



AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING

THURSDAY, JULY 13, 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

MINUTES

1. Approval of the minutes of the May 11, 2023 meeting, June 2, 2023 meeting, and the June 21, 2023 meeting.

PUBLIC HEARINGS

2. Public hearing on the proposed Preliminary Re-Plat of 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, 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; closing of public hearing and possible action.
3. Public hearing on the proposed Preliminary Re-Plat of Lot 2 of Fort Duncan West Subdivision, including a variance from City of Eagle Pass Code of Ordinances Chapter 23 Article IV Section 23-61(a)(4) regulating 2 points of vehicular access for ingress and egress to a subdivision; closing of public hearing and possible action.
4. Public hearing on the proposed Preliminary Re-Plat of Lot D in Block 11 of Townsite Fabrica Subdivision; closing of public hearing and possible action.
5. Public hearing on the proposed Preliminary Re-plat of Lot A in School Block of Chula Vista Subdivision Unit V, including a waiver from Section 23-64 governing sidewalks, and curb and gutter; closing of public hearing and possible action.
6. Continuation of the public hearing on an amendment to Chapter 23 (Subdivisions) Article III, Section 23-94 of the City of Eagle Pass Code of Ordinances; by updating new provisions to allow new development for uniform standards regarding fences; closing of public hearing and possible action.

OTHER BUSINESS

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

NEW BUSINESS

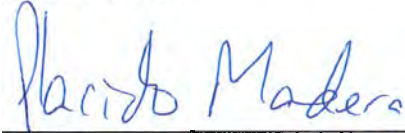
8. Consideration and possible action on the preliminary plat of Perfecto Mancha Elementary.
9. Consideration and possible action on the Master Plan of Paraiso Estates Subdivision.

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 July 10, 2023 at 4:30 p.m.



Placido 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 its Regular Meeting on Thursday, May 11, 2023, at 5:30 p.m. in the City Manager's Conference Room, City Hall, 100 South Monroe Street, Eagle Pass, Texas. All legal notices were duly posted in accordance with State code.

ESTABLISHMENT OF QUORUM

Present: Vice-Chairperson, Luis Velez, and Commission Members: Doris Salinas-Sanchez, and Tiffany Velasquez-Sanchez

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

Staff Present: Planning Director, Placido Madera; Assistant Planning Director, Mariebelle Rodriguez; and Assistant City Secretary, Ita A. Cortinas

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

CITIZENS COMMUNICATIONS

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

There were not any comments or concerns submitted.

SELECTION OF CHAIRPERSON

Vice-Chairperson Velez motioned to table the selection of the Chairperson. Seconded by Commission Member Salinas-Sanchez. **MOTION PASSES:** Unanimously

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

SELECTION OF VICE-CHAIRPERSON

Vice-Chairperson Velez motioned to table the selection of the Vice-Chairperson. Seconded by Commission Member Velasquez-Sanchez. **MOTION PASSES:** Unanimously

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

MINUTES

1. Approval of the minutes of the April 11, 2023, meeting.

Vice-Chairperson Velez motioned to approve the minutes, with corrections noted before the start of the meeting. Seconded by Commission Member Salinas-Sanchez. **MOTION PASSES:** Unanimously

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

PUBLIC HEARINGS

2. Public hearing on the proposed final Re-Plat of Lot 21 in Block 2 of Loma Bonita Heights Subdivision Unit 1, including (1) a subdivision variance from the preliminary plat requirement of City of Eagle Pass Code of Ordinances Chapter 23 Section 23-36(a), and (2) a sidewalk waiver including curb and gutter from Section 23-64 governing sidewalks; closing of public hearing and possible action.

Vice-Chairperson Velez opened the Public Hearing at 5:41p.m.

Planning Director, Placido Madera provided details on the item and stated that the Planning and Building Department recommend that the Commission recommend that the Eagle Pass City Council grant the subdivision variance to proceed directly to final replat without first having obtained preliminary replat approval as required by the City of Eagle Pass Code of Ordinances Section 23-36(a), and deny a sidewalk waiver request, including curb and gutter, as it does not conform with the criteria set forth in Section 23-64 governing sidewalks, and grant final approval of the proposed Final Replat of Lot 21 in Block 2 of Loma Bonita Heights Subdivision Unit 1, subject to the 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 include the following condition(s):

- A sidewalk be installed along the perimeter of the parcel, adjacent to Bianca Drive and Hilltop Circle prior to plat recordation.
- Construct concrete curb and gutter along the side property, adjacent to Hilltop Circle prior to plat recordation.

Vice-Chairperson Velez opened the Public Hearing at 5:48 p.m.

Commission Member Salinas-Sanchez motioned to approve with the recommendations of the Planning Department. Seconded by Commission Member Velasquez-Sanchez. **MOTION PASSES:** Unanimously

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

3. Public hearing on the request submitted by PWS Holdings 23, LLC for the rezoning of 2.114 acres located in survey 8, Abstract Number 1111, Maverick County, Texas, and being part of and out of Block A of Holly Park Subdivision Unit 5 according to the map of recorded under envelope 48, Side B of the map records of Maverick County, Texas, for reference, said 2.114-acre tract being that certain called 2.1117 acre tract conveyed from Maxey family Limited Partnership, a Texas limited partnership, to Daniel W. Hartman and wife, Irma Alicia Hartman by warranty deed with vendor's lien recorded under Book 560, Page 70 of the official public records of Maverick County, Texas, said 2.114 acre tract also being that certain called 2.117 acre tract conveyed from Kalyk Development, LLC, to Lewis E. Stock by warranty deed recorded under Book 1876, Page 460 of the official public records of Maverick County, Texas, from B-1 Neighborhood Business District to B-3 General Business District; closing of public hearing and possible action.

Vice-Chairperson Velez opened the Public Hearing at 5:50p.m.

Planning Director, Placido Madera provided details on the item and stated that the Planning and Zoning Commission recommend that the City Council prepare and adopt an ordinance granting a zoning district change B-1 Neighborhood Business District to B-3 General Business District for property legally defined as 2.114 acres located in survey 8, Abstract Number 1111, Maverick County, Texas, and being part of and out of Block A of Holly Park Subdivision Unit 5 according to the map of recorded under envelope 48, Side B of the map records of Maverick County, Texas, for reference, said 2.114 acre tract being that certain called 2.1117 acre tract conveyed from Maxey family Limited Partnership, a Texas limited partnership, to Daniel W. Hartman and wife, Irma Alicia Hartman by warranty deed with vendor's lien recorded under Book 560, Page 70 of the official public records of Maverick County, Texas, said 2.114 acre tract also being that certain called 2.117 acre tract conveyed from Kalyk Development, LLC, to Lewis E. Stock by warranty deed recorded under Book 1876, Page 460 of the official public records of Maverick County, Texas, also known as 2423 E. Main Street.

Vice-Chairperson Velez opened the Public Hearing at 5:59 p.m.

Commission Member Velasquez-Sanchez motioned to approve as presented. Seconded by Commission Member Salinas-Sanchez. **MOTION PASSES:** Unanimously

Ayes: Velez, Salinas-Sanchez, and Velasquez-Sanchez
Nays: None

Abstained: None

Absent: Gross, and Valdez

OLD BUSINESS

4. Discussion and possible action on the six (6) month extension requested by TEC Services for the final plat of Benito Garcia Subdivision.

Planning Director, Placido Madera provided details on the item and stated that the Planning and Zoning Commission recommend the Commission grant a six-month extension of the original December 6, 2022, plat approval for the Benito Garcia Subdivision, including the term that the developer connects to the main sewer line before plat recordation.

Commission Member Salinas-Sanchez motioned to approve as presented. Seconded by Commission Member Velasquez-Sanchez. **MOTION PASSES:** Unanimously

Ayes: Velez, Salinas-Sanchez, and Velasquez-Sanchez

Nays: None

Abstained: None

Absent: Gross, and Valdez

5. Discussion of suggested revision related to the amendment of Article V of the Parkland Dedication Ordinance.

An extensive discussion ensued wherein several recommendations for further research and consideration were requested by the Commission.

Not an action item.

ADJOURNMENT

Commission Member Velasquez-Sanchez motioned to adjourn meeting at 7:05 p.m. Seconded by Commission Member Salinas-Sanchez. **MOTION PASSES:** Unanimously

Passed and Approved on _____, 2023

Luis Velez

Vice-Chairperson

ATTEST:

Ita A. Cortinas
Assistant City Secretary

**Minutes for June
2nd & 21st will
be provided at
later date**

Item #2



Planning Department Executive Summary REPORT TO THE PLANNING AND ZONING COMMISSION

Preliminary 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 311 N. Getty St. 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: Preliminary 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, and to allow the developer to install improvements.

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: R-2 (Second One-family dwelling district). Rezone request to Industrial is currently being processed)

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*. 41 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 final approval of the subdivision. Please refer to Attachment 1.
2. The applicant must demonstrate that the proposal complies with the subdivision variance criteria set forth on Section 23-61(a)(4) regulating 2 points of vehicular access for ingress and egress to a subdivision. Please refer to Attachment 2 for a copy of the subdivision variance request.

First Variance Decision Criteria

Section 23-11(a)(1). The variance regarding the secondary vehicular access is consistent with this section of the city code, as the strict application of the requirement to receive preliminary re-plat approval for a 2-lot subdivision that currently contains all required supporting public infrastructure, including easements, would deprive the applicant of the reasonable subdivision of their land. A review of the preliminary plat by both the Planning and Zoning Commission and City Council constitutes a procedural exercise that is not warranted.

Second Variance Decision Criteria

Section 23-11(a)(2). The variance regarding secondary vehicular access is also consistent with this section of the city code, as the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant. The subdivision design is consistent with the proposed *Industrial District*. The light industrial use of the property will allow the enjoyment of a property right permitted by the City code.

Third Variance Decision Criteria

Section 23-11(a)(3). The variance regarding secondary vehicular access is also consistent with this section of the city code, as there is no anecdotal evidence which indicates that the granting of the variance would be detrimental to the public health, safety, or welfare, or injurious to other property in the area.

Fourth Variance Decision Criteria

Section 23-11(a)(4). The portion of the variance regarding secondary vehicular access approval is also consistent with this section of the city code, as there is no documentation which indicates that granting the variance would have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of *Chapter 23*.

Fifth Variance Decision Criteria

Lastly, the variance regarding secondary vehicular access approval is also consistent with *Section 23-11(c)*, as the granting of the variance will allow for the creation of a subdivision that was in harmony with the general purpose and intent of *City of Eagle Pass Code of Ordinances Chapter 23*. The subdivision contains design features which will secure the public health, safety and welfare and provide for the fair and equitable processing of the final plat.

The subdivision variance is consistent with the subdivision variance decision criteria set forth in *Section 23-11(a)* and *Section 23-11(c)* and, therefore, should be granted.

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 and 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.

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
- ✓ *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 3 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 4 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 preliminary 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 (1) **GRANT** the subdivision variance request to not have to provide a second vehicular access, and (2) **GRANT** preliminary plat approval of the Replat of Lot 1 in Block 5 of *Paraiso Estates Subdivision 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, to allow the developer to install improvements.

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 July 7, 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

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 A0826, Sanders, Samuel S., Survey #26, Acres 11.60

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 0

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

Existing Land Use: Industrial Proposed Land Use: Industrial

Requested Variances: None

PROPERTY OWNER:

Name: Four DLS Properties, LLC

Address: 4247 FM 1027

City: Eagle Pass

State: TX Zip: 78852

Signature: [Signature]

Contact: Jaime De Los Santos

Phone: 830-773-0311

Fax: _____

E-mail: jsantos@partsservice.com

Date: 05/23/2023

PROPERTY OWNER:

Name: _____

Address: _____

City: _____

State: _____ Zip: _____

Signature: _____

Contact: _____

Phone: _____

Fax: _____

E-mail: _____

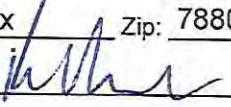
Date: _____

APPLICANT/SUBDIVIDER:

Name: Four DLS Properties, LLC
Address: 4247 FM 1027
City: Eagle Pass
State: Tx Zip: 78852
Signature: 

Contact: Jaime De Los Santos
Phone: 830-773-0311
Fax: _____
E-mail: jsantos@partsservice.com
Date: 05/23/2023

SURVEYOR:

Name: Dirksen Engineering
Address: 441 Fort Clark Rd Suite B
City: Uvalde
State: Tx Zip: 78801
Signature: 

Contact: Kenneth Dirksen
Phone: 830-278-2100
Fax: 830-278-2102
E-mail: kendirksen@sbcglobal.net
Date: 05-23-2023

ENGINEER:

Name: Dirksen Engineering
Address: 441 Fort Clark Rd Suite B
City: Uvalde
State: Tx Zip: 78801
Signature: 

Contact: Kenneth Dirksen
Phone: 830-278-2100
Fax: 830-278-2102
E-mail: kendirksen@sbcglobal.net
Date: 05-23-2023

PRINCIPAL CONTACT: ☐ Owner ☐ Applicant ☐ Surveyor ☒ Engineer

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

STATEMENT OF APPLICANT

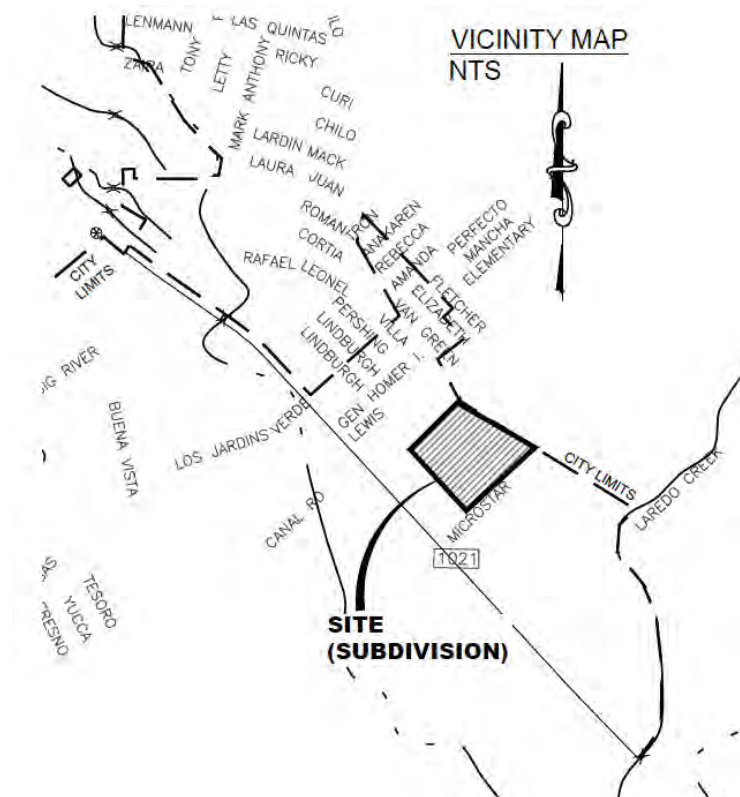
The information contained in this subdivision application contains true and accurate information provided to the best of my ability. I acknowledge that the City of Eagle Pass will use the information contained herein as the basis for the review of the subdivision application's conformance with the provisions of *City of Eagle Pass Code of Ordinances Chapter 23*.

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

Applicant Signature 

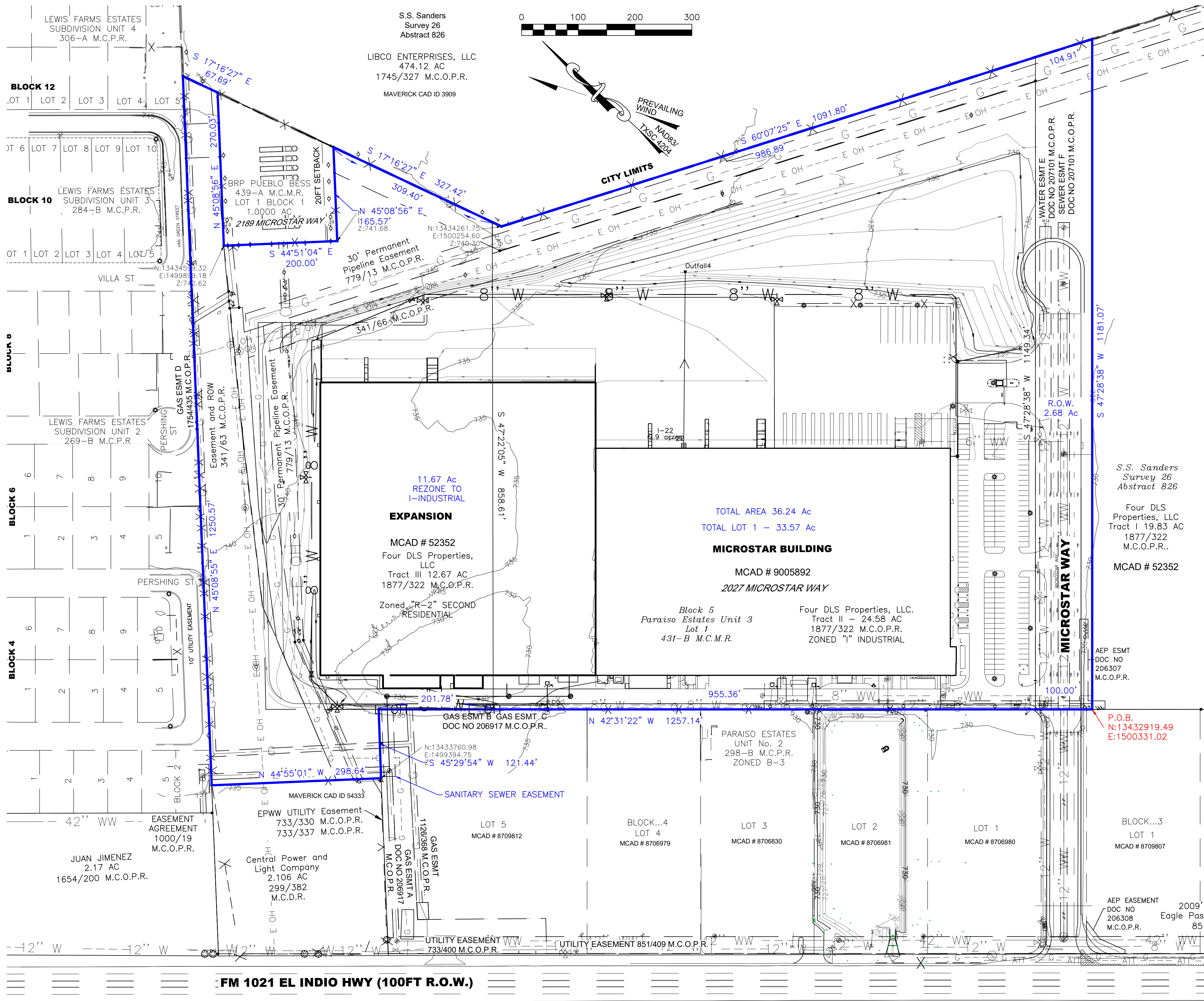
Date 05/23/2023

Aerial Map



Site Photos





REPLAT OF PARAISO ESTATES UNIT 3

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 notes and bounds as follows: (The bearings and distances shown herein conform to the Texas Coordinate System, North American Datum 1983, Texas South Central Zone, corners called for as being set are marked on the ground with 1/2" steel stakes with plastic identification caps stamped "DIRKSEN/260" attached unless otherwise noted or shown.)

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:

- S 45°08'56" E, 270.03 feet to a steel stake found for a reentrant corner;
- S 44°51'04" E, 200.00 feet to a steel stake found for a reentrant corner;
- 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:

- S 17°16'27" E, 327.42 feet to a steel stake found;
- 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:

- THE WATER QUALITY AND SERVICE TO THE LOTS MEET, OR WILL MEET, THE STATE STANDARDS;
- SANITARY SEWER SERVICE TO THE LOTS MEET OR WILL MEET STATE STANDARDS;
- ELECTRIC SERVICE PROVIDED TO THE LOTS MEET, OR WILL MEET, THE STATE STANDARDS
- 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.

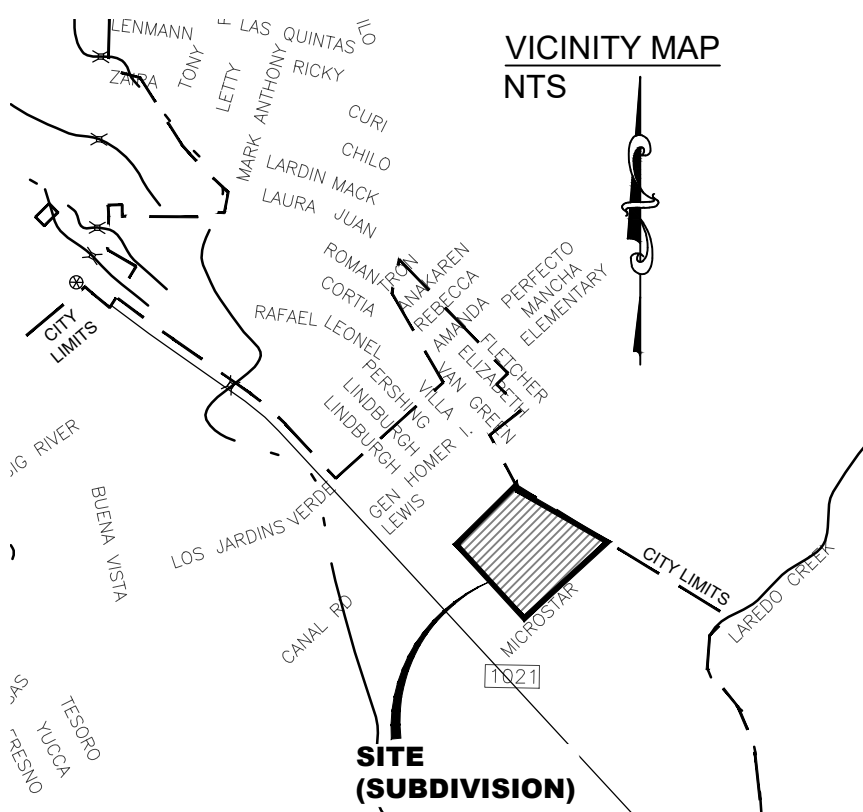
KENNETH R. DIRKSEN, P.E. 82628, R.P.L.S. 6260
DIRKSEN ENGINEERING PROJECT 23-2890

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, 0 LINEAR FEET DEDICATED AS STREET. ZONING IS INDUSTRIAL.
- LOT IS SUBJECT TO A 50 FEET WIDE FRONT YARD SET BACK IS REQUIRED. NO SIDE OR REAR YARDS ARE REQUIRED.
- 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 48323C047SD FOR MAVERICK COUNTY, TEXAS AND INCORPORATED AREAS DATED APRIL 4, 2011. ANY CONSTRUCTION WITHIN A FLOOD PLAIN WILL REQUIRE A FLOOD PLAIN DEVELOPMENT PERMIT FROM MAVERICK COUNTY.
- 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.



