



AGENDA

PLANNING & ZONING COMMISSION SPECIAL MEETING

FRIDAY, JANUARY 3, 2025, AT 5:30 P.M.

COUNCIL CHAMBERS, CITY HALL BUILDING

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

ESTABLISHMENT OF QUORUM

CITIZENS COMMUNICATIONS

PUBLIC HEARINGS

1. Public hearing on the request submitted by Homero Morales, Jr. for the rezoning of Lots 2 and 3 in Block 1 of Enchanted Ridge Subdivision Unit 5, also known as 2435 and 2467 N. Veterans Boulevard, from R-1 First One Family Dwelling District to B-3 General Business District; closing of public hearing and possible action.
2. Public hearing on the request submitted by Christopher Judge for a Conditional Use Permit to allow for the establishment of a battery energy storage facility on property located at 2282 N. Veterans Boulevard; closing of public hearing and possible action.

NEW BUSINESS

3. Consideration and possible action on the Master Plan for the Regis Escondido, LLC incorporating 10 acres.
4. Consideration and possible action on the final plat of the Regis Escondido, LLC Subdivision including, a subdivision variance from Section 23-36(a) regulating preliminary plat requirements, a subdivision variance from Section 23-66 governing sanitary sewer, a subdivision variance from Section 23-67 governing water supply, a subdivision variance from Section 23-61 governing streets and two points of vehicular access for ingress and egress to the subdivision, (5) a subdivision variance from Section 12.1 (c)(8)(i) regulating cross access between parking areas, and (6) a subdivision variance from Section 23-61 regulating streets and construction standards.

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 COMMUNITY DEVELOPMENT 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 December 20, 2024, at 5:00 p.m.

for Manhelle
Community Development Director Placido Madera

Item #1



Community Development Department Executive Summary REPORT TO THE PLANNING & ZONING COMMISSION

Homero Morales, Jr. Rezone Request

I. BACKGROUND

General Information

Applicant & Property Owner: Homero Morales, Jr

Subject Address: 2435 & 2467 North Veterans Boulevard

PID: 59871 and 59791

Legal Description: Lots 2 and 3 in Block 1 of Enchanted Ridge Subdivision Unit 5

Request: Rezone parcel from R-1 First One Family Dwelling District to B-3 General Business District to legitimize the existing use.

Subject Property Information

Parcel Size: 18,733 square feet

Current Zoning: R-1 First One-Family Dwelling District

Master Plan: Commercial

Current Use: developed childcare business

Proposed Use: Rezone to B3 to allow for the existing commercial business to continue operating and comply with the zoning ordinance and city code.

Vicinity Data

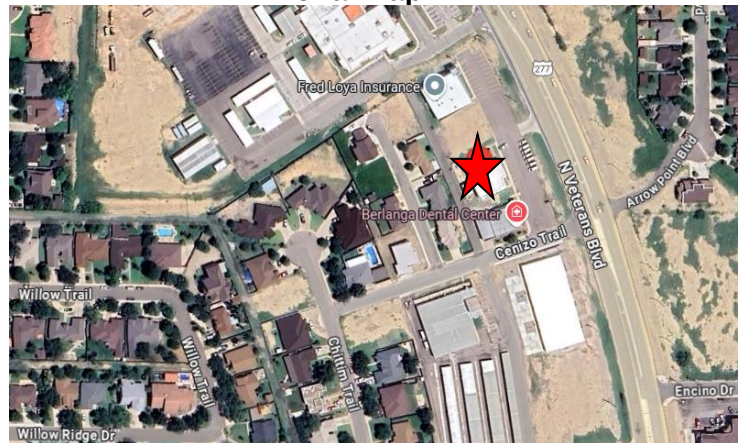
The site is in an area that is comprised of commercial developments and residential developments to the rear of subject properties.

Infrastructure

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

Access to the site is provided by N. Veterans and Cenizo Trail.

Aerial Map



Street View



II. PUBLIC NOTICE

Public notification of the rezone request before the Planning and Zoning Commission was completed consistent with the provisions of *Chapter 211 of the State of Texas Local Government Code Title 7*. 17 notices were mailed to the abutting property owners, with a legal notice published in the Eagle Pass News Gram on December 22, 2024.

III. RECOMMENDED FINDINGS OF FACT

A. Conclusions

1. Section 1(b)(4) of *Eagle Pass City Charter Article IX* authorizes the Planning and Zoning Commission to recommend or disapprove proposed changes to the *City of Eagle Pass Zoning Plan*. A request for a change in a zoning district designation for a property constitutes a change to the *Zoning Plan* and the *Zoning Plan Map*.
2. The applicant's request contains sufficient information for consideration by the Eagle Pass Planning and Zoning Commission. Information contained in this report and the Commission's associated public meeting will be used by the City Council in their consideration of the rezone request. Please refer to Attachment 1.
3. The *Master Plan* is the primary document used in the analysis as to the appropriateness of a rezone request. The *Master Plan Map* provides direction as to the areas of the City in which residential, commercial, and industrial development is to be situated.
4. The rezone, if granted, will result in legitimizing the proper zoning for subject properties.
5. The rezone request is consistent with the 'Land Use Development Goals' of the *City of Eagle Pass Master Plan*. The request to change from the R-1 District to B-3 District will allow for a continuation of the development in the neighborhood while retaining the community's character and scale. The change will facilitate the ultimate development of urban uses in a compatible arrangement that will make the community attractive to both residents and visitors and desirable to quality investments, while improving the residential and commercial environment of the city.

The purpose of the rezone is to allow for the continued commercial use development, and conformance with all applicable city codes.

6. The rezone request is consistent with the *Master Plan's* 'Street Objectives', 'Thoroughfare Goals', and 'Thoroughfare Objectives', as access to the rezone site will be provided by Veterans Boulevard.
7. The rezone request conforms to the purpose of the City's zoning code, as the development of the property resulted in a use that is consistent with intent of the *B-3 District* and consistent with commercial uses in the vicinity of the site, with a view to conserving the value of buildings and encouraging the most appropriate use of land adjacent that will have access to a public street. Please refer to Attachment 2 for a copy of the City's *Zoning District Map*
8. The property is in an area that has commercial use and should allow the property to be rezoned to a higher and better use. Please refer to Attachment 1 for a photograph of the rezone site.
9. The rezone request is in conformance with direction provided in the *Master Plan's* Storm Drainage Goals' and 'Storm Drainage Objectives'.
10. The rezone request is consistent with both the goals and objectives of the *Master Plan* and the purpose of the *City of Eagle Pass Code of Ordinances Appendix A* governing zoning as set forth in Conclusion 1 through 9 of this Report. The rezone request, therefore, should be approved.

B. Community Development Department Recommendation

The Planning and Zoning Commission grant a zoning district change from R-1 First One Family Dwelling to B-3 General Business District, for properties legally known as 2435 N. Veterans Boulevard and 2467 North Veterans Boulevard.

TRANSMITTED to the parties listed hereafter:

Homero Morales, Jr. via e-mail

Eagle Pass Planning and Zoning Commission Members via e-mail

Eagle Pass City Secretary Erika Rodriguez via e-mail

Eagle Pass City Manager Homero Balderas via e-mail

Eagle Pass Assistant City Manager Ivan Morua via e-mail

Eagle Pass City Attorney Ana Sophia Garcia via e-mail

Eagle Pass Community Development Department Report dated December 19, 2024

Attachment 1

Application



PLANNING DEPARTMENT

3295 Bob Rogers Drive, Eagle Pass, Texas 78852 • Telephone: (830) 773-7781 • Fax: (830) 773-7803
www.eaglepasstx.us • planning@eaglepasstx.us

ZONING CHANGE APPLICATION

Case No: _____

Applicant Information	Name: <u>Homero Morales Jr.</u>
	Mailing Address: <u>12011 Briscoe Ranch, San Antonio, TX 78254</u>
	Phone: <u>8309681410</u> E-mail: <u>hmorales@edenlearningcenter.net</u>
	<u>Note: if you are not the owner of the property, you must attach a letter from the owner authorizing you to submit this application.</u>

Property Owner Information	Name: <u>Homero Morales Jr.</u>
	Mailing Address: <u>12011 Briscoe Ranch, San Antonio, TX 78254</u>
	Phone: <u>8309681410</u> E-mail: <u>hmorales@edenlearningcenter.net</u>

Property Information	Site Address: <u>2435 N. Veterans Blvd</u> <u>2467 N Veterans Blvd.</u> MCAD Property ID # <u>58971</u> <u>59791</u>
	Legal Description: Lot(s) <u>8 2+3</u> Block <u>1</u> Subdivision <u>Enchanted Ridge Unit #5</u> (Property must be legally subdivided or be lot of record)
	Front Yard Width (feet) <u>104.44</u> Rear Yard Width (feet) <u>92.68</u> Side Yard Width (feet) <u>190.14</u>
	<u>please reference attached MCAD property information for both lots</u>

Proposed Project	Amend Zoning Regulations contained in section <u>5</u>
	Amend the Official Zoning Map & Master Plan by changing <u>.4300</u> acres of land currently zoned <u>R1</u> to be zoned <u>B1</u>
	Conforms with the Zoning Map? ☒ Yes ☐ No
	Conforms with Master Plan Designation? ☒ Yes ☐ No
	☒ Vacant Land ☐ Vacant Building ☐ Single Family Dwelling ☒ Commercial
	☐ Multi-Family Dwellings ☐ Industrial ☐ Other _____

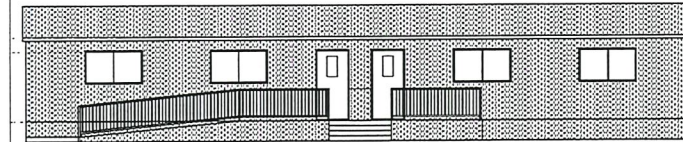
Detailed Explanation of Proposed Use	
Proposed Use of Property/Reason for Change: Property to used as expansion to neighboring business, Eden Learning Center, located at 2435 N Veterans Blvd. Eagle Pass, TX 78852.	
Describe the character and/or nature of uses surrounding the property: Surrounding property is commercial, including established learning center and several offices.	
Will the rezoned designation be compatible with the classification and use of adjoining lands? ☒ Yes ☐ No	
If No, how do you propose to reduce any adverse impact?	

