AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING
THURSDAY, SEPTEMBER 10, 2020, AT 5:30 P. M.
COUNCIL CHAMBERS, CITY HALL BUILDING
100 SOUTH MONROE STREET, EAGLE PASS, MAVERICK COUNTY, TEXAS

PURSUANT TO SECTION 551.122 OF THE TEXAS GOVERNMENT CODE AND THE DECLARATION BY GOVERNOR GREG ABBOTT ON MARCH 16, 2020, THIS MEETING OF THE PLANNING AND ZONING OF THE CITY OF EAGLE PASS, TEXAS SHALL BE OPEN AND ACCESSIBLE TO THE PUBLIC VIA THE FOLLOWING FREE-OF-CHARGEVIDEOCONFERENCELINK: https://www.facebook.com/OfficialCityEaglePassTexas AN ELECTRONIC COPY OF THE AGENDA PACKET FOR THE REGULAR MEETING OF THE PLANNING AND ZONING IS ALREADY AVAILABLE TO THE PUBLIC AT THE FOLLOWING URL: https://www.eaglepasstx.us/AgendaCenter. IN LIGHT OF THE ONGOING NATIONAL EMERGENCY AND URGENT THREAT TO PUBLIC HEALTH CAUSED BY THE COVID-19 PANDEMIC, MEMBERS OF THE PUBLIC ARE ENCOURAGED TO FOLLOW THE RECOMMENDATIONS OF GOVERNMENT LEADERS AND THE CDC REGARDING SOCIAL DISTANCING AND SELF-QUARANTINE.

IF YOU ARE A CITIZEN WISHING TO PARTICIPATE IN CITIZENS COMMUNICATIONS, PLEASE CALL ON THURSDAY, SEPTEMBER 10, 2020 FROM 2:00 PM TO 4:30 PM AT 830-773-1111 OR SEND EMAIL TO irodriguez@eaglepasstx.us.

ESTABLISHMENT OF QUORUM

CITIZENS COMMUNICATIONS

OLD BUSINESS

1. Consideration and possible action on the final plat *of Abuelita Acres Ranch Subdivision.*

2. Consideration and possible action on the final plat *of Martinez Ranch Subdivision.*

OTHER BUSINESS

3. Consideration and possible action on the six (6) month extension for the preliminary plat of the *Santa Maria Estates Subdivision Unit 1.*

4. Consideration and possible action on a request for the Amendment of *City of Eagle Pass Code of Ordinances Chapter 15 Section 15-33 and Chapter 21 Section 106.6.2.*

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 September 4, 2020 at 4:40 p.m.

_____
Placido C. Madera
Planning Director

Item #1

Planning Department Executive Summary

REPORT TO THE PLANNING AND ZONING COMMISSION

Final Plat Approval of the Abuelita Acres Ranch Subdivision

I. BACKGROUND

A. General Information

Applicant: Amistad Consulting Services, Inc.
501 E. Garland Street
Del Rio, Texas 78840

Location: Mela Garcia Road

Legal Description: Being a 2.86-acres partition tract, located in A Menchaca, survey 49, Abstract A0745, Maverick County and being a portion of a 22.509 acres tract described in conveyance document to Frank Pete Rodriguez, etux., recorded in Volume 133, Page 321-et seq. of the Maverick County Deed Records, Maverick County, Texas and being further described by metes and bounds.

Property ID Number: unassigned

Request: Final plat approval to subdivide an approximately 2.86-acres into 1 residential lot, including a sidewalk waiver and including a variance to plat a property less than 5-acres in size that had been conveyed prior to 1984.

B. Subject Property Information

Parcel Size: 2.86-acres

Vegetation: native vegetation

Existing Use: Vacant

Zoning: Residential undeveloped

Master Plan: Not applicable

C. Vicinity Data

The site is located within an area that features residential development.

D. Infrastructure

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

Access to the site is provided by Mela Garcia Road and County Road 303.

II. RECOMMENDED FINDINGS OF FACT

A. Conclusions

1. The applicant's request contains sufficient information for consideration by the City Council. 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 preliminary plat. Please refer to attachment 1 for a copy of the application, Maverick County Appraisal District property information, and copy of aerial images of the site.

1. The site is not located within the boundary of the *City of Eagle Pass Master Plan Map.* Please refer to Attachment 3 for a copy of the *Master Plan Map.*

   The *City of Eagle Pass Master Plan* does, however, provide direction regarding the platting of property both within the City and within the City's 5-mile wide *Extra Territorial Jurisdiction* (ETJ).

2. The *Master Plan* emphasizes the importance of maintaining the character of the City's residential and commercial neighborhoods.

   - ✓ The subdivision is consistent with the *Housing Goals* of the *Master Plan*, as the subdivision process will ensure appropriate land development regulation with appropriate lot sizes, paved streets with curb and gutters, and adequate utility services.

   - ✓ 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 *R-1 Single One-Family Dwelling District.* This design will allow for the development of the community 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 Mela Garcia Road has been designed to provide the residents of 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 Mela Garcia Road, County Road 303, County Road FM 1589, and U. S. Highway 277 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 the drainage for the proposed lot will be conveyed into a proposed on-site detention facility.

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 23-62* governing utility easements

   - ✓ Section 23-66 governing sanitary sewage disposal

   - ✓ *Section 23-67* governing potable water supply and fire flow

- ✓ *Section 23-68* governing storm drainage

- ✓ *Section 23-69* governing the size of building lots, including lot width, lot depth, lot orientation, and building setback areas.

- ✓ *Section 23-71* governing the installation and inspection of utility lines.

The project will comply with the provisions of *Section 23-64* governing sidewalks as the applicant is requesting a sidewalk waiver.

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

5. The subdivision and the subsequent development of the property is 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 will conform with the parkland dedication requirements ser forth in *Article V* in *Eagle Pass Code of Ordinances Chapter 23.*

7. 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.

8. The subdivision will allow for a use of the property that is consistent with the residential purpose of the *R-1 First One-Family Dwelling District*, 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 residential purpose of the *R-1 First One-Family Dwelling District.*

    C. The subdivision is warranted because of the necessity to create additional building lots in the *R-1 First One-Family Dwelling 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 *R-1 First One-Family Dwelling District.*

    E. The subdivision will benefit the County 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.

9. The property currently contains one dwelling unit. The minimum lot size and the minimum lot width requirements of the *R-1 First One-Family Dwelling District* will continue the established dwelling unit density use of the property and the area.

10. The *City of Eagle Pass Code of Ordinances Section 23-64* authorizes the Planning Commission to waive the requirement for the construction of sidewalks in circumstances where the sidewalk would be unnecessary or unsafe due to the physical characteristics of the terrain in the subdivision.

    The construction of sidewalks along the property frontage parallel to Mela Garcia Road would create and unsafe condition, as sidewalks are not in place inside the subdivision. The construction of a sidewalk would incorrectly create the assumption the sidewalks were in place throughout the subdivision when, in fact, this is not the case.

    The assumption created an unsafe condition and, as such meets the criteria for granting a sidewalk waiver by the Commission.

11. The final approval of this 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 10 of this report.

B. <u>Planning Department Recommendation</u>

The Eagle Pass Planning and Zoning Commission (1) **GRANT** the subdivision variance to plat a property less than 5-acres in size that had been conveyed prior to 1984, (2) **GRANT** a sidewalk waiver, and (3) recommend that City Council **GRANT** approval of the proposed Final Plat of the *Abuelita Acres Ranch Subdivision*, subject to the following conditions:

1. The final plat shall comply with the provisions of *Article III* of *City of Eagle Pass Code of Ordinances Chapter 23* governing procedures and specifications for final plats.

TRANSMITTED to the parties listed hereafter:

Amistad Consulting Services, Inc. via e-mail
Planning and Zoning Commission via e-mail
Eagle Pass Planning Department Report dated September 4, 2020

Attachment 1
Subdivision Application

SUBDIVISIONAPPLICATION

TYPE OF SUBDIVISION (check one):

X Preliminary
__ Final
__ Replat
__Amendment
__ Short Form Final

Application must be an original document – Faxed copies cannot be accepted
All signatures must be original

Property Legal Description: 3.09 Acres, Survey No. 49, Abstract 745, and 2.86 Acres, Survey No. 49, Abstract 745, in Maverick County, Texas

Maverick County Property Identification Number(s): **3533 (3.09 Acres) and No PID (2.86 Acres)**
Name of Addition: MARTINEZ RANCH SUBDIVISION LOT A (3.09 Acres)
ABUELITA ACRES RANCH LOT 1, (2.86 Acres)

Location of Addition: 461 Mela Garcia Rd. (3.09 Acres), 72 CR 529 (2.86 Acres), IN EAGLE PASS, TEXAS 78852

Number of Lots: 2 Gross Acreage: 5.95 Zoning: N/A # of New Street Intersections 0

Is Subdivision inside city limits? NO

Existing Land Use: RESIDENTIAL Proposed Land Use: RESIDENTIAL

Requested Variances: Sidewalk Variance

PROPERTY OWNER:

Name: Mr. Ruben Martinez. Contact: MR. RUBEN MARTINEZ

Address: 461 Mela garcia Road Phone: (830) 968-0438

City: EAGLE PASS Fax: _____

State: TEXAS Zip: 78852 E-mail: _____

Signature: _____ Date: MARCH 12, 2020

RECEIVED 03-20-2020

APPLICANT:

Name: ABNER MARTINEZ, P.E., R.P.L.S. Contact: ABNER MARTINEZ, P.E., R.P.L.S.

Address: 501 E. GARFIELD Phone: (830) 775-4579

City: DEL RIO Fax: N/A

State: TEXAS Zip: 78840 E-mail: amg@amistadconsulting.net

Signature: Date: MARCH 12, 2020

SURVEYOR:

Name: ABNER MARTINEZ, P.E., R.P.L.S. Contact: ABNER MARTINEZ, P.E., R.P.L.S.

Address: 501 E. GARFIELD Phone: (830) 775-4579

City: DEL RIO Fax: N/A

State: TEXAS Zip: 78840 E-mail: amg@amistadconsulting.net

Signature: Date: MARCH 12, 2020

ENGINEER:

Name: ABNER MARTINEZ, P.E., R.P.L.S. Contact: ABNER MARTINEZ, P.E., R.P.L.S.

Address: 501 E. GARFIELD Phone: (830) 775-4579

City: DEL RIO Fax: N/A

State: TEXAS Zip: 78840 E-mail: amg@amistadconsulting.net

Signature: Date: MARCH 12, 2020

PRINCIPAL CONTACT: ____ Owner ____ Applicant ____ Surveyor X Engineer

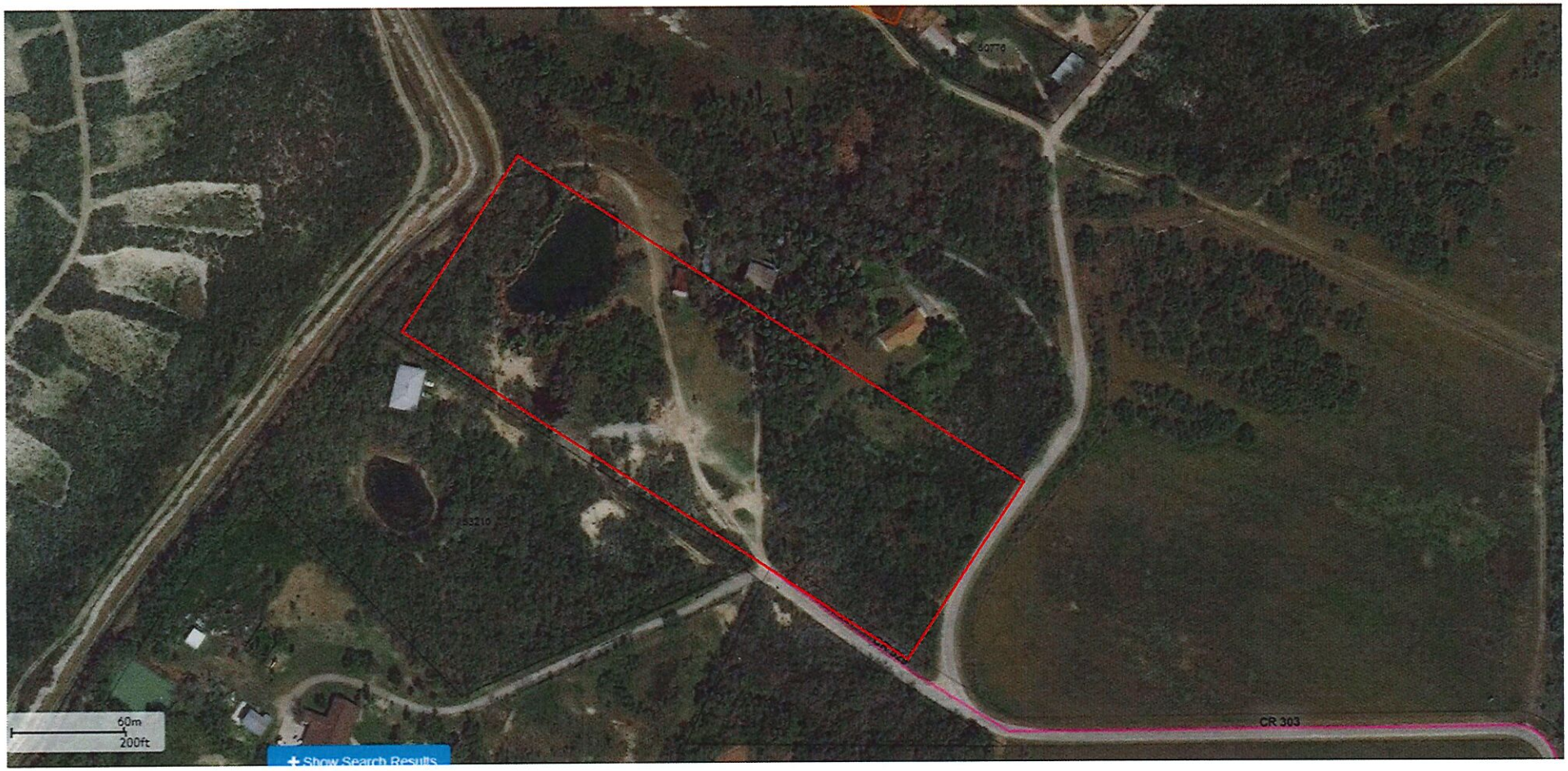
City communication regarding the subdivision will be directed only to the designated principal contact.

