



AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING

THURSDAY, JANUARY 9, 2025, AT 5:30 P.M.

COUNCIL CHAMBERS, CITY HALL BUILDING

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

ESTABLISHMENT OF QUORUM

CITIZENS COMMUNICATIONS

PUBLIC HEARINGS

1. Public hearing on the request submitted by Martha Valeria Ramos Medina for a Conditional Use Permit to allow the establishment of a child day care business on property located at 2078 La Jolla Street; closing of public hearing and possible action.

NEW BUSINESS

2. Consideration and possible action on the Master Plan Amendment of MGA consisting of 10.49 acres.
3. Consideration and possible action on the preliminary plat of MGA Subdivision Unit 2.
4. Consideration and possible action on the Master Plan of Carthage Place consisting of 20.24 acres

ADJOURNMENT

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

CERTIFICATION

I, THE UNDERSIGNED COMMUNITY DEVELOPMENT DIRECTOR, do hereby certify that the agenda mentioned above was posted on the Bulletin Board located in the Lobby at City Hall, 100 S. Monroe Street, Eagle Pass, Texas on November 6, 2025, at 4:00 p.m.

Placido Madera
Community Development Director

Item #1



Community Development Department Executive Summary Report to the Planning & Zoning Commission

Martha Valeria Ramos Medina Conditional Use Permit Request

I. BACKGROUND

A. General Information

Applicant: Martha Valeria Ramos Medina | 2078 La Jolla Street | Eagle Pass, Tx 78852

Location: 2078 La Jolla Street

Legal Description: Lot 11 in Block 1 of Treasure Hills II Unit 4

Property ID Number: 8706873

Request: A request for a Conditional Use Permit to allow for the establishment of a home day care business.

B. Subject Property Information

Parcel Size: 7,968-square-feet

Topography: Flat

Vegetation: Residential landscaping

Existing Use: Single-family dwelling

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

C. Vicinity Data

The property is located within an area featuring residential development at a density consistent with the 5,500-square-foot minimum lot size of the *R-2 District*.

La Jolla Street provides access to the site.

D. Infrastructure

The property is currently served by public utilities/franchises, including water, sanitary sewer, storm sewer, telephone, electric service, and garage. 32 notices were mailed to the abutting property owners within the 200 feet radius from the subject property.

II. PUBLIC NOTICE

Public notification of the *Conditional Use Permit* (CUP) request before the Planning and Zoning Commission was completed consistent with the provisions of *Chapter 211* of the *State of Texas Local Government Code Title 7*. 32 notices were mailed to the abutting property owners, with a legal notice published in the Eagle Pass News Gram.

III. RECOMMENDED FINDINGS OF FACT

A. Eagle Pass City Charter Article IX: Municipal Planning and Zoning

- **Section 9.1 Planning and zoning commission**

The city council shall appoint a city planning and zoning commission consisting of five (5) regular members who shall be residents of the City of Eagle Pass and who own real estate within the city, and such ex-officio members as are provided herein. The regular members shall receive such compensation as the council shall prescribe by ordinance and shall hold no other elective position in the city government. The ex-officio members shall include the mayor, the city manager, and such other ex-officio members as the council may by resolution provide. Ex-officio members shall participate in the work of the commission but shall not have a vote in its official actions.

- (a) Term of office. The term of the appointive members shall be five (5) years, except that, of the five (5) members first appointed, one shall be appointed for a term of one year, one for two (2) years, one for three (3) years, and one for four (4) years.
- (b) Powers and duties. The commission shall have the power and shall be required to:
 - (1) Make, amend, extend, and add to the master plan for the physical development of the city.
 - (2) Approve or disapprove plats of proposed subdivisions submitted in accordance with section 9-2 of this article and any other applicable laws. In considering such plats, the commission shall require that the proposed subdivisions shall meet all the standards of layout and street and sidewalk construction on comparable property within the corporate limits of the City of Eagle Pass as specified in the City of Eagle Pass Construction Standards Manual. Upon approving such plats, and before they are released for recoding, the planning commission shall submit all copies of approved plats to the city council for final approval.
 - (3) Draft, and recommend to the council for adoption, an official map of the city and recommend or disapprove proposed changes in such map.
 - (4) Make, and recommend to the council for adoption, a zoning plan and recommend or disapprove proposed changes in such plan.
 - (5) Make, and recommend to the council for adoption, plans for the clearance and rebuilding of slum districts and blighted areas which may develop within the city.
 - (6) Compile, and recommend to the council for adoption, a building code, which code shall include the minimum standards of construction for buildings, the minimum standards for plumbing, and the minimum standard for wiring and gas piping.
 - (7) Submit annually to the city manager, not less than ninety (90) days prior to the beginning of the budget year, a list of recommendations for capital improvement which, in the opinion of the commission, are necessary or desirable to be constructed during the forthcoming five (5) years. Such list shall be arranged in order of preference, with recommendations as to which projects shall be constructed in which year.

- (8) Meet not less than once each month; meetings to be held at the city hall unless prior notice of change of meeting place be given by publication in the official newspaper of the City of Eagle Pass.
- (9) Perform such other duties and be vested with such other powers as the council shall from time to time prescribe.
- (c) Rules of procedure. The commission shall elect annually, one of its members chairman, and shall establish its own rules of procedure which shall include the following: A quorum shall consist of a majority of the members of the commission qualified and serving. The affirmative vote of a majority of those present shall be necessary to pass upon pending questions. All meetings shall be open to the public and a record of all proceedings shall be kept, which record shall be filed with the person performing the duties of city secretary and shall be a public record.
- (d) Vacancies. Membership of the commission shall be accompanied by active participation in the activities of the commission, and any member who is absent from three (3) consecutive meetings of the commission without valid excuse, as determined by the commission, shall automatically be dismissed from membership. The commission shall at once notify the council that a vacancy in the commission exists. Vacancies occurring in the commission, for whatever reason, shall be filled within thirty (30) days by appointment by the council for the remainder of the unexpired term.

- **Section 9.3 Master Plan.**

The *Master Plan* for the physical development of the city, with the accompanying maps, plats, charts, descriptive and explanatory matter, shall show the commission's recommendations for the development of city territory, and may include, among other things, (a) the general location, character, and extent of streets, bridges, parks, waterways, and other public ways, grounds and spaces; (b) the general location of public buildings and other public property; (c) the general location and extent of public utilities, whether publicly or privately owned; (d) the removal, relocation, widening, extension, narrowing, vacation, abandonment or change of use of such existing or future public ways, grounds, spaces, buildings, property or utilities; (e) the general extent and location of public housing projects and slum-clearance projects.

- (a) Adoption of *Master Plan*. The commission may adopt the master plan as a whole by single resolution, or may by successive resolutions adopt successive parts of the plan, said parts corresponding to major geographical sections of the city or to functional divisions of the subject matter of the plan, and may adopt any amendment or extension thereof or addition thereto. The adoption of the plan, or of any part, amendment, extension or addition, shall be by resolution carried by the affirmative votes of not less than a majority of the commission, but before the adoption of the plan or any such part or any modification, extension or addition, the commission shall hold at least one public hearing on the proposed action. An attested copy of the plan or part thereof shall be certified to the council.
- (b) Legal effect of *Master Plan*. No street, park, or other public way, ground or space, no public building or structure and no public utility whether publicly or privately owned, shall be constructed or authorized in the city, nor shall any real property be acquired by the city, until and unless the location and extent thereof shall have been submitted to and approved by the commission; provided that, in case of disapproval, the commission shall communicate its reasons to the council, which shall

have the power by 2/3 vote to overrule such disapproval, and, upon such overruling, the council or the appropriate office, department or agency shall have power to proceed. The widening, narrowing, relocation, vacation or change in the use of any street or other public way or ground or the sale of any public building or real property shall be subject to similar submission and approval, and failure to approve may be similarly overruled by the council. The failure of the commission to act within thirty (30) days after the date of official submission to the commission shall be deemed approval, unless a longer period be granted by the council or the submitting official.

Land Use Development

The formulation of a land use development plan includes establishing goals and objectives; broad goals for land uses and achievable objectives for the implementation of the desired development.

The following land use development goals and objectives were proposed in the *Master Plan*, on page A-43 through and including page A-45, after local participation in the planning process for the *Master Plan*.

Land Use Development Goals

- The sound development of the local land resources to achieve a balance between the man-made and natural environments.
- The continuing development of the community while retaining the community's character and scale.
- The ultimate development of urban uses in a compatible arrangement which will make the community attractive to residents and visitors, and desirable to quality investments.
- Provision and use of utility services in the most efficient and equitable manner.
- Preservation of natural and man-made beauty of Eagle Pass.
- Improvement of business and commercial district condition.

Land Use Objectives

- Development of the local capacity to monitor, evaluate, and promote the sound development of the community.
- Promotion of development standards and guidelines to minimize wasteful land subdivision and to improve local resource utilization in a compatible land use relationship.
- Coordination with area-wide, county, and state agencies which deal with land and resource utilization to eliminate substandard development in the Extra Territorial Jurisdiction (ETJ) and beyond, and to improve existing substandard areas.

Short-Term Land Use Objectives

- Establish the planning process as a continuing municipal function.
- Review planning studies and material from agencies, such as the American Planning Association, the Texas Municipal League, and the Texas Department of Housing and Community Affairs, that can be applicable to the City of Eagle Pass.
- Continue enforcement of the provisions of the zoning and subdivision ordinances.
- Strict review of proposed subdivisions, particularly those located in environmentally sensitive areas such as sloping areas or those areas with soils which pose limitation to development.
- Annex colonia areas located within the City's Extra Territorial Jurisdiction which affect to the City.

B. Eagle Pass Code of Ordinances Appendix A: Zoning Ordinance

- **Section 1: Title.**

This Ordinance shall be known, and may be cited, as the Zoning Ordinance for the City of Eagle Pass, Texas.

- **Section 2: Purpose.**

The zoning regulations and districts herein established have been made in accordance with a comprehensive plan for the purpose of promoting health, safety, morals, and the general welfare of the City of Eagle Pass, Texas. They have been designed to lessen the congestion of streets; to secure safety from fire, panic, or other dangers; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; and to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements. They have been made with reasonable consideration, among other things, to the character of the district and its peculiar suitability for particular uses, and with the view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City of Eagle Pass, Texas.

- **Section 3 Definitions.**

For the purpose of this ordinance, certain terms and words are hereby defined. Words used in the present tense shall include the future; the singular number shall include the plural and the plural the singular. The word 'building' shall include the word 'structure'; the word 'lot' includes the word 'plot'; and the word 'shall' is mandatory and not merely permissive or directory.

- (20) Home occupation. Any occupation or profession engaged in by the occupants of a dwelling not involving the conduct of a retail business, and not including any occupation conducted in any building on the premises excepting the building which is used by the occupant as his or her private dwelling. Home occupations shall include, in general, personal services such as furnished by an architect, lawyer, physician, dentist, musician, artist, and seamstress, when performed by the person occupying the building as his or her private dwelling and not

including a partnership or the employment of more than one (1) assistant in the performance of such services.

- **Section 4 Districts.**

For the purpose of regulating and restricting the height and size of buildings and other structures, the percentage of the lot that may be occupied, the size of yards, the other open spaces, the density of population, and the location and use of buildings, structures, and land for trade, industry, residence, or other purpose, the City of Eagle Pass, Texas is hereby divided into districts, of which there shall be seven classes in number, and shall be known as:

- R-1 First One-Family Dwelling District
 - R-2 Second One-Family Dwelling District
 - R-3 Duplex District
 - R-3(A) Apartment District
 - R-4 Townhouse Residence District
 - B-1 Neighborhood Business District
 - B-2 Central Business District
 - B-3 General Business District
 - I Industrial District
 - F Floodway District
- ...Except as hereinafter provided:

- (1) No building shall be erected, converted, enlarged, reconstructed, or structurally altered, and no building or land shall be used for any purpose that is not permitted in the district in which the building or land is situated.

- **Section 6: R-2 Second One-Family Dwelling District.**

The following regulations shall apply to the "*R-2" Second One-Family Dwelling District*:"

- A. Use regulations: A building or premises shall be used only for the following purposes:
 - (1) Any use permitted in the "*R-1" First One-Family Dwelling District*."

- **Section 5: R-1 First One-Family Dwelling District.**

The following regulations shall apply to the "*R-1" First One-Family Dwelling District*:"

- A. Use regulations: A building or premises shall be used only for the following purposes:
 - (1) Single-family dwellings.
 - (2) Boardinghouse with a conditional-use permit.
 - (3) Church except temporary revival, with *Conditional Use Permit*.
 - (4) School, public or private, having a curriculum equal to a public elementary, high school, or institution of higher learning, but shall require a *Conditional Use Permit*.
 - (5) Public parks, playgrounds, golf courses except miniature golf.
 - (6) Police and fire stations only as required for safety requirements.

- (7) Customary home occupations, as permitted by *Section 13 Home Occupations* and with a *Conditional Use Permit*.
- (8) Accessory buildings and accessory uses, customarily incident to the above uses not involving the conduct of a business, when located on the same lot, including a private garage for one (1) or more cars. Accessory buildings shall not be used for rent or used for commercial purposes.
- (9) Temporary sales office.
- B. Height regulations: No building shall exceed two and one-half (2½) stories or thirty-five (35) feet in height except as provided in section 12 hereof.
- C. Area regulations:
 - (1) Front yard. There shall be a front yard along the front line of the lot. The minimum depth of such front yard shall be twenty-five (25) feet.
 - (2) Side yards. There shall be a side yard on each side of a building and shall not be less than five (5) feet in width. Where there is a corner lot, side yard shall not be less than ten (10) feet from the side of the building to the property line running adjacent to any street.
 - (3) Rear yard. The depth of the rear yard shall be at least twenty-five (25) feet in depth.
 - (4) Depth of lot. The lot shall have a minimum depth of one hundred ten (110) feet.
- D. Intensity of use: Every lot or tract of land shall have an area of not less than seven thousand seven hundred (7,700) square feet and an average width of not less than seventy (70) feet, except that if a lot or tract should have less area or width than is herein required and its boundary lines along their entire length should touch lands under other ownership on the effective date of this ordinance and shall not have been changed since said date, such parcel of land may be used for a single-family dwelling.
- E. Parking regulations: Off-street parking shall be provided on a basis of two (2) concrete surfaced off-street parking spaces per dwelling. Other standards contained in *Section 12.1 Parking Requirements* shall also apply.

