AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING
THURSDAY, MAY 12, 2022 AT 5:30 P.M.
COUNCIL CHAMBERS, CITY HALL BUILDING
100 SOUTH MONROE STREET, EAGLE PASS, MAVERICK COUNTY, TEXAS

ESTABLISHMENT OF QUORUM

CITIZENS COMMUNICATIONS

PUBLIC HEARING(S)

1. Public hearing on the proposed request submitted by Terra Tech Engineering & Construction Services on behalf of Libco Enterprises, LLC and South Tejas Construction, LLC to consider the establishment of permanent zoning classification and master plan designation on the annexation of the land described as approximately 26.58 acres of land lying and situated in Maverick County, Texas, being a portion of the Libco Enterprises, LLC, 472.12 acres, described by metes and bounds in Deed Record Book 1745, Page 327 of the Maverick County Official Public Records, and a portion of the Libco Enterprises, LLC, 22.82 acres, described by metes and bounds in Deed Record Book 1693, page 92 of the Maverick County Official Public Records, also known as Terra Verde Estates Subdivision Unit 3; closing of public hearing and possible action.

2. Public hearing on the proposed Final plat of the Smoothie King Subdivision, including (a) a variance to proceed to final plat directly without first having obtained preliminary replat approval, (b) a variance from *City of Eagle Pass Code* of *Ordinances Chapter 23 Article VI Section 23-89(b)(6)* regulating landscape and (c) a variance from the *City of Eagle Pass Zoning Ordinance Appendix A Section 12.1(c)(3)* regulating minimum improved off-street parking; closing of public hearing and possible action.

NEW BUSINESS

3. Consideration and possible action on the preliminary plat of the Terra Verde Estates Subdivision Unit 3.

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 May 9, 2022 at 3:30 p.m.

Placido Madera

Placido C. Madera
Planning Director

Item # 1

Planning Department Executive Summary

REPORT TO THE PLANNING & ZONING COMMISSION

Permanent Zoning and Voluntary Annexation of 26.58-Acres

I. BACKGROUND

A. General Information

Applicant: TEC Services | 3292 El Indio Hwy | Eagle Pass, Tx 78852

Property Owner(s): Libco Enterprises, LLC | 2962 Texcoco Dr | Eagle Pass, Tx 78852

South Tejas Construction, LLC | 2660 Las Cimas Dr. | Eagle Pass, Tx 78852

Location: Off Mauricio Libson Boulevard **Property ID Number:** 3987

Legal Description: Being a 26.58 acres tract of land lying and situated in Maverick County, Texas, being a portion of the Libco Enterprises, LLC, 472.12 acres, described by metes and bounds in Deed Record Book 1745, Page 327 of the Maverick County Official Public Records, and a portion of the Libco Enterprises, LLC, 22.82 acres, described by metes and bounds in Deed Record Book 1693, page 92 of the Maverick County Official Public Records.

Request: voluntary annexation and establishment of the permanent zoning for approximately 26.58- acre tract proposed as part of Terra Verde Estates Subdivision Unit 3.

B. Subject Property Information

Vegetation: Vacant **Existing Use:** Vacant

Zoning: None-Proposed *R-2 Second One-Family Dwelling District* **Master Plan:** None

C. Vicinity Data

The site is located within an area that features vacant land to the north, west and east, and residential development to the south where the proposed plat area is to connect to Unit 2 of Terra Verde Estates Subdivision.

D. Infrastructure

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

Access to the site is provided by Mauricio Libson Boulevard.

II. PUBLIC NOTICE

Public notification of the permanent zoning and annexation 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 establishment of the 26.58 acre tract as proposed in the voluntary annexation petition. Please refer to Attachment 1 for a said application copy.

2. The proposed development will be consistent with the residential purpose of the *R-2 Second One-Family Dwelling District.*

3. The development is and will be consistent with City design and specifications, as the subsequent development of the site will be required to conform to the following sections of *Article IV* in *Eagle Pass Code of Ordinances Chapter 23*:

   - ✓ *Section 23-62* governing utility easements
   - ✓ *Section 23-64* governing sidewalks
   - ✓ Section 23-66 governing sanitary sewage disposal
   - ✓ *Section 23-67* governing potable water supply and fire flow
   - ✓ *Section 23-68* governing storm drainage
   - ✓ *Section 23-69* governing the size of building lots, including lot width, lot depth, lot orientation, and building setback areas
   - ✓ *Section 23-71* governing the installation and inspection of utility lines

4. The subsequent development of the property is consistent with City design and specifications for landscape and tree preservation set forth in *Article VI* in *Eagle Pass Code of Ordinances Chapter 23.*

5. The subdivision of the property will conform to the parkland dedication requirements set forth in *Article V* in *Eagle Pass Code of Ordinances Chapter 23.* The applicant will be required to provide a parkland fee payment prior to final plat approval by the City Council and the one-time building permit parkland fee assessment.

6. The subsequent subdivision and development 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 subsequent subdivision and development will allow for a use of the property that is consistent with the residential purpose of the *R-2 Second One-Family Dwelling District* for the following reasons:

   A. The subdivision design bears a substantial relationship to the public's health, safety, and welfare.

   B. The subdivision is in accordance with the policies of the Master Plan and the business purpose of the *R-2 Second One-Family Dwelling District.*

   C. The subdivision is warranted because of the necessity to create additional building lots in the *R-2 Second One-Family Dwelling District*, and because the proposed development is appropriate to accomplish the reasonable use of the property.

   D. The subject property is suitable for development in general conformance with development standards of the *R-2 Second One-Family Dwelling District.*

   E. The subdivision will benefit the City as a whole and will not be detrimental to nearby land uses of a similar nature.

   F. The subsequent development will be designed and conditioned to comply with all applicable subdivision criteria and standards of the City of Eagle Pass.

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

8. The establishment of permanent zoning for the approximately 26.58-acre tract proposed as part of *Terra Verde Estates Subdivision Unit 3* and proposed for voluntary annexation as *R-2 Second One-Family Dwelling District* 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 on Conclusion 1 through and including Conclusion 7 of this report.

B. <u>Planning Department Recommendation</u>

The Planning and Zoning Commission recommend that City Council accept the establishment of the permanent zoning for the approximately 26.59-acre tract proposed for voluntary annexation as *R-2 Second One-Family Dwelling District.*

TRANSMITTED to the parties listed hereafter:

TEC Services via e-mail
Planning and Zoning Commission via e-mail
Eagle Pass Planning Department Report dated April 29, 2022

Attachment 1
Voluntary Annexation Petition

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

APPLICATION FOR VOLUNTARY ANNEXATION

Applicant Information

Applicant (If not owner): TerraTech Engineering and Construction Services

Address: 3292 El Indio Hwy, Eagle Pass, TX 78852

Phone: 830-773-0579 E-mail: ajilbson@terratechengineering.com

Owner: Libco Enterprises, LLC & South Tejas Construction, LLC

Address: 2962 Texcoco Dr. & 2660 Las Cimas Dr., Eagle Pass, TX 78852

Phone: 830-968-0292 E-mail: jalibson@sbcglobal.net

Property Information

Site Address: Off Mauricio Libson Blvd. MCAD Property ID No. 3987

Legal Description (from deed): 474.12 acre tract being out of and part of James W. Tinsley Survey 27, Abstract 840

Acreage: 26.58 Acres

Existing Land Use: Vacant

Proposed Land Use: Residential

Existing Zoning: None

Proposed Zoning: R2- Second One- Family Dwelling District

Required Application Attachments

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

- ✓ Letter signed by the property owner, requesting annexation.
- ✓ A warranty deed or other legal document demonstrating current ownership.
- ✓ A $100 check made out to the "City of Eagle Pass".
- ✓ Twelve (12) signed and sealed surveyor's drawings (1' to 100")
  - a) Drawings must be full size (24" x 36") prints, showing the current city limits and labeled within one year of the application submittal date.
- ✓ One reduced copy (8.5" x 11") of the sealed surveyor's drawing.
- ✓ Signed and sealed metes and bounds from surveyor.

STATEMENT OF OWNER / APPLICANT

I, the undersigned, hereby certify that: (1) I am the owner the land subject to this request for annexation; (2) I authorize TerraTech Engineering & Construction Services to act as my agent for all documents pertaining to this annexation application; (3) the information contained in this annexation 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 annexation application or accompanying information; and (5) the City will be advised in writing of any change in ownership of the property that is the subject of this annexation application provided the change of ownership occurs prior to the recording of the final approved annexation plan, if any.

Owner / Applicant Signature

4/4/22
Date

STATE OF TEXAS §

COUNTY OF MAVERICK §

Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared Javier Libson & Robert Rodriguez (Name), Owners (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 4th day of April, 2022.

Notary Public, State of Texas

ASHLEY TORRES
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 11/04/23
NOTARY ID 13223771-0

Annexation Request

This document serves as written legal notice by Libco Enterprises, LLC and South Tejas Construction LLC, property owners of 20.53 acres and 6.05 acres, respectively, in Eagle Pass, TX, Maverick County, as shown in the submitted annexation drawings showing a cumulative area of 26.58 acres, that they intend to proceed to voluntarily annex and incorporate this area of land into the Eagle Pass City Limits, as described by metes and bounds in the accompanying surveyor's drawing.

_____ Date: 4/4/22

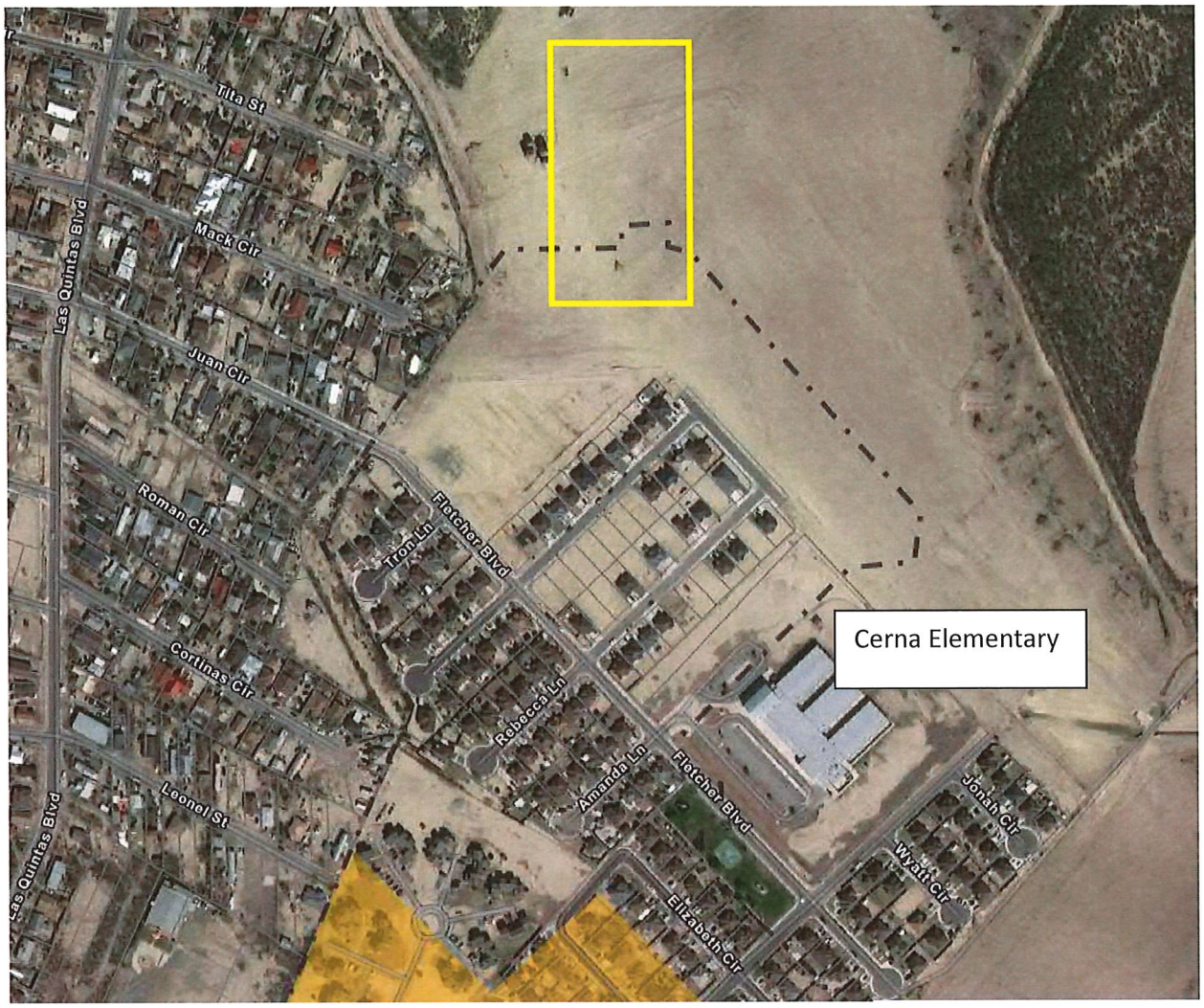
Javier Libson

Managing Member of Valorem Enterprises, LLC, as Managing Member of Libco Enterprises, LLC, a Texas Limited Liability Company

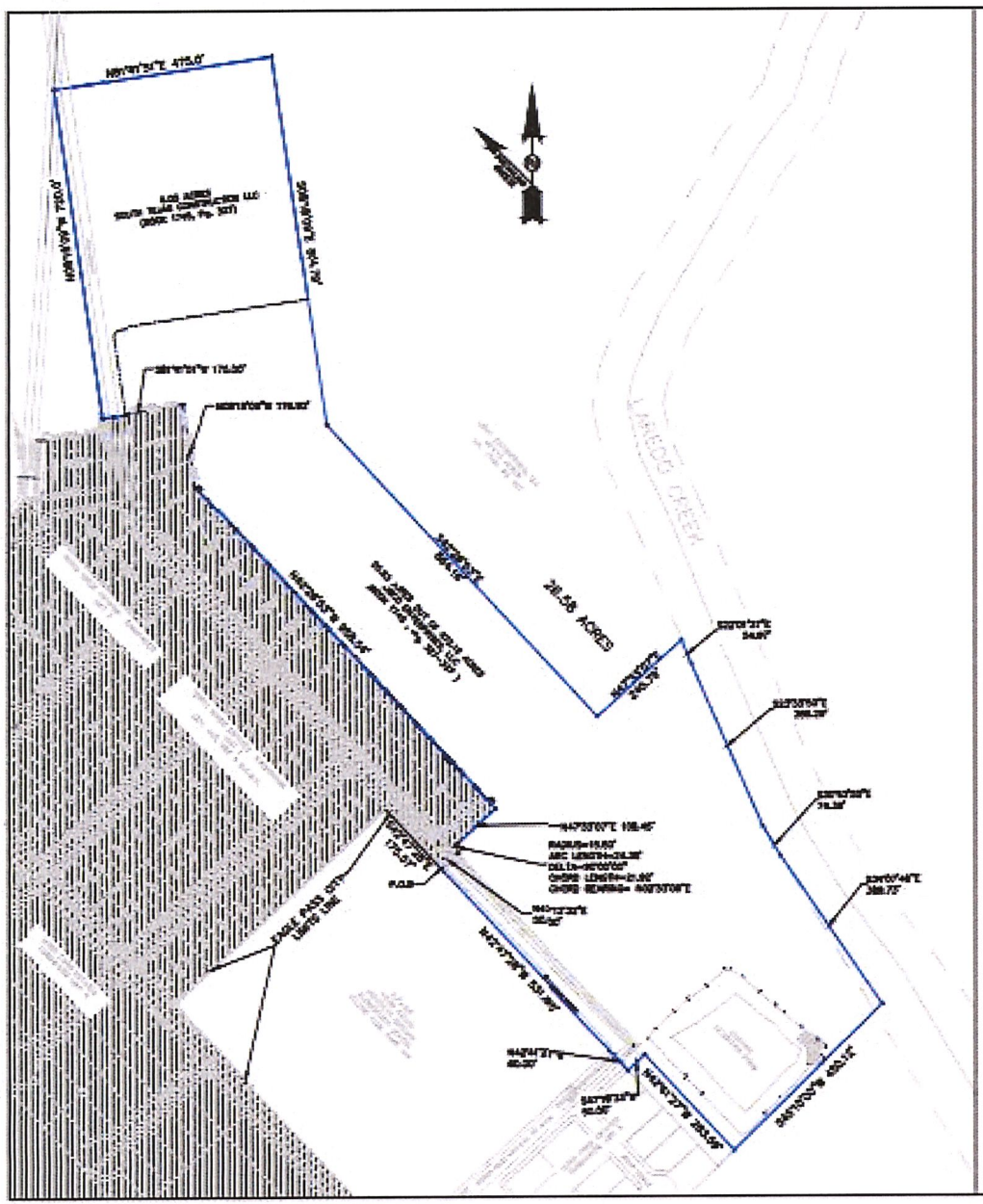
_____ Date: 4/4/22

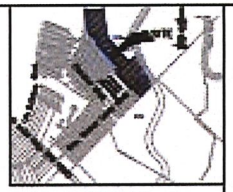
Roberto Rodriguez

Managing Member of South Tejas Construction LLC, a Texas Limited Liability Company



Aerial Map showing approximate location





VICINITY MAP
NOT-TO-SCALE

ANNEXATION 26.58 ACRES
TERRA VERDE ESTATES SUBDIVISION

STATE OF TEXAS
COUNTY OF MAVERICK

December 20, 2021

I, Francisco Espino, Registered Professional Land Surveyor, hereby certify that the above description of a 26.58 Acre Tract was obtained from a survey conducted on the ground under my supervision.