Applicant Authorization	I authorize the City of Eagle Pass to conduct any site visits necessary to evaluate this zoning change application.
	I hereby state that I have prepared this application and that, to the best of my knowledge, the information contained herein is complete, accurate, and a true representation of the zoning change request. I further attest that I have the authority to submit this application and agree to comply with any and all conditions of the zoning change approval. I agree to provide any additional information requested by the City as they deem necessary for the processing of this application.
	 Applicant Signature <u>7/20/24</u> Date

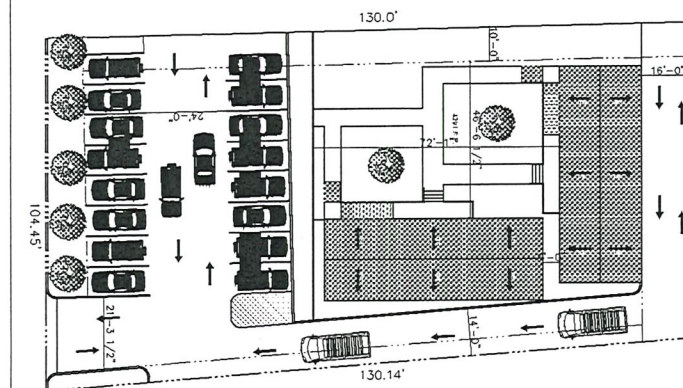
Office Use	Date Application Accepted for Review: <u>11/15/24</u> By: <u>MR</u>
	Contact Date for Supplemental Info: <u>—</u> Supplemental Info Received: <u>—</u>
	Completeness Review Date: <u>11/15/24</u> By: <u>MR</u>
	Application Returned to Applicant: <u>—</u> (when applicable)
	Application & publication fees paid \$150 <u>MR</u>
	MR-7/2020

GENERAL NOTES

- THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ONE, ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, OR ELECTRICAL DRAWINGS OR SPECIFICATIONS, ADDENDUM, SPECIFICATIONS, OR OTHER DOCUMENT, SHALL BE AS BINDING AS IF REQUIRED BY ALL. CONTRACTOR SHALL USE ONLY COMPLETE SETS OF CONTRACT DOCUMENTS FOR EACH AND EVERY ITEM OF WORK.
- CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR SHALL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
- ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODE, ORDINANCE, A.D.A., T.A.S AND REGULATIONS OF ALL GOVERNING BODIES.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE CODES, ORDINANCES AND STANDARD SPECIFICATIONS OF ALL AGENCIES THAT HAVE THE RESPONSIBILITY OF REVIEWING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF ALL ITEMS PER THESE PLANS AND SPECIFICATIONS IN THIS LOCALITY.
- THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS AS REQUIRED FOR CONSTRUCTION OF THIS PROJECT. OWNER WILL PAY FOR BUILDING PERMIT.
- WHEN ANY EXISTING UTILITY REQUIRES ADJUSTMENT OR RELOCATION, THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY AND COORDINATE HIS WORK ACCORDINGLY. THERE SHALL BE NO CLAIM MADE BY THE CONTRACTOR AND ANY COSTS CAUSED BY DELAYS IN CONSTRUCTION TO THE ADJUSTMENT OR RELOCATION OF UTILITIES.
- ALL TRAFFIC CONTROLS ON THIS PROJECT SHALL ADHERE TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- THE OWNER SHALL NOT BE LIABLE FOR ANY CLAIMS RESULTING FROM ACCIDENTS OR DAMAGES CAUSED BY THE CONTRACTOR'S FAILURE TO COMPLY WITH TRAFFIC AND PUBLIC SAFETY REGULATIONS DURING THE CONSTRUCTION PERIOD.
- THE CONTRACTOR SHALL CONFINED HIS ACTIVITIES TO THE PROJECT SITE UNDER DEVELOPMENT OR THE EXISTING RIGHT-OF-WAYS, CONSTRUCTION AND PERMANENT EASEMENTS, AND SHALL NOT TRESPASS UPON OTHER PRIVATE PROPERTY WITHOUT THE CONSENT OF THE OWNER OF THE OTHER PROPERTY.
- THE CONTRACTOR SHALL DISPOSE OF ALL SURPLUS EXCAVATION PROPERTY AND PROVIDE ALL SUITABLE FILL MATERIAL APPROVED BY THE SOILS ENGINEER, AND THE COST SHALL BE INCLUDED IN THE PRICE BID FOR THE RELATED ITEMS.
- EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH LOCAL AND/OR STATE REQUIREMENTS. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT ADJACENT PROPERTY AT ALL TIMES DURING CONSTRUCTION. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR SO AS NOT TO CAUSE ANY MUD, SILT, OR DEBRIS ONTO PUBLIC OR ADJACENT PROPERTY. ANY MUD OR DEBRIS ON PUBLIC PROPERTY SHALL BE REMOVED IMMEDIATELY.
- ALL WORK SHALL BE GUARANTEED BY THE CONTRACTOR TO BE FREE FROM DEFECTS IN WORKMANSHIP AND MATERIALS AND IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, AND THAT THE CONTRACTOR SHALL REPAIR OR REPAIR ANY WORK OR MATERIAL FOUND TO BE DEFECTIVE.
- CONTRACTOR SHALL VERIFY THAT THE PLANS AND SPECIFICATIONS THAT HE IS USING ARE THE VERY LATEST PLANS AND SPECIFICATIONS.
- SHOULD THE CONTRACTOR ENCOUNTER CONFLICTS BETWEEN THESE PLANS AND SPECIFICATIONS, EITHER AMONG THEMSELVES OR WITH THE REQUIREMENTS OF ANY AND ALL REVIEWING AND PERMIT ISSUING AGENCIES, HE SHALL SEEK CLARIFICATION IN WRITING FROM THE ARCHITECT BEFORE COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO SHALL BE AT SOLE EXPENSE TO THE CONTRACTOR.
- THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURE AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAK OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED. EXISTING UTILITY CONSTRUCTION CONFLICTS WITH REQUIREMENTS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
- INSTALL ALL MANUFACTURED ITEMS, MATERIALS, AND EQUIPMENT IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS EXCEPT THAT THE SPECIFICATIONS, WHERE MORE STRINGENT, SHALL GOVERN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL TAPS, EXTENSIONS, WATER AND ELECTRICITY FOR ALL PROJECT FUNCTIONS, OFFICE, STORAGE, ETC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING HIS OWN TELEPHONE, FAX MACHINE, TOILET, VALVES, OR OTHER DEVICES NECESSARY TO RUN POWER TOOLS AND EQUIPMENT. SUCH MODIFICATIONS TO EXISTING UTILITIES SHALL BE REMOVED AT COMPLETION OF THE PROJECT.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT IN A TIMELY MANNER THAT WILL ALLOW NOT LESS THAN TEN DAYS FOR REVIEW. THE GENERAL CONTRACTOR SHALL SUBMIT CORRECT NUMBER REQUIRED, BUT NOT LESS THAN FOUR COPIES.
- THE GENERAL CONTRACTOR SHALL PROVIDE STREET NUMBERING ON THE BUILDING IN COMPLIANCE WITH LOCAL AUTHORITY.
- ALL PENETRATIONS THRU WALLS SHALL BE SEALED Airtight TIGHT AND CALKED WITH TWO PART SEALANT EACH SIDE.
- THE GENERAL CONTRACTOR SHALL PROVIDE ONE COPY OF AS-BUILT DRAWINGS TO THE OWNER AT THE COMPLETION OF THE PROJECT. AS-BUILT DRAWINGS SHALL BE KEPT ON THE JOB AT ALL TIMES AND UPDATED THROUGHOUT THE CONSTRUCTION PHASE.
- UNLESS NOTED OTHERWISE, SITE PLAN DIMENSIONS ARE TO FACE OF CURB, FLOOR PLAN DIMENSIONS ARE TO FACE OF STUDS, FRAMING, MASONRY, CONCRETE WALL PANELS OR FOUNDATION WALLS.
- SPECIAL INSTRUCTIONS NOTE:
AT THE COMPLETION OF CONSTRUCTION, A FINAL REPORT OF REQUIRED SPECIAL INSPECTIONS (PREPARED BY THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE) CONFIRMING THAT THE LISTED REQUIRED SPECIAL INSPECTIONS HAVE BEEN CONDUCTED AND COMPLETED WILL BE SUBMITTED TO THE BUILDING OFFICIAL, VIA THE OWNER. IT IS OUR UNDERSTANDING THAT A CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED BY THE CITY OF SAN ANTONIO UNTIL THE FINAL REPORT IS RECEIVED. REFER TO DOCUMENT LABELLED "DETERMINATION OF REQUIRED SPECIAL INSPECTIONS" AS WELL AS STRUCTURAL SHEET OR REQUIRED INSPECTIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE DOCUMENTATION THAT ALL REQUIRED INSPECTIONS HAVE BEEN CONDUCTED AND ALL REPORTED NON-COMPLYING ITEMS HAVE BEEN RESOLVED.
- GOVERNING CODE AND FIRE DEPARTMENT. FIELD INSPECTIONS SHALL DICTATE SIZE, TYPE, QUANTITY AND LOCATIONS OF BOTH TEMPORARY AND PERMANENT PORTABLE FIRE EXTINGUISHERS.
- ALL EXPOSED ELECTRICAL EQUIPMENT, CONDUITS, PLUMBING LINES, ETC. SHALL BE PAINTED WITH (2) COATS OF PAINT TO MATCH ADJACENT SURFACES.
- KNOX BOX LOCATE PER LOCAL FIRE DEPARTMENT REQUIREMENTS.



FRONT ELEVATION



SITE PLAN

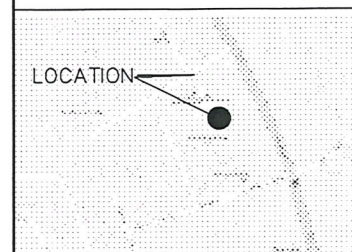
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NUMBER	NAME	ADDEND #1	ADDEND #2	REV 1	REV 2
B1 GENERAL					
0101	COVER SHEET				
0102	DATA NOTES				
B2 ARCHITECTURAL					
A-001	SITE PLAN AND FLOOR PLAN				
A-002	EXTERIOR ELEVATIONS				
A-003	SECTION AND STRUCTURAL SECTION				
B3 MEP					
ME-001	AIR CONDITION SYSTEM AND ELECTRICAL PLAN				
B4 STRUCTURAL					
SB-001	FOUNDATION PLAN				
SB-002	FOUNDATION PLAN				

DESIGN TEAM

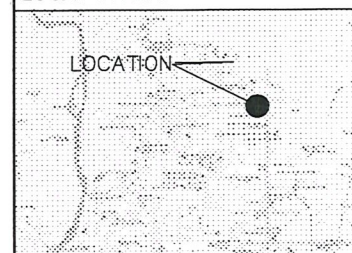
CLIENT
DORA GRACIELA MORALES AND
HOMERO MORALES JR.
2435 N Veterans Blvd Eagle Pass, Tx. 78852
Phone: 830.968.1410
Email:

ARCHITECT
DR Design Studio, LLC
1010 Nite Fro St, Suite 606
San Antonio, Tx 78207
Phone: 878.143.6722
Contact: David Rivas
Email: nmwrd@outlook.com

VICINITY MAP



LOCATION MAP



NO.	DATE	COMMENTS
01		

PROJECT:
EDEN LEARNING CENTER II
2467 N VETERANS BLVD.
EAGLE PASS TX. 78852

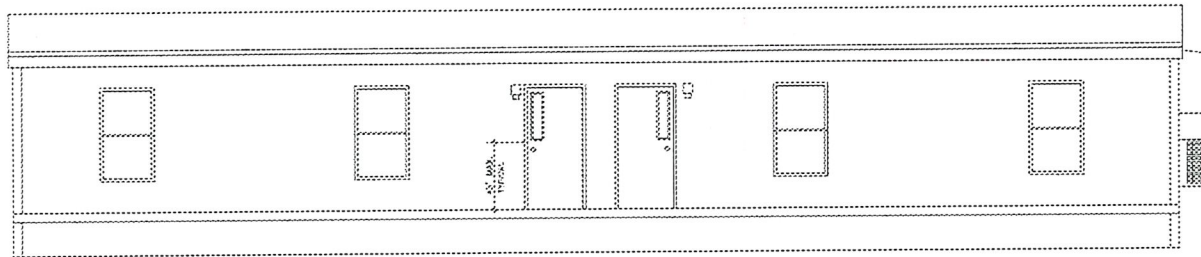
DR
DESIGN GROUP

Phone: (878) 143-6722

DESIGN GROUP

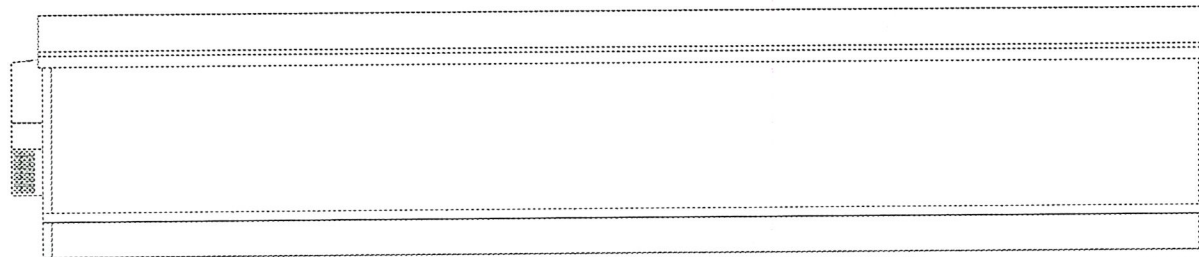
DRAWING TITLE:
COVER SHEET
CHECKED BY:
Checker
DRAWN BY:
DAVID RIVAS
DATE: 09/18/2023
REVISION
JOB:
SCALE:
SHEET NO:

