



**Planning & Zoning
Special Meeting
October 23, 2023**



AGENDA

PLANNING & ZONING COMMISSION SPECIAL MEETING

MONDAY, OCTOBER 23, 2023, AT 5:30 P.M.

COUNCIL CHAMBERS, CITY HALL BUILDING

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

ESTABLISHMENT OF QUORUM

CITIZENS COMMUNICATIONS

PUBLIC HEARING(S)

1. Public hearing on the proposed Final Re-Plat of Lot 1 in Block 5 of Paraiso Estates Subdivision Unit 3 an 11.67-acre tract; closing of public hearing and possible action.
2. Public hearing on the proposed Preliminary Re-plat of Lot C in Block 13 of Fabrica Townsite; closing of public hearing and possible action.
3. Public hearing on the request submitted by Homero Morales, Jr. for a Conditional Use Permit to allow the establishment of a childcare business in property legally known as Lot 3 in Block 1 of Enchanted Ridge Unit 5, also known as 2467 N. Veterans Boulevard; closing of public hearing and possible action.
4. Public hearing on the request submitted by Max-E-Stores, Inc. for a Conditional Use Permit to allow the establishment of a convenience store in property legally known as 585 E. Garrison Street; closing of public hearing and possible action.
5. Public hearing on the request submitted by Siria E. Felix for the rezoning of Lot 10A in Block 12 of Hillcrest Addition, also known as 164 Medina Street, from R-3 Duplex District to R-3A Apartment District; closing of public hearing and possible action.
6. Public hearing on the request submitted by Siria E. Felix for the rezoning of Lot 1 and 19 in Block 26 of Hillcrest Addition, also known as 388 Trinity Street, from R-1 First One-Family Dwelling District to R-3 Duplex District; closing of public hearing and possible action.
7. Public hearing on the request submitted by Siria E. Felix for the rezoning of Lot 9 and 10 in Block 10 of North Heights Unit 2, also known as 1001 Webster Street, from R-1 First One-Family Dwelling District to R-3 Duplex District; closing of public hearing and possible action.

NEW BUSINESS

8. Consideration and possible action on the Plat Amendment of Lots 4 and 5 in Block 1 of Eagle Pass Industry Center Subdivision Unit 1 and G. & S. Estates.
9. Consideration and possible action on the Rio Grande Estates Master Plan.
10. Consideration and possible action on the preliminary plat of Rio Grande Estates Subdivision Unit 2.

EXECUTIVE ITEM(S)

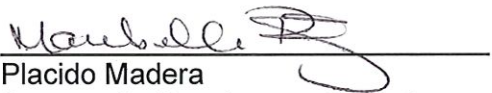
11. Request for executive session pursuant to Texas Government Code section 551.071 and section 551.072 to discuss condemnation negotiations regarding a 46.35-acre tract of land located along the north side of Main Street conveyed to The Estate of Jeremiah Ingles Rhodes; and return to open session for possible action.
12. Request for executive session pursuant to Texas Government Code section 551.071 – Discussion and presentation regarding Robert's Rule of Order and Texas Open Meeting Act ; and return to open session for possible action.

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 October 20, 2023, at 1:40 p.m.

br 
Placido Madera
Community Development Director

Item #1



Planning Department Executive Summary REPORT TO THE PLANNING AND ZONING COMMISSION

Final Re-plat of Lot 1 in Block 5 of Paraiso Estates Unit 3 and an 11.67-acre tract

I. **BACKGROUND**

A. **General Information**

Applicant: Dirksen Engineering I 441 Fort Clark Rd, Ste B I Uvalde, Texas 78801

Developer: Four DLS Properties, LLC I 4247 FM 1027 I Eagle Pass, TX 78852

Location: 2027 Microstar Way

Property ID Number: 9005892 and 9006040

Legal Description: Lot 1 in Block 5 of Paraiso Estates Unit 3 and an 11.67-acre tract, the remainder of a 12.67 acres tract described in conveyance document to FOUR DLS Properties, LLC recorded in Volume 1877, Page 322 of the Maverick County Official Public Records, Maverick County, Texas,

Request: Final replat approval to combine Lot 1 in Block 5 of Paraiso Estates Unit 3 and an 11.67-acre tract, 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, to expand the existing Microstar Building.

B. **Subject Property Information**

Parcel Size: Increase of Lot 1 from 24 acres to 36 acres.

Topography: A decrease in elevation from south to north.

Vegetation: landscaped and native vegetation

Existing Use: Lot 1 contains an industrial building, and the 11.67-acres is currently vacant.

Zoning: I - Industrial

Master Plan: No designation on map

C. **Vicinity Data**

The site is located within an area that features commercial development and residential to the west against Lewis Farms Estates.

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 El Indio Highway and Microstar Way, formerly known as Coconut Drive.

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*. 20 notices were mailed to the abutting property owners within a 500 feet radius of the subject property.

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 applicant was granted a subdivision variance to not have to comply with criteria set forth on Section 23-61(a)(4) regulating 2 points of vehicular access for ingress and egress to a subdivision. The approval was granted at the preliminary stage of the application.
3. The *Master Plan* emphasizes the importance of maintaining the character of the industrial and commercial neighborhoods located within the City.

- ✓ The re-subdivision is consistent with the *Land Use Development Goals* of the *Master Plan*, as the project is designed to provide for a building lot density that is consistent with the purpose of the *Industrial District*.

This design will allow for the continuing development of the community while retaining the neighborhood character and scale while providing utility services in the most efficient and equitable manner.

- ✓ The re-subdivision is consistent with the *Street Goal* of the *Master Plan*, as access to the site from Microstar Way is designed to provide the residents and visitors to Eagle Pass with a street system that will enable them to travel safely and conveniently.
 - ✓ The re-subdivision is consistent with the *Thoroughfare Goals* of the *Master Plan*, as Microstar Way has been designed to be part of a safe and efficient thoroughfare system.
 - ✓ The re-subdivision is consistent with the *Storm Drainage Goals* of the *Master Plan*, as the development will require adequate detention at the time of lot development.
4. The re-subdivision design is consistent with the purpose of the *Industrial District*.
 5. The subdivision is consistent with City design and specifications, as the subsequent development of the site will be required to conform to the following sections of *Article IV* in *Eagle Pass Code of Ordinances Chapter 23*:
 - ✓ *Section 23-61* governing streets and two points of vehicular access for ingress and egress to the subdivision, A variance was granted.

- ✓ *Section 23-62* governing alleys and easements
- ✓ *Section 23-63* specific use easements
- ✓ *Section 23-64* governing sidewalks
- ✓ *Section 23-66* governing sanitary sewage disposal system
- ✓ *Section 23-67* governing potable water supply and fire flow
- ✓ *Section 23-68* governing storm drainage
- ✓ *Section 23-69* governing the size, width, depth, shape and orientation of lots, and the minimum building setback lines
- ✓ *Section 23-71* governing the installation and inspection of utility lines
- ✓ *Sec. 23-94* governing fences for all new subdivisions
- ✓ *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.

6. The subdivision and the subsequent development of the property is consistent with City design and specifications for landscape and tree preservation set forth in *Article VI* in *Eagle Pass Code of Ordinances Chapter 23*.
7. The subdivision of the property will conform to the parkland dedication requirements set forth in *Article V* in *Eagle Pass Code of Ordinances Chapter 23*, as a one-time fee will be collected as part of any subsequent building permit issued for the property.
8. The subdivision of the property is in conformance with the provisions of the *Master Plan* and the *Eagle Pass Code of Ordinances* by facilitating the following benefits:
 - Protect private rights while considering public health, safety and welfare.
 - Provide 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.
9. The subdivision will allow for a use of the property that is consistent with the purpose of the *I Industrial District*, as well as the surrounding area, for the following reasons:
 - A. The subdivision design bears a substantial relationship to the public's health, safety, and welfare.

- B. The subdivision is in accordance with the policies of the Master Plan and the purpose of the *I Industrial District*.
- C. The subdivision is warranted because of the necessity to create additional lots for development adjacent to El Indio Highway, 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 *I Industrial 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.

- 10. The approval of this final re-plat request is warranted, as the project conforms to the *City of Eagle Pass Master Plan* and the *City of Eagle Pass Code of Ordinances* as noted in Conclusion 1 through and including Conclusion 9 of this report.

B. Planning Department Recommendation

The Planning and Zoning Commission **GRANT** final plat approval of the Replat of Lot 1 in Block 5 of *Paraiso Estates Subdivision Unit 3* and an 11.67-acre tract 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.

TRANSMITTED to the parties listed hereafter:

Dirksen Engineering via e-mail
 Eagle Pass Planning and Zoning Commission via e-mail
 Eagle Pass Planning Department Report dated October 11, 2023

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: Paraiso Estates Unit #3, Block 5, Lot 1 and Abstract 826, 11.60 acres

Maverick County Property Identification Number(s): 9005892, 9006040

Name of Addition: Plat Amendment of Paraiso Estates Unit 3

Location of Addition: 2027 Microstar Way, Eagle Pass, Tx 78852

Number of Residential Lots: 0 Number of Commercial Lots: 1 Gross Acreage: 36.24

Number of New Street Intersections 0 Linear feet of Streets 1149

Is Subdivision inside city limits? Yes ☐ No ☒ If so, Zoning District: I-Industrial

Existing Land Use: Industrial Proposed Land Use: Industrial

Requested Variances: Sec 23-61 - Streets (a)(4) all subdivisions must have at least two (2) points of vehicular access for ingress and egress to the subdivision

PROPERTY OWNER:

Name: Four DLS Properties, LLC

Address: 4247 FM 1021

City: Eagle Pass

State: TX Zip: 78852

Signature: [Signature]

Contact: Jaime De Los Santos

Phone: 830-773-0311

Fax: _____

E-mail: jsantos@partservice.com

Date: 08/16/2023

PROPERTY OWNER:

Name: _____

Contact: _____

Address: _____

Phone: _____

City: _____

Fax: _____

State: _____ Zip: _____

E-mail: _____

Signature: _____

Date: _____

APPLICANT/SUBDIVIDER:Name: Four DLS Properties, LLCAddress: 4247 FM 1021City: Eagle PassState: TX Zip: 78852Signature: _____
Contact: Jaime De Los SantosPhone: 830-773-0311

Fax: _____

E-mail: jsantos@partsservice.comDate: 08/16/2023**SURVEYOR:**Name: Dirksen EngineeringAddress: 441 Fort Clark Rd, Ste BCity: UvaldeState: TX Zip: 78801

Signature: _____

Contact: Kenneth DirksenPhone: 830-278-2100Fax: 830-278-2102E-mail: kendirksen@sbcglobal.net

Date: _____

ENGINEER:Name: Dirksen EngineeringAddress: 441 Fort Clark Rd, Ste BCity: UvaldeState: TX Zip: 78801

Signature: _____

Contact: Kenneth DirksenPhone: 830-278-2100Fax: 830-278-2102E-mail: kendirksen@sbcglobal.net

Date: _____

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_____
Date08/16/2023



PLANNING DEPARTMENT

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

SUBDIVISION VARIANCE APPLICATION

Applicant Information

Applicant (If not owner): Kenneth Dirksen dba Dirksen Engineering

Address: 441 Fort Clark Rd, Ste B, Uvalde TX 78801

Phone: 830-278-2100 E-mail: kendirksen@sbcglobal.net

Owner: Four DLS Properties, LLC

Address: 4247 FM 1021, Eagle Pass, Tx 78852

Phone: 830-773-0311 E-mail: jsantos@partsservice.com

Property Information

Site Address: 2027 Microstar Way MCAD Property ID No. 9005895 + 9006040

Legal Description (from deed): Paraiso Estates Unit 3, Block 5, Lot 1

Description of Subdivision Variance Request

Sec. 23-61 - Streets (a) street layout, (4) all subdivisions must have at least
two(2) points of vehichular access for ingress and egress to the subdivision.

Detailed Explanation of Subdivision Variance Request

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

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

The subdivision was originally developed with one access point
in coordination with the City of Eagle Pass and TxDOT. Adding
another access for this expansion does not fit masterplan

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

The masterplan for transportation will extend Microstar way
north to connect to Patsy Winn Blvd. This will eventually be
the second access.

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

Adding a second access to FM 1021 will be expensive and
require more land to be purchased

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

Microstar Way was designed with additional width and decel
and acceleration lanes in coordination with TxDOT and COEP.
The intersection with FM 1021 is working well.

Required Application Attachments

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

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

Applicant Authorization

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

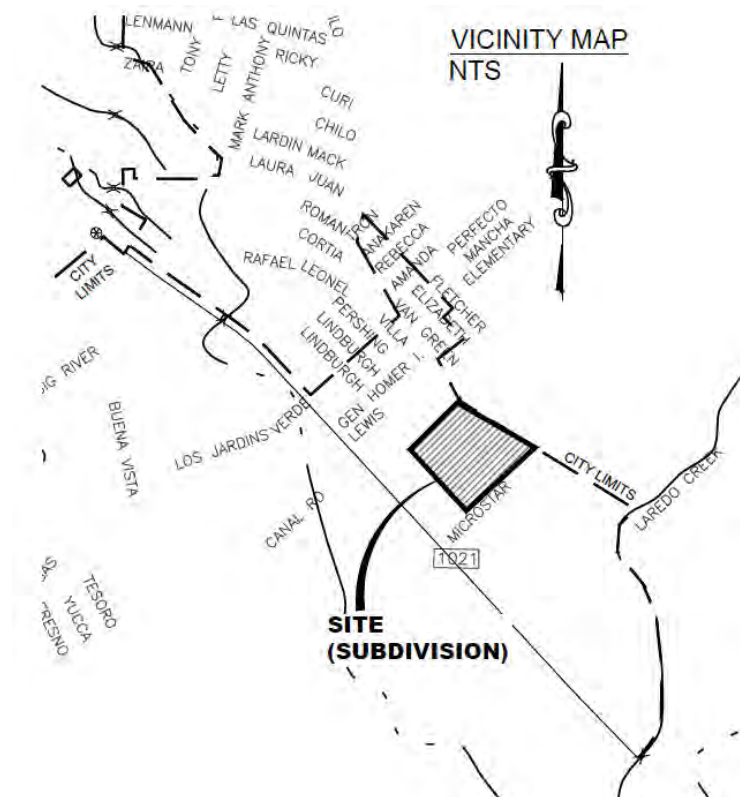
I hereby state that I have prepared this application and that, to the best of my knowledge, the information contained herein is complete, accurate, and a true representation of the subdivision variance request. I further attest that I have the authority to submit this application and agree to comply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



Applicant Signature

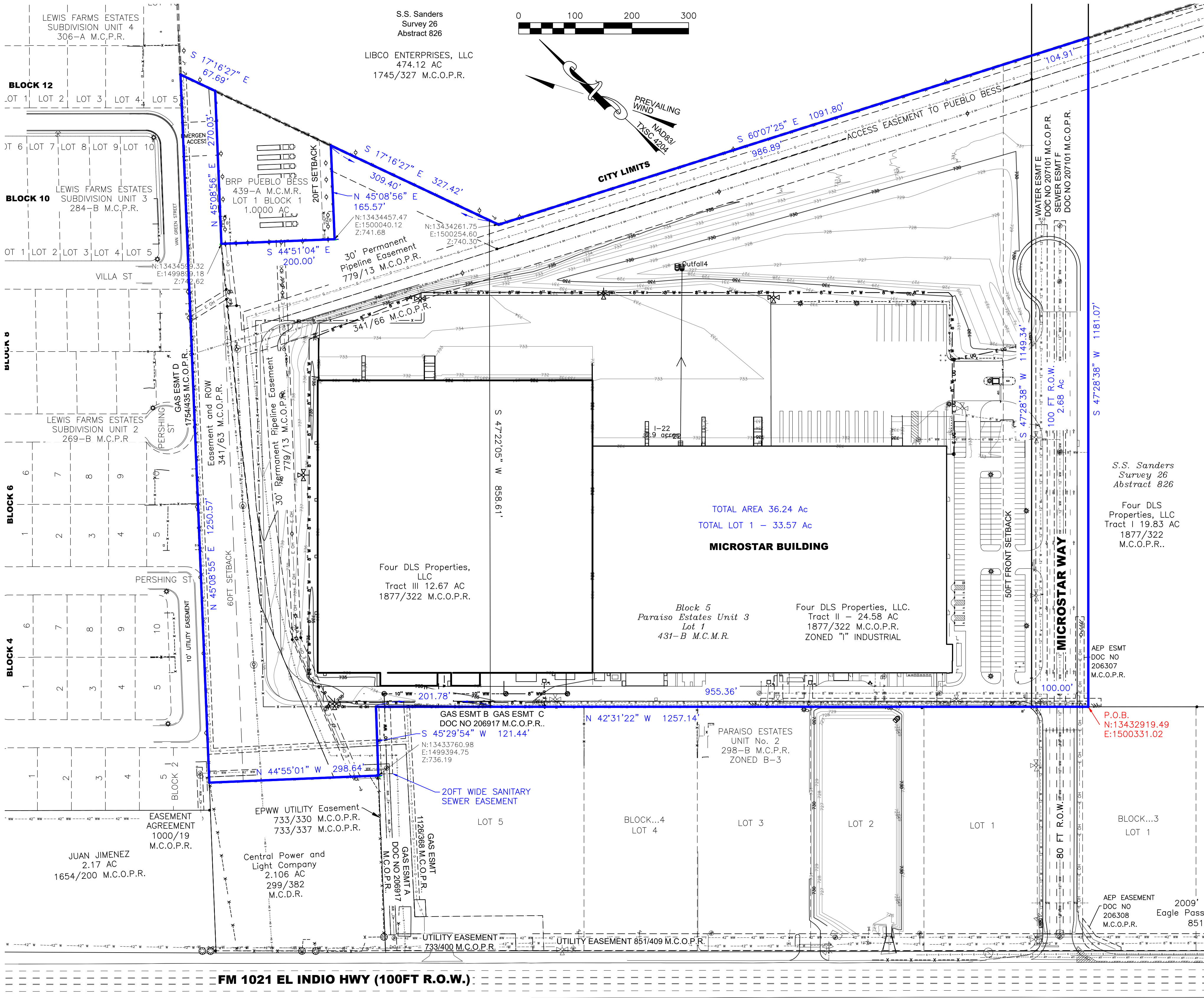
08/16/2023
Date

Aerial Map



Site Photos





REPLAT OF PARAISO ESTATES UNIT 3, LOT 1, BLOCK 5 AND 11.67 ACRES
FOUR DLS PROPERTIES, LLC

Being a 36.24 acres tract, located in the S.S. Sanders, Survey 26, Abstract 826, Maverick County composed of Lot 1, Block 5 of the Paraiso Estates Unit 3 recorded in Envelope 431, Side B of the Maverick County Map Records and 11.67 acres, the remainder of a 12.67 acres tract described in conveyance document to Four DLS Properties, LLC recorded in Volume 1877, Page 322 of the Maverick County Official Public Records, Maverick County, Texas and being further described by metes and bounds as follows:

BEGINNING at a 1/2" steel stake set in the north line of Lot 1, Block 3 of the Paraiso Estates Unit No. 2 as shown on the plat recorded in Envelope 298, Side B of the Maverick County Plat Records at the west corner of the remainder of a 19.83 acres tract described in Volume 1877, Page 322 of the Maverick County Official Public Records for the south corner of the herein described tract;

THENCE N 42°31'22" W, 1257.14 feet with the northeast line of said Paraiso Estates to a steel stake set at the north corner of Lot 5, Block 4 for a reentrant corner of the herein described tract;

THENCE S 45°29'54" W, 121.44 feet to a steel stake found at the east corner of a 2.106 acres tract described in deed to Central Power and Light Company in Volume 299, Page 382 of the Maverick County Deed Records for a south corner of the herein described tract;

THENCE N 44°55'01" W, 298.64 feet to a steel stake found at the north corner of said 2.106 acres tract and the southeast line of Lewis Farms Estates Subdivision Unit 2 recorded in Envelope 269, Side B of the Maverick County Map Records;

THENCE N 45°08'55" E, 1250.57 feet with the southeast line of the Lewis Farms Estates Subdivisions to a steel stake found at the west corner of a 474.12 acres tract described in deed to Libco Enterprises, LLC recorded in Volume 1745, Page 327 of the Maverick County Official Public Records for the north corner of the herein described subdivision;

THENCE S 17°16'27" E, 67.69 feet to a steel stake found at the north corner of the BRP Pueblo Bess subdivision recorded in Envelope 439, Side A of the Maverick County Map Records for a north corner of the herein described tract;

THENCE With said BRP Pueblo Bess subdivision for the following three (3) calls:
1. S 45°08'56" E, 270.03 feet to a steel stake found for a reentrant corner;
2. S 44°51'04" E, 200.00 feet to a steel stake found for a reentrant corner;
3. N 45°08'56" E, 165.57 feet to a steel stake found on the west line of said 474.12 acres tract;

THENCE With the southwest line of said 474.12 acres tract for the following two (2) calls:
1. S 17°16'27" E, 327.42 feet to a steel stake found;
2. S 60°07'25" E, 1091.80 feet to a steel stake set for the east most corner of the herein described tract;

THENCE S 47°28'38" W, 1181.07 feet to the POINT OF BEGINNING containing 36.24 acres of land within the herein described boundary as surveyed by Dirksen Engineering on May 9, 2023.

STATE OF TEXAS)
COUNTY OF MAVERICK)

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

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

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

- (A) THE WATER QUALITY AND SERVICE TO THE LOTS MEET, OR WILL MEET, THE STATE STANDARDS;
(B) SANITARY SEWER SERVICE TO THE LOTS MEET OR WILL MEET STATE STANDARDS;
(C) ELECTRIC SERVICE PROVIDED TO THE LOTS MEET, OR WILL MEET, THE STATE STANDARDS
(D) GAS SERVICE PROVIDED TO THE LOTS MEET, OR WILL MEET, MINIMUM STANDARDS.
- THE OWNER ATTESTS THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

Four DLS Properties, LLC

SIGNATURE : _____
JAIME DE LOS SANTOS

STATE OF TEXAS)
COUNTY OF MAVERICK)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY JAIME DE LOS SANTOS ON BEHALF OF SAID Four DLS Properties, LLC.

SIGNATURE NOTARY PUBLIC STATE OF TEXAS MY COMMISSION EXPIRES ON: _____

PLANNING & ZONING COMMISSION CERTIFICATION:

THIS REPLAT OF PARAISO ESTATES UNIT 3 WAS PRESENTED TO THE PLANNING AND ZONING COMMISSION AND APPROVED ON _____, 20____, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF EAGLE PASS, TEXAS. SIGNED THIS ____ DAY OF _____, 20____.

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

SIGNATURE NOTARY PUBLIC STATE OF TEXAS MY COMMISSION EXPIRES ON: _____

CITY COUNCIL CERTIFICATION:

THIS REPLAT OF PARAISO ESTATES UNIT 3 WAS PRESENTED TO THE CITY COUNCIL OF EAGLE PASS AND APPROVED ON _____, 20____, BY THE CITY COUNCIL OF THE CITY OF EAGLE PASS, TEXAS. SIGNED THIS ____ DAY OF _____, 20____.

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

SIGNATURE NOTARY PUBLIC STATE OF TEXAS MY COMMISSION EXPIRES ON: _____

CITY MANAGER CERTIFICATION:

WE THE UNDERSIGNED CERTIFY THAT PARAISO ESTATES UNIT 3 WAS REVIEWED AND APPROVED BY THE CITY MANAGER OF THE CITY OF EAGLE PASS ON _____, _____ DATE: _____
CITY MANAGER OF THE CITY OF EAGLE PASS

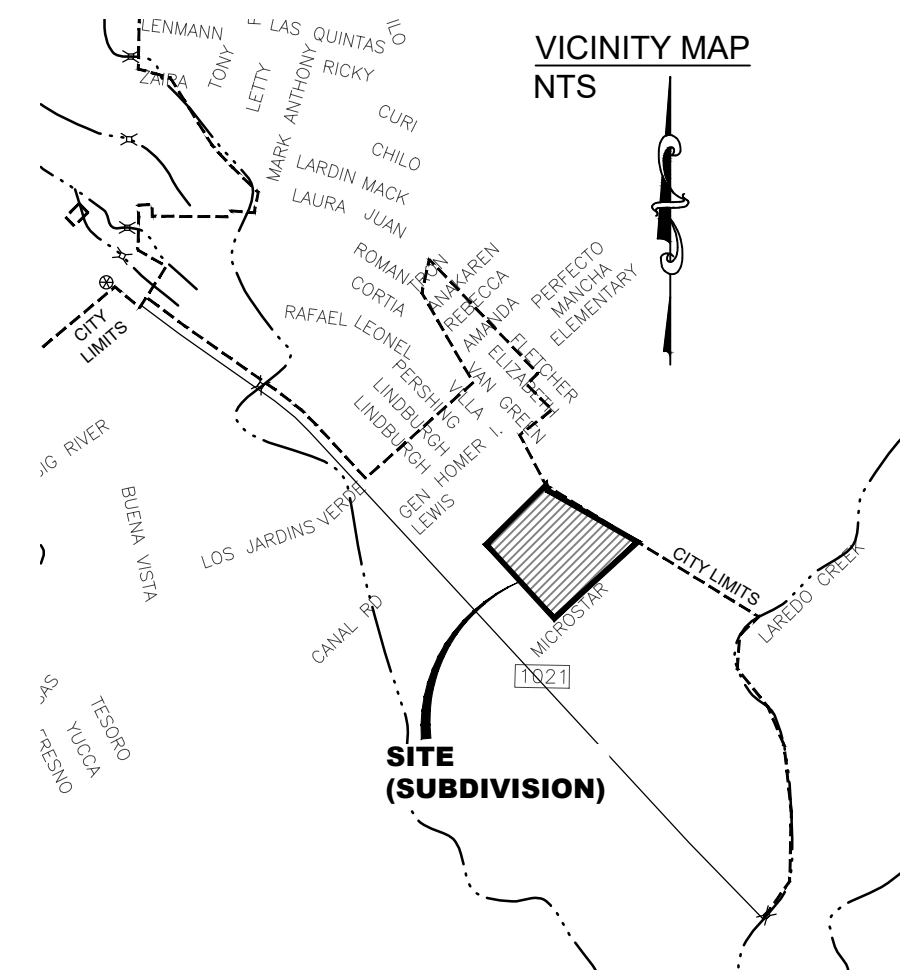
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____,

SIGNATURE NOTARY PUBLIC STATE OF TEXAS MY COMMISSION EXPIRES ON: _____

COUNTY CLERK'S RECORDING CERTIFICATE

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

MAVERICK COUNTY CLERK



ENGINEER AND SURVEYOR CERTIFICATION:

STATE OF TEXAS
COUNTY OF UVALDE
I CERTIFY THAT THE WATER AND WASTEWATER SERVICE FACILITIES DESCRIBED IN THE FINAL ENGINEERING REPORT ATTACHED HERETO ARE IN COMPLIANCE WITH THE MODEL SUBDIVISION RULES ADOPTED UNDER § 16.343, TEXAS WATER CODE.

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY CONDUCTED ON MAY 9, 2023 UNDER MY SUPERVISION ON THE GROUND AND THE MONUMENTS SHOWN ARE WITHIN THE POSITIONAL TOLERANCE REQUIRED BY 22 TAC § 663.15.

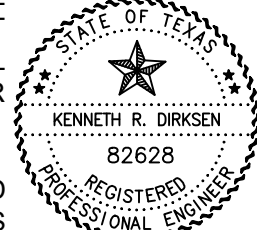
KENNETH R. DIRKSEN, P.E. 82628, R.P.L.S. 6260
DIRKSEN ENGINEERING PROJECT 23-2890

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, OF _____ BY KENNETH R. DIRKSEN, P.E.

SIGNATURE NOTARY PUBLIC
STATE OF TEXAS MY COMMISSION EXPIRES ON: _____

NOTES:

- THIS PLAT RESUBDIVIDES PARAISO ESTATES UNIT 3, OF THE PLAT PREVIOUSLY RECORDED IN THE MAP RECORDS OF MAVERICK COUNTY, ENVELOPE 431, SIDE B.
- NO DEED RESTRICTION AND/OR COVENANTS APPLY TO THE ORIGINAL PLAT AND THIS RE-PLAT.
- THERE IS 1 LOT, AVERAGE 34.54 ACRES/LOT, 1169 LINEAR FEET DEDICATED AS STREET, NO INTERSECTIONS. ZONING IS INDUSTRIAL.
- LOT IS SUBJECT TO A 50 FEET WIDE FRONT YARD SET BACK IS REQUIRED. NO SIDE OR REAR YARDS ARE REQUIRED. A 60 FEET BUILDING SETBACK IS RESERVED ALONG LEWIS FARM ESTATE.
- THE SUBDIVISION SHOWN ON THIS PLAT IS OUTSIDE SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 48323C0475D FOR MAVERICK COUNTY, TEXAS AND INCORPORATED AREAS DATED APRIL 4, 2011.
- THE SUBSEQUENT RE-PLATTING OR CONSTRUCTION DEVELOPMENT OF ANY LOT SHALL BE SUBJECT TO THE RESPECTIVE PARKLAND REQUIREMENTS OF EAGLE PASS CODE OF ORDINANCES SECTION 23-79 AND EAGLE PASS CODE OF ORDINANCES SECTION 23-80, WITH FEE PAYMENT FOR CONSTRUCTION DEVELOPMENT DUE AT THE TIME OF THE CITY INSPECTION OF AN ELECTRICAL SERVICE CONNECTION OR THE CITY INSPECTION OF A SEWER SERVICE CONNECTION.
- THE SUBSEQUENT DEVELOPMENT OF ALL LOTS SHALL COMPLY WITH THE PROVISION OF CHAPTER 13 GOVERNING FIRE PROTECTION, CHAPTER 27 GOVERNING WATER SERVICES, SEWER SERVICES, AND SURFACE WATER MANAGEMENT AND CHAPTER 23 ARTICLE IV, ARTICLE V AND ARTICLE VI GOVERNING SUBDIVISION DESIGN AND CONSTRUCTION STANDARDS.



THESE DRAWINGS ARE THE PROPERTY OF DIRKSEN ENGINEERING AND SHALL NOT BE USED ON OTHER WORK WITHOUT THEIR APPROVAL. IF THIS SHEET DOES NOT MEASURE 24"X36" IT HAS BEEN MODIFIED. COPYRIGHT 2023.

FIRM NAME & ADDRESS

DIRKSEN ENGINEERING
UVALDE EAGLE PASS
TBPE FIRM #F-8848, TBPLS FIRM #10193741
107 W SOUTH ST., UVALDE, TX - 78801
PH: (830) 278-2100, FAX: (830) 278-2102
EMAIL: KENDIRKSEN@SBCGLOBAL.NET
WEBSITE: WWW.DIRKENG.COM

PROJECT# 23-2890

PROJECT NAME & ADDRESS

FOUR DLS MICROSTAR
EAGLE PASS, TX

SHEET TITLE

PLAT



SHEET
C1
OF 17 SHEETS

DES'D : KRD
DRAWN : KRD
APPVD : KRD
DATE : 10-12-2023

OCTOBER 12, 2023
FOUR DLS PROPERTIES, LLC
4247 FM 1021
EAGLE PASS, TX 78852

Plat Zoomed In

PREVAILING
WIND

NAD83/
TXSC 4204

CITY LIMITS

S 60°07'25" E 1091.80'

DOC NO 207101 M.C.O.P.R.
SEWER ESMT F
DOC NO 207101 M.C.O.P.R.

