AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING
THURSDAY, APRIL 8, 2021 AT 5:30 P.M.
COUNCIL CHAMBERS, CITY HALL BUILDING
100 SOUTH MONROE STREET, EAGLE PASS, MAVERICK COUNTY, TEXAS

PURSUANT TO SECTION 551.125(b);551.127(b)(g); 551.007 OF THE TEXAS GOVERNMENT CODE AND THE DECLARATION BY GOVERNOR GREG ABBOTT ON MARCH 16, 2020, THIS MEETING OF THE PLANNING AND ZONING OF THE CITY OF EAGLE PASS, TEXAS SHALL BE OPEN AND ACCESSIBLE TO THE PUBLIC VIA THE FOLLOWING FREE-OF-CHARGEVIDEOCONFERENCELINK: https://www.facebook.com/OfficialCityEaglePassTexas AN ELECTRONIC COPY OF THE AGENDA PACKET FOR THE REGULAR MEETING OF THE PLANNING AND ZONING IS ALREADY AVAILABLE TO THE PUBLIC AT THE FOLLOWING URL: https://www.eaglepasstx.us/AgendaCenter. IN LIGHT OF THE ONGOING NATIONAL EMERGENCY AND URGENT THREAT TO PUBLIC HEALTH CAUSED BY THE COVID-19 PANDEMIC, MEMBERS OF THE PUBLIC ARE ENCOURAGED TO FOLLOW THE RECOMMENDATIONS OF GOVERNMENT LEADERS AND THE CDC REGARDING SOCIAL DISTANCING AND SELF-QUARANTINE.

If you are a citizen wishing to participate in Citizens Communications, please call on Thursday, April 8, 2021 from 2:00 pm to 4:00 pm at 830-773-1111 or send email to irodriguez@eaglepasstx.us.

ESTABLISHMENT OF QUORUM

CITIZENS' COMMUNICATIONS

MINUTES

1. Approval of the minutes of the March 4, 2021 meeting and the March 11, 2021 meeting.

NEW BUSINESS

2. Consideration and possible action on the preliminary plat of the Coronado Estates Unit 3.

OTHER BUSINESS

3. Consideration and possible action on the amendment of Sections 12, E (2), 12.1 (D) Appendix A (Zoning Ordinance) of the Code of Ordinances of the City of Eagle Pass, Texas to add an exception prior to adoption.

ADJOURNMENT

NOTE: The Commission reserves the right to consider business out of the posted agenda order and reserves the right to adjourn into executive session to discuss an item(s) not listed as an executive session on the posted agenda but which qualifies to be discussed in closed session pursuant to Texas Government Code Chapter 551.

CERTIFICATION

I, THE UNDERSIGNED PLANNING DIRECTOR, do hereby certify that the agenda mentioned above was posted on the Bulletin Board located in the Lobby at City Hall, 100 S. Monroe Street, Eagle Pass, Texas on April 1, 2021 at 2:30 p.m.

Placido Madera

Placido C. Madera
Planning Director

Item #1

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

The Planning and Zoning Commission of the City of Eagle Pass held a Special Meeting on Thursday, March 4, 2021 at 12:00 p.m. in the City Council Chambers, City Hall, 100 South Monroe Street, Eagle Pass, Texas. All legal notices were duly posted in accordance with State code. (GoToMeeting)

ESTABLISHMENT OF QUORUM

Present: Chairperson, Enrique Montalvo; Vice-Chairperson, Mario Escobar; Commission Member, Doris Salinas-Sanchez

Absent: Board Members: Rolando Jasso, and Rosa Villalpando

Staff Present: Planning Director: Placido Madera; Assistant Planning Director, Mariebelle Rodriguez; and Records Management Specialist, Ita A. Cortinas

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

CITIZENS COMMUNICATIONS

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

There were not any comments or concerns submitted.

NEW BUSINESS

1. Consideration and possible action on the preliminary plat of the Terra Verde Estates Subdivision Unit 2.

Assistant Planning Director, Mariebelle Rodriguez provided the Commission with details on the preliminary plat of the Terra Verde Subdivision, Unit 2, and states that the Planning Department recommends that the Commission (1) grant the subdivision variance to increase the rear yard building setback area to the minimum of 25-feet for all lots in Block 8 and 9 due to proposed 20-foot utility easement, and (2) grant preliminary plat approval of the proposed Terra Verde 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 and allowing the developer to install required improvements.

Motion:	To approve, as presented.
Moved:	Escobar
Second:	Salinas-Sanchez
Ayes:	3
Nays:	0
Absent:	Jasso, and Villalpando

ADJOURNMENT

Motion:	To adjourn meeting at 12:13 p.m.
Moved:	Escobar
Second:	Salinas-Sanchez
Ayes:	3
Nays:	0
Absent:	Jasso, and Villalpando

ATTEST:

Enrique Montalvo
Chairperson

Ita A. Cortinas
Records Management Specialist

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

The Planning and Zoning Commission of the City of Eagle Pass held a Regular Meeting on Thursday, March 11, 2021 at 5:30 p.m. in the City Council Chambers, City Hall, 100 South Monroe Street, Eagle Pass, Texas. All legal notices were duly posted in accordance with State code. (GoToMeeting)

ESTABLISHMENT OF QUORUM

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

Absent: Board Member: Doris Salinas-Sanchez.

Staff Present: Planning Director: Placido Madera; Assistant Planning Director, Mariebelle Rodriguez; and Records Management Specialist, Ita A. Cortinas.

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

CITIZENS COMMUNICATIONS

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

There were not any comments or concerns submitted.

PUBLIC HEARING(S)

1. Public hearing on the request submitted by William K. Castaneda for the rezoning of property legally described as, "a 0.922 acre tract of land lying and situated in Maverick County, Texas, out of Survey 34, Abstract 743, Jose Maria Munoz Original Grantee and being out of the areas known as the Old Fort Duncan Area, City of Eagle Pass, said 0.922 acre tract being designated as Tract No. 3 described by metes and bounds in Quitclaim Deed from the City of Eagle Pass to Maverick County Hospital District by deed dated May 20, 1966, recorded in Volume 73, Page 255 of the Maverick County Deed Records," also known as 479 Bliss Street, from R-1 First One-Family Dwelling District to B-3 General Business District ; closing of public hearing and possible action.

Chairman Montalvo opened the public hearing at 5:50 p.m. and invited the public to express their comments.

Planning Director, Placido Madera provided the Commission with details of the rezone request and stated that the Planning Department recommends that the Planning and Zoning Commission recommend that the City Council prepare and adopt an Ordinance granting a zoning district change from R-1 First One-Family Dwelling District to B-1 Neighborhood Business District.

Mr. Castaneda called in, stating he believes the B-1 classification would be more appropriate.

There being no further comments from the public. Chairman Montalvo closed the public hearing at 6:09 p.m.

Motion:	To deny the request of the applicant, from R-1 to B-3, and accept and approve the Planning Department's recommendations that the property be rezoned from R-1 First One-Family Dwelling District to B-1 Neighborhood Business District.
Moved:	Jasso
Second:	Escobar
Ayes:	3
Nays:	Montalvo
Absent:	Salinas-Sanchez

2. Public hearing on the request submitted by Juan Carlos and Maribel Salazar for the rezoning of Lot 4, Block 2 of Winchester Heights Addition, also known as 668 Comal Street, from R-1 First One-Family Dwelling to R-3 Duplex District; closing of public hearing and possible action.