G-001

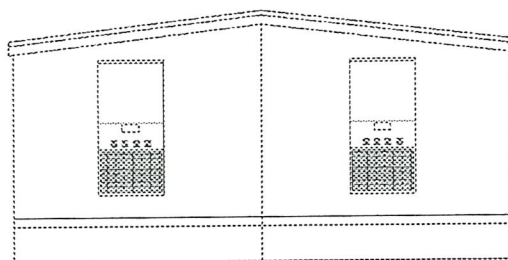


FRONT ELEVATION

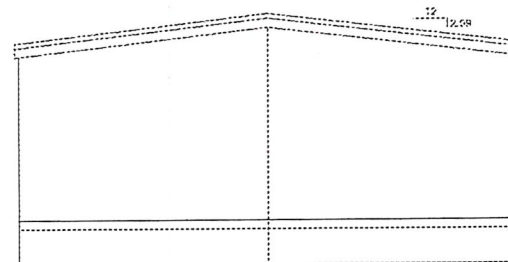
QUANTITIES LISTED IN THIS
SECTION ARE BASED ON THE
ASSUMPTIONS OF THE ARCHITECT.
THESE QUANTITIES ARE NOT
TO BE USED FOR BIDDING OR
CONSTRUCTION PURPOSES.
THESE QUANTITIES ARE NOT
TO BE USED FOR BIDDING OR
CONSTRUCTION PURPOSES.
THESE QUANTITIES ARE NOT
TO BE USED FOR BIDDING OR
CONSTRUCTION PURPOSES.



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

OVERHANG:
ENDWALLS: 3"
SIDEWALLS: 3"

RADCO
20-10-23
Jesse Soper, M.D.
9-012, 800-65
100000

APPROVED
RADCO
HDBA-217
Mar 28, 2023
Texas Professional
Building Code Council
JSC, P.E., HRC



TITAN MODULAR SYSTEMS, INC.	
2467 N VETERANS BLVD.	
EAGLE PASS TX 78852	
PHONE: (876) 143-6722	
FAX: (876) 143-6722	
WWW.TITANMODULAR.COM	
DATE: 09/18/2023	
REVISION: 1	
SCALE: 1/8" = 1'-0"	
SHEET NO: A-002	

NO.	DATE	COMMENTS
01		

PROJECT:
EDEN LEARNING CENTER II
2467 N VETERANS BLVD.
EAGLE PASS TX 78852

DR
DESIGN GROUP
1111 N. 1111 ST. W.
SUITE 100
PHOENIX, AZ 85001
Phone: (876) 143-6722

DESIGN GROUP

DATE ISSUED:
DRAWING TITLE:
SITE PLAN & F. PLAN
CHECKED BY:
DAVID RIVAS
DATE: 09/18/2023
REVISION:
JOB:
SCALE:
SHEET NO:
A-002



Attachment 2
Master Plan & Zoning Map

Master Plam Map



Zoning Map



Item #2



Community Development Department Executive Summary Report to the Planning & Zoning Commission

Christopher Judge Conditional Use Permit Request – 2282 N. Veterans Blvd

I. BACKGROUND

General Information

Applicant: Christopher Judge

Property Owner: Tourquoise 4, LLC

Lessee: Regis Development I, LLC
7941 Katy Frwy #252, Houston, TX 77024

Legal Description: being all that tract of land located in Maverick County, Texas, out of the G.S.&S.F. Railroad Company, Section 2 Abstract Number 1112, and being a portion of that called 10-acre tract of land described in a deed to Turquoise 4, LLC as recorded in Volume 1094, Page 213 of the official Public Records of Maverick County, Texas

Property ID: 4329 & 8706839

Parcel Size: 1-acre lot out a 10-acre tract

Current Zoning: B-1 District (Neighborhood Business District) and Industrial

Current Use: Vacant and undeveloped

Master Plan: no depiction of site on the map

Request: Approval of a Conditional Use Permit to allow the establishment of a battery energy storage facility.

II. CURRENT CONDITIONS

Infrastructure: Property is serviced by public utilities/franchises

Vicinity Data

Access to this property is off a commercial/private access drive which connects to North Veterans Boulevard south of the site.

Access to the site is provided by Joyson Safety Systems Access Drive.

III. PUBLIC NOTICE

Public notification of the *Conditional Use Permit* (CUP) request before the Planning and Zoning Commission was completed consistent with the provisions of *Chapter 211* of the *State of Texas Local Government Code Title 7*. There were thirty (30) notices mailed to the abutting property owners, with a legal notice published in the Eagle Pass News Gram on December 22, 2024.

Figure 1. Aerial View



IV. RECOMMENDATION FINDINGS OF FACTS

Eagle Pass Code of Ordinances Appendix A: Zoning Ordinance

A. Conclusions

1. The application contains sufficient information upon which the Planning and Zoning Commission may render a decision. Please refer to Attachment 1 for a copy of the request.

The request involves the establishment of a self-storage facility. This use in the B-1 and Industrial districts shall be permitted only with a conditional use permit, as required by *Section 21(d) of City of Eagle Pass Code of Ordinances Appendix A* states, in part, that the Planning and Zoning Commission may approve, conditionally approve or deny an application for a *Conditional Use Permit*, and in authorizing a conditional use, may impose such requirements and conditions with respect to location, construction, time period, maintenance and operation as deemed necessary for the protection of adjacent properties and the public interest when reasonably related to the use of the property.

It further states, in part, that before granting any *Conditional Use Permit*, the Community Development Department shall be satisfied that the proposed use conforms to the requirements and the intent of this chapter and the general plans(s) of the City of Eagle Pass.

The Community Development Department utilizes the *City of Eagle Pass Master Plan* as guidance in providing a recommendation to the Planning and Zoning Commission on their consideration of land use issues, including those involving a *Conditional Use Permit Application*.

This application is consistent with the *Plan's Land Use Development Goals*, as the establishment of a battery storage facility will allow for continued development of the community while retaining the community's character and scale.

This application is also consistent with the *Plan's Land Use Objectives*, as the approval of the Conditional Use Permit provides a mechanism that will allow for the development of the local capacity to monitor, evaluate, and promote the sound development of the community.

Finally, the application is also consistent with the *Plans Short-Term Land Use Objectives*, as it provides a method for the city to continue enforcement of the provisions of the zoning ordinance.

Please refer to Attachment 2 for a copy of the *Master Plan Map*.

2. The *Conditional Use Permit*, if granted, would be consistent with the purpose of the zoning code. *Section 2* of the *City of Eagle Pass Code of Ordinances Appendix A* states that the purpose of the zoning code is to promote the health, safety, morals, and

general welfare of the City by, (a) lessening the congestion of streets, (b) securing safety from fire, panic, or dangers, (c) providing adequate light and air, (d) preventing the overcrowding of land, (e) avoiding undue concentration of population, (f) facilitating the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements.

Section 2 emphasizes the importance of the character of a specific zoning district and its peculiar suitability for uses, conserving the value of buildings, and encouraging the most appropriate use of land throughout the city. The use of a battery storage facility will facilitate the retention of the character of the neighborhood.

The *Conditional Use Permit*, if granted by the Commission will not constitute any change in the City's zoning district map, it will not impair an adequate supply of light and air to adjacent property, it will not materially increase the congestion in public streets, it will not increase the public danger of fires and safety, it will not materially diminish or impair established property values within the surrounding area, and it will not impair the public health, safety, comfort, morals and welfare of the City of Eagle Pass, Texas.

Please refer to Attachment 2 for a copy of the *City of Eagle Pass Zoning District Map*.

3. The *Conditional Use Permit* application is consistent with the approval criteria set forth in Section 21 of the *City of Eagle Pass Code of Ordinances Appendix* for the reasons set forth above in Conclusion 1 through and including Conclusion 2 and should be granted by the Commission.

B. Community Development Department Recommendation

The Planning and Zoning Commission **GRANT** the request to establish a battery energy storage facility on property located at 2282 N. Veterans Boulevard, subject to the following conditions:

1. The establishment complies with all state and local laws and ordinances.

Note: This *Conditional Use Permit* is non-transferable.

TRANSMITTED to the parties listed hereafter:

Christopher Judge via e-mail

Eagle Pass Planning and Zoning Commission Members via e-mail

Eagle Pass City Manager Homero Balderas via e-mail

Eagle Pass Assistant City Manager Ivan Morua via e-mail

Eagle Pass City Secretary Erika Rodriguez via e-mail

Eagle Pass City Attorney Ana Sophia Garcia via e-mail

Eagle Pass Community Development Department Report dated December 18, 2024

Attachment 1

Application



PLANNING DEPARTMENT

3295 Bob Rogers Drive, Eagle Pass, TX 78852 • Telephone: (830) 773-7781 • Fax: (830) 773-7803
www.eaglepasstx.us • planning@eaglepasstx.us

CONDITIONAL USE PERMIT APPLICATION

Applicant Information	Name: _____
	Mailing Address: _____
	Phone: _____ E-mail: _____
	<u>Note:</u> if you are not the owner of the property, you must attach a letter from the owner authorizing you to submit this application.

