



AGENDA

**PLANNING & ZONING COMMISSION REGULAR MEETING
THURSDAY, FEBRUARY 11, 2021 AT 5:30 P.M.
COUNCIL CHAMBERS, CITY HALL BUILDING
100 SOUTH MONROE STREET, EAGLE PASS, MAVERICK COUNTY, TEXAS**

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

If you are a citizen wishing to participate in Citizens Communications, please call on Thursday, February 11, 2021 from 2:00 pm to 4:00 pm at 830-773-1111 or send email to irodriguez@eaglepasstx.us.

ESTABLISHMENT OF QUORUM

CITIZENS' COMMUNICATIONS

MINUTES

1. Approval of the minutes of the December 10, 2020 meeting and the January 7, 2021 meeting.

PUBLIC HEARING(S)

2. Public hearing on the proposed final Re-Plat of *Lot 1A in Block 1 of M & A Investments Subdivision*; closing of public hearing and possible action.

NEW BUSINESS

3. Consideration and possible action on the preliminary plat of the *Eagle Pass DPS*.

EXECUTIVE SESSION

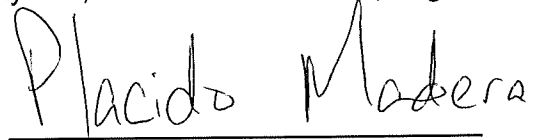
4. Executive Session pursuant to Section 551.071, Chapter 551, Texas Government Code- Consultation with legal counsel regarding Commission responsibilities, Ethics Ordinance, and Standards of Conduct; possible action in open session regarding same.

ADJOURNMENT

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

CERTIFICATION

I, THE UNDERSIGNED PLANNING DIRECTOR, do hereby certify that the agenda mentioned above was posted on the Bulletin Board located in the Lobby at City Hall, 100 S. Monroe Street, Eagle Pass, Texas on February 8, 2021 at 9:00 a.m.

A handwritten signature in black ink that reads "Placido Madera". The signature is written in a cursive style with a large initial "P" and "M".

Placido C. Madera
Planning Director

Item #1

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

The Planning and Zoning Commission of the City of Eagle Pass conducted a Regular Meeting on Thursday, December 10, 2020 at 5:30 p.m. in the Via Videoconference, 100 South Monroe Street, Eagle Pass, Texas. All legal notices were duly posted in accordance with state code.

ESTABLISHMENT OF QUORUM

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

Absent: Commission Member, Rosa Villalpando, Ex-Officio, Mayor Luis Sifuentes and City Manager, George Antuna.

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

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

CITIZENS COMMUNICATIONS

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

MINUTES

1. Approval of the minutes of the November 12, 2020 meeting and the November 19, 2020 meeting.

Motion: To approve minutes as presented.
Moved: Jasso
Second: Salinas-Sanchez
Ayes: 4
Nays: 0
Absent: Villalpando

NEW BUSINESS

2. Consideration and possible action on the final plat of MMDLS Subdivision.

Assistant Planning, Director, Mariebelle Rodriguez informed the Commission on the final replat to subdivide an approximately 0.815- acre tract into two (2) lots and a variance to proceed to final plat directly without first having obtained preliminary replat approval.

Planning Director, Placido Madera made a notation that the original plat shows a 10-foot easement, however there is unique lot dimensions and lesser depth, and the utility setback needs to be corrected if necessary, after further review with utilities and the engineer.

Motion: To approve the final plat of MMDLS Subdivision with any corrections on the setback for the utilities if necessary.
Moved: Salinas-Sanchez
Second: Escobar
Ayes: 4
Nays: 0
Absent: Villalpando

3. Consideration and possible action on the preliminary plat of *Stone Ridge Subdivision Unit 4*.

Assistant Planning Director Rodriguez informed the Commission on the preliminary plat of approximately 0.68- acre tract into five (5) residential lots, including a variance to plat a property less than 5-acre in size that had been conveyed prior to 1984, and (b) a variance to reduce the required average width of 55- feet to 54-feet.

Motion: To approve the preliminary plat of Stone Ridge Subdivision Unit 4.
Moved: Jasso
Second: Salinas -Sanchez
Ayes: 4
Nays: 0
Absent: Villalpando

OLD BUSINESS

4. Consideration and possible action on the final plat of Rio Grande Estates Subdivision Unit 1.

Planning Director Madera presented the Commission with the final plat approval to subdivide an approximately 8.09- acre tract into 29 residential lots, including a variance for the reduction of the rear yard building setback area from 25-feet to 15-feet and (b) s variance to allow for the subsequent construction of a detention pond and 15 lineal feet of finished street portion of Veterans Boulevard with the City of Eagle Pass, Texas.

Motion: To approve the final plat of Rio Grande Estates Subdivision Unit 1.
Moved: Escobar
Second: Salinas- Sanchez
Ayes: 4
Nays: 0
Absent: Villalpando

EXECUTIVE SESSION

- 5.** Executive Session pursuant to Section 551.071, Chapter 551, Texas Government Code - Consultation with legal counsel regarding Commission responsibilities, Ethics Ordinance, and Standards of Conduct; possible action in open session regarding same.

Motion: To table item.
Moved: Escobar
Second: Salinas -Sanchez
Ayes: 4
Nays: 0
Absent: Villalpando

ADJOURNMENT

Motion: To adjourn at 6:11 p.m.
Moved: Salinas-Sanchez
Second: Escobar
Ayes: 4
Nays: 0
Absent: Villalpando

ATTEST:

Enrique Montalvo
Chairperson

Erika Rodriguez
Assistant City Secretary

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

The Planning and Zoning Commission of the City of Eagle Pass conducted their Regular Meeting on Thursday, January 7, 2021 at 5:30 p.m. in the Via Videoconference, 100 South Monroe Street, Eagle Pass, Texas. All legal notices were duly posted in accordance with state code.

ESTABLISHMENT OF QUORUM

Present: Chairperson Enrique Montalvo, Vice Chairperson, Rolando Jasso, and Commission Member, Mario Escobar.

Absent: Commission Members Doris Salinas- Sanchez and Rosa Villalpando, Ex-Officio, Mayor Luis Sifuentes and City Manager George Antuna.

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

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

CITIZENS COMMUNICATIONS

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

OTHER BUSINESS

1. Consideration and possible action regarding the request submitted by Terra Tech Engineering & Construction Services on behalf of Libco Enterprises, LLC for the annexation of proposed Terra Verde Estates Subdivision Unit 2, which consists of approximately 11.07 acres of land lying and situated in Maverick County, Texas

Planning Director, Placido Madera presented the request to the Commission Members, of the voluntary annexation of 11.07 acres of the proposed Terra Verde Estates Subdivision, Unit 2 as required by the annexation process.

Motion: To approve the request submitted by Terra Tech Engineering & Construction Services on behalf of Libco Enterprises, LLC.
Moved: Escobar
Second: Jasso
Ayes: 3
Nays: 0
Absent: Villalpando, Salinas-Sanchez

ADJOURNMENT

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

ATTEST:

Enrique Montalvo
Chairperson

Erika Rodriguez
Assistant City Secretary

Item #2



Planning Department Executive Summary
REPORT TO THE PLANNING AND ZONING COMMISSION

Final Replat Approval of Lot 1A in Block 1 of M & A Investments Subdivision

I. BACKGROUND

A. General Information Project Case #5613

Applicant: Melden & Hunt, Inc.
115 W. McIntyre Street
Edinburg, Texas 78541

Location: 2090 N. Veterans Boulevard

Legal Description: M & A Investments Subdivision, Block 1, Lot 1A (Portion of Lot 1A) Re-Plat

Property ID Number: 9003974

Request: Final replat approval to subdivide an approximately 9.657-acre tract into two (2) commercial lots, including a variance to proceed to final plat directly without first having obtained preliminary replat approval to begin the construction of all improvements for this subdivision.

B. Subject Property Information

Parcel Size: 1.027-acres

Topography: Generally flat

Vegetation: brush, mostly clear

Existing Use: Vacant

Zoning: *B-3 General Business District*

Master Plan: Commercial

C. Vicinity Data

The site is located within an area that features commercial development.

D. Infrastructure

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

Access to the site is provided by North Veterans Boulevard.

II. PUBLIC NOTICE

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

III. RECOMMENDED FINDINGS OF FACT

A. Conclusions

1. The applicant's request contains sufficient information for consideration by the Planning and Zoning Commission. Information contained in this report and the Commission's public meeting will be used as part of the City Council's deliberation process for final 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 23-62* governing utility easements
- ✓ *Section 23-64* governing sidewalks
- ✓ *Section 23-66* governing sanitary sewage disposal
- ✓ *Section 23-67* governing potable water supply and fire flow
- ✓ *Section 23-68* governing storm drainage
- ✓ *Section 23-69* governing the size of building lots, including lot width, lot depth, lot orientation, and building setback areas
- ✓ *Section 23-71* governing the installation and inspection of utility lines

Please refer to Attachment 3 for a copy of the Engineering Report, Drainage Report, Water Agreement and Wastewater Agreement.

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. City of Eagle Pass Code of Ordinances Section 23-11 states that the Planning and Zoning Commission must find that the subdivision variance comply with the criteria in order to the grant the subdivision variance. The following is a summary of this application's compliance with the criteria:
 - The subdivision variance to proceed directly to Final Replat without first having obtained Preliminary Replat approval as required by *City of Eagle Pass Code of Ordinances Section 23-36(a)*

Please refer to Attachment 2 for a copy of the Subdivision Variance Application.

5. The subdivision of the property will conform to the parkland dedication requirements set forth in *Article V* in *Eagle Pass Code of Ordinances Chapter 23* as a one-time fee will be collected as part of any subsequent building permit issued for the property.
6. The subdivision 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.
7. The subdivision will allow for a use of the property that is consistent with the commercial purpose of the *B-3 General Business 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 *B-3 General Business District*.
 - C. The subdivision is warranted because of the necessity to create additional building lots in the *B-3 General Business 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 *B-3 General Business District*.
 - E. The subdivision will benefit the City as a whole and will not be detrimental to nearby land uses of a similar nature.
 - F. The subsequent development will be designed and conditioned to comply with all applicable subdivision criteria and standards of the City of Eagle Pass.

Please refer to Attachment 4 for a copy of the *Master Plan* Map and a copy of the

Zoning District Map for the City of Eagle Pass.

8. The approval of this final replat request is warranted, as the project conforms to the *City of Eagle Pass Master Plan* and the *City of Eagle Pass Code of Ordinances* as noted in Conclusion 1 through and including Conclusion 7 of this report.

C. Planning Department Recommendation

The Planning and Zoning Commission (1) **GRANT** the subdivision variance to proceed directly to Final Replat without first having obtained Preliminary Replat approval as required by *City of Eagle Pass Code of Ordinances Section 23-36(a)* and (2) **GRANT** Final approval of the proposed *Replat of Lot 1A in Block 1 of M & A Investments Subdivision*, subject to the plat complying with the provisions of *Article III of City of Eagle Pass Code of Ordinances Chapter 23* governing procedures and specifications for Final Plats and the following conditions:

1. Acceptance of a Construction Agreement and financial guarantee for improvements not completed before plat recordation.
2. Maintenance Bond for all public improvements to be built.

TRANSMITTED to the parties listed hereafter:

Melden & Hunt, Inc. via e-mail

Eagle Pass Planning and Zoning Commission via e-mail

Planning & Zoning Commission Report dated February 5, 2021

Attachment 1

Application



PLANNING DEPARTMENT

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

SUBDIVISION APPLICATION

TYPE OF SUBDIVISION (check one):

☐ Preliminary

☒ Final

☐ Replat

☐ Amendment

☐ Short Form Final

Property Legal Description: 1.027 acres out of Lot1A, Blk. 1 M&A Investments Subdivision

Maverick County Property Identification Number(s): 9003974

Name of Addition: REPLAT OF LOT 1A, BLOCK 1 M&A INVESTMENTS SUBDIVISION

Location of Addition: SEC of 2nd & Veterans - 2090 N. Veterans Boulevard

Number of Residential Lots: 1 Number of Commercial Lots: 1 Gross Acreage: 4.10

Number of New Street Intersections 0 Linear feet of Streets 0

Is Subdivision inside city limits? Yes ☒ No ☐; If so, Zoning District: B-3

Existing Land Use: Commercial Proposed Land Use: Commercial

Requested Variances: To proceed directly to final replat without first having obtained

Preliminary Replat approval as required by City of Eagle Pass Code of Ordinances

Section 23-36(a)

PROPERTY OWNER:

Name: BPMP-Investments, LLC

Address: 2 Henry Adams Street, Ste 2M-33

City: San Francisco

State: CA Zip: 94103-0000

Signature: _____

Contact: Bill Poland, Manager

Phone: C/O (956) 381-0981

Fax: 956-381-1839

E-mail: mario@meldenandhunt.com

Date: 11/6/20

PROPERTY OWNER:

Name: _____

Contact: _____

Address: _____

Phone: _____

City: _____

Fax: _____

State: _____ Zip: _____

E-mail: _____

Signature: _____

Date: _____

APPLICANT/SUBDIVIDER:

Name: Melden & Hunt, Inc.
Address: 115 W. McIntyre Street
City: Edinburg
State: TX Zip: 78541
Signature: _____

Contact: Mario A. Reyna, P.E.
Phone: (956) 381-0981
Fax: (956) 381-1839
E-mail: mario@meldenandhunt.com
Date: 11/6/20

SURVEYOR:

Name: Melden & Hunt, Inc.
Address: 115 W. McIntyre Street
City: Edinburg
State: TX Zip: 78541
Signature: _____

Contact: Mario A. Reyna, P.E.
Phone: (956) 381-0981
Fax: (956) 381-1839
E-mail: mario@meldenandhunt.com
Date: 11/6/20

ENGINEER:

Name: Same as Surveyor
Address: _____
City: _____
State: _____ Zip: _____
Signature: _____

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

PRINCIPAL CONTACT: ☐ Owner ☐ Applicant ☐ Surveyor ☐ Engineer

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

STATEMENT OF APPLICANT

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

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



Applicant Signature

11/6/20

Date

OWNER'S AUTHORIZATION

I/We, **BPMP-EP INVESTMENT, LLC**, a Texas limited liability company hereby authorizes Mario A. Reyna, P.E., Project Engineer for Melden & Hunt, Inc. to sign all subdivision applications and related paperwork for the proposed commercial development being 4.10 +/- acres out of Lot 1A, Block 1, M&A Investments Subdivision Envelope 279, Side A M.C.M.R, City of Eagle Pass Maverick County, Texas.

BPMP-EP INVESTMENT, LLC
a Texas limited liability company

BY: 

Bill Poland, Manager

STATE OF California §

COUNTY OF San Francisco §

Before me, the undersigned authority, on this day personally appeared **BILL POLAND** known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration herein stated, as the Manager/President of **BPMP-EP INVESTMENT, LLFC** on behalf of said company.

Given under my hand and seal of office, this the 24th day of September 2020.