Chairman Montalvo opened the public hearing at 6:12 p.m. and invited the public to express their comments.

Planning Director Madera provided the Commission with details of the rezone and stated that the Planning Department recommends that the Planning and Zoning Commission deny the request of the applicant from R-1 First One-Family Dwelling to R-3 Duplex District, due to the inconsistency of the Master Plan. He said the owner seems willing to work with the Planning Department, and alleviate their concerns, and that the owner submitted a drawing that would not create any more impervious cover than a standard, single-family house.

Commissioner Escobar made a motion to approve. The motion was not seconded. Therefore, the motion died, for lack of a second.

There were no comments from the public. Therefore, Chairman Montalvo closed the public hearing at 6:21 p.m.

Motion:	To go along with what the Planning and Zoning Department and deny the request.
Moved:	Villalpando
Second:	Jasso
Ayes:	4

Nays: 0
Absent: Salinas-Sanchez

ADJOURNMENT

Motion: To adjourn meeting at 6:23 p.m.
Moved: Jasso
Second: Villalpando
Ayes: 4
Nays: 0
Absent: Salinas-Sanchez

ATTEST:

Enrique Montalvo
Chairperson

Ita A. Cortinas
Records Management Specialist

Item #2

Planning Department Executive Summary

REPORT TO THE PLANNING & ZONING COMMISSION

Preliminary Plat of the Coronado Estates Unit 3

I. BACKGROUND

A. General Information

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

Property Owner: Alvin E. Stock Family Trust
7322 Carriage Lane
San Antonio, Texas 78249

Location: West terminus of Veterans Boulevard

Legal Description: Being a 5.72 acres tract, located in the J. W. Mulholland Survey 28 ½, in Abstract 1074, Maverick Count, Texas and being out of a 39.13 acre tract described in conveyance document to the Mona Gail Wightman, Trustee, Alvin E. Stock Family Trust recorded Book 915, Page 305 of the Maverick County Official Public Records, Maverick County, Texas

Property ID Number(s): 4531

Request: preliminary plat approval to subdivide an approximately 5.72-acre tract into 32 residential lots, including (a) a variance for the reduction of the rear yard building setback area from 25-feet to 20-feet and the rear yard building setback area from 25 feet to 15 feet for lots 14-18, Block 10 and (b) a variance to reduce lot depth from 100 minimum to lot depths that range from 78.59 feet to 98.52 feet.

B. Subject Property Information

Parcel Size: 5.72-acres

Vegetation: native vegetation

Existing Use: This site is undeveloped

Zoning: R-2 Second One-Family Dwelling District

Master Plan: None

C. Vicinity Data

The surrounding area is comprised of developed residential-zoned tracts of land between Eidson Road and Casales Road.

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 Eisdon Road and Casales Road.

II. RECOMMENDED FINDINGS OF FACT

A. Conclusions

1. The applicant's request does not contain sufficient information for consideration by the Planning and Zoning Commission. Please refer to Attachment 1.

B. Planning Department Recommendation

The Planning and Zoning Commission recommend that the City Council **DENY** preliminary plat approval of *Coronado Estates Unit 3* due to the following:

1. *Section 23-62* governing utility easements
2. *Section* 23-66 governing sanitary sewage disposal
3. *Section 23-67* governing potable water supply and fire flow
4. *Section 23-68* governing storm drainage

TRANSMITTED to the parties listed hereafter:

Crane Engineering via e-mail
City of Eagle Planning and Zoning Commission via e-mail
Eagle Pass Planning Department Report dated March 22, 2021

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

SUBDIVISION APPLICATION

Case #5811

TYPE OF SUBDIVISION (check one):
☑ Preliminary ☐ Final ☐ Replat ☐ Amendment ☐ Short Form Final

Property Legal Description: Abstract No. 1074, J.W. Mulholland Survey #28 1/2 Acres 6.16

Maverick County Property Identification Number(s): 4531

Name of Addition: Coronado Estates Unit 3

Location of Addition: Off Eidson Road / Casales Road

Number of Residential Lots: 32 Number of Commercial Lots: _____ Gross Acreage: 5.72

Number of New Street Intersections 1 Linear feet of Streets 1,119 LF

Is Subdivision inside city limits? Yes ( ) No (✓) If so, Zoning District: N/A

Existing Land Use: Vacant Proposed Land Use: Residential

Requested Variances: Request variance on front and rear setback for Lots 14-18, Block 10 from 25' to 20' for front yard and 20' to 15' for rear setback.

Request variance to lot depth for same lots from 100' minimum to lot depth that ranges from 78.59' to 98.32'

PROPERTY OWNER:

Name: Alvin E. Stock Family Trust Contact: Mona G. Wightman

Address: 7322 Carriage Lane Phone: (210) 442-5579

City: San Antonio Fax: N/A

State: TX Zip: 78249-2531 E-mail: monaw@satx.rr.com

Signature: Mona G. Wightman Trustee Date: Feb. 25, 2021

PROPERTY OWNER:

Name: _____ Contact: _____

Address: _____ Phone: _____

City: _____ Fax: _____

State: _____ Zip: _____ E-mail: _____

Signature: _____ Date: _____

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APPLICANT/SUBDIVIDER:

Name: Crane Engineering

Contact: Edward D. Garza, P.E., CFM

Address: 1310 Junction Drive, Suite B

Phone: (956) 712-1996

City: Laredo

Fax: (956) 712-2378

State: TX Zip: 78041

E-mail: eddie-crane@sbcblogal.net

Signature:

Date: 2/26/21

SURVEYOR:

Name: D. G. Smyth & Co. Inc.

Contact: Mark E. Logrbrinck, RPLS

Address: 235 N. Getty Street, Suite B

Phone: (830) 591-0858

City: Uvalde

Fax:

State: TX Zip: 78801

E-mail: kerry.nolasco@yahoo.com

Signature:

Date:

ENGINEER:

Name: Crane Engineering

Contact: Edward D. Garza, P.E., CFM

Address: 1310 Junction Drive, Suite B

Phone: (956) 712-1996

City: Laredo

Fax: (956) 712-2378

State: TX Zip: 78041

E-mail: eddie-crane@sbcglobal.net

Signature:

Date: 2/26/21

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

2/26/21
Date

APPLICANT/SUBDIVIDER:

Name: Crane Engineering

Contact: Edward D. Garza, P.E., CFM

Address: 1310 Junction Drive, Suite B

Phone: (956) 712-1996

City: Laredo

Fax: (956) 712-2378

State: TX Zip: 78041

E-mail: eddie-crane@sbcglogal.net

Signature:

Date:

SURVEYOR:

Name: D. G. Smyth & Co. Inc.