- **Section 12.1: Parking Requirements.**

- (a) Authority and purpose. This ordinance is adopted for the purpose of providing an adequate number of parking spaces for residential, commercial, institutional and industrial uses in the City of Eagle Pass. This ordinance is enacted in accordance with the home rule powers of the city, granted under the Texas Constitution, and the Statutes of the State of Texas.
- (b) Parking regulations and requirements.
 - (2) Parking required. In all districts there shall be provided at the time any building permit or structure is erected or structurally altered, off-street parking and maneuvering spaces in accordance with the minimum requirements set out in this ordinance. All parking and maneuvering space shall be provided on the private property unless otherwise stated in this Ordinance. When, in the opinion of the city, the provisions of this ordinance are not adequate, such additional requirements as may be necessary and desirable may be required.

- (5) Rules for computing parking requirements. In the interpretation of the parking requirements set out in this ordinance, the following rules shall apply:
- i. "Floor area" shall mean shall mean the gross floor area of the specific use. "Use" shall mean any use of the specific floor area.
 - ii. Where fractional spaces result, the parking spaces required shall be construed to be the next largest whole.
 - iii. The parking space required for a use not specifically mentioned in this ordinance shall be the same as required for a use of similar nature.
 - iv. After the effective date of the ordinance from which this chapter is derived, whenever a property is changed or enlarged in floor area, number of employees, number of dwelling units, seating capacity or otherwise, to create a need for an increase to 25-percent or more in the number of existing spaces, such additional spaces shall be provided on the basis of the enlargement or change. Whenever a building or use existing prior to the effective date of the ordinance from which this chapter is derived is enlarged to the extent of 50-percent or more in floor area used, such building or use shall then and thereafter comply with the parking requirements set forth in this ordinance.
 - v. In the case of mixed uses, the parking spaces required in this ordinance shall equal the sum of the requirements of the various uses computed separately.
 - vi. Where none of the foregoing rules are applicable to an existing fact situation, the method for computing the parking requirement shall be based on other parking data from acceptable publications.

- **Section 13: Home Occupations.**

- (a) Purpose and intent. The City of Eagle Pass recognizes the need for some citizens to use their place of residence for limited nonresidential activities. However, the city believes that the need to protect the residential character of residential areas is of paramount concern. In essence, the objective of this chapter is to allow limited commercial type activity in residential areas only to the extent that such commercial activity is not obtrusive to neighbors or passersby.
- (b) Permitted home occupations. The following home occupations shall be permitted in any residential zone without conditional use permits providing they meet the performance standards in Section 13(e):
 - (1) Dressmaking, sewing and tailoring;
 - (2) Painting, sculpturing or writing;
 - (3) Telephone answering or soliciting;
 - (4) Home crafts such as model making, rug weaving and lapidary;
 - (5) Tutoring limited to two (2) students at a time;
 - (6) Home cooking and preserving;
 - (7) Computer programming.

(c) Prohibited home occupations. The following home occupations are prohibited in all residential zones:

- (1) Animal hospitals;
- (2) Dancing studios, exercise studios;
- (3) Mortuaries;
- (4) Private clubs;
- (5) Restaurants;
- (6) Stables or kennels;
- (7) Automobile body shops;
- (8) Occupations involving explosives or other hazardous materials.

(d) Conditional use permits. All home occupations not specifically listed in subsection (b) above shall obtain a conditional use permit from the planning and zoning commission prior to conducting any business activity. The conditional use permit shall be obtained in the manner provided in section 21 of this chapter.

(e) Performance standards. In considering applications for conditional use permits for home occupations, the Planning and Zoning Commission of Eagle Pass shall be guided by the following considerations:

- (1) The legislative intent as set forth in section 1 above;
- (2) No materials or equipment shall be permitted which would be detrimental to the residential use of nearby residences such as vibration, noise, dust, smoke, odor, interferences with radio or television reception and other factors detrimental to residential use;
- (3) A home business shall not be permitted which requires frequent home deliveries for commercial purposes;
- (4) A home business shall not be permitted which will result in the parking of customers' automobiles in a manner, frequency, or number which will cause traffic congestion or will unduly inconvenience nearby residences;
- (5) Signs for home occupations shall be located on the lot for which the conditional use permit is issued. One (1) sign, unlighted and attached to the building which shall not exceed six square feet in area may be permitted;

• **Section 21: Conditional Use Permits.**

(a) Purpose. The purpose of this section is to allow the proper integration into the community of uses which may be suitable only in specific locations in a zoning district or only if such uses are designed or laid out on the site in a particular manner.

(b) Application. A conditional use permit shall be required for all uses listed as conditional uses in the residential, commercial and industrial land use descriptions or elsewhere in the Zoning Ordinance of the City of Eagle Pass.

- (1) Filing. Application shall be made in writing by the property owner or his authorized agent, on forms provided by the planning department, and accompanied by such data and information as may be necessary to fully describe the request.

(2) Fee. The filing and investigation fee shall be \$100.00.

- (c) Public hearing. A public hearing shall be held in accordance with law. A notice of hearing shall be mailed at least ten calendar days prior to said hearing to all property owners, any part of whose property lies within a radius of two hundred 200-feet of the applicant's property, using for this purpose the names of such owners as shown on the last equalized assessment roll, or alternatively, from such other records of the assessor or the tax collector as contain more recent addresses. In addition, if warranted in the determination of Planning Director, notice shall be provided by conspicuously posting it on the subject property for at least ten days prior to the hearing. Failure to receive the notice required by this section shall not invalidate the action of the planning and zoning commission.
- (d) Planning and zoning commission action. The planning and zoning commission may approve, conditionally approve or deny an application for a *Conditional Use Permit*, and in authorizing a conditional use, may impose such requirements and conditions with respect to location, construction, time period, maintenance and operation as deemed necessary for the protection of adjacent properties and the public interest when reasonably related to the use of the property. Before granting any conditional use permit the planning director shall be satisfied that the proposed structure or use conforms to the requirements and the intent of this chapter and the general plan(s) of the City of Eagle Pass.
- (e) Appeals. The planning and zoning commission action on the conditional use permit shall be final unless, within fourteen (14) calendar days after the decision, the applicant or any other person, including the city council, any individual city council member, or the city manager, not satisfied with the decision of the planning and zoning commission, may appeal to the city council. No conflict of interest shall exist solely by reason of the filing of an appeal by the city council, an individual city council member, or the city manager. Any appeal shall be filed with the city secretary's office and, except an appeal by the city council, a council member, or the city manger, shall be accompanied by a filing fee \$100.00. The city secretary shall set a date for a public hearing and shall give notice to the appellant, the applicant and neighboring property owners in the manner provided in the zoning ordinance.
- (f) Issuance. No conditional use permit which has been approved by the planning and zoning commission shall be issued prior to the expiration of the appeal period as set forth in the Ordinances of the City of Eagle Pass, or the final action on an appeal to the city council.
- (g) Expiration. In the event the planning and zoning commission finds the use permit has not been exercised within the time limit set by the commission, or within one 1-year if no specific time limit has been set, the permit shall be null and void without further action; except that the planning director may extend the approval of a use permit for one 1-additional year, with the same conditions of approval, if circumstances have not changed. The request in writing must be received prior to the expiration of the use permit.
- (h) Minor modification to use permit. The planning director may approve minor modifications to an approved use permit.
- (i) Revocation. In the event the conditions of a use permit have not been or are not being complied with, the planning department shall give the permittee notice of intention to revoke such permit at least ten days prior to a planning and zoning commission review thereon. After the conclusion of the review, the planning and zoning commission may revoke such permit.

C. Conclusions

1. The application contains sufficient information upon which the Planning and Zoning Commission may render a decision. Please refer to Attachment 1 for a copy of the *Conditional Use Permit* (CUP) application.
2. The request involves the establishment of a home day care business in an existing single-family residence.
3. *Section 21(d)* of *City of Eagle Pass Code of Ordinances Appendix A* states, in part, that the Planning and Zoning Commission may approve, conditionally approve or deny an application for a *Conditional Use Permit*, and in authorizing a conditional use, may impose such requirements and conditions with respect to location, construction, time period, maintenance and operation as deemed necessary for the protection of adjacent properties and the public interest when reasonably related to the use of the property.

In a circumstance where a home day care business is proposed to be established in a single-family residential neighborhood, the primary issues that need to be examined should focus on the impact to the surrounding property owners, number of children, the hours of operation, the availability of parking, and parent drop-off and pick-up of the children.

To address these issues, the Planning Department recommendation is to **DENY** the *Conditional Use Permit*.

4. *Section 21(d)* of *City of Eagle Pass Code of Ordinances Appendix A* further states, in part, that before granting any *Conditional Use Permit*, The Planning Department shall be satisfied that the proposed structure or use conforms to the requirements and the intent of this chapter and the general plans(s) of the City of Eagle Pass.

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

This application is not consistent with the *Plan's Land use Development Goals*, as the proposed use will not retain the community's character and scale. While certain home occupations are allowed, protecting the rights and safety of the property owners in the vicinity is a high priority. With an existing home day care operating across the street, allowing a second home day care may result in traffic congestion issues and nuisances to neighbors, especially during peak arrival and dismissal times for this type of operation.

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

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

Section 2 emphasizes the importance of the character of a specific zoning district and its peculiar suitability for particular uses, conversing the value of buildings, and

encouraging the most appropriate use of land throughout the City. The use of the single-family residence as a child day care home business does facilitate the retention of the character of the neighborhood as long as the property owner preserves the façade in a manner typical to residential homes and does not create a significant change to traffic patterns. There is an existing day care in the immediate vicinity and allowing an additional establishment will increase the traffick on the street, thus being a safety concern.

The *Conditional Use Permit*, if granted by the Commission will not constitute any change in the City's zoning district map, it will not impair an adequate supply of light and air to adjacent property, but may increase the congestion on this public street, it will not increase the public danger of fires and safety, it may diminish and impair established property values within the surrounding area, and it may impair the public health, safety, and comfort of property owners in the immediate vicinity.

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

6. American Planning Association (APA) provides policy guidance on home day care facilities. In general, it is very supportive of local entities encouraging them and removing barriers to the establishment of home child care operations. The Policy guide key points are listed below. Number six below however includes "...and should be related to size and land use impacts of the facility" In this particular case there is a significant land use impact in the change in character of the street with multiple home day care facilities. This includes additional traffic, parking congestion nuisances and related safety concerns to the property owners in the immediate vicinity.
 1. *APA advocates the inclusion of child care policies as part of local planning policies.*
 2. *APA supports local or state legislation which provides for small child care homes as permitted land uses in all zoning districts, without the standard home occupation restrictions, but with reasonable compatibility standards; and further supports state preemption of local legislation which does not permit this type of child care home.*
 3. *APA encourages communities to consider amending local zoning ordinances to remove obstacles to the provision of regulated group and family child care in all zoning districts, in locations that are appropriate and safe for children.*
 4. *APA encourages communities to negotiate with developers and to offer incentives to provide space for child care in all types of projects, residential, office, mixed use, and commercial, including new construction and reuse.*
 5. *APA supports legislation at the federal, state and local levels providing for child care needs assessment and planning to be performed at the state and local level.*
 6. *APA supports local legislation (zoning ordinances) which provide for child care in locations convenient to neighborhoods and in public facilities such as schools, recreation and social service centers, and subsidized housing projects. Procedures to locate child care facilities should not be overly burdensome and should be related to size and land use impacts of the facility.*
 7. *APA supports national and state legislation which moves toward the goal of providing adequate funding for safe, convenient and affordable child care opportunities for all children.*

7. The *Conditional Use Permit* application is not consistent with the approval criteria set forth in Section 21 of the *City of Eagle Pass Code of Ordinances Appendix* for the reasons set forth above in Conclusions 1 through 6 and should be DENIED by the Commission.

D. Community Development Department Recommendation

The Planning and Zoning Commission **DENY** the Martha Valeria Ramos Medina request to establish a home day care business on property located at 2078 La Jolla Street, based on facts presented as part of this report.

TRANSMITTED to the parties listed hereafter:

Martha Valeria Ramos Medina via e-mail
Eagle Pass City Secretary Erika Rodriguez via e-mail
Eagle Pass City Manager Homero Balderas via e-mail
Eagle Pass Assistant City Manager Ivan Morua via e-mail
Eagle Pass City Attorney Ana Sophia Garcia via e-mail
Planning and Zoning Commission Members via e-mail
Eagle Pass Community Development Department Report dated January 6, 2025.

Attachment 1

Application



PLANNING DEPARTMENT

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

CONDITIONAL USE PERMIT APPLICATION

Applicant Information	Name: <u>Martha Valeria Ramos Medina</u>
	Mailing Address: <u>2078 la jolla st Eagle Pass Tx 78852</u>
	Phone: <u>8302138130</u> E-mail: <u>littlefuturestars1995@gmail.com</u>
	<u>Note: if you are not the owner of the property, you must attach a letter from the owner authorizing you to submit this application.</u>

Property Owner Information	Name: <u>Victor Hugo Ramos Piña</u>
	Mailing Address: <u>2078 la jolla st Eagle Pass Tx 78852</u>
	Phone: <u>8302138130</u> E-mail: <u>victorramosa.ca@gmail.com</u>

Property Information	Site Address: <u>2078 la jolla st</u> MCAD Property ID # <u>8706873</u>
	Legal Description: Lot(s) <u>11</u> Block <u>4</u> Subdivision <u>Treasure Hills II</u> ^{Unit} # <u>4</u> (Property must be legally subdivided or be lot of record)
	Front Yard Width (feet) <u>55.01</u> Rear Yard Width (feet) <u>55.01</u> Side Yard Width (feet) <u>1495+</u>
	Current Use <u>House</u>
	Proposed Use <u>Home Daycare</u>

Description of Project:
<u>"Little Future Stars" is a place where I offer childcare</u>
<u>and classes are taught for the potential development</u>
<u>of the child.</u>

Detailed Explanation of Proposed Conditional Use
What development measures regarding location, construction, time period, maintenance, and operation will you use to protect adjacent properties from impacts from your project?
<u>respect the traffic volume, take care of the misc</u>

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

the project is related to the property
since it use the ~~living~~ garage
aconditioned, Kitchen and bathroom
of the house

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

I will maintain a family atmosphere

Applicant Authorization

I authorize the City of Eagle Pass to conduct any site visits necessary to evaluate this conditional use permit application.

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

Applicant Signature

Date

12/13/2024

Office Use

Date Application Accepted for Review: _____ By: _____

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

Completeness Review Date: _____ By: _____

Application Returned to Applicant: _____ (when applicable)

MR:6/2020

Eagle Pass Tx. 78852

date: 13.12.2024

I hereby grant permission to Martha Valeria Ramos Medina to install a daycare "little future stars" run the daycare on my property located at the following address which I own

2078 La Jolla St

Sincerely

Victor Hugo Ramos Piña

TEXAS HEALTH AND HUMAN SERVICES COMMISSION

CHILD CARE REGULATION

This is to certify:

Martha Ramos

has been issued a License to operate as a
Licensed Child-Care Home
under the provisions of Chapter 42, Human Resources Code.

