



AGENDA

**PLANNING & ZONING COMMISSION REGULAR MEETING
THURSDAY, JUNE 9, 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

MINUTES

1. Approval of the minutes of the March 10, 2022 meeting and the May 12, 2022 meeting.

OLD BUSINESS

2. Consideration and possible action on the final plat of the Castle Rock 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 June 6, 2022 at 5:00 p.m.

Placido Madera

Placido C. Madera
Planning Director

Item #1

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

The Planning and Zoning Commission of the City of Eagle Pass its Regular Meeting on Thursday, March 10, 2022, at 5:30 p.m. 100 South Monroe Street, Eagle Pass, Texas. All legal notices were duly posted in accordance with the law.

ESTABLISHMENT OF QUORUM

Present: Chairperson, Rolando Jasso; Vice-Chairperson Luis Velez; and Commission Members, Doris Salinas-Sanchez, and Aaron Valdez.

Absent: Commission Member, Kenneth Gross; Ex-Officio, Mayor, Rolando Salinas and City Manager, George Antuna.

Staff present: Planning Director, Placido Madera; Assistant Planning Director, Mariebelle Rodriguez; City Attorney Representatives, Paul Fletcher (Via GoToMeeting); and City Secretary, Imelda B. Rodriguez.

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

OATH OF OFFICE

City Secretary, Imelda B. Rodriguez administered the oath of office to the newly appointed member Mr. Aaron Valdez prior to the meeting.

CITIZENS COMMUNICATIONS

Chairperson Jasso asked whether anyone in the audience wished to address the Commission on any item which did not appear on the agenda, reminding them at the same time, that although the Commission would be unable to take formal action on such items, they would be glad to take it under advisement. City Secretary, Imelda B. Rodriguez stated no citizens communications were submitted.

MINUTES

1. Approval of the minutes of the February 24, 2022, meeting.

Commission Member Salinas-Sanchez moved to approve minutes with correction to December 2, 2021. Seconded by Vice Chairperson Velez. **MOTION PASSED** – Unanimously

AYES: Chairperson Jasso, Vice-Chairperson Velez, and Commission Members, Salinas-Sanchez, and Valdez

NAYS: None

ABSTAIN: None
ABSENT: Commission Member Gross

PUBLIC HEARING(S)

2. Continuation of a public hearing on the proposed request submitted by Ivan A. Davila for the rezoning of Lot 18, Block 1 of the Replat of Paso Del Rio Subdivision, also known as 1953 Del Rio Boulevard, from B-2 Central Business District to R-3A Apartment District; closing of public hearing and possible action.

Chairperson Jasso opened the public hearing at 5:55 p.m.

Planning Director, Placido Madera briefed the Commission on the new details from the previous meeting. The Planning Department reviewed this and is recommending denying the zoning district change from B-2 Central Business District to R-3A Apartment District and to remain the same as B-2. Subject to the following condition:

- Subsequent development of the property shall comply with the City of Eagle Pass Code of ordinances.

In response to a question posed by Chairperson Jasso regarding in B-2 allowing construction of apartments. Mr. Madera responded it does not.

Mr. Madera informed the Commission that the applicant was advised of the outcome for tonight's meeting and was also advised he may be present and other options such as mixed use (combination of business/residential).

Commission Member Salinas-Sanchez expressed her concerns with other apartments in the near vicinity and being fair to everyone. Mr. Madera then went further into detail why apartments would not be compatible in this area. City Administration wants to continue with B-2 Central Business District in this area. Chairman Jasso interjected with seeing the views of City Administration with there being a cutoff point of businesses and then some apartments.

There being no further comments from the public. Chairperson Jasso closed the public hearing at 6:12 p.m.

Commission Member Valdez moved to approve the recommendation from the Planning Department to deny request to change from B-2 Central Business District to R-3A Apartment District. Seconded by Vice Chairperson Velez. **MOTION PASSED**

AYES: Chairperson Jasso, Vice-Chairperson Velez, and Commission Member Valdez
NAYS: None
ABSTAIN: Commission Member Salinas-Sanchez
ABSENT: Commission Member Gross

3. Consideration and possible action on the proposed request submitted by Eagle Sky RE, LLC for the rezoning of an .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, also known as 2258 Garrison Street, from R-1 First One-Family Dwelling District to B-3 General Business District; closing of public hearing and possible action.

Chairperson Jasso opened the public hearing at 5:55 p.m.

Assistant Planning Director, Mariebelle Rodriguez informed the Commission on the details of the rezone request. The Planning Department reviewed this and is recommending that City Council prepare and adopt an ordinance granting the zoning district change from R-1 First One-Family Dwelling District to B-3 General Business District and shall comply with the City of Eagle Pass Code of Ordinances. Ms. Rodriguez stated that 5 notices were sent out to abutting property owners and none were sent back.

In response to a question posed by Chairperson Jasso regarding what will be the proposed constructed. Ms. Rodriguez stated a Smoothie Queen establishment.

There being no further comments from the public. Chairperson Jasso closed the public hearing at 6:17 p.m.

Vice Chairperson Velez moved to approve recommendation by the Planning Department to rezone from R-1 First One-Family Dwelling District to B-3 General Business District. Seconded by Commission Member Salinas-Sanchez. **MOTION PASSED** – Unanimously

AYES: Chairperson Jasso, Vice-Chairperson Velez, and Commission Members Salinas-Sanchez, and Valdez

NAYS: None

ABSTAIN: None

ABSENT: Commission Member Gross

4. Public hearing on the proposed request submitted by Ana M. Serrano for the rezoning of the North 66.50 feet of Lot 7 in Block 5 of Range 5, also known as 558 Madison Street, from R-1 First One-Family Dwelling District to R-3A Apartment District; closing of public hearing and possible action.

