



**Planning & Zoning
Regular Meeting
January 11, 2024**



AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING

THURSDAY, JANUARY 11, 2024, AT 5:30 P.M.

COUNCIL CHAMBERS, CITY HALL BUILDING

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

ESTABLISHMENT OF QUORUM

CITIZENS COMMUNICATIONS

MINUTES

1. Approval of the minutes of the December 4, 2023 meeting.

PUBLIC HEARINGS

2. Public hearing on the request submitted by Jesus A. Nieto for the rezoning of Lot 3 in Block 11 of Hillcrest Addition, also known as 1260 Rio Grande Street, from R-3 Duplex District to R-3A Apartment District; closing of public hearing and possible action.

OLD BUSINESS

3. Consideration and possible action on the twelve (12) month extension request submitted by Matt Johnson on behalf of Chad Foster, Jr. for the preliminary Re-plat of Tract 21 and 22 in Block 7 of Riverside Acres Subdivision, creating Santa Rosa Subdivision.
4. Consideration and possible action on the Master Plan of Eagle Pass Port of Entry Industrial Park.

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 January 8, 2024, at 3:00 p.m.

A handwritten signature in black ink, reading "Placido Madera".

Placido Madera
Community Development Director

Item #1

THE STATE OF TEXAS)
COUNTY OF MAVERICK)
CITY OF EAGLE PASS)

The Planning and Zoning Commission of the City of Eagle Pass held a special meeting on Monday, December 4, 2023, at 5:30 p.m. in the Council Chambers, at City Hall, 100 South Monroe Street, Eagle Pass, Texas. All legal notices were duly posted in accordance with the State code.

ESTABLISHMENT OF QUORUM

Present: Chairperson, Luis Velez; Vice-Chairperson, Kenneth Gross, and Commissioners: Tiffany Velasquez-Sanchez, and Doris Salinas-Sanchez

Absent: Commissioners: Aaron Valdez; Interim City Manager, Ivan Morua; and Ex-Officio Member: Mayor, Rolando Salinas, Jr.

Staff Present: Assistant Community Development Director, Mariebelle Rodriguez; Assistant City Secretary, Ita A. Cortinas; City Attorney, Ana Sophia Garcia

With a quorum being present, Chairperson Velez called the meeting to order, and the Planning & Zoning Commission considered the following items.

CITIZENS COMMUNICATIONS

Chairperson Velez asked if anyone in the audience wished to address the Commission, on any item which did not appear on the agenda, reminding them, that although the Commission would be unable to take formal action on such items, they would be glad to take it under advisement.

There were not any comments or concerns submitted.

The items were considered in the following order:

MINUTES

1. Approval of the minutes of the September 28, 2023, the October 12, 2023, and the October 23, 2023 meetings.

Commissioner Velasquez-Sanchez moved to approve the minutes. Seconded by Commissioner Salinas-Sanchez. **MOTION PASSES:** Unanimously

Ayes: Velez, Gross, Velasquez-Sanchez, and Salinas-Sanchez
Nays: None
Abstained: None
Absent: Valdez

NEW BUSINESS

5. Consideration and possible action on the Master Plan of Eagle Pass Port of Entry Industrial Park.

Assistant Community Development Director, Mariebelle Rodriguez suggested an extension request of the Master Plan to the next regular scheduled meeting of the Planning and Zoning Commission, and that the Community Development Department recommends that the Commission grant the Master Plan for Eagle Pass Port of Entry Industrial Park 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.

The applicant, Mr. Paco Mondragon requested a formal extension to the Master Plan.

Vice-Chairperson Gross moved to approve the extension. Seconded by Commissioner Velasquez-Sanchez. **MOTION PASSES:** Unanimously

Ayes:	Velez, Gross, Velasquez-Sanchez, and Salinas-Sanchez
Nays:	None
Abstained:	None
Absent:	Valdez

PUBLIC HEARING(S)

2. Public hearing on the proposed Final Re-Plat of Lot 1 in Eagle Pass Port of Entry Industrial Park and an 1.50 acre tract, including (1) a subdivision variance from Section 23-36(a) regulating preliminary plat requirements, and (2) a sidewalk waiver from Section 23-64 regulating sidewalks; closing of public hearing and possible action.

Chairperson Velez opened the public hearing at 5:48 p.m.

Assistant Community Development Director Rodriguez provided details on the item and stated that the Community Development Department recommends that the Commission table the item and revisit it at the next regular meeting.

Mr. Paco Mondragon spoke in favor of approving the final re-plat.

Chairperson Velez closed the public hearing at 5:53 p.m.

Commissioner Salinas-Sanchez moved to (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), and (2) grant a sidewalk waiver request, (3) grant final approval of the proposed Final Replat of Lot 1 of Eagle Pass Port of Entry Industrial Park Subdivision and a 1.5-acre tract, subject to the master plan complying. Seconded by Vice-Chairperson Gross. **MOTIONS PASSES:** Unanimously

Ayes: Velez, Gross, Velasquez-Sanchez, and Salinas-Sanchez
Nays: None
Abstained: None
Absent: Valdez

3. Public hearing on the request submitted by Maria M. Sahagun for a Conditional Use Permit to allow the establishment of a hair salon business on property located at 2125 Hillcrest Boulevard; closing of public hearing and possible action.

Chairperson Velez opened the public hearing at 6:05 p.m.

Assistant Community Development Director Rodriguez provided details on the item and stated that the Department recommends that the Planning and Zoning Commission deny the Maria M. Sahagun request to establish a hair salon on property located at 2125 Hillcrest Boulevard, as it is not consistent with the criteria set forth in City of Eagle Pass Code of Ordinances Appendix A.

Chairperson Velez closed the public hearing at 6:17 p.m.

Commissioner Velasquez-Sanchez moved to grant the Conditional Use Permit. Seconded by Commissioner Salinas-Sanchez **MOTION DOES NOT PASS.**

Ayes: Velasquez-Sanchez, and Salinas-Sanchez
Nays: Velez, and Gross
Abstained: None
Absent: Valdez

Vice-Chairperson Gross moved to deny the Conditional Use Permit based on the 2nd building being built without a permit; no inspection, do not know if the building is up-to-code. Seconded by Chairperson Velez. **MOTION DOES NOT PASS.**

Ayes: Velez, and Gross
Nays: Velasquez-Sanchez, and Salinas-Sanchez
Abstained: None
Absent: Valdez

4. Public hearing on the request submitted by Esperanza Contreras for a Conditional Use Permit to allow the establishment of swimming pool venue in property legally known as 110 Heritage Farms Drive; closing of public hearing and possible action.

Chairperson Velez opened the public hearing at 6:21 p.m.

Assistant Community Development Director Rodriguez provided details on the item and stated that the Department recommends that the Planning and Zoning Commission deny the Esperanza Conteras request to establish a home business allowing the rental of the swimming pool in property

located at 110 Heritage Farms Drive.

