



AGENDA

PLANNING & ZONING COMMISSION SPECIAL MEETING
THURSDAY, SEPTEMBER 28, 2023, AT 5:30 P.M.

COUNCIL CHAMBERS, CITY HALL BUILDING
100 SOUTH MONROE STREET, EAGLE PASS, MAVERICK COUNTY, TEXAS

ESTABLISHMENT OF QUORUM

CITIZENS COMMUNICATIONS

MINUTES

1. Approval of the minutes of the August 24, 2023 meeting and the September 14, 2023 meeting.

PUBLIC HEARINGS

2. Consideration and possible approval to ratify action taken on August 24, 2023, on the proposed preliminary Re-Plat of Lot 6 in Block 18 of Deer Run Subdivision Unit 4, including a sidewalk waiver from Section 23-64 governing sidewalks; closing of public hearing and possible action.

NEW BUSINESS

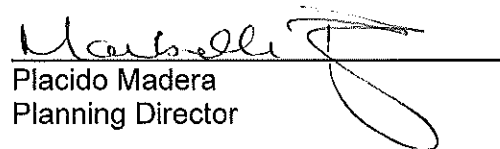
3. Consideration and possible action on the final plat of Hopedale Estates Subdivision Unit 4.
4. Presentation by Engineering Department and Public Works Department related to storm drainage city projects.

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 September 25, 2023 at 2:58 p.m.

for 
Placido Madera
Planning Director

Item #1

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

The Planning and Zoning Commission of the City of Eagle Pass held a Special Meeting on Thursday, August 24, 2023, at 5:30 p.m. in the City Council Chambers, City Hall, 100 South Monroe Street, Eagle Pass, Texas. All legal notices were duly posted in accordance with the State code.

ESTABLISHMENT OF QUORUM

Present: Chairperson, Luis Velez, Vice-Chairperson Kenneth Gross; Commission Members: Tiffany Velázquez-Sanchez, and Aaron Valdez

Absent Commission Member, Doris Salinas-Sanchez, Interim City Manager, Ivan Morua; and Ex-Officio Member: Mayor, Rolando Salinas, Jr.

Staff Present: Planning Director: Placido Madera; Assistant Planning Director, Mariebelle Rodriguez, and City Secretary, Imelda B. Rodriguez

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

CITIZENS COMMUNICATIONS

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

There were not any comments or concerns submitted.

MINUTES

1. Approval of the minutes of the June 2, 2023, June 21, 2023, and the July 13, 2023, meetings.

Commission Member Valdez motioned to approve minutes. Seconded by Vice-Chairperson Gross.
MOTION PASSES

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

PUBLIC HEARINGS

2. Continuation of the public hearing on the proposed Preliminary Re-plat of Lot A in School Block of Chula Vista Subdivision Unit V, including a waiver from Section 23-64 governing sidewalks, and curb and gutter; closing of public hearing and possible action.

Chairperson Velez opened the public hearing at 5:33 p.m.

Assistant Planning Director, Mariebelle Rodriguez informed the Commission of the details of the preliminary re-plat of a 0.5214-acre tract to subdivide into two residential lots. Ms. Rodriguez read into the record the recommendation of the Planning Department as follows:

The Planning and Zoning Commission recommend to City Council to (1) grant a sidewalk waiver request and (2) grant preliminary plat approval of the proposed Replat of Lot A in School Block of Chula Vista Subdivision Unit V, Subject to the plat complying with the provisions of Article III of City of Eagle Pass Code of Ordinances Chapter 23 governing procedures and specifications for Final Plats.

There being no comments from the public. Chairperson Velez closed the public hearing at 5:36 p.m.

Commission Member Valdez motioned to approve preliminary re-plat as recommended by the Planning Department. Seconded by Commission Member Velazquez-Sanchez. **MOTION PASSES**

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

3. Public hearing on the request submitted by Dora Elia Sanchez, Maricela Cortes, RSSR Construction, LLC, and Dos Griegos Company, LLC for the rezoning of a 9.84 acre tract, located in the G. C. & S.F.R.R.C.O., Survey 3, Abstract 1007, Maverick County, Texas and being part of a 17.92 acres tract described in "Tract D" of conveyance document to the Trust Company, et al, recorded in Volume 1246, Pages 205-et-seq. of the Maverick County Official Public Records, Maverick County, Texas, from R-1 Single One-Family Dwelling District to B-3 General Business District; closing of public hearing and possible action.

Chairperson Velez opened the public hearing at 5:38 p.m.

Assistant Planning Director Rodriguez informed the Commission of the details of the rezone of a 9.84-acre tract. Ms. Rodriguez stated that the recommendation from the Planning Department is that the City Council prepare and adopt an ordinance granting a zoning district change from R-1 Single One-Family Dwelling District to B-3 General Business District for property legally defined as 9.84 acre tract, located in the G. C. & S.F.R.R.C.O., Survey 3, Abstract 1007, Maverick County, Texas and being part of a 17.92 acres tract described in "Tract D" of conveyance document to the Trust Company, et al, recorded in Volume 1246, Pages 205-et-seq. of the Maverick County Official Public Records, Maverick County, Texas, subject to the

following conditions: 1. Subsequent development of the property shall comply with the following sections in the City of Eagle Pass Code of Ordinances: • Chapter 8 governing buildings • Chapter 12 governing the electrical code • Chapter 13 governing the fire code • Chapter 14 governing garbage and rubbish • Chapter 21 governing plumbing • Chapter 22 governing streets, sidewalks and other public places • Chapter 23 governing subdivisions as the parcel is unplatted and landscaping, and tree preservation Chapter 27 governing water and sewers, including drainage • Appendix A governing zoning, governing off-street parking • Appendix A governing zoning, governing fences (Section 12(d)(1)(a) & (c))

In response to question posed by Ms. Katherine from Latigo Apartments asking what type of potential business will be in this area. Ms. Rodriguez stated that the proposed use will be storage facility and could also change.

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

Commission Member Velazquez-Sanchez motioned to approve the rezone submitted by Jorge Cavazos. Seconded by Commission Member Valdez. **MOTION PASSES**

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

4. Public hearing on the request submitted by Rodolfo Treviño for the rezoning of Lot 13 in Block 13 of Hillcrest Addition (204 Medina Street), from R-3 Duplex District to R-3A Apartment District; closing of public hearing and possible action.

Chairperson Velez opened the public hearing at 5:45 p.m.

Assistant Planning Director Rodriguez informed the Commission of the details of the rezone to allow for the construction of apartments. Ms. Rodriguez stated that the recommendation from the Planning Department is that the City Council prepare and adopt an ordinance granting a zoning district change from R-3 Duplex District to R-3A Apartment District subject to the following conditions: 1. Subsequent development of the property shall comply with the following sections in the City of Eagle Pass Code of Ordinances: • Chapter 8 governing buildings • Chapter 12 governing the electrical code • Chapter 13 governing the fire code • Chapter 14 governing garbage and rubbish • Chapter 21 governing plumbing • Chapter 22 governing streets, sidewalks and other public places • Chapter 23 governing landscaping, and tree preservation Chapter 27 governing water and sewers, including drainage • Appendix A governing zoning, governing off-street parking • Appendix A governing zoning, governing fences (Section 12(d)(1)(a) & (c))

There being no comments from the public. Chairperson Velez closed the public hearing at 5:48 p.m.

Commission Member Valdez motioned to approve the rezone submitted by Rodolfo Treviño. Seconded by Commission Member Velazquez-Sanchez. **MOTION PASSES**

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

5. Public hearing on the proposed preliminary Re-Plat of Lot 9 in Block 18 of Deer Run Subdivision Unit 4, including a sidewalk waiver from Section 23-64 governing sidewalks; closing of public hearing and possible action.

Chairperson Velez stated for the record that there is a typo of Lot 9 which should be Lot 6. The Commission concurred to continue with the item and take action and bring back at a later meeting to ratify action with correct Lot number.

Chairperson Velez opened the public hearing at 5:49 p.m.

Assistant Planning Director, Mariebelle Rodriguez informed the Commission of the details of the preliminary re-plat of a 0.4132-acre tract to subdivide into two residential lots. Ms. Rodriguez read into the record the recommendation of the Planning Department as follows:

The Planning and Zoning Commission recommend to City Council to grant a sidewalk waiver for Lot 6B with the condition that (1) developer construct the sidewalk along the perimeter of said lot within 18 months after plat recordation and (2) construct the sidewalk for Lot 6A before plat recordation, and grant preliminary plat approval of the proposed Replat of Lot 6 in Block 18 of Deer Run Subdivision Unit 4, Subject to the plat complying with the provisions of Article III of City of Eagle Pass Code of Ordinances Chapter 23 governing procedures and specifications for Final Plats. Planning Director, Placido Madera chimed in and went further into detail of the recommendations.

Mr. Kenneth Dirksen, applicant approached the Commission and stated his reason for the sidewalk waiver and notation on the plat.

A minor discussion ensued regarding the notation on the plat and enforcement. Legal Counsel provided recommendation to the Commission.

There being no further comments from the public. Vice-Chairperson Velez closed the public hearing at 6:01 p.m.

Vice-Chairperson Gross motioned to approve the preliminary re-plat as recommended by the Planning Department. Seconded by Commission Member Velazquez-Sanchez. **MOTION PASSES**

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

ADJOURNMENT

Commission Member Valdez motioned to adjourn the meeting at 6:02 p.m. Seconded by Commission Member Velaquez-Sanchez. **MOTION PASSES**

Passed and approved on: _____, 2023.

Luis Velez
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 held their regular meeting on Thursday, September 14, 2023, at 5:30 p.m. in the Council Chambers, at City Hall, 100 South Monroe Street, Eagle Pass, Texas. All legal notices were duly posted in accordance with State code.

ESTABLISHMENT OF QUORUM

Present: Chairperson, Luis Velez; Vice-Chairperson, Kenneth Gross, and Tiffany Velasquez-Sanchez

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

Staff Present: Planning Director, Placido Madera; Legal Counsel, Ana Sophia Garcia; Assistant City Secretary, Ita A. Cortinas; Interim Public Works Director, Daniel Ibarra; City Engineer, Danny Magee; Finance Director, Jesus Rodriguez; Economic Development Director, Arturo Marques; and Main Street Manager, Zenaida Rodriguez

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

CITIZENS COMMUNICATIONS

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

There were not any comments or concerns submitted.

PUBLIC HEARINGS

1. Public hearing to consider the establishment of permanent zoning classification, service plan, and master plan designation on the voluntary annexations of the land described below:

Being 1322.07 acres composed of 552.19 acres in S.S. Sanders Survey 24, Abstract 824, 554.84 acres in S. S. Sanders Survey 25, Abstract 825 and 215.06 in S.S. Sanders Survey 26 Abstract 826 Maverick County, Texas and part of 1357.09 acres described as Exhibit A in conveyance to Beyer Junfin, etal. recorded in Document Number 2113541 of Maverick County Official Public Records, Maverick County, Texas

Being 416.44 acres composed of 58.64 acres in S.S. Sanders Survey 25, Abstract 825 and 379.37 acres in S. S. Sanders Survey 26, Abstract 826 Maverick County, Texas and part of a 160.95 acres

tract described as Exhibit B in conveyance to Beyer Junfin, etal. recorded in Document Number 2113541 of the Maverick County Official Public Records, Maverick County, Texas

Being 297. 98 acres composed of 185.45 acres in Antonio Sanchez Survey 512, Abstract 1170, 80.96 acres in S.S. Sanders Survey 25, Abstract 825 and 31.45 acres in S. S. Sanders Survey 26, Abstract 826 Maverick County, Texas and out of a 314.63 acres tract described as Exhibit C in conveyance to Beyer Junfin, etal. recorded in Document Number 2113541 of Maverick County Official Public Records, Maverick County, Texas

Being 112.09 acres composed of 34.57 acres in S. S. Sander Survey 24, Abstract 824 and 77.52 acres in S. S. Sanders Survey 25, Abstract 825 Maverick County, Texas and part of 136.52 acres described as Exhibit D in conveyance to Beyer Junfin, etal. recorded in Document Number 2113541 of the Maverick County Official Public Records, Maverick County, Texas

Chairperson Velez opened the public hearing at 5:37 p.m.

Planning Director, Placido Madera provided details on the item and stated that the Planning and Building Department recommend that the Commission recommend that City Council adopt an ordinance to incorporate an approximately 2,148.58 acres of land into the Eagle Pass City Limits.

Chairperson Velez closed the public hearing at 5:52 p.m.

Commission Member Velasquez-Sanchez moved to approve. Seconded by Vice-Chairperson Gross. **MOTION PASSES:** Unanimously

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

2. Public hearing on the request submitted by Jose A. Jimenez for the rezoning of Lot 12 in Block 39 of South Heights (898 Kifuri Street), from I Industrial District to R-1 First One-Family Dwelling District; closing of public hearing and possible action.

Chairperson Velez opened the public hearing at 5:53 p.m.

Mr. Jimenez spoke about the reason he is asking the rezone.

