



**Planning & Zoning
Special Meeting
January 26, 2023**



AGENDA

PLANNING & ZONING COMMISSION SPECIAL MEETING

THURSDAY, JANUARY 26, 2023, AT 5:30 P.M.

COUNCIL CHAMBERS, CITY HALL BUILDING

100 SOUTH MONROE STREET, EAGLE PASS, MAVERICK COUNTY, TEXAS

VIDEOCONFERENCE: This meeting will also be held by videoconference call. The location where the quorum of the governmental body will be physically present is in Council Chambers at 100 South Monroe, Eagle Pass, Texas, 78852 and it is the intent to have a quorum present at that location. The location where the presiding member is physically present will be open to the public during the open portions of the meeting. A member of the public may testify from a remote location by videoconference at: <https://meet.goto.com/946290837>

ESTABLISHMENT OF QUORUM

CITIZENS COMMUNICATIONS

OLD BUSINESS

1. Consideration and possible action on the final plat of Amigos Subdivision.

OTHER BUSINESS

2. Continuation of discussion regarding the parkland dedication ordinance.

ADJOURNMENT

NOTE: The Commission reserves the right to consider business out of the posted agenda order and reserves the right to adjourn into executive session to discuss an item(s) not listed as an executive session on the posted agenda, but which qualifies to be discussed in closed session pursuant to Texas Government Code Chapter 551.

CERTIFICATION

I, THE UNDERSIGNED PLANNING DIRECTOR, do hereby certify that the agenda mentioned above was posted on the Bulletin Board located in the Lobby at City Hall, 100 S. Monroe Street, Eagle Pass, Texas on January 20, 2023 at 2:30 p.m.

Placido Madera
Planning Director

Item #1



Planning Department Executive Summary REPORT TO THE PLANNING AND ZONING COMMISSION

Final Plat Approval of Amigos Subdivision

I. BACKGROUND

A. General Information

Applicant: TEC Services | 3292 El Indio Highway | Eagle Pass, Texas 78852

Developer: Amigos Hospitality, LLC | Eagle Pass, Texas 78852

Location: Patsy Winn Boulevard and US Hwy 277 **Property ID Number:** 52482

Legal Description: Being 4.06-acre tract of land out of a 7.822-acre tract of land conveyed to Weco & Associates, Ltd. described in a deed recorded in Book 1017, Page 222, Deed of Records, Maverick County, Texas.

Request: The grant of final plat approval for the subdivision of and approximately 4.06-acre tract into three commercial lots.

B. Subject Property Information

Parcel Size: 4.06-acre tract

Topography: Generally flat

Vegetation: native brush

Existing Use: vacant commercial

Zoning District: B-3 General Business District

Master Plan: Commercial

C. Vicinity Data

The surrounding area is comprised of commercial development along US Hwy 277 and Patsy Winn Boulevard.

D. Infrastructure

The property is currently served by public utilities/franchises, including water, sanitary sewer, storm sewer, telephone, cable, electric service, gas, and garbage service.

Access to the lots will be provided via US Hwy 277 and Patsy Winn Boulevard. Lots 1 and 2 will share an existing driveway off US Hwy 277 and Lots 1 and 3 will share a driveway via Patsy Winn Boulevard. TxDOT and City of Eagle Pass driveway permits must be secured at the time of the development of the lots.

II. RECOMMENDED FINDINGS OF FACT

A. Conclusions

1. The applicant's request contains sufficient information for consideration by the Planning and Zoning Commission. Information contained in this report and the Commission's public meeting will be used as part of the City Council's deliberation

process for approval of the subdivision's final plat. Please refer to Attachment 1 for a copy of the application.

2. The City of Eagle Pass Master Plan provides direction to the Planning and Zoning Commission in their deliberation of a plat.

The plat site is located within an area designated as Commercial on a Master Plan Map. Please refer to Attachment 3 for a copy of the Master Plan Map.

The use of the plat site for commercial business operations is consistent with the Master Plan Map. The policies of the Master Plan provide direction regarding the creation of three tracts from one 4.06-acre lot.

3. The *Master Plan* emphasizes the importance of maintaining the character of the City's commercial neighborhoods. The following is a summary of the applicable sections of the Master Plan to the final plat:

- ✓ The subdivision is consistent with the *Land Use Development Goals* of the *Master Plan*, as the project is designed to provide for a building lot density that is consistent with the purpose of the *B-3 General Business District*. This design will allow for the continuing development of the community while retaining the neighborhood character and scale while providing utility services in the most efficient and equitable manner.
- ✓ The subdivision is consistent with the *Street Goal* of the *Master Plan*, as access to the lots from US Highway 277 and Patsy Winn Boulevard have been designed to provide the residents of and visitors to Eagle Pass and Maverick County with a street system that will enable them to travel safely and conveniently.
- ✓ The subdivision is consistent with the *Thoroughfare Goals* of the *Master Plan*, as US Highway 277 and Patsy Winn Boulevard have been designed to be part of a safe and efficient thoroughfare system.
- ✓ The subdivision is consistent with the *Storm Drainage Goals* of the *Master Plan*, as there is currently drainage infrastructure in place that meet City specifications. All runoff will be captured at existing detention pond located at the City Sports Complex.

4. The subdivision of the property is in conformance with the provisions of the *Master Plan* and the *Eagle Pass Code of Ordinances* by facilitating the following benefits:

- Protect private rights while considering public health, safety, and welfare.
- Provide for efficient and economical ways to move people and goods outside the City by an adequate plan for streets and highways.
- Guide future development in an orderly manner, by stages according to a pattern, so that the City may have a balanced land use.
- Encourage a diversified economic base and encourage public and private investments in land and improvements.
- Prevent and eliminate blight and slums, making the City attractive to people, commerce, and industry.

- Create the desire for a more pleasing appearance of the City and incorporate into its physical development the basic principles of good design.
 - Protect and preserve the identity of each neighborhood through use of the guidance provided by the *Master Plan* and the *Code of Ordinances*.
 - Locate all land uses on land best suited for their needs, arranged in such a way as to be mutually beneficial and functional, with ample area to meet long-term needs.
 - Establish a proper relationship between open space, developed areas, building bulk, light, and air space, in all future development programs of land use.
 - Encourage and abet the development of civic, cultural, and other public and quasi-public buildings in harmonious and functional groupings.
5. The subdivision design is consistent with the commercial uses permitted in the *B-3 General Business District*. Please refer to Attachment 3 for a copy of the City Zoning Map.
6. The plat will allow for use of the property that is consistent with the commercial purpose of the *B-3 General Business District*, as well as the surrounding, for the following reasons:
- A. The subdivision design bears a substantial relationship to the public's health, safety, and welfare.
 - B. The subdivision is in accordance with the policies of the Master Plan and the business purpose of the *B-3 General Business District*.
 - C. The subdivision is warranted because of the necessity to create additional building lots in the *B-3 General Business District*, and because the proposed development is appropriate to accomplish the reasonable use of the property.
 - D. The subject property is suitable for development in general conformance with development standards of the *B-3 General Business District*.
 - E. The subdivision will benefit the city as a whole and will not be detrimental to nearby land uses of a similar nature.
 - F. The Subdivision will be designed and conditioned to comply with all applicable subdivision criteria and standards of the City of Eagle Pass.
7. The subdivision is consistent with City design and specifications, as the subsequent development of the site is and will be in conformance with the following sections of *Article IV* in *Eagle Pass Code of Ordinances Chapter 23*:
- ✓ *Section 23-62* governing utility easements
 - ✓ *Section 23-64* governing sidewalks. Sidewalks will be required to be installed at the time of development of the lots.

- ✓ Section 23-66 governing sanitary sewage disposal. Installed and accepted by EPWWS.
- ✓ Section 23-67 governing potable water supply and fire flow. A compliant fire flow test is on file. As per Fire Marshal additional hydrants may be required to be installed at the time of lot development.
- ✓ Section 23-68 governing storm drainage. Runoff is accounted for development purposes. At the time of lot development, a methodology analysis will be required to configure how the runoff will be directed to the City pond located at the Sports Complex.
- ✓ Section 23-69 governing the size of building lots, including lot width, lot depth, lot orientation, and building setback areas. All lots comply with the City regulations.
- ✓ Section 23-71 governing the installation and inspection of utility lines. EPWWS has inspected and approved installation of water and sewer lines.

Please refer to Attachment 2 for a copy of the *Final Engineering Report* for the subdivision.

8. The subdivision and the subsequent development of the property will conform to the landscaping and tree preservation requirements set forth in *Article VI* in *Eagle Pass Code of Ordinances Chapter 23*.
9. The final plat will conform to the parkland dedication requirements set forth in *Article V* in *Eagle Pass Code of Ordinances Chapter 23*, as future development of the site will be subject to a one-time building permit parkland fee assessment.
10. The granting of final approval of this subdivision request is warranted, as the project conforms to the *City of Eagle Pass Master Plan* and the *City of Eagle Pass Code of Ordinances* as noted in Conclusion 1 through and including Conclusion 9 of this report.

B. Planning Department Recommendation

The Planning and Zoning Commission **GRANT** final plat approval of the *Amigos Subdivision*, subject to the final plat complying with the provisions of *Article III* of *City of Eagle Pass Code of Ordinances Chapter 23* governing procedures and specifications for final plats and the following condition:

1. The developer provide a maintenance bond for the warranty period as required by ordinance. Plat will not be recorded until received.

TRANSMITTED to the parties listed hereafter:

TEC Services via e-mail
 City of Eagle Pass Planning and Zoning Commission via e-mail
 City of Eagle Pass Planning Department Report dated January 20, 2023

Attachment 1 Application



CITY OF EAGLE PASS
APPLICATION FOR APPROVAL OF FINAL PLAT

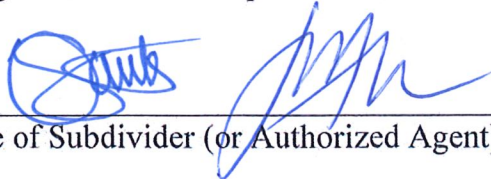
INSTRUCTIONS: This form is to be completely filled out, signed, and dated by the subdivider when the subdivider requests final plat approval.

IDENTIFICATION OF SUBDIVISION AND PLAT

I, Amigos Hospitality, LLC, hereby request final plat approval for the proposed subdivision known as Amigos Subdivision as shown on the accompanying plat, which consists of 1 (number) sheets and which was acknowledged by me on 12.22.22 (date).

SUBDIVIDER'S ACKNOWLEDGMENT

I understand that before the plat may be recorded I must provide to the City of Eagle Pass a financial guarantee for all unbuilt infrastructure in the amount to be set by the City Council. Otherwise, I believe that I have fulfilled the requirements under state laws and city ordinances for final plat approval by the City of Eagle Pass, based upon the plat as described above and the documents and information listed below. To the best of my knowledge the information provided on this request is true and complete.


 Signature of Subdivider (or Authorized Agent)

12.22.22
 Date

PRELIMINARY PLAT APPROVAL

Check if applicable, and provide the date of City Council approval.