Marisol Pader, Arturo Rivera, Juan Cortez, Mr. Pader all spoke in opposition to the Conditional Use Permit being granted.

E. Contreras, and Juan Contreras spoke in favor of the Conditional Use Permit being granted and provided details on the changes made to the application for pool rental.

Chairperson Velez closed the public hearing at 7:10 p.m.

Chairperson Velez moved to approve the Planning Department's recommendation to deny the request. Seconded by Vice-Chairperson Gross. **MOTION PASSES**

Ayes: Velez, Gross, and Velasquez-Sanchez
Nays: Salinas-Sanchez
Abstained: None
Absent: Valdez

OLD BUSINESS

6. Consideration and possible action on the six (6) month extension request submitted by TEC Services for the final plat of Benito Garcia Subdivision.

Assistant Community Development Director Rodriguez provided details on the item and recommends that The Planning and Zoning Commission grant a 6-month extension of the original December 6, 2022, final plat approval for the Benito Garcia Subdivision, including the following terms:

- That the developer connects to the main sewer line before plat recordation.

Commissioner Salinas-Sanchez moved to approve, as recommended by the Department. Seconded by Commissioner Velasquez-Sanchez. **MOTION PASSES:** Unanimously

Ayes: Velez, Gross, Velasquez-Sanchez, and Salinas-Sanchez
Nays: None
Abstained: None
Absent: Valdez

OTHER BUSINESS

7. Presentation and discussion on Eagle Pass Code of Ordinances Chapter 23 Subdivision Article VI – Landscape and Tree Preservation Ordinance.

Assistant Community Development Director Rodriguez provided details on the item.

Not an action item.

ADJOURNMENT

Commissioner Velasquez-Sanchez moved to adjourn the meeting at 7:28 p.m. Seconded by Commissioner Salinas-Sanchez. **MOTION PASSES:** Unanimously

Passed and approved on January 11, 2024

Luis Velez
Chairperson

Attest:

Ita A. Cortinas
Assistant City Secretary

Item #2



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

1680 Rio Grande Street Rezone Request

I. BACKGROUND

General Information

Applicant & Property Owner: Jesus A. Nieto

Location: 1680 Rio Grande St. **PID:** 10191

Legal Description: Hillcrest Addition, Block 35, Lot 5

Request: Rezone parcel from R-3 Duplex District to R-3A Apartment District, to allow for the construction of a 4-unit, 1-bedroom apartments.

Subject Property Information

Parcel Size: 7,500 sq ft

Current Zoning District: R-3 Duplex District

Master Plan: Residential

Current Use: Vacant and undeveloped

Proposed Use: Construction of 4-unit, 1-bedroom apartments

Vicinity Data

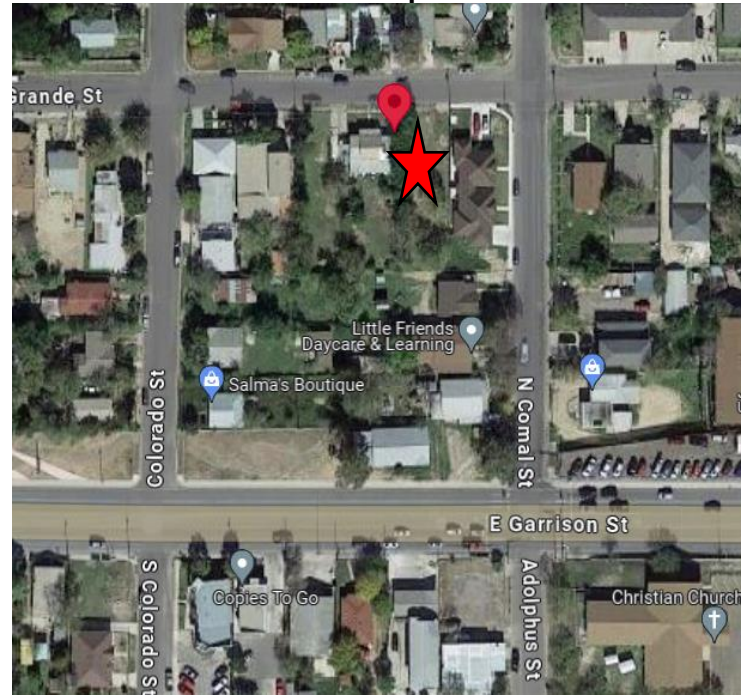
The site is in an area that is primarily comprised of single-family dwellings and multi-family uses.

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 Rio Gande Street.

Aerial Map



Street View



II. PUBLIC NOTICE

Public Notification of the Planning and Zoning Commission public hearing to consider the rezone request was completed consistent with the provisions of *Chapter 211 of the State of Texas Local Government Code Title 7*. 29 notices were mailed to the abutting property owners within the 200 feet radius from the subject property on December 29, 2023.

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 "Housing Goals" of the *Master Plan* are applicable to this rezone, as the eventual use will be residential. The rezone, if granted, will result in construction activities that will include the enforcement of the appropriate land development regulations resulting in appropriate lot sizes, paved streets with curb gutters, sidewalks, and adequate utility services.
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-3 Duplex District to R-3A Apartment 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 subsequent construction of apartments in the property, subject to conformance with all applicable 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 Rio Grande Street.
7. The rezone request conforms to the purpose of the City's zoning code, as the subsequent development of the property will result in a use that is consistent with intent of the *R-3A District* and consistent with residential and multi-family 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 multi-family residential 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 has been conditioned to ensure 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 recommend that the City Council prepare and **ADOPT** an Ordinance granting a zoning district change from R-3 Duplex District to R-3A Apartment District, for property legally known as 1680 Rio Grande Street, subject to the following conditions:

1. Subsequent development of the property shall comply with the following sections in the *City of Eagle Pass Code of Ordinances*:
 - Chapter 8 governing buildings
 - Chapter 12 governing the electrical code
 - Chapter 13 governing the fire code
 - Chapter 14 governing garbage and rubbish
 - Chapter 21 governing plumbing
 - Chapter 22 governing streets, sidewalks, and other public places
 - Chapter 23 governing landscaping and tree preservation
 - Chapter 27 governing water and sewers, including drainage
 - Appendix A governing off-street parking
 - Appendix A governing signs

TRANSMITTED to the parties listed hereafter:

Mr. Nieto via e-mail

Planning and Zoning Commission Members via e-mail

Eagle Pass Community Development Department Report dated January 4, 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>Jesus Aaron Nieto</u>
	Mailing Address: <u>1011 E 5TH ST APARTMENT 1561 AUSTIN, TX 78702</u>
	Phone: <u>830-421-6159</u> E-mail: <u>JesusNieto5413@gmail.com</u>
	<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: <u>Jesus Aaron Nieto</u>
	Mailing Address: <u>1011 E 5TH ST APARTMENT 1561 AUSTIN, TX 78702</u>
	Phone: <u>830-421-6159</u> E-mail: <u>JesusNieto5413@gmail.com</u>

Property Information	Site Address: <u>1680 Rio Grande E. Pass Tx</u> MCAD Property ID # <u>10191</u>
	Legal Description: Lot(s) <u>5</u> Block <u>35</u> Subdivision <u>Hillcrest Addition</u> (Property must be legally subdivided or be lot of record)
	Front Yard Width (feet) <u>50</u> Rear Yard Width (feet) <u>50</u> Side Yard Width (feet) <u>150</u>

Proposed Project	Amend Zoning Regulations contained in section _____
	Amend the Official Zoning Map & Master Plan by changing _____ acres of land currently zoned <u>R3</u> to be zoned <u>R3A</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:

The reason for change is to have 4 one-bedroom apartment units instead of a single duplex (2 apartment units) to provide more housing for the community.

