



AGENDA

PLANNING & ZONING COMMISSION SPECIAL MEETING

THURSDAY, APRIL 25, 2024, AT 5:30 P.M.

COUNCIL CHAMBERS, CITY HALL BUILDING

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

ESTABLISHMENT OF QUORUM

CITIZENS COMMUNICATIONS

MINUTES

1. Approval of the minutes of the March 14, 2024 meeting, and the March 28, 2024 meeting.

PUBLIC HEARINGS

2. Public hearing on the request submitted by Ariana Saldana for a Conditional Use Permit to allow establishment of a child day care and learning center business on property located at 1146 Lazar Drive; closing of public hearing and possible action.
3. Public hearing on the request submitted by Kathryn Kluge for a Conditional Use Permit to allow the establishment of a self-storage business on property located at 2175 N. Veterans Boulevard; closing of public hearing and possible action.
4. Public hearing on the request submitted by Amanda Chavarria for the rezoning of Lot 31 in Block 21 of Carthage Place Unit #8, also known as 2665 El Indio Highway, from B-1 Neighborhood Business District to B-3 General Business District; closing of public hearing and possible action.
5. Public hearing on the request submitted by Javier Galvan for the rezoning of Lot 2 in Block 9 of North Heights Unit #3, also known as 983 Ave A, from R-1 First One-Family Dwelling District to R-3 Duplex Dwelling District; closing of public hearing and possible action.
6. Public hearing on the request submitted by Zarembo Group, LLC for the rezoning of Lot 8A in Block 1 of Rio Vista Subdivision (Replat), also known as 2425 Del Rio Highway, from B-1 Neighborhood Business District to B-3 General Business District; closing of public hearing and possible action.
7. Public hearing on the proposed Preliminary Replat of Lot 102 in Chula Vista Subdivision Unit 2, including a sidewalk waiver, including curb and gutter from Section 23-64 regulating sidewalks; closing of public hearing and possible action.
8. Public hearing on the Final Replat of Lot 54 in Block 1 of El Pueblo Nuevo Subdivision LTD; closing of public hearing and possible action.
9. Public hearing on the Final Replat of Lot A in School Block of Chula Vista Subdivision Unit V; closing of public hearing and possible action.

- 10. Public hearing on the Final Replat of Lot 2 Fort Duncan West; closing of public hearing and possible action.

NEW BUSINESS

- 11. Consideration and possible action on the Master Plan of Empire Industrial Park Units 1, 2, and 3.
- 12. Consideration and possible action on the Preliminary Plat of Empire Industrial Park Unit 1.

OLD BUSINESS

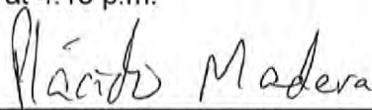
- 13. Consideration and possible action on the Final Plat of Terra Verde Estates Subdivision Unit 3, including a subdivision variance request from *Section 23-62(a)(6)* governing alleys and easements.
- 14. Consideration and possible action on the Final Plat of Terra Verde Estates Subdivision Unit 4, including a subdivision variance request from *Section 23-62(a)(6)* governing alleys and easements.

ADJOURNMENT

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

CERTIFICATION

I, THE UNDERSIGNED COMMUNITY DEVELOPMENT DIRECTOR, do hereby certify that the agenda mentioned above was posted on the Bulletin Board located in the Lobby at City Hall, 100 S. Monroe Street, Eagle Pass, Texas on April 22, 2024, at 4:15 p.m.



Placido Madera
Community Development 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 its regular meeting on Thursday, March 14, 2024, 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 the State Code.

ESTABLISHMENT OF QUORUM

Present: Chairperson, Luis Velez; Commissioners: Tiffany Velazquez-Sanchez, and Aaron Valdez.

Absent: Vice-Chairperson, Kenneth Gross; Commissioner, Doris Salinas-Sanchez; City Manager, Homero Balderas; and Ex-Officio Member: Mayor, Rolando Salinas, Jr.

Staff Present: Community Development Director, Placido Madera; Assistant Community Development Director, Mariebelle Rodriguez; City Attorney, Ana Sophia Garcia; 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 items in the following order:

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 January 11, 2024, meeting, the January 25, 2024, meeting, and the February 22, 2024, meeting.

Commissioner Velazquez-Sanchez moved to approve minutes as presented. Seconded by Commissioner Valdez. **MOTION PASSES**

AYES:	Velez, Velazquez-Sanchez, and Valdez
NAYS:	None
ABSTAINED:	None
ABSENT:	Gross and Salinas-Sanchez

PUBLIC HEARINGS

2. Public hearing on the proposed Final Re-Plat of Abstract A1111 Fox, F. & J. Byrne, Survey # 8 ½, 0.6480 acres, and Holly Park Unit 5, Block A, creating Armadillo Subdivision, including a subdivision variance from Section 23-36(a) regulating preliminary plat requirements; closing of public hearing and possible action.

Chairperson Velez opened the public hearing at 5:35 p.m.

Assistant Community Development Director, Mariebelle Rodriguez provided details to the Commission of the final re-plat of a 2.114-acre tract to be subdivided into two (2) commercial lots. Mrs. Rodriguez read the recommendation of the department to (1) grant the subdivision variance to proceed directly to Final Plat without first have obtained Preliminary Replat approval as required by City of Eagle Pass Code of Ordinance Sec. 23-36 (a) and (2) grant final approval of the proposed replat subject to the plat comply with the provisions of Article III of the City of Eagle Pass Code of Ordinances Chapter 23.

There being no comments from the public, Chairperson Velez closed the public hearing at 5:39 p.m.

Commissioner Velazquez-Sanchez moved to approve the Department's recommendation. Seconded by Commissioner Valdez. **MOTION PASSES**

AYES:	Velez, Velazquez-Sanchez, and Valdez
NAYS:	None
ABSTAINED:	None
ABSENT:	Gross and Salinas-Sanchez

3. Public hearing on the request submitted by Miguel A. Cueto for a Conditional Use Permit to allow the establishment of a child day care business on property located at 1693 S. Veterans Boulevard; closing of public hearing and possible action.

Chairperson Velez opened the public hearing at 5:40 p.m.

Community Development Director, Placido Madera provided details to the Commission on the Conditional Use Permit of a 22,550-square feet parcel with a current use as a commercial building. Mr. Madera read the recommendation of the department to grant the request submitted to establish a child day care on property locate at subject property, subject to the following;

1. The establishment complies with the provisions of the City of Eagle Pass Code of Ordinances.
2. Note: This Conditional Use Permit is non-transferrable.

In response to a question posed by Chairperson Velez regarding State permits. Mr. Madera stated that they do and currently are working in conjunction with the city on a grant.

There being no comments from the public, Chairperson Velez closed the public hearing at 5:43 p.m.

Commissioner Valdez moved to proceed with the Department's recommendation. Seconded by Commissioner Velazquez-Sanchez. **MOTION PASSES**

AYES: Velez, Velazquez-Sanchez, and Valdez

NAYS: None

ABSTAINED: None

ABSENT: Gross and Salinas-Sanchez

4. Public hearing on the request submitted by JCM Ventures for the rezoning of Lot 5 in Lowes of Eagle Pass Subdivision, also known as 574 S. Bibb Avenue, 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 5:44 p.m.

Community Development Director Madera informed the Commission on the details of the rezone request of a 5.095-acre tract to allow for the construction of apartments. Mr. Madera read into the record the recommendation from the Department that the Planning and Zoning Commission recommend that the City Council prepare and adopt an ordinance granting zoning district change requested for Lot 5 in Lowes of Eagle Pass Subdivision, also known as 574 S. Bibb Avenue, 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:
 - Chapters 8, 12, 13, 14, 16, 21, 22, 27
 - Appendix A governing zoning, governing off-street parking; governing zoning, governing fences (Section 12(d) (1) (a) & (c); governing zoning, governing yard regulations

Jake Mooney, JCM Ventures owner, approached the Commission to answer questions and briefed them on affordable housing multi-family housing project.

Mr. Jesus Becerra a resident of the project area expressed his concerns with drainage and type of apartments. Mr. Mooney addressed his concerns.

A minor discussion ensued regarding a discrepancy with the address and the city attorney suggested adding to the motion correct address of 580 S. Bibb Avenue.

There being no further comments from the public, Vice-Chairperson Velez closed the public hearing at 5:53 p.m.

Commissioner Velazquez-Sanchez moved to approve the Department's recommendation and address change of 580 S. Bibb Avenue. Seconded by Commissioner Valdez. **MOTION PASSES**

AYES: Velez, Velazquez-Sanchez, and Valdez

NAYS: None

ABSTAINED: None

ABSENT: Gross and Salinas-Sanchez

5. Public hearing on the request submitted by Gregory D. Torres for the rezoning of Lot 75 (north 29.22 feet) in Block 3 of Range Unit #3 and Lot 75 ½ in Block 3 of Range Unit #3 also known as 475 Jefferson Street, from B-2 Central Business District to B-3 General Business District; closing of public hearing and possible action.

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

Assistant Community Development Director Rodriguez informed the Commission on the details of the rezone request of a 4,383 sq ft parcel to allow for the construction of apartments. Ms. Rodriguez read into the record the recommendation from the Department that the Planning and Zoning Commission recommend that the City Council prepare and adopt an ordinance granting zoning district change request of Lot 75 (north 29.22 feet) in Block 3 of Range Unit #3 and Lot 75 ½ in Block 3 of Range Unit #3 also known as 475 Jefferson Street, 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:
 - Chapters 8, 12, 13, 14, 16, 21, 22, 27
 - Appendix A governing zoning, governing off-street parking; governing zoning, governing fences (Section 12(d) (1) (a) & (c); governing zoning, governing yard regulations

In response to questions posed by Vice-Chairperson Velez regarding B-3 zoning in the area, Mr. Madera informed on this matter.

There being no comments from the public, Vice-Chairperson Velez closed the public hearing at 6:00 p.m.

Commissioner Velazquez-Sanchez moved to approve the Department's recommendation. Seconded by Commissioner Valdez. **MOTION PASSES**

AYES: Velez, Velazquez-Sanchez, and Valdez

NAYS: None

ABSTAINED: None

ABSENT: Gross and Salinas-Sanchez

6. Public hearing on the request submitted by Mario Fuentes Bermea for the rezoning of Lot 7 in Block 2 of Castle Rock Subdivision Unit 1, also known as 2846 N. Veterans Boulevard, 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.

Assistant Community Development Director Rodriguez informed the Commission on the details of the rezone request for a 34,048 sq ft parcel to allow for the construction of apartments. Ms. Rodriguez read into the record the recommendation from the Department that the Planning and Zoning Commission recommend that the City Council prepare and adopt an ordinance granting zoning district change Lot 7 in Block 2 of Castle Rock Subdivision Unit 1, also known as 2846 N. Veterans Boulevard, 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:
 - Chapters 8, 12, 13, 14, 16, 21, 22, 27
 - Appendix A governing zoning, governing off-street parking; governing zoning, governing fences (Section 12(d) (1) (a) & (c); governing zoning, governing yard regulations

There being no comments from the public, Vice-Chairperson Velez closed the public hearing at 6:05 p.m.

Commissioner Valdez moved to proceed with the Department's recommendation. Seconded by Commissioner Velazquez-Sanchez. **MOTION PASSES**

AYES:	Velez, Velazquez-Sanchez, and Valdez
NAYS:	None
ABSTAINED:	None
ABSENT:	Gross and Salinas-Sanchez

7. Public hearing on the request submitted by Santos Limited Partnership for the rezoning of Lot 14 in Block 35 of South Heights Addition, also known as 1082 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 6:06 p.m.

Assistant Community Development Director Rodriguez informed the Commission on the details of the rezone request of 7,500 sf parcel for an area primarily comprised of single-family, duplex dwellings, and industrial businesses. Ms. Rodriguez read into the record the recommendation from the department that the Planning and Zoning Commission recommend that the City Council prepare and adopt an ordinance granting zoning district change for Lot 14 in Block 35 of South Heights Addition, also known as 1082 Kifuri Street, 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:
 - Chapters 8, 12, 13, 14, 16, 21, 22, 27
 - Appendix A governing zoning, governing off-street parking; governing zoning, governing fences (Section 12(d) (1) (a) & (c); governing zoning, governing yard regulations

There being no comments from the public, Vice-Chairperson Velez closed the public hearing at 6:11 p.m.

Commissioner Velazquez-Sanchez moved to approve the Department's recommendation. Seconded by Commissioner Valdez. **MOTION PASSES**

AYES: Velez, Velazquez-Sanchez, and Valdez
NAYS: None
ABSTAINED: None
ABSENT: Gross and Salinas-Sanchez

8. Public hearing on the request submitted by Santos Limited Partnership for the rezoning of Lot 15 in Block 35 of South Heights Addition, also known as 1090 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 6:11 p.m.

Assistant Community Development Director Rodriguez informed the Commission on the details of the rezone request of 7,500 sf parcel of an area that is primarily comprised of single-family dwelling, duplex dwelling, and industrial businesses. Ms. Rodriguez read into the record the recommendation from the department that the Planning and Zoning Commission recommend that the City Council prepare and adopt an ordinance granting zoning district change for Lot 15 in Block 35 of South Heights Addition, also known as 1090 Kifuri Street, 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:
 - Chapters 8, 12, 13, 14, 16, 21, 22, 27
 - Appendix A governing zoning, governing off-street parking; governing zoning, governing fences (Section 12(d) (1) (a) & (c); governing zoning, governing yard regulations

There being no comments from the public, Vice-Chairperson Velez closed the public hearing at 6:13 p.m.

Commissioner Velazquez-Sanchez moved to approve the Department's recommendation. Seconded by Commissioner Valdez. **MOTION PASSES**

AYES: Velez, Velazquez-Sanchez, and Valdez
NAYS: None
ABSTAINED: None
ABSENT: Gross and Salinas-Sanchez

9. Public hearing on the request submitted by Santos Limited Partnership for the rezoning of Lot 16 in Block 35 of South Heights Addition, also known as 1098 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 6:14 p.m.

Assistant Community Development Director Rodriguez informed the Commission of the details of the rezone request of 7,500 sf parcel of an area that is primarily comprised of single-family dwelling, duplex dwelling, and industrial businesses. Ms. Rodriguez read into the record the recommendation from the department that the Planning and Zoning Commission recommend that the City Council prepare and adopt an ordinance granting zoning district change for Lot 16 in Block 35 of South Heights Addition, also known as 1098 Kifuri Street, 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:
 - Chapters 8, 12, 13, 14, 16, 21, 22, 27
 - Appendix A governing zoning, governing off-street parking; governing zoning, governing fences (Section 12(d) (1) (a) & (c); governing zoning, governing yard regulations

There being no comments from the public, Vice-Chairperson Velez closed the public hearing at 6:16 p.m.

Commissioner Valdez moved to proceed with the Community Development Department's recommendation. Seconded by Commissioner Velazquez-Sanchez. **MOTION PASSES**

AYES:	Velez, Velazquez-Sanchez, and Valdez
NAYS:	None
ABSTAINED:	None
ABSENT:	Gross and Salinas-Sanchez

NEW BUSINESS

10. Consideration and possible action on the final plat of the EPISD Student Activity Center Subdivision, including (1) a subdivision variance from Section 23-36(a) regulating preliminary plat requirements, and (2) a sidewalk waiver from Section 23-64 regulating sidewalks.

Commissioner Velazquez-Sanchez moved to table item until the next meeting. Seconded by Commissioner Valdez. **MOTIONS PASSES:** Unanimously

AYES:	Velez, Velazquez-Sanchez, and Valdez
NAYS:	None
ABSTAINED:	None
ABSENT:	Gross and Salinas-Sanchez

OTHER BUSINESS

11. Presentation and discussion of proposed sidewalk requirements.

Community Development Director Madera informed the Commission on a proposed ordinance amendment to sidewalk requirements.

No action taken on the item.

ADJOURNMENT

Commissioner Velazquez-Sanchez moved to adjourn the meeting at 6:32 p.m. Seconded by Commissioner Valdez. **MOTION PASSES:** Unanimously

Passed and approved on April 11, 2024.

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 a special meeting on Thursday, March 28, 2024, 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 the State code.

ESTABLISHMENT OF QUORUM

Present: Vice-Chairman, Kenneth Gross, and Commissioners: Tiffany Velazquez-Sanchez, and Aaron Valdez

Absent: Chairman, Luis Velez, and Commissioners: Doris Salinas-Sanchez; City Manager, Homero Balderas; and Ex-Officio Member: Mayor, Rolando Salinas, Jr.

Staff Present: Assistant Community Development Director, Mariebelle Rodriguez; Assistant City Secretary, Ita A. Cortinas; City Attorney, Ana Sophia Garcia

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

CITIZENS COMMUNICATIONS

Vice-Chairman Gross 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.

NEW BUSINESS

4. Consideration and possible action on the final plat of the EPISD Student Activity Center Subdivision, including (1) a subdivision variance from Section 23-36 (a) regulating preliminary plat requirements, and (2) a sidewalk waiver from Section 23-64 regulating sidewalks.

Both Community Development Director, Placido Madera and Assistant Community Development Director, Mariebelle Rodriguez provided details on the item, recommending that the Planning and Zoning Commission (1) DENY a sidewalk waiver request from Section 23-64, (2) GRANT a subdivision variance from Section 23-36(a) regulating preliminary plat requirements, and (3) GRANT final plat approval of the proposed EPISD Sports Activity Center Subdivision, subject to the final plat complying with the provisions of Article III of City of Eagle Pass Code of Ordinances Chapter 23 governing procedures and specifications for final plats and the following conditions before plat recordation: 1. That the Developer submit payment of a \$12,000.00 filing fee, payable to the City of Eagle Pass. 2. That a sidewalk be installed along the perimeter of the property on the north side along the lot frontage off Us Hwy 277.

Mr. Kenneth Dirksen, engineer for the project, spoke on the item.

Vice-Chairman Gross made the motion to approve the recommendation of the Planning and Zoning Department, as stated on the slide. Seconded by Commissioner Valdez. **MOTION PASSES:** Unanimously

Ayes: Gross, Velazquez-Sanchez, and Valdez

Nays: None

Abstained: None

Absent: Velez, and Salinas-Sanchez

PUBLIC HEARINGS

1. Public hearing on the proposed Final Re-Plat of Lot 1A in block 1 of Chorgas-Foster Unit 2, including (1) a subdivision variance from Section 23-36(a) regulating preliminary plat requirements, and (2) a sidewalk waiver from Section 23-64 regulating sidewalks; closing of public hearing and possible action.

Vice-Chairman Gross opened the public hearing at 5:47 p.m.

Community Development Director Madera, and Assistant Community Development Director Rodriguez provided details on the item, recommending that the Planning and Zoning Commission (1) GRANT the subdivision variance to proceed directly to Final Replat without first having obtained Preliminary Replat approval as required by City of Eagle Pass Code of Ordinances Section 23-36(a), (2) DENY the sidewalk waiver request and install the sidewalk for Lot1A-6 at before plat recordation, and (3) GRANT final plat approval of the proposed Replat of Lot 1A in Block 1 of Chorgas Foster Subdivision Unit 2, subject to the plat comply with the provisions of Article III of City of Eagle Pass Code of Ordinances Chapter 23 governing procedures and specifications for Final Plats.

Mr. Hector Canales of Mountainview Engineering spoke on the item.

Vice-Chairman Gross closed the public hearing at 5:56 p.m.

Commissioner Velazquez-Sanchez moved to grant the final-plat, grant the variance, and grant the sidewalk waiver. Seconded by Commissioner Valdez. **MOTION PASSES:** Unanimously

Ayes: Gross, Velazquez-Sanchez, and Valdez

Nays: None

Abstained: None

Absent: Velez, and Salinas-Sanchez

2. Public hearing on the proposed request submitted by Katherine Kluge for the rezoning of Abstract A1013, G, C & S FR R CO., Survey #5, also known as 2175 N. Veterans Boulevard, from

B-1 Neighborhood Business District to B-3 General Business District; closing of public hearing and possible action.

Vice-Chairman Gross opened the public hearing at 5:58 p.m.

Assistant Community Development Director Rodriguez provided details on the item, recommending that the Planning and Zoning Commission recommend that the City Council prepare and ADOPT an Ordinance granting a zoning district change from B-1 Neighborhood Business District to B-3 General Business District, for property legally known as 2175 N. Veterans Boulevard, 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 23 governing subdivisions • 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 & stormwater • Appendix A governing off-street parking • Appendix A governing signs and fences.

The applicant, Katherine Kluge spoke on the item.

Vice-Chairman Gross closed the public hearing at 6:02 p.m.

Commissioner Velazquez-Sanchez moved to adopt the ordinance for the rezone. Seconded by Commissioner Valdez. **MOTION PASSES:** Unanimously

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

3. Public hearing on the proposed Final Re-Plat of Lot 1 in Block 1 of Seco Subdivision, creating DG Del Rio Subdivision, including (1) a subdivision variance from section 23-36(a) regulating preliminary plat requirements, and (2) a sidewalk waiver from Section 23-64 regulating sidewalks; closing of public hearing and possible action.

Vice-Chairman Gross opened the public hearing at 6:03 p.m.

Community Development Director Madera, and Assistant Community Development Director Rodriguez provided details on the item, recommending that the Planning and Zoning Commission (1) GRANT the subdivision variance to proceed directly to Final Replat without first having obtained Preliminary Replat approval as required by City of Eagle Pass Code of Ordinances Section 23-36(a) and (2) GRANT Final approval of the proposed Replat of Lot 1 in Block 1 of Seco Subdivision, subject to the plat complying with the provisions of Article III of City of Eagle Pass Code of Ordinances Chapter 23 governing procedures and specifications for Final Plats and

the following conditions: 1. Subject to the receipt of an approved TxDOT driveway permit or permits. 2. Subject to a compliant Fire Flow Test as required by Fire Code.

Vice-Chairman Gross closed the public hearing at 6:07 p.m.

Commissioner Valdez moved to move forward with Community Development Department's recommendation. Seconded by Commissioner Velazquez-Sanchez. **MOTION PASSES:** Unanimously

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

OLD BUSINESS

5. Consideration and possible action on the final plat of MGA Subdivision Unit 1.

Community Development Director Madera, and Assistant Community Development Director Rodriguez provided details on the item and recommended that the Planning and Zoning Commission (1) DENY the request to dedicate parkland and require the payment of fees in lieu thereof, and (2) GRANT final plat approval of the MGA Subdivision Unit 1 subject to plat complying with the provisions of Article III of City of Eagle Pass Code of Ordinances Chapter 23 governing procedures and specifications for Final Plats.

Commissioner Velazquez-Sanchez moved to approve as recommended by the Community Development Department. Seconded by Commissioner Salinas-Sanchez. **MOTION PASSES:** Unanimously

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

ADJOURNMENT

Commissioner Velazquez-Sanchez moved to adjourn the meeting at 6:14 p.m. Seconded by Commissioner Valdez. **MOTION PASSES:** Unanimously

Passed and approved on _____ 2024

Luis Velez
Chairperson

ATTEST:

Ita A. Cortinas
Assistant City Secretary

Item #2



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

Ariana Saldana & Fernando Izaguirre Conditional Use Permit Request – 1146 Lazar Drive

I. BACKGROUND

General Information

Applicant: Ariana Saldana & Fernando Izaguirre

Property Owner: Fernando Izaguirre

PID Number: 58841

Legal Description: Rancho Escondido Subdivision
#2 Unit 1, Block 3, Lot 7

Parcel is located at the intersection of Lazar Drive and Mazza Drive and within an area featuring residential developments.

Request: Approval of a Conditional Use Permit to allow the establishment of a child day care and learning center business.

Parcel Size: 6,325-square feet

Current Use: Residence

Proposed Use: Establishment of a child day care and learning center business for infants and toddlers

Zoning District: R2 (Second One-Family Dwelling District)

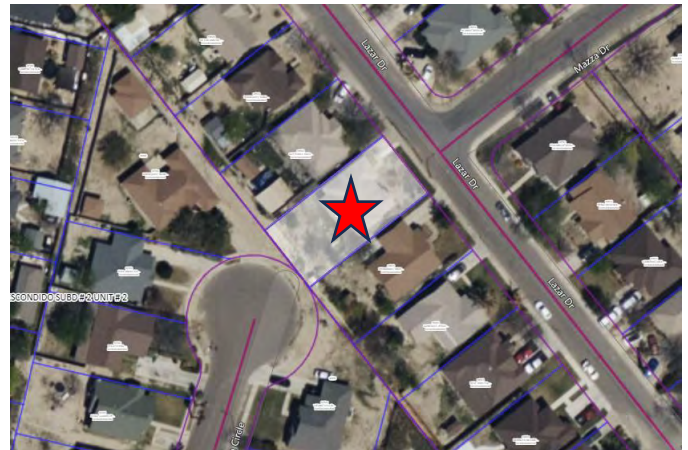
Master Plan: Commercial

II. PUBLIC NOTICE

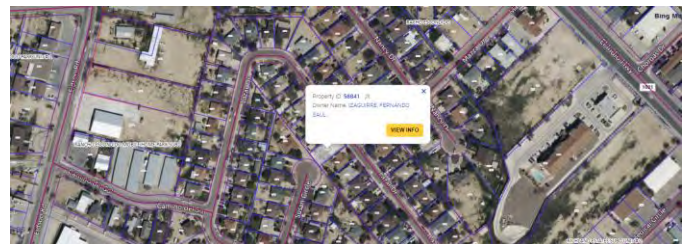
Public notification of the *Conditional Use Permit* (CUP) request before the Planning and Zoning Commission was completed consistent with the

provisions of *Chapter 211* of the *State of Texas Local Government Code Title 7*. Thirty-eight (38) notices were mailed to the abutting property owners within a 200 feet radius of the subject property.

Aerial View



Aerial View



Street View



III. RECOMMENDATION FINDINGS OF FACTS

Eagle Pass Code of Ordinances Appendix A: Zoning Ordinance

Sec. 21. - Conditional use permits.

https://library.municode.com/tx/eagle_pass/codes/code_of_ordinances?nodeId=PTIICOOR_APXAZOOR_S21C_OUSPE

Section 13.d – Home occupations.

https://library.municode.com/tx/eagle_pass/codes/code_of_ordinances?nodeId=PTIICOOR_APXAZOOR_S13_HOOC

A. Conclusions

1. The application contains sufficient information upon which the Planning and Zoning Commission may render a decision. Please refer to Attachment 1 for a copy of the request.

The request involves the establishment of a child day care and learning center business for infants and toddlers. The establishment of a childcare business in the *R-2 District* requires an application for and the issuance of a *Conditional Use Permit (CUP)* for the project.

2. *Section 21(d) of City of Eagle Pass Code of Ordinances Appendix A* states, in part, that the Planning and Zoning Commission may approve, conditionally approve or deny an application for a *Conditional Use Permit*, and in authorizing a conditional use, may impose such requirements and conditions with respect to location, construction, time period, maintenance and operation as deemed necessary for the protection of adjacent properties and the public interest when reasonably related to the use of the property.

It further states, in part, that before granting any *Conditional Use Permit*, the Community Development Department shall be satisfied that the proposed use conforms to the requirements and the intent of this chapter and the general plans(s) of the City of Eagle Pass.

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

This application is consistent with the *Plan's Land Use Development Goals*, as the establishment of a childcare business will allow for continued development of the community while retaining the community's character and scale.

This application is also consistent with the *Plan's Land Use Objectives*, as the approval of the Conditional Use Permit provides a mechanism that will allow for the development of the local capacity to monitor, evaluate, and promote the sound development of the community.

Finally, the application is also consistent with the *Plans Short-Term Land Use Objectives*, as it provides a method for the city to continue enforcement of the provisions of the zoning ordinance.

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

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

Section 2 emphasizes the importance of the character of a specific zoning district and its peculiar suitability for uses, conserving the value of buildings, and encouraging the most appropriate use of land throughout the city. The use of a childcare business establishment will facilitate the retention of the character of the neighborhood.

The *Conditional Use Permit*, if granted by the Commission will not constitute any change in the City's zoning district map, it will not impair an adequate supply of light and air to adjacent property, it will not materially increase the congestion in public streets, it will not increase the public danger of fires and safety, it will not materially diminish or impair established property values within the surrounding area, and it will not impair the public health, safety, comfort, morals and welfare of the City of Eagle Pass, Texas.

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

4. The *Conditional Use Permit* application is consistent with the approval criteria set forth in Section 21 of the *City of Eagle Pass Code of Ordinances Appendix* for the reasons set forth above in Conclusion 1 through and including Conclusion 3 and should be granted by the Commission.

B. Community Development Department Recommendation

The Planning and Zoning Commission **GRANT** the request to establish a childcare business on property located at 1146 Lazar Drive, subject to the following conditions:

1. The establishment comply with all state and local laws and ordinances.

Note: This *Conditional Use Permit* is non-transferrable.

TRANSMITTED to the parties listed hereafter:

Ariana Saldana via e-mail
Eagle Pass Planning and Zoning Commission Members via e-mail
Eagle Pass Community Development Department Report dated April 4, 2024

Attachment 1

Application



PLANNING DEPARTMENT

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

CONDITIONAL USE PERMIT APPLICATION

Applicant Information	Name: <u>Ariana Saldana / Fernando Izaguirre</u> Mailing Address: <u>1146 Lazar Dr. Eagle Pass, TX 78852</u> Phone: <u>830 5130272</u> E-mail: <u>Arianasaldana@hotmail.com</u> Note: if you are not the owner of the property, you must attach a letter from the owner authorizing you to submit this application.
Property Owner Information	Name: <u>Fernando Izaguirre</u> Mailing Address: <u>1146 Lazar Dr. Eagle Pass, TX 78852</u> Phone: <u>830 9482994</u> E-mail: <u>fernny14@hotmail.com</u>
Property Information	Site Address: <u>1146 Lazar Dr.</u> MCAD Property ID # <u>58841</u> Legal Description: Lot(s) <u>7</u> Block <u>3</u> Subdivision <u>Rancho Escondido Subd #2 Unit 1</u> (Property must be legally subdivided or be lot of record) Front Yard Width (feet) <u>30</u> ^{55' W} Rear Yard Width (feet) <u>55.0'</u> ^W Side Yard Width (feet) <u>65</u> ^{115.0' W} Current Use <u>residence</u> Proposed Use <u>Daycare / Learning Center</u>
Description of Project: <u>An early intervention center for infants & toddlers.</u>	
Detailed Explanation of Proposed Conditional Use What development measures regarding location, construction, time period, maintenance, and operation will you use to protect adjacent properties from impacts from your project? <u>Starting business at home to build customers and relationship with community before moving to a office building.</u>	

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

Rooms in property will be used as classrooms, sensory rooms, learning areas, play.

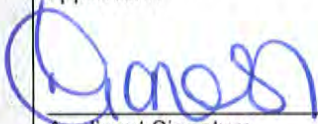
Describe how your project conforms to the purpose of the zoning district in which the project will be established.

Project located close to India Hwy.

Aplicant Authorization

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

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



Applicant Signature

3/22/24

Date

Office Use

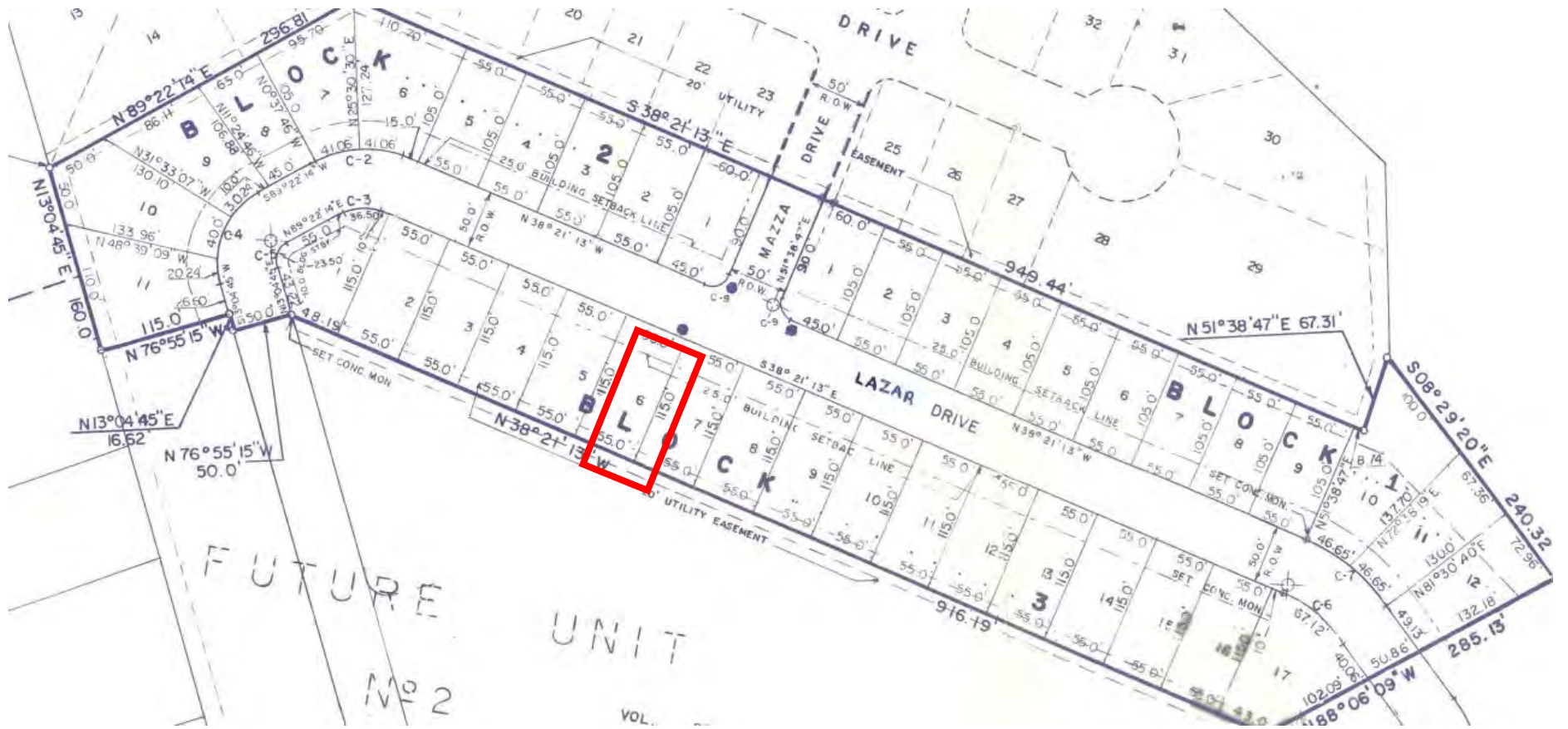
Date Application Accepted for Review: 3/22/24 By: MR

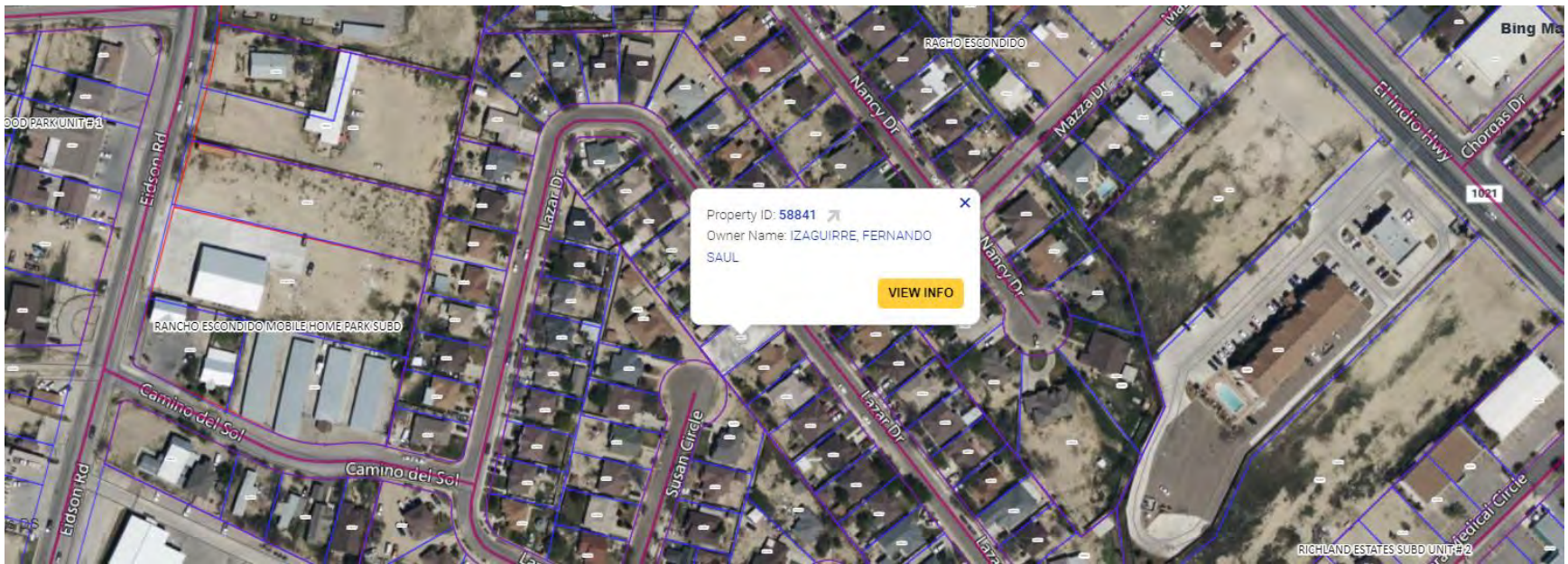
Contact Date for Supplemental Info: NA Supplemental Info Received: NA

Completeness Review Date: 3/22/24 By: MR

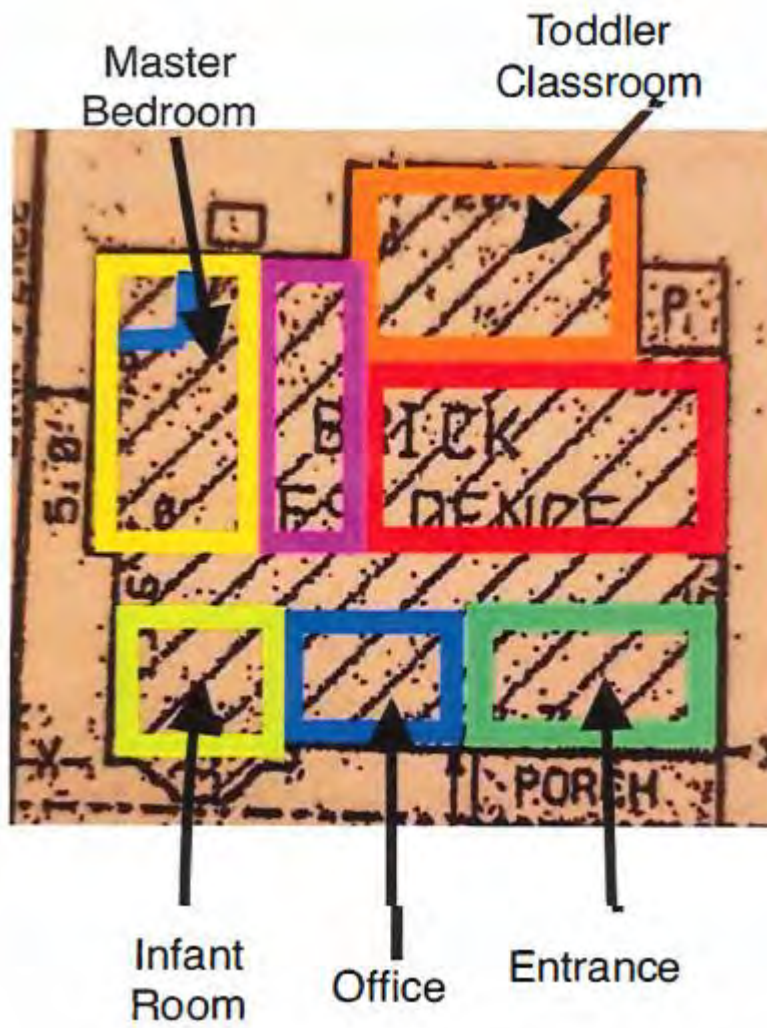
Application Returned to Applicant: NA (when applicable)

MR.6/2020





1146 Lazar Floor Plan



Attachment 2
Master Plan Map & Zoning District Map

Zoning Map



Master Plan Map



Item #3



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

Kathryn Kluge Conditional Use Permit Request – 2175 N. Veterans Blvd

I. BACKGROUND

General Information

Applicant: Kathryn Kluge

Property Owner: High Country Road, LLC

PID Number: 8711898

Legal Description: Abstract A1013, G C & S FR R CO., Survey #5

Parcel Size: 5.88 acres

Request: Approval of a Conditional Use Permit to allow the establishment of a self-storage facility business.

Current Zoning District: B-1 District (Neighborhood Business District) and currently under a change of zoning to B3 (General Business District)

Master Plan: Commercial

Current Use: Vacant, undeveloped, and unplatted

Vicinity Data

Parcel is located at the intersection of Lazar Drive and Mazza Drive and within an area featuring residential developments.

II. PUBLIC NOTICE

Public notification of the *Conditional Use Permit* (CUP) request before the Planning and Zoning

Commission was completed consistent with the provisions of *Chapter 211 of the State of Texas Local Government Code Title 7*. Twenty-six (26) notices were mailed to the abutting property owners within a 200 foot radius of the subject property.

Aerial View



Street View Photos



III. RECOMMENDATION FINDINGS OF FACTS

Eagle Pass Code of Ordinances Appendix A: Zoning Ordinance

Sec. 9.1(A)(37) – B-3 General Business District.

https://library.municode.com/tx/eagle_pass/codes/code_of_ordinances?nodeId=PTIICOOR_APXAZOOR_S9.1GEBUDI

Sec. 21. - Conditional use permits.

https://library.municode.com/tx/eagle_pass/codes/code_of_ordinances?nodeId=PTIICOOR_APXAZOOR_S21C OUSPE

A. Conclusions

1. The application contains sufficient information upon which the Planning and Zoning Commission may render a decision. Please refer to Attachment 1 for a copy of the request.

The request involves the establishment of a self-storage facility. This use in the B-3 district shall be permitted only with a conditional use permit, as required by section 21.ection 21(d) of *City of Eagle Pass Code of Ordinances Appendix A* states, in part, that the Planning and Zoning Commission may approve, conditionally approve or deny an application for a *Conditional Use Permit*, and in authorizing a conditional use, may impose such requirements and conditions with respect to location, construction, time period, maintenance and operation as deemed necessary for the protection of adjacent properties and the public interest when reasonably related to the use of the property.

It further states, in part, that before granting any *Conditional Use Permit*, the Community Development Department shall be satisfied that the proposed use conforms to the requirements and the intent of this chapter and the general plans(s) of the City of Eagle Pass.

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

This application is consistent with the *Plan's Land Use Development Goals*, as the establishment of a self-storage business will allow for continued development of the community while retaining the community's character and scale.

This application is also consistent with the *Plan's Land Use Objectives*, as the approval of the Conditional Use Permit provides a mechanism that will allow for the development of the local capacity to monitor, evaluate, and promote the sound development of the community.

Finally, the application is also consistent with the *Plans Short-Term Land Use Objectives*, as it provides a method for the city to continue enforcement of the provisions of the zoning ordinance.

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

2. The *Conditional Use Permit*, if granted, would be consistent with the purpose of the zoning code. *Section 2* of the *City of Eagle Pass Code of Ordinances Appendix A* states that the purpose of the zoning code is to promote the health, safety, morals, and general welfare of the

City by, (a) lessening the congestion of streets, (b) securing safety from fire, panic, or dangers, (c) providing adequate light and air, (d) preventing the overcrowding of land, (e) avoiding undue concentration of population, (f) facilitating the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements.

Section 2 emphasizes the importance of the character of a specific zoning district and its peculiar suitability for uses, conserving the value of buildings, and encouraging the most appropriate use of land throughout the city. The use of a self-storage facility will facilitate the retention of the character of the neighborhood.