Francisco Espino
Registered Professional Land Surveyor
Texas No. 5434

LEGEND

EXISTING AREA INSIDE CITY LIMITS

PROPOSED AREA TO BE ANNEXED INTO CITY LIMITS

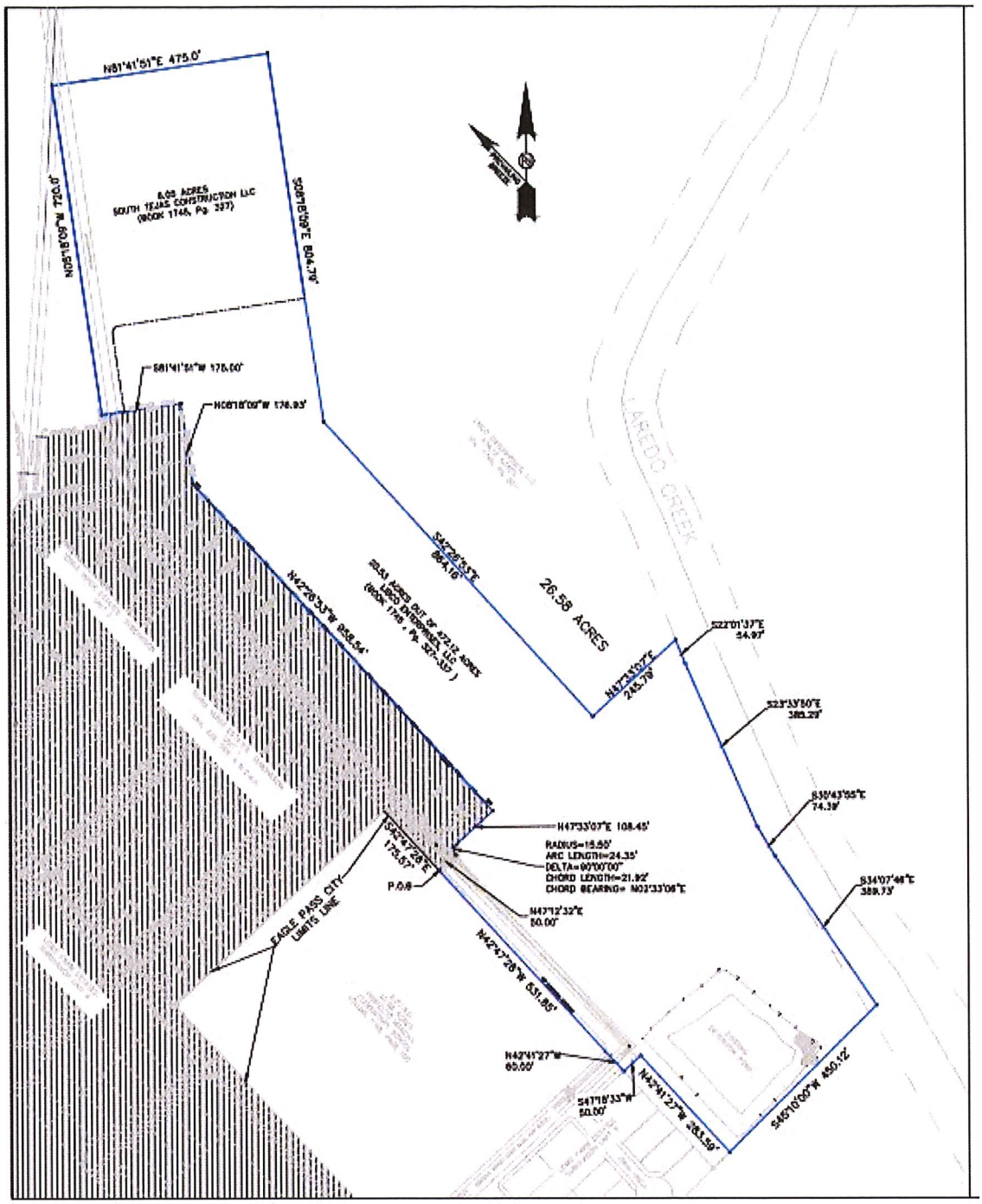
SCALE: 1" = 120'

ANNEXATION - 26.58 ACRES
EAGLE PASS, TEXAS
MAVERICK COUNTY

TERRATECH ENGINEERING
AND CONSTRUCTION SERVICES
[illegible]
[illegible]
www.terratechengineering.com

PROPERTY OWNER:
Libon Enterprises, LLC &
South Texas Construction, LLC
Eagle Pass, TX 78853

JOB: 0181-19
SHEET 1 OF 1
DRAWN: [illegible]
CHECKED: [illegible]
SCALE: 1" = 120'
DECEMBER 07, 2021


N81°41'51"E 475.0'
8.08 ACRES
SOUTH TEXAS CONSTRUCTION LLC
(BOOK 1746, Pg. 337)
S08°18'09"E 804.79'
N08°18'09"W 724.0'
S81°41'51"W 175.00'
N08°18'09"W 176.93'
S42°26'53"E
804.19'
26.58 ACRES
N42°26'33"W 858.54'
LAREDO CREEK
S22°01'37"E
54.97'
S23°33'50"E
385.29'
S30°43'55"E
74.39'
S34°07'48"E
389.73'
S65°10'00"W 450.12'
N42°41'27"W 283.59'
S47°18'33"W
50.00'
N42°41'27"W
60.00'
N42°47'28"W 631.85'
N47°12'32"E
50.00'
P.O.B.
S42°47'28"E
175.07'
N47°33'07"E 108.45'
RADIUS=15.50'
ARC LENGTH=24.35'
DELTA=90°00'00"
CHORD LENGTH=21.92'
CHORD BEARING= N03°33'08"E
EAGLE PASS CITY
LIMITS LINE

FIELD NOTES FOR A 26.58 ACRE TRACT

Being a 26.58 Acre Tract of land lying and situated in Maverick County Texas, being a portion of the Libco Enterprises, LLC, 472.12 acres, described by metes and bounds in Deed Record Book 1745, Page 327 of the Maverick County Official Public Records, and a portion of the Libco Enterprises, LLC, 22.82 acres, described by metes and bounds in Deed Record Book 1693, Page 92 of the Maverick County Official Public Records,

Said 26.58 acres being more particularly described by metes and bounds as follows:

Starting in quest of a Point of Beginning at 5/8" iron rod found for the East most corner of Terra Verde Subdivision Unit No. 1, falling on the Southwesterly right of way Mauricio Libson Boulevard, as shown by plat of record of Terra Verde Subdivision Unit No. 1, Envelope 428, Side A, of the Maverick County Map Records, also being the north most corner of the EPISD, 10.06 acres, described in deed record Volume 1159, Page 195, of the Maverick County Official Public Records, THENCE along the Northeasterly boundary line of said 10.06 acres, S42°47'28"E, 175.57 feet, to a set ½" iron rod for the Point of Beginning,

THENCE departing said EPISD 10.06 acres boundary line, now across Libco Enterprises, LLC, open land,
N47°12'32"E, 50.0 feet, to a set ½" iron rod, being the pc of curve, with delta angle of 90°00', radius of 15.5 feet, an arc length of 24.35 feet and a chord of N02°33'06"E, 21.92 feet, to a set ½" iron rod, for the pt of said curve,
N47°33'07"E, 108.45 feet, to a ½" for a corner of this 26.58 acres,
N42°26'53"W, 958.54 feet, to a ½" for a corner of this 26.58 acres,
N08°18'09"W, 176.63 feet, to a ½" for a corner of this 26.58 acres,
S81°41'51"W, 175.0 feet, to a ½" for a corner of this 26.58 acres,
N08°18'09"W, 720.0 feet, to a ½" for a corner of this 26.58 acres,
N81°41'51"E, 475.0 feet, to a ½" for a corner of this 26.58 acres,
S08°18'09"E, 804.79 feet, to a ½" for a corner of this 26.58 acres,
S42°26'53"E, 864.16 feet, to a ½" for a corner of this 26.58 acres,
N47°33'07"E, 245.79 feet, to a ½" for a corner of this 26.58 acres,
S22°01'37"E, 54.97 feet, to a ½" for a corner of this 26.58 acres,
S23°33'50"E, 385.29 feet, to a ½" for a corner of this 26.58 acres,
S30°43'55"E, 74.39 feet, to a ½" for a corner of this 26.58 acres,
S34°07'46"E, 389.73 feet, to a ½" for a corner of this 26.58 acres,
S45°10'00"W, 450.12 feet, to a ½" for a corner of this 26.58 acres,
N42°41'27"W, 283.59 feet, to a set ½" iron rod,
S47°18'33"W, 50.0 feet, to a ½" for a corner of this 26.58 acres, falling on the north end of the southeasterly line of General Homer Lewis Boulevard,

THENCE across said General Homer Lewis Boulevard,
N42°41'27"W, 60.0 feet, to found 5/8" iron rod, for East most corner of that EPISD, 10.06 acres, described in deed record volume 1159, page 195,
THENCE along the northeasterly boundary line of said 10.06 acres
N42°47'28"W, 531.85 feet, to the Point of Beginning.

STATE OF TEXAS XXX
COUNTY OF MAVERICK XXX

November 30, 2021

I, Francisco Gaytan, Registered Professional Land Surveyor, hereby certify that the above description of a 26.58 Acre Tract was obtained from a survey conducted on the ground under my supervision.

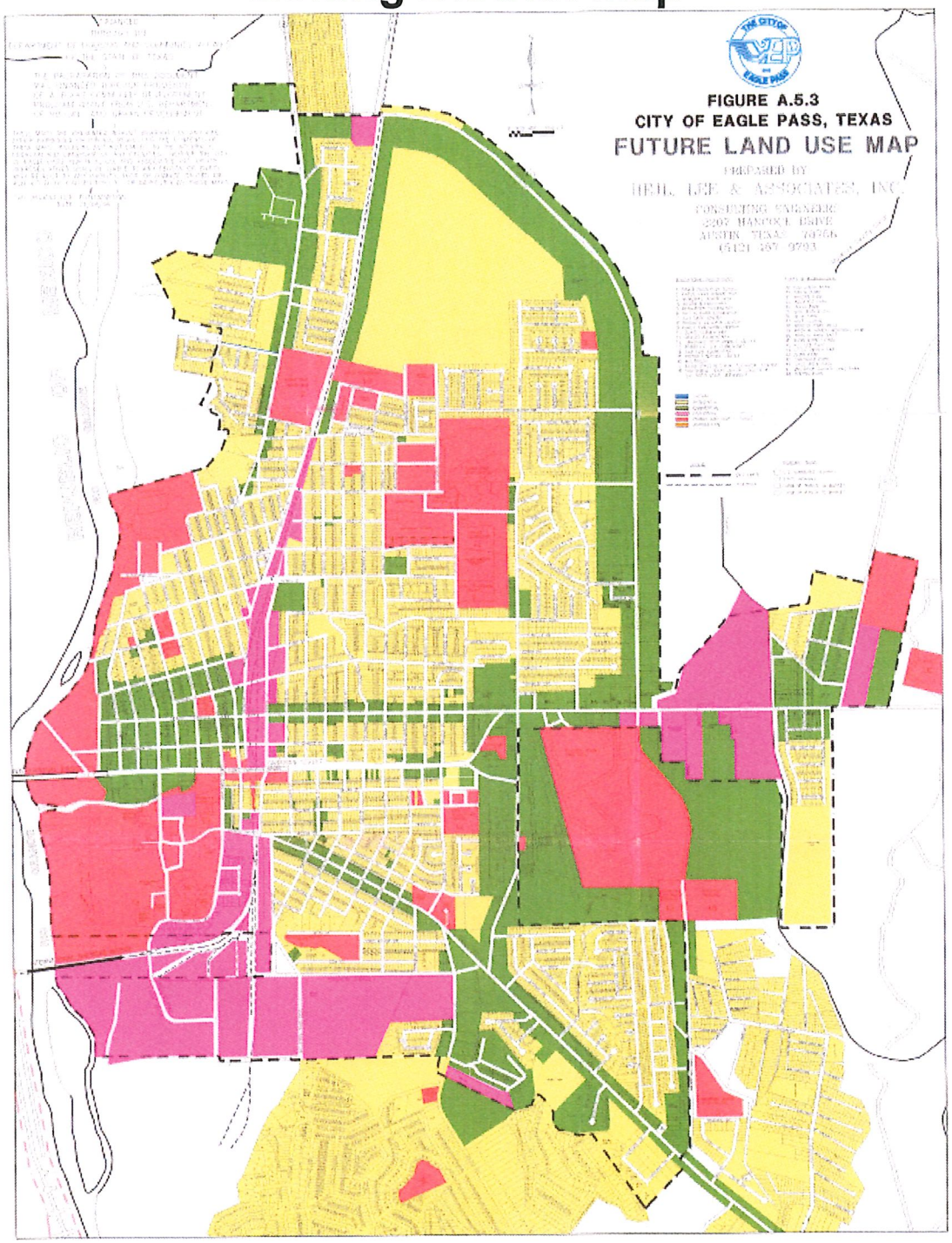
STATE OF TEXAS REGISTERED FRANCISCO GAYTAN 5474 PROFESSIONAL LAND SURVEYOR

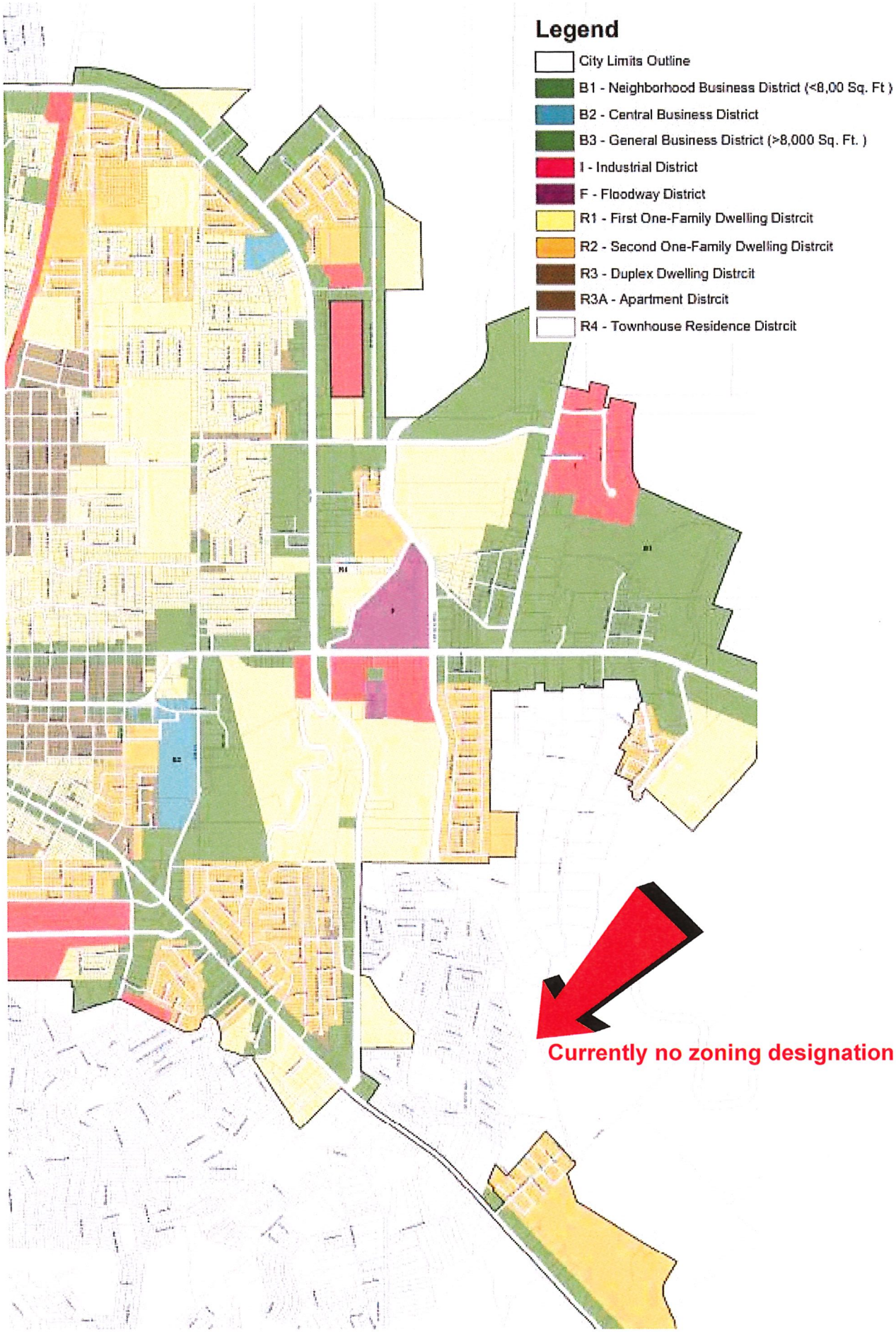
Francisco Gaytan
Registered Professional Land Surveyor
Texas No. 5474

11/30/2021

21-553

Attachment 2
Master Plan Map
Zoning District Map




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 Distrcit
R2 - Second One-Family Dwelling Distrcit
R3 - Duplex Dwelling Distrcit
R3A - Apartment Distrcit
R4 - Townhouse Residence Distrcit
Currently no zoning designation

Item # 2

Planning Department Executive Summary

REPORT TO THE PLANNING AND ZONING COMMISSION

Final Plat Approval of the Smoothie King Subdivision

I. BACKGROUND

A. General Information Case No. 7675

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

Location: 2258 Garrison Street **Property ID Number:** 4672 & 4680

Legal Description: .5229 acre lot located in Day Land and Cattle Company Survey 835 ½, Abstract 1240, (called to be located in Abstract 1111 in vesting deed) Maverick County, Texas and described in conveyance document to Eagle Sky RE LLC recorded in Document Number 2113307 of the Maverick County Official Public Records, Maverick County, Texas.