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.*

Applicant Signature

MARCH 12, 2020
Date

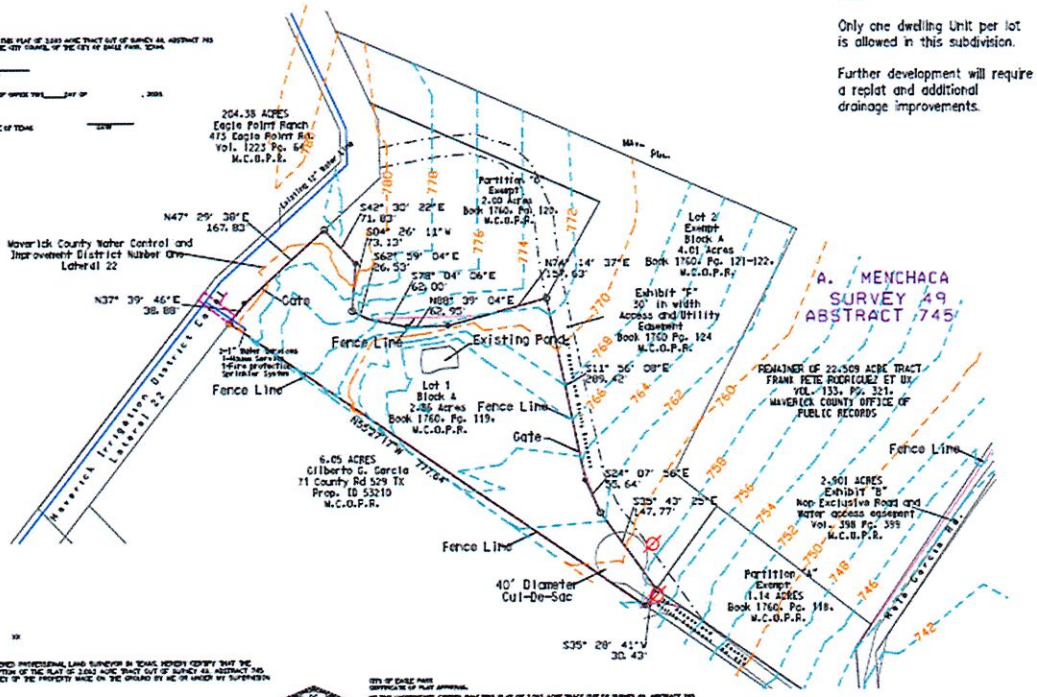

60m
200ft
CR 303
Show Search Results

PLAT SHOWING 2.86 ACRES OUT OF SURVEY 49 ABSTRACT 745 IN MAVERICK COUNTY, TEXAS, WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF EAGLE PASS, TX

Note:

Only one dwelling Unit per lot is allowed in this subdivision.

Further development will require a replat and additional drainage improvements.



COUNTY CLERK RECORDING CERTIFICATE

I, _____ COUNTY CLERK OF MAVERICK COUNTY, hereby that the plat bearing this certificate was filed for record on _____ a.d. _____, at _____ o'clock, _____ m. on _____ 2020, and was recorded in Envelope _____ slide _____ in the Plat Records of Maverick County, Texas, in Book _____ of _____ 2020.

_____
Maverick County Clerk

FLOOD PLAIN NOTE

No portion of the property shown hereon is within Zone A, Special Flood Hazard Area as shown on Flood Hazard Boundary Community Map Panel No. 48323C0205C, dated April 4, 2011 for Maverick County as published by the Federal Insurance Administration.

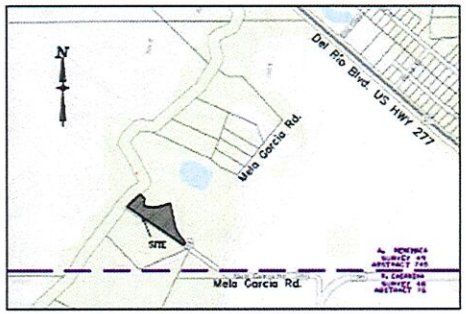
CITY OF EAGLE PASS
CERTIFICATE OF PLAT APPROVAL

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF 2.863 ACRE TRACT OUT OF SURVEY 49, ABSTRACT 745 OF THE CITY OF EAGLE PASS, TX

Chairman of the City of Eagle Pass Planning and Zoning Commission — Date

SIGNED UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC — STATE OF TEXAS



STATE OF TEXAS
COUNTY OF MAVERICK

I, MINOR MARTINEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE FOREGOING PLAT AND DESCRIPTION OF THE PLAT OF 2.863 ACRE TRACT OUT OF SURVEY 49, ABSTRACT 745 WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION

On _____ 2020.

MINOR MARTINEZ
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 5989

SIGNED TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC — STATE OF TEXAS

STATE OF TEXAS
COUNTY OF MAVERICK

CERTIFICATE OF COMPLIANCE WITH MUNI. RULES

I, MINOR MARTINEZ, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS AND MAVERICK, HEREBY CERTIFY THAT THE WATER AND SEWER REPORTED FOR THE SUBDIVISION NOTE DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF EAGLE PASS, TEXAS, THAT THESE SERVICES WILL BE CONSTRUCTED IN THE PUBLIC RIGHT-OF-WAY AND EASEMENTS, THAT NEW SERVICES WILL BE INSPECTED AND MAINTAINED BY THE CITY OF EAGLE PASS, ALL SHOWN ON THE DRAWINGS PRESENTED TO AND APPROVED BY THE CITY OF EAGLE PASS, TEXAS. THESE PLANS ARE GOOD TENDERS AND IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343 OF THE TEXAS WATER CODE AND ARE OTHERWISE IN ORDER THIS DATE.

MINOR MARTINEZ
REGISTERED PROFESSIONAL ENGINEER
TEXAS NO. 65618

SIGNED TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC, STATE OF TEXAS

CITY OF EAGLE PASS
CERTIFICATE OF PLAT APPROVAL

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF 2.863 ACRE TRACT OUT OF SURVEY 49, ABSTRACT 745 WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF EAGLE PASS, TEXAS.

Mayor of the City of Eagle Pass — Date

SIGNED UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC — STATE OF TEXAS

MAVERICK COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF 2.863 ACRE TRACT OUT OF SURVEY 49, ABSTRACT 745 WAS REVIEWED AND APPROVED BY THE MAVERICK COUNTY COMMISSIONER COURT.

Maverick County Judge — Date

SIGNED TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC — STATE OF TEXAS

FIELD NOTES FOR ABUELITA ACRES RANCH PARTITION "B", A 2.86 ACRE TRACT

Being a 2.86 acre tract of land lying and situated in Maverick County, Texas, out of Survey 49, Andres Menchaca, Abstract 745 more particularly described by metes and bounds as follows:

Beginning at a 5/8" iron pin found in the east line of a 30-foot ingress/egress road access easement, as described in volume 132 Page 321, called Mela Garcia Road, at the south corner or a 12.500 acre tract described in conveyance documents to Richard Pete Rodriguez, et ux, recorded in Volume 132, Page 245, at the west corner of a 1.14 acre portion called "Partition A",

THENCE a 39°46'46"W, 336.08 feet to a 5/8" iron pin found for the southeast corner and POINT OF BEGINNING (P.O.B.) of the herein described tract;

THENCE S 35°28'41"W, 30.43 feet to a 5/8" iron rod found in the east line a Lateral 22, of the Maverick County Water Control and Improvement District No. 1 and the most northerly corner of the tract;

THENCE, along the east side of said Lateral 22 N 37°39'46"E, 38.88 feet to a 5/8" iron rod set for a corner of this tract;

THENCE, continuing along the east side of said Lateral 22 N 47°29'38"E, 167.83 feet to a 5/8" iron rod set for a the most northerly corner of this tract;

THENCE, S 42°30'22"E, 71.83 feet to a 5/8" iron rod found for an corner of this tract;

THENCE, S 04°26'11"W, 73.13 feet to a 5/8" iron rod found for an corner of this tract;

THENCE, S 62°59'04"E, 26.53 feet to a 5/8" iron rod found for an corner of this tract;

THENCE, S 78°04'06"E, 62.00 feet to a 5/8" iron rod found for an corner of this tract;

THENCE, N 08°39'04"E, 62.95 feet to a 5/8" iron rod found for an corner of this tract;

THENCE, N 74°14'37"E, 157.63 feet to a 5/8" iron rod found for an corner of this tract;

THENCE, S 11°26'08"E, 209.42 feet to a 5/8" iron rod found for an corner of this tract;

THENCE, S 24°07'56"E, 95.64 feet to a 5/8" iron rod found for an corner of this tract;

THENCE, S 35°43'25"E, 147.77 to the POINT OF BEGINNING, and containing 2.86 Acres of land more or less.

STATE OF TEXAS
COUNTY OF MAVERICK

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, _____ as owner of 2.863 acre tract out of Survey 49, Abstract 745 hereby dedicate to public use the street, park, and easements shown herein, and further certify that:

(a) the water quality and connections meet the minimum state standards
(b) sewer connections to the city or septic tanks meet the minimum requirements of state standards
(c) electrical connections provided meet the minimum state standards

I ATTEST THAT THE WRITTEN INSERTED IN THIS PLAT ARE TRUE AND CORRECT.

_____
OWNER

STATE OF TEXAS
COUNTY OF MAVERICK

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED _____ PROVED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE, TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGE THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2020

NOTARY PUBLIC — STATE OF TEXAS

ABUELITA ACRES RANCH, Lot 1
72 County Rd 529, Eagle Pass, TX
2.86 Acres out of Survey 49 Abstract 745
Maverick County, Texas

AVISTAD CONSULTING SERVICES
CIVIL – ENVIRONMENTAL – SURVEYING
DATA GROUP: FIRM F-24, TEXAS
SURVEYING FIRM # 10172, TEXAS
501 E. Garfield
Del Rio, Texas 78840
Phone: (830) 775-3176, Fax: (830) 383-8704

Date	Revision

Job No. C19-019
DATE
August, 2020
SHEET
OF
1

) AND APPROVED BY THE CITY COUNCIL OF THE CITY OF EAGLE PASS, TEXAS.