The *Conditional Use Permit*, if granted by the Commission will not constitute any change in the City's zoning district map, it will not impair an adequate supply of light and air to adjacent property, it will not materially increase the congestion in public streets, it will not increase the public danger of fires and safety, it will not materially diminish or impair established property values within the surrounding area, and it will not impair the public health, safety, comfort, morals and welfare of the City of Eagle Pass, Texas.

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

3. The *Conditional Use Permit* application is consistent with the approval criteria set forth in Section 21 of the *City of Eagle Pass Code of Ordinances Appendix* for the reasons set forth above in Conclusion 1 through and including Conclusion 3 and should be granted by the Commission.

B. Community Development Department Recommendation

The Planning and Zoning Commission **GRANT** the request to establish a self-storage facility business on property located at 2175 N. Veterans Boulevard, subject to the following conditions:

1. The establishment comply with all state and local laws and ordinances.

Note: This *Conditional Use Permit* is non-transferrable.

TRANSMITTED to the parties listed hereafter:

Kathryn Kluge via e-mail
Eagle Pass Planning and Zoning Commission Members via e-mail
Eagle Pass Community Development Department Report dated April 15, 2024

Attachment 1

Application



PLANNING DEPARTMENT

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

CONDITIONAL USE PERMIT APPLICATION

Applicant Information	Name: <u>Kathryn Kluge</u>
	Mailing Address: <u>1858 E. Main Street, Eagle Pass, Texas 78852</u>
	Phone: <u>830-776-7644</u> E-mail: <u>kkluge@lklawtx.com</u>
	<u>Note: if you are not the owner of the property, you must attach a letter from the owner authorizing you to submit this application.</u>

Property Owner Information	Name: <u>High Country Road, LLC</u>
	Mailing Address: <u>1020 Jefferson Hwy #132, Baton Rouge, LA 70809</u>
	Phone: <u>N/A</u> E-mail: <u>patrick@azaleadevelopment.com</u>

Property Information	Site Address: <u>2175 N. Veterans Blvd.</u> MCAD Property ID # <u>8711898</u>
	Legal Description: Lot(s) _____ Block _____ Subdivision _____ (Property must be legally subdivided or be lot of record)
	Front Yard Width (feet) _____ Rear Yard Width (feet) _____ Side Yard Width (feet) _____
	Current Use <u>Vacant Land</u>
	Proposed Use <u>Self Storage Facilities</u>

Description of Project:
<u>Develop property as a self storage facility</u>

Detailed Explanation of Proposed Conditional Use
<u>What development measures regarding location, construction, time period, maintenance, and operation will you use to protect adjacent properties from impacts from your project?</u>
<u>conducting current topographic survey, bringing engineer and surveyor in to help configure appropriate location of structures to be built on the property; maintenance and operation requirements are projected to be minimal following construction; ingress and egress would be off of the main road--N. Veterans</u>

Describe how your project is reasonably related to the use of the property.
Current use of the property is as vacant land--when developed as a storage facility, it has potential to be beneficial as it would bring business and commerce into eagle pass and provide a place for nearby residents and patrons to have storage
Describe how your project conforms to the purpose of the zoning district in which the project will be established.
the property is located in the business district

Applicant Authorization	I authorize the City of Eagle Pass to conduct any site visits necessary to evaluate this conditional use permit application.
	I hereby state that I have prepared this application and that, to the best of my knowledge, the information contained herein is complete, accurate, and a true representation of the conditional use permit request. I further attest that I have the authority to submit this application and agree to comply with any and all conditions of the conditional use permit approval. I agree to provide any additional information requested by the City as they deem necessary for the processing of this application.
	 Applicant Signature 3/18/24 Date

Office Use	Date Application Accepted for Review: _____ By: _____
	Contact Date for Supplemental Info: _____ Supplemental Info Received: _____
	Completeness Review Date: _____ By: _____
	Application Returned to Applicant: _____ (when applicable)
MR.6/2020	

Aerial View

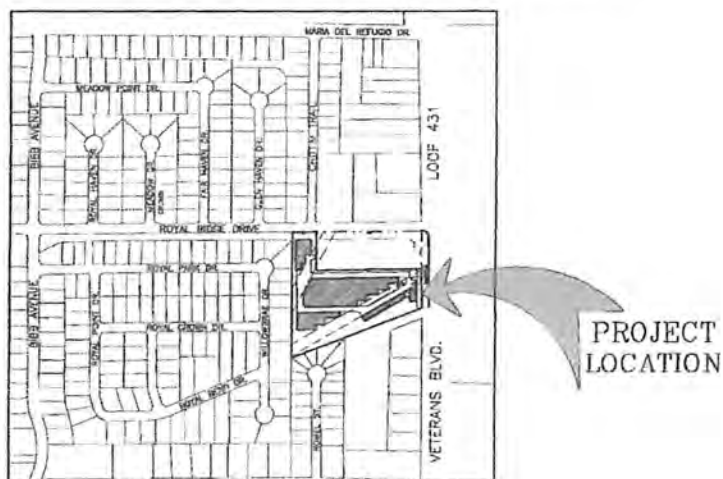


Site Photos



Please note, the following items are preliminary. You will note that the initial drawing of the proposed layout of the units on the property was conducted back in 2007. The second preliminary layout is more recent, matching the initial layout but breaking out/separating units into additional buildings. This is a layout that is currently being discussed, HOWEVER, the layouts have not yet been finalized or determined as we are currently working on a topographic survey of the property to better help us determine appropriate layout of storage units on the property.

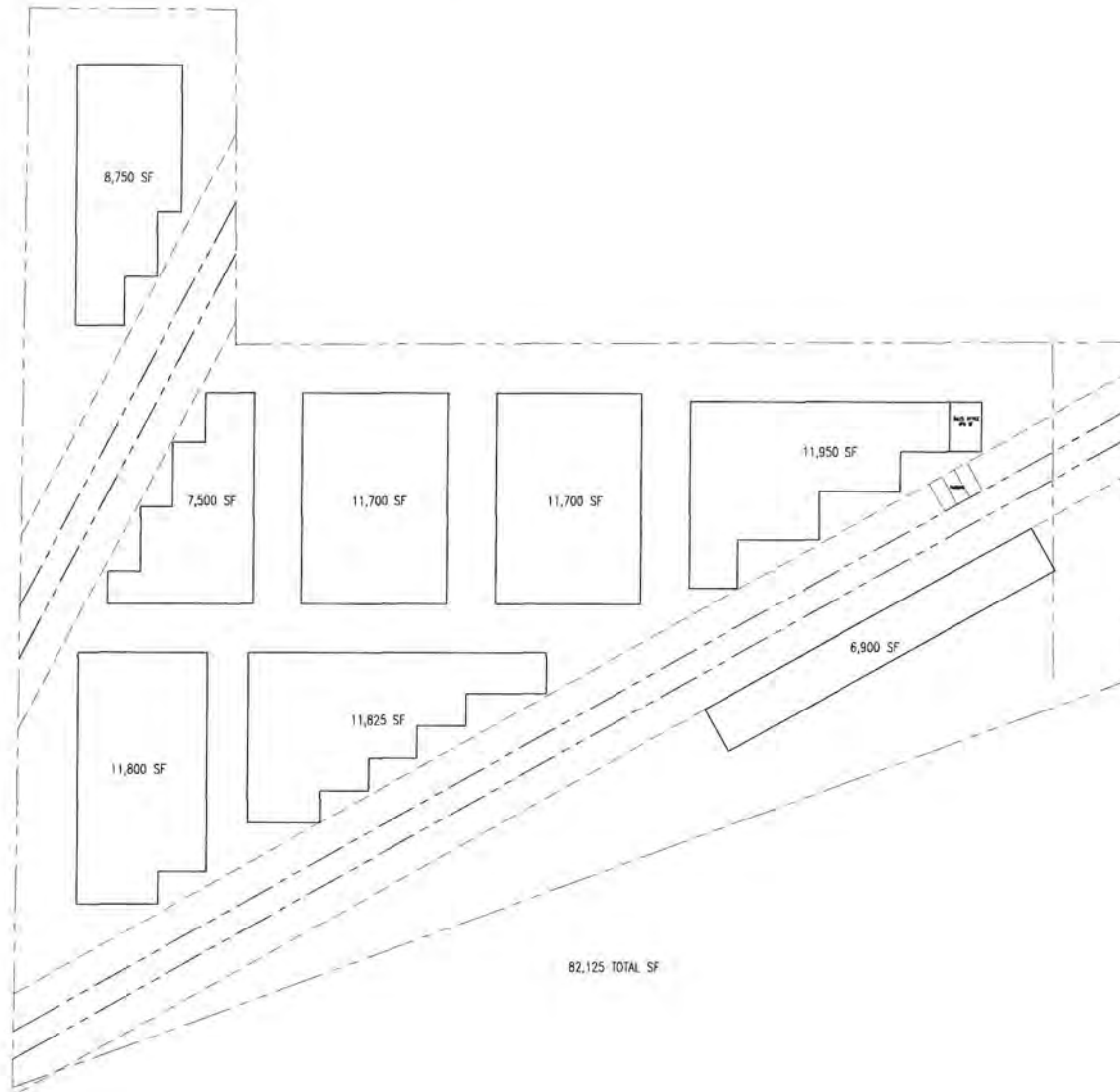
**CIVIL CONSTRUCTION PLANS FOR
THE STORAGE CENTER
AT LOOP 431 & ROYAL RIDGE DRIVE**



LOCATION MAP

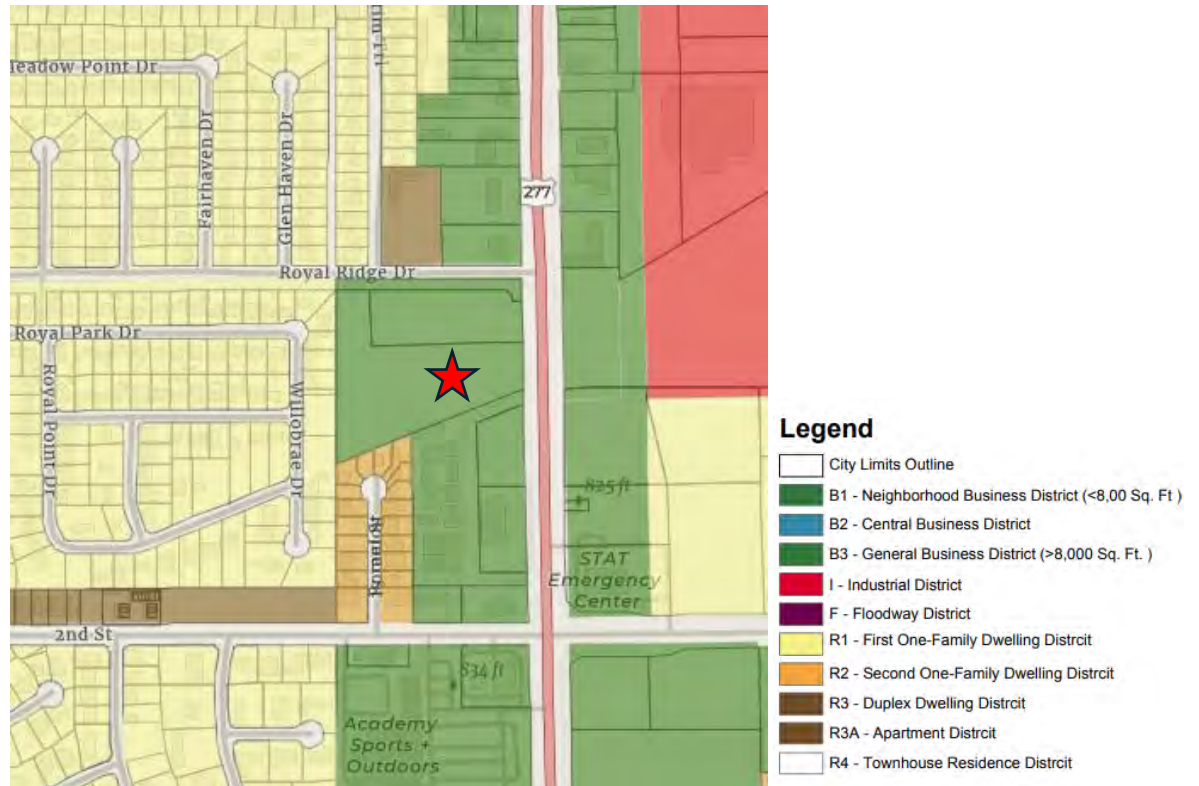
NOVEMBER 2007

NEWER PRELIMINARY LAYOUT



Attachment 2
Master Plan Map & Zoning District Map

Zoning Map



Master Plan Map



Item #4



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

2665 El Indio Highway Rezone Request

I. BACKGROUND

General Information

Applicant: Amanda Chavarria

Property Owner: Sonia A. Bazan

Location: 2665 El Indio Hwy

PID: 51885

Legal Description: Lot 31 in Block 21 of Carthage Place Unit #8

Request: Rezone parcel from B-1 Neighborhood Business District to B-3 General Business District.

Subject Property Information

Parcel Size: 10,000 square feet

Current Zoning District: B-1 District

Master Plan: Commercial

Current Use: Multi-family

Proposed Use: Add additional units to exiting development.

Vicinity Data

The site is in an area that is primarily comprised of commercial uses and multi-family uses along El Indio Hwy.

Infrastructure

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

Access to the site is provided by El Indio Hwy.

II. PUBLIC NOTICE

Public Notification of the Planning and Zoning Commission public hearing to consider the rezone request was completed consistent with the provisions of *Chapter 211 of the State of Texas Local Government Code Title 7*. 17 notices were mailed to the abutting property owners within the 200 feet radius from the subject property.

Aerial Map



Street View



III. RECOMMENDED FINDINGS OF FACT

A. Conclusions

1. Section 1(b)(4) of *Eagle Pass City Charter Article IX* authorizes the Planning and Zoning Commission to recommend or disapprove proposed changes to the *City of Eagle Pass Zoning Plan*. A request for a change in a zoning district designation for a property constitutes a change to the *Zoning Plan* and the *Zoning Plan Map*.
2. The applicant's request contains sufficient information for consideration by the Eagle Pass Planning and Zoning Commission. Information contained in this report and the Commission's associated public meeting will be used by the City Council in their consideration of the rezone request. Please refer to Attachment 1.
3. The *Master Plan* is the primary document used in the analysis as to the appropriateness of a rezone request. The *Master Plan Map* provides direction as to the areas of the City in which residential, commercial, and industrial development is to be situated.
4. The rezone, if granted, will result in construction activities that will include the enforcement of the appropriate land development regulations resulting in appropriate lot sizes, paved streets with curb gutters, sidewalks, and adequate utility services.
5. The rezone request is consistent with the 'Land Use Development Goals' of the *City of Eagle Pass Master Plan*. The request to change from the B-1 District to B-3 District will allow for a continuation of the development in the neighborhood while retaining the community's character and scale. The change will facilitate the ultimate development of urban uses in a compatible arrangement that will make the community attractive to both residents and visitors and desirable to quality investments, while improving the residential and commercial environment of the city.

The purpose of the rezone is to allow for subsequent construction of an addition to the existing multi-family development, subject to conformance with all applicable city codes. What is being proposed is yet to be reviewed and accepted by the Review Team. The team consists of our City Planners, Building Official, Fire Marshall, City Engineer, Public Works, Waste Management, and Eagle Pass Water Works.

6. The rezone request is consistent with the *Master Plan's* 'Street Objectives', 'Thoroughfare Goals', and 'Thoroughfare Objectives', as access to the rezone site will be provided by El Indio Highway.
7. The rezone request conforms to the purpose of the City's zoning code, as the subsequent development of the property will result in a use that is consistent with intent of the *B-3 District* and consistent with commercial uses in the vicinity of the site, with a view to conserving the value of buildings and encouraging the most appropriate use of land adjacent that will have access to a public street. Please refer to Attachment 2 for a copy of the City's *Zoning District Map*
8. The property is in an area that has commercial / multi-family use and should allow the property to be rezoned to a higher and better use. Please refer to Attachment 1 for a photograph of the rezone site.
9. The rezone request has been conditioned to ensure conformance with direction provided in the *Master Plan's* Storm Drainage Goals' and 'Storm Drainage Objectives'.

10. The rezone request is consistent with both the goals and objectives of the *Master Plan* and the purpose of the *City of Eagle Pass Code of Ordinances Appendix A* governing zoning as set forth in Conclusion 1 through 9 of this Report. The rezone request, therefore, should be approved.

B. Community Development Department Recommendation

That the Planning and Zoning Commission granting a zoning district change from B-1 Neighborhood Business District to B-3 General Business District, for property legally known as 2665 El Indio Highway, 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 23 governing subdivisions
 - 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 & stormwater
 - Appendix A governing off-street parking
 - Appendix A governing signs and fences

TRANSMITTED to the parties listed hereafter:

Amanda Chavarria via e-mail
Planning and Zoning Commission Members via e-mail
Community Development Department Report dated April 15, 2024

Attachment 1

Application



PLANNING DEPARTMENT

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

ZONING CHANGE APPLICATION

Case No: _____

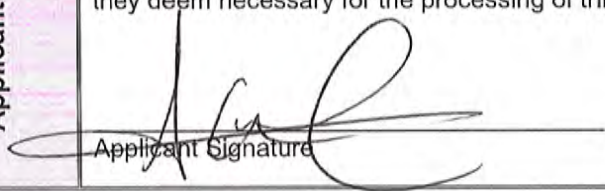
Applicant Information	Name: <u>AMANDA CHAVARRIA</u>
	Mailing Address: <u>338 N MONROE STREET EAGLE PASS TX 78852</u>
	Phone: <u>830 776 4779</u> E-mail: <u>ach@achcustomhomes.com.mx</u>
	Note: if you are not the owner of the property, you must attach a letter from the owner authorizing you to submit this application.

Property Owner Information	Name: <u>SONIA A BAZAN</u>
	Mailing Address: <u>240 N ADAMS STREET</u>
	Phone: _____ E-mail: <u>bazan-sonia@hotmail.com</u>

Property Information	Site Address: <u>2605 INDIO HWY</u> MCAD Property ID # <u>51885</u>
	Legal Description: Lot(s) <u>31</u> Block <u>21</u> Subdivision <u>Carthage Place Unit #8</u> (Property must be legally subdivided or be lot of record)
	Front Yard Width (feet) <u>50'</u> Rear Yard Width (feet) <u>50'</u> Side Yard Width (feet) <u>200'</u>

Proposed Project	Amend Zoning Regulations contained in section _____
	Amend the Official Zoning Map & Master Plan by changing _____ acres of land currently zoned <u>B1</u> to be zoned <u>B3</u>
	Conforms with the Zoning Map? ☐ Yes ☐ No
	Conforms with Master Plan Designation? ☐ Yes ☐ No
	☐ Vacant Land ☐ Vacant Building ☐ Single Family Dwelling ☐ Commercial
	☒ Multi-Family Dwellings ☐ Industrial ☐ Other _____

Detailed Explanation of Proposed Use	
Proposed Use of Property/Reason for Change:	
EXISTING FOURPLEX. WE ARE ADDING A DUPLEX; THEREFORE, THE EXISTING ZONING NO LONGER APPLIES	
Describe the character and/or nature of uses surrounding the property:	
Left of property are apts complexes, a restaurant & comm. bldg.	
Will the rezoned designation be compatible with the classification and use of adjoining lands? ☒ Yes ☐ No	
If No, how do you propose to reduce any adverse impact?	

Applicant Authorization	I authorize the City of Eagle Pass to conduct any site visits necessary to evaluate this zoning change application.
	I hereby state that I have prepared this application and that, to the best of my knowledge, the information contained herein is complete, accurate, and a true representation of the zoning change request. I further attest that I have the authority to submit this application and agree to comply with any and all conditions of the zoning change approval. I agree to provide any additional information requested by the City as they deem necessary for the processing of this application.
	 Applicant Signature 02/08/2024 Date

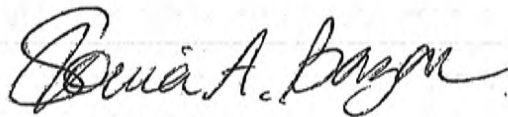
Office Use	Date Application Accepted for Review: _____ By: _____
	Contact Date for Supplemental Info: _____ Supplemental Info Received: _____
	Completeness Review Date: _____ By: _____
	Application Returned to Applicant: _____ (when applicable)
MR:7/2020	

March 19, 2024

I, Sonia A. Bazan authorize ACH CUSTOM HOMES, LLC owner-Amanda Chavarria to move forward and submit all necessary documentation to expand my apartment complex located at 2665 El Indio Hwy in Eagle Pass, TX.

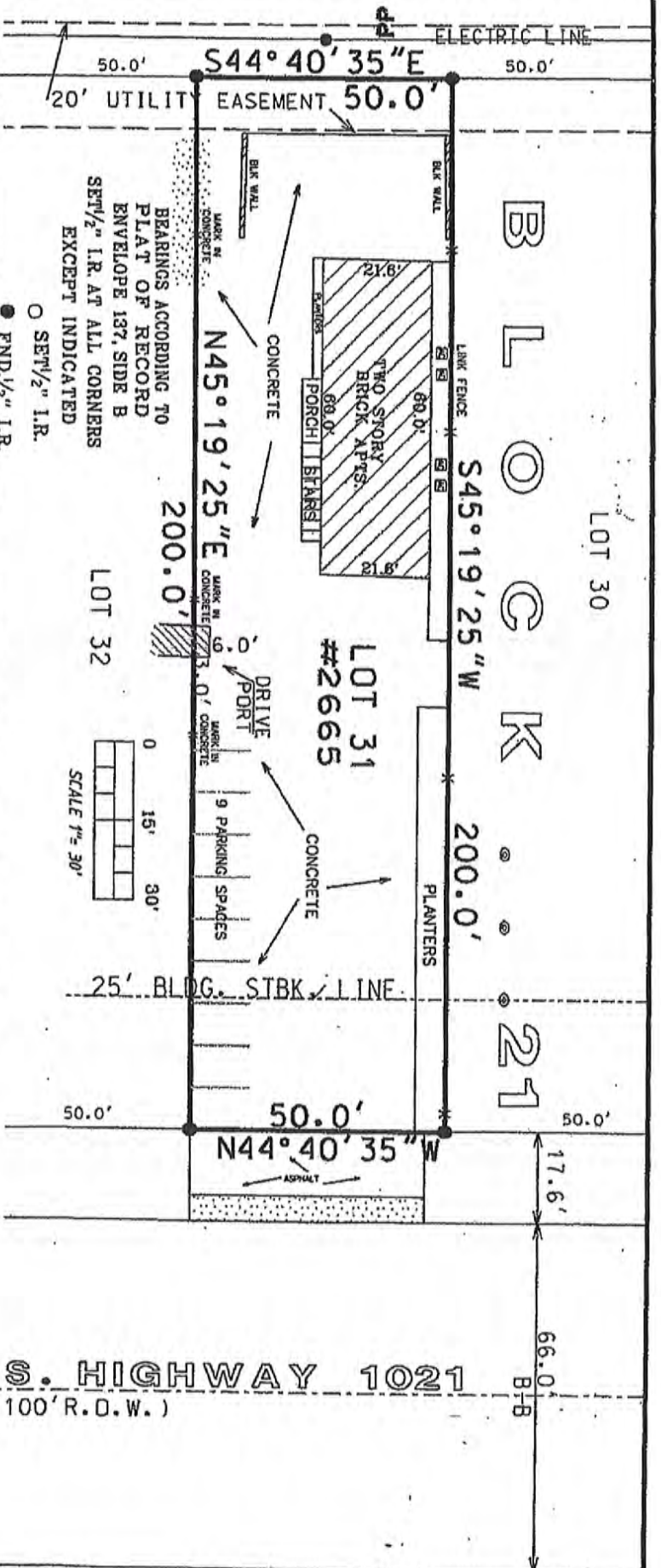
Should you have any questions, please contact me at any time

Respectfully,

A handwritten signature in black ink, appearing to read "Sonia A. Bazan". The signature is fluid and cursive, with the first name "Sonia" being more prominent and stylized.

Sonia A. Bazan

bazansonia@hotmail.com



PROPERTY SURVEY SHOWING IMPROVEMENTS, ON LOT 31, BLOCK 21, CARTILAGE PLACE SUBDIVISION UNIT NO. 8, EAGLE PASS, MAVERICK COUNTY, TEXAS.

MARCH 2014

SCALE 1"=30.0'

I, Francisco Gaytan, Registered Professional Land Surveyor, hereby certify that the foregoing plat was prepared from a survey conducted on the ground under my supervision on March 27, 2014; that it correctly shows the boundaries, line and location of said property as shown in **Envelope 137, Side B** of the Map Records of Maverick County, Texas; and that there are no encroachments, protrusions or conflicts between the improvements and the boundaries of record except as shown above, and said property has access to and from a dedicated roadway, except as shown hereon. And that this professional service conforms to the current Texas Surveyors Association Standards and Specification for a Category 1A, Condition II, Survey.

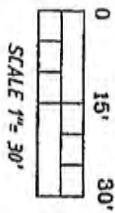
This property is not in the 100 year flood plain as published by the Federal Flood Insurance Program.

● PND 1/2" I.R.

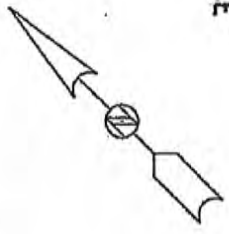
○ SET 1/2" I.R.

BEARINGS ACCORDING TO
PLAT OF RECORD
ENVELOPE 137, SIDE B
SET 1/2" I.R. AT ALL CORNERS
EXCEPT INDICATED

LOT 32



SCALE 1"=30'



Francisco Gaytan
Registered Professional Land Surveyor
Texas No. 5474

6/27/2014



2608 ENCINO PARK DRIVE
EAGLE PASS, TEXAS. 78852

RICHARD N. LANE & ASSOC.
CONSULTING LAND SURVEY SERVICES

PHONE 830-773-8308
FAX 830-773-8590

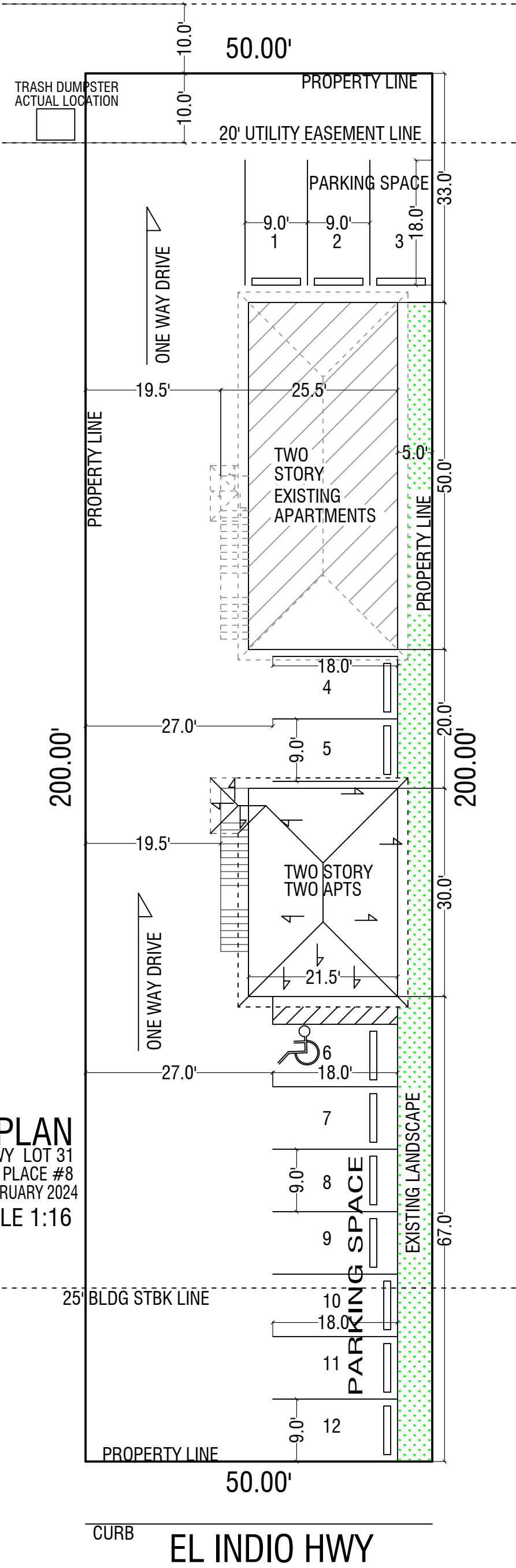
Richard N. Lane

14-189

Site Photos



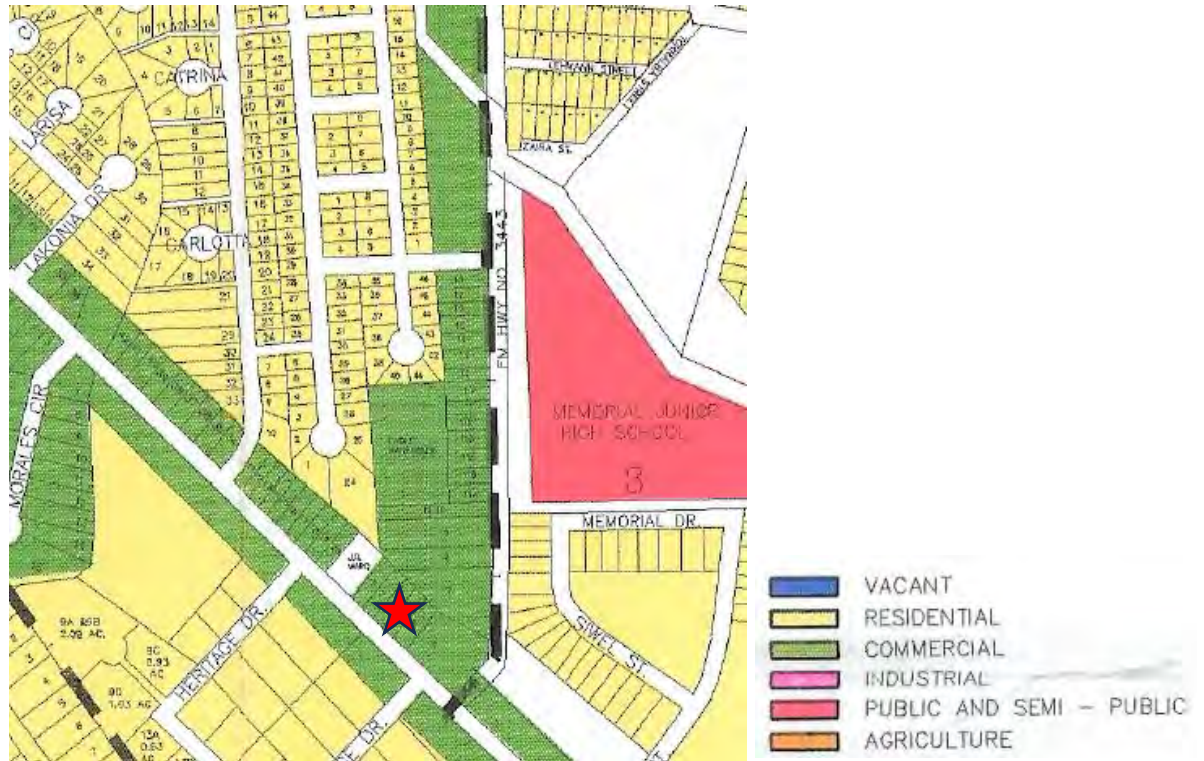
PLOT PLAN
2665 EL INDIO HWY LOT 31
BLK 21 CARTHAGE PLACE #8
EAGLE PASS TX FEBRUARY 2024
SCALE 1:16



	 jg_homesdesign@hotmail.com 830-968-1509 Juan Garcia fb.com/jghomesdesign	PLAN OF ADDITION
		SONIA BAZAN
		2665 EL INDIO HWY LOT 31 BLK 21 CARTHAGE PLACE #8 EAGLE PASS TX. FEBRUARY 2024

Attachment 2
Master Plan Map & Zoning District Map

Master Plan



Zoning Map



Item #5



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

983 Ave A Rezone Request

I. BACKGROUND

General Information

Applicant & Property Owner: Javier Galvan

Location: 983 Ave A

PID: 13972

Legal Description: Lot 2 in Block 9 North Heights Unit #3

Request: Rezone parcel from R-1 First One-Family Dwelling District to R-3 Duplex District, to allow for a duplex, to house two families.

Subject Property Information

Parcel Size: 7,000 square feet

Current Zoning District: R-1 First One-Family Dwelling District

Master Plan: Residential

Current Use: a single-family dwelling and a detached studio located to the rear of the property. If granted, the studio will be converted to a 1-bedroom, 1-bath living space.

Vicinity Data

The site is in an area that is primarily comprised of single-family developments.

Infrastructure

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

Access to the site is provided by Ave A.

II. PUBLIC NOTICE

Public Notification of the Planning and Zoning Commission public hearing to consider the rezone request was completed consistent with the provisions of *Chapter 211 of the State of Texas Local Government Code Title 7*. 18 notices were mailed to the abutting property owners within the 200 foot radius from the subject property.

Aerial Map



Street View



III. RECOMMENDED FINDINGS OF FACT

A. Conclusions

1. Section 9.1(b)(4) of *Eagle Pass City Charter Article IX* authorizes the Planning and Zoning Commission to recommend or disapprove proposed changes to the *City of Eagle Pass Zoning Plan*. A request for a change in a zoning district designation for a property constitutes a change to the *Zoning Plan* and the *Zoning Plan Map*.
2. The applicant's request contains sufficient information for consideration by the Eagle Pass Planning and Zoning Commission. Information contained in this report and the Commission's associated public meeting will be used by the City Council in their consideration of the rezone request. Please refer to Attachment 1.
3. The *Master Plan* is the primary document used in the analysis as to the appropriateness of a rezone request. The *Master Plan Map* provides direction as to the areas of the City in which residential, commercial, and industrial development is to be situated.
4. The rezone, if granted, will result in construction activities that will include the enforcement of the appropriate land development regulations resulting in appropriate lot sizes, setback requirements, paved streets with curb gutters, sidewalks, and adequate utility services.

The purpose of the rezone is to allow for subsequent conversion of an existing detached studio type construction to a living space, subject to conformance with all applicable city codes.

5. The rezone request is not consistent with the 'Land Use Development Goals' of the *City of Eagle Pass Master Plan*. The request to change from the R-1 District to R-3 District will cause disruption in the neighborhood, not retaining the community's character and scale.
6. The rezone request is not consistent with the *Master Plan's* 'Street Objectives', 'Thoroughfare Goals', and 'Thoroughfare Objectives', as the rezone site will only generate additional traffic to the neighborhood, thus causing a safety concern.
7. The rezone request does not conform to the purpose of the City's zoning code, as the subsequent development of the property will result in a use that is not consistent with intent of the *R-1 District* uses in the vicinity of the site, with a view to conserving the value of buildings and encouraging the most appropriate use of land adjacent that will have access to a public street. Please refer to Attachment 2 for a copy of the City's *Zoning District Map*.
8. The property is in an area that is primarily comprised by single-family developments and should be kept as such. Please refer to Attachment 1 for a photograph of the rezone site.
9. The rezone request is not consistent with both the goals and objectives of the *Master Plan* and the purpose of the *City of Eagle Pass Code of Ordinances Appendix A* governing zoning as set forth in Conclusion 1 through 8 of this Report. The rezone request, therefore, should not be approved.

B. Community Development Department Recommendation

The Planning and Zoning Commission **DENY** a zoning district change from R-1 First One-Family Dwelling District to R-3 Duplex District, for property legally described as Lot 2 in Block 9 North Heights Unit #3, also known as 983 Ave A, as it is not in conformance with both the goals and objectives of the *Master Plan* and the purpose of the *City of Eagle Pass Code of Ordinances Appendix A*.

TRANSMITTED to the parties listed hereafter:

Javier Galvan via e-mail

Planning and Zoning Commission Members via e-mail

Community Development Department Report dated April 18, 2024

Attachment 1

Application



PLANNING DEPARTMENT

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

ZONING CHANGE APPLICATION

Case No: _____

Applicant Information	Name: <u>Javier Galvan</u>
	Mailing Address: <u>9684 N US Hwy 277 Eagle Pass Tx 78852</u>
	Phone: <u>830 776 8891</u> E-mail: <u>javier-gal12@hotmail.com</u>
	<u>Note</u> : if you are not the owner of the property, you must attach a letter from the owner authorizing you to submit this application.

Property Owner Information	Name: <u>Javier Galvan</u>
	Mailing Address: <u>9684 N US Hwy 277 Eagle Pass Tx 78852</u>
	Phone: <u>830 776 8891</u> E-mail: <u>javier-gal12@hotmail.com</u>

Property Information	Site Address: <u>983 Ave A.</u> MCAD Property ID # <u>13972</u>
	Legal Description: Lot(s) <u>2</u> Block <u>9</u> Subdivision <u>North Heights #3</u> (Property must be legally subdivided or be lot of record)
	Front Yard Width (feet) _____ Rear Yard Width (feet) <u>140 x 50</u> Side Yard Width (feet) <u>7000 sq ft</u>

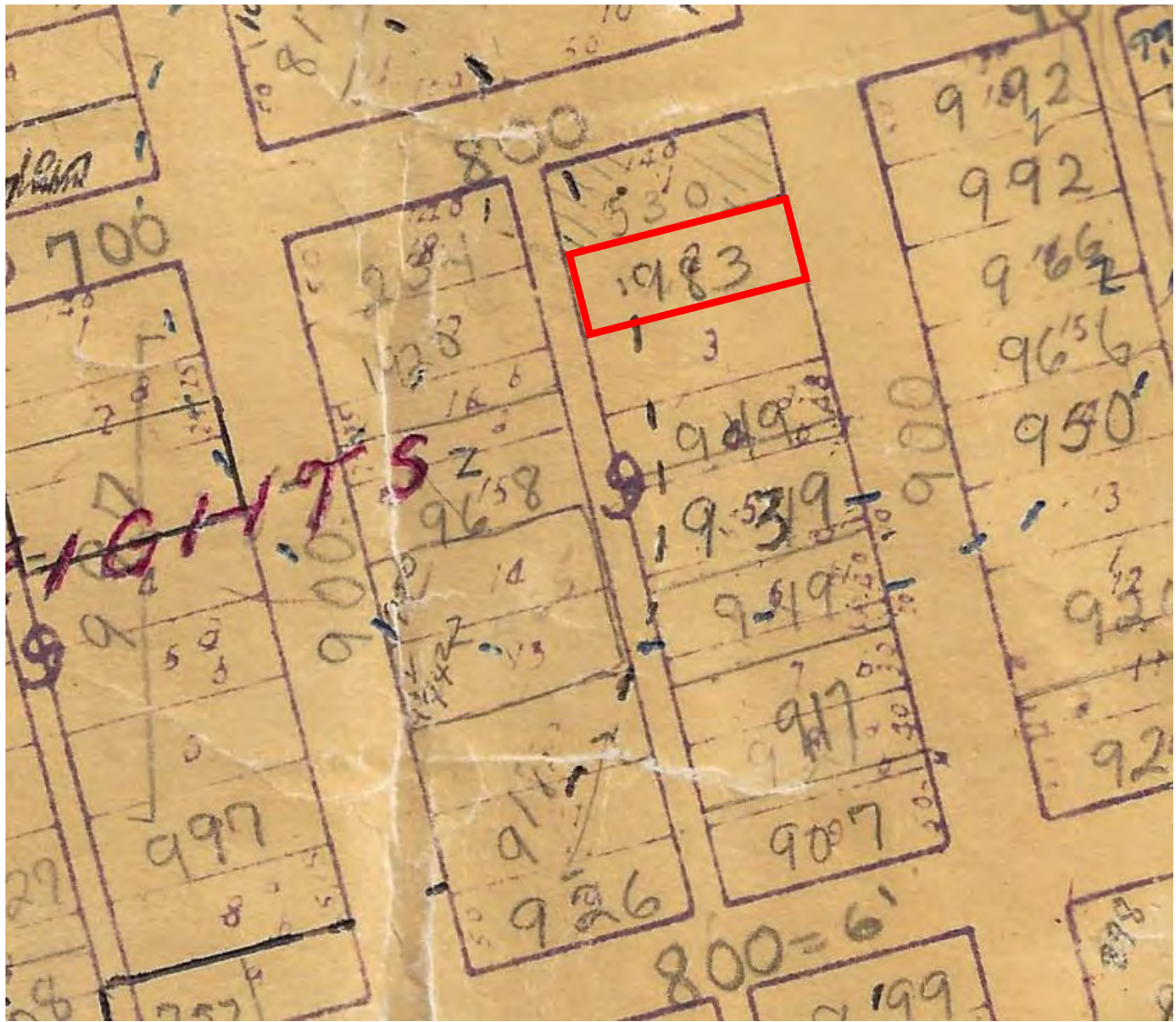
Proposed Project	Amend Zoning Regulations contained in section <u>7.1</u>
	Amend the Official Zoning Map & Master Plan by changing <u>0.1607</u> acres of land currently zoned <u>R1 First one-family</u> to be zoned <u>R-3 duplex district</u>
	Conforms with the Zoning Map? ☒ Yes ☐ No
	Conforms with Master Plan Designation? ☒ Yes ☐ No
	☒ <u>current</u> Vacant Land ☐ Vacant Building ☐ Single Family Dwelling ☐ Commercial
	☐ Multi-Family Dwellings ☐ Industrial ☐ Other _____
	<u>proposed: multi-family</u>

Detailed Explanation of Proposed Use	
Proposed Use of Property/Reason for Change:	
To make it into a multiFamily property / add a water meter	
Describe the character and/or nature of uses surrounding the property:	
Neighbor adjacent to the property is already a R3 zone	
and Multi Family	
Will the rezoned designation be compatible with the classification and use of adjoining lands? ☒ Yes ☐ No	
If No, how do you propose to reduce any adverse impact?	

Applicant Authorization	I authorize the City of Eagle Pass to conduct any site visits necessary to evaluate this zoning change application.
	I hereby state that I have prepared this application and that, to the best of my knowledge, the information contained herein is complete, accurate, and a true representation of the zoning change request. I further attest that I have the authority to submit this application and agree to comply with any and all conditions of the zoning change approval. I agree to provide any additional information requested by the City as they deem necessary for the processing of this application.  3/28/24 Applicant Signature Date

Office Use	Date Application Accepted for Review: <u>3/28/24</u> By: <u>UA</u>
	Contact Date for Supplemental Info: <u>UA</u> Supplemental Info Received: <u>UA</u>
	Completeness Review Date: <u>3/28/24</u> By: <u>UA</u>
	Application Returned to Applicant: <u>UA</u> (when applicable)
MR:7/2020	

Legacy Map



Aerial View



Site Photos

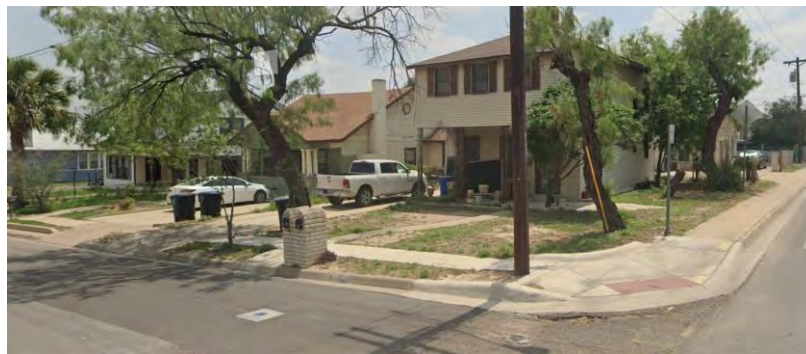




Subject Property



apartments and duplexes in the vicinity of subject property



Attachment 2
Master Plan Map & Zoning District Map

Master Plan



Zoning Map



Item #6



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

2425 Del Rio Highway Rezone Request

I. BACKGROUND

General Information

Applicant: Zarembo Group, LLC

Property Owner: Andres F. & Ninfa Flores

PID: 56182

Legal Description: Lot 8A in Block 1 of Rio Vista Subdivision (Replat)

Request: Rezone parcel from B-1 Neighborhood Business District to B-3 General Business District, to allow for the development of an auto parts store.