Located at:

Little Future Stars

2078 LA JOLLA ST
EAGLE PASS, TX 78852 - 3226

Primary Caregiver:
Martha Valeria Ramos

Ages:
Infants, Toddlers, Pre-Kindergarten, School

Total Capacity: 12

License Number: 1807299

INITIAL PERMIT
Issuance Date: December 9, 2024
Effective until: June 9, 2025.



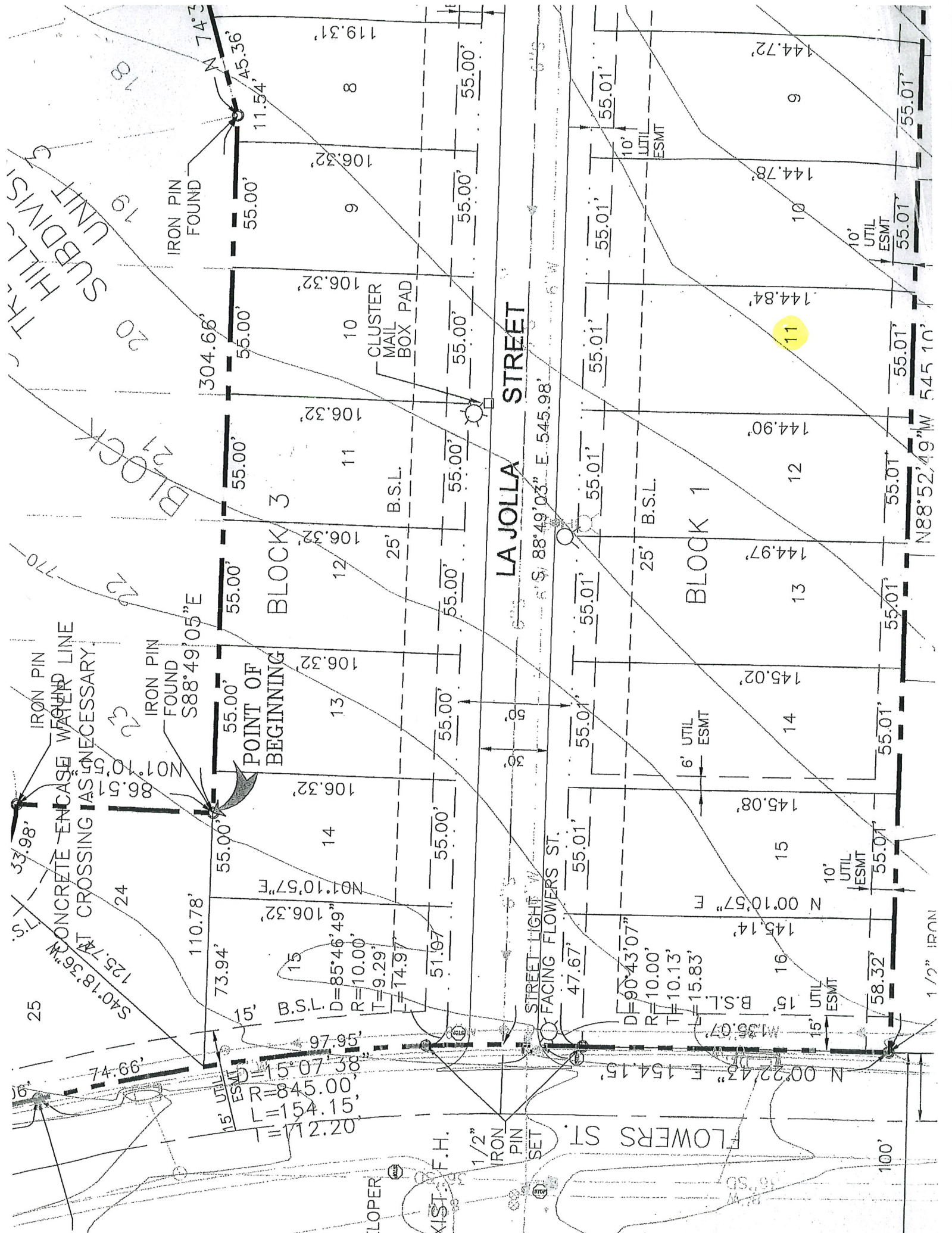
Cecile Erwin Young, Executive Commissioner

Attention:

- This permit must be posted in a prominent place on premises where parents and others may see it during operating hours.
- This permit is non-transferable and shall remain in effect until it expires, the Texas Health and Human Services Commission revokes, refuses to renew, or suspends it, or the permit holder surrenders it.

Parents:

To verify the status of this permit or to check the compliance history, please call your local Child Care Regulation office or visit www.txchildcaresearch.org.





Attachment 2
Land Use & Zoning Maps

Sec. 6. "R-2" Second one-family dwelling districts.

The following regulations shall apply to the "R-2" Second one-family dwelling district:

- A. *Use regulations:* A building or premises shall be used only for the following purposes:
 - (1) Any use permitted in the "R-1" First one-family dwelling district.
- B. *Height regulations:* No building shall exceed two and one-half (2½) stories or thirty-five (35) feet in height except as provided in section 11 hereof.
- C. *Yard regulations:*
 - (1) *Front yard.* There shall be a front yard along the front line of the lot. The minimum depth of such front yard shall be twenty-five (25) feet.
 - (2) *Side yards.* There shall be a side yard on each side of a building and shall not be less than five (5) feet in width. Where there is a corner lot, side yard shall not be less than ten (10) feet from the side of the building to the property line running adjacent to any street.
 - (3) *Rear yard.* The depth of the rear yard shall not less than sixteen (16) feet in depth.
 - (4) *Depth of lot.* The lot shall have a minimum depth of one hundred (100) feet.
- D. *Intensity of use:*
 - (1) Every lot or tract of land shall have an area of not less than five thousand five hundred (5,500) square feet and an average width of not less than fifty-five (55) feet, except that if a lot or tract should have less area or width than is herein required and its boundary lines along their entire length should touch lands under other ownership on the effective date of the ordinance from which this section is derived and shall not have been changed since said date, such parcel of land may be used for a single-family dwelling.
 - (2) Maximum impervious cover for a residential lot in R-2 district is fifty-five (55) percent. Impervious surfaces include any artificial structures that are covered by water-resistant materials such as: concrete, brick, stone, pavement and rooftops.
- E. *Parking regulations:* Off-street parking shall be provided on a basis of two (2) concrete surfaced off-street parking spaces per dwelling. Other standards contained in Section 12.1, Parking Requirements shall also apply.
- F. *Additional use, height, and area regulations:*
 - (1) Additional use, height, and area regulations and exceptions are found in section 12 herein.
 - (2) Signs:
 - (a) One unlighted sign, which shall not exceed one (1) square foot in area, indicating the name of the occupant or occupation of a customary home occupation, provided the sign is attached flatwise to the building.
 - (b) One sign, which shall not exceed eighteen (18) square feet, for church or school.
 - (c) One sign which shall not exceed four (4) square feet in area for temporary unlighted sign pertaining to the lease, hire, or sale of building or premises, provided the sign is immediately removed upon the lease, hire, or sale of such building or premises.

(Ord. No. 06-13, § 2, 7-11-2006; Ord. No. 2020-08, § 1, 4-21-2020; Ord. No. 2022-08, § 1, 3-17-2022)

Zoning Map



Item #2



Community Development Department Executive Summary
REPORT TO THE PLANNING AND ZONING COMMISSION
Master Plan Amendment of MGA Development consisting of 10.46 acres

I. BACKGROUND

A. General Information

Applicant: Crane Engineering I 310 Junction Drive, Suite B; Laredo, Texas 78041

Developer: Desarrollos Y Proyectos del Aguila, LLC I Uvalde, Texas 78801

Location: West of Buena Vista Drive and Paso Del Rio Boulevard and north of MGA Subdivision Unit 1

Property ID Number: 2419

Legal Description: 10.46 acres, more or less, lying in Maverick County, Texas, being out of and parts of R. Casanova Survey 40, Abstract No. 76 and J. Tremino Survey 41, Abstract 836 and also being out of 21.86 acre tract described in conveyance document to Desarrollos y Proyectos del Aguila, LLC recorded in Book 1830, Page 416 et seq. and further described in Book 1627, Page 391 et seq. of the Maverick County Official Public Records of Maverick County, Texas

Request: Master Plan Amendment approval for MGA incorporating 10.46 acres.

C. Vicinity Data

The site is located west of Buena Vista Drive and Paso Del Rio Boulevard and surrounded by residential developments.

B. Infrastructure

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

Access to the site is provided by Buena Vista Drive, Paso Del Rio Blvd, Ceniza Drive, and Encinal Drive via Del Rio Boulevard.

II. RECOMMENDED FINDINGS OF FACT

A. Conclusions

1. The applicant's request contains sufficient information for consideration by the Planning and Zoning Commission. Information contained in this report and the Commission's public meeting will be used as part of the City Council's deliberation process for Master Plan Amendment approval.
2. 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 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 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.
3. The approval of this Master Plan Amendment request is warranted, as the project conforms to the *City of Eagle Pass Master Plan* and the *City of Eagle Pass Code of Ordinances* as noted in Conclusion 1 through and including Conclusion 2 of this report.

B. Community Development Department Recommendation

The Planning and Zoning Commission **GRANT** the Master Plan Amendment for MGA incorporating 10.46 acres subject to plan to comply with the provisions of *City of Eagle Pass Code of Ordinances Chapter 23* Section 23-13.1 governing subdivision plat submittal requirements.

TRANSMITTED to the parties listed hereafter:

Crane Engineering via e-mail
 Planning and Zoning Commission via e-mail
 Eagle Pass Planning and Zoning Commission via e-mail
 Eagle Pass City Manager Homero Balderas via e-mail
 Eagle Pass Assistant City Manager Ivan Morua via e-mail
 Eagle Pass City Secretary Erika Rodriguez via e-mail
 Eagle Pass City Attorney Ana Sophia Garcia via e-mail
 Eagle Pass Community Development Department Report dated January 6, 2025

Attachment 1

Application



COMMUNITY DEVELOPMENT DEPARTMENT

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

SUBDIVISION APPLICATION

TYPE OF SUBDIVISION (check one):

- ☒ Preliminary Plat ☐ Final Plat ☐ Replat ☐ Amended Plat
☐ Short Form Final ☐ Vacating Plat ☒ Master Plan

Name of Subdivision: MGA Subdivision Phase 2

Property Legal Description: 10.46 acres being out of and parts of R. Casanova Survey 40, Abstract No. 76 and J. Tremino Survey 41, Abstract No. 836

Maverick County Property Identification Number(s): 2419

Location of Addition: West of Paso Del Rio Subdivision and north of MGA Phase 1

Number of Residential Lots: 24 Number of Commercial Lots: 0 Gross Acreage: 10.46 acs.

Number of New Street Intersections 1 Linear feet of Streets 1,517 1 Unbuildable Lot

Is Subdivision inside city limits? Yes ☒ No ☐; Zoning District: _____

Existing Land Use: Vacant

Proposed Land Use: Residential

Do you propose deed restrictions? Yes ☒ No ☐ (If yes, please attach copy) Draft attached.

Requested Variances: N/A

PROPERTY OWNER:

Desarrollos y Proyectos

Name: del Aguila, LLC

Address: 106 N. East Street

City: Uvalde

State: TX Zip: 78801

Signature: [Signature]

Contact: Chad Foster / Megan Rowland

Phone: _____

Fax: megan.blackrocksmanagement@gmail.com

E-mail: chadfosterjr@gmail.com

Date: 11.18.24

PROPERTY OWNER:

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

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

APPLICANT:

Name: Crane Engineering
Address: 1310 Junction Dr., Suite B
City: Laredo
State: TX Zip: 78041
Signature: _____

Contact: Edward D. Garza, P.E., CFM
Phone: (956) 712-1996
Fax: (956) 712-2378
E-mail: eddiegarza@craneeng96.com
Date: 11/25/24

SURVEYOR:

Name: Smyth Surveyors, Inc.
Address: 11269 US 90 Knippa
City: Knippa
State: TX Zip: 78870
Signature: _____

Contact: Mark E. Logrbrinck
Phone: (830) 591-0858
Fax: _____
E-mail: mark@smythsurveyors.com
Date: 11-19-24

ENGINEER:

Name: Crane Engineering
Address: 1310 Junction Dr., Suite B
City: Laredo
State: TX Zip: 78041
Signature: _____

Contact: Edward D. Garza, P.E., CFM
Phone: (956) 712-1996
Fax: (956) 712-2378
E-mail: eddiegarza@craneeng96.com
Date: 11/25/24

PRINCIPAL CONTACT: _____ Owner _____ Applicant _____ Surveyor X Engineer

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

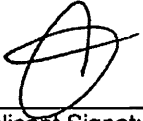


Received _____ By _____
☐ Complete ☐ Incomplete
Case No. _____

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.



