



AGENDA

**PLANNING & ZONING COMMISSION SPECIAL MEETING
THURSDAY, FEBRUARY 24, 2022 AT 5:30 P.M.
COUNCIL CHAMBERS, CITY HALL BUILDING
100 SOUTH MONROE STREET, EAGLE PASS, MAVERICK COUNTY, TEXAS**

ESTABLISHMENT OF QUORUM

OATH OF OFFICE

CITIZENS COMMUNICATIONS

SELECTION OF CHAIRPERSON

SELECTION OF VICE-CHAIRPERSON

MINUTES

1. Approval of the minutes of the December 2, 2021 meeting, December 16, 2021 meeting, and the January 20, 2022 meeting.

PUBLIC HEARING(S)

2. Public hearing on the proposed request submitted by Ivan A. Davila for the rezoning of Lot 18, Block 1 of Paso Del Rio Subdivision, also known as 1953 Del Rio Boulevard, from B-2 Central Business District to R-3A Apartment District; closing of public hearing.
3. Public hearing on the proposed request submitted by Eagle Sky RE, LLC for the rezoning of an .5229 acre lot located in Day Land and Cattle Company Survey 835 ½, Abstract 1240, (called to be located in Abstract 1111 in vesting deed) Maverick County, Texas and described in conveyance document to Eagle Sky RE LLC recorded in Document Number 2113307 of the Maverick County Official Public Records, Maverick County, Texas, also known as 2258 Garrison Street, from R-1 First One-Family Dwelling District to B-3 General Business District; closing of public hearing.

OLD BUSINESS

4. Consideration and possible action on the final plat of the Terra Verde Estates Subdivision Unit 2.

EXECUTIVE SESSION

5. Executive Session pursuant to Section 551.071, Chapter 551, Texas Government Code - Consultation with legal counsel regarding Commission responsibilities, Ethics Ordinance, and Standards of Conduct; possible action in open session regarding same.

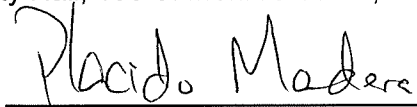
ADJOURNMENT

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 February 21, 2022 at 10:00 a.m.

A handwritten signature in black ink that reads "Placido Madera". The signature is written in a cursive style with a horizontal line underneath it.

Placido C. Madera
Planning 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 Thursday, December 2, 2021, at 5:00 p.m. in the City Council Chambers of Eagle Pass City Hall, 100 S. Monroe Street. All legal notices were duly posted in accordance with the law.

ESTABLISHMENT OF QUORUM

Present: Chairperson, Enrique Montalvo, Vice-Chairperson Rolando Jasso, and Commission Member Doris Salinas- Sanchez.

Absent: Commission Members: Mario Escobar and Rosa Villalpando; Ex-Officio, Mayor Rolando Salinas, and City Manager, George Antuna.

Staff present: Assistant Planning Director; Mariebelle Rodriguez; City Attorney Representative, Kassandra V. Flores, and Paul Fletcher (Via Phone); Assistant City Secretary, Erika Rodriguez.

CITIZENS COMMUNICATIONS

At this moment, anyone wishing to address the Board on any item, was welcome to speak, keeping in mind that, although the Board would be unable to take formal action on such item, they would be glad to take it under consideration.

There were not any citizens communication forms submitted.

MINUTES

1. Approval of the minutes of the October 14, 2021, meeting.

Vice-Chairperson Jasso moved to approve minutes as presented. Seconded by Commission Member Salinas-Sanchez **MOTION PASSED**- Unanimously

AYES:	Montalvo, Jasso, Salinas- Sanchez.
NAYS:	None
ABSTAINED:	None
ABSENT:	Escobar, and Villalpando.

NEW BUSINESS

2. Consideration and possible action on the preliminary plat of the Eagle Pass Ranch Access Road Subdivision.

Assistant Planning Director, Mariebelle Rodriguez reported to the Commission on the preliminary plat approval to legally plat an approximately 3.363-acre tract into a 2,264 linear feet industrial grade asphaltic street, a concrete TxDOT driveway entrance to Highway 57, 2,217 linear feet of new 12" water line, and none (9) streetlights along the full length of the proposed road, thus to provide access the rear of the property for future Industrial development.

Assistant Planning Director Rodriguez stated that the Planning's recommendation was to (1) GRANT a subdivision variance to plat a property less than 5-acres in size that had been conveyed prior to 1984 regulated by Section 23-11, (2) GRANT a sidewalk waiver request from the requirement to construct concrete sidewalks along the property frontage regulated by Section 23-64, (3) GRANT a subdivision variance from the requirement of two points of vehicular access for ingress/egress regulated by Section 23-61 (4), and (4) GRANT preliminary approval of the proposed Eagle Pass Ranch Road Access Road Subdivision, subject to the plat complying with the provisions of Article III of City of Eagle Pass Code of Ordinances Chapter 23 governing procedures and specifications for Final Plats.

In response to a question posed by Vice-Chairperson Jasso, Ms. Rodriguez responded that it would have an ingress and egress.

Vice-Chairperson Jasso moved to approve the preliminary plat of the Eagle Pass Ranch Access Road Subdivision. Seconded by Commission Member Salinas-Sanchez **MOTION PASSED-Unanimously.**

AYES:	Montalvo, Jasso, Salinas-Sanchez.
NAYS:	None
ABSTAINED:	None
ABSENT:	Escobar, and Villalpando

3. Consideration and possible action on the final plat of the Eagle Pass Port of Entry Industrial Park.

Assistant Planning Director Rodriguez reported that the request was for final plat approval to subdivide an approximately 3.439-acre tract into on industrial lot, including a variance to proceed to final plat directly without first having obtained preliminary plat approval.

Vice- Chairperson Jasso noted that on page 13 of the report it stated that an underground natural pipeline of West Texas Gas, Inc. appears on the Texas Railroad Commission database, and it is to be confirmed weather the pipeline is active or abandoned.

Applicant, Paco Mondragon stated that it was an abandoned pipeline, and he would request documentation from local company to reflect.

Assistant Planning Director Rodriguez read the Planning Department's recommendations for the Planning and Zoning Commission (1) GRANT the subdivision variance to proceed directly to Final Plat without first having obtained Preliminary Replat approval as required by City of Eagle

Pass Code of Ordinances Section 23-36(a), and (2) GRANT Final plat approval of the proposed Eagle Pass Port of Entry Industrial Park, subject to the plat complying with the provisions of Article III in City of Eagle Pass Code of Ordinances Chapter 23 governing procedures and specifications for final plats.

Commission Member Doris Salinas-Sanchez moved to approve final plat of the Eagle Pass Port of Entry Industrial Park conditioned upon proof that the underground natural pipeline is abandoned or it shows as an easement on the plat. Seconded by Commission Member Salinas-Sanchez **MOTION PASSED.**

AYES: Montalvo, Salinas-Sanchez.

NAYS: Jasso

ABSTAINED: None

ABSENT: Escobar, and Villalpando

ADJOURNMENT

Vice-Chairperson Jasso moved to adjourn meeting at 5:25 p.m. Seconded by Commission Member Salinas-Sanchez **MOTION PASSED-** Unanimously

Passed and approved on _____, 2022

Enrique Montalvo
Chairperson

ATTEST:

Erika Rodriguez
Assistant City Secretary

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

The Planning and Zoning Commission of the City of Eagle Pass conducted a Special Meeting on Thursday, December 16, 2021, at 12:00 p.m. 100 South Monroe Street, Eagle Pass, Texas. All legal notices were duly posted in accordance with the law.

ESTABLISHMENT OF QUORUM

Present: Chairperson, Enrique Montalvo; Vice-Chairperson Rolando Jasso; and Commission Member, Mario Escobar.

Absent: Commission Members, Rosa Villalpando and Doris Salinas-Sanchez; Ex-Officio, Mayor, Rolando Salinas and City Manager, George Antuna.

Staff present: Planning Director, Placido Madera; Assistant Planning Director, Mariebelle Rodriguez; City Attorney Representatives, Kassandra V. Flores, and Paul Fletcher (Via Phone);and City Secretary, Imelda B. Rodriguez.

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

CITIZENS COMMUNICATIONS

Chairperson Montalvo asked whether anyone in the audience wished to address the Commission on any item which did not appear on the agenda, reminding them at the same time, that although the Commission would be unable to take formal action on such items, they would be glad to take it under advisement. City Secretary, Imelda B. Rodriguez stated no citizens communications were submitted.

PUBLIC HEARING(S)

1. Public hearing on the proposed final Re-Plat of Lot 121 in Chula Vista Subdivision Unit 2; closing of public hearing and possible action.

Chairperson Montalvo opened the public hearing at 12:05 p.m.

Assistant Planning Director, Mariebelle Rodriguez informed the Commission on the details of the final re-plat approval to subdivide an approximately 0.459-acre tract lot into two (2) residential lots, including (a) a variance to proceed to final plat directly without first having obtained preliminary replat approval (b) a variance to reduce the average 70-foot width of lots (c) a sidewalk waiver from having to construct a sidewalk, including curb and gutter along the property street frontage abutting FM 2030.

Vice-Chairperson Jasso expressed concerns with size of lots setting precedence and area being

served by a 3-inch water line. Ms. Rodriguez concurred with setting precedence in lot sizes and informed the Commission that the Eagle Pass Water Works System (EPWWS) had reviewed and accepted the service in this area. The Commission reiterated their concerns with the 3-inch water line if more subdividing were to come.

In response to a question from City Attorney Representative Paul Fletcher regarding if EPWWS had already reviewed sewer and water service. Mr. Madera stated yes, they had and briefed on the process. The Commission understood the process but would like an official written document from the EPWWS for any future subdividing if the 3-inch water service would be sufficient.

Mr. Fletcher than interjected and gave the Commission the following suggestions/comments: (1) to conditionally approve subject to certification by the EPWWS that the plat conforms to the code and went further into detail with the Commission on the standards for granting a variance under Section 23-11.

In response to a question posed by Chairperson Montalvo regarding a previous item that they had requested documentation for a gas line. Mr. Madera stated that they have not provided so they that is on hold, and they have reached out to the applicant. He stated it can't move forward until they have an update so it's on the applicant, so if they want to develop, they will need to provide documentation.

Vice-Chairperson Jasso noted that the applicant did not fully complete sidewalk waiver/variance application.

Mr. Fletcher interjected with the timelines that the city needs to comply with and unless the applicant wants to make a request to table or delay the Commission needs to act, if there is no compliance in some form with regards to the proposed plat the Commission can reject it or do a conditional approval subject to compliance.

There were no comments from the public. Therefore, Chairperson Montalvo closed the public hearing at 12:25 p.m.

Vice-Chairperson Jasso made the motion to approve final Re-Plat of Lot 121 in Chula Vista Subdivision Unit 2 with two (2) conditions to obtain written certification from Eagle Pass Water Works System that the service of 3-inch water line is sufficient and the applicant complete fully the subdivision sidewalk waiver. Mr. Fletcher than interjected that if the sidewalk waiver application isn't completed; completing my not result in the Commission approval so he is recommending is to deny it and if applicant completes and then City Council can review and can approve it if they find it justified.

Aaron Libson, Civil Engineer from TerraTech Engineering and Construction Services (via GoToMeeting) stated that the EPWWS had approved this. Mr. Madera informed Mr. Libson the Commission is requesting written documentation from EPWWS. He also informed the applicant regarding the incomplete sidewalk waiver/variance application. For the record City Secretary, Imelda B. Rodriguez stated that the motion from Vice-

Chairperson Jasso was to approve the final Re-Plat with the condition to obtain written certification from Eagle Pass Water Works System that they approve the 3-inch water line and to deny the sidewalk waiver.

Mr. Libson then interjected asking if the denial of the sidewalk waiver was due to the application being incomplete or in general. City Secretary Rodriguez responded yes, but when presented to City Council the application will be complete and then they will take the final determination.

Vice-Chairperson Jasso moved to approve final Re-Plat of Lot 121 in Chula Vista Subdivision Unit 2 with the condition to obtain written certification from Eagle Pass Water Works System that they approve the 3-inch water line and to deny the sidewalk waiver. Seconded by Commission Member Escobar. **MOTION PASSED** - Unanimously

AYES: Chairperson Montalvo, Vice-Chairperson Jasso, and Commission Member Escobar
NAYS: None
ABSTAIN: None
ABSENT: Commission Members, Villalpando and Salinas-Sanchez

2. Public hearing on the proposed final Re-Plat of Lot C in Block 11 of Townsite of Fabrica; closing of public hearing and possible action.

Chairperson Montalvo opened the public hearing at 12:32 p.m.