LINETYPE LEGEND (PROFILE)

---	PROPOSED GRADE CL
---	EXISTING GRADE CL
---	EXISTING GRADE LT
---	EXISTING GRADE RT

LINETYPE LEGEND (PLAN)

EXISTING/ DEMOLISH	BOUNDARY	PROPOSED
---	EASEMENT	---
---	SETBACK	---
---	LOTS	---
---	ABSTRACT	---
---	DEED	---
---	FENCE	---
---	WATER SUPPLY	---
---	SANITARY SEWER	---
---	STORM SEWER	---
---	POWER	---
---	TELEPHONE	---
---	ATT	---
---	TWC	---
---	GAS	---
---	CONDUIT	---
---	SILT FENCE	---
---	FIBER ROLL	---
---	CONTOUR MINOR	---
---	CONTOUR MAJOR	---

SYMBOL LEGEND

● FOUND MONUMENT	① TELEPHONE PEDESTAL
⊕ FOUND MONUMENT-CONC	② GAS SERVICE
⊗ SET 1/2" STEEL STAKE	③ SANITARY MANHOLE
⊕ WATER VALVE	④ CLEAN OUT
⊕ FIRE HYDRANT	⑤ DOUBLE CLEAN OUT
⊕ POWER POLE	⑥ STORM SEWER MANHOLE
⊕ LUMINAIRE	⑦ WATER SERVICE
⊕ GUY WIRE	⑧ ELEC SERVICE
⊕ FENCE CORNER POST	⑨ SHRUB
⊕ SPOT ELEVATION / BM	⑩ TREE
⊕ MAIL BOX	⑪ SIGN
⊕ BOLLARD	⑫ TRAFFIC SIGNAL
⊕ BACKFLOW PREVENTER	⑬ REVISION NO.
⊕ FIRE DEPARTMENT CONNECTION	2556 911 ADDRESS

HATCH LEGEND

---	CONCRETE
-----	----------

JUNE 1, 2023

PERFORMED FOR:
FOUR DLS PROPERTIES, LLC
4247 FM 1021
EAGLE PASS, TX 78852

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

THIS DRAWING AUTHORIZED BY KENNETH R. DIRKSEN, P.E. ON 06-01-2023

PLANS ISSUED FOR REVIEW ONLY, NOT FOR CONSTRUCTION OR BIDDING PURPOSES.

Kenneth R. Dirksen

SHEET

C1

OF ** SHEETS

DES'D : KRD
DRAWN : KRD
APPVD : KRD
DATE : 06-01-2023

Plat Zoomed In

Attachment 2
Subdivision Variance Application

**To be provided
at later date**

Attachment 3
Final Engineering Report

Dirksen Engineering

441 Ft. Clark St, Ste B

Uvalde, TX 78801

TBPE FIRM #F-8848

TBPLS FIRM #10193741

Phone: 830-278-2100

Fax: 830-278-2102

Cell: (830) 279-9447

kendirksen@sbcglobal.net

May 25, 2023

Placido Madera

Planning Director – City of Eagle Pass

3295 Bob Rogers Drive

Eagle Pass, TX 78852

Re: Plat Amendment of Paraiso Estates, Unit 3 – Engineering and Drainage Report
Eagle Pass, Texas

To Whom It May Concern:

The Microstar Expansion is approximately 250,000 square foot expansion of the existing facility. The project is light industrial for cleaning plastic pallets. The building expansion will be immediately west of the existing microstar facility. The plat amendment will increase the lots size for Paraiso Estates Unit 3, Lot 1 from 24 acres to 36 acres.

The land is currently in use for industrial purposes. Several electric and gas easements occupy the west part of the site against Lewis Farms Estates. The soils are a El Indio Silty Clay Loam which are heavy soils in class C or D. The slopes are flat at 1% and drain to southeast toward Laredo Creek and FM 1021. A soils map is attached to this letter report.



Figure 1 – Fort Duncan West Subdivision

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 a part of this plat amendment.

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 in to the existing sewer at the northeast corner of the AEP substation. See pland 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:

Plat Amendment 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 SUBDIVISION
Estates Unit 3

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 3.

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 _____.

The Utility

The Subdivider

By: _____

By: _____

Printed Name: _____

Printed Name: Jorge De los Santos

Office or Position: _____

Office or Position: Manager

Date: _____

Date: 05/28/2023

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 SUBDIVISION
Estates Unit 3

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 Taime 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 3.

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 _____.

The Utility

The Subdivider

By: _____

By: _____

Printed Name: _____

Printed Name: Jorge De los Santos

Office or Position: _____

Office or Position: Manager

Date: _____

Date: 05/28/2023

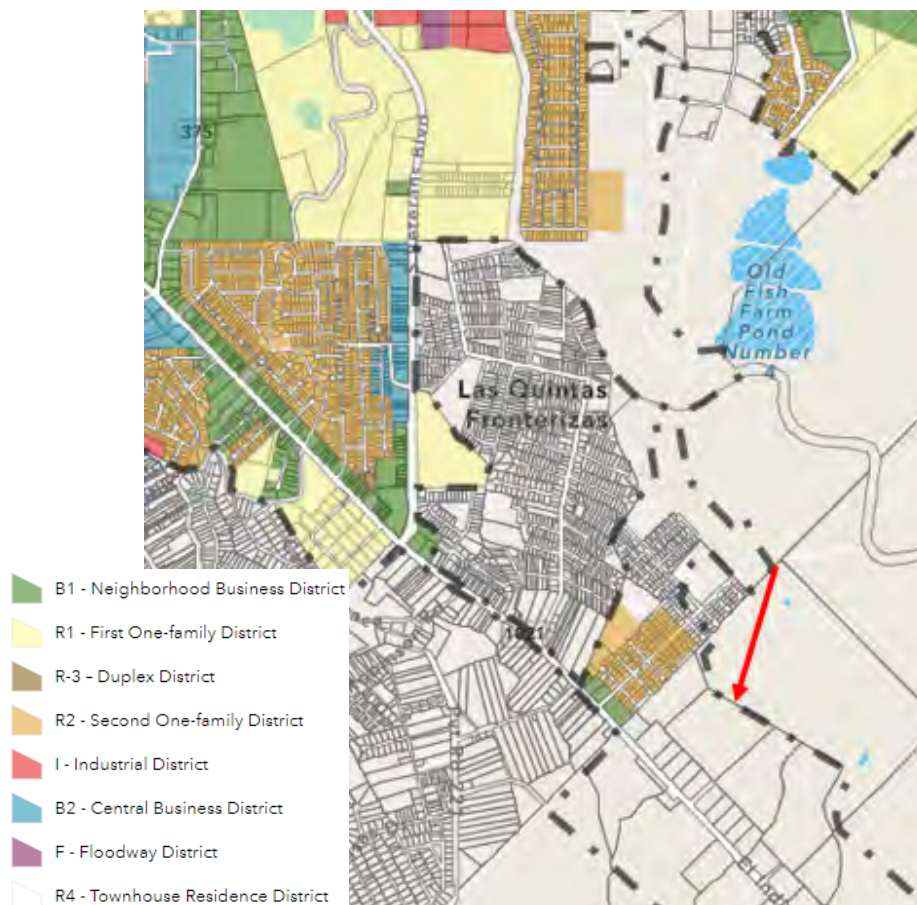
Note: The above form of agreement may be used when required under Model Rule Sections 2.2 (a) (2) and 3.2 (c) (I), which appear respectively as Sections 4.2.2.A.2 and 4.3.4.C.1 in both Title A and Title B of the Maverick County Subdivision Rules, Revised July 1996.

Attachment 4
Master Plan Map
Zoning District Map

Master Plan Map



Zoning District Map



Item #3



Planning Department Executive Summary REPORT TO THE PLANNING AND ZONING COMMISSION

Preliminary Re-Plat of Lot 2 in Fort Duncan West

I. BACKGROUND

A. General Information

Applicant: Dirksen Engineering I 311 N. Getty St. I Uvalde, Texas 78801

Developer: Eagle Hospitality Group, LLC I 2352 El Indio Hwy I Eagle Pass, TX 78852

Location: 500 Bliss Street **Property ID Number:** 61304

Legal Description: Lot 2 Fort Duncan West

Request: Preliminary replat approval to subdivide a 5.443-acre tract into two commercial lots and allow the developer to install improvements.

B. Subject Property Information

Parcel Size: 5.443-acres and 236,993-sqaure feet

Topography: A decrease in elevation from north to west.

Vegetation: native vegetation

Existing Use: houses a commercial building that served as a laundromat for the old hospital

Current Zoning: B-3 (General Business District)

Master Plan: I (Industrial District)

C. Vicinity Data

The site is located within an area that features commercial development, light industrial development, and parkland.

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 Bliss Street.

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. On June 30, 2023 18 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 must demonstrate that the proposal complies with the subdivision variance criteria set forth on Section 23-61(a)(4) regulating 2 points of vehicular access for ingress and egress to a subdivision. Please refer to Attachment 2 for a copy of the subdivision variance request.

First Variance Decision Criteria

Section 23-11(a)(1). The variance regarding the secondary vehicular access is consistent with this section of the city code, as the strict application of the requirement to receive preliminary re-plat approval for a 2-lot subdivision that currently contains all required supporting public infrastructure, including easements, would deprive the applicant of the reasonable subdivision of their land. A review of the preliminary plat by both the Planning and Zoning Commission and City Council constitutes a procedural exercise that is not warranted.

Second Variance Decision Criteria

Section 23-11(a)(2). The variance regarding secondary vehicular access is also consistent with this section of the city code, as the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant. The subdivision design is consistent with the proposed *B-3 General Business District*. The hotel and restaurant use of the property will allow the enjoyment of a property right permitted by the City code.

Third Variance Decision Criteria

Section 23-11(a)(3). The variance regarding secondary vehicular access is also consistent with this section of the city code, as there is no anecdotal evidence which indicates that the granting of the variance would be detrimental to the public health, safety, or welfare, or injurious to other property in the area.

Fourth Variance Decision Criteria

Section 23-11(a)(4). The portion of the variance regarding secondary vehicular access approval is also consistent with this section of the city code, as there is no documentation which indicates that granting the variance would have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of *Chapter 23*.

Fifth Variance Decision Criteria

Lastly, the variance regarding secondary vehicular access approval is also consistent with *Section 23-11(c)*, as the granting of the variance will allow for the

creation of a subdivision that was in harmony with the general purpose and intent of *City of Eagle Pass Code of Ordinances Chapter 23*. The subdivision contains design features which will secure the public health, safety and welfare and provide for the fair and equitable processing of the final plat.

The subdivision variance is consistent with the subdivision variance decision criteria set forth in *Section 23-11(a)* and *Section 23-11(c)* and, therefore, should be granted.

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 *General Business 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 and efficient and equitable manner.

- ✓ The re-subdivision is consistent with the *Street Goal* of the *Master Plan*, as access to the site from Bliss Street 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 Bliss Street 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.

4. The re-subdivision design is consistent with the purpose of the *General Business 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, variance request acceptance pending with this application.
- ✓ *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

Please refer to Attachment 3 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 *B-3 General Business 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 *B-3 General Business District*.
 - C. The subdivision is warranted because of the necessity to create additional lots for development adjacent to Bliss Street, 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 *B-3 General Business 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 4 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 preliminary 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 (1) **GRANT** the subdivision variance request to not have to provide a second vehicular access, and (2) **GRANT** preliminary plat approval of the *Replat of Lot 2 in Fort Duncan West*, to allow the developer to install improvements.

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 July 7, 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: Fort Duncan West Subd, Lot 2, Acres 5.441

Maverick County Property Identification Number(s): 61304

Name of Addition: Replat of Fort Duncan West Subdivision, Lot 2

Location of Addition: 500 Bliss St., Eagle Pass, Tx 78852

Number of Residential Lots: 0 Number of Commercial Lots: 2 Gross Acreage: 5.443

Number of New Street Intersections 0 Linear feet of Streets 0

Is Subdivision inside city limits? Yes ☒ No ☐ If so, Zoning District: B3

Existing Land Use: Commercial Proposed Land Use: Commercial

Requested Variances: None

PROPERTY OWNER:

Name: Eagle Hospitality Group, LLC

Address: 2352 El Indio Highway

City: Eagle Pass

State: TX Zip: 78852

Signature: [Signature]

PROPERTY OWNER:

Name: _____

Address: _____

City: _____

State: _____ Zip: _____

Signature: _____

Contact: Claudia Oyervides

Phone: 830-703-6677

Fax: _____

E-mail: clauoyervides@icloud.com

Date: May 19 2023

Contact: _____

Phone: _____

Fax: _____

E-mail: _____

Date: _____

APPLICANT/SUBDIVIDER:

Name: Eagle Hospitality Group, LLC
Address: 2352 El Indio Highway
City: Eagle Pass
State: TX Zip: 78852
Signature: [Signature]

Contact: Claudia Oyervides
Phone: 830-703-6677
Fax: _____
E-mail: clauoyervides@icloud.com
Date: May 19 - 2023

SURVEYOR:

Name: Dirksen Engineering
Address: 441 Fort Clark Rd, Suite B
City: Uvalde
State: TX Zip: 78801
Signature: [Signature]

Contact: Ken Dirksen
Phone: 830-278-2100
Fax: 830-278-2102
E-mail: kendirksen@sbcglobal.net
Date: 05/18/2023

ENGINEER:

Name: Dirksen Engineering
Address: 441 Fort Clark Rd, Suite B
City: Uvalde
State: TX Zip: 78801
Signature: [Signature]

Contact: Ken Dirksen
Phone: 830-278-2100
Fax: 830-278-2102
E-mail: kendirksen@sbcglobal.net
Date: 05/18/2023

PRINCIPAL CONTACT: ☐ Owner ☐ Applicant ☐ Surveyor ☒ Engineer

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

STATEMENT OF APPLICANT

The information contained in this subdivision application contains true and accurate information provided to the best of my ability. I acknowledge that the City of Eagle Pass will use the information contained herein as the basis for the review of the subdivision application's conformance with the provisions of *City of Eagle Pass Code of Ordinances Chapter 23*.

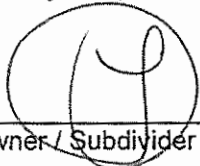
I understand that the City of Eagle Pass may use third party engineering peer review services. I acknowledge and agree that I am responsible for the payment of services attributable to my project, and that the preliminary approval process or final approval process will not proceed until and unless I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

Applicant Signature: [Signature]

05-24-2023
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 Kenneth R. Dirksen to act as my agent for all documents pertaining to this subdivision application; (3) the information contained in this subdivision application or accompanying information is true and correct; (4) I will advise the City in writing of any inaccurate, misleading or false statements in the subdivision application or accompanying information; (5) the City will be advised in writing of any change in ownership of the property that is the subject of this subdivision application provided the change of ownership occurs prior to the recording of the final approved plat, if any; and (6) I will liable to the City of Eagle Pass for the completion of all site improvements required by Section 23 of the City's Code of Ordinance until such time as such improvements, if any, shall have been actually completed and accepted by the city.


Owner / Subdivider Signature

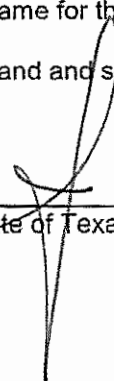
5-23-2023
Date

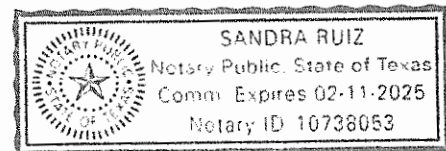
STATE OF TEXAS §

COUNTY OF Maverick §

Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared Claudia Oyervides (Name), President (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 23 day of May, 2023.


Notary Public, State of Texas



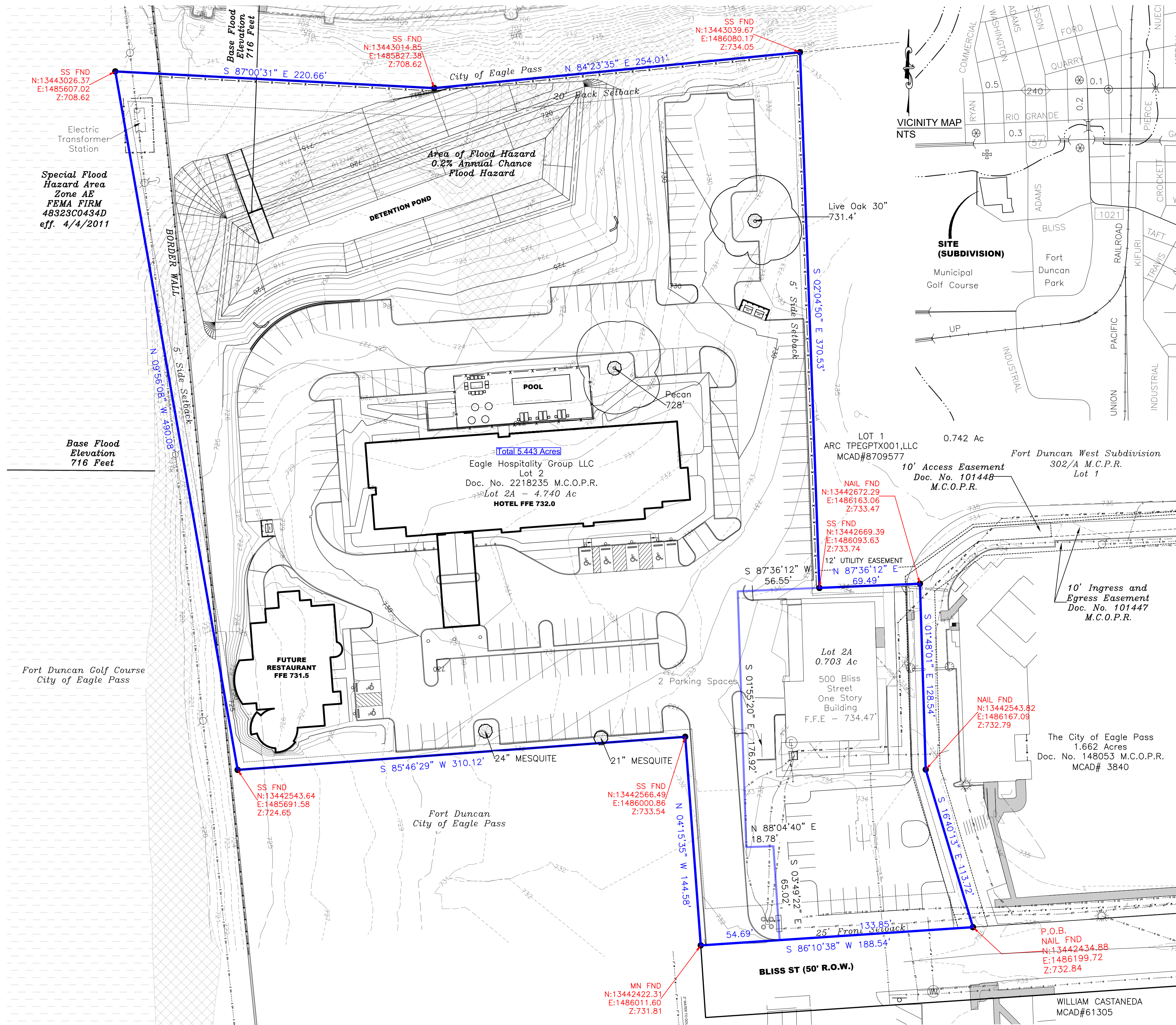
Aerial View



Site Photos







REPLAT FORT DUNCAN WEST SUBDIVISION, LOT 2
EAGLE HOSPITALITY GROUP LLC

Being 5.443 acres, Lot 2 of the Fort Duncan West Subdivision as shown on the plat recorded in Envelope 302, Side A of the Maverick County Plat Records, and being the same Lot 2 described in conveyance document to Eagle Hospitality Group, LLC recorded in Document Number 2218235 of the Maverick County Official Public Records, Maverick County, Texas and more particularly described by metes and bounds as follows: (The bearings and distances shown herein conform to the Texas Coordinate System, North American Datum 1983, Texas South Central Zone.) (All corners called for as being set are marked on the ground with 1/2 inch steel stakes with plastic identification caps stamped "DIRKSEN/6260" attached unless otherwise noted or shown.)

BEGINNING at a steel nail found (S.P.C. N:13442434.88, E:1486199.72) in the north line of Bliss Street, at the southwest corner of a 1.662 acres tract described in conveyance document to The City of Eagle Pass recorded in Document Number 148053 of the Maverick County Official Public Records for the southeast corner of the herein described tract;

THENCE S 86°10'38" W, 188.54 feet to a mag nail found for a southwest corner of the herein described tract;

THENCE N 04°15'35" W, 144.58 feet to a steel stake found for a reentrant corner of the herein described tract;

THENCE S 85°46'29" W, 310.12 feet to a steel stake found for a southwest corner of the herein described tract;

THENCE N 09°56'08" W, 490.08 feet to a steel stake found for a northwest corner of the herein described tract;

THENCE S 87°00'31" E, 220.66 feet to a steel stake found for an angle point on the north line of the herein described tract;

THENCE N 84°23'35" E, 254.01 feet to a steel stake found at the common north corner of Lots 1 and 2 for the northeast corner of the herein described tract;

THENCE S 02°04'50" E, 370.53 feet to a steel stake found for a reentrant corner of the herein described tract;

THENCE N 87°36'12" E, 69.49 feet to a steel nail found for a southeast corner of the herein described tract;

THENCE S 01°48'01" E, 128.54 feet to a steel nail found for an angle point in the east line of the herein described tract;

THENCE S 16°40'13" E, 113.72 feet to the **POINT OF BEGINNING** containing 5.443 acres of land within the herein described tract surveyed by Dirksen Engineering on February 14, 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.

Eagle Hospitality Group LLC

SIGNATURE : _____

Claudia Oyervides

STATE OF TEXAS
COUNTY OF MAVERICK
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY Claudia Oyervides on behalf of said Eagle Pass Hospitality Group, LLC.