Property Owner Information	Name: _____
	Mailing Address: _____
	Phone: _____ E-mail: _____

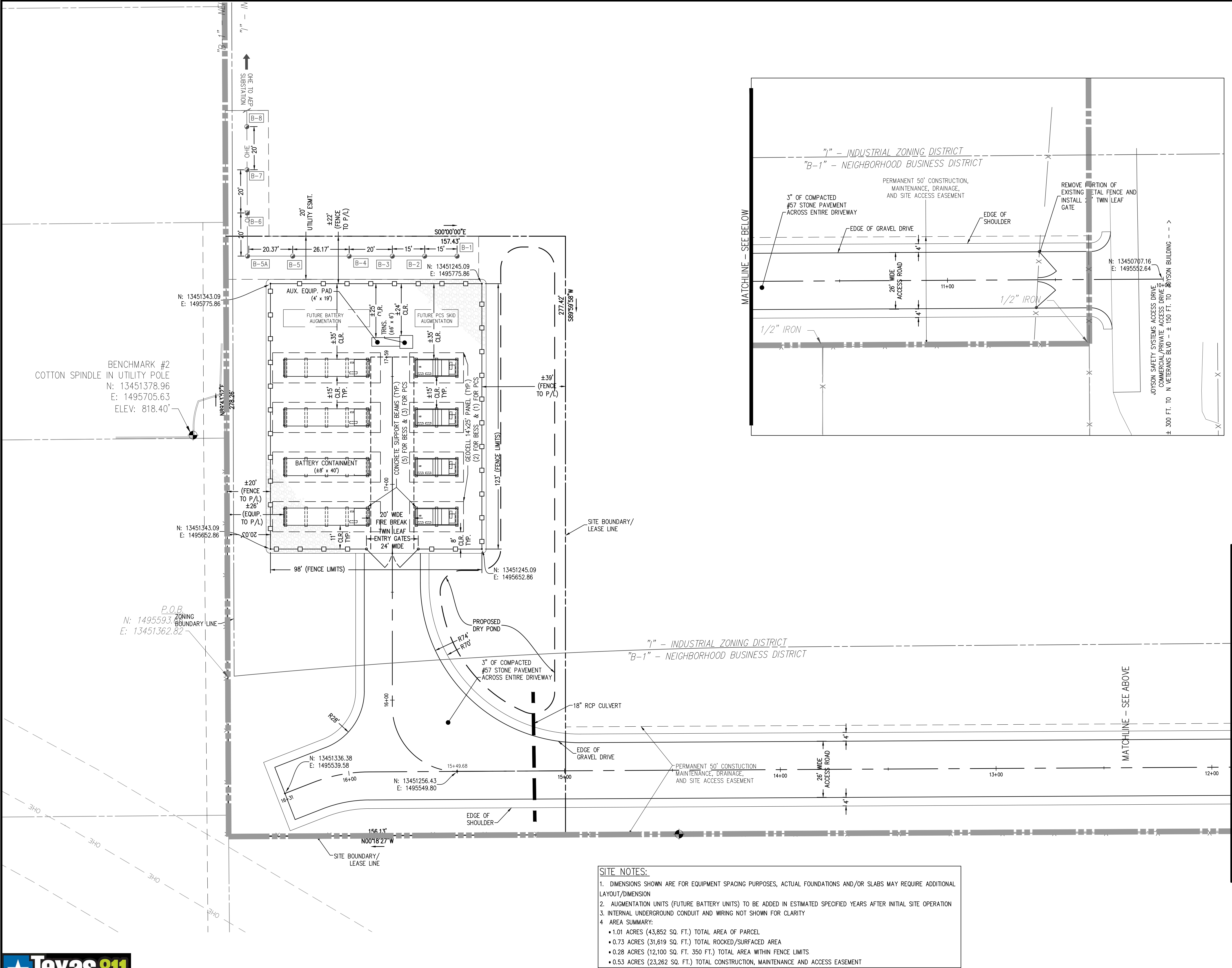
Property Information	Site Address: _____ MCAD Property ID # _____
	Legal Description: Lot(s) _____ Block _____ Subdivision _____ (Property must be legally subdivided or be lot of record)
	Front Yard Width (feet) _____ Rear Yard Width (feet) _____ Side Yard Width (feet) _____
	Current Use _____
	Proposed Use _____

Description of Project:

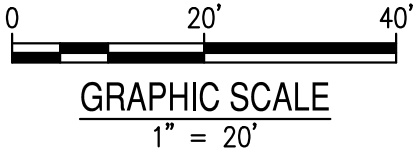
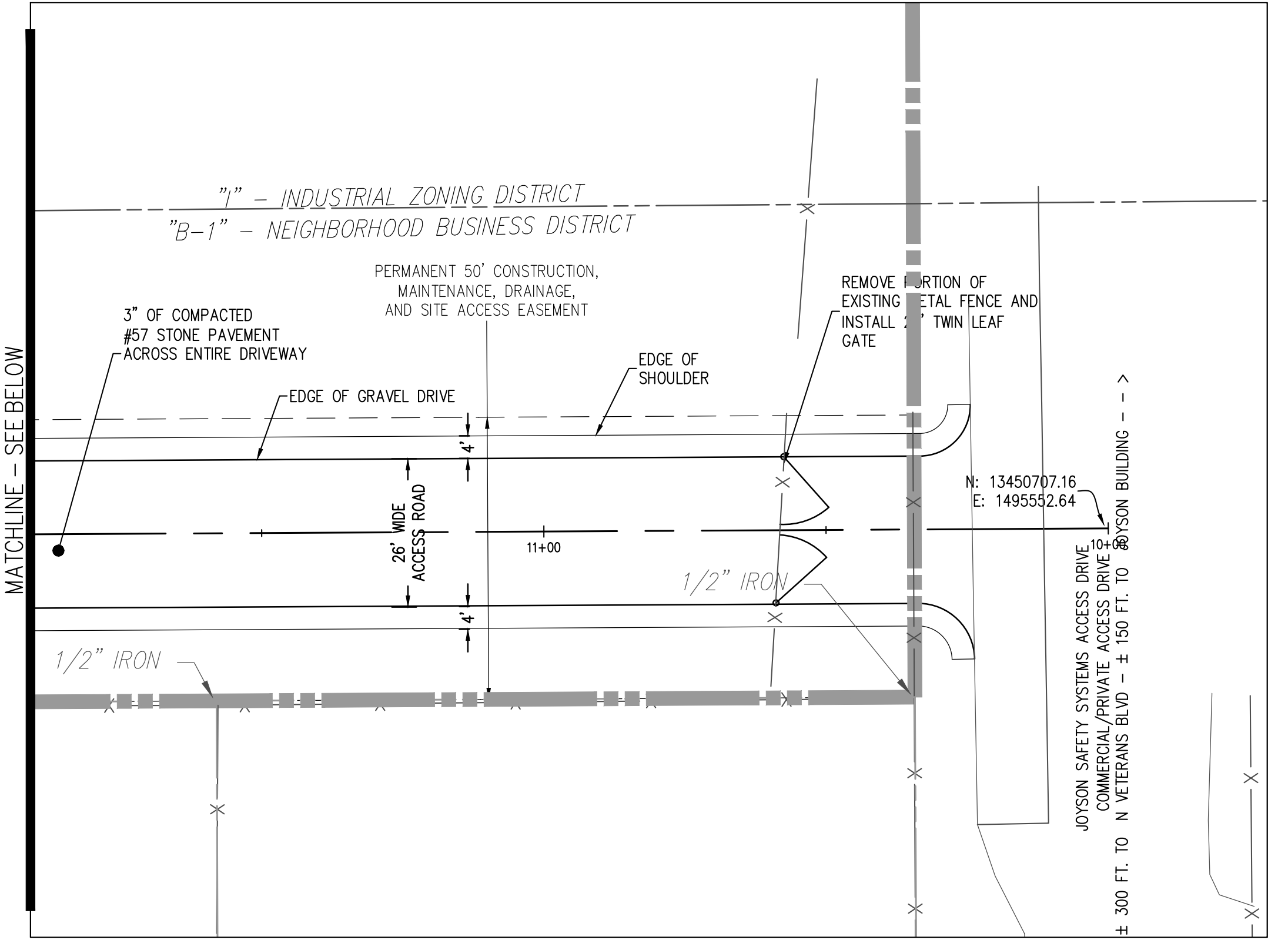
Detailed Explanation of Proposed Conditional Use
What development measures regarding location, construction, time period, maintenance, and operation will you use to protect adjacent properties from impacts from your project?



CONSTRUCTION REVISION SUMMARY					
		DESCRIPTION			
	NO.	DATE			
BWM					
DESIGN					
JOB No.	100391-56-001				
DATE:	Aug 23, 2024				
SHEET	C-4.0				



- SITE NOTES:**
- DIMENSIONS SHOWN ARE FOR EQUIPMENT SPACING PURPOSES, ACTUAL FOUNDATIONS AND/OR SLABS MAY REQUIRE ADDITIONAL LAYOUT/DIMENSION
 - AUGMENTATION UNITS (FUTURE BATTERY UNITS) TO BE ADDED IN ESTIMATED SPECIFIED YEARS AFTER INITIAL SITE OPERATION
 - INTERNAL UNDERGROUND CONDUIT AND WIRING NOT SHOWN FOR CLARITY
 - AREA SUMMARY:
 - 1.01 ACRES (43,852 SQ. FT.) TOTAL AREA OF PARCEL
 - 0.73 ACRES (31,619 SQ. FT.) TOTAL ROCKED/SURFACED AREA
 - 0.28 ACRES (12,100 SQ. FT. 350 FT.) TOTAL AREA WITHIN FENCE LIMITS
 - 0.53 ACRES (23,262 SQ. FT.) TOTAL CONSTRUCTION, MAINTENANCE AND ACCESS EASEMENT