E CITY OF EAGLE PASS

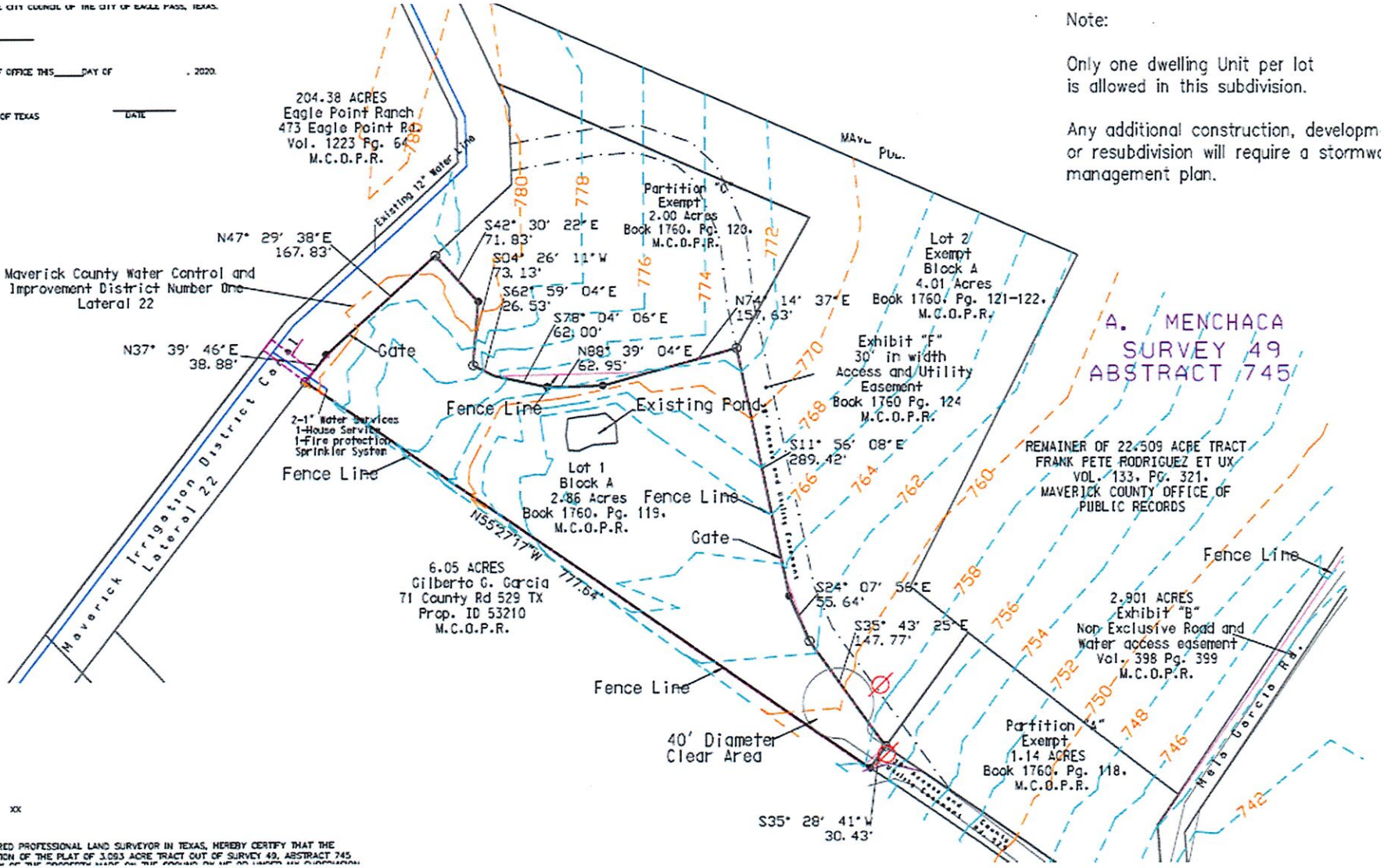
I MY HAND AND SEAL OF OFFICE THIS_____DAY OF _____, 2020.

IC STATE OF TEXAS DATE

Note:

Only one dwelling Unit per lot is allowed in this subdivision.

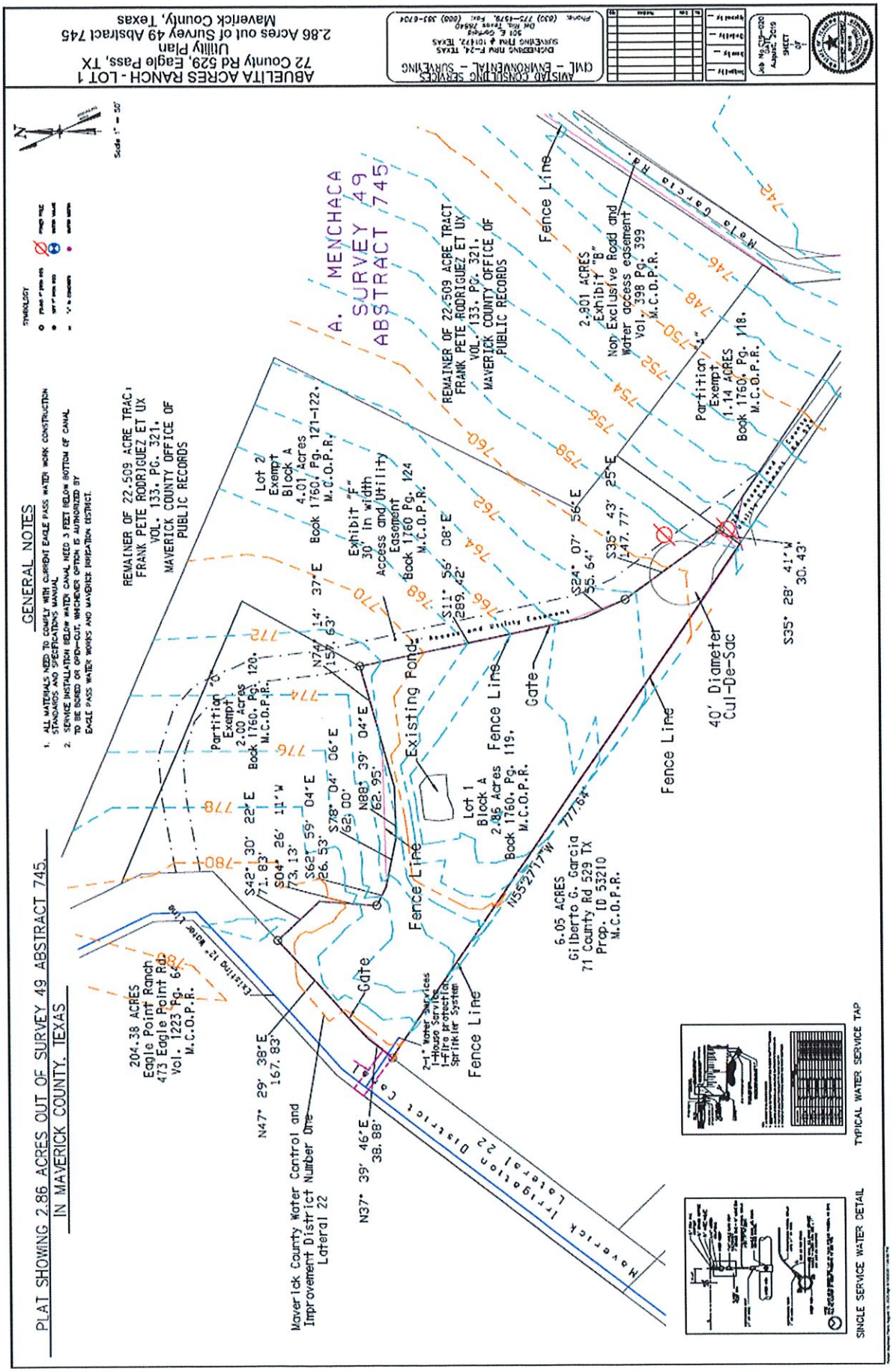
Any additional construction, developm or resubdivision will require a stormw management plan.



' TEXAS XX
OF MAVERICK XX

MARTINEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE
G PLAT AND DESCRIPTION OF THE PLAT OF 3.093 ACRE TRACT OUT OF SURVEY 49, ABSTRACT 745

Utility Layout



Attachment 2
Engineering Report

AMISTAD CONSULTING SERVICES, INC. - ENGINEERING CONSULTANTS
501 E. Garfield, Del Rio, Texas, 78840
(830) 775-4579 amg@amistadconsulting.net
Engineering Firm F-24, Texas, Land Surveying Firm 101472-00

Abner Martinez, P.E., R.P.L.S.
Principal

To: Mr. Placido Madera
City of Eagle Pass Planning Director
From: Abner Martinez, PE
Date: February 3, 2020
Reference: Final Engineering Report for:
Martinez Ranch Subdivision Lot A, and
Abuelita Acres Ranch Subdivision Lot 1

Mr. Madera,

Mr. Ruben Martinez Jr.and and Ms. Sabina Pete, are owners of the property described as, 3.09 Acres, in ABSTRACT 745, ANDRES MENCHACA, SURVEY #49, Maverick County, Texas, and 2.86 acres partition, located in the A. Menchaca, Survey 49, Abstract 745, Maverick County. They have requested the services of Amistad Consulting Services, Inc. (ACS) to process two plat of this property into one (1) lot each. These properties are located along Mela Garcia Road in Eagle Pass, Texas.

General Description

This property has a total area of 5.95 acres and has access to Mela Garcia Rd. The proposed area of each lot is as noted in Table 1 below.

Table 1. Area of Proposed Lots

Lot Designation	Area (acres)
A	3.09
1	2.86

The boundaries of Lot A have been previously recorded in Book 370, Page 323 of the Map Records of Maverick County, Texas.

The boundaries of Lot 1 have been previously described as Partition B, and recorded in Book 1760, Page 110 of the Map Records of Maverick County, Texas.

This property was never legally platted. The owners of this property are requesting the authorization to plat this property as Two Plats, one(1) lot each. Dimensions for each proposed lot are displayed in the attached plats.

Drainage
The drainage patterns in this area will not be impacted significantly by this plat.

General Drainage Description

The current and proposed use of these lots is residential and no portion of this property is within a special flood hazard area. The property generally drains west and south towards an existing pond located north of Lot 1 of the property. (Refer to the topography on the attached plat).

RECEIVED
03-20-2020

AMISTAD CONSULTING SERVICES, INC. - ENGINEERING CONSULTANTS
601 E. Garfield, Del Rio, Texas, 78840
(830) 775-4579 amg@amistadconsulting.net
Engineering Firm F-24, Texas, Land Surveying Firm 101472-00

Abner Martinez, P.E., R.P.L.S.
Principal

Existing Drainage Conditions

The existing drainage conditions of these currently undeveloped lots 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 these currently undeveloped lots are presented in Table 2 below.

Table 2. Existing Drainage Parameters

Parameter	Value
Tc	10 min
Area "C" Value	0.30
I 10	6.20 in/hr
I 100	8.63 in/hr
Watershed Area A	5.95 acres

The peak rates of runoff for the undeveloped lots are

Q10 = C x I10 x A
Q10 = 0.30 x 6.20 x 5.95 = 11.07 cfs
Q100 = C x I100 x A
Q100 = 0.30 x 8.63 x 5.95 = 15.40 cfs
Developed Drainage Conditions

The parameters used in the analysis of the drainage of these fully developed lots are presented in Table 3.

Table 3. Developed Drainage Parameters

Parameter	Value
Tc	10 min
Area "C" Value	0.50
I 10	6.20 in/hr
I 100	8.63 in/hr
Watershed Area A	7.148 acres

AMISTAD CONSULTING SERVICES, INC. - ENGINEERING CONSULTANTS
501 E. Garfield, Del Rio, Texas, 78840
(830) 775-4579 amg@amistadconsulting.net
Engineering Firm F-24, Texas, Land Surveying Firm 101472-00

Abner Martinez, P.E., R.P.L.S.
Principal

The peak rates of runoff for the developed residential lots are

Q10 = C x I10 x A
Q10 = 0.50 x 6.20 x 5.95 = 18.45 cfs
Q100 = C x I100 x A
Q100 = 0.50 x 8.63 x 5.95 = 25.67 cfs

The increase in discharge for storms with a ten (10) and one hundred (100) year return period are 7.38 cfs and 10.27 cfs, respectively.

Although no improvements are currently proposed on Lot 1, existing detention basin will accommodate the increase in storm water runoff resulting from the proposed residential development. The determination of storage volume can be determined by the Rational Method. Parameters presented in Table 4 were used to determine the detention storage volume.

Table 4. Storage Volume Determination Parameters

Parameter	Value
Tc	10 min
C u	0.30
C d	0.50
I 100, 10 min	8.63 in/hr
I 100, 5 min	10.32 in/hr
Watershed Area	5.95 acres

The stormwater runoff based on the existing undeveloped conditions and the ten (10) year return period as calculated above is

Q10u = 11.07 cfs

The rates of runoff for the developed area for a one hundred (100) year return period and for various storm durations up to the time of concentration are presented in the following equations.