S 47°28'38" W 1181.07'

MICROSTAR BUILDING

Four DLS Properties, LLC.
Tract II – 24.58 AC
1877/322 M.C.O.P.R.
ZONED "I" INDUSTRIAL

GAS ESMT B GAS ESMT C
DOC NO 206917 M.C.O.P.R..

PARAISO ESTATES
UNIT No. 2
298-B M.C.P.R.
ZONED B-3

3433760.98
499394.75
36.19

— 20FT WIDE SANITARY

00.00'

Attachment 2
Final Engineering Report

Figure 1 – Microstar Existing Facility and Expansion

Land Development

The development is for the expansion of the Microstar facility to clean plastic pallets. The building expansion is 250,000 square feet located on the west side of the existing building.

Street Development

Access to the property is by Microstar Way which access FM1021 through Coconut Drive as platted in Paraiso Estates Unit 2. The roadway is laid out at 100 feet width but was not plated when originally constructed. The roadway will be dedicated as a part of this replat.

Water Development

Water service is from the existing services along Microstar way. The existing water main loop will be cut and extended around the new building. Water services for cold water and fire protection will be added for the expansion on the southwest side. The existing facility uses an average of 86,500 gallons per day based on historical usage. The new facility will use 31,300 gallons per day. A water main hydraulic analysis has been submitted to Eagle Pass Water Works for review.

Fire hydrants will be installed on the new 8-inch water main at 300 feet.

Sanitary Sewer Facilities

Sanitary sewers will be provided by constructing an new sanitary sewer on the southwest side of the facility. The sanitary sewer will outfall into the existing sewer at the northeast corner of the AEP substation. See plan and profile sheets for details.

Drainage Development

Existing drainage from the development is generally south and southeast toward Laredo creek and FM 1021. The drainage system installed for the existing facility will be improved to receive and detain increased runoff from the expansion.

No portion of the site is mapped as part of the 1% chance and 0.2% annual chance flood hazard on FEMA FIRM 48323C0475D.

Drainage for the existing facility is collected in storm sewers that convey the water to detention ponds. The ultimate outfall is on FM 1021. The proposed expansion will occupy the foot print of an existing detention pond and the drainage area west of the existing building. This expansion will route water northwest of the building to the north side.

The detention pond on the north side will be expanded and detain the additional runoff. This detention pond will be made deeper to accommodate the outfall from new storm sewers constructed for the expansion. A sump pump will be installed at the low point of the detention pond to drain water out so that the pond will be normally dry.

The improvements in drainage will allow the south detention pond along FM 1021 to be made slightly smaller. The attached plat and plans are submitted with this report for review.

A summary of the hydraulic calculations along with output from Hydrocad are attached to this letter report.

Electric Facilities, Telephone and Cable Television

Electric service will be provided by AEP from the electric main between the substation and the BRP Pueblo BESS facility. Site lighting will be provided in the parking lots and will be privately maintained.

Telephone and Cable Television service may be provided by ATT and Spectrum.

Gas Service

Gas Service will be provided from the existing gas main along the southwest line of the building.

Construction Cost

All improvements for this project will be privately maintained. No public improvements will be constructed.

Your review of this plat application is greatly appreciated. Contact me for discussion and questions.

Sincerely,

Kenneth R. Dirksen, P. E.

Attach:

Replat of Paraiso Estates Unit 3
Soils Map
FEMA FIRMETTE
Drainage Summary
Hydrocad output.

Cc w/Attach: Sam Edwards, Halff & Associates, Inc.



AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED
Plat Amendment of Paraiso Estates Unit III SUBDIVISION

PARTIES: This Agreement is by and between "the Utility" and "the Subdivider", to wit:
"The Utility" is the governing board or owner of a supplier of drinking water known as **EAGLE**
PASS WATER & WASTEWATER SYSTEM.

"The Subdivider is Jaime De Los Santos, 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 _____
Plat Amendment of Paraiso Estates Unit III.

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 drinking water distribution
system to be connected to the Utility's water supply system. The Utility has reviewed the
plans for this subdivision ("the Plans") and has estimated the drinking water flow
anticipated to be needed by the Subdivision under fully built-out conditions ("the
estimated water flow") to be approximately
100,000 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 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 JUNE 26, 2023.

The Utility

By: [Signature]

Printed Name: Jorge Herrera

Office or Position: General Manager

Date: 6-26-23

The Subdivider

By: [Signature]

Printed Name: Jorge De los Santos

Office or Position: Manager

Date: 06/28/2023

Note: The above form of agreement may be used when required under Model Rule Sections 2.2 (a) (2) and 3.2 (c) (I), 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 Plat Amendment of Paraiso Estates Unit III **SUBDIVISION**

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 Jaime De Los Santos, 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
Plat Amendment of Paraiso Estates Unit III.

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 100,000 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 JUNE 26, 2023.

The Utility

By: [Signature]

Printed Name: Jorge Barrera

Office or Position: General Manager

Date: 6-26-23

The Subdivider

By: [Signature]

Printed Name: Jorge De los Santos

Office or Position: Manager

Date: 06/28/2023

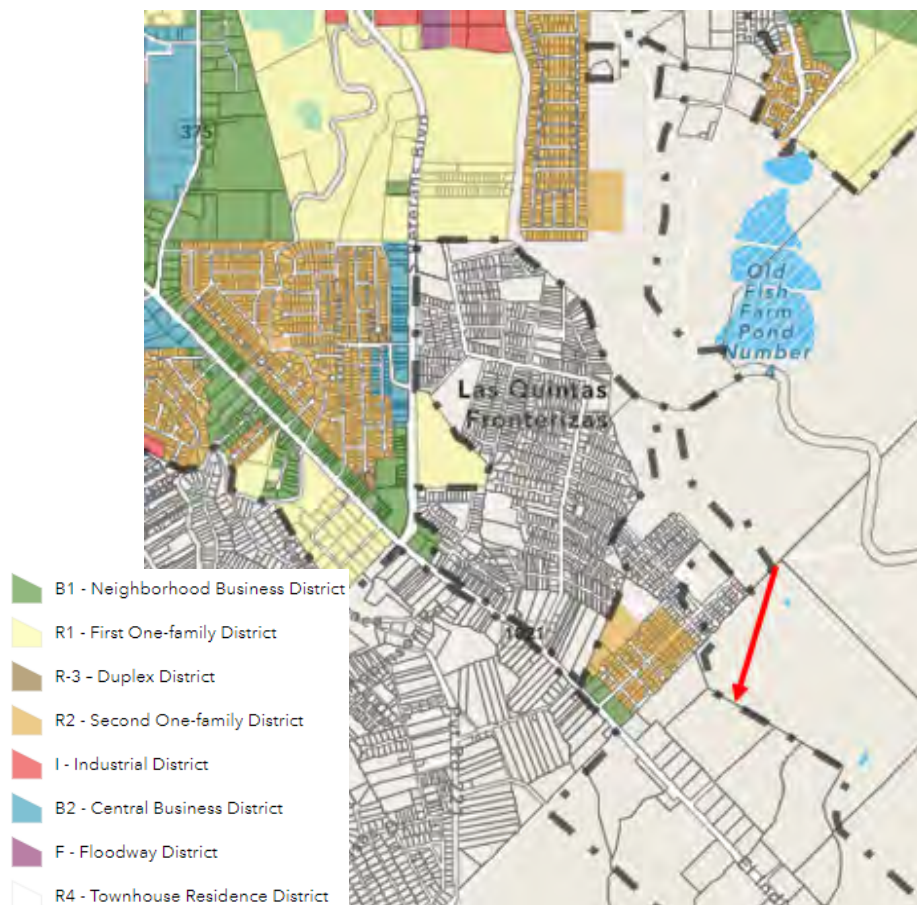
Note: The above form of agreement may be used when required under Model Rule Sections 2.2 (a) (2) and 3.2 (c) (I), which appear respectively as Sections 4.2.2.A.2 and 4.3.4.C.1 in both Title A and Title B of the Maverick County Subdivision Rules, Revised July 1996.

Attachment 3
Master Plan Map
Zoning District Map

Master Plan Map



Zoning District Map



Item #2



Planning Department Executive Summary REPORT TO THE PLANNING AND ZONING COMMISSION

Preliminary Replat of Lot C in Block 13 of Fabrica Townsite

I. BACKGROUND

A. General Information

Applicant: Dirksen Engineering | 441 Fort Clark Rd, Ste B | Uvalde, Texas 78801

Owner: Rodriguez Realty Associates

Location: 1736 Dr. Gates Street **PID Number:** 9152

Legal Description: Fabrica Townsite, Block 13, Lot C

Request: Preliminary replat approval to subdivide an approximately 0.8640-acre tract into two residential lots. This is to allow the property owner to install proper city utilities and improvements before plat recordation.

B. Subject Property Information

Parcel Size: 37,635-square feet **Topography:** Generally flat

Vegetation: native vegetation

Existing Use: mobile home residence

Zoning: Meets or exceeds the *R-2 Second One-Family Dwelling District* Standards

Master Plan: Not applicable as parcel is in the County (ETJ)

C. Vicinity Data

The site is located within an area that features residential developments and crosswise from Seco Mines Elementary School.

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 Dr. Gates Street and driveways will be determined at the time of lot development by the

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*. 58 notices were mailed to the abutting property owners within a 500 foot radius of the subject property.

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 the subdivision. Please refer to Attachment 1.
2. The property is located within the City's *Extraterritorial Territorial Jurisdiction*, and the policies of the *Master Plan Map* apply to the consideration of this subdivision. The *Master Plan* emphasizes the importance of maintaining the character of the residential neighborhoods.
 - ✓ The replat is consistent with the *Housing Goals* of the *Master Plan*, as the subdivision process will ensure appropriate land development regulation with appropriate lot sizes, paved streets with curb and gutters, and adequate utility services.
 - ✓ The replat is consistent with the *Land Use Development Goals* of the *Master Plan*, as the project is designed to provide for a building lot density that is consistent with the purpose of the *R-2 Second One-Family Dwelling District*. This design will allow for the continuing development of the community while retaining the neighborhood character and scale while providing utility services in the most efficient and equitable manner.
 - ✓ The replat is consistent with the *Street Goal* of the *Master Plan*, as access to the site from Dr. Gates Street is designed to provide the residents of and visitors to Eagle Pass and Maverick County with a street system that will enable them to travel safely and conveniently.
 - ✓ The replat is consistent with the *Thoroughfare Goals* of the *Master Plan*, as Dr. Gates Street has been designed to be part of a safe and efficient thoroughfare system.
 - ✓ The replat is consistent with the *Storm Drainage Goals* of the *Master Plan*, as the size of the two lots and the eventual density of 2-dwelling-units on the re-plat site will not adversely impact existing area drainage effectiveness.
3. The replat conforms to the provisions of the *Master Plan* and the *Eagle Pass Code of Ordinances* by facilitating the following benefits:
 - Protect private rights while considering public health, safety, and welfare.
 - Provide efficient and economical ways to move people and goods outside the City by an adequate plan for streets and highways.
 - Guide future development in an orderly manner, by stages according to a pattern, so that the County may have balanced land use.
 - Encourage a diversified economic base and encourage public and private investments in land and improvements.

- Prevent and eliminate blight and slums, making the County attractive to people, commerce, and industry.
 - Create the desire for a more pleasing appearance of the County 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.
4. The replat design is consistent with the purpose of the *R-2 Second One-Family Dwelling District*.
 5. The replat will allow for a use of the property that is consistent with the residential purpose of the *R-2 Second One-Family Dwelling District* and the surrounding neighborhood for the following reasons:
 - ✓ The subdivision design bears a substantial relationship to the public's health, safety, and welfare.
 - ✓ The subdivision is in accordance with the policies of the *Master Plan* and the residential purpose of the *R-2 District*.
 - ✓ The subdivision is warranted because of the necessity to create additional building lots in the *R-2 District*, and because the proposed development is appropriate to accomplish the reasonable use of the property.
 - ✓ The subject property is suitable for development in general conformance with development standards of the *R-2 District*.
 - ✓ The subdivision will benefit the County as a whole and will not be detrimental to nearby land uses of a similar nature.
 - ✓ The subdivision has been designed and conditioned to comply with all applicable subdivision criteria and standards of the City of Eagle Pass.
 6. The replat is consistent with City design and specifications, as the project is designed and conditioned to conform to the following sections of *Article IV* in *Eagle Pass Code of Ordinances Chapter 23*:
 - ✓ *Section 23-61* governing street layout, right-of-way and pavement width, street names, streetlights, and road construction testing.
 - ✓ *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 3 for a copy of the *Engineering Report* for the subdivision.

7. The replat is consistent with City design and specifications for landscape and tree preservation set forth in *Article VI* in *Eagle Pass Code of Ordinances Chapter 23*.
8. The replat will conform with the parkland dedication requirements set forth in *Article V* in *Eagle Pass Code of Ordinances Chapter 23*. Cash in lieu payment to Maverick County will be collected.
9. The approval of this preliminary replat 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 8 of this report.

B. Planning Department Recommendation

The Planning and Zoning Commission recommend to Eagle Pass City Council to **GRANT** preliminary plat approval of the proposed *Replat of Lot C in Block 13 of Fabrica Townsite* 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 Preliminary Plats.

TRANSMITTED to the parties listed hereafter:
 Dirksen engineering via e-mail
 Eagle Pass Planning and Zoning Commission via e-mail
 Maverick County Director, Monica Cruz via email
 Planning & Zoning Commission Report dated October 16, 2023

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: Fabrica, Block 13, Lot C

Maverick County Property Identification Number(s): 9152

Name of Addition: Replat of Lot C, Block 13, Townsite of Fabrica

Location of Addition: 1736 Dr. Gates St, Eagle Pass, TX, 78852

Number of Residential Lots: 2 Number of Commercial Lots: 0 Gross Acreage: 0.8640

Number of New Street Intersections 0 Linear feet of Streets 0

Is Subdivision inside city limits? Yes ☐ No ☒ If so, Zoning District: _____

Existing Land Use: Residential Proposed Land Use: Residential

Requested Variances: Curb & Sidewalk NONE

PROPERTY OWNER:

Name: Rodriguez Realty & Associates

Address: 1079 Ritchie Rd

City: Eagle Pass

State: TX Zip: 78852

Signature: Raquel Rodriguez

PROPERTY OWNER:

Name: _____

Address: _____

City: _____

State: _____ Zip: _____

Signature: _____

Contact: Raquel Rodriguez

Phone: 830-352-0040

Fax: _____

E-mail: Raquel.rrr410@gmail.com

Date: 8/23/2023

Contact: _____

Phone: _____

Fax: _____

E-mail: _____

Date: _____

APPLICANT/SUBDIVIDER:

Name: Rodriguez Realty & Associates
Address: 1079 Ritchie Rd
City: Eagle Pass
State: TX Zip: 78852
Signature: Raquel Rodriguez

Contact: Raquel Rodriguez
Phone: 830-352-0040
Fax: _____
E-mail: Raquel.rrr410@gmail.com
Date: 8/23/2023

SURVEYOR:

Name: Dirksen Engineering
Address: 441 Fort Clark Rd, Ste B
City: Uvalde
State: TX Zip: 78801
Signature: Kenneth R Dirksen

Contact: Kenneth R Dirksen
Phone: 830-278-2100
Fax: _____
E-mail: kendirksen@sbcglobal.net
Date: 08/30/2023

ENGINEER:

Name: Dirksen Engineering
Address: 441 Fort Clark Rd, Ste B
City: Uvalde
State: TX Zip: 78801
Signature: Kenneth R Dirksen

Contact: kendirksen@sbcglobal.net
Phone: 830-278-2100
Fax: _____
E-mail: kendirksen@sbcglobal.net
Date: 08/30/2023

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.

Raquel Rodriguez
Applicant Signature

8/23/2023
Date

Aerial View



Site Photos





REPLAT OF LOT C, BLOCK 13, TOWNSITE OF FABRICA

Rodríguez Realty & Associates

Being a 0.8640 acre replat of Lot C, Block 13, Townsite of Fabrica as shown on Envelope 19, Side A, Maverick County Plat Records, the same Lot C described in conveyance document to Rodríguez Realty & Associates recorded in Document Number 2321153 of the Maverick County Official Public Records, Maverick County, Texas and more particularly described by metes and bounds as follows:

BEGINNING at a steel stake set (S.P.C. N:13458466.69, E:1490654.84) in the southeast intersection of Dr. Gates Road with Avenue E (undeveloped) for the northwest corner of the herein described tract;

THENCE Northeasterly with a curve to the left having a radius of 672.47 feet, chord N 87°22'11" E, 150.50 feet, for an arc length of 150.82 feet to a steel stake set at the common north corner of Lots C and D for the northeast corner of the herein described tract;

THENCE S 07°19'24" E, 249.91 feet to a steel stake set in the north line of Second Street (undeveloped)at the common south corner of said Lots C and D for the southeast corner of the herein described tract;

THENCE S 84°27'18" W, 150.07 feet to a steel stake set in the northeast in intersection of Second Steet with Avenue E for the southwest corner of the herein described tract;

THENCE N 07°19'24" W, 257.56 feet to the POINT OF BEGINNING containing 0.8640 acre of land within the herein described tract surveyed by Dirksen Engineering on March 7, 2023.

STATE OF TEXAS)
COUNTY OF MAVERICK)

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

The managing partner of the land shown on this subdivision plat and whose name is subscribed hereto and in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey and dedicates to the use of the public forever all streets, parks, easements and public places thereon shown for the purposes and considerations therein expressed and the same are dedicated to the public of Maverick County.

The owner certifies that this plat complies with the requirements of Texas Local Government Code 212.032 and that:

- (A) The water quality and connections to the lots meet, or will meet, the minimum state standards;
(B) Sewer connections to the lots meet, or will meet, the minimum requirements of state standards;
(C) Electrical connections provided to the lots meet, or will meet, the minimum state standards, and
(D) Gas connections, if available, provided to the lots meet, or will meet, the minimum standards.
The owner attests that the matters asserted on this plat are true and complete.

Signature _____
Raquel Rodriguez - Partner

State of Texas)
County of Maverick)

Before me, the undersigned notary public, on this day personally appeared Raquel Rodriguez proved to me to be the persons whose name(s) are subscribed to the foregoing instrument, who being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that they executed the same for the purposes and consideration thereby expressed.

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

Signature Notary Public State of Texas _____

COMMISSIONERS COURT CERTIFICATION:

THIS PLAT WAS PRESENTED TO THE MAVERICK COUNTY COMMISSIONERS COURT AND APPROVED ON _____, 20_____, BY THE COMMISSIONERS COURT OF MAVERICK COUNTY, TEXAS.

SIGNED THIS _____ DAY OF _____, 20_____.

MAVERICK COUNTY JUDGE _____

ATTEST _____

WE THE UNDERSIGNED CERTIFY THAT THE REPLAT OF LOT C, BLOCK 13, TOWNSITE OF FABRICA WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF EAGLE PASS ON _____, _____

DATE: _____
MAYOR - CITY OF EAGLE PASS _____

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

SIGNATURE NOTARY PUBLIC STATE OF TEXAS _____

WE THE UNDERSIGNED CERTIFY THE REPLAT OF LOT D, BLOCK 11, TOWNSITE OF FABRICA WAS REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF EAGLE PASS ON _____, _____

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

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

SIGNATURE NOTARY PUBLIC STATE OF TEXAS _____

WE THE UNDERSIGNED CERTIFY THAT REPLAT OF LOT D, BLOCK 11, TOWNSITE OF FABRICA WAS REVIEWED AND APPROVED BY THE CITY MANAGER OF THE CITY OF EAGLE PASS ON _____, _____

DATE: _____
CITY MANAGER OF THE CITY OF EAGLE PASS _____

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

SIGNATURE NOTARY PUBLIC STATE OF TEXAS _____

COUNTY CLERK'S RECORDING CERTIFICATE

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

MAVERICK COUNTY CLERK _____

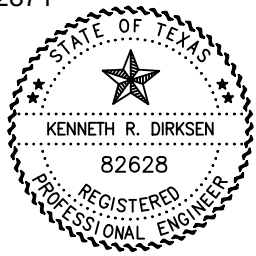
STATE OF TEXAS)
COUNTY OF MAVERICK)

I HEREBY CERTIFY THAT THE WATER AND SEWER FOR THIS SUBDIVISION WERE DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF EAGLE PASS AND MAVERICK COUNTY, TEXAS, THAT THESE SERVICES WILL BE CONNECTED TO THE PUBLIC WATER AND SEWER UTILITIES OPERATED AND MAINTAINED BY THE CITY OF EAGLE PASS, TEXAS, ALL AS SHOWN ON THE DRAWINGS PRESENTED TO, AND APPROVED BY, THE CITY OF EAGLE PASS, TEXAS. THESE WATER AND SEWER DESIGNS ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343 OF THE TEXAS WATER CODE.

I CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY CONDUCTED ON MARCH 7, 2023 ON THE GROUND UNDER MY SUPERVISION AND THE MONUMENTS SHOWN ARE WITHIN THE POSITIONAL TOLERANCE REQUIRED BY 22TAC SEC 663.15.

PRELIMINARY DO NOT RECORD FOR ANY PURPOSE

KENNETH R. DIRKSEN, P.E. 82628, R.P.L.S. 6260
DIRKSEN ENGINEERING PROJECT 23-2871



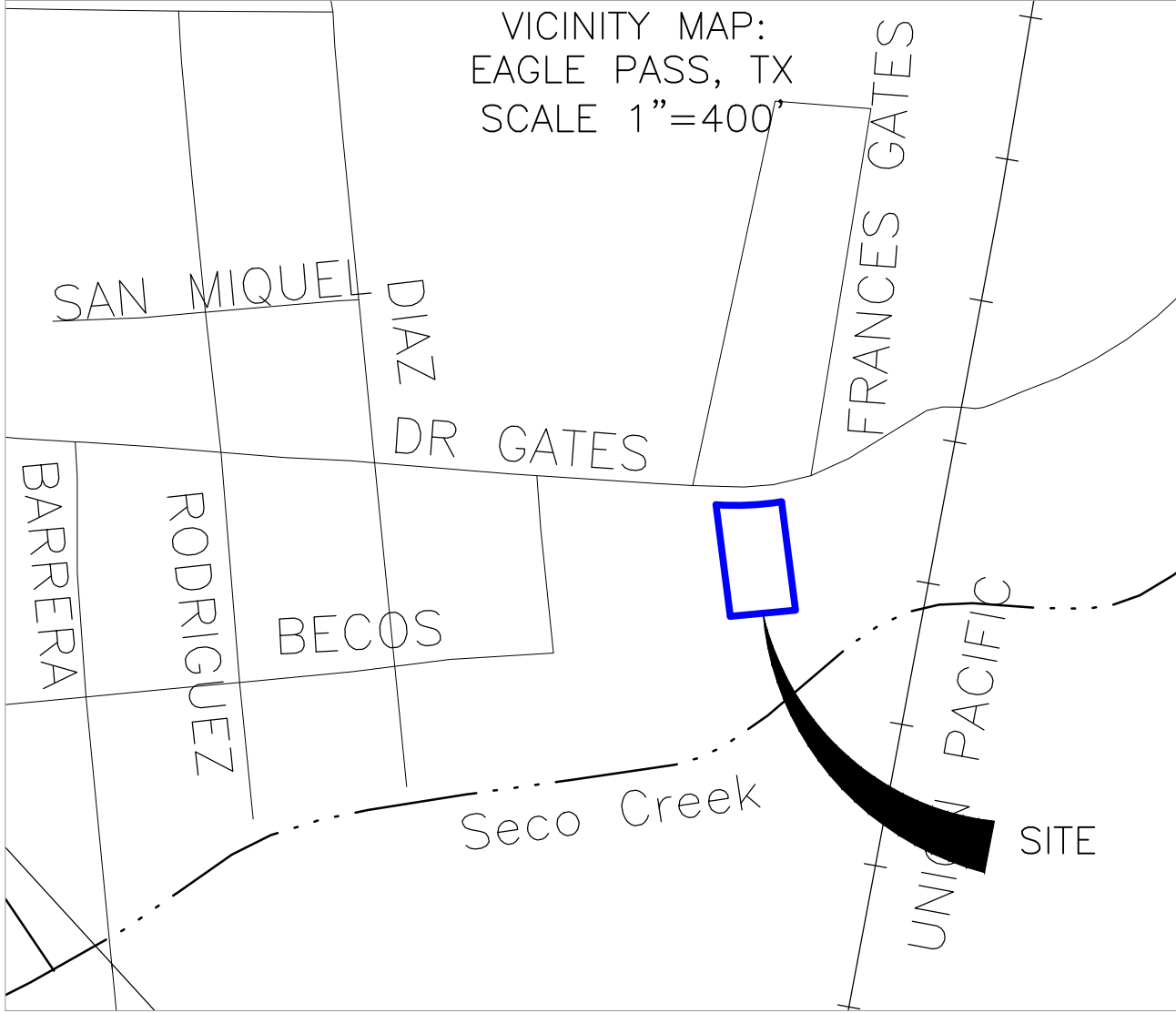
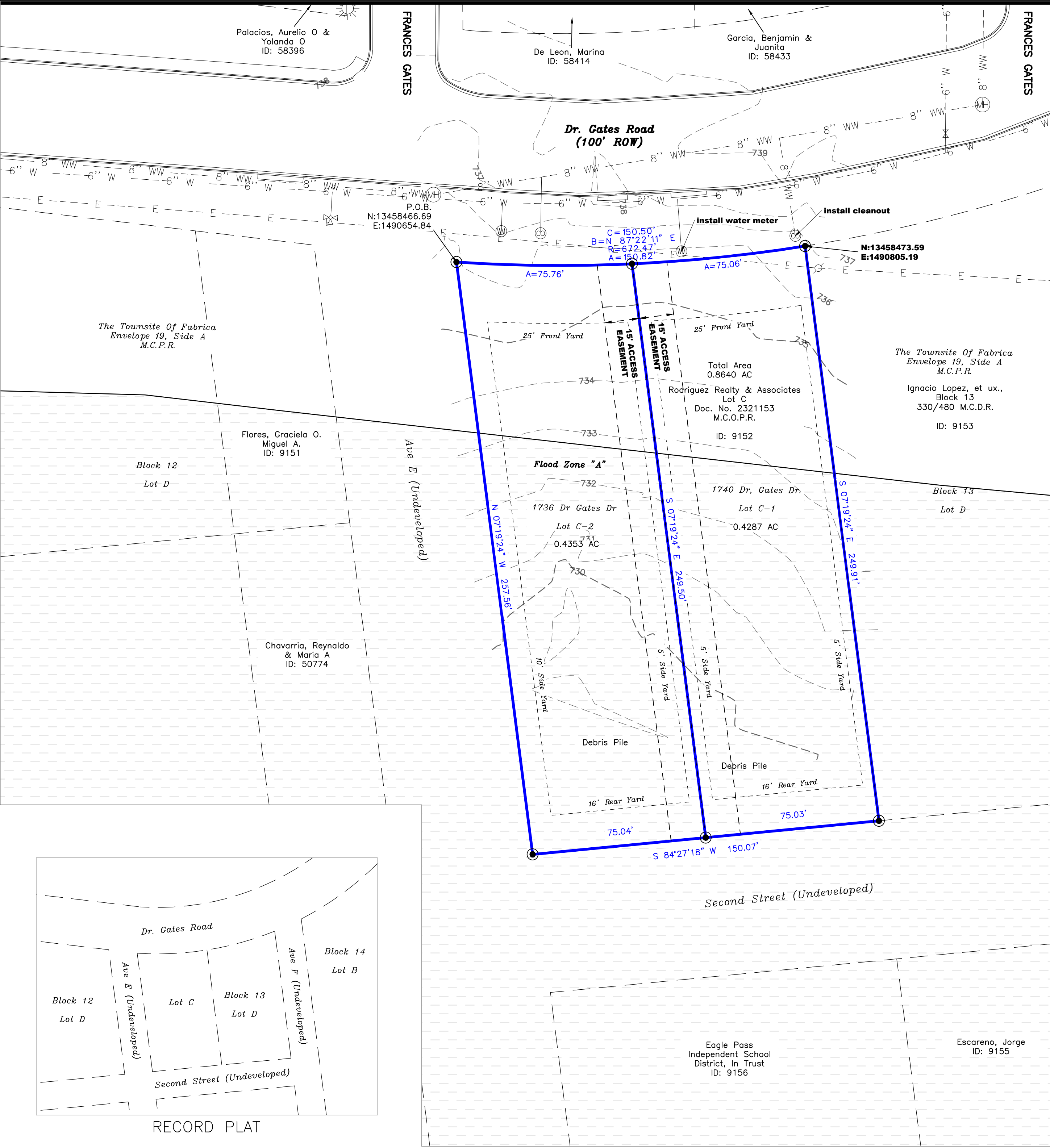
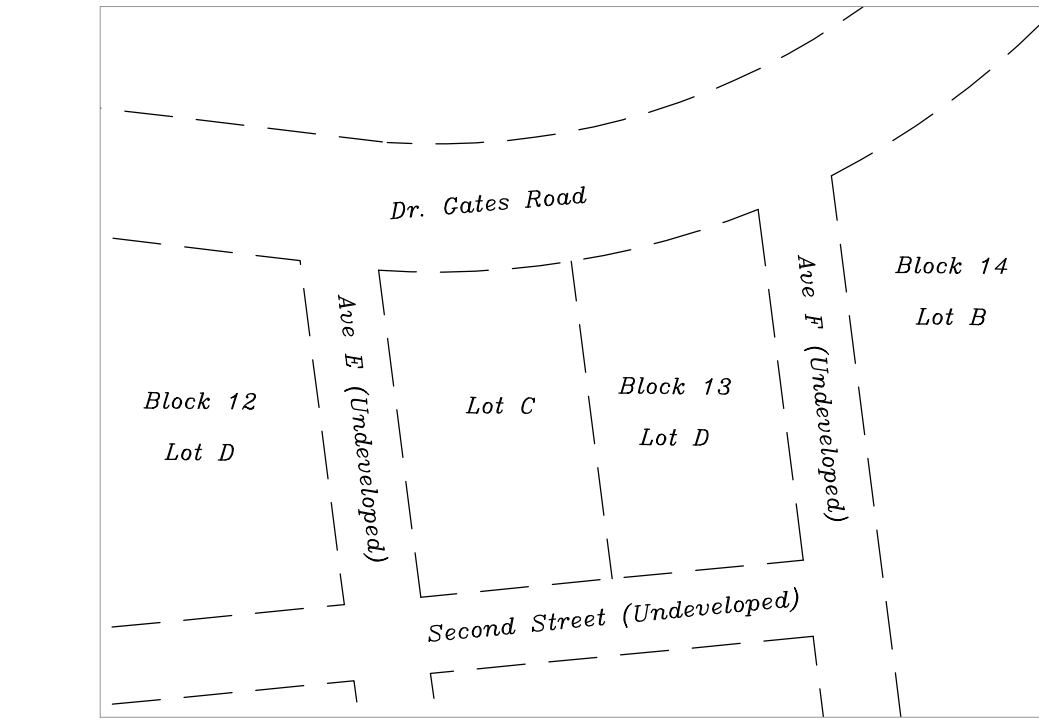
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____ OF _____ BY KENNETH R. DIRKSEN, P.E.

