



AGENDA

**PLANNING & ZONING COMMISSION REGULAR MEETING
THURSDAY, JUNE 10, 2021 AT 5:30 P.M.
COUNCIL CHAMBERS, CITY HALL BUILDING
100 SOUTH MONROE STREET, EAGLE PASS, MAVERICK COUNTY, TEXAS**

ESTABLISHMENT OF QUORUM

CITIZENS' COMMUNICATIONS

MINUTES

1. Approval of the minutes of the April 8, 2021 meeting and the May 13, 2021 meeting.

NEW BUSINESS

2. Consideration and possible action on the Plat Amendment of Lots 2-10, Block 1, Range 9 of Hillcrest Terrace Addition.

OTHER BUSINESS

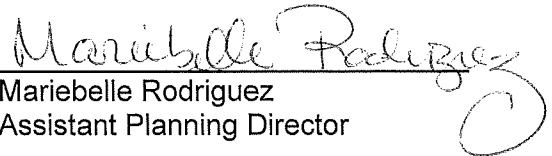
3. Discussion and possible approval of the City's Capital Improvement Plan.

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 ASSISTANT 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 June 7, 2021 at 4:00 p.m.


Mariebelle Rodriguez
Assistant 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 conducted their Regular Meeting on Thursday, April 8, 2021 at 5:30 p.m. in the Via Video Conference, 100 South Monroe Street, Eagle Pass, Texas. All legal notices were duly posted in accordance with state code.

ESTABLISHMENT OF QUORUM

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

Absent: Ex-Officio, Mayor Luis Sifuentes and City Manager, George Antuna.

Staff present: Planning Director, Placido Madera; Assistant Planning Director, Mariebelle Rodriguez; and Assistant City Secretary, Erika A. Rodriguez.

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

CITIZENS COMMUNICATIONS

Chairperson Montalvo asked whether anyone in the audience wished to address the Commission on any item which did not appear on the agenda, reminding them at the same time, that although the Commission would be unable to take formal action on such items, they would be glad to take it under advisement. No one responded.

MINUTES

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

Motion: To approve minutes as presented.
Moved: Escobar
Second: Villalpando
Ayes: 5
Nays: 0
Absent: 0

NEW BUSINESS

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

Motion: To table item.
Move: Salinas-Sanchez
Second: Escobar
Ayes: 5
Nays: 0

Absent: 0

3. Consideration and possible action on amending Section 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.

Planning Director, Placido Madera informed the Commission and noted into record that Section 12.1 (h) is also to be included. He further stated that the existing ordinance is strict and only allows concrete or asphalt for the driveway. The overall purpose of the change to the ordinance is for the properties that had existing driveways that are not asphalt or concrete be in legal confinement.

Mr. Madera stated the ordinance change added the following verbiage: "Expectations: It is an affirmative defense to prosecution for the parking of vehicles at the 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 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."

After some discussion, the commission requested that Mr. Madera bring forward the item again on a future meeting with clarification on what will be considered a driveway.

Motion: To table item.
Moved: Villalpando
Second: Salinas-Sanchez
Ayes: 5
Nays: 0
Absent: 0

ADJOURNMENT

Motion: To adjourn meeting at 6:20 p.m.
Move: Salinas-Sanchez
Second: Escobar
Ayes: 5
Nays: 0
Absent: 0

ATTEST:

Enrique Montalvo
Chairperson

Erika Rodriguez
Assistant City Secretary

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

The Planning and Zoning Commission of the City of Eagle Pass conducted its Regular Meeting on Thursday, May 13, 2021 at 5:30 p.m. in the Via Videoconference, 100 South Monroe Street, Eagle Pass, Texas. All legal notices were duly posted in accordance with state code.

ESTABLISHMENT OF QUORUM

Present: Chairperson Enrique Montalvo, Vice-Chairperson Rolando Jasso, and Commission Members, Doris Salinas-Sanchez, and Mario Escobar, and Rosa Villalpando, Ex-Officio Mayor Rolando Salinas

Absent: City Manager, George Antuna.

Staff present: Planning Director, Placido Madera; Assistant Planning Director, Mariebelle Rodriguez; and Assistant City Secretary, Erika A. Rodriguez.

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

CITIZENS COMMUNICATIONS

Chairperson Montalvo asked whether anyone in the audience wished to address the Commission on any item which did not appear on the agenda, reminding them at the same time, that although the Commission would be unable to take formal action on such items, they would be glad to take it under advisement. No one responded.

MINUTES

1. Approval of the minutes of the April 1, 2021 meeting.

Motion: To approve minutes as presented.
Moved: Villalpando
Second: Escobar
Ayes: 5
Nays: 0
Absent: 0

PUBLIC HEARING

2. Public hearing on the request submitted by Juan Carlos and Maribel Salazar for the rezoning of Lot 8, Block 29 of Hillcrest Addition, also known as 663 Colorado Street, from R-1 First One-Family Dwelling District to R-3 Duplex District; closing of public hearing.

Chairperson Montalvo opened the public hearing at 6:12 pm and invited the public to express their comments.