Planning Director, Placido Madera provided details on the item and stated that the Planning Department recommend that the Commission recommend that the City Council prepare and adopt an ordinance granting a zoning district change from I-Industrial District to R-1 First One-Family Dwelling District for property legally defined as Lot 12 in Block 39 of Soth Heights, also known as 898 Kifuri Street.

Chairperson Velez closed the public hearing at 5:56 p.m.

Vice-Chairperson Gross moved to approve as presented. Seconded by Commission Member Velasquez-Sanchez. **MOTION PASSES:** Unanimously

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

3. Public hearing on the request submitted by Juan and Maribel Salazar for the rezoning of Lot 11 in Block 55 of Hillcrest Addition (2010 Olive Street), from R-3 First Duplex District to R-3(A) Apartment District; closing of public hearing and possible action.

Chairperson Velez opened the public hearing at 5:56 p.m.

Planning Director, Placido Madera provided details on the item and stated that the Planning Department recommends that the Commission recommend that the City Council prepare and adopt an ordinance granting a zoning district change from R-3 Duplex District to R-3(A) Apartment District for property legally defined as Lot 11 in Block 55 of Hillcrest Addition, also known 2010 Olive Street, subject to the following condition: 1. Subsequent development of the property shall comply with the following sections in the City of Eagle Pass Code of Ordinances: • Chapter 8 governing buildings • Chapter 12 governing the electrical code • Chapter 13 governing the fire code • Chapter 14 governing garbage and rubbish • Chapter 21 governing plumbing • Chapter 22 governing streets, sidewalks and other public places * Chapter 23 governing landscaping and tree preservation • Chapter 27 governing water and sewers, including drainage • Appendix A governing zoning, governing off-street parking • Appendix A governing zoning, governing fences (Section 12(d)(1)(a) & (c))

Chairperson Velez closed the public hearing at 6:01 p.m.

Commission Member Velasquez-Sanchez moved to approve as presented. Seconded by vice-Chairperson Gross. **MOTION PASSES:** Unanimously

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

4. Public hearing on the request submitted by Gonzalez and Gonzalez Real Estate, LLC for the rezoning of Lots 1-4 in Block 5 of College Hills Subdivision Unit 1, from B-1 Neighborhood Business District to B-3 General Business District; closing of public hearing and possible action.

Chairperson Velez opened the public hearing at 6:01 p.m.

Planning Director, Placido Madera provided details on the item and stated that the Planning Department recommend that the Planning and Zoning Commission recommend that the City Council prepare and adopt an Ordinance granting a zoning district change R-1 First One-Family Dwelling District to R-3A Apartment District for property legally defined as Lots 7 and 8 in Block 48 ½ of Hillcrest Addition, also known 355 N. Brazos Street, subject to the following condition: 1. Subsequent development of the property shall comply with the following sections in the City of Eagle Pass Code of Ordinances: 3 • Chapter 8 governing buildings • Chapter 12 governing the electrical code • Chapter 13 governing the fire code • Chapter 14 governing garbage and rubbish • Chapter 21 governing plumbing • Chapter 22 governing streets, sidewalks and other public places • Chapter 27 governing water and sewers, including drainage • Appendix A governing zoning, governing off-street parking • Appendix A governing zoning, governing fences (Section 12(d)(1)(a) & (c))

Chairperson Velez closed the public hearing at 6:04 p.m.

Vice-Chairperson Gross moved to approve as presented. Seconded by Commission Member Velasquez-Sanchez. **MOTION PASSES:** Unanimously

Ayes: Velez, Gross and Velasquez-Sanchez

Nays: None

Abstained: None

Absent: Valdez, and Salinas-Sanchez

NEW BUSINESS

5. Consideration and possible recommendation on the closing of a portion of Madison Street at its intersection with Main Street and Quarry Street.

The Economic Development Director and the Main Street Manager provided details on the item.

Vice-Chairperson Gross moved to approve as presented. Seconded by Commission Member Velasquez-Sanchez. **MOTION PASSES:** Unanimously

Ayes: Velez, Gross Velasquez-Sanchez

Nays: None

Abstained: None

Absent: Valdez, and Salinas-Sanchez

6. Presentation by Engineering Department and Public Works Department related to storm drainage city projects.

Commission Member Velasquez-Sanchez moved to table the item. Seconded by Vice-Chairperson Gross. **MOTION PASSES:** Unanimously

Ayes: Velez, Gross, and Velasquez-Sanchez

Planning and Zoning Commission Special Meeting

September 14, 2023

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Nays: None

Abstained: None

Absent: Valdez, and Salinas-Sanchez

ADJOURNMENT

Vice-Chairperson Gross moved to adjourn meeting at 6:21 p.m. Seconded by Commission Member Velasquez-Sanchez. **MOTION PASSES:** Unanimously

Passed and approved on _____, 2023

Luis Velez
Chairperson

ATTEST:

Ita A. Cortinas
Assistant City Secretary

Item #2



Planning Department Executive Summary REPORT TO THE PLANNING AND ZONING COMMISSION

Preliminary Replat of Lot 6, Block 18 in Deer Run Subdivision Unit IV

I. BACKGROUND

A. General Information

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

Developer: Maria Teresa Guerra

Location: 3674 Elk Lane **PID Number:** 7941

Legal Description: Deer Run Unit #4, Block 18, Lot 6

Request: Preliminary replat approval to subdivide an approximately 0.4132-acre tract into two residential lots, including a sidewalk waiver and curb and gutter. This is to allow the property owner to install proper city utilities and improvements before plat recordation.

B. Subject Property Information

Parcel Size: 18,000-square feet **Topography:** Generally flat

Vegetation: residential landscaping and native vegetation

Existing Use: one story residence

Zoning: Meets or exceeds the *R-1 First One-Family Dwelling District* Standards

Master Plan: Not applicable as parcel is in the County (ETJ)

C. Vicinity Data

The site is located within an area that features residential developments.

D. Infrastructure

The property is currently served by public utilities/franchises, including water, sanitary sewer, storm sewer, telephone, electric service, and garbage service. Access to the site is provided by Elk Lane and Fallow Lane.

II. PUBLIC NOTICE

Public notification of the subdivision with variance requests before the Planning and Zoning Commission was completed consistent with the provisions of *Chapter 211* of the *State of Texas Local Government Code Title 7*. 59 notices were mailed to the abutting property owners within a 500 foot radius of the subject property.

III. RECOMMENDED FINDINGS OF FACT

A. Conclusions

1. The applicant's request contains sufficient information for consideration by the Planning and Zoning Commission. Information contained in this report and the Commission's public meeting will be used as part of the City Council's deliberation process for the subdivision. Please refer to Attachment 1.
2. The preliminary replat is contingent upon the approval of a sidewalk waiver request, including curb and gutter.
3. The property is located within the City's *Extraterritorial Territorial Jurisdiction*, and the policies of the *Master Plan Map* apply to the consideration of this subdivision. The *Master Plan* emphasizes the importance of maintaining the character of the residential neighborhoods.
 - ✓ The replat is consistent with the *Housing Goals* of the *Master Plan*, as the subdivision process will ensure appropriate land development regulation with appropriate lot sizes, paved streets with curb and gutters, and adequate utility services.
 - ✓ The replat is consistent with the *Land Use Development Goals* of the *Master Plan*, as the project is designed to provide for a building lot density that is consistent with the purpose of the *R-1 First One-Family Dwelling District*. This design will allow for the continuing development of the community while retaining the neighborhood character and scale while providing utility services in the most efficient and equitable manner.
 - ✓ The replat is consistent with the *Street Goal* of the *Master Plan*, as access to the site from School Circle is designed to provide the residents of and visitors to Eagle Pass and Maverick County with a street system that will enable them to travel safely and conveniently.
 - ✓ The replat is consistent with the *Thoroughfare Goals* of the *Master Plan*, as School Circle has been designed to be part of a safe and efficient thoroughfare system.
 - ✓ The replat is consistent with the *Storm Drainage Goals* of the *Master Plan*, as the size of the two lots and the eventual density of 2-dwelling-units on the re-plat site will not adversely impact existing area drainage effectiveness.
4. The replat conforms to the provisions of the *Master Plan* and the *Eagle Pass Code of Ordinances* by facilitating the following benefits:
 - Protect private rights while considering public health, safety, and welfare.
 - Provide efficient and economical ways to move people and goods outside the City by an adequate plan for streets and highways.
 - Guide future development in an orderly manner, by stages according to a pattern, so that the County may have balanced land use.

- Encourage a diversified economic base and encourage public and private investments in land and improvements.
 - Prevent and eliminate blight and slums, making the County attractive to people, commerce, and industry.
 - Create the desire for a more pleasing appearance of the County and incorporate into its physical development the basic principles of good design.
 - Protect and preserve the identity of each neighborhood through use of the guidance provided by the *Master Plan* and the *Code of Ordinances*.
 - Locate all land uses on land best suited for their needs, arranged in such a way as to be mutually beneficial and functional, with ample area to meet long-term needs.
 - Establish a proper relationship between open space, developed areas, building bulk, light and air space, in all future development programs of land use.
 - Encourage and abet the development of civic, cultural, and other public and quasi-public buildings in harmonious and functional groupings.
5. The replat design is consistent with the purpose of the *R-1 First One-Family Dwelling District*.
6. The replat will allow for a use of the property that is consistent with the residential purpose of the *R-1 First One-Family Dwelling District* and the surrounding neighborhood for the following reasons:
- ✓ The subdivision design bears a substantial relationship to the public's health, safety, and welfare.
 - ✓ The subdivision is in accordance with the policies of the *Master Plan* and the residential purpose of the *R-1 District*.
 - ✓ The subdivision is warranted because of the necessity to create additional building lots in the *R-1 District*, and because the proposed development is appropriate to accomplish the reasonable use of the property.
 - ✓ The subject property is suitable for development in general conformance with development standards of the *R-1 District*.
 - ✓ The subdivision will benefit the County as a whole and will not be detrimental to nearby land uses of a similar nature.
 - ✓ The subdivision has been designed and conditioned to comply with all applicable subdivision criteria and standards of the City of Eagle Pass.
7. The replat is consistent with City design and specifications, as the project is designed and conditioned to conform to the following sections of *Article IV* in *Eagle Pass Code of Ordinances Chapter 23*:
- ✓ *Section 23-61* governing street layout, right-of-way and pavement width, street names, streetlights, and road construction testing.
 - ✓ *Section 23-62* governing utility easements

- ✓ *Section 23-64* governing sidewalks, the applicant is seeking a waiver from the requirement to construct a sidewalk along Elk Lane and Fallow Lane.
- ✓ *Section 23-66* governing sanitary sewage disposal
- ✓ *Section 23-67* governing potable water supply and fire flow
- ✓ *Section 23-68* governing storm drainage
- ✓ *Section 23-69* governing the size of building lots, including lot width, lot depth, lot orientation, and building setback areas
- ✓ *Section 23-71* governing the installation and inspection of utility lines

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

8. The replat is consistent with City design and specifications for landscape and tree preservation set forth in *Article VI* in *Eagle Pass Code of Ordinances Chapter 23*.
9. The replat will conform with the parkland dedication requirements set forth in *Article V* in *Eagle Pass Code of Ordinances Chapter 23*. Cash in lieu payment to Maverick County will be collected.
10. The applicant is seeking a sidewalk waiver per *Section 23-64(a)* of the Subdivision Ordinance as part of his application for the replat.

That sidewalk will be required to be installed at the time that the vacant portion of the parcel is developed, along the perimeter of Elk Lane and Fallow Lane. However it will be the responsibility of the developer to construct the sidewalk if not built within 18 months after plat recordation. Please refer to Attachment 2 for a copy of the sidewalk waiver application.

11. The approval of this preliminary replat request is warranted, as the project conforms to the *City of Eagle Pass Master Plan* and the *City of Eagle Pass Code of Ordinances* as noted in Conclusion 1 through and including Conclusion 10 of this report.

B. Planning Department Recommendation

The Planning and Zoning Commission recommend to Eagle Pass City Council to (1) **GRANT** a sidewalk waiver request with the condition that the developer construct the sidewalk along the perimeter of the parcel if not built within 18 months after plat recordation and (2) **GRANT** preliminary plat approval of the proposed *Replat of Lot 6 in Block 18 of Deer Run Subdivision Unit IV* subject to the plat complying with the provisions of *Article III* of *City of Eagle Pass Code of Ordinances Chapter 23* governing procedures and specifications for Final Plats.