Notary Public, State of CA



Maverick CAD

Property Search Results > 9003974 BPMP-EP INVESTMENT, LLC for Year 2020

Tax Year: 2020

Property

Account

Property ID:	9003974	Legal Description:	M & A SUBDIVISION, BLOCK 1, LOT 1A, (PORTION OF LOT 1A), (REPLAT), ACRES 4.1
Geographic ID:	M01010100001A1	Zoning:	B1
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	2090 NORTH VETERNAS EAGLE PASS, TX 78852	Map ID:
Neighborhood:		
Neighborhood CD:		

Owner

Name:	BPMP-EP INVESTMENT, LLC	Owner ID:	106988
Mailing Address:	2 HENRY ADAMS STREET, SUITE 2M-33 SAN FRANCISCO, CA 94103	% Ownership:	100.000000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$603,650	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$603,650	
(-) Ag or Timber Use Value Reduction:	-	\$0	
(=) Appraised Value:	=	\$603,650	
(-) HS Cap:	-	\$0	
(=) Assessed Value:	=	\$603,650	

Taxing Jurisdiction

Owner: BPMP-EP INVESTMENT, LLC

% Ownership: 100.0000000000%

Total Value: \$603,650

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	Central Appraisal District	0.000000	\$603,650	\$603,650	\$0.00
CIT	City of Eagle Pass	0.540743	\$603,650	\$603,650	\$3,264.20
GMC	Maverick County	0.538571	\$603,650	\$603,650	\$3,251.09
HOS	Hospital	0.148960	\$603,650	\$603,650	\$899.20
SCH	Eagle Pass ISD	1.146640	\$603,650	\$603,650	\$6,921.69
Total Tax Rate:		2.374914			
Taxes w/Current Exemptions:					\$14,336.18
Taxes w/o Exemptions:					\$14,336.18

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	CC	COMMERCIAL CITY	4.1000	178596.00	0.00	0.00	\$603,650	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2021	N/A	N/A	N/A	N/A	N/A	N/A
2020	\$0	\$603,650	0	603,650	\$0	\$603,650
2019	\$0	\$603,650	0	603,650	\$0	\$603,650
2018	\$0	\$603,650	0	603,650	\$0	\$603,650
2017	\$0	\$603,650	0	603,650	\$0	\$603,650
2016	\$0	\$603,650	0	603,650	\$0	\$603,650
2015	\$0	\$603,650	0	603,650	\$0	\$603,650

Deed History - (Last 3 Deed Transactions)

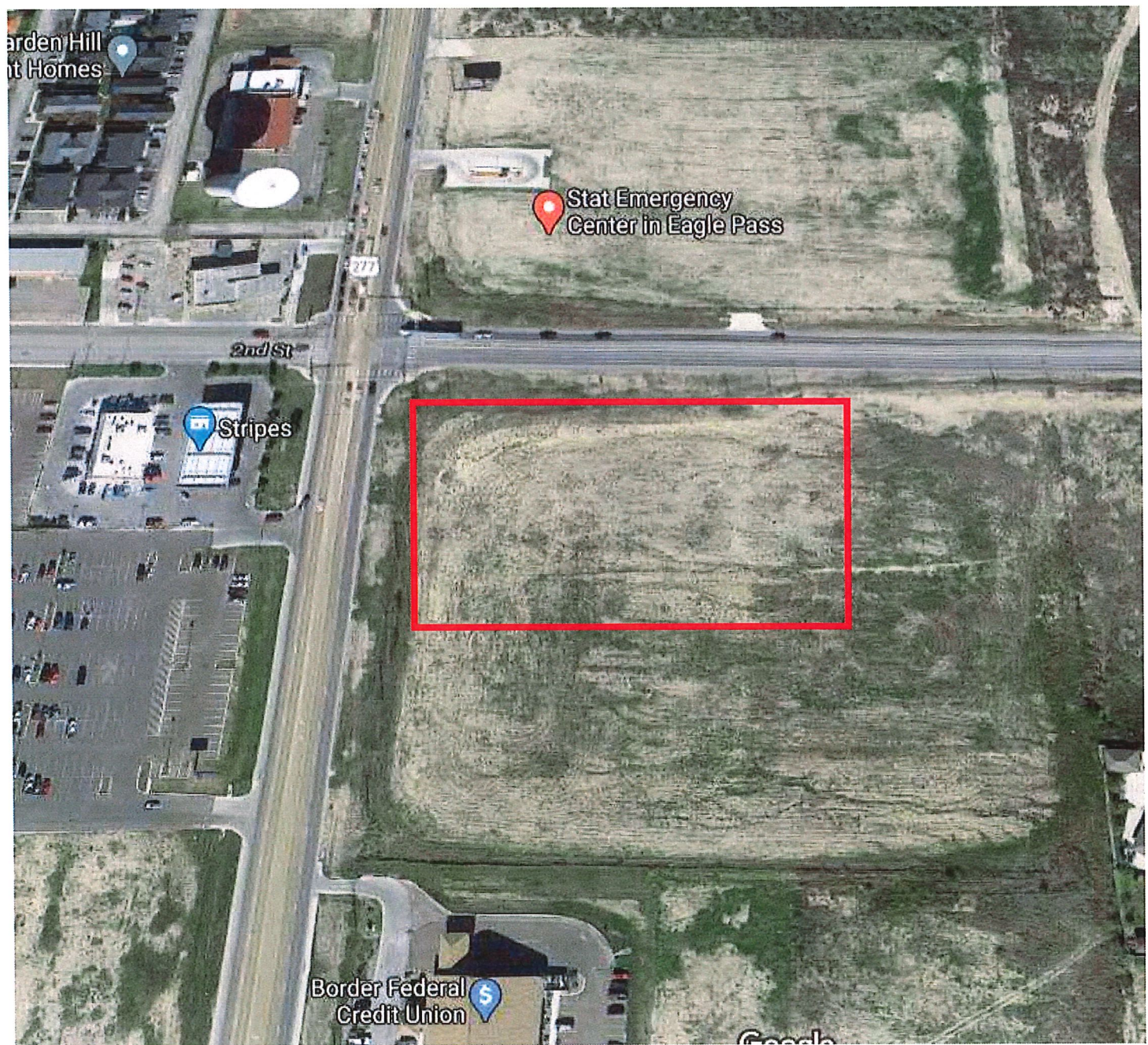
#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	11/6/2015	WD	WARRANTY DEED	FULL MOON INVESTMENTS LP &	BPMP-EP INVESTMENT, LLC	1548	331	189151

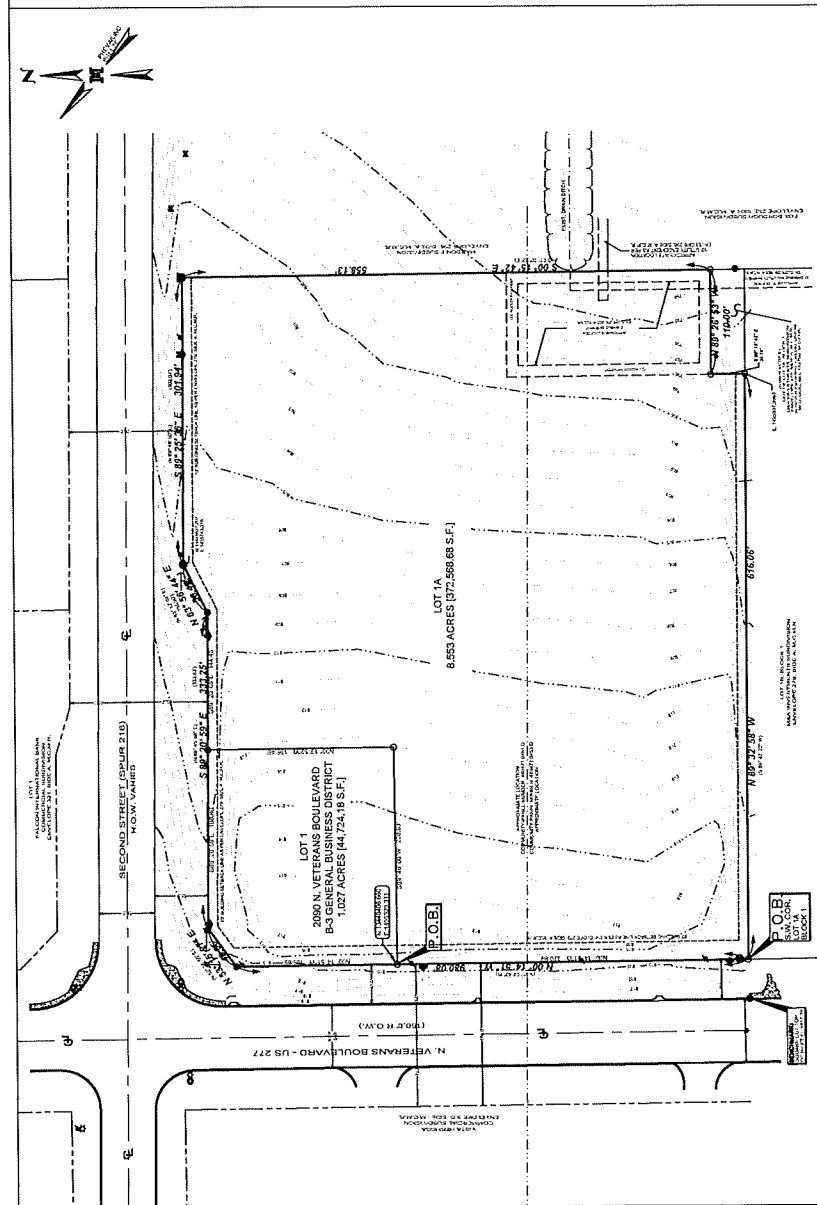
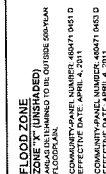
Tax Due

Property Tax Information as of 02/04/2021

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
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SCALE: 1"=60'

LEONARD

1. FOUND N4-A RESBAR
 2. FOUND N4-S RESBAR
 3. SET SQUARE CUT
 4. SET N4-A RESBAR WITH PLASTIC
 CAP STAMPED WELDED & HUNT
 5. FRET HYDRANT
 6. LUMBER
 7. TROTT ELECTRIC BOX
 8. TROTT ELECTRIC BOX
 9. OVERHEAD POWER LINE
 A-A: EDGE OF ASPHALT TO EDGE OF ASPHALT
 B-B: BACK OF CURB TO BACK OF CURB
 C-C: BACK OF CURB TO BACK OF CURB
 M-C-N: MAYNICK COUNTY PHYSICAL RECORDS
 W-C-N: WASHINGTON COUNTY PHYSICAL RECORDS
 P-C-N: POINT OF BEGINNING
 N-D: NORTH DIRECTION
 S-D: SOUTH DIRECTION
 1-32: RECORDED PLAT CALLS

RE-PLAT OF LOT 1A, BLOCK 1, M & A INVESTMENTS SUBDIVISION
CREATING LOT 1 IN BLOCK 1 OF M & A INVESTMENTS SUBDIVISION

LEGAL DESCRIPTION BEING A RESUBDIVISION OF A 1.227 ACRES SITUATED IN THE CITY OF EAGLE PASS, MAVERICK COUNTY, TEXAS, BEING A PART OR PORTION OF LOT 1A, BLOCK 1, MIA INVESTMENTS SUBDIVISION, ACCORDING TO THE PLAT THEREOF.

METABOLIC AND HORMONAL REGULATION

[illegible]

PLANNING & ZONING COMMISSION CERTIFICATION:

SIGNED THIS _____ DAY OF _____

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 20____

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

CITY COUNCIL CERTIFICATION:

THIS PLAN OF REPAIR OF LOT 1A, BLOCK 1, L&L INVESTMENTS SUBDIVISION WAS PRESENTED TO THE CITY COUNCIL OF THE CITY OF EAGLE PASS, TEXAS, ON _____ DAY OF _____, 20____ BY THE CITY COUNCIL OF THE CITY OF EAGLE PASS.

CITY CLERK

MAYOR
CALIF. PASS. TEXAS

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

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

PRINCIPAL CONTACTS

OWNER:	BOI POLAND, MANAGER	SAN	2 MEADY ALEXANDER STREET
ENGINEER	MARCOA, BOYNA	CON	115 W. MAIN ST.
SURVEYOR	PREDD, KURT	CON	115 W. MAIN ST.

CITY MANAGER CERTIFICATION:
I, _____, THE CITY MANAGER, CERTIFY THAT THE UNDERSIGNED CERTIFY THAT THE UNDERSIGNED WAS REVIEWED AND

CITY MANAGER OF THE CITY OF LAGUNA

DATE

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____

SIGNATURE, NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES ON: _____

COUNTY CLERK OF MAVERICK COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT _____ O'CLOCK _____ M. ON _____ 20_____, AND WAS RECORDED IN ENVELOPE _____ IN THE MAP _____ RECORDS OF MAVERICK COUNTY AT _____ O'CLOCK _____ M. ON _____ 20_____.
COUNTY CLERK'S RECORDING CERTIFICATE.

NAVALMILK COUNTY CLERK

TYPE FLOW # F-

FAX

IT

NO BIDDING EST. 100 BIDDING EST.
CONCURRING, TX 702541 PH: (505) 426-1000
PH: (505) 341-0081 FAX: (505) 341-1006
FAX: (505) 341-1006
www.melland.com
ESTABLISHED 1947

TOPIC FIRM # F-1435

MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

110 W. McINTYRE
CONROUSE, TX 70041

PH (504) 381-0001
FAX (504) 381-1034

227 N. F.M. 3157
PO BOX 275, RT 7005
FAC (504) 485-8205
FAX (504) 486-4091

www.meldenandhunt.com

ESTABLISHED 1947

[illegible]

Attachment 2

Subdivision Variance Application



PLANNING DEPARTMENT

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

SUBDIVISION VARIANCE APPLICATION

Applicant Information

Applicant (If not owner): Melden & Hunt, Inc.

Address: 115 W. McIntyre Street Edingburg, TX 78541

Phone: 956-381-0981 E-mail: mario@mekdenandhunt.com

Owner: BPMP_EP Investments, LLC

Address: 2 Henry Adams Street, Ste. 2M-33

Phone: c/o 956-381-0981 E-mail: SAA

Property Information

Site Address: 2090 N. Veterans Boulevard MCAD Property ID No. 90003974

Legal Description (from deed): 5.480 acres o/o Lot 1A, Blk 1, M&A Investments Subd

Description of Subdivision Variance Request

To proceed directly to final replat without first having obtained Preliminary Replat approval as required

by City of Eagle Pass Code of Ordinances Section 23-36(a)

Detailed Explanation of Subdivision Variance Request

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

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

All water and wastewater and storm drainage required by
subdivision code will be bonded by letter of credit to insure construction
of improvements is completed.

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

The developer needs to take possession of land before beginning construction.

Requiring the plat to be reviewed for preliminary and then final at a different
time will place unnecessary burden and cost on the developer.

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

Granting this variance would not impact public health since there are existing utilities and there are existing commercial developments nearby. Fuel is an essential commodity.

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

The existing zoning allows for such a use of the land and any future developments surrounding the property would be in conformance of the future land use plan for the City of Eagle Pass so therefore, no negative impacts would be affected by this development.

Required Application Attachments

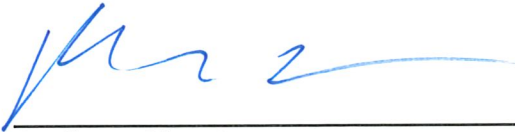
The following documentation is required to be attached to this application:

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

Applicant Authorization

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

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



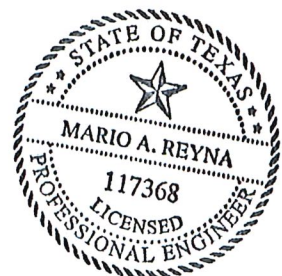
Applicant Signature

12/5/20

Date

Attachment 3
Final Engineering Report / Drainage Report
Water and Wastewater Agreements

FIRM NAME: MELDEN & HUNT, INC. – #F1435
TITLE: RePlat of lot 1A M&A Investments Subdivision
PREPARED BY: MARIO A. REYNA, P.E
DATE: December 08, 2020



M. A. Reyna
12-8-20

INDEX

- 1. Drainage Statement**
- 2. Drainage Calculations**
- 3. Location Map**
- 4. Subdivision Plat**
- 5. Paving & Drainage Layout**
- 6. USGS Topographical Map**
- 7. Rainfall Intensity Table**
- 8. USDA Soils Map**
- 9. USDA Soils Legend & Description**
- 10. FEMA FIRM with site location**



TBPELS Firm # F-1435
TBPELS # 10096900

MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

FRED L. KURTH • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERTO N. TAMEZ • MARIO A. REYNA • RUBEN JAMES DE JESUS

Drainage Statement

REPLAT OF LOT 1A M&A INVESTMENT SUBDIVISION

Project #20056.18 Date: December 08, 2020

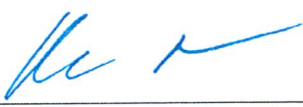
REPLAT OF LOT 1A M&A INVESTMENT SUBDIVISION A tract of land containing 1.027 acres situated in the City of Eagle Pass, Maverick County, Texas, being a part or portion of Lot 1A, Block 1, M&A Investments Subdivision, according to the plat thereof recorded in envelope 279, Side A, Maverick County Map Records, which said 1.027-acre tract was conveyed to Full Moon Investments, L.P., and HMC Group, LTD., by virtue of a warranty deed recorded under Document Number 150956, Maverick County Official Records. This subdivision falls in "Zone X" (Unshaded) according to FEMA FIRM Community-Panel number: 480471 0451 D Map revised: April 4, 2011 & Community-Panel number: 480471 0453 D Map revised April 4, 2011. Zone "X" (Unshaded) is defined as "areas areas of minimum flooding" The property is located at the southeast corner of the intersection of Veterans Boulevard- F.M. 277 (Loop 431) & Second Street. The property is currently open with a proposed use of 1 Commercial Lot & 1 detention pond currently in the to City of Eagles Pass, Texas.