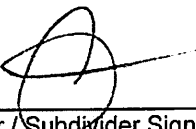
Applicant Signature

11-18-24

Date

STATEMENT OF OWNER/SUBDIVIDER

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



Owner / Subdivider Signature

11-18-24

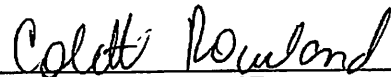
Date

STATE OF TEXAS §

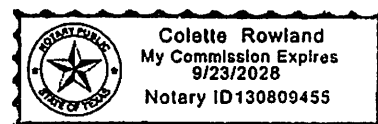
COUNTY OF Uvalde §

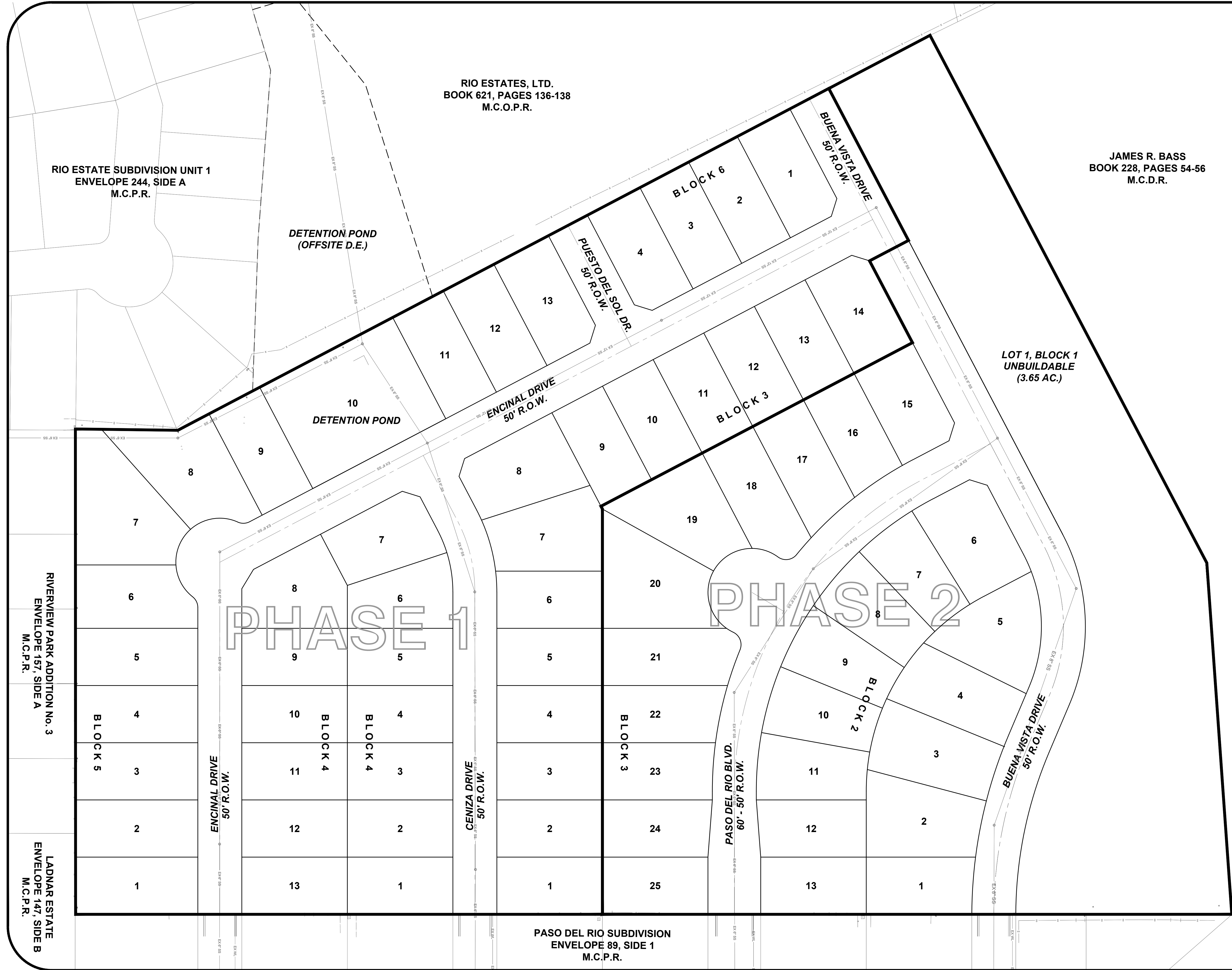
Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared Chad H. Foster, Jr. (Name), Member (Title), known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and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

Given under my hand and seal of office, this the 18 day of November, 2024.



Notary Public, State of Texas





GENERAL NOTES

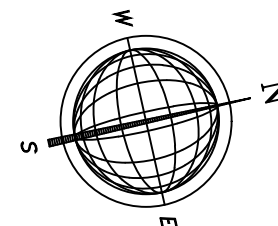
- **MASTERPLAN SUMMARY**
- 21.86 ACRES
- 67 SINGLE FAMILY LOTS
- 1 DETENTION POND
- 1 UNBUILDABLE LOT
- GROSS DENSITY = 3.16 LOTS / AC.
- NET DENSITY = 3.06 LOTS / AC.
- AVERAGE LOT SIZE = 65' x 120'

PHASE 1

- 11.39 ACRES
- 43 SINGLE FAMILY LOTS
- 1 DETENTION POND

PHASE 2

- 10.46 ACRES
- 24 SINGLE FAMILY LOTS
- 1 UNBUILDABLE LOT



SCALE 1" = 50'



No.	Revision/Issue	Date

FIRM NAME AND ADDRESS
CRANE ENGINEERING CORP.
1310 JUNCTION DRIVE SUITE B
LAREDO, TX 78041 956-712-1996
FIRM REGISTRATION NO. F-3353



Project Name and Address

MGA SUBDIVISION
EAGLE PASS, TX

Sheet Title

MASTER PLAN

Date

11/20/2024

Scale

As Noted

Sheet

01

Item #3



Community Development Department Executive Summary REPORT TO THE PLANNING AND ZONING COMMISSION

Preliminary Plat of MGA Subdivision Unit 2

I. BACKGROUND

A. General Information

Applicant: Crane Engineering I 310 Junction Drive, Suite B; Laredo, Texas 78041

Developer: Desarrollos Y Proyectos Del Aguila, LLC I Uvalde, Texas 78801

Location: West of Paso Del Rio Subdivision and north of MGA Phase 1

Property ID Number: 2419

Legal Description: 10.46 acres, more or less, lying in Maverick County, Texas, being out of and parts of R. Casanova Survey 40, Abstract No. 76 and J. Tremino Survey 41, Abstract No. 836 and also being out of 21.86 acre tract described in conveyance document to Desarrollos Y Proyectos Del Aguila, LLC recorded in Book 183, Page 416 et seq. and further described in Book 1627, Page 391 et seq. of the Maverick County Official Public Records, Maverick County, Texas and further described by metes and bounds.

Request: Preliminary plat approval to subdivide an approximately 10.46-acre tract into a 24 residential lots and 1 "open space" lot and approximately 1,517 linear feet of streets. Detention requirements for Phase 2 were accounted for with the development and construction of the detention pond with Phase 1. This is to allow the Developer the construction of the required improvements for the development.

B. Subject Property Information

Parcel Size: 10.46-acres **Vegetation:** minimal brush

Existing Use: Vacant and undeveloped

Zoning: R-1 First One-Family Dwelling District & R-2 Second One-Family Dwelling District

Master Plan: Residential

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

The applicant will partially rezone parcel from R-1 First One-Family Dwelling District to R-2 Second One-Family Dwelling District in a future meeting for which the City Staff will recommend granting the change in zoning designation.

C. Vicinity Data

The site is located west of Buena Vista Drive and Paso Del Rio Boulevard within an area that features residential development consistent with 5,500 and 7,700 square-foot minimum lot size found in the subdivision.

D. Infrastructure

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

Access to the site is provided by Buena Vista Drive and Paso Del Rio Blvd.

II. PUBLIC NOTICE

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

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 preliminary approval of the subdivision. Please refer to Attachment 1.
2. The subdivision is consistent with City design and specifications, as the subsequent development of the site will be required to conform to the following sections of *Article IV* in *Eagle Pass Code of Ordinances Chapter 23*:

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

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

3. 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*.
4. The subdivision of the property will be required to conform to cash contribution in lieu of parkland dedication requirements set forth in *Article V* in *Eagle Pass Code of Ordinances Chapter 23*.

5. The subdivision of the property is in conformance with the provisions of the *Master Plan* and the *Eagle Pass Code of Ordinances* by facilitating the following benefits:
- Protect private rights while considering public health, safety and welfare.
 - Provide for efficient and economical ways to move people and goods outside the City by an adequate plan for streets and highways.
 - Guide future development in an orderly manner, by stages according to a pattern, so that the City may have a balanced land use.
 - Encourage a diversified economic base, and encourage public and private investments in land and improvements.
 - Prevent and eliminate blight and slums, making the City attractive to people, commerce, and industry.
 - Create the desire for a more pleasing appearance of the City, and incorporate into its physical development the basic principles of good design.
 - Protect and preserve the identity of each neighborhood through use of the guidance provided by the *Master Plan* and the *Code of Ordinances*.
 - Locate all land uses on land best suited for their needs, arranged in such a way as to be mutually beneficial and functional, with ample area to meet long-term needs.
 - Establish a proper relationship between open space, developed areas, building bulk, light and air space, in all future development programs of land use.
 - Encourage and abet the development of civic, cultural, and other public and quasi-public buildings in harmonious and functional groupings.
6. The subdivision will allow for a use of the property that is consistent with the residential purpose of the *R-2 Second One-Family Dwelling District* for the following reasons:
- A. The subdivision design bears a substantial relationship to the public's health, safety, and welfare.
 - B. The subdivision is in accordance with the policies of the Master Plan and the business purpose of the *R-2 Second One-Family Dwelling District*.
 - C. The subdivision is warranted because of the necessity to create additional building lots in the *R-2 Second One-Family Dwelling District*, and because the proposed development is appropriate to accomplish the reasonable use of the property.
 - D. The subject property is suitable for development in general conformance with development standards of the *R-2 Second One-Family Dwelling District*.
 - E. The subdivision will benefit the City as a whole and will not be detrimental to nearby land uses of a similar nature.
 - F. The subsequent development will be designed and conditioned to comply

with all applicable subdivision criteria and standards of the City of Eagle Pass.

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

7. The *Master Plan* emphasizes the importance of maintaining the character of the industrial and commercial neighborhoods located within the City.
 - ✓ 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 *Residential District*.
 - ✓ This design will allow for the continuing development of the community while retaining the neighborhood character and scale while providing utility services in the most efficient and equitable manner.
 - ✓ The subdivision is consistent with the *Street Goal* of the *Master Plan*, as access to the site from Del Rio Blvd. 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 subdivision is consistent with the *Thoroughfare Goals* of the *Master Plan*, as Del Rio Blvd. has been designed to be part of a safe and efficient thoroughfare system.
 - ✓ The subdivision is consistent with the *Storm Drainage Goals* of the *Master Plan*, as the development is compliant with storm sewer which will convey storm water.
8. The subdivision design is consistent with the purpose of the *Residential District*.
9. The approval of this preliminary 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 8 of this report.

B. Community Development Department Recommendation

The Planning and Zoning Commission **GRANT** preliminary plat approval of the proposed *MGA Subdivision Unit 2* subject to plat complying with the provisions of *Article III* of *City of Eagle Pass Code of Ordinances Chapter 23* governing procedures and specifications for Final Plats and allowing the developer to install required improvements.

TRANSMITTED to the parties listed hereafter:

Crane Engineering via e-mail
Eagle Pass Planning and Zoning Commission via e-mail
Eagle Pass City Manager Homero Balderas via e-mail
Eagle Pass Assistant City Manager Ivan Morua via e-mail
Eagle Pass City Secretary Erika Rodriguez via e-mail
Eagle Pass City Attorney Ana Sophia Garcia via e-mail
Eagle Pass Community Development Department Report dated January 6, 2025

Attachment 1

Application



COMMUNITY DEVELOPMENT DEPARTMENT

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

SUBDIVISION APPLICATION

TYPE OF SUBDIVISION (check one):

- ☒ Preliminary Plat ☐ Final Plat ☐ Replat ☐ Amended Plat
☐ Short Form Final ☐ Vacating Plat ☒ Master Plan

Name of Subdivision: MGA Subdivision Phase 2

Property Legal Description: 10.46 acres being out of and parts of R. Casanova Survey 40, Abstract No. 76 and J. Tremino Survey 41, Abstract No. 836

Maverick County Property Identification Number(s): 2419

Location of Addition: West of Paso Del Rio Subdivision and north of MGA Phase 1

Number of Residential Lots: 24 Number of Commercial Lots: 0 Gross Acreage: 10.46 acs.

Number of New Street Intersections 1 Linear feet of Streets 1,517 1 Unbuildable Lot

Is Subdivision inside city limits? Yes ☒ No ☐; Zoning District: _____

Existing Land Use: Vacant

Proposed Land Use: Residential

Do you propose deed restrictions? Yes ☒ No ☐ (If yes, please attach copy) Draft attached.

Requested Variances: N/A

PROPERTY OWNER:

Desarrollos y Proyectos

Name: del Aguila, LLC

Address: 106 N. East Street

City: Uvalde

State: TX Zip: 78801

Signature: _____

Contact: Chad Foster / Megan Rowland

Phone: _____

Fax: megan.blackrocksmanagement@gmail.com

E-mail: chadfosterjr@gmail.com

Date: 11.18.24

PROPERTY OWNER:

Name: _____

Address: _____

City: _____

State: _____ Zip: _____

Signature: _____

Contact: _____

Phone: _____

Fax: _____

E-mail: _____

Date: _____

APPLICANT:Name: Crane EngineeringAddress: 1310 Junction Dr., Suite BCity: LaredoState: TX Zip: 78041

Signature: _____

Contact: Edward D. Garza, P.E., CFMPhone: (956) 712-1996Fax: (956) 712-2378E-mail: eddiegarza@craneeng96.comDate: 11/25/24**SURVEYOR:**Name: Smyth Surveyors, Inc.Address: 11269 US 90 KnippaCity: KnippaState: TX Zip: 78870

Signature: _____

Contact: Mark E. LogrbrinckPhone: (830) 591-0858

Fax: _____

E-mail: mark@smythsurveyors.comDate: 11-19-24**ENGINEER:**Name: Crane EngineeringAddress: 1310 Junction Dr., Suite BCity: LaredoState: TX Zip: 78041

Signature: _____

Contact: Edward D. Garza, P.E., CFMPhone: (956) 712-1996Fax: (956) 712-2378E-mail: eddiegarza@craneeng96.comDate: 11/25/24**PRINCIPAL CONTACT:** _____ Owner _____ Applicant _____ Surveyor X Engineer

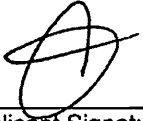
All City communication regarding the subdivision will be directed only to the designated principal contact.

Received _____ By _____
☐ Complete ☐ Incomplete
Case No. _____

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.