TRANSMITTED to the parties listed hereafter:

Dirksen engineering via e-mail

Eagle Pass Planning and Zoning Commission via e-mail

Maverick County Director, Monica Cruz via email

Planning & Zoning Commission Report dated August 17, 2023

Attachment 1
Application

**PLANNING DEPARTMENT**

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

SUBDIVISION APPLICATION

TYPE OF SUBDIVISION (check one):

☒ Preliminary☐ Final☒ Replat☐ Amendment☐ Short Form FinalProperty Legal Description: Deer Run Unit #4, Block 18, Lot 6Maverick County Property Identification Number(s): 7941Name of Addition: Replat of Lot 6, Block 18, Deer Run Subdivision, Unit IVLocation of Addition: 3674 Elk Lane, Eagle Pass, Tx 78852Number of Residential Lots: 2 Number of Commercial Lots: 0 Gross Acreage: 0.426Number of New Street Intersections: 0 Linear feet of Streets: 0

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

Existing Land Use: Residential Proposed Land Use: ResidentialRequested Variances: Sidewalk**PROPERTY OWNER:**Name: Maria Teresa GuerraAddress: PO Box 5705City: Eagle PassState: TX Zip: 78853Signature: Maria A. GuerraContact: Maria Teresa GuerraPhone: 830-335-9732

Fax: _____

E-mail: abigail._g@live.comDate: 5/11/23**PROPERTY OWNER:**

Name: _____

Address: _____

City: _____

State: _____ Zip: _____

Signature: _____

Contact: _____

Phone: _____

Fax: _____

E-mail: _____

Date: _____

RECEIVED
7/31/23 VB

APPLICANT/SUBDIVIDER:

Name: Maria Teresa Guerra
Address: PO Box 5705
City: Eagle Pass
State: Tx Zip: 78853
Signature: Maria Teresa Guerra

Contact: Maria Teresa Guerra
Phone: 830-335-9732
Fax: _____
E-mail: abigail.g@live.com
Date: 5/11/2023

SURVEYOR:

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

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

ENGINEER:

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

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

PRINCIPAL CONTACT: ☐ Owner ☐ Applicant ☐ Surveyor ☒ Engineer

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

STATEMENT OF APPLICANT

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

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

Maria Teresa Guerra
Applicant Signature

5/11/2023
Date

Aerial View



Site Photos



REPLAT OF LOT 6, BLOCK 18,
DEER RUN SUBDIVISION, UNIT IV

Maria Teresa Guerra

Being a 0.4126 acre replat of Lot 6, Block 18, Deer Run Subdivision, Unit IV as shown on the plat recorded on Envelope 113, Side A of the Maverick County Plat Records, and being the same Lot 6 described in conveyance documents to Maria Teresa Guerra, recorded in Document Number 2217609 of the Maverick County Official Public Records, Maverick County, Texas and more particularly described by metes and bounds as follows:

BEGINNING at a steel stake found (S.P.C. N:13466491.92, E:1492069.21) in the south line of Fallow Lane at the northwest corner of Lot 7 for the northeast corner of the herein described tract;

THENCE S 03°16'33" W, 101.05 feet to a steel stake found in the west line of Lot 7 at the northeast corner of Lot 5 for the southeast corner of the herein described tract;

THENCE N 86°52'42" W, 199.87 feet to a steel stake found in the east line of Elk Lane at the northwest corner of Lot 5 for a southwest corner of the herein described tract;

THENCE N 03°17'34" W, 53.00 feet with the east line of Elk Street to a steel stake found for a west corner of the herein described tract;

THENCE Northeasterly with a tangent curve to the right having a radius of 27.77 feet, chord N 42°56'16" E, 38.63 feet, for an arc length of 42.72 feet to a steel stake found in the south line of Fallow Lane for a north corner of the herein described tract;

THENCE N 87°08'04" E, 176.21 feet to the **POINT OF BEGINNING** containing 0.4126 acres of land within the herein described tract surveyed by Dirksen Engineering on April 4, 2023.

STATE OF TEXAS)
COUNTY OF MAVERICK)

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

The owners of the land shown on this subdivision plat and whose name is subscribed hereto and in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey and dedicates to the use of the public forever all streets, parks, easements and public places thereon shown for the purposes and considerations therein expressed and the same are dedicated to the public of Maverick County.

The owner certifies that this plat complies with the requirements of Texas Local Government Code 212.032 and that:

- (A) The water quality and connections to the lots meet, or will meet, the minimum state standards;
(B) Sewer connections to the lots meet, or will meet, the minimum requirements of state standards;
(C) Electrical connections provided to the lots meet, or will meet, the minimum state standards, and
(D) Gas connections, if available, provided to the lots meet, or will meet, the minimum standards.
The owner attests that the matters asserted on this plat are true and complete.

Signature _____
Maria Teresa Guerra

State of Texas)
County of Maverick)

Before me, the undersigned notary public, on this day personally appeared Maria Teresa Guerra proved to me to be the persons whose name(s) are subscribed to the foregoing instrument, who being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that they executed the same for the purposes and consideration thereby expressed.

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

Signature Notary Public State of Texas _____

COMMISSIONERS COURT CERTIFICATION:

THIS PLAT WAS PRESENTED TO THE MAVERICK COUNTY COMMISSIONERS COURT AND APPROVED ON _____, 20_____, BY THE COMMISSIONERS COURT OF MAVERICK COUNTY, TEXAS.

SIGNED THIS _____ DAY OF _____, 20_____.

MAVERICK COUNTY JUDGE

ATTEST

WE THE UNDERSIGNED CERTIFY THE REPLAT OF LOT 6, BLOCK 18, DEER RUN SUBDIVISION, UNIT IV 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 THE REPLAT OF LOT 6, BLOCK18, DEER RUN SUBDIVISION, UNIT IV 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

WE THE UNDERSIGNED CERTIFY THE REPLAT OF LOT 6, BLOCK18, DEER RUN SUBDIVISION, UNIT IV WAS REVIEWED AND APPROVED BY THE MAYOR OF THE CITY 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

COUNTY CLERK'S RECORDING CERTIFICATE

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

MAVERICK COUNTY CLERK

STATE OF TEXAS)
COUNTY OF MAVERICK)

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

I CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY CONDUCTED ON April 4, 2023 ON THE GROUND UNDER MY SUPERVISION AND THE MONUMENTS SHOWN ARE WITHIN THE POSITIONAL TOLERANCE REQUIRED BY 22TAC SEC 663.15.

PRELIMINARY DO NOT RECORD FOR ANY PURPOSE

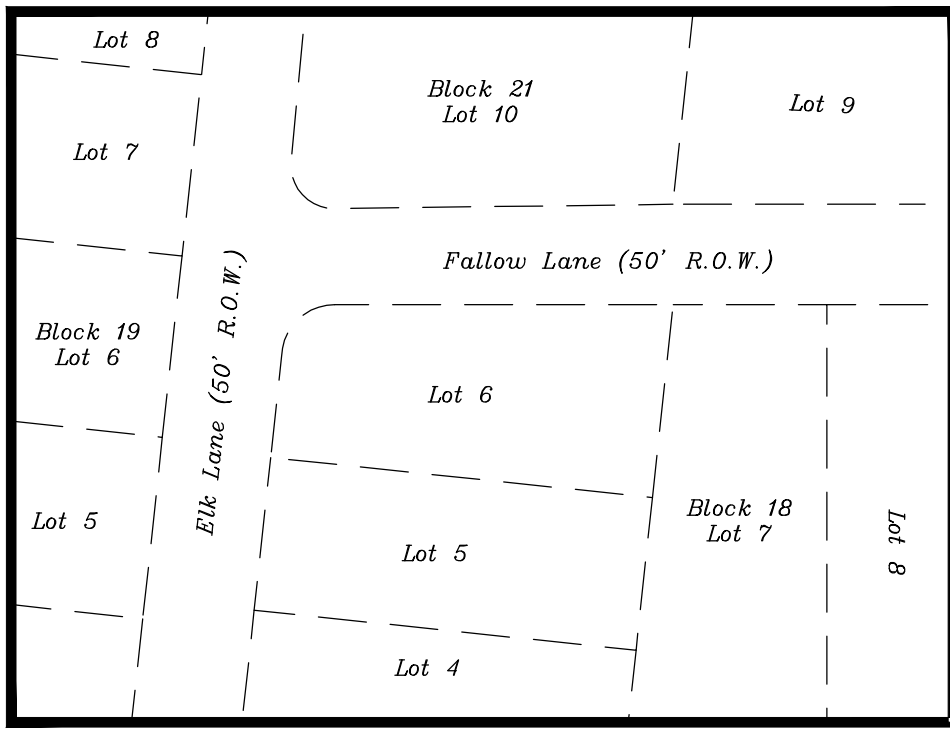
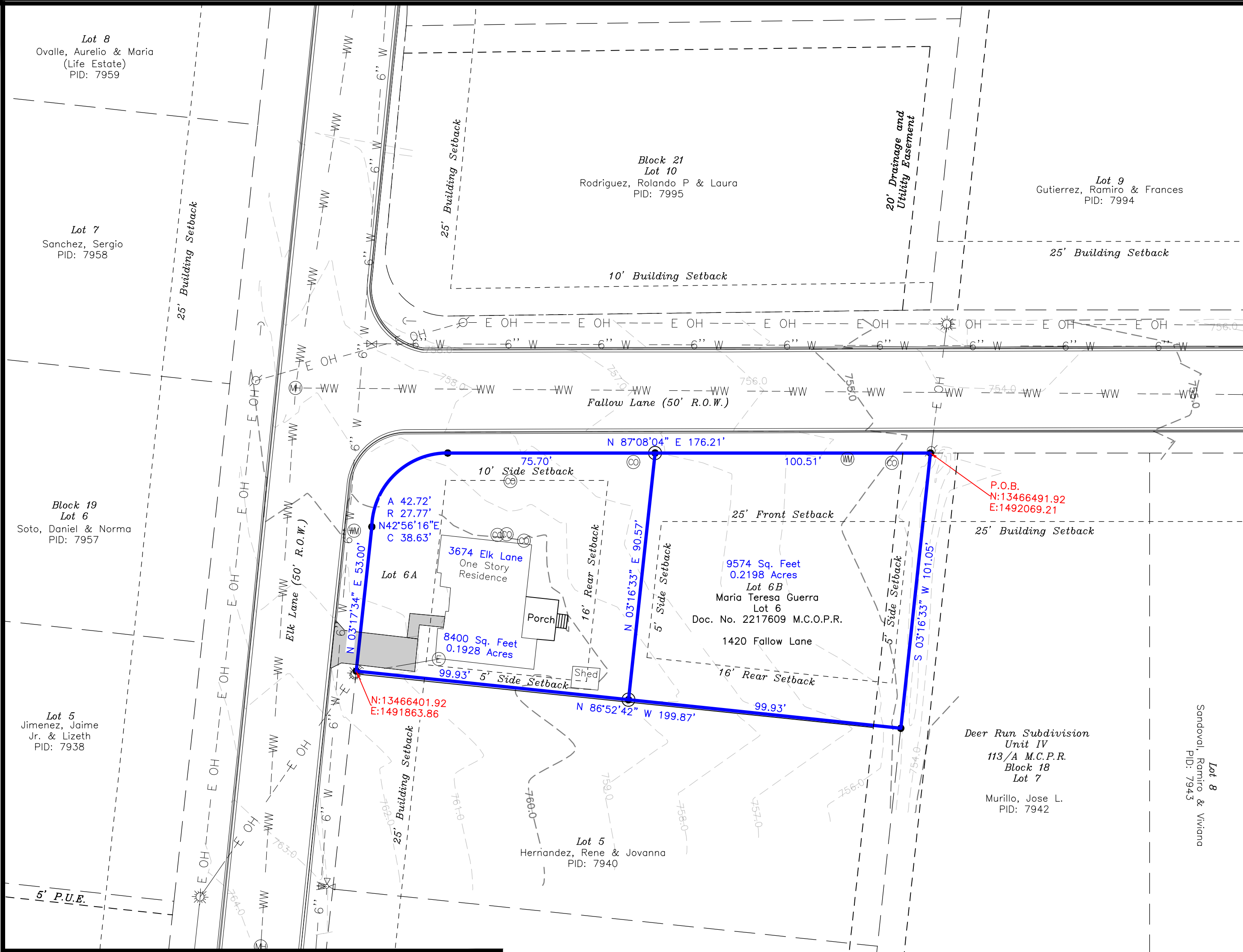
KENNETH R. DIRKSEN, P.E. 82628, R.P.L.S. 6260
DIRKSEN ENGINEERING PROJECT 23-2900