 A preliminary plat was approved by the City on 08/02/2022 (date).

IDENTIFICATION OF PLAT SHEETS TO BE IN COUNTY'S MAP RECORD

STATEMENT OF OWNER/SUBDIVIDER

I, the undersigned, hereby certify that: (1) I am the owner the land subject to this request for a subdivision; (2) I authorize TerraTech Engineering & Construction Services to act as my agent for all documents pertaining to this subdivision application; (3) the information contained in this subdivision application or accompanying information is true and correct; (4) I will advise the City in writing of any inaccurate, misleading or false statements in the subdivision application or accompanying information; (5) the City will be advised in writing of any change in ownership of the property that is the subject of this subdivision application provided the change of ownership occurs prior to the recording of the final approved plat, if any; and (6) I will liable to the City of Eagle Pass for the completion of all site improvements required by Section 23 of the City's Code of Ordinance until such time as such improvements, if any, shall have been actually completed and accepted by the city.


Owner / Subdivider Signature

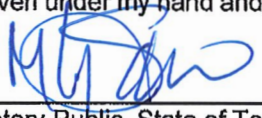
12.22.22
Date

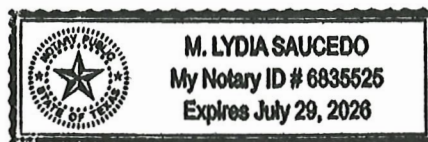
STATE OF TEXAS §

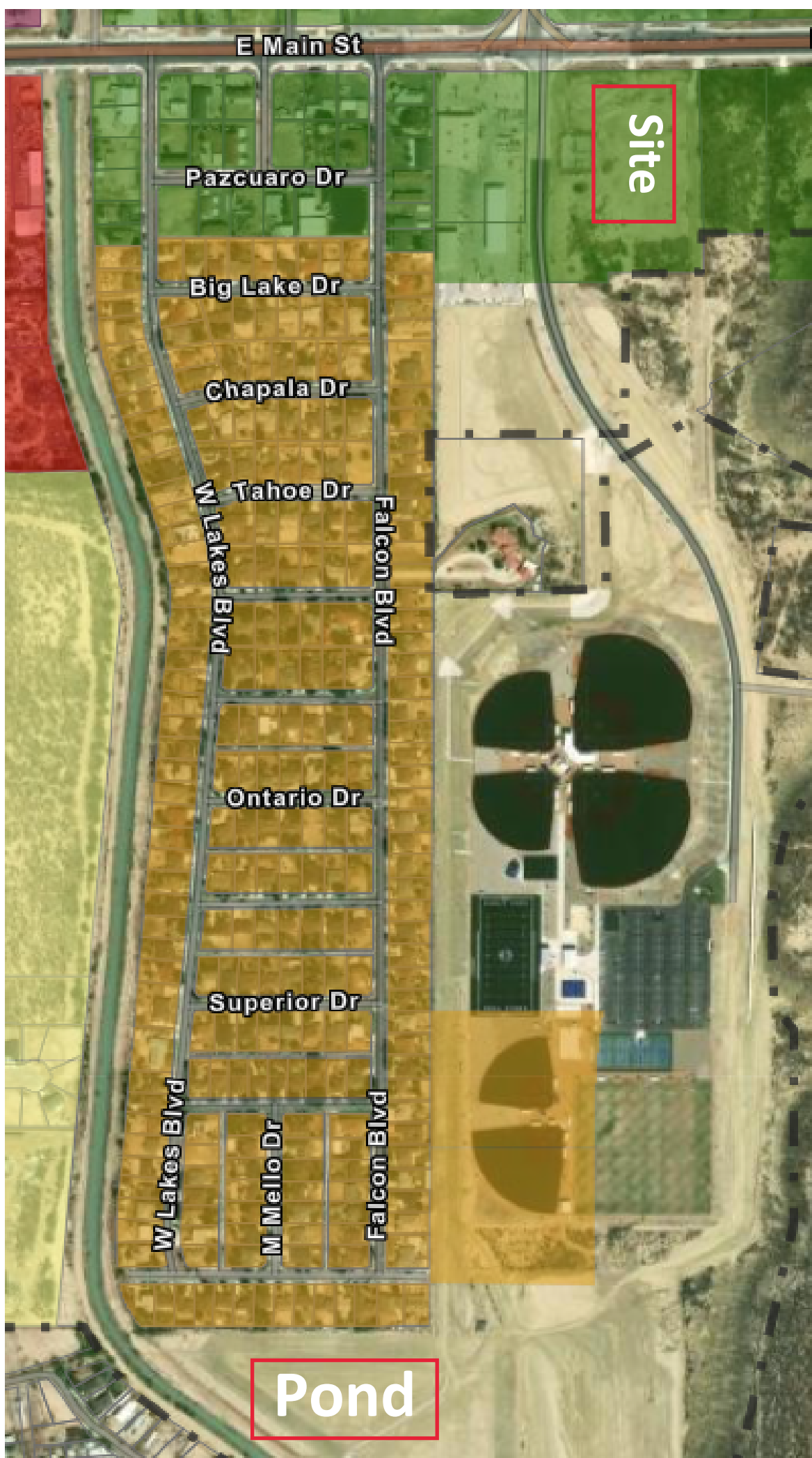
COUNTY OF MAVERICK §

Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared Oscar De Lo Santos & Saul Rodriguez (Name), Property Owners (Title), known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this the 22th day of DECEMBER, 2022.


Notary Public, State of Texas







PLAT ESTABLISHING LOT 1, LOT 2, & LOT 3
AMIGOS SUBDIVISION

BEING A 4.06 ACRE TRACT OF LAND OUT OF A 7.822 ACRE TRACT OF LAND CONVEYED TO WECO & ASSOCIATES, LTD. DESCRIBED IN DEED RECORDED IN BOOK 1017, PAGE 222, DEED RECORDS, MAVERICK COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

BEGINNING AT A ½" IRON ROD FOUND AT THE NORTHERLY LINE OF AFOREMENTIONED 4.06 ACRE TRACT OF LAND, AT THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 277, FOR THE MOST NORTHERLY NORTHWEST CORNER HEREOF;

THENCE, WITH THE SOUTHERLY RIGHT OF WAY LINE OF SAID U.S. HIGHWAY 277, NORTH 89 DEGREES 36 MINUTES 19 SECONDS EAST, 329.72 FEET TO A ½" IRON ROD SET FOR THE NORTHEAST CORNER HEREOF;

THENCE, SOUTH 01 DEGREES 08 MINUTES 25 SECONDS WEST, 500.18 FEET, TO A ½" IRON ROD SET FOR THE SOUTHEAST CORNER HEREOF;

THENCE, SOUTH 89 DEGREES 36 MINUTES 19 SECONDS WEST, 354.00 FEET, TO A ½" IRON ROD SET AT THE EASTERLY RIGHT OF WAY LINE OF PATSY WINN BOULEVARD, ON A CURVE TO THE LEFT WITH A RADIUS OF 999.00 FEET FOR A POINT OF CURVATURE HEREOF;

THENCE, WITH THE EASTERLY RIGHT OF WAY LINE OF PATSY WINN BOULEVARD AND SAID CURVE TO THE LEFT, A DISTANCE OF 19.03 FEET (CHORD BEARING NORTH 00 DEGREES 35 MINUTES 41 SECONDS EAST, 19.03 FEET) TO ½" IRON ROD FOUND FOR A POINT OF TANGENCY HEREOF;

THENCE, CONTINUING WITH THE EASTERLY RIGHT OF WAY LINE OF SAID PATSY WINN BLVD, NORTH 01 DEGREES 08 MINUTES 25 SECONDS EAST, 456.75 FEET TO A ½" IRON ROD FOUND AT THE MOST WESTERLY NORTHWEST CORNER HEREOF;

THENCE, NORTH 45 DEGREES 23 MINUTES 33 SECONDS EAST, 34.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.06 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS: TEXAS SOUTH CENTRAL ZONE – 4204 – NAD 83

STATE OF TEXAS)(
COUNTY OF MAVERICK)(
I, JULIAN JAVIER RUIZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION OF AMIGOS SUBDIVISION WAS PREPARED FROM AN ACTUAL SURVEY CONDUCTED ON APRIL 21, 2022 UNDER MY SUPERVISION ON THE GROUND AND THE MONUMENTS SHOWN ARE WITHIN THE POSITIONAL TOLERANCE REQUIRED BY 22 TAC SEC 663.15.

JULIAN JAVIER RUIZ
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 5304

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, OF _____ BY JULIAN JAVIER RUIZ, R.P.L.S.

SIGNATURE NOTARY PUBLIC STATE OF TEXAS

MY COMMISSION EXPIRES: _____

STATE OF TEXAS)(
COUNTY OF MAVERICK)(
I, FLORENTINO CABALLERO, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS (NO. 66952), HEREBY CERTIFY THAT THE WATER AND WASTEWATER FACILITIES FOR THIS SUBDIVISION WERE DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF EAGLE PASS, TEXAS, THAT THESE SERVICES ARE CONNECTED TO THE PUBLIC WATER AND SEWER UTILITIES OPERATED AND MAINTAINED BY THE CITY OF EAGLE PASS, TEXAS, ALL AS SHOWN ON THE DRAWINGS PRESENTED TO, AND APPROVED BY, THE CITY OF EAGLE PASS, TEXAS. THESE WATER AND SEWER DESIGNS ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343 OF THE TEXAS WATER CODE.

FLORENTINO CABALLERO, P.E.
REGISTERED PROFESSIONAL ENGINEER 66952

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, OF _____ BY FLORENTINO CABALLERO, P.E.

SIGNATURE NOTARY PUBLIC STATE OF TEXAS

MY COMMISSION EXPIRES: _____

STATE OF TEXAS)(
COUNTY OF MAVERICK)(
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

THE OWNERS OF THE LAND SHOWN ON THIS SUBDIVISION PLAT AND WHOSE NAME IS SUBSCRIBED HERETO AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, PARKS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND THE SAME ARE DEDICATED TO THE CITY OF EAGLE PASS.

THE OWNER CERTIFIES THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT 212.032 AND THAT:

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARD; AND
(D) GAS CONNECTION, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STANDARDS.