SIGNATURE NOTARY PUBLIC STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

PLANNING & ZONING COMMISSION CERTIFICATION:

THIS REPLAT OF FORT DUNCAN WEST SUBDIVISION, LOT 2 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 FORT DUNCAN WEST SUBDIVISION, LOT 2 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 REPLAT OF FORT DUNCAN WEST SUBDIVISION, LOT 2 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: _____

PREPARED
MAY 16, 2023
FOR
FRONTERA CONSTRUCTION
710 E GIBBS ST
DEL RIO, TX 78840

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 23-2860

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: _____



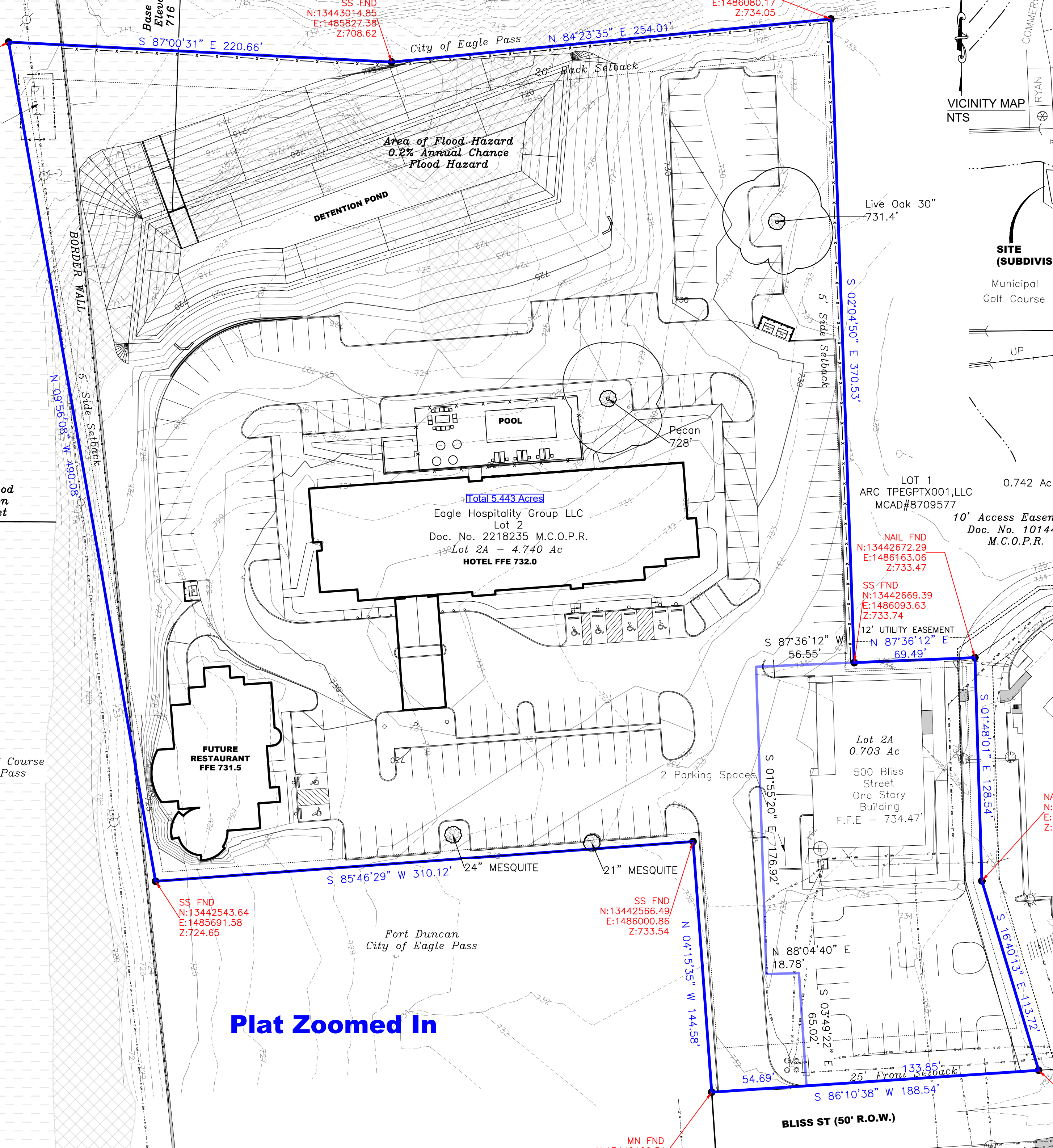
COUNTY CLERK'S RECORDING CERTIFICATE

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

NOTES:

- THIS PLAT RESUBDIVIDES FORT DUNCAN WEST SUBDIVISION PREVIOUSLY RECORDED IN THE MAP RECORDS OF MAVERICK COUNTY, ENVELOPE 302, SIDE A.
- NO DEED RESTRICTION AND/OR COVENANTS APPLY TO THE ORIGINAL PLAT AND THIS RE-PLAT.
- THE LAND SHOWN ON THIS PLAT IS ENTIRELY WITHIN THE CITY OF EAGLE PASS, TEXAS. ZONING IS B3-GENERAL BUSINESS DISTRICT.
- THE SUBDIVISION SHOWN ON THIS PLAT IS PARTIALLY LOCATED IN SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 48323C0434D FOR MAVERICK COUNTY, TEXAS AND INCORPORATED AREAS DATED APRIL 4, 2011. ANY CONSTRUCTION WITHIN A FLOOD PLAIN WILL REQUIRE A FLOOD PLAIN DEVELOPMENT PERMIT FROM MAVERICK COUNTY.
- THE SUBSEQUENT RE-PLATING 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.



Attachment 2
Subdivision Variance Application

**To be provided
at later date**

Attachment 3

Final Engineering Report

Dirksen Engineering

441 Ft. Clark St, Ste B

Uvalde, TX 78801

TBPE FIRM #F-8848

TBPLS FIRM #10193741

Phone: 830-278-2100

Fax: 830-278-2102

Cell: (830) 279-9447

kendirksen@sbcglobal.net

May 25, 2023

Placido Madera

Planning Director – City of Eagle Pass

3295 Bob Rogers Drive

Eagle Pass, TX 78852

Re: Replat of Fort Duncan West Subdivision, Lot 2 – Engineering and Drainage Report
Eagle Pass, Texas

To Whom It May Concern:

The Replat of Fort Duncan West Subdivision, Lot 2 is located at the end of Bliss Street east of Adams St. The replat is for the development of a hotel and restaurant site. There is an existing building on site that will be divided into a second lot and sold separately from the Hotel and Restaurant.

The land is mostly vacant. The site is occupied by a building that had been a laundromat for the Fort Duncan Hospital. The site is 1/3 paved for parking with the remainder in tall grass. The soils are a LaGloria very fine sandy loam which are mostly lighter soils classified in soil class B. The slopes are rolling at 2% to 5% and drain to a creek on the north line. A soils map is attached to this letter report.

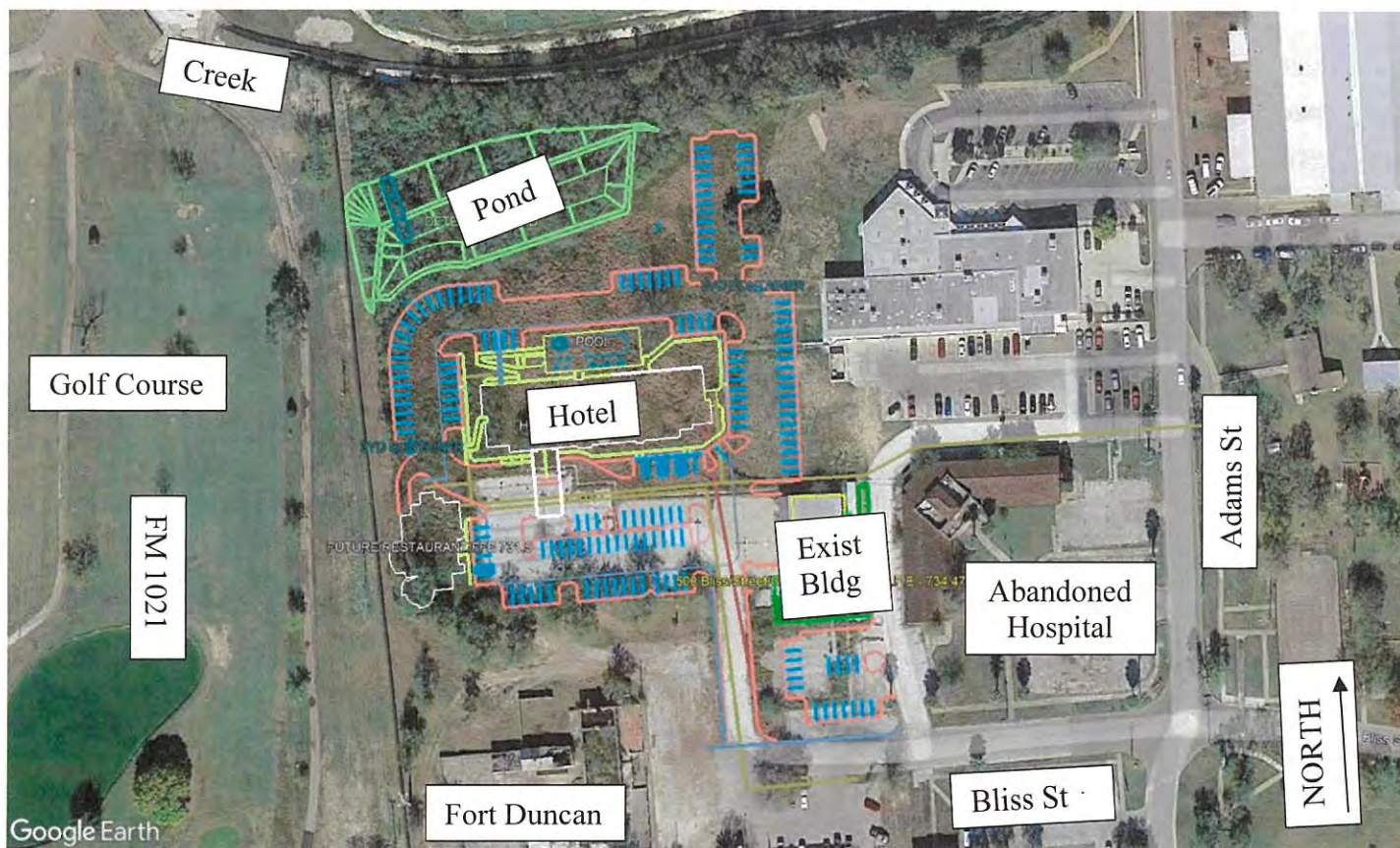


Figure 1 – Fort Duncan West Subdivision

Land Development

The development is for a Hawthorne/La Quinta dual brand hotel. Future development will include a restaurant for which utilities will be installed with this project.

Street Development

Access to this property is Bliss Street. No public roadway will be developed. All new pavement is proposed to be concrete.

Water Development

Water service is from a 6 inch water main in Bliss Street. A portion of the water main is 4 inch and will be replaced from the southeast corner of this subdivision to the entrance to the hotel. Any public connections on the 4 inch main will be reconnected. The 6 inch water main will be extended into the site and around the hotel to provide cold water service to the hotel and fire protection. The existing building will maintain water service as existing.

Fire hydrants will be installed on the new 6-inch water main at 300 feet.

Sanitary Sewer Facilities

Sanitary sewers will be provided through a utility easement from the site to the existing sewer along the east line Adams Street. The sanitary sewer service will be 8 inch and will be constructed to serve the hotel and proposed restaurant. The existing building will maintain service as currently served.

Drainage Development

Existing drainage from the development is generally northwest toward a creek on the north line and to the west towards the Golf Course. The existing building and surrounding pavement generally drain south toward Bliss Street.

A portion of the site is mapped as part of the 1% chance and 0.2% annual chance flood hazard on FEMA FIRM 48323C0434D. The source of flooding is from the Rio Grande River and creek to the north. The base flood elevation at this site is 716 feet.

The existing building and pavement immediately surrounding it will remain as existing. The pavement and improvements for the hotel will be developed to drain north toward the creek. Storm sewer will be developed around the east and west sides of the hotel and drain to the north.

A detention pond will be developed to delay the release of flood water to pre-development conditions. The detention pond is designed with approximately 0.942 acre feet of storage. The bottom elevation of the pond will be set at 716 feet which is the base flood elevation at this site. The top of berm is 721 feet.

The outfall from the pond is through a V notch weir and draining to the northwest corner of the site. The V notch weir is sized to release 16.94 cfs and 28.33 cfs at the 100 year storm. These outflows along with outflows from the west side of the site are less than the existing release.

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 a junction box along Bliss Street. 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 Bliss St into the site to serve the hotel and restaurant. The existing building will be served as existing.

Construction Cost

The final cost of the construction costs for public improvements are as follows:

Public Water – replacement of 4 inch water main \$25,000

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

Sincerely,



Kenneth R. Dirksen, P. E.

Attach:

Replat of Fort Duncan West Subdivision, Lot 2
Soils Map
FEMA FIRMETTE
Drainage Summary
Hydrocad output.



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

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 Barrera

Office or Position: General Manager

Date: 6-26-23

The Subdivider

By: Claudia P. [Signature]

Printed Name: _____

Office or Position: GM

Date: MC 14 25 - 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 Replat of Lot 2, Fort Duncan West **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 Claudia Oyervides, 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 of Lot 2, Fort Duncan West Subdivision.

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 800 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: Jose Benitez

Office or Position: General Manager

Date: 6-26-23

The Subdivider

By: [Signature]

Printed Name: Claudia P. Q. Pineda

Office or Position: GM

Date: May 23 - 2023

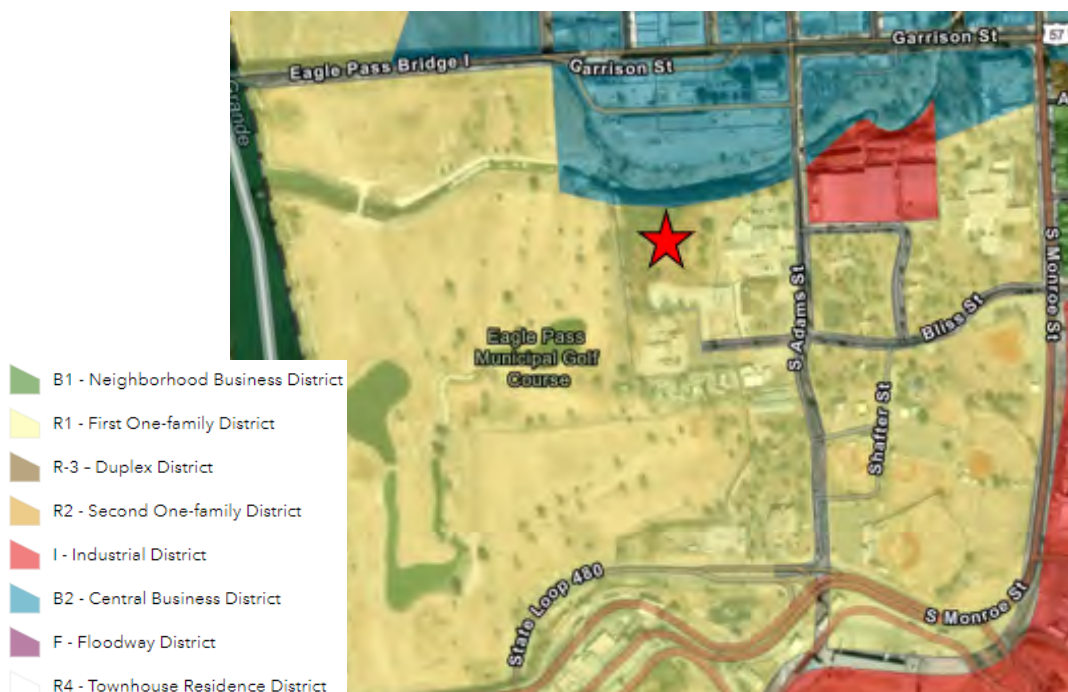
Note: The above form of agreement may be used when required under Model Rule Sections 2.2 (a) (2) and 3.2 (c) (I), which appear respectively as Sections 4.2.2.A.2 and 4.3.4.C.1 in both Title A and Title B of the Maverick County Subdivision Rules, Revised July 1996.

Attachment 4
Master Plan Map
Zoning District Map

Master Plan Map



Zoning District Map



Item #4



Planning Department Executive Summary REPORT TO THE PLANNING AND ZONING COMMISSION

Preliminary Replat of Lot D in Block 11 of Townsite Fabrica Subdivision

I. BACKGROUND

A. General Information

Applicant: Dirksen Engineering | 107 W. South St. | Uvalde, Texas 78801

Owners: Mauricio & Beatriz Jimenez and Jose & Maribelle Jimenez

Location: 1789 Bianca Drive **Property ID Number:** 8700580 & 9147

Legal Description: Lot D in Block 11 of Townsite Fabrica Subdivision

Request: Preliminary replat approval to subdivide an approximately 0.8743-acre tract into two residential lots. This is to allow the property owner (Mr. Mata) to install proper city utilities before plat recordation.

B. Subject Property Information

Parcel Size: Lot D-1A: .2715-ac and Lot D-1B: 84.43 **Topography:** Generally flat

Vegetation: native vegetation **Existing Use:** vacant land

Zoning: Meets or exceeds the *R-1 First 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 adjacent to 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 Road and Chavarria Street. Although the access to the parcels will be determined at the time of lot development.

II. PUBLIC NOTICE

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

III. RECOMMENDED FINDINGS OF FACT

A. Conclusions

1. The applicant's request contains sufficient information for consideration by the Planning and Zoning Commission. Information contained in this report and the Commission's public meeting will be used as part of the City Council's deliberation process for 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. It would not comply if sidewalks and curb and gutters variance requests are granted by the Commission.
 - ✓ 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-1 First 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 and Chavarria Street are 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 and Chavarria 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. Although it may be required at the time of lot development if the proposed apartments are built.
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-1 First 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-1 First 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-1 District*.
 - ✓ The subdivision is warranted because of the necessity to create additional building lots in the *R-1 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-1 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 2 for a copy of the *Final 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*.
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 10 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 D in Block 11 of Townsite Fabrica Subdivision*, subject to the plat complying with the provisions of *Article III of City of Eagle Pass Code of Ordinances Chapter 23* governing procedures and specifications for Final Plats.

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 July 10, 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

SUBDIVISION APPLICATION

TYPE OF SUBDIVISION (check one):

☒ Preliminary ☐ Final ☒ Replat ☐ Amendment ☐ Short Form Final

Fabrica, Block 11, Lot D, Acres 0.618 and Fabrica, Block 11, Lot D (Northeast 75x150 ft of Lot D)
Property Legal Description: _____

Maverick County Property Identification Number(s): 8700580 and 9147

Name of Addition: Replat of Lot D, Block 11, Townsite of Fabrica

Location of Addition: SW corner of Intersection of Dr. Gates Road and Chavarria ST

Number of Residential Lots: 2 Number of Commercial Lots: 0 Gross Acreage: 0.8743

Number of New Street Intersections: 0 Linear feet of Streets: 0

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

Existing Land Use: Residential Proposed Land Use: Multi-family residential

Requested Variances: none

PROPERTY OWNER:

Name: Mauricio & Beatriz Mata

Address: 2649 Cenizo Heights

City: Eagle Pass

State: Tx Zip: 78852

Signature: [Signature]

Contact: Mauricio & Beatriz Mata

Phone: 830-325-3860

Fax: none

E-mail: mauricio@matacorteslaw.com

Date: 4-26-2023

PROPERTY OWNER:

Name: Jose & Maribelle Jimenez

Address: 1451 Paseo Encinal Dr.

City: Eagle Pass

State: Tx Zip: 78852

Signature: [Signature]

Contact: Jose & Maribelle Jimenez

Phone: 830-325-9619

Fax: _____

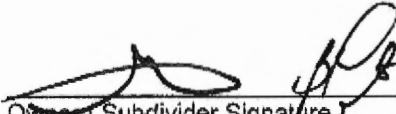
E-mail: 521joejimenez@gmail.com

Date: 4-29-23

RECEIVED
10/23/23 VB

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


Owner / Subdivider Signature

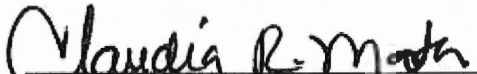
4-26-2023
Date

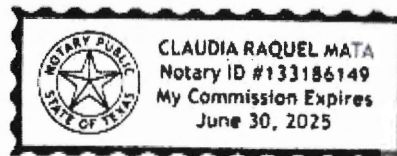
STATE OF TEXAS §

COUNTY OF MAVERICK §

Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared Mauricio Muta Zabala (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 26 day of April, 2023.