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

SIGNATURE NOTARY PUBLIC STATE OF TEXAS _____

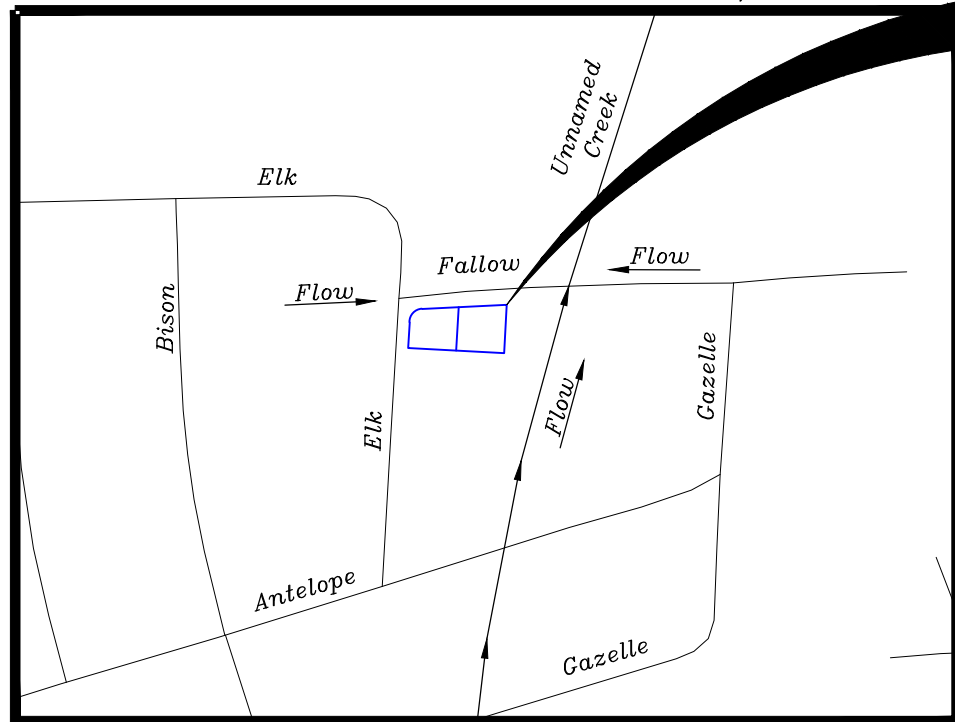
MY COMMISSION EXPIRES ON: _____



NOTES:

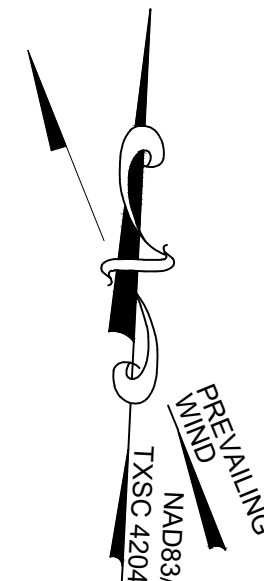
- THIS PLAT AMENDS LOT 6, BLOCK 18, DEER RUN SUBDIVISION, UNIT IV OF THE PLAT PREVIOUSLY RECORDED IN THE PLAT RECORDS OF MAVERICK COUNTY, ENVELOPE 113, SIDE A. NO COVENANT EXIST.
- THE LAND SHOWN ON THIS PLAT IS IN THE ETJ OF CITY OF EAGLE PASS IN MAVERICK COUNTY, NO ZONING EXISTS. FRONT YARD 25 FT, SIDEYARD 5 FT, SIDE YARD 10 FT AT STREET CORNER, REAR YARD 16 FEET.
- THE SUBDIVISION SHOWN ON THIS PLAT IS LOCATED OUTSIDE OF SPECIAL FLOOD HAZARD AREAS (SFHAS) AND INSIDE THE AREA OF MINIMUM FLOOD HAZARD, ZONE X, AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 48323C0350D FOR MAVERICK COUNTY, TEXAS AND INCORPORATED AREAS BOTH DATED APRIL 4, 2011.
- THE SUBSEQUENT RE-PLATTING OR CONSTRUCTION DEVELOPMENT OF ANY LOT SHALL BE SUBJECT TO THE RESPECTIVE PARKLAND REQUIREMENTS OF EAGLE PASS CODE OF ORDINANCES SECTION 23-79 AND EAGLE PASS CODE OF ORDINANCES SECTION 23-80, WITH FEE PAYMENT FOR CONSTRUCTION DEVELOPMENT DUE AT THE TIME OF THE COUNTY INSPECTION OF AN ELECTRICAL SERVICE CONNECTION OR THE COUNTY INSPECTION OF A SEWER SERVICE CONNECTION.
- EASEMENTS MUST BE KEPT CLEAR OF ANY OBSTRUCTIONS.
- SIDEWALK MUST BE BUILT AT THE DEVELOPMENT OF LOT 6B OR WITHIN 18 MONTHS OF RECORDING THE PLAT.

VICINITY MAP: EAGLE PASS, TX



SCALE: 1"=400'

REPLAT OF LOT 6, BLOCK 18,
DEER RUN SUBDIVISION,
UNIT IV



SCALE: 1" = 30'

LEGEND	
BOUNDARY LINE	---
SET 1/2" STEEL STAKE	●
FOUND MONUMENT	●
SANITARY SEWER	--- WW ---
SEWER MANHOLE, CO	⊕
PLAT LINES	---
DEED LINES	---
EASEMENT	--- X --- X ---
FENCE	---
GAS LINE	--- G --- G ---
WATER LINE	--- W --- W ---
WATER VALVE/METER	⊕
ELECTRIC	--- E OH ---
TELEPHONE	--- T --- T ---
911 ADDRESS	3674
FIRE HYDRANT	⊕
LUMINAIRE	⊕

THESE DRAWINGS ARE THE PROPERTY OF DIRKSEN ENGINEERING AND SHALL NOT BE USED ON OTHER WORK WITHOUT THEIR APPROVAL. IF THIS SHEET DOES NOT MEASURE 24"X36" IT HAS BEEN MODIFIED. COPYRIGHT 2023.

FIRM NAME & ADDRESS

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

PROJECT# 23-2900

PROJECT NAME & ADDRESS

REPLAT OF LOT 6, BLOCK 18, DEER
RUN SUBDIVISION, UNIT IV
Eagle Pass, TX

SHEET TITLE

PRELIMINARY

8-10-2023

PREPARED FOR:
Maria T. Guerra
P.O. Box 5705
Eagle Pass, Tx 78853

SHEET

1

OF 1 SHEETS

DES'D : KRD
DRAWN : KRD
APP'VD : KRD
DATE : 8-10-23

Plat Zoomed In

Block 21
Lot 10
Rodriguez, Rolando P & Laura
PID: 7995

Lot 9
Gutierrez, Ramiro &
PID: 7994

10' Building Setback

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

N 87°08'04" E 176.21'

10' *Side Setback*

A 42.72'
R 27.77'
N42°56'16"E
C 38.63'

Lot 6A

3674 Elk Lane
One Story
Residence

8400 Sq. Feet
0.1928 Acres

Porch

Shed

N 03°16'33" E 90.57'

9574 Sq. Feet
0.2198 Acres

Lot 6B
Maria Teresa Guerra
Lot 6

Doc. No. 2217609 M.C.O.P.R.

1420 Fallow Lane

16' Rear Setback

N 86°52'42" W 199.87'

99.93'

Deer Run Subdivision
Unit IV
113/A M.C.P.R.
Block 18
Lot 7

Murillo, Jose L.
PID: 7942

Lot 5
Hernandez, Rene & Jovanna
PID: 7940

Attachment 2
Sidewalk Waiver Application



PLANNING DEPARTMENT

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

Subdivision Sidewalk Waiver Application

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

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

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

=====

Applicant Information

Applicant (if not owner): Kenneth Dirksen STBC GLOBAL - NET
Phone: 830-278-2100 Email: kendirksen@icloud.com
Owner: Maria Teresa Guerra
Owner Address: PO Box 5705 City: Eagle Pass State: Tx Zip: 78853
Phone: 830-335-9732 Email: abigail._g@live.com

Property Information

Site Address: 3674 Elk Lane, E.P., Tx 78852
Legal description (from deed): Deer Run Unit #4, Block 18, Lot 6
(Property must be legally subdivided or be lot of record)
Maverick County Identification Number: 7941

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

WAIVER TO NOT CONSTRUCT SIDEWALK ALONG BELL LANE
AND FALLOW LANE. NO SIDEWALK IS PRESENT IN THE
SUBDIVISION

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

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

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

NO SIDEWALK IS CONSTRUCTED IN THE SUBDIVISION

Applicant Authorization

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

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

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


Applicant Signature

04-29-2023
Date

Attachment 3
Engineering Report

Dirksen Engineering

441 Fort Clark St, Ste B.

Uvalde, TX 78801

TBPE FIRM #F-8848

TBPLS FIRM #10193741

Phone: 830-278-2100

Fax: 830-278-2102

Cell: (830) 279-9447

kendirksen@sbcglobal.net

August 10, 2023

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

Re: Final Engineering and Drainage Report – Replat of Lot 6, Block 18, Deer Run Subdivision, Unit 4

To Whom It May Concern:

Introduction:

The Re-Plat of Lot 6, Block 18, Deer Run Subdivision, Unit IV is located along at the intersection of FM 2030 and Fallow Lane. The Lot will be divided into two halves east and west. The Maverick CAD Tax ID Number is 7941.



Development

Deer Run Unit 4 was platted in 1980. The subdivision was platted without deed restrictions or covenants.

A residence has been constructed on the west half and it is now desired to construct a residence on the east half. The re-plat is required for construction of the new residence. No zoning exists in the county. The desired setbacks are set by this re-plat.

Street Development

Both tracts have access to paved public streets. Elk Lane and Fallow Lane have curb along the boundaries of this tract. Sidewalks will be constructed along the existing curb when Lot 6B is developed.

Water Development

Water service is provided to Lot 6A along Elk Lane. An additional service will be added on Fallow Lane for Lot 6B.

Fire protection is provided by a fire hydrant located Elk Lane at the southwest corner of Lot 5. The static pressure at this fire hydrant was tested and is attached to this report.

Sanitary Sewer Facilities

Sanitary sewer is provided to Lot 6A along Fallow Ln. Sanitary sewer service for Lot 6B will be installed along Fallow Ln.

Drainage Development

The soil is Catarina clay association which is a fat clay soil. The drainage classification is D. The entire site is located outside the special flood hazard area shown on FEMA FIRM 48323C0350D dated April 4, 2011. The Soil Report and a Firmette of the flood plane panel are attached to this report.

Drainage from this site is east across the lots to a drainage easement immediately east of Lot 6B. The drainage area is the land inside the curb. No water from Elk or Fallow enters the subject lot. No water from the adjacent lot enters this lot.

The land uses are residential with most houses developed. The C values are taken from the City of Eagle Pass Ordinance for Drainage. The 25 year and 100 year storm are multiplied by 1.1 and 1.25 as required by the ordinance. This re-subdivision will be developed by constructing a residential structure on Lot 6B. Runoff increase from pre-development conditions to developed is 0.9 cfs to 2.1 cfs in the 100 year storm. This increase is small and no additional development of storm water detention is required.

Hydraulic Calculations for the re-subdivision are attached to this report.

Electric Facilities, Telephone and Cable Television

Electric service is provided by AEP. Electric and telecommunication utilities are available from Elk Ln and Fallow Ln.

Gas Service

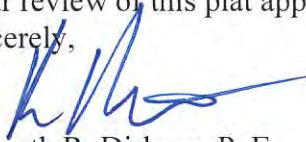
No gas service is required for this subdivision.

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,



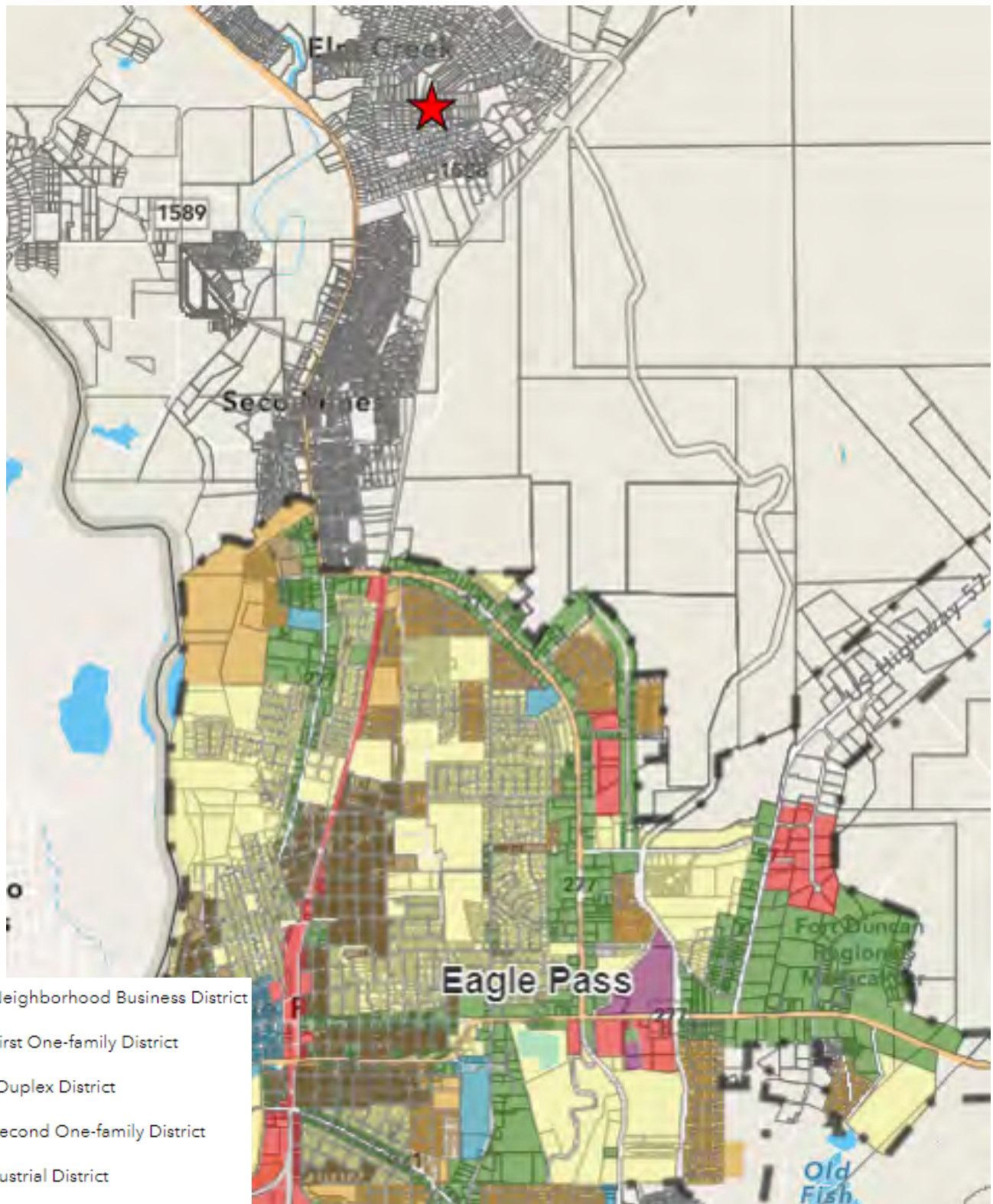
Kenneth R. Dirksen, P. E.