Contact: Mark E. Logrbrinck, RPLS

Address: 235 N. Getty Street, Suite B

Phone: (830) 591-0858

City: Uvalde

Fax:

State: TX Zip: 78801

E-mail: ~~kerry.nolasco@yahoo.com~~ mark@smythsurveyors.com

Signature:

Date: March 2, 2021

ENGINEER:

Name: Crane Engineering

Contact: Edward D. Garza, P.E., CFM

Address: 1310 Junction Drive, Suite B

Phone: (956) 712-1996

City: Laredo

Fax: (956) 712-2378

State: TX Zip: 78041

E-mail: eddie-crane@sbcglobal.net

Signature:

Date:

PRINCIPAL CONTACT: ____Owner ____Applicant ____Surveyor ✓ Engineer

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

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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

STATEMENT OF OWNER/SUBDIVIDER

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

Mona G. Wightman, Trustee
Owner / Subdivider Signature

Feb. 25, 2021
Date

STATE OF TEXAS §

COUNTY OF Maverick §

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

Given under my hand and seal of office, this the 25 day of February, 2021.

Notary Public, State of Texas

MA ESTHER RODRIGUEZ
Notary ID #7371674
My Commission Expires
February 15, 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): Crane Engineering - Edward D. Garza, P.E., CFM

Address: 1310 Junction Drive, Suite B, Laredo, Texas 78041

Phone: (956) 712-1996 E-mail: eddie-crane@sbcglobal.net

Owner: Alvin E. Stock Family Trust

Address: 7322 Carriage Lane, San Antonio, Texas 78249-2531

Phone: (210) 442-5579 E-mail: monaw@satx.rr.com

Property Information

Site Address: Eidson Rd. / Casales Rd. MCAD Property ID No. 4531

Legal Description (from deed): Abstract A1074 J.W. Mulholland Survey #28 1/2 Acres 6.16

Description of Subdivision Variance Request

Request reduction of front setback from 25' to 20' and reduction of rear setback from 25' to 15' for Lots 14-18, Block 10. Also request reduction in lot depth for same lots from 100' minimum to lot depths that range from 78.59' to 98.52'

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?

Potential overlap of land ownership along east boundary between deed call and existing fence line.

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

It allows for proper development of tract, majority of other lots to satisfy City lot dimension standards, and continuation of existing streets and utilities for safe traffic circulation.

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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.

It respects the fence line as a property line and avoids any conflict with east adjoiner. It also allows for proper alignment of streets and utilities which improves safety.

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.

By respecting the fence line as the property line, the east adjoiner will be able to develop his/her land without conflict of boundary lines.

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

2/26/21
Date

Attachment 2
Engineering & Drainage Reports

Engineering Report

Coronado Estates Subdivision
Unit 3

Eagle Pass, Maverick County, Texas

A Development By: Alvin E. Stock Family Trust
7322 Carriage Lane
San Antonio, Texas 78249

Submitted By:

CRANE ENGINEERING
CIVIL . PUBLIC WORKS . PLANNING . HYDROLOGY

Firm # F-3353
1310 Junction Drive, Ste. B
Laredo, Texas 78041

February 26, 2021

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   A. Existing Drainage Conditions
   B. Future Drainage Conditions
   C. Detention Pond Requirements
III. Water Service
IV. Sanitary Sewer Service
V. Streets
VI. Parkland Dedication

Attachments

1. Site Location Map
2. City of Eagle Pass Zoning Map
3. FEMA Firmette Map
4. Existing Conditions Watershed Map
5. Post Development Conditions Watershed Map
6. Pre-Development Overall Watershed Map
7. Existing / Post Development Overall Watershed Map

Executive Summary

I. General Description

Coronado Estates Unit 3 is part of a 39.13 acre development and has a total area of 5.72 acres. The site lies outside of Eagle Pass city limits but within Maverick County in the City's Extra Territorial Jurisdiction (ETJ). Refer to Attachment #1 for Site Location Map. Unit 3 is located south of East Garrison Street (US 57), west of El Indio Highway (FM 1021), and north of Casales Road and Eidson Road intersection. The proposed 32 lots have areas ranging from 4,500 SF to 8,000 SF. Refer to Attachment #2 for "City Zoning Map" identifying project location on the City zoning map.

Unit 1 platted 21.28 acres and a 1.84 acre detention pond. Unit 2 platted 10.21 acres and a 1.47 acre park to serve this development.

II. Drainage Analysis

A. Existing Drainage Conditions

The proposed development lies clear of the nearest effective floodplain as identified on FIRM panel number 48323C0475D (Attachment #3). The existing undeveloped site conditions indicate two (2) watershed areas (WS-1 and WS-2), total in 3.6 and 4.27 acres respectively, contributing runoff to this site, which naturally drains runoff to the west towards an existing detention pond. As per City of Eagle Pass Construction Specifications Manual – Division G, the hydrologic calculations of the existing conditions have been developed for the 10-yr, 25-yr, 50-yr, and 100-yr storm events utilizing the Rational Method.

$$Q = C \times I \times A$$

Where
Q = Peak Discharge (cfs)
C* = Runoff Coefficient
I = Rainfall intensity (in/hr)
A = Watershed Area (acres)

*Runoff coefficients have been modified for each storm event as per Table 1 Notes of the above-mentioned manual.

Below is a summary of existing conditions hydrologic calculations for 10-yr, 25-yr, and 100-yr storm event, resulting from the respective watershed characteristics:

Area	Time of Conc. (min)	I-10	I-25	I-50	I-100	Area (acres)	"C"-10yr	Q-10 (cfs)	Q-25 (cfs)	Q-50 (cfs)	Q-100 (cfs)
WS-1	10.00	6.20	7.15	7.89	8.63	3.60	0.35	7.81	9.91	11.93	13.59
WS-2	10.00	6.20	7.15	7.89	8.63	4.27	0.35	9.27	11.75	14.15	16.12

Refer to Attachment #4 for Existing Conditions Watershed Map.

B. Future Drainage Conditions

Post development watershed P-1 and P-2 total in areas 4.20 and 3.67 acres respectively, were delineated based on the proposed grading plan, where the existing drainage patterns will primarily remain the same as the natural existing conditions. Post development peak discharge rates were calculated using the rational method mentioned in Section II-A of this report. The hydrologic calculations of the post development conditions are computed as follows:

Area	Time of Conc. (min)	I-10	I-25	I-50	I-100	Area (acres)	"C"-10yr	Q-10 (cfs)	Q-25 (cfs)	Q-50 (cfs)	Q-100 (cfs)
P-1	10.00	6.20	7.15	7.89	8.63	4.20	0.48	12.55	15.92	19.17	21.84
P-2	10.00	6.20	7.15	7.89	8.63	3.67	0.60	13.65	17.32	20.85	23.75

Refer to Attachment #5 for Post Development Conditions Watershed Map.

The post development runoff will be conveyed by proposed streets following the natural drainage patterns and ultimately discharge flow into an existing detention pond platted with Unit 1 that will be discussed in the following section.

C. Detention Pond Requirements

As mentioned in Section II.B, the increased runoff rates from existing vs. future conditions will be conveyed by proposed streets and discharged into an existing detention pond that was platted with Coronado Estates Unit 1 to serve the full development of Coronado Estates. Refer to Attachment 6 "Pre-Development Overall Watershed Map" for a pre-development overall watershed of the entire development including the previously platted Units 1 and 2, in addition to the proposed plat of Unit 3. As per City of Eagle Pass Construction Specifications Manual – Division G, the existing detention pond was analyzed to detain the increased storm water runoff resulting from the proposed development for a 100-yr storm event, while maintaining 1' of freeboard. Computed flows of pre-development vs. existing / post development conditions of the entire development are as follows:

Watershed Area (acres)	Storm Event Flow (cfs)	Pre-Development (cfs)	Existing/ Post Development (cfs)
44.46	Q-10	66.78	100.19
	Q-25	78.75	116.95
	Q-50	88.08	130.86
	Q-100	97.35	144.7

Refer to Attachment 7 "Existing / Post Development Overall Watershed Map" for an overall watershed of the entire development, at existing conditions for Units 1 and 2 and post development conditions for Unit 3.