The soils in this area (CAB) Catarina clay association, (MKC) Maverick association and (PrB) Pryor clay loam which are in Hydrologic Group "D" & "C". This soils are moderately pervious and have a relatively low plasticity index. (See excerpts from "Soil Survey of Hidalgo County, Texas").

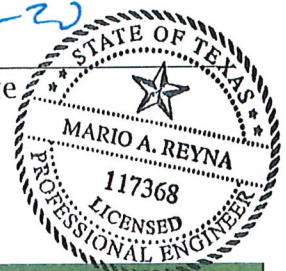
Existing runoff is in a northeasterly direction, with a runoff of 2.56 c.f.s. during the 10-year storm frequency as per the attached calculations. Proposed runoff after development is 10.77 c.f.s., during the 50-year storm frequency, per the attached calculation, which is an increase of 8.21 c.f.s.

The proposed drainage for this subdivision shall consist of surface runoff from the buildings into the proposed streets and collected by type "C-C" inlets located at key points within the subdivision. The pipe size diameters shall range from 18" to 24". The proposed storm system shall discharge into a proposed detention pond along the south east boundary of the site which will then discharge with a 24" storm discharge pipe and into a City of Eagle Pass existing drain ditch located on the east side of the boundary of the project.

In accordance with the City of Eagle Pass drainage policy, the peak rate of runoff in this subdivision will not be increased during the 50-year rainfall event due to the building of this subdivision. Therefore, as per attached calculations, the required 6,353 cubic feet of detention will be provided within the Proposed Detention Pond.


Mario A. Reyna, P.E. #117368

Date 12-8-20



DRAINAGE REPORT

PROJECT NAME: **Replat of Lot 1A M&A Investment Subdivision**
 PROJECT NUMBER: **20056.01**
 DATE: **December 8, 2020**

I. Existing Condition-10 year

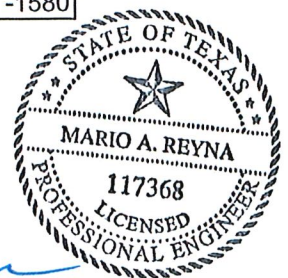
Ex. Area:	44,736.12 sf	Int. Coeff. "k"	0.213 Table 3-2
	1.03 ac	K _p	3.28
Imp. Area:	- sf	Length	217 ft
% Imp. :	0.00	Velocity	1.232065 ft/sec
Slope :	3.11 %		
t _c :	2.94 min		
Rainfall Intensity (10yr)			12.477 in/hr
c factor			0.200
Q peak existing condition:			2.56 cfs

II. Future Condition-50 year

Future area:	44,736.12 sf		
	1.03 ac		
Estimated Imp. Area:	35,487 sf		
% Imp. :	0.79		
Slope :	311.00%		
t _c :	4.00 min		
Rainfall Intensity (50yr)			14.333 in/hr
c factor			0.732
Q future cond. = Aci = i *	=	10.77 *	0.73
		0.751764 i	

time min.	time hour	i in/hr	Q _{in} cfs	V _{in} cf	Q _{out} cfs	V _{out} cf	REQ'D V cf
5	0.08	13.57	10.20	3060	2.56	692	2368
10	0.17	10.83	8.14	4883	2.56	1076	3806
15	0.25	9.10	6.84	6158	2.56	1461	4697
20	0.33	7.91	5.94	7134	2.56	1845	5289
25	0.42	7.03	5.28	7922	2.56	2230	5692
30	0.50	6.34	4.77	8583	2.56	2614	5969
35	0.58	5.80	4.36	9152	2.56	2999	6153
40	0.67	5.35	4.02	9653	2.56	3383	6270
45	0.75	4.98	3.74	10100	2.56	3767	6333
50	0.83	4.66	3.50	10505	2.56	4152	6353
60	1.00	4.14	3.12	11215	2.56	4921	6294
90	1.50	3.16	2.38	12844	2.56	7227	5617
120	2.00	2.60	1.95	14051	2.56	9534	4518
180	3.00	1.95	1.47	15840	2.56	14147	1693
240	4.00	1.59	1.19	17180	2.56	18760	-1580

Storage Required: 6,353 cf
 Storage Required: 0.146 Ac.-Ft.
 w/ release rate of: 2.56 cfs
 Storage / Ac. Development: 0.142 Ac.Ft. per Ac.



Mr. [Signature]
 12-8-20

Weighted "c" value				
Type of Drainage Area	"c" value:	Square Footage	Acreage	partial "c"
Residential				
Single Family (Lots less than 1/4 acre)	0.35		0.000	0.000
Single Family (Lots 1/4 to 1/2 acre)	0.3	0.00	0.000	0.000
Single Family (Lots greater than 1/2 acre)	0.25	0	0.000	0.000
Multi-Family (Less than 20 DU / AC)	0.75	0	0.000	0.000
Multi-Family (Greater than 20 DU / AC)	0.55	0	0.000	0.000
Business Districts:	0.7	0	0.000	0.000
Industrial				
Light areas	0.5	0	0.000	0.000
Heavy areas	0.6	0	0.000	0.000
Roofs	0.7	2784	0.064	0.045
Parks, cemeteries	0.1	0	0.000	0.000
Unimproved Areas				
Bare Surface	0.15	9248.92	0.212	0.032
Grassland	0.25	0	0.000	0.000
Cultivated	0.2	0	0.000	0.000
Woodlands	0.15	0	0.000	0.000
Streets				
Asphalt	0.9	0	0.000	0.000
Concrete	0.9	30666	0.704	0.634
Drives and walks	0.9	2037	0.047	0.042
Total:		44,736	1.027	0.752
Weighted "c":			0.732	

$$C_W = (C_1A_1 + C_2A_2 + C_3A_3 + \dots + C_nA_n) / A_{\text{total}}$$

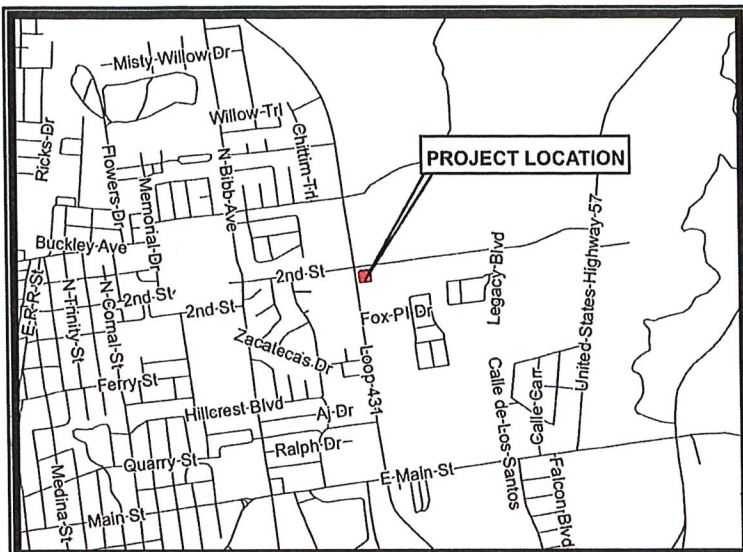
C_W = Weighted Runoff Coefficient (Composite Coefficient)

C_n = Runoff Coefficient n-th term

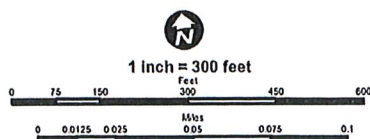
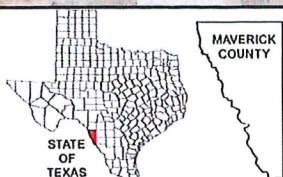
A_n = Area of n-th term

A_{total} = Total Area (acres)

A_{total} = Total Area (acres)

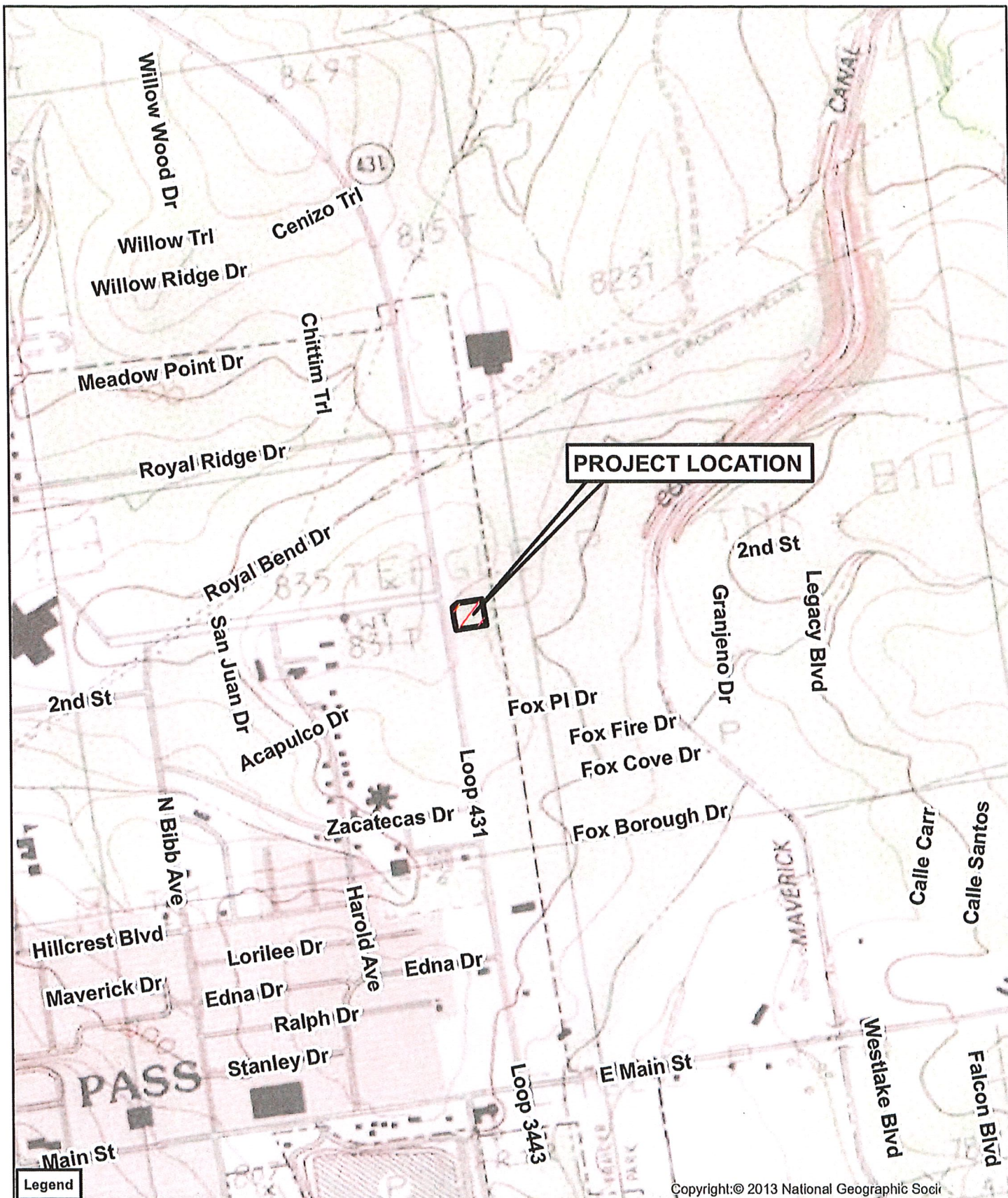


Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus D, USGS, AeroGRID, IGN, and the GIS User Community

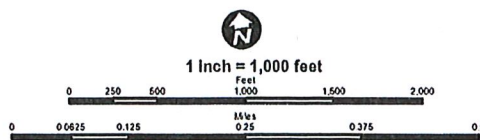
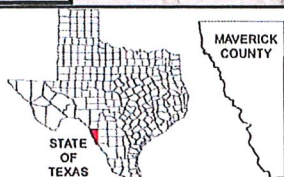


CITY OF EAGLE PASS
MAVERICK COUNTY, TEXAS
PROJECT LOCATION MAP





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CITY OF EAGLE PASS
MAVERICK COUNTY, TEXAS
USGS MAP



Appendix 1.0

MAVERICK COUNTY RAINFALL INTENSITY TABLES

based on Weather Bureau (NWS) Technical Paper No. 40 "Rainfall Frequency Atlas of the United States"

$$\text{formula } I = b/(t_c + d)^c$$

TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
1	8.285	11.342	12.683	14.888	17.371	17.576
2	7.676	10.485	11.740	13.788	16.066	16.351
3	7.158	9.761	10.942	12.858	14.963	15.304
4	6.711	9.140	10.257	12.059	14.018	14.398
5	6.322	8.602	9.662	11.365	13.197	13.605
6	5.979	8.130	9.140	10.756	12.477	12.905
7	5.674	7.712	8.678	10.216	11.840	12.281
8	5.402	7.340	8.266	9.735	11.273	11.722
9	5.157	7.006	7.896	9.302	10.763	11.218
10	4.935	6.704	7.561	8.911	10.302	10.760
11	4.733	6.430	7.257	8.555	9.883	10.343
12	4.548	6.180	6.980	8.230	9.502	9.961
13	4.379	5.951	6.725	7.932	9.151	9.609
14	4.223	5.740	6.490	7.657	8.829	9.284
15	4.079	5.545	6.274	7.403	8.531	8.984
16	3.945	5.365	6.073	7.168	8.255	8.704
17	3.820	5.197	5.886	6.949	7.998	8.443
18	3.704	5.040	5.711	6.745	7.759	8.200
19	3.595	4.894	5.548	6.553	7.535	7.972
20	3.493	4.757	5.395	6.374	7.325	7.758
21	3.398	4.628	5.251	6.206	7.128	7.556
22	3.307	4.507	5.116	6.047	6.943	7.366
23	3.222	4.393	4.989	5.897	6.768	7.187
24	3.142	4.285	4.868	5.756	6.603	7.017
25	3.066	4.183	4.754	5.622	6.446	6.856
26	2.994	4.086	4.646	5.495	6.298	6.703
27	2.925	3.994	4.543	5.374	6.157	6.557
28	2.860	3.907	4.445	5.259	6.023	6.419
29	2.798	3.823	4.352	5.150	5.896	6.287
30	2.739	3.744	4.263	5.045	5.774	6.161
31	2.682	3.668	4.178	4.946	5.658	6.041
32	2.628	3.596	4.097	4.850	5.547	5.926
33	2.577	3.527	4.019	4.759	5.441	5.815
34	2.527	3.460	3.945	4.672	5.339	5.710
35	2.480	3.397	3.874	4.588	5.242	5.608

TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
36	2.435	3.336	3.805	4.508	5.148	5.511
37	2.391	3.277	3.739	4.430	5.058	5.417
38	2.349	3.221	3.676	4.356	4.972	5.327
39	2.308	3.167	3.615	4.284	4.889	5.240
40	2.270	3.114	3.557	4.215	4.809	5.157
41	2.232	3.064	3.500	4.149	4.732	5.076
42	2.196	3.016	3.446	4.085	4.657	4.998
43	2.161	2.969	3.393	4.023	4.585	4.923
44	2.127	2.924	3.342	3.963	4.516	4.850
45	2.095	2.880	3.293	3.905	4.449	4.780
46	2.063	2.838	3.245	3.849	4.384	4.712
47	2.033	2.797	3.199	3.795	4.321	4.646
48	2.003	2.757	3.155	3.743	4.260	4.582
49	1.975	2.719	3.112	3.692	4.202	4.520
50	1.947	2.682	3.070	3.643	4.144	4.460
51	1.920	2.646	3.029	3.595	4.089	4.402
52	1.894	2.611	2.990	3.548	4.035	4.345
53	1.869	2.577	2.952	3.503	3.983	4.291
54	1.845	2.544	2.915	3.460	3.933	4.237
55	1.821	2.512	2.878	3.417	3.883	4.185
56	1.798	2.481	2.843	3.376	3.836	4.135
57	1.775	2.450	2.809	3.335	3.789	4.086
58	1.753	2.421	2.776	3.296	3.744	4.038
59	1.732	2.392	2.744	3.258	3.700	3.991
60	1.711	2.364	2.712	3.221	3.657	3.946
65	1.615	2.235	2.566	3.049	3.458	3.736
70	1.530	2.120	2.437	2.896	3.282	3.549
75	1.454	2.018	2.321	2.760	3.125	3.383
80	1.386	1.927	2.217	2.638	2.984	3.233
85	1.325	1.844	2.124	2.527	2.856	3.098
90	1.269	1.769	2.038	2.426	2.740	2.974
95	1.219	1.700	1.961	2.334	2.635	2.862
100	1.172	1.637	1.889	2.250	2.538	2.758
105	1.129	1.579	1.823	2.172	2.449	2.663
110	1.090	1.526	1.763	2.100	2.366	2.575

where:	2yr	5yr	10yr	25yr	50yr	100yr
e=	0.831	0.801	0.788	0.782	0.796	0.787
b=	58	70	76	88	106	111
d=	9.4	8.7	8.7	8.7	8.7	9.4

Prepared By Melden & Hunt, Inc.