Assistant Planning Director Rodriguez informed the Commission on the details of the final replat approval to subdivide approximate 0.98-acre tract into five residential lots including (a) a variance to proceed to final plat directly without first having obtained preliminary replat approval (b) a variance to reduce the average 70-foot width of the lots and (c) a sidewalk waiver form having to construct a sidewalk along the property street frontage abutting Dr. Gates Drive and Diaz Drive.

There were no comments from the public. Therefore, Chairperson Montalvo closed the public hearing at 12:35 p.m.

Vice-Chairperson Jasso noted that the applicant did not fully complete sidewalk waiver/variance application.

Vice-Chairperson Jasso moved to approve final Re-Plat of Lot C in Block 11 of Townsite of Fabrica Commission and deny sidewalk waiver. Second by Commission Member Escobar. **MOTION PASSED** - Unanimously

AYES: Chairperson Montalvo, Vice-Chairperson Jasso, and Commission Member Escobar
NAYS: None
ABSTAIN: None

ABSENT: Commission Members, Villalpando, and Salinas-Sanchez

3. Public hearing on the proposed final Re-Plat of Lot 3 in Block 20 of Deer Run Subdivision Unit 4; closing of public hearing and possible action.

Chairperson Montalvo opened the public hearing at 12:36 p.m.

Assistant Planning Director Rodriguez informed the Commission on the details of the final re-plat approval to subdivide approximate 0.4014-acre into two residential lots including (a) a variance to proceed to final plat directly without first having obtained preliminary replat approval (b) a variance to reduce the average 70-foot width of the lots and (c) a sidewalk waiver form having to construct a sidewalk along the property street frontage abutting Bison Drive.

Commission Member Escobar noted that the applicant did not fully complete sidewalk waiver/variance application.

There were no comments from the public. Therefore, Chairperson Montalvo closed the public hearing at 12:38 p.m.

Commission Member Escobar moved to approve final Re-Plat of Lot 3 in Block 20 of Deer Run Subdivision Unit 4 and deny sidewalk waiver. Second by Vice-Chairperson Jasso. **MOTION PASSED** - Unanimously

AYES: Chairperson Montalvo, Vice-Chairperson Jasso, and Commission Member Escobar

NAYS: None

ABSTAIN: None

ABSENT: Commission Members, Villalpando, and Salinas-Sanchez

4. Public hearing on the proposed rezone request submitted by Ernesto Fuentes for the rezoning of Lot 17 and 18 in Block 7 of the Hillcrest Addition (597 Medina Street), from R-3 Duplex District to R-3A Apartment District; closing of public hearing and possible action.

Chairperson Montalvo opened the public hearing at 12:39 p.m.

Assistant Planning Director Rodriguez informed the Commission on the details of the rezone and the recommendation is that the City Council prepare and adopt an ordinance granting a zoning district change from R-3 Duplex District to R-3 (a) Apartment District for property legally defined as "Lot 17 & 18 in Block 7 of the Hillcrest Addition, subject to the following conditions:

1. Subsequent development of the property shall comply with the following section in the City of Eagle Pass Code of Ordinance:
 - Chapter 8 governing the building code
 - Chapter 12 governing the electrical code

- Chapter 13 governing the fire code
- Chapter 14 governing garbage and rubbish
- Chapter 21 governing the plumbing code
- Chapter 22 governing streets, sidewalks, and other public places
- Chapter 23 governing land subdivision, including landscaping
- Chapter 27 governing water and sewers, including drainage
- Appendix A governing zoning, including off-street parking

There were no comments from the public. Therefore, Chairperson Montalvo closed the public hearing at 12:41 p.m.

Vice-Chairperson Jasso moved to approve rezone request. Second by Commission Member Escobar. **MOTION PASSED** - Unanimously

AYES: Chairperson Montalvo, Vice-Chairperson Jasso, and Commission Member Escobar

NAYS: None

ABSTAIN: None

ABSENT: Commission Members, Villalpando, and Salinas-Sanchez

NEW BUSINESS

5. Consideration and possible action on the preliminary plat of the MGA Subdivision Unit 1.

Planning Director, Placido Madera informed the commission that this is an 11.98-acre tract for preliminary plat approval to subdivide into 46 residential lots, including a variance to (a) to reduce the required 70-foot width of all lots, and to allow for develop to begin construction of all required improvements. The Planning Department is recommending (1) deny the request to dedicate parkland in lieu of cash contribution and (2) grant preliminary plat approval of the proposed subdivision subject to plat complying with the provisions of Article III of the City of Eagle Pass Code of Ordinances Chapter 23 governing procedures and specifications for final plats and allowing the developer to install required improvements.

Commission Member Escobar moved to approve preliminary plat of the MGA Subdivision Unit 1 as presented by the Planning Department. Second by Vice-Chairperson Jasso. **MOTION PASSED** - Unanimously

AYES: Chairperson Montalvo, Vice-Chairperson Jasso, and Commission Member Escobar

NAYS: None

ABSTAIN: None

ABSENT: Commission Members, Villalpando, and Salinas-Sanchez

OTHER BUSINESS

6. Presentation and discussion of recommendation to adopt the 2018 version of the International Codes (I-Codes) and 2017 version of National Electric Code (NEC), amending the ordinance from the currently adopted 2015 and 2014 versions.

Mr. Madera informed the Commission on the new version 2018 to be adopted.

No action taken informational only.

ADJOURNMENT

Vice-Chairperson Jasso moved to adjourn meeting at 12:53 p.m. Seconded by Commission Member Escobar **MOTION PASSED**- Unanimously .

Passed and approved on _____, 2022

Enrique Montalvo
Chairperson

ATTEST:

Imelda B. Rodriguez
City Secretary

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

The Planning and Zoning Commission of the City of Eagle Pass conducted a Special Meeting on Thursday, January 20, 2022, at 5:30 p.m. 100 South Monroe Street, Eagle Pass, Texas. All legal notices were duly posted in accordance with the law.

ESTABLISHMENT OF QUORUM

Present: Chairperson, Enrique Montalvo; Vice-Chairperson Rolando Jasso; and Commission Members, Mario Escobar, and Doris Salinas-Sanchez.

Absent: Commission Member, Rosa Villalpando; Ex-Officio, Mayor, Rolando Salinas and City Manager, George Antuna.

Staff present: Planning Director, Placido Madera; Assistant Planning Director, Mariebelle Rodriguez; City Attorney Representatives, Paul Fletcher (Via GoToMeeting); and City Secretary, Imelda B. Rodriguez.

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

CITIZENS COMMUNICATIONS

Chairperson Montalvo asked whether anyone in the audience wished to address the Commission on any item which did not appear on the agenda, reminding them at the same time, that although the Commission would be unable to take formal action on such items, they would be glad to take it under advisement. City Secretary, Imelda B. Rodriguez stated no citizens communications were submitted.

PUBLIC HEARING(S)

2. Public hearing on the proposed request submitted by Terra Tech Engineering & Construction Services on behalf of MVN Enterprises, LLC for the annexation of the proposed Santa Maria Estates Subdivision, Unit 1, which consists of approximately 7.72 acres of land lying and situated in Maverick, County, Texas out of Survey 3, Abstract 1007, and Survey 6, Abstract 1110, said 7.72-acre tract, being portion of a 32.884 Acre Tract, conveyed from Maverick County Investments, LTD., to MVN Enterprises, LLC, by deed record Book 1664, page 158 of Official Public Records of Maverick County and on the south city limits line; closing of public hearing and possible action.

Chairperson Montalvo opened the public hearing at 5:33 p.m.

Planning Director, Placido Madera informed the Commission on the details of the request submitted being 7.72 acres tract proposed as part of the Santa Maria Estates Subdivision Unit 1. The Planning Department along with the Planning and Zoning Commission recommend that City Council adopt an ordinance for voluntary annexation and establishment of the permanent zoning with said ordinance incorporating the following actions:

- Amend the corporate boundary map of the city to include property.
- Amend the city map to reflect a “Residential” land use designation for the tract.
- Amend the City Zoning District Map to reflect a R-2 designation for the tract.
- Prepare a Service Plan which details the capability to provide city services to the tract.

In response to a question posed by Chairperson Montalvo if any other areas/property (doughnut hole) is similar to this. Mr. Madera responded no not in this area.

Vice-Chairperson Jasso noted for the record a typo of Terra Verde Estates.

There were no comments from the public. Therefore, Chairperson Montalvo closed the public hearing at 5:42 p.m.

Commission Member Escobar moved to approve and adopt an ordinance for the voluntary annexation of Santa Maria Estates Subdivision Unit 1 as presented. Seconded by Commission Member Salinas-Sanchez. **MOTION PASSED** - Unanimously

AYES: Chairperson Montalvo, Vice-Chairperson Jasso, and Commission Members Escobar and Salinas-Sanchez
NAYS: None
ABSTAIN: None
ABSENT: Commission Member, Villalpando

3. Public hearing on the proposed establishment of permanent zoning classification and master plan designation on the annexation of the land known as Santa Maria Estates Subdivision Unit 1, being approximately 7.72 acres of land lying and situated in Maverick County, Texas, out of Survey 3, Abstract 1007, and Survey 6, Abstract 1110, said 7.72-acre tract, being portion of a 32.884 Acre Tract, conveyed from Maverick County Investments, LTD., to MVN Enterprises, LLC, by deed record Book 1664, page 158 of Official Public Records of Maverick County and on the south city limits line; closing of public hearing and possible action.

Chairperson Montalvo opened the public hearing at 5:33 p.m.

Planning Director Madera informed the Council that this is the same applicant of previous item, but a secondary component to annex being the permeant zoning. The recommendation is to process the approval for the permanent zoning as R-2 (Second One-Family Dwelling District).

There were no comments from the public. Therefore, Chairperson Montalvo closed the public hearing at 5:42 p.m.

Vice-Chairperson Jasso moved to approve the permanent zoning classification for Santa Maria Estates Unit 1 as R-2 (Second One-Family Dwelling District) as presented. Seconded by Commission Member Salinas-Sanchez. **MOTION PASSED** - Unanimously

AYES: Chairperson Montalvo, Vice-Chairperson Jasso, and Commission Member Escobar and Salinas-Sanchez
NAYS: None
ABSTAIN: None

ABSENT: Commission Member, Villalpando

1. Presentation of Recognition:

- Recognition of Mr. Enrique Montalvo, Jr., for completing the full term of service with the Planning and Zoning Commission.

Planning Director Madera expressed his gratitude towards Mr. Montalvo on behalf of the Planning Department, City of Eagle Pass and City Council for all his dedication, and commitment in partaking in this commission. Mr. Montalvo was presented with a plaque for his years of service with the commission.

Mr. Montalvo addresses everyone and states he is very appreciative of what the commission has accomplished and stated them. He thanked the Planning and Zoning Commission and Mr. Madera and Mrs. Mariebelle Rodriguez for spear heading and keeping the city in tract as far as documentation. Mr. Montalvo also thanked the City Secretary's Office, Ms. Erika Rodriguez, and Imelda B. Rodriguez for their work and the whole Administration.

- Recognition of Mr. Mario Escobar, for completing the full term of service with Planning and Zoning Commission.

Planning Director Madera expressed his gratitude towards Mr. Escobar on behalf of the Planning Department, City of Eagle Pass and City Council for all his dedication, and commitment in partaking in this commission. Mr. Escobar was presented with a plaque for his years of service with the commission.

Mr. Escobar addresses everyone and states it has been nice and as a citizen we hear complaints as to why things don't move as fast, or thing not being done as quickly as other cities that are growing. He states this is part of working together in the departments and doing their due diligence. Mr. Escobar thanked the commission for educating them on many issues involved and finalizes by saying that this has been a great journey.

Vice-Chairperson Jasso stated that it was a pleasure and honor of serving with both Commission Members. He thanked them for their professional and knowledge that was always presented in the meetings.

Commission Member Salinas-Sanchez thanked them for their time and wished them the best and it was great to be part of this commission as they served.

ADJOURNMENT

Commission Member Escobar moved to adjourn meeting at 5:54 p.m. Seconded by Commission Member Salinas-Sanchez. **MOTION PASSED**- Unanimously .

Passed and approved on _____, 2022

Enrique Montalvo
Chairperson

ATTEST:

Imelda B. Rodriguez
City Secretary

Item #2



Planning Department Executive Summary
REPORT TO THE PLANNING & ZONING COMMISSION

1953 Del Rio Boulevard Rezone Request

I. BACKGROUND

A. General Information Case No. 7435

Applicant: Ivan A. Davila
229 N. Monroe Street PMB 335
Eagle Pass, Texas 78852

Location: 1953 Del Rio Boulevard **Property ID Number:** 59769

Legal Description: Lot 18 in Block 1 of Paso Del Rio Subdivision Replat

Request: Rezone parcel from B-2 Central Business District to B-3 General Business District.