Utilizing these flows, the required detention volume is computed at 3.36 ac-ft for Coronado Estates Units 1, 2, and 3. A topographic survey of the existing detention pond was performed and existing pond volume is computed at 2.18 ac-ft while maintaining the one foot (1') freeboard. Minor improvements comprised of raising the existing berm by 10" will be required to increase detention pond storage volume to the 3.36 ac-ft plus required one foot (1') freeboard.

III. Water Service

Water improvements for the proposed development include a tie-in to an existing 8" waterline and extension of approximately 1,100 LF of waterline, including single and double services, fire hydrants, air release valves, etc.

Demand flows specified in City of Eagle Pass Waterworks and Sewer System Code (EPWWS), were used in the analysis for the design of the waterline serving the proposed development. Based on water demand calculations a 6" waterline is the minimum adequate but an 8" pipe recommended for the development which is calculated to accommodate for the average day demand of 165 gal/capita/day, peak day demand of 500 gal/capita/day, and peak hour demand of 750 gal/capita/day. Refer to table below for water demand calculations summary.

# of Units	Capacity / Unit	Average Day Demand (GPD)	Peak Day Demand (GPD)	Peak Flow (GPD)	Average Flow (GPM)	Peak Flow (CFS)	Minimum Pipe Ø (in)	Recommended Minimum Pipe Ø (in)
32	4	165	500	64,000	44.44	0.10	3.01	8

IV. Sanitary Sewer Service

Wastewater improvements for the proposed development include a tie-in to an existing 8" sanitary sewer line and extension of approximately 1,050 LF of sanitary sewer line including single and double services, manholes, and cleanouts.

Parameters used in the sewer demand calculations include the average day flow for a single family of 100 gal/capita/day specified in EPWWS code, an average of 4 people per dwelling unit, and a peak factor (M); where $M = 1+14/(4+P^{0.5})$, and P= the population serve (thousands). A 6" sewer line is the minimum pipe required but an 8" pipe is recommended for the proposed development, calculations summary listed below.

# of Units	Capacity / Unit	Flow (GPD)	Average Flow (GPD)	Average Flow (GPM)	EPWWS Peaking Factor (M)	Peak Flow (GPM)	Peak Flow (CFS)	Roughness (n)	Minimum Slope (ft/ft)	Minimum Pipe Ø (in)	Recommended Minimum Pipe Ø (in)
32	4	100	12,800	8.89	4.21	37.42	0.08	0.013	0.0033	3.62	8

V. Streets

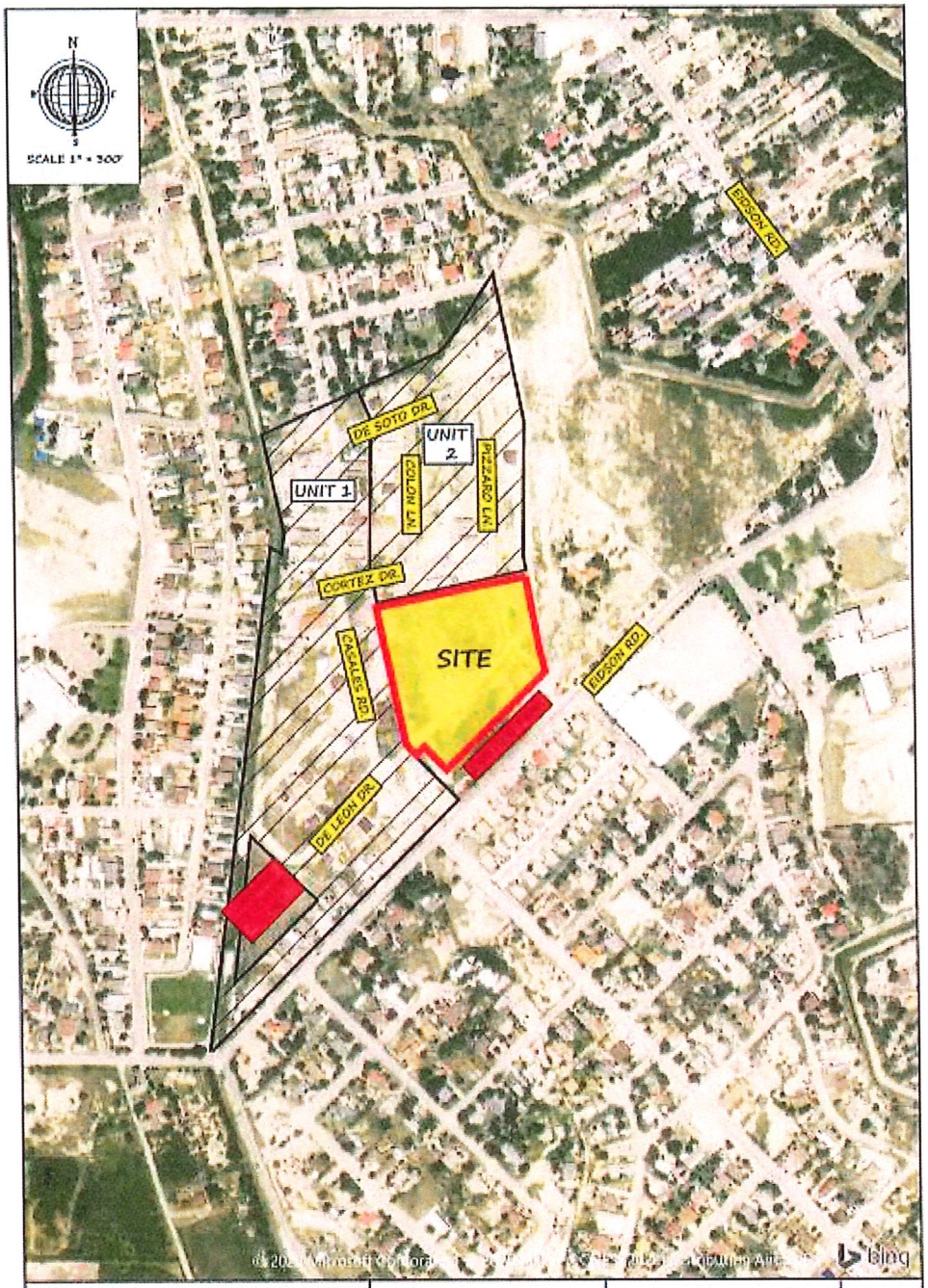
Streets proposed within this development will consist of the extension of two (2) streets, De Leon Drive to be extended for 715 LF to tie into existing Pizzaro Lane, and Colon Lane to be extended for 390 LF. Width of Right-Of-Way (ROW) of each street is proposed at 50', consisting of a paved area with concrete curb and gutter for a total width of 31' B/B. As per City of Eagle Pass Code of Ordinances, both of the proposed streets classify as minor streets and shall have a minimum design grade of 0.20% and a maximum of 7.0%.