Appendix 1.0 (cont.)

MAVERICK COUNTY RAINFALL INTENSITY TABLES (cont.)

based on Weather Bureau (NWS) Technical Paper No. 40 "Rainfall Frequency Atlas of the United States"

$$\text{formula } I = b/(t_c + d)^e$$

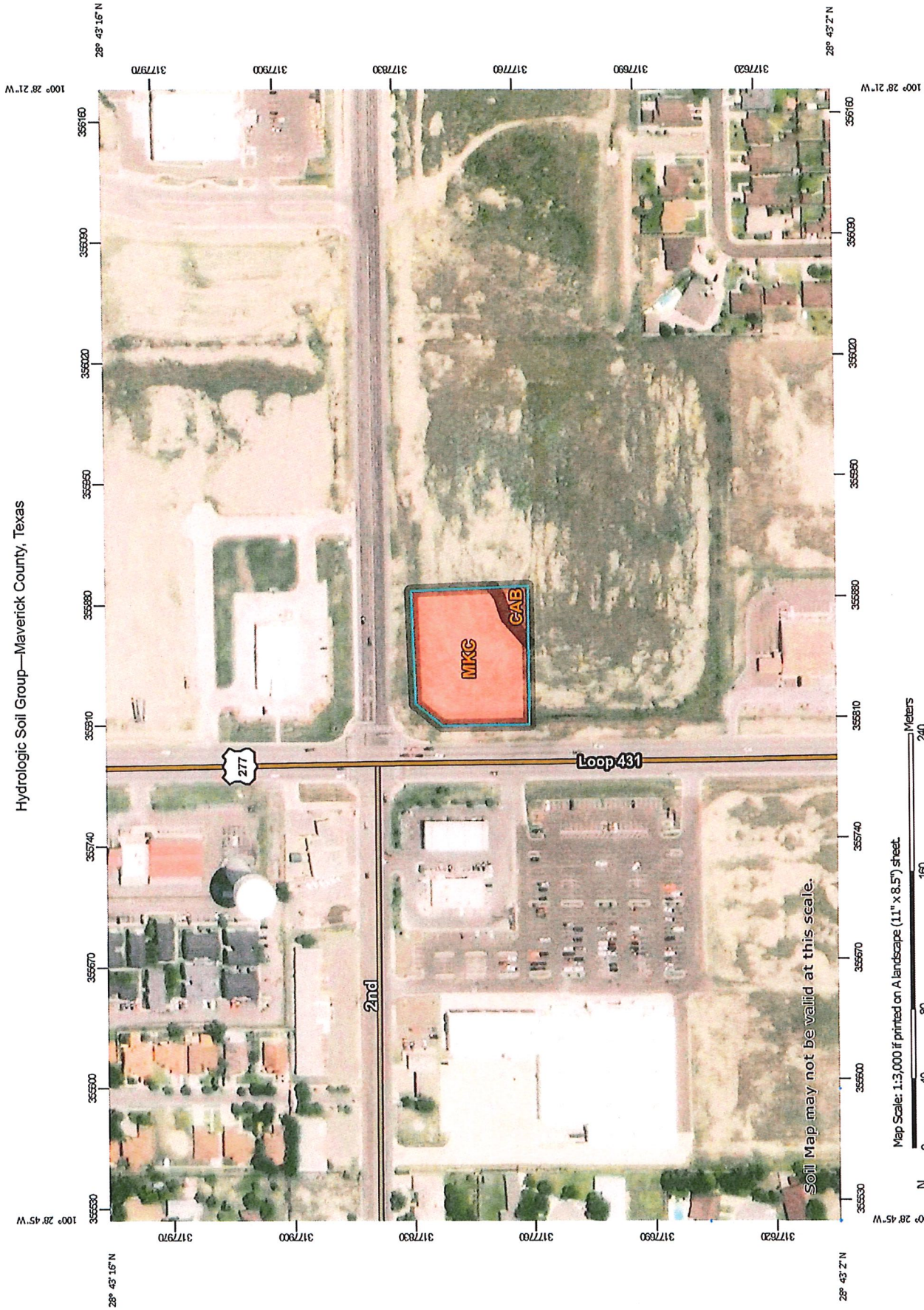
TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
115	1.053	1.476	1.706	2.034	2.290	2.493
120	1.020	1.430	1.654	1.971	2.219	2.417
125	0.988	1.387	1.605	1.914	2.152	2.346
130	0.958	1.347	1.559	1.859	2.090	2.279
135	0.931	1.309	1.516	1.809	2.032	2.217
140	0.905	1.274	1.476	1.761	1.978	2.158
145	0.880	1.240	1.438	1.716	1.926	2.103
150	0.857	1.209	1.402	1.674	1.878	2.051
155	0.836	1.179	1.368	1.633	1.832	2.002
160	0.815	1.151	1.336	1.595	1.789	1.955
165	0.796	1.125	1.306	1.559	1.748	1.911
170	0.777	1.099	1.277	1.525	1.708	1.869
175	0.760	1.075	1.249	1.493	1.671	1.829
180	0.743	1.052	1.223	1.462	1.636	1.791
185	0.727	1.031	1.198	1.432	1.602	1.754
190	0.712	1.010	1.174	1.404	1.570	1.720
195	0.697	0.990	1.152	1.377	1.539	1.686
200	0.683	0.971	1.130	1.351	1.510	1.655
205	0.670	0.953	1.109	1.326	1.482	1.624
210	0.657	0.935	1.089	1.302	1.455	1.595
215	0.645	0.918	1.070	1.280	1.429	1.567
220	0.634	0.902	1.051	1.258	1.404	1.540
225	0.622	0.887	1.034	1.236	1.380	1.514
230	0.611	0.872	1.016	1.216	1.357	1.489
235	0.601	0.857	1.000	1.197	1.335	1.465
240	0.591	0.844	0.984	1.178	1.313	1.442
245	0.581	0.830	0.969	1.160	1.293	1.420
250	0.572	0.817	0.954	1.142	1.273	1.398
255	0.563	0.805	0.940	1.125	1.253	1.377
260	0.554	0.793	0.926	1.109	1.235	1.357
265	0.546	0.781	0.913	1.093	1.217	1.338
270	0.538	0.770	0.900	1.077	1.199	1.319
275	0.530	0.759	0.887	1.063	1.183	1.300
280	0.522	0.749	0.875	1.048	1.166	1.283
285	0.515	0.738	0.863	1.034	1.150	1.266

TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
290	0.508	0.729	0.852	1.021	1.135	1.249
295	0.501	0.719	0.841	1.007	1.120	1.233
300	0.494	0.710	0.830	0.995	1.106	1.217
305	0.488	0.700	0.820	0.982	1.092	1.202
310	0.481	0.692	0.809	0.970	1.078	1.187
315	0.475	0.683	0.800	0.958	1.065	1.172
320	0.469	0.675	0.790	0.947	1.052	1.158
325	0.463	0.667	0.781	0.936	1.039	1.145
330	0.458	0.659	0.771	0.925	1.027	1.131
335	0.452	0.651	0.763	0.915	1.015	1.119
340	0.447	0.644	0.754	0.904	1.003	1.106
345	0.441	0.636	0.746	0.894	0.992	1.094
350	0.436	0.629	0.737	0.884	0.981	1.082
355	0.431	0.622	0.729	0.875	0.970	1.070
360	0.426	0.615	0.722	0.866	0.960	1.059
365	0.422	0.609	0.714	0.857	0.950	1.047
370	0.417	0.602	0.707	0.848	0.940	1.037
375	0.413	0.596	0.699	0.839	0.930	1.026
380	0.408	0.590	0.692	0.831	0.920	1.016
385	0.404	0.584	0.685	0.822	0.911	1.005
390	0.400	0.578	0.678	0.814	0.902	0.995
395	0.396	0.572	0.672	0.806	0.893	0.986
400	0.392	0.567	0.665	0.799	0.884	0.976
405	0.388	0.561	0.659	0.791	0.876	0.967
410	0.384	0.556	0.653	0.784	0.868	0.958
415	0.380	0.551	0.647	0.776	0.859	0.949
420	0.376	0.545	0.641	0.769	0.851	0.940
425	0.373	0.540	0.635	0.762	0.844	0.932
430	0.369	0.535	0.629	0.756	0.836	0.923
435	0.366	0.531	0.624	0.749	0.828	0.915
440	0.362	0.526	0.618	0.742	0.821	0.907
445	0.359	0.521	0.613	0.736	0.814	0.899
450	0.356	0.517	0.607	0.730	0.807	0.892
455	0.353	0.512	0.602	0.724	0.800	0.884
460	0.349	0.508	0.597	0.718	0.793	0.877

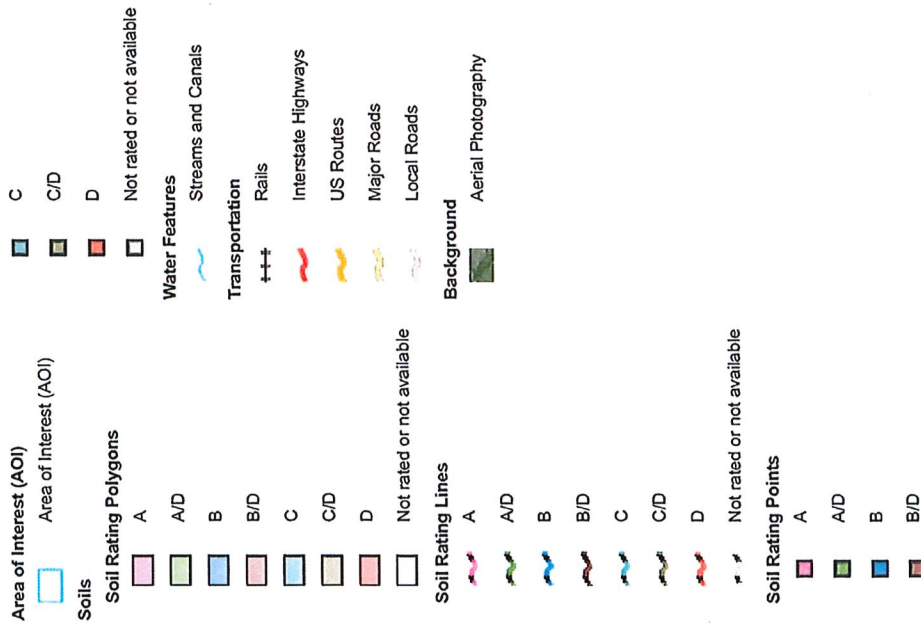
where:	2yr	5yr	10yr	25yr	50yr	100yr
e=	0.831	0.801	0.788	0.782	0.796	0.787
b=	58	70	76	88	106	111
d=	9.4	8.7	8.7	8.7	8.7	9.4

Prepared By Melden & Hunt, Inc.

Hydrologic Soil Group—Maverick County, Texas



MAP LEGEND



MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Maverick County, Texas

Survey Area Data: Version 18, Jun 11, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 21, 2016—Jun 15, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
CAB	Catarina clay, association, 0 to 5 percent slopes	D	0.1	7.1%
MKC	Maverick association, undulating	D	1.2	92.9%
Totals for Area of Interest			1.3	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Aggregation is the process by which a set of component attribute values is reduced to a single value that represents the map unit as a whole.

A map unit is typically composed of one or more "components". A component is either some type of soil or some nonsoil entity, e.g., rock outcrop. For the attribute being aggregated, the first step of the aggregation process is to derive one attribute value for each of a map unit's components. From this set of component attributes, the next step of the aggregation process derives a single value that represents the map unit as a whole. Once a single value for each map unit is derived, a thematic map for soil map units can be rendered. Aggregation must be done because, on any soil map, map units are delineated but components are not.

For each of a map unit's components, a corresponding percent composition is recorded. A percent composition of 60 indicates that the corresponding component typically makes up approximately 60% of the map unit. Percent composition is a critical factor in some, but not all, aggregation methods.

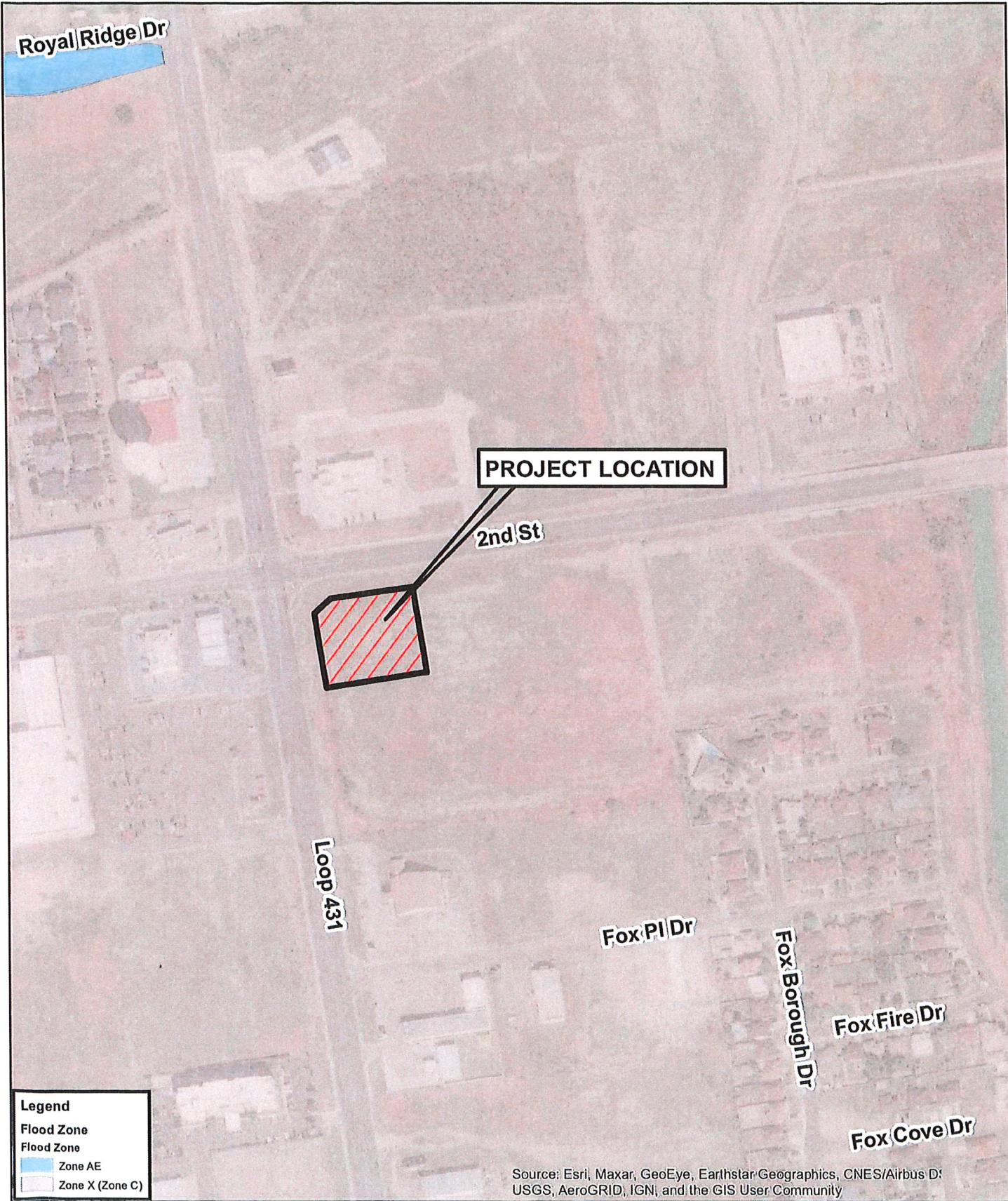
The aggregation method "Dominant Condition" first groups like attribute values for the components in a map unit. For each group, percent composition is set to the sum of the percent composition of all components participating in that group. These groups now represent "conditions" rather than components. The attribute value associated with the group with the highest cumulative percent composition is returned. If more than one group shares the highest cumulative percent composition, the corresponding "tie-break" rule determines which value should be returned. The "tie-break" rule indicates whether the lower or higher group value should be returned in the case of a percent composition tie. The result returned by this aggregation method represents the dominant condition throughout the map unit only when no tie has occurred.