Notary Public, State of Texas



REPLAT OF LOT D, BLOCK 11, TOWNSITE OF FABRICA

Mauricio Mata, Beatriz Mata, Jose Jimenez, Jr., and Maribelle Jimenez

Being a 0.8743 acres Replat of Lot D, Block 11, Townsite of Fabrica as shown on Envelope 19, Side A, Maverick County Plat Records, composed tracts described in conveyance document to Jose Jimenez, Jr., and Maribelle Jimenez recorded in Document Number 2215903 and conveyance document to Mauricio Mata and Beatriz Mata recorded in Document Number 2220331 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:13458515.35, E:1490225.13) in the southwest intersection of Dr. Gates Road with Becos Street for the northeast corner of the herein described tract;

THENCE S 07°19'24" E, 249.48 feet to a steel stake set at the northeast corner of Lot 6, Block 11 as shown on the Re-Subdivision of Lots 11 and 17 of Fabrica Subdivision as shown on Envelope 96, Side B, Maverick County Plat Records for the southeast corner of the herein described tract;

THENCE S 85°38'17" W, 100.28 feet to a steel stake found at the common north corner of Lots 4 and 5 for an angle point in the south line of the herein described tract;

THENCE S 84°43'24" W, 49.99 feet to a steel stake found at the common north corner of Lots 3 and 4 for the southwest corner of the herein described tract;

THENCE N 05°3'722" W, 271.68 feet to a steel stake found in the south line of Dr. Gates Road for the northwest corner of the herein described tract;

THENCE S 85°45'57" E, 144.98 feet to the POINT OF BEGINNING containing 0.8743 acres of land within the herein described tract surveyed by Dirksen Engineering on March 1, 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 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 Mauricio Mata Signature Beatriz Mata Signature Jose Jimenez, Jr. Signature Maribelle Jimenez

State of Texas)
County of Maverick)

Before me, the undersigned notary public, on this day personally appeared Mauricio Mata, Beatriz Mata, Jose Jimenez, Jr., and Maribelle Jimenez 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 teh 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 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 _____, ____

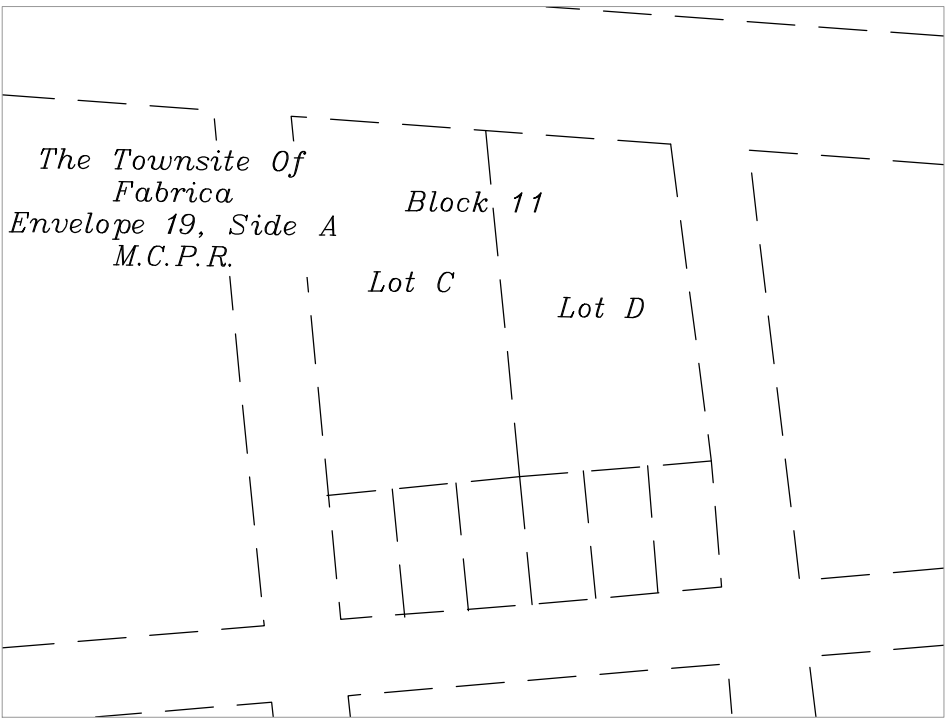
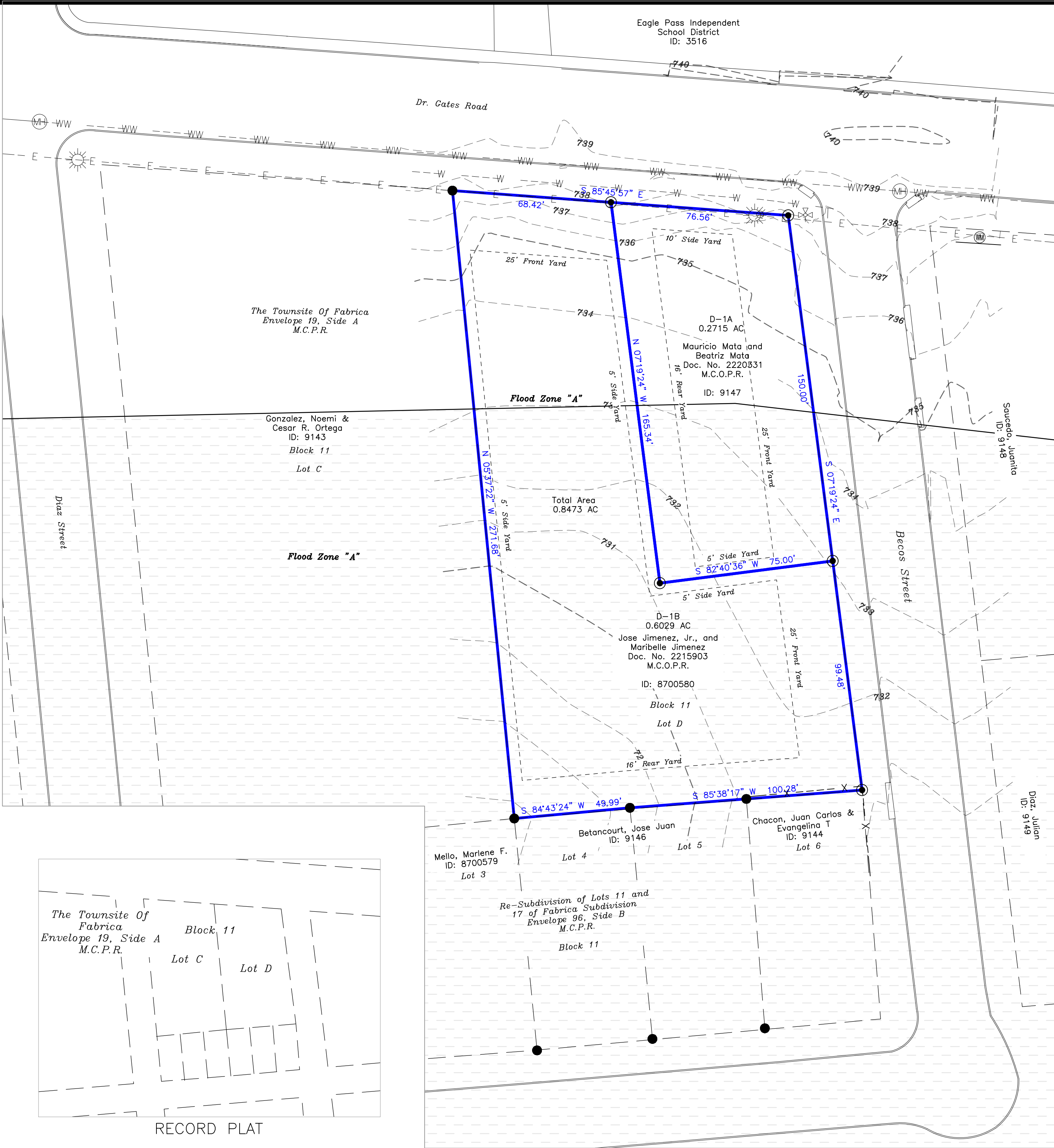
SIGNATURE NOTARY PUBLIC STATE OF TEXAS

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



RECORD PLAT

NOTES:

- THIS PLAT AMENDS PORTIONS OF LOT D , BLOCK 11, TOWNSITE OF FABRICA OF THE PLATS PREVIOUSLY RECORDED IN THE MAP RECORDS OF MAVERICK COUNTY, ENVELOPE 119, SIDE A.
- THE LAND SHOWN ON THIS PLAT IS IN THE ETJ OF CITY OF EAGLE PASS IN MAVERICK COUNTY, NO ZONING EXISTS. THE LOT AREAS AND SETBACKS CONFORM TO LAND USE R-3. 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.
- 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.

VICINITY MAP: EAGLE PASS, TX



SCALE: 1"= 2000'

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

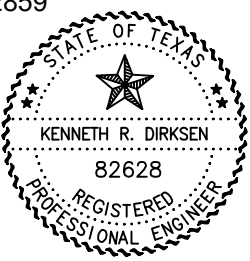
STATE OF TEXAS)
COUNTY OF MAVERICK)

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 1, 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 23-2859

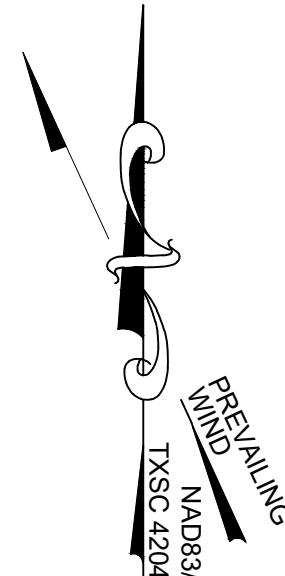


THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, OF ____ BY KENNETH R. DIRKSEN, P.E.

SIGNATURE NOTARY PUBLIC STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

REPLAT OF LOT D,
BLOCK 11, TOWNSITE OF
FABRICA



SCALE : 1" = 30'

LEGEND	
BOUNDARY LINE	---
EASEMENT	---
SET 1/2" STEEL STAKE	●
FOUND MONUMENT	●
SANITARY SEWER	--- WW --- WS ---
SEWER MANHOLE, CO	⊗
PLAT LINES	---
DEED LINES	---
EASEMENT	---
FENCE	--- X --- X --- X ---
GAS LINE	--- G --- G ---
WATER LINE	--- W --- W ---
WATER VALVE/METER	⊗
ELECTRIC	--- E OH ---
TELEPHONE	--- T --- T ---
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 2022.

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# 23-2859

PROJECT NAME & ADDRESS

REPLAT OF LOT D, BLOCK 11, TOWNSITE OF FABRICA
Eagle Pass, TX

SHEET TITLE

PRELIMINARY PLAT

04-24-2023

PREPARED FOR:
Mauricio Mata
2649 Cenizo Heights
Eagle Pass, Tx 78852

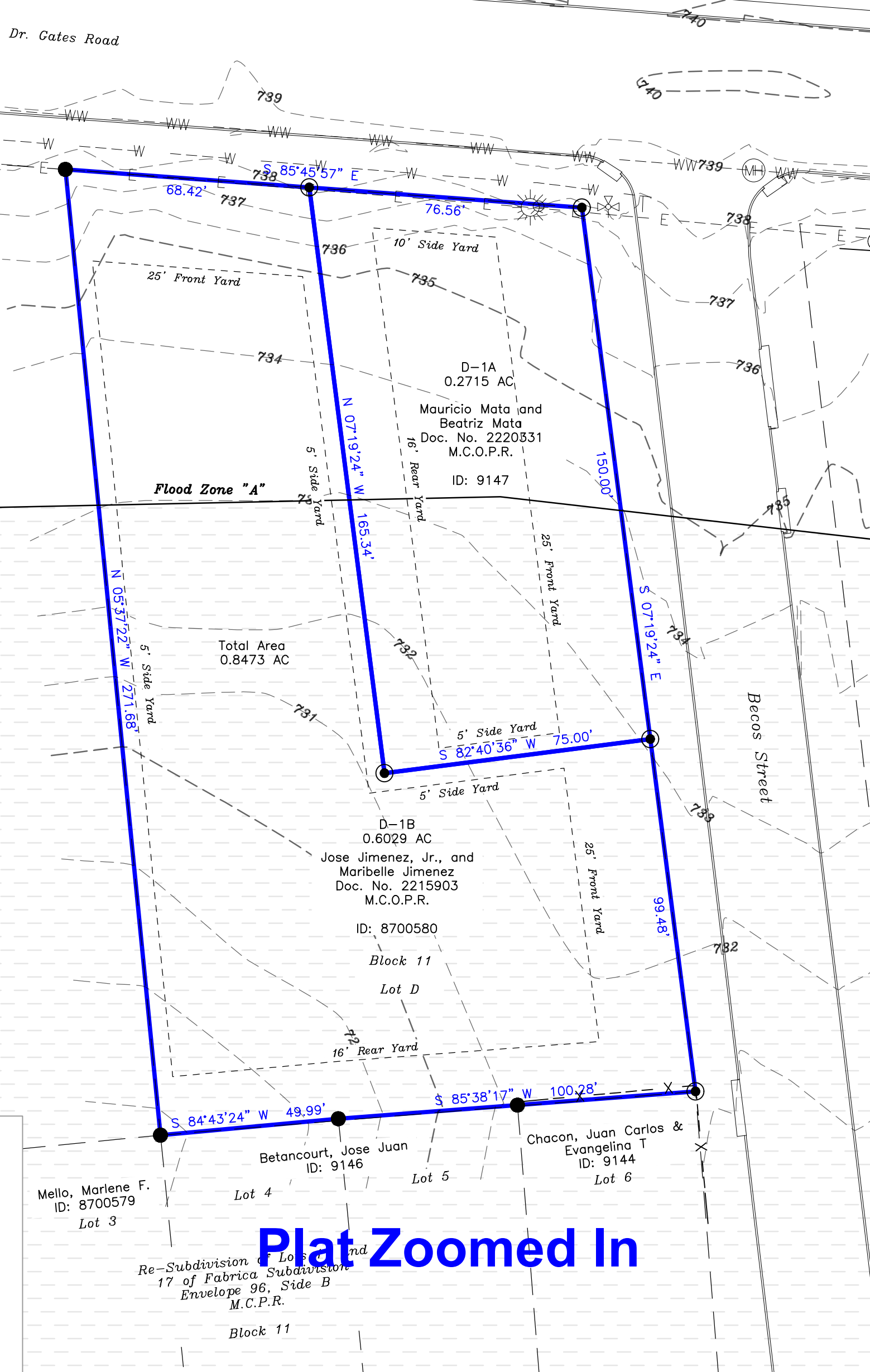
SHEET

1

OF 1 SHEETS

DES'D : KR
DRAWN : WMS
APP'VD : KR
DATE : 04-24-23

Dr. Gates Road



Plat Zoomed In

Site Photos



Attachment 2 Engineering Report

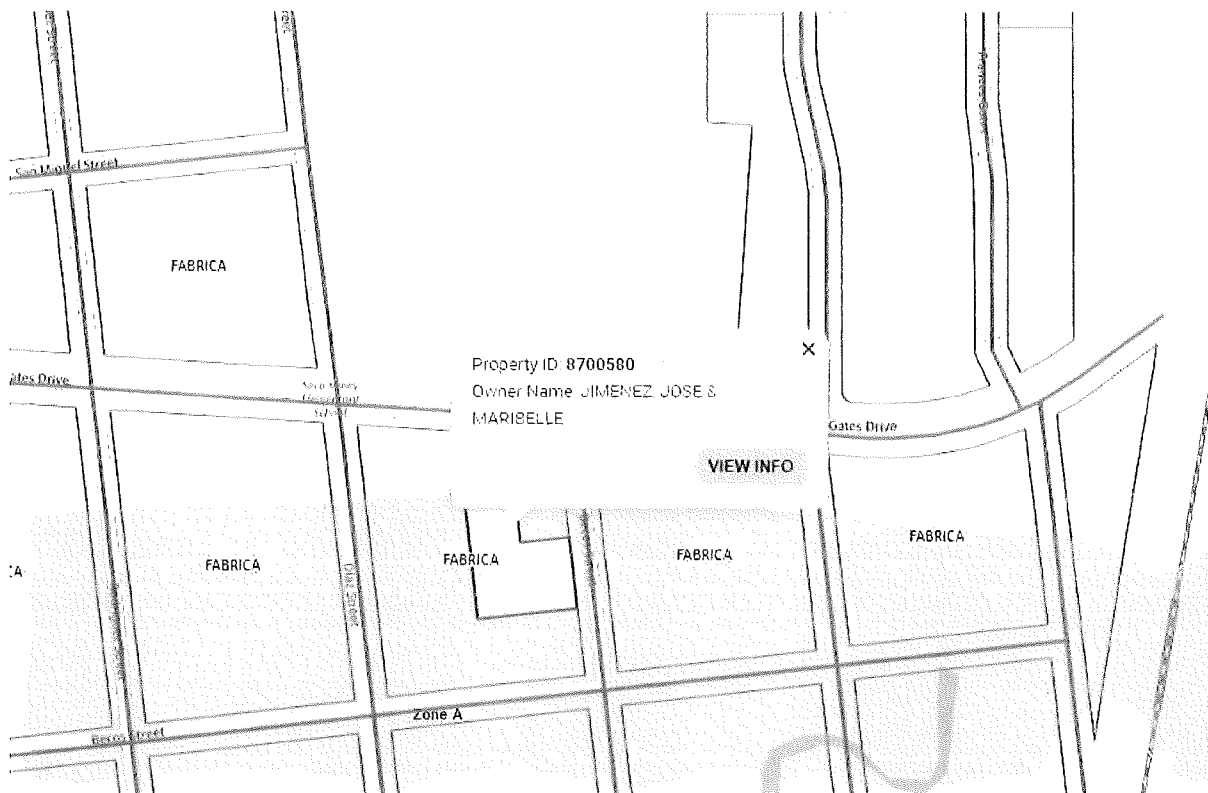
CAVEL ENGINEERING

Civil engineering and drone mapping

ENGINEERING & DRAINAGE REPORT

Prepared for:

Dirksen Engineering
Plat Amendment of Lot D, Block 11,
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
May 10, 2023

RECEIVED
6/10/23 VB

CAVEL ENGINEERING

Civil engineering and drone mapping

1.-INTRODUCTION

This report was prepared by Carlos Velarde, PE., for a 0.8743 Acre property located at 1560 & 1576 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 D, Block 11 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.

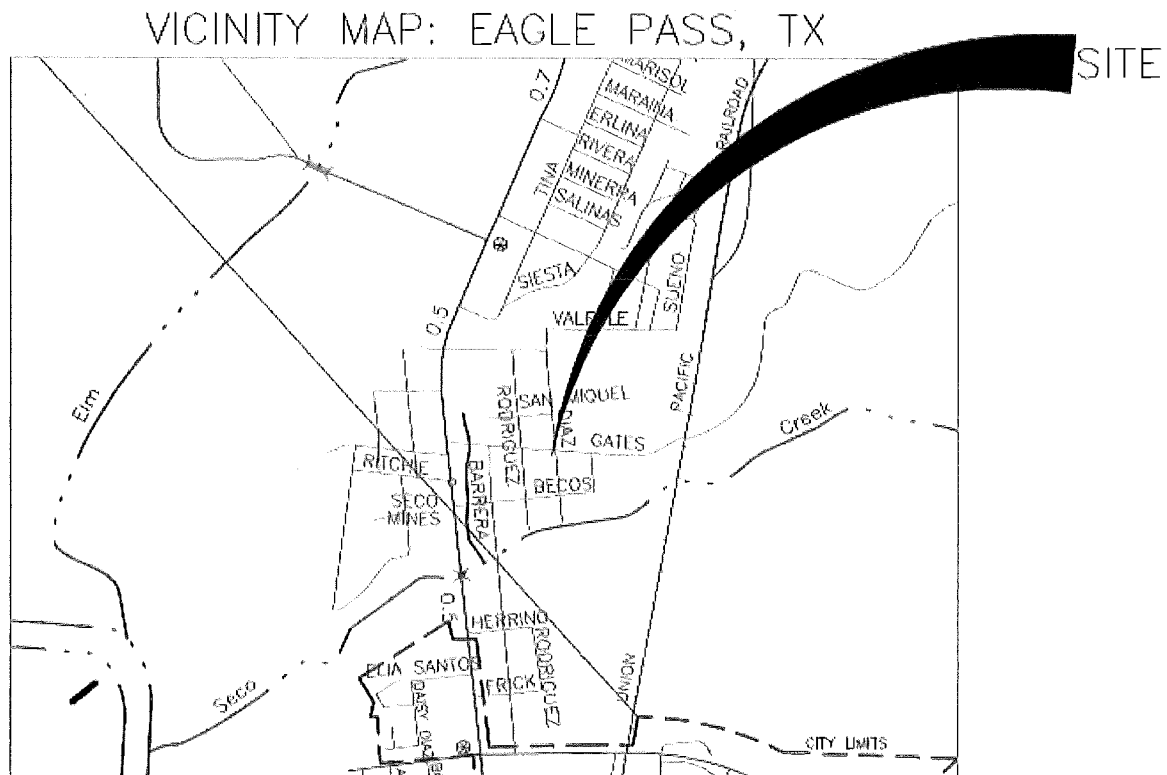


Figure 1. Location Map

CAVEL ENGINEERING

Civil engineering and drone mapping



Figure 3. View to the west of property access on Doctor Gates drive.



Figure 4. View to the east of property access on Doctor Gates drive.

CAVEL ENGINEERING

Civil engineering and drone mapping



Figure 7. Intersection of Doctor Gates street and Chavarria/Becos street, northeast corner of the property



Figure 8. Intersection of Doctor Gates street and Chavarria/Becos street

CAVEL ENGINEERING

Civil engineering and drone mapping

4.- DRAINAGE CALCULATIONS

EXISTING CONDITION - 10 YEAR

Q 10y= 1.9232805 10 yr- Maximun Rate of runoff (cfs) UNDEVELOPED

PROPOSED CONDITION - 10 YEAR

Q 10y= 3.2910381 10 yr- Maximun Rate of runoff (cfs) DEVELOPED

EXISTING CONDITION - 25 YEAR

Q 25y= 2.9038921 25 yr- Maximun Rate of runoff (cfs) UNDEVELOPED

PROPOSED CONDITION - 25 YEAR

Q 25y= 4.9690201 25 yr- Maximun Rate of runoff (cfs) DEVELOPED

EXISTING CONDITION - 50 YEAR

Q 50y= 3.3452189 50 yr- Maximun Rate of runoff (cfs) UNDEVELOPED

PROPOSED CONDITION - 25 YEAR

Q 50y= 5.7242003 50 yr- Maximun Rate of runoff (cfs) DEVELOPED

EXISTING CONDITION - 100 YEAR

Q 100y= 3.7824119 100 yr- Maximun Rate of runoff (cfs) UNDEVELOPED

PROPOSED CONDITION - 100 YEAR

Q 100y= 6.4723069 100 yr- Maximun Rate of runoff (cfs) DEVELOPED

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

TOTAL AREA= 0.8743 AC.

DEVELOPED
AREA= 0.8743 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.

CAVEL ENGINEERING

Civil engineering and drone mapping

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= 9.1658114 in./hr.

e = 0.8774
b = 130.75 in
d = 13.7 min

FOR 25-YEAR

I= 11.071303 in./hr.

e = 0.8792
b = 167.74 in
d = 15.03 min

FOR 50-YEAR

I= 12.753894 in./hr.

e = 0.8834
b = 203.36 in
d = 16 min

FOR 100-YEAR

I= 14.420725 in./hr.

e = 0.8844
b = 237.57 in
d = 16.78 min

tc= 6.980366 min. (Calculation below)

CAVEL ENGINEERING

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= 317 FT
 ELEV 1 = 727 FT
 ELEV 2 = 734 FT
 S= 0.022082

$$t_{ov} = 4.8057028 \text{ minutes}$$

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

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= 165 FT
 ELEV 1 = 732 FT
 ELEV 2 = 734 FT
 S= 0.0121212

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

Max. Tc= 10 minutes

$$t_{ch} = 2.1746632 \text{ minutes}$$

$$t_c = 6.980366 \text{ min.}$$

CAVEL ENGINEERING

Civil engineering and drone mapping

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 0.25 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.