Q100,d, I10 min = Cd x I100,10 min x A
Q100,d,10 min = 0.50 x 8.63 x 5.95 = 25.67 cfs

Q100,d, 5 min = Cd x I100, 5 min x A
Q100,d, 5 min = 0.50 x 10.32 x 5.95 = 30.70 cfs

The storage rates, Std, for the fully developed area for a one hundred (100) year return period and for various storm durations up to the time of concentration are calculated as follows:

Std= Qd-Qu
S100,td,10 min = Q100,d,10 min -Q10,u
S100,td,10 min = 25.67 -11.07=15.60 cfs

S100,td,5 min= Q100,d, 5 min -Q10,u
S100,td, 5 min= 30.70 -11.07 =19.63 cfs

AMISTAD CONSULTING SERVICES, INC. - ENGINEERING CONSULTANTS
501 E. Garfield, Del Rio, Texas, 78840
(830) 775-4579 amg@amistadconsulting.net
Engineering Firm F-24, Texas, Land Surveying Firm 101472-00

Abner Martinez, P.E., R.P.L.S.
Principal

The required storage volume, SR, for the fully developed area for a one hundred (100) year return period and for various storm durations up to the time of concentration are calculated below.

$$SR = Std\ (td/12)$$

where td = storm duration in hours

$$SR10min = S100td10min(td/12)$$
$$SR,10\ min = 15.60\ X\ (0.167/12) = 0.22\ ac\text{-}ft$$
$$SR,5\ min = S100,td,\ 5\ min(td/12)$$
$$SR\ s\ min = 19.63\ X\ (0.083/12) = 0.136\ ac\text{-}ft$$

Therefore, the proposed detention areas shall have a minimum storage volume of 0.22 ac-ft., which equals 9,582 cubic feet.

Drainage Conclusions and Recommendations

Runoff from proposed residential lots A and 1 drains generally towards the south.
It is proposed that existing ponds as shown on the plats, double as the detention ponds required for this development.

Volume of these ponds exceeds the required volume.

Street

Mela Garcia Road is an asphalt concrete paved roadway without concrete curb, gutter, or sidewalks. Lots A and 1 will have access to Mela Garcia Road.

Water Service

Water service for these lots will be provided from an existing12" water line running along irrigation canal designated as Lateral 22.

Sanitary Sewer Service

These lots are or will be served by on-site sanitary sewer facilities installed and maintained by the owners of these lots.

Other Utilities

These properties have access to other utilities such as electrical, phone, and cable via Mela Garcia Road.

Conclusion

The proposed use of these properties and the current use of adjacent properties are residential. The proposed plat will not have an impact on the current use or drainage patterns.

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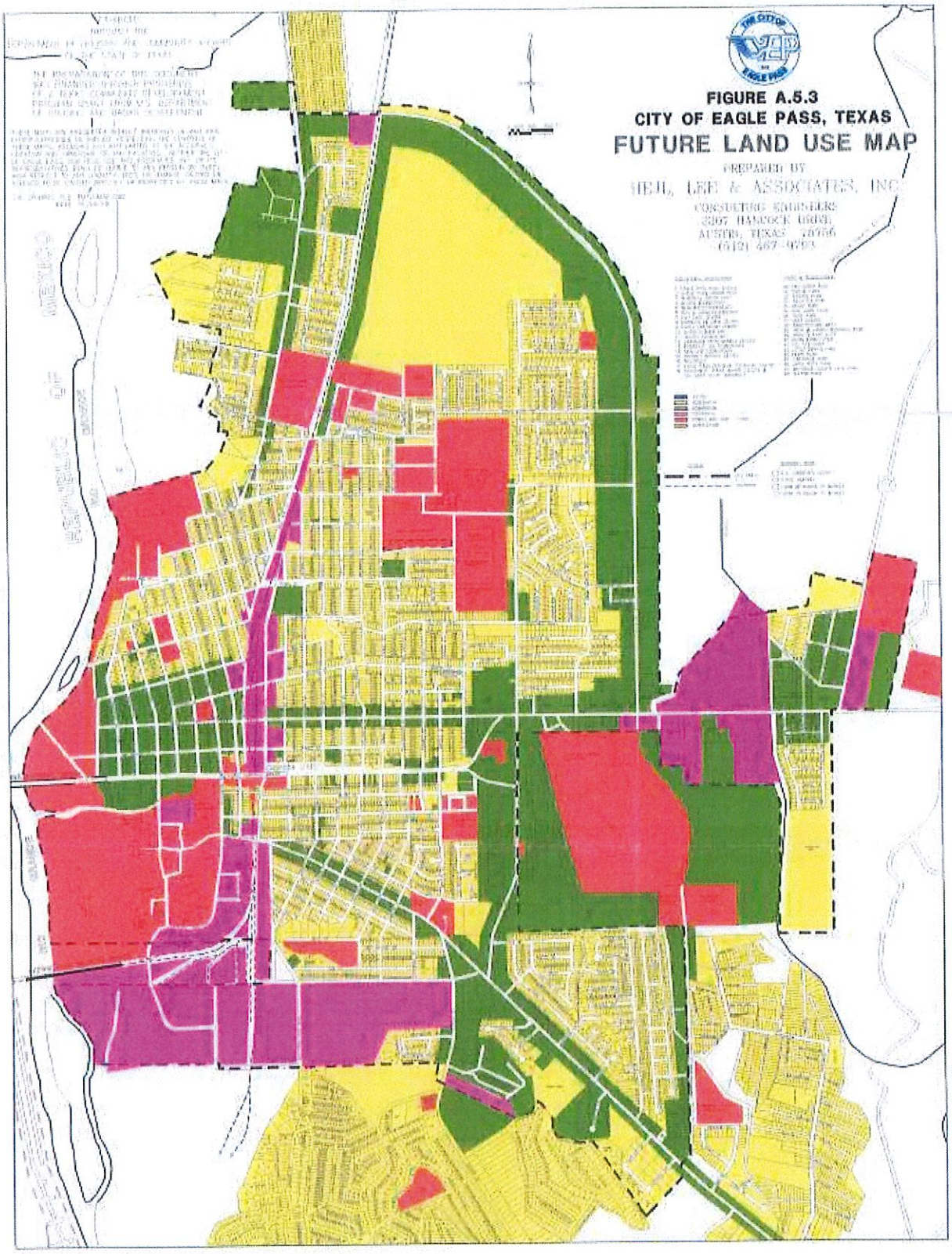
Abner Martinez, P.E., R.P.L.S.
Principal

Should you have any additional questions concerning this report, please contact Abner Martinez, P.E., at (830) 775-4579, or amg@amistadconsulting.net

Sincerely,

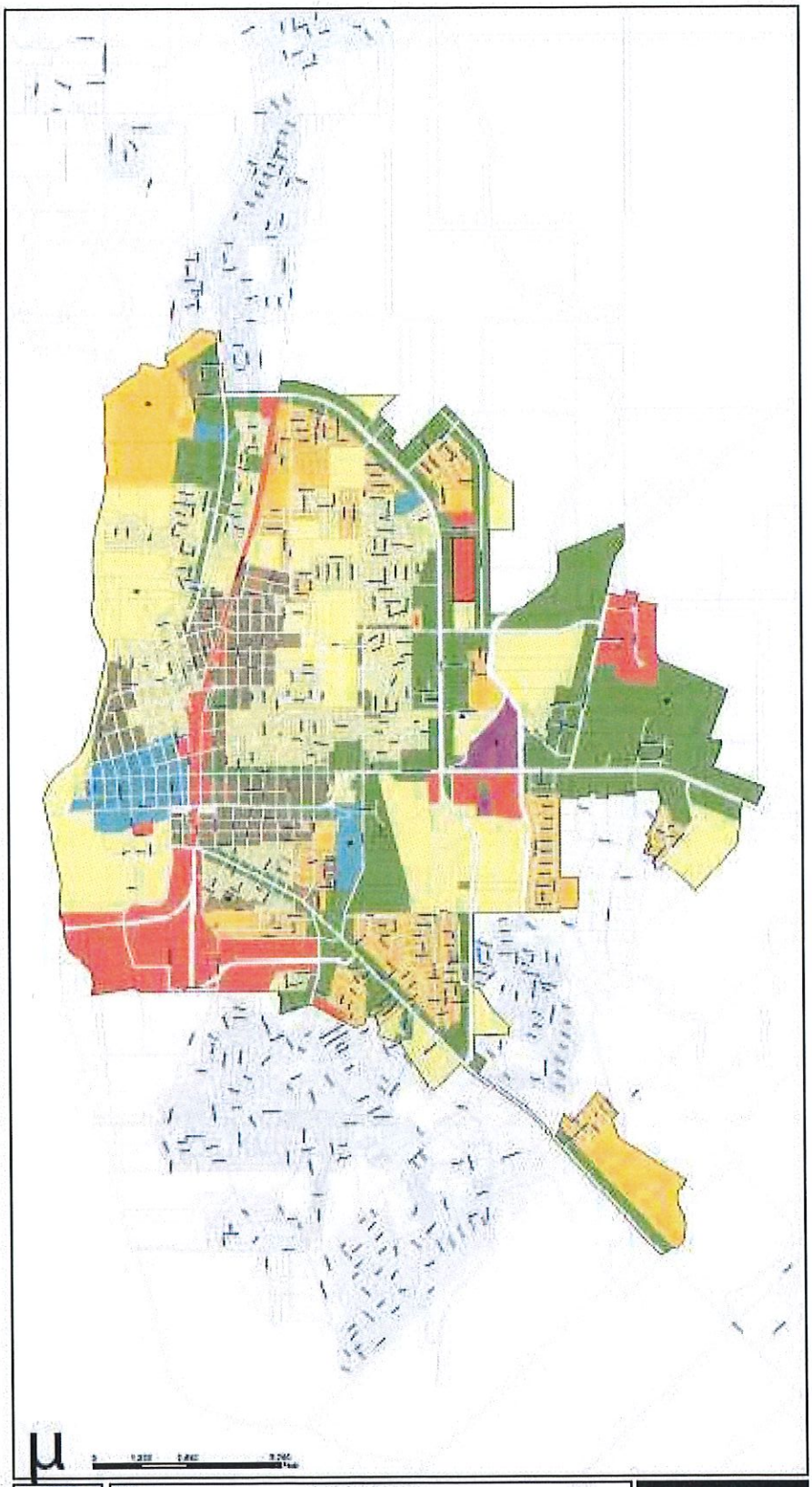
Abner Martinez, P.E.

Attachment 3
Master Plan Map
Zoning District Map



Legend

- City Limits Outline
- B1 - Neighborhood Business District (<8,00 Sq. Ft.)
- B2 - Centre Business District
- B3 - General Business District (>8,000 Sq. Ft.)
- I - Industrial District
- F - Floodway District
- R1 - First One-Family Dwelling District
- R2 - Second One-Family Dwelling District
- R3 - Duplex Dwelling District
- R3A - Apartment District
- R4 - Townhouse Residence District



Eagle Pass, Texas

Item #2

Planning Department Executive Summary

REPORT TO THE PLANNING AND ZONING COMMISSION

Final Plat Approval of the Martinez Ranch Subdivision

I. BACKGROUND

A. General Information

Applicant: Amistad Consulting Services, Inc.
501 E. Garland Street
Del Rio, Texas 78840

Location: 461 Mela Garcia Road

Legal Description: Being a 3.09-acres tract, located in Maverick County, Texas out of Survey# 49, Andres Menchaca Andres, Abstract A0745.

Property ID Number: 3533

Request: Final plat approval to subdivide an approximately 3.09-acres into 1 residential lot, including a sidewalk waiver and including a variance to plat a property less than 5-acres in size that had been conveyed prior to 1984.

B. Subject Property Information

Parcel Size: 3.09-acres

Vegetation: Residential landscaping

Existing Use: Residential dwelling

Zoning: Residential

Master Plan: Not applicable

C. Vicinity Data

The site is located within an area that features residential development.

D. Infrastructure

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

Access to the site is provided by County Road 303 and Mela Garcia Road.

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 deliberation process for the subdivision. Please refer to Attachment 1.

2. The site is not located within the boundary of the *City of Eagle Pass Master Plan Map*. Please refer to Attachment 3 for a copy of the *Master Plan Map*.

   The *City of Eagle Pass Master Plan* does, however, provide direction regarding the platting of property both within the City and within the City's 5-mile wide *Extra Territorial Jurisdiction* (ETJ).