SIGNATURE NOTARY PUBLIC STATE OF TEXAS _____

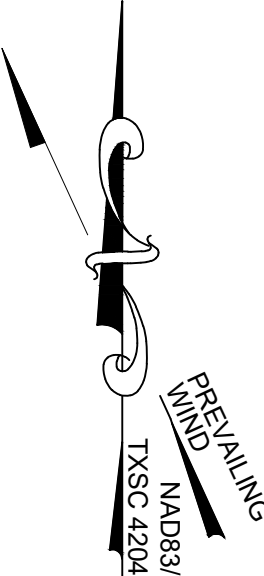
MY COMMISSION EXPIRES ON: _____

NOTES:

- THIS PLAT AMENDS LOT C, BLOCK 13, TOWNSITE OF FABRICA OF THE PLATS PREVIOUSLY RECORDED IN THE MAP RECORDS OF MAVERICK COUNTY, ENVELOPE 119, SIDE A.
- NO DEED RESTRICTION AND/OR COVENANTS APPLY TO THE ORIGINAL PLAT OR THIS REPLAT.
- THE LAND SHOWN ON THIS PLAT IS IN THE ETJ OF CITY OF EAGLE PASS IN MAVERICK COUNTY, NO ZONING EXISTS. FRONT YARD 25 FT, SIDEYARD 5 FT, SIDE YARD 10 FT AT STREET CORNER, REAR YARD 16 FEET.
- PORTIONS OF THE SUBDIVISION SHOWN ON THIS PLAT ARE LOCATED INSIDE OF SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 48323C0451D FOR MAVERICK COUNTY, TEXAS AND INCORPORATED AREAS DATED APRIL 4, 2011. WITHIN ZONE A, WHEN NO BASE FLOOD ELEVATION DATA ARE AVAILABLE, NEW AND SUBSTANTIALLY IMPROVED STRUCTURES SHALL HAVE THE LOWEST FLOOR (INCLUDED BASEMENT) ELEVATED AT LEAST THREE (3) FEET ABOVE THE HIGHEST ADJACENT GRADE. A FLOOD PLANE DEVELOPMENT PERMIT WILL BE REQUIRED FOR ANY DEVELOPMENT IN THE FLOOD PLANE.
- THE SUBSEQUENT RE-PLATTING OR CONSTRUCTION DEVELOPMENT OF ANY LOT SHALL BE SUBJECT TO THE RESPECTIVE PARKLAND REQUIREMENTS OF EAGLE PASS CODE OF ORDINANCES SECTION 23-79 AND EAGLE PASS CODE OF ORDINANCES SECTION 23-80, WITH FEE PAYMENT FOR CONSTRUCTION DEVELOPMENT DUE AT THE TIME OF THE COUNTY INSPECTION OF AN ELECTRICAL SERVICE CONNECTION OR THE COUNTY INSPECTION OF A SEWER SERVICE CONNECTION.
- EASEMENTS MUST BE KEPT CLEAR OF ANY OBSTRUCTIONS.
- ACCESS FOR DRIVEWAYS WILL BE PERMITTED AT TIME OF CONSTRUCTION.
- SIDEWALK TO BE CONSTRUCTED ALONG DR GATES ROAD WITH DEVELOPMENT OF EACH LOT.



REPLAT OF LOT C,
BLOCK 13, TOWNSITE OF
FABRICA



SCALE : 1" = 30'

LEGEND	
BOUNDARY LINE	—
EASEMENT	—
SET 1/2" STEEL STAKE	•
FOUND MONUMENT	•
SANITARY SEWER	— WW —
SEWER MANHOLE, CO	⊕
PLAT LINES	---
DEED LINES	---
EASEMENT	---
FENCE	---
GAS LINE	---
WATER LINE	---
WATER VALVE/METER	⊕
ELECTRIC	---
TELEPHONE	---
911 ADDRESS	919
FIRE HYDRANT	⊕
LUMINAIRE	⊕

THESE DRAWINGS ARE THE PROPERTY OF DIRKSEN ENGINEERING AND SHALL NOT BE USED ON OTHER WORK WITHOUT THEIR APPROVAL. IF THIS SHEET DOES NOT MEASURE 24"X36" IT HAS BEEN MODIFIED. COPYRIGHT 2023.

FIRM NAME & ADDRESS
DIRKSEN ENGINEERING
UVALDE EAGLE PASS
TBPE FIRM #F-8848, TBPLS FIRM #10193741
107 W. SOUTH STREET, UVALDE, TX 78801
PH: (830) 278-2100, FAX: (830) 278-2102
EMAIL: KENDIRKSEN@SBCGLOBAL.NET
WEBSITE: WWW.DIRKSENENGINEERING.COM

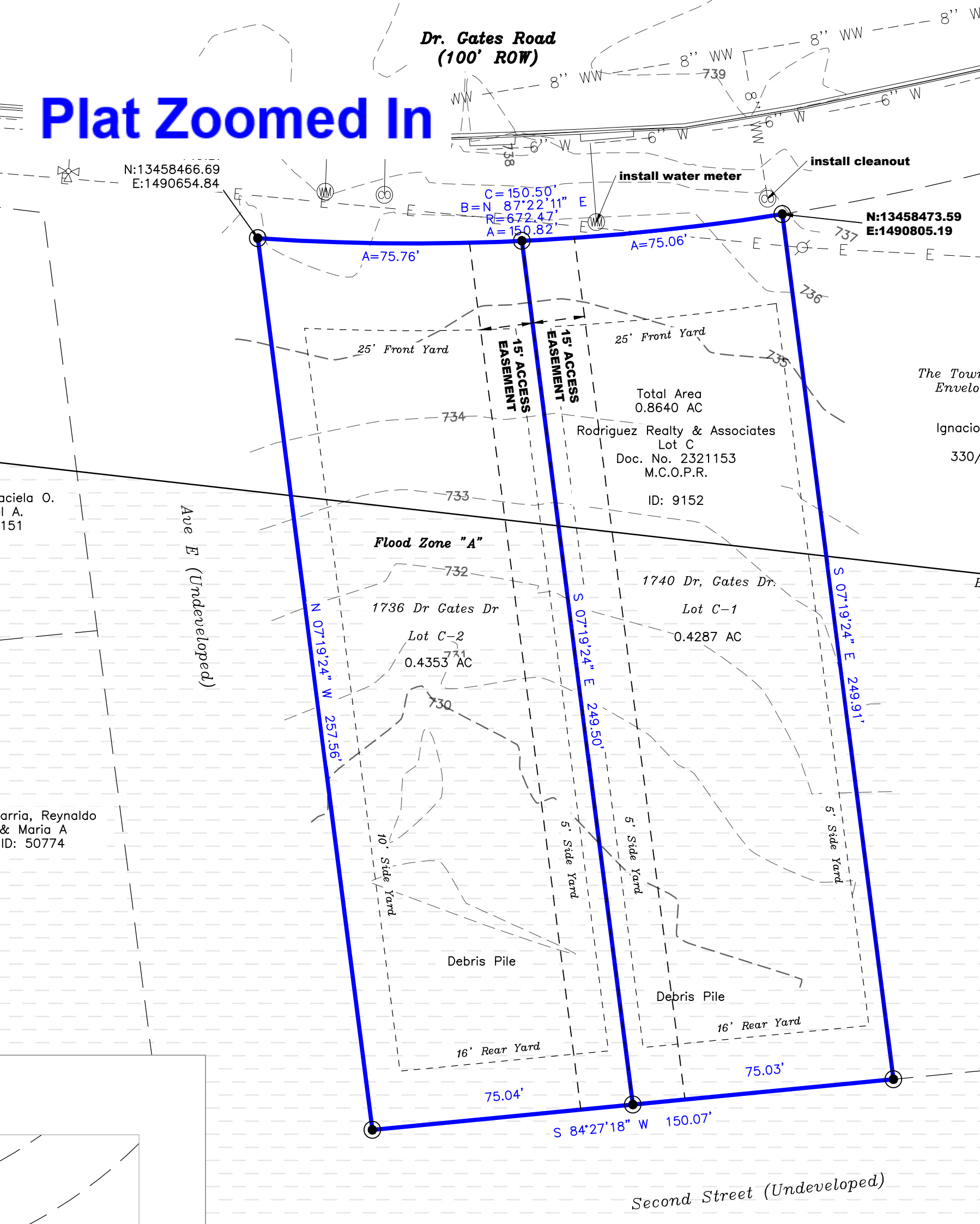
PROJECT# **23-2871**

PROJECT NAME & ADDRESS
REPLAT OF LOT C, BLOCK 13, TOWNSITE OF FABRICA
Eagle Pass, TX

SHEET TITLE
PRELIMINARY PLAT

03-01-2023	SHEET 1 OF 1 SHEETS
PREPARED FOR: Ricky Rodriguez 1079 Ritchie Rd Eagle Pass, TX 78852	DES'D : KR DRAWN : WMS APP'VD : KR DATE : 09-12-23

Plat Zoomed In



Attachment 2
Engineering Report

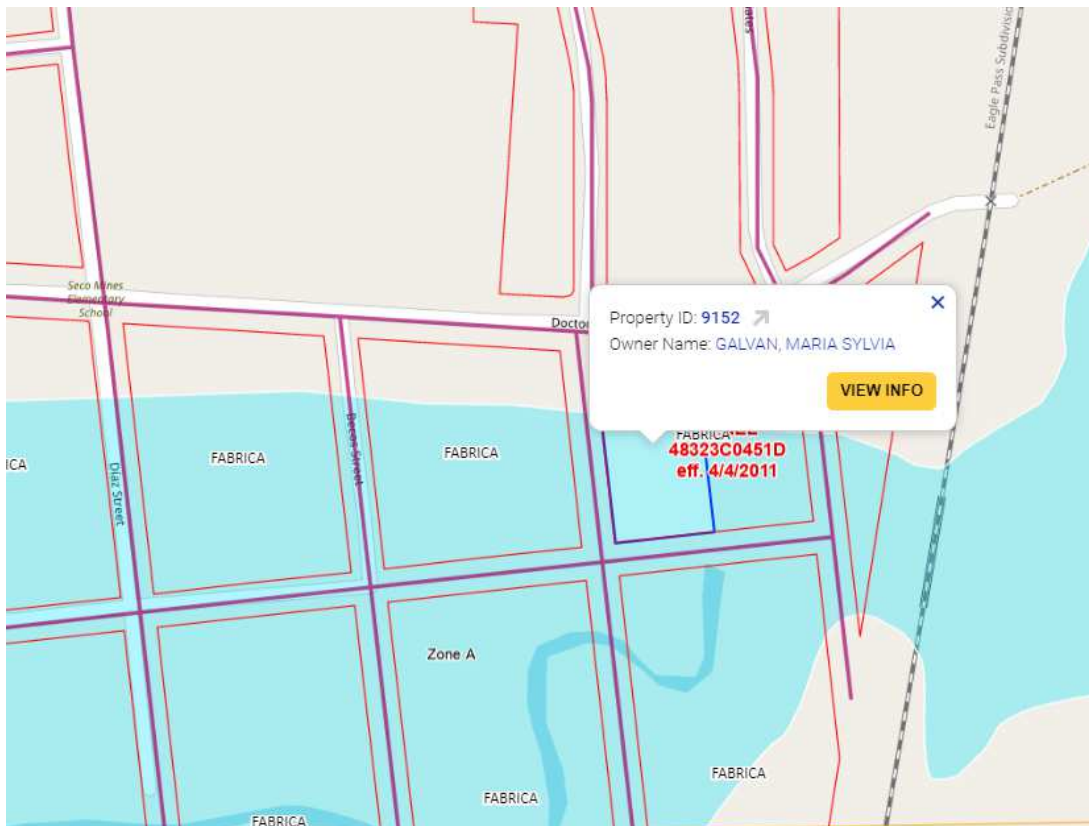
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ENGINEERING & DRAINAGE REPORT

Prepared for:

**Dirksen Engineering
Replat of Lot C, Block 13,
Townsite of Fabrica
Maverick County, Texas
Eagle Pass, TX 78852**



Prepared by:

**Cavel Engineering
Engineering Firm #20893
2373 Willowbrae Dr, Eagle Pass, TX
Phone: (830) 872-8799
June 8, 2023**

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5. – ACCESS TO SITE
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7. – FLOOD INFORMATION

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1.-INTRODUCTION

This report was prepared by Carlos Velarde, PE., for a 0.8640 Acre property located at 1736 Doctor Gates, Eagle Pass, TX 78852. The property is located approximately 0.55 miles to the north of the City of Eagle Pass City Limits. The property consists in the Lot C, Block 13 of the Townsite of Fabrica as shown on the plat of record on Envelope 19 Side A of the Maverick County Plat Records. The property is not currently zoned and is located to the north area of the extra territorial jurisdiction of the City of Eagle Pass, Tx.

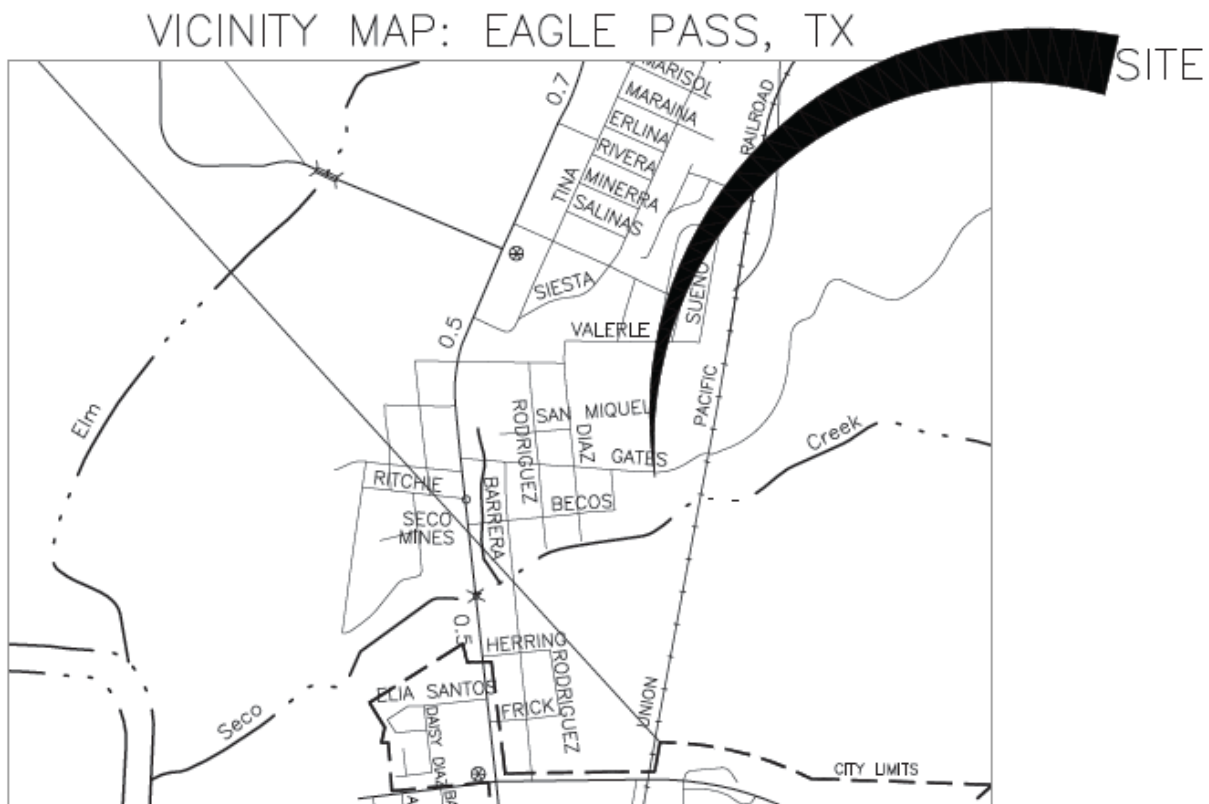


Figure 1. Location Map

2.-PROPERTY DESCRIPTION AND SITE PROPERTIES

The 0.8640 Acre property consist in Lot C, Block 13 of the Townsite of Fabrica as shown on the plat of record on Envelope 19 Side A of the Maverick County Plat Records, the land is surrounded by said subdivision. All of this property lies within the extra territorial jurisdiction of the City of Eagle Pass, in Maverick County, Texas.

All of this land is located in Maverick County, Texas, and currently is undeveloped, vacant lot, this proposed replat is to add a new residential lot to the Maverick County within the extra territorial jurisdiction of the City of Eagle Pass.

Portions of this tract of land are located inside of a special flood hazard zone as shown on flood hazard boundary map panel 48323C0451D for Maverick County, Texas and incorporated areas dated April 4, 2011. As shown in the image below (excerpt from the proposed replat)



Figure 2. View from the north of the property.

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Figure 3. View from the north of the property for the northwest corner of the tract.



Figure 4. Existing drainage way located to the west of the property.

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Figure 5. Existing drainage way located to the west of the property.



Figure 6. View from the north of the property for the northeast corner of the tract.

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3.- DRAINAGE CONDITIONS

The site drains naturally to the south portion of the existing Lot C, it is assumed that all proposed development in this replat will be constructed to maintain this drainage flow towards the southwest corner of the property. There is a drainage way located to the west of the property, all improved conditions to match existing drainage conditions.

This property currently discharges all runoff naturally to the southwest corner of the property, there is no storm drain system in place within the vicinity of the property, there is also no expected mayor impact in the increase of runoff due to the replat, the variation will be minimal compared to existing drainage conditions and all improvements will match existing drainage patterns.

4.- DRAINAGE CALCULATIONS

EXISTING CONDITION - 10 YEAR

Q 10y= 1.9988214 10 yr- Maximun Rate of runoff (cfs) UNDEVELOPED

PROPOSED CONDITION - 10 YEAR

Q 10y= 3.4312892 10 yr- Maximun Rate of runoff (cfs) DEVELOPED

EXISTING CONDITION - 25 YEAR

Q 25y= 3.0088162 25 yr- Maximun Rate of runoff (cfs) UNDEVELOPED

PROPOSED CONDITION - 25 YEAR

Q 25y= 5.1651031 25 yr- Maximun Rate of runoff (cfs) DEVELOPED

EXISTING CONDITION - 50 YEAR

Q 50y= 3.4597364 50 yr- Maximun Rate of runoff (cfs) UNDEVELOPED

PROPOSED CONDITION - 25 YEAR

Q 50y= 5.9391782 50 yr- Maximun Rate of runoff (cfs) DEVELOPED

EXISTING CONDITION - 100 YEAR

Q 100y= 3.9061026 100 yr- Maximun Rate of runoff (cfs) UNDEVELOPED

PROPOSED CONDITION - 100 YEAR

Q 100y= 6.7054354 100 yr- Maximun Rate of runoff (cfs) DEVELOPED

TOTAL AREA= 0.864 AC.

$$Q = \frac{CIA}{Z}$$

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DEVELOPED
AREA= 0.864 AC.

$$C_w = \frac{\sum_{j=1}^n C_j A_j}{\sum_{j=1}^n A_j}$$

RUNOFF COEFFICIENT CALCULATION (UNDEVELOPED)

C= 0.4 Weighted Runoff coeff (CW)(1.25) FOR +25 YEARS UNDEV.
C= Weighted Runoff Coefficient Undeveloped

TOTAL AREA 0.864 Acres

	SURFACE	AREA (Ac)	COEFF.	TOTAL AREA/AREA1	C=
Building		0.000	0.95	0.00%	0
Asphalt/Concrete		0.000	0.95	0.00%	0
Native Vegetation		0.864	0.30	100.00%	0.3
				Cw=	0.3

C= 0.3 Weighted Runoff coefficient UNDEVELOPED

RUNOFF COEFFICIENT CALCULATION (DEVELOPED)

C= 0.5149969 Weighted Runoff coeff (CW)(1.25) FOR +25 YEARS DEV.
C= Weighted Runoff Coefficient Developed

TOTAL AREA 0.864 Acres

	SURFACE	AREA (Ac)	COEFF.	TOTAL AREA/AREA1	C=
Building	3000 SF	0.069	0.95	7.97%	0.0757257
Asphalt/Concrete		0.080	0.95	9.26%	0.087963
Native Vegetation		0.715	0.30	82.77%	0.2483088
				Cw=	0.4119975

C= 0.4119975 Weighted Runoff coefficient DEVELOPED

I 10y= 9.6393777 10 yr- Average Rainfall intensity (in/hr) (calculation below)

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I 25y=	11.608087	25 yr- Average Rainfall intensity (in/hr) (calculation below)
I 50y=	13.347749	50 yr- Average Rainfall intensity (in/hr) (calculation below)
I 100y=	15.06984	100 yr- Average Rainfall intensity (in/hr) (calculation below)
A=	0.864	Drainage Area (ac)
Z=	1	Conversion factor (1)

$$I = \frac{b}{(t_c + d)^e}$$

RAINFALL INTENSITY

I=	Design rainfall intensity (in./hr.)
tc=	Time of concentration (min)
e, b, d=	Coefficients for specific frequencies (table below)

FOR 10-YEAR

I= 9.6393777 in./hr.

e = 0.8774
b = 130.75 in
d= 13.7 min

FOR 25-YEAR

I= 11.608087 in./hr.

e = 0.8792
b = 167.74 in
d= 15.03 min

FOR 50-YEAR

I= 13.347749 in./hr.

e = 0.8834
b = 203.36 in
d= 16 min

FOR 100-YEAR

I= 15.06984 in./hr.

e = 0.8844
b = 237.57 in
d= 16.78 min

tc= 5.8264409 min. (Calculation below)

Rainfall Intensity-Duration-Frequency Coefficients for Texas

Based on United States Geological Survey (USGS) Scientific Investigations Report 2004-5041

"Atlas of Depth-Duration Frequency of Precipitation Annual Maxima for Texas"

1. Select English or SI Units

English

2. Select or Enter a County

Maverick

3. Enter a Time of Conc.

Select Units

8.25 min

Coefficient	50% (2-year)	20% (5-year)	10% (10-year)	4% (25-year)	2% (50-year)	1% (100-year)
e	0.861	0.8691	0.8774	0.8792	0.8834	0.8844
b (in.)	66.16	100.56	130.75	167.74	203.36	237.57
d (min)	9.66	12.19	13.70	15.03	16.00	16.78
Intensity (in./hr)	5.09	6.80	8.13	9.89	11.44	12.97

(Spreadsheet Release Date: August 31, 2015; data table reshuffle by Asquith July 14, 2016)

Kerby-Kirpich Method for time of concentration

$$t_c = t_{ov} + t_{ch}$$

$$t_{ov} =$$

Overland flow time

$$t_{ch} =$$

Channel flow time

$$t_{ov} = K(L \times N)^{0.467} S^{-0.235}$$

$$t_{ov} =$$

Overland flow time

K=

0.828

A units conversion coefficient K=0.828 for traditional

units

L=

the overland-flow length (ft)

N=

A dimensionless retardance coefficient

N=

0.02

S=

Slope of terrain conveying the overland flow

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Generalized terrain description	Dimensionless retardance coefficient (N)
Pavement	0.02
Smooth, bare, packed soil	0.10
Poor grass, cultivated row crops, or moderately rough packed surfaces	0.20
Pasture, average grass	0.40
Deciduous forest	0.60
Dense grass, coniferous forest, or deciduous forest with deep litter	0.80

CHANNEL FLOW

L= 251 FT
 ELEV 1 = 729 FT
 ELEV 2 = 737 FT
 S= 0.0318725

$$t_{ov} = 3.953267 \text{ minutes}$$

$$t_{ch} = KL^{0.770}S^{-0.385}$$

Channel flow time K= 0.0078

K= A units conversion coefficient K=0.0078

L= the channel flow length

S= the dimensionless main-channel slope

OVERLAND FLOW

L= 145 FT
 ELEV 1 = 732 FT
 ELEV 2 = 734 FT
 S= 0.0137931

$$t_c = t_{ov} + t_{ch}$$

Max. Tc= 10 minutes

$$t_{ch} = 1.8731739 \text{ minutes} \quad t_c = 5.82644092 \text{ min.}$$

Table 4-10: Runoff Coefficients for Urban Watersheds

Type of drainage area	Runoff coefficient
Business:	
Downtown areas	0.70-0.95
Neighborhood areas	0.30-0.70
Residential:	
Single-family areas	0.30-0.50
Multi-units, detached	0.40-0.60
Multi-units, attached	0.60-0.75
Suburban	0.35-0.40
Apartment dwelling areas	0.30-0.70
Industrial:	
Light areas	0.30-0.80
Heavy areas	0.60-0.90
Parks, cemeteries	0.10-0.25
Playgrounds	0.30-0.40
Railroad yards	0.30-0.40
Unimproved areas:	
Sand or sandy loam soil, 0-3%	0.15-0.20
Sand or sandy loam soil, 3-5%	0.20-0.25
Black or loessial soil, 0-3%	0.18-0.25
Black or loessial soil, 3-5%	0.25-0.30
Black or loessial soil, > 5%	0.70-0.80
Deep sand area	0.05-0.15
Steep grassed slopes	0.7
Lawns:	
Sandy soil, flat 2%	0.05-0.10
Sandy soil, average 2-7%	0.10-0.15
Sandy soil, steep 7%	0.15-0.20
Heavy soil, flat 2%	0.13-0.17
Heavy soil, average 2-7%	0.18-0.22
Heavy soil, steep 7%	0.25-0.35

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Streets:	
Asphaltic	0.85-0.95
Concrete	0.90-0.95
Brick	0.70-0.85
Drives and walks	0.75-0.95
Roofs	0.75-0.95

5.- ACCESS TO SITE

The site can be accessed thru Doctor Gates Drive, coming from the intersection of Del Rio Blvd. and Doctor Gates Drive, traveling east 0.35 miles to the northwest corner of the property.

6.- WATER AND SEWER CALCULATIONS

Water Supply: Description.

This tract of land is provided with potable water by means of a main water line running along Doctor Gates Drive.

All inside this unit, water improvements for development on this land will comply with City of Eagle Pass regulations. Service lines and meter boxes will be paid for by the developer and installed to City Standards.

Sewage Facilities: Description.

Sewage from this subdivision will be disposed of through the sanitary sewer collection system of the City of Eagle Pass. Both proposed lots to be connected to the available sanitary sewer collection system. As additional note, the contractor to verify existing sewer line depth and elevation of new buildings to be located above available sewer line to have all sewer flowing by gravity. The sewer tabs to be connected to existing sanitary sewer line located at the ROW of Doctor Gates drive.

All improvements required to discharge wastewater to the sanitary sewer system will be paid for by the developer and installed following City Standards.

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Water Calculations

RESIDENTIAL USE

2 Dwellings. For total development

$$2 \text{ units} \times \frac{4 \text{ Persons}}{\text{Per unit}} \times \frac{100 \text{ Gallons}}{\text{Person-Day}} \times \frac{1 \text{ day}}{24 \text{ hours}} \times \frac{1 \text{ Hour}}{60 \text{ minutes}} = 0.555 \text{ GPM}$$

$$\text{Peak demand} = 2.5 \text{ peak factor} \times 0.555 \text{ GPM} \approx 1.388 \text{ GPM}$$

Sanitary Sewer Calculations

RESIDENTIAL USE

2 Dwellings. For total development

$$2 \text{ Units} \times \frac{4 \text{ Persons}}{\text{Per Room}} \times \frac{80 \text{ Gallons}}{\text{Person-Day}} \times \frac{1 \text{ day}}{24 \text{ hours}} \times \frac{1 \text{ Hour}}{60 \text{ minutes}} = 0.444 \text{ GPM}$$

Infiltration and Inflow Factor = 0.5

Peak Demand Factor = 2.0

$$\text{Peak Demand} = 2.5 \text{ Combined Factor} \times 0.444 \text{ GPM} = 1.11 \text{ GPM} \approx 0.002475 \text{ CFS.}$$

Note: 1 CFS = 448.83 GPM.

6.- FLOOD INFORMATION

Portions of this tract of land are located inside of a special flood hazard zone as shown on flood hazard boundary map panel 48323C0451D for Maverick County, Texas and incorporated areas dated April 4, 2011. As shown in the image below (excerpt from the proposed replat)



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7.- CONCLUSIONS

The existing and proposed use of the property is residential, this proposed replat will not have an impact on the current use of the property and surroundings, drainage patterns and utilities as required for platting purposes are already available to this subdivision of land.

In the case that a new proposed construction is to be located in the areas located within the Special flood hazard zone as shown on flood hazard boundary map panel 48323C0451D for Maverick County, all development to comply with Maverick County Flood orders or any other required permit to develop in the floodplain.

If you have any questions or need more information, contact me at (830) 872-8799 or to my email cavel2@gmail.com.



Carlos Arturo Velarde Fernandez, P.E.
Professional Engineer, License No. 134409, Texas.
Eagle Pass, Texas, June 8, 2023.

Replat of Lot C, Block 13 Townsite of Fabrica

Maverick County, TX

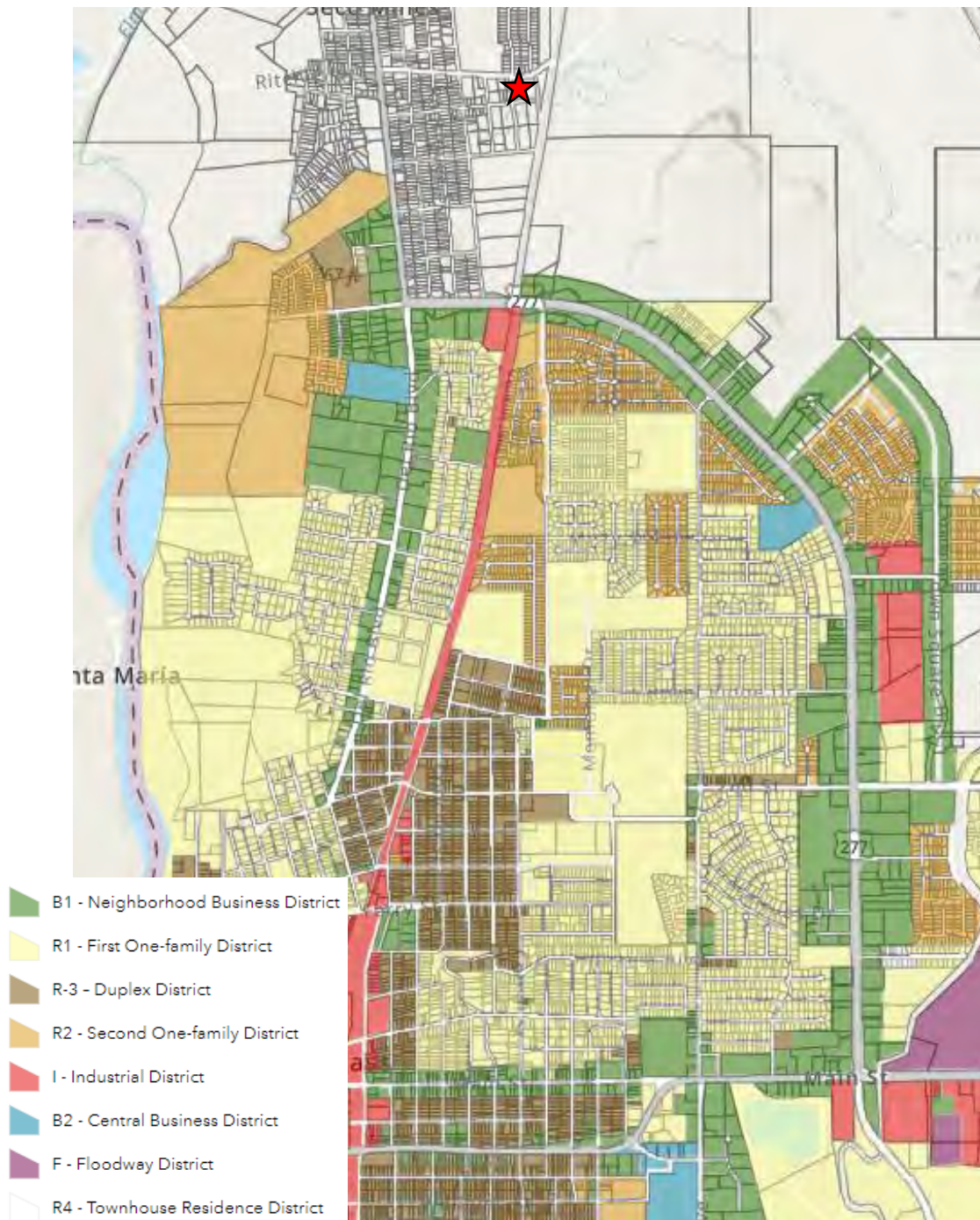
Legend

- 6" SS
- 6" WL
- FH
- Manhole
- Site
- Water Valve



Attachment 4
Master Plan and Zoning Map
Zoning Map

Zoning Map



Item #3



Planning Department Executive Summary Report to the Planning & Zoning Commission

Homero Morales Jr. Conditional Use Permit Request – 2467 N. Veterans Blvd.