Planning Director, Placido Madera informed the Commission on the final rezone parcel from R-1 First One- Family Dwelling District to R-3 Duplex District. The site is in an area that is primarily comprised of R-1 Family Dwelling districts and R-3 duplex Districts.

Mr. Madera informed the Commission that 19 letters were sent to the adjacent property owners. None were returned either against or in favor.

Mr. Madera explained to the commission that the Planning Department requested, denial based on ordinances.

In response to a question posed by Chairperson Montalvo, Planning Director, Placido Madera explained that he wanted to present the information, strictly based on the code. He further stated that sometimes other factors come into place, and for that reason the Commission had the prerogative to adjust and decided if the strict application of the rules is appropriate or not.

There were no comments from the public. Therefore, Chairperson Montalvo closed the public hearing at 6:14 p.m.

Motion:	To approve the request submitted by Juan Carlos and Maribel Salazar for rezoning of Lot 8, Block 29 Hillcrest Addition.
Moved:	Escobar
Second:	Villalpando
Ayes:	5
Nays:	0
Absent:	0

3. Public hearing on the proposed final Re-Plat of Lot 2 in Block H of Chula Vista Heights Subdivision Unit 3.

Chairperson Montalvo opened the public hearing at 6:32 pm and invited the public to express their comments.

Assistant Planning Director Mariebelle Rodriguez informed the Commission on the final replat approval to subdivide an approximately 0.532- acre tract into two residential lots, each being 11, 587- square feet, including a variance to proceed to final plat directly without first having obtained preliminary replat approval and a sidewalk waiver, including curb and gutter.

Ms. Rodriguez informed the Commission that 40 letters were sent to the adjacent property owners. None were returned either against or in favor and one was undeliverable.

There were no comments from the public. Therefore, Chairperson Montalvo closed the public hearing at 6:34 p.m.

Motion: To approve the proposed Re- Plat of Lot 2 in Block H of Chula Vista Heights
Subdivision Unite 3.
Moved: Escobar
Second: Salinas- Sanchez
Ayes: 5
Nays: 0
Absent: 0

ADJOURNMENT

Motion: To adjourn meeting at 6:34 p.m.
Moved: Villalpando
Second: Escobar
Ayes: 5
Nays: 0
Absent: 0

ATTEST:

Enrique Montalvo
Chairperson

Erika Rodriguez
Assistant City Secretary

Item #2



Planning Department Executive Summary
REPORT TO THE PLANNING & ZONING COMMISSION

Plat Amendment of Lots 2-10 in Block 1, Range 9 of Hillcrest Terrace Addition

I. BACKGROUND

A. General Information

Case No. 6334

Applicant: Mountain View Engineering
Hector Canales, P. E.
2400 Veterans Blvd, Suite 8
Del Rio, Texas 78840

Location: 2049 Bryan Street and 2058 E. Garrison Street

Legal Description: Hillcrest Terrace Addition Range 9, Block 1, Lots 2 - 10

Property ID Number: 10747 & 84573

Request: An amendment to amend the common property lines between Lots 2 through 10 in order to reflect the existing use of the lots.

B. Subject Property Information

Parcel Size: Lot 10A is 0.47-acres and Lot 2A is 4.8033-acres

Vegetation: native vegetation for Lot 10A and Lot 2B is developed with commercial landscape

Existing Use: Lot 10A is currently vacant and Lot 2A is developed as the Advance Auto Parts Store.

Zoning: *B3 General Business District*

Master Plan: Residential and Commercial

C. Vicinity Data

The site is located within an area that features developed residential and commercial uses.

D. Infrastructure

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

Access to the sites are provided by Bryan Street and Garrison Street.

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 plat amendment design is consistent with the *B-3 General Business District*.
3. The plat amendment design 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 23-62* 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
4. The subdivision and 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*.
5. 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.
6. 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 in 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.
7. The plat amendment will allow for a use of the property that is both consistent with the residential and commercial purpose of the *B3 General Business District* as this allows for multi-family dwellings, as well as the surrounding area, 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 purpose of the *B-3 General Business District, allowing a multi-family dwelling*.
 - 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.
 - The subject property is suitable for development in general conformance with development standards of the *B-3 General Business District*.
 - The subdivision will benefit the City as a whole and will not be detrimental to nearby land uses of a similar nature.
 - 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 2 for a copy of the *Master Plan* Map and a copy of the *Zoning District Map* for the City of Eagle Pass.

8. The final approval of this plat amendment 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 Eagle Pass Planning and Zoning Commission **GRANT** plat amendment approval of the property legally described as Lots 2 through 10 in *Block 1, Range 9 of Hillcrest Terrace Addition* as presented in the subdivision application dated May 20, 2021.