Describe the character and/or nature of uses surrounding the property:

There are apartments and homes around the property.

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.

James A. Nieto
Applicant Signature

Date

Office Use

Date Application Accepted for Review: 11/21/23 By: ML

Contact Date for Supplemental Info: NA Supplemental Info Received: NA

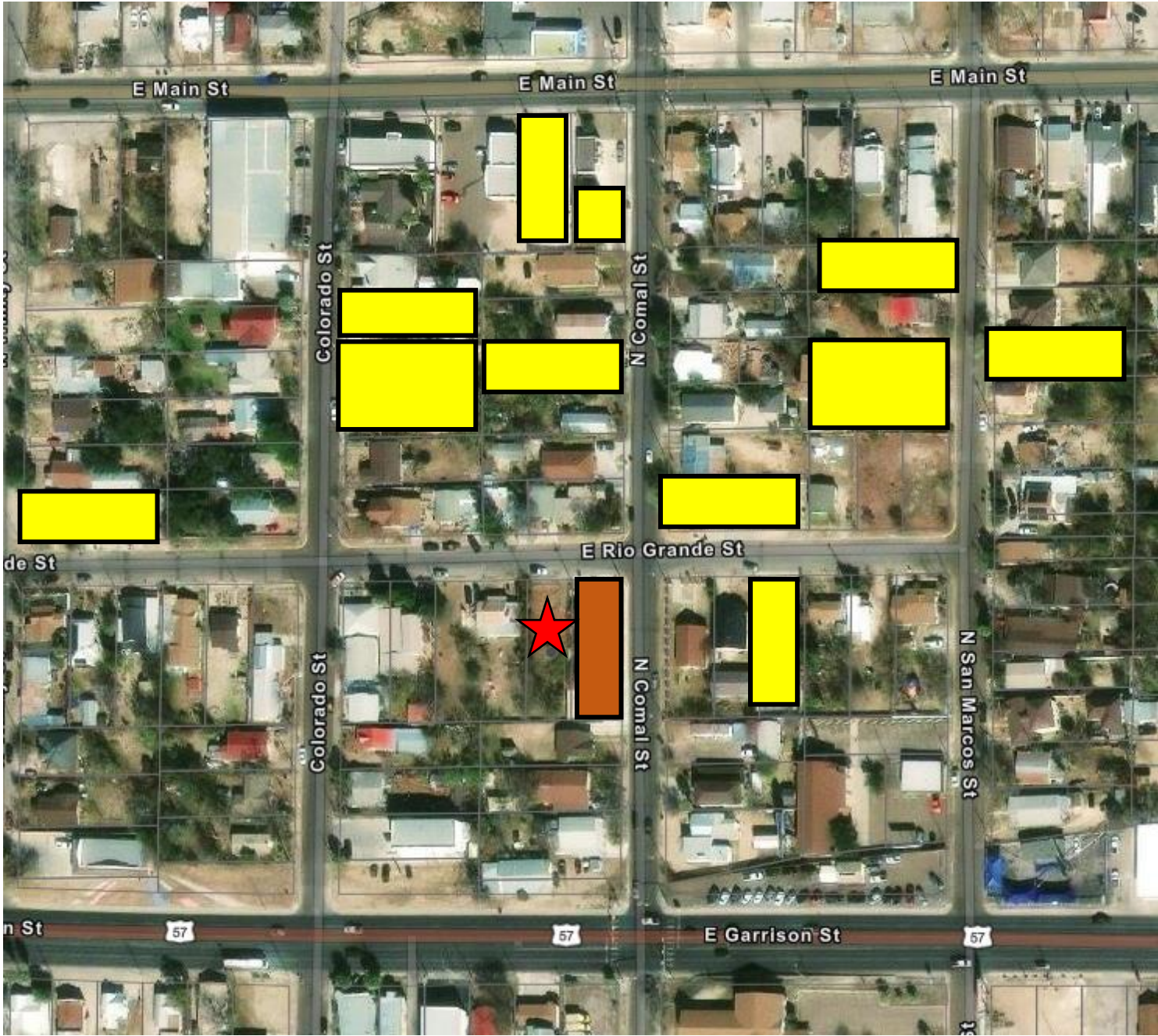
Completeness Review Date: 11/21/23 By: ML

Application Returned to Applicant: NA (when applicable)

paid \$150 on 9/18/23 receipt #9797

MR:7/2020

Apartment in Vicinity



-  R3 Duplex District
-  R3A Apartment District
-  Subject Property



Attachment 2
Master Plan Map & Zoning District Map

Master Plan



Zoning Map



Item #3



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

12-Month Extension Request Preliminary Replat of Tract 21 and 22 in Block 7 of Riverside Acres Subdivision, creating Santa Rosa Subdivision

I. APPLICANT & PROPERTY INFORMATION

Applicant: Crane Engineering | 1310 Junction Drive, Suite B | Laredo, Texas 78041

Developer: Terrenos Con Futuro, LLC | Uvalde, Texas 78801

Location: Rosita Valley Road/CR251 in the ETJ

Property ID Number: 17435 and 17436

Legal Description: Tracts 21 and 22, Block 7, Riverside Acres Subdivision

Existing Use: vacant and undeveloped.

Zoning: Not applicable due to location of parcels (ETJ)

Request: A request to extend the 12-month preliminary replat approval period granted on May 2, 2023, by the Eagle Pass City Council.

II. STAFF ANALYSIS

The request to extend the 12-month preliminary replat approval period contains sufficient information for consideration by the Planning and Zoning Commission, City Council and County Commissioners' Court.

City of Eagle Pass Code of Ordinances Section 23-25(g)(4)(c) states that a preliminary plat shall be disproved if the conditions of approval have not been satisfied with 6-months from the date of final approval.

Additionally, within *City of Eagle Pass Code of Ordinances Section 23-25(g)(4)(a)* states, in part, that the approval of a subdivision shall be considered null and void if the preliminary plat is not submitted for approval within 6-months from the date of approval.