CONSTRUCTION REVISION SUMMARY			
NO.	DATE	DESCRIPTION	

BWM DESIGN	OO DRAWN	ASC CHKD
JOB No.	100391-56-001	
DATE:	Aug 23, 2024	
SHEET	C-5.0	

AERIAL VIEW

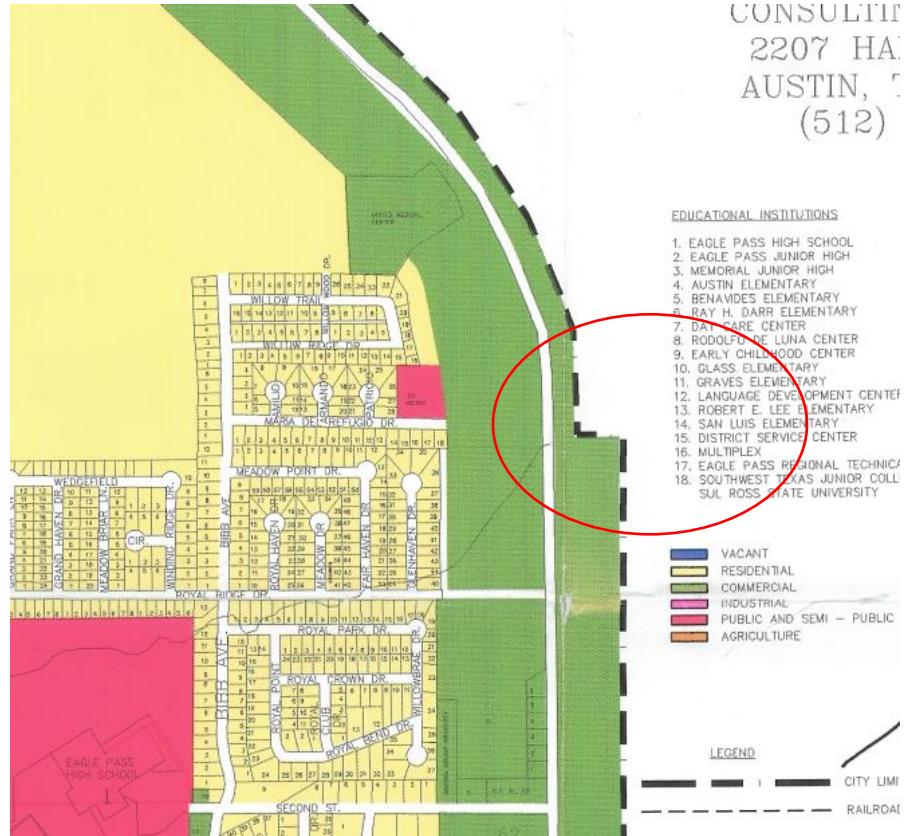


SITE VIEW

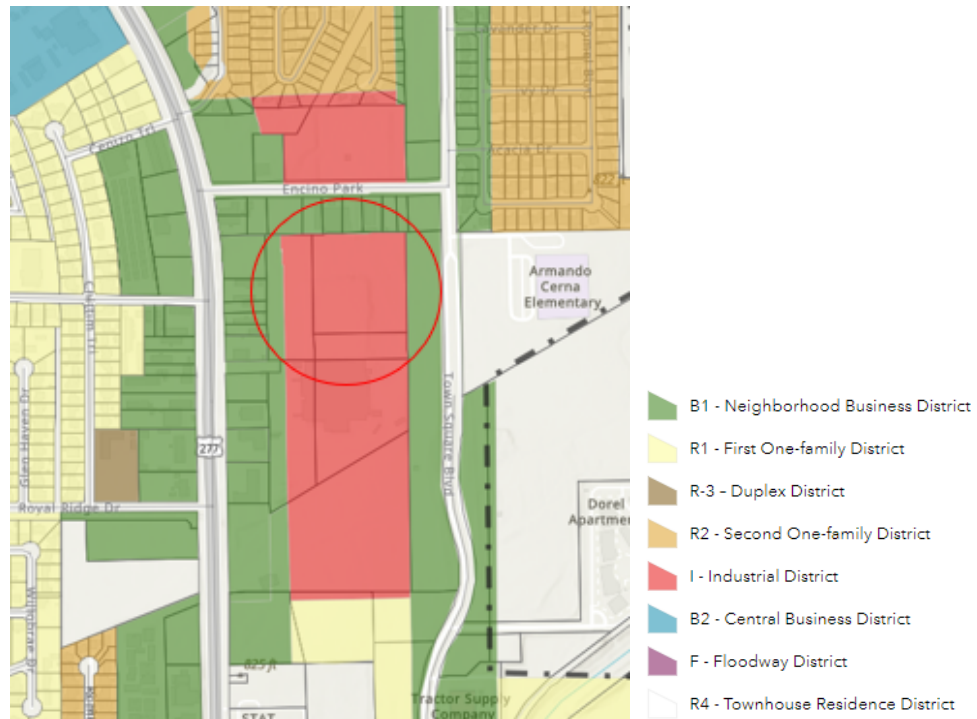


Attachment 2
Master Plan Map & Zoning District Map

MASTER PLAN MAP – NO DEPICTION



ZONING MAP



Item #3



Community Development Department Executive Summary
REPORT TO THE PLANNING AND ZONING COMMISSION
Master Plan of Regis Escondido, LLC incorporating 10-acres

I. BACKGROUND

A. General Information

Applicant: Regis Development I, LLC / 7941 Katy Frwy #252, Houston, TX 77024

Developer: Tourquoise 4, LLC / Eagle Pass, TX 78852

Location: 2282 North Veterans Boulevard

Property ID: 4329 & 8706839

Legal Description: being all that tract of land located in Maverick County, Texas, out of the G.S.&S.F. Railroad Company, Section 2 Abstract Number 1112, and being a portion of that called 10-acre tract of land described in a deed to Turquoise 4, LLC as recorded in Volume 1094, Page 213 of the official Public Records of Maverick County, Texas

Current Zoning: B-1 Neighborhood Business District and Industrial District

Master Plan: no depiction of site on the map

Request: Master Plan approval for Regis Escondido, LLC incorporating 10-acres.

B. Infrastructure

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

Access to this property is off a commercial/private access drive known as Joyson Safety Systems Access Drive which connects to North Veterans Boulevard south of the site.

C. Vicinity Data

This site is in an area surrounded by industrial and commercial developments.

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 Master Plan approval.
2. 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 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 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.
3. The approval of this Master Plan 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 2 of this report.

B. Community Development Department Recommendation

The Planning and Zoning Commission **GRANT** the Master Plan for Regis Escondido, LLC incorporating 10 acers subject to plan to comply with the provisions of *City of Eagle Pass Code of Ordinances Chapter 23* Section 23-13.1 governing subdivision plat submittal requirements.

TRANSMITTED to the parties listed hereafter:

Christopher Judge via e-mail
 Eagle Planning and Zoning Commission via e-mail
 Eagle Pass City Secretary Erika Rodriguez via e-mail
 Eagle Pass City Attorney Ana Sophia Garcia via e-mail
 Eagle Pass City Manager Homero Balderas via e-mail
 Eagle Pass Assistant City Manager Ivan Morua via e-mail
 Eagle Pass Community Development Department Report dated December 20, 2024

Attachment 1

Application



COMMUNITY DEVELOPMENT DEPARTMENT

3295 Bob Rogers Drive, Eagle Pass, TX 78852 • Telephone: (830) 773-7781 • Fax: (830) 773-7803
www.eaglepass.tx.us • planning@eaglepass.tx.gov

SUBDIVISION APPLICATION

TYPE OF SUBDIVISION (check one):

- ☐ Preliminary Plat ☒ Final Plat ☐ Replat ☐ Amended Plat
☐ Short Form Final ☐ Vacating Plat ☒ Master Plan

Name of Subdivision: Regis Escondido, LLC

Property Legal Description: 10 acres out of G.C & SF Railroad Company Survey Sec 2 AB 1112 Volume 1084, pg 213

Maverick County Property Identification Number(s): 4329 & 8706839

Location of Addition: N Veterans Blvd. 2282 N. Veterans Blvd

Number of Residential Lots: 0 Number of Commercial Lots: ~~XX~~ 1 Gross Acreage: 1.00

Number of New Street Intersections 0 Linear feet of Streets 0

Is Subdivision inside city limits? Yes ☒ No ☐; Zoning District: split zoning, B-1 & I

Existing Land Use: undeveloped parcel/ vacant

Proposed Land Use: Utility - Battery Energy Storage

Do you propose deed restrictions? Yes ☐ No ☒ (If yes, please attach copy)

Requested Variances: ~~XXXX~~ Yes

PROPERTY OWNER:

Name: Ruben De los Santos

Address: _____

City: _____

State: _____ Zip: _____

Signature: _____

Contact: c/o Regis Escondido LLC (Incheol Yoon)

Phone: 832.594.9441

Fax: _____

E-mail: incheol.yoon@regis-energy.com

Date: 11/1/2024

PROPERTY OWNER:Name: Ruben De los Santos

Address: _____

City: _____

State: _____ Zip: _____

Signature: _____

Contact: _____

Phone: _____

Fax: _____

E-mail: _____

Date: _____

APPLICANT:Name: AUI Partners, LLCAddress: 9800 Hillwood Parkway, Suite 160City: Fort WorthState: TX Zip: 76177

Signature: _____

Contact: Christopher JudgePhone: 817.773.7702

Fax: _____

E-mail: cjudge@auipartners.comDate: 11/11/2024**SURVEYOR:**Name: Bowman ConsultingAddress: 5054 Franklin Ave.City: WacoState: TX Zip: 76710

Signature: _____

Contact: Daniel CogburnPhone: 254.230.4320

Fax: _____

E-mail: dcogburn@bowman.com

Date: _____

ENGINEER:Name: Bowman ConsultingAddress: 210 Grand Ave.City: PaoniaState: CO Zip: 81428

Signature: _____

Contact: Jeff RuppertPhone: 640.645.3201

Fax: _____

E-mail: jruppert@bowman.com

Date: _____

PRINCIPAL CONTACT: _____ Owner ☒ Applicant _____ Surveyor _____ Engineer**All City communication regarding the subdivision will be directed only to the designated principal contact.**

PROPERTY OWNER:

Name: _____

Address: _____

City: _____

State: _____ Zip: _____

Signature: _____

Contact: _____

Phone: _____

Fax: _____

E-mail: _____

Date: _____

APPLICANT:Name: AUI Partners, LLCAddress: 9800 Hillwood Parkway, Suite 160City: Fort WorthState: TX Zip: 76177

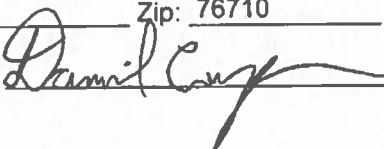
Signature: _____

Contact: Christopher JudgePhone: 817.773.7702

Fax: _____

E-mail: cjudge@auipartners.com

Date: _____

SURVEYOR:Name: Bowman ConsultingAddress: 5054 Franklin Ave.City: WacoState: TX Zip: 76710Signature: Contact: Daniel CogburnPhone: 254.230.4320

Fax: _____

E-mail: dcogburn@bowman.comDate: 10-17-2024**ENGINEER:**Name: Bowman ConsultingAddress: 210 Grand Ave.City: PaoiaState: CO Zip: 81428

Signature: _____

Contact: Jeff RuppertPhone: 640.645.3201

Fax: _____

E-mail: jruppert@bowman.com

Date: _____

PRINCIPAL CONTACT: _____ Owner ☒ Applicant _____ Surveyor _____ Engineer

All City communication regarding the subdivision will be directed only to the designated principal contact.

PROPERTY OWNER:

Name: _____

Address: _____

City: _____

State: _____ Zip: _____

Signature: _____

Contact: _____

Phone: _____

Fax: _____

E-mail: _____

Date: _____

APPLICANT:Name: AUI Partners, LLCAddress: 9800 Hillwood Parkway, Suite 160City: Fort WorthState: TX Zip: 76177

Signature: _____

Contact: Christopher JudgePhone: 817.773.7702

Fax: _____

E-mail: cjudge@auipartners.com

Date: _____

SURVEYOR:Name: Bowman ConsultingAddress: 5054 Franklin Ave.City: WacoState: TX Zip: 76710

Signature: _____

Contact: Daniel CogburnPhone: 254.230.4320

Fax: _____

E-mail: dcogburn@bowman.com

Date: _____

ENGINEER:Name: Bowman ConsultingAddress: 210 Grand Ave.City: PaoniaState: CO Zip: 81428Signature: Jeff Ruppert, P.E.Contact: Jeff RuppertPhone: 640.645.3201

Fax: _____

E-mail: jruppert@bowman.comDate: 10/18/24

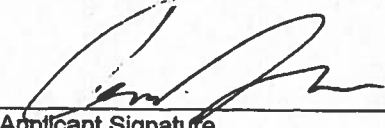
PRINCIPAL CONTACT: _____ Owner ☒ Applicant _____ Surveyor _____ Engineer**All City communication regarding the subdivision will be directed only to the designated principal contact.**

Received _____ By _____
☐ Complete ☐ Incomplete
Case No. _____

STATEMENT OF APPLICANT

The information contained in this subdivision application contains true and accurate information provided to the best of my ability. I acknowledge that the City of Eagle Pass will use the information contained herein as the basis for the review of the subdivision application's conformance with the provisions of *City of Eagle Pass Code of Ordinances Chapter 23*.

I understand that the City of Eagle Pass may use third party engineering peer review services. I acknowledge and agree that I am responsible for the payment of services attributable to my project, and that the preliminary approval process or final approval process will not proceed until and unless I have provided payment for the aforementioned services.


Applicant Signature

11/1/2024
Date

STATEMENT OF OWNER/SUBDIVIDER

I, the undersigned, hereby certify that: (1) I am the owner of the land subject to this request for a subdivision; (2) I authorize Christopher Judge 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 be 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

11/01/2024
Date

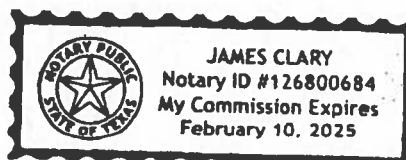
STATE OF TEXAS §

COUNTY OF Maverick §

Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared Ruben De Los Santos (Name), Owner (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 1st day of November, 2024.