TRANSMITTED to the parties listed hereafter:

Mountain View Engineering via e-mail
 Planning and Zoning Commission via e-mail
 Eagle Pass Planning Department Report dated June 3, 2021

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: 2, 3, 4, 5, 6 Lots 7, 8, 9 & 10 Block 2 Hillcrest Terrace #9

Maverick County Property Identification Number(s): 10747 + 84573

Name of Addition: _____

Location of Addition: 2049 Bryan

Number of Residential Lots: _____ Number of Commercial Lots: X 2 Gross Acreage: 0.47 + 0.803

Number of New Street Intersections _____ Linear feet of Streets _____

Is Subdivision inside city limits? Yes ☒ No ☐; If so, Zoning District: B2

Existing Land Use: Vacant

Proposed Land Use: Residential

Requested Variances: _____

PROPERTY OWNER:

Name: Gonzalez & Gonzales

Address: 269 N. Ceylon

City: Eagle Pass

State: TX Zip: 78852

Signature: _____

PROPERTY OWNER:

Name: _____

Address: _____

City: _____

State: _____ Zip: _____

Signature: _____

Contact: Ernesto Fuentes

Phone: 830-968-0033

Fax: _____

E-mail: Ernesto@efuenteslaw.com

Date: _____

Contact: _____

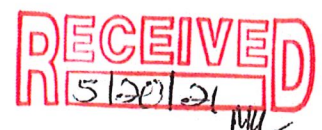
Phone: _____

Fax: _____

E-mail: _____

Date: _____

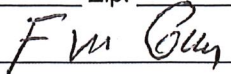
APPLICANT/SUBDIVIDER:



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

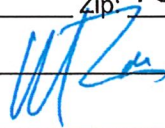
Contact: _____
Phone: _____
Fax: _____
E-mail: _____
Date: _____

SURVEYOR:

Name: Richard Lane & Assoc.
Address: 2606 Encino Park
City: Eagle Pass
State: TX Zip: 78852
Signature: 

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

ENGINEER:

Name: Mountain View Engineering
Address: 2400 Veterans Blvd Suite 8
City: Del Rio
State: TX Zip: 78840
Signature: 

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

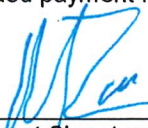
PRINCIPAL CONTACT: ☐ Owner ☐ Applicant ☐ Surveyor ☒ Engineer

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

5/10/2021
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 Hector Leonales to act as my agent for all documents pertaining to this subdivision application; (3) the information contained in this subdivision application or accompanying information is true and correct; (4) I will advise the City in writing of any inaccurate, misleading or false statements in the subdivision application or accompanying information; (5) the City will be advised in writing of any change in ownership of the property that is the subject of this subdivision application provided the change of ownership occurs prior to the recording of the final approved plat, if any; and (6) I will liable to the City of Eagle Pass for the completion of all site improvements required by Section 23 of the City's Code of Ordinance until such time as such improvements, if any, shall have been actually completed and accepted by the city.

Hector Leonales
Owner/ Subdivider Signature

4/29/2021
Date

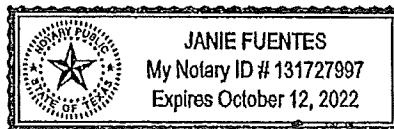
STATE OF TEXAS §

COUNTY OF MAVERICK §

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

Given under my hand and seal of office, this the 29th day of April, 2021.

Janie Fuentes
Notary Public, State of Texas



GENERAL INFO

ACCOUNT

Property ID: 10747
Geographic ID: H3009010000110
Type: R
Zoning: R1
Agent:
Legal Description: HILLCREST TERRACE UNIT # 9,
BLOCK 1, LOT 1, (REPLAT OF 3.83
ACRES)
Property Use:

OWNER

Name: GONZALEZ & GONZALEZ REAL ESTATE
Secondary Name:
Mailing Address: 269 N CEYLON STREET EAGLE PASS TX
78852
Owner ID: 116856
% Ownership: 100.00
Exemptions:

LOCATION

Address: 2049 BRYAN EAGLE PASS TX 78852
Market Area:
Market Area CD: NHGA028
Map ID:



PROTEST

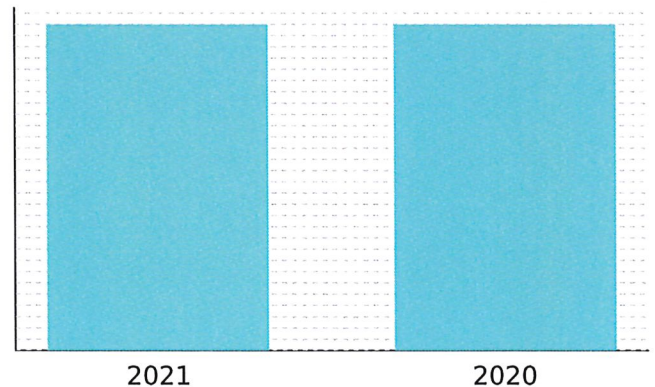
Protest Status:
Informal Date:
Formal Date:

VALUES

CURRENT VALUES

Land Homesite:	\$0
Land Non-Homesite:	\$144,921
Special Use Land Market:	\$0
Total Land:	\$144,921
Improvement Homesite:	\$0
Improvement Non-Homesite:	\$0
Total Improvement:	\$0
Market:	\$144,921
Special Use Exclusion (-):	\$0
Appraised:	\$144,921
Value Limitation Adjustment (-):	\$0
Net Appraised:	\$144,921

VALUE HISTORY



Values for the current year are preliminary and are subject to change.

VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2021	\$144,921	\$0	\$0	\$144,921	\$0	\$144,921
2020	\$144,920	\$0	\$0	\$144,920	\$0	\$144,920

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value	Estimated Tax
GMC	Maverick County	0.538571	\$144,921	\$144,921	\$780.50
HOS	Hospital	0.148960	\$144,921	\$144,921	\$215.87
SCH	Eagle Pass ISD	1.146640	\$144,921	\$144,921	\$1,661.72
CIT	City of Eagle Pass	0.540743	\$144,921	\$144,921	\$783.65
CAD	Central Appraisal District	0.000000	\$144,921	\$144,921	\$0.00

TOTAL TAX RATE: 2.37491

ESTIMATED TAXES WITH CURRENT EXEMPTIONS:

\$3,441.74

ESTIMATED TAXES WITHOUT EXEMPTIONS:

\$3,441.74

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
CC	COMMERCIAL CITY	0.475	20,703	\$7.00	\$144,921	\$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
11/4/20	WD	WARRANTY DEED	RISE REALTY LLC	GONZALEZ & GONZALEZ REAL	1869	1869	57	217004
10/15/19	WD-VL	WARRANTY DEED WITH	MARTINEZ BENJAMIN A &	RISE REALTY LLC	1797	1797	213	210911
6/18/15	AOH	AFFIDAVIT OF HEIRSHIP	MARTINEZ, BENJAMIN A &	MARTINEZ, BENJAMIN A.	1523	1523	467	187044
12/9/13	OT	Other	CITY OF EAGLE PASS	MARTINEZ BENJAMIN A &	1435	1435	229	179297
11/15/13	PA	POWER OF ATTORNEY	MARTINEZ, BENJAMIN A &	MARTINEZ, MARIA ISABEL	1436	1436	263	179378
9/12/84	OT	Other	MARTINEZ BENJAMIN A &	MARTINEZ, BENJAMIN A &	220	220	112	
	OT	Other		MARTINEZ BENJAMIN A &	220	220	112	

PID 84573 | 2058 GARRISON

Property Summary Report | Year 2021
Online Services | Maverick Appraisal District

General Info

ACCOUNT
Property ID: 84573
Geographic ID: H3009010000120
Type: R
Zoning: R1
Agent: RYAN LLC
(Authorized)
Legal Description: HILLCREST TERRACE UNIT # 9, BLOCK 1, LOT 1, (REPLAT OF 3.83 ACRES), ACRES .803

OWNER
Name: ADVANCE STORES COMPANY, INCORPORATED
Secondary Name: C/O IBM PROCUREMENT SERVICE
Mailing Address: P O BOX 9024 ENDICOTT NY US 13761-9024
Owner ID: 87386
% Ownership: 100.00 %
Exemptions:

Property Use:

LOCATION
Address: 2058 GARRISON STREET EAGLE PASS TX 78852
Market Area: NHGA028
Market Area CD: NHGA028
Map ID:

PROTEST
Protest Status: SCHED
Informal Date:
Formal Date: 2021-06-17 10:00 AM

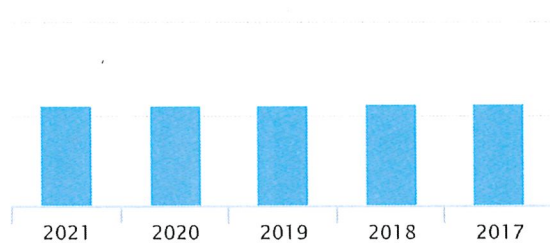


Values

CURRENT VALUES

Land Homesite 0
Land Non-Homesite 244,853
Special Use Land Market 0
Total Land 244,853
Improvement Homesite 0
Improvement Non-Homesite 306,941
Total Improvement 306,941
Market 551,794
Special Use Exclusion (-) 0
Appraised 551,794
Value Limitation Adjustment (-) 0
Net Appraised 551,794

VALUE HISTORY



Values for the current year are preliminary and are subject to change.

VALUE HISTORY

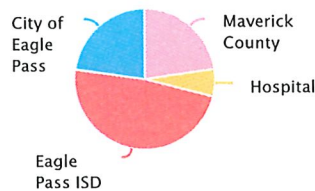
Year	Land Market	Improvement	Special Use Exclusion (-)	Appraised	Value Limitation Adj (-)	Net Appraised
2021	244,853	306,941	0	551,794	0	551,794
2020	244,850	306,940	0	551,790	0	551,790
2019	244,850	306,940	0	551,790	0	551,790
2018	244,850	313,920	0	558,770	0	558,770
2017	244,850	313,920	0	558,770	0	558,770

PID 84573 | 2058 GARRISON

Property Summary Report | Year 2021
Online Services | Maverick Appraisal District

Taxing Units

Owner: **ADVANCE STORES
COMPANY, INCORPORATED**
% Ownership: **100 %**
Total Value: **551,794**