Chairperson Jasso opened the public hearing at 6:18 p.m.

Planning Director Madera informed the Commission on the details of the rezone request. The Planning Department reviewed this and is recommending denying request from R-1 First One-Family Dwelling District to R-3A Apartment District. Mr. Madera gave other possible

options the applicant could consider to be more suitable than R-3A.

There being no further comments from the public. Chairperson Jasso closed the public hearing at 6:29 p.m.

Vice Chairperson Velez moved approve recommendation from the Planning Department to deny request for from R-1 First One-Family Dwelling District to R-3A Apartment District. Seconded by Commission Member Valdez. **MOTION PASSED** – Unanimously

AYES: Chairperson Jasso, Vice-Chairperson Velez, and Commission Members Salinas-Sanchez, and Valdez
NAYS: None
ABSTAIN: None
ABSENT: Commission Member Gross

5. Public hearing on the proposed final Re-Plat of Lot F in Block 1 of Chula Vista Subdivision Unit 7, including a (a) variance to proceed to final plat and (b) a waiver from constructing a sidewalk including construction of curb and gutter; closing of public hearing and possible action.

Chairperson Jasso opened the public hearing at 6:30 p.m.

Assistant Planning Director Rodriguez informed the Commission that this is an approximately 0.86-acre tract to be subdivided into two residential lots, including a variance to proceed to final plat directly without first have obtained preliminary replat approval and a sidewalk waiver from having to construct a sidewalk, including curb and gutter. The Planning Department is recommending approval of the final replat along with the two variances that are being requested. Ms. Rodriguez stated that 41 notices were sent out to the abutting property owners and no letters were received in opposition or in favor.

In response to a question posed by Chairman Jasso regarding circumference of waterlines. Mr. Ken Dirksen stated via GoToMeetings that the waterlines are 6-inches and no drainage issues.

There being no further comments from the public. Chairperson Jasso closed the public hearing at 6:36 p.m.

Commission Member Salinas-Sanchez moved to approve the final re-plat along with two variances as recommended by the Planning Department. Seconded by Commission Member Valdez. **MOTION PASSED** – Unanimously

AYES: Chairperson Jasso, Vice-Chairperson Velez, and Commission Members, Salinas-Sanchez, and Valdez
NAYS: None
ABSTAIN: None

ABSENT: Commission Member Gross

EXECUTIVE SESSION

The Commission did not go into executive session and item was not considered.

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

ADJOURNMENT

Commission Member Salinas-Sanchez moved to adjourn meeting at 6:37 p.m. Seconded by Commission Member Valdez. **MOTION PASSED- Unanimously** .

Passed and approved on _____, 2022

Rolando Jasso
Chairperson

ATTEST:

Imelda B. Rodriguez
City Secretary

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

The Planning and Zoning Commission of the City of Eagle Pass its Regular Meeting on Thursday, May 12, 2022, at 5:30 p.m. 100 South Monroe Street, Eagle Pass, Texas. All legal notices were duly posted in accordance with the law.

ESTABLISHMENT OF QUORUM

Present: Chairperson, Rolando Jasso; Vice-Chairperson Luis Velez; and Commission Members, Doris Salinas-Sanchez, and Aaron Valdez.

Absent: Commission Member, Kenneth Gross; Ex-Officio, Mayor, Rolando Salinas and City Manager, George Antuna.

Staff present: Planning Director, Placido Madera; Assistant Planning Director, Mariebelle Rodriguez; City Attorney Representatives, Heriberto Morales; and City Secretary, Imelda B. Rodriguez.

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

CITIZENS COMMUNICATIONS

Chairperson Jasso asked whether anyone in the audience wished to address the Commission on any item which did not appear on the agenda, reminding them at the same time, that although the Commission would be unable to take formal action on such items, they would be glad to take it under advisement. City Secretary, Imelda B. Rodriguez stated no citizens communications were submitted.

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.

Chairperson Jasso opened the public hearing at 5:34 p.m.

Assistant Planning Director, Mariebelle Rodriguez briefed the Commission on the voluntary annexation application the proposed development will be consistent with the residential purpose of R-2 (Second One-Family Dwelling District). The recommendation from the Planning Department is for the Planning and Zoning Commission recommend to City Council accept the establishment of permanent zoning for the approximately 26.58-acre tract proposed for voluntary annexation as R-2.

In response to a question posed by Chairman Jasso, Ms. Rodriguez briefed on the ingress and egress being sufficient for this development.

Terra Tech President, Javier Libson approached the Council going more into the details of the development.

City Attorney, Heriberto Morales asked the applicants address the issue that this Unit 3 will not have any affect in respect to Unit 1 and 2 that are still trying to finalize and work the EPISD. Mr. Libson informed that Units 3 and 4 drainage status not contributing any storm drain water to Fletcher Boulevard Area. Mr. Morales states this was an existing problem the applicant did not initiate this issue in any matter. However, the applicant has taken the liberty working the city and EPISD and addressing the flooding issues. Mr. Morales reiterates that Mr. Libson stated there are no drainage issues for Units 3 and 4.

There being no comments from the public. Chairperson Jasso closed the public hearing at 5:44 p.m.

Chairperson Jasso reopened the public hearing at 5:45 p.m.

Mr. Elishoel Reyes approached the Commission stating his concerns with more development in the area due to flooding and sewer/foul odors issues.

There being no further comments from the public. Chairperson Jasso closed the public hearing at 5:47 p.m.