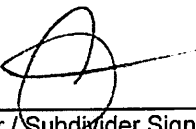
Applicant Signature

11-18-24

Date

STATEMENT OF OWNER/SUBDIVIDER

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



Owner / Subdivider Signature

11-18-24

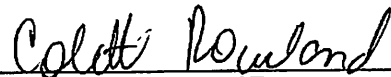
Date

STATE OF TEXAS §

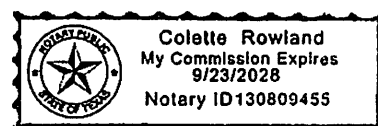
COUNTY OF Uvalde §

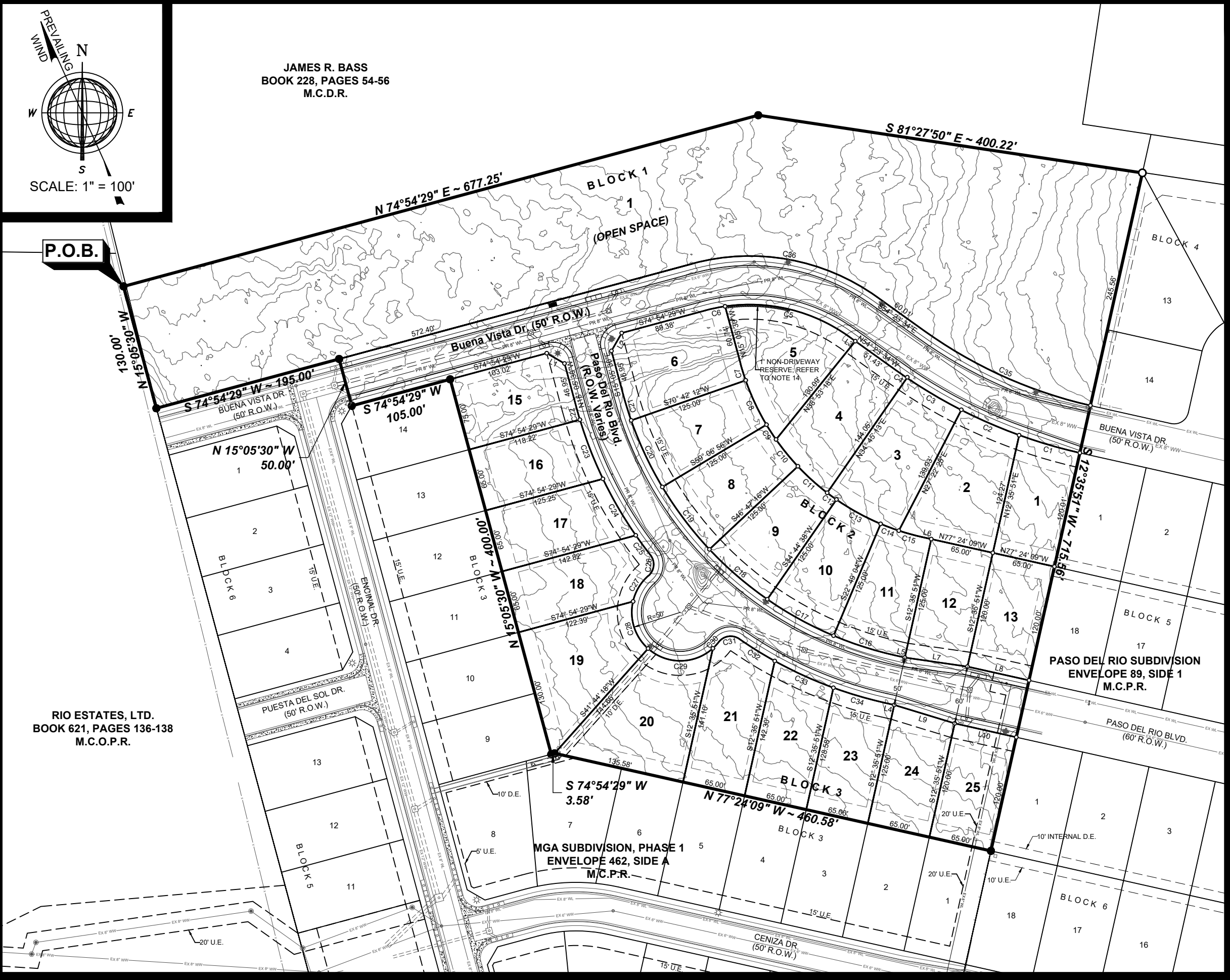
Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared Chad H. Foster, Jr. (Name), Member (Title), known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and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

Given under my hand and seal of office, this the 18 day of November, 2024.



Notary Public, State of Texas





LEGAL DESCRIPTION - 10.46 ACRE TRACT

A tract of land containing 10.46 acres, more or less, lying in Maverick County, Texas, being out of and parts of R. Casanova Survey 40, Abstract No. 76 and J. Tremino Survey 41, Abstract No. 836 and also being out of 21.86 acre tract described in conveyance document to Desarrollos y Proyectos del Aguila, LLC recorded in Book 1830, Page 416 et seq. and further described in Book 1627, Page 391 et seq. of the Maverick County Official Public Records, Maverick County, Texas and further described by metes and bounds as follows:

BEGINNING at a found 1/2" diameter iron rod, same point being the northwest corner of the 21.86 acre tract, southwest corner of the James R. Bass tract recorded in Book 228, Pages 54-56, M.C.D.R. and a point along the east boundary line of Rio Estates, Ltd. tract recorded in Book 621, Pages 136-138, M.C.O.P.R. for an exterior corner;

THENCE N 74° 54' 29" E, along the common boundary of the 21.86 acre tract, James R. Bass tract, and this tract, a distance of 677.25 feet to a found 1/2" diameter iron rod and point of deflection hereof;

THENCE S 81° 27' 50" E, continuing along the aforementioned common boundary, a distance of 400.22 feet to a set 1/2" diameter iron rod, being the northwest corner of Paso Del Rio Subdivision recorded in Envelope 89, Side 1, Maverick County Plat Records and exterior corner hereof;

THENCE S 12° 35' 51" W, along the common boundary of Paso Del Rio Subdivision, a distance of 715.56 feet to a found 1/2" diameter iron rod at the most easterly northeast corner of MGA Subdivision, Phase 1 recorded in Envelope 462, Side A, Maverick County Plat Records and exterior corner hereof;

THENCE along the common boudary of MGA Subdivision, Phase 1, the following calls and distances;

N 77° 24' 09" W, a distance of 460.58 feet to a found 1/2" diameter iron rod and point of deflection hereof;

S 74° 54' 29" W, a distance of 3.58 feet to a found 1/4" diameter iron rod and exterior hereof;

N 15° 05' 30" W, a distance of 400.00 feet to a found 1/2" diameter iron rod and interior corner hereof;

S 74° 54' 29" W, a distance of 105.00 feet to a found 1/2" diameter iron rod and exterior corner hereof;

N 15° 05' 30" W, a distance of 50.00 feet to a found 1/2" diameter iron rod and interior corner hereof;

S 74° 54' 29" W, a distance of 195.00 feet to a found 1/2" diameter iron rod along the eastern line of the Rio Estates, Ltd. tract and exterior corner hereof;

THENCE N 15° 05' 30" W, along the aforementioned eastern line, a distance of 130.00 feet to the **POINT OF BEGINNING**, containing within these metes and bounds, 10.46 acres, more or less.

(Basis of bearings: NAD83 Texas State Plane, South Central Zone)

LOT / BLOCK SUMMARY

Lot	Block	Area (SF)	Area (Acres)	911 Physical Address
1	1	159108	3.65	BUENA VISTA DR.
1	2	7895	0.18	840 BUENA VISTA DR.
2	2	10728	0.25	832 BUENA VISTA DR.
3	2	10665	0.24	824 BUENA VISTA DR.
4	2	9743	0.22	816 BUENA VISTA DR.
5	2	10261	0.24	808 BUENA VISTA DR.
6	2	10459	0.24	800 PASO DEL RIO BLVD.
7	2	7899	0.18	807 PASO DEL RIO BLVD.
8	2	8405	0.19	815 PASO DEL RIO BLVD.
9	2	8212	0.19	819 PASO DEL RIO BLVD.
10	2	8132	0.19	827 PASO DEL RIO BLVD.
11	2	8216	0.19	835 PASO DEL RIO BLVD.
12	2	7963	0.18	839 PASO DEL RIO BLVD.
13	2	7800	0.18	843 PASO DEL RIO BLVD.
15	3	8740	0.20	802 PASO DEL RIO BLVD.
16	3	7858	0.18	806 PASO DEL RIO BLVD.
17	3	8652	0.20	810 PASO DEL RIO BLVD.
18	3	8511	0.21	814 PASO DEL RIO BLVD.
19	3	11117	0.26	818 PASO DEL RIO BLVD.
20	3	12575	0.29	822 PASO DEL RIO BLVD.
21	3	9802	0.23	826 PASO DEL RIO BLVD.
22	3	8746	0.20	830 PASO DEL RIO BLVD.
23	3	8190	0.19	834 PASO DEL RIO BLVD.
24	3	7962	0.18	838 PASO DEL RIO BLVD.
25	3	7800	0.18	842 PASO DEL RIO BLVD.

ADJOINER PROPERTY OWNERS

Lot	MCAD PID	Owner
13	20393	Nelly Galindo
14	20394	Santa Uvaldina Farias (Life Estate)
Lot	MCAD PID	Owner
1	20395	Maria A & Victor M Botello Gonzalez
18	20488	Reilyn Jr & Jacqueline Del Rio
Lot	MCAD PID	Owner
1	20413	Ivan Renteria

LEGEND

- - 1/2"Ø I.R. FOUND
- - 1/2"Ø I.R. SET "SMYTH SURVEYORS, INC./RPLS 6418"
- SETBACK
- EASEMENT
- * - EX STREET LIGHT
- ✱ - PR STREET LIGHT
- ✱ - EX FIRE HYDRANT
- ◆ - PR FIRE HYDRANT
- ◆ - PR MAILBOX CLUSTER
- ▬ - PR SIDEWALK

Line #	Length	Direction
L1	21.21	N60° 05' 30"W
L2	21.21	S29° 54' 30"W
L3	8.58	N54° 23' 34"W
L4	9.99	N77° 24' 09"W
L5	9.99	S77° 24' 09"E
L6	9.99	S77° 24' 09"E
L7	65.19	S81° 48' 04"E
L8	65.00	S77° 24' 09"E
L9	65.19	N73° 00' 13"W
L10	65.00	N77° 24' 09"W

CERTIFICATE OF OWNER

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 the 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.

Desarrollos y Proyectos del Aguila, LLC
General Manager

STATE OF TEXAS
COUNTY OF MAVERICK

BEFORE ME, the undersigned notary public, on this day personally appeared, _____, proved to me to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that she 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

CERTIFICATE OF PLAT APPROVAL, CITY OF EAGLE PASS

STATE OF TEXAS
COUNTY OF MAVERICK

WE THE UNDERSIGNED CERTIFY that MGA SUBDIVISION PHASE 2 was reviewed an approved by the City Council of Eagle Pass on _____, _____.

Mayor of the City of Eagle Pass _____ Date _____

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

Signature Notary Public State of Texas

WE THE UNDERSIGNED CERTIFY that MGA SUBDIVISION PHASE 2 was reviewed and approved by the Planning and Zoning Commission of the City of Eagle Pass on _____, _____.

Chairman - City of Eagle Pass Planning & Zoning Commission _____ Date _____

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

Signature Notary Public State of Texas

WE THE UNDERSIGNED CERTIFY that MGA SUBDIVISION PHASE 2 was reviewed and approved by the City Manager of the City of Eagle Pass on _____, _____.

City Manager of the City of Eagle Pass _____ Date _____

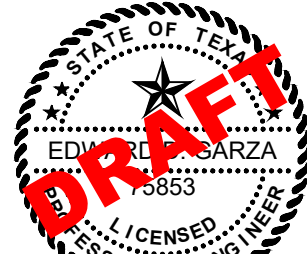
Given under my hand and seal of office this _____ day of _____, _____.

Signature Notary Public State of Texas

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

I hereby certify that the water and sewer for this subdivision were designed in accordance with the requirements of the City of Eagle Pass, 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.



Edward D. Garza, P.E. 75853

This instrument was acknowledged before me on the _____ day of _____, of _____ by Edward D. Garza, P.E.

Signature Notary Public State of Texas

My commission expires on: _____

CERTIFICATE OF SURVEYOR
STATE OF TEXAS
COUNTY OF UVALDE

I certify that this plat was prepared from an actual survey conducted on _____ on the ground under my supervision and the monuments shown are within the positional tolerance required by 22TAC SEC 663.15.



Mark E. Logrbrinck, R.P.L.S. 6418

This instrument was acknowledged before me on the _____ day of _____, of _____ by Mark E. Logrbrinck, R.P.L.S.

Signature Notary Public State of Texas

My commission expires on: _____

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS
COUNTY OF MAVERICK

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 CERTIFICATION (COVENANTS)

STATE OF TEXAS
COUNTY OF MAVERICK
CITY OF EAGLE PASS

I (we) the owner(s) of the property described as MGA SUBDIVISION, PHASE 2, hereby certify that this plat does have covenants or restrictions.

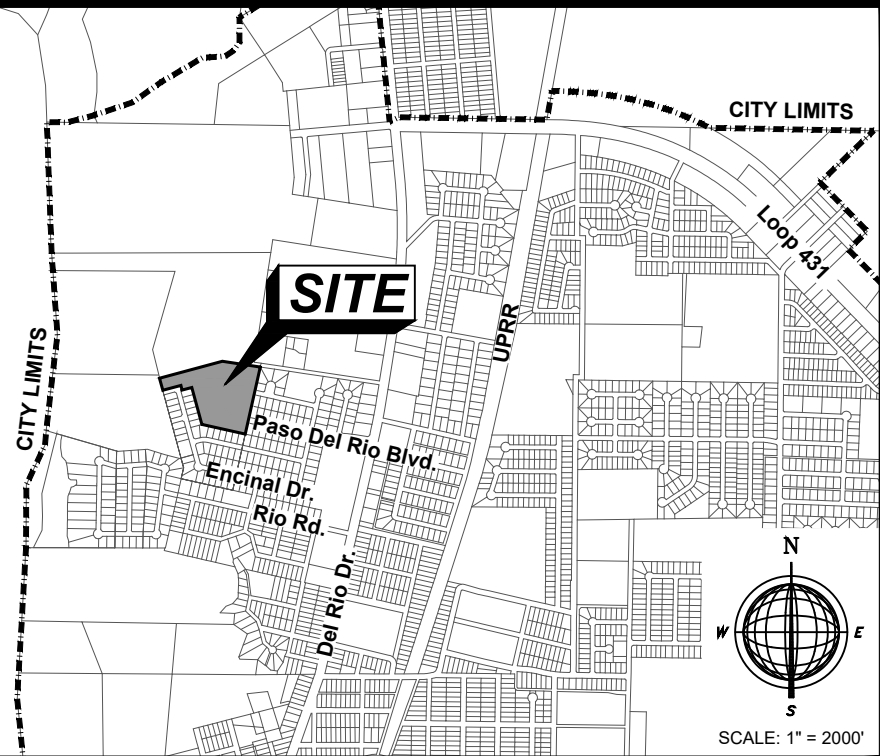
Owner

Owner's Duly Authorized Agent

Sworn to and subscribed to me this the _____ day of _____, _____.