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

Attachment 4
Zoning Map

Zoning Map



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

Item #3



**Planning Department Executive Summary
REPORT TO THE PLANNING AND ZONING COMMISSION**

Final Plat of Hopedale Estates Subdivision Unit 4

I. BACKGROUND

A. General Information

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

Developer: Hopedale Estates, LTD | 106 N. East Street | Uvalde, Texas 78801

Location: At the end of Bayo Street and east of Hopedale Road

Property ID Number(s): 8708055 and 4588

Legal Description: Being a 6.60-acre tract located in the J. Losoya, Survey 46, Abstract 732 and Asahel Savery Survey 3, Abstract 1090, Maverick County, Texas and being part of the remainder of tracts described in conveyance documents to Hopedale Estates, Ltd described as 10.85 acres tract recorded in Volume 1042, Pages 107-et seq. and a 10.00 acres tract recorded in Volume 1519, Pages 146-et seq. of the Maverick County Official Public Records, Maverick County, Texas.

Request: Final plat approval for the subdivision of a 6.60-acre tract into 32 single family residential lots.

B. Subject Property Information

Parcel Size: 6.60-acres

Topography: An approximate 4-foot decrease in elevation from northeast to southwest.

Vegetation: Minimum native vegetation **Existing Use:** site is undeveloped

Zoning: The project is designed to provide for a building lot density that is consistent with the purpose of the *R-2 Second One-Family Dwelling District*.

Master Plan: Not applicable as this development is in the ETJ

C. Vicinity Data

The subject property is located within an area that contains primarily residential single-family development.

D. Infrastructure

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

Access to the site is provided by Bayo Street via Hopedale Road.

II. RECOMMENDED FINDINGS OF FACT

A. Conclusions

1. The applicant's request does contain sufficient information for consideration by the Eagle Pass Planning and Zoning Commission. Information contained in this report and the Planning and Zoning Commission's public meetings 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 design of the final plat and its related approval is contingent upon a determination by the Commission that it is sufficient for the lots to meet the 5,500-square-foot minimum lot size requirements of the *R-2 Second One-Family Dwelling District*.

The infrastructure for the subdivision, including surface water management and streets, has been designed to accommodate an increase in the lot density for the 6.60-acre tract for the 5,500-square-foot lot size of the *R-2 District* as opposed to the 7,700-square-foot lot size of the *R-1 District*. This design warrants approval by the Commission as to the sufficiency of the *R-2 District* lot size to be used for this final plat.

3. The *City of Eagle Pass Master Plan* provides direction to both the Planning and Zoning Commission and the City Council in their deliberation of a subdivision.

As this subdivision is not located within the City, the area in which the plat is located is not shown on the *Master Plan Map*. Please refer to Attachment 3 for a copy of the *Master Plan Map*.

As a result, the *Master Plan Map* does not provide clear direction as to the nexus between the goals, policies and objectives of the *Master Plan* and the subdivision. The policies of the *Master Plan*, however, do provide direction regarding the subdivision of the 6.60-acre tract into 32-lots.

4. The *Master Plan* emphasizes the importance of maintaining the character of the City's neighborhoods. The following is a summary of the applicable sections of the *Master Plan* to the plat:
 - ✓ The subdivision is consistent with the *Housing Goals* of the *Master Plan*, as the subdivision process will ensure appropriate land development regulation with appropriate lot sizes, paved streets with curb and gutters, and adequate utility services.
 - ✓ The subdivision is consistent with the *Land Use Development Goals* of the *Master Plan*, as the project is designed to provide for a building lot density that is consistent with the purpose of the *R-2 Second One-Family Dwelling District*. This design will allow for the development of the community while providing utility services in the most efficient and equitable manner.
 - ✓ The subdivision is consistent with the *Street Goal* of the *Master Plan*, as access to the site from Bayo Street and Hopedale Road has been designed to provide the residents of and visitors to Eagle Pass and Maverick County with a street system that will enable them to travel safely and conveniently.

- ✓ The subdivision is consistent with the *Thoroughfare Goals* of the *Master Plan*, as Hopedale Road has been designed to be part of a safe and efficient thoroughfare system.
 - ✓ The subdivision is consistent with the *Storm Drainage Goals* of the *Master Plan*, as the subdivision has been designed to provide drainage facilities that will adequately convey the storm water from the development to its eventual outfall in the Rio Grande River. Please refer to Attachment 3 for a copy of the drainage report for the proposal.
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 and County 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 and County attractive to people, commerce, and industry.
 - Create the desire for a more pleasing appearance of the City and County and incorporate into its physical development the basic principles of good design.
 - Protect and preserve the identity of each neighborhood through use of the guidance provided by the *Master Plan* and the *Code of Ordinances*.
 - Locate all land uses on land best suited for their needs, arranged in such a way as to be mutually beneficial and functional, with ample area to meet long-term needs.
 - Establish a proper relationship between open space, developed areas, building bulk, light and air space, in all future development programs of land use.
 - Encourage and abet the development of civic, cultural, and other public and quasi-public buildings in harmonious and functional groupings.
6. The subdivision is consistent with City design and specifications, as the development of the site is 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. Several variances were granted with preliminary plat.*
- ✓ *Section 23-71 governing the installation and inspection of utility lines*

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

7. The subdivision of the property 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*.
8. 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*.
9. 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*, as well as the surrounding area for the following reasons:
 - A. The subdivision design bears a substantial relationship to the public's health, safety, and welfare.
 - B. The subdivision is in accordance with the policies of the Master Plan and the residential 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 and County 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.
10. The grant of the final plat approval of this subdivision is warranted, as the project conforms to the *City of Eagle Pass Master Plan* and the *City of Eagle Pass Code of Ordinances* as noted in Conclusion 1 through and including Conclusion 9 of this report.

B. Planning Department Recommendation

The Planning and Zoning Commission **GRANT** final plat approval of *Hopedale Estates Subdivision Unit 4*, subject to the plat complying with the provisions of *Article III of City of Eagle Pass Code of Ordinances Chapter 23* governing procedures and specifications for Final Plats.

TRANSMITTED to the parties listed hereafter:

Dirksen Engineering via e-mail

City of Eagle Planning and Zoning Commission via e-mail

Maverick County Planning Director, Monica Cruz via e-mail

Eagle Pass Planning Department Report dated September 22, 2023

Attachment 1 Application



PLANNING DEPARTMENT

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

SUBDIVISION APPLICATION

TYPE OF SUBDIVISION (check one):

☐ Preliminary

☒ Final

☐ Replat

☐ Amendment

☐ Short Form Final

Property Legal Description: 6.60 acres Abstract 732 and Abstract 1090

Maverick County Property Identification Number(s): 8708055, 4588

Name of Addition: Hopedale Estates Unit 4

Location of Addition: At the end of Bayo St and east of Hopedale Road

Number of Residential Lots: 32 Number of Commercial Lots: 0 Gross Acreage: 6.60

Number of New Street Intersections 3 Linear feet of Streets 1334

Is Subdivision inside city limits? Yes ☐ No ☒ If so, Zoning District: None

Existing Land Use: Agricultural Proposed Land Use: Residential

Requested Variances: _____

PROPERTY OWNER:

Name: Hopedale Estates, Ltd

Address: 106 N East St

City: Uvalde

State: TX Zip: 78801

Signature: 

Contact: Chad Foster

Phone: 830-776-3605

Fax: _____

E-mail: chadfosterjr@gmail.com

Date: _____

PROPERTY OWNER:

Name: _____

Address: _____

City: _____

State: _____ Zip: _____

Signature: _____

Contact: _____

Phone: _____

Fax: _____

E-mail: _____

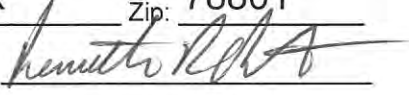
Date: _____

APPLICANT/SUBDIVIDER:

Name: Hopedale Estates, Ltd
Address: 106 N East St
City: Uvalde
State: TX Zip: 78801
Signature: 

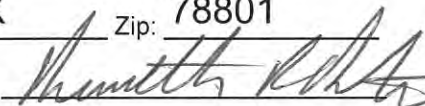
Contact: Chad Foster
Phone: 830-776-3605
Fax: _____
E-mail: chadfosterjr@gmail.com
Date: _____

SURVEYOR:

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

Contact: Kenneth Dirksen
Phone: 830-278-2100
Fax: 830-278-2102
E-mail: kendirksen@sbcglobal.net
Date: 07-28-2023

ENGINEER:

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

Contact: Kenneth Dirksen
Phone: 830-278-2100
Fax: 830-278-2102
E-mail: kendirksen@sbcglobal.net
Date: 07-28-2023

PRINCIPAL CONTACT: ☐ Owner ☐ Applicant ☐ Surveyor ☒ Engineer

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

STATEMENT OF APPLICANT

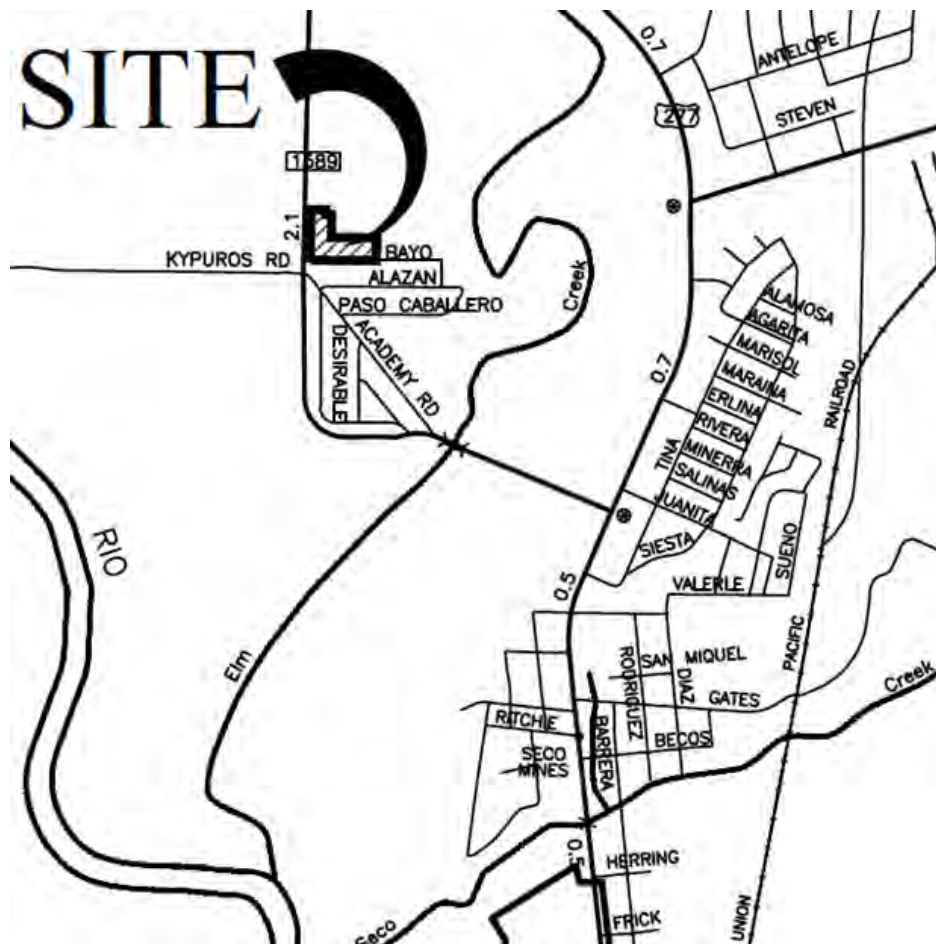
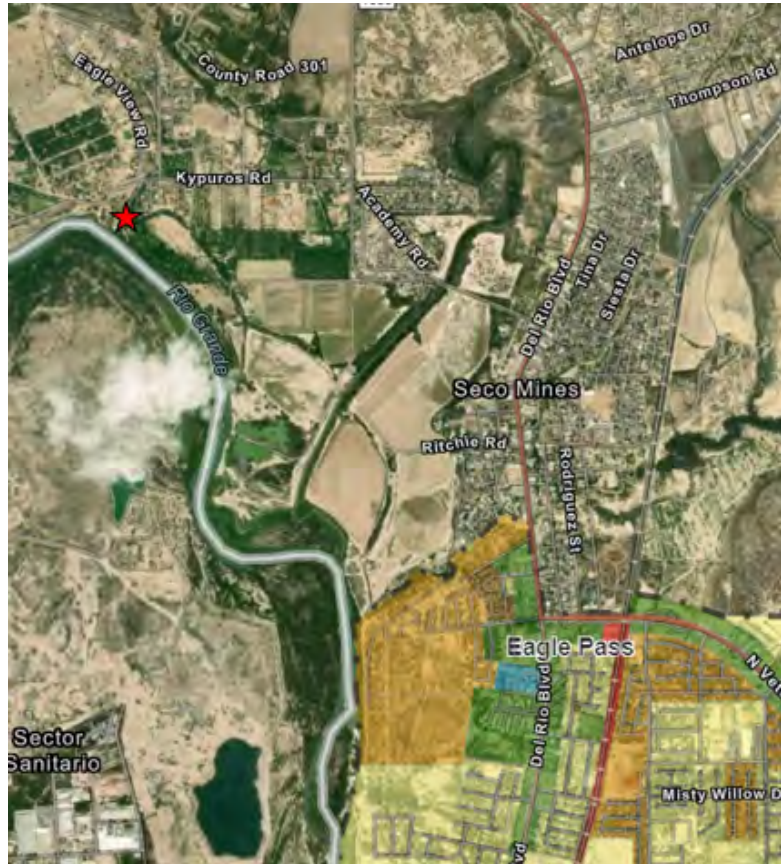
The information contained in this subdivision application contains true and accurate information provided to the best of my ability. I acknowledge that the City of Eagle Pass will use the information contained herein as the basis for the review of the subdivision application's conformance with the provisions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