Commission Member Salinas-Sanchez stated for the record, she will be abstaining for this item, due to conflict of interest. City Attorney Morales asked for purposes on this project yes, a conflict of interest is probable and recommend to stepped down from the dais.

At this moment Commission Member Salinas-Sanchez stepped down from the dais and left the meeting.

Commission Member Valdez moved to approve the Planning Department recommendation. Seconded by Vice Chairperson Velez. **MOTION PASSED**

AYES: Chairperson Jasso, Vice-Chairperson Velez, and Commission Member Valdez
NAYS: None

ABSTAIN : Commission Member Salinas-Sanchez
ABSENT: Commission Member Gross

NEW BUSINESS

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

Assistant Planning Director Rodriguez briefed the Commission on the details of the preliminary plat being a 6.05-acre tract of land. Being divided into 24 residential lots. The Planning Department reviewed this and is recommending that the Planning and Zoning Commission grant preliminary plat approval for the proposed Terra Verde Estates Subdivision Unit 3 subject to plat complying with the provision 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.

City Attorney Morales stated for legal purposes on the recommendation of Planning Department a preliminary plat approval and will come back to the Commission for final plat approval.

Mr. Libson addressed the Council regarding Mr. Reyes concern for the sewage order and briefed on the main collector that has been there for 20-25 years.

Vice-Chairperson Velez moved to approve preliminary plat of the proposed Terra Verde Estates Subdivision Unit 3 as recommend by the Planning Department. Seconded by Commission Member Valdez. **MOTION PASSED**

AYES: Chairperson Jasso, Vice-Chairperson Velez, and Commission Member Valdez
NAYS: None
ABSTAIN: Commission Member Salinas-Sanchez
ABSENT: Commission Member Gross

Commission Member Salinas-Sanchez return to the meeting and took her place on the dais.

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.

Chairperson Jasso opened the public hearing at 6:06 p.m.

Assistant Planning Director Rodriguez briefed the Commission on details of the final plat being an approximately .05229-acre tract of land to be subdivided into on commercial lot. The Planning

Department reviewed this and is recommending that the Planning and Zoning Commission 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 replat approval, (b) a variance from landscaping requirement, and (c) a variance from the parking requirement and subject to plat complying with the provisions of Article III of City of Eagle Pass Code of Ordinances Chapter 23 governing procedures and specification for final plats.

Mr. Ken Dirksen of Dirksen Engineering informed on the access to the establishment.

In response to Chairman Jasso question regarding variances for landscaping and off-street parking. Mr. Dirksen responded due to the proximity of the Right-of-Way (ROW); Mr. Madera chimed in giving more details on requirements for landscaping ordinance for frontage. Mr. Madera briefed on the ordinance requirements for parking space.

Mr. Dirksen informed the Council on the drainage for establishment.

Chairman Jasso asked legal counsel for guidance on the applicant's variance (a) requested. City Attorney Morales informed there is a process in the ordinance that allows for this. Ms. Rodriguez informs this was done because all utilities are in place.

In response to question posed by Vice-Chairman Velez regarding the parking variance. Mr. Madera informed their will be total of 15-spaces and one of theses be ADA.

There being no further comments from the public. Chairperson Jasso closed the public hearing at 6:22 p.m.

Commission Member Salinas-Sanchez moved to approve final plat of the proposed Smoothie King Subdivision, as recommended by the Planning Department. Seconded by Commission Member Valdez. **MOTION PASSED**

AYES: Chairperson Jasso, Vice-Chairperson Velez, and Commission Members Salinas-Sanchez Valdez
NAYS: None
ABSTAIN: None
ABSENT: Commission Member Gross

ADJOURNMENT

Commission Member Valdez moved to adjourn meeting at 6:23 p.m. Seconded by Commission Member Salinas-Sanchez. **MOTION PASSED**- Unanimously .

Passed and approved on _____, 2022

Rolando Jasso
Chairperson

ATTEST:

Imelda B. Rodriguez
City Secretary

Item #2



Planning Department Executive Summary Report
TO THE PLANNING AND ZONING COMMISSION

Final Plat Approval of the Castle Rock Subdivision Unit 3

I. BACKGROUND

A. General Information

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

Location: At the end of Frank Chisum Street

Legal Description: Being a 5.29 acres tract, located in the G.C. & S.F.R.R. Co, Survey 1, Abstract A1047, Maverick County and being a portion of that certain 20.593 acres described by metes and bounds and conveyed to Benavides Holdings, L.P. by deed recorded in Volume 796, Page 388, Official Public Records of Maverick County, Texas.

Property ID Number: 84130, 83155, and 83112

Request: Final plat approval subdividing an approximately 5.29-acre tract into 29 residential lots.

B. Subject Property Information

Parcel Size: 5.29-acres

Vegetation: None

Existing Use: Vacant

Zoning: R-2 Second One-Family Dwelling District

Master Plan: None

C. Vicinity Data

The site is located within an area that features residential and commercial development to the southwest and undeveloped tracts to the north.

D. Infrastructure

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

Access to the site is provided by Frank Chisum Street.

