TxDOT:**

No comments.

**CRMWD:**

No comments.

**PERMIAN BASIN MPO:**

No comments.

**Staff recommends approval of the Replat of Lots 28 & 29, Block 1, Sundown Hills, subject to condition A:**

- A. Approval of this Replat is subject to all plat comments, conditions, and requirements being satisfied by all pertinent City departments before filing for recordation with the County Clerk of Ector County, Texas.**

**Attachments:**

Application  
Proposed Plat  
Maps

**REPLAT OF LOTS 28 & 29, BLOCK 1,  
SUNDOWN HILLS**  
A SUBDIVISION OF 1.13 ACRES SITUATED IN SECTION 18,  
BLOCK 43, T-2-S, T. & P. RY. CO. SURVEY, ECTOR COUNTY, TEXAS

**LEGEND**

- PROPERTY LINE
- PROPERTY CORNER (IR # CAP # HOWELL P-020247 (TO BE SET UPON PLAT APPROVAL))

**NOTES:**

COORDINATES ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM, NAD 1983 (D013), TEXAS CENTRAL ZONE (4203).

BASIS OF BEARING IS THE NORTH BOUNDARY LINE OF SUNDOWN HILLS, PER THE PLAT RECORDED IN VOLUME 56, PAGE 30, PLAT RECORDS OF ECTOR COUNTY, TEXAS.

THE PROPERTY SHOWN HEREON APPEARS TO BE IN ZONE X, AS INTERPRETED FROM FLOOD INSURANCE RATE MAP FOR ECTOR COUNTY, TEXAS, PANEL NO. 4835303D2E DATED MARCH 23, 2022. AS MAPS ARE SUBJECT TO CHANGE, THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THIS INFORMATION; THE LOCAL FEMA FLOOD PLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR VERIFICATION.

THE SOURCE OF THE WATER SUPPLY INTENDED FOR THIS SUBDIVISION IS THROUGH ECTOR COUNTY UTILITY DISTRICT (E.C.U.D.).

**STATE OF TEXAS**  
COUNTY OF ECTOR:

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, BEING THE PRESENT OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS "REPLAT OF LOTS 28 & 29, BLOCK 1, SUNDOWN HILLS" A SUBDIVISION OF 1.13 ACRES SITUATED IN SECTION 18, BLOCK 43, T-2-S, T. & P. RY. CO. SURVEY, ECTOR COUNTY, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO DO HEREBY DEDICATE TO THE USE OF THE PUBLIC, FOREVER, ALL STREETS, WATER COURSE, DRAIN, EASEMENTS, AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

**EDMER SOLTERO** \_\_\_\_\_ **SHIVA REVEL** \_\_\_\_\_  
STATE OF TEXAS \_\_\_\_\_  
COUNTY OF ECTOR \_\_\_\_\_  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_ BY EDMER SOLTERO.

**NOTARY COMMISSION EXPIRES** \_\_\_\_\_ **NOTARY PUBLIC FOR THE STATE OF TEXAS** \_\_\_\_\_  
**PRINTED NAME OF NOTARY** \_\_\_\_\_

**STATE OF TEXAS** \_\_\_\_\_  
COUNTY OF ECTOR \_\_\_\_\_  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_ BY SHIVA REVEL.

**NOTARY COMMISSION EXPIRES** \_\_\_\_\_ **NOTARY PUBLIC FOR THE STATE OF TEXAS** \_\_\_\_\_  
**PRINTED NAME OF NOTARY** \_\_\_\_\_

**CERTIFICATE OF DIRECTOR OF PUBLIC WORKS, ODESSA, TEXAS:**

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

**DATED:** \_\_\_\_\_ **FOR DIRECTOR OF PUBLIC WORKS** \_\_\_\_\_

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

**CHAIRMAN** \_\_\_\_\_ **FOR DIRECTOR OF DEVELOPMENT** \_\_\_\_\_

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

**ECTOR COUNTY PUBLIC WORKS** \_\_\_\_\_

I HEREBY CERTIFY THAT THIS PLAT, BEING WHOLLY OR PARTIALLY WITHIN THE SERVICE BOUNDARIES OF THE ECTOR COUNTY UTILITY DISTRICT (DISTRICT), "E.C.U.D. PUBLIC WATER SYSTEM #D NO. 068226, COMPLIES WITH THE WATER SYSTEM DEVELOPMENT STANDARDS OF THE DISTRICT, IS APPROVED BY THE DISTRICT AND WILL BE SERVED POTABLE WATER BY THE DISTRICT.

**DATED:** \_\_\_\_\_ **ECTOR COUNTY UTILITY DISTRICT** \_\_\_\_\_

**STATE OF TEXAS** \_\_\_\_\_  
COUNTY OF ECTOR \_\_\_\_\_

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

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

**SAM HOWELL** \_\_\_\_\_ **REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4632**

**FILED FOR RECORD THIS** \_\_\_\_\_ **DAY OF** \_\_\_\_\_, 2024, AT \_\_\_\_\_ **AM/PM** \_\_\_\_\_  
**RECORDED THIS** \_\_\_\_\_ **DAY OF** \_\_\_\_\_, 2024, AT \_\_\_\_\_ **AM/PM** \_\_\_\_\_  
**CABINET** \_\_\_\_\_ **PAGE** \_\_\_\_\_ **ECTOR COUNTY PLAT RECORDS.**

**STAMPS:**  
S.W. HOWELL, INC. REGISTERED PROFESSIONAL LAND SURVEYOR  
25-37543 10' GARY 2007 2002

Mr. James Reber presents:

The applicant and owner is Edmer Soltero, and the consultant is S.W. Howell, Inc.. The purpose of the plat is to combine 2 lots into one (1) lot for ownership purposes.

City Comments are below and no objections have been received. Staff recommends approval of the Replat of Lots 28 & 29, Block 1, Sundown Hills, subject to condition A:

Vice Chairman, Wayne Russell, ask if any other concerns or comments from Commissioners, hearing no one, Vice-Chairman opens the public portion. As no one coming forward he proceeds to close the public hearing and turns to his commissioners for motion or discussion. Gary Sims motions to approve; Connie Coots Seconds the Motion, speak in all in favor, with the vote being a unanimous "aye".

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

Cheyenna Torres, Planning Technician, placed the minutes in the Minute Book on February 2, 2024

Wayne Russell, Vice-Chairman