VI. Parkland Dedication

As per City of Eagle Pass Code of Ordinances, Developers of minor subdivisions with less than fifty (50) lots shall not be required to dedicate parkland. Developer shall contribute cash in lieu of land dedication, at a rate of $1,150.00 per dwelling unit for single family; the Developer is obligated to contribute a total of $36,800 in lieu of land dedication to satisfy City requirements.

We understand that Maverick County also requires a park development fee for single family development within the County. Initial review of County Development Code through their website did not provide details, however, a meeting held with Ms. April Rodriguez, County Planner, indicated a County park fee of approximately $575 / lot in addition to the City fee. This will increase the park fee by $18,400 for a total park fee of $55,200.

Coronado Estates Unit 2 platted and dedicated 1.47 acres of parkland for this development. We recommend that park fees derived with Unit 3 be dedicated to park improvements on this tract.

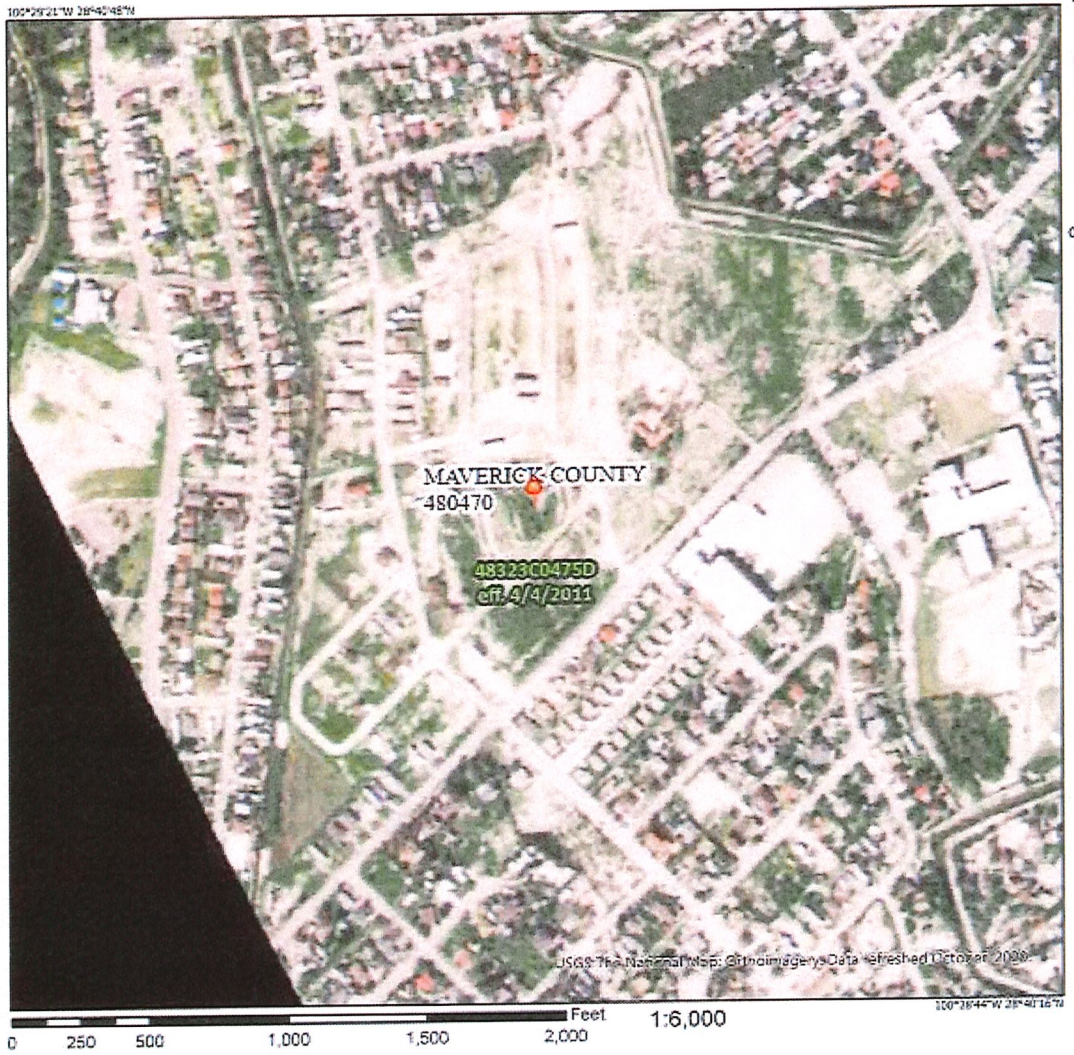


CRANE ENGINEERING CORP. 1310 JUNCTION DRIVE SUITE B LAREDO, TX 78041 956 712 1990 FIRM REGISTRATION NO. F-3383	*Coronado Subdivision* *UNIT 3*	Location Map	1

National Flood Hazard Layer FIRMette

FEMA

Attachment #3



Legend

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

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- 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
- Future Conditions 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 D

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

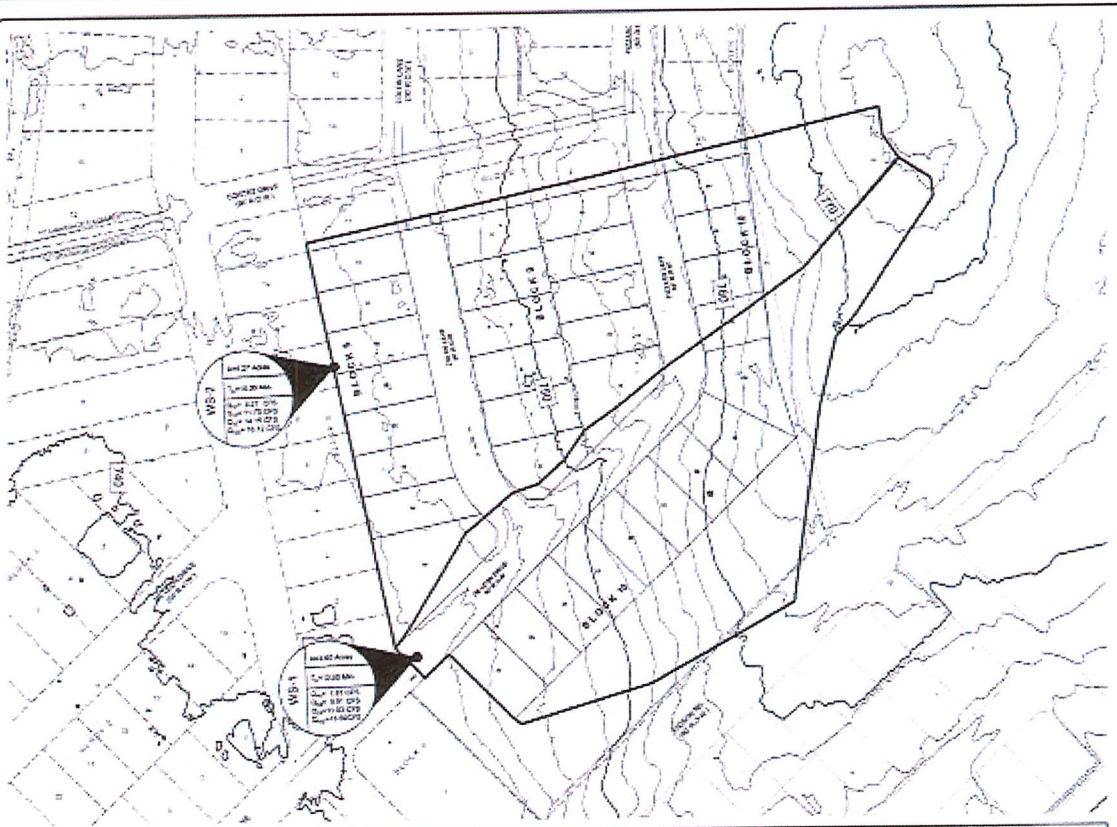
N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