Maverick County Commissioners' Court granted preliminary replat approval on June 13, 2022 and The Planning and Zoning Commission granted approval on August 11, 2022.

The City **GRANTED** the preliminary plat approval for the Replat of Tract 21 and 22 in Block 7 of Riverside Acres Subdivision, creating Santa Rosa Subdivision, including a variance from *City of Eagle Pass Code of Ordinances Chapter 23 Article IV Section 23-61 (a)(4)* regulating 2 points of vehicular access for ingress and egress to a subdivision at their May 2, 2023 meeting.

The applicant submitted their extension request on November 1, 2023 in conformance with *City of Eagle Pass Code of Ordinances Section 23-25(g)(4)(a)*.

An extension is necessary due to unforeseen financial hardship associated with the construction of the development.

This inadvertent delay due to financial hardship associated with the construction of the development warrants an approval for an extension of the 12-month plat approval period to allow the applicant to begin construction for the development.

Community Development Department Recommendation

The Planning and Zoning Commission **GRANT** a 12-month extension of the original May 2, 2023 preliminary plat approval for the Replat of Tract 21 and 22 in Block 7 of Riverside Acres Subdivision, creating Santa Rosa Subdivision as it conforms with *Section 23-25(g)(4)(a) of City of Eagle Pass Code of Ordinances Chapter 23* regulating Subdivisions.

TRANSMITTED to the parties listed hereafter:

Crane Engineering via e-mail
Planning and Zoning Commission via e-mail
Oscar Garza, Maverick County Interim Planning Director
Eagle Pass Community Development Department Report dated January 4, 2024

Attachment 1
Extension Request

memo

Santa Rosa Subdivision, LLC

106 N. East Street
Uvalde, TX 78801

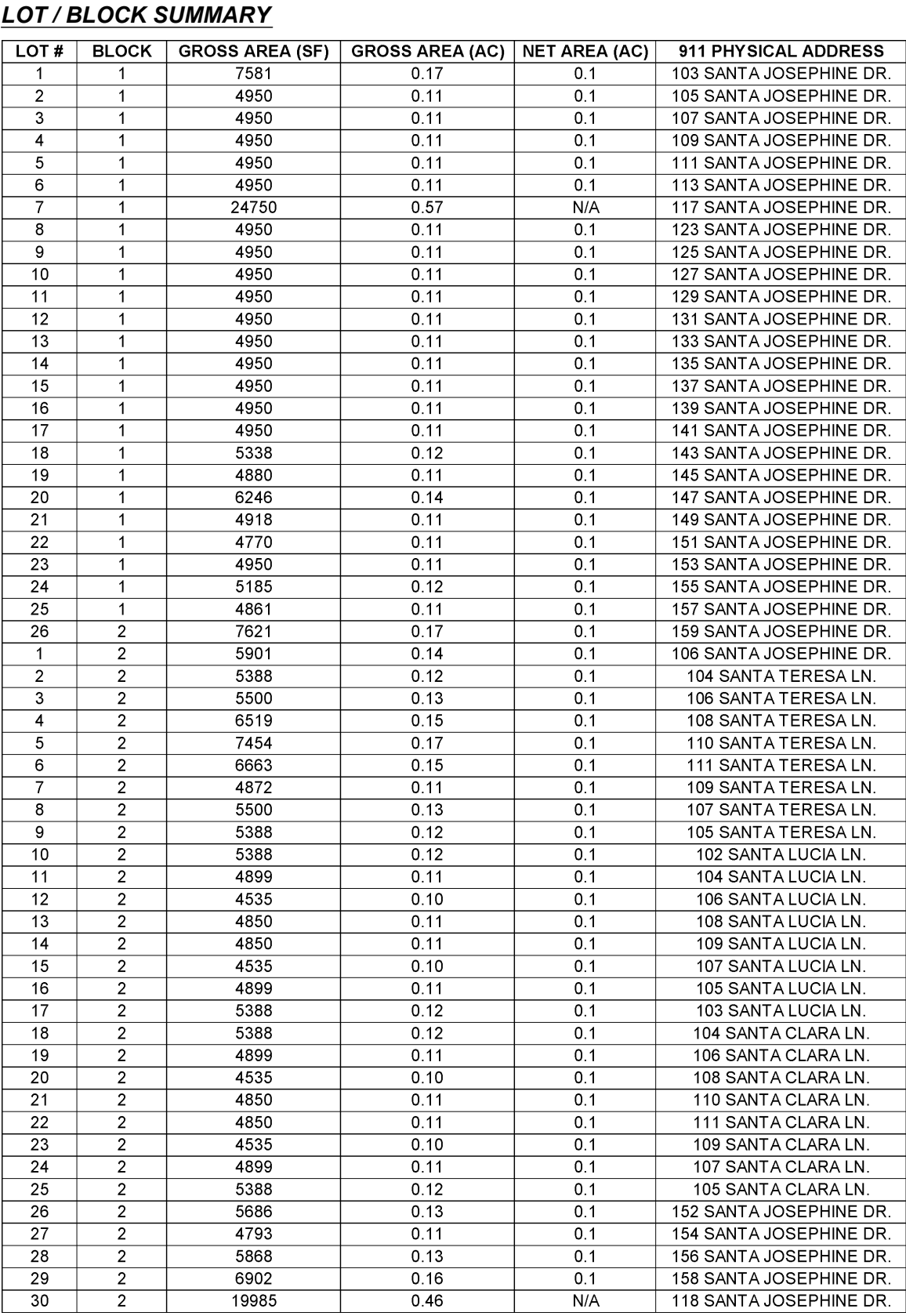
To: **Placido Madera**
Planning Director
City of Eagle Pass
3295 Bob Rogers Dr.
Eagle Pass, TX 78852

From: **Matt Johnson**
CC: Chad Foster, Eddie Garza
Date: Nov 1, 2023
Re: **Santa Rosa Preliminary Plat Time Extension**

The Santa Rosa Preliminary Plat was approved by the Eagle Pass City Council on May 2, 2023. By code, the City Council preliminary plat approval is valid for 6 months, at which time the preliminary plat approval automatically expires if final plat approval is not obtained. Construction activities have not yet commenced; however, it is anticipated that construction will begin in early 2024. It is requested that the preliminary plat approval expiration date be extended an additional 12-months to Nov 1, 2024. This would allow time to construct the public improvements and obtain field acceptance in a timely manner. Once construction is complete and accepted by the city and Eagle Pass Water Works, a request for final plat approval will be made to the city and the county. Please provide correspondence of your acknowledgement of this request.

We appreciate your consideration in this manner. Feel free to contact me at 210 219-7167 or mjohnson@pape-dawson.com if you have any questions.