II. RECOMMENDED FINDINGS OF FACT

A. Conclusions

1. The applicant's request contains sufficient information for consideration by the Planning and Zoning Commission. Information contained in this report and the Commission's public meeting will be used as part of the City Council's deliberation process for final approval of the subdivision. Please refer to Attachment 1.
2. The subdivision is consistent with City design and specifications, as the subsequent development of the site will be required to conform to the following sections of *Article IV in Eagle Pass Code of Ordinances Chapter 23*:
 - ✓ *Section 23-62 governing utility easements*
 - ✓ *Section 23-64 governing sidewalks*
 - ✓ *Section 23-66 governing sanitary sewage disposal*
 - ✓ *Section 23-67 governing potable water supply and fire flow*
 - ✓ *Section 23-68 governing storm drainage*
 - ✓ *Section 23-69 governing the size of building lots, including lot width, lot depth, lot orientation, and building setback areas*
 - ✓ *Section 23-71 governing the installation and inspection of utility lines*

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

3. The subdivision and the subsequent development of the property is and will 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*.
4. The subdivision of the property has conformed to the parkland dedication requirements set forth in *Article V in Eagle Pass Code of Ordinances Chapter 23*. The applicant provided a parkland fee payment to the City of Eagle Pass Planning Department.
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 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 6 of this report.

B. Planning Department Recommendation

The Planning and Zoning Commission (1) **GRANT** approval of the proposed Final Plat of *Castle Rock Subdivision Unit 3*, subject to the final plat shall comply with the provisions of *Article III of City of Eagle Pass Code of Ordinances Chapter 23* governing procedures

and specifications for final plats and subject to the following conditions prior to plat recordation:

1. Complete grading of lots or provide a new drainage design for lots 12-16 that have portions to the rear that grade toward the abutting properties in Castle Rock Unit 2. The approved design has all lots grading toward the street.
2. Provide documentation showing when and how the roads will tie in to future subdivisions from the temporary cul-de-sac locations. Otherwise, cul-de-sacs shall be completed to City standards.
3. Correct ADA ramp installation.
4. Correct traffic sign installation.
5. Provide 30-year water and wastewater agreements after the Eagle Pass Water Works Board Meeting of June 22, 2022.
6. Provide Fire Flow Test that is compliant, as requested by Fire Marshal.

TRANSMITTED to the parties listed hereafter:

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

Attachment 1
Subdivision Application



PLANNING DEPARTMENT

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

SUBDIVISION APPLICATION

TYPE OF SUBDIVISION (check one):

☒ Preliminary

☐ Final

☐ Replat

☐ Amendment

☐ Short Form Final

Property Legal Description: 5.29 acres, Abstract 1047, Maverick County

Maverick County Property Identification Number(s): 83155, 83112, 84130

Name of Addition: Castle Rock Unit 3

Location of Addition: Frank Chisum Drive

Number of Residential Lots: 29 Number of Commercial Lots: 0 Gross Acreage: 5.29ac

Number of New Street Intersections 1 Linear feet of Streets 1272

Is Subdivision inside city limits? Yes ☐ No ☒ If so, Zoning District: R-2

Existing Land Use: VACANT

Proposed Land Use: Residential

Requested Variances: _____

PROPERTY OWNER:

Name: DWC Creative Homes, LLC

Address: 800 Vista Hermosa Dr.

City: Eagle Pass

State: TX Zip: 78852

Signature: Richard Chisum

Contact: Richard L. Chisum

Phone: 830-968-2489

Fax: _____

E-mail: _____

Date: April 24, 2019

PROPERTY OWNER:

Name: _____

Address: _____

City: _____

State: _____ Zip: _____

Signature: _____

Contact: _____

Phone: _____

Fax: _____

E-mail: _____

Date: _____

APPLICANT/SUBDIVIDER:



Name: Dirksen Engineering
Address: 311 N. Getty St.
City: Uvalde
State: TX Zip: 78801
Signature: *Ken Dirksen*

Contact: Ken Dirksen
Phone: 830-278-2100
Fax: 830-278-2102
E-mail: kendirksen@sbcglobal.net
Date: 04-18-2019

SURVEYOR:

Name: Dirksen Engineering
Address: 311 N. Getty St.
City: Uvalde
State: TX Zip: 78801
Signature: *Ken Dirksen*

Contact: Ken Dirksen
Phone: 830-278-2100
Fax: 830-278-2102
E-mail: kendirksen@sbcglobal.net
Date: 04-18-2019

ENGINEER:

Name: Dirksen Engineering
Address: 311 N. Getty St.
City: Uvalde
State: TX Zip: 78801
Signature: *Ken Dirksen*

Contact: Ken Dirksen
Phone: 830-278-2100
Fax: 830-278-2102
E-mail: kendirksen@sbcglobal.net
Date: 04-18-2019

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.

Nina Chin
Applicant Signature

April 24, 2019
Date



STATEMENT OF OWNER/SUBDIVIDER

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

Mind Chum
Owner / Subdivider Signature

April 24, 2019
Date

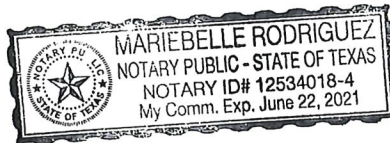
STATE OF TEXAS §

COUNTY OF Maverick §

Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared Richard Chisum (Name), developer (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 24 day of April 2019,
2019.

Maribelle Rodriguez
Notary Public, State of Texas



RECEIVED
5/1/19 EAC

DWIC CREATOVE HOMES, LLC DEVELOPER

GUY ANCHOR

—ANTENNA

WNA

[illegible]

CITY LIMITS
 CCA
 Summary
 Abstract

NA GUY ANCH

A103.40'
R3710.00'
C103.38'
BN 45°19'32" W

Aerial map of a portion of Austin, Texas, showing the intersection of the Austin River and the Austin River Access. The map includes a scale bar from 0 to 1000 feet, a north arrow, and a legend. The legend identifies the Austin River, Austin River Access, and various land parcels. The map shows the river flowing from the top left towards the bottom right, with the access road crossing it. Several land parcels are outlined and labeled with numbers 1 through 14. The map is titled "AUSTIN RIVER ACCESS" and "AUSTIN RIVER".