Notary Public, State of Texas

My commission expires: _____



VICINITY MAP

NOTES

- This subdivision plat of 10.46 acres has 24 residential lots, 1 "open space" lot and approximately 1517 linear feet of streets.
- Streets and utilities to be dedicated to the City of Eagle Pass.
- This plat is inside of city limits.
- This subdivision is Zoned R-1 (First One-Family Dwelling District) and Zoned R-2 (Second One-Family Dwelling District).
- The area subdivided by this plat is located outside of the 100 year flood plain Zone 'A' and within Zone 'X' (Area of Minimal Flood Hazard), as shown on FIRM Panel No. 4632C0435D for Maverick County, Texas with an effective date of April 4, 2011.
- Sidewalk will be installed along the back of the concrete curb and gutter in conjunction with the subsequent development of each lot.
- No final electrical or sewer inspection will be finalized prior to the installation of the sidewalks.
- The front setback is 25 feet for all lots. The rear setback is 16 feet for all lots. The side yard setback is 5 feet for all interior lots and 10 feet for all corner lots.
- No more than one (1) single family detached dwelling shall be located on each lot.
- Lots zoned R-1 must have at least two (2) trees with at least one (1) in the front yard and lots zoned R-2 must have at least one (1) tree in the front yard as per city of Eagle Pass Subdivision Code Section 23-88 (d)(6).
- Fencing is recommended and shall comply with the City of Eagle Pass Subdivision Code Section 23-94.
- Lots 6-13, Block 2 will receive drainage runoff from Lots 1-5, Block 2. Builders and home owners shall not revise the grades or construct any improvements in such a way as to impede the established drainage flow as indicated on the post development contour map. Fence / wall which has potential to block runoff must be constructed with adequate number and size of openings to permit surface water runoff to continue to flow.
- Future development of the open space will require a replat.
- Driveway along Lot 5, Block 2 fronting Buena Vista Dr. to be placed along the eastern 30 feet of lot frontage and shall not be placed within the non-driveway reserve as shown.

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	65.18	525.00	7.11	N73° 39' 13"W	65.14
C2	65.04	525.00	7.10	N66° 32' 51"W	65.00
C3	65.11	525.00	7.11	N59° 28' 44"W	65.07
C4	13.74	525.00	1.50	N55° 06' 34"W	13.74
C5	134.18	175.00	43.93	N76° 21' 32"W	130.92
C6	20.67	175.00	6.77	S78° 17' 30"W	20.66
C7	18.34	250.00	4.20	N17° 11' 36"W	18.34
C8	50.55	250.00	11.59	N25° 05' 15"W	50.47
C9	18.20	250.00	4.17	N32° 57' 56"W	18.19
C10	35.60	250.00	8.16	N39° 07' 48"W	35.57
C11	40.76	250.00	9.34	N47° 52' 47"W	40.71
C12	11.80	250.00	2.71	N53° 54' 09"W	11.80
C13	52.04	250.00	11.93	N61° 13' 08"W	51.95
C14	20.02	250.00	4.59	N69° 28' 35"W	20.01
C15	24.58	250.00	5.63	N74° 35' 11"W	24.57
C16	66.89	375.00	10.22	S72° 17' 33"E	66.80
C17	78.06	375.00	11.93	S81° 13' 08"E	77.92
C18	78.83	375.00	12.05	S49° 13' 58"E	78.69
C19	80.69	375.00	12.33	S37° 02' 46"E	80.53
C20	75.83	375.00	11.59	S25° 05' 19"E	75.70
C21	27.51	375.00	4.20	S17° 11' 37"E	27.51
C22	13.05	425.00	1.76	N15° 58' 16"W	13.05
C23	65.44	425.00	8.82	N21° 15' 43"W	65.38
C24	67.40	425.00	9.09	N30° 13' 00"W	67.33
C25	25.30	425.00	3.41	N36° 27' 57"W	25.30
C26	23.55	15.50	87.05	N5° 21' 19"E	21.35
C27	31.37	50.00	35.95	N30° 54' 31"E	30.86
C28	53.40	50.00	61.20	N17° 39' 47"W	50.90
C29	73.13	50.00	83.80	S89° 50' 22"W	66.78
C30	8.89	50.00	10.19	S42° 50' 50"W	8.88
C31	23.55	15.50	87.05	S81° 16' 50"W	21.35
C32	43.08	425.00	5.81	N58° 05' 48"W	43.06
C33	66.50	425.00	8.97	N65° 28' 59"W	66.43
C34	55.16	425.00	7.44	N73° 41' 02"W	55.13
C35	189.00	475.00	22.80	S65° 47' 29"E	187.75
C36	199.09	225.00	50.70	S79° 44' 33"E	192.66

SURVEYOR:

SMYTH SURVEYORS, INC.
11269 U.S. HWY 90
P.O. BOX 375
KNIPPA, TX 78870

Preliminary Plat

November 8, 2024

ENGINEER:



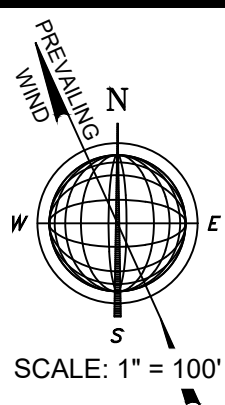
CRANE ENGINEERING CORP.
1310 JUNCTION DRIVE SUITE B
LAREDO, TX 78041 956-712-1996
FIRM REGISTRATION NO. F-3353

OWNER:

Desarrollos y Proyectos del Aguila, LLC
106 N. East Street
Uvalde, TX 78801

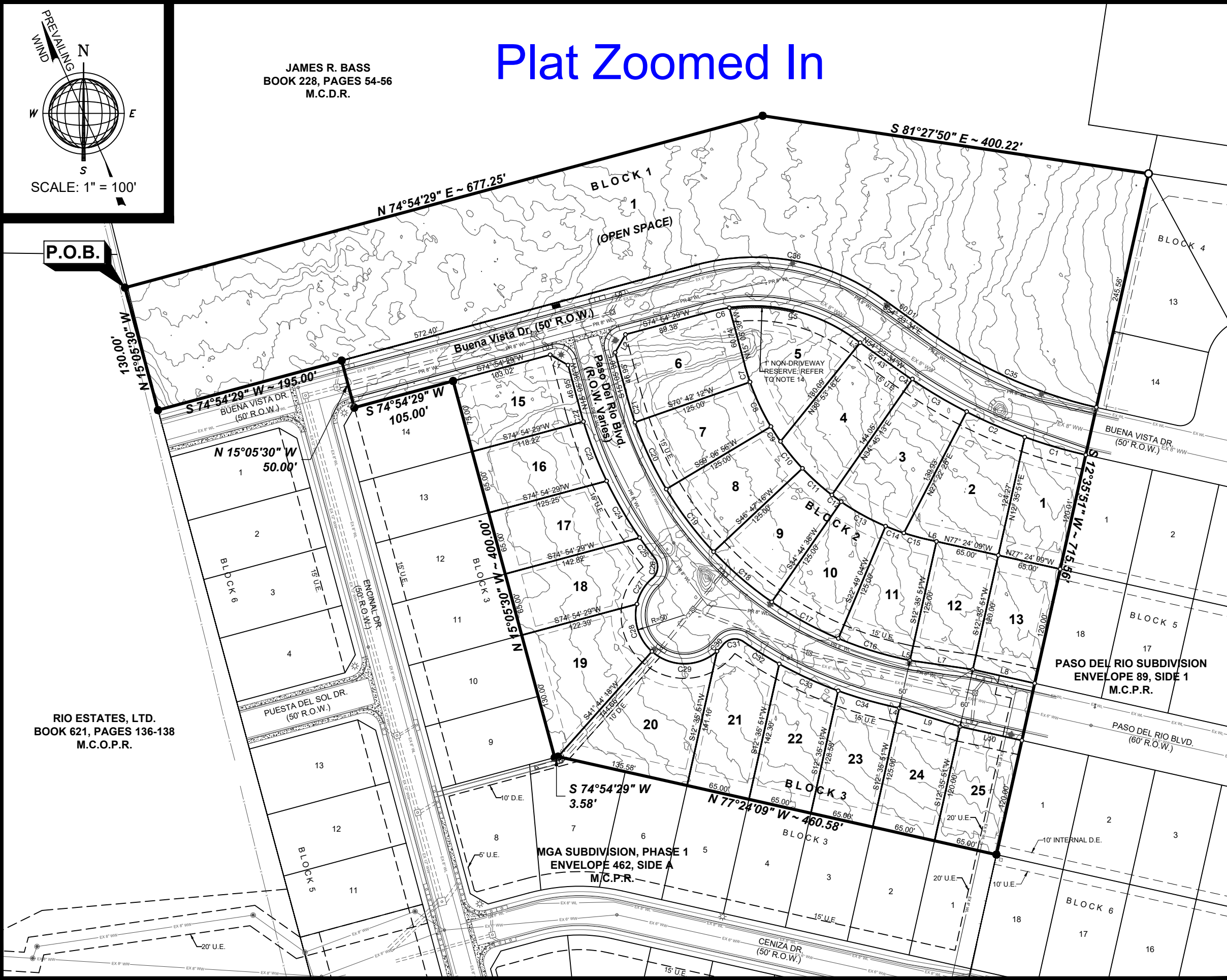
MGA Subdivision Phase 2

P1

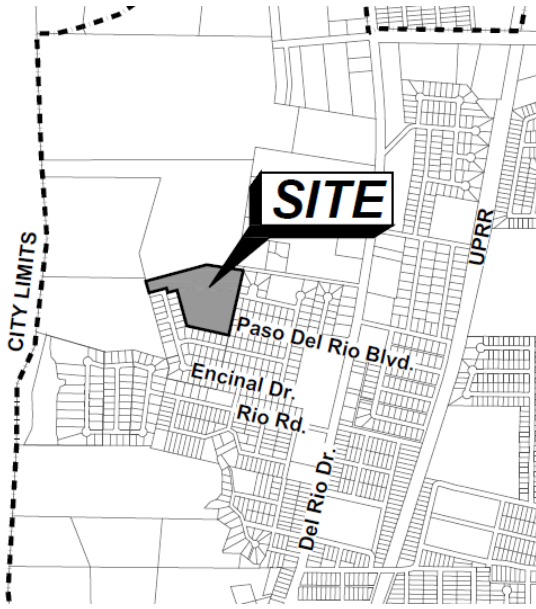


JAMES R. BASS
BOOK 228, PAGES 54-56
M.C.D.R.

Plat Zoomed In



Aerial View



Street View



Attachment 2
Engineering Report

Preliminary Engineering Report

MGA Subdivision Phase 2

Eagle Pass, Maverick County, Texas

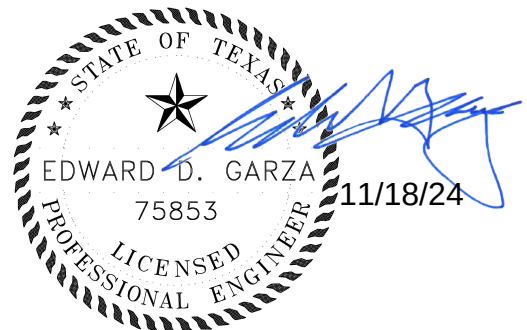


A Development By: Desarrollos y Proyectos del Aguila, LLC
106 N. East Street
Uvalde, Texas 78801

Submitted By:



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



November 18, 2024

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 - B. Future Drainage Condition
 - C. Detention Pond Requirements
- III. Water Service
- IV. Sanitary Sewer Service
- V. Streets
- VI. Grading
- VII. Parkland Dedication

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- 1. Project Location Map
- 2. FEMA Firmette Map
- 3. Pre-Development Watershed Map
- 4. Pre-Development Hydrologic Analysis Calculations
- 5. Post-Development Watershed Map
- 6. Post-Development Hydrologic Analysis Calculations
- 7. StormCAD Hydraulic Analysis
- 8. Street Capacity Calculation
- 9. Existing Information Provided by EPWWS
- 10. Preliminary Cost Estimate
- 11. Trip Generation Data
- 12. Fire Hydrants Flow Test Report



Executive Summary

I. General Description

MGA Subdivision Phase 2 is a proposed residential development of 10.46 acres comprised of 24 single-family residential lots and one unbuildable lot. The site lies within Eagle Pass city limits and is west of Buena Vista Dr. and Paso Del Rio Blvd. Refer to **Attachment #1 for Location Map** for site location. Phase 2 of the MGA Subdivision is zoned R-2 and will provide lot areas of at least 7,800 SF.

The following report is submitted as part of the preliminary plat submittal for phase 2 and discusses the proposed improvements, drainage requirements, and management of existing stormwater. Detention requirements for Phase 2 were accounted for with the development and construction of the detention pond with Phase 1.

The improvements proposed for this phase will be discussed herein and include potable water and wastewater, lot grading, streets, sidewalks, street lighting, and stormwater management for the contributing sub-watersheds.

II. Drainage Analysis

Proper mitigation of stormwater was prepared by calculating the receiving runoff from the contributing offsite watersheds and adding the post-condition runoff from our development to prepare a comprehensive stormwater management plan. The original analysis was completed when this development was originally masterplanned and Phase 1 was platted. Detention for MGA Subdivision Phases 1 and 2 was constructed with Phase 1 plat and conventional systems constructed in Phase 1 were designed for continuation of these systems with Phase 2.

The pre-development and post-development watershed and sub-watershed flow rates were calculated and served as the basis for the design and location of our conventional drainage system proposed for Phase 2.

A. Existing Drainage Conditions

The proposed development lies over 400' from the effective floodplain as identified on FIRM panel number 48323C0435D, refer to **Attachment 2 for FEMA FIRMette Map** for FIRM panel and floodplain representation. The contributing sub-watersheds into our development consist of 6 areas of which 5 were to be conveyed within our site thus requiring capture and conveyance. The natural flow of the site drains east to west with ultimate discharge into the Rio Grande River. Our proposed streets are designed to continue this pattern, and with detention requirements already addressed, our stormwater system will capture and convey to the existing detention pond developed during Phase 1.