B. Subject Property Information

Parcel Size: 17,400 square-feet (0.3994-acres) **Existing Use:** Vacant

Zoning District: B-2 Central Business District **Master Plan:** Commercial

C. Vicinity Data

The site is located with an area that is primarily comprised of B-3 General Business Districts, including multi-family dwellings and R-1 First One-Family Dwelling Districts.

D. Infrastructure

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

Access to this lot is provided by Del Rio Boulevard.

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*. Eight (8) notices were mailed to the abutting property owners within the 200 feet radius from the subject property.

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 of the site will be commercial, specifically for multi-family dwellings. The rezone, if granted, will result in construction activities that will include the enforcement of appropriate land development regulations resulting in appropriate lot sizes, paved streets with curb and gutters, 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 *B-2 Central Business District* to *B-3 General Business 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 environment of the city.

The purpose of the rezone is to allow for subsequent construction of multi-family dwellings, on the property.

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 Del Rio Boulevard.

7. The rezone request conforms to the purpose of the City's zoning code, as the subsequent residential development of the property will result in a use that is consistent with intent of the *B-3 General Business District* and consistent with residential and commercial uses in the vicinity of the site, with a view to conserving the value of buildings and encouraging the most appropriate use of land adjacent that will have access to a public street. Please refer to Attachment 2 for a copy of the City's *Zoning District Map*.

8. The property is located in an area that contains multi-family uses and should allow for 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 insure conformance with the 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.

C. Planning Department Recommendation

The Planning and Zoning Commission recommend that the City Council prepare and **ADOPT** an Ordinance granting a zoning district change from *B-2 Central Business District*

to *B-3 General Business District* for property legally defined as Lot 18 in Block 1 of Paso Del Rio Subdivision Replat, also known 1953 Del Rio Boulevard, subject to the following condition:

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 16 governing health and sanitation
- Chapter 22 governing streets, sidewalks and other public places
- Chapter 23 governing subdivisions, including landscaping and fences
- Chapter 27 governing water and sewers, including drainage
- Appendix A governing zoning, including off-street parking

TRANSMITTED to the parties listed hereafter:

Ivan A. Davila via e-mail
Planning and Zoning Commission Members via e-mail
Eagle Pass Planning Department Report dated February 15, 2022

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: 7435

Applicant Information	Name: <u>Ivan Alejandro Davila</u> Mailing Address: <u>229 N Adams St PMB 335</u> Phone: <u>(210) 394-7133</u> E-mail: <u>idavila@mxminerals.com</u> Note: if you are not the owner of the property, you must attach a letter from the owner authorizing you to submit this application.
Property Owner Information	Name: <u>Ivan Davila & Nicole Bres</u> Mailing Address: <u>229 N Adams St PMB 335</u> Phone: <u>(210) 394-7133</u> E-mail: <u>idavila@mxminerals.com</u>
Property Information	Site Address: <u>1953 Del Rio Blvd</u> MCAD Property ID # <u>59769</u> Legal Description: Lot(s) <u>18</u> Block <u>1</u> Subdivision <u>Paso Del Rio</u> (Property must be legally subdivided or be lot of record) Front Yard Width (feet) <u>100</u> Rear Yard Width (feet) <u>100.23</u> Side Yard Width (feet) <u>176.70'</u> <u>vacant land</u> <u>172.18'</u>
Proposed Project	Amend Zoning Regulations contained in section _____ Amend the Official Zoning Map & Master Plan by changing <u>0.3994</u> acres of land currently zoned <u>B2-Central Business</u> to be zoned <u>R3A-Apartment District</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 ☒ Multi-Family Dwellings ☐ Industrial ☐ Other _____



- Describe the character and/or nature of uses surrounding the property.
Retail (Dollar General) at one side

Residential on the rear of the property

Elderly related housing/office currently in construction at another side

- Will the rezoned designation be compatible with the classification and use of adjoining lands?

☒ Yes ☐ No

If No, how do you propose to reduce any adverse impact?

Applicant Authorization

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

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

Applicant Signature

Date

[Handwritten Signature]

Jan 17, 2022 Jan 17, 2022

Office Use

Application Accepted for Review: Date: _____ By: _____

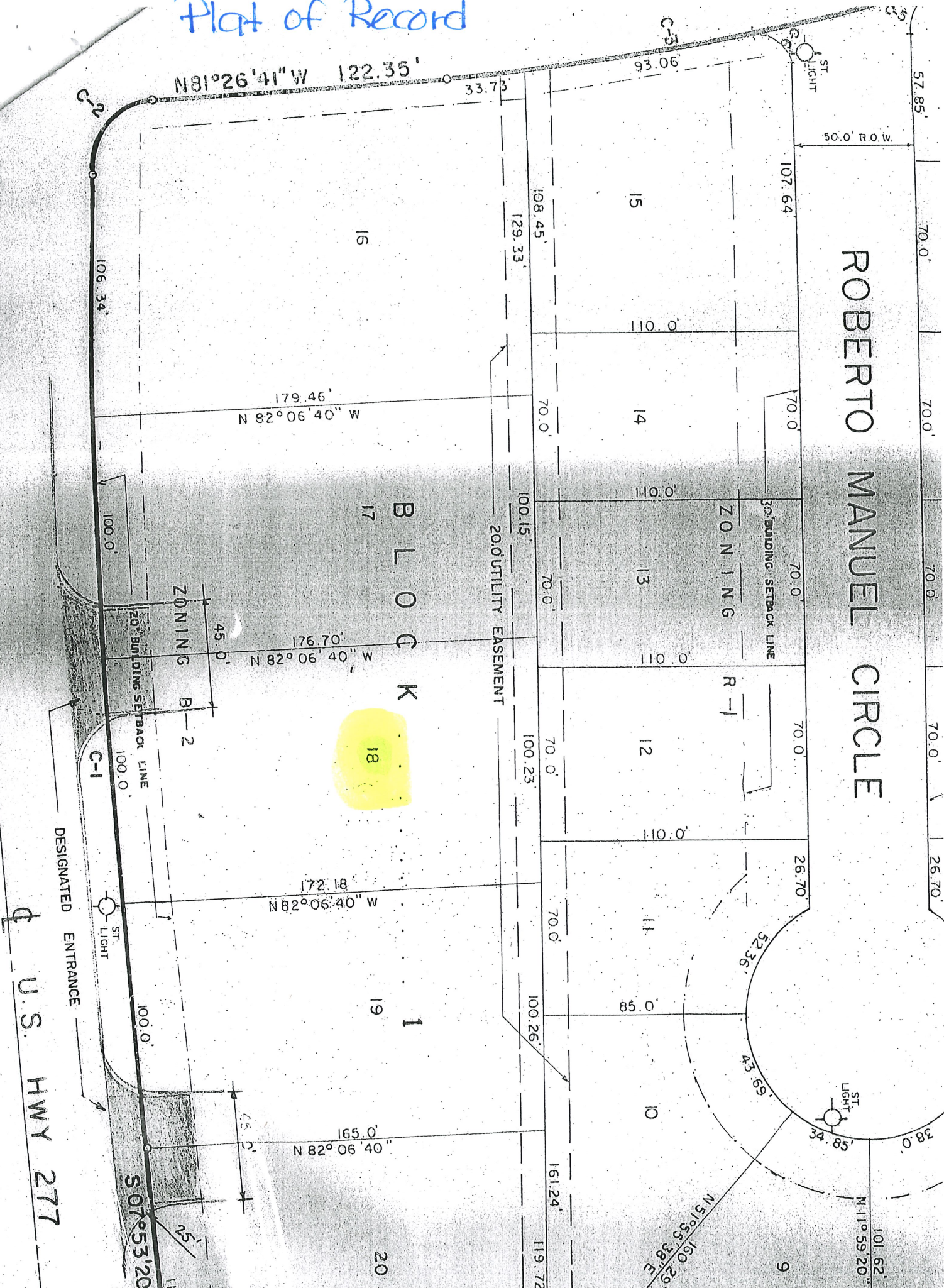
Contact Date for Supplemental Info: _____ Supplemental Info Received: _____

Completeness Review By: _____ Date: _____

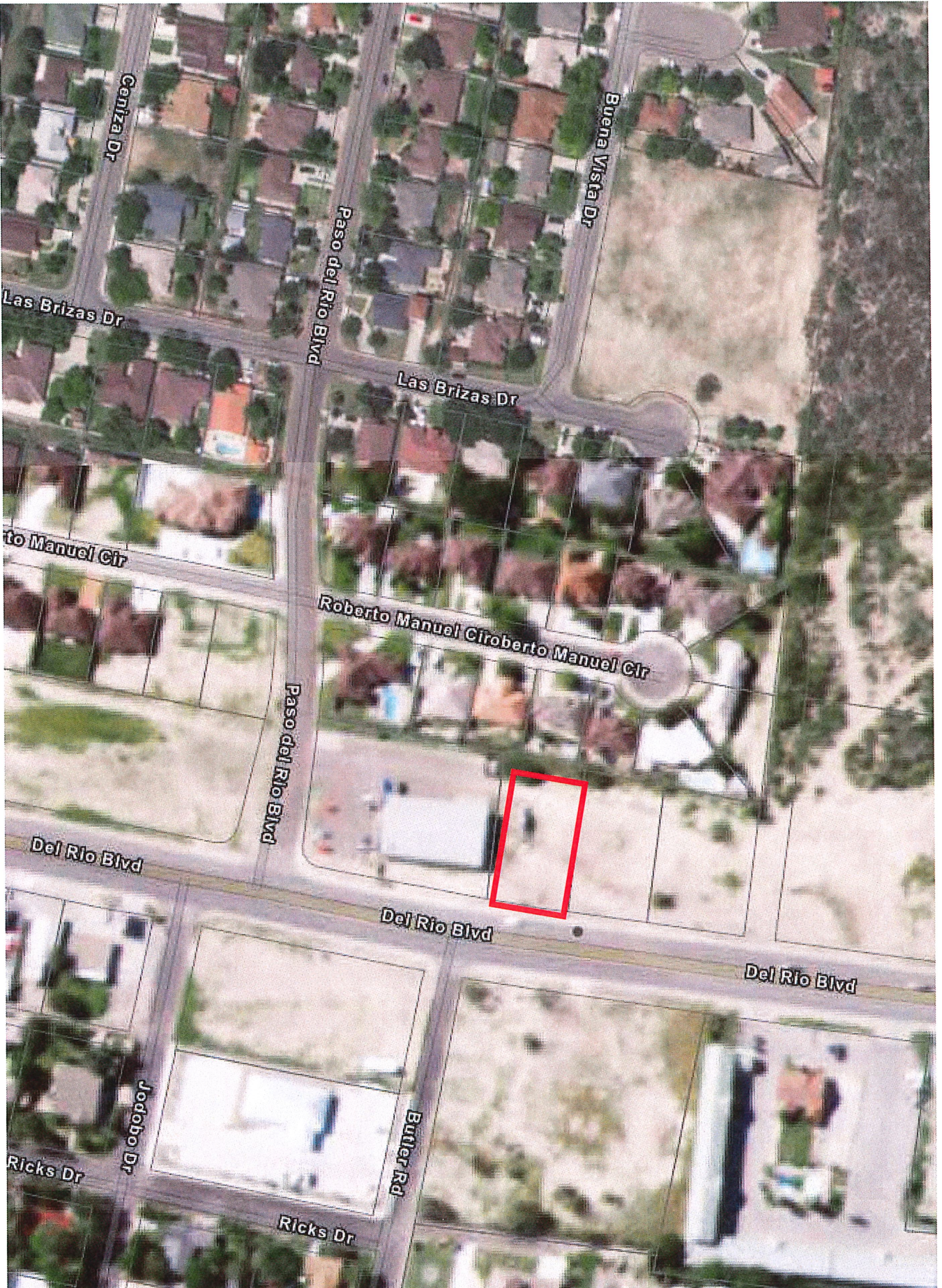
Fee Processing Date _____ Check # _____ Receipt # _____