Request: Final plat approval to subdivide an approximately .5229-acre tract into one commercial lot, including (a) a variance to proceed to final plat directly without first having obtained preliminary plat, (b) a variance from the landscaping requirement, and (c) a variance from the parking requirements.

B. Subject Property Information

Parcel Size: 22,699.17-sq ft **Vegetation:** Native vegetation **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, gas, cable, and garbage service.

Access to the site is provided by Garrison Street and a 60-feet wide access easement located along the east side.

II. PUBLIC NOTICE

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

III. RECOMMENDED FINDINGS OF FACT

A. Conclusions

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

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

   ✓ *Section 23-61* governing streets

   ✓ *Section 23-62* governing alleys and easements

   ✓ *Section 23-64* governing sidewalks

   ✓ Section 23-66 governing sanitary sewage disposal

   ✓ *Section 23-67* governing potable water supply and fire flow

   ✓ *Section 23-68* governing storm drainage

   ✓ *Section 23-69* governing the size of building lots, including lot width, lot depth, lot orientation, and building setback areas

   ✓ *Section 23-71* governing the installation and inspection of utility lines

   ✓ *Sec. 23-94* governing fences

   ✓ *Sec. 23-89 governing landscaping, applicable variance for reduction of percentage*

   Please refer to Attachment 3 for a copy of the *Engineering Report* for the subdivision.

3. 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).*

   - The subdivision variance to plat a parcel under 5 acres as required by *City of Eagle Pass Code of Ordinances Section 23-10.*

   - The subdivision variance to reduce the required landscaping requirements set forth by *City of Eagle Pass Code of Ordinances Section 23-89..*

   The subdivision and the subsequent development of the property will not be consistent with City design and specifications for landscape and tree preservation set forth in *Article VI* in *Eagle Pass Code of Ordinances Chapter 23,* due to an irregular lot.

   Please refer to Attachment 2 for copies of the Subdivision Variance Applications.

4. The subdivision of the property is in conformance with the provisions of the *Master Plan* and the *Eagle Pass Code of Ordinances* by facilitating the following benefits:

    - Protect private rights while considering public health, safety and welfare.
    - Provide for efficient and economical ways to move people and goods outside the City by an adequate plan for streets and highways.
    - Guide future development in an orderly manner, by stages according to a pattern, so that the City may have a balanced land use.
    - Encourage a diversified economic base, and encourage public and private investments in land and improvements.
    - Prevent and eliminate blight and slums, making the City attractive to people, commerce, and industry.
    - Create the desire for a more pleasing appearance of the City, and incorporate into its physical development the basic principles of good design.
    - Protect and preserve the identity of each neighborhood through use of the guidance provided by the *Master Plan* and the *Code of Ordinances*.
    - Locate all land uses on land best suited for their needs, arranged in such a way as to be mutually beneficial and functional, with ample area to meet long-term needs.
    - Establish a proper relationship between open space, developed areas, building bulk, light and air space, in all future development programs of land use.
    - Encourage and abet the development of civic, cultural, and other public and quasi-public buildings in harmonious and functional groupings.

5. The subdivision 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 District*.

    C. The subdivision is warranted because of the necessity to create additional building lots in the *B-3 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 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.

6. The approval of this final plat request is warranted, as the project conforms to the *City of Eagle Pass Master Plan* and the *City of Eagle Pass Code of Ordinances* as noted in Conclusion 1 through and including Conclusion 5 of this report.

B. Planning Department Recommendation

The Planning and Zoning Commission (1) **GRANT** final plat approval of the proposed *Smoothie King Subdivision,* including (a) a variance to proceed to final plat directly without first having obtained preliminary plat, (b) a variance from the landscaping requirement, and (c) a variance from the parking requirements and subject to plat complying with the provisions of *Article III* of *City of Eagle Pass Code of Ordinances Chapter 23* governing procedures and specifications for Final Plats.

TRANSMITTED to the parties listed hereafter:

Dirksen Engineering via e-mail
Planning and Zoning Commission Members via e-mail
Eagle Pass Planning Department Report dated April 6, 2022

Attachment 1
Application

PLANNING DEPARTMENT

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

SUBDIVISION APPLICATION

#7675

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

Property Legal Description: 0.4174ac & 0.1037ac Abst. A1111, Fox F&J Byrne, Survey #8 1/2

Maverick County Property Identification Number(s): 4672 & 4680

Name of Addition: Smoothie King Subdivision

Location of Addition: 2258 Garrison St.

Number of Residential Lots: 1 Number of Commercial Lots: 1 Gross Acreage: 0.5227ac

Number of New Street Intersections 0 Linear feet of Streets 0

Is Subdivision inside city limits? Yes (•) No ( ); If so, Zoning District: Currently R-1, to be zoned B-3

Existing Land Use: Vacant Proposed Land Use: Commercial

Requested Variances:

PROPERTY OWNER:

Name: Eagle Sky RE, LLC
Address: 1 Sky Way
City: Uvalde
State: TX Zip: 78801
Signature:

Contact: MARK HUFFSTUTLER
Phone: 830 591 4750
Fax:
E-mail: mark@airhuff.com
Date: 2/8/22

PROPERTY OWNER:

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

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

APPLICANT/SUBDIVIDER:

RECEIVED 3/24/22 KO/NK

Name: _____ Contact: _____

Address: _____ Phone: _____

City: _____ Fax: _____

State: _____ Zip: _____ E-mail: _____

Signature: _____ Date: _____

SURVEYOR:

Name: Kenneth R. Dirksen Contact: Ken Dirksen

Address: 107 W. South St. Phone: 830-278-2100

City: Uvalde Fax: 830-278-2102

State: TX Zip: 78801 E-mail: kendirksen@sbcglobal.net

Signature: Date: Feb. 07, 2022

ENGINEER:

Name: Kenneth R. Dirksen Contact: Ken Dirksen

Address: 107 W. South St. Phone: 830-278-2100

City: Uvalde Fax: 830-278-2102

State: TX Zip: 78801 E-mail: kendirksen@sbcglobal.net

Signature: Date: Feb. 07, 2022

PRINCIPAL CONTACT: ___ Owner ___ Applicant (o) Surveyor ___ Engineer

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

STATEMENT OF APPLICANT

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

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

Applicant Signature

2/8/22
Date

STATEMENT OF OWNER/SUBDIVIDER

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

Owner / Subdivider Signature

2/8/22
Date

STATE OF TEXAS §

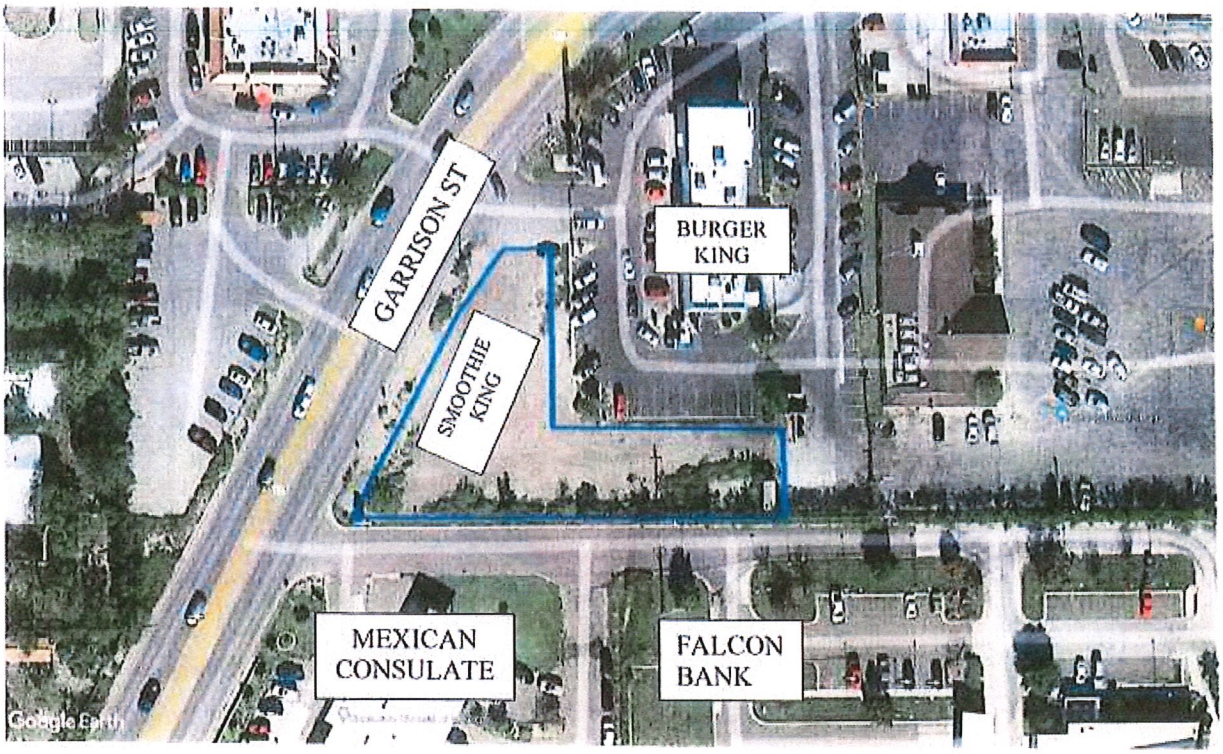
COUNTY OF Uvalde §

Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared Jenny James (Name), Mgr (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 8 day of February, 2022.

Notary Public, State of Texas

Jenny Lynn James
My Commission Expires
12/3/2025
Notary ID
133474140


GARRISON ST
BURGER KING
SMOOTHIE KING
MEXICAN CONSULATE
FALCON BANK
Google Earth

FOR SALE

SMOOTHIE KING SUBDIVISION

EAGLE SKY RE LLC.

Being 0.5227 acre located in Day Land and Cattle Company Survey 35 ½, Abstract 1240, (called to be located in Abstract 1111 in vesting deed) Maverick County, Texas and described in conveyance document to Eagle Sky RE LLC recorded in Document Number 2113307 of the Maverick County Official Public Records, Maverick County, Texas and more particularly described by metes and bounds as follows: (The bearings and distances shown herein conform to the Texas Coordinate System, North American Datum 1983, Texas South Central Zone.) (All corners called for as being set are marked on the ground with ½ inch steel stakes with plastic identification caps stamped "DIRKSEN/6260" attached unless otherwise noted or shown.)

BEGINNING at a steel stake found in concrete (S.P.C. N:13444215.27, E:1492667.00) in the north line of the Texas State Bank Subdivision recorded in Envelope 279, Side B of the Maverick County Map Records at the southwest corner of a 60 ft wide road easement for the southeast corner of the herein described tract;

THENCE N 89°31'55" W, 280.39 feet with the north line of said Texas State Bank Subdivision to a steel stake set in the east right of way of Garrison Street for the southwest corner of the herein described tract;

THENCE With the east right of way of Garrison Street for the following two (2) calls:
1. N 28°44'35" E, 146.95 feet to a steel stake found for an angle point;
2. N 35°54'30" E, 51.02 feet to a steel stake found at the southwest corner of said 0.0144 acre tract save and excepted in conveyance document to Summit Property Holdings, LLC recorded in Document Number 211063 of the Maverick County Official Public Records for the northwest corner of the herein described tract;

THENCE N 89°28'08" E, 30.21 feet to a steel stake found at the southeast corner of said 0.0144 acre tract and in the west line of a 0.8157 acre tract described in conveyance document to Tokaz, Inc. recorded in volume 243, Pages 403– et seq. of the Maverick County Deed Records for the northeast corner of the herein described tract;

THENCE With the west and south line of said Tokaz, Inc. Tract for the following two (2) calls:
1. S 00°11'59" W, 113.95 feet to a steel stake found for a reentrant corner;
2. S 89°18'13" E, 149.73 feet to a steel stake found in the west right of way of said 60 feet wide road easement for a northeast corner of the herein described tract;

THENCE S 00°15'41" E, 56.97 feet to the POINT OF BEGINNING containing 0.5227 acre of land within the herein described boundary as surveyed by Dirksen Engineering on October 14, 2021.

STATE OF TEXAS)(
COUNTY OF MAVERICK)(

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

THE OWNERS OF THE LAND SHOWN ON THIS SUBDIVISION PLAT AND WHOSE NAME IS SUBSCRIBED HERETO AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, PARKS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND THE SAME ARE DEDICATED TO THE MAVERICK COUNTY

THE OWNER CERTIFIES THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 212.032 AND THAT:
(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STANDARDS.
THE OWNER ATTESTS THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

SIGNATURE_____ NAME_____

TITLE: _____ EAGLE SKY RE LLC.

STATE OF TEXAS)(
COUNTY OF MAVERICK)(

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ___ DAY OF _____, _____ BY MARK HUFFSTUTLER, MANAGER OF EAGLE SKY RE LLC., A TEXAS CORPORATION, ON BEHALF OF SAID CORPORATION.

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

_____

SIGNATURE NOTARY PUBLIC STATE OF TEXAS

CITY OF EAGLE PASS
CERTIFICATE OF PLAT APPROVAL

WE THE UNDERSIGNED CERTIFY THAT SMOOTHIE KING SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF EAGLE PASS ON _____, ___.

_____ DATE:_____
MAYOR OF THE CITY OF EAGLE PASS

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

_____

SIGNATURE NOTARY PUBLIC STATE OF TEXAS

WE THE UNDERSIGNED CERTIFY THAT SMOOTHIE KING SUBDIVISION WAS REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF EAGLE PASS ON _____, ___

_____ DATE:_____
CHAIRMAN - CITY OF EAGLE PASS PLANNING AND ZONING COMMISSION

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

_____

SIGNATURE NOTARY PUBLIC STATE OF TEXAS

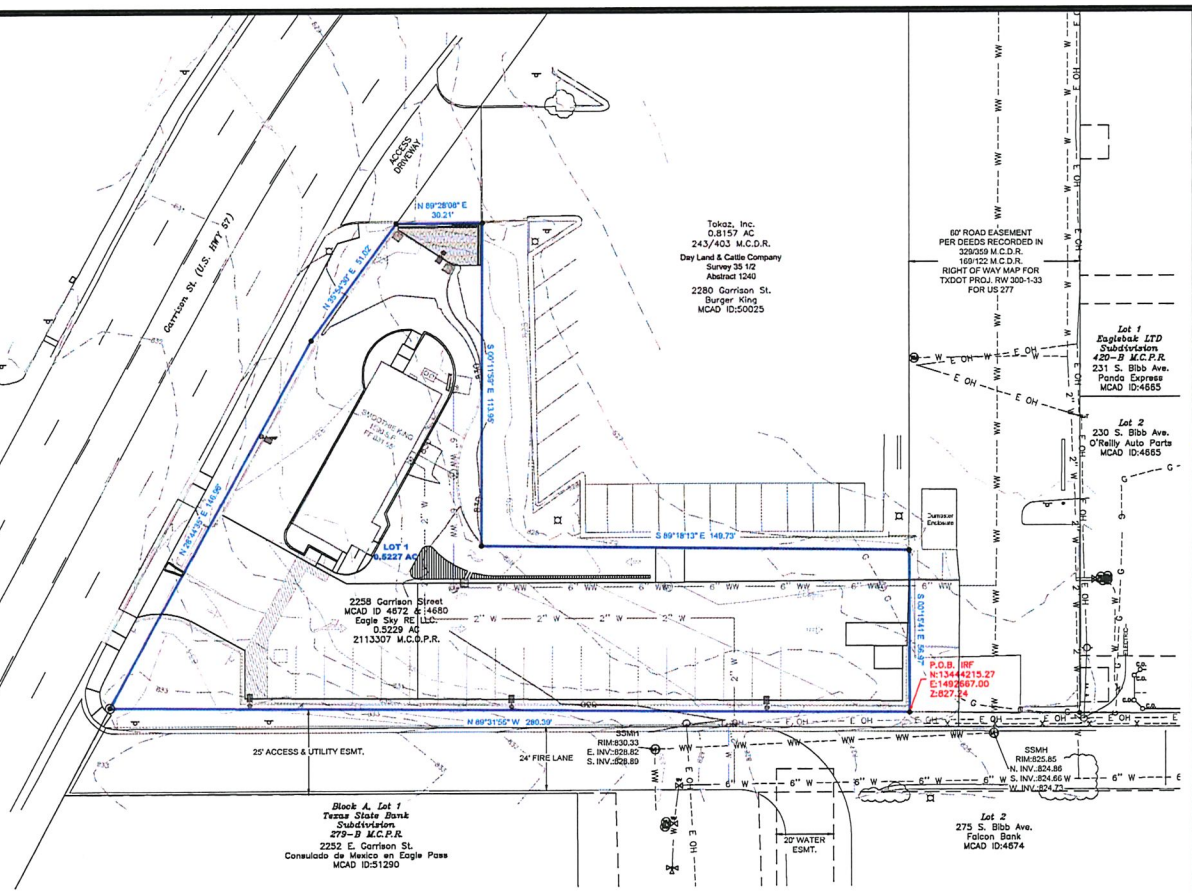
WE THE UNDERSIGNED CERTIFY THAT SMOOTHIE KING SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY MANAGER OF THE CITY OF EAGLE PASS ON _____, ___

_____ DATE:_____
CITY MANAGER OF THE CITY OF EAGLE PASS

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

_____

SIGNATURE NOTARY PUBLIC STATE OF TEXAS



COUNTY CLERK'S RECORDING CERTIFICATE

I, _____, COUNTY CLERK OF MAVERICK COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT ____ O'CLOCK __M. ON _____ AND WAS RECORDED IN ENVELOPE ____, SIDE ___, IN THE MAP RECORDS OF MAVLRICK COUNTY AT ____ O'CLOCK __M. ON _____, ____.