THE OWNER ATTESTS THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

AMIGOS SUBDIVISION

SIGNATURE: _____

NAME: SAUL RODRIGUEZ
MANAGING MEMBER OF AMIGOS HOSPITALITY, LLC,
A TEXAS LIMITED LIABILITY COMPANY

SIGNATURE: _____

NAME: OSCAR DE LO SANTOS
MANAGING MEMBER OF AMIGOS HOSPITALITY, LLC,
A TEXAS LIMITED LIABILITY COMPANY

STATE OF TEXAS)(
COUNTY OF MAVERICK)(
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

BY SAUL RODRIGUEZ AND OSCAR DE LO SANTOS,
MANAGING MEMBERS OF AMIGOS HOSPITALITY, LLC,
A TEXAS LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

SIGNATURE NOTARY PUBLIC STATE OF TEXAS

MY COMMISSION EXPIRES: _____

CITY OF EAGLE PASS
CERTIFICATE OF PLAT APPROVAL

WE, THE UNDERSIGNED, CERTIFY THAT AMIGOS SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF EAGLE PASS ON _____

MAYOR OF THE CITY OF EAGLE PASS _____ DATE _____

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 202__

SIGNATURE NOTARY PUBLIC STATE OF TEXAS

WE, THE UNDERSIGNED, CERTIFY THAT AMIGOS SUBDIVISION WAS REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF EAGLE PASS ON _____

CHAIRMAN-CITY OF EAGLE PASS _____ DATE _____
PLANNING AND ZONING COMMISSION

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 202__

SIGNATURE NOTARY PUBLIC STATE OF TEXAS

WE, THE UNDERSIGNED, CERTIFY THAT AMIGOS SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY MANAGER OF THE CITY OF EAGLE PASS ON _____

CITY MANAGER OF THE CITY OF EAGLE PASS _____ DATE _____

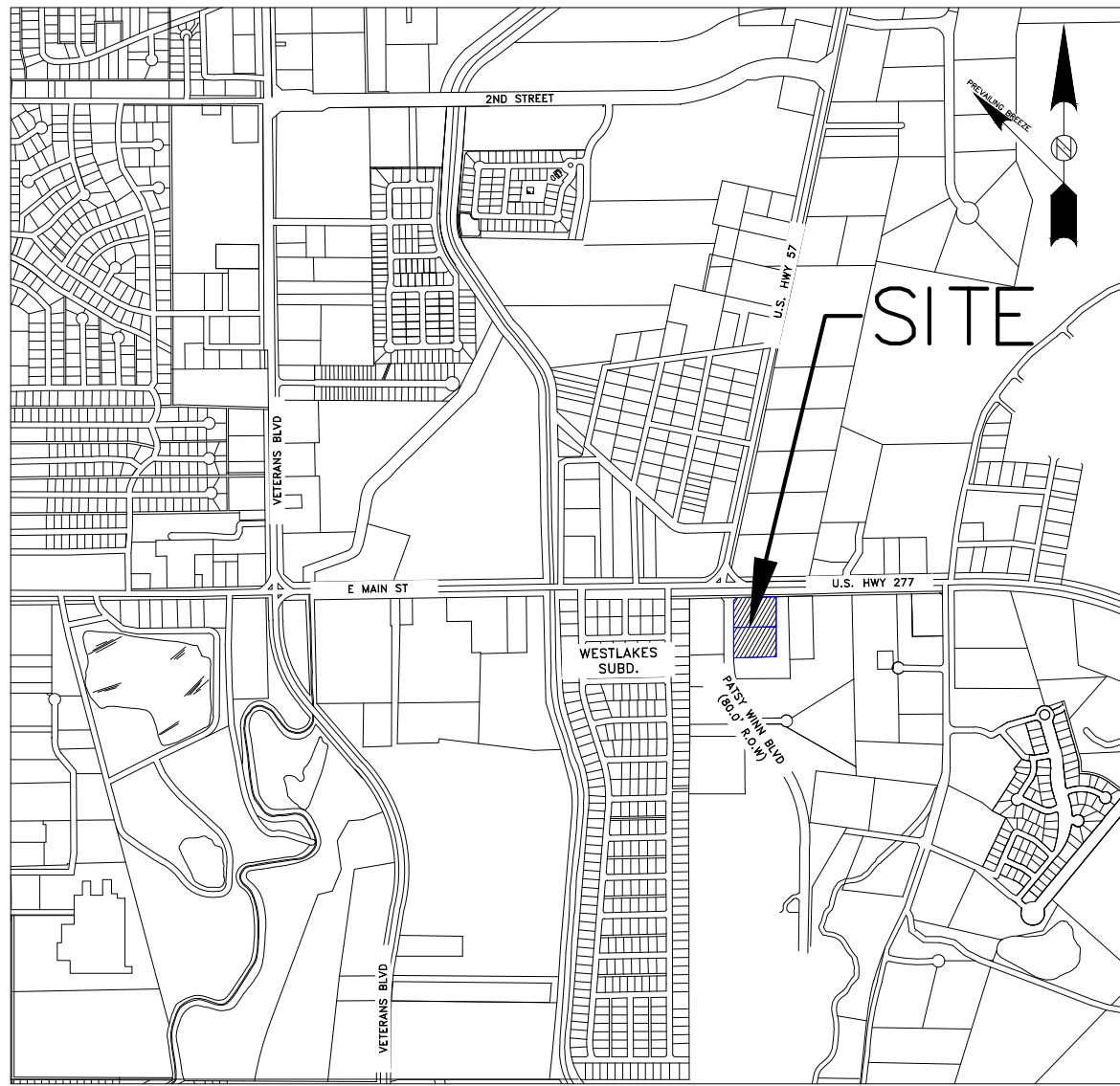
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 202__

SIGNATURE NOTARY PUBLIC STATE OF TEXAS

COUNTY CLERK'S RECORDING CERTIFICATE

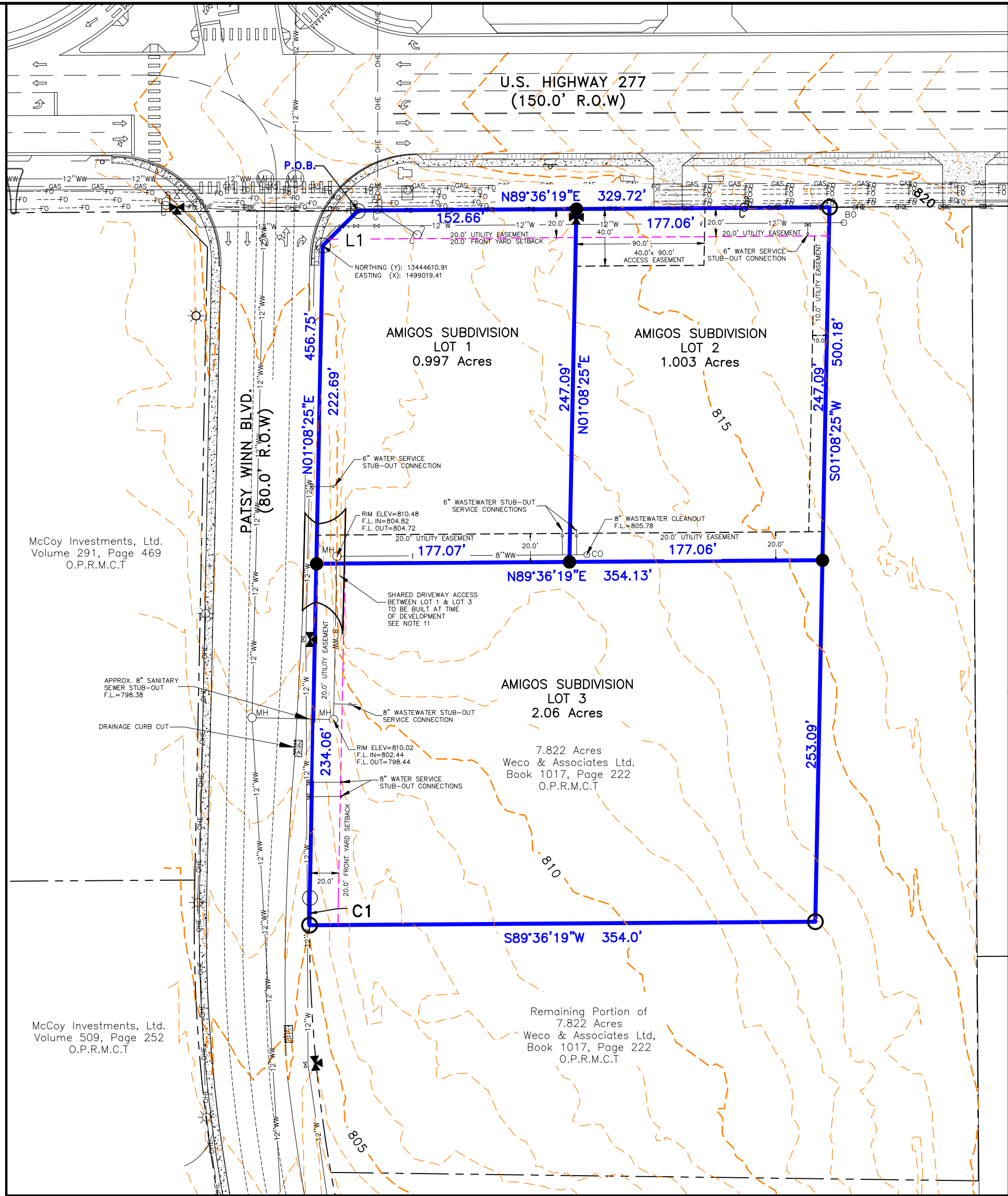
I, _____ COUNTY CLERK OF MAVERICK COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT ____ O'CLOCK ____M ON _____ 202__, AND WAS RECORDED IN ENVELOPE ____ SIDE ____ IN THE MAP RECORDS OF MAVERICK COUNTY AT ____ O'CLOCK ____M ON _____ 202__.

MAVERICK COUNTY CLERK



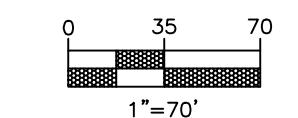
PLAT SUBDIVISION LOT INFORMATION		
LOT	AREA	911 ADDRESS
1	0.997 ACRES (43,429 SQ.FT.)	1028 PATSY WINN BLVD.
2	1.003 ACRES (43,691 SQ.FT.)	3104 E. MAIN ST.
3	2.06 ACRES (89,734 SQ.FT.)	1060 PATSY WINN BLVD.

LEGEND	
○	SET 1/2" IRON ROD (I.R.)
○	FOUND 1/2" IRON ROD (I.R.)
●	PROPERTY CORNER DIVISION
☼	EXISTING LUMINAIRE
⊗	EXISTING POWER POLE
○MH	EXISTING SEWER MANHOLE
⊗MH	EXISTING FIRE HYDRANT
⊗	EXISTING ELECTRIC METER
—	PLAT BOUNDARY
- - - - -	PROPERTY LINE
- - - - -	BUILDING SETBACK LINE
- - - - -	EASEMENT LINE
—12"W—12"W—	EXISTING WATER MAIN
—12"W—12"W—12"W—	EXISTING WASTEWATER MAIN LINE
—8"W—8"W—	EXISTING WASTEWATER MAIN LINE
—OHE—OHE—OHE—OHE—OHE—	EXISTING OVERHEAD ELECTRIC LINE
—GAS—GAS—GAS—GAS—GAS—	EXISTING GAS MAIN LINE
---FO---FO---FO---FO---FO---	EXISTING FIBER OPTIC LINE



BEARINGS, DISTANCES, AND AREAS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM ESTABLISHED FOR SOUTH CENTRAL ZONE. ELEVATIONS SHOWN ARE BASED ON NAVD 88, GEOID 18A.