As the existing sub-watersheds are less than 100 acres, we utilized the modified rational method to compute runoff. This follows City of Eagle Pass Construction Specifications Manual – Division G. The hydrologic calculations of the existing

conditions have been developed for the 10-yr, 25-yr, 50-yr, and 100-yr storm events utilizing the Rational Method;

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

Where

Q = Peak Discharge (cfs)

C* = Runoff Coefficient

I = Rainfall intensity (in/hr)

A = Watershed Area (acres)

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

Below is a summary of existing conditions hydrologic calculations for 10-yr, 25-yr, 50-yr, and 100-yr storm event, resulting from the respective watershed characteristics:

Area	Time of Conc. (min)	I-10	I-25	I-50	I-100	Area (acres)	"C"-10yr	Q-10 (cfs)	Q-25 (cfs)	Q-50 (cfs)	Q-100 (cfs)
EX-1	11.10	6.00	6.92	7.64	8.35	13.70	0.35	28.77	36.50	43.96	50.04
EX-2	10.67	6.08	7.01	7.73	8.46	2.23	0.35	4.75	6.02	7.24	8.25
EX-3	10.00	6.20	7.15	7.89	8.63	7.53	0.44	20.54	26.05	31.36	35.73
EX-4	10.00	6.20	7.15	7.89	8.63	0.39	0.60	1.46	1.85	2.22	2.53
EX-5	13.02	5.65	6.52	7.19	7.86	13.57	0.57	43.71	55.49	66.75	76.04
EX-6	10.00	6.20	7.15	7.89	8.63	2.00	0.54	6.68	8.48	10.21	11.63

Hydrologic calculations for sub-watersheds Ex-1 through Ex 6 were computed with the rational method and utilized a composite runoff coefficient based on land area, as well as, an interpolated intensity due to some increase in time of concentrations. Watershed intensity for Ex-1, Ex-2, and Ex-5 were interpolated from Table 5A within the before-mentioned reference specification manual.

The pre-development sub-watersheds are mainly contributing at the east boundary of the proposed site, and are delineated such to display the runoff and discharge locations. As our neighbors seemed to not have any detention provided, it is shown how much runoff is being drawn from these areas. One in particular discharges flow on Paso Del Rio's north side of the street is at a rate that was to be managed utilizing street capacity for conveyance. This will be further discussed in the next section.

Refer to **Attachment 3 for Pre-Development Watershed Map** for existing-condition watershed delineation. Refer to **Attachment 4 for Pre-Development Hydrologic Analysis Calculations** for existing watershed peak discharge flow calculations for 10-yr through 100-yr storm events.

B. Proposed Drainage Conditions

The 10.46-acre site produces 10 post-development watersheds (Post 1-10), and as all areas are minimal, the rational method again was utilized. The hydrologic calculations of the mentioned post watersheds for 10-yr, 25-yr, 50-yr, and 100-yr storm events resulting from the respective watershed characteristics are shown below:

Area	Time of Conc. (min)	I-10	I-25	I-50	I-100	Area (acres)	"C"-10yr	Q-10 (cfs)	Q-25 (cfs)	Q-50 (cfs)	Q-100 (cfs)
POST-1	10.00	6.20	7.15	7.89	8.63	1.358	0.38	3.16	4.00	4.82	5.49
POST-2	10.00	6.20	7.15	7.89	8.63	0.636	0.60	2.36	3.00	3.61	4.11
POST-3	10.00	6.20	7.15	7.89	8.63	1.402	0.60	5.21	6.62	7.96	9.07
POST-4	10.00	6.20	7.15	7.89	8.63	1.321	0.60	4.91	6.23	7.50	8.55
POST-5	10.00	6.20	7.15	7.89	8.63	0.276	0.60	1.03	1.30	1.57	1.79
POST-6	10.00	6.20	7.15	7.89	8.63	0.093	0.60	0.35	0.44	0.53	0.60
POST-7	10.00	6.20	7.15	7.89	8.63	1.025	0.60	3.81	4.84	5.82	6.63
POST-8	10.00	6.20	7.15	7.89	8.63	0.947	0.60	3.52	4.47	5.38	6.13
POST-9	10.00	6.20	7.15	7.89	8.63	0.265	0.60	0.99	1.25	1.51	1.72
POST-10	10.00	6.20	7.15	7.89	8.63	0.379	0.60	1.41	1.79	2.15	2.45

To convey this runoff, a street capacity calculation was computed to determine how much runoff and ponded width was acceptable. With these values and the runoff calculations from both the pre-development and post-development, we were able to determine the size and location of the required storm system. This includes inlets, pipes and the bypass flow conveyed through the capacity of the street.

In accepting runoff from the east, Sub-watershed Ex-5 was calculated to be producing 43.71CFS and discharging on the north side of Paso Del Rio Blvd. This runoff came with the necessity to revise our ROW to increase the street capacity within the curb and gutter. However, to get back to what we previously master-planned, is proposed a 15' combination inlet on the north side at the end of lot 13 block 2 of Paso Del Rio. This inlet will capture 31.36 CFS reducing the flow within the gutter allowing the reduction of the ROW and allowing the runoff to continue its course unto the next storm inlet and ultimately to the detention pond within Phase 1.

The remaining pre and post-watersheds were analyzed for the necessity of inlets and allowable runoff within the street curbs and gutters. "Stormcad" from Bentley Modeling software was utilized to analyze and develop the system's adequacy and provide hydraulic and energy-grade elevations. These can be reviewed in the attachments section of this report and are also shown on construction plan profiles.

Refer to **Attachment 5 for Post Development Condition Watershed Map** for post-development watershed delineation, and **Attachment 6 for Post Development Condition Hydrologic Analysis Calculations** for calculations of the above-mentioned peak flows. Refer to **Attachment 7 for StormCAD Hydraulic Analysis** for proposed conventional drainage system hydraulic analysis. Refer to **Attachment 8 for Street Capacity Calculation** for the allowable street capacity within the ROW.

C. Detention Pond Requirements

The runoff from MGA Subdivision Phase 2 will be conveyed by proposed streets, collected by underground conventional drainage systems, and discharged into the existing detention facility within MGA Subdivision phase 1 to serve the full development of MGA Subdivision. As per the City of Eagle Pass Construction Specifications Manual – Division G, the detention pond was analyzed to detain the increased stormwater runoff resulting from the proposed development for a 100-yr storm event, while maintaining 1' of freeboard. The hydraulic analysis developed to confirm compliance with City of Eagle Pass ordinances included the use of a Bentley

PondPack model to calculate detention storage and outlet structure performance. Refer to the engineer's report of MGA Subdivision Phase 1 for more details.

No additional improvements to the detention pond are proposed with Phase 2 as the detention pond constructed in Phase 1 was designed for Phases 1 and 2.

III. Water Service

Water improvements for the proposed development include tie-ins into existing waterlines and extension of approximately 1,405 LF of 8" waterline, including single and double services, fire hydrants, gate valves, horizontal bends, allowable pipe deflection, etc.

Demand flows specified in City of Eagle Pass Waterworks and Sewer System Code (EPWWS) were used in the analysis for the design of the waterline serving the proposed development. Water demand analysis was conducted for Phase 2. Based on water demand calculations, a 6" waterline is the minimum diameter required but an 8" pipe is recommended for the proposed development, which is the minimum size required by the City, to accommodate for the average day demand of 165 gal/capita/day, peak day demand of 500 gal/capita/day, and peak hour demand of 750 gal/capita/day. Refer to table below for water demand calculations summary.

PHASE	# OF UNITS	CAPACITY/UNIT	AVERAGE DAY DEMAND (GPD)	PEAK DAY DEMAND (GPD)	PEAK FLOW (GPD)	PEAK FLOW (GPM)	PEAK FLOW (CFS)	MINIMUM PIPE DIAMETER (IN)	RECOMMENDED MINIMUM PIPE DIAMETER (IN)
MGA SUBDIVISION, PHASE 2	24	4	165	500	48,000	33.33	0.07	2.61	8

IV. Sanitary Sewer Service

An existing 6" sewer line is located within MGA Subdivision Phase 2 limits and will serve this phase as the primary collector for sewer service. During the planning of this development, the developers worked together with EPWWS to confirm location and depth of the existing wastewater collection system and design this subdivision to ensure that the existing sewer system would be located within dedicated public right of ways. Refer to **Attachment #9 for Existing Wastewater Collection Map** provided by EPWWS during Phase 1 platting.

MGA Subdivision Phase 2 will respect the existing system and improve the system similar to Phase 1 including:

- 1) Replace existing manhole lids with 32" tops;
- 2) Apply epoxy coat liner on existing concrete manholes;
- 3) Install new sewer services and tie into existing 6" collection pipe;

Although sewer lines are existing, sewer demand analysis was calculated for Phase 2 to verify if existing lines can accommodate the proposed development. The sewer demand analysis only included the adequacy evaluation of existing pipes to serve the proposed MGA development, and doesn't take into account the demands of other adjacent developments being served by the existing sewer system. We recommend that EPWWS conduct an assessment of its sewer collection system within this service area to confirm existing lines are of sufficient size and capacity.

PHASE	# OF UNITS	CAPACITY/UNIT	FLOW (GPD)	AVERAGE FLOW (GPD)	AVERAGE FLOW (GPM)	EPWWS PEAKING FACTOR (M)	PEAK FLOW (GPM)	PEAK FLOW (CFS)	Roughness (n)	Minimum Slope (ft/ft)	Minimum Diameter (IN)	RECOMMENDED MINIMUM PIPE DIAMETER (IN)
MGA SUBDIVISION, PHASE 2	24	4	100	9,600	6.67	4.25	28.32	0.06	0.013	0.0033	3.26	6

Lots 1-5 of Block 2 will drain front to rear and drain as sheet flow to Lots 6-13 of Block 2. A plat note will be provided on MGA Subdivision Phase 2 plat to inform home builders of this requirement for drainage and fencing. Lots 6-13 of Block 2 will drain back to front and drain into Paso del Rio Blvd. right of way. The unbuildable lot will drain back to front and drain into Buena Vista right of way.

The proposed grading will include cut and fill for Phase 2 of the development. These quantities will be provided in a basis of estimate as well as the Initial Engineers Probable Cost Estimate.

VII. Parkland Dedication

The proposed development of Phase 2 consists of a total of 24 lots that require 0.69 acres of parkland. As per the City of Eagle Pass Code of Ordinances, the MGA Subdivision is classified as a major residential subdivision. Developers of major subdivisions with fifty (50) lots or more may be required to dedicate parkland, then the Planning & Zoning Commission will decide if the proposed dedicated property is desirable, if not, the developer shall pay cash contribution in lieu of parkland dedication.

Formulas used to determine the amounts of cash contribution and parkland dedication were obtained from City of Eagle Pass Code of Ordinances; where,

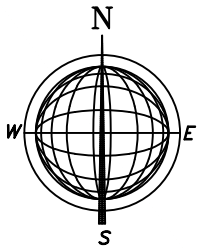
$$\text{Acres to be dedicated} = \frac{(8) \times (\text{number of units}) \times (3.6 \text{ persons/unit (for single family)})}{1000}$$

$$\text{Cash contribution in lieu of parkland} = 1150 \times \text{Number of units}$$

The following table represents our findings of parkland dedication requirements for MGA Subdivision Phase 2:

MGA Subdivision	Number of Dwelling Units for Single Family	Required Parkland Dedication (Acres)	Cash Contribution In Lieu of Parkland Dedication	Proposed Parkland Dedication (Acres)	Proposed Cash Contribution in Addition of Proposed Parkland Dedication	Credit Parkland Dedication (Acres)
Phase 2	24	0.69	\$27,600	0	\$0.00	0

Previous efforts to dedicate parkland for MGA Subdivision Phase 1 were not acceptable to the City, so for Phase 2, it is assumed that the City will not accept parkland for this phase. A parkland fee of \$27,600 is required to comply with City of Eagle Pass platting requirements.



SCALE 1" = 300'

SITE

PHASE 2

PHASE 1

RIO DR.

RIO DR.

RIO DR.

BUENA VISTA DR.

PASO DEL RIO BLVD.

CENIZA DR.

ENCINAL DR.

RIO RD.

LAS BRIZAS DR.

ROBERTO MANUEL CIR.

DEL RIO BLVD.

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CRANE ENGINEERING CORP.
1310 JUNCTION DRIVE
LAREDO, TX 78041
FIRM REGISTRATION NO. F-3353

SUITE B
956-712-1996

MGA Subdivision

Attachment #1
Location Map

National Flood Hazard Layer FIRMette



100°30'25"W 28°44'1"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

Attachment #2

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

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
MAP PANELS		Coastal Transect
		Base Flood Elevation Line (BFE)
MAP PANELS		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
MAP PANELS		Hydrographic Feature
		Digital Data Available
MAP PANELS		No Digital Data Available
		Unmapped



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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **11/18/2024 at 8:31 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

Attachment 3
Master Plan Map
Zoning District Map

[illegible]

Item #4



Community Development Department Executive Summary
REPORT TO THE PLANNING AND ZONING COMMISSION
Master Plan of Carthrage Place consisting of 20.24 acres

I. BACKGROUND

A. General Information

Applicant & Developer: Paco Mondragon I 2741 Crown Hill, Ste B I Eagle Pass, TX

Engineer of Record: Site and Street Engineers, LLC I Houston, TX 77059

Location: Corner of Camarinos Drive and Cherry Leaf

Property ID Number: 4346

Legal Description: Reference the deed copy enclosed for legal description.

Request: Master Plan approval for the Carthrage Place consisting of 20.24 acres.

C. Vicinity Data

The site is located Corner of Camarinos Drive and Cherry Leaf and surrounded by residential and commercial developments.

B. Infrastructure

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

Access to the site is provided by Cherry Leaf. Access to the site will also be provided via S. Veterans Boulevard in the future.

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 Master Plan approval.
2. 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 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 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.
3. 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 2 of this report.

B. Community Development Department Recommendation

The Planning and Zoning Commission **GRANT** the Master Plan for Carthage Place consisting of 20.24 acres subject to plan to comply with the provisions of *City of Eagle Pass Code of Ordinances Chapter 23* Section 23-13.1 governing subdivision plat submittal requirements.