_____
MAVERICK COUNTY CLERK

STATE OF TEXAS)(
COUNTY OF UVALDE)(

I HEREBY CERTIFY THAT THE WATER AND SEWER FOR THIS SUBDIVISION WERE DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF EAGLE PASS, TEXAS, THAT THESE SERVICES WILL BE CONNECTED TO THE PUBLIC WATER AND SEWER UTILITIES OPERATED AND MAINTAINED BY THE CITY OF EAGLE PASS, TEXAS, ALL AS SHOWN ON THE DRAWINGS PRESENTED TO, AND APPROVED BY, THE CITY OF EAGLE PASS, TEXAS. THESE WATER AND SEWER DESIGNS ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343 OF THE TEXAS WATER CODE.

I CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY CONDUCTED ON FEBRUARY 01, 2022 ON THE GROUND UNDER MY SUPERVISION AND THE MONUMENTS SHOWN ARE WITHIN THE POSITIONAL TOLERANCE REQUIRED BY 22TAC SEC 663.15.

_____
KENNETH R. DIRKSEN, P.E. 82629, R.P.L.S. 6260
DIRKSEN ENGINEERING PROJECT 21-2458

STATE OF TEXAS
KENNETH R. DIRKSEN
82629
PROFESSIONAL ENGINEER

STATE OF TEXAS
KENNETH R. DIRKSEN
6260
REGISTERED
PROFESSIONAL LAND SURVEYOR

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

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

NOTES:
1. SEE CORRESPONDING FIELD NOTES FOR FURTHER DESCRIPTION.BEARINGS, DISTANCES, AND AREAS SHOWN HEREON CONFORM TO THE TEXAS COORDINATE SYSTEM NORTH AMERICAN DATUM 1983, TEXAS SOUTH CENTRAL ZONE. ELEVATIONS SHOWN CONFORM TO NAVD 88, GEOID 18A.
2. THE TRACT SHOWN HEREON IS LOCATED OUTSIDE SPECIAL FLOOD HAZARD ZONE AE AS SHOWN ON FEMA FIRM MAP 48323C0453D WITH AFFECTIVE DATE OF APRIL 04, 2011.
3. 1/2" DIAMETER STEEL STAKES WITH IDENTIFICATION CAPS STAMPED "DIRKSEN/6260" SET AT ALL CORNERS UNLESS OTHERWISE NOTED OR SHOWN.
4. THE ZONING FOR THE LAND SHOWN ON THIS DRAWING IS APPLIED TO BE B-3 DISTRICT.
THE FOLLOWING YARD REQUIREMENTS APPLY: FRONT YARD OF TWENTY FIVE (25) FEET, SIDE YARD FIVE (5) FEET, REAR YARD TWENTY FEET (20), 110 FT MINIMUM LOT DEPTH.
5. NO STREETS WERE ADDED.

EAGLE PASS, TX
SCALE: 1"= 2000'

FOR CONSTRUCTION

SCALE: 1"= 20'

LINETYPE LEGEND (PROFILE)

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

LINETYPE LEGEND (PLAN)

EXISTING/DEMOLISH		PROPOSED
	BOUNDARY	
	EASEMENT	
	SETBACK	
	LOTS	
	ABSTRACT	
	DEED	
X	FENCE	X
W	WATER SUPPLY	W
WW	SANITARY SEWER	WW
SS	STORM SEWER	SS
E	POWER	E
T	TELEPHONE	T
ATT	ATT	ATT
TWC	TWC	TWC
G	GAS	G
C	CONDUIT	C
SF	SILT FENCE	SF
FR	FIBER ROLL	FR
	CONTOUR MINOR	
	CONTOUR MAJOR	

SYMBOL LEGEND

	FOUND MONUMENT		TELEPHONE PEDESTAL
	FOUND MONUMENT-CONC		GAS SERVICE
	SET 1/2" STEEL STAKE		SANITARY MANHOLE
	WATER VALVE		CLEAN OUT
	FIRE HYDRANT		DOUBLE CLEAN OUT
	POWER POLE		STORM SEWER MANHOLE
	LUMINAIRE		WATER SERVICE
	GUY WIRE		ELEC SERVICE
	FENCE CORNER POST		SHRUB
	SPOT ELEVATION / BM		TREE
	MAIL BOX		SIGN
	BOLLARD		TRAFFIC SIGNAL
	BACKFLOW PREVENTER		REVISION NO.
	FIRE DEPARTMENT CONNECTION	2506	911 ADDRESS

HATCH LEGEND

ASPHALT	CONCRETE

THESE DRAWINGS ARE THE PROPERTY OF DIRKSEN ENGINEERING AND SHALL NOT BE USED ON OTHER WORK WITHOUT THEIR APPROVAL. IF THIS SHEET DOES NOT MEASURE 24"X36" IT HAS BEEN MODIFIED. COPYRIGHT 2022.

FIRM NAME & ADDRESS
DIRKSEN ENGINEERING
UVALDE EAGLE PASS
TBPE FIRM #F-8848, TBPLS FIRM #10193741
107 W SOUTH ST., UVALDE, TX - 78801
PH: (830) 278-2100, FAX: (830) 278-2102
EMAIL: KENDIRKSEN@SBCGLOBAL.NET
WEBSITE: WWW.DIRKENG.COM

PROJECT# 21-2458

PROJECT NAME & ADDRESS

SMOOTHIE KING
EAGLE PASS, TX

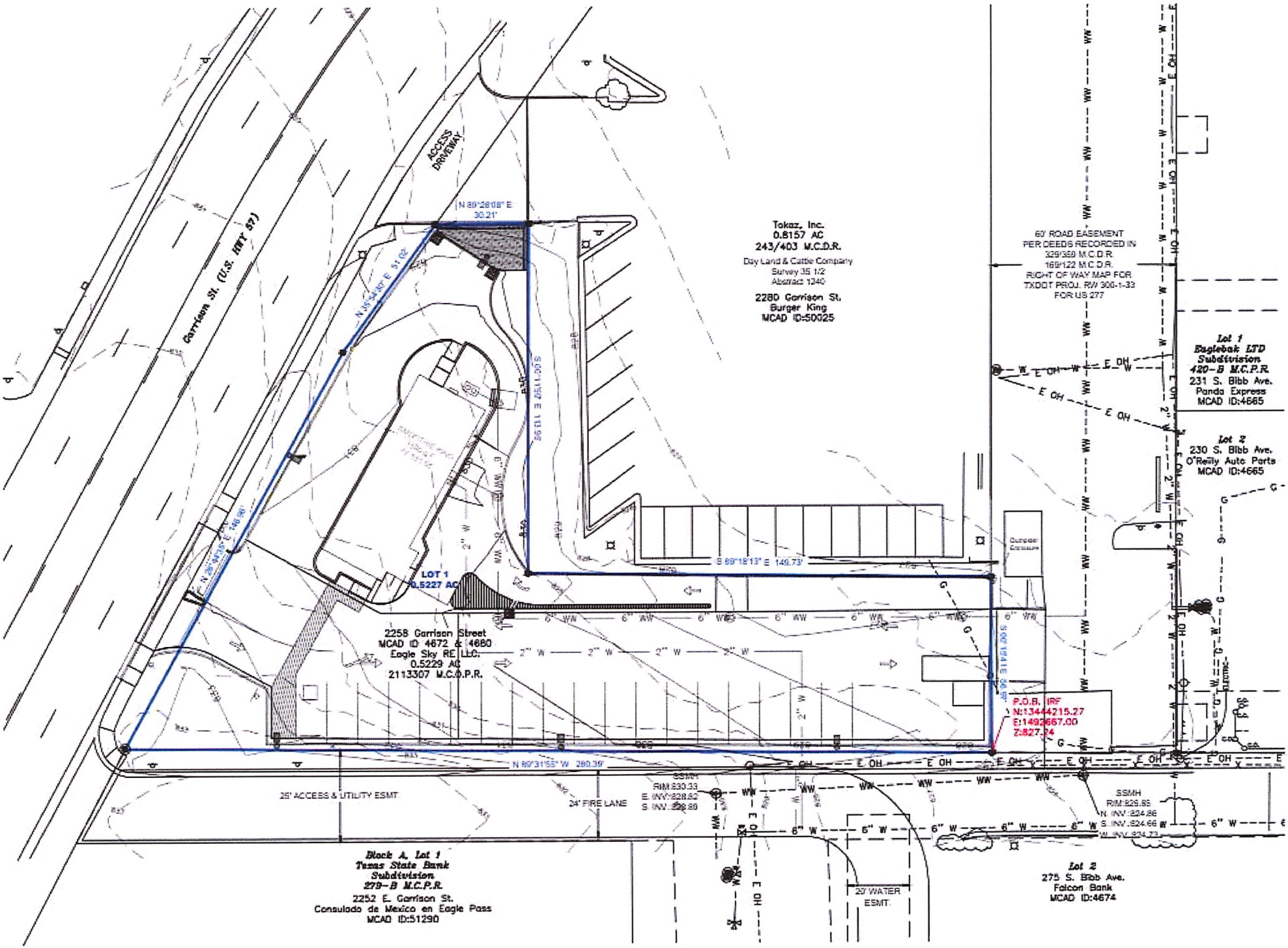
SHEET TITLE

FINAL PLAT

STATE OF TEXAS
KENNETH R. DIRKSEN
82629
PROFESSIONAL ENGINEER
04-04-22

SHEET
C1
OF 13 SHEETS

DES'D : KRD
DRAWN : JWRM
APPV'D : KRD
DATE : 02-01-22


Garrison St. (U.S. HWY 57)
ACCESS DRIVEWAY
N 89°28'08" E 30.21'
N 15°54'07" E 51.02'
N 26°42'16" E 146.18'
S 00°11'52" E 111.95'
S 89°18'13" E 149.73'
S 00°19'41" W 36.00'
N 89°31'55" W 280.39'
Tokaz, Inc.
0.8157 AC
243/403 M.C.D.R.
Day Land & Cattle Company
Survey 35 1/2
Abstract 1240
2280 Garrison St.
Burger King
MCAD ID:50025
60' ROAD EASEMENT
PER DEEDS RECORDED IN
329/359 M.C.D.R.
169/122 M.C.D.R.
RIGHT OF WAY MAP FOR
TXDOT PROJ. RW 306-1-33
FOR US 277
Lot 1
Eaglebak LTD
Subdivision
420-B M.C.P.R.
231 S. Bibb Ave.
Panda Express
MCAD ID:4665
Lot 2
230 S. Bibb Ave.
O'Reilly Auto Parts
MCAD ID:4665
LOT 1
0.5227 AC
2258 Garrison Street
MCAD ID: 4672 & 4680
Eagle Sky RE LLC.
0.5229 AC
2113307 M.C.O.P.R.
P.O.B. IRF
N:13444215.27
E:1493667.00
Z:827.24
25' ACCESS & UTILITY ESMT.
24' FIRE LANE
SSMH
RIM:830.33
E. INV:828.82
S. INV:828.89
SSMH
RIM:825.85
N. INV:824.86
S. INV:824.66
W. INV:824.73
25' WATER ESMT.
Block A, Lot 1
Texas State Bank
Subdivision
279-B M.C.P.R.
2252 E. Garrison St.
Consulado de Mexico en Eagle Pass
MCAD ID:51290
Lot 2
275 S. Bibb Ave.
Falcon Bank
MCAD ID:4674

Attachment 2
Subdivision Variance Applications

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): Dirksen Engineering

Address: 107 W. South St. Uvalde, TX 78801

Phone: 830.278.2100 E-mail: Kendirksen@sbcglobal.net

Owner: Eagle Sky RE, LLC

Address: 1 Sky Way Uvalde, TX 78801

Phone: 830.591.4750 E-mail: Mark@airhuff.com

Property Information

Site Address: 2258 Garrison St. MCAD Property ID No. 4672 & 4680

Legal Description (from deed): 0.5227ac in the Day Land & Cattle Company Survey 35½, Abst. 1240

Description of Subdivision Variance Request

Variance from Section 23-36 Processing of the final Plat to allow Preliminary and final approval of the Smoothie King Subdivision at the same meeting.

Detailed Explanation of Subdivision Variance Request

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

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

All Streets and utilities required by Subdivision Code are Constructed and in place. No additional Construction is required before recording the plat.

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

Requiring the plat to be reviewed for Preliminary and then Final at a different time will place unnecessary delay to the developer.

RECEIVED 4-7-22 MC

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.

The land is zoned Commercial and will remain Commercial.

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.

It will not require further development. No new lots will be added.

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.

Kenneth R. Smith

Applicant Signature

04-07-2022

Date

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): Dirksen Engineering

Address: 107 W. South St.

Phone: 830-278-2100 E-mail: kendirksen@sbcglobal.net

Owner: Eagle Sky RE, LLC

Address: 1 Sky Way Waldo, TX 78801

Phone: 830.591.4750 E-mail: Mark@airhuff.com

Property Information

Site Address: 2258 Garrison St. MCAD Property ID No. 46672 & 46680

Legal Description (from deed): 0.5227ac in the Day land & Cattle Company Survey 35 1/2, Abstract 1240

Description of Subdivision Variance Request

Variance from Sec. 23-10 Scope to plat a parcel under 5 acres.

Detailed Explanation of Subdivision Variance Request

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

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

This property is a remainder that is less than 5ac. The developer doesn't have authority to plat more than the 0.5227ac Remainder.

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

This property is a remainder that is less than 5ac. The developer doesn't have authority to plat more than the 0.5227ac Remainder.

RECEIVED 3/24/22 KV/MM

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.

The surrounding land is developed for Commercial use.

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 surrounding land is developed for Commercial use.

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

03-22-2022
Date

PLANNING DEPARTMENT

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

VARIANCE APPLICATION

Applicant Information

Name: Eagle Sky RE, LLC

Mailing Address: 1 sky way uvalde, tx 78801

Phone: 830.591.4750 E-mail: mark@airhuff.com

Note: if you are not the owner of the property, you must attach a letter from the owner authorizing you to submit this application

Property Owner Informationn

Name: Eagle Sky RE, LLC

Mailing Address: 1 sky way uvalde, tx 78801

Phone: 830.591.4750 E-mail: mark@airhuff.com

Property Information

Site Address: 2258 Garrison MCAD Property ID # 4672, 4680

Legal Description: Lot(s) 1 Block _____ Subdivision Astract A1111, Fox, F&JByrne Survey #8 1 /2

(Property must be legally subdivided or be lot of record)

Front Yard Width (feet) 20' Rear Yard Width (feet) 0 Side Yard Width (feet) 0

Description of Project:

1590 s f. restaurant with drive thru lane and parking lot

Lot is awkward shape and requires some compromised drive patterns

Detailed Explanation of Variance Request

How does the strict application of the zoning code impose practical difficulties or particular hardship for your project?

Lot is awkward shape and requires some compromised drive patterns to maneuver into place for ordering and pick up.

Landscape Ordinance Section 23-89(b)(1) 10' minimum landscape width restricts ability to creat drive thru by-pass lane

How is your variance request consistent with the general purpose and intent of the zoning code?

The landscape area available is 10' from back of sidewalk but only 2' from Property Line.

RECEIVED 3/24/22 KV

How will the granting of the variance not merely serve as a convenience to you, but will alleviate some demonstrable hardship or difficulty so great as to warrant the variance?

Granting the variance allows an otherwise awkward site to accommodate a national franchise restaurant with a drive thru.

The variance allows a convenience for customers to manuever into position as they approach the drive thru.

Is your variance request necessary because of exceptional narrowness, shallowness, or shape of your property?

Yes. The property is an L shape with a complex drive pattern for drive thru window approach

Is your variance necessary because of exceptional topographical conditions or other extraordinary or exceptional situation or condition of your property?

No

Will the strict application of the zoning code result in peculiar and exceptional practical difficulties and particular hardship to you, and amount to a practical confiscation of the property and not a mere inconvenience?

Manueverability to the drive thru window is an essential part of the success of the business

Minimizing the manueverability would be a detrement to the business potential success

The site shape does not allow any other approach solution

Will the granting of the variance create substantial detriment to the public good?

No The public still will have a new sidewalk with adjacent landscaped area

Will your variance impair an adequate supply of light and air to adjacent property?

No, variance applies only to Garrison Road frontage.

Will your variance materially increase the traffic congestion on public streets?

No The variance in no way effects public street congestion.

Will your variance increase the public danger of fires and safety?

No, the variance is only for landscaping.

Will your variance materially diminish or impair established property values within the surrounding area?

No, the variance and development will enhance the value of surrounding properties.

Will your variance impair the public health, safety, comfort, morals and welfare of the City of Eagle Pass?

No, the variance conforms with the spirit of the ordinance by providing a 10' width of pervious cover between walk and drive.

Applicant Authorization

I authorize the City of Eagle Pass to conduct any site visits necessary to evaluate this 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 variance request. I further attest that I have the authority to submit this application and agree to comply with any and all conditions of variance approval. I agree to provide any additional information requested by the City as they deem necessary for the processing of this application

Applicant Signature

Date 1/31/22

Office Use

Date Application Accepted for Review: _____ By: _____

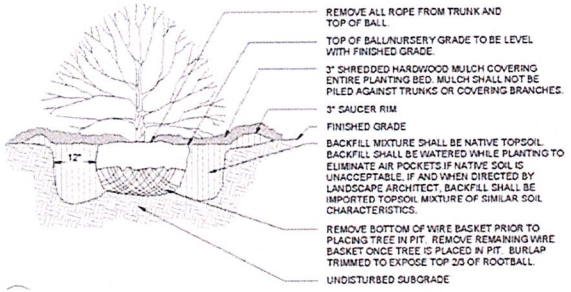
Contact Date for Supplemental Info: _____ Supplemental Info Received: _____

Completeness Review Date: _____ By: _____

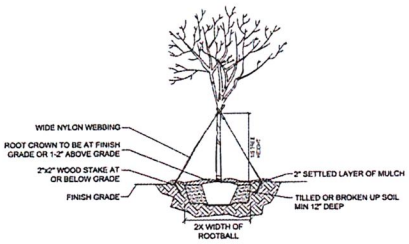
Application Returned to Applicant: _____ (when applicable)

Note: Processing fee of $100.00.