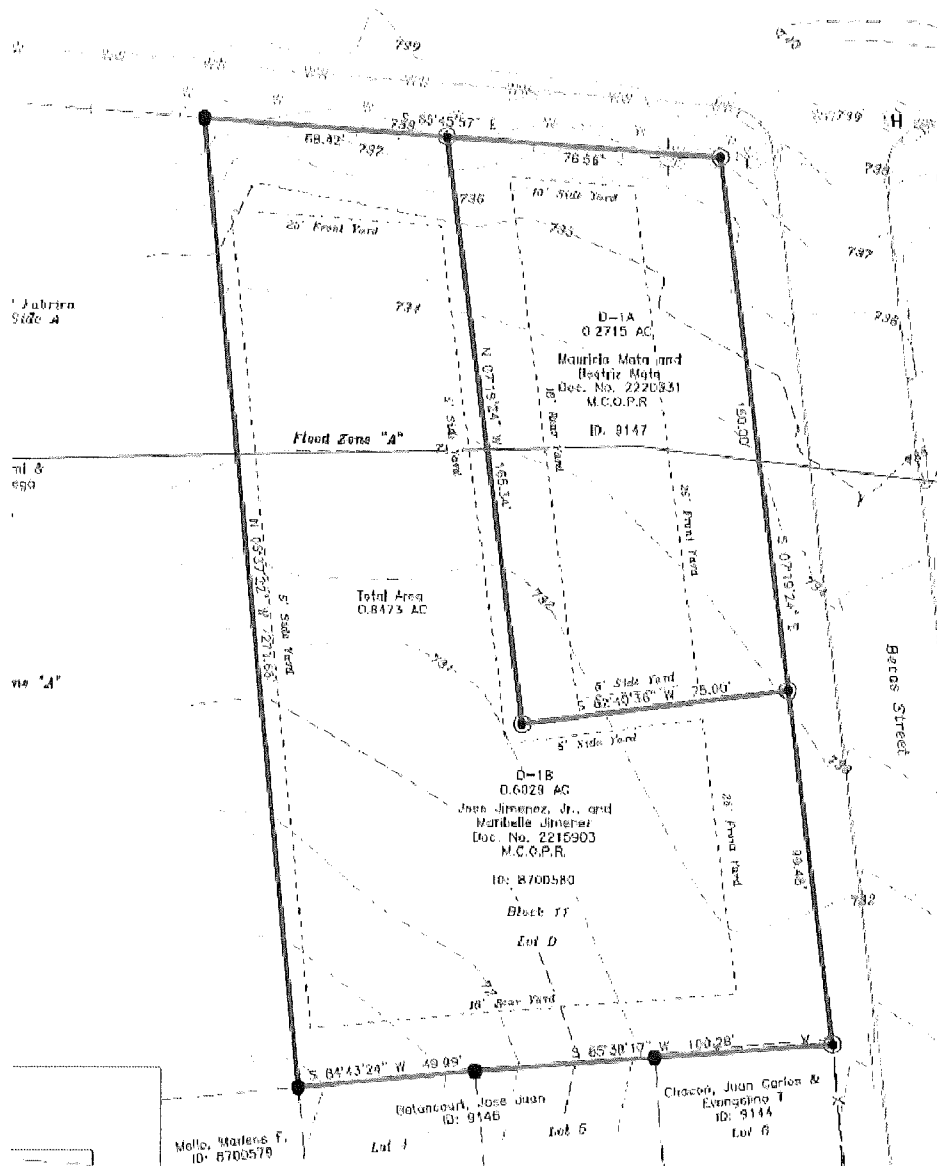
All improvements required to discharge wastewater to the sanitary sewer system will be paid for by the developer and installed following City Standards.

CAVEL ENGINEERING

Civil engineering and drone mapping

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)



Plat Amendment of Lot D, Block 11 , Townsite of Fabrica

Write a description for your map.

Legend

- 2. Site
- 6" SS
- FH
- Manhole
- WL





AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED
Replat of Lot D, Block 11, Townsite of Fabrica 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 Mauricio and Beatriz Mata, 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 of Lot D, Block 11, Townsite of Fabrica Subdivision.

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
400 gallons daily.

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

The Subdivider covenants that the 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 MAY 24, 2023.

The Utility

By: [Signature]

Printed Name: JOHNNY RUIZ

Office or Position: VICE-CHAIRMAN

Date: 5/24/2023

The Subdivider

By: [Signature]

Printed Name: Bethie Mata and Mauricio Mata

Office or Position: _____

Date: 4-25-2023

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 Replat of Lot D, Block 11, Townsite of Fabrica **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 Mauricio and Beatriz Mata, 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 of Lot D, Block 11, Townsite of Fabrica Subdivision.

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 280 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.

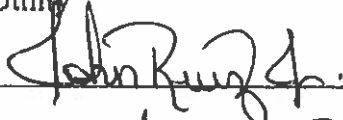
The above provisions notwithstanding, this Agreement shall no longer be in effect if the plat of the Subdivision is not approved by Maverick County and the City of Eagle Pass.

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 MAY 24, 2023.

The Utility

By:



Printed Name: JOHNNY RUIZ

Office or Position: VICE-CHAIRMAN

Date: 5/24/2023

The Subdivider

By:



Printed Name: Beatriz Mato and Mauricio Mato

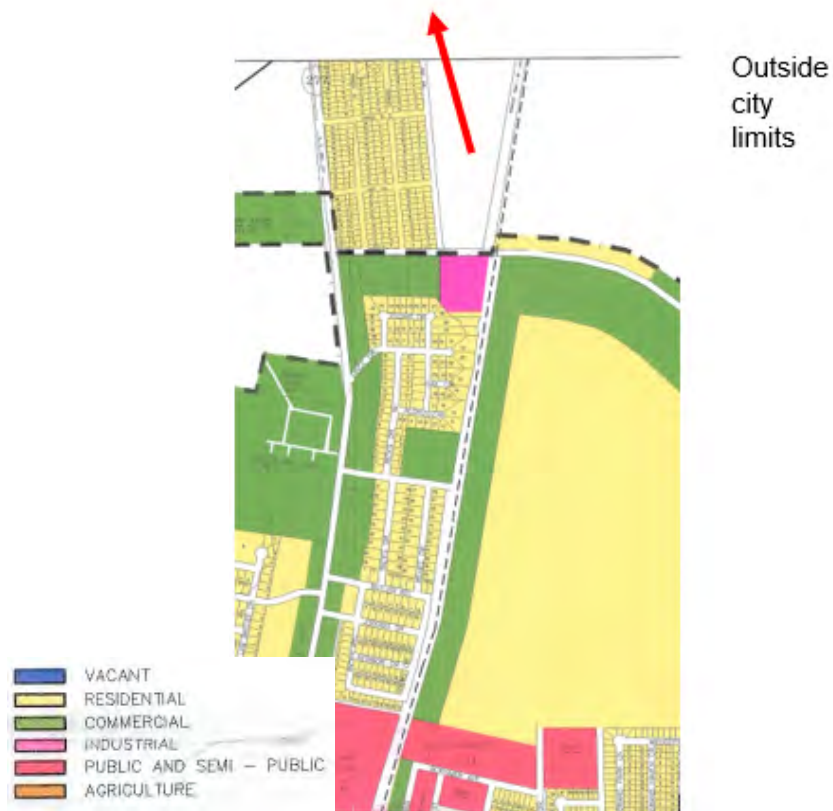
Office or Position: _____

Date: 4-25-2023

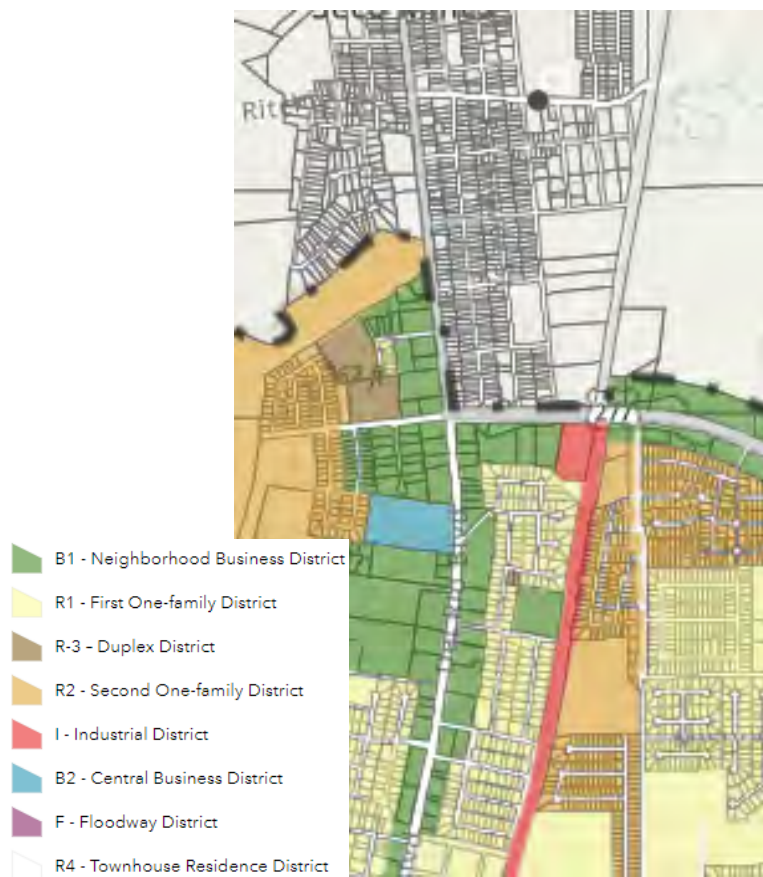
Note: The above form of agreement may be used when required under Model Rule Sections 2.2 (a) (2) and 3.2 (c) (I), which appear respectively as Sections 4.2.2.A.2 and 4.3.4.C.1 in both Title A and Title B of the Maverick County Subdivision Rules, Revised July 1996.

Attachment 3
Master Plan and Zoning Map

Master Plan Map



Zoning District Map



Item #5



Planning Department Executive Summary REPORT TO THE PLANNING AND ZONING COMMISSION

Preliminary Replat of Lot A in School Block of Chula Vista Subdivision Unit V

I. BACKGROUND

A. General Information

Applicant: Dirksen Engineering | 107 W. South St. | Uvalde, Texas 78801

Owners: Nayla Martinez and Hector Arturo Cantu

Location: 202 School Circle **Property ID Number:** 54480

Legal Description: Lot A in School Block of Chula Vista Subdivision Unit V

Request: Preliminary replat approval to subdivide an approximately 0.5214-acre tract into two residential lots, including a sidewalk waiver and curb and gutter. This is to allow the property owner to install proper city utilities and improvements before plat recordation.

B. Subject Property Information

Parcel Size: 22,710-square feet **Topography:** Generally flat

Vegetation: residential landscaping and native vegetation

Existing Use: one story residence

Zoning: Meets or exceeds the *R-1 First 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.

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 School Circle.

II. PUBLIC NOTICE

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

III. RECOMMENDED FINDINGS OF FACT

A. Conclusions

1. The applicant's request contains sufficient information for consideration by the Planning and Zoning Commission. Information contained in this report and the Commission's public meeting will be used as part of the City Council's deliberation process for the subdivision. Please refer to Attachment 1.
2. The preliminary replat is contingent upon the approval of a sidewalk waiver request, including curb and gutter.
3. 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. It would not comply if sidewalks and curb and gutters variance requests are granted by the Commission.
 - ✓ 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-1 First 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 School Circle 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 School Circle 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.
4. 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.
5. The replat design is consistent with the purpose of the *R-1 First One-Family Dwelling District*.
 6. The replat will allow for a use of the property that is consistent with the residential purpose of the *R-1 First 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-1 District*.
 - ✓ The subdivision is warranted because of the necessity to create additional building lots in the *R-1 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-1 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.
 7. 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, as the applicant is seeking a waiver of the requirement to construct a sidewalk, curb and gutter adjacent to School Circle.
- ✓ *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 *Final Engineering Report* for the subdivision.

8. 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*.
9. The replat will conform with the parkland dedication requirements set forth in *Article V* in *Eagle Pass Code of Ordinances Chapter 23*.
10. The applicant is seeking a sidewalk waiver per *Section 23-64(a)* of the Subdivision Ordinance as part of his application for the replat.

That sidewalk waiver and portion of the variance request regarding the requirement to construct sidewalks and concrete curb and gutter is not consistent with this section of the code, as there is no anecdotal evidence which indicated that the granting of the variance would be detrimental to the public health, safety, or welfare, or injurious to the other property in the area.

The request does not conform to the requirements set forth in *Section 23-11(a)* and *Section 23-11(c)*, therefore, the variance shall not be granted.

Please refer to Attachment 2 for a copy of the sidewalk waiver application.

11. 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 10 of this report, except for the sidewalk waiver as it is inconsistent with the public health and safety requirements set forth in *City of Eagle Pass Code of Ordinances Chapter 23*.

B. Planning Department Recommendation

The Planning and Zoning Commission recommend to Eagle Pass City Council to (1) **DENY** a sidewalk waiver request as it does not conform with the criteria set forth in *Section 23-64* governing sidewalks, and (2) **GRANT** preliminary plat approval of the proposed *Replat of Lot A in School Block of Chula Vista Subdivision Unit V*, 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 including the following conditions(s):

- A sidewalk, including curb and gutter be installed along the perimeter of the proposed parcels, adjacent to School Circle.

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 July 10, 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

SUBDIVISION APPLICATION

TYPE OF SUBDIVISION (check one):

☒ Preliminary

☐ Final

☒ Replat

☐ Amendment

☐ Short Form Final

Property Legal Description: Chula Vista School Block, Lot A

Maverick County Property Identification Number(s): 55480

Name of Addition: Replat of Lot A, School Block, Chula Vista Subdivision Unit V

Location of Addition: 202 School Circle, Eagle Pass, Tx 78852

Number of Residential Lots: 2 Number of Commercial Lots: 0 Gross Acreage: 0.5214

Number of New Street Intersections: 0 Linear feet of Streets: 0

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

Existing Land Use: Residential

Proposed Land Use: Residential

Requested Variances: Variances from construction of curb and sidewalk

PROPERTY OWNER:

Name: Naylea Martinez

Contact: Naylea Martinez

Address: 202 School Circle

Phone: 830-213-1520

City: Eagle Pass

Fax: none

State: Tx Zip: 78852

E-mail: naylea@hotmail.com

Signature: [Signature]

Date: 05/03/2023

PROPERTY OWNER:

Name: _____

Contact: _____

Address: _____

Phone: _____

City: _____

Fax: _____

State: _____ Zip: _____

E-mail: _____

Signature: [Signature]

Date: 05/03/2023

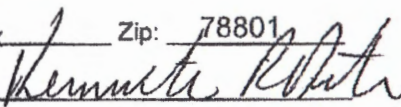
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6/16/23VB

APPLICANT/SUBDIVIDER:

Name: Naylea Martinez
Address: 202 School Circle
City: Eagle Pass
State: Tx Zip: 78852
Signature: 

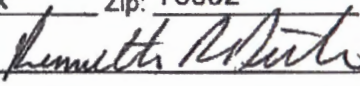
Contact: Naylea Martinez
Phone: 830-213-1520
Fax: none
E-mail: naylea@hotmail.com
Date: 05/03/23

SURVEYOR:

Name: Dirksen Engineering
Address: 441 Fort Clark Rd Suite B
City: Uvalde
State: Tx Zip: 78801
Signature: 

Contact: Kenneth Dirksen
Phone: 830-278-2100
Fax: 830-278-2102
E-mail: kendirksen@sbcglobal.net
Date: 04/27/2023

ENGINEER:

Name: Dirksen Engineering
Address: 441 Fort Clark Rd Suite B
City: Uvalde
State: Tx Zip: 78852
Signature: 

Contact: Kenneth Dirksen
Phone: 830-278-2100
Fax: 830-278-2102
E-mail: kendirksen@sbcglobal.net
Date: 04/27/2023

PRINCIPAL CONTACT: ☐ Owner ☐ Applicant ☐ Surveyor ☒ Engineer

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

STATEMENT OF APPLICANT

The information contained in this subdivision application contains true and accurate information provided to the best of my ability. I acknowledge that the City of Eagle Pass will use the information contained herein as the basis for the review of the subdivision application's conformance with the provisions of City of Eagle Pass Code of Ordinances Chapter 23.

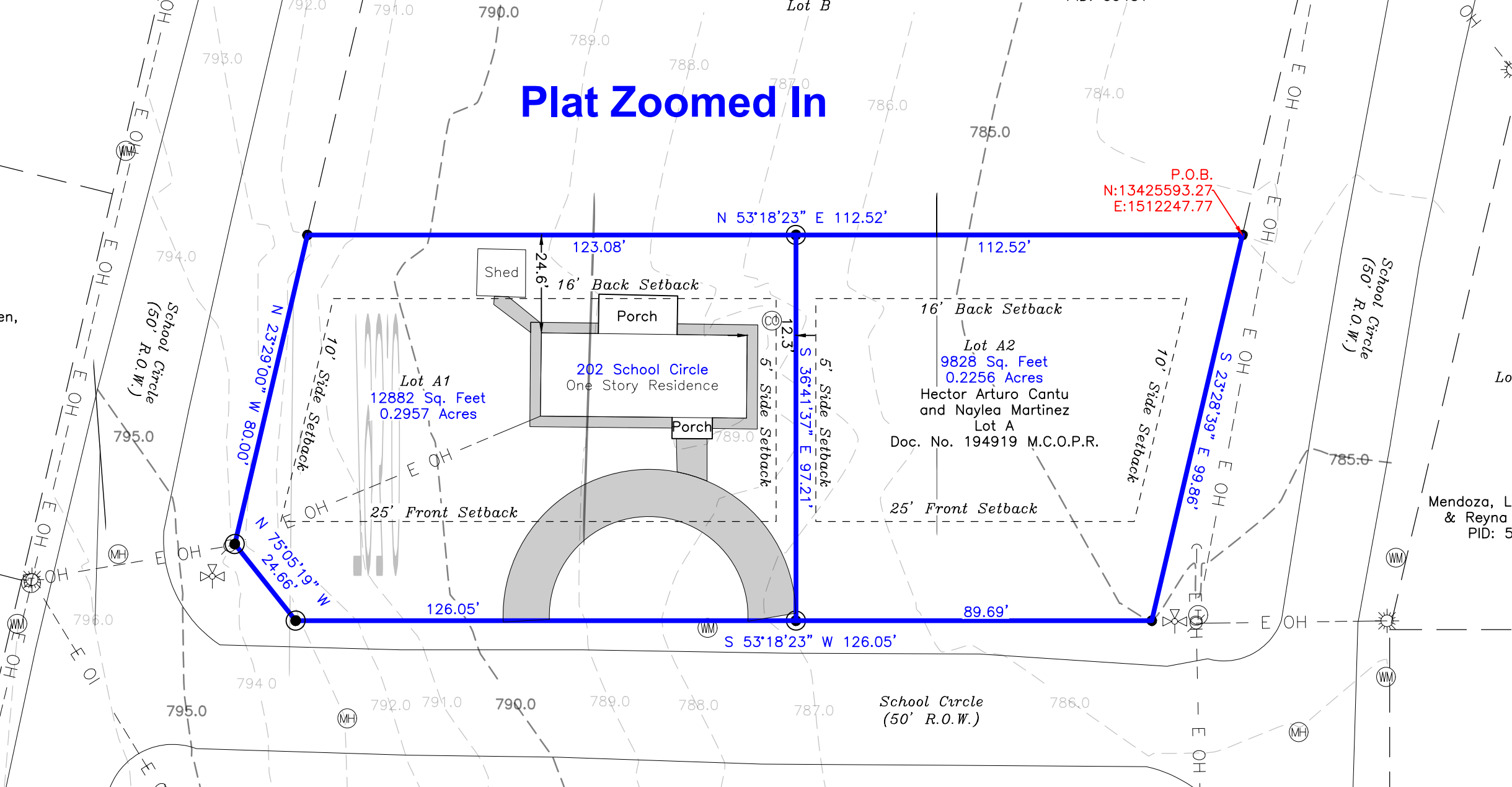
I understand that the City of Eagle Pass may use third party engineering peer review services. I acknowledge and agree that I am responsible for the payment of services attributable to my project, and that the preliminary approval process or final approval process will not proceed until and unless I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


Applicant Signature

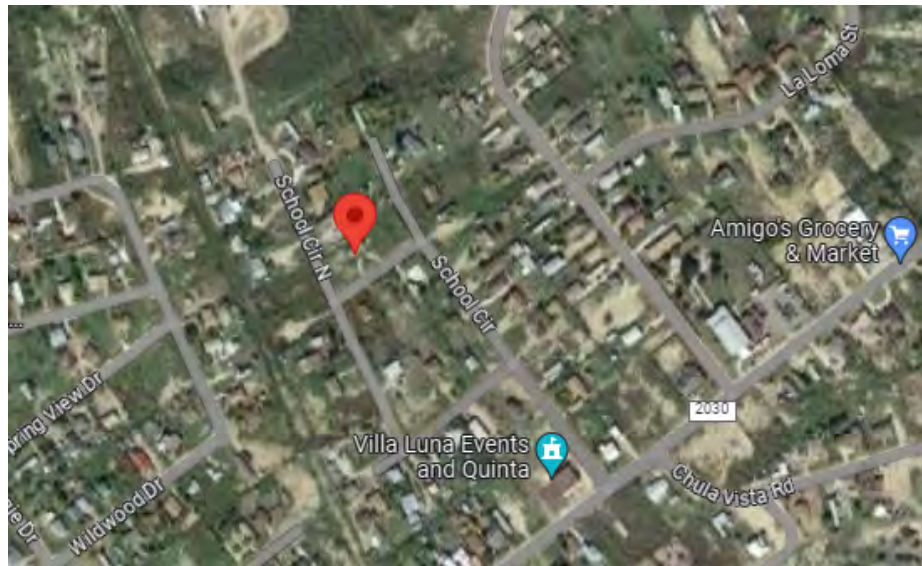
5/3/23
Date

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Plat Zoomed In



Site Photos



Attachment 2
Sidewalk Waiver 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): Kenneth Dirksen

Address: 441 Fort Clark Rd, Suite B, Uvalde, Tx 78801

Phone: 830-278-2100 E-mail: kendirksen@icloud.com

Owner: Hector Arturo Cantu and Naylea Martinez

Address: 202 School Circle, E.P., Tx 78852

Phone: 830-213-1520 E-mail: naylea@hotmail.com

Property Information

Site Address: 202 School Circle MCAD Property ID No. 55480

Legal Description (from deed): Chula Vista School Block, Lot A

Description of Subdivision Variance Request

VARIANCE REQUESTED FROM REQUIREMENT TO CONSTRUCT
CURB + GUTTER

Detailed Explanation of Subdivision Variance Request

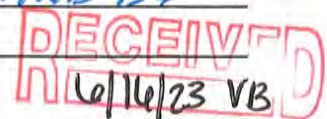
Please answer, on a separate sheet of paper if necessary, the following questions:

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?