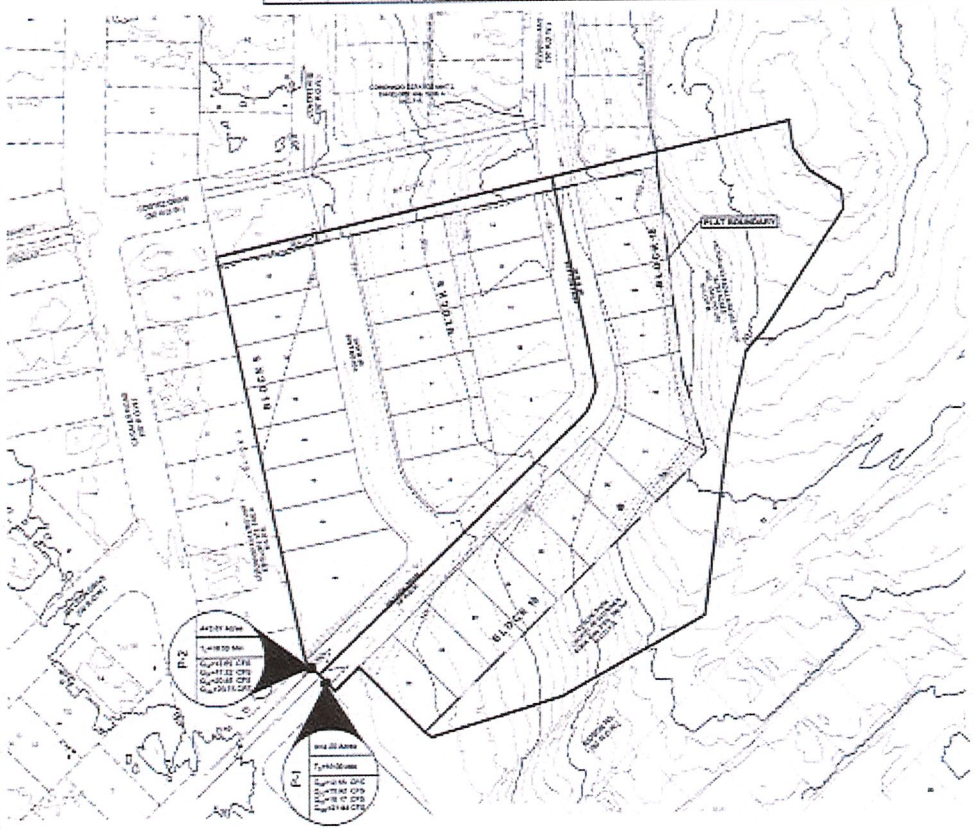
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/9/2020 at 6:21 PM and does not reflect changes or amendments 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 creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.


WS-2
WS-1
BLOCK 9
BLOCK 8
BLOCK 10
BLOCK 11
BLOCK 12
BLOCK 13
BLOCK 14
BLOCK 15
BLOCK 16
BLOCK 17
BLOCK 18
BLOCK 19
BLOCK 20
BLOCK 21
BLOCK 22
BLOCK 23
BLOCK 24
BLOCK 25
BLOCK 26
BLOCK 27
BLOCK 28
BLOCK 29
BLOCK

Area	Time of Conc. (min)	Calculated Q(cfs)				Area (acres)	Post-Development Conditions				
		I-10	I-25	I-50	I-100		"C"-val	Q-10 (cfs)	Q-25 (cfs)	Q-50 (cfs)	Q-100 (cfs)
P-1	30.00	6.20	7.15	7.89	8.63	4.20	0.48	12.55	15.52	16.17	21.84
P-2	30.00	6.20	7.15	7.89	8.63	3.67	0.48	12.55	17.22	20.85	23.79



EWANE ENGINEERING CORP.