1. This subdivision plat of 10.04 acres has 54 residential lots, 1 detention pond lot, 1 drainage easement lot and approximately 1700 linear feet of streets.
2. This plat is outside of city limits but within ETJ.
3. The area subdivided by this plat is located outside of the 100 year flood plain (Zone "X" and within Zone "X" (Area of Minimal Flood Hazard), as shown on FIRM Panel No. 48323-00475D for Maverick County, Texas with an effective date of April 4, 2011.
4. Sidewalk will be installed along the back of the concrete curb and gutter in conjunction with the subsequent development of each lot.
5. No final electrical or sewer inspection will be finalized prior to the installation of the sidewalks.
6. The front and rear setback for all single family lots is 25 feet. The side yard setback is 5 feet for all interior lots and 10 feet for all corner lots.
7. Boundary survey of subdivision dated November 6, 2020.
8. No more than one (1) single family detached dwelling shall be located on each lot.
9. Lots 22-25, Block 2 will receive drainage runoff from Lots 26-29, Block 2. Builders and home owners shall not revise the grades or construct any improvements in such a way as to impede the established drainage flow as indicated on the post development contour map. Fence / wall which has the potential to block drainage runoff must be constructed with adequate number and size of openings to permit surface water runoff to continue to flow.
10. Lot 30, Block 2 (Drainage Easement) will receive drainage runoff from Lots 6-14, 21-22, and 29, Block 2. Builders and home owners shall not revise the grades or construct any improvements in such a way as to impede the established drainage flow as indicated on the post development contour map. Fence / wall which has the potential to block drainage runoff must be constructed with adequate number and size of openings to permit surface water runoff to continue to flow.
11. Escobar Subdivision (Unrecorded Plat) will receive drainage runoff from Lots 1-6 and 8-15, Block 1. Builders and home owners shall not revise the grades or construct any improvements in such a way as to impede the established drainage flow as indicated on the post development contour map. Fence / wall which has the potential to block drainage runoff must be constructed with adequate number and size of openings to permit surface water runoff to continue to flow.
12. Fencing for each lot is recommended and shall comply with the City of Eagle Pass Subdivision Code Section 23-94.
13. Detention pond will be privately maintained.



Being a 10.04 acre tract, also being those same certain tracts called Tract 21 and Tract 22 as described in conveyance document to Santa Rosa Subdivision, LLC recorded in Document #2110977 of the Maverick County Official Public Records, Maverick County, Texas and further described by metes and bounds as follows:

BEGINNING at a found ½" diameter iron rod, same point being along the west right-of-way of Rosita Valley Road, the southeast corner of the Alicia Cuellar (Life Estate) tract recorded in Volume 1361, Page 358 M.C.O.P.R. and the northeast corner hereof;

THENCE S 18° 55' 02" E, along the common boundary of the Rosita Valley Road right-of-way and this tract, a distance of 467.77 feet to a 1/2" diameter iron rod, same point being an interior corner of the 1.47 acre tract and exterior corner hereof;

THENCE N 89° 02' 42" W, along the common boundary of the Escobedo Subdivision (Unrecorded Plat) and this tract, a distance of 1162.36 feet to a found 1/2" diameter iron rod, same point being a point along the easement boundary line of the Kickapoo Traditional Tribe of Texas tract recorded in Volume 688, Page 485, M.C.O.P.R., the northwest corner of the Escobedo Subdivision (Unrecorded Plat) and the southwest corner hereof;

THENCE N 18° 55' 02" W, along the common boundary of the Kickapoo Traditional Tribe of Texas tract and this tract, a distance of 400.00 feet to a found 7/2" diameter iron rod, same point being a point along the easement boundary line of the Kickapoo Traditional Tribe of Texas tract, southwest corner of the Alicia Cuellar (Life Estate) tract and the northwest corner hereof;

THENCE S 89° 02' 42" E, along the common boundary of the Alicia Cuellar (Life Estate) tract and this tract, a distance of 1162.36 feet to the **POINT OF BEGINNING**, containing within these metes and bounds 10.04 acres, more or less.

[Basis of bearings: NAD83 Texas State Plane, South Central Zone]