PROPOSED CASTLE ROCK
SUBDIVISION UNIT 2

[illegible]

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COUNTY CLERK'S RECORDING CERTIFICATE
I, _____ County Clerk of Mower County, certify that the plat bearing
for record at _____ o'clock _____ M., on _____ and was reco-
Side _____ in the Map Records of Mower County at _____ o'clock _____ M. on _____

Maverick County Clerk

STATE OF TEXAS
COUNTY OF UVALDE

X
X

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 requirements of the City of Eagle Pass, Texas.

I certify that this plot was prepared from an actual survey conducted on April 15, 2019 on record under my supervision and the monuments shown are within the palliated tolerance of the Texas Water Code.

required by 22VAC 560.15.

Kenneth R. Dirksen, P.E. 02020, R.P.L.S. 0200
DIRKSEN ENGINEERING PROJECT 18-1615

STATE OF TEXAS
SEALING
ENGINEERING & SURVEYING
02/20/20
02/20/20

STATE OF TEXAS
SEALING
ENGINEERING & SURVEYING
02/20/20
02/20/20

This instrument was acknowledged before me on the _____ day of _____ of _____, 20____.

Kenneth R. Dirksen, P.C.

Signature Notary Public State of Texas
My commission expires on _____

[illegible]

FIRM NAME & ADDRESS
D I R K S E N
ENGINEERING
 10000 VALDE EAGLE PASS
 TOWER FIRM #F-1848, TEMPL FIRM #T093741
 311 N. COTTAGE STREET, VALDOSTA, GA 39801
 PH: (478) 252-1032
 EMAIL: KENNEDY@DIRKSEN.COM/AL.NET
 WEBSITE: WWW.DIRKSEN.COM

PROJECT NAME & ADDRESS CASTLE ROCK UNIT 3 EAGLE PASS, TX	
SHEET TITLE PRELIMINARY PLAT	
THIS DRAWING IS A PRELIMINARY DRAWING. IT IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM THE ENGINEER.	
SHEET 1	
OF 12 SHEETS	
DESIGN : RGO	
DRAWN : RGO	
APPROVED : RGO	
DATE : 05-20-19	

A diagram showing a diamond-shaped antenna array. It consists of a central element labeled "ANTENNA" and four surrounding elements forming a diamond shape. The entire structure is enclosed in a dashed diamond boundary.

ANTENNA GUY ANCHORS

CITY LIMITS 2 Abstract 196
ACAS/FA
Abstract

CAP COMPANY
SU660103883

END-CREATIVE HOMER
TRACT II 7340000
TRUCK M.O.P.R.

DETENTION POND

CITY LIH

CITY LIMITS

THE TRUST COMPANY
OF GEORGIA

VICINITY MAP

NOT TO SCALE

CITY LIMITS

N BIBB AVE.

LOT 11
TUESDAY - 410
2007 BIRD AVE

TURNER & LLOYD
2015 BBB A+R

2027 EMBLE A+T

DAY ENGINE WELLPAC LTD
1700 ADAMS

40245341 TDC
 4.250000
 40245341 TDC
 4.250000

PROPOSED CASTLE ROCK
SUBDIVISION UNIT 2

25' BLUE SETBACK
15' UTILITY EASEMENT
RUDY BOWLES DRIVE
S.W.
(60' ROW)

15' UTILITY EASEMENT
25' BLDG SETBACK
BLOCK 3

P.O.B.
N-1342850135
E-149347643

274-831-6217

HARRIS, L.L.
 1.0029 AG
 530306 M.C.D.P.F
 WYOMING 82000

MONSIEUR T
MADRID, SPAIN

[illegible]