Unit	Description	Tax Rate	Net Appraised	Taxable Value	Estimated Tax
GMC	Maverick County	0.538571	551,794	551,794	2,971.80
HOS	Hospital	0.148960	551,794	551,794	821.95
SCH	Eagle Pass ISD	1.146640	551,794	551,794	6,327.09
CIT	City of Eagle Pass	0.540743	551,794	551,794	2,983.79
CAD	Central Appraisal District	0.000000	551,794	551,794	0.00
TOTAL TAX RATE:		2.374914			
* ESTIMATED TAXES WITH CURRENT EXEMPTIONS:					13,104.63
* ESTIMATED TAXES WITHOUT EXEMPTIONS:					13,104.63

* DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

Improvement

Improvement #1: **COMMERCIAL**
State Code: **F1**

Improvement Value: **\$ 306,941**

Main Area: **11,552 sqft**
Gross Building Area: **39,176 sqft**

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year Built	SQFT
MA	MAIN AREA	MRAC		0		2005	5,776
CONC	CONCRETE	3L		1		2005	27,000
CACH	CENTRAL AIR, CENTRAL HEAT	AV		1		0	5,776
CNPY	CANOPY	BLDG		1		2005	624

Improvement Features

MA Construction Style: **F** Exterior Wall: **CB** Interior Finish: **SR** Roof Style: **F,MT** Heating/Cooling: **CA,CH** Flooring: **T**
Foundation: **S**

PID 84573 | 2058 GARRISON

Property Summary Report | Year 2021
Online Services | Maverick Appraisal District

Land

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value ⓘ
CC	COMMERCIAL CITY	0.80	34,979.00	7.00	244,853	0

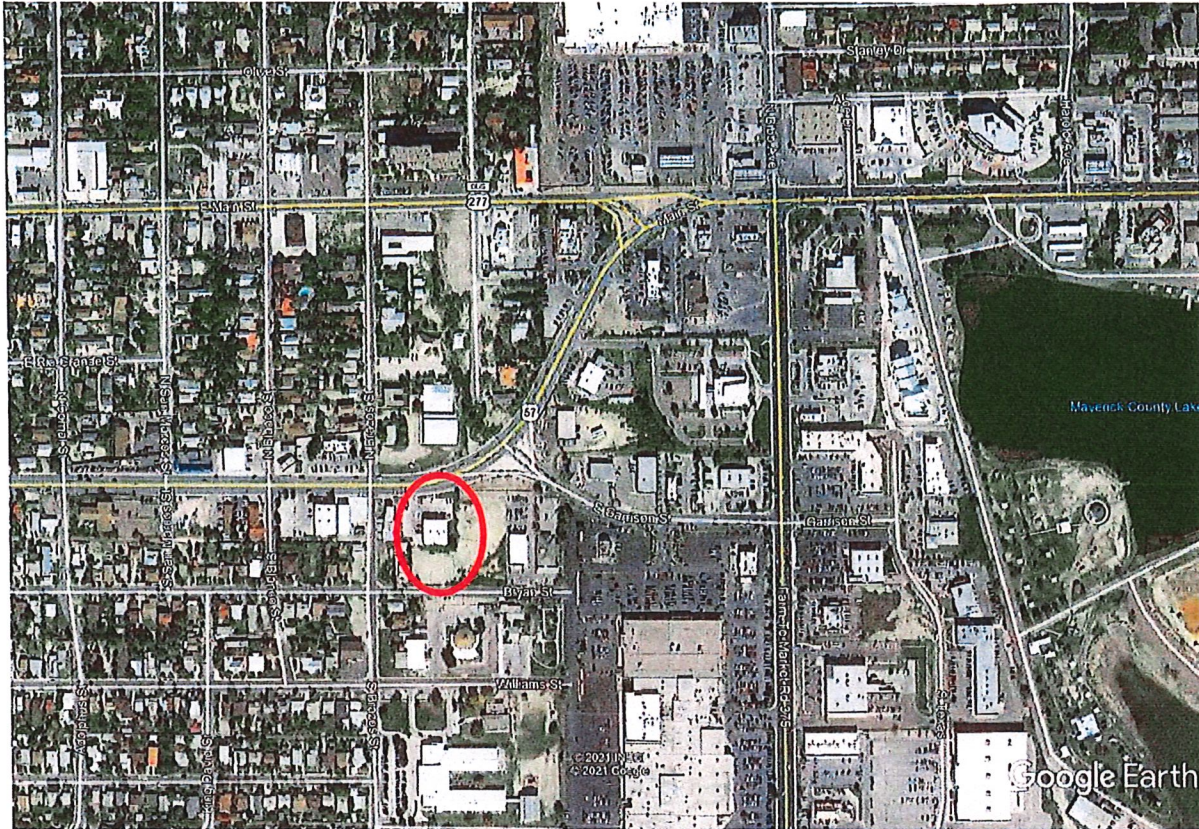
Deed History

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
2006-01-04	WD	WARRANTY DEED	NORTH FORK CREEK LTD	ADVANCE STORES COMPANY, INCORPORATED	924	924	471	134060
2005-04-20	D	DEED	MARTINEZ, BENJAMIN A & MARIA ISABEL B.	NORTH FORK CREEK LTD	867	867	236	129122

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MOUNTAIN VIEW ENGINEERING

Mountain View Engineering (MVE) has been contracted to apply for a plat amendment for lots 2, 3, 4, 5, 6, 7, 8, 9 & 10 Block 1 Range 9 Hillcrest Terrace Subdivision in Eagle Pass City Limits as shown below.