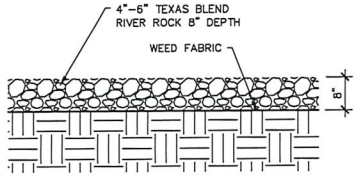
MR 6/320



1 SHRUB INSTALLATION DETAIL
NOT TO SCALE



2 TREE INSTALLATION DETAIL
NOT TO SCALE



3 RIVER ROCK DETAIL
NOT TO SCALE

LANDSCAPE SYMBOLS:

- 8 –CREPE MYRTLE TREES DET 2/L31
- 20 –1 GALLON ROSEMARY – DET 1/L31
- 24– 1 GALLON PURPLE SAGE – DET 1/L31
- TEXAS BLEND RIVER ROCK 4"–6" – DET 3/L31
- 3 – BOULDER GROUP
- 8 –MONTERREY OAKS DET 2/L31

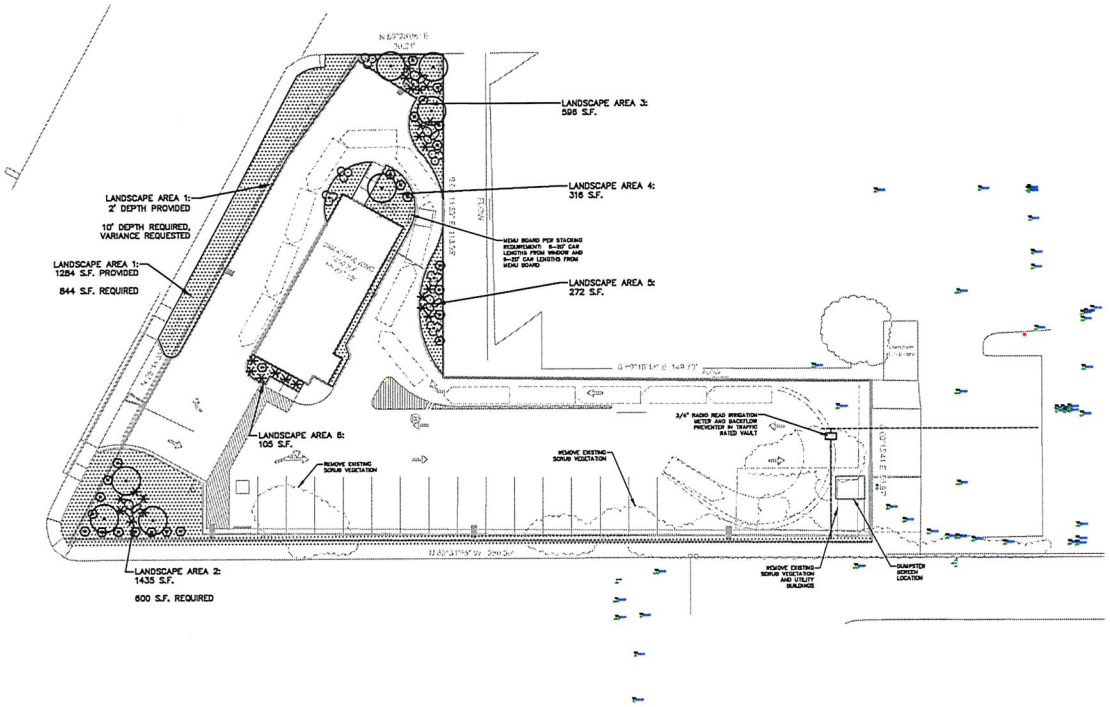
LANDSCAPE NOTES:

1. IRRIGATION SHALL BE DESIGN BUILD BY LANDSCAPE CONTRACTOR. PROVIDE DRIP SYSTEM AT EACH PLANTING AREA. PROVIDE AREA SPRINKLERS FOR LAWN AREAS.
2. LANDSCAPER CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING IRRIGATION PLANS TO CITY AS REQUIRED FOR PERMITTING.

LANDSCAPE CALCULATIONS:

City of Eagle Pass Landscape Requirement Compliance:
Code of Ordinances Chapter 23: Subdivisions

Item	Code Unit:	Requirement:	Reference Section:	Comments:
Front Yard:	C2 zoning	20'	Section 3(39)	Front yard is Garrison 25' set back provided
Side Yard:	C2 zoning	0'	Section 3(39)	
Rear Yard:	C2 zoning	0'		
Landscape Area required	Commercial	15%	23-89 Table 1:	% of impervious coverage
Area	22772	x .15		3717 s.f. of landscaping
Trees	3500	/ 600 x 2	23-89 (b) (4)	11.67 = 12 trees required
Shrubs	3500	/ 600 x 4	23-89 (b) (4)	23.33 = 24 shrubs required
Landscape Area Provided:	4008 s.f. provided	3717 s.f. required	23-89 Table 1	Area 1 (1284 s.f.)+Area 2 (1435 s.f.)+Area 3 (596 s.f.) +Area 4 (316 s.f.) +Area 5 (272 s.f.) +Area 6(105 s.f.) = 4008 s.f.
Primary Street Frontage: Garrison St	197' frontage	x 90' x .075	23-89 (b) (1)	844 s.f. of landscape required along Garrison 1284 s.f. provided
Secondary Street Frontage: Falcon ROW	200' frontage	x 60 x.05	23-89 (b) (1)	600 s.f. of landscape required along Falcon ROW 1435 s.f. provided
Other Requirements:				
Front landscape area minimum depth		10'	23-89 (b) (1)	2' provided due to drive needs. Variance requested
Dumpster Screen		6' fence	23-89 (d)	



LANDSCAPE
SITE PLAN:
SCALE: 1"=20'

d p v a
davis powell architecture
1152 ferry street suite d
eagle pass, tx 78852
830.757.6750
davispowellarchitect.com

REGISTERED ARCHITECT JOHN DAVIS POWELL #14764 STATE OF TEXAS
4/11/22

DESIGN DOCUMENTS
SMOOTHIE KING # 1971
MARK HUFFSTUTLER
2258 GARRISON ST.
EAGLE PASS, TX. 78852

SMOOTHIE KING
9797 ROMBAUER RD., STE. 150
DALLAS, TX 75019
PH (214)935-8900 FAX (214)432-5732

DATE:	4/11/22
REVISED:	5/2/22

SHEET:
LS1

Attachment 3
Engineering Report

Dirksen Engineering

107 W South St.
Uvalde, TX 78801
TBPE FIRM #F-8848
TBPLS FIRM #10193741

Phone: 830-278-2100
Fax: 830-278-2102
Cell: (830) 279-9447
kendirksen@sbcglobal.net

April 7, 2022

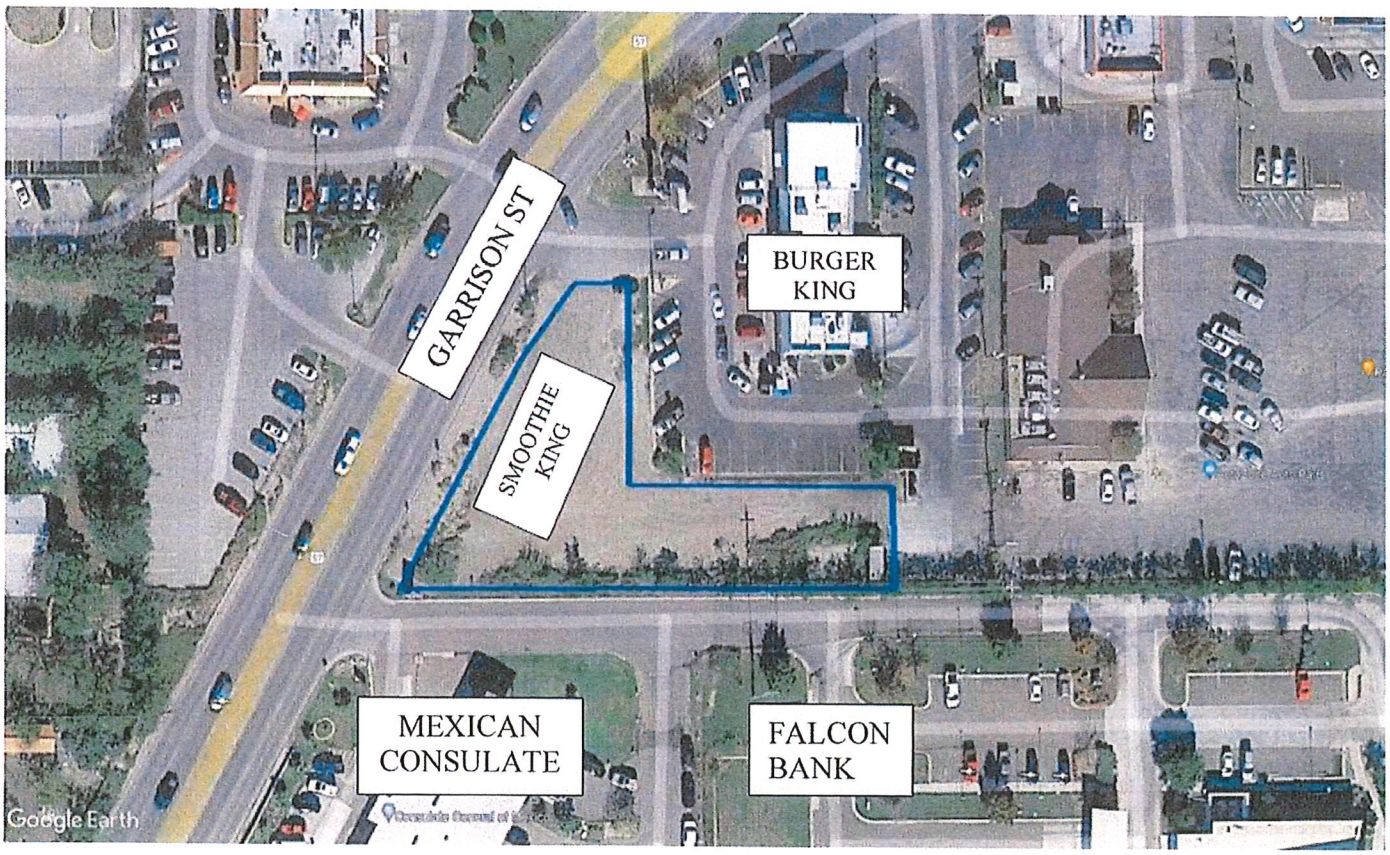
Placido Maduro
Planning Director City of Eagle Pass
3295 Bob Rogers Drive
Eagle Pass, Tx 78852

Re: Final Engineering and Drainage Report – Smoothie King Subdivision

To Whom It May Concern:

Introduction:

The plat of the Smoothie King Subdivision is located at 2258 Garrison Street in Eagle Pass between Burger King and the Mexican Consulate. It is 0.5227 acre located in the Day Land & Cattle Company Survey 35 ½, Abstract 1240. The Maverick CAD id is 4672 and 4680.



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Development
The subdivision currently undeveloped as mostly bare ground. A shed and concrete slab are constructed on the east side. Access to the subdivision is gained from Garrison St and from a 60 feet wide road easement along the east side.

The site will be developed as fast-food restaurant for the Smoothie King franchise. The site was re-zoned from R-1 Single Family to B-3 General Business which is consistent with neighboring properties.

Variances are applied for landscaping, platting an area less than 5 acres and preliminary and final approval at same time. A variance for landscaping is required as the site is relatively tight and will not be enough unpaved area to provide landscaping.

Street Development
Access to the site is from Garrison St and from a 60 feet wide road easement along the east side. Sidewalk will be constructed on the east side of US 57 along the frontage of this property.

Water Development
Water service is provided from a water main in a utility access easement south of the site. The water main will be tapped, and service line built to the site. The 30 year water service agreement has been applied for.

Fire protection is provided by a fire hydrant located in between the Mexican Consulate and Falcon Bank to the south of the subdivision. Fire flow test was made on the fire hydrant and is attached to this letter report.

Sanitary Sewer Facilities
Sanitary sewer is located in a 60 feet wide access easement east of the site. A six-inch tap will be made and extended to the site.
The 30 year sanitary sewer service agreement has been applied for.

Drainage Development
The soil is Maverick Association which is a salty clay soil. The drainage classification is D. The entire site is located outside the special flood hazard area shown on FEMA FIRM 48323C0453D dated April 4, 2011. The Soil Report and a Firmette of the flood plain panel are attached to this report.

The site is mostly bare and will be developed mostly paved. The surrounding land uses are commercial and mostly developed. A drainage study was done to calculate runoff and detention requirements to maintain existing runoff from the developed site.

The site is located near a high point in Garrison Street and north of a high point along the rear access to Falcon Bank. Water flows in the access easement flows to the east and west of this site. The roadway drains to the north and no water from the roadway enters this site. The site itself is split into two drainage areas draining north towards the Burger King entrance and east to the 60 feet wide easement. The drainage patterns are shown on the attached existing drainage map.

The proposed drainage maintains the drainage areas in draining north and east. Detention is provided for the northward flow by HDPE pipe buried under the parking lot of Smoothie King. The outfall will be an orifice cut in the side of an inlet at the northeast corner of the parking lot. The westward flow will drain into a surface drainage and outfall by a broad crested weir into the 60 feet wide drainage easement.

The existing and proposed drainage calculations were made using runoff values for the City of Eagle Pass drainage ordinance. A summary of the runoff calculations is attached.

Electric Facilities, Telephone and Cable Television

Electric service is provided by AEP. Electric power will be provided by overhead from the utility easement south of the site.

Gas Service

No gas service is required for this subdivision.

Construction Cost

No public utilities will be constructed for this project.

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

Sincerely,

Kenneth R. Dirksen, P. E.

STATE OF TEXAS
KENNETH R. DIRKSEN
82628
LICENSED
PROFESSIONAL ENGINEER

Att: Subdivision Plat and Application
Fire Hydrant flow tests
FEMA FIRM Map
Soils Map
Rainfall Runoff Calculations.

AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED

Smoothie King **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 Eagle Sky Re, 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 Smoothie King Subdivision.

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

The Subdivider plans to construct for the Subdivision a drinking water distribution system to be connected to the Utility's water supply system. The Utility has reviewed the plans for this subdivision ("the Plans") and has estimated the drinking water flow anticipated to be needed by the Subdivision under fully built-out conditions ("the estimated water flow") to be approximately 500 gallons daily.

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

RECEIVED 4-7-22 MW

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 MARCH 25, 2022.

The Utility	The Subdivider
By:	By:
Printed Name: MARCO SALINAS	Printed Name: MARK HUFFSTUTLER
Office or Position: CHAIRMAN	Office or Position: MANAGER
Date: 3/25/2022	Date: 2/23/22

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 Smoothie King **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 Eagle Sky Re, 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 Smoothie King Subdivision.

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

The Subdivider plans to construct for the Subdivision a wastewater collection system to be connected to the Utility's wastewater treatment system. Such wastewater will consist of domestic sewage, i.e., waterborne human waste and waste from domestic activities such as bathing, washing, and food preparation. The Utility has reviewed the plans for this subdivision ("the Plans") and has estimated the wastewater flow projected by the Subdivision under fully built-out conditions ("the projected wastewater flow") to be approximately 500 gallons daily.

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

RECEIVED 4-7-22

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.

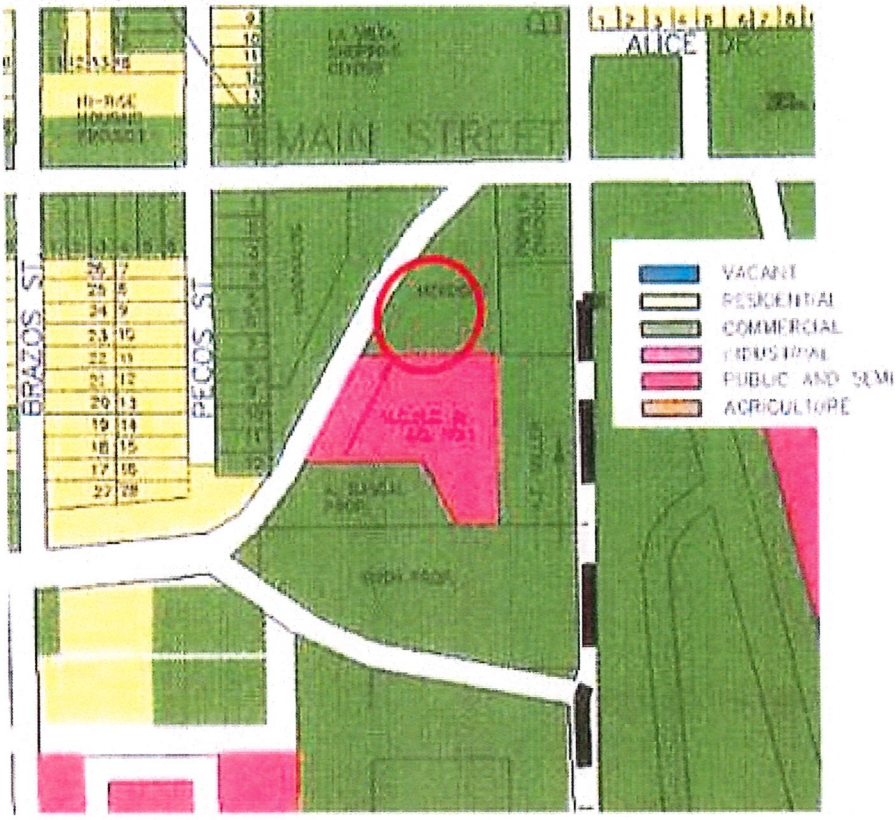
This Agreement is effective on MARCH 25, 2022.