Notary Public, State of Texas





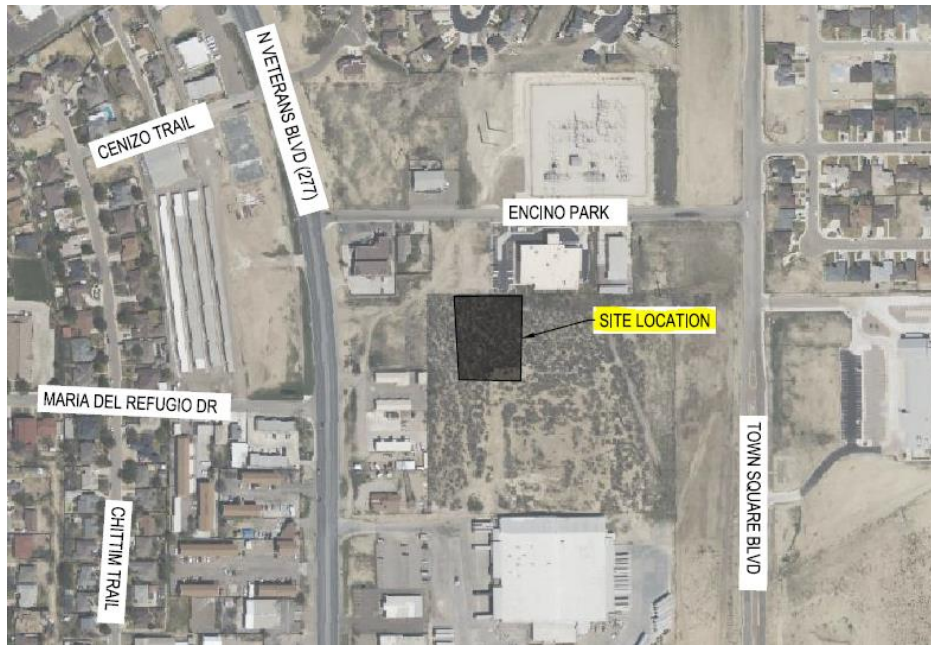
947 Myers St | Ste B
Richmond, VA 23230

MAVERICK COUNTY, TEXAS

CONSTRUCTION REVISION SUMMARY

ASC DESIGN	BWM DRAWN	JJ CHKD
JOB No. 100391-56-001		
DATE : Aug 23, 2024		
SHEET 1		

AERIAL VIEW

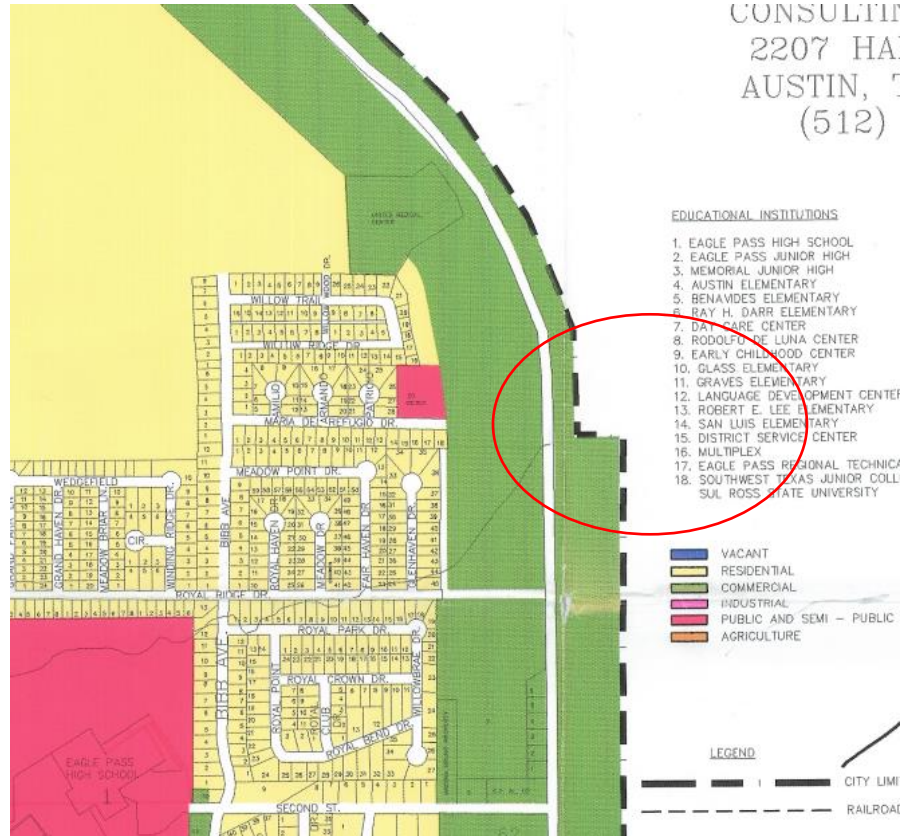


SITE VIEW

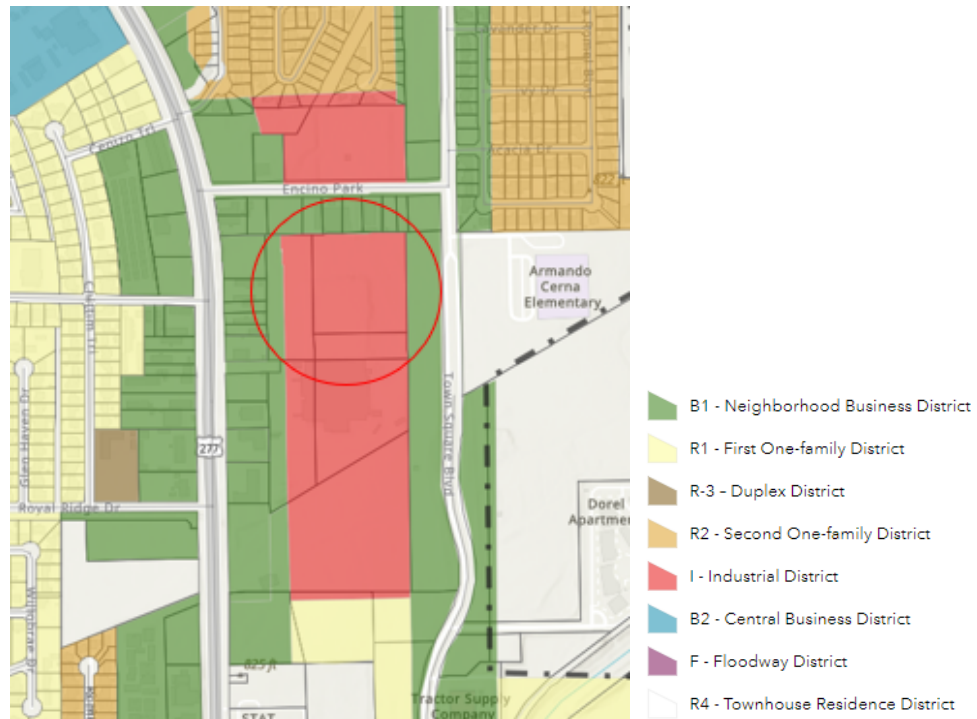


Attachment 2
Master Plan Map and Zoning District Map

MASTER PLAN MAP – NO DEPICTION



ZONING MAP



Item #4



Community Development Department Executive Summary
REPORT TO THE PLANNING AND ZONING COMMISSION
Final Plat of Regis Escondido, LLC Subdivision

I. BACKGROUND

A. General Information

Applicant: Christopher Judge

Property Owner: Tourquoise 4, LLC

Lessee: Regis Development I, LLC / 7941 Katy Frwy #252, Houston, TX 77024

Location: 2282 N. Veterans Blvd

Property ID: 4329 & 8706839

Legal Description: being a 1-acre tract of land located in Maverick County, Texas, out of the G.S.&S.F. Railroad Company, Section 2 Abstract Number 1112, and being a portion of that called 10-acre tract of land described in a deed to Turquoise 4, LLC as recorded in Volume 1094, Page 213 of the official Public Records of Maverick County, Texas

Request: Final plat approval to subdivide a 1-acre tract, including several variances as described in the recommendation on page 4 of the report.

B. Subject Property Information

Vegetation: Native brush

Existing Use: Vacant and undeveloped

Proposed Use: battery energy storage facility

Zoning: Industrial District and B1 Neighborhood Business District

Master Plan: no depiction of site on the map

C. Vicinity Data

Access to this property is off a commercial/private access drive which connects to North Veterans Boulevard south of the site. Access is known as Joyson Safety Systems Access Drive.

D. Infrastructure

The property is completely inside city limits and is served by public utilities/franchises, including water, sanitary sewer, storm drainage, telephone, electric service, gas, cable, and garbage service.

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 final approval of the subdivision. Please refer to Attachment 1.
2. The *Master Plan* emphasizes the importance of maintaining the character of the industrial and commercial neighborhoods located within the City.

- ✓ 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 *Industrial and the B-1 Districts*.

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 site from Veterans Blvd is designed to provide the residents and visitors to Eagle Pass 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 Industrial Veterans Blvd has 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 the development will not require detention at this time or at the time of lot development. This was determined by the City's third-party Engineering Firm Halff and Associates.
3. The subdivision design is consistent with the purpose of the *Industrial and the B-1 Districts*.
 4. The subdivision is consistent with City design and specifications, as the subsequent development of the site will be required to conform to the following sections of *Article IV in Eagle Pass Code of Ordinances Chapter 23*:
 - ✓ *Section 23-61* governing streets and two points of vehicular access for ingress and egress to the subdivision
 - ✓ *Section 23-62* governing alleys and easements
 - ✓ *Section 23-63* specific use easements
 - ✓ *Section 23-64* governing sidewalks
 - ✓ *Section 23-66* governing sanitary sewage disposal system
 - ✓ *Section 23-67* governing potable water supply and fire flow
 - ✓ *Section 23-68* governing storm drainage
 - ✓ *Section 23-69* governing the size, width, depth, shape and orientation of lots, and the minimum building setback lines
 - ✓ *Section 23-71* governing the installation and inspection of utility lines
 - ✓ *Sec. 23-94* governing fences for all new subdivisions

Please refer to Attachment 3 for a copy of the *Final Engineering Report* for the subdivision.

5. The subdivision and the subsequent development of the property will be consistent with City design and specifications for landscape and tree preservation set forth in *Article VI in Eagle Pass Code of Ordinances Chapter 23*.
6. The subdivision of the property will conform to the parkland dedication requirements set forth in *Article V in Eagle Pass Code of Ordinances Chapter 23*, as a one-time fee will be collected as part of any subsequent building permit issued for the property.
7. The grant of final plat approval is also predicated upon the grant of variances by the Planning and Zoning Commission. Please refer to Attachment 2 for a copy of the variance applications.
8. 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 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 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.
9. The subdivision will allow for a use of the property that is consistent with the purpose of the *Industrial and the B-1 Districts*, as well as the surrounding area, 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 purpose of the *Industrial and the B-1 Districts*.
 - C. The subdivision is warranted because of the necessity to create additional lots for development adjacent to Industrial Blvd, 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 *Industrial and the B-1 Districts*.
 - 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 subsequent development will be designed and conditioned to comply with all applicable subdivision criteria and standards of the City of Eagle Pass.

Please refer to Attachment 4 for a copy of the *Master Plan* Map and a copy of the *Zoning District Map* for the City of Eagle Pass.