Application Returned to Applicant: _____

ROBERTO MANUEL CIRCLE



AERIAL MAP



Preliminary plan
not to scale

5 Single Family Units

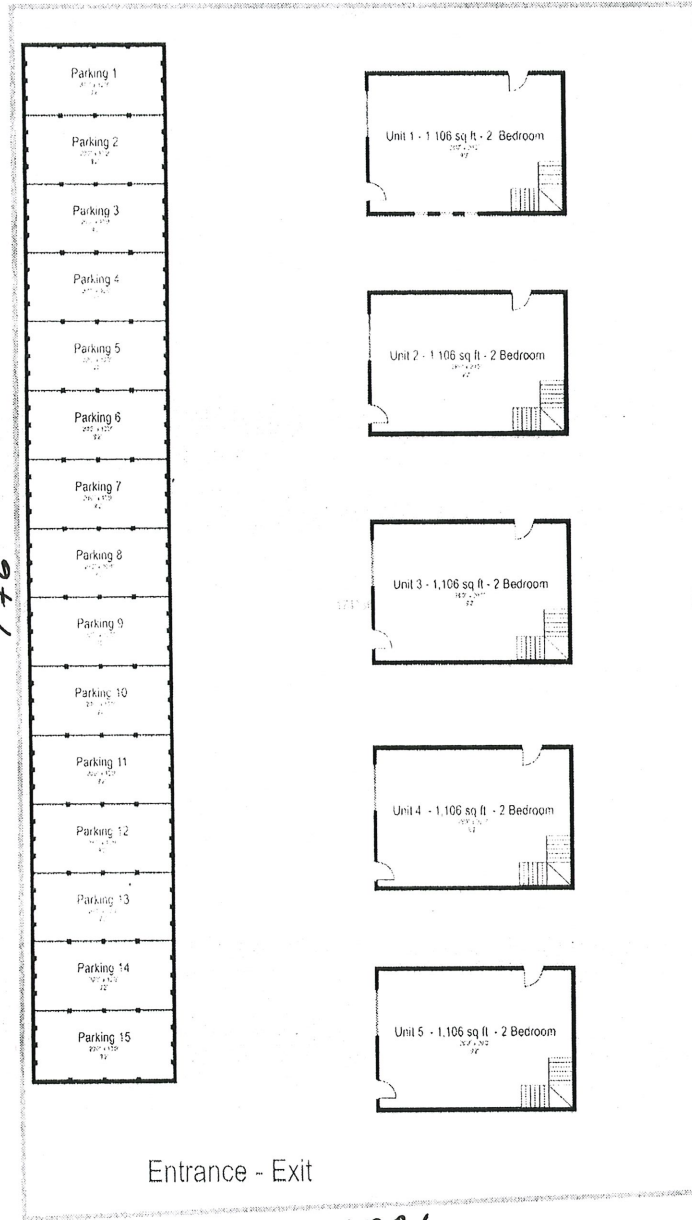
1,106 sq ft each

2 Bedrooms - 1 Office - 1.5 Baths - 2 Floors



Dollar General

136'



172'

Entrance - Exit

100'

Del Rio Boulevard

IVAN DAVILA - NICOLE BRES

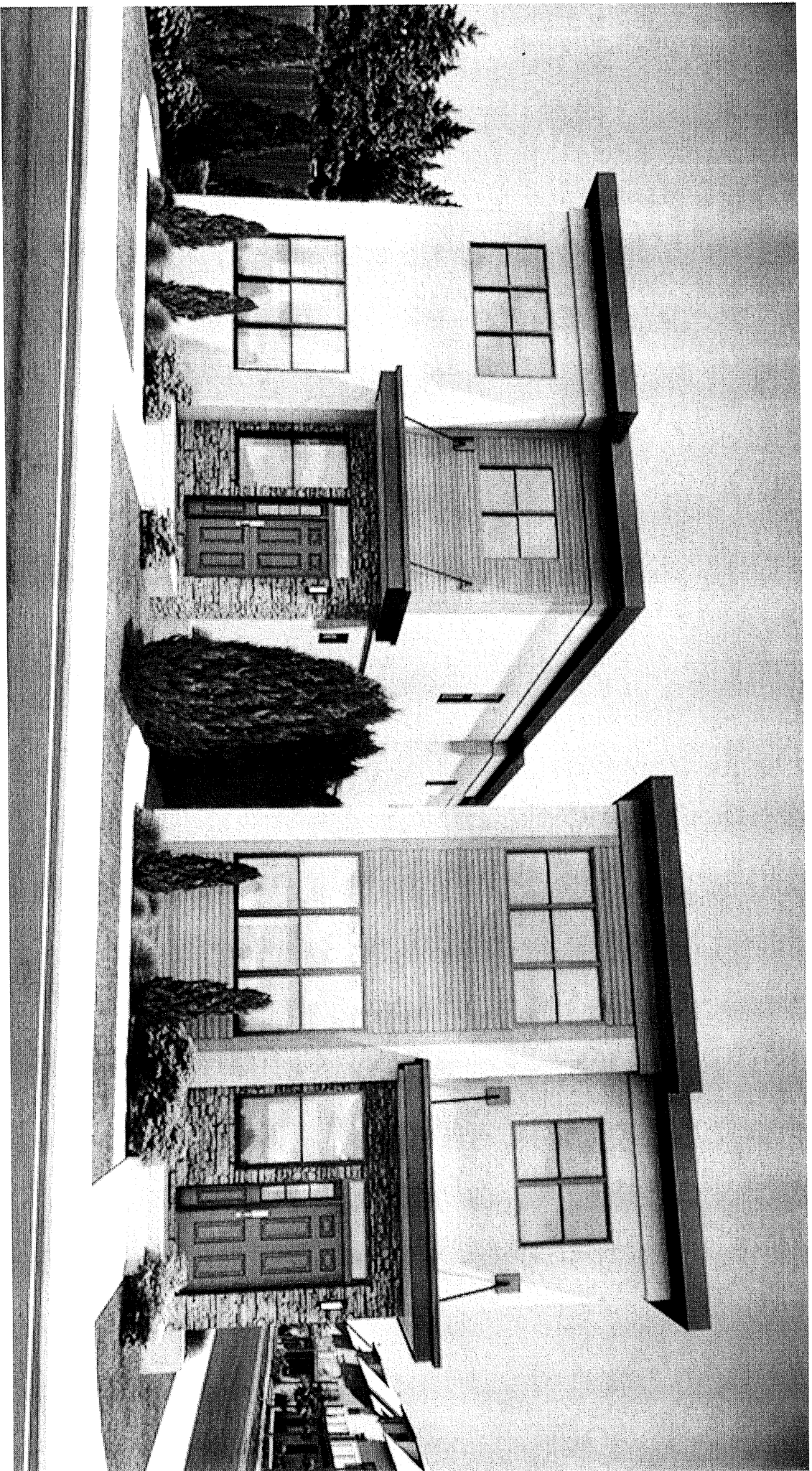
Internal - 5800ft²

External - 6426ft²

Overall - 26.55yd x 51.90yd

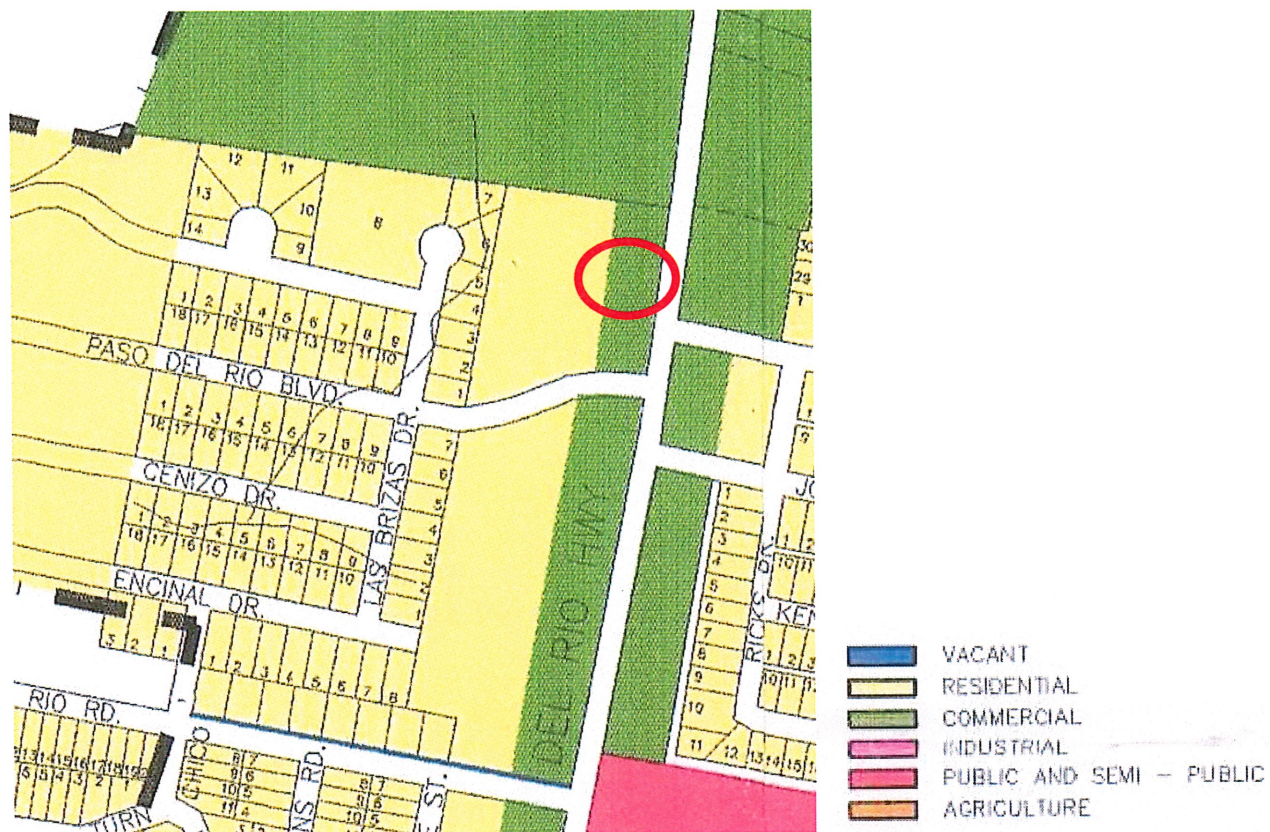
Powered by Planit2D





Attachment 2
Zoning Map & Master Plan

Master Plan



Zoning Map



Item #3



Planning Department Executive Summary
REPORT TO THE PLANNING & ZONING COMMISSION

2258 Garrison Street Rezone Request

I. BACKGROUND

A. General Information Case No. 7502

Applicant and Property Owner: Eagle Sky RE, LLC
1 Sky Way | Uvalde, Tx 78801

Location: 2258 Garrison Street

Property ID Number: 4672 & 4680

Legal Description: .5229 acre lot located in Day Land and Cattle Company Survey 835 ½, Abstract 1240, (called to be located in Abstract 1111 in vesting deed) Maverick County, Texas and described in conveyance document to Eagle Sky RE LLC recorded in Document Number 2113307 of the Maverick County Official Public Records, Maverick County, Texas.

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

B. Subject Property Information

Parcel Size: 4517.17 & 18,182 square-feet

Existing Use: Vacant

Zoning District: R-1 District

Master Plan: Commercial

C. Vicinity Data

The site is located with an area that is primarily comprised of commercial developments.

D. Infrastructure

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

Access to this lot is provided by Garrison Street.

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*. Five (5) notices were mailed to the abutting property owners within the 200 feet radius from the subject property.

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 of the site will be residential. The rezone, if granted, will result in construction activities that will include the enforcement of appropriate land development regulations resulting in appropriate lot sizes, paved streets with curb and gutters, 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-1 district* to the *B-3 district* will allow for a continuation of the development in the neighborhood while retaining the community's character and scale. The change will facilitate the ultimate development of urban uses in a compatible arrangement that will make the community attractive to both residents and visitors and desirable to quality investments, while improving the commercial environment of the city.

The purpose of the rezone is to allow for the conformance with several sections in the City of Eagle Pass Code of Ordinances prior to any construction of the restaurant known as Smoothie King at subject property.

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 Garrison 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 the permitted uses of the district and its peculiar suitability for particular uses in the vicinity of the site, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City. Please refer to Attachment 2 for a copy of the City's *Zoning District Map*.

8. The property is located in a neighborhood that contains commercial uses and should allow for 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 insure conformance with the 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. Planning and Zoning Commission Recommendation

The Planning and Zoning Commission recommend that the City Council prepare an **ADOPT** an Ordinance granting a zoning district change from *R-1 First One-Family Dwelling District* to *B-3 General Business District* for property legally defined as an .5229 acre lot located in Day Land and Cattle Company Survey 835 ½, Abstract 1240, (called to be located in Abstract 1111 in vesting deed) Maverick County, Texas and described in conveyance document to Eagle Sky RE, LLC recorded in Document Number 2113307 of the Maverick County Official Public Records, Maverick County, Texas, also known as 2258 Garrison Street, subject to the following condition:

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 16 governing health and sanitation
 - Chapter 22 governing streets, sidewalks and other public places
 - Chapter 23 governing subdivisions, including landscaping
 - Chapter 27 governing water and sewers, including drainage
 - Appendix A governing zoning, including off-street parking

TRANSMITTED to the parties listed hereafter:

Eagle Sky RE, LLC via e-mail
Planning and Zoning Commission Members via e-mail
Eagle Pass Planning Department Report dated February 15, 2022

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: 4502

Applicant Information	Name: <u>Eagle Sky RE, LLC</u>
	Mailing Address: <u>1 Sky Way Uvalde, TX 78801</u>
	Phone: <u>830 591 4750</u> E-mail: <u>mark@airhuff.com</u>
	Note: if you are not the owner of the property, you must attach a letter from the owner authorizing you to submit this application.