Attachment 2 Engineering Report



DIRKSEN ENGINEERING

TBPE FIRM #F-8848, TBPLS FIRM #10193741

107 W South St. UVALDE, TX 78801

PHONE: 830-278-2100, FAX: 830-278-2102

April 12, 2022

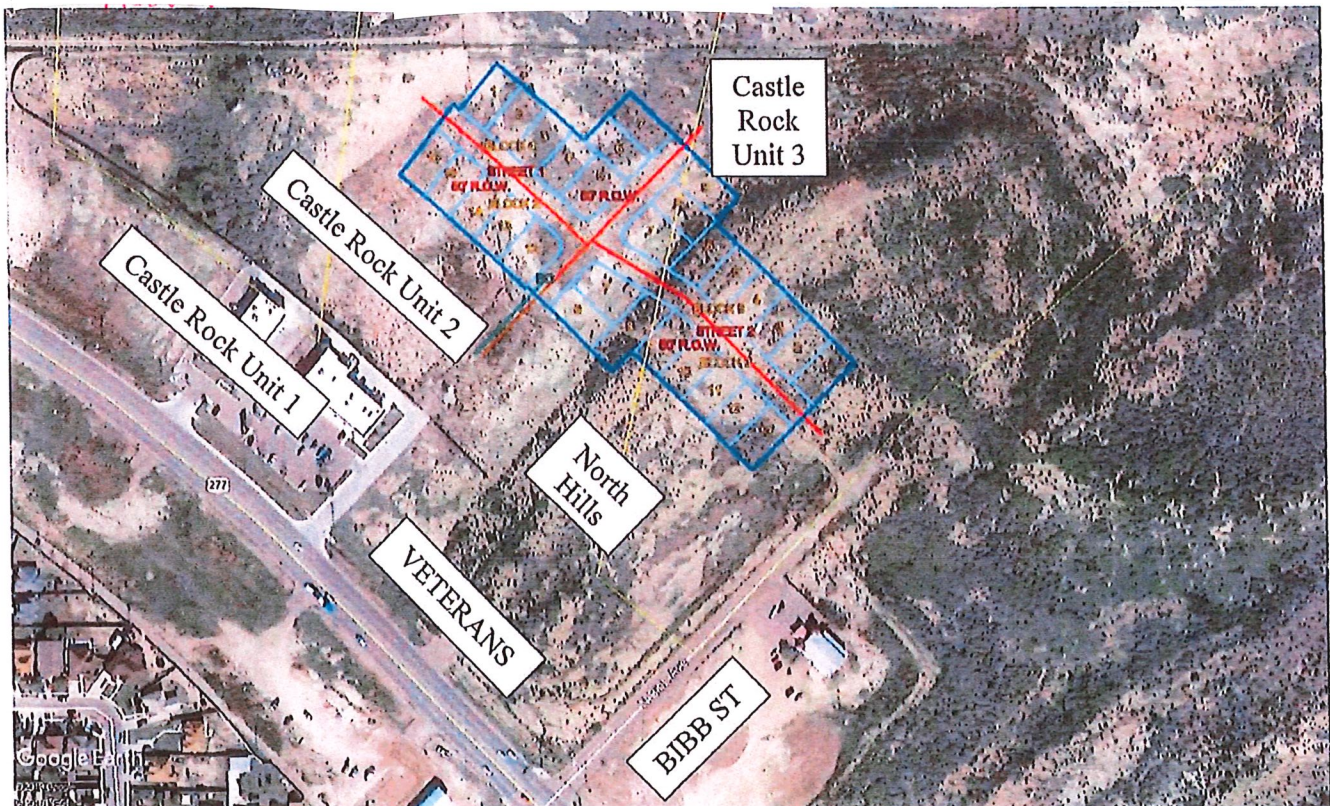
Placido Madura
Planning Director – City of Eagle Pass
3295 Bob Rogers Drive
Eagle Pass, TX 78852

Re: Final Engineering Report – Castle Rock Unit 3

To Whom It May Concern:

Introduction:

The subdivision of Castle Rock Unit 3 is 5.29 acres located in G.C.&S.F.,RR,Co., Survey 1, Abstract 1047. The 5.29 acres is parts of three tracts owned by JP Austin Development, LLC, DWC Creative Home, LLC, DW Chisum Holdings, Ltd. The MCAD Tax ID's are 83155, 83112, 84130 respectively. The land is within the corporate boundary of the City of Eagle Pass and is Zoned R-~~2~~.



Development

The development is for 30 residential lots within this sub-division boundary. The subdivision will develop 29 new lots. Lot 5, Block 3 located within Castle Rock Unit 2 is included to modify the north boundary line. This subdivision unit adjoins Castle Rock Unit 2 on the northeast side.

Street Development

Access to this property is by the extension of Frank Chisum Drive approximately 400 feet to the north. Two new streets will be constructed east and west of Frank Chisum Drive with a combined length of approximately 800 feet.

Water Development

Water service is provided to this development by extending the 8-inch water main from the end of Frank Chisum Drive through the subdivision. Water services will be installed for each lot. See the attached utility plan and plan and profiles for details of the proposed water route and details. A water service agreement has been submitted to Eagle Pass Water Works for approval.

Fire hydrants will be installed on the new 8-inch water main at 500 feet maximum hoselay.

The hydraulic analysis of the water distribution system has been made and is attached to this report.

Sanitary Sewer Facilities

Sanitary sewer service is provided by a 8-inch main to be extended from the end of Frank Chisum Drive through the subdivision. Waste water cleanouts will be developed through the subdivision for each lot.

Drainage Development

Drainage from this subdivision is northeast. A detention pond will be built at the northeast corner of the property to detain water to predevelopment flows for the 100-year storm.

Electric Facilities, Telephone and Cable Television

Electric service will be provided by AEP. Lighting will be provided along both Frank Chisum Drive and the new roads.

Telephone and Cable Television service may be provided by ATT and Spectrum.

Gas Service

Gas Service will not be provided.

Construction Cost

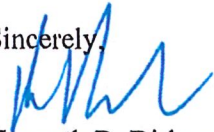
The final cost of the construction costs for public improvements are as follows:

Paving	\$341,889
Sanitary Sewer	\$134,935
Public Water	\$121,907
Electric Dist	\$76,885
<u>Detention</u>	<u>\$16,500</u>
Total Cost	\$692,116

The public improvements total \$615,231. A performance bond for \$153,810 made to the City of Eagle Pass will be submitted by the contractor for maintenance.

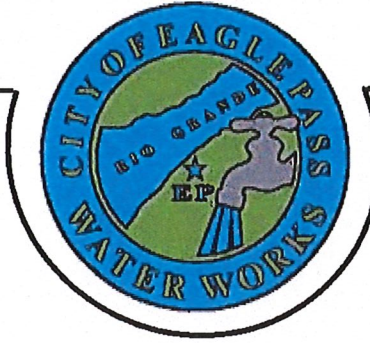
Your review of this plat application is greatly appreciated. Contact me for discussion and questions.

Sincerely,



Kenneth R. Dirksen, P. E.





April 21, 2022

Mr. Placido Madera
City of Eagle Pass - Planning Director
3295 Bob Rogers Drive
Eagle Pass, Tx 78852

Re: Letter of Approval – Castle Rock Subdivision Unit III

Mr. Madera,

Eagle Pass Water Works System has inspected and approves the water lines, sanitary sewer lines and all related infrastructure on Castle Rock Subdivision Unit III. The recently installed water and sanitary sewer infrastructure of the mentioned subdivision have passed all tests performed and have met the requirements set forth under Section 23-66 and Section 23-67 of The City of Eagle Pass - Code of Ordinances, as well as those pertaining to EPWWS Standards & Construction Specifications.