Subject Property Information

Parcel Size: 1.145 acres / 49,866-sq ft

Current Zoning District: B-1 District

Master Plan: No depiction

Current Use: Car wash

Vicinity Data

The site is in an area that is primarily comprised of commercial, multi-family, and residential developments.

Infrastructure

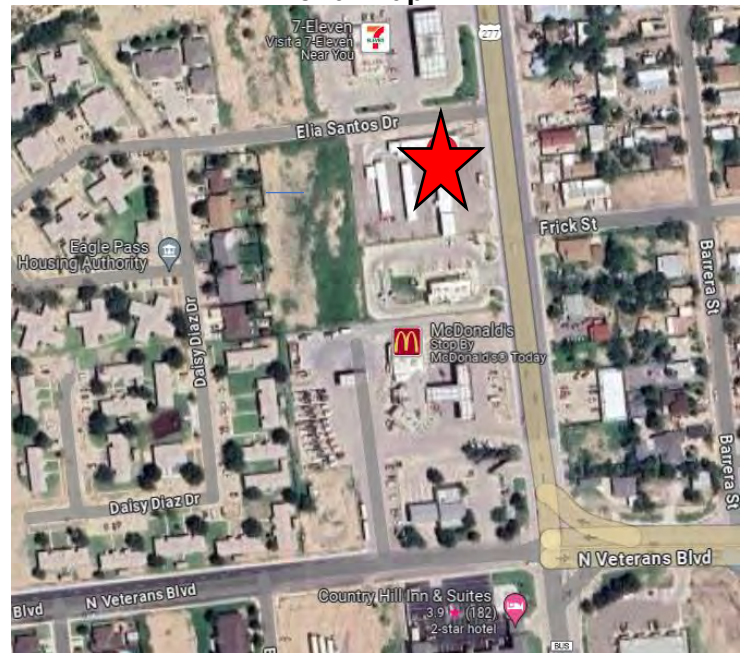
Property is currently served by public utilities/franchises, including water, sanitary sewer, storm sewer, telephone, electric service, gas, garbage, and cable.

Access to the site is provided by Del Rio Highway and Elia Santos Drive.

II. PUBLIC NOTICE

Public Notification of the Planning and Zoning Commission public hearing to consider the rezone request was completed consistent with the provisions of *Chapter 211 of the State of Texas Local Government Code Title 7*. 26 notices were mailed to the abutting property owners within the 200 foot radius from the subject property.

Aerial Map



Street View



III. RECOMMENDED FINDINGS OF FACT

A. Conclusions

1. *Section 1(b)(4) of Eagle Pass City Charter Article IX* authorizes the Planning and Zoning Commission to recommend or disapprove proposed changes to the *City of Eagle Pass Zoning Plan*. A request for a change in a zoning district designation for a property constitutes a change to the *Zoning Plan* and the *Zoning Plan Map*.
2. The applicant's request contains sufficient information for consideration by the Eagle Pass Planning and Zoning Commission. Information contained in this report and the Commission's associated public meeting will be used by the City Council in their consideration of the rezone request. Please refer to Attachment 1.
3. The *Master Plan* is the primary document used in the analysis as to the appropriateness of a rezone request. The *Master Plan Map* provides direction as to the areas of the City in which residential, commercial, and industrial development is to be situated.
4. The rezone, if granted, will result in construction activities that will include the enforcement of the appropriate land development regulations resulting in appropriate lot sizes, paved streets with curb gutters, sidewalks, and adequate utility services.
5. The rezone request is consistent with the 'Land Use Development Goals' of the *City of Eagle Pass Master Plan*. The request to change from the B-1 District to B-3 District will allow for a continuation of the development in the neighborhood while retaining the community's character and scale. The change will facilitate the ultimate development of urban uses in a compatible arrangement that will make the community attractive to both residents and visitors and desirable to quality investments, while improving the residential and commercial environment of the city.

The purpose of the rezone is to allow for subsequent construction of an auto parts store, subject to conformance with all applicable city codes. What is being proposed is yet to be reviewed and accepted by the Review Team. The team consists of our City Planners, Building Official, Fire Marshall, City Engineer, Public Works, Waste Management, Eagle Pass Water Works, and TxDOT.

6. The rezone request is consistent with the *Master Plan's* 'Street Objectives', 'Thoroughfare Goals', and 'Thoroughfare Objectives', as access to the rezone site will be provided by Del Rio Highway.
7. The rezone request conforms to the purpose of the City's zoning code, as the subsequent development of the property will result in a use that is consistent with intent of the *B-3 District* and consistent with commercial uses in the vicinity of the site, with a view to conserving the value of buildings and encouraging the most appropriate use of land adjacent that will have access to a public street. Please refer to Attachment 2 for a copy of the City's *Zoning District Map*.
8. The property is in an area that is has commercial use and should allow the property to be rezoned to a higher and better use. Please refer to Attachment 1 for a photograph of the rezone site.
9. The rezone request has been conditioned to ensure conformance with direction provided in the *Master Plan's* Storm Drainage Goals' and 'Storm Drainage Objectives'.

10. The rezone request is consistent with both the goals and objectives of the *Master Plan* and the purpose of the *City of Eagle Pass Code of Ordinances Appendix A* governing zoning as set forth in Conclusion 1 through 9 of this Report. The rezone request, therefore, should be approved.

B. Community Development Department Recommendation

The Planning and Zoning Commission **GRANT** a zoning district change from B-1 Neighborhood Business District to B-3 General Business District, for Lot 8A in Block 1 of Rio Vista Subdivision (Replat), also known as 2425 Del Rio Highway, subject to the subsequent development of the property shall comply with the City of Eagle Pass *Code of Ordinances*.

TRANSMITTED to the parties listed hereafter:

Vance Houy, PE, Senior Project Engineer via e-mail
Planning and Zoning Commission Members via e-mail
Community Development Department Report dated April 16, 2024

Attachment 1
Application



PLANNING DEPARTMENT

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

ZONING CHANGE APPLICATION

Case No: _____

Applicant Information

Name: Zaremba Group, LLC.

Mailing Address: 14600 Detroit Ave., Suite 1500, Lakewood, OH 44107

Phone: 216-221-6144 E-mail: Dcox@zarembagroup.com

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

Property Owner Information

Name: Andres F Flores & Ninfa Flores

Mailing Address: 2239 San Juan Dr., Eagle Pass, TX 78852

Phone: _____ E-mail: victoriasalinas230@yahoo.com

Property Information

Site Address: 2425 Del Rio Blvd., Eagle Pass, TX 78852 MCAD Property ID # 56182

Legal Description: Lot(s) 8-A Block 1 Subdivision Rio Vista
(Property must be legally subdivided or be lot of record)

Front Yard Width (feet) 200 Rear Yard Width (feet) 200 Side Yard Width (feet) 250

Proposed Project

Amend Zoning Regulations contained in section 9.1 of Appendix A of Eagle Pass COE

Amend the Official Zoning Map & Master Plan by changing 1.145 acres of land currently zoned B1 to be zoned B3

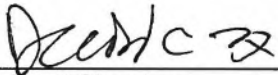
Conforms with the Zoning Map? ☒ Yes ☐ No

Conforms with Master Plan Designation? ☒ Yes ☐ No

☐ Vacant Land ☐ Vacant Building ☐ Single Family Dwelling ☒ Commercial

☐ Multi-Family Dwellings ☐ Industrial ☐ Other _____

Detailed Explanation of Proposed Use	
Proposed Use of Property/Reason for Change: Changing zoning from B1 to B3 due to building SF exceeding 5,000 SF.	
Property to be used for an AutoZone store.	
Describe the character and/or nature of uses surrounding the property: To the North - Gas Station;	
To the South - Fast Food; To the East - Residential Single Family, Commercial Rural, Commercial City;	
To the West - Vacant	
Will the rezoned designation be compatible with the classification and use of adjoining lands? ☒ Yes ☐ No	
If No, how do you propose to reduce any adverse impact?	

Applicant Authorization	I authorize the City of Eagle Pass to conduct any site visits necessary to evaluate this zoning change application. I hereby state that I have prepared this application and that, to the best of my knowledge, the information contained herein is complete, accurate, and a true representation of the zoning change request. I further attest that I have the authority to submit this application and agree to comply with any and all conditions of the zoning change approval. I agree to provide any additional information requested by the City as they deem necessary for the processing of this application.
	 Applicant Signature <u>Zafomba Group, LLC</u> <u>3/29/24</u> Date

Office Use	Date Application Accepted for Review: _____ By: _____
	Contact Date for Supplemental Info: _____ Supplemental Info Received: _____
	Completeness Review Date: _____ By: _____
	Application Returned to Applicant: _____ (when applicable)
MR:7/2020	

{Letterhead, if possible}

March 22, 2024

City of Eagle Pass
100 South Monroe
Eagle Pass, Texas 78852

RE: Proposed AutoZone
2425 Del Rio Blvd Eagle Pass, TX 78852
Parcel ID: 56182
LOT 8-A RE-PLAT LOT 8, BLK. 1, RIO VISTA SUBDIVISION

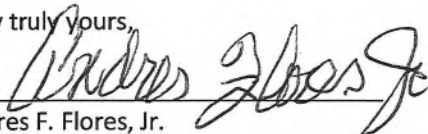
To Whom It May Concern:

The undersigned, Andres F. Flores, Jr. and Ninfa Flores, owner of the subject parcel listed above, hereby authorize Zaremba Group, LLC and Westward Environmental Inc. to submit all applications to the City of Eagle Pass necessary for the redevelopment of the parcel.

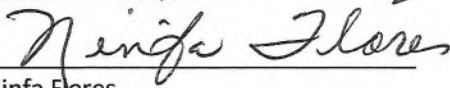
Please feel free to contact the undersigned at 830-513-0905 if you have any questions regarding this authorization.

Thank you,

Very truly yours,



Andres F. Flores, Jr.

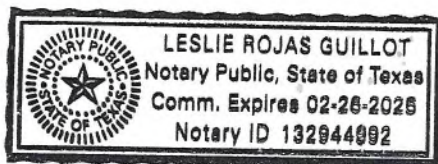


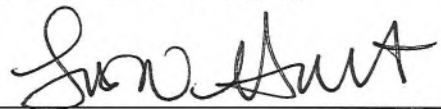
Ninfa Flores

ACKNOWLEDGMENT CERTIFICATE

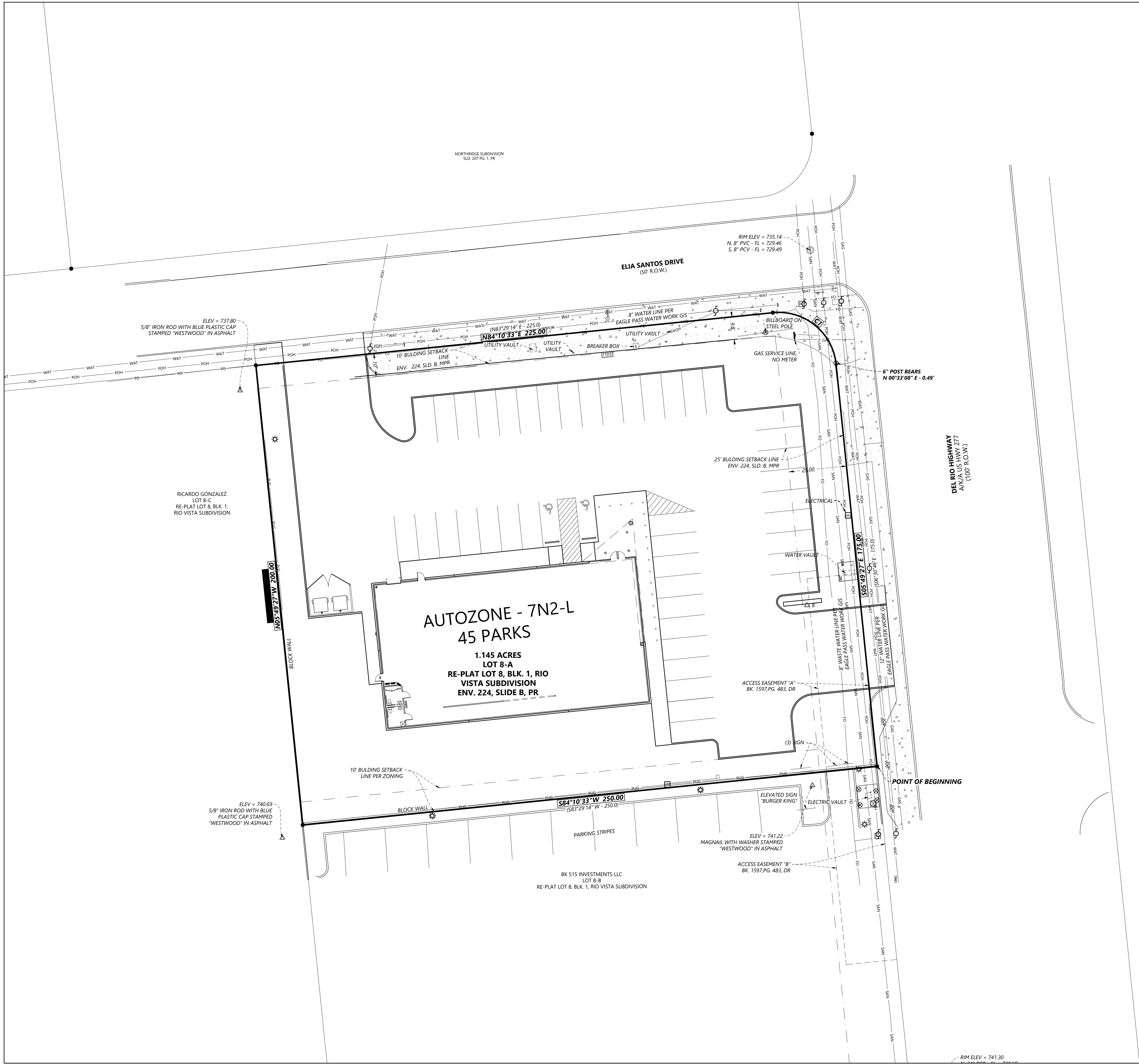
State of Texas, County of MAURICK
The foregoing instrument was acknowledged before me on this 24 MARCH 2024 (date) by
Leslie Guillot (name of persons acknowledging).

(Notary Seal)





Signature of Notary Public – State of Texas
My commission expires: 2/26/25 (date)



© COPYRIGHT 2003

ARCHITECT:

123 SOUTH FRONT STREET
MEMPHIS, TENNESSEE 38103
TEL.: (901) 495-8757 FAX: (901) 495-8901

AutoZone STORE DEVELOPMENT

Store No.:

PREPARED FOR:



SCALE: 1" =

REVISIONS

1.

2.

3.

4.

5.

6.

7.

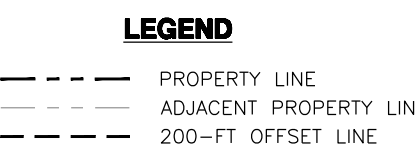
ARCHITECT:

DRAFTSMAN:

CHECKED BY:

PERMIT DATE

PROTOTYPE SIZE



ZONING MAP
AUTOZONE STORE #TX5418
ZAREMBA GROUP, LLC.
2425 DEL RIO BLVD., EAGLE PASS, TX 78852





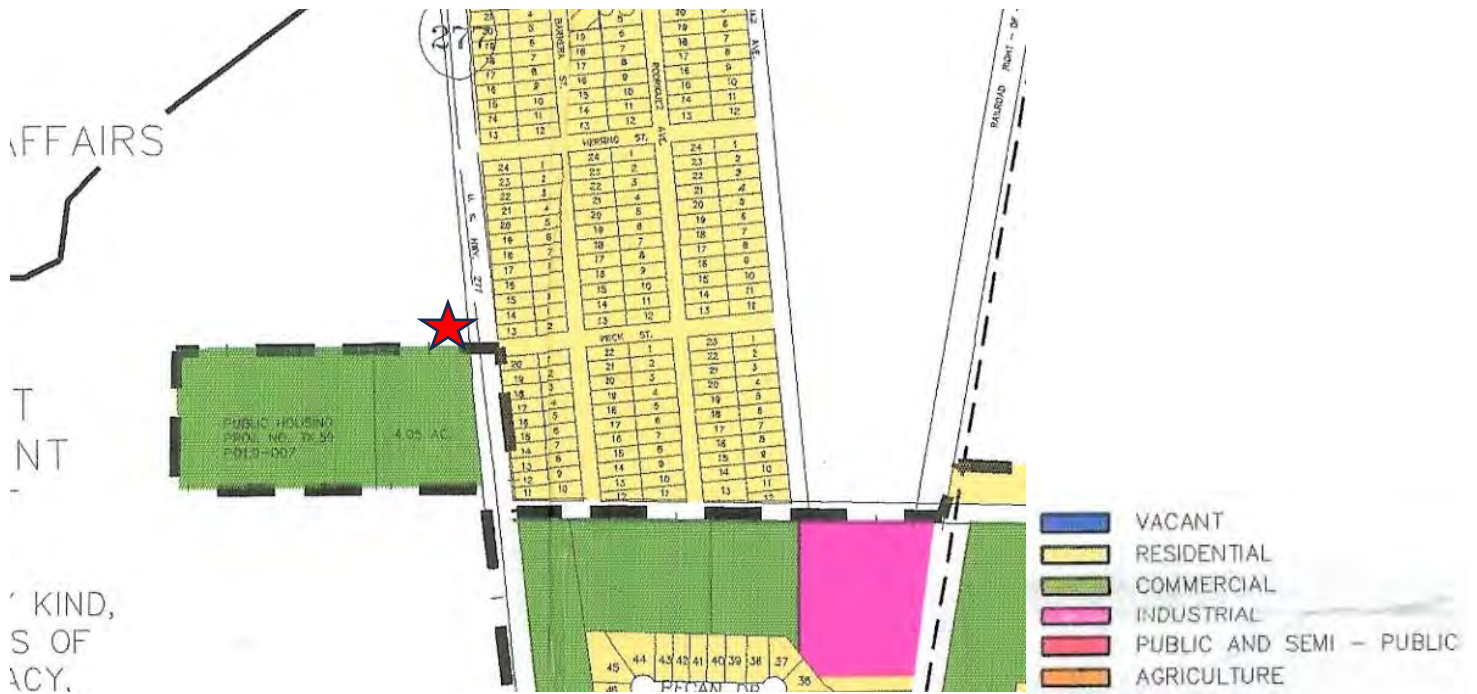






Attachment 2
Master Plan Map & Zoning District Map

Master Plan



Zoning Map



Item #7



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

Preliminary Re-plat of Lot 102 in Chula Vista Subdivision Unit 2

I. BACKGROUND

A. General Information

Applicant: Cavel Engineering I Eagle Pass, Tx 78852

Developer: Susana M. Carrazco and Martha L. Hernandez I Eagle Pass, TX 78852

Location: 672 Alamo Rd. and 121 Chula Vista Road (corner of Chula Vista Road and Alamo Road)

Property ID Number: 9059071 (rear portion) and 6292 (front portion)

Legal Description: Lot 102 in Chula Vista Subdivision Unit 2

Request: Preliminary replat approval to subdivide a 0.6496-acre tract into two residential lots, including a waiver from Section 23-64 regulating sidewalks, curb, and gutter.

B. Subject Property Information

Parcel Size: 0.2290-acres (9,975.24) and 0.4206-acres (18,319.93 sq ft)

Topography: Generally flat

This property currently discharges all runoff naturally to the southeast corner of the property.

Vegetation: Minimal vegetation

Existing Use: Vacant and undeveloped

Zoning: Meets or exceeds the *R-2 Second One-Family Dwelling District* Standards

Master Plan: Not in City

C. Vicinity Data

The site is located within an area that features residential developments consistent with 5,500-square foot minimum lot size found in the subdivision.

D. Infrastructure

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

Access to the site is provided by Chula Vista Road and Alamo Road.

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*. 50 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 final approval of the subdivision. Please refer to Attachment 1.
2. Preliminary re-plat approval is contingent upon the Commission's approval of a subdivision sidewalk waiver, including curb and gutter request.
3. *City of Eagle Pass Code of Ordinances Section 23-64* authorizes the Planning and Zoning Commission to waive the requirement for the construction of sidewalk, including curb and gutter in circumstances where the sidewalk would be unnecessary or unsafe due to the physical characteristics of the terrain in the subdivision. Please refer to Attachment 2 for a copy of the Subdivision Sidewalk Waiver Application and photographs of the property frontage adjacent to Chula Vista Road and Alamo Road.
4. The subdivision site is not located within the boundary depicted on the *City of Eagle Pass Master Plan Map*. The *City of Eagle Pass Master Plan* does, however, provide direction regarding the re-plat of property both within the City and within the City's 5-mile wide *Extraterritorial Jurisdiction* (ETJ).
 - ✓ The re-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 street, and adequate utility services. The construction of a sidewalk, including concrete curb and gutter section along Alamo Road and Chula Vista Road will not be required for this project if the subdivision variance request involving the requirement is granted by the Commission and the City Council.
 - ✓ The re-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 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 and efficient and equitable manner.
 - ✓ The re-subdivision is consistent with the *Street Goal* of the *Master Plan*, as access to the site from Chula Vista 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 re-subdivision is consistent with the *Thoroughfare Goals* of the *Master Plan*, as Chula Vista Road has been designed to be part of a safe and efficient thoroughfare system.

- ✓ The re-subdivision 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.
5. The re-subdivision design is consistent with the purpose of the *R-2 Second One-Family Dwelling District*.
 6. The subdivision is consistent with City design and specifications, as the subsequent development of the site will be required to conform to the following sections of *Article IV* in *Eagle Pass Code of Ordinances Chapter 23*:
 - ✓ *Section 23-62* governing utility easements
 - ✓ *Section 23-64* governing sidewalks
 - ✓ *Section 23-66* governing sanitary sewage disposal
 - ✓ *Section 23-67* governing potable water supply and fire flow
 - ✓ *Section 23-68* governing storm drainage
 - ✓ *Section 23-69* governing the size of building lots, including lot width, lot depth, lot orientation, and building setback areas
 - ✓ *Section 23-71* governing the installation and inspection of utility lines

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

7. The subdivision and the subsequent development of the property is and will be consistent with City design and specifications for landscape and tree preservation set forth in *Article VI* in *Eagle Pass Code of Ordinances Chapter 23*.
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* as a one-time fee will be collected as part of any subsequent building permit issued for the property, by the Maverick County Planning Department.
9. The subdivision of the property is in conformance with the provisions of the *Master Plan* and the *Eagle Pass Code of Ordinances* by facilitating the following benefits:
 - Protect private rights while considering public health, safety, and welfare.
 - Provide efficient and economical ways to move people and goods outside the City by an adequate plan for streets and highways.
 - Guide future development in an orderly manner, by stages according to a pattern, so that the City and 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 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.
10. The resubdivision will allow for a use of the property that is consistent with the commercial purpose of the *R-2 Second One-Family Dwelling District* for the following reasons:
- A. The subdivision design bears a substantial relationship to the public's health, safety, and welfare.
 - B. The subdivision is in accordance with the policies of the Master Plan and the business purpose of the *R-2 Second One-Family Dwelling District*.
 - C. The subdivision is warranted because of the necessity to create additional building lots in the *R-2 Second One-Family Dwelling District*, and because the proposed development is appropriate to accomplish the reasonable use of the property.
 - D. The subject property is suitable for development in general conformance with development standards of the *R-2 Second One-Family Dwelling District*.
 - E. The subdivision will benefit the City 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.
11. The preliminary approval of this re-plat request is warranted, as the project conforms to the *City of Eagle Pass Master Plan* and the *City of Eagle Pass Code of Ordinances* as noted in Conclusion 1 through and including Conclusion 10 of this Report.

B. Community Development Department Recommendation

The Eagle Pass Planning and Zoning Commission (1) **APPROVE** the sidewalk waiver request and (2) **GRANT** preliminary approval of the *Replat of Lot 102 in Chula Vista Subdivision Unit 2*, 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:

Carlos Velarde, P.E. via e-mail
 Eagle Pass Planning and Zoning Commission via e-mail
 Eagle Pass Community Development Department Report dated April 16, 2024

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: Lot 102

Maverick County Property Identification Number(s): 6923 and 9059071

Name of Addition: Chula Vista Subdivision Unit II

Location of Addition: Southeast to the City of Eagle Pass, within ETJ

Number of Residential Lots: 2 Number of Commercial Lots: 0 Gross Acreage: 0.649

Number of New Street Intersections 0 Linear feet of Streets 0

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

Existing Land Use: Residential

Proposed Land Use: Residential

Requested Variances: 1.-Subdivision less than 5 Acres

PROPERTY OWNER:

Name: Martha L. Hernandez (Lot 102A)

Address: 330 Lariat Rd

City: Eagle Pass

State: TX Zip: 78852

Signature: [Signature]

Contact: Martha E. Gonzalez

Phone: (830) 968-0596

Fax: _____

E-mail: mlhdz20@gmail.com

Date: 01/06/2024

PROPERTY OWNER:

Name: Susana Maricela Carrazco (Lot 102B)

Address: 147 Lariat

City: Eagle Pass

State: TX Zip: 78852

Signature: [Signature]

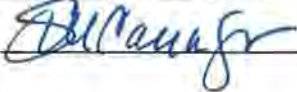
Contact: Susana Maricela Carrazco

Phone: (830) 968-2035

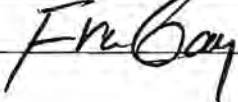
Fax: _____

E-mail: ssncrrzc34@gmail.com

Date: 01/06/2024

APPLICANT/SUBDIVIDER:Name: Susana Maricela CarrazcoAddress: 147 LariatCity: Eagle PassState: TX Zip: 78852Signature: Contact: Susana Maricela CarrazcoPhone: (830) 968-2035

Fax: _____

E-mail: ssncrrzc34@gmail.comDate: 01/06/2024**SURVEYOR:**Name: Frank Gaytan, RPLSAddress: 487 Memo Robinson Rd, Apt BCity: Eagle PassState: TX Zip: 78852Signature: 

Contact: _____

Phone: (830) 773-8308

Fax: _____

E-mail: alvarez.gaytan@yahoo.comDate: 01/06/2024**ENGINEER:**Name: Cavel EngineeringAddress: 2373 Willowbrae DrCity: Eagle PassState: TX Zip: 78852Signature: Contact: Carlos Velarde, PEPhone: (830) 872-8799

Fax: _____

E-mail: cavel2@gmail.comDate: 01/06/2024**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 Signature01/06/2024

Date

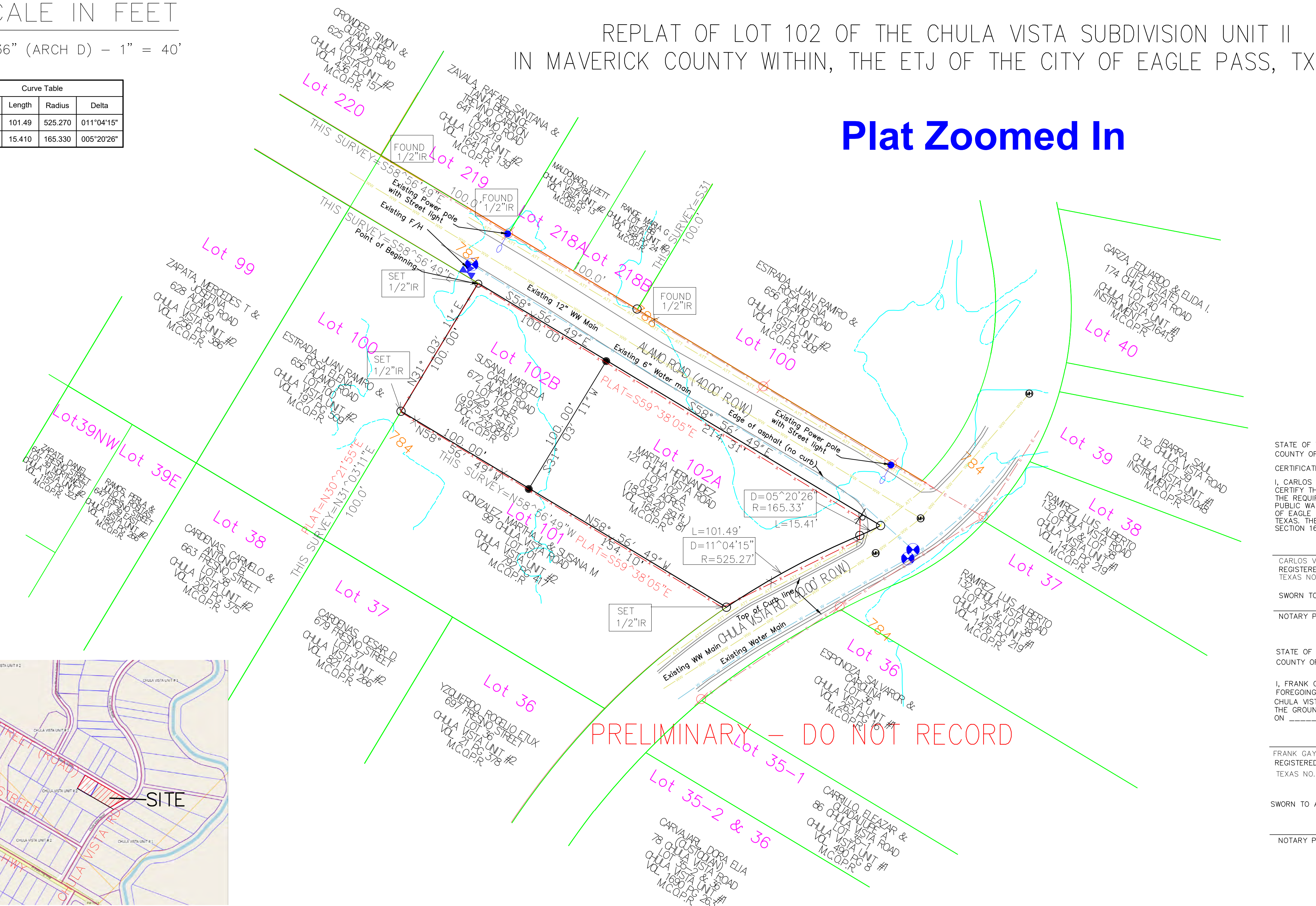
SCALE IN FEET

1/4" = 10' (ARCH D) - 1" = 40'

Curve Table		
Length	Radius	Delta
101.49	525.270	011°04'15"
15.410	165.330	005°20'26"

REPLAT OF LOT 102 OF THE CHULA VISTA SUBDIVISION UNIT II
IN MAVERICK COUNTY WITHIN, THE ETJ OF THE CITY OF EAGLE PASS, TX

Plat Zoomed In



LOCATION MAP
SCALE 1" = 400FT

STATE OF TEXAS
COUNTY OF MAVERICK
CERTIFICATE OF TITLE
I, CARLOS V. GAY, REGISTERED PROFESSIONAL SURVEYOR, NO. 12345, DO HEREBY CERTIFY THAT THE REQUIREMENTS OF EAGLE PASS, TEXAS, THE SECTION 16

CARLOS V. GAY
REGISTERED PROFESSIONAL SURVEYOR
TEXAS NO. 12345

SWORN TO

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF MAVERICK

I, FRANK G. GAY, REGISTERED PROFESSIONAL SURVEYOR, NO. 12345, DO HEREBY CERTIFY THAT THE REQUIREMENTS OF EAGLE PASS, TEXAS, THE SECTION 16

FRANK G. GAY
REGISTERED PROFESSIONAL SURVEYOR
TEXAS NO. 12345

SWORN TO

NOTARY PUBLIC

Aerial View



Site Photos



Attachment 2
Sidewalk Waiver Request



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 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): Susana Maricela Carrazco
Phone: (830) 968-2035 Email: ssncrrzc34@gmail.com
Owner: Susana Maricela Carrazco and Martha E. Gonzalez
Owner Address: 330 Lariat Rd City: Eagle Pass State: TX Zip: 78852
Phone: (830) 968-2035 Email: ssncrrzc34@gmail.com

Property Information

Site Address: 672 Alamo Road and 121 Chula Vista Rd., Eagle Pass, TX
Legal description (from deed): Lot 102 Chula Vista Subdivision Unit II
(Property must be legally subdivided or be lot of record)
Maverick County Identification Number: 6923 and 9059071

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

A sidewalk and curb waiver for the 214.31' fronting a Alamo Rd and a sidewalk waiver for 116.90' fronting Chula Vista Road, there are no sidewalks in the vicinity of this 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

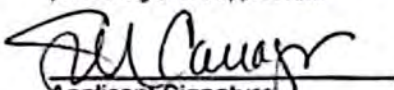
There are no sidewalks in the near vicinity of the subdivision building a sidewalk right of the property line can conflict the intersection of Chula Vista Rd and Alamo Road due to the road encroaching into the property, by building a sidewalk the turning radius of the intersection of Chula Vista Rd and Alamo Rd.

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

02/21/2024

Date

Attachment 3
Preliminary Engineering Report

CAVEL ENGINEERING

Civil engineering and drone mapping

ENGINEERING & DRAINAGE REPORT

Prepared for:

Susana Maricela Carrazco
Replat of Lot 102,
Chula Vista Subdivision Unit II
Maverick County, Texas
Eagle Pass, TX 78852



LOCATION MAP

N.T.S.

Prepared by:

Cavel Engineering
Engineering Firm #20893

Phone: (830) 872-8799

December 21, 2023

TABLE OF CONTENTS

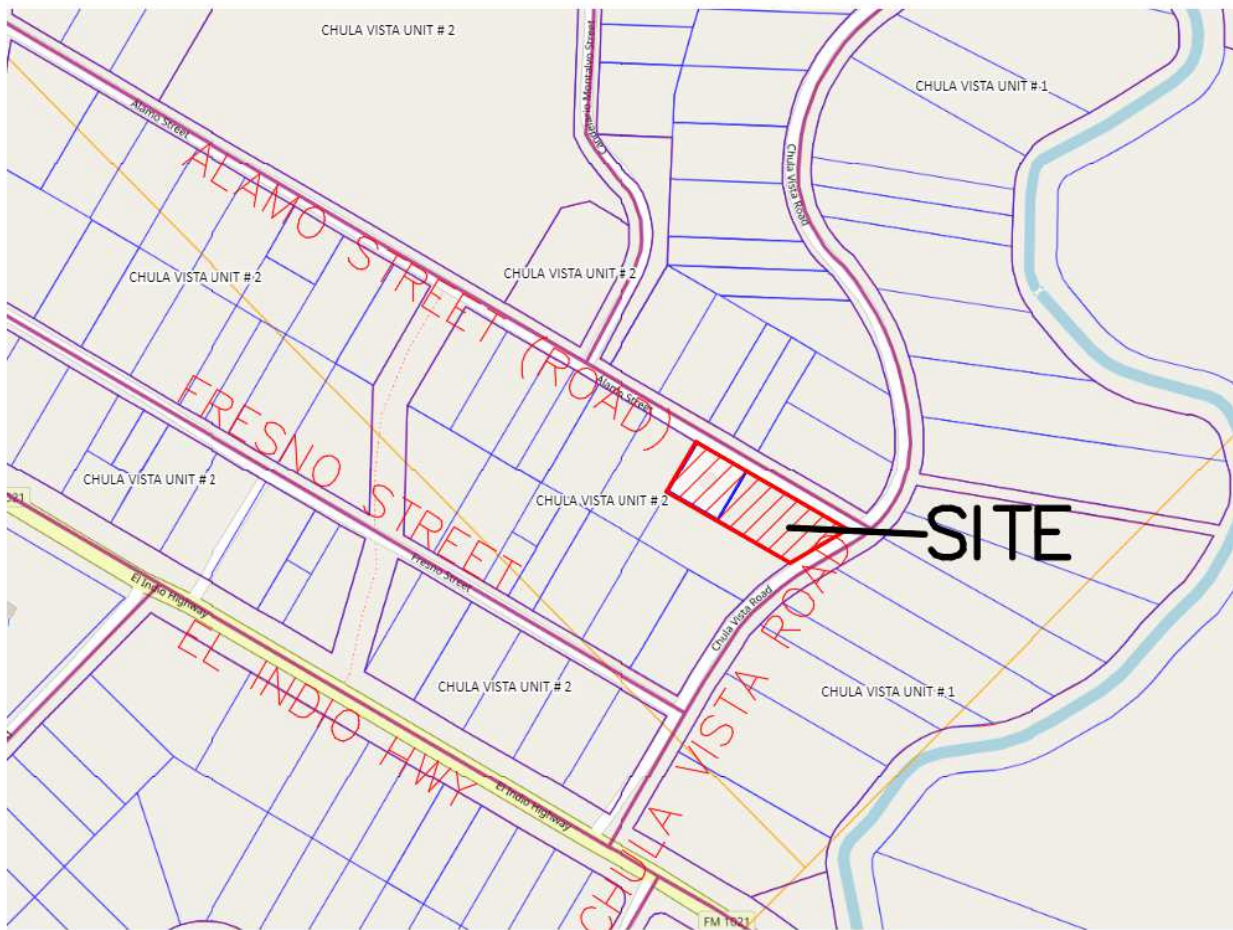
- 1. - INTRODUCTION
- 2. – PROPERTY DESCRIPTION AND SITE PROPERTIES
- 3. – DRAINAGE CONDITIONS
- 4. – DRAINAGE CALCULATIONS
- 5. – ACCESS TO SITE
- 6. – WATER AND SANITARY SEWER CALCULATIONS
- 7. – FLOOD INFORMATION

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1.-INTRODUCTION

This report was prepared by Carlos Velarde, PE., for a 0.229 Acre tract and a 0.42 Acre tract, recorded as Lot 102 of the plat of record Chula Vista Subdivision Uni II, Eagle Pass, TX 78852. The property is located approximately 2.66 miles to the south east of the City of Eagle Pass City Limits. The property consists in the Lot 102 of the Chula Vista Subdivision Unit II as shown on the plat of record on Envelope 106 Side B of the Maverick County Plat Records. The property is not currently zoned and is located to the southeast area of the extra territorial jurisdiction of the City of Eagle Pass, Tx.



LOCATION MAP

N.T.S.

Figure 1. Location Map

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2.-PROPERTY DESCRIPTION AND SITE PROPERTIES

The 0.229 Acre tract and a 0.42 Acre tract consist in Lot 102 , of the Chula Vista Subdivision Unit II as shown on the plat of record on Envelope 106 Side B of the Maverick County Plat Records, the land is surrounded by said subdivision. All of this property lies within the extra territorial jurisdiction of the City of Eagle Pass, in Maverick County, Texas.

All of this land is located in Maverick County, Texas, and currently is undeveloped, vacant lot, this proposed replat is to add a new residential lot to the Maverick County within the extra territorial jurisdiction of the City of Eagle Pass.

No portions of this tract of land are located within Zone A of a special flood hazard zone as shown on flood hazard boundary map panel 48323C0475D for Maverick County, Texas and incorporated areas dated April 4, 2011. As shown in the FEMA Firmette map, attached as Exhibit 1.



Figure 2. View from the southeast corner of the property. (Chula Vista Rd.)

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Figure 3. View from the southeast corner of the property. (Chula Vista Rd.)



Figure 4. View from the southeast corner of the property. (Chula Vista Rd.)

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Figure 5. View from the northeast corner of the property. (Chula Vista Rd.)



Figure 6. Intersection of Alamo Road and Chula Vista Road.

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Figure 7. View of the north property line, Alamo Road.



Figure 8. View of the north property line, Alamo Road.

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3.- DRAINAGE CONDITIONS

The site drains naturally to the south portion of the existing Lot 102, it is assumed that all proposed development in this replat will be constructed to maintain this drainage flow towards the southeast corner of the property. All improved conditions to match existing drainage conditions.

This property currently discharges all runoff naturally to the southeast corner of the property, there is no storm drain system in place within the vicinity of the property, there is also no expected mayor impact in the increase of runoff due to the replat, the variation will be minimal compared to existing drainage conditions and all improvements will match existing drainage patterns.