I. BACKGROUND

General Information

Applicant/Property Owner: Homero Morales Jr.

PID Number: 59791

Legal Description: Enchanted Ridge Unit #5, Block 1, Lot 3

Parcel is located off North Veterans Blvd and within an area featuring residential and commercial developments.

Request: Approval of a Conditional Use Permit to allow the establishment of a daycare business.

Section 13.d – Home occupations.

https://library.municode.com/tx/eagle_pass/codes/code_of_ordinances?nodeId=PTIICOOR_APXAZO_OR_S13HOOC

Parcel Size: 18,733-square feet

Current Use: Vacant

Proposed Use: Request for a Conditional Use Permit to allow for the establishment of a childcare business.

Zoning District: R-1 (First One-Family Dwelling District)

Master Plan: Residential

II. PUBLIC NOTICE

Public notification of the *Conditional Use Permit* (CUP) request before the Planning and Zoning Commission was completed consistent with the provisions of *Chapter 211 of the State of Texas Local Government Code Title 7. Seventeen (17)*

notices were mailed to the abutting property owners within a 200 foot radius of the subject property on October 6, 2023.



Street View Photos



III. RECOMMENDATION FINDINGS OF FACTS

Eagle Pass Code of Ordinances Appendix A: Zoning Ordinance

A. Conclusions

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

The request involves the establishment of a childcare business. The establishment of a childcare business in the *R-1 District* requires an application for and the issuance of a *Conditional Use Permit (CUP)* for the project.

2. *Section 21(d)* of *City of Eagle Pass Code of Ordinances Appendix A* states, in part, that the Planning and Zoning Commission may approve, conditionally approve or deny an application for a *Conditional Use Permit*, and in authorizing a conditional use, may impose such requirements and conditions with respect to location, construction, time period, maintenance and operation as deemed necessary for the protection of adjacent properties and the public interest when reasonably related to the use of the property.

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

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

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

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

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

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

3. The *Conditional Use Permit*, if granted, would be consistent with the purpose of the zoning code. *Section 2* of the *City of Eagle Pass Code of Ordinances Appendix A* states that the purpose of the zoning code is to promote the health, safety, morals, and general welfare of the City by, (a) lessening the congestion of streets, (b) securing safety from fire, panic, or dangers, (c) providing adequate light and air, (d) preventing the overcrowding of land, (e) avoiding undue concentration of population, (f) facilitating the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements.

Section 2 emphasizes the importance of the character of a specific zoning district and its peculiar suitability for uses, conserving the value of buildings, and encouraging the most appropriate use of land throughout the city. The use of the vacant land to construct a childcare business establishment will facilitate the retention of the character of the neighborhood.

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

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

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

B. Planning Department Recommendation

The Planning and Zoning Commission **GRANT** the request to establish a childcare business on property located at 2467 N. Veterans Boulevard, subject to the following conditions:

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

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

TRANSMITTED to the parties listed hereafter:

Homer Morales, Jr. via e-mail
Eagle Pass Planning and Zoning Commission Members via e-mail
Eagle Pass Planning Department Report dated October 16, 2023

Attachment 1

Application



PLANNING DEPARTMENT

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

CONDITIONAL USE PERMIT APPLICATION

#9612

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

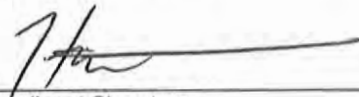
Property Owner Information	Name: <u>Homero Morales Jr.</u>
	Mailing Address: <u>12011 Briscoe Ranch, San Antonio, TX 78254</u>
	Phone: <u>8309681410</u> E-mail: <u>hmorales@edenlearningcenter.net</u>

Property Information	Site Address: <u>2467 N Veterans Blvd.</u> MCAD Property ID # <u>59791</u>
	Legal Description: Lot(s) <u>3</u> Block <u>1</u> Subdivision <u>Enchanted Ridge Unit #5</u> (Property must be legally subdivided or be lot of record)
	Front Yard Width (feet) <u>104.45</u> Rear Yard Width (feet) <u>92.67</u> Side Yard Width (feet) <u>190</u>
	Current Use <u>None</u>
	Proposed Use <u>Commercial Daycare</u>

Description of Project:
This application is for the construction or placement of two "Portable Classrooms" on the Property (59791) located at 2467 N Veterans Blvd.
It will serve as an expansion to Eden Learning Center which is located in the neighboring lot at 2435 N Veterans Blvd.

Detailed Explanation of Proposed Conditional Use
What development measures regarding location, construction, time period, maintenance, and operation will you use to protect adjacent properties from impacts from your project?
The buildings that are to be placed on the property are prefabricated and will not require closure or impedance to adjacent properties or businesses.
All work that is to be done on the property will house any and all material on site. Safety measures such as temporary gating will be implemented if required.
This project is proposed to be completed before the end of 2023.

Describe how your project is reasonably related to the use of the property.
This project will be an expansion to Eden Learning Center, an already established business. It will continue to be used for commercial purpose in the same way that neighboring properties are being used.
Describe how your project conforms to the purpose of the zoning district in which the project will be established.
This project is located on an R-1 district. This project conforms in that an R1 district may have a public or in this case private school.
Eden Learning Center is licensed by the State of Texas and recognized as a private school.

Aplicant Authorization	I authorize the City of Eagle Pass to conduct any site visits necessary to evaluate this conditional use permit 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 conditional use permit request. I further attest that I have the authority to submit this application and agree to comply with any and all conditions of the conditional use permit approval. I agree to provide any additional information requested by the City as they deem necessary for the processing of this application.  Applicant Signature 9/21/23 Date

Office Use	Date Application Accepted for Review: <u>9/22/23</u> By: <u>VB</u>
	Contact Date for Supplemental Info: _____ Supplemental Info Received: _____
	Completeness Review Date: <u>9/22/23</u> By: <u>VB</u>
	Application Returned to Applicant: _____ (when applicable)
MR:6/2020	

Aerial View



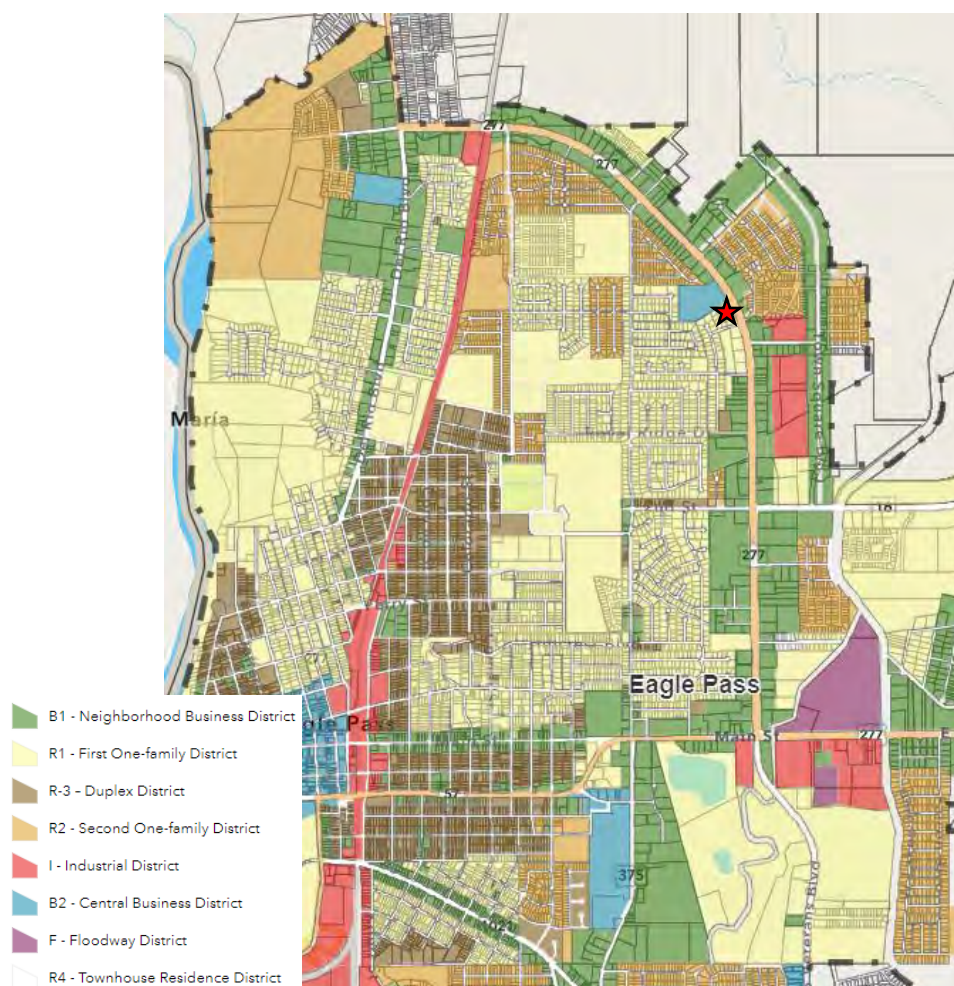
Site Photos



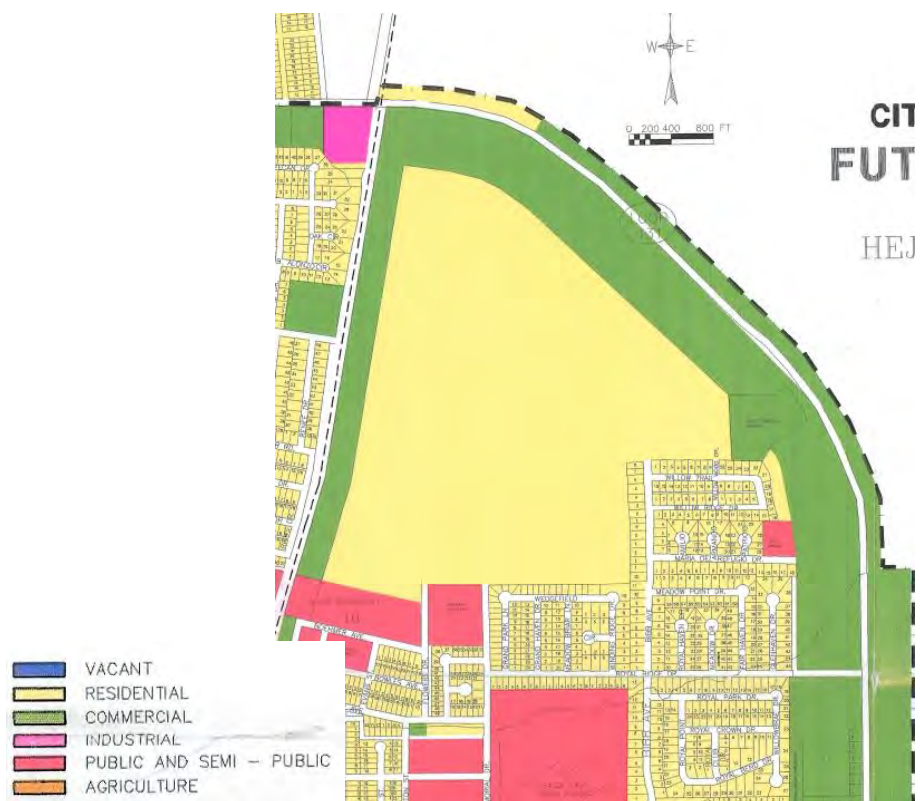


Attachment 2
Master Plan Map & Zoning District Map

Zoning Map



Master Plan Map



Item #4



Planning Department Executive Summary Report to the Planning & Zoning Commission

Max-E-Stores, Inc Conditional Use Permit Request – 585 E. Garrison

I. BACKGROUND

General Information

Applicant/Property Owner: Max-E-Stores, Inc.

PID Number: 16857, 16855, 16856, 16859, and 16860

Legal Description:

- Range Unit #5, Block 1, Lot 2 (south 63 ft of east 107ft) – 6,548 square feet
- Range Unit #5, Block 1, Lot 1, 2 and 4 (east 7ft of Lot 1 & west 43ft of Lot 2 & west 50ft of Lot 4) – 7,501 square feet
- Range Unit #5, Block 1, Lot 2 (north 12ft of east 107ft) – 1,800 square feet
- Range Unit #5, Block 1, Lot 4 (north 37.5ft of east 100ft of Lot 4) – 3,750 square feet
- Range Unit #5, Block 1, Lot 4 (south 37.5ft of east 100ft of Lot 4) – 3,750 square feet

Parcel is located off Garrison Street and within an area featuring commercial developments.

Request: Approval of a Conditional Use Permit to allow the establishment of a convenience store business due to an change of ownership.

Parcel Size: 23,349-square feet

Current Use: Convenience Store/Gas Station

Proposed Use: convenience store business

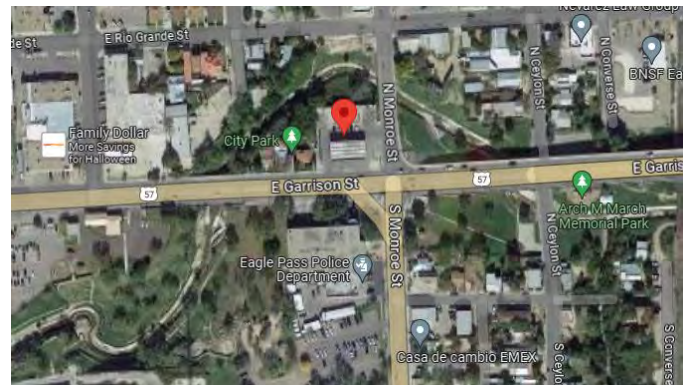
Zoning District: B-2 (Central Business District)

Master Plan: Commercial

II. PUBLIC NOTICE

Public notification of the *Conditional Use Permit* (CUP) request before the Planning and Zoning Commission was completed consistent with the provisions of *Chapter 211* of the *State of Texas Local Government Code Title 7*. Twenty-three (23) notices were mailed to the abutting property owners within a 200 feet radius of the subject property on October 6, 2023.

Aerial View



Street View Photos



III. RECOMMENDATION FINDINGS OF FACTS

Eagle Pass Code of Ordinances Appendix A: Zoning Ordinance

A. Conclusions

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

The request involves the establishment of a convenience store business. The establishment of a convenience store business in the *B-2 District* requires an application for and the issuance of a *Conditional Use Permit (CUP)* for the project.

2. *Section 21(d)* of *City of Eagle Pass Code of Ordinances Appendix A* states, in part, that the Planning and Zoning Commission may approve, conditionally approve or deny an application for a *Conditional Use Permit*, and in authorizing a conditional use, may impose such requirements and conditions with respect to location, construction, time period, maintenance and operation as deemed necessary for the protection of adjacent properties and the public interest when reasonably related to the use of the property.

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

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

This application is consistent with the *Plan's Land use Development Goals*, as the establishment of a convenience store business will allow for continued development of the community while retaining the community's character and scale.

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

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

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

3. The *Conditional Use Permit*, if granted, would be consistent with the purpose of the zoning code. *Section 2* of the *City of Eagle Pass Code of Ordinances Appendix A* states that the purpose of the zoning code is to promote the health, safety, morals, and general welfare of the City by, (a) lessening the congestion of streets, (b) securing safety from fire, panic, or dangers, (c) providing adequate light and air, (d) preventing the overcrowding of land, (e) avoiding undue concentration of population, (f) facilitating the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements.

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

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

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

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

B. Planning Department Recommendation

The Planning and Zoning Commission **GRANT** the request to establish a convenience store business on property located at 585 E. Garrison Street, subject to the following conditions:

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

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

TRANSMITTED to the parties listed hereafter:

Max-E-Stores, Inc. via e-mail
Eagle Pass Planning and Zoning Commission Members via e-mail
Eagle Pass Planning Department Report dated October 18, 2023

Attachment 1

Application



PLANNING DEPARTMENT

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

CONDITIONAL USE PERMIT APPLICATION

Applicant Information	Name: <u>Max-E-Stores, Inc.</u>
	Mailing Address: <u>PO Box 1463, Uvalde, TX 78802</u>
	Phone: <u>830-278-3711</u> E-mail: <u>taramaxey@maxeyenergy.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>Maxey Family Limited Partnership</u>
	Mailing Address: <u>PO Box 1463, Uvalde, TX 78802</u>
	Phone: <u>830-278-3711</u> E-mail: <u>taramaxey@maxeyenergy.com</u>
	<u>*MCAD shows 557 Garrison</u>

Property Information	Site Address: <u>585 E. Garrison</u> MCAD Property ID # <u>16855 16857</u>
	Legal Description: Lot(s) <u>1,2,4</u> Block <u>1</u> Subdivision _____ (Property must be legally subdivided or be lot of record)
	Front Yard Width (feet) _____ Rear Yard Width (feet) _____ Side Yard Width (feet) _____
	Current Use <u>Convenience Store</u>
	Proposed Use _____

Description of Project:
<u>Change of ownership for existing convenience store.</u>
<u>no modifications</u>

Detailed Explanation of Proposed Conditional Use
What development measures regarding location, construction, time period, maintenance, and operation will you use to protect adjacent properties from impacts from your project?
<u>Change of ownership for existing convenience store</u>

Describe how your project is reasonably related to the use of the property.

No modifications

Describe how your project conforms to the purpose of the zoning district in which the project will be established.

No modifications

Aplicant Authorization

I authorize the City of Eagle Pass to conduct any site visits necessary to evaluate this conditional use permit 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 conditional use permit request. I further attest that I have the authority to submit this application and agree to comply with any and all conditions of the conditional use permit approval. I agree to provide any additional information requested by the City as they deem necessary for the processing of this application.

Tara Maxey
Applicant Signature

9/21/23
Date

Office Use

Date Application Accepted for Review: 9/22/23 By: VB

Contact Date for Supplemental Info: 9/22/23 Supplemental Info Received: 9/25/23

Completeness Review Date: 9/25/23 By: VB

Application Returned to Applicant: _____ (when applicable)

MR.6/2020

Aerial View



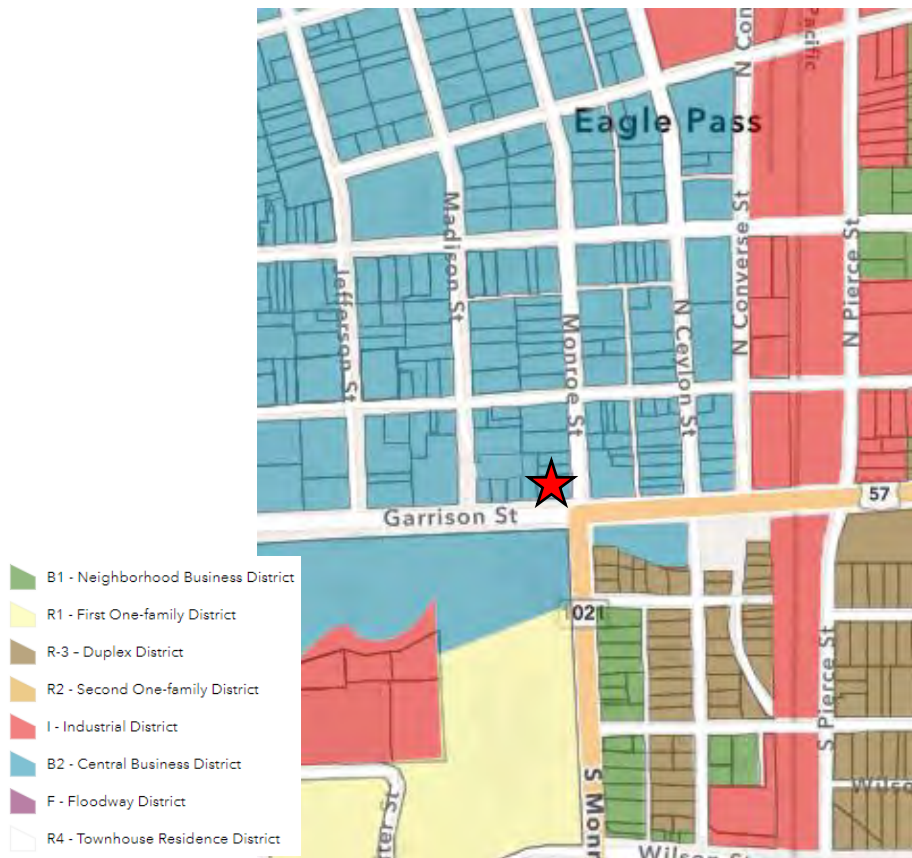
Site Photos



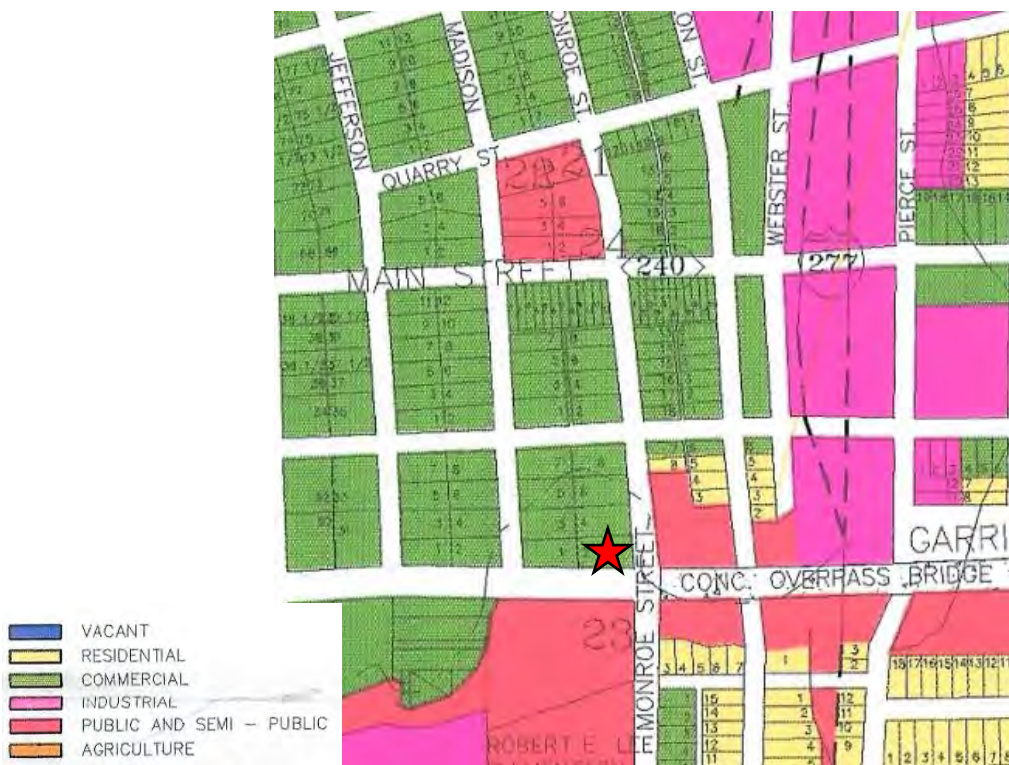


Attachment 2
Master Plan Map & Zoning District Map

Zoning Map



Master Plan Map



Item #5



Planning Department Executive Summary REPORT TO THE PLANNING & ZONING COMMISSION

164 Medina Street Rezone Request

I. BACKGROUND

General Information

Applicant & Property Owner: Siria E. Felix

Location: 164 Medina St. **PID:** 9840

Legal Description: Hillcrest Addition, Block 12, Lot 10A

Request: Rezone parcel from R-3 Duplex District to R-3A Apartment District, to allow for the construction of four (4) 2-bedroom apartments.

Subject Property Information

Parcel Size: 8, 112 sq ft

Current Zoning District: R-3 Duplex District

Master Plan: Residential

Current Use: Vacant and undeveloped

Proposed Use: Construction of 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 Webster 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*. 28 notices were mailed to the abutting property owners within the 200 feet radius from the subject property on October 6, 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 Medina 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. Planning 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 164 Medina 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 zoning, governing off-street parking
 - Appendix A governing zoning, governing fences (Section 12(d)(1)(a) & (c))

TRANSMITTED to the parties listed hereafter:

Siria E. Felix via e-mail
Planning and Zoning Commission Members via e-mail
Eagle Pass Planning Department Report dated October 16, 2023

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: _____ Mailing Address: _____ Phone: _____ E-mail: _____ 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>Sina E. Felix</u> Mailing Address: <u>480 Hillcrest Blvd. Eagle Pass, TX. 78852</u> Phone: <u>(830) 325-10-21.</u> E-mail: <u>siriacelenafelixlemas@gmail.com</u>
Property Information	Site Address: <u>164 Medina St.</u> MCAD Property ID # <u>9840</u> Legal Description: Lot(s) <u>10A</u> Block <u>12</u> Subdivision <u>Hillcrest Addition</u> (Property must be legally subdivided or be lot of record) Front Yard Width (feet) <u>48</u> Rear Yard Width (feet) <u>48</u> Side Yard Width (feet) <u>169</u> <u>8112 sqft.</u>
Proposed Project	Amend Zoning Regulations contained in section <u>7</u> Amend the Official Zoning Map & Master Plan by changing <u>.1362</u> 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:	
Four 2 bedroom apartments.	
Describe the character and/or nature of uses surrounding the property:	
To give the property a higher use and well complaid with the location. and uses in the area.	
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.
	 10-03-2023 Applicant Signature Date

Office Use	Date Application Accepted for Review: 10/3/2023 By: 
	Contact Date for Supplemental Info: <u>NA</u> Supplemental Info Received: <u>NA</u>
	Completeness Review Date: 10/3/23 By: 
	Application Returned to Applicant: <u>NA</u> (when applicable)
MR:7/2020	

Aerial View

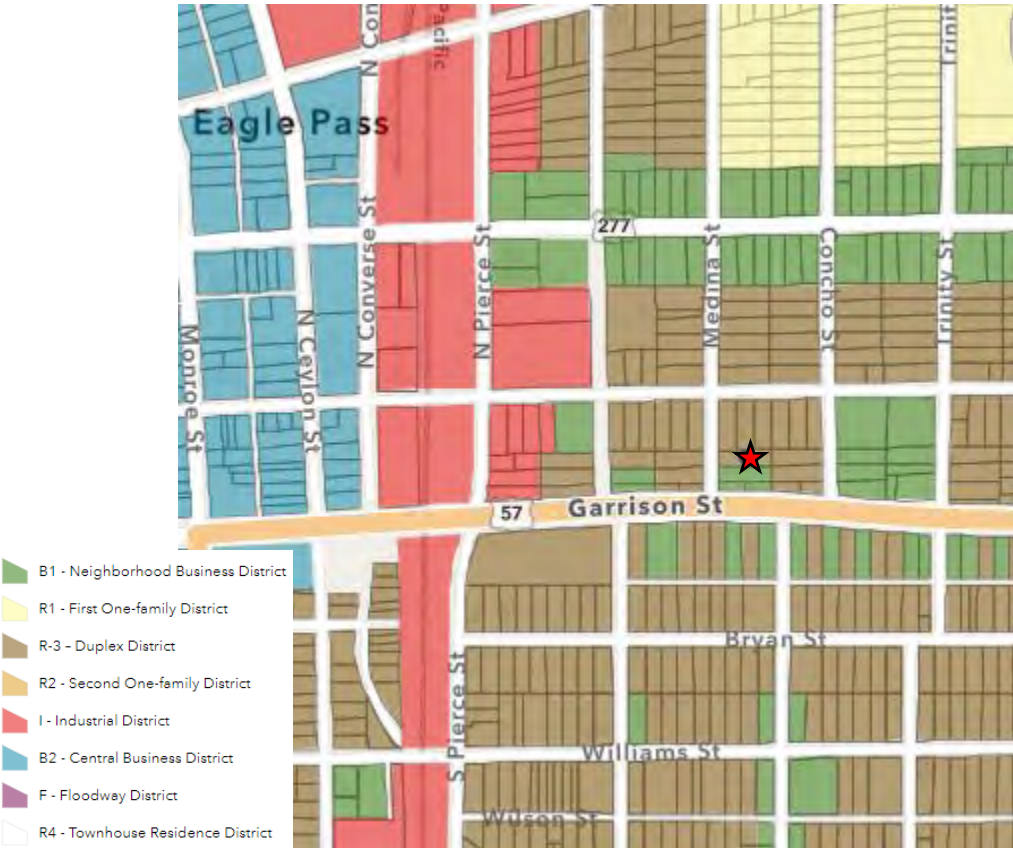


Site Photos

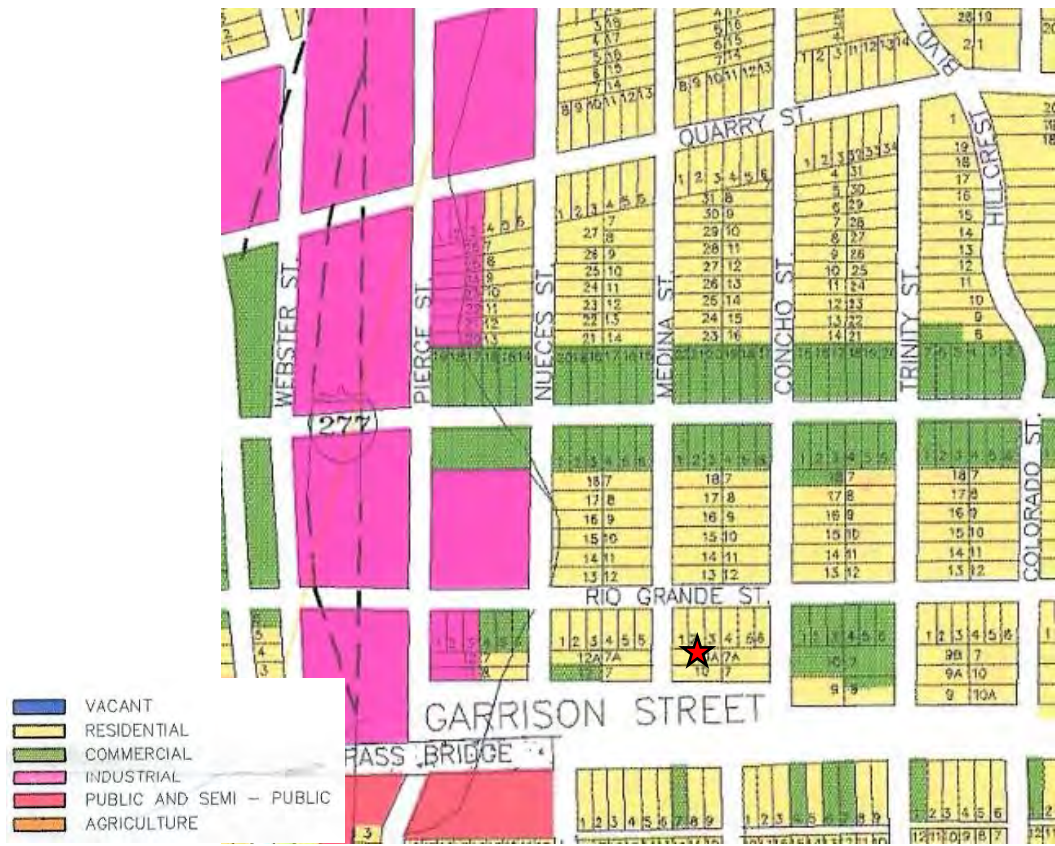


Attachment 2
Master Plan & Zoning Map

Zoning Map



Master Plan



Item #6



Planning Department Executive Summary REPORT TO THE PLANNING & ZONING COMMISSION

388 Trinity Street Rezone Request

I. BACKGROUND

General Information

Applicant: Siria E. Felix

Property Owner: South Texas Legal Aid, LLC

Location: 388 Trinity St. **PID:** 10079 & 8708860

Legal Description: Hillcrest Addition, Block 11, Lot 1 (southern 40ft of Lot 1) and Lot 19

Request: Rezone parcel from R-1 Single One-Family Dwelling District to R-3 Duplex District, to allow for the construction of a duplex.