Property Owner Information	Name: <u>Eagle Sky RE, LLC</u>
	Mailing Address: <u>1 Sky Way Uvalde, TX 78801</u>
	Phone: <u>830 591 4750</u> E-mail: <u>mark@airhuff.com</u>

Property Information	Site Address: <u>2258 Garrison St.</u> MCAD Property ID # <u>4672, 4680</u>
	Legal Description: Lot(s) <u>1</u> Block _____ Subdivision <u>ABSTRACT A1111, FOX, F. & J. BYRNE, SURVEY #8 1/2.</u> (Property must be legally subdivided or be lot of record)
	Front Yard Width (feet) <u>20 ft</u> Rear Yard Width (feet) <u>0</u> Side Yard Width (feet) <u>0</u>

Proposed Project	Amend Zoning Regulations contained in section _____
	Amend the Official Zoning Map & Master Plan by changing <u>0.5229</u> acres of land currently zoned <u>R-1</u> to be zoned <u>B-3</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 _____

RECEIVED
11/26/22

Detailed Explanation of Proposed Use	
Proposed Use of Property/Reason for Change:	This property will be used as a commercial restaurant, Smoothie King
Describe the character and/or nature of uses surrounding the property: All surrounding property is used for commercial purposes.	
Will the rezoned designation be compatible with the classification and use of adjoining lands? ☒ Yes ☐ No	
If No, how do you propose to reduce any adverse impact?	

Applicant Authorization	I authorize the City of Eagle Pass to conduct any site visits necessary to evaluate this zoning change application. I hereby state that I have prepared this application and that, to the best of my knowledge, the information contained herein is complete, accurate, and a true representation of the zoning change request. I further attest that I have the authority to submit this application and agree to comply with any and all conditions of the zoning change approval. I agree to provide any additional information requested by the City as they deem necessary for the processing of this application.
	Applicant Signature <u>[Signature]</u> Date <u>1/26/22</u>

Office Use	Date Application Accepted for Review: _____ By: _____
	Contact Date for Supplemental Info: _____ Supplemental Info Received: _____
	Completeness Review Date: _____ By: _____
	Application Returned to Applicant: _____ (when applicable)

MR-7/2020

DIRKSEN ENGINEERING

107 W. SOUTH ST. Uvalde, Texas 78801

TBPE FIRM # F-8848

TBPLS FIRM # 10193741

Office Tel. (830) 278-2100

Fax (830) 278-2102

FIELD NOTES FOR 0.5229 ACRE BOUNDARY SURVEY COMPLETED ON OCTOBER 14, 2021

Being 0.5229 acre located in Day Land and Cattle Company Survey 35 ½, Abstract 1240, (called to be located in Abstract 1111 in vesting deed) Maverick County, Texas and described in conveyance document to Eagle Sky RE LLC recorded in Document Number 2113307 of the Maverick County Official Public Records, Maverick County, Texas and more particularly described by metes and bounds as follows: (The bearings and distances shown herein conform to the Texas Coordinate System, North American Datum 1983, Texas South Central Zone.) (All corners called for as being set are marked on the ground with ½ inch steel stakes with plastic identification caps stamped "DIRKSEN/6260" attached unless otherwise noted or shown.)

BEGINNING at a steel stake found in concrete (S.P.C. N:13444215.27, E:1492667.00) in the north line of the Texas State Bank Subdivision recorded in Envelope 279, Side B of the Maverick County Map Records at the southwest corner of a 60 ft wide road easement for the southeast corner of the herein described tract;

THENCE N 89°31'55" W, 280.39 feet with the north line of said Texas State Bank Subdivision to a steel stake set in the east right of way of Garrison Street for the southwest corner of the herein described tract;

THENCE With the east right of way of Garrison Street for the following two (2) calls:

1. N 28°44'35" E, 146.96 feet to a steel stake found for an angle point;
2. N 35°54'30" E, 51.02 feet to a steel stake found at the southwest corner of said 0.0144 acre tract save and excepted in conveyance document to Summit Property Holdings, LLC recorded in Document Number 211063 of the Maverick County Official Public Records for the northwest corner of the herein described tract;

THENCE N 89°28'08" E, 30.21 feet to a steel stake found at the southeast corner of said 0.0144 acre tract and in the west line of a 0.8157 acre tract described in conveyance document to Tokaz, Inc. recorded in volume 243, Pages 403- et seq. of the Maverick County Deed Records for the northeast corner of the herein described tract;

THENCE With the west and south line of said Tokaz, Inc. Tract for the following two (2) calls:

1. S 00°11'59" W, 113.95 feet to a steel stake found for a reentrant corner;
2. S 89°18'13" E, 149.73 feet to a steel stake found in the west right of way of said 60 feet wide road easement for a northeast corner of the herein described tract;

THENCE S 00°15'41" E, 56.97 feet to the POINT OF BEGINNING containing 0.5229 acre of land within the herein described boundary as surveyed by Dirksen Engineering on October 14, 2021.

THE STATE OF TEXAS:
COUNTY OF UVALDE:

It is hereby certified that the foregoing field note description and attached plat were prepared from an actual on the ground survey made by personnel working under my direct supervision and that same are true and correct according to same said survey.



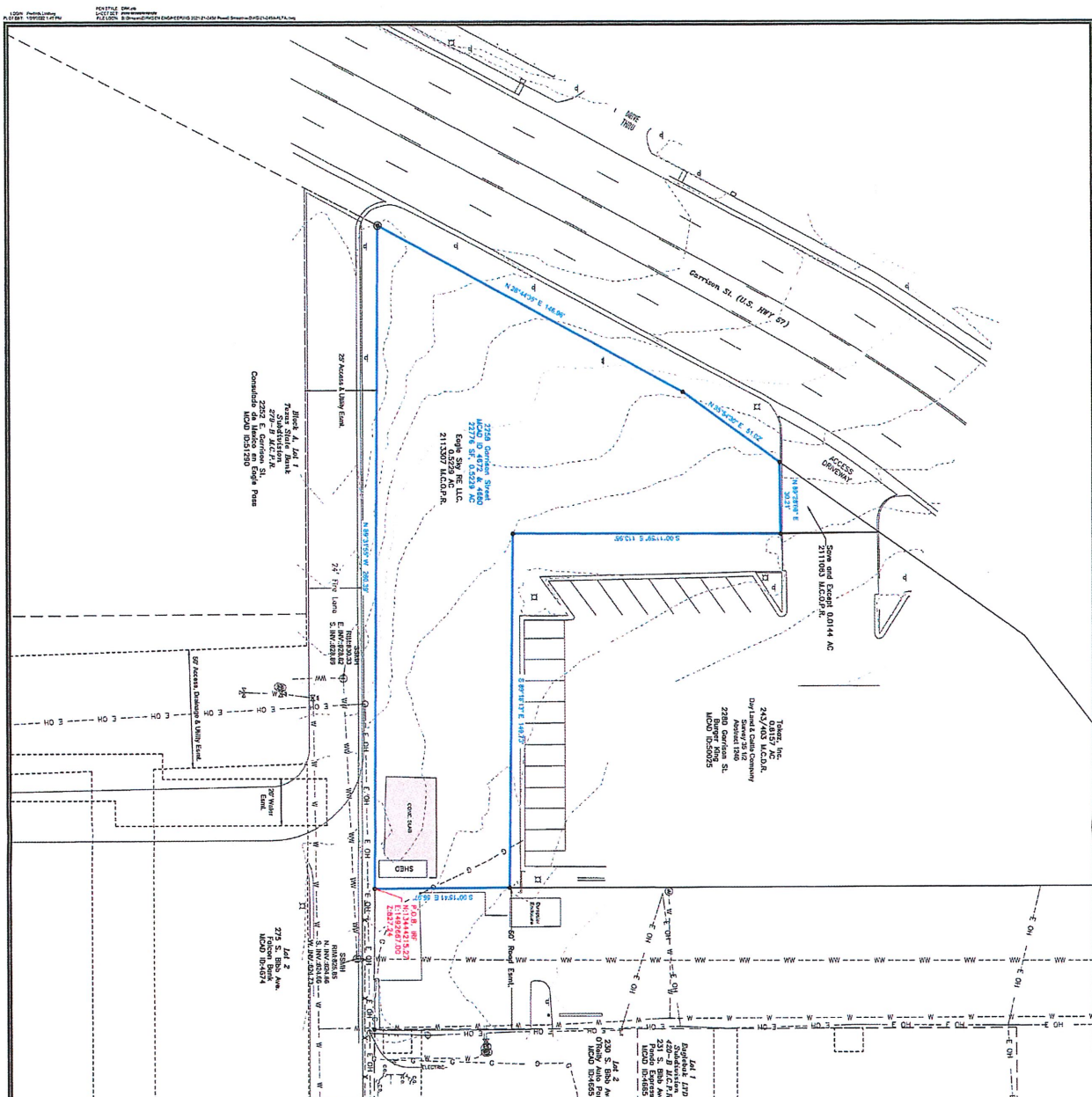
Kenneth R. Dirksen, P.E., R.P.L.S.
Registered Professional Land Surveyor No. 6260

21-2458



AERIAL MAP





NOTES:

- SEE CORRESPONDING PLAT FOR PARTIAL RESECTION, DISTANCES, AND AREA SHOWN BEHIND COORDINATE TO THE TEXAS COORDINATE SYSTEM.
- THE PLAT SHOWS THE STAKES WITH RESECTION COPIES STAKED TO THE CORNER OF THE PLAT. THE PLAT SHOWS THE STAKES WITH RESECTION COPIES STAKED TO THE CORNER OF THE PLAT.
- THE PLAT SHOWS THE STAKES WITH RESECTION COPIES STAKED TO THE CORNER OF THE PLAT.
- THE PLAT SHOWS THE STAKES WITH RESECTION COPIES STAKED TO THE CORNER OF THE PLAT.

LEGEND

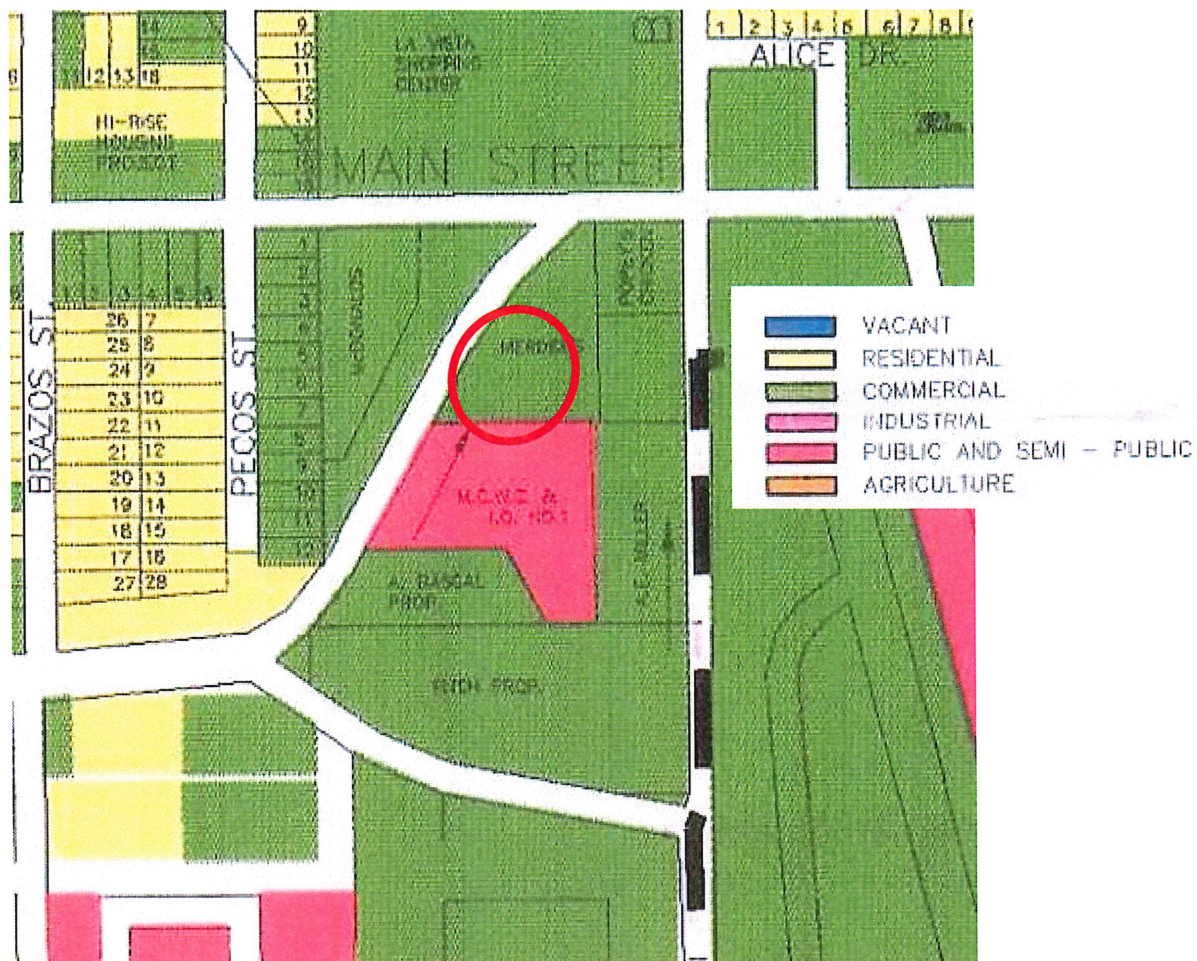
- FOUND MONUMENT
- SET MONUMENT
- RESECTION LINE
- PLAT LINE
- UNDERGROUND UTILITY LINE
- OVERHEAD UTILITY LINE
- TELEPHONE
- UTILITY