4.- DRAINAGE CALCULATIONS

EXISTING CONDITION - 10 YEAR

Q 10y= 1.5681947 10 yr- Maximun Rate of runoff (cfs) UNDEVELOPED

PROPOSED CONDITION - 10 YEAR

Q 10y= 3.065368 10 yr- Maximun Rate of runoff (cfs) DEVELOPED

EXISTING CONDITION - 25 YEAR

Q 25y= 2.3540982 25 yr- Maximun Rate of runoff (cfs) UNDEVELOPED

PROPOSED CONDITION - 25 YEAR

Q 25y= 4.6015826 25 yr- Maximun Rate of runoff (cfs) DEVELOPED

EXISTING CONDITION - 50 YEAR

Q 50y= 2.7023927 50 yr- Maximun Rate of runoff (cfs) UNDEVELOPED

PROPOSED CONDITION - 25 YEAR

Q 50y= 5.2823977 50 yr- Maximun Rate of runoff (cfs) DEVELOPED

EXISTING CONDITION - 100 YEAR

Q 100y= 3.0469776 100 yr- Maximun Rate of runoff (cfs) UNDEVELOPED

PROPOSED CONDITION - 100 YEAR

Q 100y= 5.9559617 100 yr- Maximun Rate of runoff (cfs) DEVELOPED

TOTAL AREA= 0.649 AC.

$$Q = \frac{CIA}{Z}$$

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DEVELOPED
AREA= 0.649 AC.

$$C_w = \frac{\sum_{j=1}^n C_j A_j}{\sum_{j=1}^n A_j}$$

RUNOFF COEFFICIENT CALCULATION (UNDEVELOPED)

C= 0.4 Weighted Runoff coeff (CW)(1.25) FOR +25 YEARS UNDEV.
C= Weighted Runoff Coefficient Undeveloped

TOTAL AREA 0.649 Acres

	SURFACE	AREA (Ac)	COEFF.	TOTAL AREA/AREA1	C=
Building	3000SF	0.000	0.95	0.00%	0
Asphalt/Concrete		0.000	0.95	0.00%	0
Native Vegetation		0.649	0.30	100.00%	0.3
				Cw=	0.3

C= 0.3 Weighted Runoff coefficient UNDEVELOPED

RUNOFF COEFFICIENT CALCULATION (DEVELOPED)

C= 0.5864134 Weighted Runoff coeff (CW)(1.25) FOR +25 YEARS DEV.
C= Weighted Runoff Coefficient Developed

TOTAL AREA 0.649 Acres

	SURFACE	AREA (Ac)	COEFF.	TOTAL AREA/AREA1	C=
Building	3000 SF	0.069	0.95	10.61%	0.100812
Asphalt/Concrete		0.100	0.95	15.41%	0.146379
Native Vegetation		0.480	0.30	73.98%	0.2219397
				Cw=	0.4691307

C= 0.4691307 Weighted Runoff coefficient DEVELOPED

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I 10y=	10.068019	10 yr- Average Rainfall intensity (in/hr) (calculation below)
I 25y=	12.0909	25 yr- Average Rainfall intensity (in/hr) (calculation below)
I 50y=	13.879778	50 yr- Average Rainfall intensity (in/hr) (calculation below)
I 100y=	15.649603	100 yr- Average Rainfall intensity (in/hr) (calculation below)
A=	0.649	Drainage Area (ac)
Z=	1	Conversion factor (1)

$$I = \frac{b}{(t_c + d)^e}$$

RAINFALL INTENSITY

I=	Design rainfall intensity (in./hr.)
tc=	Time of concentration (min)
e, b, d=	Coefficients for specific frequencies (table below)

FOR 10-YEAR

I= 10.068019 in./hr.

e = 0.8774
b = 130.75 in
d= 13.7 min

FOR 25-YEAR

I= 12.0909 in./hr.

e = 0.8792
b = 167.74 in
d= 15.03 min

FOR 50-YEAR

I= 13.879778 in./hr.

e = 0.8834
b = 203.36 in
d= 16 min

FOR 100-YEAR

I= 15.649603 in./hr.

e = 0.8844
b = 237.57 in
d= 16.78 min

tc= 4.8818019 min. (Calculation below)

Rainfall Intensity-Duration-Frequency Coefficients for Texas

Based on United States Geological Survey (USGS) Scientific Investigations Report 2004-5041

"Atlas of Depth-Duration Frequency of Precipitation Annual Maxima for Texas"

1. Select English or SI Units

2. Select or Enter a County

3. Enter a Time of Conc.

Select Units

Coefficient	50% (2-year)	20% (5-year)	10% (10-year)	4% (25-year)	2% (50-year)	1% (100-year)
e	0.861	0.8691	0.8774	0.8792	0.8834	0.8844
b (in.)	66.16	100.56	130.75	167.74	203.36	237.57
d (min)	9.66	12.19	13.70	15.03	16.00	16.78
Intensity (in./hr)	5.09	6.80	8.13	9.89	11.44	12.97

(Spreadsheet Release Date: August 31, 2015; data table reshuffle by Asquith July 14, 2016)

Kerby-Kirpich Method for time of concentration

$$t_c = t_{ov} + t_{ch}$$

$$t_{ov} =$$

Overland flow time

$$t_{ch} =$$

Channel flow time

$$t_{ov} = K(L \times N)^{0.467} S^{-0.235}$$

$$t_{ov} =$$

Overland flow time

K=

0.828

K= A units conversion coefficient K=0.828 for traditional units

L= the overland-flow length (ft)

N= A dimensionless retardance coefficient

N=

0.02

S= Slope of terrain conveying the overland flow

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Generalized terrain description	Dimensionless retardance coefficient (N)
Pavement	0.02
Smooth, bare, packed soil	0.10
Poor grass, cultivated row crops, or moderately rough packed surfaces	0.20
Pasture, average grass	0.40
Deciduous forest	0.60
Dense grass, coniferous forest, or deciduous forest with deep litter	0.80

OVERLAND FLOW

L= 70 FT
 ELEV 1 = 785 FT
 ELEV 2 = 786 FT
 S= 0.0142857

$$t_{ov} = 2.6294818 \text{ minutes}$$

$$t_{ch} = KL^{0.770}S^{-0.385}$$

Channel flow time K= 0.0078

K= A units conversion coefficient K=0.0078
 L= the channel flow length
 S= the dimensionless main-channel slope

CHANNEL FLOW

L= 135 FT
 ELEV 1 = 784 FT
 ELEV 2 = 785 FT
 S= 0.0074074

$$t_c = t_{ov} + t_{ch}$$

$$t_{ch} = 2.2523201 \text{ minutes}$$

$$t_c = t_{ov} + t_{ch} = 4.88180186 \text{ minutes}$$

Table 4-10: Runoff Coefficients for Urban Watersheds

Type of drainage area	Runoff coefficient
Business:	
Downtown areas	0.70-0.95
Neighborhood areas	0.30-0.70
Residential:	
Single-family areas	0.30-0.50
Multi-units, detached	0.40-0.60
Multi-units, attached	0.60-0.75
Suburban	0.35-0.40
Apartment dwelling areas	0.30-0.70
Industrial:	
Light areas	0.30-0.80
Heavy areas	0.60-0.90
Parks, cemeteries	0.10-0.25
Playgrounds	0.30-0.40
Railroad yards	0.30-0.40
Unimproved areas:	
Sand or sandy loam soil, 0-3%	0.15-0.20
Sand or sandy loam soil, 3-5%	0.20-0.25
Black or loessial soil, 0-3%	0.18-0.25
Black or loessial soil, 3-5%	0.25-0.30
Black or loessial soil, > 5%	0.70-0.80
Deep sand area	0.05-0.15
Steep grassed slopes	0.7
Lawns:	
Sandy soil, flat 2%	0.05-0.10
Sandy soil, average 2-7%	0.10-0.15
Sandy soil, steep 7%	0.15-0.20
Heavy soil, flat 2%	0.13-0.17
Heavy soil, average 2-7%	0.18-0.22
Heavy soil, steep 7%	0.25-0.35

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Streets:	
Asphaltic	0.85-0.95
Concrete	0.90-0.95
Brick	0.70-0.85
Drives and walks	0.75-0.95
Roofs	0.75-0.95

5.- ACCESS TO SITE

The site can be accessed thru El Indio Highway and then taking a left on Chula Vista Drive, coming from the intersection of El Indio Hwy and State Loop 480, traveling in a Southeasterly direction, traveling north on Chula Vista Road an approximate distance of 0.12 miles to the southeast corner of the property.

6.- WATER AND SEWER CALCULATIONS

Water Supply: Description.

This tract of land is provided with potable water by means of a main water line running along Alamo Road and Chula Vista Road.

All inside this unit, water improvements for development on this land will comply with City of Eagle Pass regulations. Service lines and meter boxes will be paid for by the developer and installed to City Standards.

Sewage Facilities: Description.

Sewage from this subdivision will be disposed of through the sanitary sewer collection system of the City of Eagle Pass. Both proposed lots to be connected to the available sanitary sewer collection system. As additional note, the contractor to verify existing sewer line depth and elevation of new buildings to be located above available sewer line to have all sewer flowing by gravity. The sewer tabs to be connected to existing sanitary sewer line located at the ROW of Alamo Road.

All improvements required to discharge wastewater to the sanitary sewer system will be paid for by the developer and installed following City Standards.

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Water Calculations

RESIDENTIAL USE

2 Dwellings. For total development

$$2 \text{ units} \times \frac{4 \text{ Persons}}{\text{Per unit}} \times \frac{100 \text{ Gallons}}{\text{Person-Day}} \times \frac{1 \text{ day}}{24 \text{ hours}} \times \frac{1 \text{ Hour}}{60 \text{ minutes}} = 0.555 \text{ GPM}$$

$$\text{Peak demand} = 2.5 \text{ peak factor} \times 0.555 \text{ GPM} \approx 1.388 \text{ GPM}$$

Sanitary Sewer Calculations

RESIDENTIAL USE

2 Dwellings. For total development

$$2 \text{ Units} \times \frac{4 \text{ Persons}}{\text{Per Room}} \times \frac{80 \text{ Gallons}}{\text{Person-Day}} \times \frac{1 \text{ day}}{24 \text{ hours}} \times \frac{1 \text{ Hour}}{60 \text{ minutes}} = 0.444 \text{ GPM}$$

Infiltration and Inflow Factor = 0.5

Peak Demand Factor = 2.0

$$\text{Peak Demand} = 2.5 \text{ Combined Factor} \times 0.444 \text{ GPM} = 1.11 \text{ GPM} \approx 0.002475 \text{ CFS.}$$

Note: 1 CFS = 448.83 GPM.

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Civil engineering and drone mapping

6.- FLOOD INFORMATION

Portions of this tract of land are located inside of a special flood hazard zone as shown on flood hazard boundary map panel 48323C0475D for Maverick County, Texas and incorporated areas dated April 4, 2011. As shown in the image below (excerpt from the proposed replat)

7.- CONCLUSIONS

The existing and proposed use of the property is residential, this proposed replat will not have an impact on the current use of the property and surroundings, drainage patterns and utilities as required for platting purposes are already available to this subdivision of land.

If you have any questions or need more information, contact me at (830) 872-8799 or to my email cavel2us@gmail.com.



Carlos Arturo Velarde Fernandez, P.E.
Professional Engineer, License No. 134409, Texas.
Eagle Pass, Texas, December 21, 2023.

List of Exhibits:

- 1.- FEMA Firmette for Site.**
- 2.- EPWW Water and sewer Infrastructure on Alamo RD.**

Item #8



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

Final Replat of Lot 54, Block 1 in El Pueblo Nuevo Subdivision LTD

I. BACKGROUND

A. General Information

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

Owner: Guadalupe Guanajuato

Location: 274 Pueblo Nuevo Drive

PID Number: 50931

Legal Description: El Pueblo Nuevo Subdivision LTD, Block 1, Lot 54

Request: Final replat approval to subdivide an approximately 0.3260-acre tract into two residential lots. The property owner has installed the water and sewer improvements, which have been inspected and approved by Eagle Pass Water Works System.

B. Subject Property Information

Parcel Size: 14,250-square feet

Topography: Generally flat

Vegetation: residential landscaping and minimal vegetation

Existing Use: One story residence

Zoning: Meets or exceeds the *R-2 Second One-Family Dwelling District* Standards

Master Plan: Not in City

C. Vicinity Data

The site is located within an area that features residential developments consistent with 5,500-square foot minimum lot size found in the subdivision.

D. Infrastructure

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

Access to the site is provided by Pueblo Nuevo Drive and Karen Drive.

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*. 61 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 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.
3. The re-subdivision design is consistent with the purpose of the *R-2 Second One-Family Dwelling District*.
4. 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.
 - ✓ *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.

5. The subdivision and the subsequent development of the property is and will be consistent with City design and specifications for landscape and tree preservation set forth in *Article VI* in *Eagle Pass Code of Ordinances Chapter 23*.
6. The subdivision of the property will conform to the parkland dedication requirements set forth in *Article V* in *Eagle Pass Code of Ordinances Chapter 23* as a one-time fee will be collected as part of any subsequent building permit issued for the property, by the Maverick County Planning Department.
7. The subdivision of the property is in conformance with the provisions of the *Master Plan* and the *Eagle Pass Code of Ordinances* by facilitating the following benefits:
 - Protect private rights while considering public health, safety, and welfare.
 - Provide efficient and economical ways to move people and goods outside the City by an adequate plan for streets and highways.
 - Guide future development in an orderly manner, by stages according to a pattern, so that the 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.

8. The replat will allow for a use of the property that is consistent with the residential purpose of the *R-2 Second One-Family Dwelling District* and the surrounding neighborhood 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 District*.
 - C. The subdivision is warranted because of the necessity to create additional building lots in the *R-2 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 District*.
 - E. The subdivision will benefit the County as a whole and will not be detrimental to nearby land uses of a similar nature.
 - F. The subdivision has been designed and conditioned to comply with all applicable subdivision criteria and standards of the City of Eagle Pass.
9. 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 8 of this report.

B. Community Development Department Recommendation

The Planning and Zoning Commission recommend to Eagle Pass City Council to **GRANT** final plat approval of the *Replat of Lot 54 in Block 1 of El Pueblo Nuevo Subdivision, LTD* 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

Eagle Pass Community Development Department Report dated April 17, 2024

Attachment 1

Application



CITY OF EAGLE PASS APPLICATION FOR APPROVAL OF FINAL PLAT

INSTRUCTIONS: This form is to be completely filled out, signed, and dated by the subdivider when the subdivider requests final plat approval.

IDENTIFICATION OF SUBDIVISION AND PLAT

I, Kenneth R. Dirksen, hereby request final plat approval for the proposed subdivision known as Replat of Lot 54, Block 1, El Pueblo Nuevo Subdivision, LTD as shown on the accompanying plat, which consists of 1 (number) sheets and which was acknowledged by me on _____ (date).

SUBDIVIDER'S ACKNOWLEDGMENT

I understand that before the plat may be recorded I must provide to the City of Eagle Pass a financial guarantee for all unbuilt infrastructure in the amount to be set by the City Council. Otherwise, I believe that I have fulfilled the requirements under state laws and city ordinances for final plat approval by the City of Eagle Pass, based upon the plat as described above and the documents and information listed below. To the best of my knowledge the information provided on this request is true and complete.

Kenneth R. Dirksen
Signature of Subdivider (or Authorized Agent)

03/26/2024
Date

PRELIMINARY PLAT APPROVAL

Check if applicable, and provide the date of City Council approval.

☒ A preliminary plat was approved by the City on _____ (date).

IDENTIFICATION OF PLAT SHEETS TO BE IN COUNTY'S MAP RECORD

I request, once the City of Eagle Pass has approved the plat and I have submitted any required financial guarantees, that sheets number _____ (*list sheets*) of the plat be recorded in the Maverick County Map Records but that the other sheets of the plat not be recorded.

LIST OF DOCUMENTS ACCOMPANYING OR ATTACHED TO THE PLAT TO BE INCLUDED IN COUNTY'S MAP RECORD OF THE SUBDIVISION

The information below, if it is not included upon the plat itself, must be on a document signed by the subdivider and attached to or accompanying the final plat. For each item, indicate by a check mark where the information appears. The City of Eagle Pass will keep these documents (or their signed revisions) together during the subdivision review and approval process and through the recording of the subdivision with the County Clerk. If the subdivision does not have at least two or more lots of five acres or less intended for residential purposes, then the Model Rules do not apply and a final engineering report is not required.

on the final plat	attached to final plat	accompanies final plat	
_____	_____✓_____	_____	final engineering report
_____	_____✓_____	_____	description in English and Spanish of water and sewer facilities and easements and operable date
_____✓_____	_____✓_____	_____	engineering certification of compliance of water and sewer facilities with Model Rules, and of estimated costs
_____	_____	_____	others (<i>described as follows:</i>) ----- _____ _____
_____	_____	_____	others (<i>described as follows:</i>) ----- _____ _____

DESCRIPTION OF SUBDIVISION INFRASTRUCTURE THAT HAS BEEN COMPLETED OR INSTALLED AS OF THE DATE OF THIS APPLICATION

NOTE: You may refer to the plat in describing the completed infrastructure -- for example, by stating, "The water lines shown on sheet 3 of the final plat have been installed." Use the back side of this page if more room is needed. The City of Eagle Pass' Subdivision Ordinance require a subdivider to enter into a Subdivision Construction Agreement secured by a financial guarantee (a bond, letter of credit, or cash deposit) for completion of streets and drainage and water and wastewater facilities not constructed or installed when the subdivider applies for final plat approval.

Streets. *(Provide names of streets and extent of their completed improvements.)*

N/A

Drainage facilities. *(Describe location and nature of completed drainage facilities.)*

N/A

Water facilities. *(Describe installed locations and sizes of water lines, water meters, and other devices involved in providing water.)*

N/A

Wastewater facilities. *(Describe installed location and sizes of such items as sewer lines, septic systems, or other on-site sewerage facilities.)*

N/A

REPLAT OF LOT 54, BLOCK 1,
El Pueblo Nuevo Subdivision, LTD

Guadalupe Guanajuato

Being a 0.3260 acre replat of Lot 54, Block 1 of the El Pueblo Nuevo Subdivision, LTD, as shown on the plat recorded in Envelope 139, Side A of the Maverick County Plat Records and described in conveyance documents to Pedro Guanajuato and Guadalupe Guanajuato, recorded in Document Number 194970 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 set (S.P.C. N:13423986.01, E:1509279.80) in the south line of Pueblo Nuevo Drive at the common north corner of Lots 53 and 54 for the northeast corner of the herein described tract;

THENCE S 31°07'55" W, 150.00 feet to a steel stake set in the north line of Lot 2 as described in conveyance document to Juan Emilio Garza, et ux., recorded in Document Number 194330 for the southeast corner of the herein described tract;

THENCE N 58°51'05" W, 95.00 feet to a steel stake set in the east line of Karen Drive for the southwest corner of the herein described tract;

THENCE N 31°07'55" E, 135.00 feet to a steel stake set for the beginning of a tangent curve to the right;

THENCE Northeasterly with said tangent curve to the right having a radius of 15.00, chord N 76°08'25" E, 21.22 feet, for an arc length of 23.57 feet to a steel stake set for a northwest corner of the herein described tract;

THENCE S 58°51'05" E, 80.00 feet to the POINT OF BEGINNING containing 0.3260 acre of land within the herein described tract surveyed by Dirksen Engineering on April 27, 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 _____ Signature _____
Pedro Guanajuato Guadalupe Guanajuato

State of Texas)
County of Maverick)

Before me, the undersigned notary public, on this day personally appeared Pedro Guanajuato 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 _____, 20____.

Signature Notary Public State of Texas

State of Texas)
County of Maverick)

Before me, the undersigned notary public, on this day personally appeared Guadalupe Guanajuato 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 _____, 20____.

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 THAT REPLAT OF LOT 54, BLOCK 1, EL PUEBLO NUEVO SUBDIVISION, LTD 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 _____, 20____.

SIGNATURE NOTARY PUBLIC STATE OF TEXAS

WE THE UNDERSIGNED CERTIFY THAT REPLAT OF LOT 54, BLOCK 1, EL PUEBLO NUEVO SUBDIVISION, LTD 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 _____, 20____.

SIGNATURE NOTARY PUBLIC STATE OF TEXAS

WE THE UNDERSIGNED CERTIFY THAT REPLAT OF LOT 54, BLOCK 1, EL PUEBLO NUEVO SUBDIVISION, LTD WAS REVIEWED AND APPROVED BY THE COUNCIL 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 _____, 20____.

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 27, 2023 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 23-2932

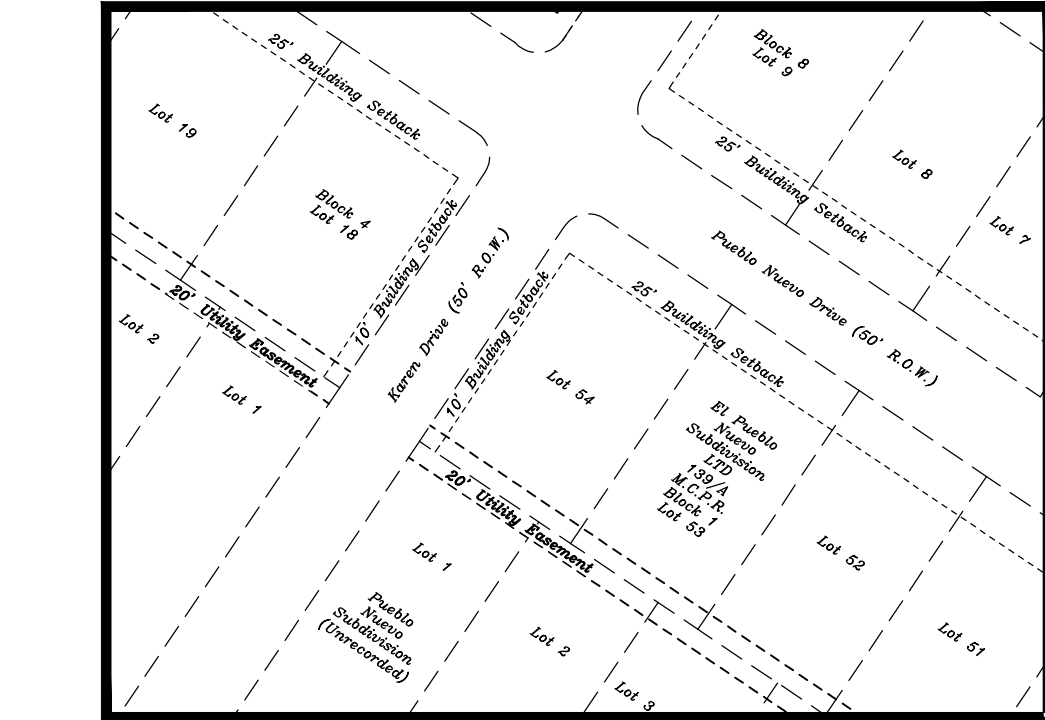
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, OF _____ BY KENNETH R. DIRKSEN, P.E.

SIGNATURE NOTARY PUBLIC STATE OF TEXAS

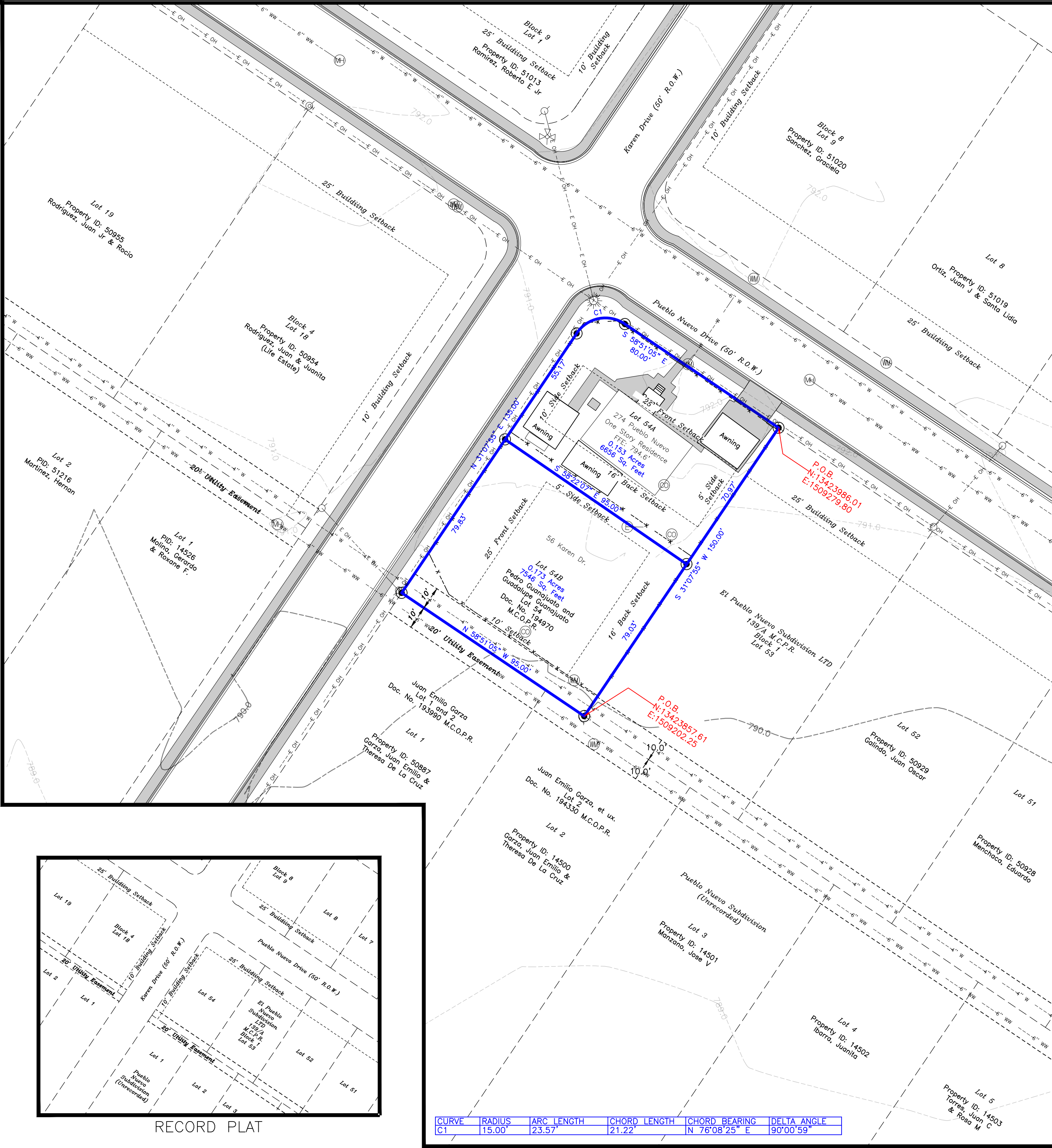
MY COMMISSION EXPIRES ON: _____

NOTES:

- THIS PLAT AMENDS LOT 54, BLOCK 1, EL PUEBLO NUEVO SUBDIVISION, LTD OF THE PLAT PREVIOUSLY RECORDED IN THE PLAT RECORDS OF MAVERICK COUNTY, ENVELOPE 139, SIDE A THE RESTRICTIONS FILED IN VOLUME 860, PAGE 482 M.C.D.R. APPLIES TO THIS RESUBDIVISION.
- THE LAND SHOWN ON THIS PLAT IS IN THE ETJ OF CITY OF EAGLE PASS IN MAVERICK COUNTY, NO ZONING EXISTS. THE LOT AREAS AND SETBACKS CONFORM TO LAND USE R-3. FRONT YARD 25 FT, SIDE YARD 5 FT, CORNER LOT 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 48323C0475D 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.

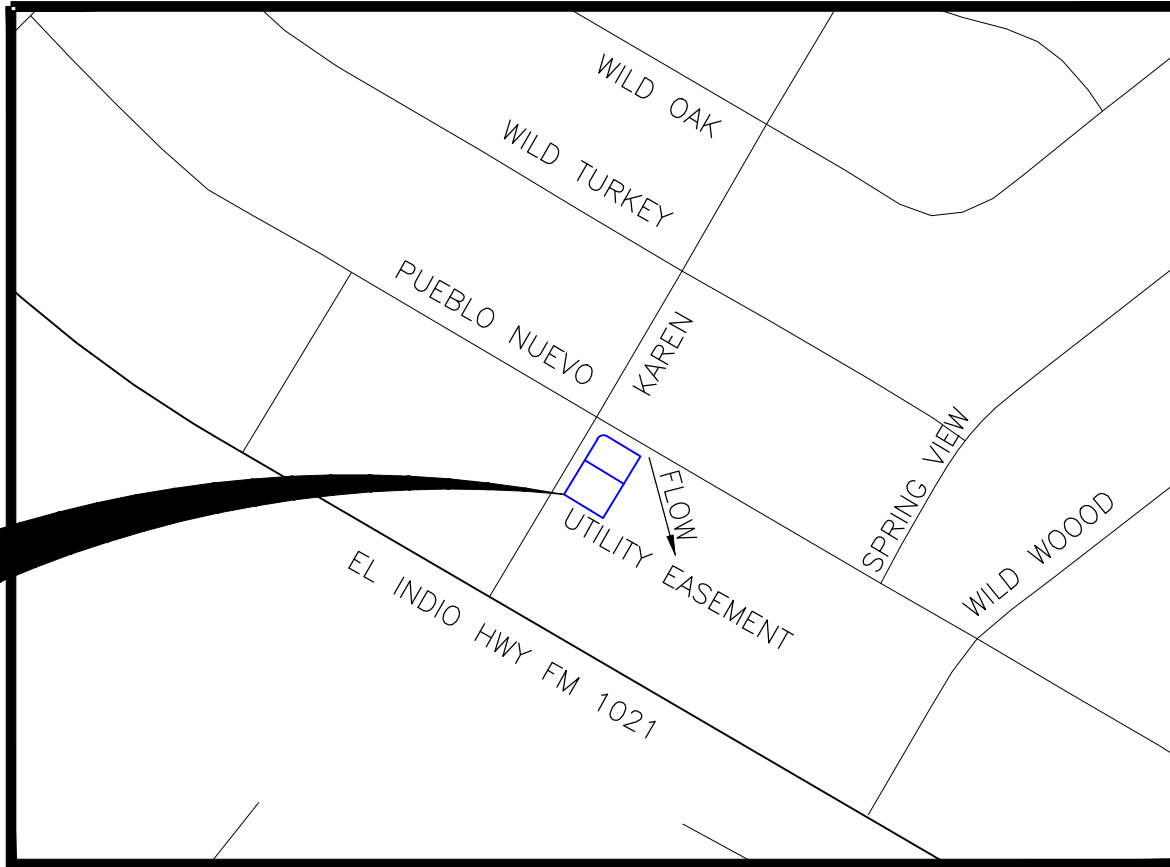


RECORD PLAT



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	115.00'	23.57'	21.22'	N 76°08'25" E	90°00'59"

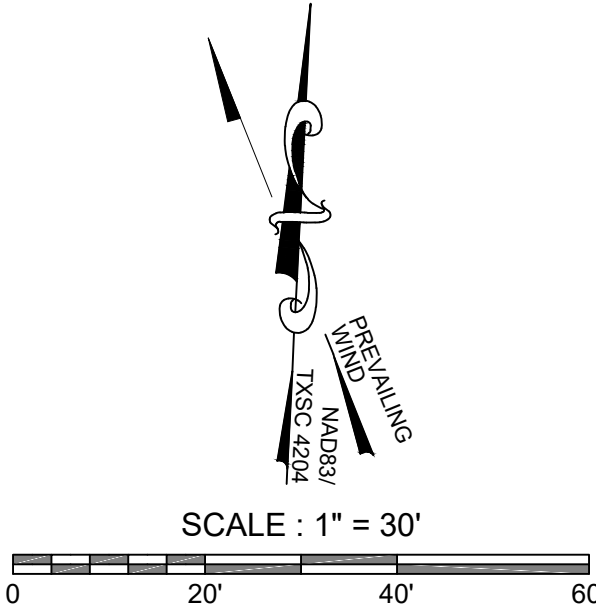
VICINITY MAP: EAGLE PASS, TX



SITE

SCALE: 1"= 400'

REPLAT OF
LOT 54, BLOCK 1,
EL PUEBLO NUEVO
SUBDIVISION, LTD



LEGEND	
BOUNDARY LINE	SET 1/2" STEEL STAKE
FOUND MONUMENT	SANITARY MANHOLE, CO
PLAT LINES	DEED LINES
EASEMENT LINES	SETBACK LINES
FENCE LINES	WATER METER
ELEC. OVERHEAD	POWER POLE
911 ADDRESS	FIRE HYDRANT
LUMINAIRE	TELEPHONE PEDESTAL
METER POLE	CONCRETE

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

FIRM NAME & ADDRESS

DIRKSEN ENGINEERING
UVALDE EAGLE PASS
TBPE FIRM #F-8848, TBPLS FIRM #10193741
441 FORT CLARK ROAD, SUITE B, UVALDE, TX 78801
PH: (830) 278-2100, FAX: (830) 278-2102
EMAIL: KENDIRKSEN@SBCGLOBAL.NET
WEBSITE: WWW.DIRKSENENGINEERING.COM

PROJECT# 23-2932

PROJECT NAME & ADDRESS

REPLAT OF LOT 54, BLOCK 1,
EL PUEBLO NUEVO SUBDIVISION, LTD
Eagle Pass, TX

SHEET TITLE

FINAL PLAT

10-02-2023

PREPARED FOR:
Guadalupe Guanajuato
274 Pueblo Nuevo Drive
Eagle Pass, Tx 78852

SHEET

1

OF 1 SHEETS

DES'D : KRD
DRAWN : KRD
APP'VD : KRD
DATE : 10-02-23

Aerial View



Site Photos



Attachment 2
Engineering Report and related correspondence

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

October 2, 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 54, Block 1, Pueblo Nuevo Subdivision

To Whom It May Concern:

Introduction:

The Re-Plat of Lot 54, Block 1, Pueblo Nuevo Subdivision is located along at the intersection of Pueblo Nuevo and Karen St. The Lot will be divided into two halves, north and south. The Maverick CAD Tax ID Number is 50931.



Development

Pueblo Nuevo was platted in 1988. The subdivision was platted with deed restrictions filed in volume 860, page 482 M.C.D.R. The restrictions apply to this replat.

A residence has been constructed on the north half and it is now desired to construct a duplex on the south half. The southern side is occupied by manufactured housing which will be removed and replaced by a duplex.

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. Pueblo Nuevo and Karen Drive have curb and sidewalks along both roadways.

Water Development

Water service is provided to Lot 54A along Pueblo Nuevo. An additional service will be added to Lot 54B onto a 4 inch water main in the 20 feet wide utility easement on the south side.

Fire protection is provided by a fire hydrant located at the north corner of Karen Drive and Pueblo Nuevo. The static pressure at this fire hydrant was tested and is attached to this report.

Sanitary Sewer Facilities

Sanitary sewer is provided to Lot 54A Pueblo Nuevo. Sanitary sewer service for Lot 54B will be installed onto the 6 inch waste water line in the 20 feet wide utility easement on the south side.

Drainage Development

The soil is Prior Clay Loam which is a heavy clay soil. The drainage classification is C. The entire site is located outside the special flood hazard area shown on FEMA FIRM 48323C0475D 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 south across the lots to a utility easement immediately south of Lot 54B. The drainage area is the land inside the curb. No water from Karen or Pueblo Nuevo 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. A C value of 0.60 is used for multifamily use. 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 1.1 cfs to 3.4 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 Karen Drive and Pueblo Nuevo

Gas Service

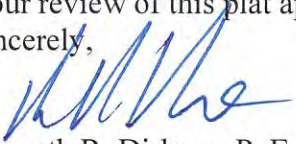
No gas service is required for this re-subdivision.

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: Rainfall Runoff Calculations.



Project # : 23-2932
Project : Lot 54, Block 1, Pueblo Nuevo Subdivision
Eagle Pass, Texas

Drainage Area ROW	$Q = (Q_{p100} - Q_{e100}) * 60 * T_c =$	677 CF	0.02 Acre Ft
Drainage Area	$Q = (Q_{p100} - Q_{e100}) * 60 * T_c =$	- CF	- Acre Ft



AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED
Replat of Lot 54, Block 1, El Pueblo Nuevo LTD SUBDIVISION

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

"The Subdivider is Guadalupe Guanajuato, who is the owner, or the authorized agent of the owner, of a tract of land in Maverick County, Texas, that has been proposed to be divided into a subdivision ("the Subdivision") known as _____
Replat of Lot 54, Block 1, El Pueblo Nuevo Subdivision LTD.

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

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

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

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

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

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

This Agreement is effective on JUNE 26, 2023.

The Utility

By: [Signature]

Printed Name: Jose Zorro

Office or Position: Genl Mgr

Date: 6-26-23

The Subdivider

By: [Signature]

Printed Name: Gradalpe Guzman

Office or Position: Owner

Date: 05/17/2023

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



**AGREEMENT REGARDING WASTEWATER TREATMENT SERVICE FOR THE
PROPOSED Replat of Lot 54, Block 1, El Pueblo Nuevo LTD SUBDIVISION**

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

"The Subdivider is Guadalupe Guanajuato, who is the owner, or
the authorized agent of the owner, of a tract of land in Maverick County, Texas, that has been
proposed to be divided into a subdivision ("the Subdivision") known as
Replat of Lot 54, Block 1, El Pueblo Nuevo Subdivision LTD.

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

The Subdivider plans to construct for the Subdivision a wastewater collection system to be connected to the Utility's wastewater treatment system. Such wastewater will consist of domestic sewage, i.e., waterborne human waste and waste from domestic activities such as bathing, washing, and food preparation. The Utility has reviewed the plans for this subdivision ("the Plans") and has estimated the wastewater flow projected by the Subdivision under fully built-out conditions ("the projected wastewater flow") to be approximately 280 gallons daily.

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

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

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

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

This Agreement is effective on JUNE 26, 2023.

The Utility

By: [Signature]

Printed Name: Jorge Murillo

Office or Position: General Manager

Date: 6-26-23

The Subdivider

By: [Signature]

Printed Name: Guadalupe Guanzuati

Office or Position: Owner

Date: 05/17/2023

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

Item #9



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

Final Replat of Lot A in School Block of Chula Vista Subdivision Unit V

I. BACKGROUND

A. General Information

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

Owners: Nayla Martinez and Hector Arturo Cantu

Location: 202 School Circle **Property ID Number:** 54480

Legal Description: Lot A in School Block of Chula Vista Subdivision Unit V

Request: Final replat approval to subdivide an approximately 0.5214-acre tract into two residential lots. The property owner has installed the water and sewer improvements, which have been inspected and approved by Eagle Pass Water Works System.

B. Subject Property Information

Parcel Size: 22,710-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 in City

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 School Circle.

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*. 67 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 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.
3. 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 was granted a sidewalk waiver by Eagle Pass City Council at their September 5, 2023 meeting.**
 - ✓ *Section 23-66* governing sanitary sewage disposal
 - ✓ *Section 23-67* governing potable water supply and fire flow

- ✓ *Section 23-68* governing storm drainage
- ✓ *Section 23-69* governing the size of building lots, including lot width, lot depth, lot orientation, and building setback areas
- ✓ *Section 23-71* governing the installation and inspection of utility lines

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

4. The subdivision and the subsequent development of the property is and will be consistent with City design and specifications for landscape and tree preservation set forth in *Article VI* in *Eagle Pass Code of Ordinances Chapter 23*.
5. The subdivision of the property will conform to the parkland dedication requirements set forth in *Article V* in *Eagle Pass Code of Ordinances Chapter 23* as a one-time fee will be collected as part of any subsequent building permit issued for the property, by the Maverick County Planning Department.
6. 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.
7. The replat design is consistent with the purpose of the *R-1 First One-Family Dwelling District*.

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

C. Community Development Department Recommendation

The Planning and Zoning Commission recommend to Eagle Pass City Council to **GRANT** final plat approval of the *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.

TRANSMITTED to the parties listed hereafter:

Dirksen Engineering via e-mail

Eagle Pass Planning and Zoning Commission via e-mail

Eagle Pass Community Development Department Report dated April 17, 2024

Attachment 1

Application



CITY OF EAGLE PASS APPLICATION FOR APPROVAL OF FINAL PLAT

INSTRUCTIONS: This form is to be completely filled out, signed, and dated by the subdivider when the subdivider requests final plat approval.

IDENTIFICATION OF SUBDIVISION AND PLAT

I, Kenneth R. Dirksen, hereby request final plat approval for the proposed subdivision known as Replat of Lot A, School Block, Chula Vista Subdivision Unit V as shown on the accompanying plat, which consists of 1 (number) sheets and which was acknowledged by me on _____ (date).

SUBDIVIDER'S ACKNOWLEDGMENT

I understand that before the plat may be recorded I must provide to the City of Eagle Pass a financial guarantee for all unbuilt infrastructure in the amount to be set by the City Council. Otherwise, I believe that I have fulfilled the requirements under state laws and city ordinances for final plat approval by the City of Eagle Pass, based upon the plat as described above and the documents and information listed below. To the best of my knowledge the information provided on this request is true and complete.

Kenneth R. Dirksen
Signature of Subdivider (or Authorized Agent)

03/26/2024
Date

PRELIMINARY PLAT APPROVAL

Check if applicable, and provide the date of City Council approval.

☒ A preliminary plat was approved by the City on _____ (date).

IDENTIFICATION OF PLAT SHEETS TO BE IN COUNTY'S MAP RECORD

I request, once the City of Eagle Pass has approved the plat and I have submitted any required financial guarantees, that sheets number _____ (*list sheets*) of the plat be recorded in the Maverick County Map Records but that the other sheets of the plat not be recorded.

LIST OF DOCUMENTS ACCOMPANYING OR ATTACHED TO THE PLAT TO BE INCLUDED IN COUNTY'S MAP RECORD OF THE SUBDIVISION

The information below, if it is not included upon the plat itself, must be on a document signed by the subdivider and attached to or accompanying the final plat. For each item, indicate by a check mark where the information appears. The City of Eagle Pass will keep these documents (or their signed revisions) together during the subdivision review and approval process and through the recording of the subdivision with the County Clerk. If the subdivision does not have at least two or more lots of five acres or less intended for residential purposes, then the Model Rules do not apply and a final engineering report is not required.

on the final plat	attached to final plat	accompanies final plat	
_____	_____✓_____	_____	final engineering report
_____	_____✓_____	_____	description in English and Spanish of water and sewer facilities and easements and operable date
_____✓_____	_____✓_____	_____	engineering certification of compliance of water and sewer facilities with Model Rules, and of estimated costs
_____	_____	_____	others (<i>described as follows:</i>) ----- _____ _____
_____	_____	_____	others (<i>described as follows:</i>) ----- _____ _____

DESCRIPTION OF SUBDIVISION INFRASTRUCTURE THAT HAS BEEN COMPLETED OR INSTALLED AS OF THE DATE OF THIS APPLICATION

NOTE: You may refer to the plat in describing the completed infrastructure -- for example, by stating, "The water lines shown on sheet 3 of the final plat have been installed." Use the back side of this page if more room is needed. The City of Eagle Pass' Subdivision Ordinance require a subdivider to enter into a Subdivision Construction Agreement secured by a financial guarantee (a bond, letter of credit, or cash deposit) for completion of streets and drainage and water and wastewater facilities not constructed or installed when the subdivider applies for final plat approval.

Streets. *(Provide names of streets and extent of their completed improvements.)*

N/A

Drainage facilities. *(Describe location and nature of completed drainage facilities.)*

N/A

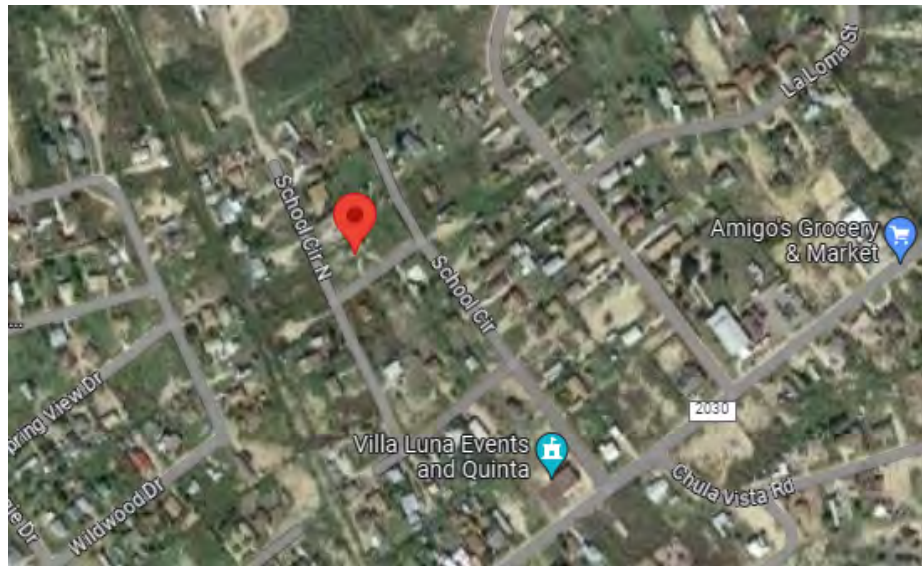
Water facilities. *(Describe installed locations and sizes of water lines, water meters, and other devices involved in providing water.)*

N/A

Wastewater facilities. *(Describe installed location and sizes of such items as sewer lines, septic systems, or other on-site sewerage facilities.)*

N/A

Site Photos



Attachment 2
Final Engineering Report

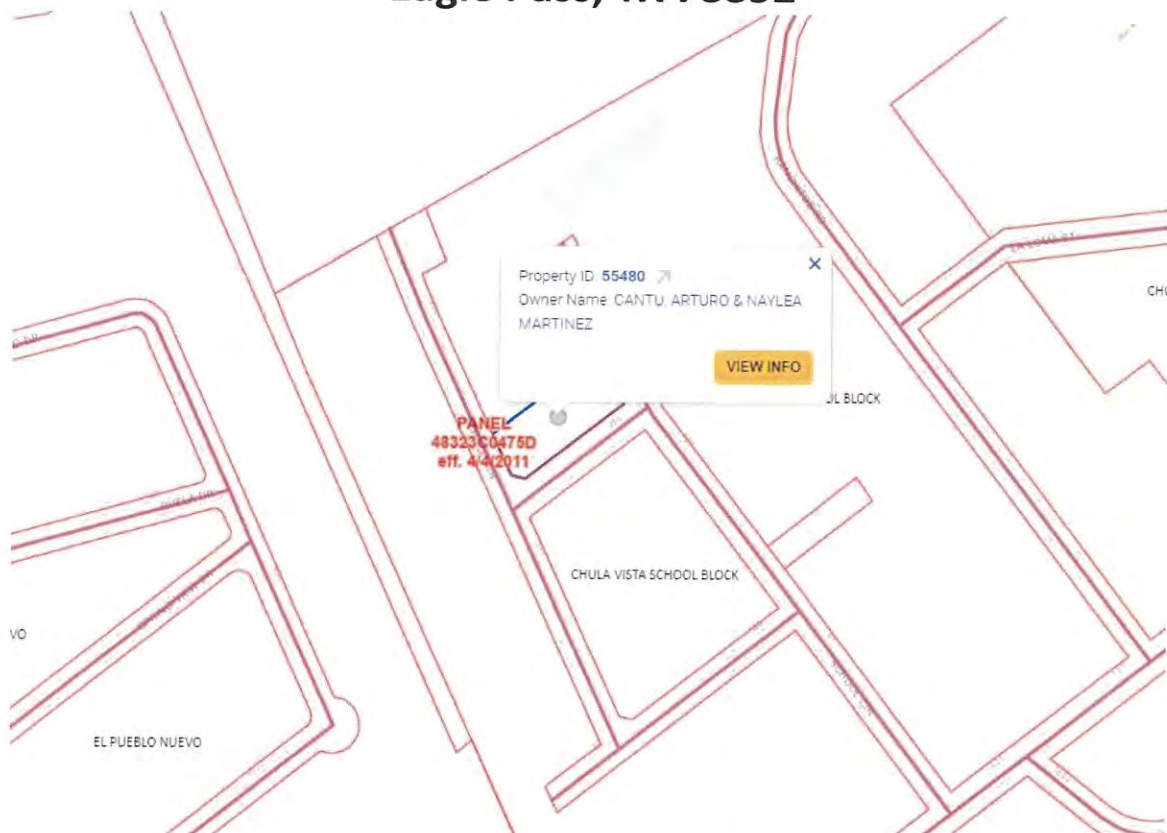
CAVEL ENGINEERING

Civil engineering and drone mapping

Final ENGINEERING & DRAINAGE REPORT

Prepared for:

**Dirksen Engineering
Plat Amendment of Lot A, School Block,
Chula Vista Subdivision Unit V
Maverick County, Texas
Eagle Pass, TX 78852**



Prepared by:

**Cavel Engineering
Engineering Firm #20893
2373 Willowbrae Dr, Eagle Pass, TX
Phone: (830) 872-8799
May 10, 2023**

CAVEL ENGINEERING

Civil engineering and drone mapping

1.-INTRODUCTION

This report was prepared by Carlos Velarde, PE., for a 0.5214 Acre property located at 202 School Circle, Eagle Pass, TX 78852. The property is located approximately 3 miles to the southeast of the City of Eagle Pass City Limits. The property consists in the Lot A, School Block of the Chula Vista Subdivision Unit V, as shown on the plat of record on Envelope 160 Side A of the Maverick County Plat Records. The property is not currently zoned and is located to the southeast area of the extra territorial jurisdiction of the City of Eagle Pass, Tx.