NO CURB CONSTRUCTED IN THIS NEIGHBORHOOD
BUILDING CURB AT THIS LOT ONLY WOULD BE A
HAZARD

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

BUILDING CURB AND SIDEWALK AT THIS LOT
ONLY WOULD DISTURB DRAINAGE AND BE
A HAZARD TO TRAFFIC.



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.

NO CURB IS CONSTRUCTED IN THIS NEIGHBORHOOD
CONDITIONS WILL NOT CHANGE

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.

CURB CAN BE CONSTRUCTED WHEN REMAINDER
OF SUBDIVISION IS PURCHASER

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.

Shemith R. A.
Applicant Signature

04-28-2023
Date



PLANNING DEPARTMENT

3295 Bob Rogers Drive, Eagle Pass, Texas 78852 • Phone: (830) 773-7781 • Fax: (830) 773-7803

Subdivision Sidewalk Waiver Application

City of Eagle Pass Code of Ordinances Section 23-64(a). Concrete sidewalks shall be required to be constructed in all residential, commercial, industrial, public and multi-family subdivision sites. Sidewalks shall have a minimum width of 4-feet and a minimum thickness of 4-inches and shall be required to be placed adjacent and/or contiguous to the property line within the streets right-of-way. Sidewalks shall be required on the subdivision side of adjacent or perimeter streets and on both sides of interior streets.

City of Eagle Pass Code of Ordinances Section 23-64(d). The Planning and Zoning Commission may waive the requirement for sidewalks in any of the following situations or circumstances:

- (1) Where construction of a sidewalk by a subdivider on either or both sides of a street or a portion of a street would be either unnecessary or unsafe due to the particular physical characteristics of the terrain in the subdivision, the safety and necessity of which shall be determined by the Planning and Zoning Commission; however, such waiver may only be granted if the Commission determines that either sound engineering or safety considerations dictate that a sidewalk should not be constructed, for example, where a proposed sidewalk would cross an arroyo, creek or steep embankment; or
- (2) Where a proposed sidewalk would be located adjacent to a utility easement and the land adjacent to such easement is unusable for development because of the nature of such easement, for example, a natural gas or electric utility easement or a railroad right-of-way or where a proposed sidewalk would be located adjacent to an easement and the land on the other side of the easement is of insufficient depth to allow future development on that side, provided that in either event that there is, or will be, a sidewalk on the side of the road opposite the easement; or
- (3) Where a residential subdivision has double-frontage lots and the rear lots abut a collector or arterial street, a sidewalk on the side of such collector or arterial street on which the rear lot lines abut, does not have to be constructed, provided that a sidewalk is or will be, constructed on the other side of such collector or arterial street; or
- (4) When the lot size in a new residential subdivision is equal to or exceeds 22,000-square-feet in area.

=====

Applicant Information

Applicant (if not owner): Kenneth Dirksen
Phone: 830-278-2100 Email: kendirksen@sbcglobal.net
Owner: Hector Arturo Cantu and Naylea Martinez
Owner Address: 202 School Circle City: Eagle Pass State: Tx Zip: 78852
Phone: 830-213-1520 Email: naylea@hotmail.com

Property Information

Site Address: 202 School Circle, Eagle Pass, Tx 78852
Legal description (from deed): Chula Vista School Block, Lot A
(Property must be legally subdivided or be lot of record)
Maverick County Identification Number: 55480

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4/14/23 VB

Description of Subdivision Sidewalk Waiver Request, including exact location and distance

NO CURB ON SCHOOL CIRCLE, CONSTRUCTING CURB AND
SIDEWALK WILL BE AN OBSTACLE ON THIS LAND IF
CONSTRUCTED ON THIS LOT ONLY

Please check one or more of the following code sections under which you are requesting the waiver

- ☒ Where construction of a sidewalk by a subdivider on either or both sides of a street or a portion of a street would be either unnecessary or unsafe due to the particular physical characteristics of the terrain in the subdivision, the safety and necessity of which shall be determined by the Planning and Zoning Commission; however, such waiver may only be granted if the Commission determines that either sound engineering or safety considerations dictate that a sidewalk should not be constructed, for example, where a proposed sidewalk would cross an arroyo, creek or steep embankment.
- ☐ Where a proposed sidewalk would be located adjacent to a utility easement and the land adjacent to such easement is unusable for development because of the nature of such easement, for example, a natural gas or electric utility easement or a railroad right-of-way or where a proposed sidewalk would be located adjacent to an easement and the land on the other side of the easement is of insufficient depth to allow future development on that side, provided that in either event that there is, or will be, a sidewalk on the side of the road opposite the easement.
- ☐ Where a residential subdivision has double-frontage lots and the rear lots abut a collector or arterial street, a sidewalk on the side of such collector or arterial street on which the rear lot lines abut, does not have to be constructed, provided that a sidewalk is or will be, constructed on the other side of such collector or arterial street.
- ☐ When the lot size in a new residential subdivision is equal to or exceeds 22,000-square-feet in area.

Describe how your waiver request complies with the section or sections checked above

NO CURB AND SIDEWALKS ARE CONSTRUCTED IN THE
NEIGHBORHOOD.

Applicant Authorization

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

I further understand that provisions of *City of Eagle Pass Code of Ordinances Section 23-64* apply to all subdivisions within the city limits and all subdivisions outside the city limits. For subdivisions outside the city limits, a guarantee of performance for sidewalks as set out in *Section 23-40* shall be furnished prior to plat approval. For subdivisions inside the city limits, sidewalks shall be required as a condition at the time the building permits are obtained and no guaranty of performance shall be required as set out in *Section 23-40*. However, inside the city limits, all sidewalks must be in place within 18-months after plat recordation and it shall be the responsibility of the subdivider to see that this deadline is met. If the sidewalks are not in place within 18-months after recordation, the subdivider of the property will be assessed the full cost of constructing the sidewalks plus \$100.00 per month for each month beyond the 18-month period during which said construction remained uncompleted.

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 of subdivision sidewalk waiver approval by the Planning and Zoning Commission. 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

04-28-2023
Date
RECEIVED
6/17/23 VB

Attachment 3 Engineering Report

CAVEL ENGINEERING

Civil engineering and drone mapping

ENGINEERING & DRAINAGE REPORT

Prepared for:

Dirksen Engineering

Plat Amendment of Lot A, School Block,

Chula Vista Subdivision Unit V

Maverick County, Texas

Eagle Pass, TX 78852



Prepared by:

Cavel Engineering

Engineering Firm #20893

2373 Willowbrae Dr, Eagle Pass, TX

Phone: (830) 872-8799

May 10, 2023

RECEIVED
6/14/23 VB

CAVEL ENGINEERING

Civil engineering and drone mapping

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1. - INTRODUCTION
2. – PROPERTY DESCRIPTION AND SITE PROPERTIES
3. – DRAINAGE CONDITIONS
4. – DRAINAGE CALCULATIONS
5. – ACCESS TO SITE
6. – WATER AND SANITARY SEWER CALCULATIONS
7. – FLOOD INFORMATION

CAVEL ENGINEERING

Civil engineering and drone mapping

1.-INTRODUCTION

This report was prepared by Carlos Velarde, PE., for a 0.5214 Acre property located at 202 School Circle, Eagle Pass, TX 78852. The property is located approximately 3 miles to the southeast of the City of Eagle Pass City Limits. The property consists in the Lot A, School Block of the Chula Vista Subdivision Unit V, as shown on the plat of record on Envelope 160 Side A of the Maverick County Plat Records. The property is not currently zoned and is located to the southeast area of the extra territorial jurisdiction of the City of Eagle Pass, Tx.

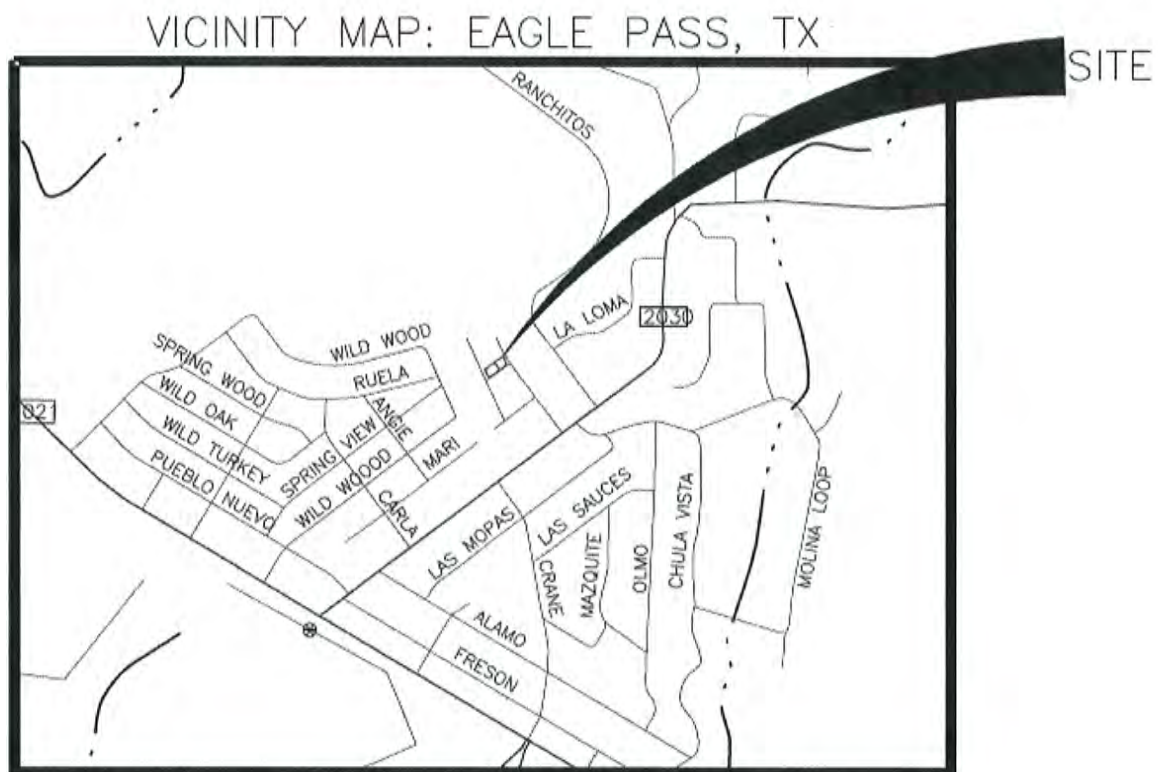


Figure 1. Location Map

CAVEL ENGINEERING

Civil engineering and drone mapping

2.-PROPERTY DESCRIPTION AND SITE PROPERTIES

The 0.5214 Acre property consist in Lot A, School Block of the Chula Vista Subdivision Unit V, as shown on the plat of record on Envelope 160 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, a one-story single-family dwelling is built on the area for the proposed Lot A1, and the area of the proposed Lot A2 is undeveloped. The property is used as a single-family dwelling residence and 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.



Figure 2. View from the Southeast corner of the tract

CAVEL ENGINEERING

Civil engineering and drone mapping



Figure 3. View from the east side of the property on School Drive.



Figure 4. Intersection of School Circle and same School Circle, to the South of the property

CAVEL ENGINEERING

Civil engineering and drone mapping



Figure 5. View of the northeast corner of the property.



Figure 6. Existing residence on proposed Lot A1, view from the southeast

CAVEL ENGINEERING

Civil Engineering and Drone Mapping

3.- DRAINAGE CONDITIONS

The site drains naturally to the northwest corner of the property to School Circle most northeasterly end, it is assumed that all proposed development in this replat will be constructed to maintain this drainage flow towards the northwest corner of the property.

This property currently discharges all runoff naturally to School Circle, 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= 1.4074008 10 yr- Maximun Rate of runoff (cfs) UNDEVELOPED

PROPOSED CONDITION - 10 YEAR

Q 10y= 2.2161913 10 yr- Maximun Rate of runoff (cfs) DEVELOPED

EXISTING CONDITION - 25 YEAR

Q 25y= 2.1363472 25 yr- Maximun Rate of runoff (cfs) UNDEVELOPED

PROPOSED CONDITION - 25 YEAR

Q 25y= 3.3640412 25 yr- Maximun Rate of runoff (cfs) DEVELOPED

EXISTING CONDITION - 50 YEAR

Q 50y= 2.4689925 50 yr- Maximun Rate of runoff (cfs) UNDEVELOPED

PROPOSED CONDITION - 25 YEAR

Q 50y= 3.8878476 50 yr- Maximun Rate of runoff (cfs) DEVELOPED

EXISTING CONDITION - 100 YEAR

Q 100y= 2.7990632 100 yr- Maximun Rate of runoff (cfs) UNDEVELOPED

PROPOSED CONDITION - 100 YEAR

Q 100y= 4.4076 100 yr- Maximun Rate of runoff (cfs) DEVELOPED

TOTAL AREA= 0.5214 AC.

CAVEL ENGINEERING

Civil Engineering and Drainage Mapping

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

DEVELOPED
AREA= 0.5214 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 0.5214 Acres

	SURFACE	AREA (Ac)	COEFF.	TOTAL AREA/AREA1	C=
Building	1500 SF	0.034	0.95	6.60%	0.0627417
Asphalt/Concrete		0.050	0.95	9.59%	0.0911009
Native Vegetation		0.437	0.30	83.81%	0.2514181
				Cw=	0.4052607

C= 0.4052607 Weighted Runoff coefficient UNDEVELOPED

RUNOFF COEFFICIENT CALCULATION (DEVELOPED)

C= 0.6381517 Weighted Runoff coeff (CW)(1.25) FOR +25 YEARS DEV.
C= Weighted Runoff Coefficient Developed

TOTAL AREA 0.5214 Acres

	SURFACE	AREA (Ac)	COEFF.	TOTAL AREA/AREA1	C=
Building	3000 SF	0.069	0.95	13.21%	0.1254833
Asphalt/Concrete		0.100	0.95	19.18%	0.1822018
Native Vegetation		0.353	0.30	67.61%	0.2028363

CAVEL ENGINEERING

Civil engineering and aerial mapping

Cw= 0.5105214

C=	0.5105214	Weighted Runoff coefficient	DEVELOPED
I 10y=	8.3257295	10 yr- Average Rainfall intensity (in/hr) (calculation below)	
I 25y=	10.110354	25 yr- Average Rainfall intensity (in/hr) (calculation below)	
I 50y=	11.684611	50 yr- Average Rainfall intensity (in/hr) (calculation below)	
I 100y=	13.246685	100 yr- Average Rainfall intensity (in/hr) (calculation below)	
A=	0.5214	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= 8.3257295 in./hr.

e = 0.8774
b = 130.75 in
d = 13.7 min

FOR 25-YEAR

I= 10.110354 in./hr.

e = 0.8792
b = 167.74 in
d = 15.03 min

FOR 50-YEAR

I= 11.684611 in./hr.

FOR 100-YEAR

I= 13.246685 in./hr.

CAVEL ENGINEERING

Civil Engineering and Drainage Engineering

e = 0.8834 e = 0.8844
 b = 203.36 in b = 237.57 in
 d = 16 min d = 16.78 min
 tc = 9.3749311 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

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

$$t_{ov} =$$

CAVEL ENGINEERING

Civil engineering and drone mapping

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

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

$L = 622$ FT
 $ELEV\ 1 = 784$ FT
 $ELEV\ 2 = 794$ FT
 $S = 0.0160772$

$t_{ov} = 7.0933632$ 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

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

CAVEL ENGINEERING

Civil Engineering and drone mapping

L= 172 FT
 ELEV 1 = 792 FT
 ELEV 2 = 794 FT

Max. tc = 10 minutes

S= 0.0116279
 $t_{ch} = 2.281568$ minutes

$t_c = 9.37493112$ 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

CAVEL ENGINEERING

Civil engineering and drone mapping

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
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 School Circle, traveling southeast on El Indio Highway from the City of Eagle Pass City Limits, right after passing loop 480 and approximately 2.06 miles, take a left on FM 2030, travel 0.60 miles to the northeast and take a left on School Circle, travel 0.17 miles to the northwest to get to the northeast 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 School Circle.

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.

CAVEL ENGINEERING

Civil engineering and site mapping

Sewage from this subdivision will be disposed of through the sanitary sewer collection system of the City of Eagle Pass. The existing Lot A1 is already connected to the sanitary sewer collection system, and the proposed lot A2 will be connected to the sanitary sewer collection system discharging to an existing sanitary sewer line located at School Circle R.O.W.

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

Water Calculations

RESIDENTIAL USE

2 Dwellings. For total development

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

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

Sanitary Sewer Calculations

RESIDENTIAL USE

2 Dwellings. For total development

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

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

This tract of land is located outside any special flood hazard zone as shown on flood hazard boundary map panel 48323C0475D for Maverick County, Texas and incorporated areas dated April 4, 2011.

CAVEL ENGINEERING

Civil engineering and drone mapping

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.

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, May 10, 2023.

Plat Amendment of Lot A, School Block, Chula Vista Subdivision Unit V

Write a description for your map.

- Legend**
- 1. Site
 - 8" WL
 - FH
 - Sanitary Sewer





AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED

Replat of Lot A, School Block, Chula Vista Unit V 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 Naylea Martinez, 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 of Lot A, School Block, Chula Vista Unit V Subdivision.

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
400 gallons daily.

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

RECEIVED
6/16/23 VB

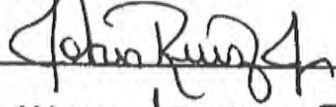
The Subdivider covenants that the water distribution system be constructed as shown in the Plans and as provided for through the plat approval process so that the residents of the lots of the Subdivision may receive drinking water service from the Utility. Upon completion of the water distribution system 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 MAY 24, 2023.

The Utility

By: 

Printed Name: JOHNNY RUIZ

Office or Position: VICE- CHAIRMAN

Date: 5/24/2023

The Subdivider

By: Naylea Martinez

Printed Name: Naylea Martinez

Office or Position: Owner

Date: 5/3/23

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 Replat of Lot A, School Block, Chula Vista Unit V 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 Naylea Martinez, 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 of Lot A, School Block, Chula Vista Unit V Subdivision.

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 280 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
11/16/23 VB

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 MAY 24, 2023.

The Utility

By: Johnny Ruiz Jr.

Printed Name: JOHNNY RUIZ

Office or Position: VICE-CHAIRMAN

Date: 5/24/2023

The Subdivider

By: Naylea Martinez

Printed Name: Naylea Martinez

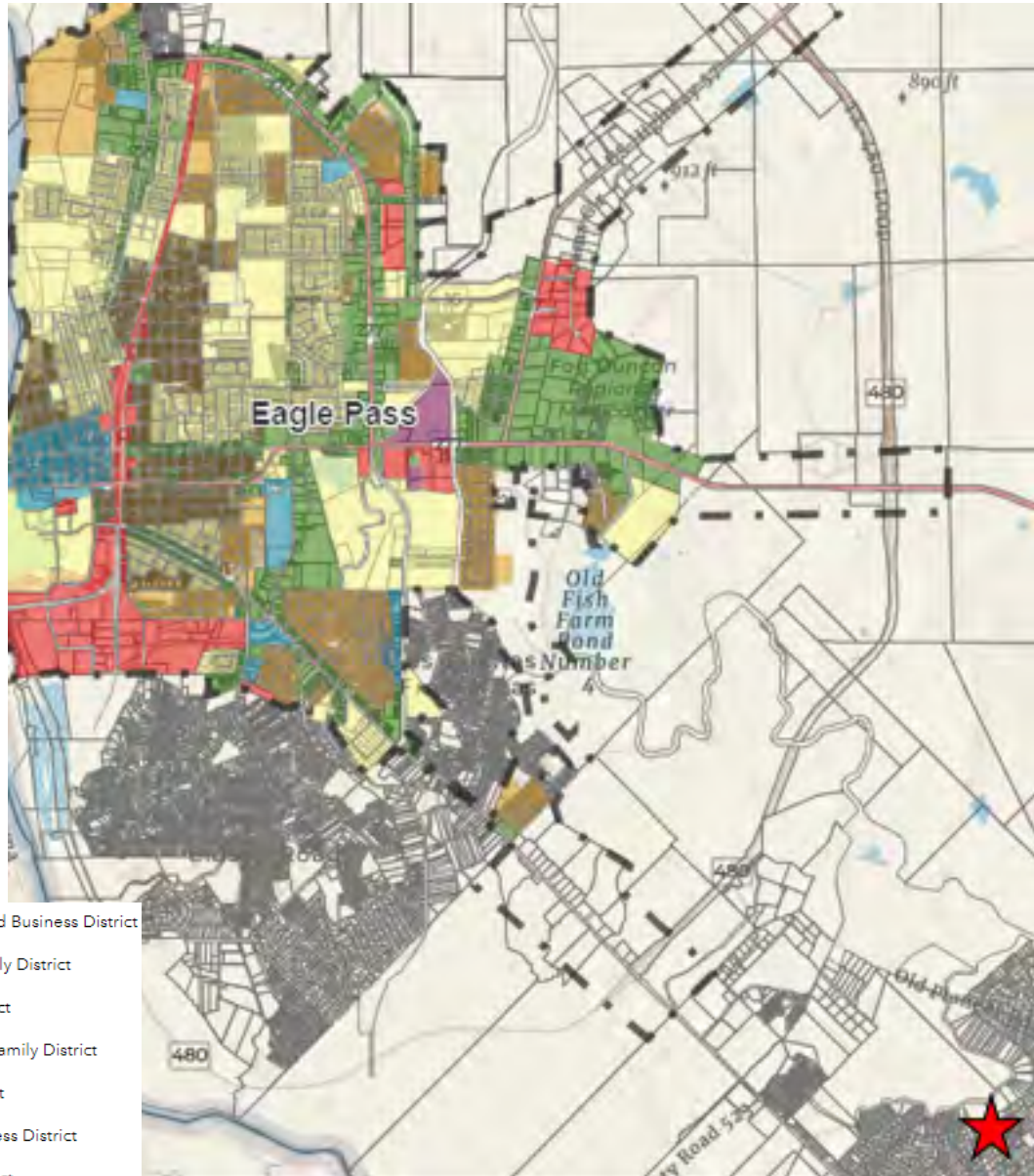
Office or Position: Owner

Date: 5/3/23

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 4 Zoning Map

Zoning District Map



- B1 - Neighborhood Business District
- R1 - First One-family District
- R-3 - Duplex District
- R2 - Second One-family District
- I - Industrial District
- B2 - Central Business District
- F - Floodway District
- R4 - Townhouse Residence District

Item #6

Sec. 23-94. Fences-Zoning Ordinance

- (a) All new subdivisions must have fencing as described in this chapter or other city ordinances.
- (b) ~~No fence material shall be used to construct a fence except for those listed and regulated in this chapter or other city ordinances.~~
- (b) ~~The installation, replacement or relocation of a fence within the City of Eagle Pass requires a building permit from the City.~~
- (c) All fences within a residential zoning shall be constructed of ~~brick, stone, masonry, cement, stucco, cinder block, iron or~~ wood that has been stained, pressure treated, painted, or adequately sealed to prevent decay. Requests to upgrade to an alternative fencing material must undergo a concept plan review with the planning director and city engineer.
- (d) ~~All new residential construction shall include fencing of the side yard areas from the primary structure to the side property line with at least one access gate. On corner lots and where there is more than one public right of way frontage, those sections abutting frontage shall also be constructed. These sections of fencing shall be installed prior to issuance of certificate of occupancy.~~
- (e) ~~Fences in commercial and industrial zones must undergo a concept plan review with the planning director and city engineer. The following materials are prohibited: cast off or second hand items, plywood.~~
- (f) ~~Ranch style fencing typical for maintaining livestock and for predator control (such as a field fence, hours mesh fence, split rail, and ranch board) may be used on premises of three acres or more in size. In addition, barbed wire fencing may be used on premises upon which large farm animals are legally kept and maintained. Permits are not required for internal cross-sectioning of such premises for the control of animals, to enforce rotational grazing, or for the repair of ranch style fencing to the extent that it is a necessary part of normal maintenance.~~
- (g) ~~Fences in any zoning district shall not exceed eight feet in height measured from the finished grade. Some fence designs may require to be engineered.~~
- (h) ~~Fences and gates built in the front yard setback area, where permitted, shall not exceed four feet in height when constructed of wrought iron, or other semitransparent materials, with a minimum of 50% visibility, as approved by the Building Official. Chain link or cyclone fencing is not an allowed material for front yard fencing. Front yard fences or walls that are more than 50% opaque may not exceed 30" in height.~~
- (i) ~~Fences on property that are at the intersection of two streets must not encroach within any visibility triangle. The VISIBILITY TRIANGLE shall mean a triangle sight area, at all intersections, which shall include corner lots, driveways or other access points with the public right-of-way. This visibility triangle must be kept free of fences and other screening between 30" and seven (7) feet in height that would obstruct the motorist's views of oncoming traffic.~~
- (d) ~~Fences in commercial and industrial zones must undergo a concept plan review with the planning director and city engineer.~~
- (j) Fence sections essentially parallel with a public street (~~reverse frontage~~) shall have their back side (the side with the exposed posts and rails) oriented to the interior of the residential lot to minimize their exposure to the public. Exception: Posts and rails may be oriented to the exterior of the residence when concealed within construction that is consistent with and complementary to the construction of the fence. Visual depictions of construction shall be required for review of appearance prior to issuance of a permit.
- (k) In properties with ~~double frontage~~ ~~reverse frontage fence sections~~, construction of ~~reverse frontage~~ fence sections ~~along collector or arterial streets~~ is the responsibility of the developer. ~~All other fence section~~

Commented [PM1]: Unnecessary item. Sections below already provide this information.