3. The *Master Plan* emphasizes the importance of maintaining the character of the City's residential and commercial neighborhoods.

   - ✓ The subdivision is consistent with the *Housing Goals* of the *Master Plan*, as the subdivision process will ensure appropriate land development regulation with appropriate lot sizes, paved streets with curb and gutters, and adequate utility services.

   - ✓ 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 *R-1 Single One-Family Dwelling District*. This design will allow for the development of the community 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 Mela Garcia Road has been designed to provide the residents of 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 Mela Garcia Road, County Road 303, County Road FM 1589, and U. S. Highway 277 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 the drainage for the proposed lot will be conveyed into a proposed on-site detention facility.

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 23-62* governing utility easements

   - ✓ Section 23-66 governing sanitary sewage disposal

   - ✓ *Section 23-67* governing potable water supply and fire flow

   - ✓ *Section 23-68* governing storm drainage

   - ✓ *Section 23-69* governing the size of building lots, including lot width, lot depth, lot orientation, and building setback areas.

✓ *Section 23-71* governing the installation and inspection of utility lines.

The project will comply with the provisions of *Section 23-64* governing sidewalks as the applicant is requesting a sidewalk waiver.

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

5. The subdivision and the subsequent development of the property is 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 will conform with the parkland dedication requirements ser forth in *Article V* in *Eagle Pass Code of Ordinances Chapter 23.*

7. 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.

8. The subdivision will allow for a use of the property that is consistent with the residential purpose of the *R-1 First One-Family Dwelling District*, 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 residential purpose of the *R-1 First One-Family Dwelling District*.

C. The subdivision is warranted because of the necessity to create additional building lots in the *R-1 First One-Family Dwelling 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 *R-1 First One-Family Dwelling District*.

E. The subdivision will benefit the County 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.

9. The property currently contains one dwelling unit. The minimum lot size and the minimum lot width requirements of the *R-1 First One-Family Dwelling District* will continue the established dwelling unit density use of the property and the area.

10. The *City of Eagle Pass Code of Ordinances Section 23-64* authorizes the Planning Commission to waive the requirement for the construction of sidewalks in circumstances where the sidewalk would be unnecessary or unsafe due to the physical characteristics of the terrain in the subdivision.

    The construction of sidewalks along the property frontage parallel to Mel Garcia Road would create and unsafe condition, as sidewalks are not in place inside the subdivision. The construction of a sidewalk would incorrectly create the assumption the sidewalks were in place throughout the subdivision when, in fact, this is not the case.

    The assumption created an unsafe condition and, as such meets the criteria for granting a sidewalk waiver by the Commission.

11. The final approval of this 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 10 of this report.

B. <u>Planning Department Recommendation</u>

The Eagle Pass Planning and Zoning Commission (1) **GRANT** the subdivision variance to plat a property less than 5-acres in size that had been conveyed prior to 1984, (2) **GRANT** a sidewalk waiver, and (3) recommend that City Council **GRANT** approval of the proposed Final Plat of the *Martinez Ranch Subdivision*, subject to the following conditions:

1. The final plat shall comply with the provisions of *Article III* of *City of Eagle Pass Code of Ordinances Chapter 23* governing procedures and specifications for final plats.

TRANSMITTED to the parties listed hereafter:

Amistad Consulting Services, Inc. via e-mail
Planning and Zoning Commission via e-mail
Eagle Pass Planning Department Report dated September 4, 2020

Attachment 1
Subdivision Application

SUBDIVISIONAPPLICATION

TYPE OF SUBDIVISION (check one):

X Preliminary
__ Final
__ Replat
__Amendment
__ Short Form Final

Application must be an original document – Faxed copies cannot be accepted
All signatures must be original

Property Legal Description: 3.09 Acres, Survey No. 49, Abstract 745, and 2.86 Acres, Survey No. 49, Abstract 745, in Maverick County, Texas

Maverick County Property Identification Number(s): 3533 (3.09 Acres) and No PID (2.86 Acres)
Name of Addition: MARTINEZ RANCH SUBDIVISION LOT A (3.09 Acres)
ABUELITA ACRES RANCH LOT 1, (2.86 Acres)

Location of Addition: 461 Mela Garcia Rd. (3.09 Acres), 72 CR 529 (2.86 Acres), IN EAGLE PASS, TEXAS 78852

Number of Lots: 2 Gross Acreage: 5.95 Zoning: N/A # of New Street Intersections 0

Is Subdivision inside city limits? NO

Existing Land Use: RESIDENTIAL Proposed Land Use: RESIDENTIAL

Requested Variances: Sidewalk Variance

PROPERTY OWNER:

Name: Mr. Ruben Martinez. Contact: MR. RUBEN MARTINEZ

Address: 461 Mela garcia Road Phone: (830) 968-0438

City: EAGLE PASS Fax: _____

State: TEXAS Zip: 78852 E-mail: _____

Signature: _____ Date: MARCH 12, 2020

RECEIVED 03-20-2024

APPLICANT:

Name: ABNER MARTINEZ, P.E., R.P.L.S. Contact: ABNER MARTINEZ, P.E., R.P.L.S.

Address: 501 E. GARFIELD Phone: (830) 775-4579

City: DEL RIO Fax: N/A

State: TEXAS Zip: 78840 E-mail: amg@amistadconsulting.net

Signature: Date: MARCH 12, 2020

SURVEYOR:

Name: ABNER MARTINEZ, P.E., R.P.L.S. Contact: ABNER MARTINEZ, P.E., R.P.L.S.

Address: 501 E. GARFIELD Phone: (830) 775-4579

City: DEL RIO Fax: N/A

State: TEXAS Zip: 78840 E-mail: amg@amistadconsulting.net

Signature: Date: MARCH 12, 2020

ENGINEER:

Name: ABNER MARTINEZ, P.E., R.P.L.S. Contact: ABNER MARTINEZ, P.E., R.P.L.S.

Address: 501 E. GARFIELD Phone: (830) 775-4579

City: DEL RIO Fax: N/A

State: TEXAS Zip: 78840 E-mail: amg@amistadconsulting.net

Signature: Date: MARCH 12, 2020

PRINCIPAL CONTACT: ____ Owner ____ Applicant ____ Surveyor X Engineer

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

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.*

Applicant Signature

MARCH 12, 2020
Date

Property

Account

Property ID:	3533	Legal Description:	ABSTRACT A0745, MENCHACA, ANDRES, SURVEY #49, ACRES 3.09
Geographic ID:	07450049000000	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Protest

Protest Status:	
Informal Date:	
Formal Date:	

Location

Address:	BEFORE WOODY'S LOUNGE	Mapsco:	
Neighborhood:		Map ID:	HOPEDALE
Neighborhood CD:			

Owner

Name:	MARTINEZ, RUBEN JR & SABINA PETE	Owner ID:	36575
Mailing Address:	461 MELA GARCIA ROAD EAGLE PASS, TX 78852	% Ownership:	100.0000000000%
		Exemptions:	HS

Improvement / Building

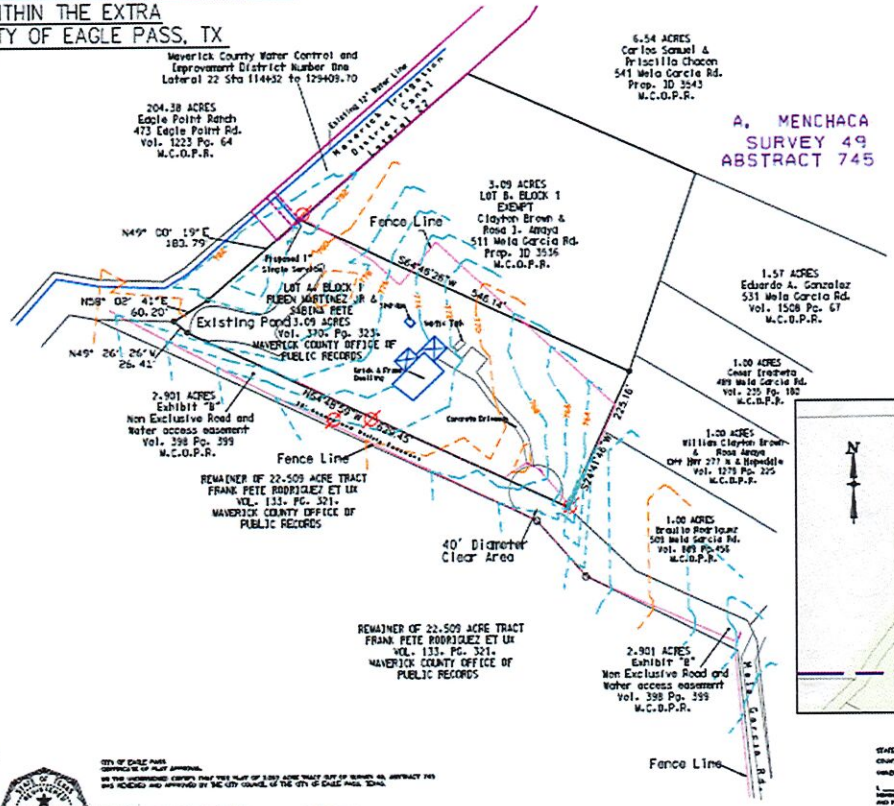
Improvement #1: RESIDENTIAL **State Code:** E1 **Living Area:** 2004.0 sqft **Value:** $86,250

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	M3	BV	1976	2004.0
OP	OPEN PORCH	*		1976	144.0
OP	OPEN PORCH	*		2010	352.0
STG	STORAGE	*		2010	88.0
STG	STORAGE	*		2010	360.0
CP	CARPORT	*		2010	480.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RS	RES SINGLE FAMILY	1.0000	43560.00	0.00	0.00	$20,000	$0
2	TI	TILLABLE IRRIGATED LAND	2.0900	87120.00	0.00	0.00	$41,800	$0

PLAT SHOWING 3.093 ACRES OUT OF SURVEY 49 ABSTRACT 745 IN MAVERICK COUNTY, TEXAS, WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF EAGLE PASS, TX



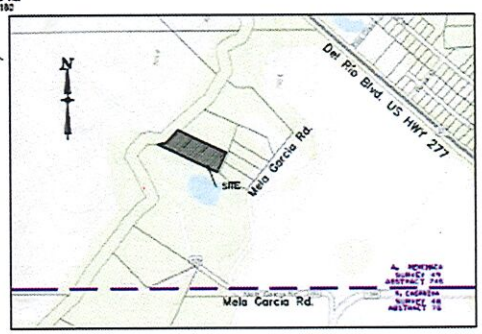
SYMBOLOGY

Scale 1" = 80'

Note:

Only one dwelling Unit per lot is allowed in this subdivision.

Any additional construction, development or resubdivision will require a stormwater management plan.