The Utility	The Subdivider
By:	By:
Printed Name: MARCO SALINAS	Printed Name: MARK HUFFSTUTLER
Office or Position: CHAIRMAN	Office or Position: MANAGER
Date: 3/25/2022	Date: 2/23/22

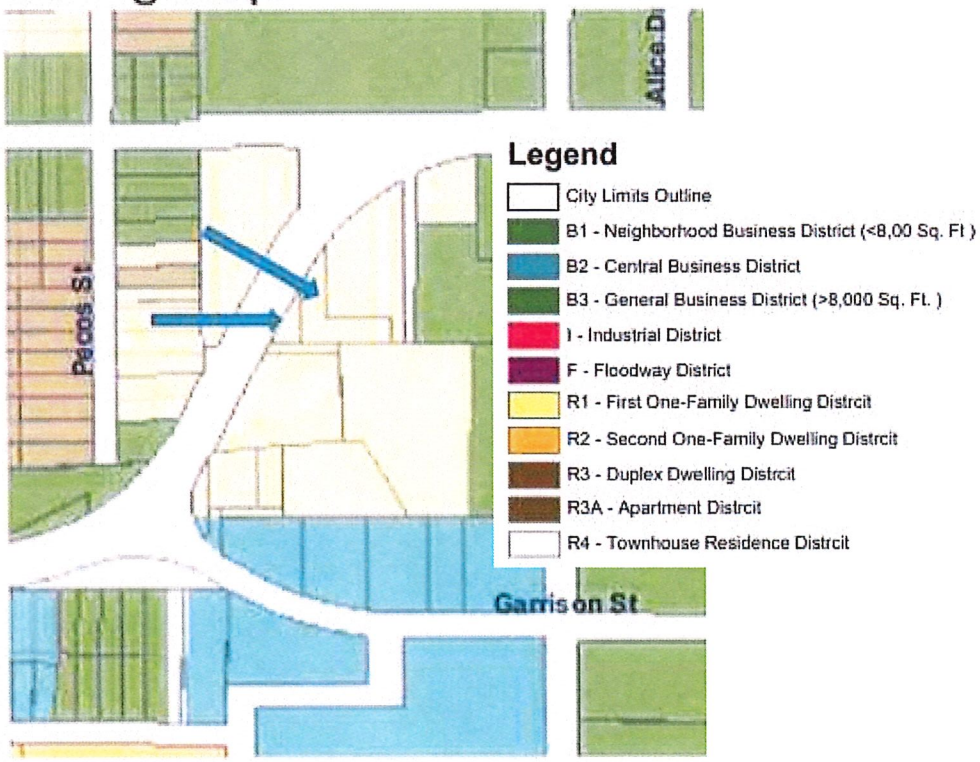
Note: The above form of agreement may be used when required under Model Rule Sections 2.2 (a) (2) and 3.2 (c) (I), which appear respectively as Sections 4.2.2.A.2 and 4.3.4.C.1 in both Title A and Title B of the Maverick County Subdivision Rules, Revised July 1996.

Attachment 4
Master Plan Map
Zoning District Map

Master Plan



Zoning Map



Item # 3

Planning Department Executive Summary

REPORT TO THE PLANNING AND ZONING COMMISSION

Preliminary Plat Approval of the Terra Verde Estates Subdivision Unit 3

I. BACKGROUND

A. General Information

Case No. 77451

Applicant: TEC Services I 3292 El Indio Hwy I Eagle Pass, Texas 78852

Developer/Subdivider: South Tejas Construction, LLC I Eagle Pass, Texas 78852

Location: Off Mauricio Libson Boulevard and is adjacent to Terra Verde Estates Subdivision Unit 2.

Legal Description: Being a 6.05 acre tract of land lying and situated in Maverick County Texas, out of the J.W. Tinsley Survey 27, Abstract 840, and being a portion of the Libco Enterprises, LLC, 472.12 acres, described by metes and bounds in Deed Record Book 1747, Page 327 of the Maverick County Official Public Records, said 6.05 acre tract being more particularly described by metes and bounds.

Property ID Number: 3987

Request: Preliminary plat approval to subdivide an approximately 6.05-acre tract into 24 residential lots to allow for the developer to begin construction of all required improvements.

B. Subject Property Information

Parcel Size: 6.05-acres **Topography:** A decrease in elevation from west to east

Vegetation: Native vegetation **Existing Use:** Vacant

Zoning: R-2 Second One-Family Dwelling District permanent zoning is currently being processed along with the annexation.

Master Plan: None-permanent zoning will be incorporated before final plat submittal.

C. Vicinity Data

The site is located within an area that features vacant land to the north, west and east, and residential development to the south where the proposed plat area is to connect to Unit 2 of Terra Verde Estates Subdivision.

D. Infrastructure

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

Access to the site is provided by Mauricio Libson Boulevard.

II. PUBLIC NOTICE

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

III. RECOMMENDED FINDINGS OF FACT

A. Conclusions

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

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

   - ✓ *Section 23-61* governing streets and two points of vehicular access for ingress and egress to the subdivision
   - ✓ *Section 23-62* governing alleys and easements
   - ✓ *Section 23-63* specific use easements
   - ✓ *Section 23-64* governing sidewalks
   - ✓ Section 23-66 governing sanitary sewage disposal system
   - ✓ *Section 23-67* governing potable water supply and fire flow
   - ✓ *Section 23-68* governing storm drainage
   - ✓ *Section 23-69* governing the size, width, depth, shape and orientation of lots, and the minimum building setback lines
   - ✓ *Section 23-71* governing the installation and inspection of utility lines
   - ✓ *Sec. 23-94* governing fences for all new subdivisions

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

3. 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.* The City will collect cash contribution in lieu of parkland dedication as this is a minor residential subdivision.

4. 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.*

5. The subdivision of the property is in conformance with the provisions of the *Master Plan* and the *Eagle Pass Code of Ordinances* by facilitating the following benefits:

   - Protect private rights while considering public health, safety and welfare.
   - Provide for efficient and economical ways to move people and goods outside the City by an adequate plan for streets and highways.
   - Guide future development in an orderly manner, by stages according to a pattern, so that the City may have a balanced land use.
   - Encourage a diversified economic base, and encourage public and private investments in land and improvements.
   - Prevent and eliminate blight and slums, making the City attractive to people, commerce, and industry.
   - Create the desire for a more pleasing appearance of the City, and incorporate into its physical development the basic principles of good design.

- Protect and preserve the identity of each neighborhood through use of the guidance provided by the *Master Plan* and the *Code of Ordinances*.
- Locate all land uses on land best suited for their needs, arranged in such a way as to be mutually beneficial and functional, with ample area to meet long-term needs.
- Establish a proper relationship between open space, developed areas, building bulk, light and air space, in all future development programs of land use.
- Encourage and abet the development of civic, cultural, and other public and quasi-public buildings in harmonious and functional groupings.

6. The subdivision will allow for a use of the property that is consistent with the residential purpose of the *R-2 Second One-Family Dwelling District* for the following reasons:

   A. The subdivision design bears a substantial relationship to the public's health, safety, and welfare.

   B. The subdivision is in accordance with the policies of the Master Plan and the business purpose of the *R-2 Second One-Family Dwelling District*.

   C. The subdivision is warranted because of the necessity to create additional building lots in the *R-2 Second One-Family Dwelling District*, and because the proposed development is appropriate to accomplish the reasonable use of the property.

   D. The subject property is suitable for development in general conformance with development standards of the *R-2 Second One-Family Dwelling District.*

   E. The subdivision will benefit the City as a whole and will not be detrimental to nearby land uses of a similar nature.

   F. The subsequent development will be designed and conditioned to comply with all applicable subdivision criteria and standards of the City of Eagle Pass.

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

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

B. <u>Planning Department Recommendation</u>

The Planning and Zoning Commission **GRANT** preliminary plat approval of the proposed *Terra Verde Estates Subdivision Unit 3* subject to plat complying with the provisions of *Article III* of *City of Eagle Pass Code of Ordinances Chapter 23* governing procedures and specifications for Final Plats and allowing the developer to install required improvements.

TRANSMITTED to the parties listed hereafter:

TEC Services via e-mail
Planning and Zoning Commission via e-mail
Eagle Pass Planning Department Report dated April 19, 2022

Attachment 1
Application

PLANNING DEPARTMENT

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

SUBDIVISION APPLICATION

P#7745

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

Property Legal Description: 6.05 acres out of Property legally described as being a 472.12 acre tract, out of James W. Tinsley Survey 27, Abstract 840, described in Conveyance to Libco Enterprises, LLC.

Maverick County Property Identification Number(s): 3987

Name of Addition: Terra Verde Estates Subdivision Unit 3

Location of Addition: Off of Mauricio Libson Blvd.

Number of Residential Lots: 24 Number of Commercial Lots: 0 Gross Acreage: 6.05

Number of New Street Intersections 2 Linear feet of Streets 1,705

Is Subdivision inside city limits? Yes ( ) No (•); If so, Zoning District: R2- Second One Family Dweilling District

Existing Land Use: Vacant Proposed Land Use: Residential

Requested Variances: None at this time

PROPERTY OWNER:

Name: South Tejas Construction, LLC Contact: Roberto A. Rodriguez

Address: 2660 Las Cimas Dr. Phone: 830-968-6594

City: Eagle Pass Fax: N/A

State: TX Zip: 78852 E-mail: robertallied@hotmail.com

Signature: Date: 4/4/22

PROPERTY OWNER:

Name: Contact:

Address: Phone:

City: Fax:

State: Zip: E-mail:

Signature: Date:

APPLICANT/SUBDIVIDER:

RECEIVED 4-7-22

Name: TEC Services

Address: 3292 El Indio Hwy

City: Eagle Pass

State: TX Zip: 78852

Signature:

Contact: Aaron Libson

Phone: 830-773-0579

Fax: 830-773-7312

E-mail: ajlibson@terratechengineering.com

Date: 4/4/22

SURVEYOR:

Name: Francisco Gaytan

Address: 2606 Encino Park Dr.

City: Eagle Pass

State: TX Zip: 78852

Signature:

Contact: Francisco Gaytan

Phone: 830-773-8308

Fax: 830-421-7116

E-mail: fgaytan@yahoo.com

Date: 4/4/22

ENGINEER:

Name: Florentino Caballero

Address: 3292 El Indio Hwy

City: Eagle Pass

State: TX Zip: 78852

Signature:

Contact: Florentino Caballero

Phone: 830-773-0579

Fax: 830-773-7312

E-mail: fcaballero@terratechengineering.com

Date: 4/4/22

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

4/4/22
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 TerraTech Engineering and Construction Services to act as my agent for all documents pertaining to this subdivision application; (3) the information contained in this subdivision application or accompanying information is true and correct; (4) I will advise the City in writing of any inaccurate, misleading or false statements in the subdivision application or accompanying information; (5) the City will be advised in writing of any change in ownership of the property that is the subject of this subdivision application provided the change of ownership occurs prior to the recording of the final approved plat, if any; and (6) I will liable to the City of Eagle Pass for the completion of all site improvements required by Section 23 of the City's Code of Ordnance until such time as such improvements, if any, shall have been actually completed and accepted by the city.

Owner / Subdivider Signature

4/4/22
Date

STATE OF TEXAS §

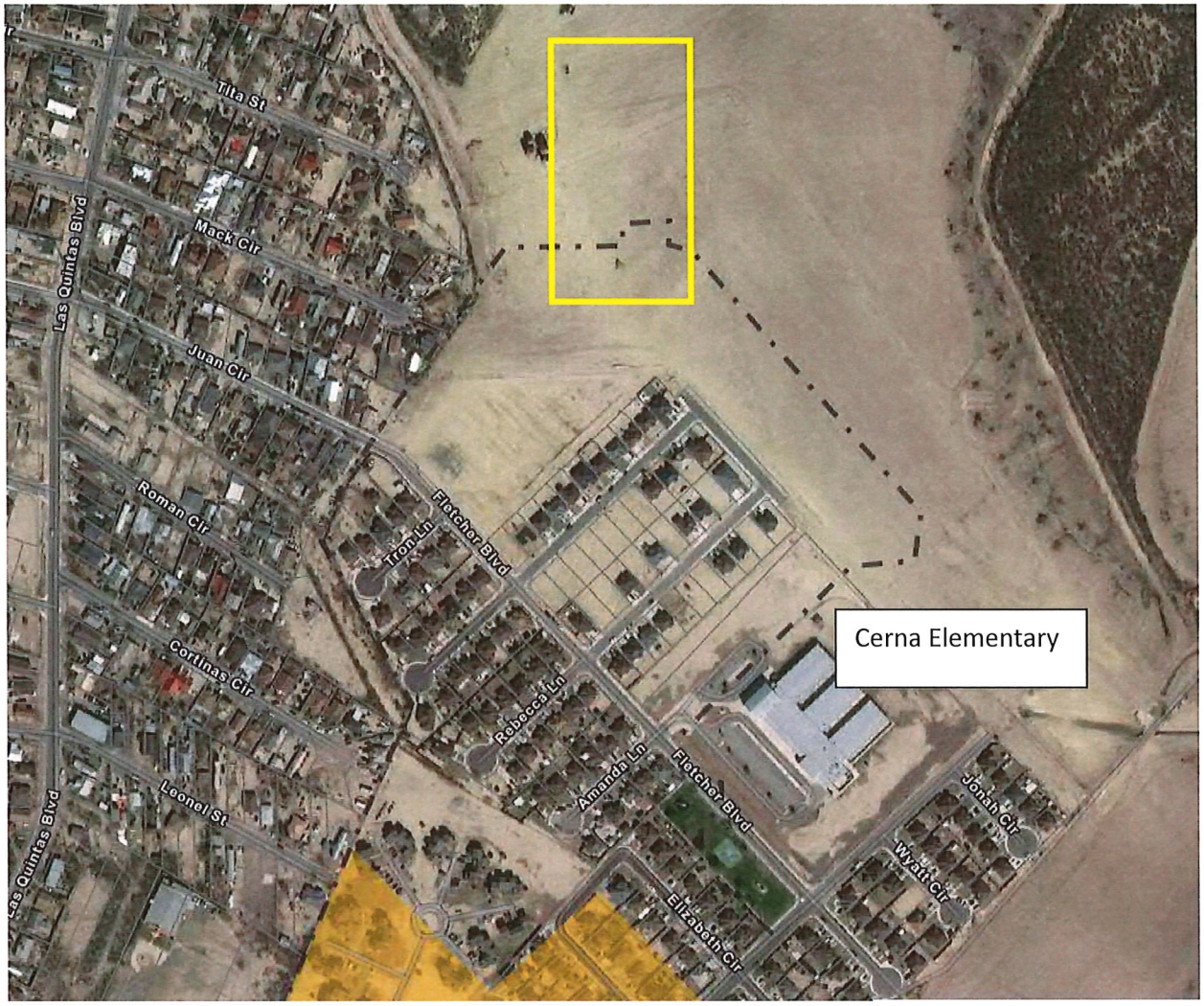
COUNTY OF Maverick §

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

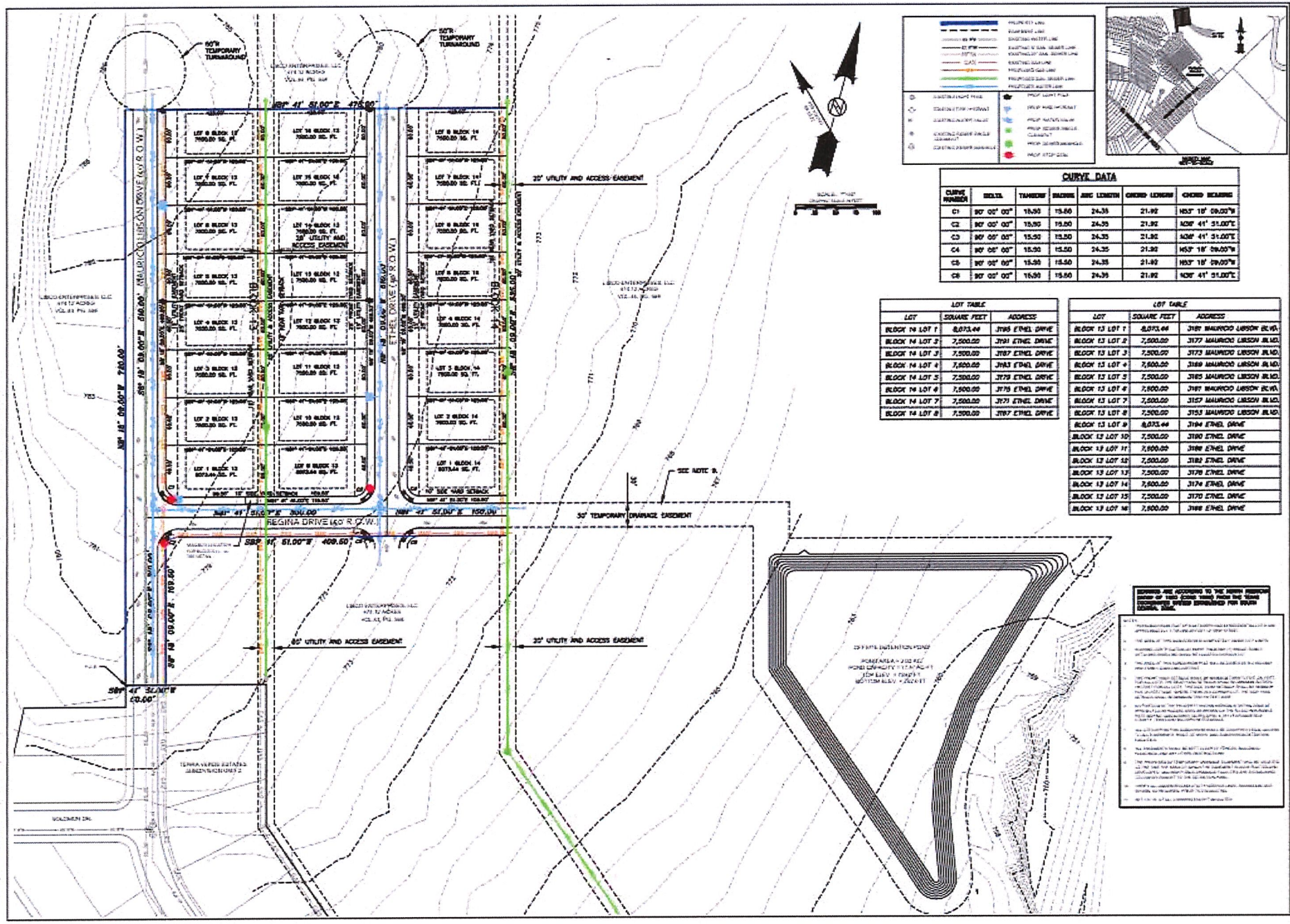
Given under my hand and seal of office, this the 4th day of April, 2022.