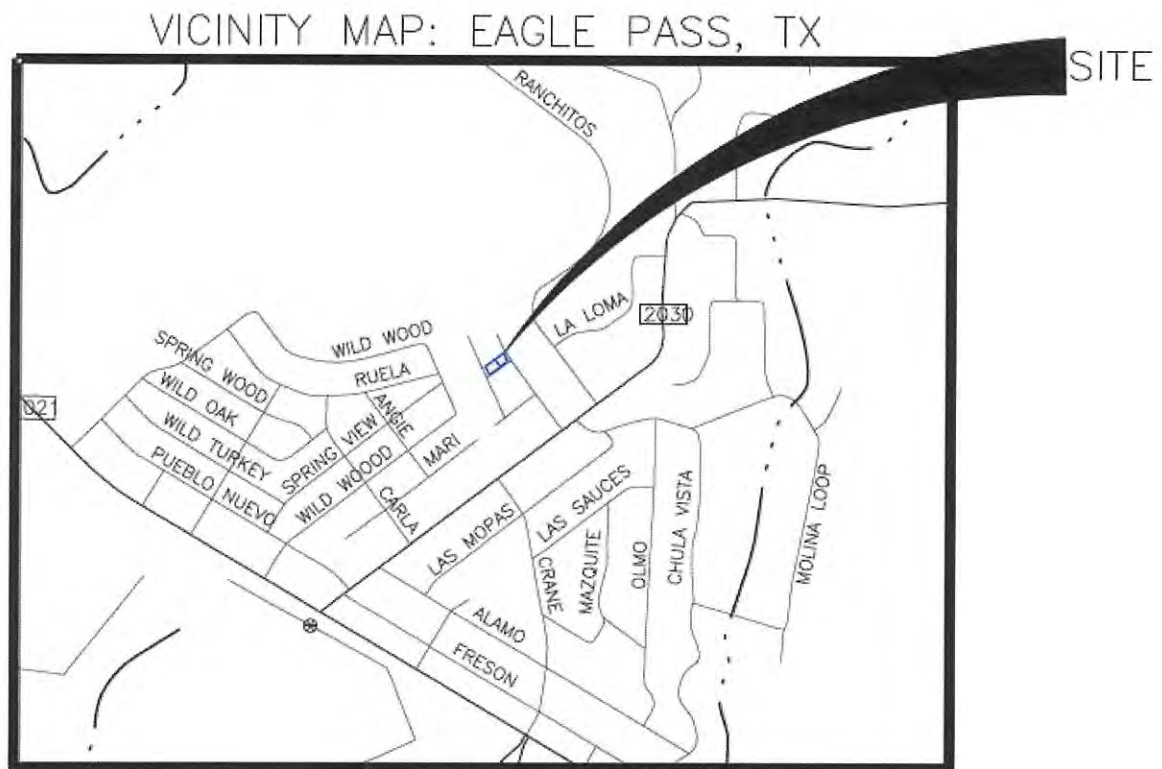


Figure 1. Location Map

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Civil engineering and drone mapping

2.-PROPERTY DESCRIPTION AND SITE PROPERTIES

The 0.5214 Acre property consist in Lot A, School Block of the Chula Vista Subdivision Unit V, as shown on the plat of record on Envelope 160 Side A of the Maverick County Plat Records, the land is surrounded by said subdivision. All of this property lies within the extra territorial jurisdiction of the City of Eagle Pass, in Maverick County, Texas.

All of this land is located in Maverick County, Texas, a one-story single-family dwelling is built on the area for the proposed Lot A1, and the area of the proposed Lot A2 is undeveloped. The property is used as a single-family dwelling residence and this proposed replat is to add a new residential lot to the Maverick County within the extra territorial jurisdiction of the City of Eagle Pass.



Figure 2. View from the Southeast corner of the tract

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Figure 3. View from the east side of the property on School Drive.



Figure 4. Intersection of School Circle and same School Circle, to the South of the property

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Civil engineering and drone mapping



Figure 5. View of the northeast corner of the property.



Figure 6. Existing residence on proposed Lot A1, view from the southeast

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Civil engineering and drone mapping

3.- DRAINAGE CONDITIONS

The site drains naturally to the northwest corner of the property to School Circle most northeasterly end, it is assumed that all proposed development in this replat will be constructed to maintain this drainage flow towards the northwest corner of the property.

This property currently discharges all runoff naturally to School Circle, there is no storm drain system in place within the vicinity of the property, there is also no expected mayor impact in the increase of runoff due to the replat, the variation will be minimal compared to existing drainage conditions and all improvements will match existing drainage patterns.

4.- DRAINAGE CALCULATIONS

EXISTING CONDITION - 10 YEAR

Q 10y= 1.4074008 10 yr- Maximun Rate of runoff (cfs) UNDEVELOPED

PROPOSED CONDITION - 10 YEAR

Q 10y= 2.2161913 10 yr- Maximun Rate of runoff (cfs) DEVELOPED

EXISTING CONDITION - 25 YEAR

Q 25y= 2.1363472 25 yr- Maximun Rate of runoff (cfs) UNDEVELOPED

PROPOSED CONDITION - 25 YEAR

Q 25y= 3.3640412 25 yr- Maximun Rate of runoff (cfs) DEVELOPED

EXISTING CONDITION - 50 YEAR

Q 50y= 2.4689925 50 yr- Maximun Rate of runoff (cfs) UNDEVELOPED

PROPOSED CONDITION - 25 YEAR

Q 50y= 3.8878476 50 yr- Maximun Rate of runoff (cfs) DEVELOPED

EXISTING CONDITION - 100 YEAR

Q 100y= 2.7990632 100 yr- Maximun Rate of runoff (cfs) UNDEVELOPED

PROPOSED CONDITION - 100 YEAR

Q 100y= 4.4076 100 yr- Maximun Rate of runoff (cfs) DEVELOPED

TOTAL AREA= 0.5214 AC.

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Civil engineering and drone mapping

$$Q = \frac{CIA}{Z}$$

DEVELOPED
AREA= 0.5214 AC.

$$C_w = \frac{\sum_{j=1}^n C_j A_j}{\sum_{j=1}^n A_j}$$

RUNOFF COEFFICIENT CALCULATION (UNDEVELOPED)

C= 0.4 Weighted Runoff coeff (CW)(1.25) FOR +25 YEARS UNDEV.
C= Weighted Runoff Coefficient Undeveloped

TOTAL AREA 0.5214 Acres

	SURFACE	AREA (Ac)	COEFF.	TOTAL AREA/AREA1	C=
Building	1500 SF	0.034	0.95	6.60%	0.0627417
Asphalt/Concrete		0.050	0.95	9.59%	0.0911009
Native Vegetation		0.437	0.30	83.81%	0.2514181
				Cw=	0.4052607

C= 0.4052607 Weighted Runoff coefficient UNDEVELOPED

RUNOFF COEFFICIENT CALCULATION (DEVELOPED)

C= 0.6381517 Weighted Runoff coeff (CW)(1.25) FOR +25 YEARS DEV.
C= Weighted Runoff Coefficient Developed

TOTAL AREA 0.5214 Acres

	SURFACE	AREA (Ac)	COEFF.	TOTAL AREA/AREA1	C=
Building	3000 SF	0.069	0.95	13.21%	0.1254833
Asphalt/Concrete		0.100	0.95	19.18%	0.1822018
Native Vegetation		0.353	0.30	67.61%	0.2028363

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Civil engineering and drone mapping

Cw= 0.5105214

C=	0.5105214	Weighted Runoff coefficient	DEVELOPED
I 10y=	8.3257295	10 yr- Average Rainfall intensity (in/hr) (calculation below)	
I 25y=	10.110354	25 yr- Average Rainfall intensity (in/hr) (calculation below)	
I 50y=	11.684611	50 yr- Average Rainfall intensity (in/hr) (calculation below)	
I 100y=	13.246685	100 yr- Average Rainfall intensity (in/hr) (calculation below)	
A=	0.5214	Drainage Area (ac)	
Z=	1	Conversion factor (1)	

$$I = \frac{b}{(t_c + d)^e}$$

RAINFALL INTENSITY

I=	Design rainfall intensity (in./hr.)
tc=	Time of concentration (min)
e, b, d=	Coefficients for specific frequencies (table below)

FOR 10-YEAR

I= 8.3257295 in./hr.

e = 0.8774
b = 130.75 in
d = 13.7 min

FOR 25-YEAR

I= 10.110354 in./hr.

e = 0.8792
b = 167.74 in
d = 15.03 min

FOR 50-YEAR

I= 11.684611 in./hr.

FOR 100-YEAR

I= 13.246685 in./hr.

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e = 0.8834 e = 0.8844
b = 203.36 in b = 237.57 in
d = 16 min d = 16.78 min
tc = 9.3749311 min. (Calculation below)

Rainfall Intensity-Duration-Frequency Coefficients for Texas

Based on United States Geological Survey (USGS) Scientific Investigations Report 2004-5041
"Atlas of Depth-Duration Frequency of Precipitation Annual Maxima for Texas"

1. Select English or SI Units

English

2. Select or Enter a County

Maverick

3. Enter a Time of Conc.
Select Units

8.25 min

Coefficient	50% (2-year)	20% (5-year)	10% (10-year)	4% (25-year)	2% (50-year)	1% (100-year)
e	0.861	0.8691	0.8774	0.8792	0.8834	0.8844
b (in.)	66.16	100.56	130.75	167.74	203.36	237.57
d (min)	9.66	12.19	13.70	15.03	16.00	16.78
Intensity (in./hr)	5.09	6.80	8.13	9.89	11.44	12.97

(Spreadsheet Release Date: August 31, 2015; data table reshuffle by Asquith July 14, 2016)

Kerby-Kirpich Method for time of concentration

$$t_c = t_{ov} + t_{ch}$$

t_{ov} = Overland flow time

t_{ch} = Channel flow time

$$t_{ov} = K(L \times N)^{0.467} S^{-0.235}$$

t_{ov} =

Engineering and drainage Report, Replat of Lot A, School Block
Chula Vista Subdivision, Unit V, Eagle Pass, TX

June 8 2023

10

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Overland flow time $K = 0.828$
 A units conversion coefficient $K = 0.828$ for traditional units
 $L =$ the overland-flow length (ft)
 $N =$ A dimensionless retardance coefficient $N = 0.02$
 $S =$ Slope of terrain conveying the overland flow

Generalized terrain description	Dimensionless retardance coefficient (N)
Pavement	0.02
Smooth, bare, packed soil	0.10
Poor grass, cultivated row crops, or moderately rough packed surfaces	0.20
Pasture, average grass	0.40
Deciduous forest	0.60
Dense grass, coniferous forest, or deciduous forest with deep litter	0.80

CHANNEL FLOW

$L = 622$ FT
 $ELEV\ 1 = 784$ FT
 $ELEV\ 2 = 794$ FT
 $S = 0.0160772$

$$t_{ov} = 7.0933632 \text{ minutes}$$

$$t_{ch} = KL^{0.770}S^{-0.385}$$

Channel flow time $K = 0.0078$

$K =$ A units conversion coefficient $K = 0.0078$
 $L =$ the channel flow length
 $S =$ the dimensionless main-channel slope

OVERLAND FLOW

Engineering and drainage Report, Replat of Lot A, School Block
 Chula Vista Subdivision, Unit V, Eagle Pass, TX

$$t_c = t_{ov} + t_{ch}$$

June 8 2023

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L= 172 FT

ELEV 1 = 792 FT

ELEV 2 = 794 FT

Max. tc = 10 minutes

S= 0.0116279

$t_{ch} =$

2.281568 minutes

$t_c =$

9.37493112 Min

Table 4-10: Runoff Coefficients for Urban Watersheds

Type of drainage area	Runoff coefficient
Business:	
Downtown areas	0.70-0.95
Neighborhood areas	0.30-0.70
Residential:	
Single-family areas	0.30-0.50
Multi-units, detached	0.40-0.60
Multi-units, attached	0.60-0.75
Suburban	0.35-0.40
Apartment dwelling areas	0.30-0.70
Industrial:	
Light areas	0.30-0.80
Heavy areas	0.60-0.90
Parks, cemeteries	0.10-0.25
Playgrounds	0.30-0.40
Railroad yards	0.30-0.40
Unimproved areas:	
Sand or sandy loam soil, 0-3%	0.15-0.20
Sand or sandy loam soil, 3-5%	0.20-0.25
Black or loessial soil, 0-3%	0.18-0.25
Black or loessial soil, 3-5%	0.25-0.30
Black or loessial soil, > 5%	0.70-0.80
Deep sand area	0.05-0.15

CAVEL ENGINEERING

Civil engineering and drone mapping

Steep grassed slopes	0.7
Lawns:	
Sandy soil, flat 2%	0.05-0.10
Sandy soil, average 2-7%	0.10-0.15
Sandy soil, steep 7%	0.15-0.20
Heavy soil, flat 2%	0.13-0.17
Heavy soil, average 2-7%	0.18-0.22
Heavy soil, steep 7%	0.25-0.35
Streets:	
Asphaltic	0.85-0.95
Concrete	0.90-0.95
Brick	0.70-0.85
Drives and walks	0.75-0.95
Roofs	0.75-0.95

5.- ACCESS TO SITE

The site can be accessed thru School Circle, traveling southeast on El Indio Highway from the City of Eagle Pass City Limits, right after passing loop 480 and approximately 2.06 miles, take a left on FM 2030, travel 0.60 miles to the northeast and take a left on School Circle, travel 0.17 miles to the northwest to get to the northeast corner of the property.

6.- WATER AND SEWER CALCULATIONS

Water Supply: Description.

This tract of land is provided with potable water by means of a main water line running along School Circle.

All inside this unit, water improvements for development on this land will comply with City of Eagle Pass regulations. Service lines and meter boxes will be paid for by the developer and installed to City Standards.

Sewage Facilities: Description.

CAVEL ENGINEERING

Civil engineering and drone mapping

Sewage from this subdivision will be disposed of through the sanitary sewer collection system of the City of Eagle Pass. The existing Lot A1 is already connected to the sanitary sewer collection system, and the proposed lot A2 will be connected to the sanitary sewer collection system discharging to an existing sanitary sewer line located at School Circle R.O.W.

All improvements required to discharge wastewater to the sanitary sewer system will be paid for by the developer and installed following City Standards.

Water Calculations

RESIDENTIAL USE

2 Dwellings. For total development

$$2 \text{ units} \times \frac{4 \text{ Persons}}{\text{Per unit}} \times \frac{100 \text{ Gallons}}{\text{Person-Day}} \times \frac{1 \text{ day}}{24 \text{ hours}} \times \frac{1 \text{ Hour}}{60 \text{ minutes}} = 0.555 \text{ GPM}$$

$$\text{Peak demand} = 2.5 \text{ peak factor} \times 0.555 \text{ GPM} \approx 1.388 \text{ GPM}$$

Sanitary Sewer Calculations

RESIDENTIAL USE

2 Dwellings. For total development

$$2 \text{ Units} \times \frac{4 \text{ Persons}}{\text{Per Room}} \times \frac{80 \text{ Gallons}}{\text{Person-Day}} \times \frac{1 \text{ day}}{24 \text{ hours}} \times \frac{1 \text{ Hour}}{60 \text{ minutes}} = 0.444 \text{ GPM}$$

Infiltration and Inflow Factor = 0.5

Peak Demand Factor = 2.0

$$\text{Peak Demand} = 2.5 \text{ Combined Factor} \times 0.444 \text{ GPM} = 1.11 \text{ GPM} \approx 0.002475 \text{ CFS.}$$

Note: 1 CFS = 448.83 GPM.

6.- FLOOD INFORMATION

This tract of land is located outside any special flood hazard zone as shown on flood hazard boundary map panel 48323C0475D for Maverick County, Texas and incorporated areas dated April 4, 2011.

CAVEL ENGINEERING

Civil engineering and drone mapping

7.- CONCLUSIONS

The existing and proposed use of the property is residential, this proposed replat will not have an impact on the current use of the property and surroundings, drainage patterns and utilities as required for platting purposes are already available to this subdivision of land.

If you have any questions or need more information, contact me at (830) 872-8799 or to my email cavel2@gmail.com.



Digitally signed by Carlos Velarde
DN: cn=Carlos Velarde, o=Cavel
Engineering, ou=Cavel,
email=cavel2@gmail.com, c=US
Date: 2023.06.08 18:45:14 -05'00'

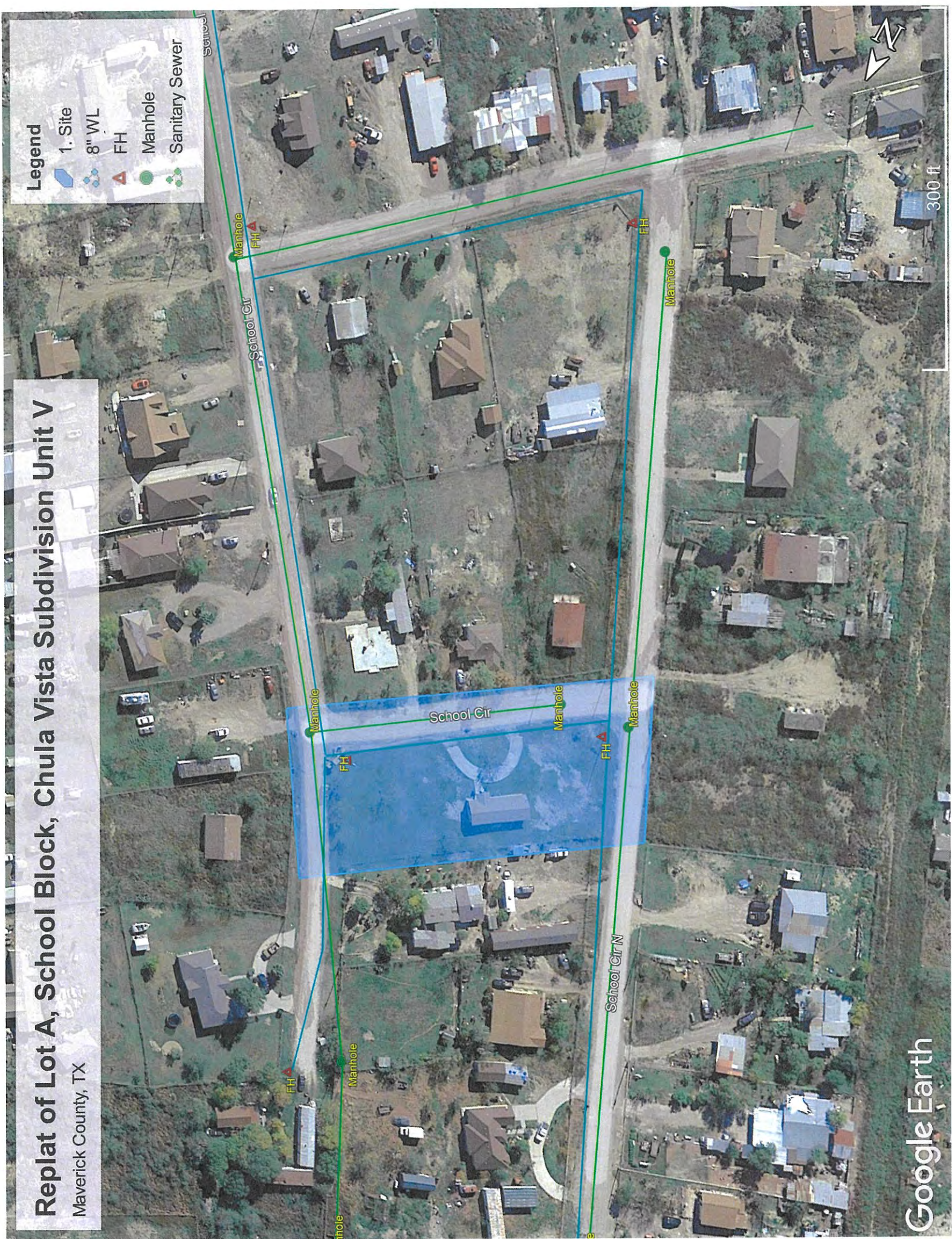
Carlos Arturo Velarde Fernandez, P.E.
Professional Engineer, License No. 134409, Texas.
Eagle Pass, Texas, June 8, 2023.

Replat of Lot A, School Block, Chula Vista Subdivision Unit V

Maverick County, TX

Legend

- 1. Site
- 8" WL
- FH
- Manhole
- Sanitary Sewer





AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED

Replat of Lot A, School Block, Chula Vista Unit V SUBDIVISION

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

"The Subdivider is Naylea Martinez, who is the owner, or
the authorized agent of the owner, of a tract of land in Maverick County, Texas, that has been
proposed to be divided into a subdivision ("the Subdivision") known as _____
Replat of Lot A, School Block, Chula Vista Unit V Subdivision.

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

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

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

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

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

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

This Agreement is effective on MAY 24, 2023.

The Utility

By: Johnny Ruiz

Printed Name: JOHNNY RUIZ

Office or Position: VICE-CHAIRMAN

Date: 5/24/2023

The Subdivider

By: Naylea Martinez

Printed Name: Naylea Martinez

Office or Position: Owner

Date: 5/3/23

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



AGREEMENT REGARDING WASTEWATER TREATMENT SERVICE FOR THE

PROPOSED Replat of Lot A, School Block, Chula Vista Unit V SUBDIVISION

PARTIES: This Agreement is by and between "the Utility" and "the Subdivider", to wit:

"The Utility" is the governing board or owner of a provider of wastewater treatment known as

EAGLE PASS WATER & WASTEWATER SYSTEM.

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

Replat of Lot A, School Block, Chula Vista Unit V Subdivision.

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

The Subdivider plans to construct for the Subdivision a wastewater collection system to be connected to the Utility's wastewater treatment system. Such wastewater will consist of domestic sewage, i.e., waterborne human waste and waste from domestic activities such as bathing, washing, and food preparation. The Utility has reviewed the plans for this subdivision ("the Plans") and has estimated the wastewater flow projected by the Subdivision under fully built-out conditions ("the projected wastewater flow") to be approximately 280 gallons daily.

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

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

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

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

This Agreement is effective on MAY 24, 2023.

The Utility

By: [Signature]

Printed Name: JOHNNY RUIZ

Office or Position: VICE-CHAIRMAN

Date: 5/24/2023

The Subdivider

By: Naylea Martinez

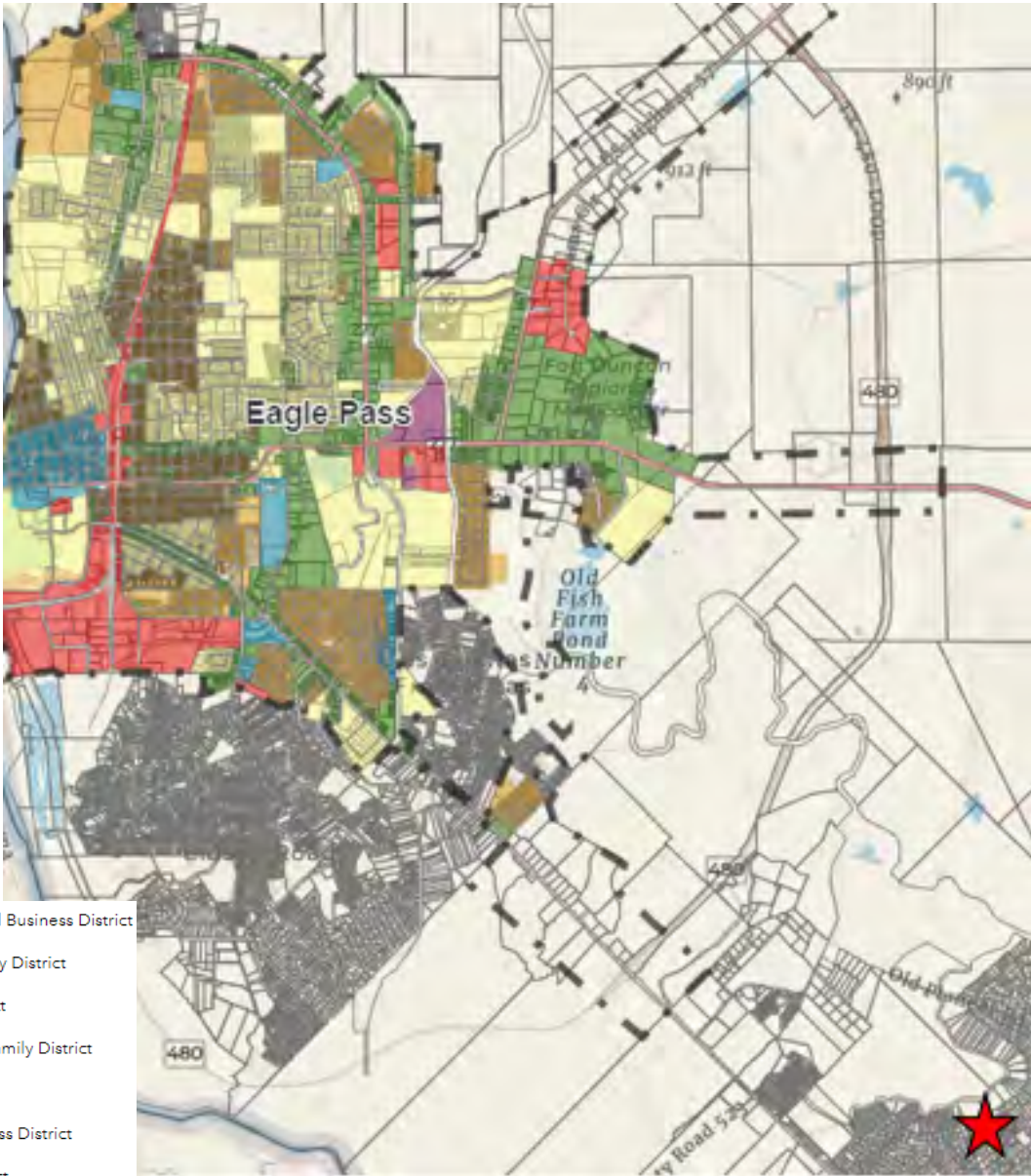
Printed Name: Naylea Martinez

Office or Position: Owner

Date: 5/3/23

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

Zoning District 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 #10



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

Final Re-Plat of Lot 2 in Fort Duncan West

I. BACKGROUND

A. General Information

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

Developer: Eagle Hospitality Group, LLC I 2352 El Indio Hwy I Eagle Pass, TX 78852

Location: 500 Bliss Street **Property ID Number:** 61304

Legal Description: Lot 2 Fort Duncan West

Request: Final replat approval to subdivide a 5.443-acre tract into two commercial lots as all required improvements have been inspected, approved, and bonded.

B. Subject Property Information

Parcel Size: 5.443-acres (236,993-sqaure feet)

Topography: A decrease in elevation from north to west.

Vegetation: cleared

Existing Use: Houses a commercial building that served as a laundromat for the former hospital.

Current Zoning: B-3 (General Business District)

Master Plan: Public and Sem-Public

C. Vicinity Data

The site is located within an area that features commercial development, light industrial development, and parkland.

D. Infrastructure

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

Access to the site is provided by Bliss Street.

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. 11 notices were mailed to the abutting property owners within a 500 feet 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 final approval of the subdivision. Please refer to Attachment 1.
2. The applicant demonstrated that the proposal complied with the subdivision variance criteria set forth in Section 23-61(a)(4) regulating 2 points of vehicular access for ingress and egress to a subdivision. This variance was granted approval by Eagle Pass City Council at their August 1, 2023 meeting.
3. The *Master Plan* emphasizes the importance of maintaining the character of the industrial and commercial neighborhoods located within the City.
 - ✓ The re-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 *General Business 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 re-subdivision is consistent with the *Street Goal* of the *Master Plan*, as access to the site from Bliss Street is designed to provide the residents and visitors to Eagle Pass with a street system that will enable them to travel safely and conveniently.
 - ✓ The re-subdivision is consistent with the *Thoroughfare Goals* of the *Master Plan*, as Bliss Street has been designed to be part of a safe and efficient thoroughfare system.
 - ✓ The re-subdivision is consistent with the *Storm Drainage Goals* of the *Master Plan*, as the development will require adequate detention.
4. The re-subdivision design is consistent with the purpose of the *B-3 General Business District*.
5. The subdivision is consistent with City design and specifications, as the subsequent development of the site will be required to conform to the following sections of *Article IV* in *Eagle Pass Code of Ordinances Chapter 23*:
 - ✓ *Section 23-61* governing streets and two points of vehicular access for ingress and egress to the subdivision, variance request was granted approval
 - ✓ *Section 23-62* governing alleys and easements
 - ✓ *Section 23-63* specific use easements
 - ✓ *Section 23-64* governing sidewalks

- ✓ Section 23-66 governing sanitary sewage disposal system
- ✓ Section 23-67 governing potable water supply and fire flow
- ✓ Section 23-68 governing storm drainage
- ✓ Section 23-69 governing the size, width, depth, shape and orientation of lots, and the minimum building setback lines
- ✓ Section 23-71 governing the installation and inspection of utility lines
- ✓ Sec. 23-94 governing fences for all new subdivisions

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

6. The subdivision and the subsequent development of the property is consistent with City design and specifications for landscape and tree preservation set forth in *Article VI* in *Eagle Pass Code of Ordinances Chapter 23*.
7. The subdivision of the property will conform to the parkland dedication requirements set forth in *Article V* in *Eagle Pass Code of Ordinances Chapter 23*, as a one-time fee will be collected as part of any subsequent building permit issued for the property.
8. The subdivision of the property is in conformance with the provisions of the *Master Plan* and the *Eagle Pass Code of Ordinances* by facilitating the following benefits:
 - Protect private rights while considering public health, safety, and welfare.
 - Provide for efficient and economical ways to move people and goods outside the city by an adequate plan for streets and highways.
 - Guide future development in an orderly manner, by stages according to a pattern, so that the city may have a balanced land use.
 - Encourage a diversified economic base and encourage public and private investments in land and improvements.
 - Prevent and eliminate blight and slums, making the city attractive to people, commerce, and industry.
 - Create the desire for a more pleasing appearance of the city and incorporate into its physical development the basic principles of good design.
 - Protect and preserve the identity of each neighborhood through use of the guidance provided by the *Master Plan* and the *Code of Ordinances*.
 - Locate all land uses on land best suited for their needs, arranged in such a way as to be mutually beneficial and functional, with ample area to meet long-term needs.
 - Establish a proper relationship between open space, developed areas, building bulk, light and air space, in all future development programs of land use.
 - Encourage and abet the development of civic, cultural, and other public and quasi-public buildings in harmonious and functional groupings.
9. The subdivision will allow for a use of the property that is consistent with the purpose of the *B-3 General Business 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 purpose of the *B-3 General Business District*.
- C. The subdivision is warranted because of the necessity to create additional lots for development adjacent to Bliss Street, and because the proposed development is appropriate to accomplish the reasonable use of the property.
- D. The subject property is suitable for development in general conformance with development standards of the *B-3 General Business District*.
- E. The subdivision will benefit the City as a whole and will not be detrimental to nearby land uses of a similar nature.
- F. The subsequent development will be designed and conditioned to comply with all applicable subdivision criteria and standards of the City of Eagle Pass.

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

- 10. The approval of this final re-plat request is warranted, as the project conforms to the *City of Eagle Pass Master Plan* and the *City of Eagle Pass Code of Ordinances* as noted in Conclusion 1 through and including Conclusion 9 of this report.

B. Community Development Department Recommendation

The Planning and Zoning Commission **GRANT** final plat approval of the *Replat of Lot 2 in Fort Duncan West*, 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

Eagle Pass Community Development Department Report dated April 17, 2024

Attachment 1

Application



**CITY OF EAGLE PASS
APPLICATION FOR APPROVAL OF FINAL PLAT**

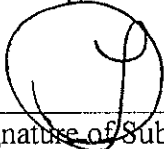
INSTRUCTIONS: This form is to be completely filled out, signed, and dated by the subdivider when the subdivider requests final plat approval.

IDENTIFICATION OF SUBDIVISION AND PLAT

I, Claudia Oyervides, hereby request final plat approval for the proposed subdivision known as Replat of Fort Duncan West Subdivision, Lot 2 as shown on the accompanying plat, which consists of ____ (number) sheets and which was acknowledged by me on ____ (date).

SUBDIVIDER'S ACKNOWLEDGMENT

I understand that before the plat may be recorded I must provide to the City of Eagle Pass a financial guarantee for all unbuilt infrastructure in the amount to be set by the City Council. Otherwise, I believe that I have fulfilled the requirements under state laws and city ordinances for final plat approval by the City of Eagle Pass, based upon the plat as described above and the documents and information listed below. To the best of my knowledge the information provided on this request is true and complete.



Signature of Subdivider (or Authorized Agent)

Nov 28 2023

Date

PRELIMINARY PLAT APPROVAL

Check if applicable, and provide the date of City Council approval.

____ A preliminary plat was approved by the City on ____ (date).

IDENTIFICATION OF PLAT SHEETS TO BE IN COUNTY'S MAP RECORD

I request, once the City of Eagle Pass has approved the plat and I have submitted any required financial guarantees, that sheets number _____ (list sheets) of the plat be recorded in the Maverick County Map Records but that the other sheets of the plat not be recorded.

LIST OF DOCUMENTS ACCOMPANYING OR ATTACHED TO THE PLAT TO BE INCLUDED IN COUNTY'S MAP RECORD OF THE SUBDIVISION

The information below, if it is not included upon the plat itself, must be on a document signed by the subdivider and attached to or accompanying the final plat. For each item, indicate by a check mark where the information appears. The City of Eagle Pass will keep these documents (or their signed revisions) together during the subdivision review and approval process and through the recording of the subdivision with the County Clerk. If the subdivision does not have at least two or more lots of five acres or less intended for residential purposes, then the Model Rules do not apply and a final engineering report is not required.

on the final plat	attached to final plat	accompanies final plat	
_____	☒	_____	final engineering report
_____	☒	_____	description in English and Spanish of water and sewer facilities and easements and operable date
☒	_____	_____	engineering certification of compliance of water and sewer facilities with Model Rules, and of estimated costs
_____	_____	_____	others (described as follows:) ----- _____ _____
_____	_____	_____	others (described as follows:) ----- _____ _____

DESCRIPTION OF SUBDIVISION INFRASTRUCTURE THAT HAS BEEN COMPLETED OR INSTALLED AS OF THE DATE OF THIS APPLICATION

NOTE: You may refer to the plat in describing the completed infrastructure -- for example, by stating, "The water lines shown on sheet 3 of the final plat have been installed." Use the back side of this page if more room is needed. The City of Eagle Pass' Subdivision Ordinance require a subdivider to enter into a Subdivision Construction Agreement secured by a financial guarantee (a bond, letter of credit, or cash deposit) for completion of streets and drainage and water and wastewater facilities not constructed or installed when the subdivider applies for final plat approval.

Streets. *(Provide names of streets and extent of their completed improvements.)*

N/A

Drainage facilities. *(Describe location and nature of completed drainage facilities.)*

Private Detention Pond

Water facilities. *(Describe installed locations and sizes of water lines, water meters, and other devices involved in providing water.)*

Water Main Replacement on Bliss St

Wastewater facilities. *(Describe installed location and sizes of such items as sewer lines, septic systems, or other on-site sewerage facilities.)*

Sewer Service in Easement

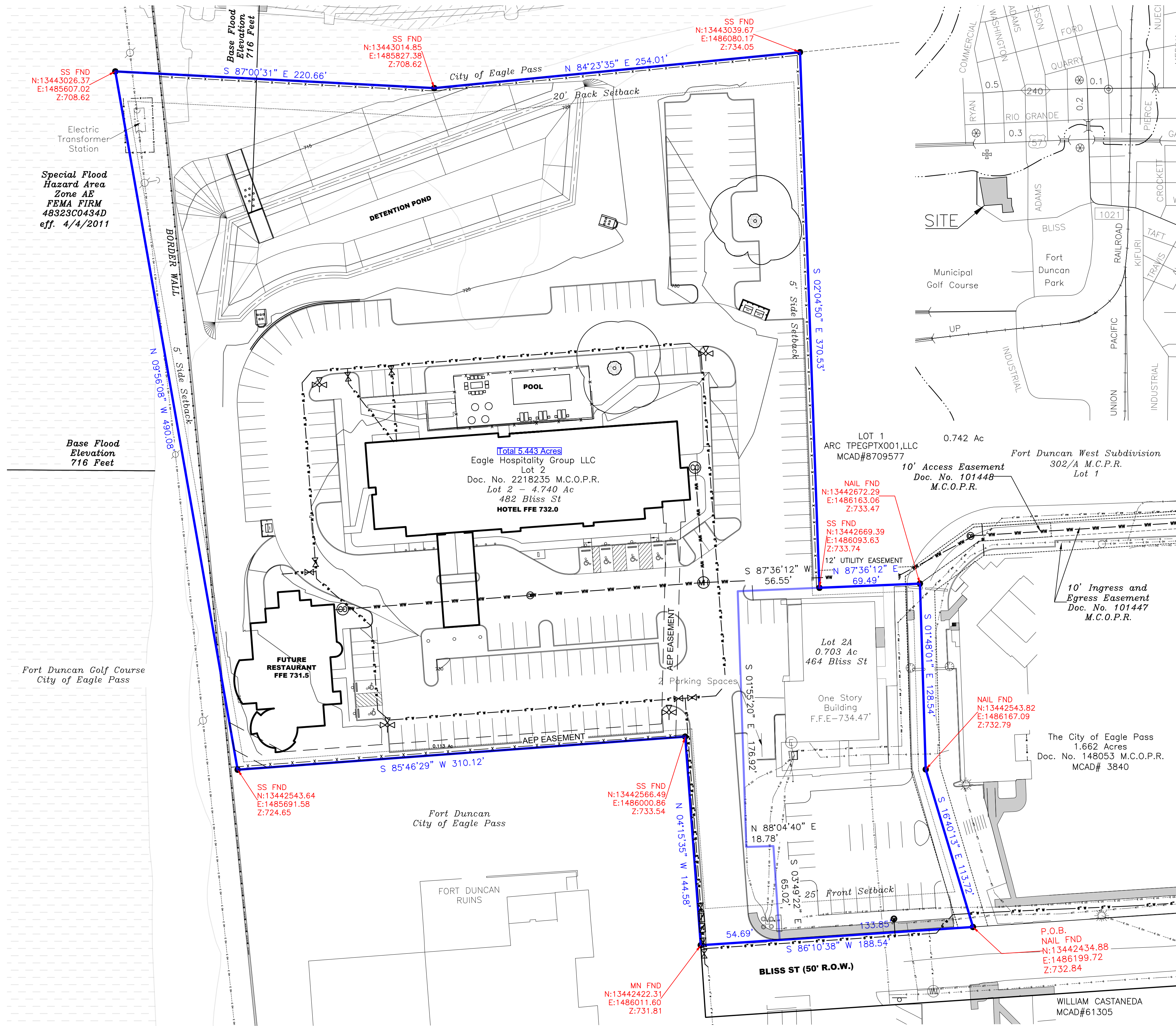
Aerial View



Site Photos







ENGINEER AND SURVEYOR CERTIFICATION:

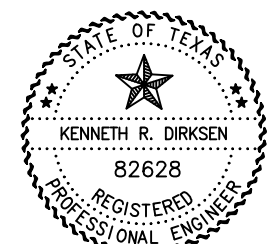
STATE OF TEXAS
COUNTY OF UVALDE
I CERTIFY THAT THE WATER AND WASTEWATER SERVICE FACILITIES DESCRIBED IN THE FINAL ENGINEERING REPORT ATTACHED HERETO ARE IN COMPLIANCE WITH THE MODEL SUBDIVISION RULES ADOPTED UNDER § 16.343, TEXAS WATER CODE.

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY CONDUCTED ON MAY 9, 2023 UNDER MY SUPERVISION ON THE GROUND AND THE MONUMENTS SHOWN ARE WITHIN THE POSITIONAL TOLERANCE REQUIRED BY 22 TAC § 663.15.

KENNETH R. DIRKSEN, P.E. 82628, R.P.L.S. 6260
DIRKSEN ENGINEERING PROJECT 23-2860

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 RESUBDIVIDES FORT DUNCAN WEST SUBDIVISION PREVIOUSLY RECORDED IN THE MAP RECORDS OF MAVERICK COUNTY, ENVELOPE 302, SIDE A.
- NO DEED RESTRICTION AND/OR COVENANTS APPLY TO THE ORIGINAL PLAT OR THIS PLAT.
- THE LAND SHOWN ON THIS PLAT IS ENTIRELY WITHIN THE CITY OF EAGLE PASS, TEXAS.
- ZONING IS B3-GENERAL BUSINESS DISTRICT.
- PUBLIC IMPROVEMENTS ARE LIMITED TO IMPROVEMENTS IN BLISS STREET. ALL POTABLE WATER, SANITARY SEWER, STORM DRAINAGE AND DETENTION WITHIN LOT 1 AND LOT 2 ARE PRIVATELY MAINTAINED AND ARE NOT DEDICATED TO THE PUBLIC.
- THE SUBDIVISION SHOWN ON THIS PLAT IS PARTIALLY LOCATED IN SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 48323C0434D FOR MAVERICK COUNTY, TEXAS AND INCORPORATED AREAS DATED APRIL 4, 2011. ANY CONSTRUCTION WITHIN A FLOOD PLAIN WILL REQUIRE A FLOOD PLAIN DEVELOPMENT PERMIT FROM CITY OF EAGLE PASS.
- 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 CITY INSPECTION OF AN ELECTRICAL SERVICE CONNECTION OR THE CITY INSPECTION OF A SEWER SERVICE CONNECTION.
- THE SUBSEQUENT DEVELOPMENT OF ALL LOTS SHALL COMPLY WITH THE PROVISION OF CHAPTER 13 GOVERNING FIRE PROTECTION, CHAPTER 27 GOVERNING WATER SERVICES, SEWER SERVICES, AND SURFACE WATER MANAGEMENT AND CHAPTER 23 ARTICLE IV, ARTICLE V AND ARTICLE VI GOVERNING SUBDIVISION DESIGN AND CONSTRUCTION STANDARDS.