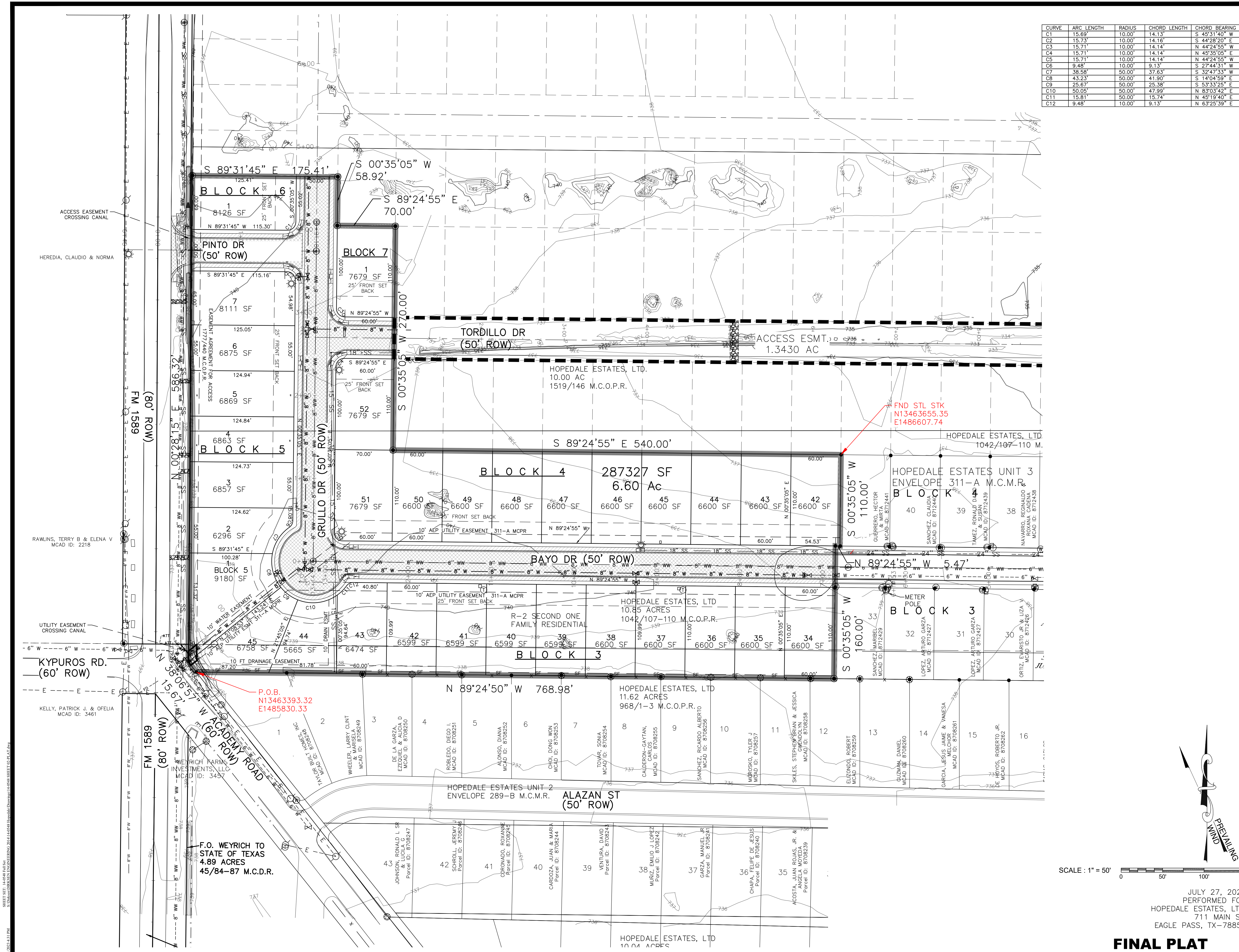
I understand that the City of Eagle Pass may use third party engineering peer review services. I acknowledge and agree that I am responsible for the payment of services attributable to my project, and that the preliminary approval process or final approval process will not proceed until and unless I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


Applicant Signature

7-31-23
Date

Aerial View





CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	15.69'	10.00'	14.13'	S 45°31'40" W
C2	15.73'	10.00'	14.16'	S 44°28'20" E
C3	15.71'	10.00'	14.14'	N 44°24'55" W
C4	15.71'	10.00'	14.14'	N 45°35'05" E
C5	15.71'	10.00'	14.14'	N 44°24'55" W
C6	9.48'	10.00'	9.13'	S 27°44'31" W
C7	38.58'	50.00'	37.63'	S 32°47'33" W
C8	43.23'	50.00'	41.90'	S 14°04'59" E
C9	25.67'	50.00'	25.38'	S 53°33'25" E
C10	50.05'	50.00'	47.99'	N 83°03'42" E
C11	15.81'	50.00'	15.74'	N 45°19'40" E
C12	9.48'	10.00'	9.13'	N 63°25'39" E

BOUNDARY LINE

— x — x — FENCE
— SF — SILT FENCE
— 8" W — WATER SUPPLY
— 8" WW — SANITARY SEWER
— SS — STORM WATER
— E — POWER UTILITY
— E — EASEMENT
— — PROPOSED CONTOUR MINOR
— 570 — PROPOSED CONTOUR MAJOR

SYMBOL LEGEND

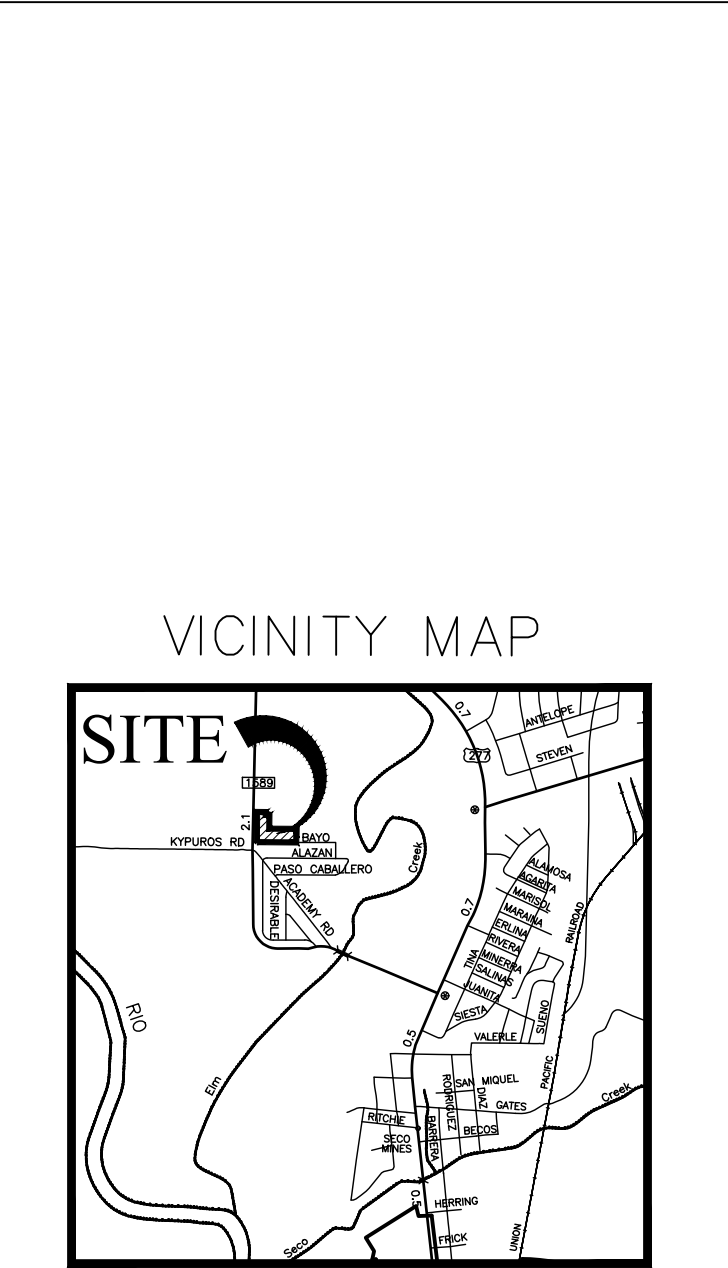
— SURVEY LINE
— CITY LIMITS
— DEED LINES
2072
911 ADDRESS

● SET 1/2" STEEL STAKE
○ WATER VALVE
⊕ FIRE HYDRANT
⊙ POWER POLE
⊙ LUMINAIRE
⊙ FENCE CORNER POST
⊙ SIGN

⊙ GAS METER
⊙ SANITARY MANHOLE
⊙ CLEAN OUT
⊙ STORM SEWER MANHOLE
⊙ WATER METER
⊙ TREE
⊙ SPOT ELEVATION

PAVEMENT LEGEND

▨ ASPHALT
▨ CONCRETE



3	AS-BUILT FINAL PLANS	07/27/23
2	Update for Maverick County Review	12/21/21
1	Update for Maverick County Review	11/02/21
NO.	REVISION	DATE

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FIRM NAME & ADDRESS

DIRKSEN ENGINEERING

UVALDE EAGLE PASS
TBPE FIRM #F-8848, TBPLS FIRM #10193741
311 N. GETTY STREET, UVALDE, TX 78801
PH: (830) 278-2100, FAX: (830) 278-2102
EMAIL: KENDIRKSEN@SBCGLOBAL.NET
WEBSITE: WWW.DIRKSENG.COM

PROJECT# 14-0548

PROJECT NAME

HOPEDALE ESTATES UNIT 4

EAGLE PASS, TX

SHEET TITLE

PLAT SHT 1 OF 3

SHEET 2 OF 23 SHEETS

DES'D : KR
DRAWN : KR
APP'D : KR
DATE : 09-08-2023

STATE OF TEXAS
KENDRICK R. DIRKSEN
REGISTERED PROFESSIONAL ENGINEER
82628
09-08-2023

SCALE : 1" = 50'

JULY 27, 2023
PERFORMED FOR
HOPEDALE ESTATES, LTD.
711 MAIN ST.
EAGLE PASS, TX-78852

FINAL PLAT

Plat Zoomed In-Sheet 1

ACCESS ESMT.
1.3430 AC

HOPEDALE ESTATES, LTD.
10.00 AC
1519/146 M.C.O.P.R.

S 89°24'55" E 540.00'

B	L	O	C	K	4	287327	SF
						6.60	Ac

BAYO DR (50' ROW)

HOPEDALE ESTATES, LTD.
10.85 ACRES
1042/107-110 M.C.O.P.R.

R-2 SECOND ONE
FAMILY RESIDENTIAL

B	L	O	C	K	3
---	---	---	---	---	---

HOPEDALE ESTATES, LTD
11.62 ACRES
968/1-3 M.C.O.P.R. ○

N 89°24'50" W 768.98'

- P.O.B.
N13463393.32
E1485830.33

Plat Zoomed In- Sheet 2

HOPEDALE ESTATES UNIT 4
DEVELOPER : HOPEDALE ESTATES, LTD.