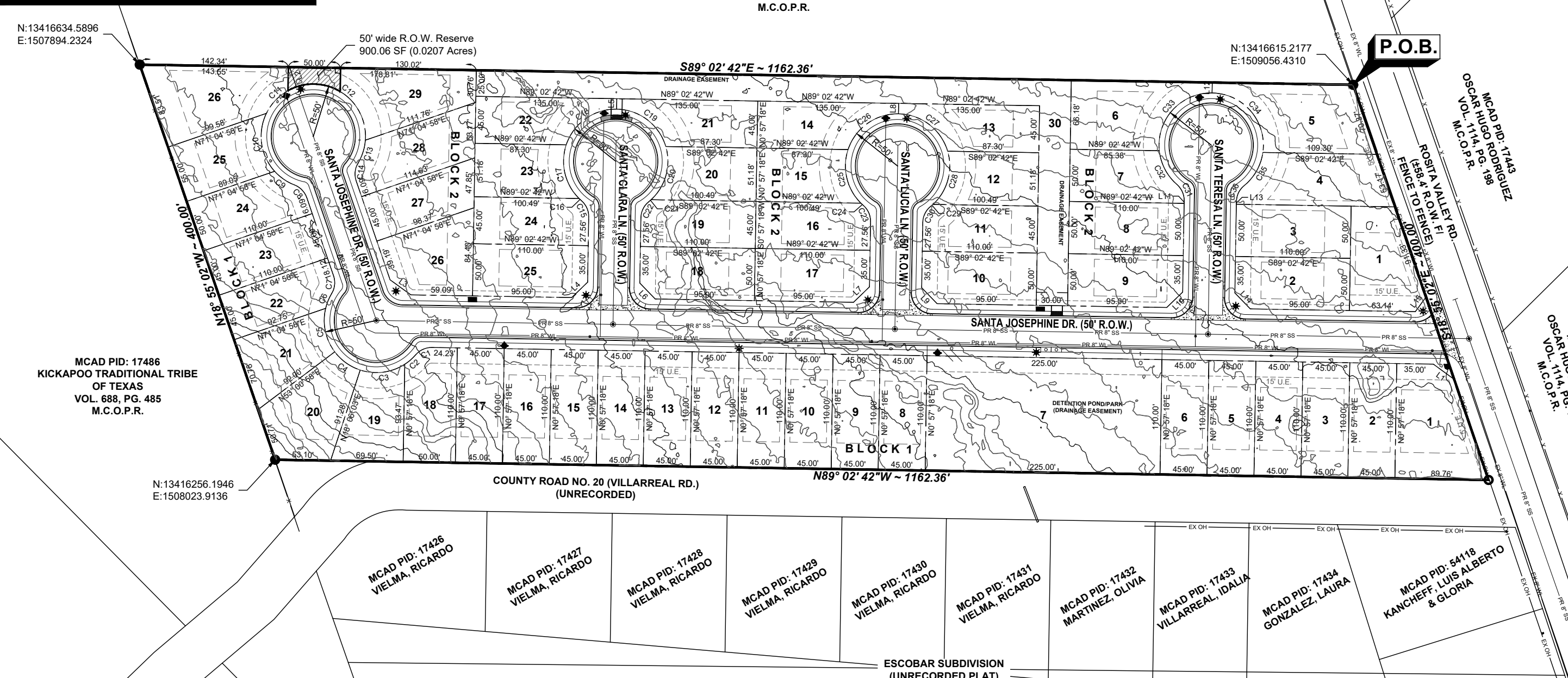
Maverick County Clerk

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	17.45'	20.00'	49°59'41"	S65° 57' 27"W	16.90'
C2	14.09'	50.00'	16°08'55"	S49° 02' 24"W	14.05'
C3	44.50'	50.00'	50°59'32"	S82° 36' 17"W	43.04'
C4	30.47'	50.00'	34°54'55"	N54° 26' 29"W	30.00'
C5	43.98'	50.00'	50°23'11"	N11° 47' 12"W	42.57'
C6	15.42'	50.00'	17°40'01"	N22° 14' 39"E	15.36'
C7	17.45'	20.00'	49°59'41"	N6° 04' 48"E	16.90'
C8	17.45'	20.00'	49°59'41"	N43° 54' 53"E	16.90'
C9	23.36'	50.00'	26°46'55"	N65° 31' 31"W	23.15'
C10	59.44'	50.00'	68°06'32"	N8° 05' 02"E	56.00'
C11	39.37'	50.00'	45°06'44"	N48° 31' 36"E	38.36'
C12	98.80'	50.00'	113° 13'15"	S52° 18' 24"E	83.49'
C13	23.36'	50.00'	26°46'02"	S17° 41' 26"W	23.15'
C14	17.45'	20.00'	49°59'41"	S6° 04' 48"W	16.90'
C15	17.45'	20.00'	49°59'41"	N24° 02' 33"W	16.90'
C16	3.18'	50.00'	3°38'25"	N47° 13' 11"W	3.18'
C17	55.69'	50.00'	63°48'44"	N13° 29' 37"W	52.85'
C18	63.31'	50.00'	72°32'33"	N54° 41' 01"E	59.16'
C19	63.31'	50.00'	72°32'33"	S52° 46' 26"E	59.16'
C20	55.69'	50.00'	63°48'44"	S15° 24' 12"W	52.85'
C21	3.18'	50.00'	3°38'25"	S49° 07' 47"W	3.18'
C22	17.45'	20.00'	49°59'41"	S25° 57' 08"W	16.90'
C23	17.45'	20.00'	49°59'41"	N24° 02' 33"W	16.90'
C24	3.18'	50.00'	3°38'25"	N47° 13' 11"W	3.18'
C25	55.69'	50.00'	63°48'44"	N13° 29' 37"W	52.85'
C26	63.31'	50.00'	72°32'33"	N54° 41' 01"E	59.16'
C27	63.31'	50.00'	72°32'33"	S52° 46' 26"E	59.16'
C28	55.69'	50.00'	63°48'44"	S15° 24' 12"W	52.85'
C29	3.18'	50.00'	3°38'25"	S49° 07' 47"W	3.18'
C30	17.45'	20.00'	49°59'41"	S25° 57' 08"W	16.90'
C31	17.45'	20.00'	49°59'41"	N24° 02' 33"W	16.90'
C32	37.43'	50.00'	42°53'37"	N27° 35' 35"W	36.56'
C33	84.74'	50.00'	97°06'05"	M42° 24' 15"E	74.95'
C34	84.74'	50.00'	97°06'05"	S40° 29' 40"E	74.95'
C35	37.43'	50.00'	42°53'37"	S29° 30' 11"W	36.56'
C36	17.45'	20.00'	49°59'41"	S25° 57' 08"W	16.90'

P1

●	- ½"Ø I.R. FOUND
○	- ½"Ø I.R. SET
----	- SETBACK
-----	- EASEMENT
☼	- EX STREET LIGHT
✱	- PR STREET LIGHT
⦿	- EX FIRE HYDRANT
◆	- PR FIRE HYDRANT
■	- PR MAILBOX CLUSTER
▬	- PR SIDEWALK

MCAD PID: 17437
ALICIA CUELLAR (LIFE ESTATE)
VOL. 1361, PG. 358
M.C.O.P.R.



Item #4



Community Development Department Executive Summary
REPORT TO THE CITY COUNCIL
Master Plan of Eagle Pass Port of Entry Industrial Park

I. BACKGROUND

A. General Information

Applicant & Developer: Paco Mondragon | 2741 Crown Hill | Eagle Pass, Texas 78852

Location: Off Loop 480 and Industrial Blvd.

Property ID: 9008890, 3659, and 9005977

Gross acreage: 10.00 acres

Request: Master Plan approval for Eagle Pass Port of Entry Industrial Park

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 the site is provided by Industrial Boulevard.

C. Vicinity Data

This site is located off Loop 480 and Industrial Blvd.

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 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.
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 Eagle Pass Port of Entry Industrial Park 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:

Paco Mondragon via e-mail
 City of Eagle Planning and Zoning Commission via e-mail
 Eagle Pass Community Development Department Report dated January 4, 2023

Attachment 1

Application



PLANNING DEPARTMENT

3295 Bob Rogers Drive, Eagle Pass, TX 78852 • Telephone: (830) 773-7781 • Fax: (830) 773-7803
www.eaglepasstx.gov • planning@eaglepasstx.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: Eagle Pass Point of Entry Industrial Park Lot 7 Replat

Property Legal Description: refer to the application submittal

Maverick County Property Identification Number(s): _____

Location of Addition: Industrial Blvd down to

Number of Residential Lots: 0 Number of ^{Industrial} Commercial Lots: 1 Gross Acreage: ~~7.99~~ 10 acres

Number of New Street Intersections 0 Linear feet of Streets 0

Is Subdivision inside city limits? Yes ☒ No ☐; Zoning District: Industrial

Existing Land Use: Industrial

Proposed Land Use: Industrial

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

Requested Variances: N/A

PROPERTY OWNER:

Name: Paco M

Contact: _____

Address: 2741 Crown Hill

Phone: 830-357-6186

City: Eagle Pass

Fax: _____

State: TX Zip: 78852

E-mail: paco.ebl@texrs.com

Signature: [Signature]

Date: Sept. 24, 20

PROPERTY OWNER:

Name: Peco M
Address: 2741 Crown Hill
City: Eagle Pass
State: TX Zip: 78852
Signature: [Signature]

Contact: _____
Phone: 830-352-6186
Fax: _____
E-mail: peco@bltexas.com
Date: Sept 24, 23

APPLICANT:

Name: Peco M
Address: 2741 Crown Hill
City: Eagle Pass
State: TX Zip: 78852
Signature: [Signature]