Component Percent Cutoff: None Specified

Components whose percent composition is below the cutoff value will not be considered. If no cutoff value is specified, all components in the database will be considered. The data for some contrasting soils of minor extent may not be in the database, and therefore are not considered.

Tie-break Rule: Higher

The tie-break rule indicates which value should be selected from a set of multiple candidate values, or which value should be selected in the event of a percent composition tie.



Legend

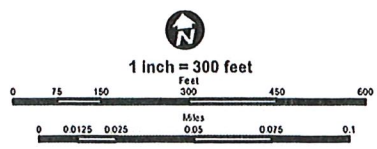
Flood Zone

Flood Zone

Zone AE

Zone X (Zone C)

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus D;
USGS, AeroGRID, IGN, and the GIS User Community



CITY OF EAGLE PASS
MAVERICK COUNTY, TEXAS
FEMA MAP

M MELDEN & HUNT, INC.
CONSULTANTS - ENGINEERS - SURVEYORS

1116 W. MAIN ST.
EAGLE PASS, TEXAS 79839
P.O. BOX 1000
EAGLE PASS, TEXAS 79839
DRAUGHT & DESIGN

DATE: 02/16/2020
JOB NO: 200016
DRAWN BY: J.P. JONES

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1/8/2021

ENGINEER'S ESTIMATE-APPROXIMATE ONLY
Replat of Lot 1A M&A Investments Subdivision - Overall

PHASE:	_____	NO DESIGN COMPLETED
ACREAGE:	_____	PRELIMINARY DESIGN
ENTITY:	Eagle Pass	<u> X </u> FINAL DESIGN
LOTS:	1	

WATER IMPROVEMENTS: On site		Quantity	Unit	Unit Price	Item Total
1.	Single service connection-adjacent	2	EA	\$ 545.00	\$ 1,090.00
Total Water Improvements:					\$ 1,090.00

SANITARY SEWER IMPROVEMENTS:

1.	8" PVC SDR26 (8'-10' cut)	596	LF	\$ 25.00	\$ 14,900.00
2.	8" PVC SDR26 (6'-8' cut)	91	LF	\$ 24.00	\$ 2,184.00
3.	8" PVC SDR26 (0'-6' cut)	610	LF	\$ 21.00	\$ 12,810.00
4.	Manhole (8'-10' cut)	1	EA	\$ 4,665.85	\$ 4,665.85
5.	Manhole (6'-8' cut)	1	EA	\$ 4,166.00	\$ 4,166.00
6.	Manhole (0'-6' cut)	3	EA	\$ 3,975.00	\$ 11,925.00
7.	Drop manhole (12'-14' cut)	2	EA	\$ 5,955.00	\$ 11,910.00
8.	Single service connection-across	1	EA	\$ 650.00	\$ 650.00
9.	Trench excavation protection	1,297	LF	\$ 3.00	\$ 3,891.00
Total Sanitary Sewer Improvements:					\$ 67,101.85

DRAINAGE IMPROVEMENTS:

1.	24" Storm sewer (0'-6' cut)	767	LF	\$ 45.00	\$ 34,515.00
2.	Manhole (0'-6' cut)	3	EA	\$ 2,800.00	\$ 8,400.00
3.	Headwall/down drain	3	EA	\$ 2,685.00	\$ 8,055.00
4.	Detention pond	1	LS	\$ 5,000.00	\$ 5,000.00
5.	Trench excavation protection	767	LF	\$ 3.00	\$ 2,301.00
Total Drainage Improvements:					\$ 58,271.00

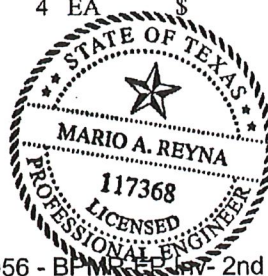
TOTAL UTILITY IMPROVEMENTS: \$ 126,462.85

PAVING IMPROVEMENTS:

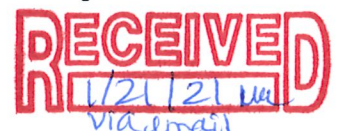
1.	4"x5' wide concrete sidewalks	3,620	SF	\$ 5.50	\$ 19,910.00
2.	ADA Ramps	4	EA	\$ 1,080.00	\$ 4,320.00

Total Paving Improvements: \$ 24,230.00

TOTAL UTILITY & PAVING IMPROVEMENTS: \$ 150,692.85



Y:\Land Development\Commercial\Eagle Pass\20056 - BFM RE Plat - 2nd & Veterans\Quantities\Eng estimate for Eagle Pass overall.xls





AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED

REPLAT OF LOT 1A, BLOCK 1 M&A INVESTMENTS SUBDIVISION

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

"The Subdivider is BPMP-EP Investments, LLC, who is the owner, or the authorized agent of the owner, of a tract of land in Maverick County, Texas, that has been proposed to be divided into a subdivision ("the Subdivision") known as REPLAT OF LOT 1A BLOCK 1 M&A INVESTMENTS.

TERMS: This Agreement is entered into in partial satisfaction of requirements under the Texas Water Development's Board Economically Distressed Areas Program "Model Subdivision Rules". The Subdivider has prepared a plat of the Subdivision for submission to Maverick County and the City of Eagle Pass for their respective approval.

The Subdivider plans to construct for the Subdivision a drinking water distribution system to be connected to the Utility's water supply system. The Utility has reviewed the plans for this subdivision ("the Plans") and has estimated the drinking water flow anticipated to be needed by the Subdivision under fully built-out conditions ("the estimated water flow") to be approximately 5,036 gallons daily.

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

The Subdivider covenants that the water distribution system be constructed as shown in the Plans and as provided for through the plat approval process so that the residents of the lots of the Subdivision may receive drinking water service from the Utility. Upon completion of the water distribution system and upon its approval and acceptance by the Utility, the Subdivider will convey to the Utility all right and title to the water distribution system.

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

By affixing his or her signature to the Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Subdivider warrants that he or she is authorized to sign this Agreement on behalf of the Subdivider.

This Agreement is effective on JAN 20, 2021.

The Utility

By:



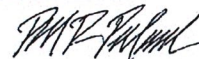
Printed Name: MARCO SALINAS

Office or Position: VICE CHAIRMAN

Date: 1/20/2021

The Subdivider

By:



Printed Name: Bill Poland

Office or Position: Manager

Date: 1/12/21

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



**AGREEMENT REGARDING WASTEWATER TREATMENT SERVICE FOR THE
PROPOSED REPLAT OF LOT 1A, BLOCK 1 M&A INVESTMENTS SUBDIVISION**

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

"The Subdivider is BPMP-EP Investments, LLC, who is the owner, or
the authorized agent of the owner, of a tract of land in Maverick County, Texas, that has been
proposed to be divided into a subdivision ("the Subdivision") known as

_____.

TERMS: This Agreement is entered into in partial satisfaction of requirements under the Texas Water Development's Board Economically Distressed Areas Program "Model Subdivision Rules". The Subdivider has prepared a plat of the Subdivision for submission to Maverick County and the City of Eagle Pass for their respective approval.

The Subdivider plans to construct for the Subdivision a wastewater collection system to be connected to the Utility's wastewater treatment system. Such wastewater will consist of domestic sewage, i.e., waterborne human waste and waste from domestic activities such as bathing, washing, and food preparation. The Utility has reviewed the plans for this subdivision ("the Plans") and has estimated the wastewater flow projected by the Subdivision under fully built-out conditions ("the projected wastewater flow") to be approximately 3,217 gallons daily.

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

The Subdivider covenants that the wastewater collection system be constructed as shown in the Plans and as provided for through the plat approval process so that the residents of the lots of the Subdivision may receive wastewater treatment service from the Utility. Upon completion of the wastewater collection system and upon its approval and acceptance by the Utility, the Subdivider will convey all right and title to the wastewater collection system.

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

By affixing his or her signature to the Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Subdivider warrants that he or she is authorized to sign this Agreement on behalf of the Subdivider.

This Agreement is effective on JAN 20, 2021.

The Utility

By: M. L. S. L.

Printed Name: MARCO SALINAS

Office or Position: VICE CHAIRMAN

Date: 1/20/2021

The Subdivider

By: Bill Poland

Printed Name: Bill Poland

Office or Position: Manager

Date: 1/12/21

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

Attachment Master Plan and Zoning Map

FINANCED
THROUGH THE
DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
OF THE STATE OF TEXAS

THE PREPARATION OF THIS DOCUMENT
WAS FINANCED THROUGH PROVISIONS
OF A TEXAS COMMUNITY DEVELOPMENT
PROGRAM GRANT FROM U.S. DEPARTMENT
OF HOUSING AND URBAN DEVELOPMENT

THESE MAPS ARE PRESENTED WITHOUT WARRANTY OF ANY KIND,
EITHER EXPRESSED OR IMPLIED, RESPECTING THE CONTENTS OF
THESE MAPS, INCLUDING BUT NOT LIMITED TO THE ACCURACY,
LOCATION AND OWNERSHIP OF ANY FACILITIES. NEITHER THE CITY
OF EAGLE PASS, NOR HEJL, LEE AND ASSOCIATES, INC. OR ITS
REPRESENTATIVES SHALL BE LIABLE TO ANY PERSON OR ENTITY
WITH RESPECT TO ANY LIABILITY, LOSS, OR DAMAGE CAUSED OR
ALLEGED TO BE CAUSED DIRECTLY OR INDIRECTLY BY THESE MAPS.

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



FIGURE A.5.3 CITY OF EAGLE PASS, TEXAS FUTURE LAND USE MAP

PREPARED BY:
HEJL, LEE & ASSOCIATES, INC.
CONSULTING ENGINEERS
2207 HANCOCK DRIVE
AUSTIN, TEXAS 78756
(512) 467-9793

Harris County Court

EXISTING BUILDINGS

1. EAGLE PASS HIGH SCHOOL
2. EAGLE PASS JUDICIAL HALL
3. MEMORIAL JUDICIAL HALL
4. JUDICIAL CENTER
5. RENOVATED ELEMENTARY
6. EAGLE PASS ELEMENTARY
7. EAGLE PASS CENTER
8. EAGLE PASS CENTER
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- 1. VICTIM
- 2. RESIDENTIAL
- 3. COMMERCIAL
- 4. INDUSTRIAL
- 5. PUBLIC AND COMM - PUBLIC
- 6. AGRICULTURE

LEGEND

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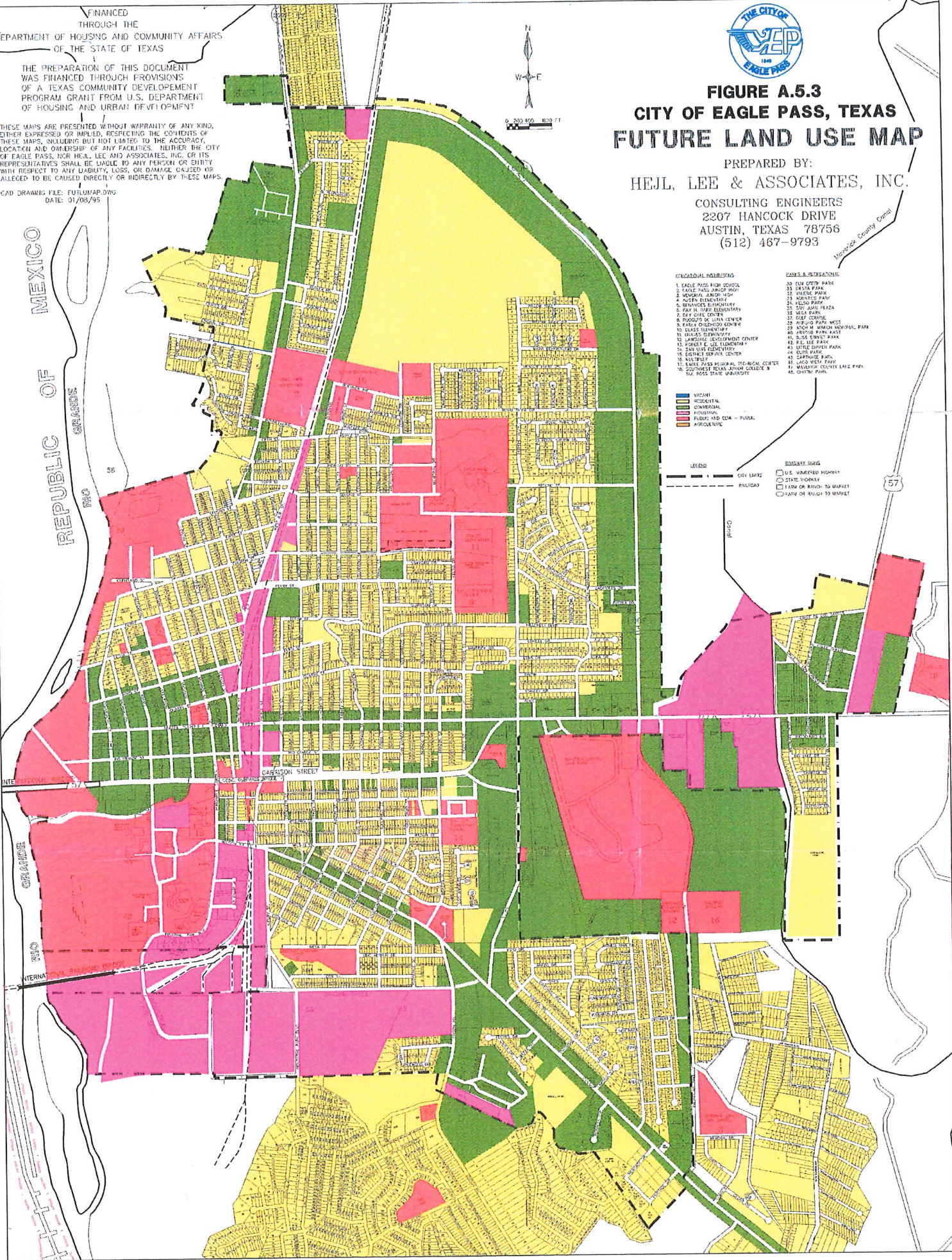
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PARKS & RECREATION

33. EAGLE PASS PARK
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BOUNDARY LINES

- 1. U.S. VETERAN'S HIGHWAY
- 2. STATE HIGHWAY
- 3. FARM OR RANCH TO MARKET
- 4. FARM OR RANCH TO MARKET



City Limits Outline

B1 - Neighborhood Business District (<8,00 Sq. Ft.)

B2 - Central Business District

B3 - General Business District (>8,000 Sq. Ft.)