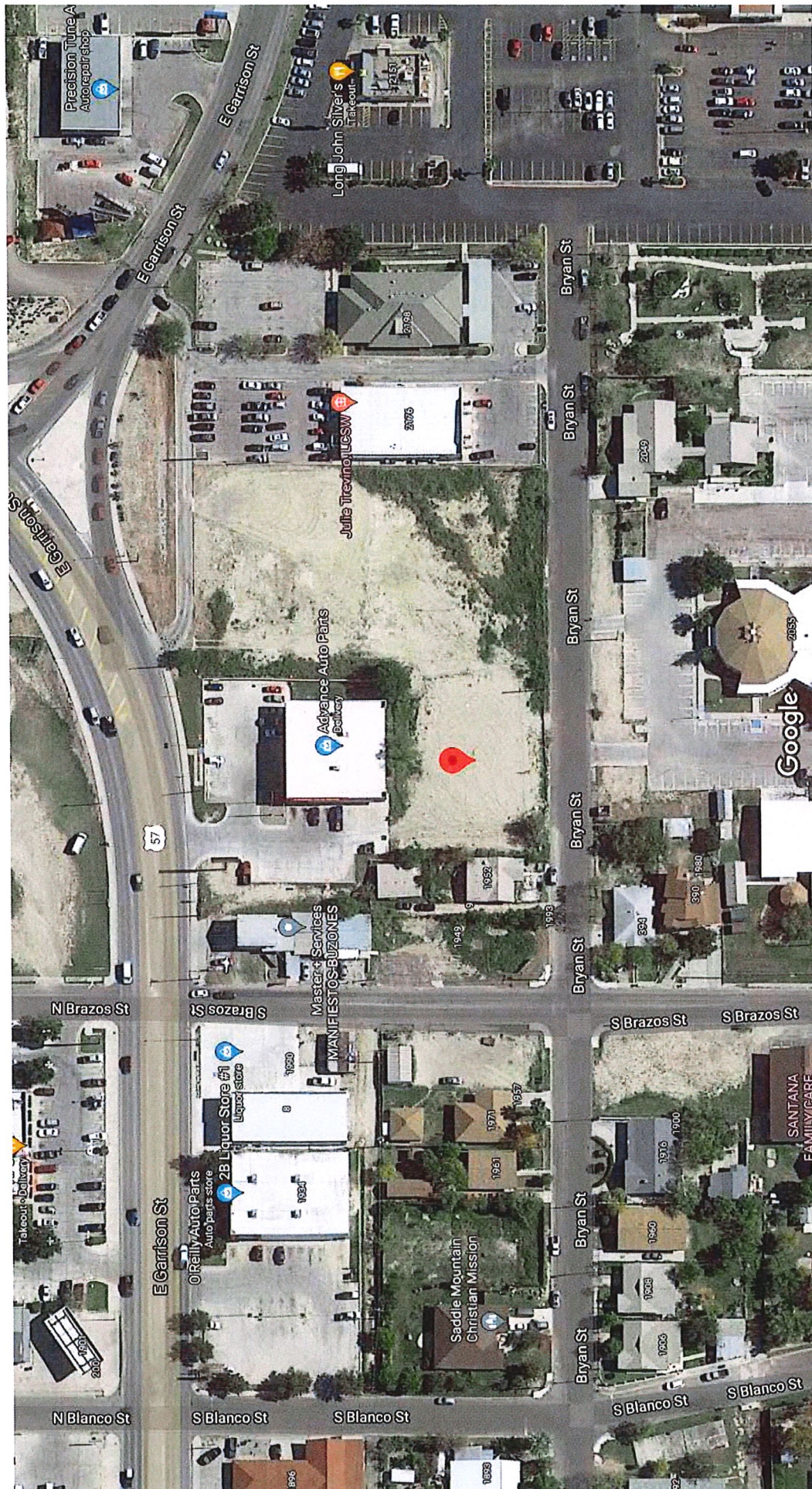


Advance Auto Parts occupies lots 2-6 (2058 Garrison St) and a proposed multifamily housing unit will be constructed on lots 7-10 (2049 Bryans St.). This plat amendment will combine lots 2-6 into a new single lot and the same will be done on lots 7-10. Both lots have water, sewer and electricity to serve them.

None of the property is located within FEMA regulated floodplain as shown in FEMA Firm Map 48323 C 0453 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.