SUBDIVISION BOUNDARY

Being a 6.60 acres, located in the J. Losoya, Survey 46, Abstract 732 and Asahel Savery Survey 3, Abstract 1090 Maverick County, Texas and being a part of the remainder of tracts described in conveyance documents to Hopedale Estates, Ltd described as a 10.85 acres tract recorded in Volume 1042, Pages 107-et seq. and a 10.00 acres tract recorded in Volume 1519, Pages 146-et seq. of the Maverick County Official Public Records, Maverick County, Texas and being further 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, corners called for as being set are marked on the ground with ½" steel stakes with plastic identification caps stamped "DIRKSEN/6260" attached unless otherwise noted or shown.)

BEGINNING at a steel stake found (SPC: N13463393.32, E1485830.33) in the northeast right of way of Academy Road at the northwest corner of Hopedale Estates Unit 2 recorded in Envelope 289, Side B of the Maverick County Map Records and the southwest corner of said 10.85 acres tract for the southwest corner of the herein described tract;

THENCE N38°06'57"W, 15.67 feet with the northeast line of Academy Road to a steel stake found at the intersection of with the east line of FM 1589 for an angle point the west line of the herein described tract;

THENCE N00°28'15"E, 586.32 feet passing the south line of Abstract 1090, at 278.26 feet passing the south line of said 10.00 acres tract and continuing to a steel stake set for the northwest corner of the herein described tract;

THENCE Crossing said 10.00 acres tract for the following five (5) calls:
1. N89°31'45"E, 175.41 feet to a steel stake set for a northeast corner;
2. S00°35'05"W, 58.92 feet to a steel stake set for a reentrant corner;
3. S89°24'55"E, 70.00 feet to a steel stake set for a northeast corner;
4. S00°35'05"W, 270.00 feet 246.82 feet passing the north line of said 10.85 acres tract and continuing to a steel stake set for a reentrant corner;
5. S89°24'55"E, 540.00 feet to a steel stake found at a northwest corner of Lot 41, Block 4 of the Hopedale Estates Unit 3 recorded in Envelope 311, Side A of the Maverick County Plat Records for the northeast corner of the herein described tract;

THENCE With the west line of said Hopedale Estates Unit 4 for the following three (3) calls;
1. S00°35'05"W, 110.00 feet to a steel stake found in the north line of Bayo Street for a southeast corner;
2. N89°24'55"W, 5.47 feet to a steel stake found for a reentrant corner;
3. S00°35'05"W, 160.00 feet, crossing back into Abstract 732 to a steel stake set at the north line of said Hopedale Estates Unit 2 for the southeast corner of the herein described tract;

THENCE N89°24'50"W, 768.98 feet to the POINT OF BEGINNING containing 6.60 acres of land composed of 0.61 acre in Abstract 732 and 5.99 acres in Abstract 1090, within the herein described boundary as surveyed by Dirksen Engineering on July 20, 2015.

PARKLAND

Being a 6.01 acres tract located in the A. Savery, Survey 3, Abstract 1090, Maverick County and being a severance out of a 54.31 acres tract described in conveyance document to Hopedale Estates, Ltd. recorded in Volume 1551, Pages 148-et seq. 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 set (SPC: N13463854.68, E1487174.86) in the west line of the remainder of Survey 3 as described in conveyance document to Pasquale Debona recorded in Volume 31, Pages 197-et seq. of the Maverick County Deed Records at a northeast corner of a 10.00 acres tract described in conveyance document to Hopedale Estates, Ltd. recorded in Volume 1519, Pages 146-et seq. of the Maverick County Official Public Records at the south corner of said 54.31 acres parent tract for the south corner of the herein described tract;

THENCE N33°49'33"W, 1060.50 feet, at 193.36 feet passing a steel stake set in the north line of said 10.00 acres tract and continuing across said 54.31 acres parent tract to a steel stake set in the south line of Remigio Casanova Survey 48, Abstract 76 for the west corner of the herein described tract;

THENCE S89°31'38"E, 597.59 feet to the northwest corner of said Remainder of Survey 3 and a reentrant corner of said 54.31 acres parent tract for the northeast corner of the herein described tract;

THENCE S00°28'21"W, 876.09 feet with the west line of said Remainder of Survey 3 to the POINT OF BEGINNING containing 6.01 acres of land within the herein described boundary as surveyed by Dirksen Engineering on February 24, 2015.

DETENTION POND

Being a 0.7154acre tract located in the A. Savery, Survey 3, Abstract 1090, Maverick County and being a severance partly out of a 10.00 acres tract and a 1.262 acres tract and a 10.85 acres tract described in conveyance documents to Hopedale Estates, Ltd. recorded respectively in Volume 1519, Pages 146-et seq., Volume 1281, Pages 308-et seq. and 1042, Pages 107-et seq. 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 set (SPC: N13463854.68, E1487174.86) in the west line of the remainder of Survey 3 as described in conveyance document to Pasquale Debona recorded in Volume 31, Pages 197-et seq. of the Maverick County Deed Records at the south corner of a 54.31 acres tract described in conveyance document to Hopedale Estates, Ltd. recorded in Volume 1551, Pages 148-et seq. of the Maverick County Official Public Records at a northeast corner of said 10.00 acres parent tract for a northeast corner of the herein described tract;

THENCE S00°28'34"W, 64.14 feet with the west line of said Debona tract to steel stake set in the northwest line of said 1.262 acres tract for a reentrant corner of the herein described tract;

THENCE N59°49'53"E, 15.88 feet to the north corner of said 1.262 acres parent tract for a reentrant corner of said Debona tract for a north corner of the herein described tract;

THENCE S33°32'04"E, 180.05 feet with the northeast line of said 1.262 acres tract and the southwest line of said Debona tract to a steel stake found in the north east corner of Lot 31, Block 4 of the Hopedale Estates Unit 3 recorded in Envelope 311, Side A of the Maverick County Map Records for the southeast corner of the herein described tract;

THENCE N89°24'55"W, 252.06 feet with the north line of Hopedale Estates Unit 3, crossing the west line of said 1.262 acre parent tract and continuing in said 10.85 acre parent tract to a steel stake set for a southwest corner of the herein described tract;

THENCE Crossing said 10.85 acres and 10.00 acres parent tracts for the following three (3) calls:
1. N00°35'05"E, 85.08 feet to a steel stake set for a reentrant corner of the herein described tract;
2. Northerly with a non-tangent curve to the left having a radius of 50.00 feet, chord of 82.51 feet, chord bearing N31°39'06"E for an arc distance of 97.03 feet to a steel stake set for a north corner of the herein described tract;
3. N56°10'27"E, 106.02 feet to a steel stake set in the northeast line of said 10.00 acres tract for the north most corner of the herein described tract;

THENCE S33°49'33"E, 12.84 feet to the POINT OF BEGINNING containing 0.7154 acre of land within the herein described boundary as surveyed by Dirksen Engineering on February 24, 2016.

ACCESS EASEMENT

Being a 1.3430 acres Access easement located in the A. Savery, Survey 3, Abstract 1090, Maverick County out of a 10.00 acres tract described in conveyance documents to Hopedale Estates, Ltd. recorded in Volume 1519, Pages 146-et seq. 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 point in a south line of a 54.31 acres tract described in conveyance document to Hopedale Estates, Ltd. recorded in Volume 1551, Pages 148-et seq. of the Maverick County Official Public Records and in the east line of said 10.00 acres tract for the north east corner of the herein described easement;

THENCE Crossing said 10.00 acres tract for the following five calls (5);
1. S 56°10'27" W, 186.99 feet to an angle point;
2. N 89°24'55" W, 943.78 feet to a point for a south west corner of the herein described easement;
3. N 00°35'05" E, 50.00 feet to a point for the northwest corner of the herein described easement;
4. S 89°24'55" E, 901.75 feet to an angle point;
5. N 56°10'27" E, 193.40 feet to a point in a south line of said 54.31 acres tract and the east line of said 1.00 acres tract for the northeast corner of the herein described easement;

THENCE S 33°49'33" E, 65.00 feet to the POINT OF BEGINNING containing 1.3430 acres of land within the herein described boundary as surveyed by Dirksen Engineering on August 05, 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 City of Eagle Pass.
The Owner certifies that this plat complies with the requirements of Texas Local Government Code 212.032 and that:
(A) the water quality and 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_____
Hopedale Estates, Ltd.

STATE OF TEXAS
COUNTY OF MAVERICK

BEFORE ME, the undersigned notary public, on this day personally appeared, _____, proved to me to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposes and consideration thereby expressed.
Given under my hand and seal of office this ____ day of _____, ____

Signature Notary Public State of Texas

MAVERICK COUNTY CERTIFICATE OF APPROVAL UNDER LOCAL GOVERNMENT CODE 232.028(a)

WE, the undersigned, certify that the plat bearing this endorsement was reviewed and approved by the Maverick County Commissioner's Court on this ____ day of _____, ____.

County Judge _____ Date _____ Attest County Clerk _____ Date _____

CITY OF EAGLE PASS
CERTIFICATE OF PLAT APPROVAL

WE THE UNDERSIGNED CERTIFY that Hopedale Estates Unit 4 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 Hopedale Estates Unit 4 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 Hopedale Estates Unit 4 was reviewed and approved by the Planning and Zoning Commission of the City of Eagle Pass on _____, ____.

_____, Date:_____
City Manager — City of Eagle Pass

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

Signature Notary Public State of Texas

STATE OF TEXAS
COUNTY OF 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 07-20-15 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. 82628, R.P.L.S. 6260
DIRKSEN ENGINEERING PROJECT 14-0548

This instrument was acknowledged before me on the ____ day of _____, of _____ by Kenneth R. Dirksen, P.E.

Signature Notary Public _____ State of Texas

My commission expires on:_____

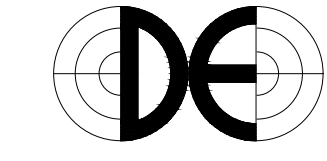
COUNTY CLERK'S RECORDING CERTIFICATE
I, _____, County Clerk of Maverick County, certify that the plat bearing this certificate was filed for record at _____ o'clock ____M. on _____ and was recorded in Envelope _____, Side ____ in the Map Records of Maverick County at _____ o'clock ____M. on _____.

Maverick County Clerk

3	AS-BUILT FINAL PLANS	07/27/23
2	Update for Maverick County Review	12/21/21
1	Update for Maverick County Review	11/02/21
NO.	REVISION	DATE

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IF THIS SHEET DOES NOT MEASURE 24"x36" IT HAS BEEN MODIFIED.
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FIRM NAME & ADDRESS

 **DIRKSEN ENGINEERING**
UVALDE EAGLE PASS
TBPE FIRM #F-8848, TBPLS FIRM #10193741
311 N. GETTY STREET, UVALDE, TX 78801
PH: (830) 278-2100, FAX: (830) 278-2102
EMAIL: KENDIRKSEN@SBCGLOBAL.NET
WEBSITE: WWW.DIRKENG.COM

PROJECT# 14-0548

PROJECT NAME

HOPEDALE ESTATES
UNIT 4
EAGLE PASS, TX

SHEET TITLE

PLAT SHT 3 OF 3



JULY 27, 2023
PERFORMED FOR
HOPEDALE ESTATES, LTD.
711 MAIN ST.
EAGLE PASS, TX-78852

SHEET
2.2
OF 23 SHEETS

DES'D : KR
DRAWN : KR
APPV'D : KR
DATE : 07-27-2023

FINAL PLAT

Attachment 2

Final Engineering Report

Dirksen Engineering

441 Ft Clark St, Ste B

Uvalde, TX 78801

TBPE FIRM #F-8848

TBPLS FIRM #10193741

Phone: 830-278-2100

Fax: 830-278-2102

Cell: (830) 279-9447

kendirksen@sbcglobal.net

July 27, 2023

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

Re: Final - Engineering Report for the Hopedale Estates Unit 4, Eagle Pass, Texas

To Whom It May Concern:

Introduction:

The Hopedale Estates Unit 5 is 6.60 acres in located in Abstracts 732 and 1090 in Maverick County, Texas. This subdivision is an extension of Hopedale Estates Unit 3 and continues Bayo Rd to FM 1589. The subdivision is located 1.3 miles from the city limits of Eagle Pass and is within the 5 mile ETJ. The subdivision is bounded by Hopedale Estates Units 2 and 3 on the south and east, FM 1589 (Hopedale Road) on the west and undeveloped farmland on the north which is master planned for additional residential lots.

Development

The subdivision creates 32 residential lots designed to R-2 Standards.

Street Development

Access to the property is available from Hopedale Estates Unit 3 by Bayo Drive and from FM 1589. Access to FM 1589 is constructed to provide emergency access to the west side of Hopedale Estates. The access to FM 1589 crosses an concrete irrigation canal operated by the Maverick County Water Control and Industrial District. The access across the canal was constructed to comply with the City of Eagle Pass standards.

All streets are 30 feet wide between curbs and will be paved with 10 inches of base material, one course surface treatment and hotmix asphalt pavement surface. Two proposed streets will end in short streets at the end of lots as permitted by the subdivision ordinance .