SCALE:
1" = 20'

21-2458

Attachment 2
Zoning Map & Master Plan

Master Plan



Zoning Map



Item #4



Planning Department Executive Summary Report
TO THE PLANNING AND ZONING COMMISSION

Final Plat Approval of the Terra Verde Estates Subdivision Unit 2

I. BACKGROUND

A. General Information Case No. 5341

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

Location: Fletcher Boulevard and Mauricio Libson Boulevard adjacent to Perfecto Mancha Elementary

Legal Description: Being an 11.07 acres tract of land lying and situated in Maverick County Texas, being a portion of the Libco Enterprises, LLC, 472.12 acres, described by metes and bounds in Deed Record Book 1747, Page 327 of the Maverick County Official Public Records, and a portion of the Libco Enterprises, LLC, 22.82 acres, described by metes and bounds in Deed Record Book 1693, Page 92 of the Maverick County Official Public Records.

Property ID Number: 3987

Request: Final plat approval to subdivide an approximately 11.07-acre tract into 46 residential lots.

B. Subject Property Information

Parcel Size: 11.07-acres **Topography:** A decrease in elevation from north to south.

Vegetation: Native vegetation **Existing Use:** Vacant

Zoning: R-2 Second One-Family Dwelling District **Master Plan:** Residential

C. Vicinity Data

The site is located within an area that features vacant land to the north and residential development to the west and south and Perfecto Mancha Elementary to the east.

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 Fletcher Boulevard and Homer Lewis Boulevard.

II. PUBLIC NOTICE

Public notification of the subdivision with variance requests before the Planning and Zoning Commission was completed consistent with the provisions of *Chapter 211* of the *State of Texas Local Government Code Title 7*.

III. RECOMMENDED FINDINGS OF FACT

A. Conclusions

1. The applicant's request contains sufficient information for consideration by the Planning and Zoning Commission. Information contained in this report and the Commission's public meeting will be used as part of the City Council's deliberation process for final approval of the subdivision. Please refer to Attachment 1.
2. The 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 23-64* governing sidewalks
 - ✓ *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

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

3. The subdivision and the subsequent development of the property is and will consistent with City design and specifications for landscape and tree preservation set forth in *Article VI* in *Eagle Pass Code of Ordinances Chapter 23*.
4. The subdivision of the property has conformed to the parkland dedication requirements set forth in *Article V* in *Eagle Pass Code of Ordinances Chapter 23*. The applicant provided a parkland fee payment to the City of Eagle Pass Planning Department.
5. 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.
6. The subdivision will allow for a use of the property that is consistent with the residential purpose of the *R-2 Second One-Family Dwelling District* for the following reasons:
- A. The subdivision design bears a substantial relationship to the public's health, safety, and welfare.
 - B. The subdivision is in accordance with the policies of the Master Plan and the business purpose of the *R-2 Second One-Family Dwelling District*.
 - C. The subdivision is warranted because of the necessity to create additional building lots in the *R-2 Second 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-2 Second One-Family Dwelling District*.
 - E. The subdivision will benefit the City as a whole and will not be detrimental to nearby land uses of a similar nature.
 - F. The subsequent development will be designed and conditioned to comply with all applicable subdivision criteria and standards of the City of Eagle Pass.

Please refer to Attachment 3 for a copy of the *Master Plan Map* and a copy of the *Zoning District Map* for the City of Eagle Pass.

7. The approval of this final plat request is warranted, as the project conforms to the *City of Eagle Pass Master Plan* and the *City of Eagle Pass Code of Ordinances* as noted in Conclusion 1 through and including Conclusion 6 of this report.

B. Planning Department Recommendation

The Planning and Zoning Commission **GRANT** final approval of the *Terra Verde Estates Subdivision Unit 2* subject to plat complying with the provisions of *Article III* of *City of Eagle Pass Code of Ordinances Chapter 23* governing procedures and specifications for Final Plats.

TRANSMITTED to the parties listed hereafter:

TEC Services via e-mail
Planning and Zoning Commission via e-mail
Eagle Pass Planning Department Report dated February 16, 2022

Attachment 1 Application



PLANNING DEPARTMENT

3295 Bob Rogers Drive, Eagle Pass, Texas 78852 • Phone: (830) 773-778 • Fax: (830) 773-7803

SUBDIVISION APPLICATION

TYPE OF SUBDIVISION (check one):

☐ Preliminary

☒ Final

☐ Replat

☐ Amendment

☐ Short Form Final

Property Legal Description: Being a portion of the Libco Enterprises, LLC, 472.12 acres, described by metes and bounds in deed record book 1745, page 327, and a portion of Libco Enterprises, LLC, 22.82 acres, deed record book 1693, pg. 92.

Maverick County Property Identification Number(s): 3987

Name of Addition: TERRA VERDE ESTATES SUBDIVISION UNIT 2

Location of Addition: OFF FLETCHER BLVD. & MAURICIO LIBSON BLVD.

Number of Residential Lots: 46 Number of Commercial Lots: 0 Gross Acreage: 11.07

Number of New Street Intersections 8 Linear feet of Streets 2,930

Is Subdivision inside city limits? Yes ☒ No ☐ If so, Zoning District: R-2: SECOND ONE-FAMILY DWELLING DISTRICT

Existing Land Use: VACANT Proposed Land Use: RESIDENTIAL

Requested Variances: N/A

PROPERTY OWNER:

Name: LIBCO ENTERPRISES, LLC

Address: 2962 TEXCOCO DR.

City: EAGLE PASS

State: TX Zip: 78852

Signature: [Signature]

Contact: JAVIER LIBSON

Phone: 830-968-0292

Fax: N/A

E-mail: jlibson@sbcglobal.net

Date: 01/28/2022

PROPERTY OWNER:

Name: LIBCO ENTERPRISES, LLC

Address: 2962 TEXCOCO DR.

City: EAGLE PASS

State: TX Zip: 78852

Signature: [Signature]

Contact: MORRIS LIBSON

Phone: 830-968-6268

Fax: N/A

E-mail: morrislj@sbcglobal.net

Date: 01/28/2022

APPLICANT/SUBDIVIDER:

Name: TEC Services
Address: 3292 El Indio Hwy
City: Eagle Pass
State: TX Zip: 78852
Signature: [Signature]

Contact: Aaron Libson
Phone: 830-773-0579
Fax: 830-773-7312
E-mail: ajlibson@terratechengineering.com
Date: 01/28/2022

SURVEYOR:

Name: Francisco Gaytan
Address: 2606 Encino Park Dr.
City: Eagle Pass
State: TX Zip: 78852
Signature: [Signature]

Contact: Francisco Gaytan
Phone: 830-773-8308
Fax: 830-421-7116
E-mail: fgaytan@yahoo.com
Date: 01/28/2022

ENGINEER:

Name: Florentino Caballero
Address: 3292 El Indio Hwy
City: Eagle Pass
State: TX Zip: 78852
Signature: [Signature]

Contact: Florentino Caballero
Phone: 830-773-0579
Fax: 830-773-7312
E-mail: fcaballero@terratechengineering.com
Date: 01/28/2022

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*.

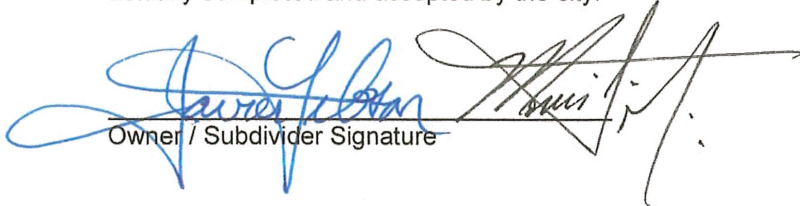
I understand that the City of Eagle Pass may use third party engineering peer review services. I acknowledge and agree that I am responsible for the payment of services attributable to my project, and that the preliminary approval process or final approval process will not proceed until and unless I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

[Signature]
Applicant Signature

01/28/2022
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 TEC SERVICES to act as my agent for all documents pertaining to this subdivision application; (3) the information contained in this subdivision application or accompanying information is true and correct; (4) I will advise the City in writing of any inaccurate, misleading or false statements in the subdivision application or accompanying information; (5) the City will be advised in writing of any change in ownership of the property that is the subject of this subdivision application provided the change of ownership occurs prior to the recording of the final approved plat, if any; and (6) I will liable to the City of Eagle Pass for the completion of all site improvements required by Section 23 of the City's Code of Ordinance until such time as such improvements, if any, shall have been actually completed and accepted by the city.


Owner / Subdivider Signature

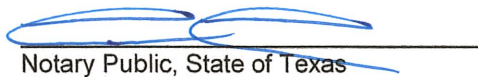
01/28/2022
Date

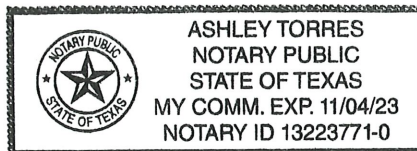
STATE OF TEXAS §

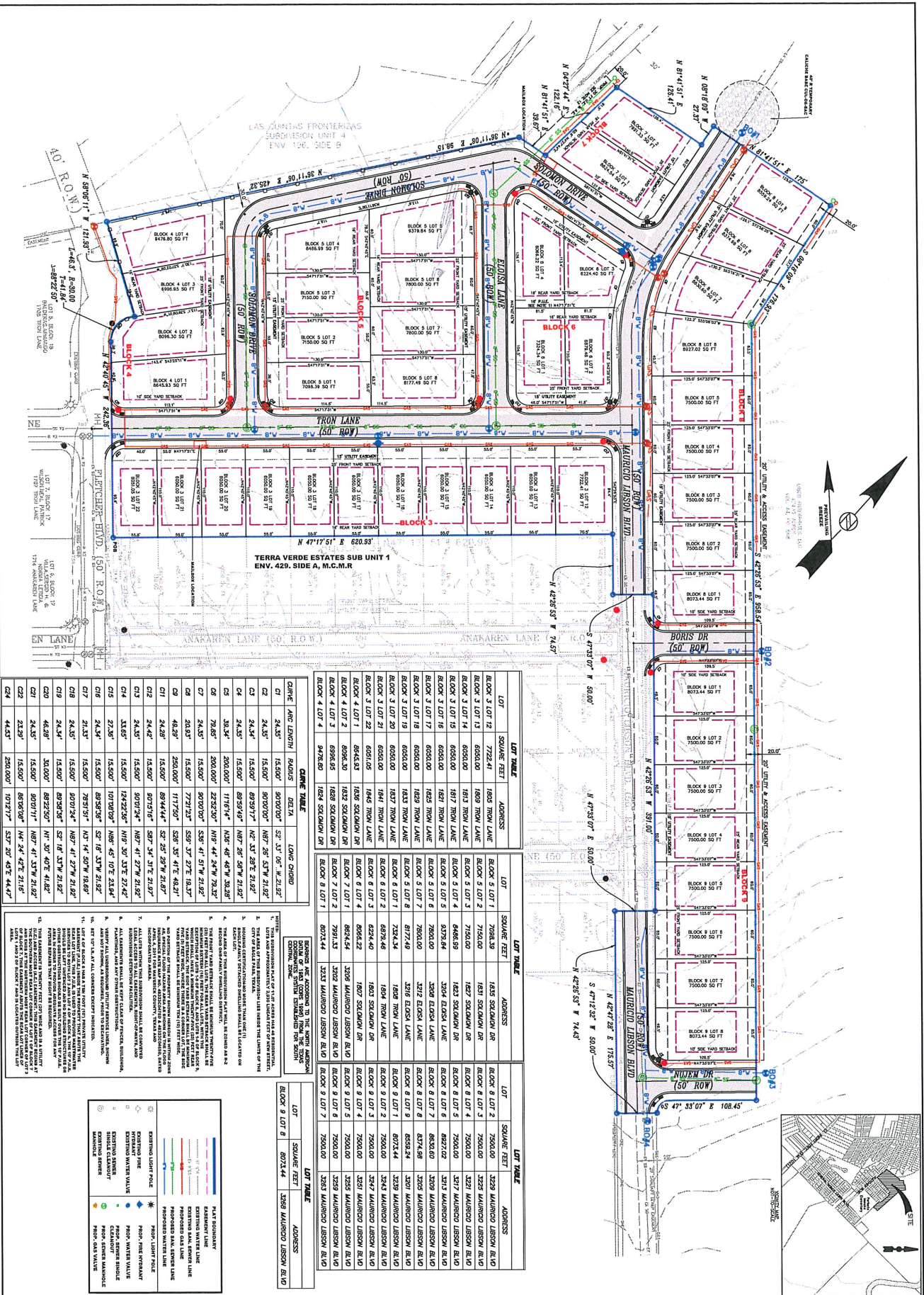
COUNTY OF MAVERICK §

Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared JAVIER LIBSON & MORRIS LIBSON (Name), OWNERS (Title), known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this the 28th day of January, 2022.