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

REPLAT FORT DUNCAN WEST SUBDIVISION, LOT 2

EAGLE HOSPITALITY GROUP LLC

Being 5.443 acres, Lot 2 of the Fort Duncan West Subdivision as shown on the plat recorded in Envelope 302, Side A of the Maverick County Plat Records, and being the same Lot 2 described in conveyance document to Eagle Hospitality Group, LLC recorded in Document Number 2218235 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 nail found (S.P.C. N:13442434.88, E:1486199.72) in the north line of Bliss Street, at the southwest corner of a 1.662 acres tract described in conveyance document to The City of Eagle Pass recorded in Document Number 148053 of the Maverick County Official Public Records for the southeast corner of the herein described tract;

THENCE S 86°10'38" W, 188.54 feet to a mag nail found for a southwest corner of the herein described tract;

THENCE N 04°15'35" W, 144.58 feet to a steel stake found for a reentrant corner of the herein described tract;

THENCE S 85°46'29" W, 310.12 feet to a steel stake found for a southwest corner of the herein described tract;

THENCE N 09°56'08" W, 490.08 feet to a steel stake found for a northwest corner of the herein described tract;

THENCE S 87°00'31" E, 220.66 feet to a steel stake found for an angle point on the north line of the herein described tract;

THENCE N 84°23'35" E, 254.01 feet to a steel stake found at the common north corner of Lots 1 and 2 for the northeast corner of the herein described tract;

THENCE S 02°04'50" E, 370.53 feet to a steel stake found for a reentrant corner of the herein described tract;

THENCE N 87°36'12" E, 69.49 feet to a steel nail found for a southeast corner of the herein described tract;

THENCE S 01°48'01" E, 128.54 feet to a steel nail found for an angle point in the east line of the herein described tract;

THENCE S 16°40'13" E, 113.72 feet to the **POINT OF BEGINNING** containing 5.443 acres of land within the herein described tract surveyed by Dirksen Engineering on February 14, 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 CITY OF EAGLE PASS.

THE OWNER CERTIFIES THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 212.032 AND THAT:

- THE WATER QUALITY AND SERVICE TO THE LOTS MEET, OR WILL MEET, THE STATE STANDARDS;
- SANITARY SEWER SERVICE TO THE LOTS MEET OR WILL MEET STATE STANDARDS;
- ELECTRIC SERVICE PROVIDED TO THE LOTS MEET, OR WILL MEET, THE STATE STANDARDS
- GAS SERVICE PROVIDED TO THE LOTS MEET, OR WILL MEET, MINIMUM STANDARDS.

THE OWNER ATTESTS THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

Eagle Hospitality Group LLC

SIGNATURE: _____

Claudia Oyervides

STATE OF TEXAS

COUNTY OF MAVERICK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY Claudia Oyervides on behalf of said Eagle Pass Hospitality Group, LLC.

SIGNATURE NOTARY PUBLIC STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

PLANNING & ZONING COMMISSION CERTIFICATION:

THIS REPLAT OF FORT DUNCAN WEST SUBDIVISION, LOT 2 WAS PRESENTED TO THE PLANNING AND ZONING COMMISSION AND APPROVED ON _____, 20____, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF EAGLE PASS, TEXAS.

SIGNED THIS ____ DAY OF _____, 20____.

CHAIRMAN _____

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

SIGNATURE NOTARY PUBLIC STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

CITY COUNCIL CERTIFICATION:

THIS REPLAT OF FORT DUNCAN WEST SUBDIVISION, LOT 2 WAS PRESENTED TO THE CITY COUNCIL OF EAGLE PASS AND APPROVED ON _____, 20____, BY THE CITY COUNCIL OF THE CITY OF EAGLE PASS, TEXAS.

SIGNED THIS ____ DAY OF _____, 20____.

MAYOR _____

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

SIGNATURE NOTARY PUBLIC STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

CITY MANAGER CERTIFICATION:

WE THE UNDERSIGNED CERTIFY THAT REPLAT OF FORT DUNCAN WEST SUBDIVISION, LOT 2 WAS REVIEWED AND APPROVED BY THE CITY MANAGER OF THE CITY OF EAGLE PASS ON _____ DATE: _____

CITY MANAGER OF THE CITY OF EAGLE PASS

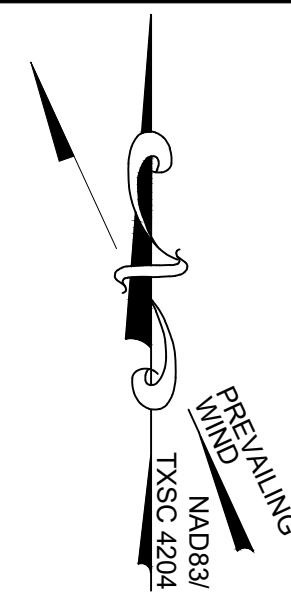
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____.

SIGNATURE NOTARY PUBLIC STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

PREPARED
APRIL 12, 2024
FOR
Eagle Pass Hospitality Group, LLC
2352 El Indio Highway
Eagle Pass, Tx 78852

REPLAT OF FORT
DUNCAN WEST
SUBDIVISION, LOT 2



LEGEND	
BOUNDARY LINE	_____
EASEMENT	_____
SET 1/2" STEEL STAKE	●
FOUND MONUMENT	⊙
SANITARY SEWER	—S—S—
SEWER MANHOLE, CO	⊕
PLAT LINES	_____
DEED LINES	_____
EASEMENT	_____
FENCE	—X—X—X—X—
GAS LINE	—G—G—G—G—
WATER LINE	—W—W—W—W—
WATER VALVE/METER	⊕
ELECTRIC	—E—E—E—E—
TELEPHONE	—T—T—T—T—
911 ADDRESS	919
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 2024.

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@SBGLOBAL.NET
WEBSITE: WWW.DIRKSENENGINEERING.COM

PROJECT# 23-2860

PROJECT NAME & ADDRESS

REPLAT OF FORT DUNCAN WEST
SUBDIVISION, LOT 2
Eagle Pass, TX

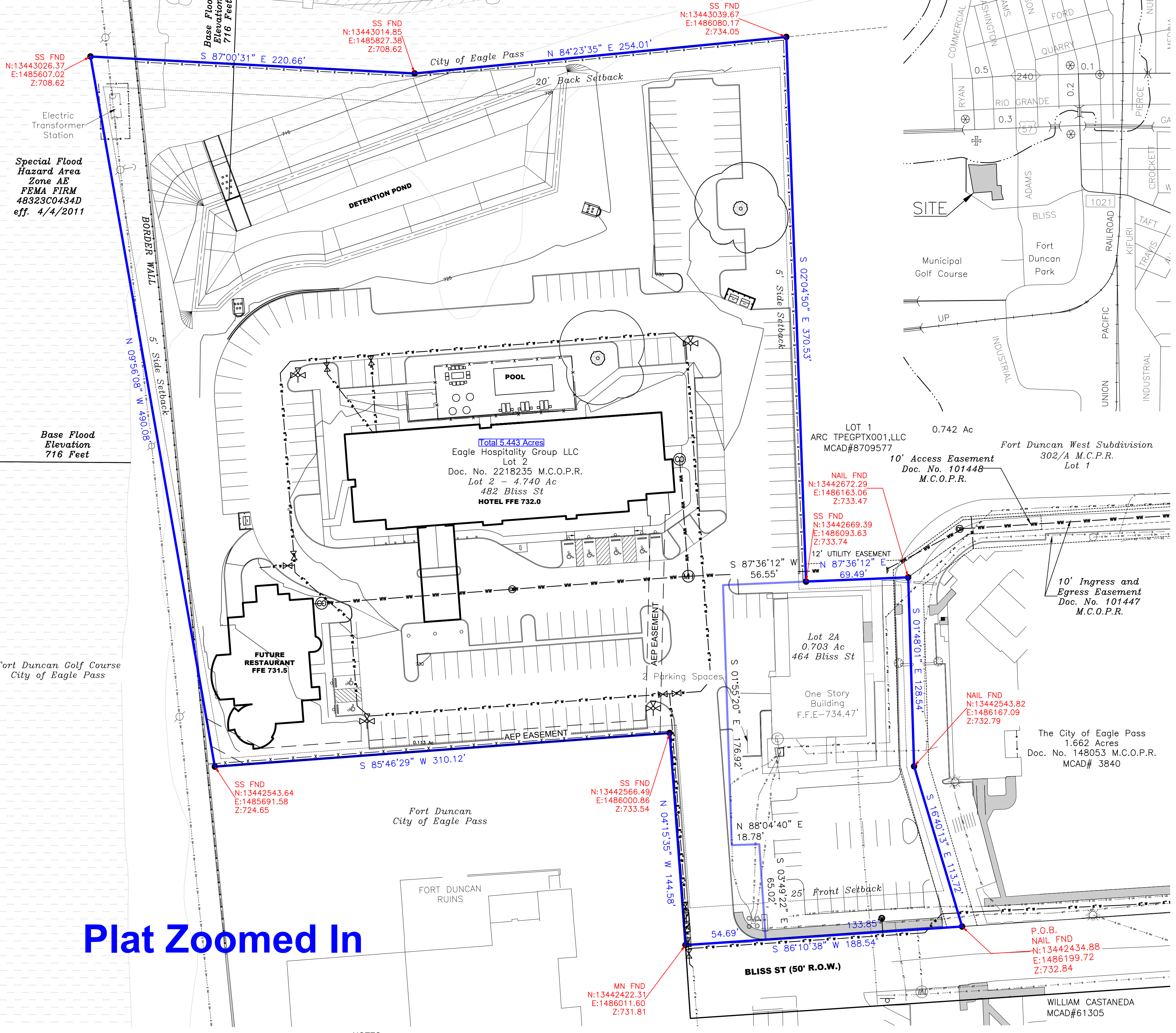
SHEET TITLE

PLAT

SHEET

0

DES'D : KRD
DRAWN : KRD
APP'VD : KRD
DATE : 04-12-2024



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

March 15, 2024

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

Re: FINAL Engineering and Drainage Report
Replat of Fort Duncan West Subdivision, Lot 2

To Whom It May Concern:

The Replat of Fort Duncan West Subdivision, Lot 2 is located at the end of Bliss Street east of Adams St. The replat is for the development of a hotel and restaurant site. There is an existing building on site that will be divided into a second lot and sold separately from the Hotel.

The land is currently being developed with a hotel. The existing building has been remodeled and is being prepared for sale. Public improvements are complete at this time and the final plat application is being submitted to record the plat and facilitate sale of the existing building.

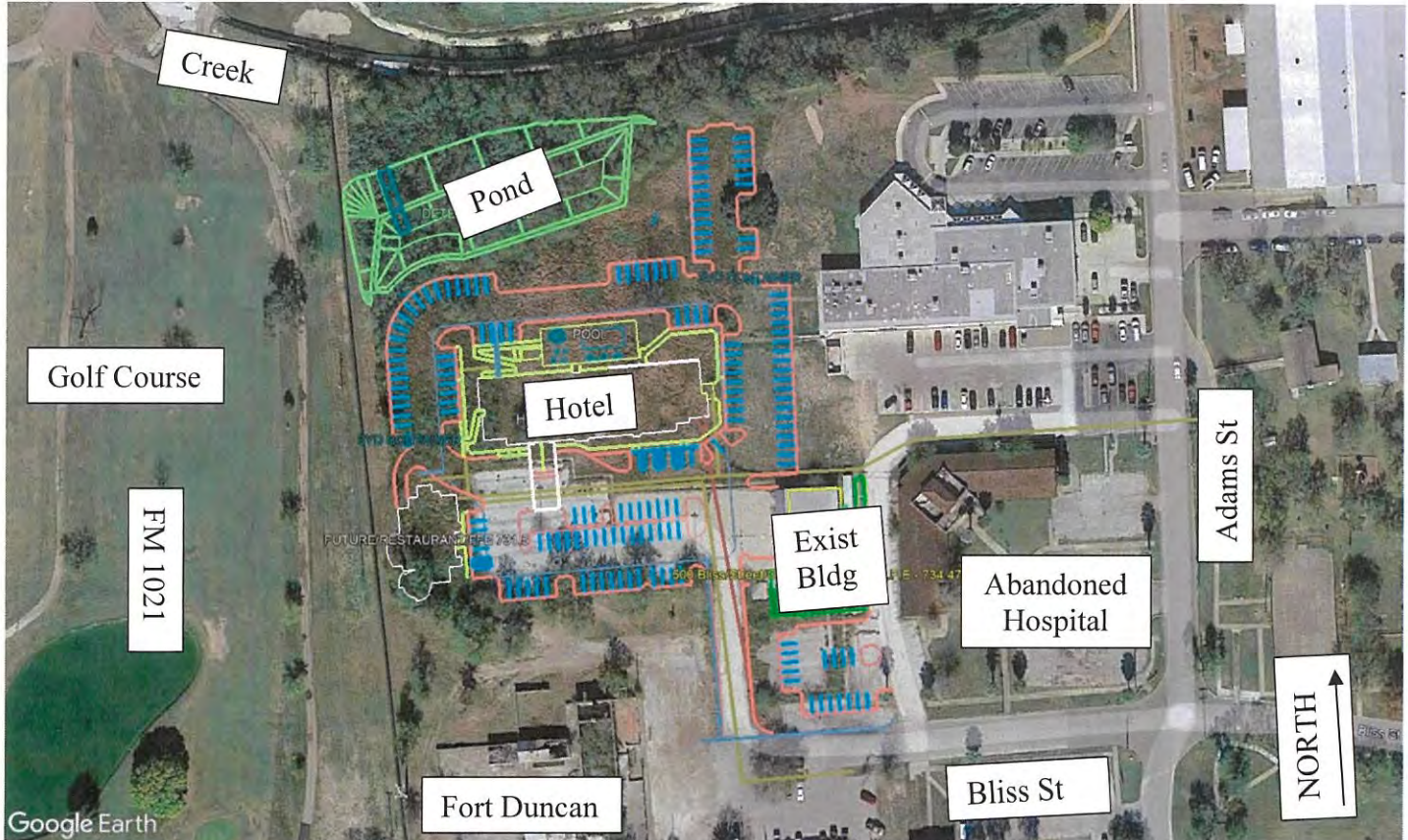


Figure 1 – Fort Duncan West Subdivision

Land Development

The development is for a Hawthorne/La Quinta dual brand hotel. Future development will include a restaurant for which utilities will be installed with this project.

Street Development

Access to this property is Bliss Street. No public roadway will be developed. All new pavement is proposed to be concrete.

Water Development

Water service is from a 6 inch water main in Bliss Street. A portion of the water main was replaced from the fire hydrant near Adams Street to the entrance to the hotel. Public connections were reconnected. The 6 inch water main is extended into the site and around the hotel to provide cold water service to the hotel and fire protection. The existing building will maintain water service as existing.

Fire hydrants were installed on the new 6-inch water main at 300 feet. Fire flow test results are attached.

Sanitary Sewer Facilities

Sanitary sewers service was constructed through a utility easement from the site to the existing sewer along the east line Adams Street. The sanitary sewer service is 8 inch was constructed to serve the hotel and proposed restaurant. The existing building was connected into the same service.

Drainage Development

The proposed storm sewer and detention facility have been constructed as per plans. Seeding of the pond remains to be completed. Completion of the storm drain inlets will be completed with the site paving. Drainage system and detention pond will be privately maintained.

Electric Facilities, Telephone and Cable Television

Electric service is provided by AEP from the 3 phase line along the Golf Course.

Gas Service

Gas Service is provided from Bliss St into the site to serve the hotel and restaurant.

Construction Cost

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

Public Water – replacement of 4 inch water main \$50,929

A bond of \$12,732.25 will be placed with the City of Eagle Pass.

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

Sincerely,



Kenneth R. Dirksen, P. E.



Attach: Replat of Fort Duncan West Subdivision, Lot 2
As-Built Site and Utility Plan
Fire Flow Test

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

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

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

This Agreement is effective on JUNE 26, 2023.

The Utility

By: [Signature]

Printed Name: Jorge Barrera

Office or Position: General Manager

Date: 6-26-23

The Subdivider

By: Claudia P. [Signature]

Printed Name: _____

Office or Position: GM

Date: MC14 25-2023

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



AGREEMENT REGARDING WASTEWATER TREATMENT SERVICE FOR THE

PROPOSED Replat of Lot 2, Fort Duncan West **SUBDIVISION**

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

"The Subdivider is Claudia Oyervides, who is the owner, or
the authorized agent of the owner, of a tract of land in Maverick County, Texas, that has been
proposed to be divided into a subdivision ("the Subdivision") known as
Replat of Lot 2, Fort Duncan West Subdivision.

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

The Subdivider plans to construct for the Subdivision a wastewater collection system to be connected to the Utility's wastewater treatment system. Such wastewater will consist of domestic sewage, i.e., waterborne human waste and waste from domestic activities such as bathing, washing, and food preparation. The Utility has reviewed the plans for this subdivision ("the Plans") and has estimated the wastewater flow projected by the Subdivision under fully built-out conditions ("the projected wastewater flow") to be approximately 800 gallons daily.

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

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

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

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

This Agreement is effective on JUNE 26, 2023.

The Utility

By: [Signature]

Printed Name: Jose Garmon

Office or Position: General Manager

Date: 6-26-23

The Subdivider

By: [Signature]

Printed Name: Claudia P. Q. Pineda

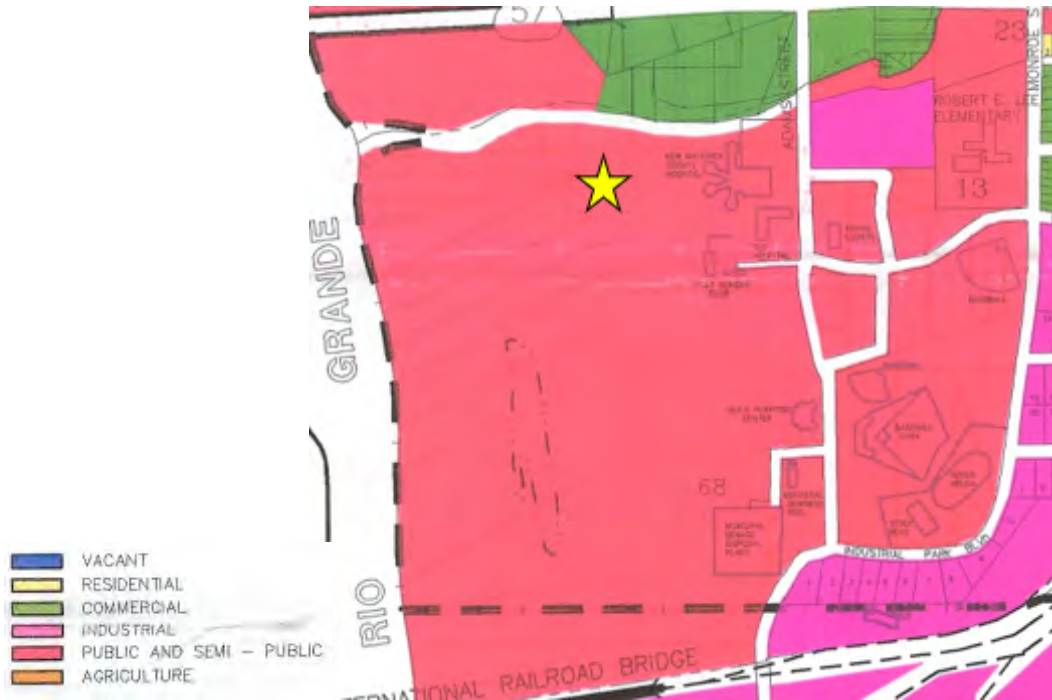
Office or Position: GM

Date: May 23 - 2023

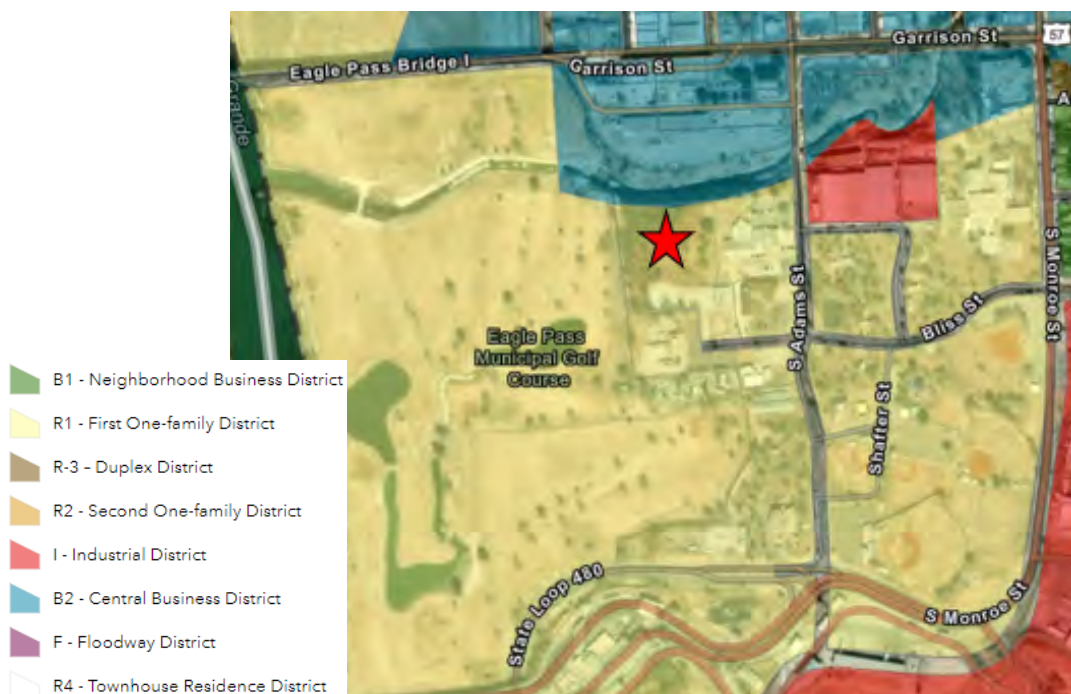
Note: The above form of agreement may be used when required under Model Rule Sections 2.2 (a) (2) and 3.2 (c) (1), which appear respectively as Sections 4.2.2.A.2 and 4.3.4.C.1 in both Title A and Title B of the Maverick County Subdivision Rules, Revised July 1996.

Attachment 3
Master Plan Map & Zoning District Map

Master Plan Map



Zoning District Map



Item #11



Community Development Department Executive Summary REPORT TO PLANNING AND ZONING COMMISSION

Master Plan Map of Empire Industrial Park Units 1, 2, and 3

I. BACKGROUND

A. General Information

Engineer of Record: Slay Engineering Co., Inc | 9901 McPherson Ave, Ste 104 | Laredo, Texas 78045

Developer: Beyer & Sonia Junfin | Sergio & Linda Y. Zamora

Location: North of Loop 480 and West of FM 1021 or El Indio Highway

Gross acreage: 480.98-acres

Request: Approval of the Master Plan Map for Empire Industrial Park Units 1, 2, and 3

B. Infrastructure

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

Access to the site is provided by Loop 480.

C. Vicinity Data

This site is located off Loop 480 and El Indio Highway and surrounded by undeveloped land.

II. RECOMMENDED FINDINGS OF FACT

A. Conclusions

1. The applicant's request contains sufficient information for consideration by the Planning and Zoning Commission. Information contained in this report and the Commission's public meeting will be used as part of the City Council's deliberation process for Master Plan approval.
2. The subdivision of the property is in conformance with the provisions of the *Master Plan* and the *Eagle Pass Code of Ordinances* by facilitating the following benefits:
 - Protect private rights while considering public health, safety, and welfare.
 - Provide for efficient and economical ways to move people and goods outside the City by an adequate plan for streets and highways.
 - Guide future development in an orderly manner, by stages according to a pattern, so that the City may have a balanced land use.
 - Encourage a diversified economic base and encourage public and private investments in land and improvements.

- Prevent and eliminate blight and slums, making the City attractive to people, commerce, and industry.
 - Create the desire for a more pleasing appearance of the City and incorporate into its physical development the basic principles of good design.
 - Protect and preserve the identity of each neighborhood through use of the guidance provided by the *Master Plan* and the *Code of Ordinances*.
 - Locate all land uses on land best suited for their needs, arranged in such a way as to be mutually beneficial and functional, with ample area to meet long-term needs.
 - Establish a proper relationship between open space, developed areas, building bulk, light and air space, in all future development programs of land use.
 - Encourage and abet the development of civic, cultural, and other public and quasi-public buildings in harmonious and functional groupings.
3. The approval of this Master Plan request is warranted, as the project conforms to the *City of Eagle Pass Master Plan* and the *City of Eagle Pass Code of Ordinances* as noted in Conclusion 1 through and including Conclusion 2 of this report.

B. Community Development Department Recommendation

The Planning and Zoning Commission **GRANT** the Master Plan Map for Empire Industrial Park Units 1, 2, and 3 subject to plan to comply with the provisions of *City of Eagle Pass Code of Ordinances Chapter 23* Section 23-13.1 governing subdivision plat submittal requirements.

TRANSMITTED to the parties listed hereafter:

Slay Engineering Co., Inc via e-mail
 Eagle Pass Planning and Zoning Commission via e-mail
 Eagle Pass Community Development Department Report dated April 19, 2024

Attachment 1 Application



COMMUNITY DEVELOPMENT DEPARTMENT

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

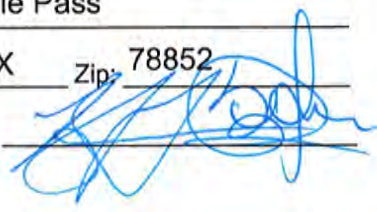
SUBDIVISION APPLICATION

TYPE OF SUBDIVISION (check one):

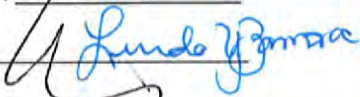
- ☐ Preliminary Plat ☐ Final Plat ☐ Replat ☐ Amended Plat
☐ Short Form Final ☐ Vacating Plat ☒ Master Plan

Name of Subdivision: Empire Industrial Park
Property Legal Description: 460.95 Acre tract described in Exhibit "B" on document number 2113541 Official Public Records of Maverick County, Tx
Maverick County Property Identification Number(s): 3906 and 3908
Location of Addition: Located north of Loop 480 and West of El Indio Hwy 1021
Number of Residential Lots: 0 Number of Commercial Lots: 24 Gross Acreage: 460.95
Number of New Street Intersections 3 Linear feet of Streets 7,973 ft
Is Subdivision inside city limits? Yes ☐ No ☒ Zoning District: _____
Existing Land Use: Vacant
Proposed Land Use: Commercial
Do you propose deed restrictions? Yes ☐ No ☐ (If yes, please attach copy)
Requested Variances: _____

PROPERTY OWNER:

Name: Beyer & Sonia Junfin
Address: 2076 N Veterans Blvd Ste D1
City: Eagle Pass
State: TX Zip: 78852
Signature: 

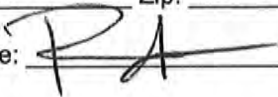
Contact: Beyer Junfin
Phone: 210-262-6243
Fax: _____
E-mail: beyer.junfin@me.com
Date: _____

PROPERTY OWNER:Name: Sergio & Linda Y. ZamoraAddress: 776 Rio RoadCity: Eagle PassState: TX Zip: 78852Signature: Contact: Sergio ZamoraPhone: 830-757-3900

Fax: _____

E-mail: s.zamora2450@gmail.com

Date: _____

APPLICANT:Name: Slay Engineering Co. Inc.Address: 9901 McPherson Rd St 104City: LaredoState: TX Zip: 78045Signature: Contact: Ramiro Ibarra, PEPhone: 956-791-0405

Fax: _____

E-mail: ribarra@slayengineering.comDate: 3/5/24**SURVEYOR:**

Name: _____

Address: _____

City: _____

State: _____ Zip: _____

Signature: _____

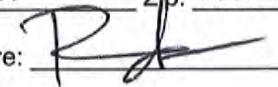
Contact: _____

Phone: _____

Fax: _____

E-mail: _____

Date: _____

ENGINEER:Name: Slay Engineering Co. Inc.Address: 9901 McPherson Rd St 104City: LaredoState: TX Zip: 78045Signature: Contact: Ramiro Ibarra, PEPhone: 956-791-0405

Fax: _____

E-mail: ribarra@slayengineering.comDate: 3/5/24**PRINCIPAL CONTACT:** _____ Owner ☒ Applicant _____ Surveyor _____ Engineer

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

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

STATEMENT OF APPLICANT

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

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


Applicant Signature

03/05/24
Date

STATEMENT OF OWNER/SUBDIVIDER

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


Owner / Subdivider Signature

03/05/24
Date

STATE OF TEXAS §

COUNTY OF Maverick §

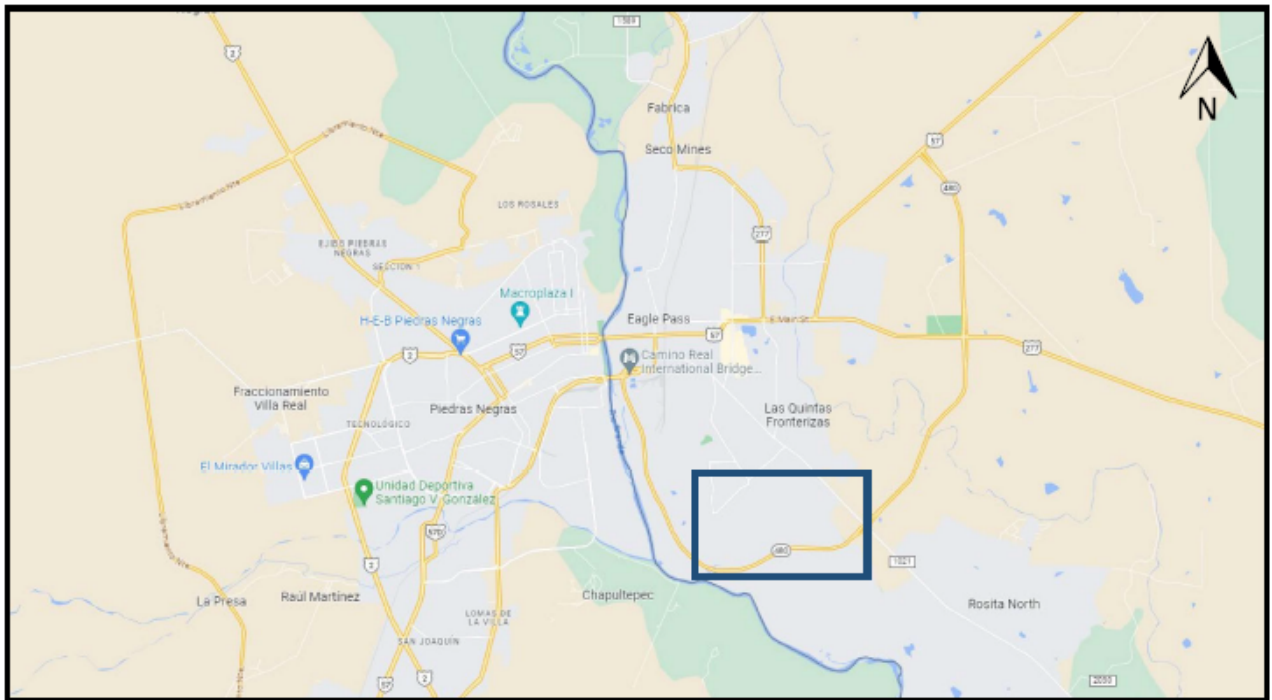
Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared Boyer D Junfin (Name), General Manager (Title), known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose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

Given under my hand and seal of office, this the 5th day of March, 2024.

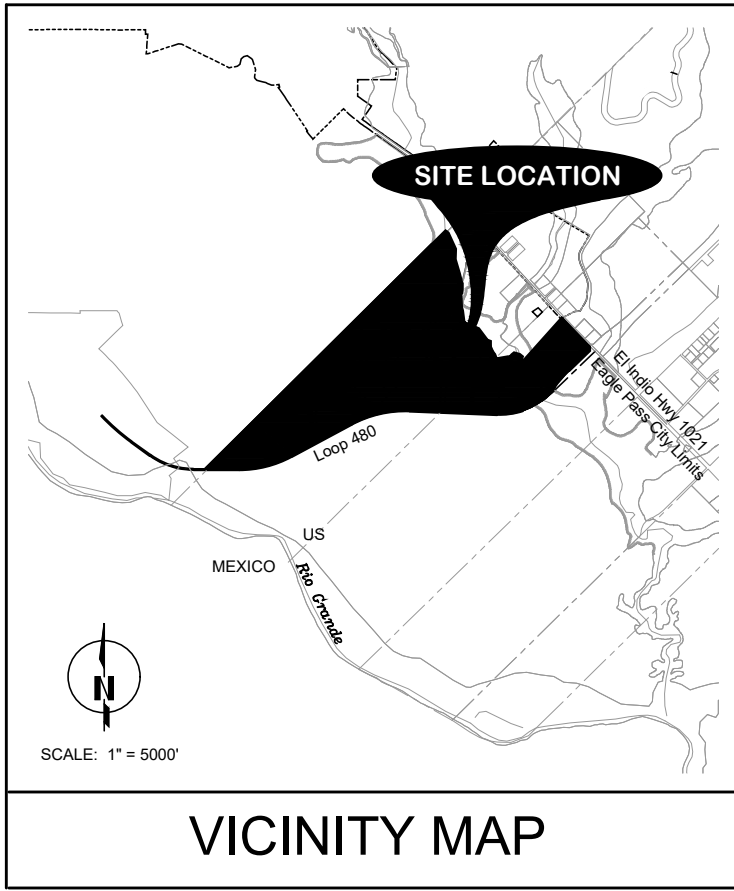

Notary Public, State of Texas



SITE PHOTOS



The record of this drawing is on file at the office of Slay Engineering Company, Inc., 9901 McPherson Avenue, Suite 104, Laredo, Texas. This document is released for the purpose of reference, coordination, and/or facility management under the authority of the named professional. registration number and date on the seal affixed. COPYRIGHT 2024, Slay Engineering Company, Inc. This document was prepared using computer assisted design and drafting equipment and saved on magnetic media. Neither the printed document nor the magnetic media may be altered or amended by any party other than Slay Engineering Company, Inc.

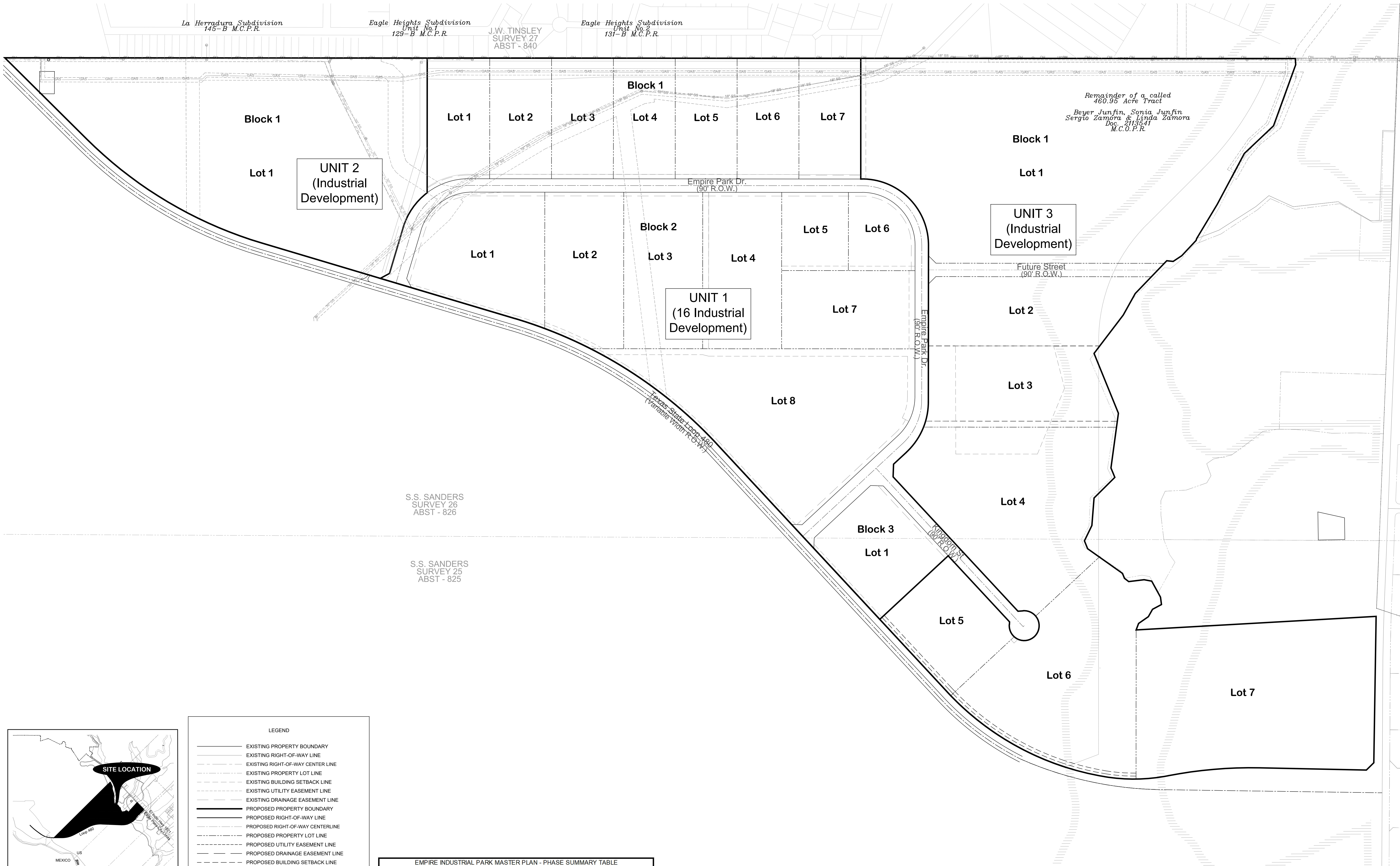


LEGEND

---	EXISTING PROPERTY BOUNDARY
---	EXISTING RIGHT-OF-WAY LINE
---	EXISTING RIGHT-OF-WAY CENTER LINE
---	EXISTING PROPERTY LOT LINE
---	EXISTING BUILDING SETBACK LINE
---	EXISTING UTILITY EASEMENT LINE
---	EXISTING DRAINAGE EASEMENT LINE
---	PROPOSED PROPERTY BOUNDARY
---	PROPOSED RIGHT-OF-WAY LINE
---	PROPOSED RIGHT-OF-WAY CENTERLINE
---	PROPOSED PROPERTY LOT LINE
---	PROPOSED UTILITY EASEMENT LINE
---	PROPOSED DRAINAGE EASEMENT LINE
---	PROPOSED BUILDING SETBACK LINE
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
U.C.	UTILITY CONDUITS DESIGNATION
D.E.	DRAINAGE EASEMENT DESIGNATION
P.D.E.	PRIVATE DRAINAGE EASEMENT DESIGNATION
U.E.	UTILITY EASEMENT DESIGNATION
B.S.	BUILDING SETBACK DESIGNATION

EMPIRE INDUSTRIAL PARK MASTER PLAN - PHASE SUMMARY TABLE

	RESIDENTIAL		MULTI-FAMILY		INDUSTRIAL		OTHER*		TOTAL	
	LOTS	ACRES	LOTS	ACRES	LOTS	ACRES	LOTS	ACRES	LOTS	ACRES
UNIT 1	0	0.00	0	0.00	16	188.26	0	0.00	16	188.26
TOTAL	0	0.00	0	0.00	16	188.26	0	0.00	16	188.26
Proposed										
UNIT 2	0	0.00	0	0.00	1	60.68	0	0.00	1	60.68
UNIT 3	0	0.00	0	0.00	7	212.01	0	0.00	7	212.01
TOTAL	0	0.00	0	0.00	24	460.95	0	0.00	24	460.95



SLAY ENGINEERING

Company, Inc.

REGISTRATION NUMBER F-1901

9901 McPherson Avenue, Suite 104

Laredo, Texas 78045

(956) 791-0405 - Tel.

(956) 791-1703 - Fax.

DATE PLOTTED

March 28, 2024

ISSUED	DESCRIPTION	#	DATE
1			
2			
3			
4			
5			
6			
7			
8			

PROJECT NO.

23.027

DRAWING NAME

x.EIP Master Plan.dwg

REFERENCE DRAWING

x.Basefile-Unit1.dwg

PROJECT TITLE

EMPIRE INDUSTRIAL PARK
MASTER PLAN
BEING A PORTION OF A CALLED 460.95 ACRE
TRACT DESCRIBED IN EXHIBIT "B" ON DOCUMENT
NUMBER 211 3541 OFFICIAL PUBLIC RECORDS OF
MAVERICK COUNTY, TX

Master Plan

SCALE

1" = 300'

1 of 1

0.0

Item #12



Community Development Department Executive Summary
REPORT TO THE PLANNING AND ZONING COMMISSION
Preliminary Plat of Empire Industrial Park Unit 1

I. BACKGROUND

A. General Information

Meeting Date: April 25, 2024

Applicant: Slay Engineering Co. Inc | 9901 McPherson Ave, Ste 104 | Laredo, TX 78045

Developer: Beyer & Sonia Junfin | Sergio & Linda Y. Zamora

Location: Located on Loop 480 approximately 1 mile southwest from intersection of El Indio Highway and Loop 480

Property ID: 3908

Legal Description:

BEING A 186.31 ACRE TRACT OF LAND, MORE OR LESS, BEING A PORTION OF A CALLED 460.95 ACRE TRACT, DESCRIBED IN EXHIBIT "B" ON DOCUMENT NUMBER 2113541, OFFICIAL PUBLIC RECORDS OF MAVERICK COUNTY, TEXAS, BEING SITUATED IN SURVEY 26, ABSTRACT 825, S.S. SANDERS, ORIGINAL GRANTEE, MAVERICK COUNTY, TEXAS, AND ALSO SURVEY 25, ABSTRACT 826, S.S. SANDERS, ORIGINAL GRANTEE, MAVERICK COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Request: Preliminary plat approval to subdivide an 186.31-acre tract into 16 industrial lots thus, allowing the Developer to install all required improvements.

B. Subject Property Information

Vegetation: Cleared

Existing Use: Vacant and undeveloped

Zoning: Industrial District

Master Plan: No depiction

C. Vicinity Data

The site is located within an area that features undeveloped tracts of land.

D. Infrastructure

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

Access to the site is provided by Loop 480

Number of New Street Intersections: 3

Linear Feet of Streets: 7,203 ft

II. RECOMMENDED FINDINGS OF FACT

A. Conclusions

1. The applicant's request contains sufficient information for consideration by the Planning and Zoning Commission. Information contained in this report and the Commission's public meeting will be used as part of the City Council's deliberation process for final approval of the subdivision. Please refer to Attachment 1.
2. The *Master Plan* emphasizes the importance of maintaining the character of the industrial and commercial neighborhoods located within the City.

- ✓ The subdivision is consistent with the *Land Use Development Goals* of the *Master Plan*, as the project is designed to provide for a building lot density that is consistent with the purpose of the *Industrial District*.

This design will allow for the continuing development of the community while retaining the neighborhood character and scale while providing utility services in the most efficient and equitable manner.