If any additional information is needed, please don't hesitate to contact me at (830) 773-2351.

Regards,


Jorge L. Flores
Asst. General Manager
Eagle Pass Water Works System

Cc: Mariebelle Rodriguez – Asst. Planning Director

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 DEVELOPMENT
PROGRAM GRANT FROM U.S. DEPARTMENT
OF HOUSING AND URBAN DEVELOPMENT

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

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



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

PREPARED BY:
HEJL, LEE & ASSOCIATES, INC.

CONSULTING ENGINEERS
2207 HANCOCK DRIVE
AUSTIN, TEXAS 78756
(512) 467-9793

Hays County Court

PROPOSED DEVELOPMENTS

1. EAGLE PASS HIGH SCHOOL
2. EAGLE PASS MIDDLE SCHOOL
3. NEWCOMB ANCHOR HIGH
4. AUSTIN ELEMENTARY
5. BENEDICT ELEMENTARY
6. FAY M. GALT ELEMENTARY
7. DAY CARE CENTER
8. FOGGINS JR. JAIL CENTER
9. EARLY CHILDHOOD CENTER
10. PLAZA ELEMENTARY
11. OF LADS ELEMENTARY
12. LANDVIEW ELEMENTARY CENTER
13. FORTWORTH ELEMENTARY
14. SON-USA ELEMENTARY
15. CONVENT SERVICE CENTER
16. MULTICULTURAL
17. EAGLE PASS MUSEUM / HISTORICAL CENTER
18. SOUTHWEST TEXAS JAIL COLLEGE &
19. HOSS STATE MUSEUM

PARKS & RECREATION

20. SAN CECILIA PARK
21. JETTA PARK
22. ARDRE PARK
23. ADOLPHUS PARK
24. KELSO PARK
25. SAN ANA PLAZA
26. MESA PARK
27. GOLF COURSE
28. MICHIGAN PARK WEST
29. ANCHOR M. MARCH MUSEUM PARK
30. ANCHOR M. MARCH MUSEUM PARK
31. DUES STREET PARK
32. R.L. LEE PARK
33. LITTLE CUPPER PARK
34. DUES PARK
35. CARPENTER PARK
36. LADY WILSON PARK
37. MUSEUM CONVENT LANE PARK
38. CHERRY PARK

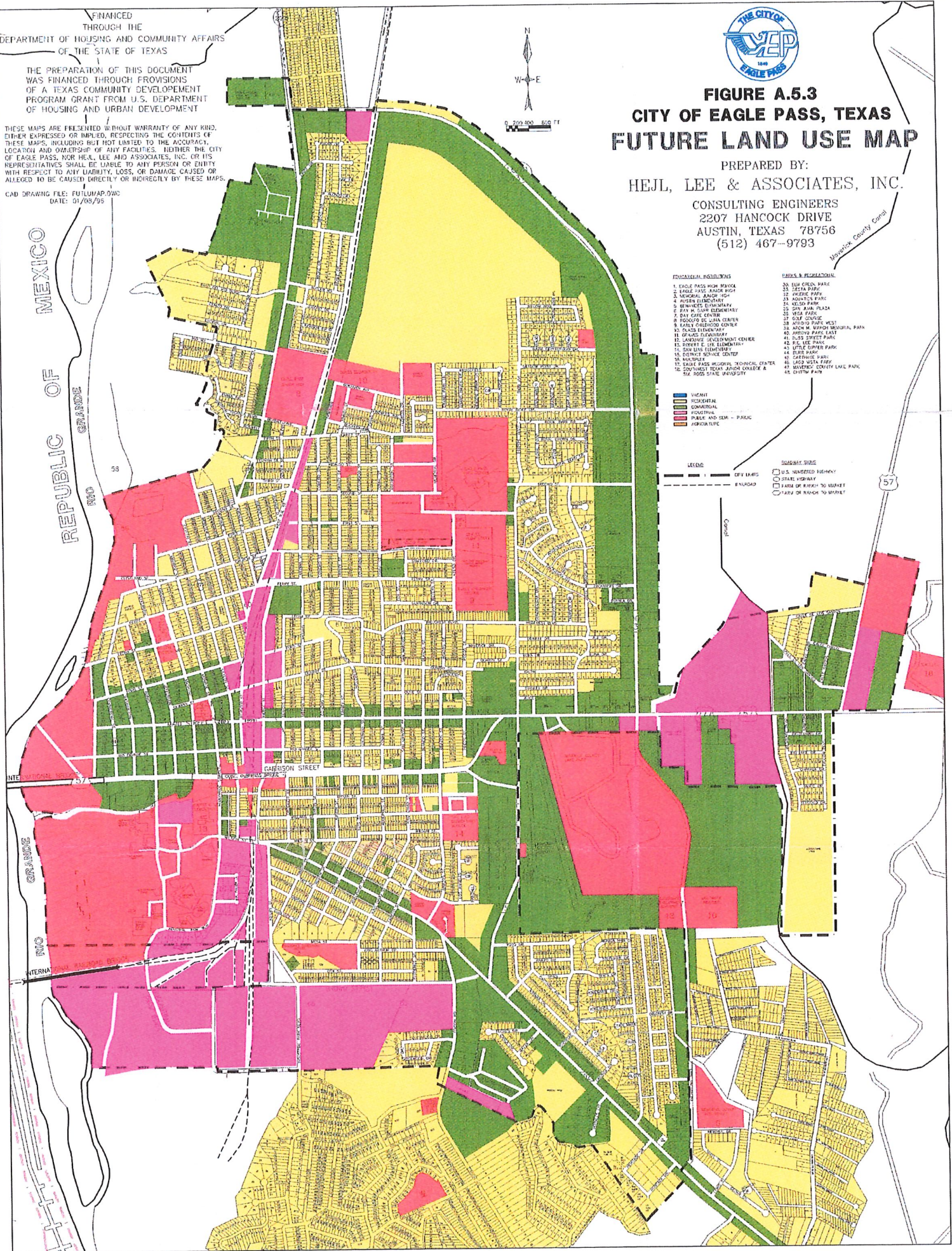
- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PUBLIC AND SEMI-PUBLIC
- RECREATION