Water Development

The water main on Bayo Drive is extended to supply the subdivision. Eight-inch water mains are extended north and on a short street. The water system is looped to a second supply by tying into the 6-inch water main along Academy Road.

The fire flow tests for fire hydrants along Kypuros Road show that adequate pressure and volume are available for fire protection. With the completion of the water main on Bayo Drive, water pressure is improved to provide adequate fire flow.

Sanitary Sewer Facilities

Sanitary sewer service is provided by access to the existing sanitary sewer along Bayo Street. An 8-inch sanitary sewer and 4 manholes is constructed along Bayo and the road 3 to provide municipal sewer to all lots.

Drainage Development

Please see the Drainage Report which accompanies this report for additional details.

Electric Facilities

Electrical is installed by AEP. Streetlights is constructed along Bayo Street and at proposed street intersections. A street light is installed along FM 1589 at the access point to illuminate the intersection.

Telephone and Cable Television

Telephone and Cable Television service is provided in the same easements with AEP.

Mail Delivery

Cluster boxes for mail delivery are contracted to be added to the existing cluster boxes located along Academy Road at the entrance to Hopedale Estates Unit 2.

Construction Agreement

To facilitate development of the facility, the developer is proposing to bond the proposed improvements so the plat can be platted as final. The construction estimates for the construction of the subdivision follows:

Pavement and Sidewalks	\$271,259
Storm Drainage	\$45,075
Water Distribution	\$108,160
Sanitary Sewer	\$62,715
Electric	\$20,302
TOTAL	\$507,511

Sincerely,


Kenneth R. Dirksen, P. E.



MOUNTAIN VIEW ENGINEERING

September 21, 2023

Ken Dirksen, P.E., RPLS
Dirksen Engineering
441 Ft. Clark, Ste B
Uvalde, TX 78801

RE: Maverick County Letter of Certification

Subdivision: Hopedale Unit 4

Dear Mr. Dirksen,

Maverick County has reviewed the final construction plans and associated construction of the proposed subdivision and found that all requirements required by Maverick County have been met. Below are representative photos of the improvements made for the subdivision.



Pinto Dr.



Grullo Dr.



Tordillo Dr.



Detention Pond Outlet

MOUNTAIN VIEW ENGINEERING



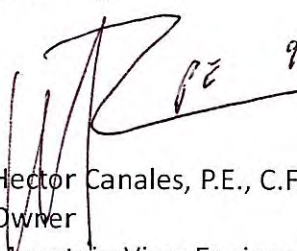
Bayo Dr.



Catchment Drian

If we can be of further assistance, please contact me at 830-734-2991.

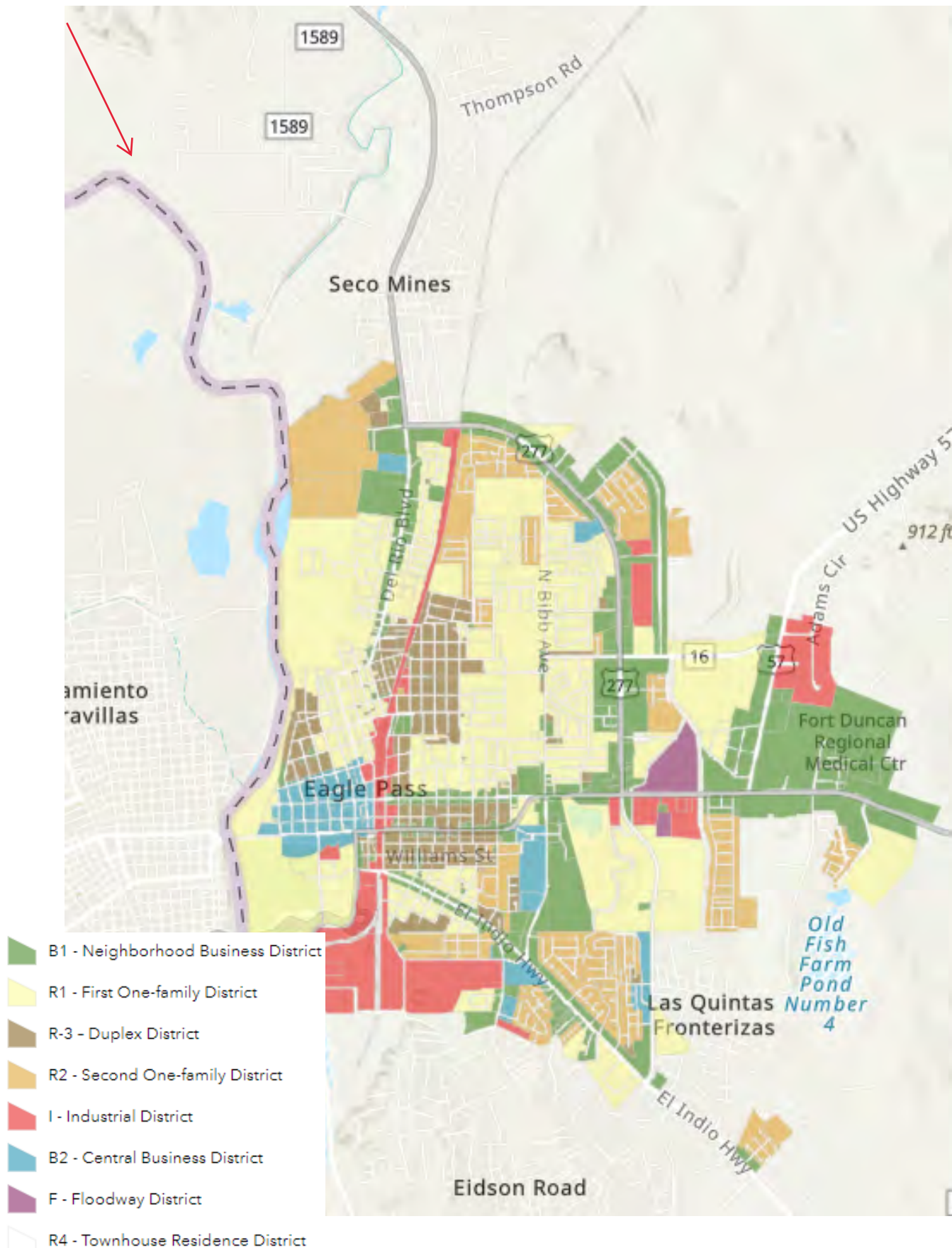
Sincerely,

 9/21/2023

Hector Canales, P.E., C.F.M.
Owner
Mountain View Engineering
F-153015

Attachment 3
Zoning Map

Zoning Map



Item #4

Drainage Master Plan

City of Eagle Pass, Texas

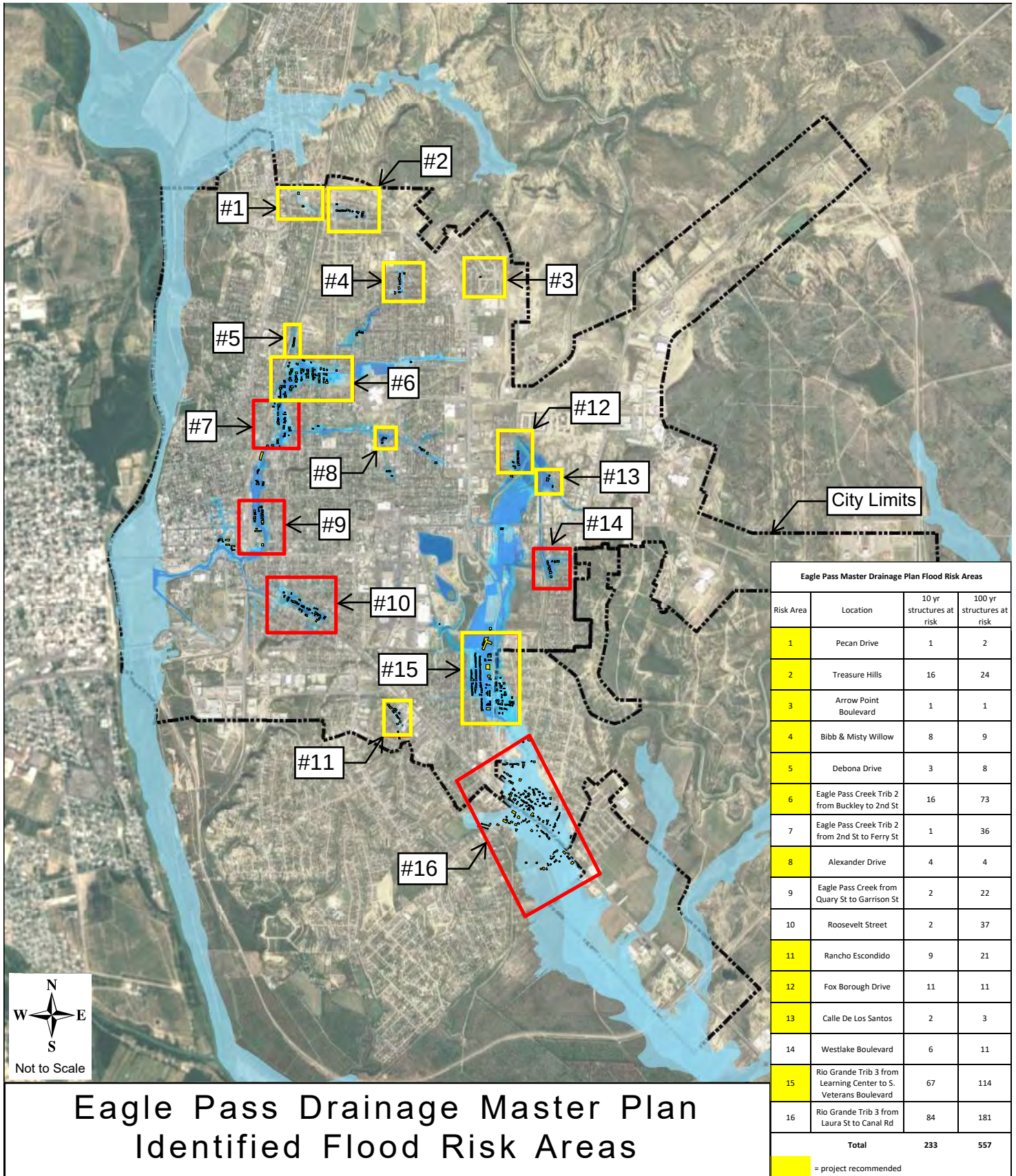
September 10, 2020

AVO 35362.001



100 NE Loop 410, Suite 200
San Antonio, TX 78216

1. Identified Flood Risk Areas



**Eagle Pass Drainage Master Plan
Identified Flood Risk Areas**

2. Project Recommendations

Ranking	Alternative	Probable Cost	Incremental Cost	Notes
1	Trib 2 bypass & detention at Eagle Pass High School fields (Risk Area #6)	\$870K	\$870K	50 structures removed from the 100-year floodplain (\$18K/structure). Coordination with EPISD required.
2	Trib 3 Detention at Main Street (Risk Area #15)	\$753K	\$1.6M	61 structures removed from the 100-year floodplain (\$12K/structure) and 67 removed from the 10-year floodplain. Floodplain removal along South Veterans increases potential for development. Property acquisition required.
3	Tributary 2 channel widening near Alexander Drive (Risk Area #8)	\$73K	\$1.7M	4 structures removed from the 10- & 100-year floodplain (\$18K/structure). Simple project, some coordination with EPISD.
4	Arrow Point Boulevard (Risk Area #3)	\$48K	\$1.75M	1 structure removed from flood risk. Simple project, drainage easement required and coordination with residential properties.
5	Celle De Los Santos neighborhood. Additional culvert under irrigation canal. (Risk Area #13)	\$165K	\$1.9M	2 structures removed from the 10- & 100-year floodplain (\$82K/structure). Simple project, some coordination with Eagle Pass Water Works. Removes nuisance flooding from several residential lots.
6	Bibb & Misty Willow storm drain (Risk Area #4)	\$288K	\$2.2M	9 structures removed from the 100-year floodplain (\$32K/structure) and nuisance flooding removed from busy intersection on major street. **Design plans already completed.**
7	Debona Drive (Risk Area #5)	\$327K	\$2.5M	14 properties removed from floodplain (\$23K/structure). Easy access and quick construction. **Design plans already completed.**
8	Rancho Escondido (Risk Area #11)	\$829K	\$3.3M	Removes 13 structures from floodplain (\$63K/structure). Recurring flood victims on Nancy Dr. **Design plans already completed.**
9	Pecan Drive (Risk Area #1)	\$543K	\$4.0M	Removes 2 structures from the floodplain.
10*	Treasure Hills (Risk Area #2)	\$1.1M	\$5M	Removes 22 structures from floodplain (\$49K/structure). Design plans already completed
11*	Fox Borough Drive (Risk Area #12)	\$1.1M	\$6.1M	Removes 10 structures from floodplain (\$110K/structure). Land acquisition required

 Shovel Ready! Design plans already completed
 Minimal design efforts needed to get ready for construction

* Additional funds may be needed.