Subject Property Information

Parcel Size: 6,472 sq ft and 10,250 sq ft

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

Master Plan: Residential

Current Use: Vacant and undeveloped

Proposed Use: Duplex dwelling

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 Trinity Street.

Aerial Map



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. 23 notices were mailed to the abutting property owners within the 200 feet radius from the subject property on October 6, 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-1 District to R-3 District will allow for a continuation of the development in the neighborhood while retaining the community's character and scale. The change will facilitate the ultimate development of urban uses in a compatible arrangement that will make the community attractive to both residents and visitors and desirable to quality investments, while improving the residential and commercial environment of the city.

The purpose of the rezone is to allow for subsequent construction of a duplex dwelling on 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 Trinity 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-3 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 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 8 of this Report. The rezone request, therefore, should be approved.

B. Planning Department Recommendation

The Planning and Zoning Commission recommend that the City Council prepare and **ADOPT** an Ordinance granting a zoning district change from R-1 Single One-Family Dwelling District to R-3 Duplex District, for property legally known as 388 Trinity 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 zoning, governing off-street parking
 - Appendix A governing zoning, governing fences (Section 12(d)(1)(a) & (c))

TRANSMITTED to the parties listed hereafter:

Siria E. Felix via e-mail
Planning and Zoning Commission Members via e-mail
Eagle Pass Planning Department Report dated October 16, 2023

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>Siria E. Felix</u>
	Mailing Address: <u>480 Hillcrest Blvd</u>
	Phone: <u>830-421-2026</u> E-mail: <u>xavier.tobias@gmail.com</u>
	<u>325-1021</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>South Texas Legal Aid LLC / Xavier Fernando Tobias</u>
	Mailing Address: <u>480 Hillcrest Blvd. Eagle Pass, TX. 78852</u>
	Phone: <u>(830) 421-2026</u> E-mail: <u>xavier.tobiase@gmail.com</u>

Property Information	Site Address: <u>388 Trinity St.</u> MCAD Property ID # <u>10079 and 8708860</u>
	Legal Description: Lot(s) <u>19 and 1</u> Block <u>26</u> Subdivision <u>Hillcrest Addition</u> (Property must be legally subdivided or be lot of record)
	Front Yard Width (feet) _____ Rear Yard Width (feet) _____ Side Yard Width (feet) _____
	<u>see attached.</u>

Proposed Project	Amend Zoning Regulations contained in section <u>5</u>
	Amend the Official Zoning Map & Master Plan by changing <u>see attached</u> acres of land currently zoned <u>R1</u> to be zoned <u>R3</u>
	Conforms with the Zoning Map? ☒ Yes ☐ No
	Conforms with Master Plan Designation? ☒ Yes ☐ No
	☒ <u>current</u> Vacant Land ☐ Vacant Building ☐ Single Family Dwelling ☐ Commercial
	☐ Multi-Family Dwellings ☐ Industrial ☐ Other <u>Duplex (proposed)</u>

Detailed Explanation of Proposed Use	
Proposed Use of Property/Reason for Change:	
Build duplexes to house 2 families	
Describe the character and/or nature of uses surrounding the property:	
The area is surrounded by both single family dwellings and duplexes	
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>10-03-2023</u> Date

Office Use	Date Application Accepted for Review: <u>10/3/23</u> By: <u>mr</u>
	Contact Date for Supplemental Info: <u>NA</u> Supplemental Info Received: <u>NA</u>
	Completeness Review Date: <u>10/3/23</u> By: <u>mr</u>
	Application Returned to Applicant: <u>NA</u> (when applicable)
MR:7/2020	

Aerial View

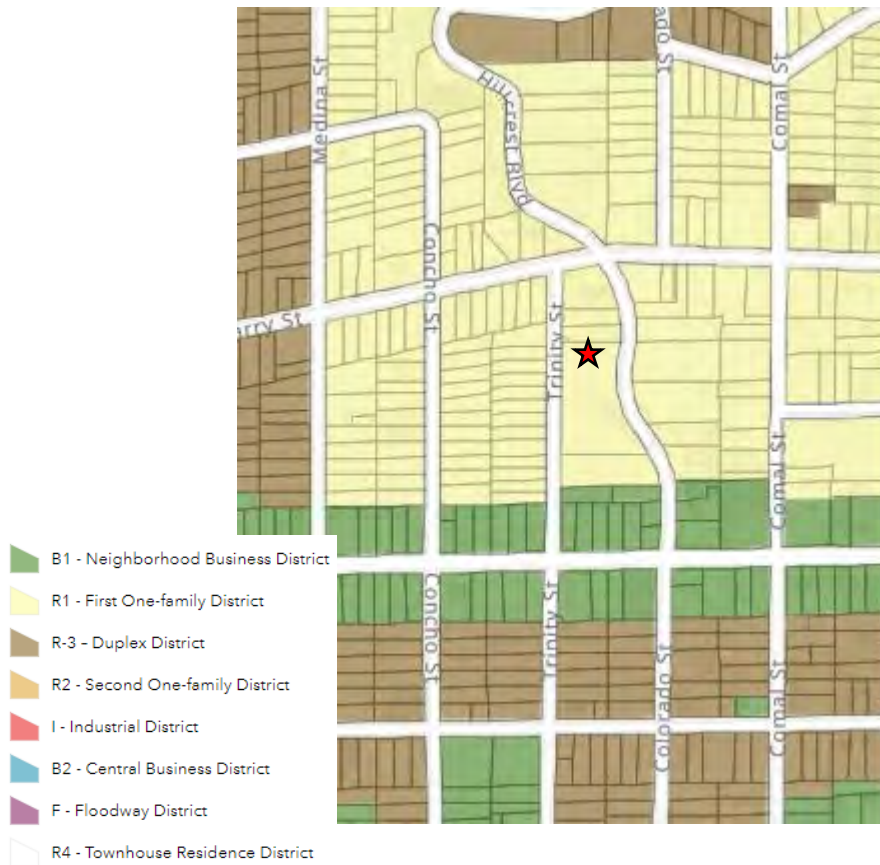


Site Photos



Attachment 2
Master Plan & Zoning Map

Zoning Map



Master Plan Map



Item #7



Planning Department Executive Summary REPORT TO THE PLANNING & ZONING COMMISSION

1001 Webster Street Rezone Request

I. BACKGROUND

General Information

Applicant & Property Owner: The Webster Estate, LLC, c/o Siria E. Felix

Location: 1001 Webster St. **PID:** 13931

Legal Description: North Heights, Block 10, Lot 9 & 10

Request: Rezone parcel from R-1 Single One-Family Dwelling District to R-3 Duplex District, to allow for the construction of duplexes. Allowing 2 dwellings per legal lot.

Subject Property Information

Parcel Size: 14, 000 sq ft

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

Master Plan: Residential

Current Use: Vacant home and detached garage

Proposed Use: Construction of duplexes allowing 2 dwellings per legal lot.

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 Webster 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*. 18 notices were mailed to the abutting property owners within the 200 feet radius from the subject property on October 6, 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-1 District to R-3 District will allow for a continuation of the development in the neighborhood while retaining the community's character and scale. The change will facilitate the ultimate development of urban uses in a compatible arrangement that will make the community attractive to both residents and visitors and desirable to quality investments, while improving the residential and commercial environment of the city.

The purpose of the rezone is to allow for subsequent construction of a duplex dwelling on 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 Webster 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-3 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 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 8 of this Report. The rezone request, therefore, should be approved.

B. Planning Department Recommendation

The Planning and Zoning Commission recommend that the City Council prepare and **ADOPT** an Ordinance granting a zoning district change from R-1 Single One-Family Dwelling District to R-3 Duplex District, for property legally known as 1001 Webster 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 zoning, governing off-street parking
 - Appendix A governing zoning, governing fences (Section 12(d)(1)(a) & (c))

TRANSMITTED to the parties listed hereafter:

Siria E. Felix via e-mail
Planning and Zoning Commission Members via e-mail
Eagle Pass Planning Department Report dated October 16, 2023

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: _____ Mailing Address: _____ Phone: _____ E-mail: _____ 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>The Webster Estates LLC / Siria E. Felix</u> Mailing Address: <u>480 Hillcrest Blvd. Eagle Pass, TX. 78852</u> Phone: <u>(830) 325-10-21.</u> E-mail: <u>siriaelenafelix@gmail.com</u>
Property Information	Site Address: <u>1001 Webster St.</u> MCAD Property ID # <u>13931</u> Legal Description: Lot(s) <u>9 and 10</u> Block <u>10</u> Subdivision <u>North Heights Unit 2</u> (Property must be legally subdivided or be lot of record) Front Yard Width (feet) <u>100</u> Rear Yard Width (feet) <u>100</u> Side Yard Width (feet) <u>140</u>
Proposed Project	Amend Zoning Regulations contained in section <u>5</u> Amend the Official Zoning Map & Master Plan by changing <u>14,000 sqf</u> acres of land currently zoned <u>R1</u> to be zoned <u>R3</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 <u>Duplex</u>

Detailed Explanation of Proposed Use	
Proposed Use of Property/Reason for Change:	me gustaria invertir en esta propiedad para ayudar a mis hijos con su propio lugar para vivir cerca todos.
Describe the character and/or nature of uses surrounding the property:	El area es residencial, duplex, negocios, cercano cerca de todo.
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.
	<u></u> <u>10-03-2023</u> Applicant Signature Date

Office Use	Date Application Accepted for Review: <u>10/3/23</u> By: <u></u>
	Contact Date for Supplemental Info: <u>NA</u> Supplemental Info Received: <u>NA</u>
	Completeness Review Date: <u>10/3/23</u> By: <u></u>
	Application Returned to Applicant: <u>NA</u> (when applicable)
MR:7/2020	

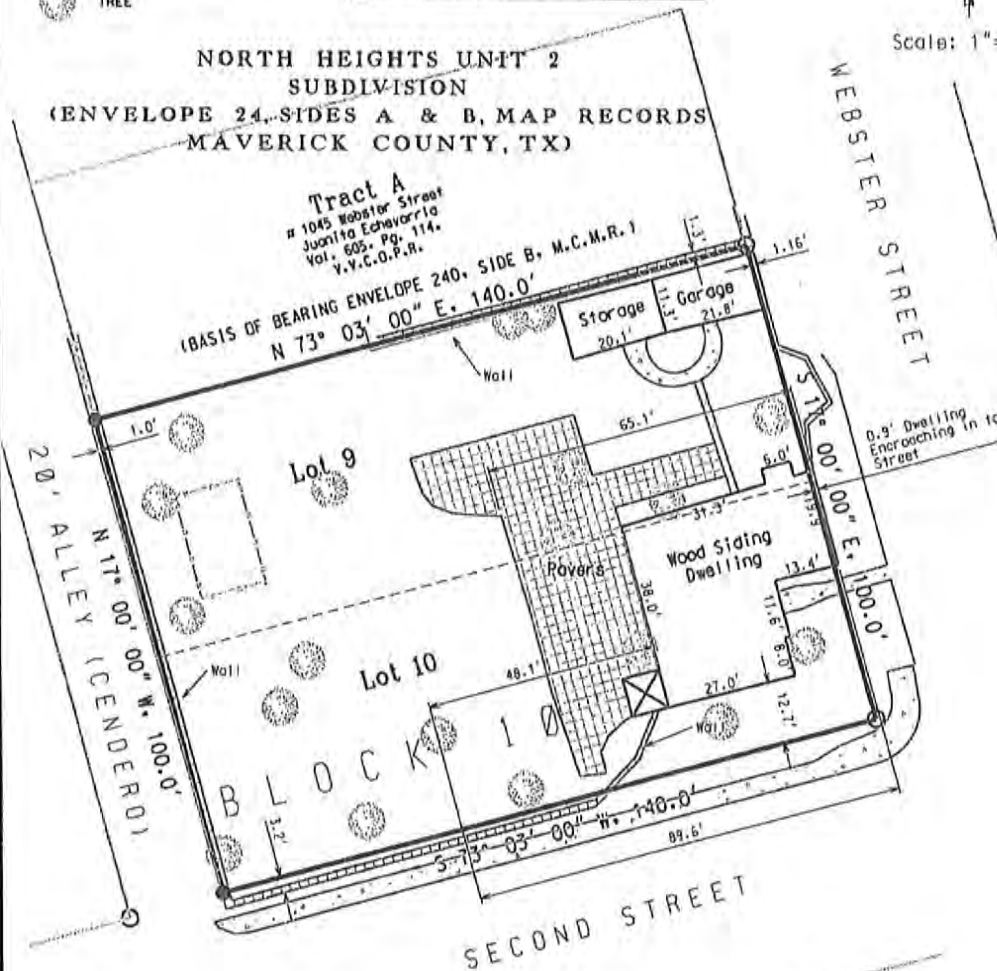
SYMBOLGY

- FOUND 1/2" IRON ROD
- SET 3/8" IRON ROD
- TREE

AMISTAD CONSULTING SERVICES
CIVIL - ENVIRONMENTAL - SURVEYING
SURVEYING FIRM • 101472-00, TEXAS
601 E. Garfield
Del Rio, Texas 78840
Phone: (830) 770-4579, amg@amistadconsulting.net



Scale: 1" = 30'



THIS PROPERTY LIES OUTSIDE AN SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD) AS SHOWN ON FEMA/FIRM
MAP NO. 49323 C 0435 D, REVISED APRIL 4, 2011

DESCRIPTION OF PROPERTY

Situated in Maverick County, Texas, and being Lots 9 and 10, Block 10, North Heights Unit #2, according to the plat of record in Envelope 24, Sides A & B of the Map Records, Maverick County, Texas.

Owner : Jose G. & Maria L Tovar
Address : 1001 Webster Street, Eagle Pass, Texas 78852

I DO HEREBY CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT, HAS BEEN SURVEYED ON THE GROUND UNDER MY SUPERVISION, THAT THE CORNERS OF THE PROPERTY HAVE BEEN SET, LEFT AS FOUND, OR REFERENCED, THAT THE PROPERTY HAS ACCESS TO A DEDICATED PUBLIC ROADWAY, THAT THERE ARE NO DISCREPANCIES OR ENCROACHMENTS ON THIS PROPERTY UNLESS SHOWN, AND THAT THIS SURVEY CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

DEL RIO, TEXAS, MAY 31, 2023

ABNER MARTINEZ, R.P.L.S. NO. 5009



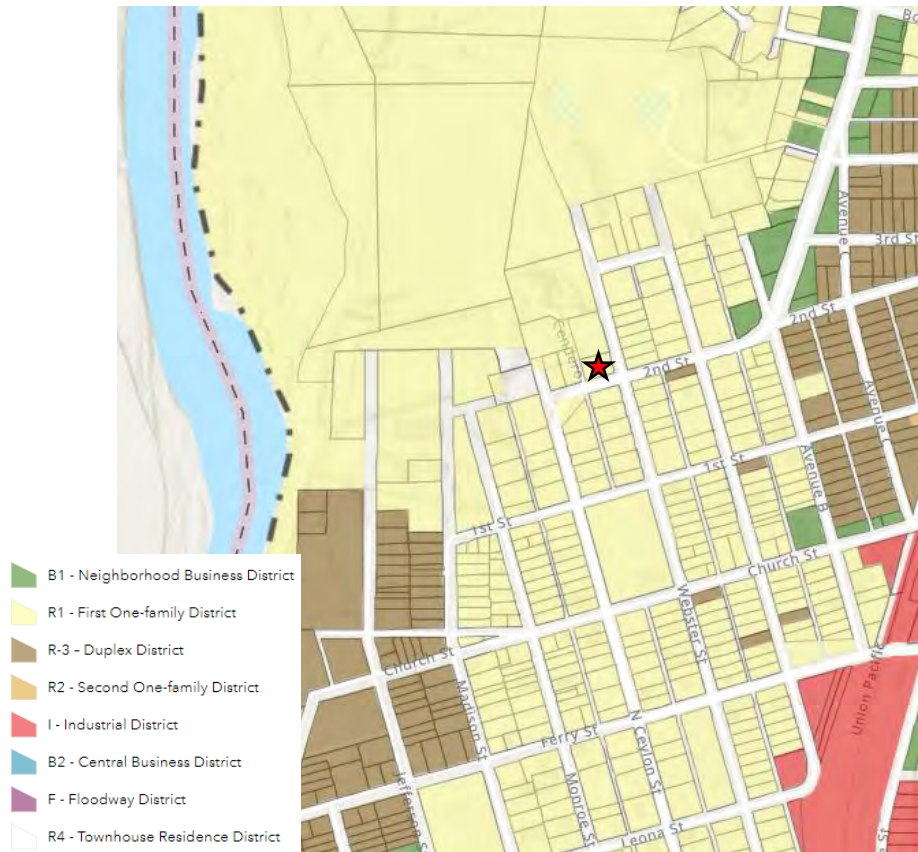
PROPERTY CONSISTS OF ONE STORY
WOOD SIDING DWELLING

Copyright 2023 ACS, Inc. This survey is being provided solely for the use of the current parties and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction, which shall take place within 6 months after the survey was provided, except as authorized by ACS, Inc.

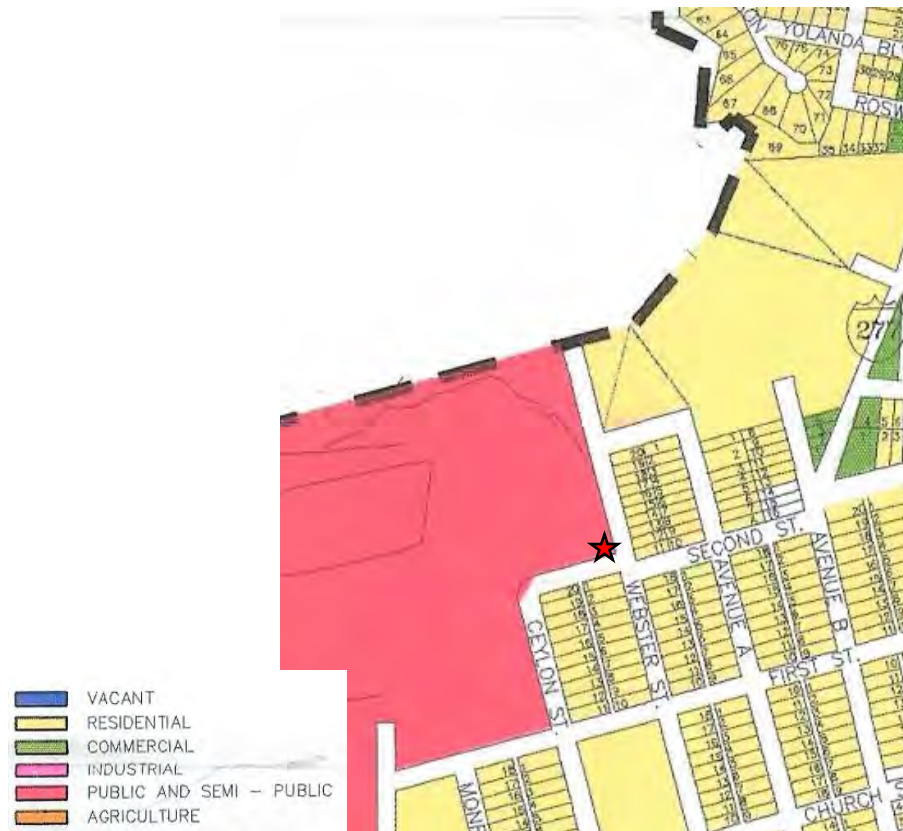


Attachment 2
Master Plan & Zoning Map

Zoning Map



Master Plan Map



Item #8



Planning Department Executive Summary Report TO THE PLANNING AND ZONING COMMISSION

Plat Amendment of Lots 4 & 5 in Block 1 of Eagle Pass Industry Center #1
and Lot 1 of G & S Estates

I. BACKGROUND

A. General Information

Applicant: Hector Canales | 2701 Veterans Blvd Ste #4 Del Rio, Texas 78840

Property Owner: Ricardo Gonzalez | Eagle Pass, Texas 78852

Location: 1050 Adams Circle, 1062 Adams Circle, and 3524 US Hwy 57

Property ID Number: 58501, 58502, and 57156

Legal Description(s):

- Eagle Pass Industry Center Unit #1, Block 1, Lot 4, Acres 5.03
- Eagle Pass Industry Center Unit #1, Block 1, Lot 5, Acres 5.02
- G & S Estate, Acres 6.79

Request: approval to amend the common property line between Lots 4 & 5 in Block 1 of Eagle Pass Industry Center #1 and Lot 1 of G & S Estates to reflect the existing use of the lots, including a sidewalk waiver.

B. Subject Property Information

Parcel Size: 16.84 gross acres

Topography: Generally flat

Vegetation: minimal native brush

Existing Use: Industrial Warehouses and office buildings.

Zoning: I- Industrial District

Master Plan: Industrial

C. Vicinity Data

The surrounding area is comprised of Industrial developments.

D. Infrastructure

The property is currently served by public utilities/franchises, including water, sanitary sewer, storm sewer, telephone, cable, electric service, gas, and garbage service. Access to the site is provided by US Highway 57 and Adams Circle.

II. RECOMMENDED FINDINGS OF FACT

A. Conclusions

1. The applicant's request contains sufficient information for consideration by the Planning and Zoning Commission. Please refer to Attachment 1.
2. The *Master Plan* emphasizes the importance of maintaining the character of the City's and County's residential neighborhoods. The following is a summary of the applicable sections of the Master Plan to the amending plat:
 - ✓ The subdivision is consistent with the *Land Use Development Goals* of the *Master Plan*, as the project is designed to provide for a building lot density that is consistent with the purpose of the *I-Industrial District*. This design will allow for the continuing development of the community while retaining the neighborhood character and scale while providing utility services in the most efficient and equitable manner.
 - ✓ The subdivision is consistent with the *Street Goal* of the *Master Plan*, as access to the site from Adams Circle has been designed to provide the residents of and visitors to Eagle Pass and Maverick County with a street system that will enable them to travel safely and conveniently.
 - ✓ The subdivision is consistent with the *Thoroughfare Goals* of the *Master Plan*, as US Highway 57 and Adams Circle have been designed to be part of a safe and efficient thoroughfare system.
 - ✓ The subdivision is consistent with the *Storm Drainage Goals* of the Master Plan, as the plat has been conditioned to conform with the required detention at the time of the development of the lots.
2. The amending plat design is consistent with the Industrial uses permitted in the *I-Industrial District*
3. The amending plat is consistent with City design and specifications, as the project is designed 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- a waiver was filed
 - ✓ *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
4. The amended plat will conform to the provisions of the *Master Plan* and the *Eagle Pass Code of Ordinances* by facilitating the following benefits:
 - Protect private rights while considering public health, safety, and welfare.
 - Provide efficient and economical ways to move people and goods outside the city by an adequate plan for streets and highways.
 - Guide future development in an orderly manner, by stages according to a pattern, so that the County may have a balanced land use.
 - Encourage a diverse economic base and encourage public and private investments in land and improvements.

- Prevent and eliminate blight and slums, making the County attractive to people, commerce, and industry.
- Create the desire for a more pleasing appearance of the County 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 the land best suited for their needs, arranged in such a way as to be mutually beneficial and functional, with ample area to meet long-term needs.
- Establish a proper relationship between open space, developed areas, building bulk, light, and air space, in all future development programs of land use.
- Encourage and abet the development of civic, cultural, and other public and quasi-public buildings in harmonious and functional groupings.

5. The amending plat design is consistent with the industrial uses permitted in the *I-Industrial District*.

6. The amending plat will allow for the continued use of the property that is consistent with the Industrial purpose of *I-Industrial District*, as well as the surrounding area, for the following reasons:

- A. The subdivision design bears a substantial relationship to the public's health, safety, and welfare.
- B. The subdivision is in accordance with the policies of the *Master Plan* and the purpose of the *I-Industrial District*.
- C. The subdivision is warranted because of the necessity to create additional lots for development 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 *I-Industrial 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.

7. The approval of the final amending 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 7 of this report.

B. Planning Department Recommendation

The Planning and Zoning Commission (1) **DENY** the sidewalk waiver request and (2) **GRANT** approval of a plat amendment adjusting the property lines between *Lots 4 and 5 in Block 1 of Eagle Pass Industry Center 1 and Lot 1 in G & S Estates*.

TRANSMITTED to the parties listed hereafter:

Hector Canales, P. E. via e-mail
 Planning and Zoning Commission via e-mail
 Eagle Pass Planning Department Report dated October 5, 2023

Attachment 1
Application



PLANNING DEPARTMENT

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

#94 54 7/31/23 VB

SUBDIVISION APPLICATION

TYPE OF SUBDIVISION (check one):

☐ Preliminary

☐ Final

☐ Replat

☒ Amendment

☐ Short Form Final

Property Legal Description: Lots 4+5 Block 1 Eagle Pass Industry Center #1 & Estates G & S

Maverick County Property Identification Number(s): 58501, 58502 & 57156

Name of Addition: Adams Circle & Hwy 57

Location of Addition: _____

Number of Residential Lots: 0 Number of Commercial Lots: 3 Gross Acreage: 10.777

Number of New Street Intersections 0 Linear feet of Streets 0

Is Subdivision inside city limits? Yes ☒ No () If so, Zoning District: _____

Existing Land Use: Industrial Proposed Land Use: Industrial

Requested Variances: Sidewalk Variance & Proceed to Final Plat

PROPERTY OWNER:

Name: Ricardo Gonzule

Address: 1062 Adams Circle

City: Eagle Pass

State: TX Zip: 78852

Signature: _____

Contact: _____

Phone: 830 773-4141

Fax: _____

E-mail: _____

Date: _____

PROPERTY OWNER:

Name: _____

Address: _____

City: _____

State: _____ Zip: _____

Signature: _____

Contact: _____

Phone: _____

Fax: _____

E-mail: _____

Date: _____

APPLICANT/SUBDIVIDER:

Name: Hector Canales
Address: 2701 Veterans #4
City: Del Rio
State: TX Zip: 78840
Signature: [Signature]

Contact: _____
Phone: 830 734 2991
Fax: _____
E-mail: hcanales1463@yahoo.com
Date: _____

SURVEYOR:

Name: Richard Lane + Assoc.
Address: _____
City: Eagle Pass
State: TX Zip: 78852
Signature: [Signature]

Contact: Francisco Gaytan
Phone: 830 773 8308
Fax: _____
E-mail: _____
Date: _____

ENGINEER:

Name: Hector Canales
Address: 2701 Veterans #4
City: Del Rio
State: TX Zip: 78840
Signature: [Signature]

Contact: _____
Phone: 830 734 2991
Fax: _____
E-mail: hcanales1463@yahoo.com
Date: _____

PRINCIPAL CONTACT: _____ Owner _____ Applicant _____ Surveyor ☒ Engineer

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

STATEMENT OF APPLICANT

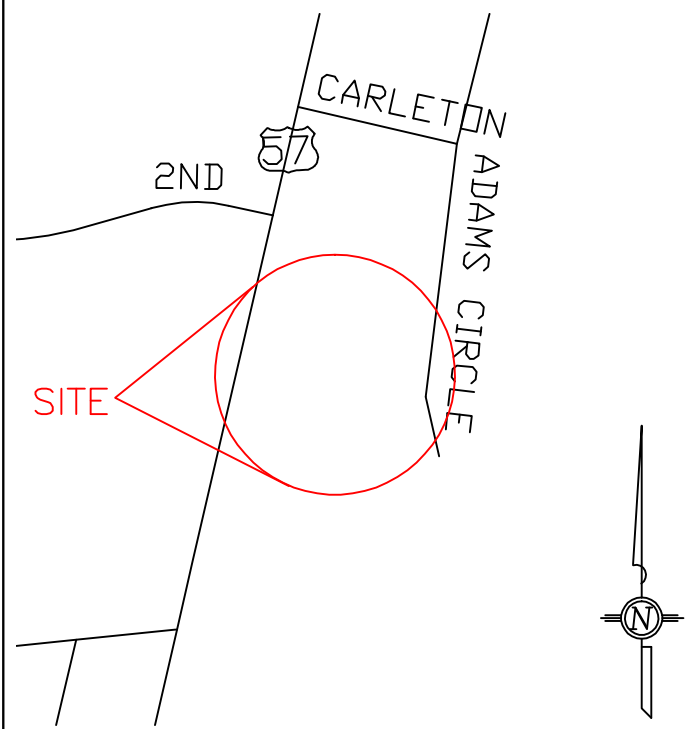
The information contained in this subdivision application contains true and accurate information provided to the best of my ability. I acknowledge that the City of Eagle Pass will use the information contained herein as the basis for the review of the subdivision application's conformance with the provisions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

6/13/2023



LOCATION MAP
1" = 1,000'

MOUNTAIN VIEW
ENGINEERING F-15053

CONSULTING ENGINEER:
HECTOR CANALES, P.E.
2400 VETERANS BLVD SUITE 8
DEL RIO, TEXAS 78840

SURVEYOR:
FRANCISCO GAYTAN
RICHARD LANE AND ASSOCIATES
2605 ENOINO PARK DR.
EAGLE PASS, TEXAS 78852

STATE OF TEXAS
COUNTY OF MAVERICK

I, HON. SARA MONTEMAYOR, COUNTY CLERK OF MAVERICK COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THE _____ DAY OF _____ 2023 AT _____ IN THE RECORDS OF SAID COUNTY, IN THE ENVELOPE _____, SLIDE _____ IN TESTIMONY WHEREOF WITNESS MY HAND AND OFFICAL SEAL OF OFFICE THIS THE _____ DAY OF _____ 2023.