I - Industrial District

F - Floodway District

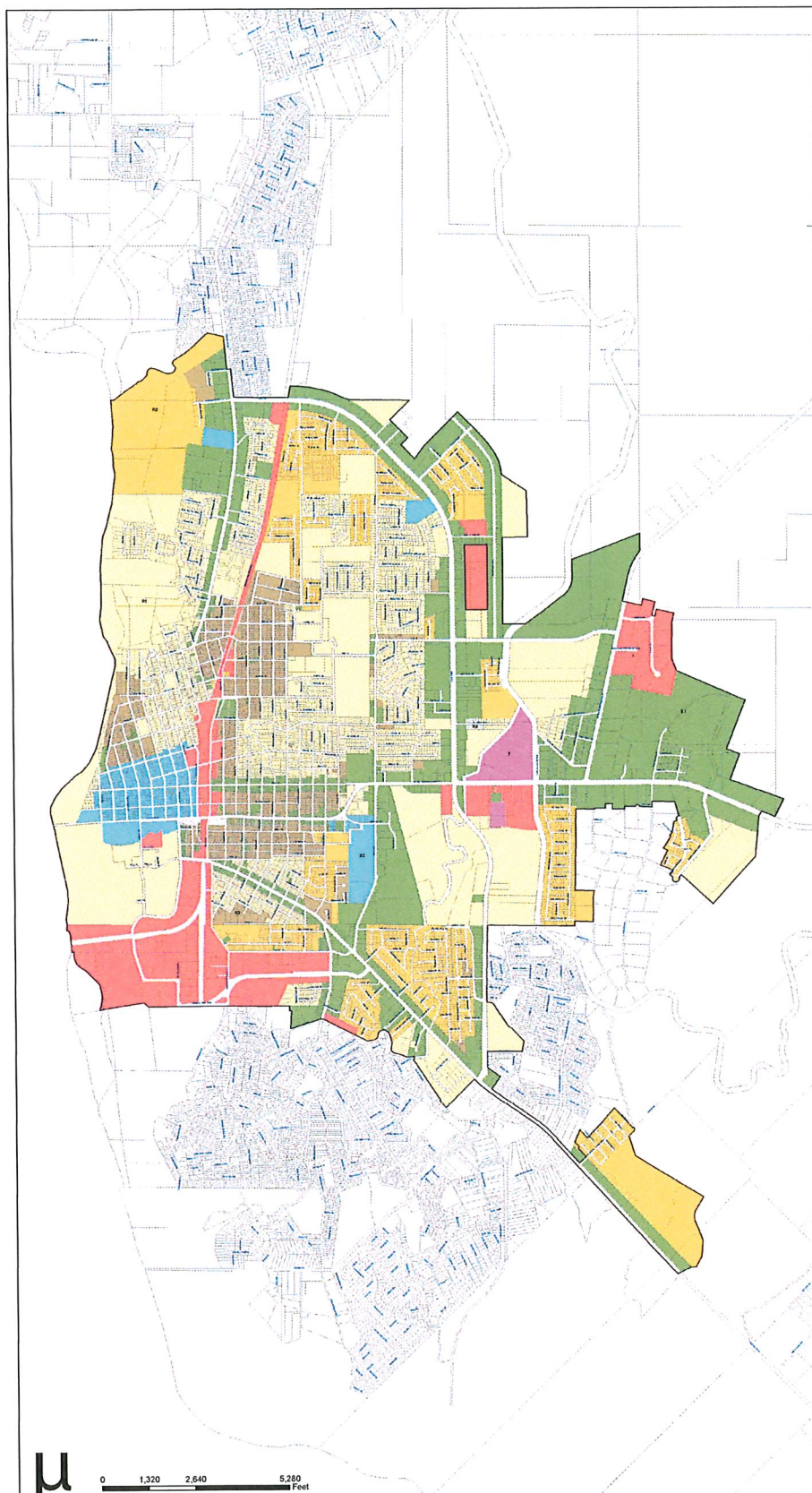
R1 - First One-Family Dwelling District

R2 - Second One-Family Dwelling District

R3 - Duplex Dwelling District

R3A - Apartment District

R4 - Townhouse Residence District



Legend

- City Lines District
- B1 Neighborhood Business District (4,000 Sq Ft)
- B2 General Business District
- B3 General Business District (4,000 Sq Ft)
- I Industrial District
- F Flexibility District
- R1 First-Step Family Dwelling District
- R2 Second-Step Family Dwelling District
- R3 Duplex Dwelling District
- APM Apartment District
- RM Townhouse Residential District

MAJ, US2, StandPace, Fave, South, Central, FPS, 4224, fad
 Property, Lanark, California, Calif
 Fave, Exting, 198808, 202008, Fave, Nursing, 2, 133323, 20, 2023
 Central, Meridian, 46, 202023, Standard, Fard, 1, 2, 20, 20, 23
 Standard, Fard, 2, 20, 202023, Lifestyle, Of, Origin, 27, 202, 232

October 1, 2007 (Updated)



2600 Technology Dr Suite 900
Phone: 972.831.1658
Fax: 972.633.0533
Plano, TX 75074
www.trueautomation.com



Item #3



Planning Department Executive Summary
REPORT TO THE PLANNING AND ZONING COMMISSION

Preliminary Plat Approval of DPS Eagle Pass

I. BACKGROUND

A. General Information Project Case #5545

Applicant: Jose N. Tancredi, E.I.T.
10906 Laureate Drive, Suite 101
San Antonio, TX 78249

Location: 5164 E. Main Street (of US 277 and Loop 480)

Legal Description: ABSTRACT A1139, TOWNSEND, MRS. L. H., SURVEY #513,
ACRES 164.144

Property ID Number: 9003974

Request: Preliminary plat approval to subdivide an approximately 8.180-
acre tract into 1 commercial lot.

B. Subject Property Information

Parcel Size: 8.180-acres

Topography: Generally flat

Vegetation: native brush

Existing Use: Vacant

Zoning: *B-3 General Business District*

Master Plan: Commercial

C. Vicinity Data

The site is located in the vicinity of the Eagle Pass Student Activity Center and within an area that features undeveloped commercial tracts of land.

D. Infrastructure

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

Access to the site is provided by E. Main Street (US Highway 277).

II. PUBLIC NOTICE

Public notification of the subdivision 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 23-62* governing utility easements
 - ✓ *Section 23-64* governing sidewalks
 - ✓ *Section 23-66* governing sanitary sewage disposal
 - ✓ *Section 23-67* governing potable water supply and fire flow
 - ✓ *Section 23-68* governing storm drainage
 - ✓ *Section 23-69* governing the size of building lots, including lot width, lot depth, lot orientation, and building setback areas
 - ✓ *Section 23-71* governing the installation and inspection of utility lines
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 conform to the parkland dedication requirements set forth in *Article V* in *Eagle Pass Code of Ordinances Chapter 23* as a one-time fee will be collected as part of any subsequent building permit issued for the property.
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 commercial purpose of the *B-3 General Business 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 *B-3 General Business District*.
 - C. The subdivision is warranted because of the necessity to create additional building lots in the *B-3 General Business 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 *B-3 General Business District*.
 - E. The subdivision will benefit the City as a whole and will not be detrimental to nearby land uses of a similar nature.
 - F. The subsequent development will be designed and conditioned to comply with all applicable subdivision criteria and standards of the City of Eagle Pass.

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

7. The approval of this final replat request is warranted, as the project conforms to the *City of Eagle Pass Master Plan* and the *City of Eagle Pass Code of Ordinances* as noted in Conclusion 1 through and including Conclusion 6 of this report.

C. **Planning Department Recommendation**

The Planning and Zoning Commission (1) **GRANT** the preliminary approval of the proposed DPS Eagle Pass, subject to the plat complying with the provisions of *Article III of City of Eagle Pass Code of Ordinances Chapter 23* governing procedures and specifications for Final Plats.

TRANSMITTED to the parties listed hereafter:

Melden & Hunt, Inc. via e-mail

Eagle Pass Planning and Zoning Commission via e-mail

Planning & Zoning Commission Report dated February 5, 2021

Attachment 1

Application



PLANNING DEPARTMENT

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

SUBDIVISION APPLICATION

TYPE OF SUBDIVISION (check one):

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

Property Legal Description: ABSTRACT A1139, TOWNSEND, MRS. L. H., SURVEY #513, ACRES 164.144

Maverick County Property Identification Number(s): 8713457

Name of Addition: DPS Eagle Pass

Location of Addition: 5164 E. Main Street

Number of Residential Lots: 0 Number of Commercial Lots: 1 Gross Acreage: 8.180

Number of New Street Intersections: 0 Linear feet of Streets: N/A

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

Existing Land Use: Agricultural Proposed Land Use: Commercial

Requested Variances: None

PROPERTY OWNER:

Name: Vantage Ventures, Ltd. (Under contract) Contact: Michael Fallek

Address: 4316 N. 10th St.

Phone: 956-687-5217

City: McAllen

Fax: N/A

State: TX Zip: 78504

E-mail: mfallek@rgv.rr.com

Signature: _____

Date: December 23, 2020

PROPERTY OWNER:

Name: _____

Contact: _____

Address: _____

Phone: _____

City: _____

Fax: _____

State: _____ Zip: _____

E-mail: _____

Signature: _____

Date: _____

RECEIVED
11/21/21 MK

APPLICANT/SUBDIVIDER:

Name: NICO TANCREDI
Address: 10906 LAUREATE DR
City: SAN ANTONIO
State: TX Zip: 78249
Signature: NICO TANCREDI

Contact: NICO TANCREDI
Phone: (210) 882-0874
Fax: _____
E-mail: nico@mealsmyers.com
Date: 01/13/2021

SURVEYOR:

Name: PAUL MYERS
Address: 10906 LAUREATE DR
City: SAN ANTONIO
State: TX Zip: 78249
Signature: PAUL MYERS

Contact: PAUL MYERS
Phone: (830) 931-1269
Fax: _____
E-mail: paul@mealsmyers.com
Date: 01/13/2021

ENGINEER:

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

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

PRINCIPAL CONTACT: _____ Owner ☒ Applicant _____ Surveyor _____ Engineer

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

STATEMENT OF APPLICANT

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

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

NICO TANCREDI
Applicant Signature

01/13/2021
Date

STATEMENT OF OWNER/SUBDIVIDER

I, the undersigned, hereby certify that: (1) I am the owner the land subject to this request for a subdivision; (2) I authorize Jake Helfer 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.

Michael Fallek,
Manager, Boulevard Dev. Co., LC,
General Partner

[Signature]
Owner / Subdivider Signature

12-23-20
Date

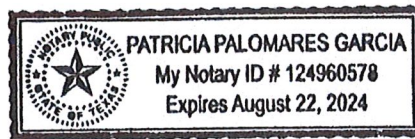
STATE OF TEXAS §

COUNTY OF Hidalgo §

Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared Michael Fallek (Name), Manager of B.P. (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 23rd day of December, 2020.

[Signature]
Notary Public, State of Texas



Maverick CAD

Property Search Results > 8713457 WECO & ASSOCIATES LTD Tax Year: 2020 for Year 2020

Property

Account

Property ID:	8713457	Legal Description:	ABSTRACT A1139, TOWNSEND, MRS. L. H., SURVEY #513, ACRES 164.144
Geographic ID:	11390513002030	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	E US HWY 277 EAGLE PASS, TX 78852	Mapsco:	
Neighborhood:		Map ID:	WINN
Neighborhood CD:			

Owner

Name:	WECO & ASSOCIATES LTD	Owner ID:	39146
Mailing Address:	800 N SHORELINE DR 19TH NORTH TOWER CORPUS CHRISTI, TX 78401	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$246,220	\$12,040
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$246,220	
(-) Ag or Timber Use Value Reduction:	-	\$234,180	
(=) Appraised Value:	=	\$12,040	
(-) HS Cap:	-	\$0	
(=) Assessed Value:	=	\$12,040	

Taxing Jurisdiction

Owner:	WECO & ASSOCIATES LTD
% Ownership:	100.0000000000%
Total Value:	\$246,220

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
--------	-------------	----------	-----------------	---------------	---------------

CAD	Central Appraisal District	0.000000	\$12,040	\$12,040	\$0.00
GMC	Maverick County	0.538571	\$12,040	\$12,040	\$64.84
HOS	Hospital	0.148960	\$12,040	\$12,040	\$17.93
SCH	Eagle Pass ISD	1.146640	\$12,040	\$12,040	\$138.05
Total Tax Rate:		1.834171			
				Taxes w/Current Exemptions:	\$220.82
				Taxes w/o Exemptions:	\$220.82

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RB	NATIVE BRUSHLAND	96.5060	4203801.36	0.00	0.00	\$144,760	\$7,330
2	RB	NATIVE BRUSHLAND	61.8380	2693663.28	0.00	0.00	\$92,760	\$4,330
3	W	WASTE LAND	5.8000	252648.00	0.00	0.00	\$8,700	\$380

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2021	N/A	N/A	N/A	N/A	N/A	N/A
2020	\$0	\$246,220	12,040	12,040	\$0	\$12,040
2019	\$0	\$246,220	12,210	12,210	\$0	\$12,210
2018	\$0	\$353,700	17,770	17,770	\$0	\$17,770
2017	\$0	\$353,700	17,850	17,850	\$0	\$17,850
2016	\$0	\$353,700	17,860	17,860	\$0	\$17,860
2015	\$0	\$353,700	17,760	17,760	\$0	\$17,760
2014	\$0	\$353,700	17,960	17,960	\$0	\$17,960
2013	\$0	\$353,700	18,340	18,340	\$0	\$18,340
2012	\$0	\$353,700	18,330	18,330	\$0	\$18,330

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	7/27/2018	SWD	SPECIAL WARRANTY DEED	C.A. & TOM C. & SOUTHERN WINN FAMILY ENTERPRISES, LTD	WEKO & ASSOCIATES LTD	1722	72, 75, 78	204028, 204029, 204030
2	7/26/2018	SWD	SPECIAL WARRANTY DEED	WINN EXPLORATION CO INC	C.A. & TOM C. & SOUTHERN WINN FAMILY ENTERPRISES, LTD	1721	317	203977

Tax Due

Property Tax Information as of 02/05/2021

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
------	---------------------	---------------	----------	-----------------	--------------	-------------------------------	---------------	------------

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

ENGINEERING REPORT

DPS MEGA CENTER
EAGLE PASS, TEXAS

DECEMBER 11, 2020



RECEIVED
12/21/20



December 11, 2020

Eagle Pass Planning Department
3295 Bob Rogers Drive
Eagle Pass, Texas 78852

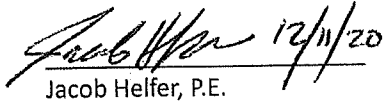
Re: Texas Department of Public Safety Mega Center

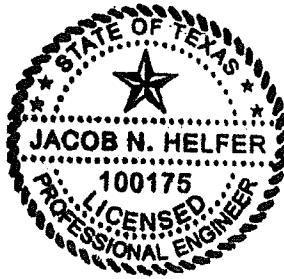
Dear Planning Department,

The purpose of this letter/report is to address Civil Engineering related items with the proposed development of 8.18 Acres as a DPS Mega Center at the southwest corner of the intersection of Highway 277 and Loop 480 in Eagle Pass, Texas for which a preliminary plat has been submitted for review. A separate Drainage Report will detail other drainage and detention related items.

If you should have any questions, please don't hesitate to contact our office.

Sincerely,

 12/11/20
Jacob Helfer, P.E.



Project Description

The 8.18 acre subject site sits at the southwest corner of the intersection of Highway 277 and Loop 480 in Eagle Pass, TX, see location map. The site will contain a new Texas Department of Public Safety Mega Station with an approximately 30,000 square foot building and associated employee and customer parking. Based on discussions with the City of Eagle Pass it was found that the site has been recently annexed by the City. Although the site is not shown on the current zoning map found on the city website, based on discussions with the City the zoning is appropriate for the intended use or can be rezoned.

Water and Wastewater Service

Currently the site has water service but no public sewer service. There is a 12" water line across Highway 277 adjacent to the Student Activity Center. Based on discussions with Eagle Pass Water Works the 12" water line will be tapped to construct a 12" water line to the opposite side of the highway, see Utility Plan. The highway will need to be bored and the 12" water line placed in a steel casing per Eagle Pass Water Works specifications. A utility permit will be obtained from TxDOT for the work. An opinion of probable cost for this public water main by bore is approximately \$141,000 based on recent bid tabulations from TxDOT.

Wastewater service will be through a private on site sewer system. At the time of this report it is assumed that the system will be designed as an aerobic treatment system with spray field disposal based on discussions with a licensed sanitarian. The extents of the system is shown on the Utility Plan. The system will be designed so that connection to public sewer can be accomplished once a public main is constructed to the site.

Street and Drainage Improvements

There are no public street and drainage improvements planned for the development. There will be detention ponds to reduce peak flow from the increase in impervious cover, reference the drainage report for details. The development will closely match existing drainage patterns for the watershed.