Commented [PM2]: New item. Highlighting an existing requirement that required referencing another section of code.

Commented [PM3]: Adding other suitable fence materials.

Commented [PM4]: Consider prohibiting certain materials. Relocated the order to be with other fence material sections.

Commented [PM5]: New item to accommodate ranch style, large properties.

Commented [PM6]: Recommend changing maximum height from 6 to 8'.

Commented [PM7]: New item to regulate front yard fencing for safety purposes. Currently another section of ordinance prohibits front yard fences in residential districts.

Commented [PM8]: New item to provide visibility clearance for traffic safety.

Commented [PM9]: Relocated this item up to letter C.

Commented [PM10]: Correcting terminology.

Commented [PM11]: Correcting terminology and preventing future changes of design which would harm aesthetics.

~~construction is the responsibility of the builder.~~ Fence material and color within these sections shall be maintained by individual property owners to maintain uniformity and visible aesthetic from public right of way.

- (e) In properties with no ~~reverse double or triple~~ frontage fence sections, construction of fences is the responsibility of the builder or owner.
- (f) All fences constructed under the provisions of this article shall be maintained so as to comply with the requirements of this article at all times.
- (g) Fences shall be maintained in sound structural condition as a whole or completely removed, including posts.
- (h) No fence shall be erected, maintained, or permitted that is electrically charged in any manner, has barbed wire in or on it, has concertina wire in or on it, has razor wire in or on it, has in it or on it bards, projects, broken glass, or anything reasonably capable of causing harm to persons or animals except in industrial zoning districts or where allowed by this code.
- (i) No fence may impede access to public utilities or metering devices.
- (j) Where approved, any fence built in or across utility easements shall remain the responsibility of the property owner. In the event that the fence is constructed on an easement and the fence is substantially damaged or destroyed through the exercise of the rights of the City of Eagle Pass or utility entities, the repair or replacement of the fence shall be the sole responsibility of the property owner.
- (k) Existing fences that were approved by the planning department and constructed prior to the adoption of this article ~~that were constructed~~ with materials not currently permitted by this article may be maintained as long as ~~not~~ part of the fence is, or becomes unsafe, dilapidated, or a public nuisance as determined by the planning department.
- (l) Between residential and non-residential uses, a seven (7) feet minimum height opaque fence shall be provided to buffer the residential uses from impacts from the non-residential use. All screening fences required under this section shall be constructed of brick, stone, masonry, cement, stucco, cinder block or pressure-treated weather-resistant lumber, and shall be structurally reinforced to resist wind damage. They shall be constructed in such a manner as to provide visual screening.
- (m) The erection of a fence is not mandatory, with the following exceptions in which it is required: to enclose a swimming pool area where required, to enclose a day care center play area, residential perimeter fencing where required, as screening for commercial waste/refuse containers, and as required by other applicable sections of adopted City code.
- (n) The City does not permit fences in floodway areas as designated on FEMA's flood boundary and floodway map. The lone exception for fencing in a floodway area will be a break away fence type as approved through the City Engineer.

(Ord. No. 2020-02 , § 1, 1-7-2020)

Commented [PM12]: Correcting terminology.

Commented [PM13]: Accounting for addition of ranch style fencing for large lots.

Commented [PM14]: New item highlighting an existing fence requirement found in another section of ordinance.

Commented [PM15]: Relocated from a different section of ordinance and recommend changing from 6' maximum to 7' minimum. Adding approved screening methods for clarity.

Commented [PM16]: New item based on Council request, add clarity on when fences are required.

Commented [PM17]: New item. Existing FEMA regulation not previously specified in the fence ordinance.

Item #7

CURRET CIP PROJECT EXPENSES

Project	Spent to Date	Remaining Bal.
Sports Complex	18,458,260	-
Park Improvements	2,317,743	1,552,194
Main Street Improvements	3,003,228	976,045
Storm Drainage Improvements	2,604,597	3,995,403
Reconstruction of Fire Station #2	3,462,636	297,544
Emergency Communication Upgrades	1,177,850	72,150
ICT Improvements	22,808	900,098
Intl Bridge Improvements	1,515,480	13,384,520
New Gymnasium	-	4,000,000
Public Works Building	899,637	6,478,257
Total	33,462,239	31,656,211

PROPOSED PROJECT COST RANGE

Project	Estimated Cost Range	
Street Maintenance	800,000 -	1,200,000
Sidewalks Improvements	150,000 -	250,000
Thoroughfare Master Plan/Improvements	TBD -	TBD
Drainage Masterplan/ Improvements	TBD -	TBD
Park Improvement	1,000,000 -	7,500,000
Fire Station 4	3,000,000 -	4,000,000
Truck Route Reconstruction	TBD -	TBD
Completion of Patsy Winn	8,000,000 -	14,000,000
Domestic Violence Shelter	250,000 -	1,000,000
Fire Training Tower	500,000 -	1,000,000
Remodeling of Fire Station 3	250,000 -	500,000
Main Street Masterplan/Improvements	2,000,000 -	10,000,000
Rec Center and Natatorium	12,000,000 -	30,000,000
New Recycling Facility	500,000 -	2,500,000
New Animal Shelter	500,000 -	2,000,000
International Bridge Toll Booth & Lighting	1,000,000	3,000,000
Remodeling of DPS Building	500,000	1,000,000
Remodeling of City Hall	1,500,000	2,500,000
Code Enforcement-Animal Control Office	200,000	500,000
Shaded Carports	100,000	200,000

Item #8



Planning Department Executive Summary REPORT TO THE PLANNING AND ZONING COMMISSION

Preliminary Plat of Perfecto Mancha Elementary

I. BACKGROUND

A. General Information

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

Developer: Eagle Pass Independent School District c/o Samuel Mijares

Location: 3269 Fletcher Boulevard **Property ID Number:** 8711104

Legal Description: Being 10.05-acre tract of land located in the J. W. Tensely, Survey 27, Abstract 840 Maverick County, Texas described as a 10.06 acres tract in conveyance document to Eagle Pass Independent School District recorded in Document Number 154694 of the Maverick County Official Records, Maverick County, Texas.

Request: The grant of preliminary plat approval for the subdivision of and approximately 10.06-acre tract into one lot. Thus, allowing the developer to install required improvements.

B. Subject Property Information

Parcel Size: 10.05-acre tract

Topography: Generally flat

Vegetation: commercial landscaping

Existing Use: elementary school

Zoning District: *R-2 Second One-Family Dwelling District*

Master Plan: No depiction on map

C. Vicinity Data

The surrounding area is comprised of residential development and a park in the vicinity.

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 lots will be provided via Fletcher Blvd through General Homer Lewis Blvd.

II. RECOMMENDED FINDINGS OF FACT

A. Conclusions

1. The applicant's request contains sufficient information for consideration by the Planning and Zoning Commission. Information contained in this report and the Commission's public meeting will be used as part of the City Council's deliberation process for approval of the subdivision's final plat. Please refer to Attachment 1 for a copy of the application.

2. The City of Eagle Pass Master Plan provides direction to the Planning and Zoning Commission in their deliberation of a plat.

The plat site is located within an area designated as Residential on the Zoning Map. Please refer to Attachment 3 for a copy of the Zoning Map and Master Plan Map.

The use of the plat site for school operations is consistent with the Master Plan Map and zoning map. The policies of the Master Plan provide direction regarding the creation of the subdivision.

3. The *Master Plan* emphasizes the importance of maintaining the character of the City's commercial neighborhoods. The following is a summary of the applicable sections of the Master Plan to the final 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 *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 subdivision is consistent with the *Street Goal* of the *Master Plan*, as access to the lot from Fletcher Blvd 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 subdivision is consistent with the *Thoroughfare Goals* of the *Master Plan*, as Fletcher Boulevard 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*. Drainage improvements will be constructed as part of the platting.

4. 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.
5. The subdivision design is consistent with the public-school use permitted in the *R-2 Second One-Family Dwelling District*. Please refer to Attachment 3 for a copy of the City Zoning Map.
6. The plat will allow for use of the property that is consistent with the purpose of the *R-2 Second One-Family Dwelling District*, as well as the surrounding, for the following reasons:
- A. The subdivision design bears a substantial relationship to the public's health, safety, and welfare.
 - B. The subdivision is in accordance with the policies of the Master Plan and the business purpose of the *R-2 Second One-Family Dwelling District*.
 - C. The subdivision is warranted because of the necessity to create additional building lots in the *R-2 Second One-Family Dwelling District*, and because the proposed development is appropriate to accomplish the reasonable use of the property.
 - D. The subject property is suitable for development in general conformance with development standards of the *R-2 Second One-Family Dwelling District*.
 - E. The subdivision will benefit the city as a whole and will not be detrimental to nearby land uses of a similar nature.
 - F. The Subdivision will be designed and conditioned to comply with all applicable subdivision criteria and standards of the City of Eagle Pass.
7. The subdivision is consistent with City design and specifications, as the subsequent development of the site is and will be in conformance with the following sections of *Article IV* in *Eagle Pass Code of Ordinances Chapter 23*:
- ✓ *Section 23-62* governing utility easements
 - ✓ *Section 23-64* governing sidewalks.
 - ✓ *Section 23-66* governing sanitary sewage disposal.
 - ✓ *Section 23-67* governing potable water supply and fire flow.
 - ✓ *Section 23-68* governing storm drainage.

- ✓ *Section 23-69* governing the size of building lots, including lot width, lot depth, lot orientation, and building setback areas.
- ✓ *Section 23-71* governing the installation and inspection of utility lines.

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

8. The subdivision and the subsequent development of the property will conform to the landscaping and tree preservation requirements set forth in *Article VI* in *Eagle Pass Code of Ordinances Chapter 23*.
9. The final plat will conform to the parkland dedication requirements set forth in *Article V* in *Eagle Pass Code of Ordinances Chapter 23*, as future development of the site will be subject to a one-time building permit parkland fee assessment.
10. The granting of preliminary plat 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 noted in Conclusion 1 through and including Conclusion 9 of this report.

B. Planning Department Recommendation

The Planning and Zoning Commission **GRANT** preliminary plat approval of the *Perfecto Mancha Elementary*, subject to the final 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
City of Eagle Pass Planning and Zoning Commission via e-mail
City of Eagle Pass Planning Department Report dated July 10, 2023

Attachment 1 Application

PLAT OF PERFECTO MANCHA ELEMENTARY

Being a 10.05 acres tract of land located in the J.W. Tinsley, Survey 27, Abstract 840, Maverick County, Texas described as a 10.06 acres tract in conveyance document to Eagle Pass Independent School District recorded in Document Number 154694 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 found N:13435986.16, E:1499683.71) in the northeast line of Fletcher Boulevard, at the south corner of a Lot 1 of the Terra Verde Estates Subdivision Unit 1 as shown on the plat recorded in Envelope 428, Side A of the Maverick County Map Records for the herein described tract;

THENCE N 47°15'25" E, 619.52 feet to a steel stake set in the southwest line of Mauricio Libson Boulevard, at the east corner of a Lot 11 of the Terra Verde Estates Subdivision Unit 1 for the north corner of the herein described tract;

THENCE S 42°44'35" E, 707.77 feet to a steel stake found in the northwest line of the General Homer I. Lewis Boulevard for the east corner of the herein described tract;

THENCE S 47°24'42" W, 619.53 feet to an "x" set in concrete at the north intersection of General Homer I. Lewis Boulevard with Fletcher Boulevard for the south corner of the herein described tract;

THENCE N 42°44'35" W, 706.10 feet to the **POINT OF BEGINNING** containing 10.05 acres within the herein described tract as surveyed by Dirksen Engineering on October 10, 2022.

STATE OF TEXAS)
COUNTY OF MAVERICK)

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

THE OWNERS OF THE LAND SHOWN ON THIS 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 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 IN THIS PLAT ARE TRUE AND COMPLETE.

SIGNATURE _____
SAMUEL MIJARES
EAGLE PASS I.S.D. SUPERINTENDENT

STATE OF TEXAS)
COUNTY OF MAVERICK)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED, SAMUEL MIJARES PROVED TO ME TO BE THE PERSONS WHOSE NAMES 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

WE THE UNDERSIGNED CERTIFY THAT PLAT OF THE PERFECTO MANCHA ELEMENTARY 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 THAT PLAT OF THE PERFECTO MANCHA ELEMENTARY 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 PLAT OF PERFECTO MANCHA ELEMENTARY 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

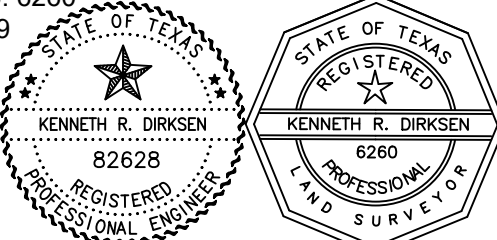
STATE OF TEXAS)
COUNTY OF MAVERICK)

NOTES:
1. THIS SUBDIVISION HAS ONE 10.05 ACRE LOT, NO STREETS OR INTERSECTIONS.
2. NO MORE THAN ONE SINGLE FAMILY DWELLING MAY BE CONSTRUCTED ON EACH LOT.
3. THE LAND SHOWN ON THIS PLAT IS IN THE CITY OF EAGLE PASS, ZONING IS R-2 SECOND ONE-FAMILY RESIDENTIAL DISTRICT.
4. THE SUBDIVISION SHOWN ON THIS PLAT IS LOCATED OUTSIDE OF 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 DATED APRIL 4, 2011.
5. 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.
6. EASEMENTS MUST BE KEPT CLEAR OF ANY OBSTRUCTIONS.

I CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY CONDUCTED ON SEPTEMBER 20, 2022 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. 6280
DIRKSEN ENGINEERING PROJECT 22-2749



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

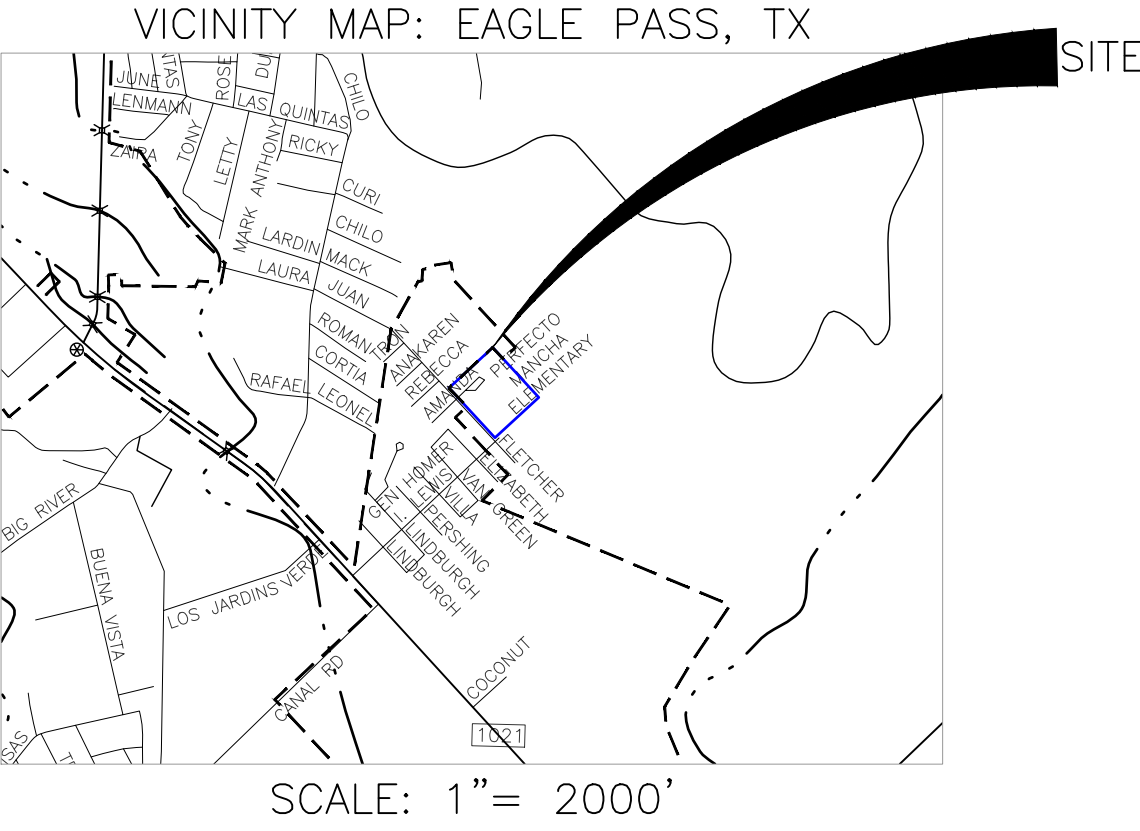
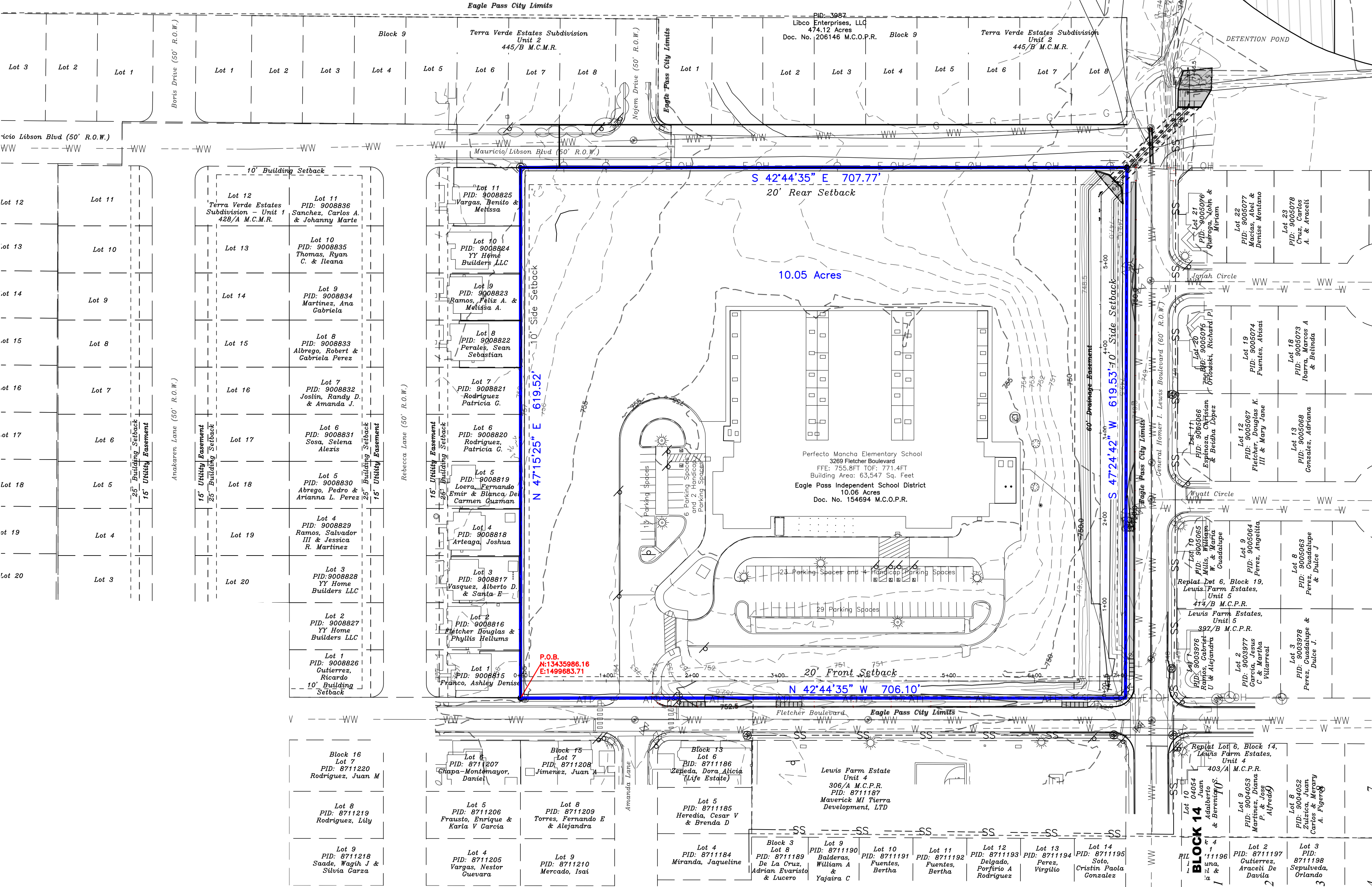
SIGNATURE NOTARY PUBLIC STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