Condomaxx Estates Unit 3
Eagle Prod. 19

ATTACHMENT #3
POST DEVELOPMENT WATERSHED MAP

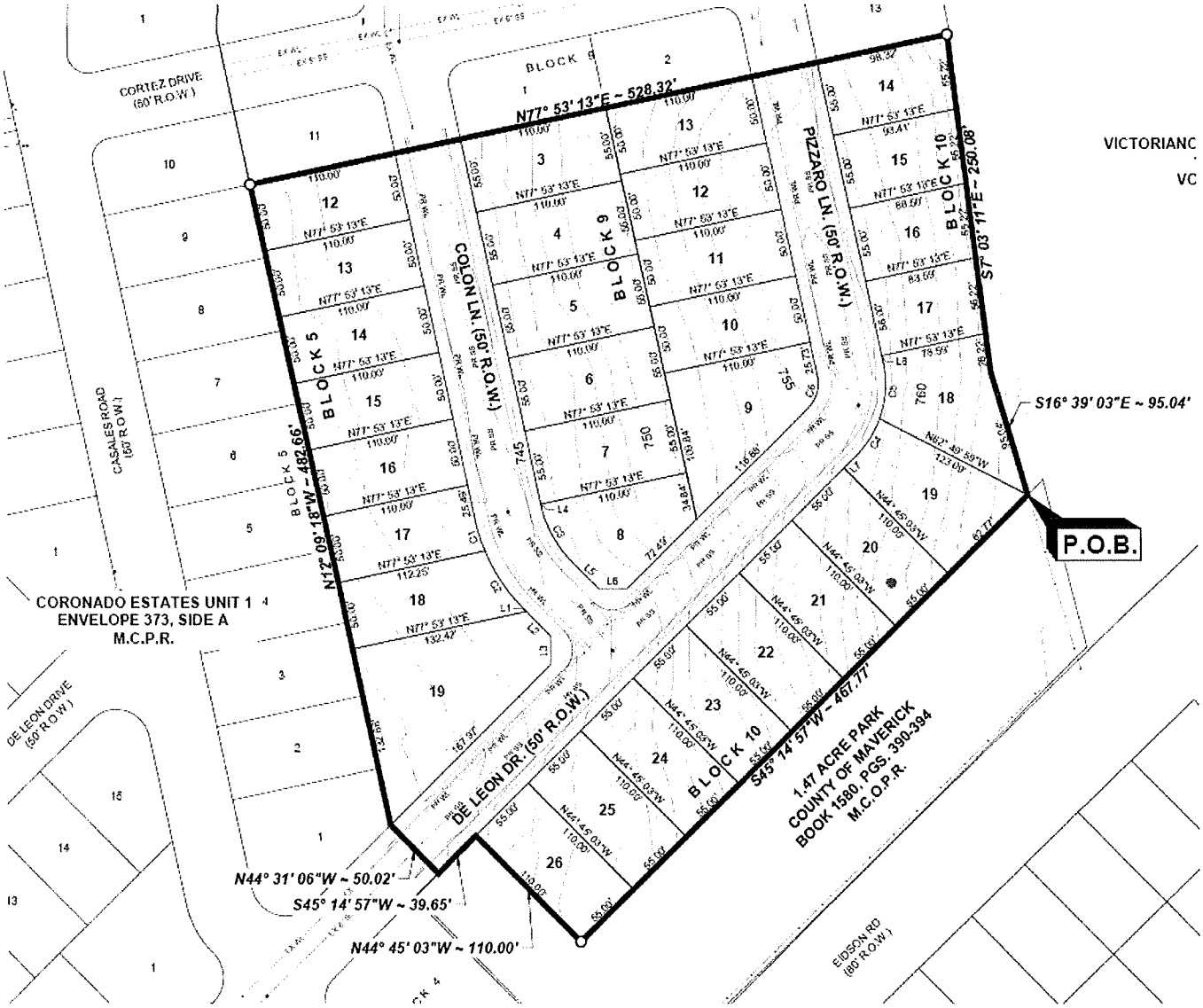
01

Condomaxx Post-Development Watershed Map

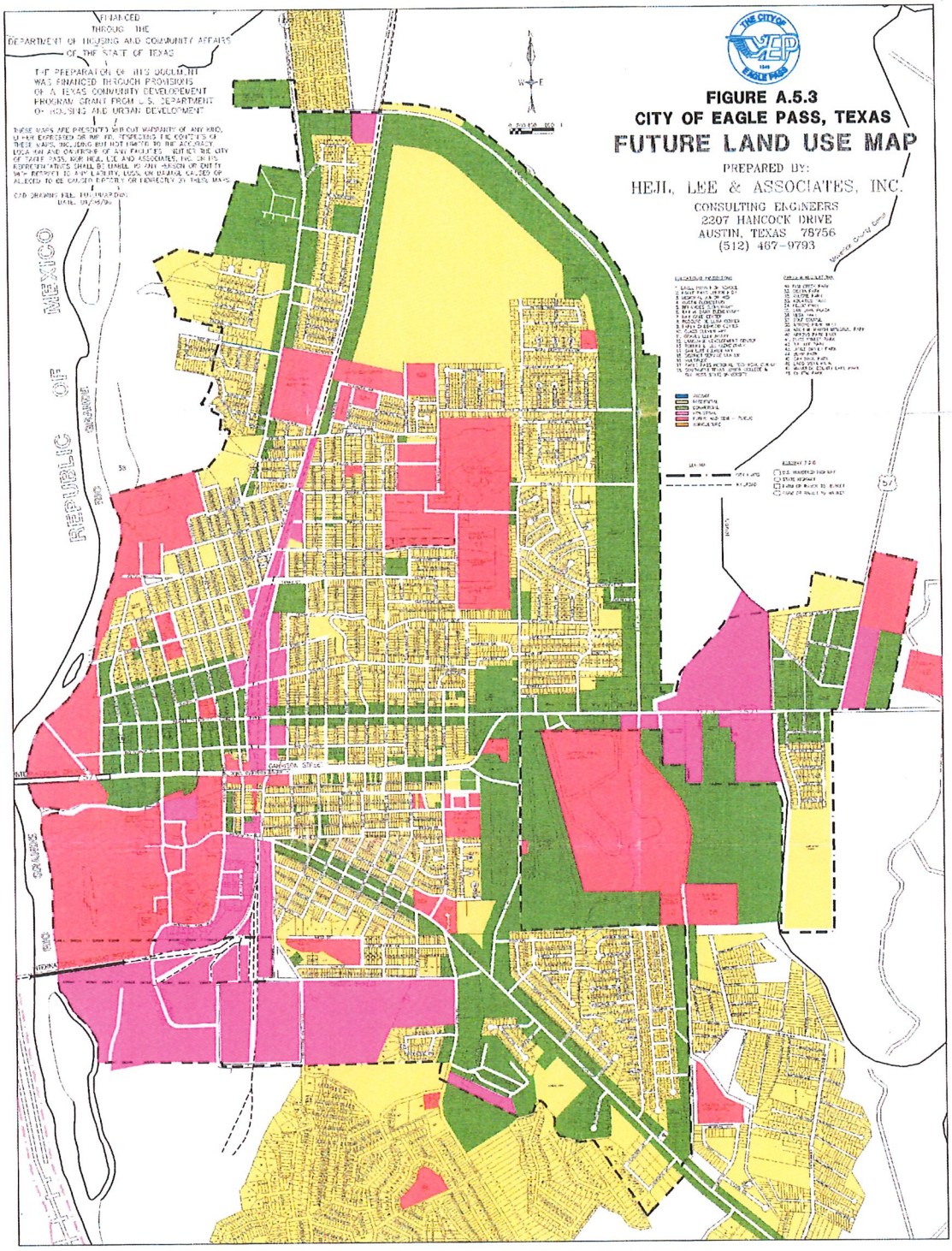
OVERALL WATERSHED BOUNDARY
CITY BOUNDARY
UNIT 1
UNIT 2
UNIT 3
UNIT 4
OVERALL
MAP
ATTACHMENT 3B
01