GRAPHIC SCALE



LINE TABLE		
Line #	Length	Bearing
L1	34.97	N45°23'33"E

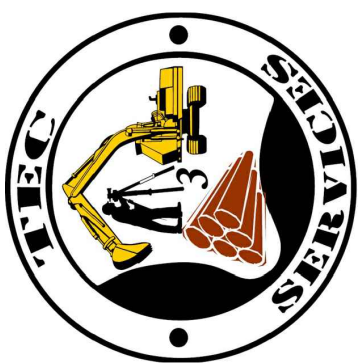
CURVE TABLE				
Curve #	Length	Radius	Chord Bearing	Chord Distance
C1	19.03 FT	999 Ft	N00°35'41"E	19.03 Ft

NOTES:

- THE TOTAL AREA OF THIS SUBDIVISION PLAT IS 4.06 ACRES AND CONTAINS THREE (3) COMMERCIAL LOTS.
- THE AREA OF THIS SUBDIVISION PLAT LIES INSIDE THE CITY LIMITS OF EAGLE PASS, TX.
- SET ½" I.R. AT ALL CORNERS EXCEPT INDICATED.
- THE ZONING FOR THIS PLAT WILL BE B-3: GENERAL BUSINESS DISTRICT.
- AS PER B-3 ZONING DISTRICT, LOTS 1-3 OF THIS SUBDIVISION PLAT ARE SUBJECT TO A TWENTY (20') FOOT WIDE FRONT YARD SETBACK. NO SIDE OR REAR YARD SETBACKS ARE REQUIRED.
- NO PORTION OF THE SUBDIVISION SHOWN ON THIS PLAT IS WITHIN SPECIAL FLOOD HAZARD AREAS THAT ARE SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 46323C0455D, DATED APRIL 4, 2011 FOR MAVERICK COUNTY, TEXAS AND INCORPORATED AREAS.
- ALL LOTS WITHIN THIS SUBDIVISION SHALL BE CONVEYED LEGAL ACCESS TO ALL EASEMENTS, RIGHT-OF-WAYS, AND ANY PUBLIC DETENTION FACILITIES.
- ALL EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND ANY OTHER OBSTRUCTIONS.
- VERIFY ALL UNDERGROUND UTILITY SERVICE LINES AS REQUIRED, PRIOR TO ANY EXCAVATION, SHOWN OR NOT SHOWN ON THIS PLAT SHEET.
- THE SUBSEQUENT DEVELOPMENT OF ALL LOTS SHOWN WITHIN THIS SUBDIVISION PLAT SHALL COMPLY WITH THE CITY OF EAGLE PASS CODE OF ORDINANCES PERTAINING TO THE PROVISIONS OF CHAPTER 23, ARTICLES IV, V, AND VI, GOVERNING SUBDIVISION DESIGN AND CONSTRUCTION STANDARDS; CHAPTER 27 GOVERNING WATER SERVICES, SEWER SERVICES, AND SURFACE WATER MANAGEMENT; AND CHAPTER 13 GOVERNING FIRE PROTECTION.
- ACCESS TO LOT 1 OF THIS SUBDIVISION VIA PATSY WINN BLVD. SHALL BE LIMITED TO THE SHARED DRIVEWAY BETWEEN LOT 1 AND LOT 3, AS SHOWN ON THE PLAT DRAWING ABOVE.
- UTILITY INFORMATION SHOWN ON THIS PLAT SHEET SHOULD BE FIELD VERIFIED WITH EPWWS PRIOR TO USING FOR ANY FUTURE DESIGN OR UTILITY CONTINUATION.

FINAL SUBDIVISION PLAT
AMIGOS SUBDIVISION
EAGLE PASS, TEXAS, MAVERICK COUNTY

TERRATECH ENGINEERING
AND CONSTRUCTION SERVICES
3292 EL INDIO HWY, EAGLE PASS, TX
(830)-773-0579
ajlboron@terratechengineering.com
FIRM #14118
www.terratechengineering.com



PROPERTY OWNER:
AMIGOS HOSPITALITY, LLC
774 TURNPIKE DRIVE
EAGLE PASS, TX 78852

JOB: 0113-22
SHEET 1 OF 1
DESIGNED: FJC, AJL
DRAWN: GGZA
CHECKED: FJC, AJL

SCALE: 1" = 70'
DEC. 19, 2022

Plat
Zoomed in

McCoy Investments, Ltd.
Volume 291, Page 469
O.P.R.M.C.T

APPROX. 8" SANITARY
SEWER STUB-OUT
F.L.=798.38

DRAINAGE CURB CUT

McCoy Investments, Ltd.
Volume 509, Page 252
O.P.R.M.C.T

PATSY WINN BLVD.
(80.0' R.O.W)

P.O.B.

L1

NORTHING (Y): 13444610.91
EASTING (X): 1499019.41

AMIGOS SUBDIVISION
LOT 1
0.997 Acres

AMIGOS SUBDIVISION
LOT 2
1.003 Acres

AMIGOS SUBDIVISION
LOT 3
2.06 Acres

7.822 Acres
Weco & Associates Ltd.
Book 1017, Page 222
O.P.R.M.C.T

Remaining Portion of
7.822 Acres
Weco & Associates Ltd.
Book 1017, Page 222
O.P.R.M.C.T

U.S. HIGHWAY 277
(150.0' R.O.W)

N89°36'19"E 329.72'

152.66'

177.06'

N01°08'25"E 456.75'

222.69'

N01°08'25"E
247.09'

S01°08'25"W 500.18'

253.09'

N89°36'19"E 354.13'

S89°36'19"W 354.0'

6" WATER SERVICE
STUB-OUT CONNECTION

6" WASTEWATER STUB-OUT
SERVICE CONNECTIONS

RIM ELEV=810.48
F.L. IN=804.82
F.L. OUT=804.72

8" WASTEWATER CLEANOUT
F.L.=805.78

SHARED DRIVEWAY ACCESS
BETWEEN LOT 1 & LOT 3
TO BE BUILT AT TIME
OF DEVELOPMENT
SEE NOTE 11

8" WASTEWATER STUB-OUT
SERVICE CONNECTION

RIM ELEV=810.02
F.L. IN=802.44
F.L. OUT=798.44

8" WATER SERVICE
STUB-OUT CONNECTIONS

C1

Attachment 2

Final Engineering Report



To: Mr. Placido Madera

City of Eagle Pass Planning Director

From: Florentino J. Caballero, P.E.

Date: December 07, 2022

Reference: ***Final Engineering Report for Amigos Subdivision***

Mr. Madera,

Amigos Hospitality, LLC, owner of a tract of land legally described as '*Being a 4.06 acre tract of land out of a 7.822 acre tract of land conveyed to WECO & Associates, LTD. described in deed recorded in Book 1017, Page 222, Maverick County Deed Records*', requested the services of TerraTech Engineering and Construction Services (TEC Services) to Plat and subdivide the subject 4.06 acres into (3) three Commercial lots. This tract of land is located inside the Eagle Pass City Limits at the intersection of Patsy Winn Blvd. and US HWY 277.

General Description

The proposed 4.06 acre Plat will have (3) three commercial lots with Lot 1, Lot 2, and Lot 3 having areas of 0.997 acres, 1.003 acres, and 2.06 acres, respectively. The proposed plat is located inside the Eagle Pass City Limits and is located at the intersection of Patsy Winn Blvd. and US HWY 277. Lots 1 and 2 will have frontage towards US HWY 277, while Lot 3 will have frontage towards Patsy Winn Blvd. The proposed zoning of this subdivision will be classified as B-3: General Business District, based on the zoning classifications as stipulated in Sect. 7.4, Appendix A-Zoning Ordinance, of the Eagle Pass Code of Ordinances. Given the recent development of the Eagle Pass Sports Complex property located off Patsy Winn Blvd., the subject property has paved street access off Patsy Winn Blvd. and US HWY 277, as well as access to utilities such as sewer, water, electricity, and internet that will be able to service the 4.06 acre area when developed. There is an existing paved TxDOT driveway located off US HWY 277 that will be utilized for access to proposed Lot 2, as well as Lot 1 via a 40'x90' access easement as shown on the Plat Sheet. Lot 1 and Lot 3 will have driveway access via Patsy Winn Blvd. when developed. Access to Lot 1 via Patsy Winn Blvd. will be limited to a shared driveway between Lot 1 and 3 as shown on the Plat sheet.

Drainage

General Drainage Description

The proposed land use for this 4.06 acre tract of land is commercial, with no portion of the platted property being within a special flood hazard area as indicated by FEMA. The Eastern portion of this property contains the highest topography, as runoff naturally drains from the Northeast towards the Southwestern direction. Given the recent development of the Eagle Pass Sports Complex area, the subject plat property falls inside a drainage area that was considered when the drainage improvements for the 100+ acre EP Sports Complex was designed and subsequently built out, including underground stormwater drainage off Patsy Winn Blvd. and a major drainage channel which leads to a 13+ acre detention pond that holds the runoff for a huge area including the subject 4.06 acre area that is being platted. As a result, whenever this property gets developed, there will be no need to construct an onsite detention pond for any of the proposed 3 lots that make up the 4.06 acre plat area. Whenever the proposed (3) three lots get developed, they will have the option to sheet flow runoff onto Patsy Winn Blvd. or design an onsite internal drainage system, such as underground storm piping, if required, and at the discretion of the designing engineer, at the time of development of each of the lots. No drainage improvements are required to legally plat the property into (3) three commercial lots. For platting purposes, Hydraulic Calculations are provided below only as reference.

The existing drainage conditions of this tract of land can be analyzed using the Rational Method. The peak rate of runoff, Q , in cubic feet per second is calculated as follows:

$$Q = C \times I \times A$$

where C = runoff coefficient

I = average rainfall intensity in inches per hour

A = tributary drainage area in acres

The parameters used in the analysis of the existing drainage of this developed tract are presented in Table 1 below.

Table 1. Existing & Developed Drainage Parameters

Parameter	Value
t_c	5 min
C_U	0.30
C_D	0.90
I_{10}	7.43 in/hr
I_{100}	10.32 in/hr
Watershed Area, A	4.06 acres

The peak rates of runoff for the 10-year and 100-year storm periods from undeveloped to developed conditions are as followed:

$$Q_{10,U} = C_U \times I_{10} \times A$$

$$Q_{10,U} = 0.30 \times 7.43 \times 4.06 = 9.05 \text{ cfs}$$

$$Q_{10,D} = C_D \times I_{10} \times A$$

$$Q_{10,D} = 0.90 \times 7.43 \times 4.06 = 27.15 \text{ cfs}$$

$$Q_{100,U} = C_U \times I_{100} \times A$$

$$Q_{100,U} = 0.30 \times 10.32 \times 4.06 = 12.57 \text{ cfs}$$

$$Q_{100,D} = C_D \times I_{100} \times A$$

$$Q_{100,D} = 0.90 \times 10.32 \times 4.06 = 37.71 \text{ cfs}$$

The estimated increase in runoff for the entirety of the property for a ten (10) and one hundred (100) year return period are 18.10 cfs and 25.14 cfs, respectively.