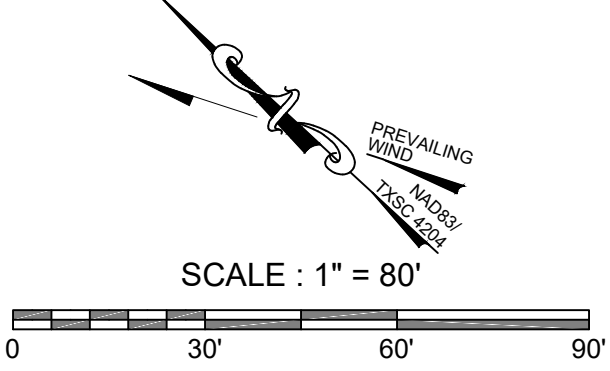
COUNTY CLERK'S RECORDING CERTIFICATE

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



PLAT OF PERFECTO MANCHA ELEMENTARY



LEGEND	— EXISTING
BOUNDARY LINE	—
SET 1/2" STEEL STAKE	●
FOUND MONUMENT	⊕
"X" IN CONCRETE	— X —
SANITARY SEWER	— SS —
SEWER MANHOLE, CO	⊕
PLAT LINES	—
SETBACK LINES	—
DEED LINES	—
EASEMENT LINES	—
FENCE	— X — X — X —
STORM SEWER	— SS —
GAS LINES	— G —
WATER LINE	— W —
WATER VALVE/METER	⊕
OVERHEAD ELEC.	— OH —
POWER POLE	—
AT&T LINE	— ATT —
911 ADDRESS	3269
FIRE HYDRANT	⊕
LUMINAIRE	⊕
FFE	Finished Floor Elevation
PID	Property Identification
CONCRETE BALLARD	⊕
SIGN POSTS	⊕

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
441 FORT CLARK RD, STE. B, UVALDE, TX 78801
PH: (830) 278-2100, FAX: (830) 278-2102
EMAIL: KENDIRKSEN@SBCGLOBAL.NET
WEBSITE: WWW.DIRKSENENGINEERING.COM

PROJECT# **22-2749**
PROJECT NAME & ADDRESS
PLAT OF PERFECTO MANCHA ELEMENTARY
Eagle Pass, TX

SHEET TITLE
PRELIMINARY PLAT

04-19-2023	SHEET 1 OF 1 SHEETS
PREPARED FOR: Pablo Vasquez Eagle Pass I.S.D. 1654 Veterans Boulevard Eagle Pass, Tx 78852	DES'D : KRD DRAWN : FJL APP'VD : KRD DATE : 10-11-2022

Plat Zoomed In

10.05 Acres

S 42°44'35" E 707.77'

20' Rear Setback

N 47°15'25" E 619.52'

P.O.B.
N:13435986.16
E:1499683.71

Perfecto Mancha Elementary School
3269 Fletcher Boulevard
FFE: 755.8FT TOF: 771.4FT
Building Area: 63,547 Sq. Feet
Eagle Pass Independent School District
10.06 Acres
Doc. No. 154694 M.C.O.P.R.

20' Front Setback

N 42°44'35" W 706.10'

S 47°24'42" W 619.53' 10' Side Setback

60' Drainage Easement

Eagle Pass City Limits

Eagle Pass City Limits

Fletcher Boulevard

Nojem Drive (50')

Eagle Pass City

Mauricio Libson Blvd (50' R.O.W.)

Rebecca Lane (50' R.O.W.)

General Homer I. Lewis Boulevard (60' R.O.W.)

Block 15

Block 13

- Lot 11
PID: 9008825
Vargas, Benito & Melissa
- Lot 10
PID: 9008824
YY Home Builders LLC
- Lot 9
PID: 9008823
Ramos, Felix A. & Melissa A.
- Lot 8
PID: 9008822
Perales, Sean Sebastian
- Lot 7
PID: 9008821
Rodriguez Patricia G.
- Lot 6
PID: 9008820
Rodriguez, Patricia G.
- Lot 5
PID: 9008819
Loera, Fernando Emir & Blanca Del Carmen Guzman
- Lot 4
PID: 9008818
Arteaga, Joshua
- Lot 3
PID: 9008817
Vasquez, Alberto D. & Santa E
- Lot 2
PID: 9008816
Fletcher Douglas & Phyllis Hellums
- Lot 1
PID: 9008815
Franco, Ashley Denise

15' Utility Easement
25' Building Setback

17 Parking Spaces

6 Parking Spaces and 2 Handicap Parking Spaces

23 Parking Spaces and 4 Handicap Parking Spaces

29 Parking Spaces

Attachment 2

Final Engineering Report

Dirksen Engineering

441 Fort Clark St. Ste B

Uvalde, TX 78801

TBPE FIRM #F-8848

TBPLS FIRM #10193741

Phone: 830-278-2100

Fax: 830-278-2102

Cell: (830) 279-9447

kendirksen@sbcglobal.net

April 20, 2023

Placido Madera

Planning Director – City of Eagle Pass

3295 Bob Rogers Rd

Uvalde, TX 78801

Re: Perfecto Mancha Engineering and Drainage Project
Maverick County, Texas

To Whom It May Concern:

The Perfecto Mancha Elementary School is located at the north corner of Fletcher Blvd and Gen. Homer Lewis. The land is currently in use as an elementary school. The Maverick CAD ID is 8711104.

A map of the Perfecto Mancha Elementary School and surrounding subdivision is shown below. The Perfecto Mancha campus is 10.00 acres located in the masterplan of Lewis Farms Estates originally developed in approximately 2009. The campus was incorporated into the City of Eagle Pass in 2023. No new additions will be built with this plat. Drainage improvements will be constructed as part of the platting.

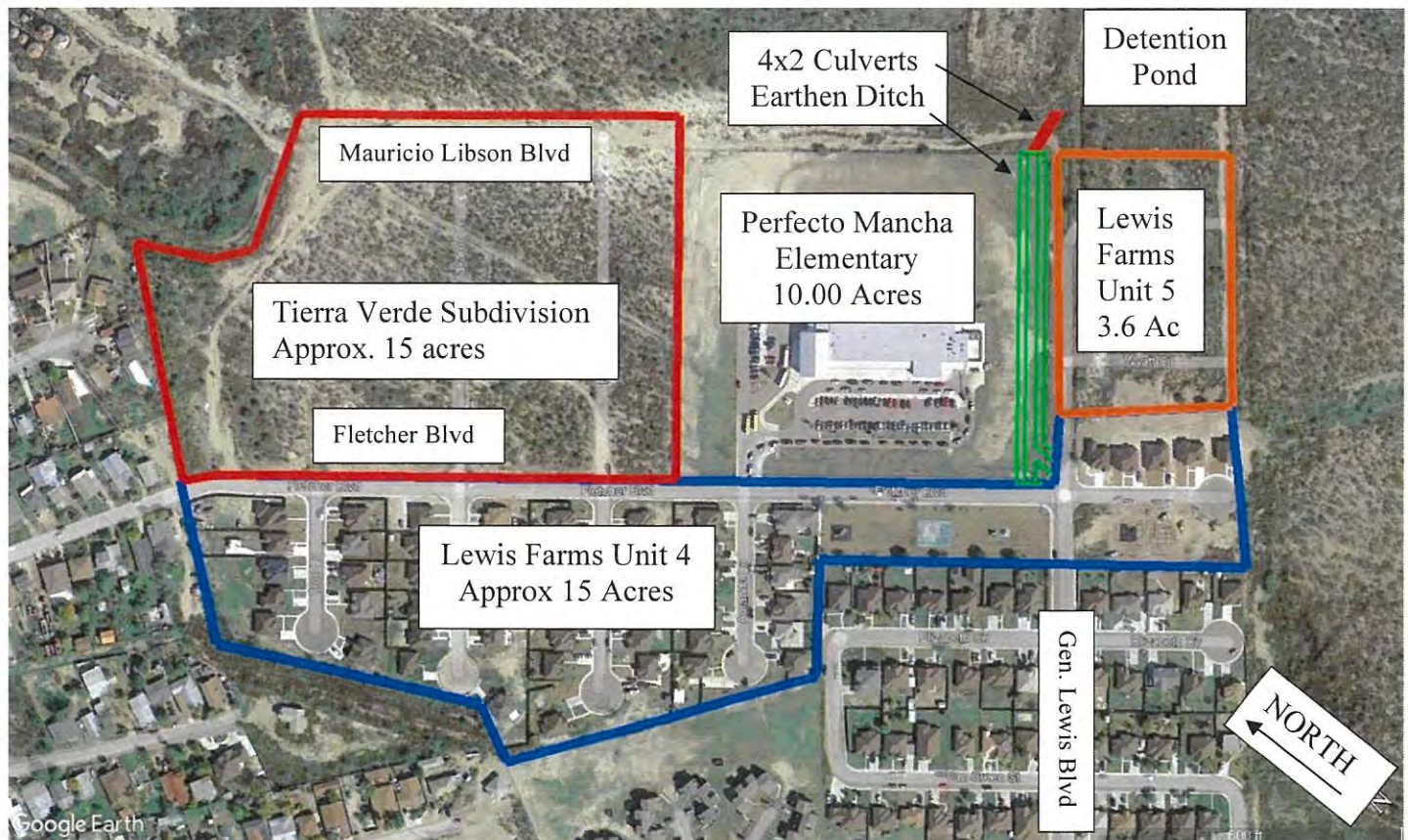


Figure 1 – Map of Perfecto Mancha Elementary located in Masterplan of Lewis Farms Estates.

Development

Perfecto Mancha Elementary School is in the masterplan of Lewis Farms Estates at the intersection of General Homer Lewis Blvd and Fletcher Blvd. The school campus and the land around it generally flow south towards El Indio Highway. Perfecto Mancha Elementary campus was purchased in 2009 and constructed in 2010.

Fletcher Blvd was constructed in Lewis Farms Estates Unit 4 in approximately 2010. A detention pond was constructed for Unit 4 and Perfecto Mancha Elementary and is located east of the campus. Runoff from Unit 4 is collected by a 36-inch storm sewer which runs from the end of Tron Lane, around the southwest line of Unit 4 to the intersection of Fletcher and Gen. Homer Lewis. From there water drained in an open ditch to the detention pond. The drainage area collected by the storm sewer is approximately 15 acres and was designed for a 2-year storm. Runoff from 100-year storms drained along the un-constructed extension of Gen Homer Lewis Blvd to the detention pond.

Lewis Farms Estates Unit 5 was constructed in 2016 along the extension of Gen. Homer Lewis Blvd. The storm drain was extended northeast to the detention pond and the detention pond capacity expanded. To avoid conflicts with an existing sanitary sewer main the existing storm drainpipe was extended by 2-24 inch pipe. Runoff from the 100-year storm continues along Gen Homer Lewis to the detention pond.

After construction of Lewis Farms Unit 5, the City of Eagle Pass began getting complaints of water collecting in the intersection of Fletcher and Lewis. No buildings were threatened but water would build to the top of curb at the peak of runoff. It was proposed to the city engineer to construct a ditch along the southeast side of Perfecto Mancha to drain the water overland to the detention pond. Nothing was acted upon before the developer, Mi Tierra, sold the remaining land in Lewis Farms Estates masterplan in 2018.

Tierra Verde Subdivisions Unit 1 and 2 were constructed in 2019-2021. These units added approximately 15 acres of residential development draining on to Fletcher Blvd. No additional storm sewer was constructed to improve drainage from these units. The runoff was surface flow in the curbs to Fletcher Blvd and then to the intersection with Gen. Homer Lewis.

Proposed Drainage Improvements

Solutions for draining the intersection at Fletcher Blvd and General Homer Lewis are complicated by the shallow nature of the outfalls. It is proposed to construct an earthen ditch on the southeast side of Perfecto Mancha to drain water from the intersection on the south corner to the east corner. Curb cuts with sidewalk bridges will be constructed both on Fletcher Blvd (20 lf) and Gen Homer Lewis Blvd (10 lf) to drain water from the curbs into the ditch. The ditch will be sized to convey the 100 year flood. The cross section will be 20 feet wide and 1.5 feet deep with 10:1 side slope.

Concrete box culverts will be constructed over the existing sanitary sewer main located in the extension of General Homer Lewis and Mauricio Libson. Three 4ft x 2ft concrete box culverts have been estimated to cross the 100 year flood under the extension of Mauricio Libson. The box culverts will drain into the existing detention pond constructed for the Lewis Farms Estates development.

The drainage area map is shown in the attached plan set. The summary of drainage calculations and calculations produced by Hydrocad are attached to this report for reference of the stormwater calculations.

A sidewalk will be constructed along Fletcher Blvd. No other improvements for water, sewer, gas, electricity or access are proposed.

Construction Cost

The rough construction costs for public improvements are as follows:

Sidewalk	\$23,000
Remove and Replace Fence	\$10,000
Curb Cut and Sidewalk Drain	\$30,000
Channel Excavation	\$30,000
Concrete Riprap and Pilot Channel	\$45,000
Concrete Box culverts	\$73,000
<u>Headwalls and Concrete Erosion Protection</u>	<u>\$35,000</u>
Subtotal Construction	\$246,000

Your review and processing of this subdivision is appreciated. Contact me for discussion and questions.

Sincerely,



Kenneth R. Dirksen, P. E.

Attach:

Perfecto Mancha Subdivision plan set

Hydrocad Calculations

Summary of Drainage Calculations



Proposed Conditions to Perfecto Mancha Per City of Eagle Pass Ordinance

DA	Area Soil			RUNOFF			TIME OF		
	AREA AC	D AC	Area Soil C AC	Area Soil B AC	PROP CN	LENGTH LF	CONC. Tc MIN	PR Q10 CFS	PR 100 CFS
1A	10.702	-	-	10.702	88	94	27.5	41.67	68.6
1B	15.780	1.000	1.000	13.780	76	94	19.9	54.36	101.2
2S	4.077	-	-	4.077	73	94	17.5	13.69	26.3

Flow through ditches and culvert

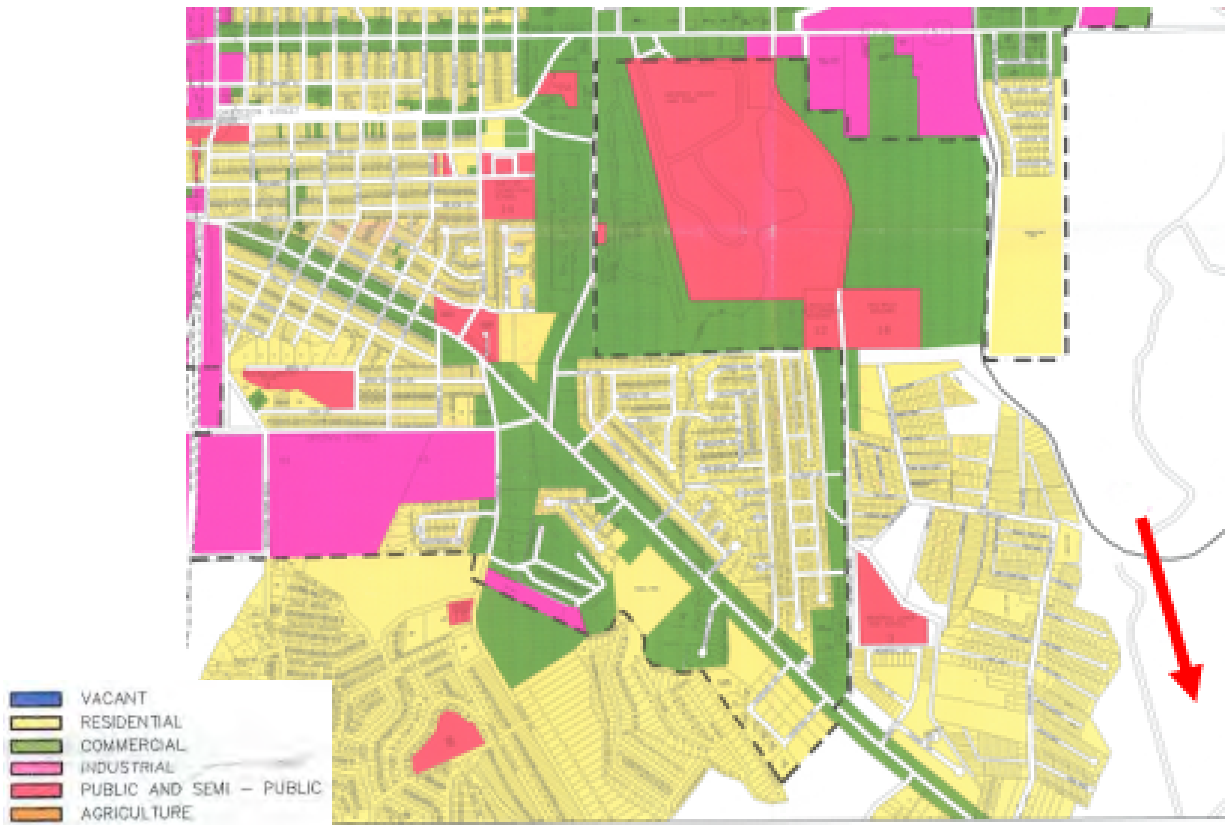
Reach	Slope ft/ft	Manning			10 YR			100 YR		
		N	Capacity CFS	Flow CFS	Depth Ft	Velocity FT/S	Flow CFS	Depth Ft	Velocity Ft/S	Flow CFS
5R	0.0078	0.013	149.22	54.36	0.48	3.89	101.18	0.60	4.85	187.28
6R	0.0016	0.022	146.83	61.27	0.95	2.17	124.40	1.35	2.63	187.28
7R	0.0060	0.011	192.43	102.91	1.05	8.17	187.28	1.61	9.73	187.28



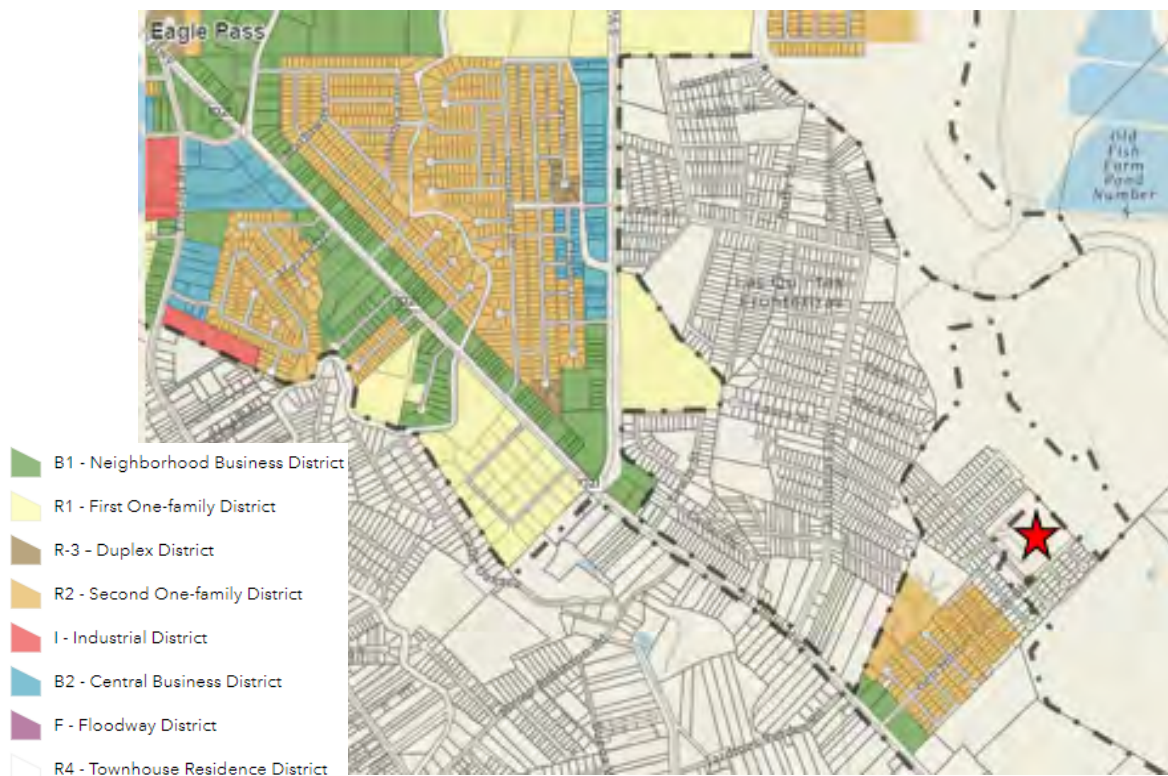
K. Dirksen
04/20/2023

Attachment 3
Master Plan Map
Zoning District Map

Master Plan Map



Zoning District Map



Item #9



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

I. BACKGROUND

A. General Information

Applicant: Dirksen Engineering I 311 N. Getty St. I Uvalde, Texas 78801

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

Location: Subject property is located east of the Lewis Farms Estates Subdivision off El Indio Hwy and Microstar Way.

C. 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 Microstar Way through El Indio Highway.

II. RECOMMENDED FINDINGS OF FACT

A. Conclusions

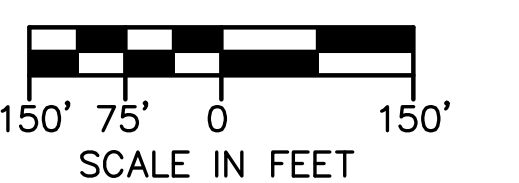
1. The applicant's request contains sufficient information for consideration by the Planning and Zoning Commission. Information contained in this report and the Commission's public meeting will be used as part of the City Council's deliberation process for approval of the plan.
2. The plan is consistent 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 industrial purpose of the *Industrial 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 *Industrial 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 *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.
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 Paraiso 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.

COMMERCIAL



JUNE 30, 2023