10. The approval of this final plat 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. Community Development Department Recommendation

That the Planning and Zoning Commission (1) **GRANT** the subdivision variance to proceed directly to final replat without first having obtained preliminary replat approval as required by *City of Eagle Pass Code of Ordinances Section 23-36(a)*, (2) **GRANT** the subdivision variance from Section 23-66 governing sanitary sewer, (3) **GRANT** the subdivision variance from Section 23-67 governing water supply, (4) **GRANT** the subdivision variance from Section 23-61 governing streets and two points of vehicular access for ingress and egress to the subdivision, (5) **GRANT** the subdivision variance from Section 12.1 (c)(8)(i) regulating cross access between parking areas, (6) **GRANT** the subdivision variance from Section 23-61 regulating streets and construction standards, and (7) **GRANT** final approval of the proposed Final Plat of Regis Escondido, LLC Subdivision, subject to the 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 conditions:

1. That the applicant provide an accepted Traffic Impact Analysis and an executed TxDOT driveway permit prior to plat recordation.
2. That the applicant provide a compliant fire flow test prior to plat recordation.

TRANSMITTED to the parties listed hereafter:

Christopher Judge via e-mail
Eagle Pass Planning and Zoning Commission Members via e-mail
Eagle Pass City Manager Homero Balderas via e-mail
Eagle Pass Assistant City Manager Ivan Morua via e-mail
Eagle Pass City Secretary Erika Rodriguez via e-mail
Eagle Pass City Attorney Ana Sophia Garcia via e-mail
Eagle Pass Community Development Department Report dated December 20, 2024

Attachment 1
Application

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, Christopher Judge, hereby request final plat approval for the proposed subdivision known as Christopher Judge as shown on the accompanying plat, which consists of 1 (number) sheets and which was acknowledged by me on 11/19/2024 (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.

Christopher Judge
Signature of Subdivider (or Authorized Agent)

11/19/2024
Date

PRELIMINARY PLAT APPROVAL

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

_____ A preliminary plat was approved by the City on _____ (date).

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

I request, once the City of Eagle Pass has approved the plat and I have submitted any required financial guarantees, that sheets number 1 (list sheets) of the plat be recorded in the Maverick County Map Records but that the other sheets of the plat not be recorded.

LIST OF DOCUMENTS ACCOMPANYING OR ATTACHED TO THE PLAT TO BE INCLUDED IN COUNTY’S MAP RECORD OF THE SUBDIVISION

The information below, if it is not included upon the plat itself, must be on a document signed by the subdivider and attached to or accompanying the final plat. For each item, indicate by a check mark where the information appears. The City of Eagle Pass will keep these documents (or their signed revisions) together during the subdivision review and approval process and through the recording of the subdivision with the County Clerk. If the subdivision does not have at least two or more lots of five acres or less intended for residential purposes, then the Model Rules do not apply and a final engineering report is not required.

on the final plat	attached to final plat	accompanies final plat	
<u> </u>	<u> </u>	<u> x </u>	final engineering report
<u> </u>	<u> </u>	<u> N/A </u>	description in English and Spanish of water and sewer facilities and easements and operable date
<u> </u>	<u> </u>	<u> N/A </u>	engineering certification of compliance of water and sewer facilities with Model Rules, and of estimated costs
<u> </u>	<u> </u>	<u> </u>	others (described as follows:) ----- _____ _____
<u> </u>	<u> </u>	<u> </u>	others (described as follows:) ----- _____ _____

DESCRIPTION OF SUBDIVISION INFRASTRUCTURE THAT HAS BEEN COMPLETED OR INSTALLED AS OF THE DATE OF THIS APPLICATION

NOTE: You may refer to the plat in describing the completed infrastructure -- for example, by stating, "The water lines shown on sheet 3 of the final plat have been installed." Use the back side of this page if more room is needed. The City of Eagle Pass' Subdivision Ordinance require a subdivider to enter into a Subdivision Construction Agreement secured by a financial guarantee (a bond, letter of credit, or cash deposit) for completion of streets and drainage and water and wastewater facilities not constructed or installed when the subdivider applies for final plat approval.

Streets. (Provide names of streets and extent of their completed improvements.)

No Improved streets in project

Drainage facilities. (Describe location and nature of completed drainage facilities.)

No Utility or sewer drainage being proposed.

Water facilities. (Describe installed locations and sizes of water lines, water meters, and other devices involved in providing water.)

No Utility or sewer drainage being proposed.

Wastewater facilities. (Describe installed location and sizes of such items as sewer lines, septic systems, or other on-site sewerage facilities.)

No Utility or sewer drainage being proposed.

Legal Description

BEING all that tract of land located in Maverick County, Texas, out of the G.C. & S.F. Railroad Company, Section 2 Abstract Number 1112, and being a portion of that called 10.00 acre tract of land described in a deed to Tourquoise 4, LLC as recorded in Volume 1094, Page 213 of the Official Public Records of Maverick County, Texas (O.P.R.M.C.T.), and being further described as follows:

THENCE North 89 degrees 43 minutes 13 seconds East a distance of 278.26 feet with the common line of said Encino Park Subdivision, passing the east line of said Encino Park Subdivision and with Encino Park Subdivision Unit 2, Recorded in Envelope 277, Slide A to a 1/2 inch steel rod, capped "BOYD/MAT" set, from which a 1/2 inch steel rod found, bears North 89 degrees 43 minutes 13 seconds East, a distance of 422.09 feet for reference;

THENCE South 89 degrees 59 minutes 58 seconds West a distance of 277.42 feet continuing through said 10 acres to a 1/2 inch steel rod, capped "BOYMAN" set in the common line of said 10.00 acres and said Sunset ridge Subdivision;

Engineer's Certification:

I certify that the water and wastewater service facilities described in the final engineering report attached hereto are in compliance with the Model Subdivision Rules adopted under § 16.343, Texas Water Code.

Planning and Zoning Commission Certification:

City Council Certification:

This plat was presented to the City Council of Eagle Pass and approved on _____,
20_____, by the City Council of the City of Eagle Pass, Texas.
Signed this _____ day of _____, 20_____.

Mayor _____

Planning and Zoning Commission Certification:

This plat of _____ Subdivision was presented to the Planning and Zoning Commission and approved on _____, 20____, by the Planning and Zoning Commission of the City of Eagle Pass, Texas.
Signed this _____ day of _____, 20____.
Chairman _____

City Council Certification:

This plat was presented to the City Council of Eagle Pass and approved on _____
20_____, by the City Council of the City of Eagle Pass, Texas.
Signed this _____ day of _____, 20_____.
Mayor _____

Owner / Subdivider Signature Date
Ruben De Los Santos

STATE OF TEXAS
COUNTY OF MAVERICK

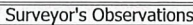
Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared Ruben De Los Santos, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this _____ day of _____, 20____.

Notary Public, State of Texas

Housing Certification:

No more than one (1) single-family detached dwelling shall be located on each lot.



A 50' Access easement, recorded in Volume 957, Page 325.

This area reserved for county recordation information.

▲ - Calculated Point

- FINAL PLAT

1.00 ACRES OUT OF THE G.S.B.S.F. RAILROAD COMPANY SURVEY,
SECTION 2, ABSTRACT 1112, MAVERICK COUNTY, TEXAS

DESCRIBED IN A DEED TO TOURQUEUSE 4, LLC AS RECORDED IN
VOLUME 1094, PAGE 213 OF THE OFFICIAL PUBLIC RECORDS OF
MAVERICK COUNTY, TEXAS.

Boyman Job No.: 100391-56-01	Drawn By: REP
------------------------------	---------------

Sheet 1 of 1	Reviewed By: DWK
--------------	------------------

Property Address: N. Veterans Blvd	Prepared For: Regis
---------------------------------------	------------------------

Surveyor's Certification:

STATE OF TEXAS
COUNTY OF DALLAS

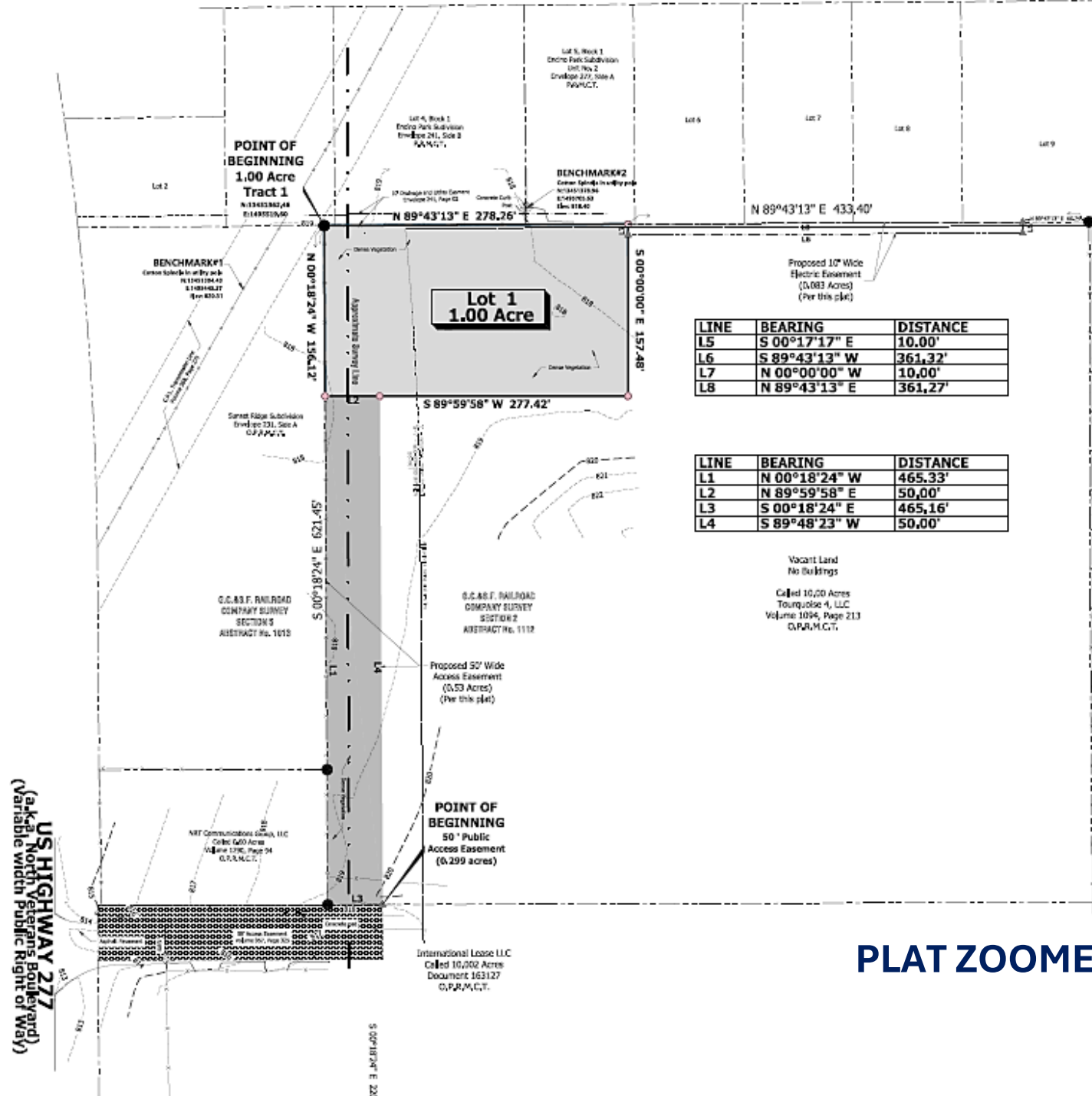
I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat was prepared from an actual survey conducted on August 16, 2023 under my supervision on the ground and the monuments shown are within the positional tolerance required by 22 TAC § 663.15.