- ✓ The subdivision is consistent with the *Street Goal* of the *Master Plan*, as access to the site from Loop 480 is designed to provide the residents and visitors to Eagle Pass with a street system that will enable them to travel safely and conveniently.
 - ✓ The subdivision is consistent with the *Thoroughfare Goals* of the *Master Plan*, as Loop 480 has been designed to be part of a safe and efficient thoroughfare system.
 - ✓ The subdivision is consistent with the *Storm Drainage Goals* of the *Master Plan*, as the development will require adequate detention with a proposed regional pond.
3. The subdivision design is consistent with the purpose of the *Industrial District*.
 4. The subdivision is consistent with City design and specifications, as the subsequent development of the site will be required to conform to the following sections of *Article IV* in *Eagle Pass Code of Ordinances Chapter 23*:
 - ✓ *Section 23-61* governing streets and two points of vehicular access for ingress and egress to the subdivision
 - ✓ *Section 23-62* governing alleys and easements
 - ✓ *Section 23-63* specific use easements
 - ✓ *Section 23-64* governing sidewalks
 - ✓ *Section 23-66* governing sanitary sewage disposal system
 - ✓ *Section 23-67* governing potable water supply and fire flow
 - ✓ *Section 23-68* governing storm drainage

- ✓ *Section 23-69* governing the size, width, depth, shape and orientation of lots, and the minimum building setback lines
- ✓ *Section 23-71* governing the installation and inspection of utility lines
- ✓ *Sec. 23-94* governing fences for all new subdivisions

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

5. The subdivision and the subsequent development 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*.
6. The subdivision of the property will conform to the parkland dedication requirements set forth in *Article V* in *Eagle Pass Code of Ordinances Chapter 23*, as a one-time fee will be collected as part of any subsequent building permit issued to each of the lots to be created.
7. The subdivision of the property is in conformance with the provisions of the *Master Plan* and the *Eagle Pass Code of Ordinances* by facilitating the following benefits:
 - Protect private rights while considering public health, safety, and welfare.
 - Provide efficient and economical ways to move people and goods outside the City by an adequate plan for streets and highways.
 - Guide future development in an orderly manner, by stages according to a pattern, so that the City may have balanced land use.
 - Encourage a diversified economic base and encourage public and private investments in land and improvements.
 - Prevent and eliminate blight and slums, making the City attractive to people, commerce, and industry.
 - Create the desire for a more pleasing appearance of the City and incorporate into its physical development the basic principles of good design.
 - Protect and preserve the identity of each neighborhood through use of the guidance provided by the *Master Plan* and the *Code of Ordinances*.
 - Locate all land uses on land best suited for their needs, arranged in such a way as to be mutually beneficial and functional, with ample area to meet long-term needs.
 - Establish a proper relationship between open space, developed areas, building bulk, light, and air space, in all future development programs of land use.
 - Encourage and abet the development of civic, cultural, and other public and quasi-public buildings in harmonious and functional groupings.
8. The subdivision will allow for a use of the property that is consistent with the purpose of the *I Industrial 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 purpose of the *I Industrial District*.

- C. The subdivision is warranted because of the necessity to create additional lots for development adjacent to Loop 480, 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 *I Industrial District*.
- E. The subdivision will benefit the City as a whole and will not be detrimental to nearby land uses of a similar nature.
- F. The subsequent development will be designed and conditioned to comply with all applicable subdivision criteria and standards of the City of Eagle Pass.

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

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

B. Community Development Department Recommendation

The Planning and Zoning Commission **GRANT** preliminary plat approval of the proposed Empire Industrial Park Unit 1, 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, thus allowing the Developer to install required improvements.

TRANSMITTED to the parties listed hereafter:

Slay Engineering Co. Inc via e-mail
Eagle Pass Planning and Zoning Commission via e-mail
Eagle Pass Community Development Department Report dated April 19, 2024

Attachment 1

Application



PLANNING DEPARTMENT

3295 Bob RoG rs Dr.C , Eagl Pass, Texas 78852 • Phon : (830) 773-778 • Fax: (830) 773-7803

SUBDIVISION APPLICATION

TYPE OF SUBDIVISION (check one):



Preliminary



Final



Replat



Amendment



Short Form Final

Property Legal Description: 186.31 Acre Tract out of a called 460.95 Acre Tract Rec. in Doc 2113541

Maverick County Property Identification Number(s): 3908

Name of Addition: Empire Industrial Park, Unit I

Location of Addition: Located on Lp 480 app. 1 mile southwest from the intersection of El Indio Hwy and Lp 480

Number of Residential Lots: 0 Number of Commercial Lots: 16 Gross Acreage: 186.31

Number of New Street Intersections 3 Linear feet of Streets 7,203 ft

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

Existing Land Use: Vacant Proposed Land Use: Commercial

Requested Variances:

PROPERTY OWNER:

Name: Beyer & Sonia Junfin

Address: 2076 N. Veterans Blvd. Ste D1

City: Eagle Pass

State: TX Zip: 78852

Signature:

Contact: Beyer Junfin

Phone: (210) 262-6243

Fax:

E-mail: beyer.junfin@me.com

Date:

PROPERTY OWNER:

Name: Sergio & Linda Y. Zamora

Address: 776 Rio Road

City: Eagle Pass

State: TX Zip: 78852

Signature:

Contact: Sergio Zamora

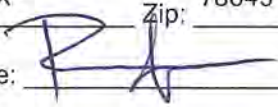
Phone: (830) 757-3900

Fax:

E-mail: s.zamora2450@gmail.com

Date:

APPLICANT/SUBDIVIDER:

Name: Slay Engineering Co. Inc.
Address: 9901 McPherson Rd. St. 104
City: Laredo
State: TX Zip: 78045
Signature: 

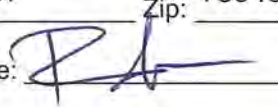
Contact: Ramiro Ibarra, PE
Phone: (956) 791-0405
Fax: _____
E-mail: ribarra@slayengineering.com
Date: 2/23/24

SURVEYOR:

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

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

ENGINEER:

Name: Slay Engineering Co. Inc.
Address: 9901 McPherson Rd. St.104
City: Laredo
State: TX Zip: 78045
Signature: 

Contact: Ramiro Ibarra, PE
Phone: (956) 791-0405
Fax: _____
E-mail: ribarra@slayengineering.com
Date: 2/23/24

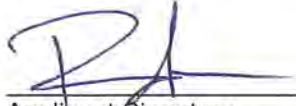
PRINCIPAL CONTACT: ☐ Owner ☒ Applicant ☐ Surveyor ☐ Engineer

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

STATEMENT OF APPLICANT

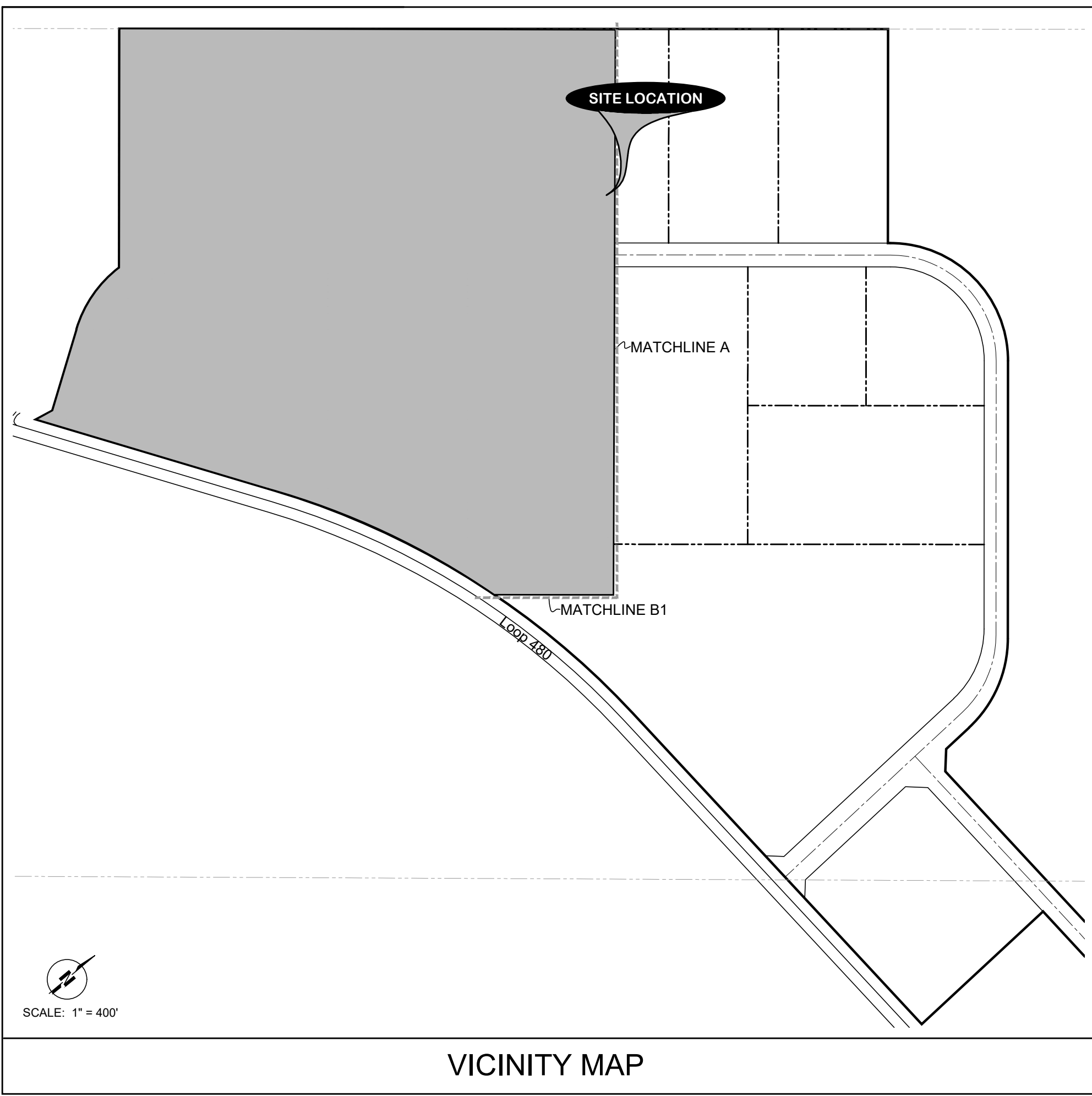
The information contained in this subdivision application contains true and accurate information provided to the best of my ability. I acknowledge that the City of Eagle Pass will use the information contained herein as the basis for the review of the subdivision application's conformance with the provisions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

2/23/24
Date

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LEGEND	
●	FOUND 1/2" IRON ROD
⊙	SET 1/2" IRON ROD
---	EXISTING PROPERTY BOUNDARY
---	EXISTING RIGHT-OF-WAY LINE
---	EXISTING RIGHT-OF-WAY CENTER LINE
---	EXISTING PROPERTY LOT LINE
---	EXISTING BUILDING SETBACK LINE
---	EXISTING UTILITY EASEMENT LINE
---	EXISTING DRAINAGE EASEMENT LINE
---	PROPOSED PROPERTY BOUNDARY
---	PROPOSED RIGHT-OF-WAY LINE
---	PROPOSED RIGHT-OF-WAY CENTERLINE
---	PROPOSED PROPERTY LOT LINE
---	PROPOSED UTILITY EASEMENT LINE
---	PROPOSED DRAINAGE EASEMENT LINE
---	PROPOSED BUILDING SETBACK LINE
---	P.O.C. POINT OF COMMENCEMENT
---	P.O.B. POINT OF BEGINNING
---	U.C. UTILITY CONDUITS DESIGNATION
---	D.E. DRAINAGE EASEMENT DESIGNATION
---	P.D.E. PRIVATE DRAINAGE EASEMENT DESIGNATION
---	U.E. UTILITY EASEMENT DESIGNATION
---	B.S. BUILDING SETBACK DESIGNATION

- NOTES:
1. THE POINT OF BEGINNING FOR THIS SUBDIVISION IS A FOUND 1/2 INCH ROD BEING THE SOUTHEASTERLY CORNER OF THE RIGHT-OF-WAY OF TEXAS STATE LOOP 480. N:13428569.90 E:1499089.25
 2. THIS DEVELOPMENT IS NOT LOCATED INSIDE THE FLOODPLAIN ACCORDING TO FEMA MAP.
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 4. THERE ARE 16 LOTS THAT CONTAIN APPROXIMATELY 7,204 LINEAR FEET OF NEW ROADS.
 5. THE AREA OF THIS SUBDIVISION LIES OUTSIDE THE LIMITS OF THE CITY OF EAGLE PASS, TEXAS.
 6. ACCESS ONTO TEXAS LOOP 480 IS SUBJECT TO REVIEW AND APPROVAL BY THE TEXAS DEPARTMENT OF TRANSPORTATION.
 7. EASEMENTS SHALL BE KEPT CLEAR OF ANY OBSTRUCTIONS.
 8. LOTS 1,2, AND 8, BLOCK 2 AND LOT 1, BLOCK 3 SHALL NOT HAVE ACCESS TO TEXAS STATE LOOP 480.

Curve Table				
Curve #	Length	Radius	Delta	Chord Direction
C1	1612.38'	3029.78'	30.49'	S77° 03' 46"W
C2	288.21'	460.00'	35.90'	S10° 14' 03"E
C3	699.00'	445.00'	90.00'	N89° 45' 58"W
C4	377.94'	460.00'	47.07'	N21° 13' 45"W
C5	486.12'	100.00'	278.53'	N0° 08' 11"W
C6	589.43'	460.00'	73.42'	S8° 31' 31"W
C7	461.29'	360.00'	73.42'	S8° 31' 31"W
C8	557.63'	355.00'	90.00'	N89° 45' 58"W
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C13	1067.57'	3029.78'	20.19'	S82° 12' 51"W
C14	24.21'	445.00'	3.12'	S46° 47' 33"W
C15	42.28'	460.00'	5.27'	N25° 55' 50"W
C16	31.02'	100.00'	17.77'	N78° 28' 25"E

Line Table		
Line #	Length	Direction
L1	70.71'	N16° 49' 00"E
L2	9.80'	N45° 14' 02"E
L3	118.33'	S2° 18' 29"W
L4	84.85'	S42° 41' 31"E
L5	70.71'	N73° 11' 00"W
L6	84.85'	S47° 18' 29"W
L7	70.71'	N42° 41' 31"W
L8	70.71'	S47° 18' 29"W
L9	37.39'	S2° 18' 29"W
L10	30.00'	N87° 41' 31"W
L11	30.00'	N2° 18' 29"E



E. IBARRA

REGISTERED

R. IBARRA

REGISTERED

R. IBARRA

REGISTERED

M. SLAY

SLAY ENGINEERING

Company, Inc.

REGISTRATION NUMBER F-1901

9901 McPherson Avenue, Suite 104

Laredo, Texas 78045

(956) 791-0405 - Tel.

(956) 791-1703 - Fax.

EST. 1982

DATE OF PREPARATION

March 28, 2024

ISSUED	DESCRIPTION	DATE	#
1	2/23/24	Permitting Set	
2	3/18/24	Permitting Set	
3	3/28/24	Planning Submittal	
4			
5			
6			
7			
8			

PROJECT NO.

23.027

DRAWING NAME

x.Empire 2.0 Plat.dwg

REFERENCE DRAWING

x.Basefile-Unit1.dwg

PROJ. ACTIVITY

EMPIRE INDUSTRIAL PARK UNIT 1

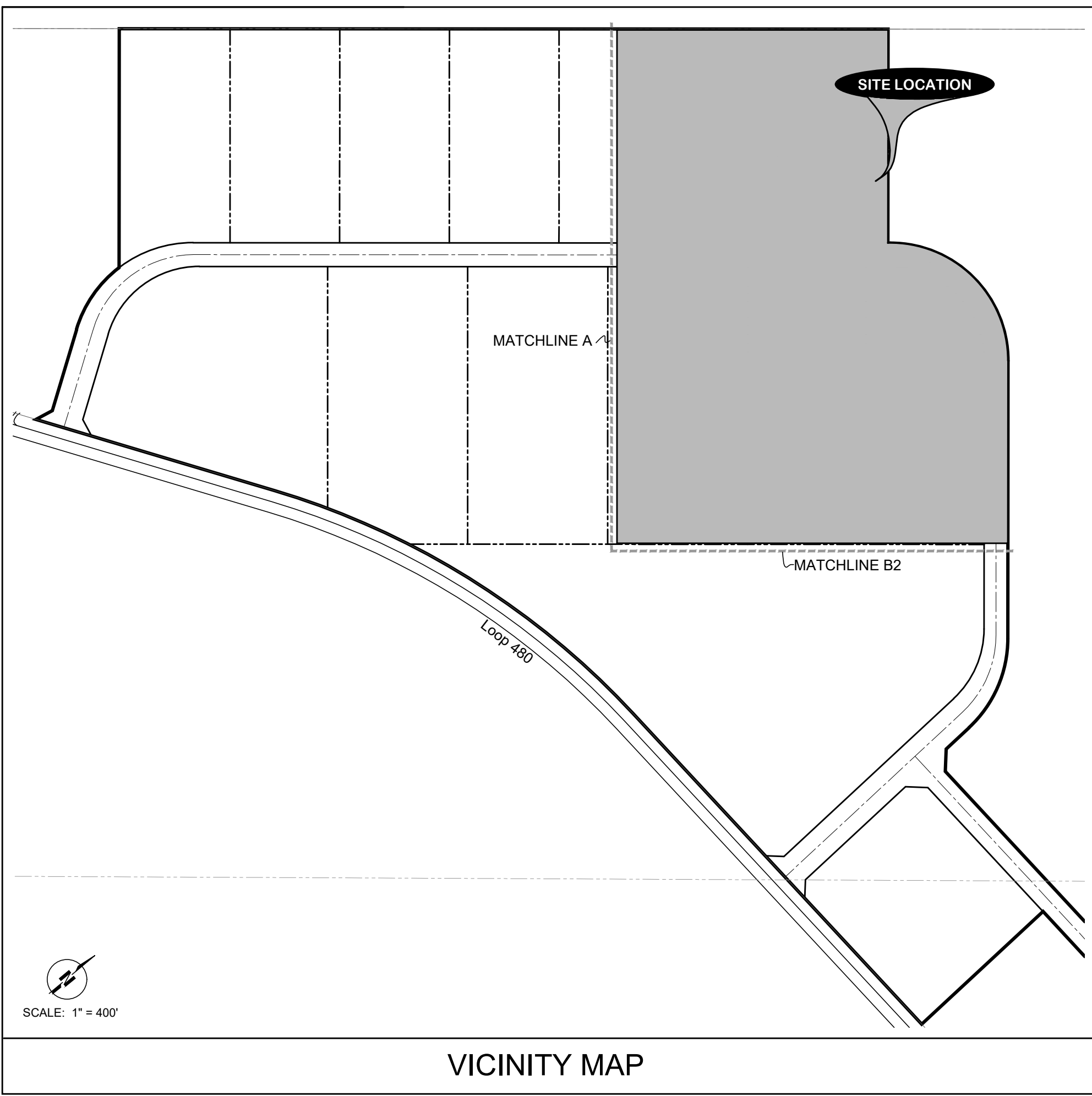
A TRACT OF LAND CONTAINING 188.26 ACRES BEING A PORTION OF A CALLED 460.95 ACRE TRACT DESCRIBED IN EXHIBIT "B" ON DOCUMENT NUMBER 2113541 OFFICIAL PUBLIC RECORDS OF MAVERICK COUNTY, TX

PLAT

1 of 4

2.0

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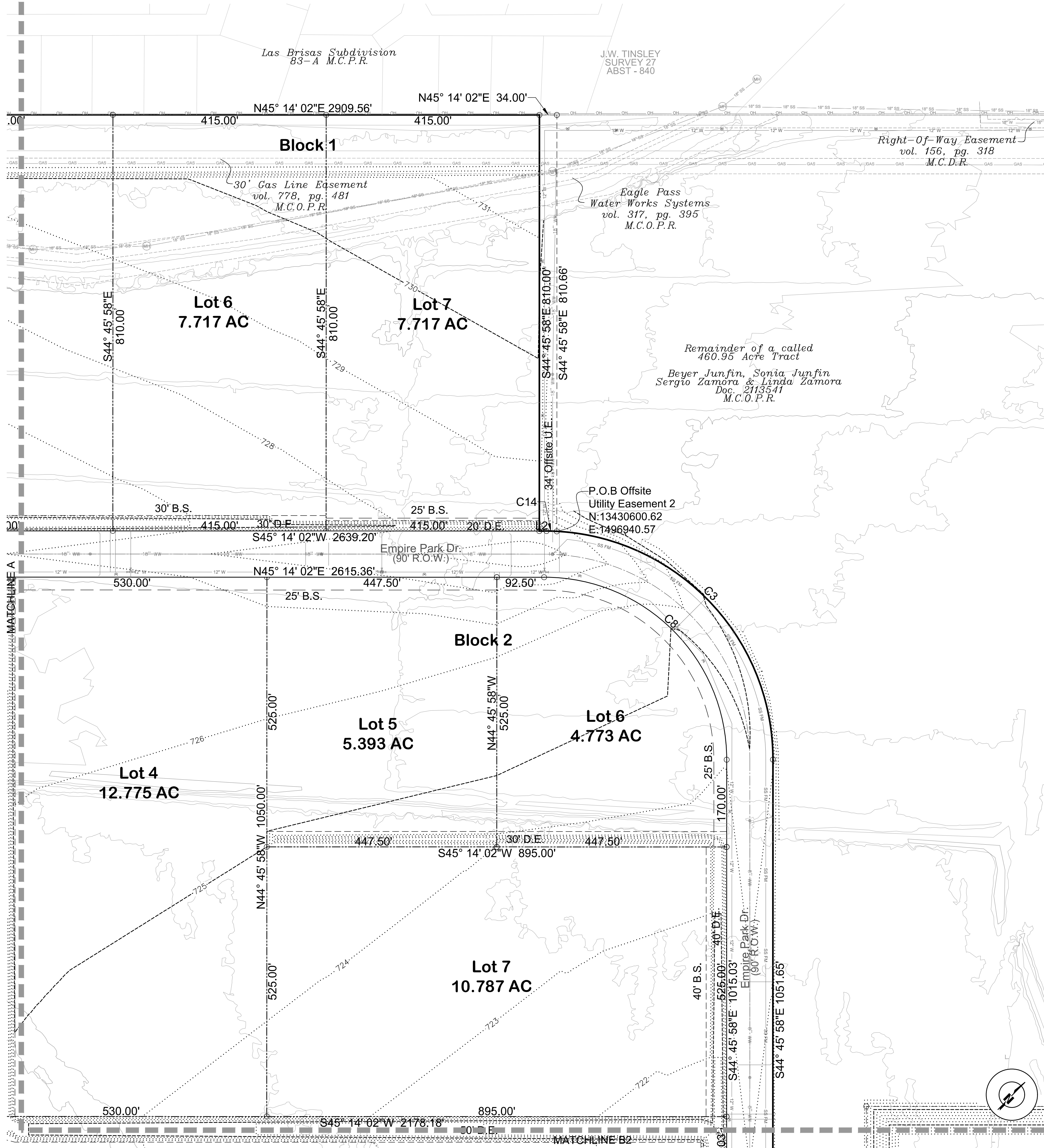


LEGEND	
●	FOUND 1/2" IRON ROD
⊙	SET 1/2" IRON ROD
---	EXISTING PROPERTY BOUNDARY
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---	PROPOSED DRAINAGE EASEMENT LINE
---	PROPOSED BUILDING SETBACK LINE
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
U.C.	UTILITY CONDUITS DESIGNATION
D.E.	DRAINAGE EASEMENT DESIGNATION
P.D.E.	PRIVATE DRAINAGE EASEMENT DESIGNATION
U.E.	UTILITY EASEMENT DESIGNATION
B.S.	BUILDING SETBACK DESIGNATION

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Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
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C3	699.00'	445.00'	90.00'	N89° 45' 58"W	629.33'
C4	377.94'	460.00'	47.07'	N21° 13' 45"W	367.40'
C5	486.12'	100.00'	278.53'	N0° 08' 11"W	130.52'
C6	589.43'	460.00'	73.42'	S8° 31' 31"W	549.93'
C7	461.29'	360.00'	73.42'	S8° 31' 31"W	430.38'
C8	557.63'	355.00'	90.00'	N89° 45' 58"W	502.05'
C9	295.78'	360.00'	47.07'	N21° 13' 45"W	287.53'
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L9	37.39'	S2° 18' 29"W
L10	30.00'	N87° 41' 31"W
L11	30.00'	N2° 18' 29"E



E. IBARRA

DESIGNED BY

R. IBARRA

CHECKED BY

R. IBARRA

APPROVED BY

M. SLAY

SLAY ENGINEERING

Company, Inc.

REGISTRATION NUMBER F-1901

9901 McPherson Avenue, Suite 104

Laredo, Texas 78045

(956) 791-0405 - Tel.

(956) 791-1703 - Fax.

U

EST. 1982

DATE OF PREPARATION

March 28, 2024

ISSUED	DESCRIPTION	#	DATE
1	Permitting Set		
2	Permitting Set		
3	Planning Submittal		
4			
5			
6			
7			
8			

PROJECT NO.

23.027

DRAWING NAME

x.Empire 2.0 Plat.dwg

REFERENCE DRAWING

x.Basellie-Unit1.dwg

PROJECT TITLE

EMPIRE INDUSTRIAL PARK
UNIT 1
A TRACT OF LAND CONTAINING 188.26 ACRES
BEING A PORTION OF A CALLED 460.95 ACRE
TRACT DESCRIBED IN EXHIBIT "B" ON DOCUMENT
NUMBER 2113541 OFFICIAL PUBLIC RECORDS OF
MAVERICK COUNTY, TX

PLAT

SCALE

1" = 100'

SHEET

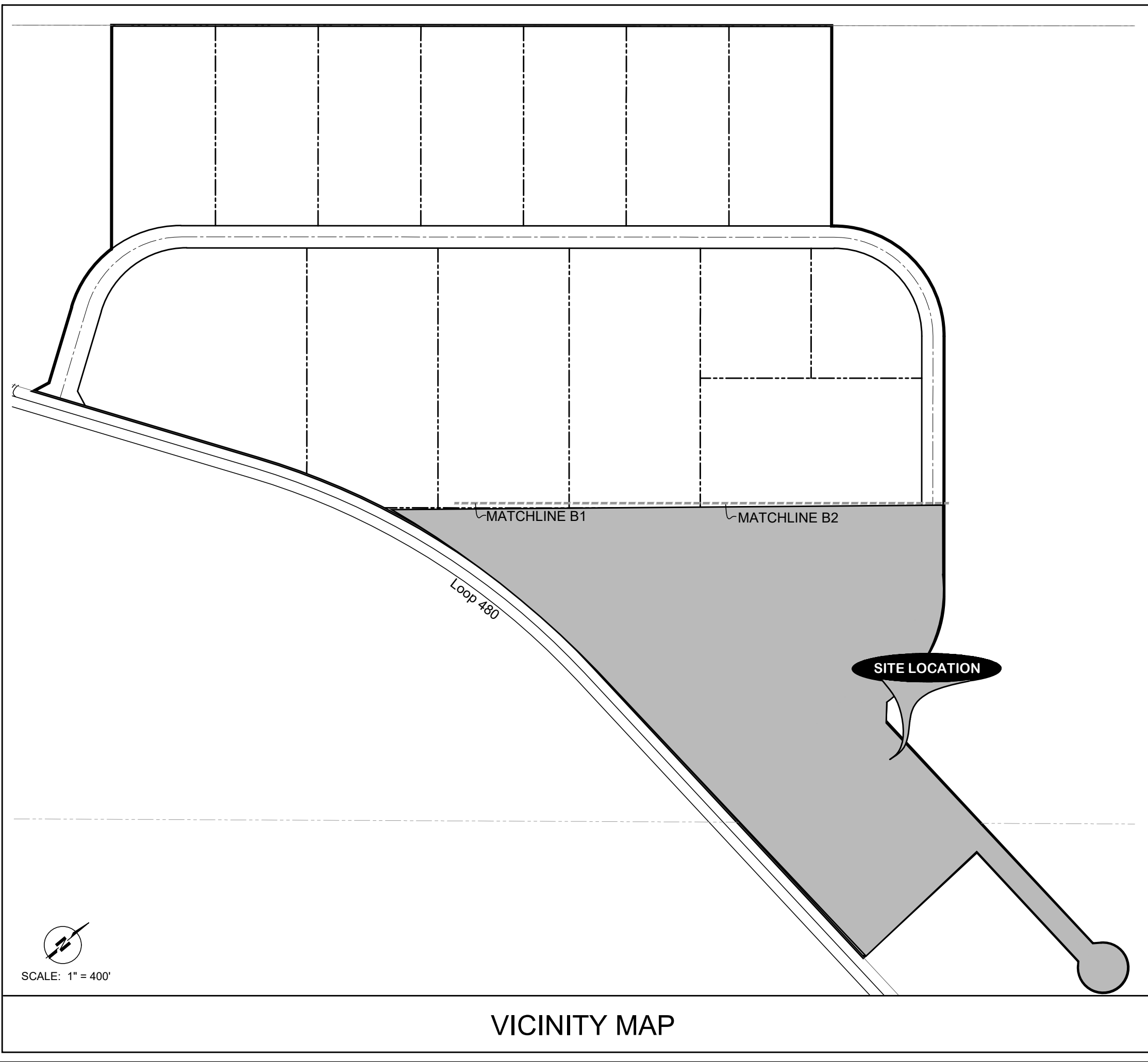
2 of 4

2.1

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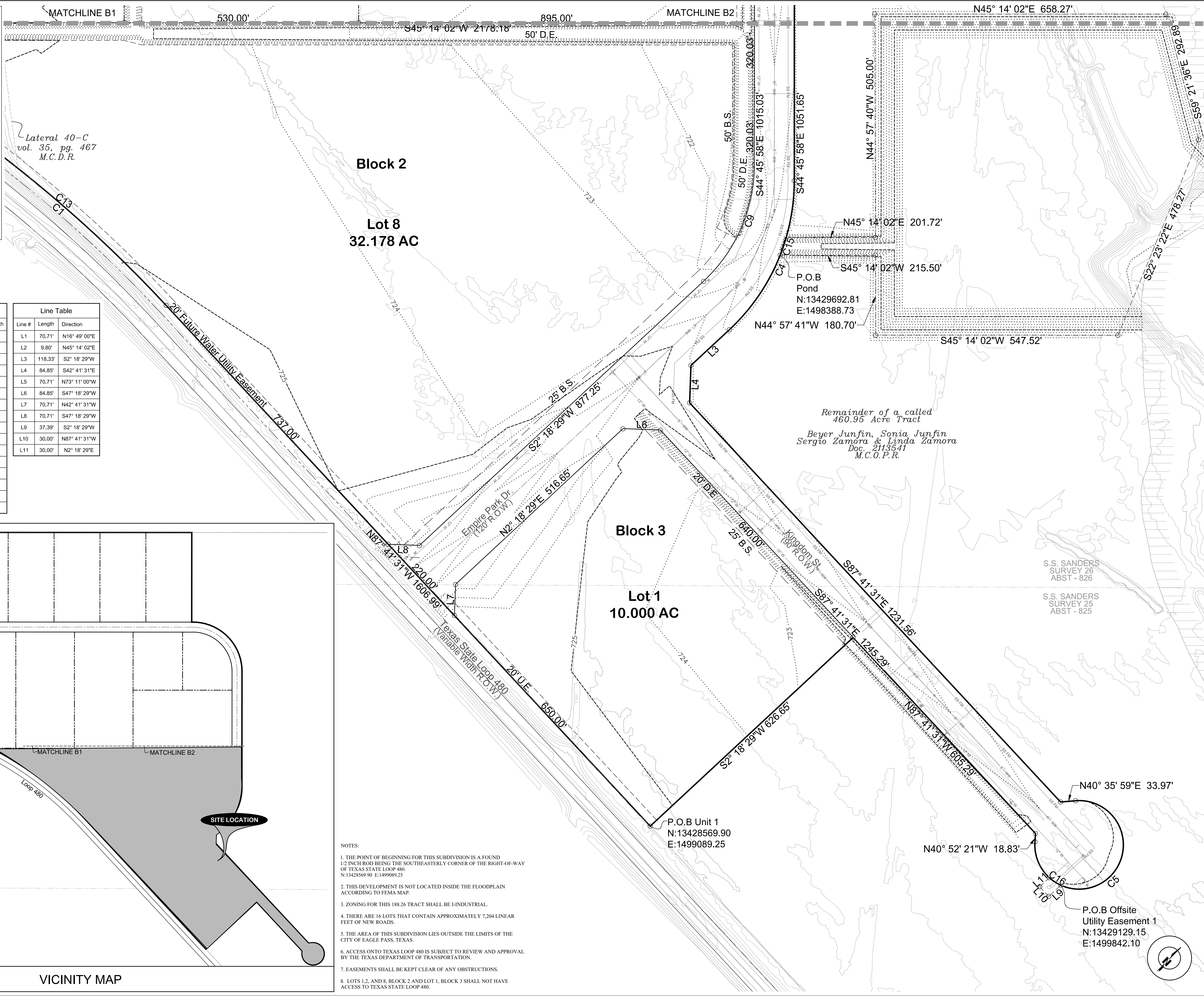
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Line Table		
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L9	37.39'	S2° 18' 29"W
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NOTES:

1. THE POINT OF BEGINNING FOR THIS SUBDIVISION IS A FOUND 1/2 INCH ROD BEING THE SOUTHEASTERLY CORNER OF THE RIGHT-OF-WAY OF TEXAS STATE LOOP 480.
N:13428569.90 E:1499089.25
2. THIS DEVELOPMENT IS NOT LOCATED INSIDE THE FLOODPLAIN ACCORDING TO FEMA MAP.
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8. LOTS 1,2, AND 8, BLOCK 2 AND LOT 1, BLOCK 3 SHALL NOT HAVE ACCESS TO TEXAS STATE LOOP 480.



SUBMITTER		E. IBARRA
DESIGNED BY		R. IBARRA
CHECKED BY		R. IBARRA
APPROVED BY		M. SLAY
EST. 1982		
SLAY ENGINEERING Company, Inc. REGISTRATION NUMBER F-1901 9901 McPherson Avenue, Suite 104 Laredo, Texas 78045 (956) 791-0405 - Tel. (956) 791-1703 - Fax.		
DATE OF PREPARATION		March 28, 2024
PROJECT NO.		23.027
DRAWING NAME		x_Empire 2.0 Plat.dwg
REFERENCE DRAWING		x_Basefile-Unit1.dwg
PROJECT TITLE		EMPIRE INDUSTRIAL PARK UNIT 1 A TRACT OF LAND CONTAINING 188.26 ACRES BEING A PORTION OF A CALLED 460.95 ACRES TRACT DESCRIBED IN EXHIBIT "B" ON DOCUMENT NUMBER 2113541 OFFICIAL PUBLIC RECORDS OF MAVERICK COUNTY, TX
SCALE		1" = 100'
SHEET		3 of 4
		2.2

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OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

STATE OF TEXAS)
COUNTY OF MAVERICK)

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 DEDICATED TO THE USE OF THE PUBLIC FOREVER ALL STREETS, PARKS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED, AND THE SAME ARE DEDICATED TO THE CITY OF EAGLE PASS.

THE OWNERS 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 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 OWNERS ATTESTS THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

EMPIRE INDUSTRIAL PARK - UNIT 1

SIGNATURE DATE
BEYER JUNFIN
2076 N. VETERANS BLVD., STE. D1
EAGLE PASS, TX 78852

SIGNATURE DATE
SONIA JUNFIN
2076 N. VETERANS BLVD., STE. D1
EAGLE PASS, TX 78852

SIGNATURE DATE
SERGIO ZAMORA
2076 N. VETERANS BLVD., STE. D1
EAGLE PASS, TX 78852

SIGNATURE DATE
LINDA Y. ZAMORA
2076 N. VETERANS BLVD., STE. D1
EAGLE PASS, TX 78852

CERTIFICATE OF NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF MAVERICK

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BEYER JUNFIN, SONIA JUNFIN, SERGIO ZAMORA, LINDA Y. ZAMORA, PROVED TO ME TO BE THE PERSONS WHOSE NAMES 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 SANE FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2024.

NOTARY PUBLIC STATE OF TEXAS

APPROVALS

CITY OF EAGLE PASS
CERTIFICATE OF PLAT APPROVAL

WE, THE UNDERSIGNED, CERTIFY THAT EMPIRE INDUSTRIAL PARK - UNIT1 WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF EAGLE PASS ON _____.

MAYOR OF THE CITY EAGLE PASS

DATE
GIVEN MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2024.

NOTARY PUBLIC STATE OF TEXAS

WE, THE UNDERSIGNED, CERTIFY THAT EMPIRE INDUSTRIAL PARK -UNIT 1 WAS REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF EAGLE PASS ON _____.

CHAIRMAN - CITY OF EAGLE PASS
PLANNING AND ZONING COMMISSION

DATE
GIVEN MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2024.

NOTARY PUBLIC STATE OF TEXAS

WE, THE UNDERSIGNED, CERTIFY THAT EMPIRE INDUSTRIAL PARK - UNIT 1 WAS REVIEWED AND APPROVED BY THE CITY MANAGER OF EAGLE PASS ON _____.

CITY MANAGER OF THE CITY OF EAGLE PASS

DATE
GIVEN MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2024.

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 ____ ON _____, 2024 AND WAS RECORDED IN ENVELOPE ____ SIDE ____ IN THE MAP RECORDS OF MAVERICK COUNTY AT ____ O'CLOCK ____ ON _____, 2024.

MAVERICK COUNTY CLERK

DATE

LEGAL DESCRIPTION OF

POND
A 11.20 ACRE TRACT
EAGLE PASS, TEXAS
MAVERICK COUNTY

BEING A 11.20 ACRE TRACT OF LAND, MORE OR LESS, BEING A PORTION OF A CALLED 460.95 ACRE TRACT, DESCRIBED IN EXHIBIT "B" ON DOCUMENT NUMBER 2113541, OFFICIAL PUBLIC RECORDS OF MAVERICK COUNTY, TEXAS, BEING SITUATED IN SURVEY 26, ABSTRACT 826, S.S. SANDERS, ORIGINAL GRANTEE, MAVERICK COUNTY, TEXAS, AND ALSO SURVEY 25, ABSTRACT 826, S.S. SANDERS, ORIGINAL GRANTEE, MAVERICK COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND TxDOT MONUMENT, BEING THE SOUTHERN CORNER CLIP OF THE NORTHEAST CORNER OF A CALLED 460.95 ACRE TRACT, DESCRIBED IN EXHIBIT "B" ON DOCUMENT NUMBER 2113541, OFFICIAL PUBLIC RECORDS OF MAVERICK COUNTY, TEXAS, THENCE **S 82° 58' 07" W** A DISTANCE OF **3,758.30 FEET** TO A SET IRON ROD, (N: 13429692.81', E: 1498388.73') BEING THE BEING THE **POINT OF BEGINNING** AND THE SOUTHEAST CORNER HEREOF;

THENCE ALONG SAID CURVE TO THE LEFT A DISTANCE OF 42.28, TO A SET IRON ROD, BEING A POINT OF TANGENCY HEREOF;

THENCE OVER AND ACROSS SAID 460.95 ACRE TRACT ALONG THE FOLLOWING BEARINGS AND DISTANCES:

N 45° 14' 02" E A DISTANCE OF **201.72 FEET** TO A SET IRON ROD;
N 44° 57' 40" W A DISTANCE OF **505.00 FEET** TO A SET IRON ROD;
N 45° 14' 02" E A DISTANCE OF **658.27 FEET** TO A SET IRON ROD;
S 59° 21' 36" E A DISTANCE OF **292.89 FEET** TO A SET IRON ROD;
S 22° 23' 22" E A DISTANCE OF **478.27 FEET** TO A SET IRON ROD;
S 45° 14' 02" W A DISTANCE OF **547.52 FEET** TO A SET IRON ROD;
N 44° 57' 41" W A DISTANCE OF **180.70 FEET** TO A SET IRON ROD;

THENCE **S 45° 14' 02" W** A DISTANCE OF 215.50 **FEET** TO THE POINT OF BEGINNING OF THIS 11.20 ACRE TRACT, MORE OR LESS.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF MAVERICK

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN THEREON WILL BE PROPERLY PLACED ALSO UNDER MY SUPERVISION.

FRANK RAMOS, PE, RPLS
RAMOS ENGINEERING, PLLC
4820 MIMS AVE., SUITE 2
LAREDO, TX. 78041

DATE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 2024
BY _____

NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES _____

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF MAVERICK

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE WATER AND WASTEWATER FACILITIES FOR THIS SUBDIVISION WERE DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF EAGLE PASS, THAT THESE SERVICES ARE 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 SUBDIVISION ADOPTED UNDER SECTION 16.343 OF THE TEXAS WATER CODE.

RAMIRO IBARRA, PE - NO. 109982
SLAY ENGINEERING CO. INC.
9901 MCPHERSON AVE. SUITE 104
LAREDO, TX. 78045

DATE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 2024
BY RAMIRO IBARRA, PE.

NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES _____

LEGAL DESCRIPTION OF

OFFSITE UTILITY AND DRAINAGE EASEMENT 1
A 0.23 ACRE TRACT
EAGLE PASS, TEXAS
MAVERICK COUNTY

BEING A 0.23 ACRE TRACT OF LAND, MORE OR LESS, BEING A PORTION OF A CALLED 460.95 ACRE TRACT, DESCRIBED IN EXHIBIT "B" ON DOCUMENT NUMBER 2113541, OFFICIAL PUBLIC RECORDS OF MAVERICK COUNTY, TEXAS, BEING SITUATED IN SURVEY 26, ABSTRACT 826, S.S. SANDERS, ORIGINAL GRANTEE, MAVERICK COUNTY, TEXAS, AND ALSO SURVEY 25, ABSTRACT 826, S.S. SANDERS, ORIGINAL GRANTEE, MAVERICK COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND TxDOT MONUMENT, BEING THE SOUTHERN CORNER CLIP OF THE NORTHEAST CORNER OF A CALLED 460.95 ACRE TRACT, DESCRIBED IN EXHIBIT "B" ON DOCUMENT NUMBER 2113541, OFFICIAL PUBLIC RECORDS OF MAVERICK COUNTY, TEXAS, THENCE **S 65° 47' 18" W** A DISTANCE OF **2,496.24 FEET** TO A SET IRON ROD, (N: 13429129.15', E: 1499842.10') BEING THE BEING THE **POINT OF BEGINNING** AND THE NORTHWEST CORNER HEREOF;

THENCE OVER AND ACROSS SAID 460.95 ACRE TRACT ALONG THE FOLLOWING BEARINGS AND DISTANCES:

S 02° 18' 29" W A DISTANCE OF **37.39 FEET** TO A SET IRON ROD;
N 87° 41' 31" W A DISTANCE OF **30.00 FEET** TO A SET IRON ROD;
N 02° 18' 29" E A DISTANCE OF **30.00 FEET** TO A SET IRON ROD;

THENCE ALONG A CURVE TO THE RIGHT A DISTANCE OF **31.02 FEET**, TO THE POINT OF BEGINNING OF THIS 0.23 ACRE TRACT, MORE OR LESS.