HON. SARA MONTEMAYOR
MAVERICK COUNTY, TEXAS

STATE OF TEXAS)
COUNTY OF MAVERICK)

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

THE OWNER OF LOTS 4 & 5, BLOCK 1 EAGLE PASS INDUSTRY CENTER #1 AND G & S ESTATES SUBDIVISIONS AND WHOSE NAMES ARE SUBSCRIBED HERETO AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY DEDICATE TO PUBLIC USE THE STREET AND EASEMENTS SHOWN HEREIN, AND FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 212.032 AND THAT:

- (A) THE WATER QUALITY AND CONNECTION TO THE LOT(S) WILL MEET THE MINIMUM STATE STANDARDS
- (B) THE SEWER CONNECTION TO THE LOT(S) WILL MEET THE MINIMUM REQUIRMENTS OF THE STATE
- (C) ELECTRICAL CONNECTION PROVIDED TO THE LOT(S) MEETS THE MINIMUM STATE STANDARDS
- (D) THE GAS CONNECTIONS, IF AVAILABLE PROVIDED TO THE LOT(S) MEET OR WILL MEET THE MINIMUM STANDARDS, AND;

WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE

REPLAT CERTIFICATION (RESIDENTIAL DEED RESTRICTIONS)
I, RICARDO GONZALEZ, THE OWNER OF LOT 4 & 5 EAGLE PASS INDUSTRY CENTER #1 AND G & S ESTATES SUBDIVISIONS, AS SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS AMENDING PLAT DOES NOT ALTER, AMEND OR REMOVE ANY COVANTANTS OR RESTRICTIONS; I FURTHER CERTIFY THAT NO PORTION OF THE PROPOSED AREA TO BE REPLATTED WAS LIMITED WITHIN THE IMMEDIATE PRECEEDING FIVE YEARS BY ANY INTERIM OR PERMANENT ZONING CLASSIFICATION TO RESIDENTIAL USE FOR NOT MORE THAN ONE RESIDENTIAL UNIT PER LOT; WE FURTHER CERTIFY THAT NO LOT COVERED BY THE AMENDING PLAT OF LOT 4 & 5 EAGLE PASS INDUSTRY CENTER #1 AND G & S ESTATES SUBDIVIONS APPROVED BY THE PLANNING COMMISSION IN THE PAST, WAS LIMITED BY DEED RESTRICTION TO RESIDENTIAL USE FOR NOT MORE THAN ONE RESIDENTIAL UNIT PER LOT.

RICARDO GONZALEZ

SWORN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2023

BY RICARDO GONZALEZ

SIGNATURE NOTARY PUBLIC STATE OF TEXAS

MY COMMISSION EXPIRES: _____

- GENERAL NOTES:
1. THIS SUBDIVISION IS LOCATED INSIDE THE CITY LIMITS OF EAGLE PASS, TEXAS.
 2. THIS SUBDIVISION IS NOT LOCATED WITHIN THE FEMA REGULATED 1% ANNUAL FLOODPLAIN AS DEPICTED ON FIRM PANEL #48323C 04550, EFFECTIVE APRIL 4, 2011.
 3. THE LOTS IN THE SUBDIVISION ARE CURRENTLY SERVED BY A PUBLIC WATER SYSTEM OWNED, OPERATED, AND MAINTAINED BY EAGLE PASS WATER WORKS.
 4. THE LOTS IN THE SUBDIVISION ARE CURRENTLY SERVED BY A PUBLIC SEWER SYSTEM OWNED, OPERATED, AND MAINTAINED BY EAGLE PASS WATER WORKS.
 5. THE LOTS IN THE SUBDIVISION ARE CURRENTLY SERVED ELECTRICITY PROVIDED BY RIO GRANDE ELECTRIC COOPERATIVE, A PUBLIC UTILITY OPERATED UNDER THE LAWS AND REGULATIONS OF THE STATE OF TEXAS.
 6. ALL LOTS ARE ZONED INDUSTRIAL
 7. RESTRICTIVE COVENANTS:
LOTS 4 & 5, EAGLE PASS INDUSTRY CENTER, RECORDED VOL. 500, PG. 259;
LOT 1, G & S ESTATES, RECORDED ENVELOPE 193, SIDE B;
OF THE MAVERICK COUNTY CLERK OFFICIAL PUBLIC/MAP RECORDS

I, THE UNDERSIGNED, CERTIFY THAT THIS AMENDING PLAT OF LOTS 4 & 5 EAGLE PASS INDUSTRY CENTER #1 AND G & S ESTATES SUBDIVISIONS WERE REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF EAGLE PASS, TEXAS

CHAIRMAN OF THE CITY OF EAGLE PASS
PLANNING AND ZONING COMMISSION

DATE _____

SWORN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2023

NOTARY PUBLIC STATE OF TEXAS

I, THE UNDERSIGNED, CERTIFY THAT THIS AMENDING PLAT OF LOTS 4 & 5 EAGLE PASS INDUSTRY CENTER #1 AND G & S ESTATES SUBDIVISIONS WERE REVIEWED AND APPROVED BY THE CITY MANAGER OF THE CITY OF EAGLE PASS, TEXAS

CITY MANAGER OF THE CITY OF EAGLE PASS

DATE _____

SWORN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2023

NOTARY PUBLIC STATE OF TEXAS

STATE OF TEXAS)
COUNTY OF VAL VERDE)

I, HECTOR CANALES, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS (NO. 97833), HEREBY CERTIFY THAT THE WATER AND WASTEWATER SERVICES FOR THIS PLAT WERE DESIGNED IN ACCORDANCE WITH THE REQUIRMENTS OF THE CITY OF EAGLE PASS, TEXAS, THAT THESE SERVICES ARE CONNECTED TO A PUBLIC WATER AND SEWER UTILITIES OPERATED AND MAINTAINED BY THE CITY OF EAGLE PASS, TEXAS. THESE WATER AND SEWER DESIGNS ARE IN COMPLIANCE WITH THE MODEL SUBDIVISION RULES ADOPTED UNDER 16.343, TEXAS WATER CODE.

HECTOR CANALES, P.E.
REGISTERED PROFESSIONAL ENGINEER

DATE _____

SWORN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2023

NOTARY PUBLIC STATE OF TEXAS



STATE OF TEXAS)
COUNTY OF MAVERICK)

I, FRANCISCO GAYTAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE FOREGOING PLAT AND DESCRIPTION OF THE AMENDING PLAT OF LOTS 4 & 5 EAGLE PASS INDUSTRY CENTER #1 AND G & S ESTATES SUBDIVISIONS WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION.

FRANCISCO GAYTAN
REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO. 5474

DATE _____

SWORN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2022

NOTARY PUBLIC STATE OF TEXAS



METES AND BOUNDS

A TRACT OF LAND CONTAINING 10.054 TOTAL ACRES, LOT 4A (4.623 ACRES) & 5A (5.431 ACRES), BLOCK 1, EAGLE PASS INDUSTRY CENTER #1 SUBDIVISION, ACCORDING TO THE ORIGINAL PLAT THEREOF RECORDED IN ENVELOPE 209, SIDE B OF THE MAP RECORDS OF THE COUNTY CLERK OF MAVERICK COUNTY, TEXAS, (REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE), SAID IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

POINT OF BEGINNING (P.O.B) BEING AT A 1/2-INCH IRON ROD FOUND FOR THE APPARENT NORTHWEST CORNER OF SAID LOT 4A AND BEING THE P.O.B. OF SAID 10.054 ACRE TRACT HEREIN DESCRIBED;

THENCE, N 89°49'00" E, WITH THE SAID NORTH LOT LINE OF LOT 4A, A DISTANCE OF 379.79 FEET TO A 1/2-INCH IRON ROD FOUND;

THENCE, S 00°11'00" W, WITH THE SAID EAST LOT LINE OF LOT 4A AND APPARENT WEST R.O.W. LINE OF ADAMS CIRCLE, A DISTANCE OF 197.56 FEET TO A 1/2-INCH IRON ROD FOUND;

THENCE, ALONG CURVE "C1" WITH SAID EAST LOT LINE OF LOT 4A AND APPARENT WEST R.O.W. LINE OF ADAMS CIRCLE A DISTANCE 251.64 FEET TO A 1/2-INCH IRON ROD FOUND;

THENCE, ALONG CURVE "C2" WITH SAID EAST LOT LINE OF LOT 4A AND APPARENT WEST R.O.W. LINE OF ADAMS CIRCLE A DISTANCE 24.54 FEET TO A 1/2-INCH IRON ROD FOUND;

THENCE, S 19°26'52" W, WITH THE SAID EAST LOT LINE OF LOT 5A, A DISTANCE OF 517.33 FEET TO A 1/2-INCH IRON ROD FOUND;

THENCE, N 77°49'00" W, WITH THE SAID EAST LOT LINE OF LOT 5A, A DISTANCE OF 494.61 FEET TO A 1/2-INCH IRON ROD FOUND;

THENCE, N 12°11'00" E, WITH THE SAID WEST LOT LINE OF LOT 5A, A DISTANCE OF 372.93 FEET TO A 1/2-INCH IRON ROD FOUND;

THENCE, N 12°11'00" E, WITH THE SAID WEST LOT LINE OF LOT 4A, A DISTANCE OF 11.08 FEET TO A 1/2-INCH IRON ROD SET;

THENCE, N 00°20'58" E, WITH THE SAID NORTH LOT LINE OF LOT 4A, A DISTANCE OF 225.26 FEET TO A 1/2-INCH IRON ROD SET;

THENCE, N 89°49'00" E, WITH THE SAID NORTH LOT LINE OF LOT 4A, A DISTANCE OF 95.56 FEET TO A 1/2-INCH IRON ROD SET;

THENCE, N 00°20'58" E, WITH THE SAID EAST LOT LINE OF LOT 4A, A DISTANCE OF 230.30 FEET TO A 1/2-INCH IRON ROD FOUND; ALSO BEING THE P.O.B. CONTAINING 10.054 ACRES.

METES AND BOUNDS

A TRACT OF LAND CONTAINING 6.723 TOTAL ACRES, LOT 1 G & S SUBDIVISION, ACCORDING TO THE ORIGINAL PLAT THEREOF RECORDED IN ENVELOPE 193, SIDE B OF THE MAP RECORDS OF THE COUNTY CLERK OF MAVERICK COUNTY, TEXAS, (REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE), SAID IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

POINT OF BEGINNING (P.O.B) BEING AT A 1/2-INCH IRON ROD FOUND FOR THE APPARENT NORTHEAST CORNER OF SAID LOT 1 AND BEING THE P.O.B. OF SAID 6.723 ACRE TRACT HEREIN DESCRIBED;

THENCE, S 88°32'00" W, WITH THE SAID NORTH LOT LINE OF LOT 1, A DISTANCE OF 637.96 FEET TO A 1/2-INCH IRON ROD FOUND;

THENCE, S 11°00'00" W, WITH THE SAID WEST LOT LINE OF LOT 1 AND APPARENT EAST R.O.W. LINE OF US HWY 57, A DISTANCE OF 474.36 FEET TO A 1/2-INCH IRON ROD FOUND;

THENCE, N 88°32'00" E, WITH THE SAID SOUTH LOT LINE OF LOT 1, A DISTANCE OF 632.37 FEET TO A 1/2-INCH IRON ROD FOUND;

THENCE, N 12°11'00" E, WITH THE SAID EAST LOT LINE OF LOT 1, A DISTANCE OF 11.08 FEET TO A 1/2-INCH IRON ROD SET;

THENCE, N 00°20'58" E, WITH THE SAID EAST LOT LINE OF LOT 1, A DISTANCE OF 225.26 FEET TO A 1/2-INCH IRON ROD SET;

THENCE, N 89°49'00" E, WITH THE SAID NORTH LOT LINE OF LOT 1, A DISTANCE OF 95.56 FEET TO A 1/2-INCH IRON ROD SET;

THENCE, N 00°20'58" E, WITH THE SAID WEST LOT LINE OF LOT 1, A DISTANCE OF 230.30 FEET TO A 1/2-INCH IRON ROD FOUND; ALSO BEING THE P.O.B. CONTAINING 6.723 ACRES.

LEGEND

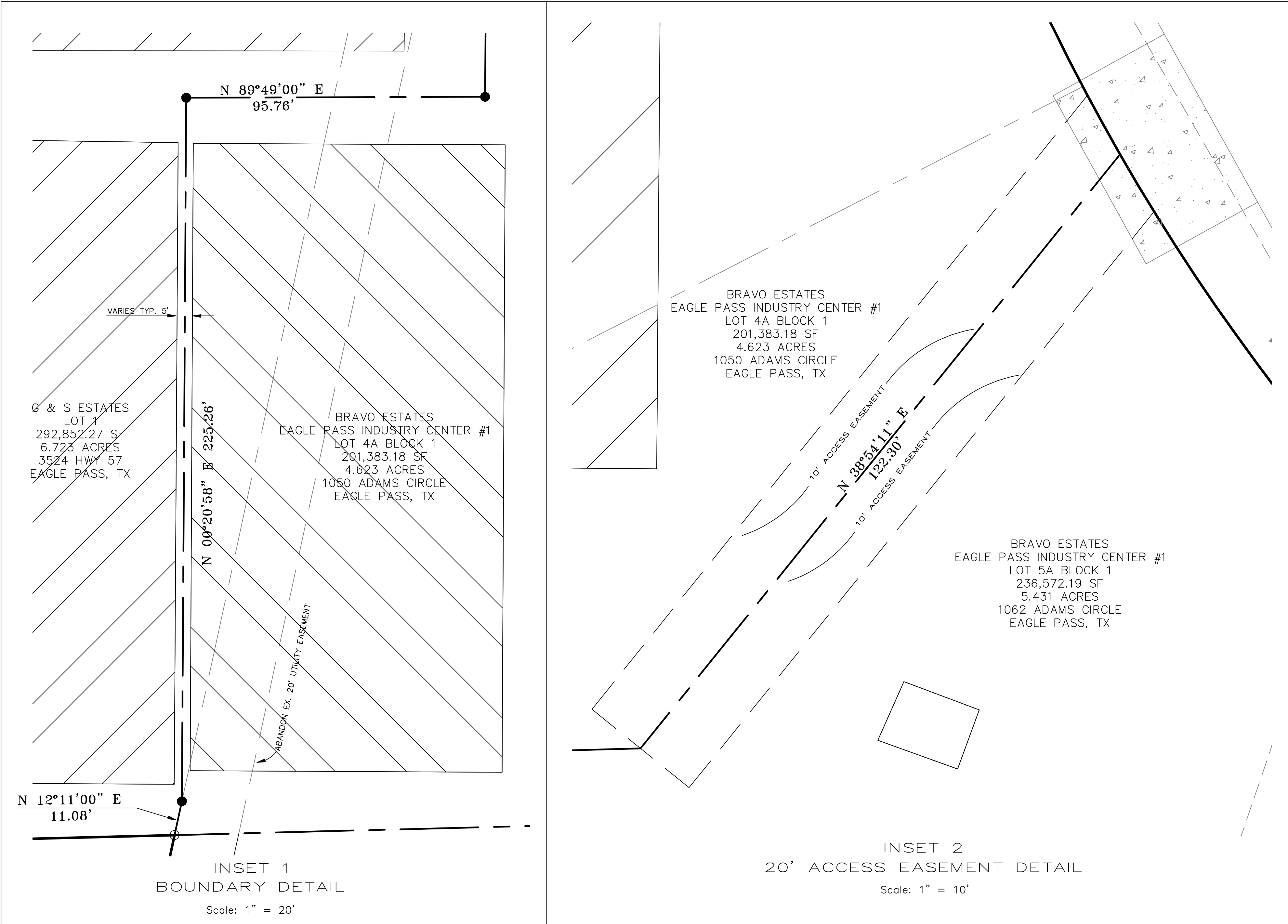
- - FOUND 1/2" IRON ROD
- - SET 1/2" IRON ROD
- - FOUND 1" PIPE
- - SET 60-D NAIL
- P.O.B. - POINT OF BEGINNING

1% FLOODPLAIN

EX CONCRETE

EX BUILDING

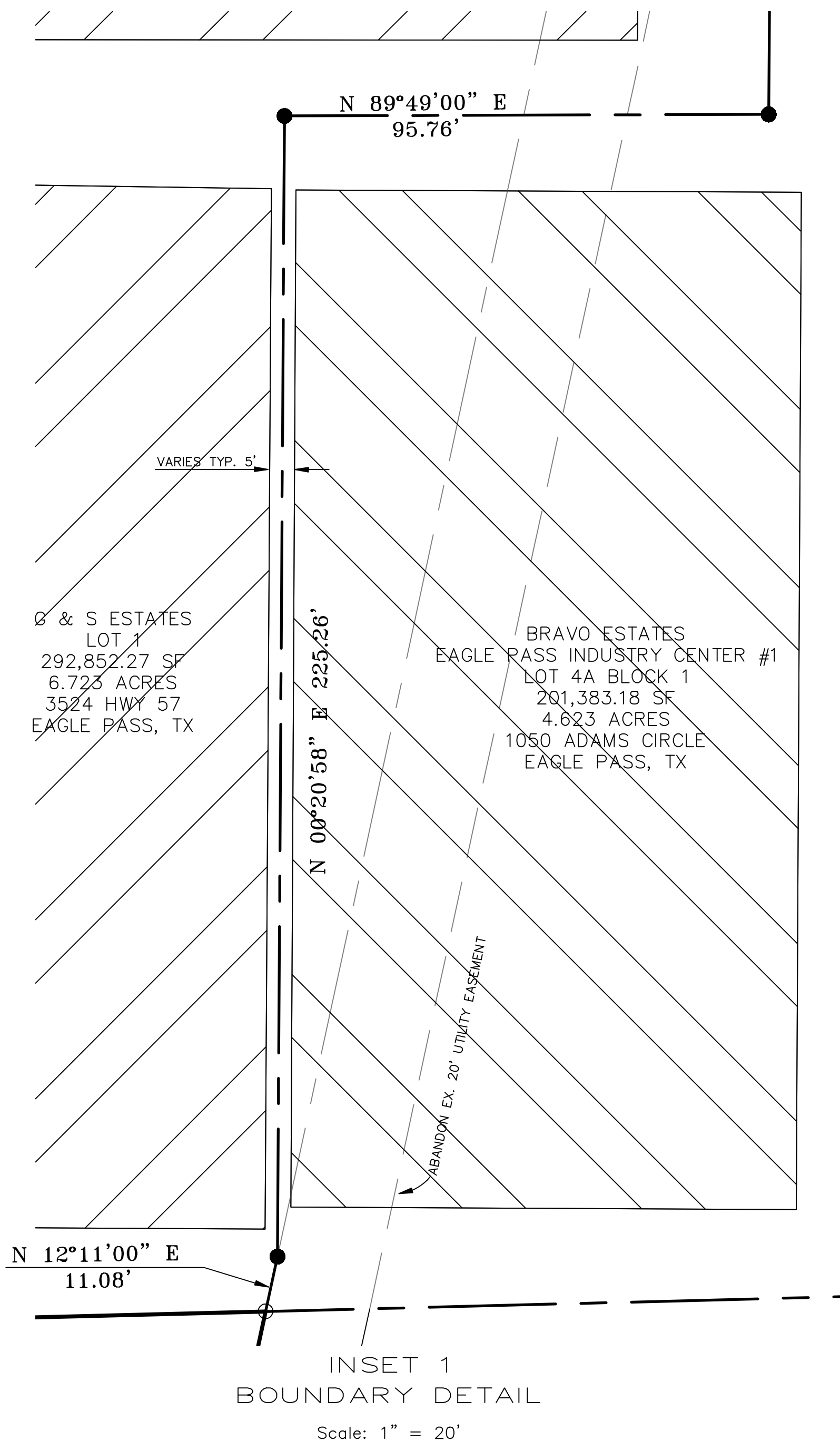
- PLAT BOUNDARY
- PLAT INTERIOR BOUNDARY
- BOUNDARY OTHER
- UTILITY EASEMENT



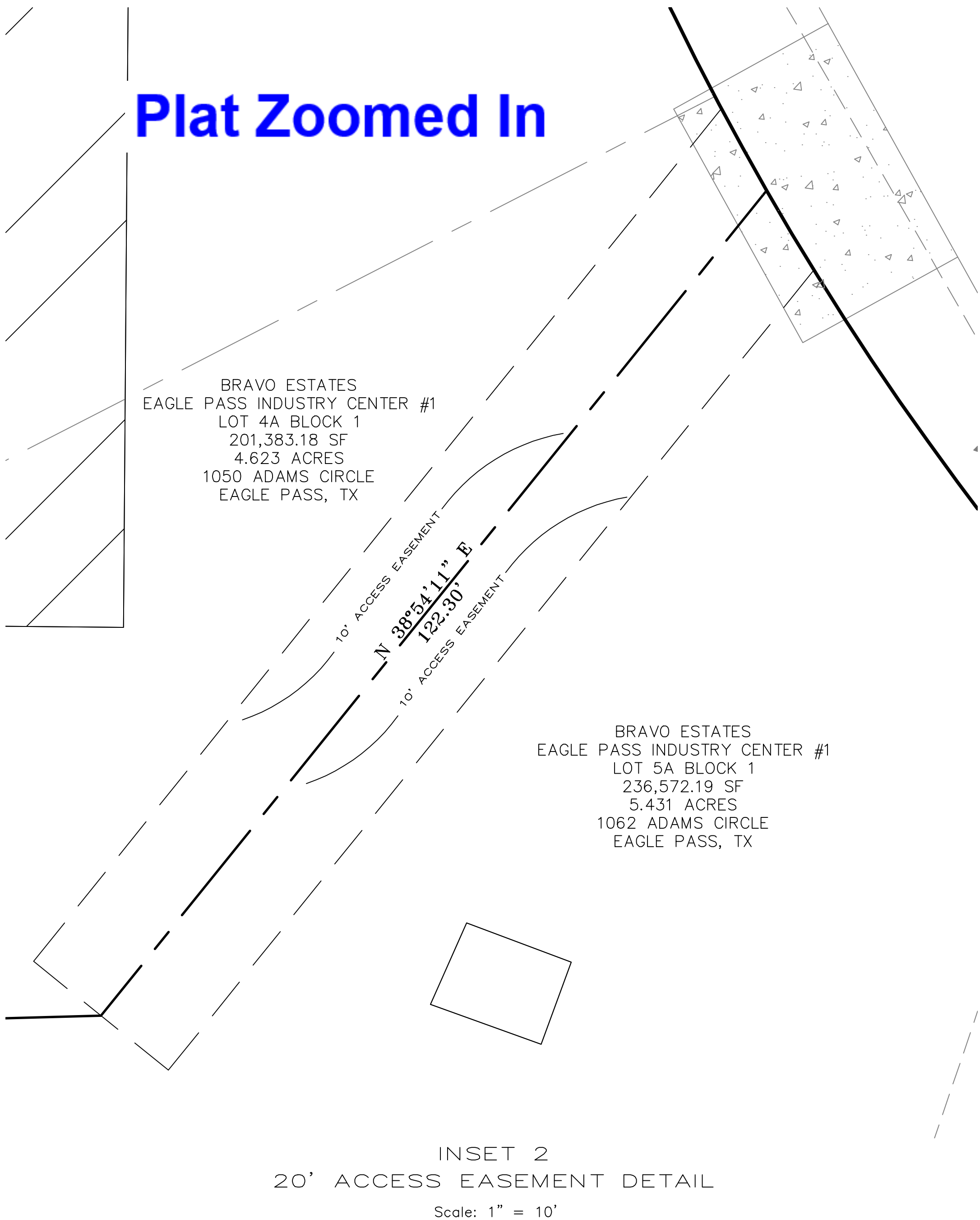
AMENDING PLAT OF LOTS 4 & 5, BLOCK 1, EAGLE PASS INDUSTRY CENTER #1 AND G & S ESTATES

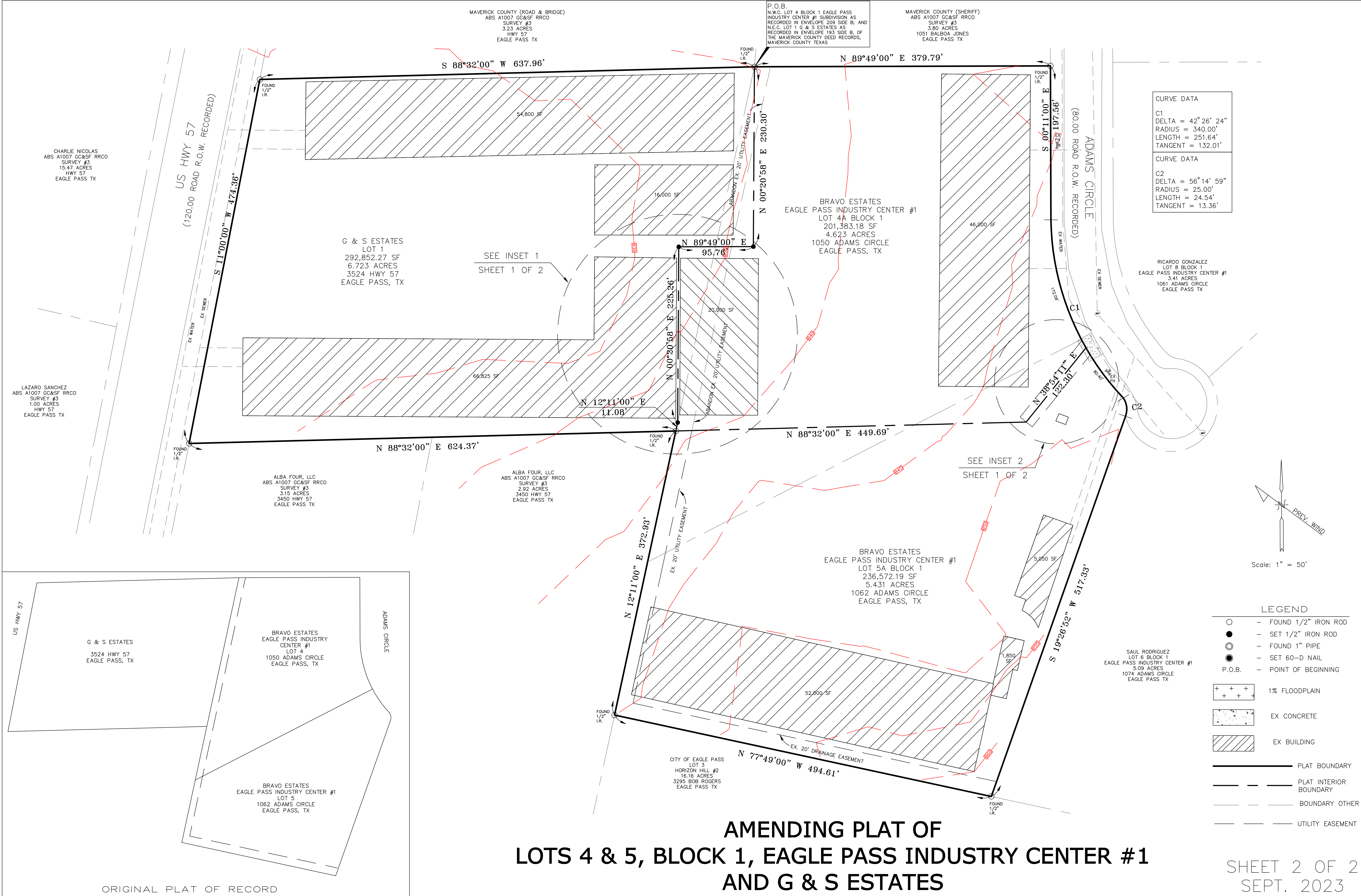
BEING LOTS 4 & 5 BLOCK 1 EAGLE PASS INDUSTRY CENTER #1, CITY OF EAGLE PASS, MAVERICK COUNTY RECORDED IN ENVELOPE 209, SIDE B; & BEING 6.79 ACERS G & S ESTATES, CITY OF EAGLE PASS, MAVERICK COUNTY RECORDED IN ENVELOPE 193, SIDE B, OF THE MAVERICK COUNTY MAP RECORDS, MAVERICK COUNTY, TEXAS

SHEET 1 OF 2
SEPT. 2023



Plat Zoomed In





Aerial View



Site Photos





Attachment 2
Engineering Report

Mountain View Engineering

Amending Plat

Lots 4 & 5 EP Industry Center #1 and G & S Estates

Final Engineering Report

July 31, 2023



Approved by:

Hector Canales, P.E., C.F.M.

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7/31/23 VB



Mountain View Engineering

Mountain View Engineering (MVE) has been contracted for an Amending Plat in Maverick County TX, located at 1050 and 1062 Adams Circle as well as 3524 HWY 57, Eagle Pass TX 78852. This property is located within the City of Eagle Pass. The proposed amendment will realign three lots to reflect the location of buildings that cross lot lines.



Figure 1: Location Map

There is an 8" waterline and 8" sewer line within the Adams Circle and US HWY 57 that currently services the properties. There are fire hydrants along Adams Circle and US HWY 57. The site is also serviced with electric power from Rio Grande Electric who own the poles and wires.

The proposed lots have roadway access via Adams Circle and US HWY 57. No new streets will be constructed with this amending plat.

The site is fully development with a warehouses and office buildings. Storm water runoff will not increase with this amending plat. However, any future development would require to mitigate the increase of runoff. Any increase of impervious cover and subsequent increase of runoff will be accounted for using onsite detention.

None of the property is located within FEMA regulated floodplain as shown in FEMA Firm Map 48323 C 0455 D made effective April 4, 2011. The designation of Zone "X" means the property does NOT reside within the FEMA regulated 1% chance flood zone.



AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED

**Replat Lots 4 & 5 Blk 1 E.P. Industry Center #1;
and G & S Estates**

SUBDIVISION

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

"The Utility" is the governing board or owner of a supplier of drinking water known as **EAGLE PASS WATER & WASTEWATER SYSTEM.**

"The Subdivider is Hector Canales, 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 Replat Lots 4 & 5 Blk 1 E.P. Industry Center #1 and G & S Estates.

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 drinking water distribution system to be connected to the Utility's water supply system. The Utility has reviewed the plans for this subdivision ("the Plans") and has estimated the drinking water flow anticipated to be needed by the Subdivision under fully built-out conditions ("the estimated water flow") to be approximately 250 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.

RECEIVED
7/31/23

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 JUNE 26, 2023.

The Utility

By: [Signature]

Printed Name: Jose Barrera

Office or Position: General Manager

Date: 6-26-23

The Subdivider

By: [Signature]

Printed Name: Hector Canales

Office or Position: Engineer

Date: May 22, 2023

Note: The above form of agreement may be used when required under Model Rule Sections 2.2 (a) (2) and 3.2 (c) (I), 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.



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7/31/23 VB

AGREEMENT REGARDING WASTEWATER TREATMENT SERVICE FOR THE
PROPOSED Replat Lots 4 & 5 Blk 1 E.P. Industry Center #1;
and G & S Estates **SUBDIVISION**

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 Hector Canales, 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
Replat Lots 4 & 5 Blk 1 E.P. Industry Center #1; and G & S Estates.

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 200 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.