Notary Public, State of Texas





PROPERTY OWNER:
LIBCO ENTERPRISES, LLC
2962 TEXOCO DR.
EAGLE PASS, TX 78852

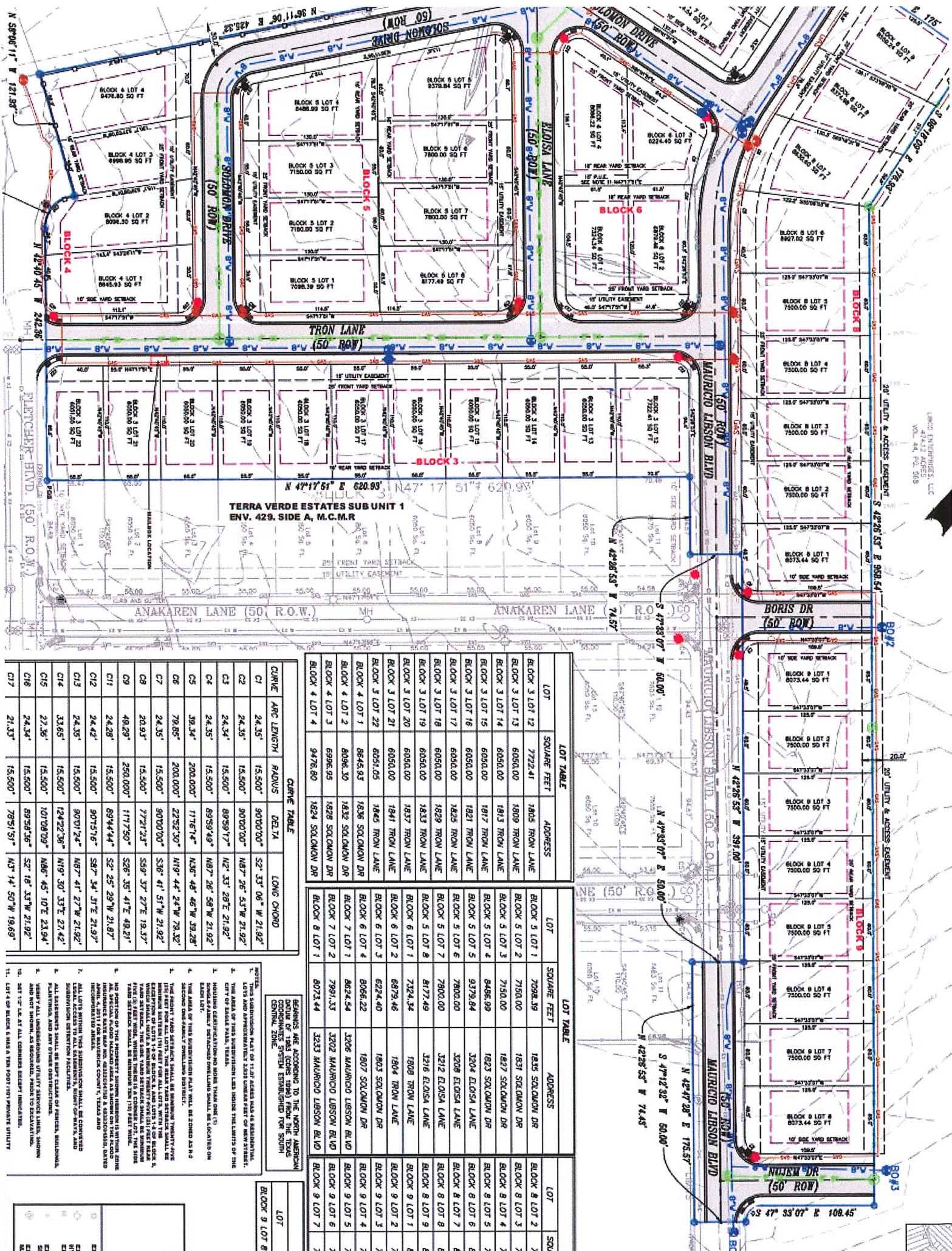
**TERRATECH ENGINEERING
AND CONSTRUCTION SERVICES**
3292 EL INDIO HWY EAGLE PASS, TEXAS
(830)-773-0579
AJLIBSON@TERRATECHENGINEERING.COM
www.terratechengineering.com
FIRM # 14118

FINAL PLAT
TERRA VERDE ESTATES SUBDIVISION - UNIT 2
CITY OF EAGLE PASS, TEXAS

DESIGNER: J. C. FLORES
CHECKED: J. C. FLORES
DATE: 1/17/22

LIBCO ENTERPRISES, LLC

LIBCO ENTERPRISES, LLC



CURVE TABLE			
CURVE	ARC LENGTH	RADIUS	DELT. Y
C1	24.35'	15,500'	90700.00"
C2	24.35'	15,500'	90700.00"
C3	24.34'	15,500'	885917"
C4	24.35'	15,500'	8859149"
C5	39.34'	200,000'	117614"
C6	79.65'	200,000'	225250"
C7	24.35'	15,500'	90700.00"
C8	20.33'	15,500'	9772123"
C9	49.29'	250,000'	117750"
C11	24.28'	15,500'	894444"
C12	24.42'	15,500'	907516"
C13	24.35'	15,500'	9070124"
C14	33.65'	15,500'	1244236"
C15	27.36'	15,500'	10108709"
C16	24.34'	15,500'	892676"
C17	21.33'	15,500'	783151"

LOT		LOT TABLE		ADDRESS
	SQUARE FEET			
BLOCK 3 LOT 12	7722.41	1805	IRON LANE	
BLOCK 3 LOT 13	6050.00	1809	IRON LANE	
BLOCK 3 LOT 14	6050.00	1813	IRON LANE	
BLOCK 3 LOT 15	6050.00	1817	IRON LANE	
BLOCK 3 LOT 16	6050.00	1821	IRON LANE	
BLOCK 3 LOT 17	6050.00	1825	IRON LANE	
BLOCK 3 LOT 18	6050.00	1829	IRON LANE	
BLOCK 3 LOT 19	6050.00	1833	IRON LANE	
BLOCK 3 LOT 20	6050.00	1837	IRON LANE	
BLOCK 3 LOT 21	6050.00	1841	IRON LANE	
BLOCK 3 LOT 22	6051.05	1845	IRON LANE	
BLOCK 4 LOT 1	8845.83	1838	SOLADON DR	
BLOCK 4 LOT 2	8096.30	1833	SOLADON DR	
BLOCK 4 LOT 3	6996.95	1829	SOLADON DR	
BLOCK 4 LOT 4	9478.80	1824	SOLADON DR	

LOT TABLE		
LOT	SQUARE FEET	ADDRESS
BL00K 5 LOT 1	7096.39	1835 SLOAN DR
BL00K 5 LOT 2	7150.00	1831 SLOAN DR
BL00K 5 LOT 3	7150.00	1827 SLOAN DR
BL00K 5 LOT 4	8486.99	1823 SLOAN DR
BL00K 5 LOT 5	9179.84	3204 ELISA LANE
BL00K 5 LOT 6	7800.00	3208 ELISA LANE
BL00K 5 LOT 7	7800.00	3212 ELISA LANE
BL00K 5 LOT 8	8177.49	3216 ELISA LANE
BL00K 6 LOT 1	7324.34	1808 TRON LANE
BL00K 6 LOT 2	8879.46	1804 TRON LANE
BL00K 6 LOT 3	8624.40	1802 SLOAN DR
BL00K 6 LOT 4	8966.22	1807 SLOAN DR
BL00K 7 LOT 1	8634.54	3205 MAURICIO LEBSON BLVD
BL00K 7 LOT 2	7991.33	3202 MAURICIO LEBSON BLVD
BL00K 8 LOT 1	8073.44	3233 MAURICIO LEBSON BLVD

PLAT MAP OF BLOCK 9, LOTS 1 THROUGH 8, CITY OF SAN DIEGO

Block 9 is divided into eight lots, each measuring 125.0' by 7500.00 50 FT. The lots are labeled as follows:

- Block 9 Lot 1: 125.0' x 7500.00 50 FT
- Block 9 Lot 2: 125.0' x 7500.00 50 FT
- Block 9 Lot 3: 125.0' x 7500.00 50 FT
- Block 9 Lot 4: 125.0' x 7500.00 50 FT
- Block 9 Lot 5: 125.0' x 7500.00 50 FT
- Block 9 Lot 6: 125.0' x 7500.00 50 FT
- Block 9 Lot 7: 125.0' x 7500.00 50 FT
- Block 9 Lot 8: 125.0' x 7500.00 50 FT

The map also shows the location of Block 8 and Block 10. The map includes various survey points, bearings, and distances. A 10' side yard setback is indicated for the lots. The map is titled 'PLAT MAP OF BLOCK 9, LOTS 1 THROUGH 8, CITY OF SAN DIEGO'.

49600 ENTERPRISES, LLC
474.12 ACRES
Vol. 44, Pg. 565

[illegible]

LOT TABLE		ADDRESS		LOT	SQ.
	SQUARE FEET				
7098.39	1835 SLOAN DR	BLK 6 LOT 2	7		
7150.00	1831 SLOAN DR	BLK 6 LOT 3	7		
7150.00	1827 SLOAN DR	BLK 6 LOT 4	7		
8486.99	1823 SLOAN DR	BLK 6 LOT 5	7		
9379.84	3204 ELOSA LANE	BLK 6 LOT 6	8		
7800.00	3208 ELOSA LANE	BLK 6 LOT 7	8		
7800.00	3212 ELOSA LANE	BLK 6 LOT 8	8		
8177.49	3216 ELOSA LANE	BLK 6 LOT 9	8		
7324.34	1808 TOWN LANE	BLK 9 LOT 1	8		
6879.46	1804 TOWN LANE	BLK 9 LOT 2	7		
6224.40	1803 SLOAN DR	BLK 9 LOT 3	7		
8066.22	1807 SLOAN DR	BLK 9 LOT 4	7		
8664.54	1206 MAURICIO LEBSON BLVD	BLK 9 LOT 5	7		
7991.33	3202 MAURICIO LEBSON BLVD	BLK 9 LOT 6	7		
8073.44	3203 MAURICIO LEBSON BLVD	BLK 9 LOT 7	7		

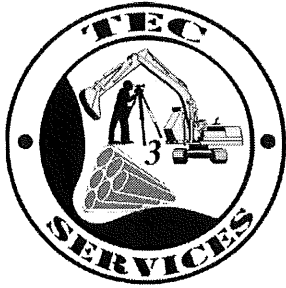
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AERIAL MAP - Approximate Area



Attachment 2

Final Engineering Report



To: Mr. Placido Madera

City of Eagle Pass Planning Director

From: Florentino J. Caballero, P.E.

Date: January 28, 2022

Reference: *Final Engineering Report for Terra Verde Estates Subdivision Unit 2*

Mr. Madera,

Libco Enterprises, LLC, owner of (2) two adjacent tracts of land legally described as a being 'a portion of the Libco Enterprises, LLC, 472.12 acres, described by metes and bounds in deed record book 1745, page 327, and a portion of the Libco Enterprises, LLC, 22.82 Acres, described by metes and bounds in deed record book 1693, page 92 of the Maverick County Official Public Records', has requested the services of TerraTech Engineering and Construction Services (TEC Services) to Plat and subdivide 11.07 acres of the subject tracts into 46 Residential lots. This tract of land is located off Fletcher Blvd. and Mauricio Libson Blvd. and is adjacent to Perfecto Mancha Elementary School in Eagle Pass, Texas.