Notary Public, State of Texas

ASHLEY TORRES
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 11/04/23
NOTARY ID 13223771-0



Aerial Map showing approximate location



CURVE TABLE						
CURVE NUMBER	DELTA	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	90° 00' 00"	15.50	15.50	24.35	21.92	N53° 18' 09.00"W
C2	90° 00' 00"	15.50	15.50	24.35	21.92	N36° 41' 51.00"E
C3	90° 00' 00"	15.50	15.50	24.35	21.92	N36° 41' 51.00"E
C4	90° 00' 00"	15.50	15.50	24.35	21.92	N53° 18' 09.00"W
C5	90° 00' 00"	15.50	15.50	24.35	21.92	N53° 18' 09.00"W
C6	90° 00' 00"	15.50	15.50	24.35	21.92	N36° 41' 51.00"E

LOT TABLE		
LOT	SQUARE FEET	ADDRESS
BLOCK 14 LOT 1	8,073.44	3195 ETHEL DRIVE
BLOCK 14 LOT 2	7,500.00	3191 ETHEL DRIVE
BLOCK 14 LOT 3	7,500.00	3187 ETHEL DRIVE
BLOCK 14 LOT 4	7,500.00	3183 ETHEL DRIVE
BLOCK 14 LOT 5	7,500.00	3179 ETHEL DRIVE
BLOCK 14 LOT 6	7,500.00	3175 ETHEL DRIVE
BLOCK 14 LOT 7	7,500.00	3171 ETHEL DRIVE
BLOCK 14 LOT 8	7,500.00	3167 ETHEL DRIVE

LOT TABLE		
LOT	SQUARE FEET	ADDRESS
BLOCK 13 LOT 1	8,073.44	3181 MAURICIO LIBSON BLVD.
BLOCK 13 LOT 2	7,500.00	3177 MAURICIO LIBSON BLVD.
BLOCK 13 LOT 3	7,500.00	3173 MAURICIO LIBSON BLVD.
BLOCK 13 LOT 4	7,500.00	3169 MAURICIO LIBSON BLVD.
BLOCK 13 LOT 5	7,500.00	3165 MAURICIO LIBSON BLVD.
BLOCK 13 LOT 6	7,500.00	3161 MAURICIO LIBSON BLVD.
BLOCK 13 LOT 7	7,500.00	3157 MAURICIO LIBSON BLVD.
BLOCK 13 LOT 8	7,500.00	3153 MAURICIO LIBSON BLVD.
BLOCK 13 LOT 9	8,073.44	3194 ETHEL DRIVE
BLOCK 13 LOT 10	7,500.00	3190 ETHEL DRIVE
BLOCK 13 LOT 11	7,500.00	3186 ETHEL DRIVE
BLOCK 13 LOT 12	7,500.00	3182 ETHEL DRIVE
BLOCK 13 LOT 13	7,500.00	3178 ETHEL DRIVE
BLOCK 13 LOT 14	7,500.00	3174 ETHEL DRIVE
BLOCK 13 LOT 15	7,500.00	3170 ETHEL DRIVE
BLOCK 13 LOT 16	7,500.00	3166 ETHEL DRIVE

PRELIMINARY PLAT SHEET
TERRA VERDE ESTATES SUBDIVISION - UNIT 3
CITY OF EAGLE PASS, TEXAS

DATE: 12/16/2021

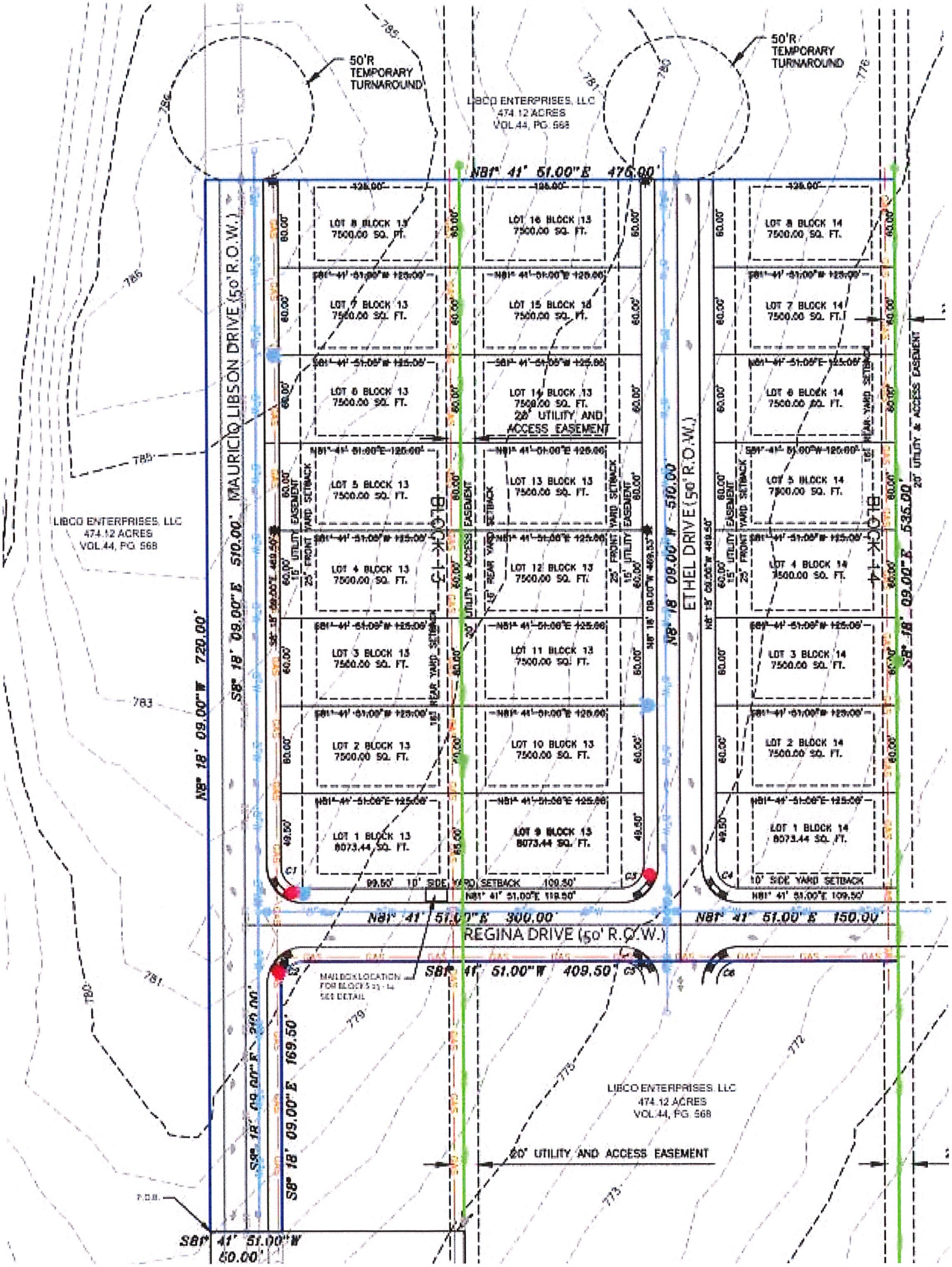
TERRA TECH ENGINEERING AND CONSTRUCTION SERVICES
1292 EL INDIO HWY EAGLE PASS, TEXAS
(830) 773-0279
ALLISON@TERRATECHENGINEERING.COM
www.terratechengineering.com
F-800 # 14118

PROPERTY OWNER:
SOUTH TEXAS CONSTRUCTION, LLC
2600 LAS CHIVAS DR.
EAGLE PASS, TX 78852

JOB: 2118-21
DESIGN: RDE
DRAWN: RDE
CHECKED: AJ, JJC
SCALE: 1"=50'
DATE: 12/16/2021

2

TERRA VERDE ESTATES SUBDIVISION UNIT 3


50'R TEMPORARY TURNAROUND
50'R TEMPORARY TURNAROUND
LIBCO ENTERPRISES, LLC
474.12 ACRES
VOL.44, PG. 568
N81° 41' 51.00"E 476.00'
MAURICIO LIBSON DRIVE (50' R.O.W.)
ETHEL DRIVE (50' R.O.W.)
REGINA DRIVE (50' R.O.W.)
BLOCK 13
BLOCK 14
LOT 8 BLOCK 13 7500.00 SQ. FT.
LOT 16 BLOCK 13 7500.00 SQ. FT.
LOT 8 BLOCK 14 7500.00 SQ. FT.
LOT 7 BLOCK 13 7500.00 SQ. FT.
LOT 15 BLOCK 13 7500.00 SQ. FT.
LOT 7 BLOCK 14 7500.00 SQ. FT.
LOT 6 BLOCK 13 7500.00 SQ. FT.
LOT 14 BLOCK 13 7500.00 SQ. FT.
LOT 6 BLOCK 14 7500.00 SQ. FT.
20' UTILITY AND ACCESS EASEMENT
LOT 5 BLOCK 13 7500.00 SQ. FT.
LOT 13 BLOCK 13 7500.00 SQ. FT.
LOT 5 BLOCK 14 7500.00 SQ. FT.
LOT 4 BLOCK 13 7500.00 SQ. FT.
LOT 12 BLOCK 13 7500.00 SQ. FT.
LOT 4 BLOCK 14 7500.00 SQ. FT.
LOT 3 BLOCK 13 7500.00 SQ. FT.
LOT 11 BLOCK 13 7500.00 SQ. FT.
LOT 3 BLOCK 14 7500.00 SQ. FT.
LOT 2 BLOCK 13 7500.00 SQ. FT.
LOT 10 BLOCK 13 7500.00 SQ. FT.
LOT 2 BLOCK 14 7500.00 SQ. FT.
LOT 1 BLOCK 13 8073.44 SQ. FT.
LOT 9 BLOCK 13 8073.44 SQ. FT.
LOT 1 BLOCK 14 8073.44 SQ. FT.
10' SIDE YARD SETBACK
N81° 41' 51.00"E 109.50'
N81° 41' 51.00"E 300.00'
N81° 41' 51.00"E 150.00'
S81° 41' 51.00"W 409.50'
N8° 18' 09.00"W 720.00'
S8° 18' 09.00"E 570.00'
N8° 18' 09.00"W 570.00'
S8° 18' 09.00"E 535.00'
S8° 18' 09.00"E 169.50'
S81° 41' 51.00"W 60.00'
MAILBOX LOCATION FOR BLOCKS 13 - 14 SEE DETAIL
20' UTILITY AND ACCESS EASEMENT
P.O.B.

Attachment 2
Engineering Report

To: *Mr. Placido Madera*

City of Eagle Pass Planning Director

From: *Florentino J. Caballero, P.E.*

Date: April 4*, 2022*

Reference*:* ***Preliminary Engineering Report for Terra Verde Estates Subdivision Unit 3***

Mr. Madera,

South Tejas Construction, LLC, owner of a tract of land legally described as '*Being a 6.05 acre tract of land lying and situated in Maverick County, Texas, out of the J.W. Tinsley Survey 27, Abstract 840, and being a portion of the Libco Enterprises,LLC 472.12 acres, described by metes and bounds in Deed Record Book 1745, Page 327 of the Maverick County Official Public Records*', has requested the services of TerraTech Engineering and Construction Services (TEC Services) to Plat and subdivide the subject 6.05 acres into 24 Residential lots. This tract of land is located off Mauricio Libson Blvd. and is adjacent to Terra Verde Estates Subdivision Unit 2 in Eagle Pass, Texas.

General Description

The proposed Plat of twenty-four (24) residential lots has a total area of 6.05 Acres and is adjacent to Terra Verde Estates Subdivision Unit 2. Twenty-one (21) out of the twenty-four lots (24) total lots have an area of 7,500 Sq. Ft., while the three (3) remaining lots, being corner lots, have an area of approximately 8,074 Sq. Ft. The proposed zoning of this subdivision will be classified as R-2: second one-family dwelling district, based on the zoning classifications as stipulated in Sect. 7.4, Appendix A-Zoning Ordinance, of the Eagle Pass Code of Ordinances. The subject development is currently outside the City limits, but will be annexed and incorporated into the Eagle Pass City limits through the Platting process, and should be fully annexed before the Final Plat of this development is submitted for review and approval. A total of (24) twenty-four new residential lots will be created as part of this Plat and approximately 1,705 linear feet of new street.

Drainage

General Drainage Description

The proposed land use for this tract of land is residential with no portion of the platted property being within a special flood hazard area as indicated by FEMA. The Western portion of this property is the highest elevation point of the tract, as runoff naturally drains from the West towards the Eastern direction. In analyzing the surrounding drainage areas and planning for future residential development

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of the surrounding area, the adjacent property owner, Libco Enterprises, LLC, has agreed to provide a drainage easement along with property for detention pond storage, to serve approximately 29.90 acres of *developed* residential area. The drainage area included in the detention pond storage is as followed: 5.93 acres being developed as Terra Verde Estates Unit 3, 0.62 acres located South of the subject property, and an additional 23.35 acres located Northeast of the subject property. The proposed pond is sized to hold the *developed* runoff from the 29.90 acre drainage area when fully developed in the future. Please reference sheets 7-9 in the Terra Verde Estates Unit 3 construction plans for layout, details, and summarized calculations. The SCS TR-55 hydrology method was used for the hydrological analysis of this development. The peak rate of runoff, Q, in cubic feet per second (cfs), of various storm durations, was calculated using the rational method for street capacity runoff calculations, as outlined below. Comprehensive drainage calculations used for the hydrological analysis and the designing of the proposed detention pond, including runoff hydrograph and stage-area volume curves are attached at the end of this report.

Drainage Conditions

The existing drainage conditions of this tract of land is undeveloped and was analyzed using the SCS TR-55 method for the determination of storage volume for a 100-yr return frequency storm (pg. 29, COEP Division G-Construction Specifications Manual), and the Rational Method was used to determine runoff quantities for street capacity to accommodate peak runoff from a 10-yr return frequency storm (pg. 20, COEP Division G-Construction Specifications Manual).

The peak rate of runoff for the Rational Method, Q, in cubic feet per second (cfs) is calculated as follows:

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

Where C = runoff coefficient

I = average rainfall intensity in inches per hour

A = tributary drainage area in acres

10-YEAR PRE-DEVELOPMENT RUNOFF INFORMATION						
RAINFALL DETAILS	METHOD	RETURN PERIOD	LOCATION	RAINFALL DEPTH (IN)	RAINFALL DISTRIBUTION	
	SCS TR-55	10-YEAR	MAVERICK COUNTY, TEXAS	5.80	SCS TYPE III 24-HR	
SUBBASIN SUMMARY	AREA (AC)	WEIGHTED CURVE NUMBER	TIME OF CONCENTRATION (MIN)	TOTAL RUNOFF (IN)	TOTAL RUNOFF VOLUME (AC-IN)	PEAK RUNOFF (CFS)
	32.71	58	67.17	1.63	53.45	21.61

100-YEAR POST-DEVELOPMENT RUNOFF INFORMATION (SCS TR-55 METHOD)						
RAINFALL DETAILS	CALCULATION METHOD	STORM EVENT / RETURN PERIOD	LOCATION	RAINFALL DEPTH (IN)	RAINFALL DISTRIBUTION	
	SCS TR-55	100-YEAR	MAVERICK COUNTY, TEXAS	9.00	SCS TYPE III 24-HR	
SUBBASIN SUMMARY	AREA (AC)	WEIGHTED CURVE NUMBER	TIME OF CONCENTRATION (MIN)	TOTAL RUNOFF (IN)	TOTAL RUNOFF VOLUME (AC-IN)	PEAK RUNOFF (CFS)
	29.90	83.60	19.76	7.01	209.60	153.02

STORM RUNOFF CALCULATIONS FOR STREET CAPACITY (RATIONAL METHOD, Q=CIA)

					2-Year Design Storm		5-Year Design Storm		10-Year Design Storm	
Drainage Area No.	Drainage Area (sf)	Drainage Area (Ac)	Time of Concentration, Tc (min)	*Runoff Coefficient, C	**Intensity, I (in/hr)	Runoff, Q (cfs)	**Intensity, I (in/hr)	Runoff, Q (cfs)	**Intensity, I (in/hr)	Runoff, Q (cfs)
A1	258,305	5.93	10.00	0.60	5.11	18.18	6.66	23.70	8.03	28.57
F1	8,723	0.20	10.00	0.60	5.11	0.61	6.66	0.80	8.03	0.96
F2	18,284	0.42	10.00	0.60	5.11	1.29	6.66	1.68	8.03	2.02
F3	1,017,184	23.35	10.00	0.60	5.11	71.60	6.66	93.31	8.03	112.51

Detention Pond Storage

OFFSITE POND AND WEIR SUMMARY					
POND DETAILS	BOTTOM OF POND (FT)	TOP OF POND (FT)	PEAK INFLOW (CFS)	PEAK OUTFLOW (CFS)	MAX HGL ELEVATION (FT)
	752	759	**152.83**	**21.46**	**758.64**
WEIR DETAILS	TYPE	LENGTH (FT)	HEIGHT (FT)	DISCHARGE COEFFICIENT	BOTTOM OF WEIR ELEVATION (FT)
	RECTANGULAR	12.5	1	3.33	758

STORAGE AREA VOLUME CURVES		
DEPTH	STORAGE AREA (SQ. FT)	STORAGE VOLUME (CU. FT)
0	60959.13	0.00
1	64568.08	62763.61
2	68255.51	129175.41
3	72021.41	199313.87
4	75865.80	273257.47
5	79788.66	351084.70
6	83790.00	432874.03
7	87869.82	518703.94

**Reference Sheet 9 of Construction Plans for Detention Pond details. Also, reference end of this report for hydrograph information, storage volume curves, and additional hydrology analysis details.*

Drainage Conclusions and Recommendations

All drainage for the proposed 6.05 acre development will be through surface drainage and be routed to the detention pond thru a drainage easement via a drainage swale that empties into the proposed detention pond as shown in the construction plans (reference sheet 5 of Construction Plans). The detention pond will be located offsite on Libco Enterprises, LLC owned property and will remain private until the adjacent area is developed and the pond can be incorporated into the platted area of a future subdivision unit, and be accepted by the City of Eagle Pass as part of their storm water infrastructure. Please reference end of this report for any additional hydrologic calculations.