LEGEND

- 1 CITY LIMITS
- 2 RAILROAD
- 3 U.S. HIGHWAY
- 4 STATE HIGHWAY
- 5 PARK OF EAGLE PASS TO MARKET
- 6 PARK OF EAGLE PASS TO MARKET

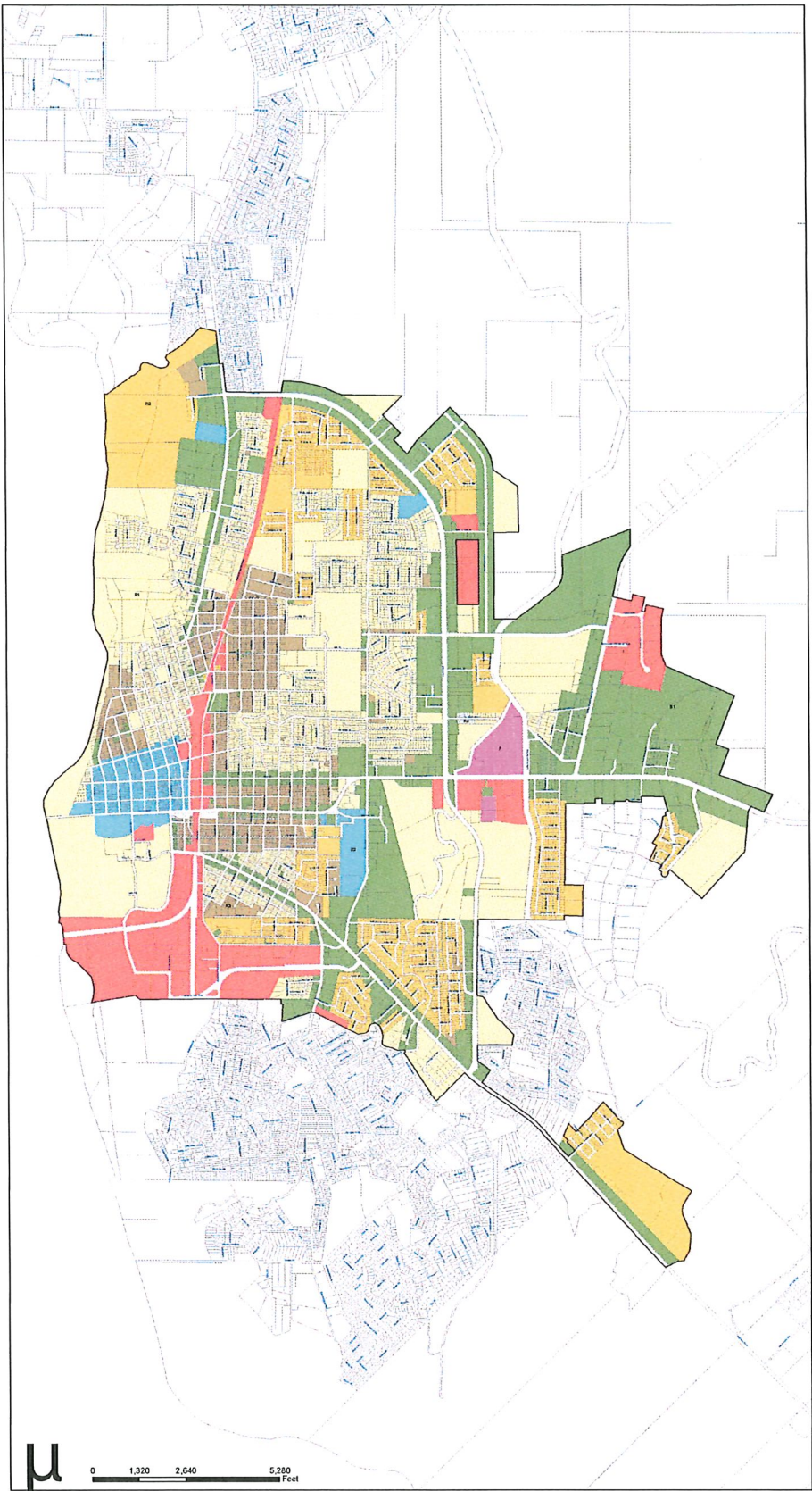
LEGEND

- 1 CITY LIMITS
- 2 RAILROAD
- 3 U.S. HIGHWAY
- 4 STATE HIGHWAY
- 5 PARK OF EAGLE PASS TO MARKET
- 6 PARK OF EAGLE PASS TO MARKET



Legend

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



- City Limits Outline
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- R4 - Townhouse Residence District

Eagle Pass, Texas
Map of Eagle Pass, Texas, showing zoning districts. The map is color-coded according to the legend. The map shows a grid of streets and various colored areas representing different zoning districts. The map is dated October 1, 2017 (Updated).



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Phon: TX 75074
www.trueautomation.com