General Description

The proposed Plat has a total area of 11.07 Acres and is adjacent to Terra Verde Estates Subdivision Unit 1, Lewis Farm Estates Subdivision Unit 4, and Perfecto Mancha Elementary. Given that the lot sizes of the proposed development range from 6,050 Sq.Ft. to approximately 8,560 Sq.Ft., the proposed zoning of this subdivision will be R-2: Second One-Family Dwelling District. The subject development area was annexed during the preliminary plat process and is now located inside the Eagle Pass City limits. A total of (46) forty-six new residential lots will be created as part of this Plat and approximately 2,930 linear feet of new street.

Drainage

General Drainage Description

The proposed land use for this tract of land is residential with no portion of this property being within a FEMA special flood hazard area. The Northern portion of this property is the highest point of this tract, as runoff naturally drains in two main directions, from North to South and from North to Southeast. All runoff from this existing undeveloped tract drains into an existing private detention pond located Southeast of the property, that belongs to the developer of the 11.07 acres. Approximately 7 out the 11.07 acres of this development drain South toward the existing public 50' R.O.W. of Fletcher Blvd.,

Table 2. Developed Drainage Parameters

Parameter	Value
t_c	10 min
C_d	0.60
I_{10}	6.20 in/hr
I_{100}	8.63 in/hr
Watershed Area, A	11.07 acres

The peak rates of runoff for the fully developed tract are

$$Q_{10,d} = C_d \times I_{10} \times A$$

$$Q_{10,d} = 0.60 \times 6.20 \times 11.07 = 41.18 \text{ cfs}$$

$$Q_{100,d} = 1.25 \times C_d \times I_{100} \times A$$

$$Q_{100,d} = 1.25 \times 0.60 \times 8.63 \times 11.07 = 71.65 \text{ cfs}$$

The increase in discharge from an existing undeveloped property to a developed property for storms with a ten (10) and one hundred (100) year return period are 30.42 cfs and 52.19 cfs, respectively. Approximately 60% of the total developed runoff flows South toward Fletcher Blvd. and the remaining 40% flows Southeast towards Mauricio Libson Libson Blvd. All the runoff ends up at the existing private detention pond via surface flow and the existing underground storm sewer system.

Drainage Conclusions and Recommendations

All drainage for this subdivision is accomplished through surface drainage and existing underground storm sewer infrastructure via public ROWs. Approximately 7 acres naturally drains towards Fletcher Blvd. and will continue to drain onto Fletcher Blvd. when developed. The remaining 4.07 acres that make up the 11.07 acres will drain along Mauricio Libson Blvd. All runoff will empty into the existing private detention pond which is sufficiently sized to hold the increase in runoff from this development.

Street

There was approximately 2,930 linear feet of new street R.O.W. that was constructed for this development. Terra Verde Estates Subdivision Unit 2 will have (3) three points of vehicular access (Rebecca Ln., Anakaren Ln., Tron Ln.) via collector street Fletcher Blvd. The proposed Streets were constructed with six (6) inches of native sub-grade, scarified and compacted to 95% proctor density, followed by eight (8) inches of type "B" stabilized base material compacted to 98% proctor density, and sealed with two (2) inches of type D asphalt pavement compacted to a minimum of 96% marshal density, and a two (2) foot wide concrete curb and gutter, which exceeds city specifications.

Two (2) Fire Hydrants were installed as part of this development. A total of (7) seven new street lights were also installed as part of this development. See construction plans for locations of proposed hydrants and street lights.

**Terra Verde Estates Subdivision Unit 2
Development Cost Estimate**

1. Streets System w/ Curb & Gutter

Subtotal \$310,000

2. Water Distribution

Subtotal \$132,000

3. Sanitary Sewer System

Subtotal \$180,500

4. Electric Infrastructure & Street Lights

Subtotal \$90,000

Summary

Streets System	\$310,000
Water Distribution	\$132,000
Sanitary Sewer System	\$180,500
Electrical Infrastructure & Street Lights	<u>\$90,000</u>
Estimated Total Cost	\$712,500

Note: This is an Estimation, prices may vary based on vendor and contractor.

The Subdivider covenants that the water distribution system be constructed as shown in the Plans and as provided for through the plat approval process so that the residents of the lots of the Subdivision may receive drinking water service from the Utility. Upon completion of the water distribution system and upon its approval and acceptance by the Utility, the Subdivider will convey to the Utility all right and title to the water distribution system.

The above provisions notwithstanding, this Agreement shall no longer be in effect if the plat of the Subdivision is not approved by Maverick County and the City of Eagle Pass.

By affixing his or her signature to the Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Subdivider warrants that he or she is authorized to sign this Agreement on behalf of the Subdivider.

This Agreement is effective on JAN 20, 2021.

The Utility

By: M. Salinas

Printed Name: MARCO SALINAS

Office or Position: VICE CHAIRMAN

Date: 1/20/2021

The Subdivider

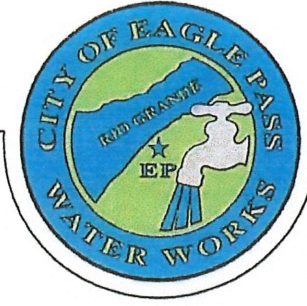
By: Javier Libson

Printed Name: Javier Libson

Office or Position: Owner

Date: 11/16/20

Note: The above form of agreement may be used when required under Model Rule Sections 2.2 (a) (2) and 3.2 (c) (1), which appear respectively as Sections 4.2.2.A.2 and 4.3.4.C.1 in both Title A and Title B of the Maverick County Subdivision Rules, Revised July 1996.



AGREEMENT REGARDING WASTEWATER TREATMENT SERVICE FOR THE

PROPOSED _____ **TERRA VERDE ESTATES** _____ **SUBDIVISION Unit 2**

PARTIES: This Agreement is by and between "the Utility" and "the Subdivider", to wit:

"The Utility" is the governing board or owner of a provider of wastewater treatment known as

EAGLE PASS WATER & WASTEWATER SYSTEM.

"The Subdivider is _____ **Libco Enterprises, LLC** _____, who is the owner, or

the authorized agent of the owner, of a tract of land in Maverick County, Texas, that has been

proposed to be divided into a subdivision ("the Subdivision") known as

_____ **Terra Verde Estates Subdivision Unit 2** _____.

TERMS: This Agreement is entered into in partial satisfaction of requirements under the Texas Water Development's Board Economically Distressed Areas Program "Model Subdivision Rules". The Subdivider has prepared a plat of the Subdivision for submission to Maverick County and the City of Eagle Pass for their respective approval.

The Subdivider plans to construct for the Subdivision a wastewater collection system to be connected to the Utility's wastewater treatment system. Such wastewater will consist of domestic sewage, i.e., waterborne human waste and waste from domestic activities such as bathing, washing, and food preparation. The Utility has reviewed the plans for this subdivision ("the Plans") and has estimated the wastewater flow projected by the Subdivision under fully built-out conditions ("the projected wastewater flow") to be approximately _____ **18,400** _____ gallons daily.

The Utility warrants that necessary arrangements have been made to supply the anticipated water flow for at least thirty years (30). The Utility covenants that it has or will have the capacity to provide the anticipated water flow, and that it will provide that water flow. The covenants will be in effect until thirty years (30) after the plat of the Subdivision has been recorded and the Subdivision's water distribution has been connected to the Utility's water supply system.

The Subdivider covenants that the wastewater collection system be constructed as shown in the Plans and as provided for through the plat approval process so that the residents of the lots of the Subdivision may receive wastewater treatment service from the Utility. Upon completion of the wastewater collection system and upon its approval and acceptance by the Utility, the Subdivider will convey all right and title to the wastewater collection system.

The above provisions notwithstanding, this Agreement shall no longer be in effect if the plat of the Subdivision is not approved by Maverick County and the City of Eagle Pass.

By affixing his or her signature to the Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Subdivider warrants that he or she is authorized to sign this Agreement on behalf of the Subdivider.

This Agreement is effective on JAN. 20, 2021.

The Utility

By: M. A. Salinas

Printed Name: MARCO SALINAS

Office or Position: VICE CHAIRMAN

Date: 1/20/2021

The Subdivider

By: Javier Libson

Printed Name: Javier Libson

Office or Position: Owner

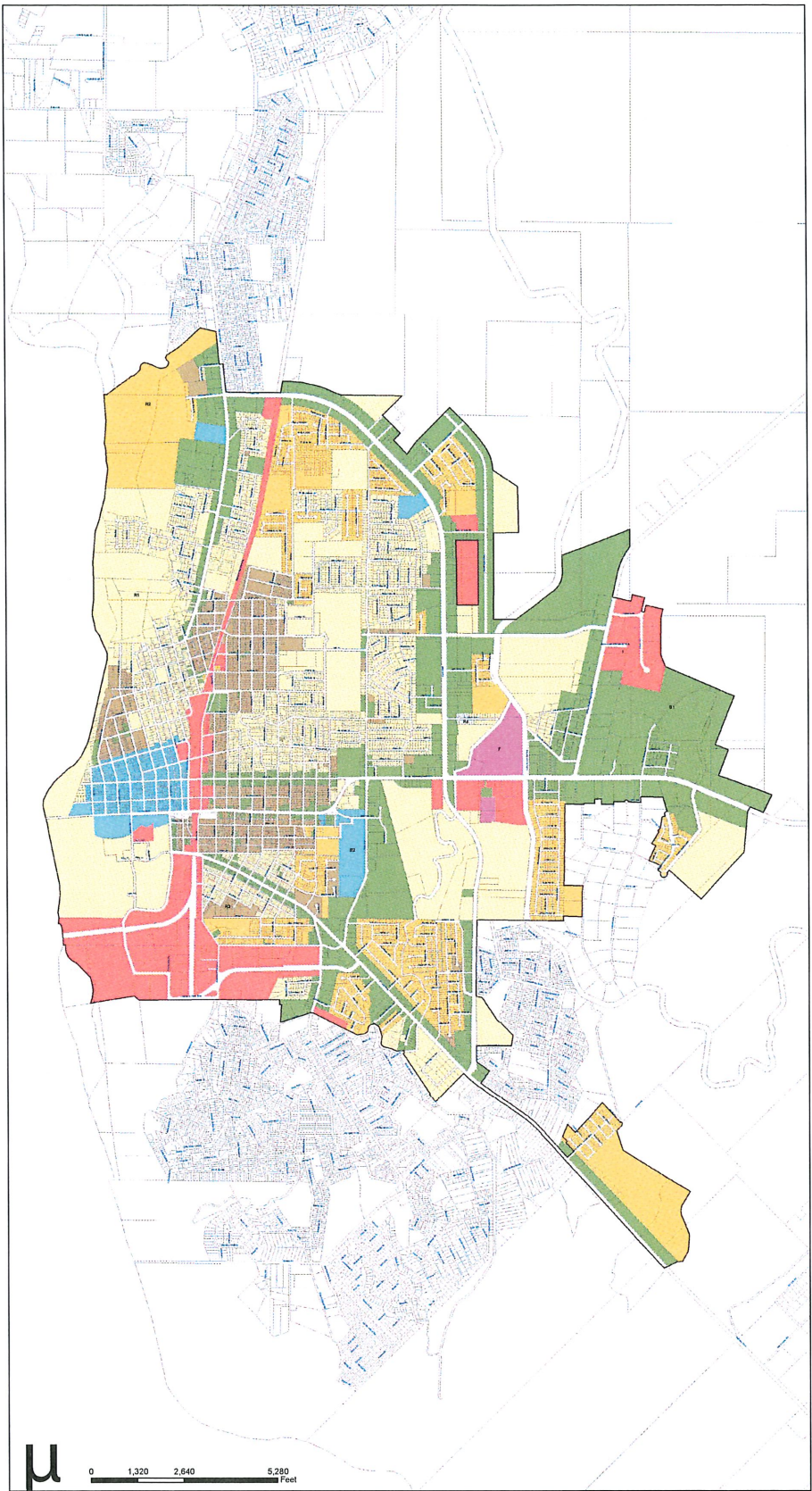
Date: 11/16/20

Note: The above form of agreement may be used when required under Model Rule Sections 2.2 (a) (2) and 3.2 (c) (1), which appear respectively as Sections 4.2.2.A.2 and 4.3.4.C.1 in both Title A and Title B of the Maverick County Subdivision Rules, Revised July 1996.

Attachment 3
Master Plan Map
Zoning District Map

Legend

- City Limits Outline
- B1 - Neighborhood Business District (<8,00 Sq. Ft.)
- B2 - Central 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



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Eagle Pass, Texas
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www.eaglepass.com



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