Drainage Conclusions

The calculations provided in this report are simply for Platting purposes. Given the existing public improvements, no drainage improvements are required to legally subdivide the property into (3) three lots. Once the properties are developed, the designing engineer of the development of the proposed lots can design the internal drainage systems as required.

Street

No new street improvements will be required as part of this Plat, given the existing public improvements such as Patsy Winn Blvd.

Water Service

There is an existing 12" Water Line stub-out located inside of proposed Lot 1, along the frontage of US HWY 277 as shown on the Plat sheet. This 12" Water line was extended approximately 300' across the entire frontage of proposed Lots 1 and 2, along US HWY 277, and left at the end of the property. Proposed Lots 1 and 2 each have 6" Commercial water services extended to them. Please reference Plat sheet for locations. Proposed Lot 3 has (2) two- 8 inch Water Stub-out service connections extended to it. Please reference Plat sheet for locations.

Sanitary Sewer Service

There is an existing 8" sanitary sewer stub-out connection that was left inside of proposed Lot 3, coming off an existing manhole as shown on the Plat sheet. This 8" line was extended approximately 310' throughout the proposed development in order to provide wastewater services to each of the proposed (3) three Lots part of this subdivision. A 6 inch wastewater service stub-out connection was left for each proposed Lot 1 and 2. Please reference Plat sheet for locations. An 8 inch wastewater service stub-out connection was left for proposed Lot 3. Please reference Plat sheet for locations. Two (2) wastewater manholes and one (1) - 8 inch sanitary sewer cleanout were constructed as per of these improvements. Please see Plat sheet for reference.

Electrical Service

Electrical service will be supplied by AEP, who has existing electrical infrastructure along Patsy Winn Blvd. and along US HWY 277 frontage that abuts the proposed 4.06 acres. The electrical service for each of the proposed lots will be obtained at the time they are developed.

Other Utilities

Amigos Subdivision will have access to other utilities such as, phone, cable, internet service (Spectrum & AT&T), and Natural Gas as required during the time of the Lot development. These utilities are presently located along the US HWY 277 frontage and can be extended to service the proposed lots as needed.

Conclusion

The proposed land use for this development is commercial. The current use of adjacent tracts is also commercial. The proposed plat will not have an impact on the current drainage patterns or utilities given the proposed infrastructure that is already in place. If you have any additional questions concerning this report, please contact Florentino Caballero, P.E. at 830-773-0579 or Aaron Libson at ajlibson@terratechengineering.com

Sincerely,

Florentino J. Caballero, P.E.



12/07/2022

Amigos Subdivision Development Cost Estimate

BID ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
1	Sanitary Sewer Service				
2	Sanitary Sewer System 8" PVC SDR-26	LF	285	\$ 70.00	\$ 19,950.00
3	Sanitary Sewer System Manholes	EA	2	\$ 6,900.00	\$ 13,800.00
4	Sanitary Sewer System 8" Service Line Stubb-Out	EA	3	\$ 3,000.00	\$ 9,000.00
5				Subtotal	\$ 42,750.00
6	Water Service				
7	Water System 12" PVC C900 DR-18	LF	325	\$ 75.00	\$ 24,375.00
8	Water System 4" P.E. Service Line	EA	3	\$ 2,500.00	\$ 7,500.00
				Subtotal	\$ 31,875.00
9		Total Estimated Cost			\$ 74,625.00

Notes: a) This is an Estimation, prices may vary based on vendor and contractor.
b) The bid items shown serve as the list of improvements to be bonded.



January 19, 2023

Mr. Placido Madera
City of Eagle Pass - Planning Director
3295 Bob Rogers Drive
Eagle Pass, Tx 78852

Re: Letter of Approval – Amigos Subdivision

Mr. Madera,

Eagle Pass Water Works System inspected and approves the water lines, sanitary sewer lines and all related infrastructure on Amigos Subdivision. The recently installed water and sanitary sewer infrastructure of the mentioned subdivision have passed all tests performed and have met the requirements set forth under Section 23-66 and Section 23-67 of The City of Eagle Pass - Code of Ordinances, as well as those pertaining to EPWWS Standards & Construction Specifications.

If any additional information is needed, please don't hesitate to contact me at (830) 773-2351.

Regards,


Jorge L. Flores
Asst. General Manager
Eagle Pass Water Works System

Cc: Mariebelle Rodriguez – Asst. Planning Director

FIRE FLOW TEST REPORT

PROJECT INFORMATION:

Project Name: Amigos Subdivision
Street Address: PATSY WING BLVD & US 277
City, State, Zip Code: EAGLE PASS TX 78852

FIRE FLOW TESTING COMPANY INFORMATION:

Name of individual preparing this report: JOSE BARRIA
Company represented: ALLEGIANCE FIRE PROTECTION
Street Address: 4242 GATEWAY ST
City, State, Zip Code: SAN ANTONIO TX 78217
Telephone number: (210) 493-2850
Signature of the individual preparing report attesting to the accuracy of data contained herein:

Date of this report: 1/10/2023

WITNESS INFORMATION:

Name of individual witnessing flow test: Juan Molina
Company Represented: EPWWS
Telephone Number: 830-213-9877
Signature of the witness attesting to the accuracy of data in this report:

FIRE FLOW INFORMATION:

Date and time of flow test: 1/10/2023 9:50 AM
Location of "flow" hydrant(s): (A) SEE CHART
Location of "test" hydrant: (B) SEE CHART

***Theoretical fire flow (gpm) available at **twenty-five (25) psi**:

***For Building Permit Application

FIRE FLOW TEST DATA SHEET

PROJECT INFORMATION:

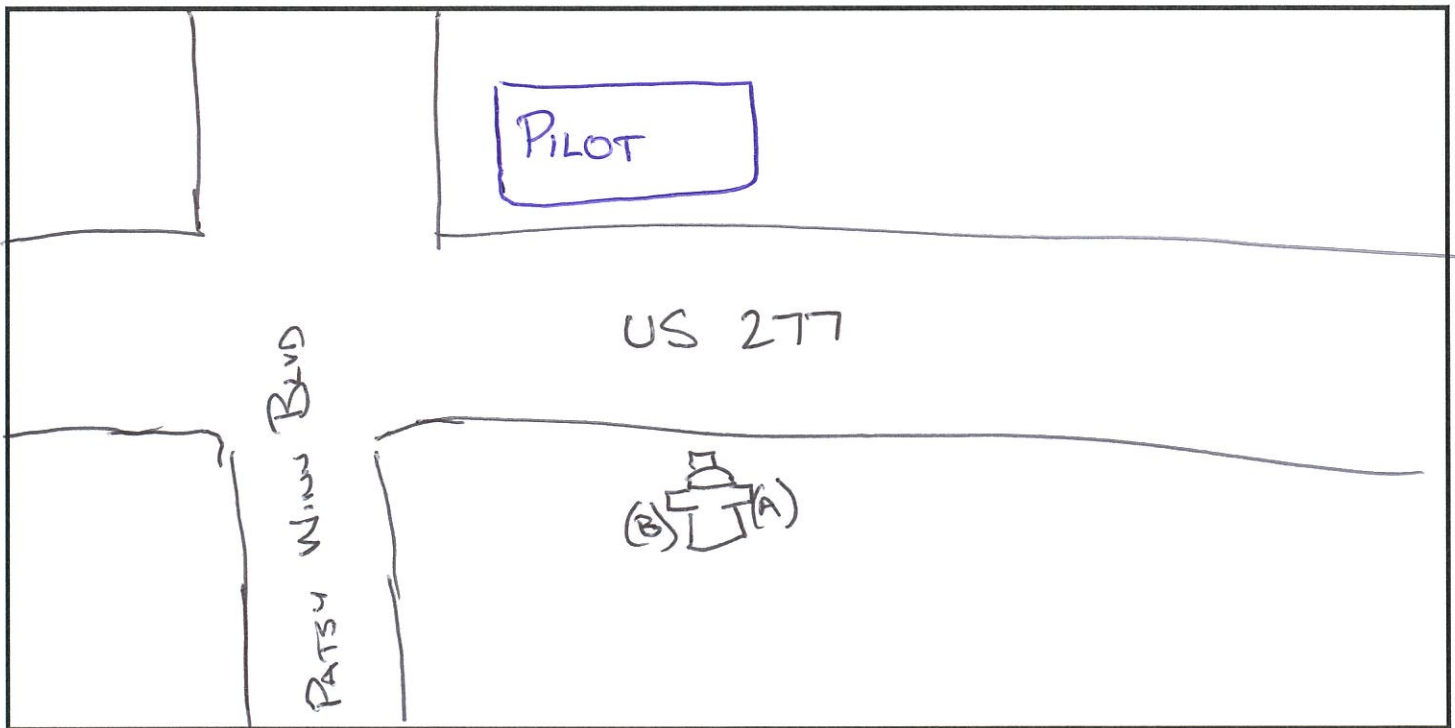
Project Name: Amigos Subdivision

Street Address: PATSY WINN BLVD & US 277

City, State, Zip Code: EAGLE PASS, TX 78852

DATE	TIME AM PM	TEST HYDRANT		FLOWING HYDRANT					FLOWING HYDRANT					TOTAL FLOW	
		STATIC (psi)	RESI- DUAL (psi)	PITOT (psi)	DIA (in)	THEOR FLOW (gpm)	HYD COEF	ACTUAL FLOW (gpm)	PITOT (psi)	DIA (in)	THEOR FLOW (gpm)	HYD COEF	ACTUAL FLOW (gpm)	ACTUAL (gpm)	AT 25 psi (gpm)
1/10	9:50	42	44	46	2.5		.9	1140							

SKETCH FLOW TEST LOCATION:





LETTER OF CERTIFICATION

Street and Drainage Service Availability

Subdivision Name: Amigos Subdivision - Final Plat

Maverick County Property Identification Number(s): 52482

+++++

I have prepared the plans and profiles for the locations of streets, drainage structures, sewer lines, and water lines for the above-referenced subdivision in accordance with the City of Eagle Pass standards and specifications.

J. Calabero
Subdivision Project Engineer

1/13/2023
Date

+++++

The Public Works Department has reviewed the above-referenced application for development and has determined that:

- ☒ Adequate street and drainage infrastructure is available for the development.
- ☐ Adequate street and drainage infrastructure is available for the development, subject to the following condition(s):

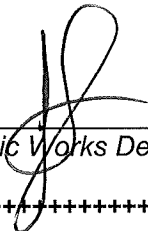
No improvements were required to be installed with plat. Driveway will

be installed at the time lots are developed.

- ☐ Adequate street and drainage infrastructure is not available for the development.

- ☒ The project does or will comply with the subdivision design standards and specifications set forth in *Article IV of City of Eagle Pass Code of Ordinances Chapter 23.*

- ☐ The project does not or will not comply with the subdivision design standards and specifications set forth in *Article IV of City of Eagle Pass Code of Ordinances Chapter 23*.
- ☐ The engineering report for the project does comply with the requirements of *City of Eagle Pass Code of Ordinances Section 23-35(a)(4)(c)*
- ☐ The engineering report for the project does not comply with the requirements of *City of Eagle Pass Code of Ordinances Section 23-35(a)(4)(c)*.