COUNTY CLERKS RECORDING CERTIFICATE

FLOOD PLAIN NOTE:

CITY OF EAGLE PASS
CERTIFICATE OF PLAT APPROVAL

STATE OF TEXAS
COUNTY OF MAVERICK

CITY OF EAGLE PASS
CERTIFICATE OF PLAT APPROVAL

STATE OF TEXAS
COUNTY OF MAVERICK

CERTIFICATE OF COMPLIANCE WITH MODEL RULES

MAVERICK COUNTY
CERTIFICATE OF PLAT APPROVAL

FIELD NOTES FOR AN 3.093 ACRE TRACT

STATE OF TEXAS
COUNTY OF MAVERICK

STATE OF TEXAS
COUNTY OF MAVERICK

MARTINEZ RANCH SUBDIVISION LOT "A",
461 Mela Garcia Rd, Eagle Pass, TX
3.0935 Acres out of Survey 49 Abstract 745
Maverick County, Texas

AVISTAD CONSULTING SERVICES
CIVIL – ENVIRONMENTAL – SURVEYING
DICKENS FIRM F-743, TEXAS
SURVEYING FIRM F-10172, TEXAS
501 E. Gorena
Del Rio, Texas 78840
Phone: (830) 775-4578, Fax: (830) 383-6704

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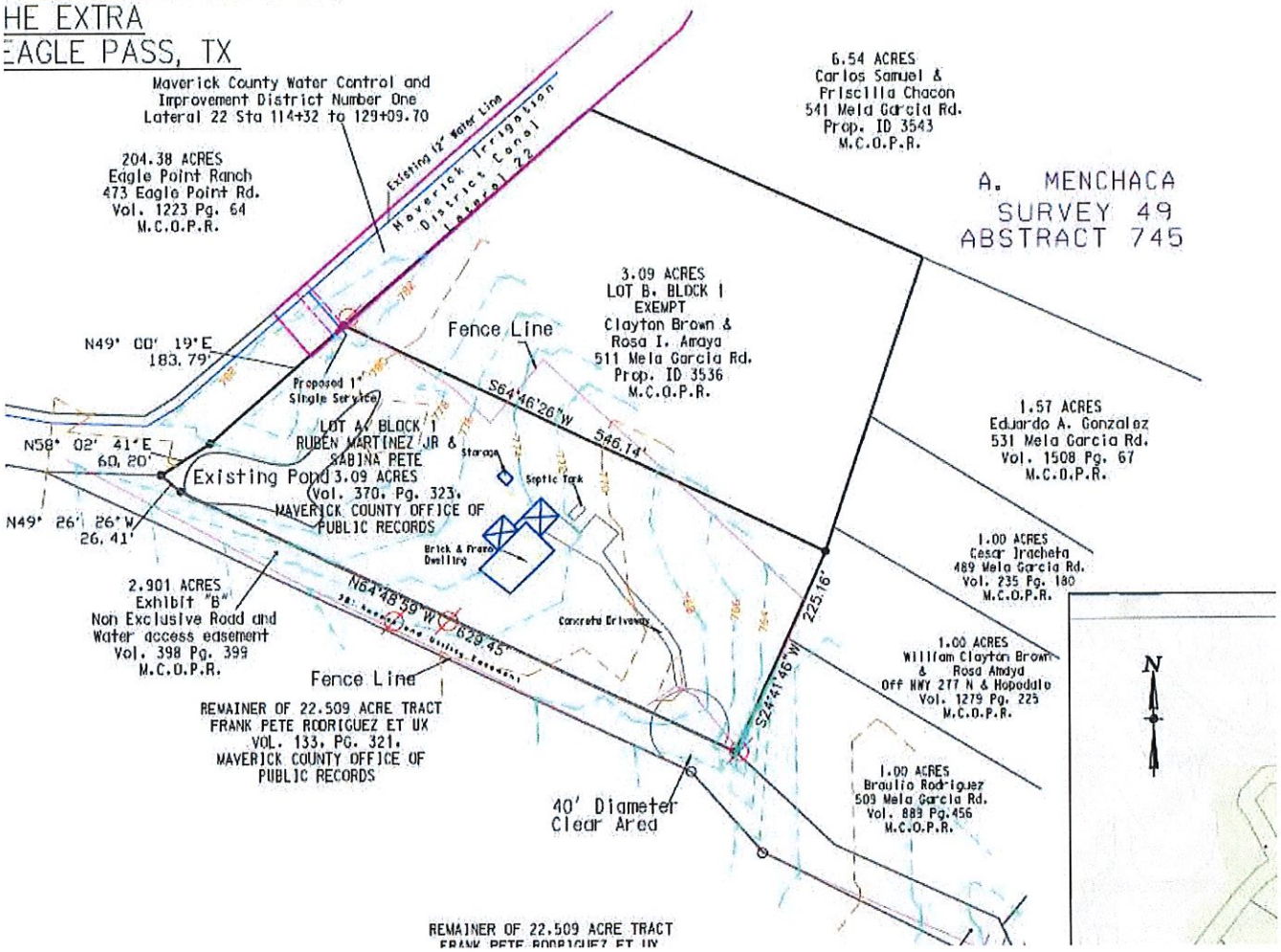
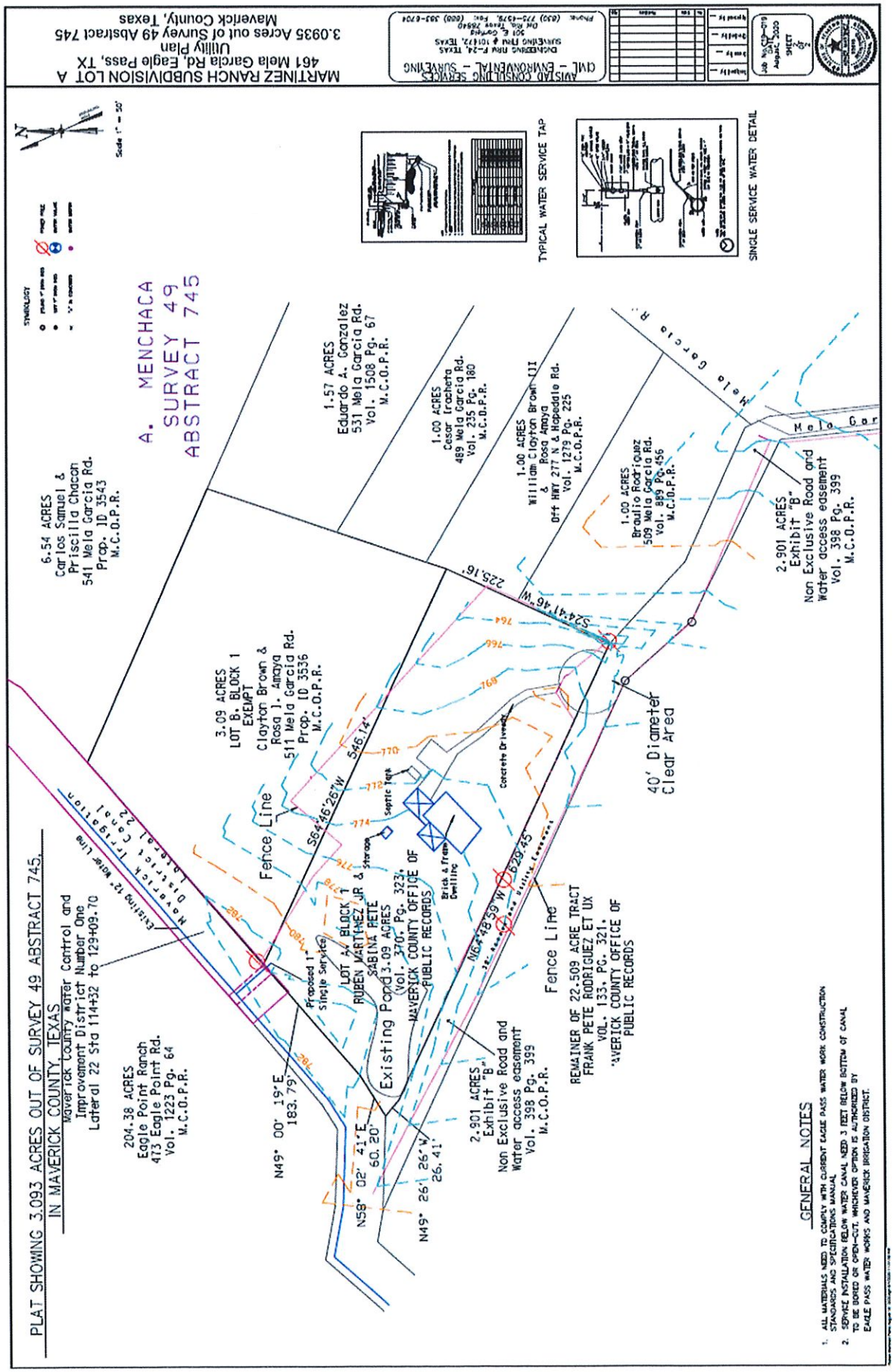


Utility Layout



Attachment 2
Engineering Report

AMISTAD CONSULTING SERVICES, INC. - ENGINEERING CONSULTANTS
501 E. Garfield, Del Rio, Texas, 78840
(830) 775-4579 amg@amistadconsulting.net
Engineering Firm F-24, Texas, Land Surveying Firm 101472-00

Abner Martinez, P.E., R.P.L.S.
Principal

To: Mr. Placido Madera
City of Eagle Pass Planning Director
From: Abner Martinez, PE
Date: February 3, 2020
Reference: Final Engineering Report for:
Martinez Ranch Subdivision Lot A, and
Abuelita Acres Ranch Subdivision Lot 1

Mr. Madera,

Mr. Ruben Martinez Jr.and and Ms. Sabina Pete, are owners of the property described as, 3.09 Acres, in ABSTRACT 745, ANDRES MENCHACA, SURVEY #49, Maverick County, Texas, and 2.86 acres partition, located in the A. Menchaca, Survey 49, Abstract 745, Maverick County. They have requested the services of Amistad Consulting Services, Inc. (ACS) to process two plat of this property into one (1) lot each. These properties are located along Mela Garcia Road in Eagle Pass, Texas.

General Description

This property has a total area of 5.95 acres and has access to Mela Garcia Rd. The proposed area of each lot is as noted in Table 1 below.

Table 1. Area of Proposed Lots

Lot Designation	Area (acres)
A	3.09
1	2.86

The boundaries of Lot A have been previously recorded in Book 370, Page 323 of the Map Records of Maverick County, Texas.

The boundaries of Lot 1 have been previously described as Partition B, and recorded in Book 1760, Page 110 of the Map Records of Maverick County, Texas.

This property was never legally platted. The owners of this property are requesting the authorization to plat this property as Two Plats, one(1) lot each. Dimensions for each proposed lot are displayed in the attached plats.

Drainage
The drainage patterns in this area will not be impacted significantly by this plat.

General Drainage Description

The current and proposed use of these lots is residential and no portion of this property is within a special flood hazard area. The property generally drains west and south towards an existing pond located north of Lot 1 of the property. (Refer to the topography on the attached plat).

RECEIVED
03-2020

AMISTAD CONSULTING SERVICES, INC. - ENGINEERING CONSULTANTS
501 E. Garfield, Del Rio, Texas, 78840
(830) 776-4579 amg@amistadconsulting.net
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Principal

Existing Drainage Conditions

The existing drainage conditions of these currently undeveloped lots 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 these currently undeveloped lots are presented in Table 2 below.

Table 2. Existing Drainage Parameters

Parameter	Value
Tc	10 min
Area "C" Value	0.30
I 10	6.20 in/hr
I 100	8.63 in/hr
Watershed Area A	5.95 acres

The peak rates of runoff for the undeveloped lots are

Q10 = C x I10 x A
Q10 = 0.30 x 6.20 x 5.95 = 11.07 cfs
Q100 = C x I100 x A
Q100 = 0.30 x 8.63 x 5.95 = 15.40 cfs
Developed Drainage Conditions

The parameters used in the analysis of the drainage of these fully developed lots are presented in Table 3.

Table 3. Developed Drainage Parameters

Parameter	Value
Tc	10 min
Area "C" Value	0.50
I 10	6.20 in/hr
I 100	8.63 in/hr
Watershed Area A	7.148 acres

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The required storage volume, SR, for the fully developed area for a one hundred (100) year return period and for various storm durations up to the time of concentration are calculated below.

$$SR = Std\ (td/12)$$

where td = storm duration in hours

$$SR10min = S100td10min(td/12)$$
$$SR,10\ min = 15.60 \times (0.167/12) = 0.22\ ac\text{-}ft$$
$$SR,5\ min = S100,td,5\ min(td/12)$$
$$SR\ s\ min = 19.63 \times (0.083/12) = 0.136\ ac\text{-}ft$$

Therefore, the proposed detention areas shall have a minimum storage volume of 0.22 ac-ft., which equals 9,582 cubic feet.

Drainage Conclusions and Recommendations

Runoff from proposed residential lots A and 1 drains generally towards the south.
It is proposed that existing ponds as shown on the plats, double as the detention ponds required for this development.

Volume of these ponds exceeds the required volume.

Street

Mela Garcia Road is an asphalt concrete paved roadway without concrete curb, gutter, or sidewalks. Lots A and 1 will have access to Mela Garcia Road.

Water Service

Water service for these lots will be provided from an existing12" water line running along irrigation canal designated as Lateral 22.

Sanitary Sewer Service

These lots are or will be served by on-site sanitary sewer facilities installed and maintained by the owners of these lots.

Other Utilities

These properties have access to other utilities such as electrical, phone, and cable via Mela Garcia Road.

Conclusion

The proposed use of these properties and the current use of adjacent properties are residential. The proposed plat will not have an impact on the current use or drainage patterns.

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The peak rates of runoff for the developed residential lots are

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The increase in discharge for storms with a ten (10) and one hundred (100) year return period are 7.38 cfs and 10.27 cfs, respectively.

Although no improvements are currently proposed on Lot 1, existing detention basin will accommodate the increase in storm water runoff resulting from the proposed residential development. The determination of storage volume can be determined by the Rational Method. Parameters presented in Table 4 were used to determine the detention storage volume.