Electric, Telephone, and Cable Television Service

Rio Grande Electric Coop has three phase power along the north and east side of the site. It is proposed that primary electric come from the power line on the east side of the site along the southern property line to a pad mounted transformer. A preliminary utility plan was sent to the Carrizo Springs office of Rio Grande Electric Coop showing the proposed primary electric plan and transformer location and a favorable response was received with no objection to the plan.

Based on discussions with Spectrum Business it was unclear if they currently have service near the site due to not having an exact address to check. At the time of this report it is undetermined if cable and television is available from Spectrum but services may be available through another provider.

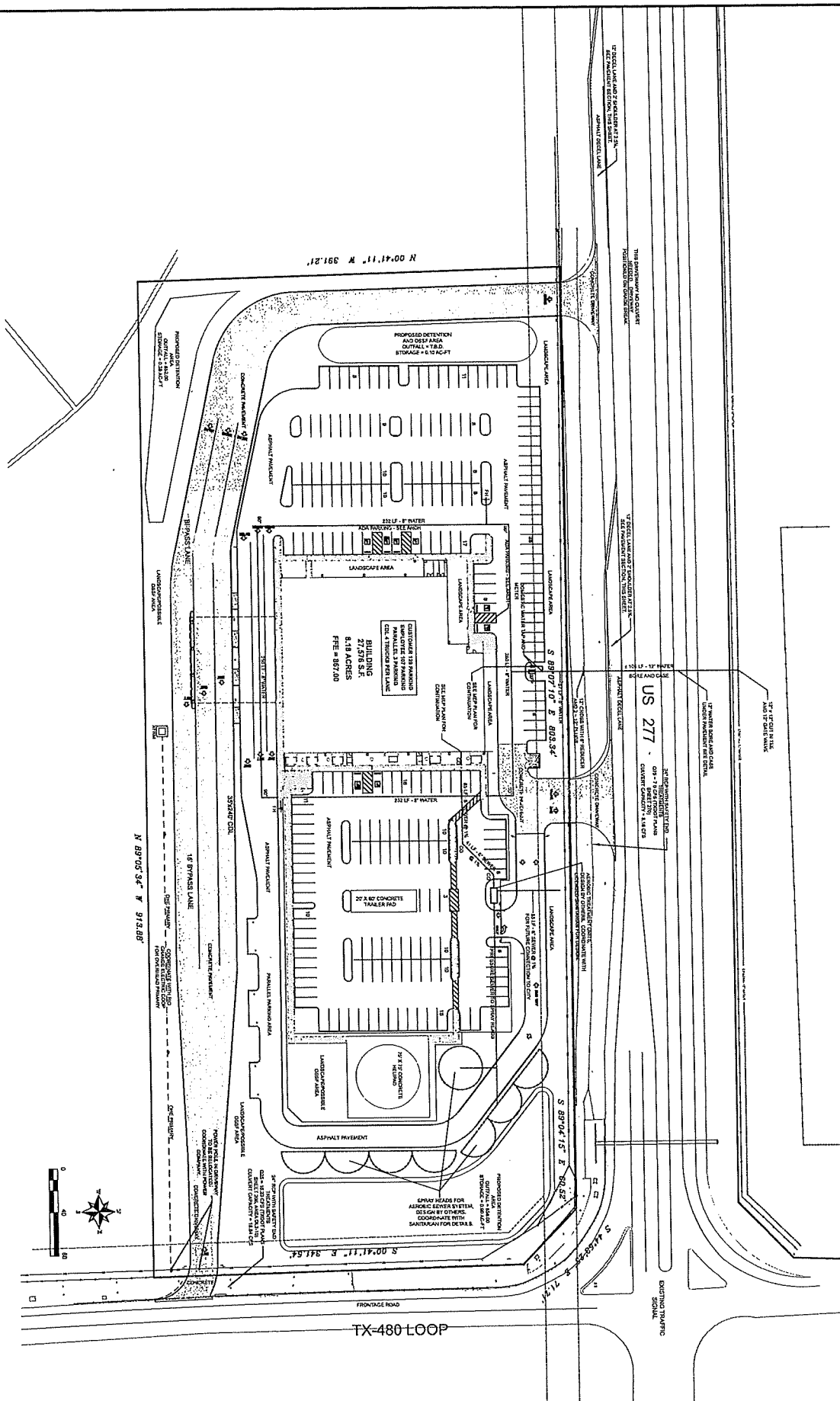
Gas Service

The gas service for the site is through Texas State Natural Gas. There is an existing gas main located across Highway 277 from the site. Although gas is available there are no plans to utilize gas service for the building at this time.

Conclusion

The proposed DPS Mega Center development will not require any public street or drainage improvements for the City of Eagle Pass. A proposed water bore under Highway 277 will be required to serve the site. Wastewater service will be an on site sewer system designed by a licensed sanitarian with plans for connecting to a public system if and when one becomes available. Stormwater will be detained so that proposed peak flow from the site is less than existing conditions, reference separate report.

UTILITY PLAN



UTILITY PLAN DPS MEGA CENTER HIGHWAY 277 AND LOOP 480 EAGLE PASS, TEXAS		50% REVIEW	THIS DOCUMENT IS THE PROPERTY OF THE ENGINEER AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.	PO BOX 479 FIRM# 15371	NURSERY, TX 77970 361-433-4988
JOB NO. <u>ED0014</u> DATE <u>11/09/20</u> DESIGNER <u>JNH</u> SHEET <u>C-10</u>					

DRAINAGE REPORT

DPS MEGA CENTER
EAGLE PASS, TEXAS

December 11, 2020



RECEIVED
12/15/20



December 11, 2020

Eagle Pass Planning Department
3295 Bob Rogers Drive
Eagle Pass, Texas 78852

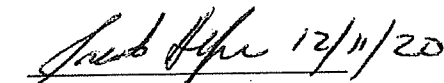
Re: Texas Department of Public Safety Mega Center

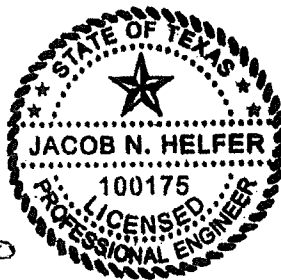
Dear Planning Department,

The purpose of this letter/report is to address drainage related items with the proposed development of 8.18 Acres as a DPS Mega Center at the southwest corner of the intersection of Highway 277 and Loop 480 in Eagle Pass, Texas for which a preliminary plat has been submitted for review. A separate Engineering Report will detail other Civil Engineering related items.

The following report details the existing versus proposed drainage for this development and shows the detention provided will decrease peak flows to that of existing conditions. If you should have any questions, please don't hesitate to contact our office.

Sincerely,


Jacob Helfer, P.E.



Background and Methodology:

Currently, the subject site is native pasture. The existing site topography breaks the 8.18 acre site into two drainage areas, see attached map. Drainage Area A flows to the north to the Highway 277 right of way. Drainage Area B flows southwest toward an existing concrete irrigation channel located at the southwest corner of the property. Drainage area patterns will be held closely in proposed conditions.

Based on soil survey maps the site consists of approximately 72% Hydrologic Soil Group D soils and 28% Group C soils. Site topography ranges from approximately 1.6% to approximately 4.5%.

The Rational Method was used to calculate peak runoff and the TR-55 method was used to calculate time of concentration values. Updated Intensity-Duration-Frequency curves for Maverick County from Atlas 14 were used for modeling purposes. The results of these calculations are given within this study and a full report from HydroCAD is included in the appendix. Drainage runoff to the TxDOT ROW was also checked against drainage plans supplied by TxDOT. An approved permit for driveways and culverts has been received from TxDOT and is included in the Engineering Report for the project.

The City of Eagle Pass Stormwater Control Ordinance was also used to check for minimum detention pond volume using the rational step procedure for watersheds under 5 acres. The minimum volume for the two drainage areas on site were 0.38 Acre-Feet for Drainage Area A and 0.19 Acre-Feet for Drainage Area B. Spreadsheets showing these calculations can be found in the attachment section of this report. The two detention ponds designed for the site have more storage than required by ordinance in order to detain for the 100 year storm event.

On Site Drainage Calculations – Existing Conditions:

100 year calculations are provided below for the 8.18 acre site to evaluate the increase in runoff due to the development. The 25 and 50 year return periods are also included in the HydroCAD reports contained in the attachment section. Detention ponds have been designed to mitigate the increase in runoff.

On-Site Drainage Area A – 4.90 Acres

Runoff Coefficient – 0.30

Time of Concentration – 23.90 Minutes

Intensity (100 Year) – 8.72 in/hr

$Q(100) = 12.92$ cfs

On-Site Drainage Area B – 3.28 Acres

Runoff Coefficient – 0.30

Time of Concentration – 16.50 Minutes

Intensity (100 Year) – 10.39 in/hr

$Q(100) = 10.31$ cfs

Reference HydroCAD reports for additional return periods and TR-55 worksheets.

On Site Drainage Calculations – Proposed Conditions:

Proposed drainage patterns will remain relatively the same as in existing conditions. Proposed detention ponds have been designed for the increase in runoff from each drainage area. Detailed drainage and grading plans are included with the construction drawings for the site. The 100 year drainage calculations are included below, and the 25 and 50 year return period is included in the HydroCAD report.

On-Site Drainage Area A – 4.99 Acres

Runoff Coefficient (weighted) – 0.68

Time of Concentration – 13.6 Minutes

Intensity (100 Year) – 11.42 in/hr

$Q(100) = 39.09$ cfs (prior to detention)

The increase in runoff volume when evaluating the 4.99 Acre Drainage Area A is 26.17cfs for the 100 year storm, prior to detention.

100-year peak discharge from the detention pond for Drainage Area A is 8.86 cfs, with a provided storage of 0.568 Acre-Feet. The detention pond for Drainage Area A ***decreases the 100 year peak discharge by 4.06 cfs.***

On-Site Drainage Area B – 3.19 Acres

Runoff Coefficient (weighted) – 0.76

Time of Concentration – 17.8 Minutes

Intensity (100 Year) – 10.10 in/hr

$Q(100) = 24.69$ cfs (prior to detention)

The increase in runoff volume when evaluating the 3.19 Acre Drainage Area A is 14.38 cfs for the 100 year storm, prior to detention.

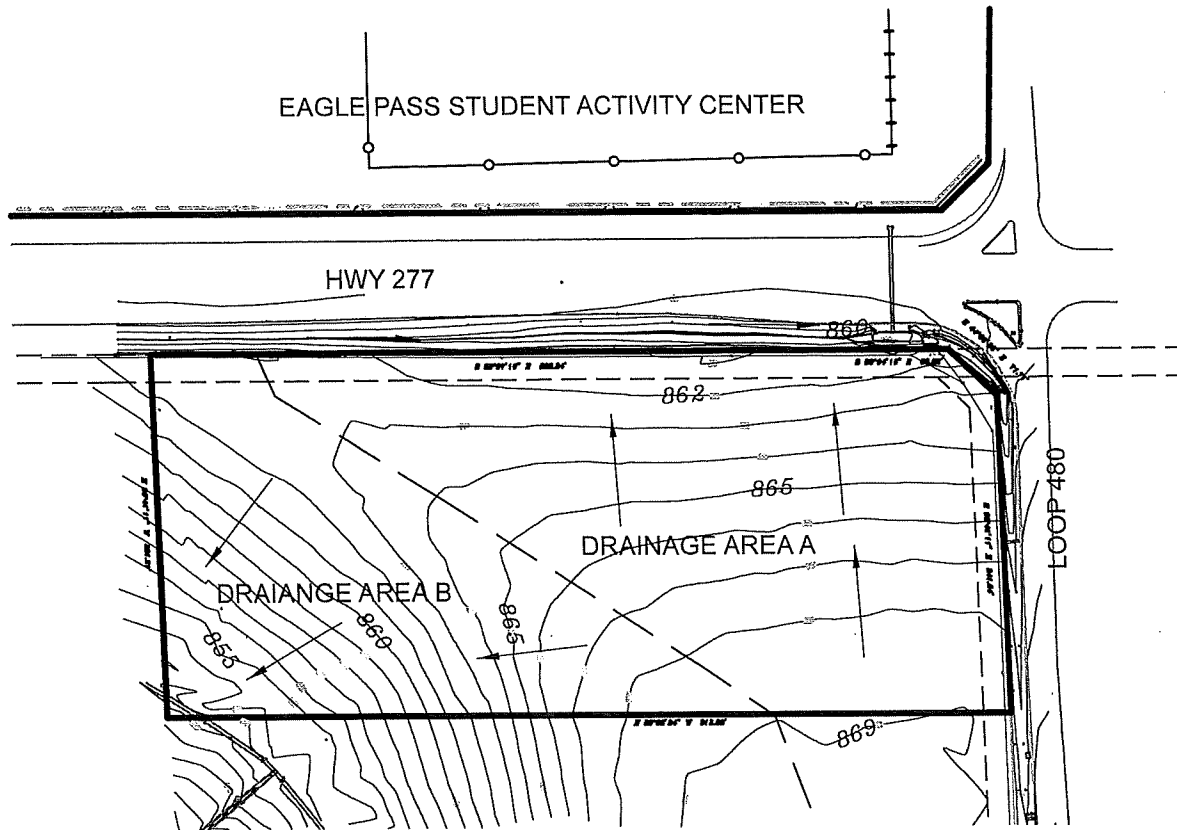
100-year peak discharge from the detention pond for Drainage Area B is 8.53 cfs, with a provided storage of 0.36 Acre-Feet. The detention pond for Drainage Area A ***decreases the 100 year peak discharge by 1.78 cfs.***

The total peak discharge for the 8.18 Acre site is decreased by approximately 5.84 cfs through the use of detention ponds.

Drainage Infrastructure Impact

The drainage impact for development of this 8.18 acre site was evaluated for the 25 year, 50 year, and 100 year storm events. Through the use of detention ponds the peak flow for the 25, 50, and 100-year storm events was decreased to below existing conditions.

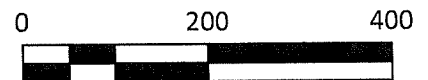
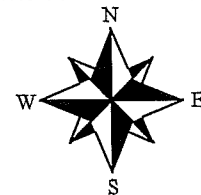
The 100 year peak flow for the entire 8.18 acre site was **decreased by approximately 5.84 cubic feet per second therefore there will be no impact to any structures downstream of the development.**



DRAINAGE AREA A: 4.90 ACRES
 $Q(100) = 12.92$ CFS

DRAINAGE AREA B: 3.28 ACRES
 $Q(100) = 10.31$ CFS

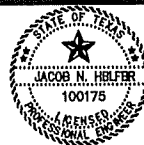
REFERENCE DRAINAGE REPORT FOR DETAILS



JOB NO. E20014
 DATE 12/11/20
 DESIGNER JNH
 SHEET 1

EXISTING CONDITIONS

DPS MEGA CENTER
 EAGLE PASS, TEXAS

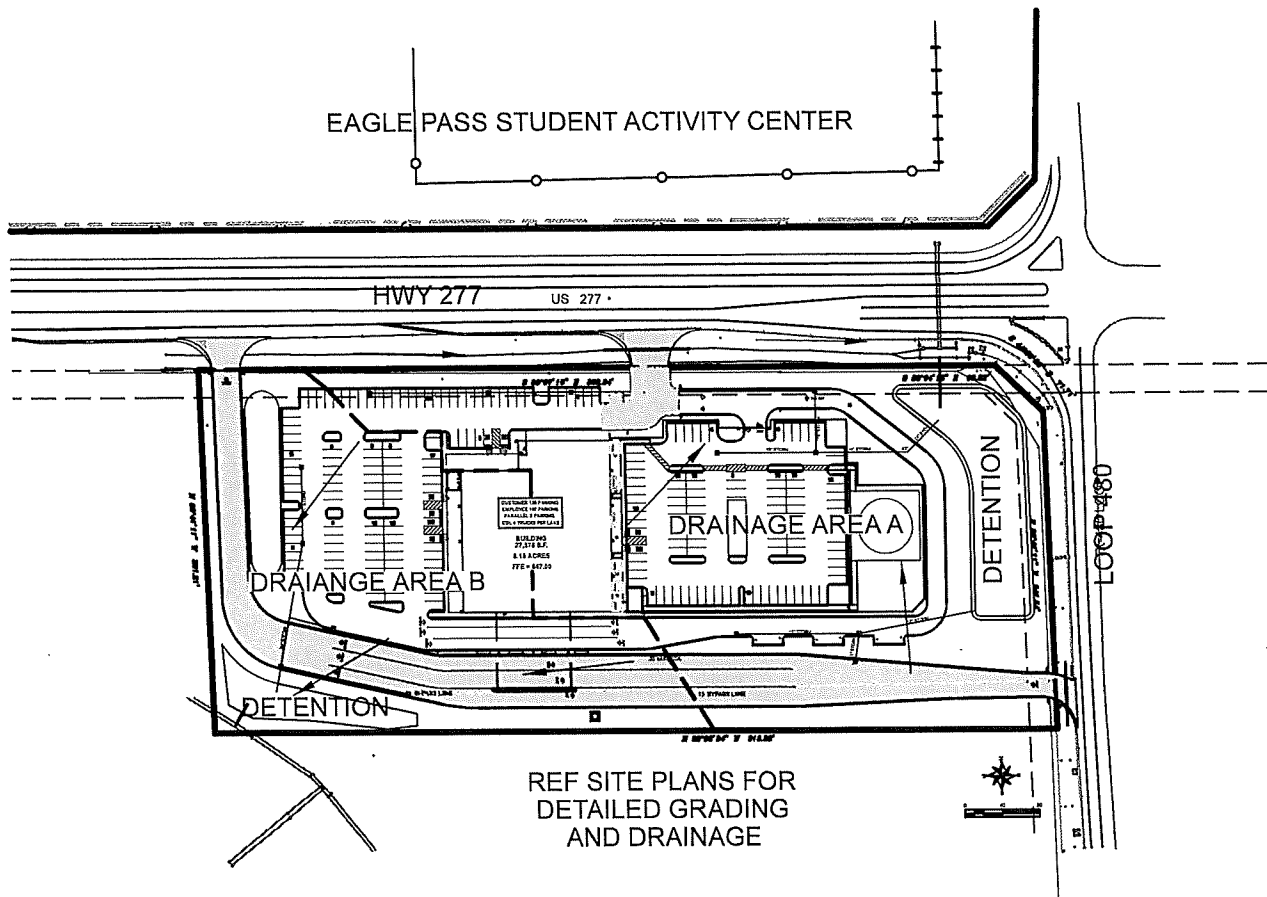


THE SEAL APPEARING ON THIS DOCUMENT
 WAS AUTHORIZED BY JACOB N. HELFER,
 P.E., TEXAS NO. 100175, ON 12/11/20.