 <i>Public Works Department Representative</i>	1/13/2023 <i>Date</i>
+++++	

Eagle Pass Code of Ordinances Section 23-35: Final Plat Contents

- **Eagle Pass Code of Ordinances Section 23-35(a)(4)(c): Final Engineering Report**

Final engineering report. The final plat shall be accompanied by an engineering report bearing the signed and dated seal of a professional engineer registered in the State of Texas. The engineering report shall discuss the availability and methodology of providing water facilities and wastewater treatment and other to individual lots within the subdivision. A detailed cost estimate per lot acceptable to the county shall be provided for those unconstructed water supply and distribution facilities and wastewater collection and treatment facilities which are necessary to serve each lot of the subdivision. The plan shall include a construction schedule for each significant element needed to provide adequate water or wastewater facilities. If financial guarantees are to be provided, the schedule shall include the start dates and completion dates.

An engineering report bearing the signed and dated seal of a professional engineer registered in the State of Texas. The report will contain a summary description of:

1. The significant drainage problems associated with the project;
2. The analysis procedure used to evaluate these problems and to propose solutions;
3. Any assumptions or special conditions associated with the use of these procedures;
4. The proposed design of the drainage control system; and
5. The result of the analysis of the proposed drainage control systems that it does solve the project's drainage problems. The report will summarize the hydraulic design and detailing how this design satisfies the Eagle Pass Storm Water and Sediment Control Ordinance.

- **Eagle Pass Code of Ordinances Section 23-35(b): Accompanying data**

In addition to the requirements of any other provisions of the Eagle Pass City Code or any other rules and regulations of any agency of the City of Eagle Pass, an applicant for plat approval shall submit the following additional data, to be distributed to appropriate departments as shown below:

d. To the director of public works:

1. Two (2) copies of plans and profiles setting forth the proposed location of the streets, alleys, sidewalks, crosswalks and drainage structures. Also, if a driveway or street accessing an expressway or frontage road is proposed, an access permit as required from the Texas Department of Transportation indicating the approval of the proposed access point is required.
2. Sanitary sewers.
 - i. Two (2) copies of proposed plat of subdivision showing the proposed location of all sewer lines.
 - ii. Two (2) copies of plans and profiles of the proposed sewer lines showing depths and grades of the lines, and overall layout map, construction details and other data as required by *City of Eagle Pass Code of Ordinances Section 23-66*.
 - iii. When connection is proposed to a separate sewer system, other than the system of the city, two (2) copies of the plans and specifications bearing approval certification of the Texas Commission on Environmental Quality (TCEQ).
 - iv. When a separate sewerage treatment facility is proposed other than a facility of the city or modification of a treatment facility other than the city's, required by agencies having jurisdiction, a copy of the discharge permit from each agency authorized to require and issue such permit.
 - v. When a separate sewer system is proposed or when service is to be provided by a system other than the system of the city, a written statement from the owner and operator of the system certifying the owner's operational status, approving the proposed system or service, and certifying that operations and maintenance of the system will be in compliance with the requirements of all regulatory agencies having jurisdiction. All requirements set forth in *City of Eagle Pass Code of Ordinances Section 23-66(k)* shall be complied with.
3. Storm drainage.
 - i. Two (2) copies of the proposed plat showing the storm drainage for the subdivision. All street widths and grades shall be indicated on the plat, and runoff figures shall be indicated on the outlet and

inlet side of all drainage ditches and storm sewers and at all points in the street where changes of grade occur or where the street enters another street or storm sewer or drainage ditch. Drainage easements shall be indicated.

- ii. A general location map of the subdivision showing the entire watershed.
 - iii. Calculations showing the anticipated storm water flow including watershed area, percent runoff and time of concentration.
 - iv. When a drainage channel, storm sewer or other drainage facility or other requirements are necessary, complete plans and specifications shall be submitted showing complete construction detail, including calculations showing basis for design in accordance with the Master Development Plan of the City of Eagle Pass.
 - v. When conditions upstream or downstream from a proposed channel or storm sewer do not permit maximum design flow, high water marks based on a 25-year frequency shall be indicated based on existing conditions.
- 4. Two (2) copies of the utilities layout showing proposed locations of utilities, street lights, fire hydrants and sidewalks shall be submitted.
 - 5. Two (2) copies of detailed cost estimates of all required improvements within the subdivision other than gas and electric lines.

Attachment 3
Master Plan Map
Zoning District Map

FINANCED
THROUGH THE
DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
OF THE STATE OF TEXAS

THE PREPARATION OF THIS DOCUMENT
WAS FINANCED THROUGH PROVISIONS
OF A TEXAS COMMUNITY DEVELOPEMENT
PROGRAM GRANT FROM U.S. DEPARTMENT
OF HOUSING AND URBAN DEVELOPMENT

THESE MAPS ARE PRESENTED WITHOUT WARRANTY OF ANY KIND,
EITHER EXPRESSED OR IMPLIED, RESPECTING THE CONTENTS OF
THESE MAPS, INCLUDING BUT NOT LIMITED TO THE ACCURACY,
LOCATION AND OWNERSHIP OF ANY FACILITIES. NEITHER THE CITY
OF EAGLE PASS, NOR HEJL, LEE AND ASSOCIATES, INC. OR ITS
REPRESENTATIVES SHALL BE LIABLE TO ANY PERSON OR ENTITY
WITH RESPECT TO ANY LIABILITY, LOSS, OR DAMAGE CAUSED OR
ALLEGED TO BE CAUSED DIRECTLY OR INDIRECTLY BY THESE MAPS.

CAD DRAWING FILE: FUTLUMAP.DWG
DATE: 01/08/96

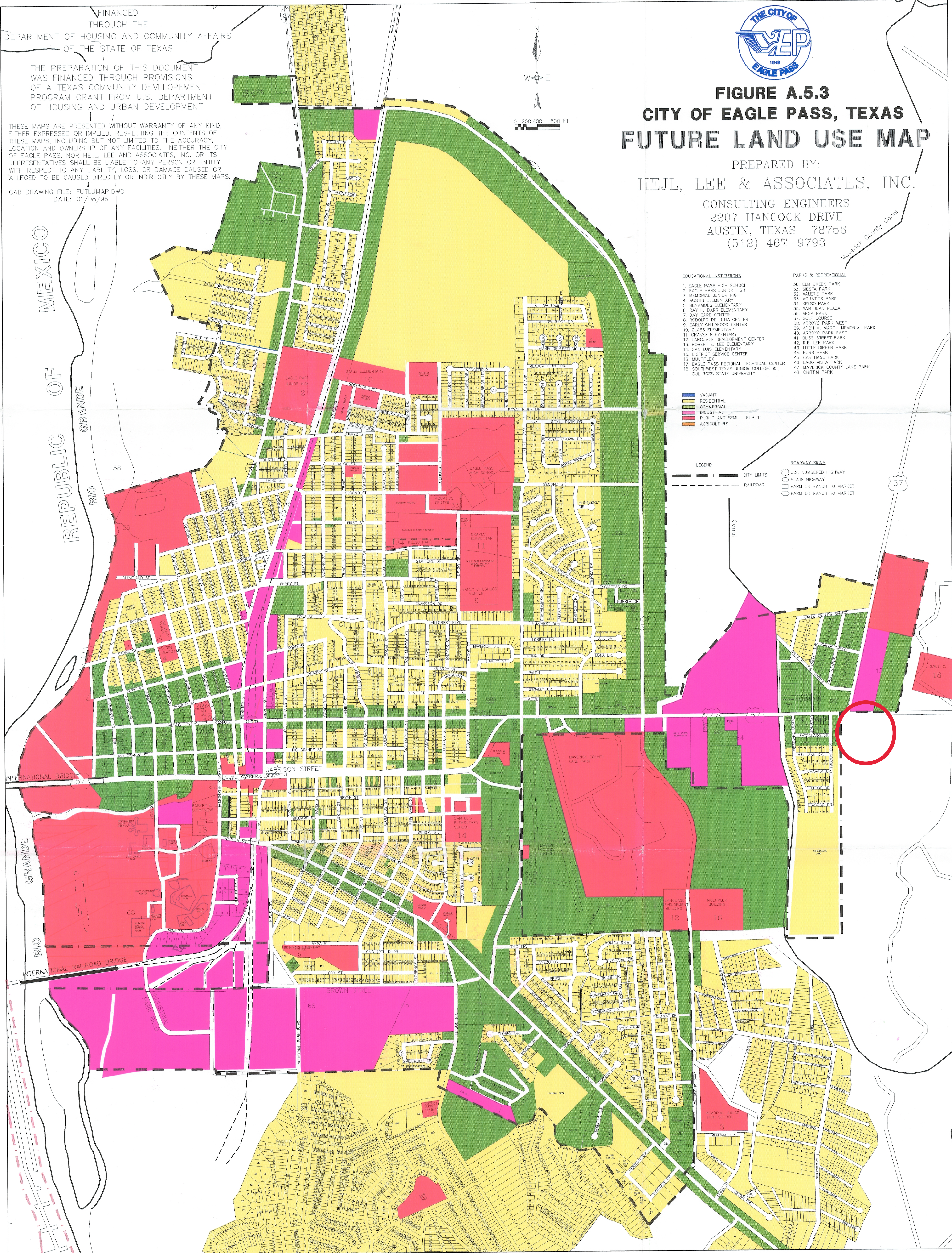


FIGURE A.5.3 CITY OF EAGLE PASS, TEXAS FUTURE LAND USE MAP

PREPARED BY:
HEJL, LEE & ASSOCIATES, INC.