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Parameter	Value
Tc	10 min
C u	0.30
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I 100, 10 min	8.63 in/hr
I 100, 5 min	10.32 in/hr
Watershed Area	5.95 acres

The stormwater runoff based on the existing undeveloped conditions and the ten (10) year return period as calculated above is

Q10u = 11.07 cfs

The rates of runoff for the developed area for a one hundred (100) year return period and for various storm durations up to the time of concentration are presented in the following equations.

Q100,d, I10 min = Cd x I100,10 min x A
Q100,d,10 min = 0.50 x 8.63 x 5.95 = 25.67 cfs

Q100,d, 5 min = Cd x I100, 5 min x A
Q100,d, 5 min = 0.50 x 10.32 x 5.95 = 30.70 cfs

The storage rates, Std, for the fully developed area for a one hundred (100) year return period and for various storm durations up to the time of concentration are calculated as follows:

Std= Qd-Qu
S100,td,10 min = Q100,d,10 min -Q10,u
S100,td,10 min = 25.67 -11.07=15.60 cfs

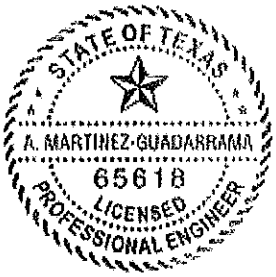
S100,td,5 min= Q100,d, 5 min -Q10,u
S100,td, 5 min= 30.70 -11.07 =19.63 cfs

AMISTAD CONSULTING SERVICES, INC. - ENGINEERING CONSULTANTS
501 E. Garfield, Del Rio, Texas, 78840
(830) 775-4579 amg@amistadconsulting.net
Engineering Firm F-24, Texas, Land Surveying Firm 101472-00

Abner Martinez, P.E., R.P.L.S.
Principal

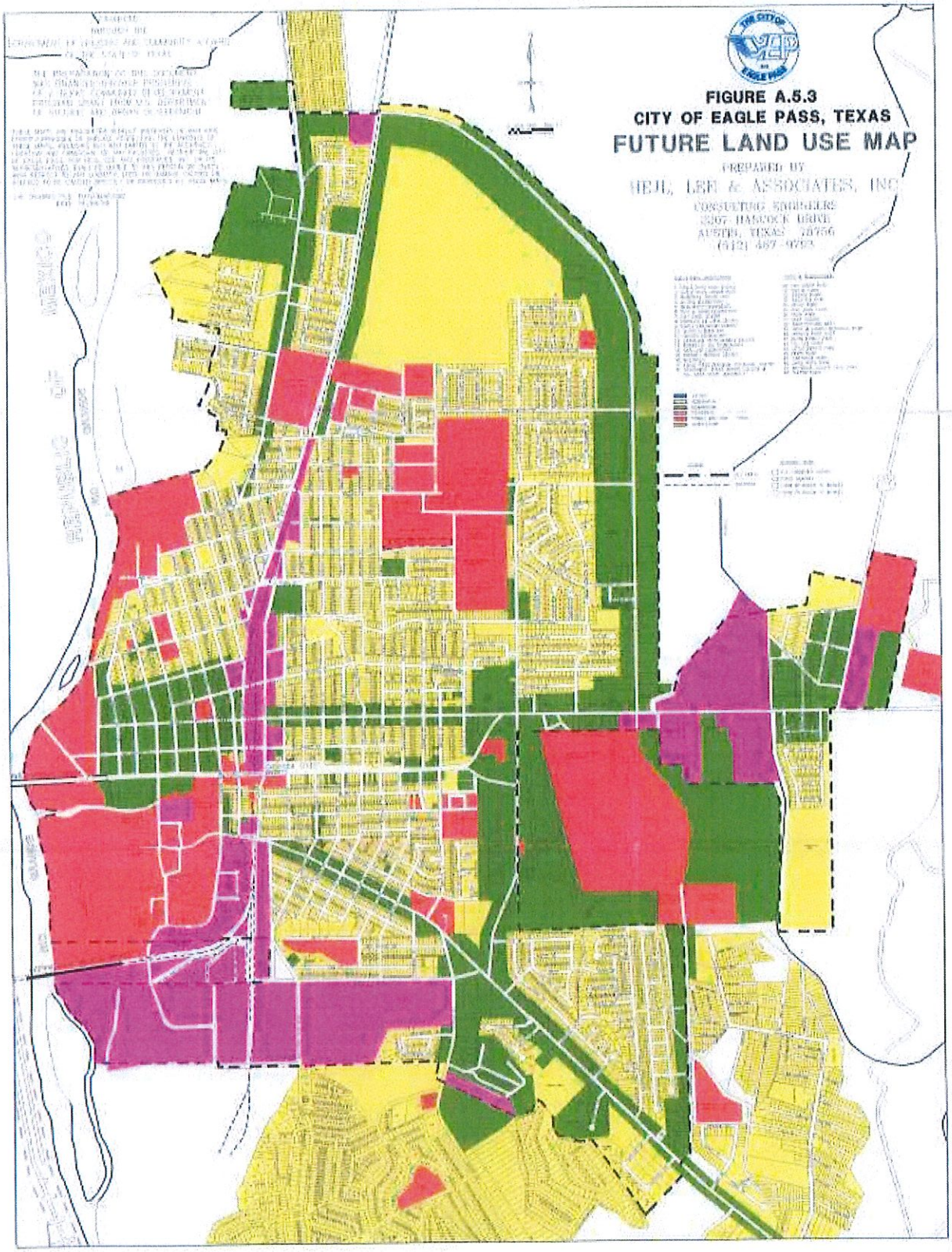
Should you have any additional questions concerning this report, please contact Abner Martinez, P.E., at (830) 775-4579, or amg@amistadconsulting.net

Sincerely,



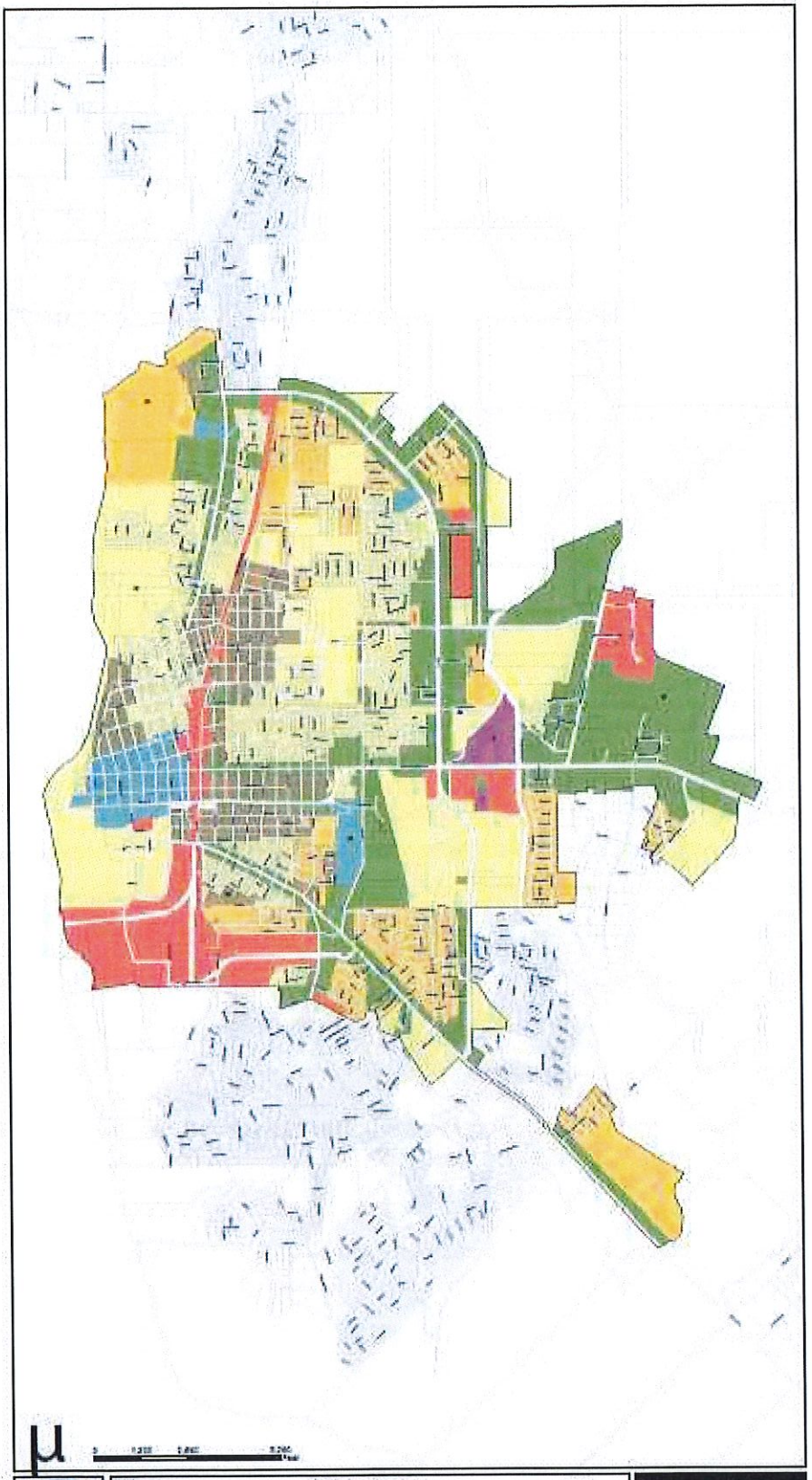
Abner Martinez, P.E.

Attachment 3
Master Plan Map
Zoning District Map



Legend

- City Limits Outline
- B1 - Neighborhood Business District (<8,00 Sq. Ft.)
- B2 - Centre Business District
- B3 - General Business District (>8,000 Sq. Ft.)
- I - Industrial District
- F - Floodway District
- R1 - First One-Family Dwelling District
- R2 - Second One-Family Dwelling District
- R3 - Duplex Dwelling District
- R3A - Apartment District
- R4 - Townhouse Residence District



Eagle Pass, Texas

TRUE AUTOMATION, INC

Item #3

Will be hand delivered at a later date

Item #4

ORDINANCE NO. 2016-13

AN ORDINANCE AMENDING CHAPTER 8 (BUILDINGS), ARTICLE II, SECTIONS 8-15 AND 8-16 (A) SUBSECTIONS 2, 8, 13 (a), 17 AND 18;(B), SUBSECTIONS 9 AND 12 ; CHAPTER 12 (ELECTRICAL CODE) ARTICLE IV, SECTION 12-147; CHAPTER 13 (FIRE PREVENTION AND PROTECTION), ARTICLE III, SECTION 13-32, (Q); CHAPTER 15 (GAS AND GAS FITTINGS), ARTICLE III, SECTIONS 15-26, 15-27, 15-33; AND CHAPTER 21 (PLUMING) ARTICLE I, SECTION 21-1 AND 21-2 (2), (5), (7), (8), and (9) OF THE CODE OF ORDINANCES OF THE CITY OF EAGLE PASS, TEXAS TO INCLUDE THE CURRENT EDITIONS OF THE BUILDING SAFETY CODES; FINDING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; PROVIDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EAGLE PASS, TEXAS:

SECTION 1. That Chapter 8, Article II, Sections 8-15 and 8-16, (A) Subsections 2, 8, 13 (a), 17 and 18; (B) Subsections 9, 12 of the City's Code of Ordinances is hereby amended to read as follows:

Sec. 8-15. Adopted

Those certain documents, a copy of each of which is on file in the Office of the City Secretary of the City of Eagle Pass, being marked and identified as the 2015 editions of International Building Code (IBC), the International Residential Code (IRC), the International Mechanical Code (IMC), the International Existing Building Code (IEBC), the International Energy Conservation Code (IECC), and the 2012 edition of the Texas Accessibility Standards, together with all appendices contained therein unless specifically excluded by this section, are hereby adopted as the City of Eagle Pass Building Code for the control of buildings and structures as herein provided; and each and all of the regulations, provisions, conditions and terms of said building code are hereby referred to, adopted, and made part hereof, as [if] fully set out in this section, with the additions, insertions, deletions and changes, if any, prescribed in section 8-16.

Sec. 8-16 Amendments

The following sections of the building codes adopted in section 8-15 are amended as follows:

A. International Building Code

2. Section 101.4.4 Property Maintenance is not adopted.

8. Section 105.2 Work exempt from permit is amended to read as follows:

13. Section 109.2 Schedule of permit fees is amended to read as follows:

(a) Permit fees. On all buildings, structures, or alterations requiring a building a fee of two dollars ($2:00) per one thousand dollars ($1,000.00) value plus a permit fee of twenty-eight dollars ($28.00) shall be paid at the time of application filing, but such permit fee shall not be less than thirty dollars ($30.00).