Daniel Cogburn
Daniel Wayne Cogburn
Registered Professional Land Surveyor
Texas Registration No. 6894



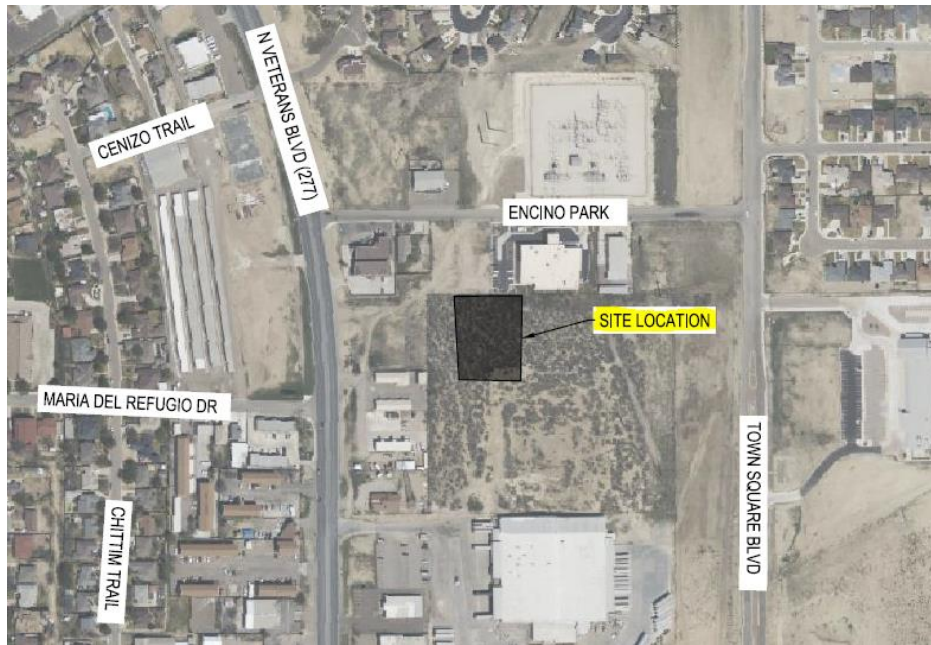
Bowman

Encino Park Drive



PLAT ZOOMEN IN

AERIAL VIEW



SITE VIEW



Attachment 2
Subdivision Variance Applications



PLANNING DEPARTMENT

3295 Bob Rogers Drive, Eagle Pass, Texas 78852 • Telephone: (830) 773-7781 • Fax: (830) 773-7803
www.eaglepasstx.us • planning@eaglepasstx.us

SUBDIVISION VARIANCE APPLICATION

Applicant Information

Applicant (If not owner): Christopher Judge

Address: 9800 Hillwood Parkway - Suite 160, Fort Worth, Texas 76177

Phone: 817-773-7702 E-mail: cjudge@auipartners.com

Owner: Regis Partners LLC

Address: _____

Phone: 210-831-5144 E-mail: Nathan.Vadjos@regis-energy.com

Property Information

Site Address: 2242 N. Veterans Blvd Eagle Pass TX MCAD Property ID No. _____

Legal Description (from deed): _____

Description of Subdivision Variance Request

Commercial project of a battery energy storage site that is already in a Industrial Zone.

Detailed Explanation of Subdivision Variance Request

Please answer, on a separate sheet of paper if necessary, the following questions:

What are the special circumstances or conditions affecting the land involved such that the strict application of the provisions of the subdivision code would deprive the application of the reasonable use if their land?

This Project does not need multiple entrances as this project is under 1
Acre and there is only 1 user and the site is unmanned.

How is the variance necessary for the preservation and enjoyment a substantial property right of the applicant?

Land locked parcel, only one access point available.

Describe how the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area.

No affect

Describe how the granting of the variance will not have the effect of preventing the orderly subdivision of the other land in the area in accordance with the provisions of the subdivision code.

No affect

Required Application Attachments

The following documentation is required to be attached to this application:

- A copy of a survey map prepared by a licensed surveyor.
- A copy of a 'run sheet' for the property detailing prior deed history, which can typically be obtained at a title company.

Applicant Authorization

I authorize the City of Eagle Pass to conduct any site visits necessary to evaluate this subdivision variance application.

I hereby state that I have prepared this application and that, to the best of my knowledge, the information contained herein is complete, accurate, and a true representation of the subdivision variance request. I further attest that I have the authority to submit this application and agree to comply with any and all conditions if a subdivision variance approval. I agree to provide any additional information requested by the City of Eagle Pass as they deem necessary for the processing of this application.

Christopher Judge
Applicant Signature

11/20/2024
Date



COMMUNITY DEVELOPMENT DEPARTMENT

3295 Bob Rogers Drive, Eagle Pass, Texas 78852 • Telephone: (830) 773-7781 • Fax: (830) 773-7803
www.eaglepasstx.gov • planning@eaglepasstx.gov

SUBDIVISION VARIANCE APPLICATION

Applicant Information

Applicant (If not owner): _____

Address: _____

Phone: _____ E-mail: _____

Owner: _____

Address: _____

Phone: _____ E-mail: _____

Property Information

Site Address: _____ MCAD Property ID No. _____

Legal Description (from deed): _____

Description of Subdivision Variance Request

Detailed Explanation of Subdivision Variance Request

Please answer, on a separate sheet of paper if necessary, the following questions:

What are the special circumstances or conditions affecting the land involved such that the strict application of the provisions of the subdivision code would deprive the application of the reasonable use of their land?

How is the variance necessary for the preservation and enjoyment a substantial property right of the applicant?

Describe how the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area.

Describe how the granting of the variance will not have the effect of preventing the orderly subdivision of the other land in the area in accordance with the provisions of the subdivision code.

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Applicant Signature

Date

Attachment 3
Final Engineering Report

REGIS ENERGY
ESCONDIDO BATTERY SITE

N. VETERANS BLVD
EAGLE PASS, TX 78852
PROPERTY ID: 4329

ENGINEERING REPORT
100% Design

November 25, 2024

Bowman

Bowman Consulting Group, Ltd.

947 Myers St, Suite B

Richmond, Virginia 23230

Phone: 804-616-3240

Fax: 804-270-2008

www.bowman.com

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Proposed Site Conditions 2

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INTRODUCTION

Existing Site Conditions

The existing site consists of vacant land with no structures. The parcel area is 10 acres and has two zoning designations, Industrial Zoning District (I) and Neighborhood Business District (B-1). The parcel is owned by Tourquoise 4, LLC. Site soil is Maverick association, undulating (MKC), Hydrologic Soil Group D. The site has areas of dense vegetation and is relatively flat with slopes at less than two percent.

Proposed Site Conditions

The development will be for a Battery Energy Storage System (BESS) constructed on a leased portion of the site parcel. The leased area is 1.01 acres or 43,919 square feet. Site improvements include the installation of the BESS facility, overhead electrical lines to AEP substation, perimeter security fence, and access road.

STREET DEVELOPMENT:

Access to this property is off a commercial/private access drive (Joyson Safety Systems Access Drive) which connects to North Veterans Boulevard south of the site.

No public roadway to be developed or improved. A gravel driveway will be installed to access the BESS area for construction access and future maintenance.

It is anticipated that site access approval from TxDOT will not be required since access is via a private drive.

WATER DEVELOPMENT:

There are no proposed water improvements. There are no proposed wastewater treatment improvements.

SANITARY SEWER FACILITIES:

Sanitary sewer facilities are not applicable. Non-residential development.

DRAINAGE DEVELOPMENT:

The site parcel is currently undeveloped with no impervious area. Currently the site flows westerly towards N. Veterans Blvd.

Proposed site grading will direct stormwater runoff to a dry detention pond east of the BESS facility but within the leased boundary.

Please see associated plans for grading and drainage details.

ELECTRIC FACILITIES, TELEPHONE & OTHER UTILITIES:

Electric facilities include battery containment, batteries, auxiliary equipment, overhead electric utilities to connect to the existing substation owned by AEP.

There is not proposed telephone or cable. Fiber optic or communication utilities will be installed for the power control system.

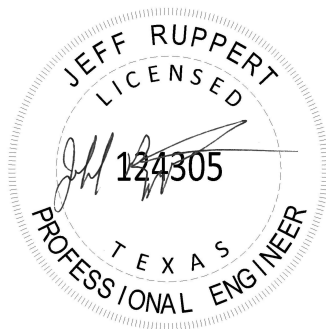
GAS SERVICE:

There are no proposed gas services.

Please reach out with any questions or concerns regarding the final plat application and this engineering report.

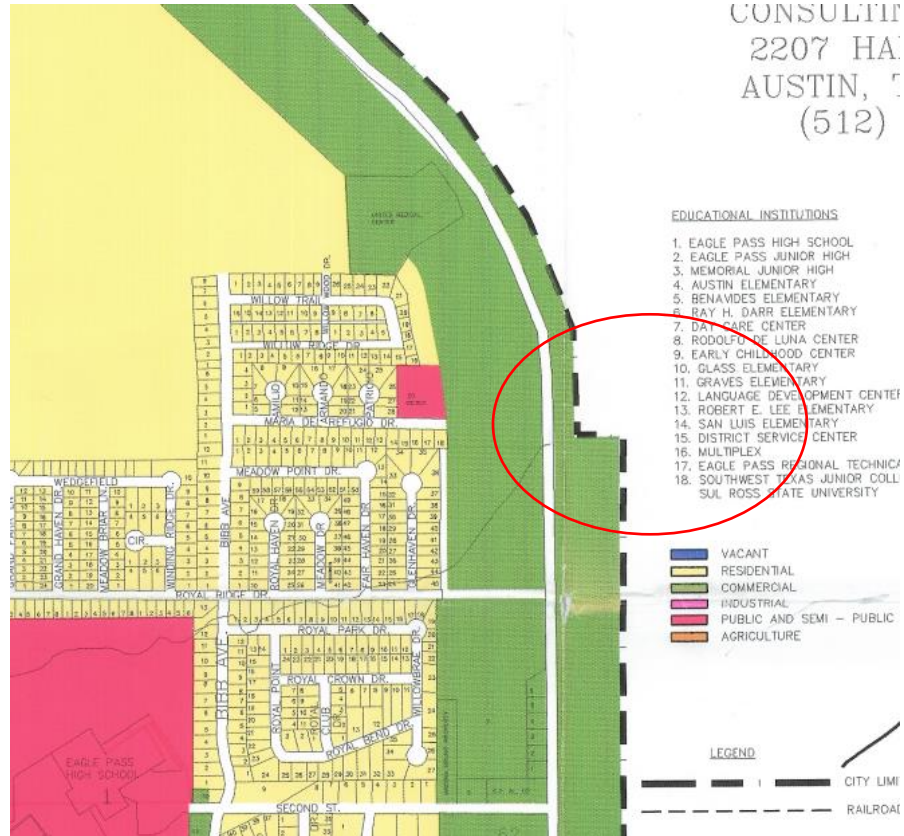
Respectfully,

Jeff Ruppert, P.E.



Attachment 4
Master Plan Map & Zoning District Map

MASTER PLAN MAP – NO DEPICTION



ZONING MAP