Contact: _____
Phone: 830-352-6186
Fax: _____
E-mail: peco@bltexas.com
Date: Sept 24, 23

SURVEYOR:

Name: Mark Logrbrink
Address: 235 N Getty St Ste B
City: Walden
State: TX Zip: 78801
Signature: [Signature]

Contact: Tamara Gelles
Phone: 830-591-0858
Fax: _____
E-mail: tamara@SmythSurveyors.com
Date: 9/25/23

ENGINEER:

Name: _____
Address: _____
City: _____
State: _____ Zip: _____
Signature: _____

Contact: _____
Phone: _____
Fax: _____
E-mail: _____
Date: _____

PRINCIPAL CONTACT: X Owner _____ Applicant _____ Surveyor _____ Engineer _____

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

Office Use	Received <u>12/14/23</u> By <u>mr</u>
	☒ Complete ☐ Incomplete
	Case No. _____

APPLICANT/SUBDIVIDER:

Name: _____

Contact: _____

Address: _____

Phone: _____

City: _____

Fax: _____

State: _____ Zip: _____

E-mail: _____

Signature: _____

Date: _____

SURVEYOR:

Name: _____

Contact: _____

Address: _____

Phone: _____

City: _____

Fax: _____

State: _____ Zip: _____

E-mail: _____

Signature: _____

Date: _____

ENGINEER:Name: Kevin HammondContact: Kevin HammondAddress: 13523 Pear Woods CtPhone: (713) 240-3404City: Houston

Fax: _____

State: TX Zip: 77059E-mail: sitestreetengineers@gamil.comSignature: KALDDate: 09-25-2023

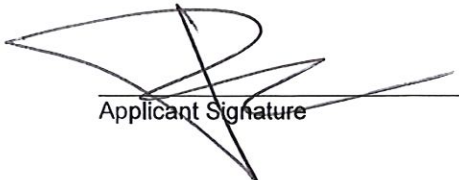
PRINCIPAL CONTACT: _____ Owner _____ Applicant _____ Surveyor _____ Engineer

All 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*.

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

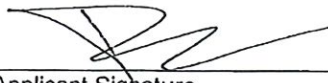
Date

Oct 4, 23

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*.

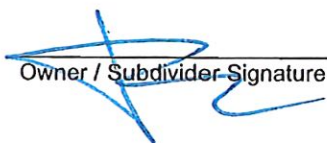
I understand that the City of Eagle Pass may use third party engineering peer review services. I acknowledge and agree that I am responsible for the payment of services attributable to my project, and that the preliminary approval process or final approval process will not proceed until and unless I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


Applicant Signature

Sept 24, 23
Date

STATEMENT OF OWNER/SUBDIVIDER

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


Owner / Subdivider Signature

Oct 4, 23
Date

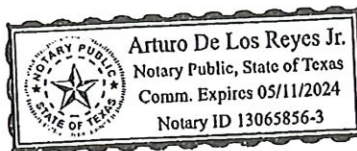
STATE OF TEXAS §

COUNTY OF Maverick §

Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared Jose F Mendez (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.

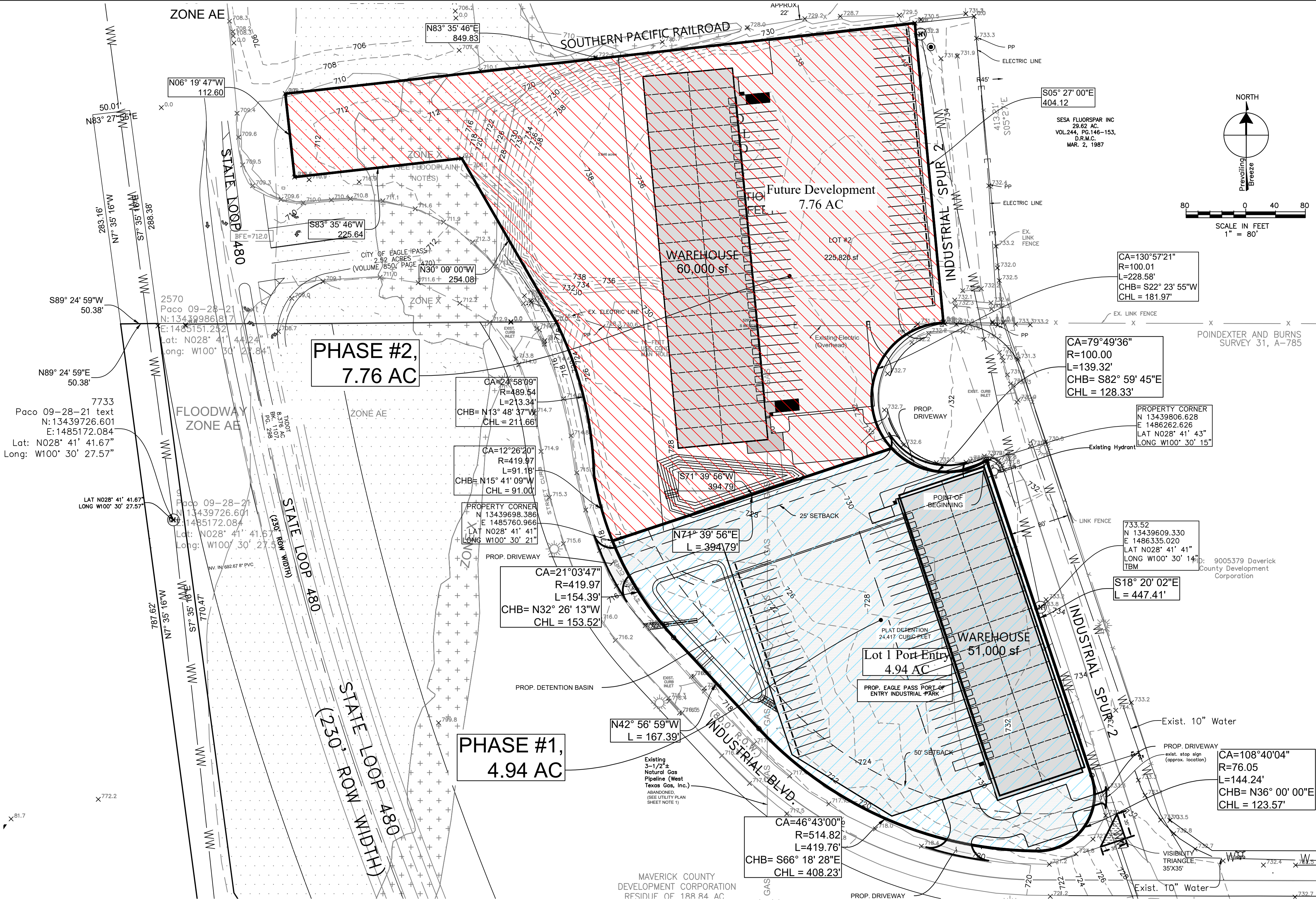
Given under my hand and seal of office, this the 04 day of October, 2023.