CONSULTING ENGINEERS
2207 HANCOCK DRIVE
AUSTIN, TEXAS 78756
(512) 467-9793

Maverick County Canal



EDUCATIONAL INSTITUTIONS

1. EAGLE PASS HIGH SCHOOL
2. EAGLE PASS JUNIOR HIGH
3. MEMORIAL JUNIOR HIGH
4. AUSTIN ELEMENTARY
5. BENAVIDES ELEMENTARY
6. RAY H. DARR ELEMENTARY
7. DAY CARE CENTER
8. RODOLFO DE LUNA CENTER
9. EARLY CHILDHOOD CENTER
10. GLASS ELEMENTARY
11. GRAVES ELEMENTARY
12. LANGUAGE DEVELOPMENT CENTER
13. ROBERT E. LEE ELEMENTARY
14. SAN LUIS ELEMENTARY
15. DISTRICT SERVICE CENTER
16. MULTIPLEX
17. EAGLE PASS REGIONAL TECHNICAL CENTER
18. SOUTHWEST TEXAS JUNIOR COLLEGE & SUI ROSS STATE UNIVERSITY

PARKS & RECREATIONAL

30. ELM CREEK PARK
33. SIESTA PARK
32. VALERIE PARK
33. AQUATICS PARK
34. KILSO PARK
35. SAN JUAN PLAZA
36. VEGA PARK
37. GOLF COURSE
38. ARROYO PARK WEST
39. ARCH M. MARCH MEMORIAL PARK
40. ARROYO PARK EAST
41. BUSS STREET PARK
42. R.E. LEE PARK
43. LITTLE DIPPER PARK
44. BURR PARK
45. CARTHAGE PARK
46. LAGO VISTA PARK
47. MAVERICK COUNTY LAKE PARK
48. CHITTM PARK

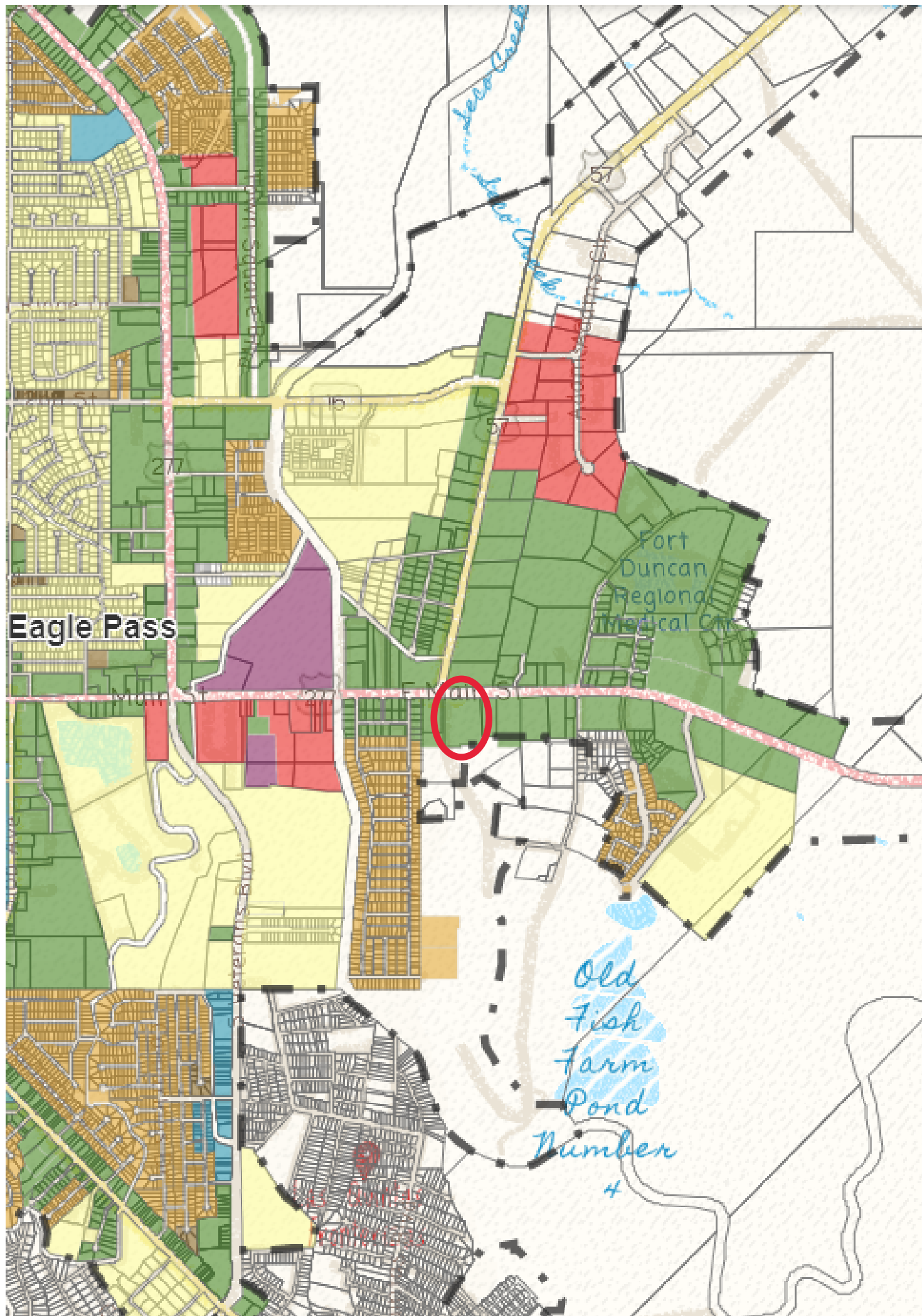
- VACANT
- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PUBLIC AND SEMI - PUBLIC
- AGRICULTURE

LEGEND

- CITY LIMITS
- RAILROAD

ROADWAY SIGNS

- U.S. NUMBERED HIGHWAY
- STATE HIGHWAY
- FARM OR RANCH TO MARKET
- FARM OR RANCH TO MARKET



Item #2

ARTICLE V. PARKLAND DEDICATION

Sec. 23-75. Purpose.

The Eagle Pass City Council has determined that recreational areas in the form of public parks are necessary and benefit the well being of the citizens of Eagle Pass. The council has further determined that a reasonable procedure for establishing such parks is the integration of a parkland dedication requirement into the procedure for subdividing property within the city limits or extraterritorial jurisdiction of Eagle Pass. All single family and multifamily residential subdivisions, therefore, shall be required to comply with the ordinance. It is the intention of this chapter to provide for quality parkland and improvements to those parklands; through either parkland property dedication or parkland cash contributions in lieu of property dedication. The city desires to provide sizable, high quality parkland sites for the use and enjoyment of its citizens. It is intended that such sites be easily accessible to all citizens of Eagle Pass and easily maintained by city work forces. The director of parks and recreation may recommend to the planning and zoning commission that a proposed parkland site dedication is unacceptable and may require parkland cash contributions in lieu of parkland property dedication. Such payments in lieu of parkland property dedication will be based upon the following criteria.

(Ord. No. 05-22, § 1, 8-2-2005)

Sec. 23-76. Definitions.

- (a) *Public parks* are large tracts of land usually with grass and trees improved for public use and recreation with at least sixty (60) percent of flat land for use of ball fields.
- (b) *Major residential subdivisions* are defined in this subsection as subdivisions with fifty (50) or more proposed dwelling units.
- (c) *Minor residential subdivisions* are those subdivisions with fewer than fifty (50) proposed dwelling units.
- (d) *Parkland* is the actual property on which the public park will be situated. It is also referred to as the property to be dedicated by the property owner to the city pursuant to City parkland dedication requirements.
- (e) *Cash contribution* is an equivalent cash value contribution to the city for parkland property acquisition or parkland improvement costs in lieu of dedication of actual parkland property.
- (f) *Parkland contribution* is the actual dedication of parkland property to the city by way of plat note and general warranty deed.
- (g) *Parkland improvements* are those improvements to the city owned parkland that allow the parkland to be utilized as public parks.
- (h) *Ultimate residents* are residents projected to live in a subdivision at the time of completion.

(Ord. No. 05-22, § 1, 8-2-2005)

Sec. 23-77. Criteria for land dedication.

- (a) *Eligibility of subdivisions for parkland dedication requirements.*

- (1) *Minor subdivisions.* The developer of any subdivision classified as a minor subdivision shall not be required to dedicate parkland. The developer of minor subdivisions shall pay cash contribution in lieu of parkland dedication calculated pursuant to subsection (5)(c). However, if the developer feels he has parkland area that would be advantageous to the city, he may submit a request for dedicating parkland to the city and the city shall have the option of accepting parkland property dedication or the cash contribution.
 - (2) *Major subdivisions.* The developer of any subdivision classified as a major subdivision may be required to dedicate parkland. During the preliminary plat approval process, the developer shall designate a location for the proposed park (see parkland dedication requirements). To meet the intent of the chapter, one larger park rather than several small ones spread over the subdivision may be required. At this time the planning and zoning commission will decide whether or not the proposed property dedication would be consistent with the desires of the city in terms of quality and location of its parklands. Should the director of parks and recreation decide that the parkland is not desirable, and then the developer shall pay cash contribution in lieu of parkland dedication calculated pursuant to subsection (5)(c).
- (b) *Properties not required to dedicate park land.*
- (1) All residential properties that are classified as minor subdivisions.
 - (2) The dedication of land or cash contributions shall not apply to existing lots within a recorded plat. All new lots within a replat or addition to an existing subdivision shall comply with the parkland dedication or cash contribution requirements as outlined in this chapter.

(Ord. No. 05-22, § 1, 8-2-2005)

Sec. 23-78. Park land dedication requirements.

The dedicated land shall follow the guidelines below:

- (a) *Land treatment.* Following preliminary platting of the park land by the subdivider or developer, the subdivider or developer shall not cause or allow any fill material or construction debris to be dumped on the land (park site), excavate the soil, grade the site, remove or damage vegetation or otherwise physically disturb the site without written permission from the director of the parks and recreation department ("director"). The subdivider may issue no easements or other dedications. The director may allow the subdivider or developer to dump fill material and take other respective actions specified in subsection (p) when, at the discretion of the director, such action would be beneficial to the parkland. In all such cases the city shall provide a letter of permission to the respective subdivider or developer prior to the action in question. The property shall be considered and treated as parkland.
- (b) *Amount of land required.* The amount of land required to be dedicated for parkland will be calculated at a rate of not less than eight (8) acres of parkland per one thousand (1,000) ultimate residents or an equivalent ratio thereof. The area of the park to be dedicated shall be measured and calculated to the curb line of any street within the subdivision bounding said park. Parkland must have a minimum of two hundred (200) feet of frontage on a dedicated public street. The following formula shall be used to determine the amount of parkland to be dedicated:

$8.0 \times (\text{No. Units}) \times (\text{Persons/Units})$	=	Acres to be dedicated
1,000		

- (c) *Average number of persons per unit.* The number of persons per unit shall be based on data compiled by the city and shall be reviewed and adjusted as necessary. The following figures represent the average

number of persons per unit by current density categories, and shall be used to calculate parkland dedication:

Gross Density Per Residential Land	Persons Per Unit
From 0 to 6 (Single Family)	3.6
Over 6 to 20 (Multifamily)	2.3

- (d) *Density for multifamily development.* Where a subdivision plat is submitted for a multifamily residential development and information is not provided concerning the number of units, the city shall assume the highest density allowed in the district applied to the property. This assumed density might be adjusted to a figure provided by the developer if recorded as a restrictive covenant enforceable by the city and approved by the city attorney.
- (e) *Dedications of less than five (5) acres.* When an area of less than five (5) acres is required to be dedicated, the city may elect to accept the land offered for dedication, or refuse the same and require the payment of fees in lieu thereof.
- (f) *Determining the optimum location for parks.* When one or more development will be necessary to create a neighborhood park of sufficient size in the same area, the parks and recreation department director, prior to the time of preliminary plat approval, will work with the developers to define the optimum location of their dedication within their plats. Once a park site has been determined, adjacent property owners who develop around the park site will dedicate land on the existing site unless otherwise determined by the city council.
- (g) *Dedication of floodplain lands.* No park land shall be submitted for approval by the city that falls within the 100-year flood plain or is a portion of any drainage or detention systems unless the planning and zoning commission determines after receiving a recommendation from the parks and recreation board, that the flood plain is desirable for recreation and the flood plain is left in its native condition with the exception of allowing vegetation to be pruned or maintained in a way consistent with the recreational uses and allowing installation of recreational improvements consistent with flood plain uses such as trails, picnic areas, etc. If it is determined that the native flood plain areas are useful for recreational purposes, up to twenty-five (25) percent of the land area maintained as native flood plain may be counted toward the park land requirements with the condition that the park land is at least two hundred (200) feet in width and that none of the park land is utilized for stormwater detention.
- (h) *Review of lands to be dedicated.* All land intended for park purposes shall be inspected both on the plat and in the field by the director of parks and recreation who shall report to the chairman of the parks and recreation board, who shall make a recommendation to the planning and zoning commission as to the desirability of the parkland. If all or a portion of this land is determined to not be in the best interest of the city, the city may require a payment of money in lieu of land, or part land and part money. This will be determined by the city council after considering the recommendations of the parks and recreation board, the planning and zoning commission and the parks and recreation director.
- (i) *Placement of corner markers.* The developer shall be obligated to place survey corner markers at all corners of the parkland, which have been located by a licensed and professional surveyor. The markers will be four (4) inch diameter PVC pipe recessed twelve (12) inches in the ground. They will contain a one-half (½) inch iron pipe or rebar and be filled with concrete flush with ground.
- (j) *Provision for sewer service to the park site.* The developer shall be responsible for providing a six (6) inch sewer stub ten (10) feet behind the curb at a location acceptable to the director of public works or designee. The director of public works or designee will be required to approve such location in writing prior to final approval and release of fiscal requirements of said subdivision. The developer must demonstrate that there is sufficient wastewater utility line capacity available to serve the park.