TRANSMITTED to the parties listed hereafter:

Paco Mondragon via e-mail
 Eagle Pass Planning and Zoning Commission via e-mail
 Eagle Pass City Manager Homero Balderas via e-mail
 Eagle Pass Assistant City Manager Ivan Morua via e-mail
 Eagle Pass City Secretary Erika Rodriguez via e-mail
 Eagle Pass City Attorney Ana Sophia Garcia via e-mail
 Eagle Pass Community Development Department Report dated January 6, 2025

Attachment 1
Application



COMMUNITY DEVELOPMENT DEPARTMENT

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

SUBDIVISION APPLICATION

TYPE OF SUBDIVISION (check one):

- ☐ Preliminary Plat ☐ Final Plat ☐ Replat ☐ Amended Plat
☐ Short Form Final ☐ Vacating Plat ☒ Master Plan

Name of Subdivision: Carthrage Place Subdivision Unit 1

Property Legal Description: See Attached deed

Maverick County Property Identification Number(s): 4346

Location of Addition: Corner of Camarinos Dr, and Cherry Leaf

Number of Residential Lots: 94 Number of Commercial Lots: 0 Gross Acreage: 20.24

Number of New Street Intersections 6 Linear feet of Streets _____

Is Subdivision inside city limits? Yes ☒ No ☐; Zoning District: _____

Existing Land Use: Vacant

Proposed Land Use: Residential

Do you propose deed restrictions? Yes ☐ No ☒ (If yes, please attach copy)

Requested Variances: _____

PROPERTY OWNER:

Name: Paco Mondragon

Address: 2741 Crown Hill suite b

City: eagle pass

State: TX Zip: 78852

Signature: _____

Contact: Paco Mondragon

Phone: 8303526186

Fax: _____

E-mail: paco@bltexas.com

Date: December 6, 2024

PROPERTY OWNER:

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

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

APPLICANT:

Name: Paco Mondragon
Address: 2741 crown hill suite b
City: eagle pass
State: Texas Zip: 78852
Signature: _____

Contact: Paco Mondragon
Phone: 8303526186
Fax: N/A
E-mail: paco@bltexas.com
Date: _____

SURVEYOR:

Name: Smyth Surveyors, Inc
Address: 11269 US 90
City: Knippa
State: TX Zip: 78870
Signature: _____

Contact: Mark Logrbrinck
Phone: 830-591-0858
Fax: N/A
E-mail: mark.texmtb@gmail.com
Date: December 6, 2024

ENGINEER:

Name: Site & Street Engineers, LLC
Address: _____
City: Houston
State: TX Zip: 77059
Signature: _____

Contact: Kevin Hammond
Phone: 713-240-3404
Fax: N/A
E-mail: sitestreetengineers@gmail.com
Date: December 6, 2024

PRINCIPAL CONTACT: X Owner _____ Applicant _____ Surveyor _____ Engineer _____

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

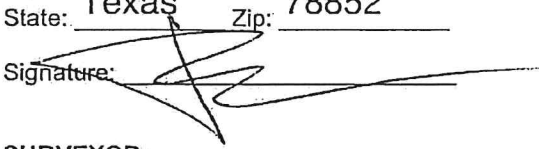
Office Use	Received _____ By _____
	☐ Complete ☐ Incomplete
	Case No. _____

PROPERTY OWNER:

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

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

APPLICANT:

Name: Paco Mondragon
Address: 2741 crown hill suite b
City: eagle pass
State: Texas Zip: 78852
Signature: 

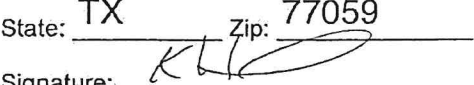
Contact: Paco Mondragon
Phone: 8303526186
Fax: N/A
E-mail: paco@bltexas.com
Date: _____

SURVEYOR:

Name: Smyth Surveyors, Inc
Address: 11269 US 90
City: Knippa
State: TX Zip: 78870
Signature: _____

Contact: Mark Logrbrinck
Phone: 830-591-0858
Fax: N/A
E-mail: mark.texmtb@gmail.com
Date: December 6, 2024

ENGINEER:

Name: Site & Street Engineers, LLC
Address: _____
City: Houston
State: TX Zip: 77059
Signature: 

Contact: Kevin Hammond
Phone: 713-240-3404
Fax: N/A
E-mail: sitestreetengineers@gmail.com
Date: December 6, 2024

PRINCIPAL CONTACT: ☒ Owner ☐ Applicant ☐ Surveyor ☐ Engineer

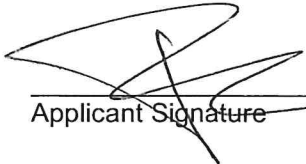
All City communication regarding the subdivision will be directed only to the designated principal contact.

Office Use	Received _____ By _____
	☐ Complete ☐ Incomplete
	Case No. _____

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*.

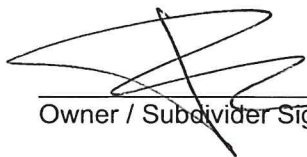
I understand that the City of Eagle Pass may use third party engineering peer review services. I acknowledge and agree that I am responsible for the payment of services attributable to my project, and that the preliminary approval process or final approval process will not proceed until and unless I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


Applicant Signature

Dec 6, 24
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 _____ 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

Dec 6, 24
Date

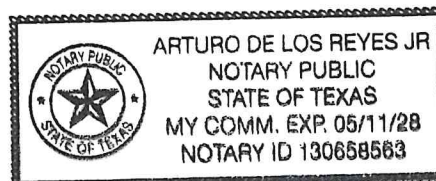
STATE OF TEXAS §

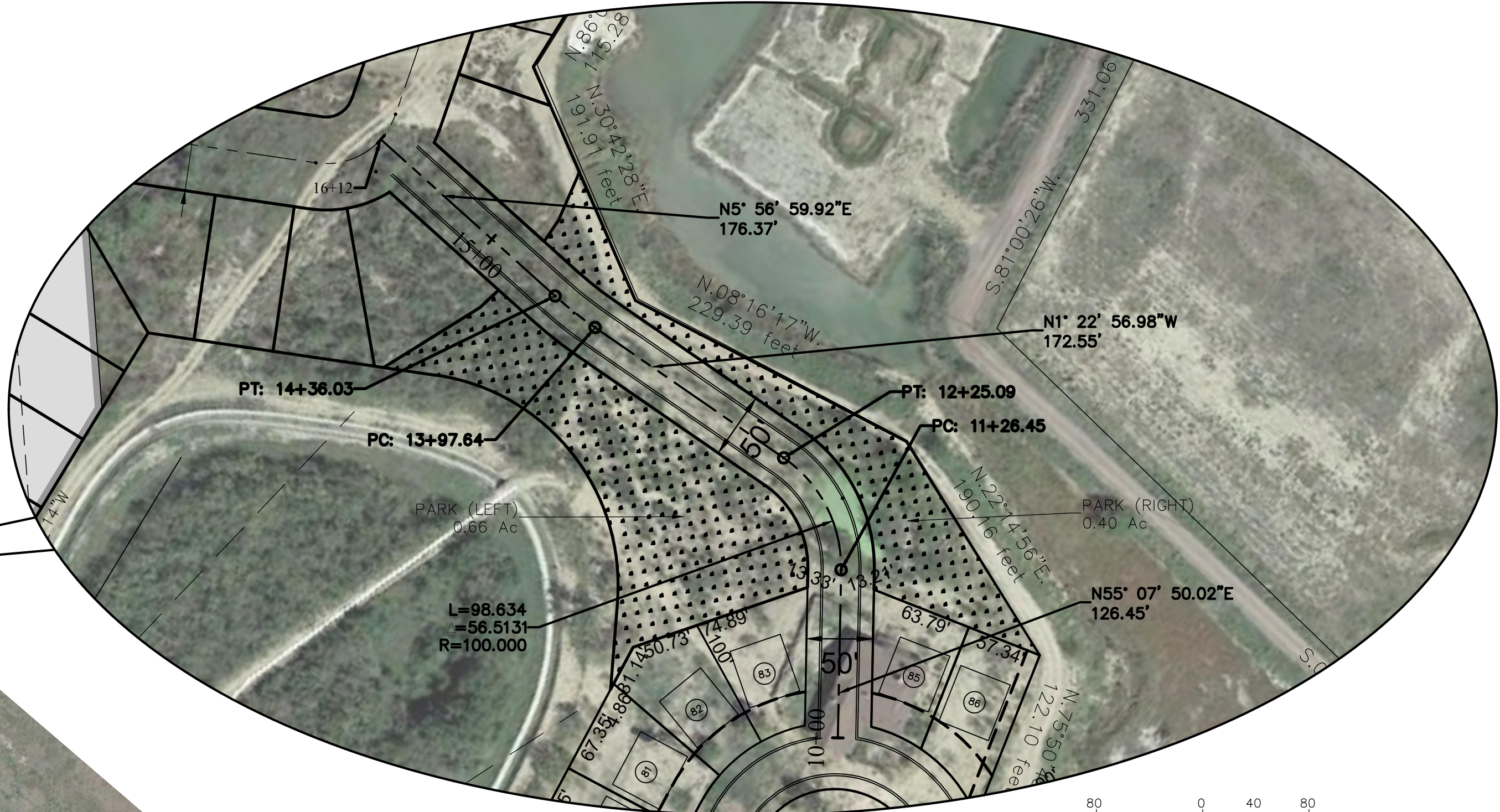
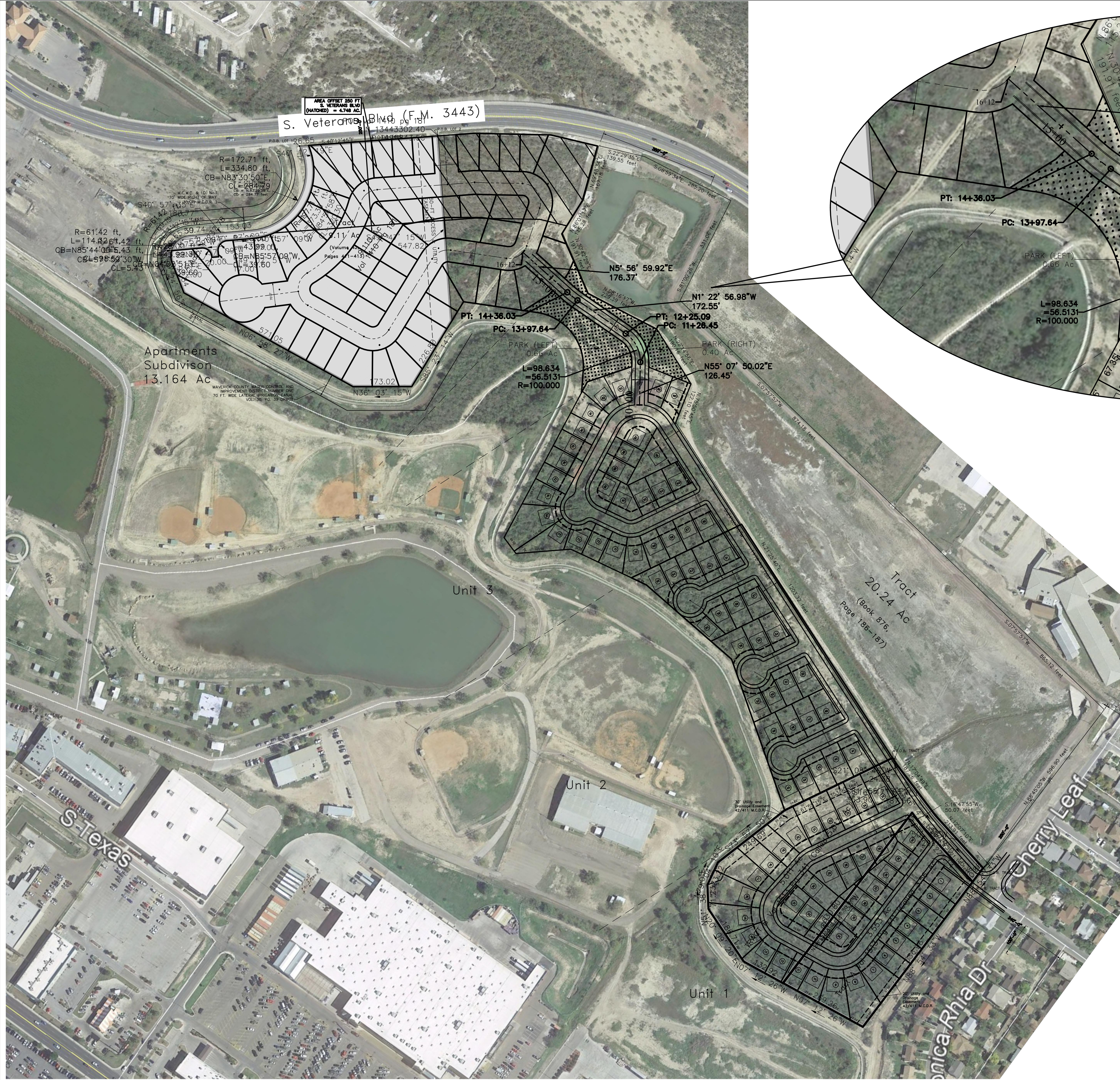
COUNTY OF Maverick §

Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared Jose F Mondragon (Name), General Manager (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.

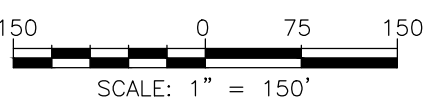
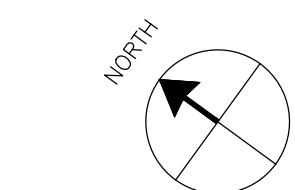
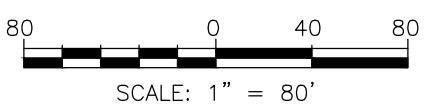
Given under my hand and seal of office, this the 6 day of December, 2024.


Notary Public, State of Texas





INSET



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This document is released for the purpose of interim review under the authority of the Texas Department of Transportation, dated 08/07/2024. It is not to be used for construction bidding, or permit purposes.

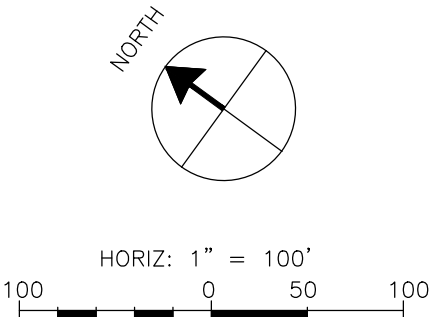
**MASTER PLAN -
CATHRACE PLACE**

Invermex, LLC | Eagle Pass, Texas
Paco MonDragon | paco@bitexas.com
(830) 352-6186

SSE SITE & STREET
ENGINEERS, LLC
M 713.240.3403 | Estreetengineers@gmail.com
TBE Firm No. 16320

PROPOSED CONNECTING ROAD
THROUGH APARTMENTS &
RESIDENTIAL SUBDIVISIONS

DRAWING NO.	REV.
SHEET NO. SK-01	-



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REV.	REVISIONS
	DATE

This document is released for the purpose of interim review under the authority of Kevin Hammond, P.E., 98585, on 07/23/2024. It is not to be used for construction, bidding, or permit purposes.

**MASTER PLAN -
CATHRAGE PLACE**

Invermex, LLC | Eagle Pass, Texas
Paco MonDragon | paco@bltexas.com
(830) 352-6186

SSE SITE & STREET
ENGINEERS, LLC
M 713.240.3404 | E sitestreetengineers@gmail.com
T&PE Firm No. 16290

PROPOSED PLAT
CARTHAGE PLACE
SUBDIVISION 2024

DRAWING NO.

SHEET NO.
SK-01

REV.

Aerial View