Notary Public, State of Texas



SITE PHOTOS



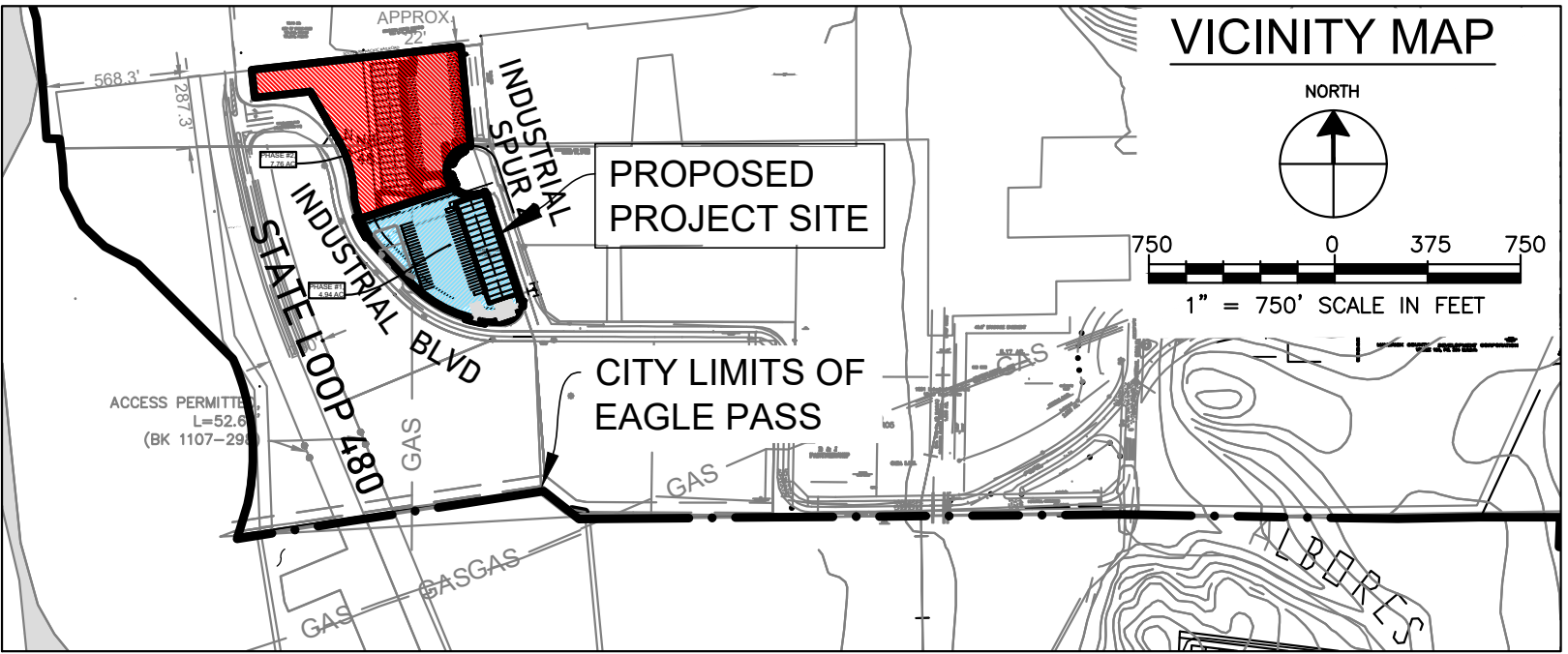


- SHEET NOTE:**
- Shown abandoned West Texas Gas (WTG) pipeline confirmed 01/03/22 with West Texas Gas's Supervisor of Right of Way (Tom Segulja, (432) 682-4349, x4102, tsegulja@westtexasgas.com) that:
 - Pipeline may not exist, it is not attached to WTG's system and it has no gas if the pipeline is found to be there.
 - Pipeline may be removed during construction.
 - WTG can be contacted to schedule site personnel to be present during construction in the area of the abandoned pipeline. Contact: Dustin Roberson (DRoberson@westtexasgas.com) or Harvey Pawelek (hpawelek@wtggas.com).

- GENERAL NOTES:**
- There is one Industrial Lot.
 - Zoning Classification is Industrial.
 - The Eagle Pass Port of Entry Industrial Park Subdivision Declaration of Covenants, Conditions and Declarations recorded in Volume 1772, Page 353 and 348 of the Maverick County Official Public Records apply to this plat.
 - Building shall be set back as required by the City of Eagle Pass Code of Ordinances Appendix A.
 - All utility easements shall be kept clear of any obstruction that would interfere with the utilities.
 - All drainage easements shall be kept clear of any obstruction that would interfere with drainage of subdivision.
 - The subsequent re-platting or construction development of any lot will not be allowed unless approved by subdivision developer.
 - All lots within this subdivision shall be conveyed legal access to all easements, right-of-ways and subdivision detention facilities, including ponds.
 - Detention ponds will be constructed by the property owner at the time the lot is developed and will be constructed in accordance with the plans and specifications approved by the City of Eagle Pass.
 - This subdivision plat is located completely inside the city limits of Eagle Pass.
 - Each property owner is required to present a drainage plan and will issue a drainage easement with the consent of developer in order to adequately drain and control their watershed.
 - Shown visibility (sight) triangle is non-buildable, no landscaping, sign or other view obstruction (including vehicular parking) having a height greater than two (2) feet as measured from the top of curb of the adjacent streets within the visibility triangle.

Block	Lot / Track	911 Physical Address
1.500 AC		1188 Industrial Blvd

- Floodplain Note:**
Property is located within Zone "X" of FEMA Firm Map 48323C04340 made effective April 4, 2011. The designation of Zone "X" means the property lies outside the FEMA regulated 1% annual chance flood zone.
- SET 1/2" I.R. ○ EXIST. HYDRANT — PROPOSED EASEMENT
● FOUND 1/2" I.R. — W- EXIST. WATER LINE - - - PROPOSED SETBACK
⊙ EXIST. LUMINAIRE — W- EXIST. SANITARY LINE
⊙ EXIST. UTILITY POLE ⊕ EXIST. SANITARY MANHOLE
— EXIST. EASEMENT → EXIST. SINGLE SANITARY SERVICE
○ EXIST. FENCE CORNER → EXIST. SINGLE WATER SERVICE



REV	REVISIONS	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

This document is released for the purpose of interim review under the authority of Kevin Hammond, P.E., 98585, on 11/23/2023. It is not to be used for bidding, or permit purposes.

Invermex, LLC
Eagle Pass, Texas

SSE
SITE & STREET
ENGINEERS, LLC
M 713.240.3400 | E edstreetengineers@gmail.com
TBE Firm No. 16290

MASTER PLAN
EAGLE PASS PORT OF ENTRY

DRAWING NO.	
SHEET NO.	C1.1
REV.	-