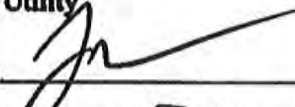
The Subdivider covenants that the wastewater collection system be constructed as shown in the Plans and as provided for through the plat approval process so that the residents of the lots of the Subdivision may receive wastewater treatment service from the Utility. Upon completion of the wastewater collection 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 JUNE 26, 2023.

The Utility

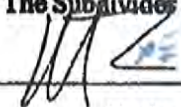
By: 

Printed Name: Jorge Barrera

Office or Position: General Manager

Date: 6-26-23

The Subdivider

By: 

Printed Name: Hector Canales

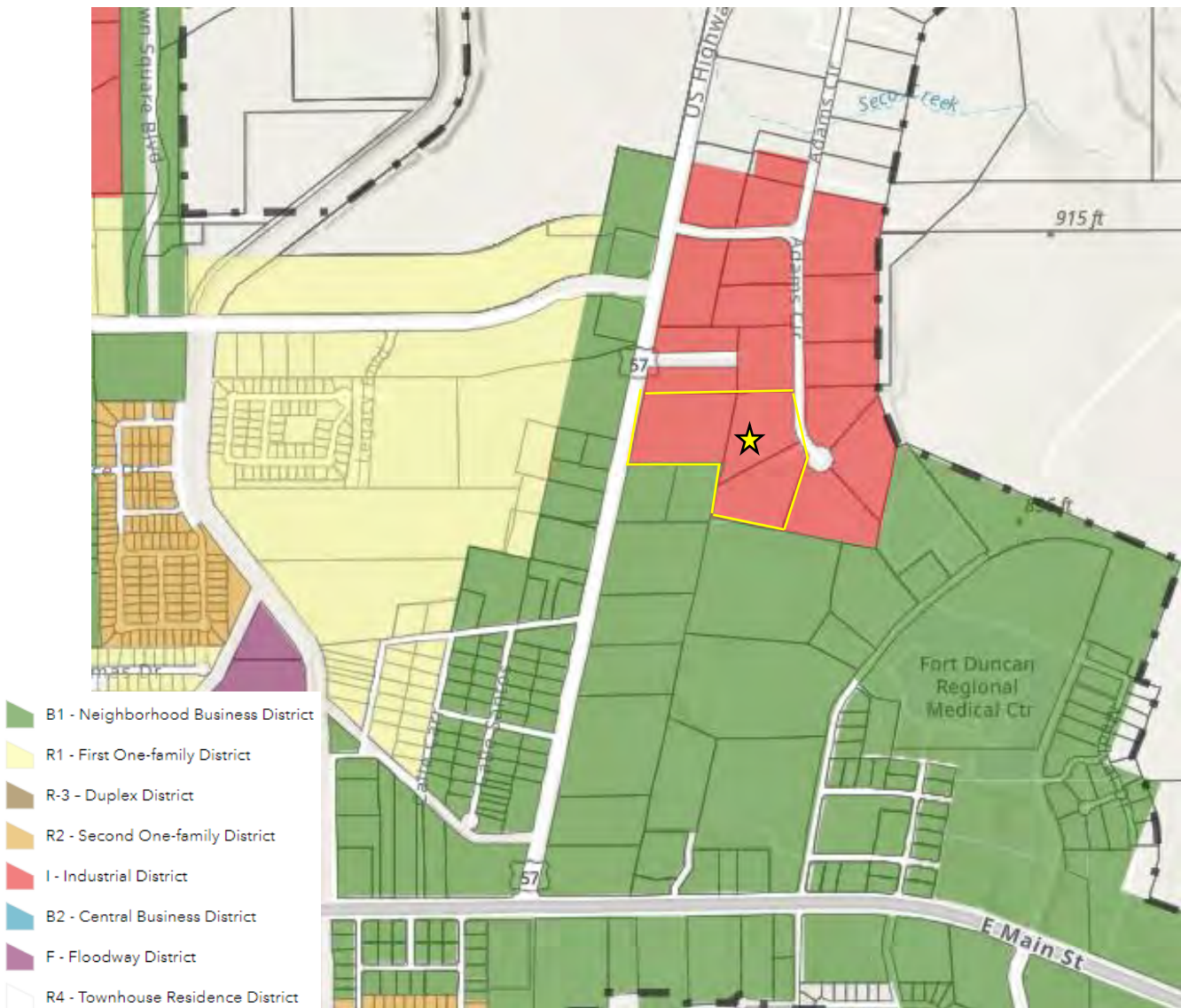
Office or Position: Engineer

Date: May 22, 2023

Note: The above form of agreement may be used when required under Model Rule Sections 2.2 (a) (2) and 3.2 (a) (I), 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
Mater Plan and Zoning Map

Zoning Map



Item #9



Planning Department Executive Summary
REPORT TO THE PLANNING AND ZONING COMMISSION
Master Plan of Rio Grande Estates Subdivision

I. BACKGROUND

A. General Information

Applicant: Lique Engineers, LLC | 816 Cameron Street | San Antonio, Texas 78212

Developer: Margon Developers of USA Corporation | 2487 El Indio Hwy, Suite 6 | Eagle Pass, Texas 78852

Location: Approximately 2,200-feet of the intersection of Veterans Blvd and Del Rio Blvd

Gross acreage: 55.69 acres

Request: Master Plan approval for Rio Grande Estates Subdivision

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 an extension of Veterans Boulevard.

II. RECOMMENDED FINDINGS OF FACT

A. Conclusions

1. The applicant's request contains sufficient information for consideration by the Planning and Zoning Commission. Information contained in this report and the Commission's public meeting will be used as part of the City Council's deliberation process for approval of the plan.
2. The plan is consistent or will be consistent with City design and specifications, as the subsequent development of the site will be required to conform to the following sections of *Article IV in Eagle Pass Code of Ordinances Chapter 23*:
 - ✓ *Section 23-61* governing streets and two points of vehicular access for ingress and egress to the subdivision
 - ✓ *Section 23-62* governing alleys and easements
 - ✓ *Section 23-63* specific use easements
 - ✓ *Section 23-64* governing sidewalks
 - ✓ *Section 23-66* governing sanitary sewage disposal system
 - ✓ *Section 23-67* governing potable water supply and fire flow

- ✓ *Section 23-68* governing storm drainage
 - ✓ *Section 23-69* governing the size, width, depth, shape and orientation of lots, and the minimum building setback lines
 - ✓ *Section 23-71* governing the installation and inspection of utility lines
 - ✓ *Sec. 23-94* governing fences for all new subdivisions
3. 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.
4. The Master Plan will allow for a use of the property that is consistent with the residential purpose of the *R-2 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 District*.
 - C. The subdivision is warranted because of the necessity to create additional building lots in the *Industrial 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 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.

5. 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 4 of this report.

B. Planning Department Recommendation

The Planning and Zoning Commission **GRANT** the Master Plan for Rio Grande Estates Subdivision 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:

Lique Engineers, LLC via e-mail
Homero Martinez Montalvo via e-mail
City of Eagle Planning and Zoning Commission via e-mail
Eagle Pass Planning Department Report dated September 20, 2023

Attachment 1

Application



RIO GRANDE ESTATES MASTER PLAN



ENGINEERS
& SURVEYING

TBPELS #: 20405 & 10194727

816 Camaron Ste. 110

San Antonio, TX. 78212

Phone: 210-549-4207

Item #10



Planning Department Executive Summary REPORT TO THE PLANNING AND ZONING COMMISSION

Preliminary Plat of Rio Grande Estates Subdivision Unit 2

I. BACKGROUND

A. General Information

Applicant: Lique Engineers, LLC | 816 Cameron Street | San Antonio, Texas 78212

Developer: Margon Developers of USA Corporation | 2487 El Indio Hwy, Suite 6 | Eagle Pass, Texas 78852

Location: Approximately 2,200-feet of the intersection of Veterans Blvd and Del Rio Blvd

Legal Description: Being a 15.26 acres tract of land, located in the J. Tremino Survey No. 42, Abstract 837 and the J. Tremino Survey No. 41, Abstract 8369, Maverick County, Texas and being a portion of a called 91.6-acre tract of land described of record in Volume 994, Page 284 of the Official Public Records of Maverick County, Texas.

Property ID Number(s): 3943

Request: Preliminary plat approval to subdivide an approximately 15.26-acre tract into 58 residential lots, including a variance to allow for the subsequent construction of a 1,320 lineal feet of finished street portion of Veterans Boulevard Street extension with Unit 3 phase of development to comply with the ingress/egress requirements per *City of Eagle Pass Code of Ordinances Chapter 23 Article IV Section 23-61(a)(4)*.

B. Subject Property Information

Gross Acreage: 15.26-acres

Vegetation: Cleared vegetation

Number of new street intersections: 2

Linear feet of streets: 2,048

Detention (water run-off) Summary:

The proposed development of 15.26 acre tract located along Veteran's Blvd. produces and increase in runoff, however on-site detention provided is designed to mitigate the increase in runoff. Due to on-site detention provided, there is no adverse impact to other properties, habitable structures or drainage infrastructure systems downstream of the development.

Zoning: R-2 Second One-Family Dwelling District

Master Plan: No depiction or designation

C. Vicinity Data

The subject property is located within area that contains primarily residential single-family development.

D. Infrastructure

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

Access to the lots will be provided by an extension of Veterans Boulevard.

II. RECOMMENDED FINDINGS OF FACT

A. Conclusions

1. 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 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 preliminary approval of this subdivision rests entirely upon whether the applicant has demonstrated that the proposal complies with the subdivision variance criteria. Please refer to Attachment 2.
3. The applicant submitted a variance to allow for the subsequent construction of a 1,320 lineal feet of finished street portion of Veterans Boulevard with the City.
3. The *Master Plan Map* emphasizes the importance of maintaining the character of the City's residential and commercial neighborhoods.
 - ✓ The subdivision is consistent with the *Housing Goals* of the *Master Plan*, as the subdivision process will ensure appropriate land development regulation with appropriate lot sizes, paved streets with curb and gutters, and adequate utility services.
 - ✓ The subdivision is consistent with the *Land Use Development Goals* of the *Master Plan*, as the project is designed to provide for a building lots density that is consistent with the purpose of the *R-2 Second One-Family Dwelling District*. This design will allow for the development of the community while retaining the neighborhood character and scale while providing utility services in the most efficient and equitable manner.
 - ✓ The subdivision is consistent with the *Street Goal* of the *Master Plan*, as the road system serving the subdivision has been designed to provide the residents of and visitors to Eagle Pass with a street system that will enable them to travel safely and conveniently.
 - ✓ The subdivision is consistent with the *Thoroughfare Goals* of the *Master Plan*, as the road system that serves the subdivision has been designed to be part of a safe and efficient thoroughfare system.
 - ✓ The subdivision is consistent with the *Storm Drainage Goals* of the *Master Plan*, as the subdivision has been designed to provide drainage facilities to adequately convey the storm water from the development to its eventual outfall into two onsite detention ponds. Please refer to Attachment 3 for a copy of the Drainage Study prepared for the subdivision.
4. The subdivision design is consistent with the purpose of the *R-2 Second One-Family Dwelling District* found in *Eagle Pass Code of Ordinances Appendix A*.
5. The subdivision is consistent with City design and specifications, as the project is

designed and conditioned to conform to the following sections of *Article IV* in *Eagle Pass Code of Ordinances Chapter 23*:

- ✓ *Section 23-61* governing streets
- ✓ *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
- ✓ *Section 23-94* governing fences

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

6. The subdivision has been conditioned to conform to the parkland dedication requirements set forth in *Article V* in *Eagle Pass Code of Ordinances Chapter 23*.

Although the Master Plan shows parkland or green space it was agreed between the City and the Developer that either parkland was to be dedicated or cash in lieu will be accepted at the time Phase 3 is presented to the City.

7. Final design and construction shall comply with *Article VI* in *City of Eagle Pass Code of Ordinances Chapter 23* governing subdivision landscape and tree preservation.
8. The subdivision's conformance with the provisions of the *Master Plan* and the *Eagle Pass Code of Ordinances* will facilitate 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.
9. The future development of the property will be required to comply with the *Code of Ordinances Chapter 8* governing building construction.
10. 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* and the surrounding neighborhood for the following reasons:
- A. The subdivision design bears a substantial relationship to the public's health, safety, and welfare.
 - B. The subdivision is in accordance with the policies of the Master Plan and the residential purpose of the *R-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 for the reasonable use of a property located adjacent to North Veterans Boulevard, a state highway.
 - 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.
 - F. The subdivision has been designed and conditioned to comply with all applicable subdivision criteria and standards of the City of Eagle Pass.
11. The granting of final approval of this subdivision request is warranted, as the project conforms to the *City of Eagle Pass Master Plan* and the *City of Eagle Pass Code of Ordinances* as set forth in Conclusion 1 through and including Conclusion 10.

A. Planning Department Recommendation

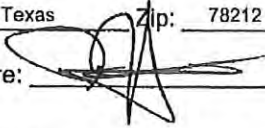
The Planning and Zoning Commission **GRANT** the subdivision variance request to allow the subsequent construction of a 1,320 lineal feet of finished street portion of Veterans Boulevard, and (2) **GRANT** preliminary plat approval of *Rio Grande Estates Subdivision Unit 2*, subject to plat complying with the provisions of Article III of the City of Eagle Pass Code of Ordinances Chapter 23 governing procedures and specifications for final plats.

TRANSMITTED to the parties listed hereafter:

Lique Engineers, LLC via e-mail
 Homero Martinez Montalvo via e-mail
 City of Eagle Planning and Zoning Commission via e-mail
 Eagle Pass Planning Department Report dated September 20, 2023

Attachment 1
Application

APPLICANT/SUBDIVIDER:

Name: Lique Engineers, LLC
Address: 816 Camaron St, Ste 110
City: San Antonio
State: Texas Zip: 78212
Signature: 

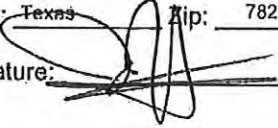
Contact: Javier Villafaña
Phone: 210.549.4207
Fax: _____
E-mail: javier@lique.us
Date: 08/30/23

SURVEYOR:

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

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

ENGINEER:

Name: Lique Engineers, LLC
Address: 816 Camaron St, Ste 110
City: San Antonio
State: Texas Zip: 78212
Signature: 

Contact: Javier Villafaña
Phone: 210.549.4207
Fax: _____
E-mail: javier@lique.us
Date: 08/30/23

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*.

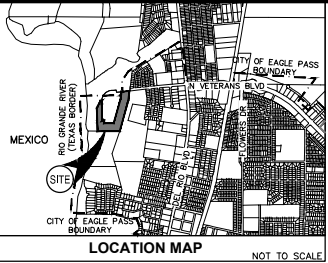
I understand that the City of Eagle Pass may use third party engineering peer review services. I acknowledge and agree that I am responsible for the payment of services attributable to my project, and that the preliminary approval process or final approval process will not proceed until and unless I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


Applicant Signature

08/30/23
Date

Aerial View





STATE OF TEXAS)
COUNTY OF MAVERICK)
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED, _____, PROVED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND, BEING BY ME FIRST DULY SHOWN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED.

SWORN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2021

NOTARY PUBLIC
STATE OF TEXAS

COUNTY CLERK'S RECORDING CERTIFICATE
_____, COUNTY CLERK OF MAVERICK COUNTY CERTIFY HE

THAT THE PLAT BEARING THE CERTIFICATE WAS FILED AT _____ O'CLOCK _____ ON _____, 2021 AND WAS RECORDED IN ENVELOPE _____ OF THE PLAT BEARING THE CERTIFICATE, RECORDS OF MAVERICK COUNTY AT _____ O'CLOCK _____ ON _____, 2021.

MAVERICK COUNTY CLERK
_____,

CITY OF EAGLE PASS)
CERTIFICATE OF PLATE APPROVAL)
I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF _____ LOTS, RIO GRANDE ESTATES UNIT 2 WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF EAGLE PASS.

MAYOR OF THE CITY OF EAGLE PASS
SWORN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2021.

NOTARY PUBLIC
STATE OF TEXAS

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF _____ LOTS, RIO GRANDE ESTATES UNIT 2 WAS REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF EAGLE PASS.

CHAIRMAN OF THE CITY OF EAGLE PASS
PLANNING AND ZONING COMMISSION
SWORN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2021.

NOTARY PUBLIC
STATE OF TEXAS

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF _____ LOTS, RIO GRANDE ESTATES UNIT 2 WAS REVIEWED AND APPROVED BY THE CITY MANAGER OF THE CITY OF EAGLE PASS.

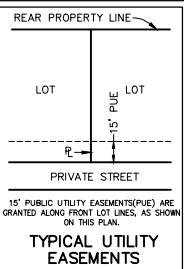
CITY MANAGER OF THE CITY OF EAGLE PASS
SWORN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2021.

NOTARY PUBLIC
STATE OF TEXAS

CITY MANAGER OF THE CITY OF EAGLE PASS
SWORN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2021.

NOTARY PUBLIC
STATE OF TEXAS

- NOTES:
- THIS SUBDIVISION PLAT OF 24.18 ACRES HAS 112 RESIDENTIAL LOTS AND CONTAINS APPROXIMATELY 5,240 LINEAR FEET OF NEW STREETS.
 - THE AREA OF THIS SUBDIVISION LIES INSIDE THE LIMITS OF THE CITY OF EAGLE PASS, TEXAS.
 - NO PORTION OF THE PROPERTY SHOWN HEREON IS WITHIN ZONE AE, SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 48323C04730, DATED APRIL 4, 2011 FOR MAVERICK COUNTY, TEXAS AND INCORPORATED AREAS.
 - ALL LOTS WITHIN THIS SUBDIVISION SHALL BE CONVEYED LEGAL ACCESS TO ALL EASEMENTS, RIGHT-OF-WAYS, AND SUBDIVISION DETENTION FACILITIES.
 - ALL EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND ANY OTHER OBSTRUCTIONS.
 - HOUSING CERTIFICATION-NO MORE THAN ONE (1) SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
 - VERIFY ALL UNDERGROUND UTILITY SERVICE LINES AS REQUIRED, PRIOR TO EXCAVATING.
 - THIS SUBDIVISION PLAT WILL BE ZONED AS R1: FIRST ONE-FAMILY DWELLING DISTRICT.
 - THE FRONT YARD SETBACK IS 25 FEET FOR ALL LOTS.
 - THE REAR YARD SETBACK IS 20 FEET FOR ALL LOTS, THE SIDE YARD SETBACK IS 5 FEET FOR ALL MIDDLE LOTS, AND 10 FEET FOR ALL CORNER LOTS.
 - SET 1/2" LR. AT ALL CORNERS EXCEPT INDICATED.



BEARINGS ARE ACCORDING TO THE NORTH AMERICAN DATUM OF 1983 (COBS 1996) FROM THE TEXAS COORDINATES SYSTEM ESTABLISHED FOR SOUTH CENTRAL ZONE. PROPERTY SURVEY OF 22.82 ACRES, OUT OF THE JAMES W. TINSLEY SURVEY 27, ABSTRACT 840, CITY OF EAGLE PASS, MAVERICK COUNTY, TEXAS VOLUME 56, PAGE 125 OF THE M.C.D.R. REFERENCE DEED-VOLUME 44, PAGE 568 FOUND NORTHEASTERLY LINE OF FLETCHER STREET WITH BEARING N42°40'45"W, 782.61 FEET.

STATE OF TEXAS)
COUNTY OF MAVERICK)
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

JOSE GILBERTO GONZALEZ
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4692
200 SURVEYING LLC
TBPELS FIRM# 4692
407 W. RIVARD
SAN ANTONIO, TX 78216
PHONE: 210-549-4207

STATE OF TEXAS)
COUNTY OF MAVERICK)
OWNER'S OR SUBDIVIDER'S DEDICATION, CERTIFICATION, AND ATTESTATION
THE OWNER OF THE PROPERTY SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO AND A PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY DEDICATE TO PUBLIC USE THE STREET AND EASEMENTS SHOWN HEREON, AND FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 212.032 AND THAT:
(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
(D) GAS CONNECTION, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

XXXXXX
XXXXXX

STATE OF TEXAS)
COUNTY OF MAVERICK)
I, KYLE PRESSLER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE FOREGOING PLAT AND DESCRIPTION OF AN _____ ACRE TRACT PLAT OF _____ LOTS, RIO GRANDE ESTATES UNIT 1, WAS OBTAINED FROM A SURVEY CONDUCTED ON THE GROUND UNDER MY SUPERVISION.

KYLE PRESSLER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. _____
SWORN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2021

NOTARY PUBLIC
STATE OF TEXAS

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

DAMIAN ESQUIVEL, P.E.
REGISTERED PROFESSIONAL ENGINEER
SWORN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2021

NOTARY PUBLIC
STATE OF TEXAS

FIELD NOTES FOR A 24.176 ACRE TRACT OF LAND
A 24.176 ACRE TRACT OF LAND, LOCATED IN THE J. TREMINO SURVEY NO. 42, ABSTRACT 837 AND THE J. TREMINO SURVEY NO. 41, ABSTRACT 836, MAVERICK COUNTY, TEXAS AND BEING A PORTION OF A CALLED 91.6 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN VOLUME 994, PAGE 284 OF THE OFFICIAL PUBLIC RECORDS OF MAVERICK COUNTY, TEXAS, SAID 24.176 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A POINT IN THE EAST LINE OF SAID 91.6 ACRE TRACT, AT THE SOUTHWEST CORNER OF BASE SUBDIVISION, UNIT 3, A PLAT OF RECORD IN ENVELOPE 415, SIDE A, OF THE PLAT RECORDS OF MAVERICK COUNTY, TEXAS, THE SOUTHWEST CORNER OF RIO GRANDE ESTATES, UNIT 1, A PLAT OF RECORD IN ENVELOPE 438, SIDE B, OF THE PLAT RECORDS OF MAVERICK COUNTY, TEXAS, IN THE WEST LINE OF THE REMAINING PORTION OF A CALLED 120.909 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN VOLUME 621, PAGE 136 OF THE REAL PROPERTY RECORDS OF MAVERICK COUNTY, TEXAS, ALSO BEING IN THE SOUTHERLY RIGHT-OF-WAY LINE OF VETERANS BLVD., AN 80' WIDE RIGHT-OF-WAY, AND FOR THE NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN, FROM WHICH A FOUND 3/4" IRON ROD WITH A PINK PLASTIC CAP (DISTURBED) BEARS, N 89° 03' 28" W, A DISTANCE OF 0.42 FEET, AND ALSO FROM WHICH A FOUND 3/4" IRON ROD FOR A SOUTHERLY CORNER OF SAID BASE SUBDIVISION, UNIT 3, BEARS, N 84° 07' 55" E, A DISTANCE OF 552.97 FEET;

THENCE, WITH THE COMMON LINE BETWEEN SAID 91.6 ACRE TRACT AND SAID 120.909 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:
1. S 07° 23' 26" W, A DISTANCE OF 339.47 FEET TO A FOUND 3/4" IRON ROD WITH A YELLOW CAP IN CONCRETE FOR CORNER, AND
2. S 15° 41' 58" W, A DISTANCE OF 1007.01 FEET TO A FOUND 3/4" IRON ROD WITH A YELLOW CAP STAMPED "GAYNAN RPLS 5474" AT THE NORTHEAST CORNER OF A CALLED 74.400 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN VOLUME 621, PAGE 136 OF THE OFFICIAL PUBLIC RECORDS OF MAVERICK COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF SAID 91.6 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;

THENCE, N 89° 03' 28" W, WITH THE COMMON LINE BETWEEN SAID 91.6 ACRE TRACT AND SAID 74.400 ACRE TRACT, A DISTANCE OF 610.24 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE, INTO SAID 91.6 ACRE TRACT, THE FOLLOWING THREE (3) COURSES:
1. N 00° 16' 04" E, A DISTANCE OF 1026.32 FEET TO A POINT OF CURVATURE,
2. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 355.00 FEET, AN ARC LENGTH OF 518.82 FEET, A DELTA ANGLE OF 085° 01' 51" AND A CHORD BEARS, N 42° 12' 00" E, A DISTANCE OF 474.46 FEET TO A POINT OF TANGENCY, AND
3. N 84° 07' 55" E, AT 77.77 FEET, A FOUND 600 NAIL AT THE SOUTHWEST CORNER OF SAID RIO GRANDE ESTATES, UNIT 1 SUBDIVISION, AND THE SOUTHERLY CORNER OF SAID SUBDIVISION FOR A TOTAL DISTANCE OF 167.03 FEET TO A FOUND 3/4" IRON ROD WITH A PINK PLASTIC CAP STAMPED "RPLS 5474" FOR A CORNER OF THE NORTH LINE OF VETERANS BLVD., FOR AN INTERIOR CORNER IN THE SOUTH LINE OF SAID SUBDIVISION AND FOR A NORTHERLY EXTERIOR CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE, WITH THE SOUTHERLY LINE OF SAID RIO GRANDE ESTATES, UNIT 1 SUBDIVISION, THE FOLLOWING TWO (2) COURSES:
1. S 05° 52' 05" E, A DISTANCE OF 80.00 FEET TO A FOUND 3/4" IRON WITH A PINK PLASTIC CAP FOR CORNER, AND
2. N 84° 07' 55" E, A DISTANCE OF 447.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 24.176 ACRES OF LAND SITUATED IN MAVERICK COUNTY, TEXAS.

NOTE: THE BASIS OF BEARING WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD (83), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204, US SURVEY FOOT, GRID, FIELD WORK PERFORMED IN AUGUST, 2021.

BLOCK 5			
SUBDIVISION LOT INFORMATION			
LOT #	AREA (SQ. FT.)	AREA ACREAGE	
LOT 0	5049	0.116 AC.	
LOT 1	6050	0.139 AC.	
LOT 2	6050	0.139 AC.	
LOT 3	6050	0.139 AC.	
LOT 4	6050	0.139 AC.	
LOT 5	6050	0.139 AC.	
LOT 6	6050	0.139 AC.	
LOT 7	6050	0.139 AC.	
LOT 8	6050	0.139 AC.	
LOT 9	6050	0.139 AC.	
LOT 10	6050	0.139 AC.	
LOT 11	6050	0.139 AC.	
LOT 12	6050	0.139 AC.	
LOT 13	6050	0.139 AC.	
LOT 14	6050	0.139 AC.	
LOT 15	6050	0.139 AC.	
LOT 16	6050	0.139 AC.	
LOT 17	6050	0.139 AC.	
LOT 18	6050	0.139 AC.	
LOT 19	9745	0.224 AC.	
LOT 20	6050	0.139 AC.	
LOT 21	6050	0.139 AC.	
LOT 22	6050	0.139 AC.	
LOT 23	6050	0.139 AC.	
LOT 24	6050	0.139 AC.	
LOT 25	6050	0.139 AC.	
LOT 26	6916	0.156 AC.	

BLOCK 4			
SUBDIVISION LOT INFORMATION			
LOT #	AREA (SQ. FT.)	AREA ACREAGE	
LOT 1	6050	0.139 AC.	
LOT 2	6050	0.139 AC.	
LOT 3	6050	0.139 AC.	
LOT 4	6050	0.139 AC.	
LOT 5	6947	0.159 AC.	
LOT 6	6050	0.139 AC.	
LOT 7	6050	0.139 AC.	
LOT 8	6050	0.139 AC.	
LOT 9	6050	0.139 AC.	
LOT 10	6050	0.139 AC.	
LOT 11	6050	0.139 AC.	
LOT 12	6050	0.139 AC.	
LOT 13	6050	0.139 AC.	
LOT 14	6050	0.139 AC.	
LOT 15	6050	0.139 AC.	
LOT 16	6050	0.139 AC.	
LOT 17	6050	0.139 AC.	
LOT 18	6050	0.139 AC.	
LOT 19	6050	0.139 AC.	
LOT 20	6050	0.139 AC.	
LOT 21	6049	0.139 AC.	
LOT 22	5179	0.119 AC.	
LOT 23	5562	0.128 AC.	
LOT 24	5331	0.122 AC.	
LOT 25	4972	0.114 AC.	
LOT 26	6033	0.138 AC.	
LOT 27	6050	0.139 AC.	
LOT 28	6050	0.139 AC.	
LOT 29	6050	0.139 AC.	
LOT 30	6050	0.139 AC.	
LOT 31	6050	0.139 AC.	
LOT 32	5916	0.136 AC.	
LOT 33	7399	0.170 AC.	

OPEN SPACE			
SUBDIVISION LOT INFORMATION			
LOT #	AREA (SQ. FT.)	AREA ACREAGE	
LOT 901	67326	1.546 AC.	