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- (k) *Provision for water supply to park site.* The developer shall be responsible for providing a three-quarter ($\frac{3}{4}$) inch metered water supply located twelve (12) feet behind the curb at a location acceptable to the director of public works or designee. The director of public works or designee will be required to approve such location in writing prior to final approval and release of fiscal requirements of said subdivision. The developer must demonstrate that there is sufficient water utility line capacity available to serve the park.
 - (l) *Provision for electricity supply to the park site.* The developer shall be responsible for ensuring electricity shall be readily available at the park site and providing electrical lines at a location acceptable to the director of parks and recreation or designee.
 - (m) *Designation on preliminary and final plats.* Parkland to be conveyed as part of a subdivision application shall be designated on both preliminary and final plats and shown as "Parkland Dedicated to the City of Eagle Pass" with the acreage of the parkland also shown. The applicant shall show the area designated as parkland in the narrative portion of the plat where the subdivider or developer dedicates all easements, rights-of-way, etc. to the city and designate it as a lot. At the time the applicant requests the city to accept the subdivision improvements, the applicant shall deliver to the parks and recreation department the warranty deed conveying fee simple title of all park land shown on the final plat approved by the planning commission. Any violation of section 4(a) shall result in delay of city acceptance of the subdivision until restoration is made or until a restoration fee calculated at a rate of actual restoration costs + administrative and design costs + the value of damage done to trees and terrain is paid to the city. The director of parks and recreation shall calculate the value of damages and restoration fee.
 - (n) *Park improvements by applicant.* If the applicant proposes park improvements to fulfill some or all of the requirements of this subsection, the applicant shall provide a park plan with the submission of the subdivision plat. The park plan, as designed by a certified landscape architect, shall consist of a sealed plan drawing showing the entire park site, topographic contours and all proposed improvements including specifications for proposed equipment. It is the intent of this chapter that the applicant provides either parkland or a cash contribution instead of park improvements. Park improvements will be considered for compliance with this chapter only if it is the opinion of the planning commission, after considering a recommendation from the parks and recreation board, that the park improvements are more desirable than additional parkland dedication. The value of the park and recreational improvements together with any equipment located thereon, as approved by the city, shall be credit against the payment of fees or dedication of land otherwise required by this chapter. Any playground equipment and all other site improvements are required to be approved by the director of parks and recreation prior to approval of the park plan. Park and recreational facilities shall be in accord with principals and standards of the parks and recreation element of the current Eagle Pass Parks and Open Spaces Master Plan. All playground equipment and its installation must meet the safety standards set by the U.S. Consumer Product Safety Commission and the National Playground Safety Institute.
 - (o) *Purchase of park lands by city.* The city may, from time to time, decide to purchase land for parks in or near the area of actual or potential development. If the city does purchase parkland, subsequent park land dedication for that area shall be in cash only, unless otherwise permitted by the city council.

(Ord. No. 05-22, § 1, 8-2-2005)

Sec. 23-79. Cash contribution in lieu of land dedication.

- (a) *Properties subject to cash contribution in lieu of land dedication.* All residential properties that are to be subdivided or platted and that are not required to have parkland dedicated to the city are subject to cash in lieu donation.
- (b) *Properties not subject to cash contribution in lieu of land dedication.*

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- (1) All residential properties that have been required to dedicate parkland during the platting process.
 - (2) The dedication of land or cash contribution shall not apply in the case of a replat of a plat, subdivision or addition or the resubdivision of existing single lots that received approval after the date in which any previous parkland/greenbelt dedication ordinances were in effect in which dedication of land or payment of fees for parkland may have been required.
- (c) *Payment schedules for cash contributions in lieu of parkland dedication.*
- (1) The director of parks and recreation shall recommend to the planning and zoning commission that developers of all minor subdivisions meet the parkland dedication guidelines with a cash contribution. The rate shall be set at a rate of one thousand one hundred fifty dollars (\$1,150.00) per dwelling unit for single family; seven hundred fifty (\$750.00) per dwelling unit for two-family; and seven hundred fifty dollars (\$750.00) per dwelling unit for multi-family.
 - (2) The director of parks and recreation shall recommend to the planning and zoning commission that developers of all major subdivisions meet the parkland dedication guidelines with a cash contribution. The rate shall be set at a rate of one thousand one hundred fifty dollars (\$1,150.00) per dwelling unit for single family; seven hundred fifty (\$750.00) per dwelling unit for two-family; and seven hundred fifty dollars (\$750.00) per dwelling unit for multi-family.
 - (3) A park plan that consists of a cash contribution in lieu of parkland dedication as provided for in this section may be approved by the director of the parks and recreation department for a residential subdivision of ten (10) dwellings or less.

(Ord. No. 05-22, § 1, 8-2-2005; Ord. No. 2020-02 , § 4, 1-7-2020)

Sec. 23-80. One-time building permit fee for new construction.

- (a) *One-time fee.* In addition to the fees or dedication required, a one-time fee of one dollar (\$1.00) per ten (10) square feet under roof will be assessed per building permit issued for new construction in a new or existing subdivision for a single family residential unit; for new construction in a new or existing subdivision for a two-family residential unit; and for apartment buildings or any other residential unit above two (2) families. A one-time fee of one dollar (\$1.00) per one thousand dollars (\$1,000.00) value will be assessed per building permit issued for new construction in a new or existing subdivision for commercial and industrial buildings.
- (b) *Valuation of construction.* The most current cost schedule as provided for and adopted by the Maverick County Appraisal District for tax assessment purposes of real property and improvements within the County of Maverick, State of Texas, is to be used in determining the valuation of all construction work within the City of Eagle Pass.

(Ord. No. 05-22, § 1, 8-2-2005; Ord. No. 2019-11, § 2, 7-25-2019)

Sec. 23-81. Time schedules regarding deeding of park land properties and improvements to the city by the subdivider.

- (a) *Time of dedication.* The parkland shall be deeded to the city at the time the applicant requests the city to accept the subdivision improvements.
- (b) *Parkland improvements.* The subdivider prior to acceptance of subdivision improvements as approved with the park plan shall complete any improvements to parkland by the city.

(Ord. No. 05-22, § 1, 8-2-2005)

Sec. 23-82. Time schedules regarding the payment of cash contributions in lieu of parkland dedication and the expenditure of cash contributions by the city toward parkland or parkland improvements.

- (a) *Cash contributions.* Cash contributions shall be paid at or prior to the time of final plat approval.
- (b) *Expenditure of cash contributions.* The city shall expend the cash contributions for park or parkland improvements within seven (7) years after the day any such cash contribution is made.

(Ord. No. 05-22, § 1, 8-2-2005)

Secs. 23-83, 23-84. Reserved.

The Set of Policy Issues for which Guidance is Requested.

Which Approach Should be used to for Valuing Land in order to Calculate the Fee-in-Lieu? e.g. An average across the city or the value of each site.

Currently flat rate across City. \$1,150 per single family unit, \$750 per duplex or multifamily unit.

Should Different Exactions be Imposed for Different Types of Residences? e..g. Single family, multi-family, hotels, dormitory/assisted living, mobile homes.

Section from ordinance:

$8.0 \times (\text{No. Units}) \times (\text{Persons/Units})$	=	Acres to be dedicated
1,000		

(c) *Average number of persons per unit.* The number of persons per unit shall be based on data compiled by the city and shall be reviewed and adjusted as necessary. The following figures represent the average number of persons per unit by current density categories, and shall be used to calculate parkland dedication:

EXPAND

Gross Density Per Residential Land	Persons Per Unit
From 0 to 6 (Single Family)	3.6
Over 6 to 20 (Multifamily)	2.3

Should a Recoupment/Reimbursement Clause be Included?

How much Credit Should Developers be given for Park and Recreation Amenities they provide in their Projects? E. g.100%, 50%, 25% 0%

The value of the park and recreational improvements together with any equipment located thereon, as approved by the city, shall be credit against the payment of fees or dedication of land otherwise required by this chapter. Any playground equipment and all other site improvements are required to be approved by the director of parks and recreation prior to approval of the park plan.

Should Floodplain and Detention Pond Land be Accepted for Land Dedication?

(g) *Dedication of floodplain lands.* No park land shall be submitted for approval by the city that falls within the 100-year flood plain or is a portion of any drainage or detention systems unless the planning and zoning commission determines after receiving a recommendation from the parks and recreation board, that the flood plain is desirable for recreation and the flood plain is left in its native condition with the exception of allowing vegetation to be pruned or maintained in a way consistent with the recreational uses and allowing installation of recreational improvements consistent with flood plain uses such as trails, picnic areas, etc. If it is determined that the native flood plain areas

are useful for recreational purposes, up to twenty-five (25) percent of the land area maintained as native flood plain may be counted toward the park land requirements with the condition that the park land is at least two hundred (200) feet in width and that none of the park land is utilized for stormwater detention.

Should an Affordable Housing Exemption be Included?

At what Stage in the Development Process Should Fees in Lieu/ Development Fees be Paid?
Platting or building inspection?

Currently at platting.

What Should be the Time Limit for Expenditure of Exaction Funds? 5 years, 7 years, 10 years

To Whom Should Refunds be Given? Existing homeowners or the original developer

What Appeal Process Should be Used?

How Frequently Should Ordinances Be Reviewed? 3 years, 5 years

Should the Ordinance be Extended to the ETJ?

Currently not requiring parkland dedication land or fee in lieu for ETJ development. Maverick County requires and collects for development within ETJ. Developers complained in the past about being "double charged" when both City and County collected parkland fees for ETJ development.