PO BOX 479
 FIRM# 15371

NURSERY, TEXAS 77976
 361-433-4888



DRAINAGE AREA A: 4.99 ACRES
 $Q(100) = 39.09$ CFS (PRIOR TO DETENTION)

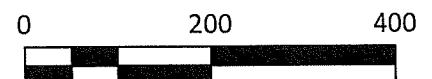
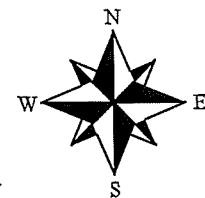
$Q(100) = 8.86$ CFS (PEAK DISCHARGE FROM
 DETENTION)

DRAINAGE AREA B: 3.19 ACRES
 $Q(100) = 24.69$ CFS (PRIOR TO DETENTION)

$Q(100) = 8.53$ CFS (PEAK DISCHARGE FROM
 DETENTION)

PEAK DISCHARGE FROM 8.18 ACRE SITE IS
 DECREASED BY 5.84 CFS THROUGH THE USE OF
 DETENTION. REFERENCE DRAINAGE REPORT FOR
 DETAILS

PROPOSED IMPERVIOUS COVER = 4.94 ACRES
 PROPOSED LANDSCAPING/PERVIOUS COVER = 3.24 ACRES
 $\pm 60\%$ IMPERVIOUS



JOB NO. E20014

DATE 12/11/20

DESIGNER JNH

SHEET 2

**PROPOSED
 CONDITIONS**

DPS MEGA CENTER
 EAGLE PASS, TEXAS

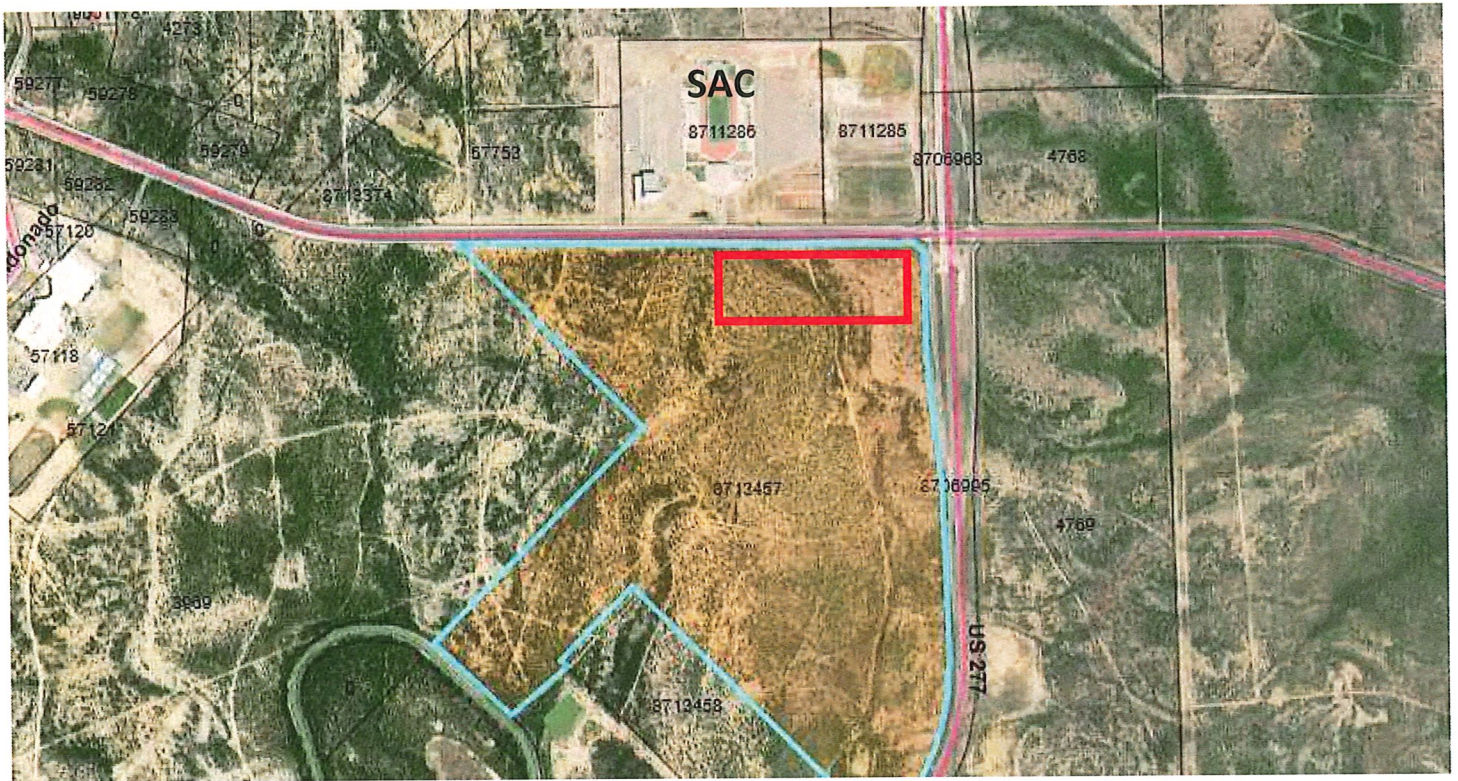


THE SEAL APPEARING ON THIS DOCUMENT
 WAS AUTHORIZED BY JACOB N. HELFER,
 P.E., TEXAS NO. 100175, ON 12/11/20

ELITE
 Engineering

PO BOX 479
 FIRM# 15371

NURSERY, TEXAS 77976
 361-433-4988



Attachment 2

Master Plan and Zoning Map

THE PREPARATION OF THIS DOCUMENT
WAS FINANCED THROUGH PROVISIONS
OF A TEXAS COMMUNITY DEVELOPMENT
PROGRAM GRANT FROM U.S. DEPARTMENT
OF HOUSING AND URBAN DEVELOPMENT

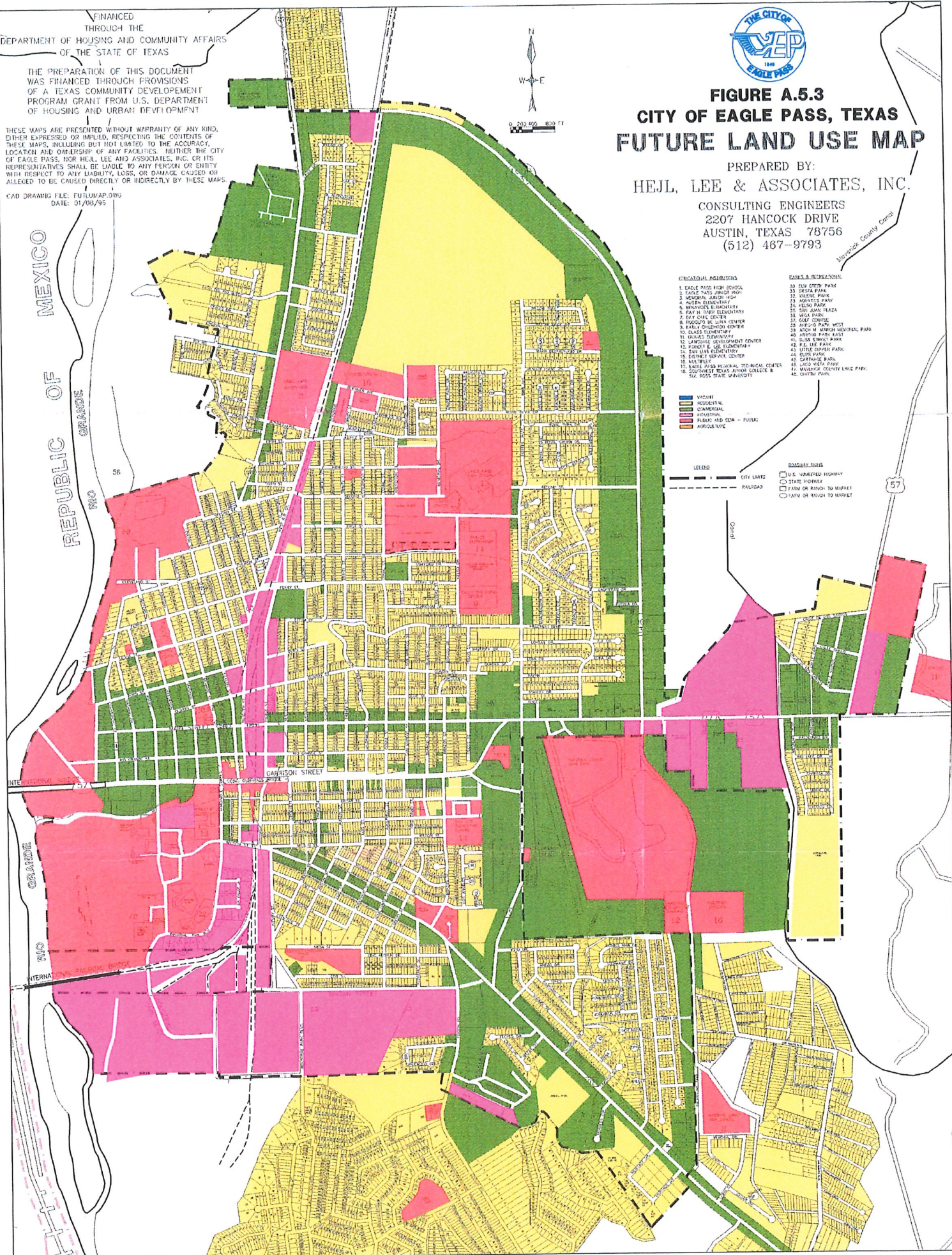
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CAD DRAWING FILE: FUTLUMAP.DWG
DATE: 01/08/95



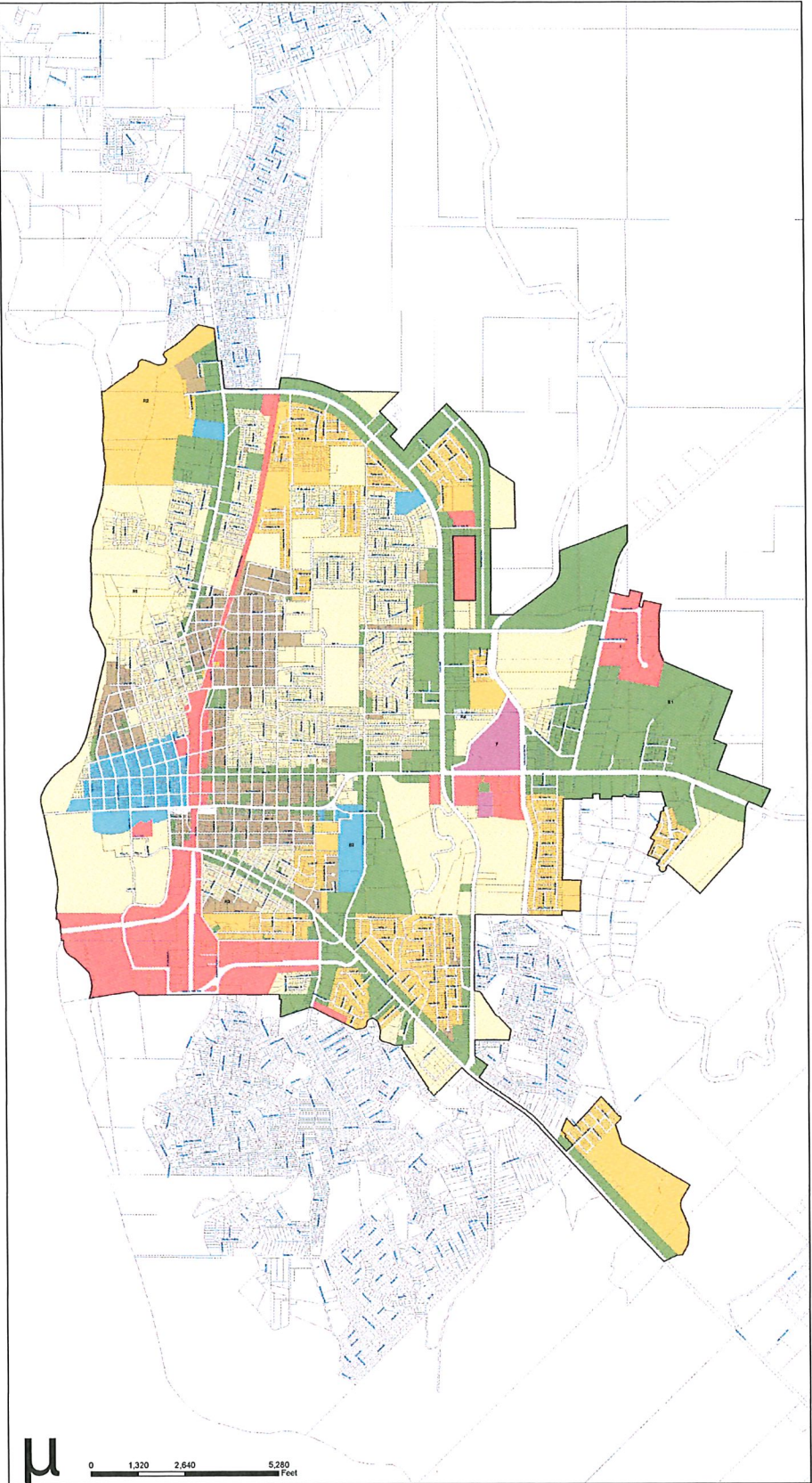
FIGURE A.5.3
CITY OF EAGLE PASS, TEXAS
FUTURE LAND USE MAP

PREPARED BY:
HEJL, LEE & ASSOCIATES, INC.
CONSULTING ENGINEERS
2207 HANCOCK DRIVE
AUSTIN, TEXAS 78756
(512) 467-9793



Legend

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



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Eagle Pass, Texas
Map No. 100, Eagle Pass, Texas, County of Jeff Davis, Texas
Plan No. 100, Eagle Pass, Texas, County of Jeff Davis, Texas
Adopted by the City Council on 10/1/2007
Adopted by the City Council on 10/1/2007
Adopted by the City Council on 10/1/2007



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