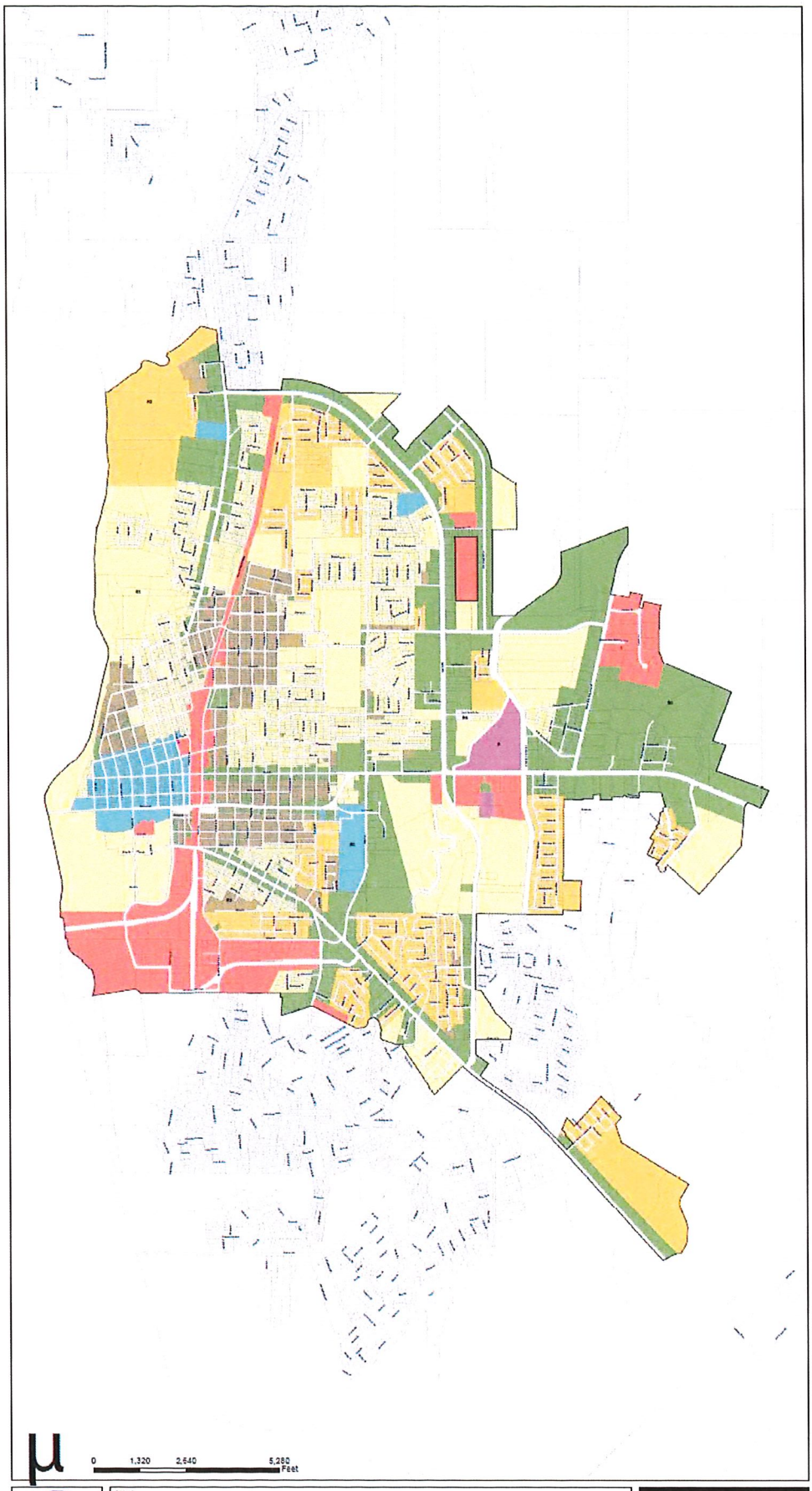
CITY/HALL WATERSHED BOUNDARY
PLAT BOUNDARY
PROPERTIES VARIES LIMITS BOUNDARY
UNIT 1
UNIT 2
UNIT 3
UNIT 4
OVERALL
POST-DEVWS
CHANNEL ENGINEERING, CORP.
ATTACHMENT B
01

Sevilla
Peach
Zaragoza
Cortez
Colon
Pizarro
Edison
Olmo
Pino
60m
200ft


N77° 53' 13"E ~ 528.32'
S7° 03' 11"E ~ 250.08'
S16° 39' 03"E ~ 95.04'
N12° 09' 18"W ~ 482.66'
N44° 31' 06"W ~ 50.02'
S45° 14' 57"W ~ 39.65'
N44° 45' 03"W ~ 110.00'
S45° 14' 57"W ~ 467.77'
P.O.B.
BLOCK 5
BLOCK 9
BLOCK 10
COLON LN. (50' R.O.W.)
PIZZARO LN. (50' R.O.W.)
DE LEON DR. (50' R.O.W.)
CORTEZ DRIVE (50' R.O.W.)
CASALES ROAD (50' R.O.W.)
DE LEON DRIVE (50' R.O.W.)
EIDSON RD (80' R.O.W.)
CORONADO ESTATES UNIT 1
ENVELOPE 373, SIDE A
M.C.P.R.
1.47 ACRE PARK
COUNTY OF MAVERICK
BOOK 1580, PGS. 390-394
M.C.O.P.R.
VICTORIANC
VC

Attachment 3
Master Plan and Zoning Map





Legend

Eagle Pass, Texas

October 1, 2007 (Updated)

TRUE AUTOMATION, INC.
2600 Technology Dr Suite 900
Phone: 972 841 1858
Fax: 972 633 0533
Plano, TX 75074
www.trueautomation.com

Item #3

ORDINANCE NO. 2021-

AN ORDINANCE AMENDING SECTIONS 12, E (2), 12.1 (D) APPENDIX A (ZONING ORDINANCE) OF THE CODE OF ORDINANCES OF THE CITY OF EAGLE PASS, TEXAS TO ADD AN EXCEPTION PRIOR TO ADOPTION; FINDING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; PROVIDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, The City of Eagle Pass has determined that it is in the best interest of the health, safety, and welfare of its citizens to regulate the parking of vehicles on private property; and

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

SECTION 1. Appendix A-Zoning Ordinance of the Code of Ordinances, Eagle Pass, Texas is hereby amended by amending to read as follows:

E. Yard Parking Regulations

(2) Yard Parking Regulations: Parking on unimproved surfaces is prohibited by this ordinance. A person commits an offense if, upon any lot in any Zoning District, the person causes, permits, or allows the parking or storage of any vehicle in the front yard, side yard, and/or rear yard upon any surface other than an improved parking surface. It is presumed that the registered owner of the vehicle or the registered owner of the property is the person who parked, caused, or permitted the vehicle or equipment to be parked in violation of this article.

Exceptions: It is an affirmative defense to prosecution for the parking of vehicles at an existing residence on an unimproved driveway or unimproved parking area where such unimproved driveway or unimproved parking area existed before the effective date of the ordinance from which this section is derived; however, the existing unimproved driveway or unimproved parking area shall be maintained in a fashion that will support vehicular traffic, not allow grass, weeds or other vegetation to grow in the unimproved driveway or unimproved parking area.

SECTION 2. Appendix A-Zoning Ordinance of the Code of Ordinances, Eagle Pass, Texas is hereby amended by amending to read as follows:

Section 12.1 (d)

iii. Permits certain parking and uses on non-asphalt surfaces within Factory Occupancies.

SECTION 3. That it is hereby officially found and determined that the meeting at which this Ordinance is passed is open to the public as required by law and that public notice of the time, place and purpose of said meeting was given as required.

SECTION 4. If any section, part, or provision of this Ordinance is declared unconstitutional or invalid by a court of competent jurisdiction, then, in that event, it is expressly provided, and it is the intention of the City Council in passing this Ordinance that its parts shall be severable, and all other parts of this Ordinance shall not be affected thereby and they shall remain in full force and effect.

SECTION 5. This Ordinance becomes effective immediately after being passed and approved on third and final reading.

READ, PASSED, AND APPROVED ON FIRST READING, this 30th Day of March, A.D., 2021.

ATTEST:

Luis E. Sifuentes Mayor	Imelda B. Rodriguez City Secretary

AYES:
NAYS:
ABSTAINED:
ABSENT:

READ, PASSED, AND APPROVED ON FIRST READING, on this 6th Day of April, A.D., 2021.

ATTEST:

Luis E. Sifuentes
Mayor

Imelda B. Rodriguez
City Secretary

AYES:
NAYS:
ABSTAINED:
ABSENT:

READ, PASSED, AND APPROVED ON SECOND READING, this ____Day of April, A.D., 2021.

ATTEST:

Luis E. Sifuentes
Mayor

Imelda B. Rodriguez
City Secretary

AYES:
NAYS:
ABSTAINED:
ABSENT:

APPROVED AS TO FORM AND LEGALITY:

Langley & Banack, Inc.
City Attorney