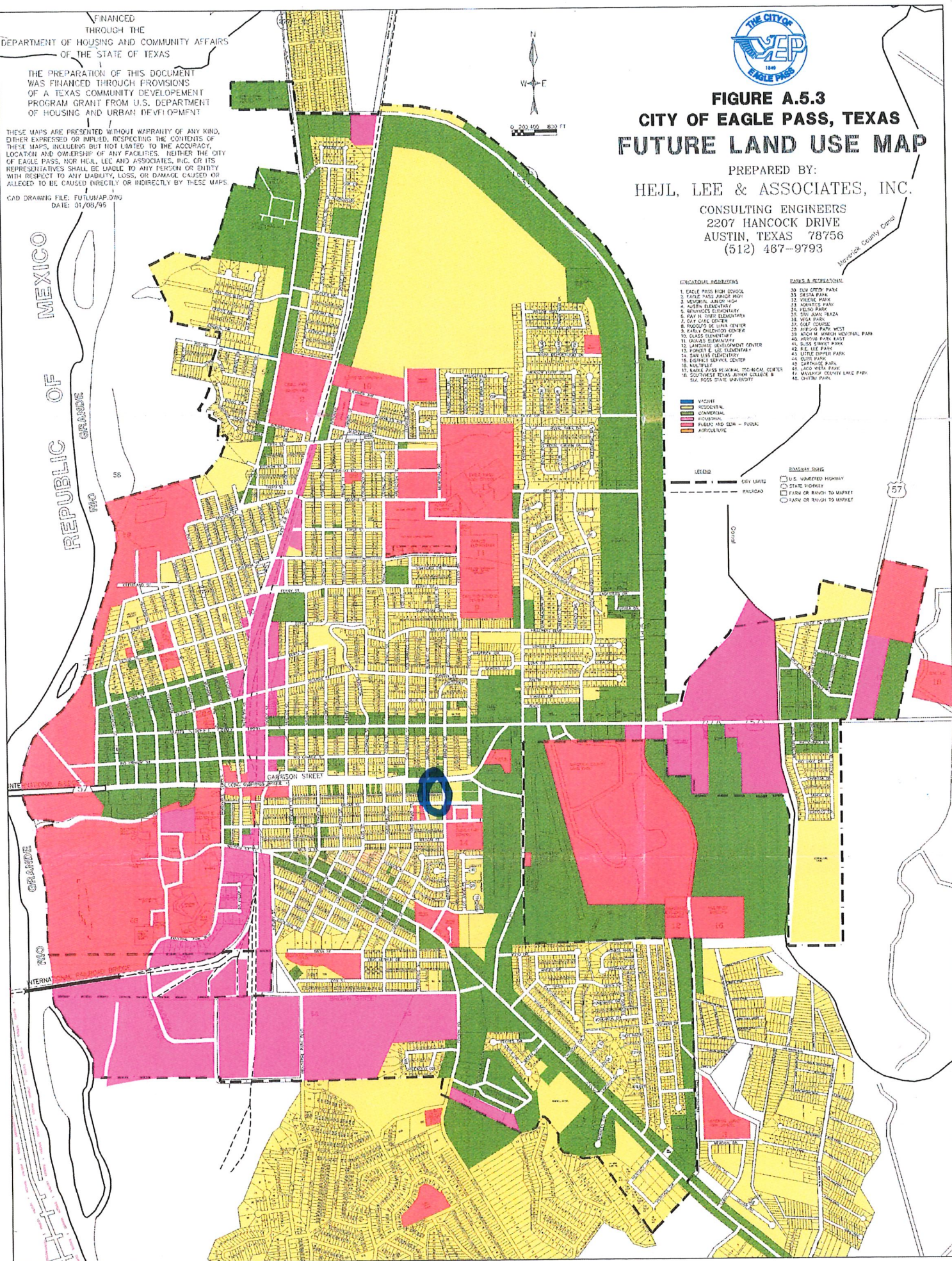
Should you have any questions or would like to discuss this further please call me at 830-734-2991.