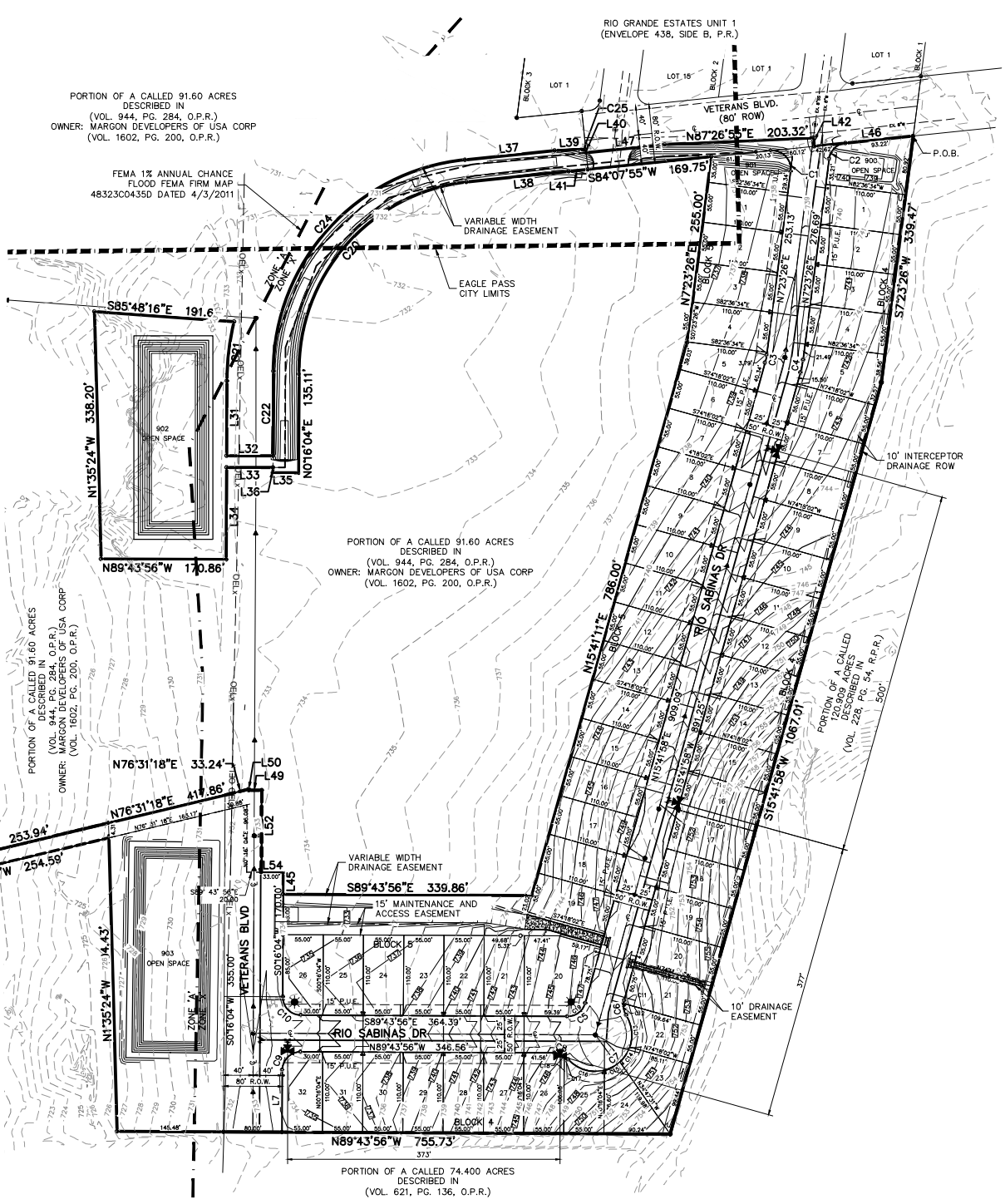
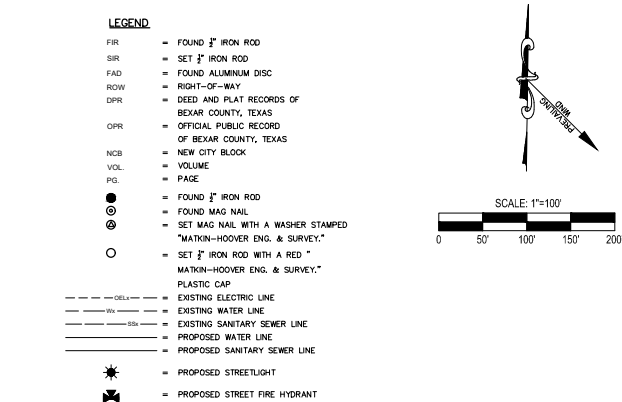
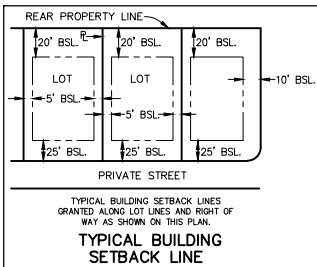
CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	45.06'	25.00'	103°15'31"	N44° 14' 19"W	39.20'
C2	33.48'	25.00'	76°44'29"	N45° 45' 41"E	31.04'
C3	10.88'	75.00'	8°18'31"	N11° 32' 42"E	10.87'
C4	18.13'	125.00'	8°18'31"	N11° 32' 42"E	18.11'
C5	32.54'	25.00'	74°34°06"	N52° 59' 01"E	30.29'
C6	21.03'	25.00'	48°11'23"	S8° 23' 44"E	20.41'
C7	149.18'	50.00'	170°56'52"	N52° 59' 01"E	99.69'
C8	21.03'	25.00'	48°11'23"	N65° 38' 15"W	20.41'
C9	39.27'	25.00'	90°00'00"	S45° 16' 04"W	35.36'

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C10	39.27'	25.00'	90°00'00"	S44° 43' 56"E	35.36'
C11	4.27'	25.00'	9°46'43"	N10° 48' 36"E	4.26'
C12	16.76'	25.00'	38°24'40"	N13° 17' 05"W	16.45'
C13	45.40'	50.00'	52°01'29"	N6° 28' 40"W	43.86'
C14	24.53'	50.00'	28°06'16"	N33° 35' 12"E	24.28'
C15	24.53'	50.00'	28°06'16"	N61° 41' 29"E	24.28'
C16	54.84'	50.00'	62°50'23"	S72° 50' 13"E	52.13'
C17	6.73'	25.00'	15°24'54"	S49° 30' 04"E	6.71'
C18	14.19'	25.00'	32°31'24"	S73° 28' 14"E	14.00'

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C19	32.54'	25.00'	74°34°06"	N52° 59' 01"E	30.29'
C20	381.40'	258.83'	84°25'44"	S41° 01' 11"W	347.81'
C21	81.62'	355.00'	13°10'21"	S6° 51' 15"W	81.44'
C22	115.74'	17859.58'	0°22'17"	S0° 04' 56"W	115.74'
C24	427.04'	291.75'	83°51'51"	S42° 12' 00"W	389.92'
C25	9.33'	19.25'	27°46'48"	N77° 56' 05"W	9.24'

LINE TABLE		
LINE#	LENGTH	BEARING
L7	85.00'	S0° 16' 04"W
L31	102.43'	S0° 16' 04"W
L32	63.63'	N89° 59' 48"E
L33	63.25'	S89° 59' 50"W
L34	125.57'	S0° 16' 04"W
L35	35.30'	N89° 43' 56"W
L36	7.04'	N0° 16' 04"E
L37	123.03'	N84° 07' 55"E
L38	140.82'	S84° 07' 55"W
L39	33.64'	N86° 09' 13"E
L40	3.11'	S8° 19' 46"E
L41	26.21'	S84° 07' 55"W
L42	11.38'	S5° 52' 05"E
L45	30.00'	S0° 16' 04"W

LINE TABLE		
LINE#	LENGTH	BEARING
L46	93.22'	N84° 07' 55"E
L47	108.33'	N84° 07' 55"E
L48	20.57'	N0° 00' 00"E
L49	17.71'	S89° 46' 06"E
L50	1.41'	N0° 16' 04"E
L52	112.01'	S0° 16' 04"W
L54	30.00'	S89° 43' 56"E



PRELIMINARY PLAT ESTABLISHING RIO GRANDE ESTATES UNIT 2

A 15.26 ACRE TRACT OF LAND, LOCATED IN THE J. TREMINO SURVEY NO. 42, ABSTRACT 837 AND THE J. TREMINO SURVEY NO. 41, ABSTRACT 836, MAVERICK COUNTY, TEXAS AND BEING A PORTION OF A CALLED 91.6 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN VOLUME 994, PAGE 284 OF THE OFFICIAL PUBLIC RECORDS OF MAVERICK COUNTY, TEXAS.



TBPELS # - 20405 &
- 10194727
816 Camaron Ste. 110
San Antonio, TX. 78212
Phone: 210-549-4207

OWNER/DEVELOPER:
HOMERO MARTINEZ MONTALVO
2847 EL INDO HWY, STE 6
EAGLE PASS, TX 78852

RIO GRANDE ESTATES UNIT 1
(ENVELOPE 438, SIDE B, P.R.)

PORTION OF A CALLED 91.60 ACRES
DESCRIBED IN

(VOL. 944, PG. 284, O.P.R.)

OWNER: MARGON DEVELOPERS OF USA CORP
(VOL. 1602, PG. 200, O.P.R.)

FEMA 1% ANNUAL CHANCE
FLOOD FIRM MAP
48323004350 DATED 4/3/2011

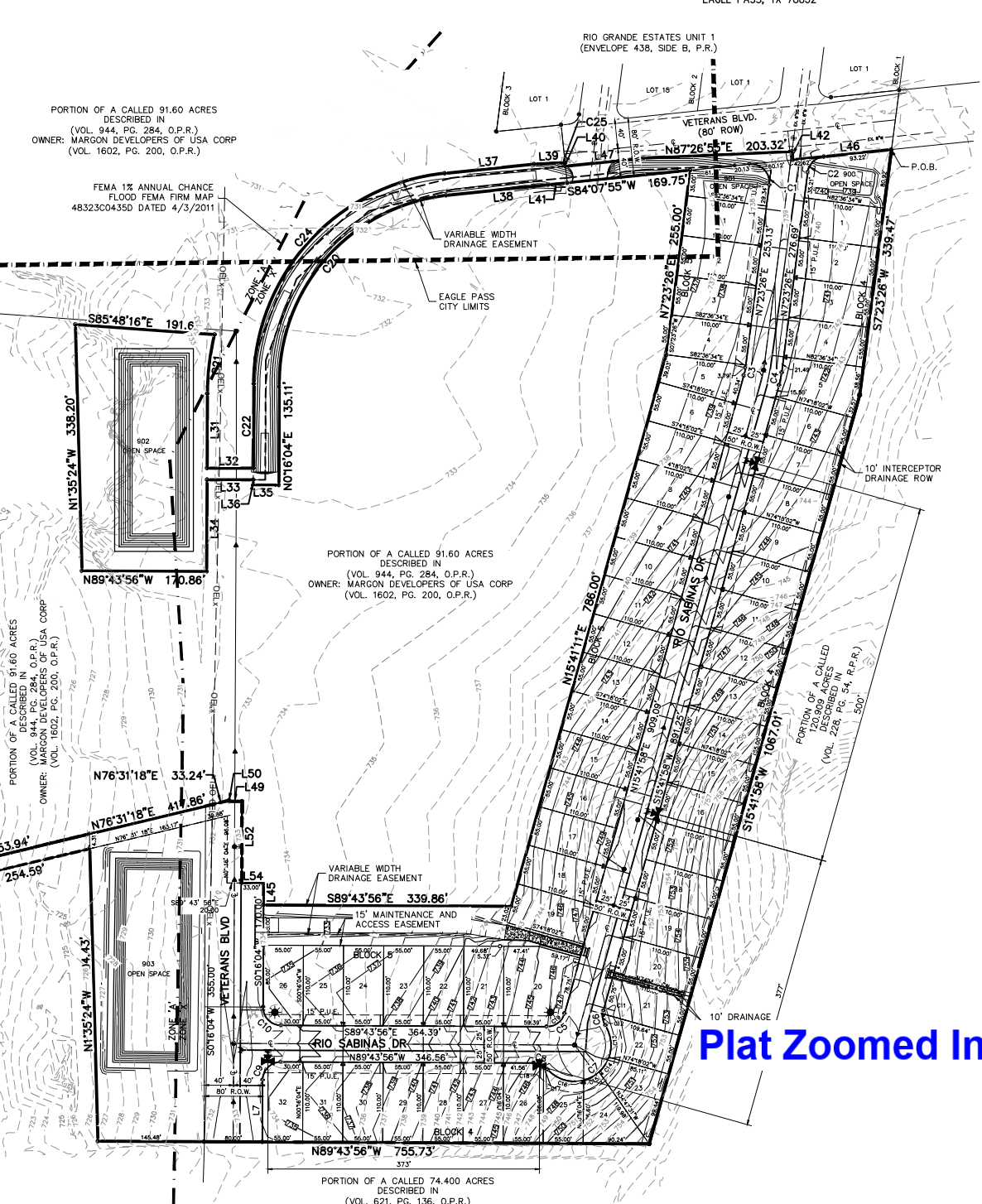
PORTION OF A CALLED 91.60 ACRES
DESCRIBED IN
(VOL. 944, PG. 284, O.P.R.)
OWNER: MARGON DEVELOPERS OF USA CORP
(VOL. 1602, PG. 200, O.P.R.)

PORTION OF A CALLED 91.60 ACRES
DESCRIBED IN
(VOL. 944, PG. 284, O.P.R.)
OWNER: MARGON DEVELOPERS OF USA CORP
(VOL. 1602, PG. 200, O.P.R.)

PORTION OF A CALLED
120.89 ACRES
DESCRIBED IN
(VOL. 228, PG. 54, R.P.R.)

PORTION OF A CALLED 74.400 ACRES
DESCRIBED IN
(VOL. 621, PG. 136, O.P.R.)

Plat Zoomed In



Attachment 2
Subdivision Variance Application



PLANNING DEPARTMENT

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

SUBDIVISION VARIANCE APPLICATION

Applicant Information

Applicant (If not owner): Lique Engineers

Address: 816 Camaron St. San Antonio, Texas 78212

Phone: 210.549.4207

E-mail: javier@lique.us

Owner: Homero Martinez Montalvo

Address: 2487 El Indio Hwy, Ste 6 Eagle Pass, Texas 78552

Phone: _____ E-mail: homero.mtzg@gmail.com

Property Information

Site Address: SW of Veteran's Blvd & Darlen St MCAD Property ID No. 3943

Legal Description (from deed): Abstract A0077, Casnova, Remigio, Survey #40, 43.3134 acres

Description of Subdivision Variance Request

Variance request to build Veteran's Blvd street extension with Unit 3 phase

of development to comply with ingress/egress requirements per Eagle Pass UDC

Detailed Explanation of Subdivision Variance Request

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

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

The Owner will dedicate the 80-ft ROW width for proposed Veteran's Blvd

improvements, but would refrain from final pavement/curb/sidewalk

until construction of Unit 3

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

The variance will serve to provide limited ingress/egress unless there is an emergency

and limiting the final improvements to save costs to the Owner to avoid street repairs

due lack of traffic generated from Unit 2 development

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

Granting the Variance will limit ingress/egress for future Veteran's Blvd

to reduce traffic and preserve the proposed ROW and road improvements.

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

Future Veteran's Blvd has no lots fronting it which does not serve as primary ingress/egress

for current residents of Unit 1 or proposed Unit 2. This portion of Veteran's Blvd will complete the

traffic circulation for Units 2 & 3 residents and provide ingress/egress as intended by the code.

Required Application Attachments

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

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

Applicant Authorization

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

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



Applicant Signature

09/18/23
Date

Attachment 3
Engineering and Drainage Reports

PRELIMINARY ENGINEERING REPORT

RIO GRANDE ESTATES UNIT 2

Eagle Pass, TX



September 2023

Prepared by:
Damian Esquivel, P.E.
Project No.: 137-01-01

Prepared for:
Mr. Homero Martinez Montalvo
2847 El Indio HWY, STE 6,
Eaglepass, TX 78852

LIQUE ENGINEERS

816 Camaron Ste,

San Antonio, TX 78212

A. PROJECT DESCRIPTION

The proposed development consists of a 15.26 acres facility located south of N Veterans Boulevard, within the city of Eaglepass limits. The property will consist of approximately 58 single family lots. The single family residential subdivision is zoned as R-2 residential land use.

The site will be served by existing water and sanitary sewer located within the immediate vicinity of the project site. The proposed 8-in water main will connect to the existing water main located along Veteran's Blvd, and be extended through Unit 2 along Rio Sabinas to serve single-family residential homes. A flow test will be performed at the nearest existing hydrant to confirm operating pressures for domestic and fire flow service.

Wastewater exists west of the site where a sanitary sewer outfall is located at the existing manhole. The site will extend offsite wastewater to the site and extend an 8-in wastewater main along Rio Sabinas to serve the residential homes. Wastewater services will be dual services typically as specified by City of Eagle Pass Public Works.

In order to provide water and wastewater service to the subdivision, demand calculations are included below.

B. WATER DEMAND

The proposed water demand for Rio Grande Estates Unit 2 is based on the number of dwelling units/lots as per EPWWS 211.01. See demand calculations below based on *peak hour demand*:

1 Dwelling Unit/Lot = 750 GPD (peak hour demand)

- 58 lots/dwelling units (750 GPD) = **43,500 GPD**

B. WASTEWATER DEMAND

The proposed wastewater demand for Rio Grande Estates Unit 2 is based on the number of dwelling units/lots as per EPWWS 312.01. See demand calculations below based on *peak hour demand*:

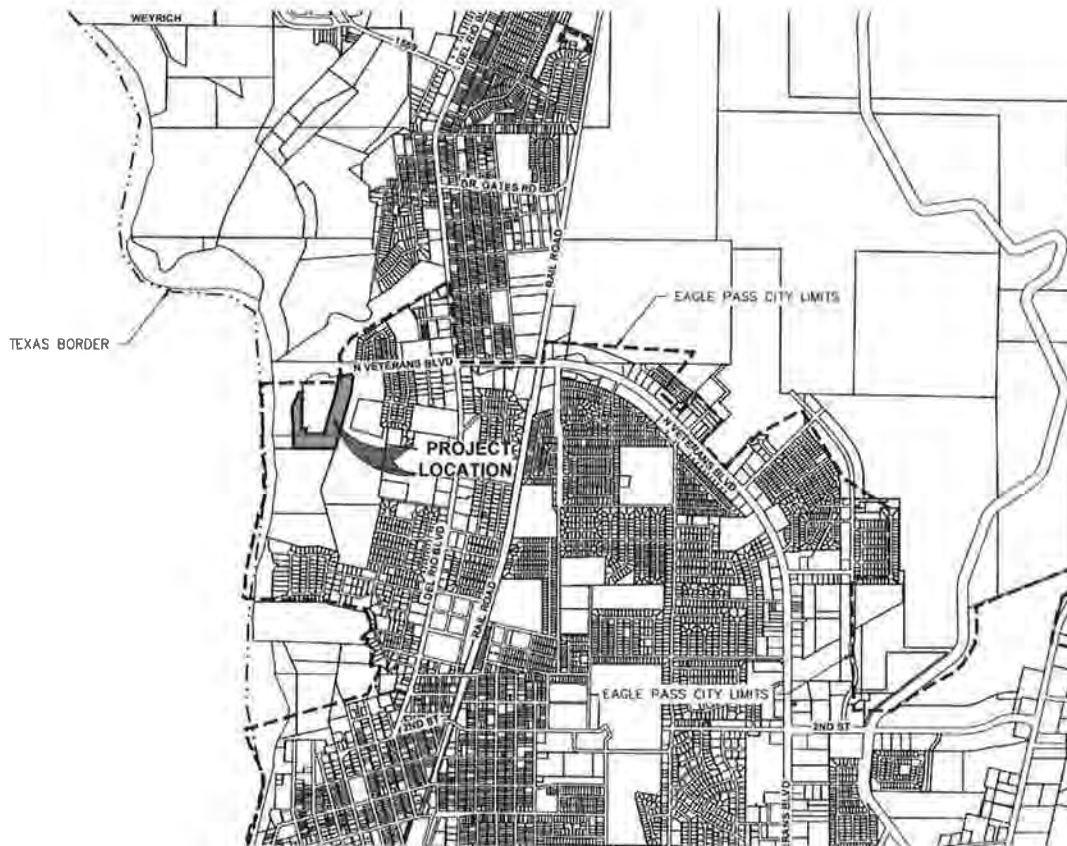
1 Dwelling Unit/Lot = 1.73 * 100 GPD = 173 GPD (peak hour demand)

- 58 lots/dwelling units (173 GPD) = **10,034 GPD**

STORMWATER MANAGEMENT PLAN

RIO GRANDE ESTATES UNIT 2

Eagle Pass, TX



August 2023

Prepared by:
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Project No.: 137-01-01

Prepared for:
Mr. Homero Martinez Montalvo
2847 El Indio HWY, STE 6,
Eaglepass, TX 78852



LIQUE ENGINEERS

816 Camaron Ste,

San Antonio, TX 78212

A. PROJECT DESCRIPTION

The proposed development consists of a 15.26 acres facility located south of N Veterans Boulevard, within the city of Eaglepass limits. The property will consist of development of single family subdivision.

FEMA FIRM Panel No. 48323C0435D, dated April 4, 2011, indicates there is a portion of Unit 2 within of the property is in Zone X, which is considered an area of minimal flood hazard and determined to be outside of 100-year floodplain.

B. EXISTING CONDITIONS

The site is undeveloped with bare soil and slopes range from 1.0% to 9.0%. The site is located downgradient of contributing watersheds of both developed and undeveloped areas. The areas upgradient ultimately drain across the site to the existing FEMA floodplain. The following calculations describe the existing drainage conditions of the site;

EXISTING CONDITIONS						
STUDY PT.	CONTRIBUTING AREA	AREA (AC)	CN	Tc (MIN)	Q (cfs)	STORM FREQUENCY
1	EXDA1	26.5	75	25.8	72.29	5 YR
					146.98	25 YR
					233.53	100 YR
2	EXDA2	34.2	80	22.3	120.02	5 YR
					228.04	25 YR
					350.43	100 YR
3	EXDA3	26.2	89	16.6	133.63	5 YR
					228.8	25 YR
					334.83	100 YR

C. PROPOSED CONDITIONS

The site is undeveloped with bare soil and slopes range from 1.0% to 9.0%. The site is located downgradient of contributing watersheds of both developed and undeveloped areas. As shown in the proposed drainage map exhibit, a runoff will be captured by interceptor drains along the eastern property line and conveyed to drainage channels that will drain through the site to the proposed detention basins located just west of future Veteran's Blvd. Runoff produced from the site will drain to the streets and curb inlets will accept flows and then enter the open channels. The channels will ultimately drain to the detention basins and then discharge to the existing FEMA floodplain. The following calculations describe the proposed drainage conditions of the site.

LIQUE ENGINEERS

PROPOSED CONDITIONS

STUDY PT.	CONTRIBUTING AREA	AREA (AC)	CN	Tc (MIN)	Q (cfs)	STORM FREQUENCY
1	DA1	26.5	87	8.2	161.72	5 YR
					281.38	25 YR
					414.69	100 YR
2	DA2	34.2	89	19.6	161.47	5 YR
					276.99	25 YR
					232.84	100 YR
3	DA3	26.2	91	16.1	138.43	5 YR
					232.84	25 YR
					338.17	100 YR

D. IMPACT ANALYSIS-2000 FT DOWNSTREAM

The proposed development will provide on-site detention to mitigate any increase in runoff. Since the stormwater generated onsite is detained and discharged downstream at existing conditions or less, no adverse impact to inhabitable structures downstream is anticipated.

E. SUMMARY

The proposed development of 15.26 acre tract located along Veteran's Blvd. produces and increase in runoff, however on-site detention provided is designed to mitigate the increase in runoff. Due to on-site detention provided, there is no adverse impact to other properties, habitable structures or drainage infrastructure systems downstream of the development.

National Flood Hazard Layer FIRMette



100°15'05.55"W 28°44'25"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000
 Basemap: USGS National Map, Orthorectified, Data refreshed October, 2020

Legend

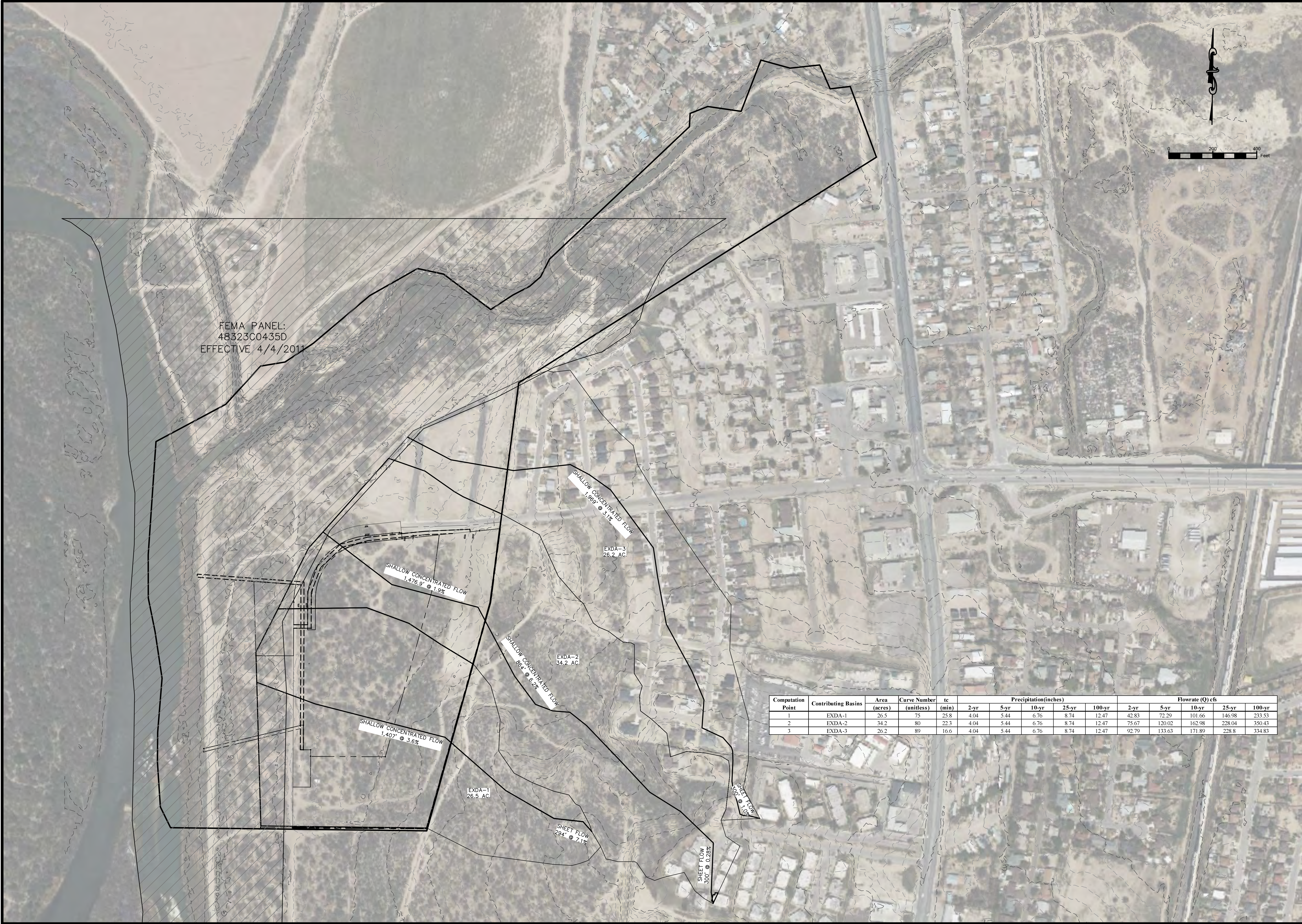
SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	1/100 Year Base Flood Elevation (BFE)
	1/100 Year BFE Depth Zone (A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z)
	Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard Areas of 1% Annual Chance Flood with average depth less than one foot or with drainage areas of less than one square mile. Zone X
	Areas Containing 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee. See Notes. Zone X
	Area with Flood Risk due to Levee. Zone X
OTHER AREAS	NO SCREEN Area of Minimal Road Hazard Zone X
	Effective 10 MRS
GENERAL STRUCTURES	Area of Unconstrained Road Hazard Zone X
	Channel, Culvert, or Storm Sewer Levee, Dike, or Roadway
OTHER FEATURES	20.2 Cross Sections with 1% Annual Chance
	17.6 Water Surface Elevation
	1 Channel Traverses
	Base Road Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Channel Traverses, Baseline
	Profile Baseline
	Hydrographic Features
	Digital Data Available
MAP PANELS	No Digital Data Available
	Unmapped
	The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was updated on 5/30/2022 at 7:52 PM and does not reflect changes or information subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map overview map, community identified, FIRM panel number, and FIRM effective date. Map images for unmapped and unorthorectified areas should be used for regulatory purposes.



Computation Point	Contributing Basins	Area (acres)	Curve Number (unitless)	tc (min)	Precipitation (inches)					Flowrate (Q) cfs				
					2-yr	5-yr	10-yr	25-yr	100-yr	2-yr	5-yr	10-yr	25-yr	100-yr
1	EXDA-1	26.5	75	25.8	4.04	5.44	6.76	8.74	12.47	42.83	72.29	101.66	146.98	233.53
2	EXDA-2	34.2	80	22.3	4.04	5.44	6.76	8.74	12.47	75.67	120.02	162.98	228.04	350.43
3	EXDA-3	26.2	89	16.6	4.04	5.44	6.76	8.74	12.47	92.79	133.63	171.89	228.8	334.83

RIO GRANDE ESTATES - UNIT 2
MAVERICK COUNTY, EAGLE PASS, TX
MASTER DRAINAGE PLAN
(EXISTING CONDITIONS)

LIQUE

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TBPELS # - 20405 & # - 10194727

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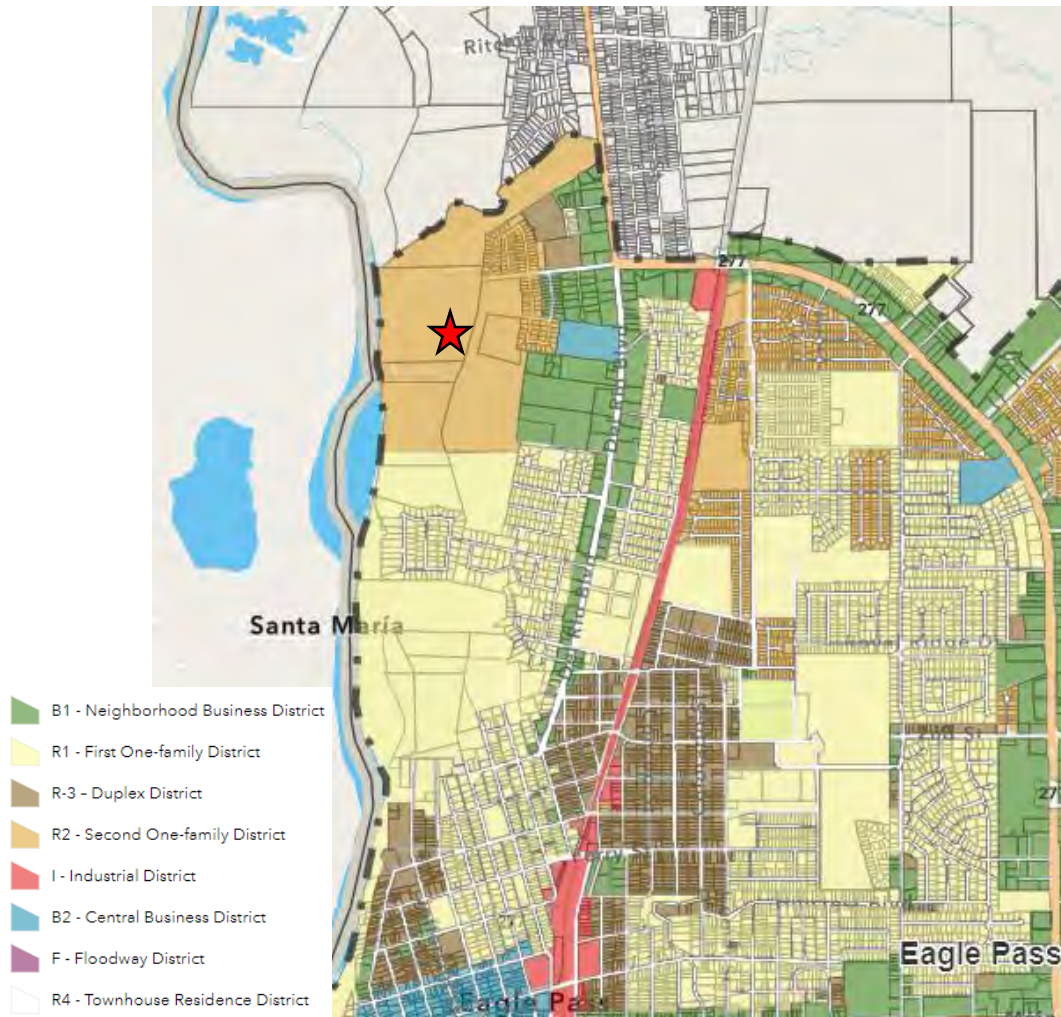
THESE DRAWINGS, OR PARTS THEREOF, MAY NOT BE REPRODUCED IN ANY FORM, BY ANY METHOD, FOR ANY PURPOSE, WITHOUT PRIOR WRITTEN CONSENT FROM LIQUE ENGINEERS

THIS DOCUMENT IS RELEASED FOR REVIEW PURPOSES ONLY UNDER THE AUTHORIZATION OF: DAMIAN ESQUIVEL, P.E. #98362
March 28, 2022

NO.	DATE	COMMENTS

Attachment 3
Master Plan Map & Zoning Map

Zoning Map



Master Plan Map