Street

There will be approximately 1,705 linear feet of new street R.O.W. constructed for this development. The proposed streets will be centered within a 50' R.O.W. and will have a 31' distance from back to back of curb. Terra Verde Estates Subdivision Unit 3 will have access via Mauricio Libson Blvd. The Proposed Streets will be constructed with six (6) inches of sub-grade native soil, scarified and compacted to 95% proctor density, followed by eight (8) inches of type "B" stabilized base material compacted to 98% proctor density, and sealed with two (2) inches of type D asphalt pavement, compacted to a minimum of 96% marshal density, and a two (2) foot wide concrete curb and gutter system. This design exceeds City of Eagle Pass minimum street standards and was determined by a paving design that was completed for this project based on the geotechnical soil findings of the area. The geotechnical soil report and paving design is attached to the end of this report for reference.

Water Service

Terra Verde Estates Subdivision Unit 3 will be serviced and connected to an existing eight (8) inch Water Main stubb-out located off the continuation of Mauricio Libson Blvd. All lots in Unit 3 will be serviced by an eight (8) inch PVC Water Main as per construction plans. All water lines in this area are owned and operated by Eagle Pass Water Works. Two (2) Fire Hydrants will be installed as part of this development. Residential spacing requirements of 500 linear ft between hydrants has been verified with existing hydrants in the area.

Sanitary Sewer Service

Terra Verde Estates Subdivision 3 will be serviced from two (2) points. Proposed lots 1-16 of Block 13 will be serviced by an (8) inch sanitary sewer main that will be extended from an existing 8 inch stubb-out located in a 20' Utility Easement located in the rear lots of Terra Verde Estates Subdivision Unit 2 (please reference sheet 10 of construction plans). Lot 1-8 of Block 14 will be serviced from an (8) inch sanitary sewer main that will be extended and connected to the existing 30" sanitary sewer collector located off the continuation of Mauricio Libson Blvd. and the intersection of General Homer Lewis Blvd. (please reference sheet 10 of construction plans). This proposed offsite sewer line was designed in a way that the trajectory will be positioned to service future development of Terra Verde Estates Subdivision Unit 4 as shown in the plans. Manholes are spaced along the trajectory as per EPWWS specifications and a new six foot diameter manhole will be installed over the 30 inch collector line. All lots in Unit 3 will be serviced by an eight (8) inch PVC Sewer Main as per construction plans. All sanitary sewer lines in this area are operated by Eagle Pass Water Works.

Electrical Service

Rio Grande Electric Coop. will provide the electrical infrastructure to service this development. There will be a total of six (6) street lights for this development as per construction plans. All electrical lines, transformers, and junction boxes in this area are operated by Rio Grande Electrical Coop.

Other Utilities

Terra Verde Estates Subdivision Unit 3 will have access to other utilities such as, phone, cable, and internet service (Spectrum & AT&T) which will be extended via continuation lines left from Terra Verde Estates Unit 2, and will be located in the same ditch as the electrical conduit that will service the subdivision. Natural gas service mains will be provided throughout the entirety of the proposed subdivision and will be extended from continuation lines left from Terra Verde Estates Unit 2. All natural gas lines in this area are owned and operated by Texas State Natural Gas.

Conclusion

The proposed land use for this development is residential. The current use of adjacent tracts is also residential. The proposed plat will not have an impact on the current drainage patterns or utilities given the proposed infrastructure to be built. If you have any additional questions concerning this report, please contact Florentino Caballero, P.E. at 830-773-0579 or Aaron Libson at ajlibson@terratechengineering.com

Sincerely,

Florentino J. Caballero, P.E.

STATE OF TEXAS
F. J. CABALLERO
66952
LICENSED
PROFESSIONAL ENGINEER

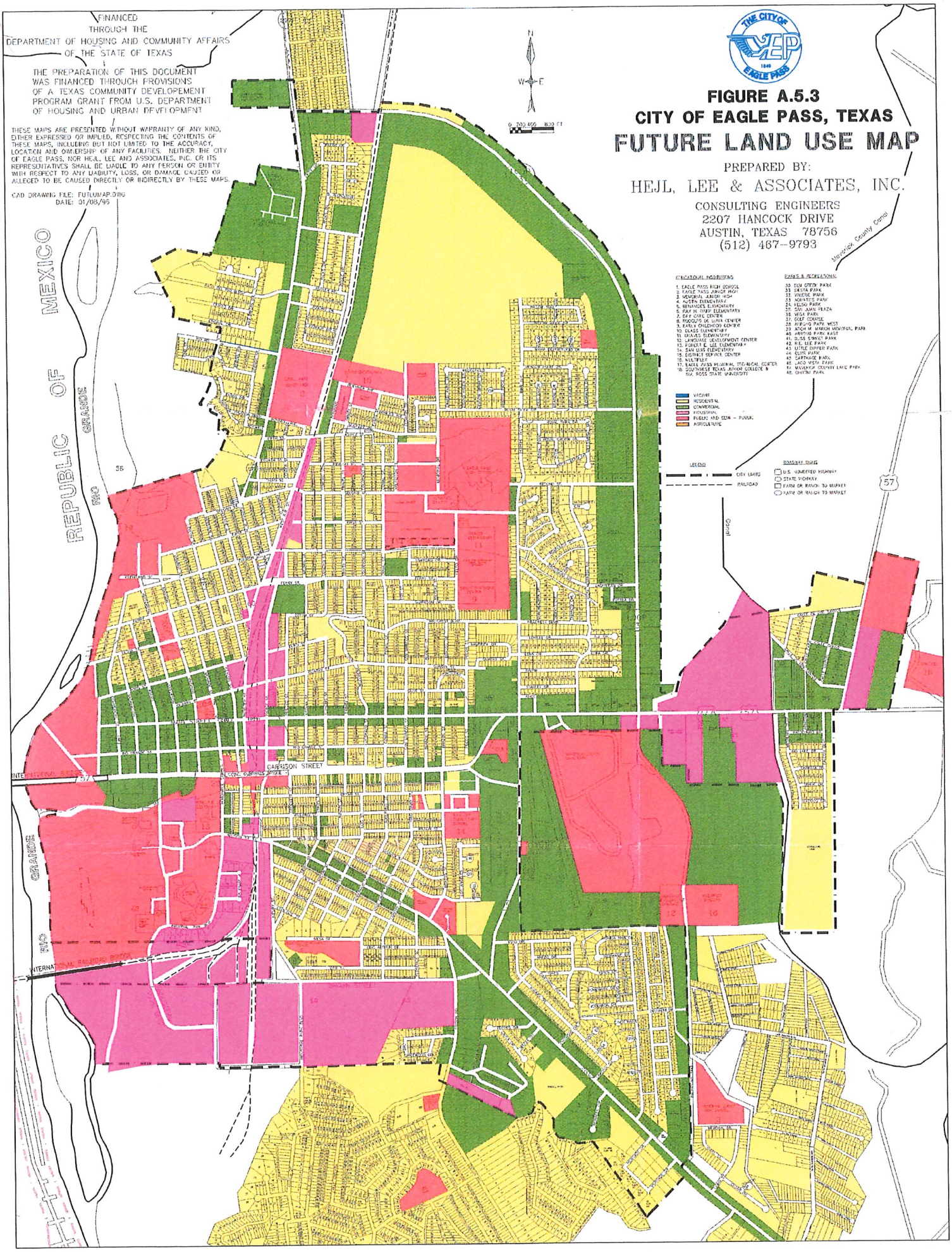
4/04/2022

Terra Verde Estates Subdivision Unit 3
Development Cost Estimate

BID ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
1	Street System 2" Asphalt Type D	SY	5200	$ 25.00	$ 130,000.00
2	Street System 8" Flexible Base Type B	SY	6228	$ 7.00	$ 43,596.00
3	Street System 6" Subgrade Preparation	SY	6228	$ 3.00	$ 18,684.00
4	Street System 2' Curb & Gutter	LF	3196	$ 20.00	$ 63,920.00
5	Sanitary Sewer System 8" PVC SDR-26	LF	1300	$ 60.00	$ 78,000.00
6	Sanitary Sewer System Double 6" Service Line	EA	11	$ 2,500.00	$ 27,500.00
7	Sanitary Sewer System Single 4" Service Line	EA	2	$ 1,500.00	$ 3,000.00
8	Sanitary Sewer System Manholes	EA	2	$ 6,900.00	$ 13,800.00
9	Water System 8" PVC C900 DR-18	LF	1900	$ 45.00	$ 85,500.00
10	Water System 1" P.E. Single Service Line	EA	2	$ 1,000.00	$ 2,000.00
11	Water System 2" P.E. Double Service Line	EA	11	$ 2,000.00	$ 22,000.00
12	Water System Fire Hydrant	EA	2	$ 5,500.00	$ 11,000.00
13	Electrical Infrastructure (By Rio Grande Electric Coop.)	LS	1	$ 118,436.00	$ 118,436.00
				Total Estimated Cost	**$ 617,436.00**

Notes: a) This is an Estimation, prices may vary based on vendor and contractor.
b) The bid items shown serve as the list of improvements to be bonded.

Attachment 3
Master Plan Map
Zoning District 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 DEVELOPEMENT
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.
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DATE: 01/08/95
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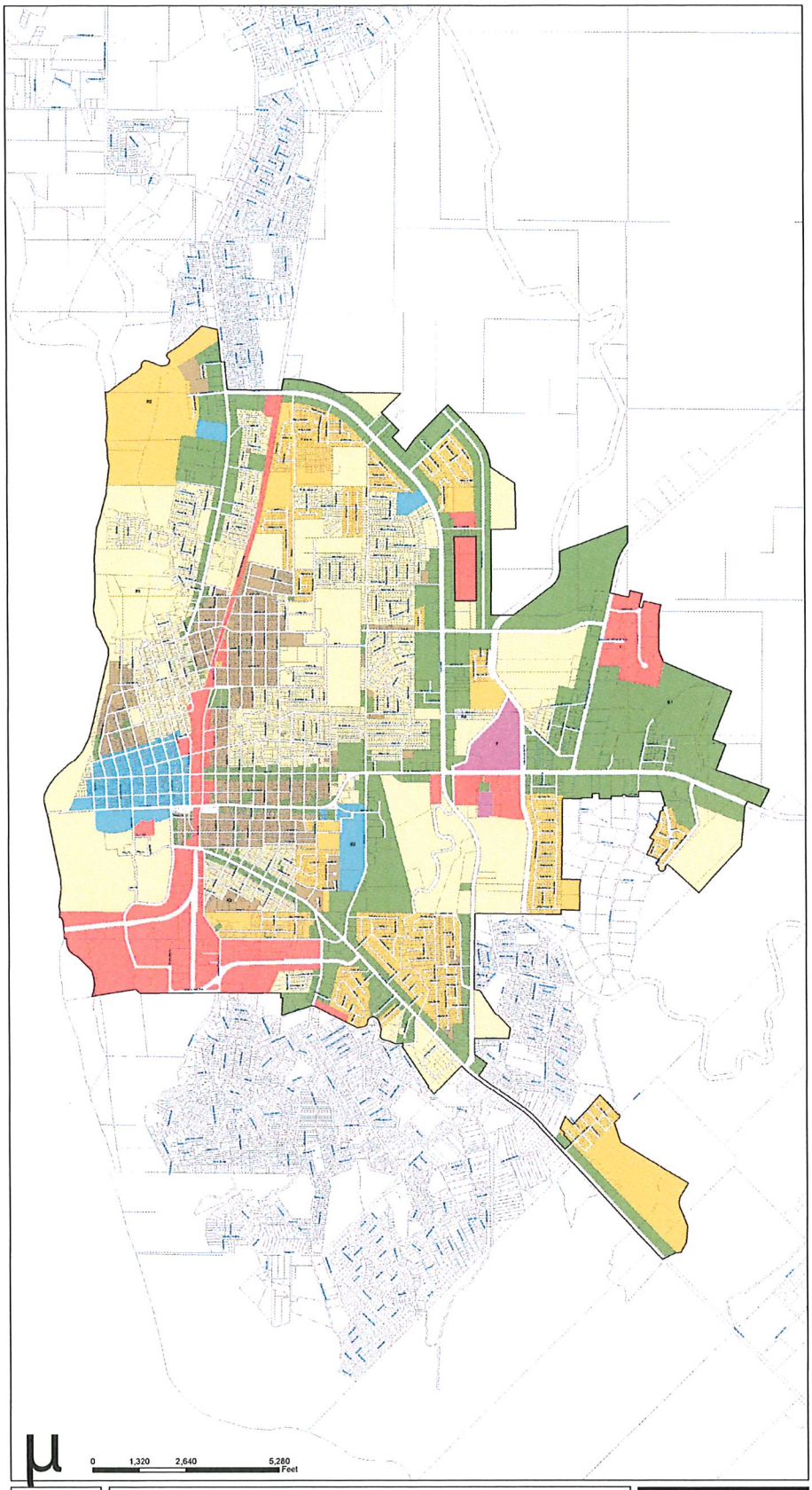
0 200 400 800 FT
THE CITY OF EAGLE PASS
1848
FIGURE A.5.3
CITY OF EAGLE PASS, TEXAS
FUTURE LAND USE MAP
PREPARED BY:
HEJL, LEE & ASSOCIATES, INC.
CONSULTING ENGINEERS
2207 HANCOCK DRIVE
AUSTIN, TEXAS 78756
(512) 467-9793
EDUCATIONAL INSTITUTIONS
1. EAGLE PASS HIGH SCHOOL
2. EAGLE PASS JUNIOR HIGH
3. MEMORIAL JUNIOR HIGH
4. AUSTIN ELEMENTARY
5. BENAVIDES ELEMENTARY
6. RAY H. TIMPE ELEMENTARY
7. DAY CARE CENTER
8. RIOSOLO DE LUNA CENTER
9. EARLY CHILDHOOD CENTER
10. GLASS ELEMENTARY
11. GRAVES ELEMENTARY
12. LANGUAGE DEVELOPMENT CENTER
13. ROBERT E. LEE ELEMENTARY
14. SAN LUIS ELEMENTARY
15. DISTRICT SERVICE CENTER
16. MULTIPLEX
17. EAGLE PASS MEMORIAL TECHNICAL CENTER
18. SOUTHWEST TEXAS JUNIOR COLLEGE & SUL ROSS STATE UNIVERSITY
PARKS & RECREATIONAL
30. ELM CREEK PARK
31. DESTA PARK
32. VALERIE PARK
33. MONTES PARK
34. HIDALGO PARK
35. SAN JUAN PLAZA
36. VEGA PARK
37. GOLF COURSE
38. AIRPORT PARK WEST
39. ARCH M. MARCH MEMORIAL PARK
40. AIRPORT PARK EAST
41. GLASS STREET PARK
42. R.E. LEE PARK
43. LITTLE DIPPER PARK
44. CUPS PARK
45. CARTHAGE PARK
46. LAGO VISTA PARK
47. MAVERICK COUNTY LAKE PARK
48. CHITTIM PARK
VACANT
RESIDENTIAL
COMMERCIAL
INDUSTRIAL
PUBLIC AND SEMI - PUBLIC
AGRICULTURE
LEGEND
CITY LIMITS
RAILROAD
ROADWAY TYPE
U.S. NUMBERED HIGHWAY
STATE HIGHWAY
FARM OR RANCH TO MARKET
FARM OR RANCH TO MARKET
REPUBLIC OF MEXICO
RIO GRANDE
RIO GRANDE
Maverick County Canal
Canal
GARRISON STREET
INTERNATIONAL BRIDGE
INTERNATIONAL RAILROAD BRIDGE
57
56

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 Distrcit
- R2 - Second One-Family Dwelling Distrcit
- R3 - Duplex Dwelling Distrcit
- R3A - Apartment Distrcit
- R4 - Townhouse Residence Distrcit



THE CITY OF EAGLE PASS 1849

Legend

Eagle Pass, Texas

October 1, 2007 (Updated)

TRUE AUTOMATION, INC.
2600 Technology Dr Suite 900
Phone: 972.881.1858
Fax: 972.633.0533
Plano, TX 75074
www.trueautomation.com