RECEIVED
5/20/21 ML



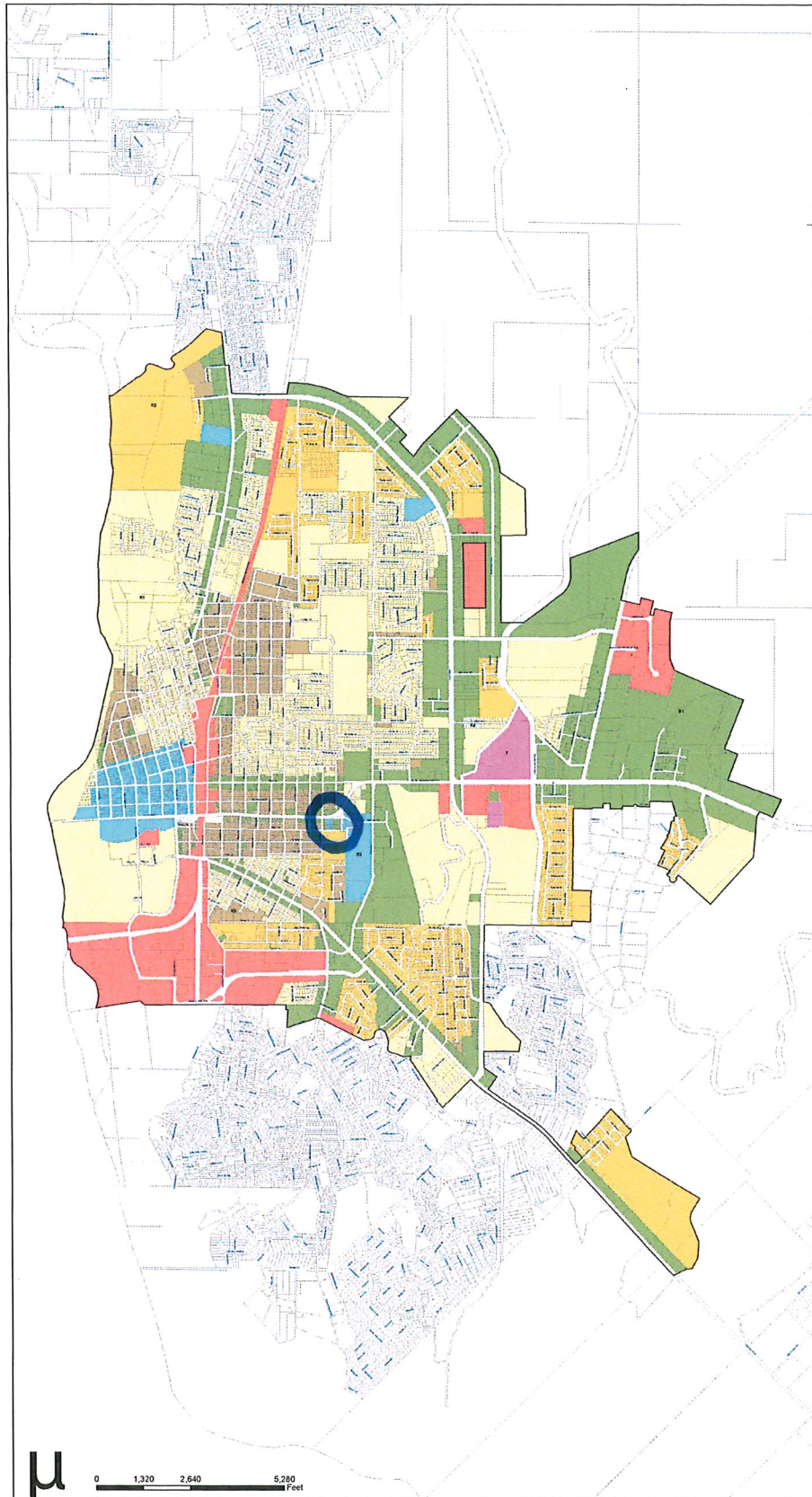
Attachment 2
Master Plan Map
Zoning District Map

CAD DRAWING FILE: FUTLUMAP.DWG
DATE: 01/08/95



Legend

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



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Eagle Pass, Texas
 9401 West Highway 29, Eagle Pass, Texas 78841-4400
 Phone: 817.633.1155
 Fax: 817.633.0533
 Website: www.eaglepass.org
 October 1, 2007 (Updated)



TRUE AUTOMATION, INC.
 2600 Technology Dr Suite 900
 Phone: 817.633.1155
 Fax: 817.633.0533
 Email: info@trueautomation.com
www.trueautomation.com

Item #3



City of Eagle Pass
Capital
Improvement Plan

2021 Update

What is the Capital Improvement Plan?

- The Capital Improvement Plan is a list of large projects the City aims to complete within the next five years. These projects have an estimated cost of more than \$100,000 and useful life of more than 10 years.
- The City Charter requires that the Planning and Zoning Commission submit annually a list of capital improvement projects which are necessary or desirable to be constructed during the forthcoming five (5) years at least ninety (90) days prior to the beginning of the fiscal year.

What projects are
currently on the
Capital
Improvement
Plan?

- Street Maintenance
- Sidewalk Improvements
- Drainage Improvements
- Reconstruction of Fire Station#2
- ICT Roof and HVAC Improvements
- Bridge I Improvements
- Hike and Bike Trail
- Main Street/Fort Duncan Renovations
- Risking Building Renovations
- Bridge II Improvements
- Public Works Building
- Park Improvements
- Multipurpose Reconstruction
- City Hall Renovations



2022-2026 Proposed CIP Project List

Ranked By Committee Scoring



**The City of Eagle Pass
CIP Projects FY 2021**

Rank	Project	Estimated Year of Construction
1	Fire Station #3 Remodeling	2022
2	Fire Training Tower	2023
3	Bridge I Steel Structure Maintenance	2022
4	Fire Station #4	2024
5	Patsy Winn Boulevard	2023
6	DPS Building	2022
7	Splash Pad (Sports Complex and Ft. Duncan)	2022
8	Rec. Center / Natatorium	2024
9	Golf Course Club House Renovation	2023
10	Bridge System Digital Signage	2023
11	Bridge System Toll Booth	2023
12	Airport	2024

2022-2026
Recommended
Project List