17. Section 113 Board of Appeals is amended to read as follows:

18. Section 114.4 Violation penalties is deleted.

B. International Residential Code

8. Section R108.3 Building permit valuations is amended to read as follows:

The building permit valuation shall include the total value of the work for which a permit is being issued, such as electrical, gas, mechanical, plumbing equipment and other permanent systems, including material and labor.

Final building permit valuation shall be set by the building official, and shall be based upon the schedule set forth in Section 8-16 (A) (13)

Permit fee payment shall be as set forth in IBC Section 109.25 as amended.

9. Section R108.5 Refunds is amended to read as follows:

12. IRC Appendix I governing private sewage disposal, Appendix L governing permit fees, Appendix P governing sprinkling are not adopted.

SECTION 2. That Chapter 12, Article VI, Section 12-147 of the City's Code of Ordinances is hereby amended to read as follows:

Sec. 12-147. Adopted
2014 edition of the National Electric Code, is hereby adopted, as the electrical code for the City of Eagle Pass.

SECTION 3. That Chapter 13, Article III, Section 13-32, (Q) of the City's Code of Ordinances

is hereby amended to read as follows:

Sec. 13-32. International Fire Code adopted

That [a] certain document, one (1) copy of which is on file in the Office of the City Secretary of the City of Eagle Pass, Texas, being marked and designated as the 2015 *International Fire Code*, together with all appendices contained therein unless specifically excluded by this section, as published by the International Code Council, be and is hereby adopted as the Fire Code of the City of Eagle Pass, Texas, regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said fire code are hereby referred to, adopted, and made a part hereof, as if fully set out in this section, with the additions, insertions, deletions and changes, if any, prescribed in this section.

The following sections of the 2015 International Fire Code (IFC) adopted in this section are hereby amended as follows:

Q. Appendix A Board of Appeals is not adopted, Appendix B Fire Flow Requirements for Buildings is adopted, Appendix C Fire Hydrant Locations is not Adopted, Appendix D Fire Apparatus Access Roads is adopted; Appendix E Hazard Categories is adopted, Appendix F Hazard Ranking is adopted, Appendix G Cryogenic Fuels; Weight and Volume Equivalents is not adopted. Appendix H Hazardous Materials Management Plan (HMMP) and Hazardous Materials Inventory Statement (HMIS) is not adopted, Appendix I Fire Protection Systems; Non-Complaint Conditions is adopted, Appendix J Building Information Sign is not adopted; Appendix K Construction Requirement for Existing Ambulatory Care Facilities in adopted, and Appendix L Requirements for Fire Fighter Air Replenishment System is not adopted.

SECTION 4. That Chapter 15, Article III, Sections 15-26, 15-27 and 15-33 of the City's Code of Ordinances is hereby amended to read as follows:

Sec. 15-26. Adoption of the International Fuel Gas Code (IFGS).
The 2015 edition of the International Fuel Gas Code (IFGS), together with all appendices contained herein unless specifically excluded by this section, are hereby adopted as the City of Eagle Pass Gas Fitting Code for the control of gas and gas fitting installation.

Sec. 15-27. Amendments

The following sections of the 2015 International Fuel Gas Code adopted in Section 15-26 are amended as follows:

1. Section 103.1 General is amended to read as follows:

The Planning Department shall be responsible for the administration of this code, with the Planning Director designated as the code official.

2. Section 106.1 Where required is amended to read as follows:

An owner, owner's authorized agent, or contractor who desires to erect, install, enlarge, alter, repair, remove, convert, or replace an installation regulated by this code, or to cause such work to be performed, shall first make application to the planning department and obtain the required permit for the work, repair, remove, convert or replace any plumbing system, the installation of which is regulated by this code or to cause any such work to be done, shall first make application to the code official and obtain the required permit for the work.

All persons who obtain a permit to perform the work subject to the provisions of this chapter shall possess a responsible master plumbing license in accordance with the provisions of Texas Occupations Code Chapter 1301.

A property owner is not required to be licensed under Texas Occupations Code Chapter 1301 for the performance of gas fitting repairs on their property.

3. Section 106.6 Fees is amended to read as follows:

The fees for all gas fitting work shall be as indicated in City of Eagle Pass Code of Ordinances Section 15-33.

4. Section 109 Means of Appeal to the BCC is amended to read as follows:

   A. The City of Eagle Pass Building Codes Council (BCC) is hereby created in and for the City of Eagle Pass.

      The BCC shall have the sole authority to hear and decide appeals concerning the interpretation, administration and enforcement of the building code.

   B. Composition. The persons selected to serve on the BCC shall possess knowledge of the international building codes and the national electrical code, and shall be drawn from the following fields of expertise:

(1) One registered electrical contractor who is an active master electrician.

(2) Two registered contractors with knowledge of the building codes.

(3) One local business person.

(4) One architect or engineer.

The Planning Director or their designee shall serve as the Secretary for the BCC.

C. Appointment. The members of the BCC shall be appointed by the City Council.

D. Tenure of office. The members of the BCC shall hold office for a term of two (2) years from the date of their confirmation until the date or reappointment, or until their successors have been appointed by the City Council.

No BCC member shall serve more than two (2) consecutive terms.

E. Removal. Any member of the BCC may be removed for cause by the City Council upon the receipt of a recommendation of such removal for cause by the City Manager, or may be removed by the City Council without such recommendation if the City Council finds that the removal of a member or members is in the public interest.

F. Quorum. Four members of the BCC shall be present at any meeting as a requirement for the transaction of business.

G. Compensation. The members of the BCC shall serve without compensation.

H. Officers. The BCC shall elect a Chair and Vice Chair at the first meeting of each calendar year.

I. The BCC shall hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code.

1. An appeal shall be based upon a claim that (a) the true intent of the building code has been incorrectly interpreted, (b) the provisions of the building code

do not fully apply, or (c) an equally good or better form of construction is proposed.

The BCC is not authorized to waive the requirements of the building code.

3. Appeals of orders, decisions, or determinations made by the building official or fire marshal relative to the application and/or interpretation of the various codes adopted herein shall be filed with the building official in writing within thirty (30) calendar days of the date of the order, decision, or determination together with the one hundred fifty dollar ($150.00) appeal processing fee. Failure to appeal within thirty (30) calendar days of written notification of action or determination shall waive any right to an administrative determination of the matter.

4. Except for any action undertaken pursuant to City of Eagle Pass Code of Ordinances Chapter 8 governing unsafe structures and equipment, the enforcement of any notice and order by the building official shall be stayed until final determination of the appeal is made by the BCC or by a court of law under judicial appeal.

5. The appeal hearing process shall conform to Section 20 of City of Eagle Pass Code of Ordinances Appendix A.

5. Section 202 (IFGC) General definitions is amended to include the following additional definitions:

PLUMBING INSPECTOR means a person who (a) is employed by the City of Eagle Pass, either through contract or as an employee, to inspect plumbing in connection with the provisions of this chapter, (b) has satisfied the examination requirement set forth in Texas Occupations Code Chapter 1301, and (c) has fulfilled the other requirements of the Texas State Board of Plumbing Examiners.

If the services of an inspector are not available from the City, then the applicant for a permit shall engage the services of a plumbing inspector licensed in accordance with the provisions of Texas Occupations Code Chapter 1301 to perform the inspection and provide written results to the City as to the inspection. In the event that City inspection services are not available from the City, then the permit fee shall be $25.00.

Sec. 15-33 Inspection and Permit Fees

The fees for all work shall be as indicated in the following schedule:

a. Inspection Fee: $450.00
b. Re-Inspection Fee, for each re-inspection: $150.00

Any and all fees shall be paid by the person to whom the permit is issued.

SECTION 5. That Chapter 21, Article I, Section 21-1, 21-2, (2) and (5), (7), (8), and (9) of the City's Code of Ordinances is hereby amended to read as follows:

Sec. 21-1. Adopted

Those certain documents, a copy of each of which is on file in the Office of the City Secretary for the City of Eagle Pass, being marked and identified as the 2015 edition of International Plumbing Code (IPC), together with all appendices contained therein unless specifically excluded by this section, are hereby adopted as the City of Eagle Pass Plumbing Code for the control of buildings and structures as herein provided; and each and all of the regulations, provisions, conditions and terms of said plumbing code are hereby referred to, adopted, and made part hereof, as [if] fully set out in this section, with the additions, insertions, deletions and changes, if any, prescribed in section 21-2.

Sec. 21-2. Amendments

The following sections of the 2015 International Plumbing Code adopted in Section 21-1 are amended as follows:

2. Section 106.1 When required" is amended to read as follows:

Any owner, authorized agent or contractor who desires to construct, enlarge, alter, repair move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any plumbing system, the installation of which is regulated by this code or to cause any such work to be done, shall first make application to the code official and obtain the required permit for the work.

All persons who obtain a permit regulated by this code shall possess ~~either~~ a responsible master plumbing license in accordance with the provisions of the Texas Occupations Code Chapter 1301.

A property owner is not required to be licensed under Texas Occupations Code Chapter 1301 for the performance of plumbing repairs on their property.

5. Section 106.6.2 Fee Schedule is repealing in its entirety to read as follows:

The fees for all plumbing work shall be as indicated in the following schedule:

a. Plumbing Inspection Fee: $450.00
b. Re-Inspection Fee, for each re-inspection: $150.00

7. Section 107 Inspections and testing is adopted, except that the term "code official" is replaced with the term "plumbing inspector".

8. Section 202 General definitions is amended to include the following additional definitions:

PLUMBING INSPECTOR means a person who (a) is employed by the City of Eagle Pass, either through contract or as an employee, to inspect plumbing in connection with the provisions of this chapter, (b) has satisfied the examination requirement set forth in Texas Occupations Code Chapter 1301, and (c) has fulfilled the other requirements of the Texas State Board of Plumbing Examiners.

If the services of a plumbing inspector are not available from the City, then the applicant for a plumbing permit shall engage the services of a plumbing inspector licensed in accordance with the provisions of Texas Occupations Code Chapter 1301 to perform the inspection and provide written results to the City as to the inspection. In the event that City plumbing inspection services are not available from the City, then the plumbing permit fee shall be $25.00.

RESPONSIBLE MASTER PLUMBER means a person licensed as a master plumber pursuant to Texas Occupations Code Chapter 1301 and who (a) allows the person's master plumber license to be used by one plumbing company for the purpose of performing work under the authority of the person's master plumber license, (b) is authorized to obtain permits for plumbing work, (c) assumes the responsibility for plumbing work performed under the person's license, (d) has submitted a certificate of insurance as required by City of Eagle Pass Chapter 21 and Texas Occupations Code Chapter 1301, and (e) has completed a training program required by Texas Occupations Code Chapter 1301.

9. IPC Appendix A governing system layout illustration, Appendix B governing tables for pressure distribution systems, and the international private sewage disposal code (IPSDC) are not adopted.

SECTION 6. Severability. If any phrase, clause, sentence, paragraph or section of this Ordinance

is declared unconstitutional or unlawful by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the phrases, clauses, sentences, paragraphs, and sections would have been enacted by the city council without the incorporation in this Ordinance of any such unconstitutional or unlawful phase, clause, sentence, paragraph, or section.

SECTION 7. This Ordinance shall be in full force and effect from and after its final passage and publication thereof, in accordance with the City Charter of the City of Eagle Pass.

READ, PASSED, AND APPROVED ON FIRST READING on this 16th Day of February, A.D., 2016.

ATTEST:

Ramsey English Cantu
Mayor

Imelda B. Rodriguez
City Secretary

AYES: English-Cantu, Ramon, Sifuentes
NAYS: None
ABSTAINED: None
ABSENT: Villalpando, Hernandez

READ, PASSED, AND APPROVED ON SECOND READING, this 1st Day of March, A.D., 2016.

ATTEST:

Ramsey English Cantu
Mayor

Imelda B. Rodriguez
City Secretary

AYES: English-Cantu, Villalpando, Hernandez, Ramon, Sifuentes
NAYS: None
ABSTAINED: None
ABSENT: None

READ, PASSED, AND APPROVED ON THIRD AND FINAL READING this 22nd Day of March, A.D., 2016.

ATTEST:

Ramsey English Cantu
Mayor

Imelda B. Rodriguez
City Secretary

AYES:	English-Cantu, Villalpando, Hernandez, Ramon, Sifuentes
NAYS:	None
ABSTAINED:	None
ABSENT:	None

APPROVED AS TO FORM AND LEGALITY:

Langley & Banack, Inc.
City Attorney