LEGAL DESCRIPTION OF

EMPIRE INDUSTRIAL PARK - UNIT 1
A 188.26 ACRE TRACT
EAGLE PASS, TEXAS
MAVERICK COUNTY

BEING A 188.26 ACRE TRACT OF LAND, MORE OR LESS, BEING A PORTION OF A CALLED 460.95 ACRE TRACT, DESCRIBED IN EXHIBIT "B" ON DOCUMENT NUMBER 2113541, OFFICIAL PUBLIC RECORDS OF MAVERICK COUNTY, TEXAS, BEING SITUATED IN SURVEY 26, ABSTRACT 826, S.S. SANDERS, ORIGINAL GRANTEE, MAVERICK COUNTY, TEXAS, AND ALSO SURVEY 25, ABSTRACT 826, S.S. SANDERS, ORIGINAL GRANTEE, MAVERICK COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND TxDOT MONUMENT, BEING THE SOUTHERN CORNER CLIP OF THE NORTHEAST CORNER OF A CALLED 460.95 ACRE TRACT, DESCRIBED IN EXHIBIT "B" ON DOCUMENT NUMBER 2113541, OFFICIAL PUBLIC RECORDS OF MAVERICK COUNTY, TEXAS, THENCE **S 82° 24' 44" W** A DISTANCE OF **3,418.15 FEET** TO A SET IRON ROD WITH RED CAP, (N: 13428569.90', E: 1499089.25') BEGIN A POINT ON THE NORTHERN RIGHT-OF-WAY LINE OF LOOP 480, AND A POINT ON THE EASTERN BOUNDARY LINE OF SAID 460.95 ACRE TRACT, AND ALSO BEING THE **POINT OF BEGINNING** AND THE SOUTHEAST CORNER HEREOF;

THENCE **N 87° 41' 31" W** A DISTANCE OF **1,606.99 FEET** ALONG THE NORTHERN RIGHT-OF-LINE OF LOOP 480, AND THE EASTERN BOUNDARY LINE OF SAID 460.95 ACRE TRACT TO A SET IRON ROD, BEING A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF **3,029.78 FEET**, A LONG CHORD WITH DISTANCE OF **1,593.42 FEET** WITH A BEARING OF **S 77° 03' 46" W**;

THENCE CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF LOOP 480, AND THE EASTERN BOUNDARY LINE OF SAID 460.95 ACRE TRACT, AND ALONG SAID CURVE TO THE LEFT A DISTANCE OF **1,612.38 FEET**, TO A SET IRON ROD, BEING A POINT OF DEFLECTION HEREOF;

THENCE **N 61° 49' 00" E** A DISTANCE OF **944.27 FEET** ALONG THE NORTHERN RIGHT-OF-LINE OF LOOP 480, AND THE EASTERN BOUNDARY LINE OF SAID 460.95 ACRE TRACT TO A SET IRON ROD, BEING THE SOUTHWEST CORNER HEREOF;

THENCE DEPARTING THE NORTHERN RIGHT-OF-WAY LINE OF LOOP 480, AND THE EASTERN BOUNDARY LINE OF SAID 460.95 ACRE TRACT, OVER AND ACROSS SAID 460.95 ACRE TRACT ALONG THE FOLLOWING BEARINGS AND DISTANCES:

N 16° 49' 00" W A DISTANCE OF **70.71 FEET** TO A SET IRON ROD;
N 28° 11' 00" W A DISTANCE OF **319.97 FEET** TO A SET IRON ROD;

THENCE ALONG A CURVE TO THE RIGHT A DISTANCE OF **288.21 FEET**, TO A SET IRON ROD, BEING A POINT OF DEFLECTION HEREOF;

THENCE **N 44° 45' 58" W** A DISTANCE OF **905.15 FEET** TO A SET IRON ROD;

THENCE **N 45° 14' 02" E** A DISTANCE OF **2,909.56 FEET** ALONG THE NORTHWESTERN BOUNDARY LINE OF SAID 460.95 ACRE TRACT, TO A SET IRON ROD, BEING THE WESTERN MOST NORTHWEST CORNER HEREOF;

THENCE DEPARTING THE NORTHWESTERN BOUNDARY LINE OF SAID 460.95 ACRE TRACT, OVER AND ACROSS SAID 460.95 ACRE TRACT ALONG THE FOLLOWING BEARINGS AND DISTANCES:

S 44° 45' 58" E A DISTANCE OF **810.00 FEET** TO A SET IRON ROD;
N 45° 14' 02" E A DISTANCE OF **9.80 FEET** TO A SET IRON ROD;

THENCE ALONG A CURVE TO THE RIGHT A DISTANCE OF **699.00 FEET**, TO A SET IRON ROD, BEING A POINT OF DEFLECTION HEREOF;

THENCE **S 44° 45' 58" E** A DISTANCE OF **1,051.65 FEET** TO A SET IRON ROD;

THENCE ALONG A CURVE TO THE RIGHT A DISTANCE OF **377.94 FEET**, TO A SET IRON ROD, BEING A POINT OF DEFLECTION HEREOF;

THENCE **S 02° 18' 29" W** A DISTANCE OF **118.33 FEET** TO A SET IRON ROD;

THENCE **S 42° 41' 31" E** A DISTANCE OF **84.85 FEET** TO A SET IRON ROD;

THENCE **S 87° 41' 31" E** A DISTANCE OF **1231.56 FEET** TO A SET IRON ROD;

THENCE **N 40° 35' 59" E** A DISTANCE OF **33.97 FEET** TO A SET IRON ROD;

THENCE ALONG A CURVE TO THE RIGHT A DISTANCE OF **486.12 FEET**, TO A SET IRON ROD, BEING A POINT OF DEFLECTION HEREOF;

THENCE **N 40° 52' 21" W** A DISTANCE OF **18.83 FEET** TO A SET IRON ROD;

THENCE **N 87° 41' 31" W** A DISTANCE OF **605.29 FEET** TO A SET IRON ROD;

THENCE **S 02° 18' 29" W** A DISTANCE OF **626.65 FEET** TO THE POINT OF BEGINNING OF THIS 188.26 ACRE TRACT, MORE OR LESS.

LEGAL DESCRIPTION OF

OFFSITE UTILITY EASEMENT 2
A 0.63 ACRE TRACT
EAGLE PASS, TEXAS
MAVERICK COUNTY

BEING A 0.63 ACRE TRACT OF LAND, MORE OR LESS, BEING A PORTION OF A CALLED 460.95 ACRE TRACT, DESCRIBED IN EXHIBIT "B" ON DOCUMENT NUMBER 2113541, OFFICIAL PUBLIC RECORDS OF MAVERICK COUNTY, TEXAS, BEING SITUATED IN SURVEY 26, ABSTRACT 826, S.S. SANDERS, ORIGINAL GRANTEE, MAVERICK COUNTY, TEXAS, AND ALSO SURVEY 25, ABSTRACT 826, S.S. SANDERS, ORIGINAL GRANTEE, MAVERICK COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND TxDOT MONUMENT, BEING THE SOUTHERN CORNER CLIP OF THE NORTHEAST CORNER OF A CALLED 460.95 ACRE TRACT, DESCRIBED IN EXHIBIT "B" ON DOCUMENT NUMBER 2113541, OFFICIAL PUBLIC RECORDS OF MAVERICK COUNTY, TEXAS, THENCE **N 85° 03' 29" W** A DISTANCE OF **5,197.51 FEET** TO A SET IRON ROD, (N: 13430600.62', E: 1496940.57') BEING THE BEING THE **POINT OF BEGINNING** AND THE SOUTHEAST CORNER HEREOF;

THENCE ALONG SAID CURVE TO THE LEFT A DISTANCE OF 24.21, TO A SET IRON ROD, BEING A POINT OF TANGENCY HEREOF;

THENCE OVER AND ACROSS SAID 460.95 ACRE TRACT ALONG THE FOLLOWING BEARINGS AND DISTANCES:

S 45° 14' 02" W A DISTANCE OF **9.80 FEET** TO A SET IRON ROD;
N 44° 45' 58" W A DISTANCE OF **810.00 FEET** TO A SET IRON ROD;
N 45° 14' 02" E A DISTANCE OF **34.00 FEET** TO A SET IRON ROD;

THENCE **S 44° 45' 58" E** A DISTANCE OF **810.66 FEET** TO THE POINT OF BEGINNING OF THIS 0.63 ACRE TRACT, MORE OR LESS.

PROJECT TITLE
**EMPIRE INDUSTRIAL PARK
UNIT 1**

PROJECT FILE
**A TRACT OF LAND CONTAINING 188.26 ACRES
BEING A PORTION OF A CALLED 460.95 ACRE
TRACT DESCRIBED IN EXHIBIT "B" ON DOCUMENT
NUMBER 2113541 OFFICIAL PUBLIC RECORDS OF
MAVERICK COUNTY, TX**

DATE PREPARED
March 28, 2024

DATE OF PREPARATION
March 28, 2024

ISSUED

#	DATE	DESCRIPTION	#	DATE	DESCRIPTION
1	2.23.24	Permitting Set			
2	3.18.24	Permitting Set			
3	3.28.24	Planning Submittal			
4					
5					
6					
7					
8					

PROJECT NO.
23.027

DRAWING NAME
x.Empire 2.0 Plat.dwg

REFERENCE DRAWING
x.Basefile-Unit1.dwg

SCALE
1" = 100'

SHEET
4 of 4

PLAT
2.3

APPROVED BY
E. IBARRA

DESIGNED BY
R. IBARRA

DRAWN BY
R. IBARRA

CHECKED BY
M. SLAY

SLAY ENGINEERING
Company, Inc.
REGISTRATION NUMBER F-1901
9901 McPherson Avenue, Suite 104
Laredo, Texas 78045
(956) 791-0405 - Tel.
(956) 791-1703 - Fax.

EST. 1982

Site Photos



Attachment 2
Engineering Report



Slay Engineering Company, Inc.

EST. 1982
TBPE F-1901

Engineering Report

**Empire Industrial Park, Unit 1,
Located Northwest Quadrant of Lp.480 and Hwy 1021,
Eagle Pass, TX**

Project #: 23.027

March 2024

1. INTRODUCTION

This Engineering Report has been prepared for construction of the Empire Industrial Park, Unit 1 (EIP1) in Eagle Pass, Texas. It includes the elements necessary for the compliance of the City of Eagle Pass Code of Ordinances Chapter 23.

2. SITE DESCRIPTION

The project is located on the northwest quadrant of the intersection of Loop 480 and Hwy 1021, in Eagle Pass, Maverick County, Texas (28°39'57"N LATITUDE AND 100°28'16"W LONGITUDE) (See **Appendix 1** - General Location Map). The site is 188.26 acres and currently vacant. Existing surface conditions include native grass and pockets of brush. There are existing irrigation concrete channels (laterals) that will be eliminated. The intent of this subdivision is to plat this property into multiple commercial lots with a 90' ROW road for an industrial park. (See **Appendix 2** – Site Plan).

3. UTILITIES

A. Water Facilities

There is an existing 6" water line running on an existing easement outside the EIP1 boundary. There is also an existing water line running on the east side of the ROW of Hwy 1021. This subdivision proposes a 12" water line that tie in to these two existing water lines. These properties will be platted into 16 industrial lots. Each lot will have a 1" water service and an 8" stub out for fire protection.

B. Sewer Facilities

There is an existing 18" sewer line crossing through Block 1 of EIP1 and continues all the way outside the boundary of this plat and underneath Lp



480. The 18" sewer line on Block 1 will be removed and placed through an easement and into Empire Park Dr. This proposed 18" sewer line will eventually connect back to the existing 18" sewer line. This sewer line is part of EPWWS. Sewer service will be provided by connecting services to the existing and proposed 18" sewer line. The lots on the eastern side of the plat will be service through a proposed 8" sewer line that will run by gravity to a proposed lift station at the end of Kingdom St. From this proposed lift station, the sewer waste will be pumped to a proposed sewer manhole on the 18" sewer line, which after that will be carry by gravity.

Refer to Appendix 3 for Estimate of Probable Construction Cost.

4. DRAINAGE

This site primarily drains east, towards the existing floodplain outside the plat boundary. A detention pond will be required to account for the post developed flows. The proposed detention pond will be tied to an existing pond already in the floodplain. The outflow from the pond will be a 2 – 5'x4' RCB into the existing creek.

Refer to Appendix 3 for Estimate of Probable Construction Cost.

5. STREETS

90' ROW streets are being proposed. This street will tie to Lp 480 at two locations and making a loop. At these connections the ROW increases to 120' to accommodate more lanes and include a turning lane. A shorter street, Kingdon St., will tee off near the southeast corner of the plat.

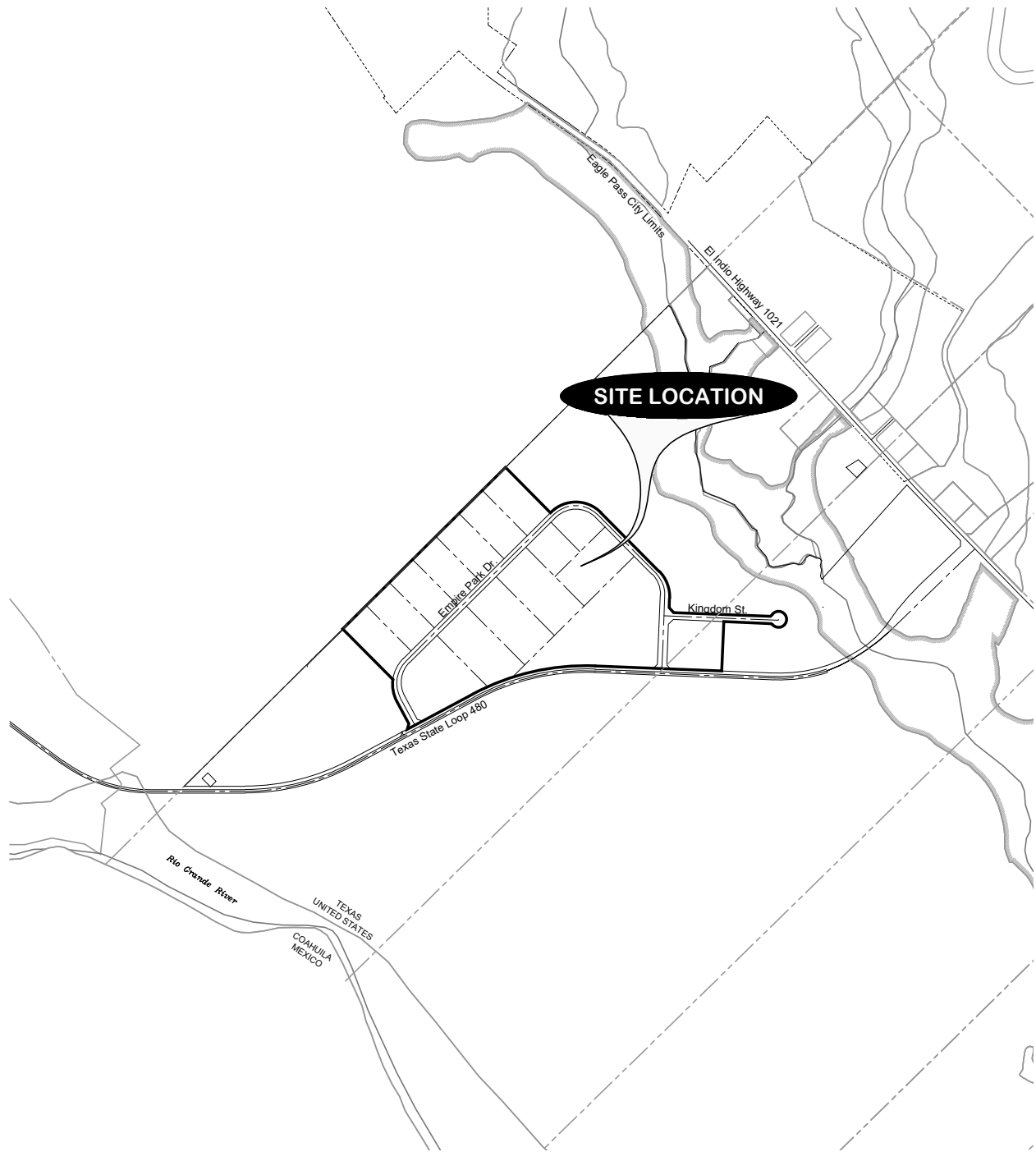
6. PROPOSED USE

The intent of this plat is for industrial use. Lots vary in sizes to accommodate different business.

7. APPENDICES

1. General Location Map
2. Site Plan
3. Estimate of Probable Construction Cost

1. General Location Map



VICINITY MAP



SLAY ENGINEERING

Company, Inc.
REGISTRATION NUMBER F-1901

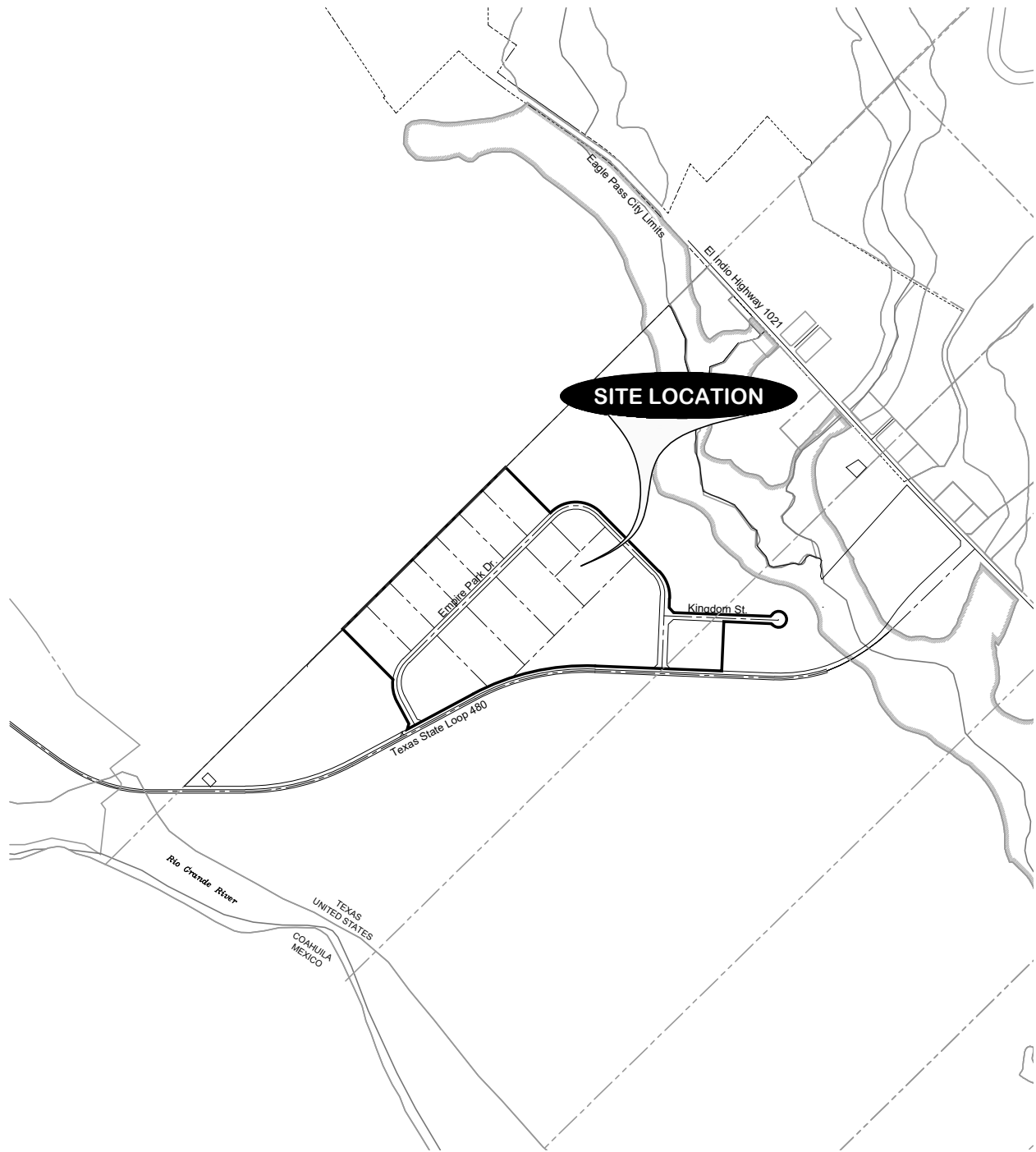
9901 McPherson Avenue, Suite 104
Laredo, Texas 78045
(956) 791-0405 - tel.
(956) 791-1703 - fax.

Vicinity Map

Empire Industrial Park Unit 1



DATE	03.28.24
PROJECT #	23.027
FILE NAME	Exhibit - Vicinity Map.dwg
SCALE	1" = 2000'



VICINITY MAP



SLAY ENGINEERING
Company, Inc.
REGISTRATION NUMBER F-1901
9901 McPherson Avenue, Suite 104
Laredo, Texas 78045
(956) 791-0405 - tel.
(956) 791-1703 - fax.

Vicinity Map

Empire Industrial Park Unit 1



DATE	03.28.24
PROJECT #	23.027
FILE NAME	Exhibit - Vicinity Map.dwg
SCALE	1" = 2000'

2. Site Plan

3. Estimate of Probable Construction Cost

Dated Prepared: 03/28/2024

Total PH1 Acreage: 186.31

Project: Empire Industrial Park Unit 1

Total PH 1 Lots: 16

Total ROW Acres: 16.15

Slay Job Number: 23-027

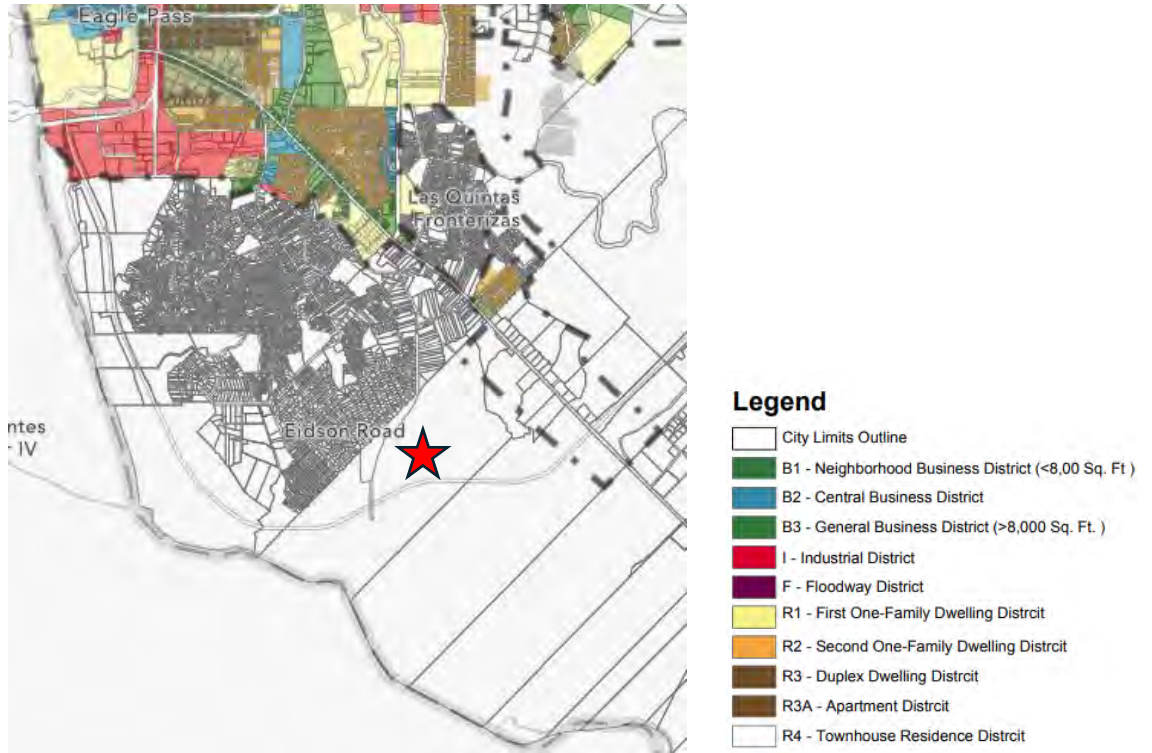
Empire Industrial Park - Unit 1						
Preliminary Opinion of Probable Construction Cost As Of 03/28/2024						
Item #	Description	Unit	Quantity	Cost/Unit	Total Cost	
Street paving						
1.0	Mobilization	LS	1	\$ 100,000.00	\$	100,000.00
1.1	Preparing ROW	AC	16	\$ 15,000.00	\$	240,000.00
1.2	9" Street Preparation	SY	41,445	\$ 3.00	\$	124,335.00
1.3	7" Concrete Pavement CRCP (Empire and E. Ki	SY	38,031	\$ 85.00	\$	3,232,635.00
					\$	3,696,970.00
Water Utility Improvements						
2.0	12" Water Line	LF	12,673	\$ 100.00	\$	1,267,300.00
2.1	8" Water Line	LF	1,103	\$ 50.00	\$	55,150.00
2.2	8" - Water Valves	EA	14	\$ 2,570.00	\$	35,980.00
2.3	8" - Cap	EA	24	\$ 950.00	\$	22,800.00
2.4	Air Release Valves	EA	4	\$ 5,000.00	\$	20,000.00
2.5	Fire Hydrants	EA	39	\$ 7,500.00	\$	292,500.00
2.6	Water Connections	EA	2	\$ 8,000.00	\$	16,000.00
2.7	1" - Water Services	EA	25	\$ 2,000.00	\$	50,000.00
2.8	12" - 22.5° Bend	EA	7	\$ 2,060.00	\$	14,420.00
2.9	12" - 45° Bend	EA	1	\$ 2,060.00	\$	2,060.00
2.10	12" - 90° Bend	EA	1	\$ 2,060.00	\$	2,060.00
2.11	12" - Water Valve	EA	38	\$ 4,500.00	\$	171,000.00
2.12	12"x8" - Tee	EA	3	\$ 2,430.00	\$	7,290.00
2.13	12"x8" - Cross	EA	10	\$ 2,520.00	\$	25,200.00
2.14	12"x12" - Tee	EA	3	\$ 3,180.00	\$	9,540.00
2.15	12"x12" - Cross	EA	1	\$ 3,540.00	\$	3,540.00
2.16	12"x6"x8" - Tee	EA	1	\$ 2,700.00	\$	2,700.00
2.17	12" - Cap	EA	5	\$ 1,300.00	\$	6,500.00
2.18	24" Steel Bore For 12" Line	LF	70	\$ 1,100.00	\$	77,000.00
2.19	24" Steel Casing For future 12" Line	LF	194	\$ 300.00	\$	58,200.00
					\$	2,139,240.00
Sewer Utility Improvements						
3.0	8" PVC SS SDR 26 (0'-8')	LF	500	\$ 50.00	\$	25,000.00
3.1	8" PVC SS SDR 26 (8'-12')	LF	1,724	\$ 55.00	\$	94,820.00
3.2	8" PVC SS SDR 26 (12'-16')	LF	806	\$ 60.00	\$	48,360.00
3.3	10" PVC SS SDR 26 (8'-12')	LF	105	\$ 65.00	\$	6,825.00
3.4	18" PVC SS SDR 26 (12'-16')	LF	2,436	\$ 70.00	\$	170,520.00
3.5	18" PVC SS SDR 26 (16'-20')	LF	1,257	\$ 80.00	\$	100,560.00
3.6	3" Force Main	LF	3,830	\$ 28.00	\$	107,240.00
3.7	3" - 45° Bend (4" Force Main)	EA	4	\$ 500.00	\$	2,000.00
3.8	Trench Safety Protection	LF	6,223	\$ 2.70	\$	16,802.10
3.9	Sanitary Sewer Manhole (0'-8')	EA	2	\$ 6,800.00	\$	13,600.00
3.10	Sanitary Sewer Manhole (8'-12')	EA	5	\$ 7,200.00	\$	36,000.00
3.11	Sanitary Sewer Manhole (12'-16')	EA	6	\$ 7,600.00	\$	45,600.00
3.12	Sanitary Sewer Manhole (16'-20')	EA	2	\$ 8,000.00	\$	16,000.00
3.13	6" - Sewer Service	EA	23	\$ 2,060.00	\$	47,380.00
3.14	Special Sewer MH Structures for EX connect	EA	2	\$ 15,000.00	\$	30,000.00
3.15	Lift Station	LS	1	\$ 300,000.00	\$	300,000.00
3.16	6" Cleanout	EA	2	\$ 1,500.00	\$	3,000.00
					\$	1,063,707.10
Removal Existing Utilities						
4.1	18" PVC SS SDR 26 (16'-24')	LF	2,965	\$ 30.00	\$	88,950.00
					\$	88,950.00
Site Grading						
5.0	Excavation	CY	292,507	\$ 3.50	\$	1,023,774.50
5.1	Embankment	CY	282,714	\$ 3.50	\$	989,499.00
5.2	Embankment (Stockpiled)	CY	9,793	\$ 2.50	\$	24,482.50
					\$	2,037,756.00
Storm Drainage System Improvements						

6.0	50' Earthen Channels Fine Grading	SY	11,500	\$	5.50	\$	63,250.00
6.1	40' Earthen Channels Fine Grading	SY	9,940	\$	5.50	\$	54,670.00
6.2	30' Earthen Channels Fine Grading	SY	9,290	\$	5.50	\$	51,095.00
6.3	20' Earthen Channels Fine Grading	SY	6,290	\$	5.50	\$	34,595.00
6.4	5' X 3' Box Culvert	LF	705	\$	390.00	\$	274,950.00
6.5	5' X 4' Box Culvert	LF	20	\$	450.00	\$	9,000.00
6.6	Headwall (4- 5'X3' RCB)	EA	2	\$	12,500.00	\$	25,000.00
6.7	Headwall (3- 5'X3' RCB)	EA	2	\$	9,800.00	\$	19,600.00
6.8	Headwall (2- 5'X4' RCB)	EA	2	\$	7,400.00	\$	14,800.00
6.9	Enlarge Existing Detention Pond (Excavation)	CY	162,916	\$	3.50	\$	570,206.00
6.10	Pond Embankment (Stockpiled)	CY	162,916	\$	3.00	\$	488,748.00
6.11	Energy Dissipators Structures	EA	2	\$	3,000.00	\$	6,000.00
6.12	Channel Rock Dams	EA	4	\$	800.00	\$	3,200.00
							\$ 1,615,114.00
SW3P							
7.0	Silt Fence	LF	9,928	\$	5.00	\$	49,640.00
7.1	Stabilized Construction Entrance	EA	2	\$	4,350.00	\$	8,700.00
							\$ 58,340.00
MISC							
8.1	Street/Stop Sign	EA	3	\$	900.00	\$	2,700.00
8.2	Traffic Control Plan To Set Up And Maintain	LS	1	\$	3,500.00	\$	3,500.00
8.3	Establish 70% Vegetation	LS	1	\$	25,700.00	\$	25,700.00
8.4	Street Striping	LS	1	\$	20,000.00	\$	20,000.00
8.5	Barricades, Signs, and Traffic Handling	LS	1	\$	8,800.00	\$	8,800.00
8.6	Street Lighting	LS	1	\$	40,000.00	\$	40,000.00
							\$ 100,700.00
SUBTOTAL							\$ 10,800,777.10
GC General Conditions @ 11%							\$ 1,188,085.48
Contingency @ 10%							\$ 1,080,077.71
CONSTRUCTION COST							\$ 13,068,940.29
Engineering @ 10% of Subtotal							\$ 1,080,077.71
Material Testing @ 3% of Subtotal							\$ 324,023.31
TOTAL DEVELOPMENT COST							\$14,473,041.31



Attachment 3
Master Plan Map & Zoning District Map

Zoning Map



Master Plan Map

(area not shown)



Item #13



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

Final Plat of the Terra Verde Estates Subdivision Unit 3

I. BACKGROUND

A. **General Information** Case No. 7745 Meeting Date: April 25, 2024

Applicant: TEC Services is representing South Tejas Construction who is requesting Final Plat approval of the proposed Terra Verde Estates Subdivision Unit 3m, thus creating 24 residential lots.

Although all improvements are installed, inspected, and accepted, the Developer is pending to furnish the City with a financial guarantee in the amount of 25-percent of the cost of improvements. Such financial guarantee shall insure the city against structural defects and poor workmanship of all such improvements for a period of eighteen (18) months after the acceptance and approval by the city of all such thoroughfares and other improvements for operation and maintenance.

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

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

Access to the site is provided by Mauricio Libson Boulevard via El Indio Highway and through a County Streets via Las Quintas Fronterizas.

Zoning: The 6.05-acre development was designated with the R-2 Second One-Family Dwelling District when it was incorporated into the city limits.

Variances: A variance from *Section 23-62(a)(6)* governing alleys and easements.
https://library.municode.com/tx/eagle_pass/codes/code_of_ordinances?nodeId=PTIICORR_CH23SU_ARTIVSUDESTSP_S23-62ALEA

B. **Infrastructure**

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

II. PUBLIC NOTICE

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

III. RECOMMENDED FINDINGS OF FACT

A. Conclusions

1. The applicant's request contains sufficient information for consideration by the Planning and Zoning Commission. Information contained in this report and the Commission's public meeting will be used as part of the City Council's deliberation process for final approval of the subdivision. Please refer to Attachment 1.
2. Final plat approval is contingent upon the Commission's approval of a subdivision variance relating alleys and easements.
3. The subdivision is consistent with City design and specifications, as the subsequent development of the site will be required to conform to the following sections of *Article IV in Eagle Pass Code of Ordinances Chapter 23*:
 - ✓ *Section 23-61* governing streets and two points of vehicular access for ingress and egress to the subdivision
 - ✓ *Section 23-62* governing alleys and easements-a variance was requested.
 - ✓ *Section 23-63* specific use easements
 - ✓ *Section 23-64* governing sidewalks
 - ✓ *Section 23-66* governing sanitary sewage disposal system
 - ✓ *Section 23-67* governing potable water supply and fire flow
 - ✓ *Section 23-68* governing storm drainage
 - ✓ *Section 23-69* governing the size, width, depth, shape and orientation of lots, and the minimum building setback lines
 - ✓ *Section 23-71* governing the installation and inspection of utility lines
 - ✓ *Sec. 23-94* governing fences for all new subdivisions

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

4. The subdivision of the property will conform to the parkland dedication requirements set forth in *Article V in Eagle Pass Code of Ordinances Chapter 23*. The City has collected cash contribution in lieu of parkland dedication as this is a minor residential subdivision.
5. The subdivision and the subsequent development of the property is consistent with City design and specifications for landscape and tree preservation set forth in *Article VI in Eagle Pass Code of Ordinances Chapter 23*.
6. The subdivision of the property is in conformance with the provisions of the *Master Plan* and the *Eagle Pass Code of Ordinances* by facilitating the following benefits:
 - Protect private rights while considering public health, safety, and welfare.
 - Provide efficient and economical ways to move people and goods outside the City by an adequate plan for streets and highways.
 - Guide future development in an orderly manner, by stages according to a pattern, so that the City may have balanced land use.
 - Encourage a diversified economic base and encourage public and private investments in land and improvements.
 - Prevent and eliminate blight and slums, making the City attractive to people, commerce, and industry.
 - Create the desire for a more pleasing appearance of the City and incorporate into its physical development the basic principles of good design.
 - Protect and preserve the identity of each neighborhood through use of the guidance provided by the *Master Plan* and the *Code of Ordinances*.

- Locate all land uses on land best suited for their needs, arranged in such a way as to be mutually beneficial and functional, with ample area to meet long-term needs.
 - Establish a proper relationship between open space, developed areas, building bulk, light, and air space, in all future development programs of land use.
 - Encourage and abet the development of civic, cultural, and other public and quasi-public buildings in harmonious and functional groupings.
7. The subdivision will allow for a use of the property that is consistent with the residential purpose of the *R-2 Second One-Family Dwelling District* for the following reasons:
- A. The subdivision design bears a substantial relationship to the public's health, safety, and welfare.
 - B. The subdivision is in accordance with the policies of the Master Plan and the business purpose of the *R-2 Second One-Family Dwelling District*.
 - C. The subdivision is warranted because of the necessity to create additional building lots in the *R-2 Second One-Family Dwelling District*, and because the proposed development is appropriate to accomplish the reasonable use of the property.
 - D. The subject property is suitable for development in general conformance with development standards of the *R-2 Second One-Family Dwelling District*.
 - E. The subdivision will benefit the City as a whole and will not be detrimental to nearby land uses of a similar nature.
 - F. The subsequent development will be designed and conditioned to comply with all applicable subdivision criteria and standards of the City of Eagle Pass.

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

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

B. Community Development Department Recommendation

The Planning and Zoning Commission (1) **DENY** the subdivision variance request as it does not conform to the criteria set forth in *Section 23-62(a)(6)* governing alleys and easements, and (2) **GRANT** final plat approval of *Terra Verde Estates Subdivision Unit 3* subject to plat complying with the provisions of *Article III of City of Eagle Pass Code of Ordinances Chapter 23* governing procedures and specifications for Final Plats, subject to the following conditions:

- 1. That the developer furnishes the city with a financial guarantee before plat recordation as required by *Section 23-41*.
- 2. That the Developer comply with the Construction standards and specifications set forth in the Eagle Pass Code of Ordinances. Alleys should be constructed in accordance with the standards and specifications outlined in the master development

plan of the city; provided, however, the subdivider, may, at his option, deposit with the city a sum equal to the then reasonable cost, as approved by the city manager, of paving such alleys, which deposit shall constitute full compliance with the subdivider's obligation to pave such alleys. After such deposit is made, the city shall thereafter pave such alleys at a time to be determined by the city manager.

TRANSMITTED to the parties listed hereafter:

TEC Services via e-mail

Eagle Pass Planning and Zoning Commission via e-mail

Eagle Pass Community Development Department Report dated April 18, 2024

Attachment 1
Application



PLANNING DEPARTMENT

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

SUBDIVISION APPLICATION

P# 7745

TYPE OF SUBDIVISION (check one):

☒ Preliminary

☐ Final

☐ Replat

☐ Amendment

☐ Short Form Final

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

Maverick County Property Identification Number(s): 3987

Name of Addition: Terra Verde Estates Subdivision Unit 3

Location of Addition: Off of Mauricio Libson Blvd.

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

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

Is Subdivision inside city limits? Yes ☐ No ☒ If so, Zoning District: R2- Second One Family Dwelling District

Existing Land Use: Vacant Proposed Land Use: Residential

Requested Variances: None at this time

PROPERTY OWNER:

Name: South Tejas Construction, LLC

Address: 2660 Las Cimas Dr.

City: Eagle Pass

State: TX Zip: 78852

Signature: _____

Contact: Roberto A. Rodriguez

Phone: 830-968-6594

Fax: N/A

E-mail: robertallied@hotmail.com

Date: 4/4/22

PROPERTY OWNER:

Name: _____

Address: _____

City: _____

State: _____ Zip: _____

Signature: _____

Contact: _____

Phone: _____

Fax: _____

E-mail: _____

Date: _____

APPLICANT/SUBDIVIDER:



Name: TEC Services
Address: 3292 El Indio Hwy
City: Eagle Pass
State: TX Zip: 78852
Signature: [Signature]

Contact: Aaron Libson
Phone: 830-773-0579
Fax: 830-773-7312
E-mail: ajlibson@terratechengineering.com
Date: 4/4/22

SURVEYOR:

Name: Francisco Gaytan
Address: 2606 Encino Park Dr.
City: Eagle Pass
State: TX Zip: 78852
Signature: [Signature]

Contact: Francisco Gaytan
Phone: 830-773-8308
Fax: 830-421-7116
E-mail: fgaytan@yahoo.com
Date: 4/4/22

ENGINEER:

Name: Florentino Caballero
Address: 3292 El Indio Hwy
City: Eagle Pass
State: TX Zip: 78852
Signature: [Signature]

Contact: Florentino Caballero
Phone: 830-773-0579
Fax: 830-773-7312
E-mail: fcaballero@terratechengineering.com
Date: 4/4/22

PRINCIPAL CONTACT: ☐ Owner ☒ Applicant ☐ Surveyor ☐ Engineer

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

STATEMENT OF APPLICANT

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

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

[Signature]
Applicant Signature

4/4/22
Date

STATEMENT OF OWNER/SUBDIVIDER

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

[Signature]
Owner / Subdivider Signature

4/4/22
Date

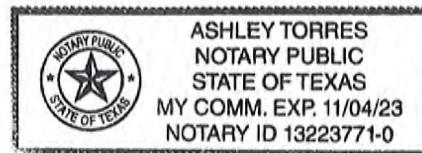
STATE OF TEXAS §

COUNTY OF Maverick §

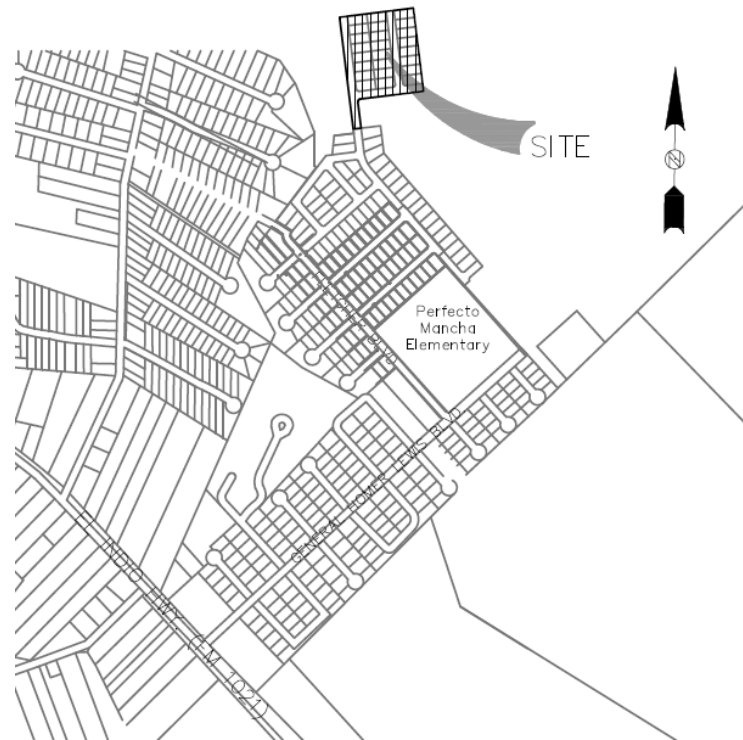
Before me, the undersigned, authority, a notary public for the State of Texas, on this day personally appeared Roberto Rodriguez (Name), Owner (Title), known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and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

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

[Signature]
Notary Public, State of Texas



Aerial View



Attachment 2
Final Engineering Report



To: *Mr. Placido Madera*

City of Eagle Pass Planning Director

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

Date: April 25, 2024

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

Mr. Madera,

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

General Description

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

Drainage

General Drainage Description

The proposed land use for this tract of land is residential with no portion of the platted property being within a special flood hazard area as indicated by FEMA. The Western portion of this property is the highest elevation point of the tract, as runoff naturally drains from the West towards the Eastern direction. In analyzing the surrounding drainage areas and planning for future residential development of the surrounding area, the adjacent property owner, Libco Enterprises, LLC, has agreed to provide a drainage easement along with property for detention pond storage, to serve approximately 29.90 acres

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

Drainage Conditions

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

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

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

Where C = runoff coefficient

I = average rainfall intensity in inches per hour

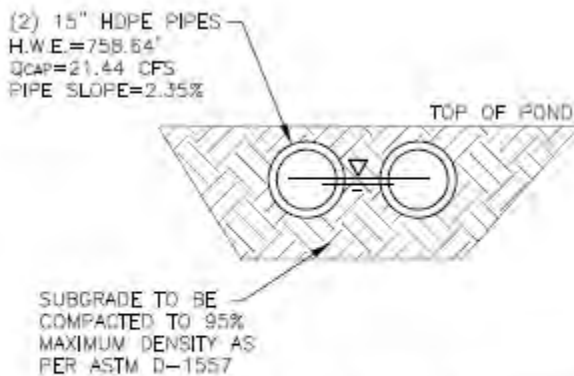
A = tributary drainage area in acres

10-YEAR PRE-DEVELOPMENT RUNOFF INFORMATION										
RAINFALL DETAILS	METHOD	RETURN PERIOD	LOCATION	RAINFALL DEPTH (IN)	RAINFALL DISTRIBUTION					
	SCS TR-55	10-YEAR	MAVERICK COUNTY, TEXAS	5.80	SCS TYPE III 24-HR					
SUBBASIN SUMMARY	AREA (AC)	WEIGHTED CURVE NUMBER	TIME OF CONCENTRATION (MIN)	TOTAL RUNOFF (IN)	TOTAL RUNOFF VOLUME (AC-IN)	PEAK RUNOFF (CFS)				
	32.71	58	67.17	1.63	53.45	21.61				
100-YEAR POST-DEVELOPMENT RUNOFF INFORMATION (SCS TR-55 METHOD)										
RAINFALL DETAILS	CALCULATION METHOD	STORM EVENT / RETURN PERIOD	LOCATION	RAINFALL DEPTH (IN)	RAINFALL DISTRIBUTION					
	SCS TR-55	100-YEAR	MAVERICK COUNTY, TEXAS	9.00	SCS TYPE III 24-HR					
SUBBASIN SUMMARY	AREA (AC)	WEIGHTED CURVE NUMBER	TIME OF CONCENTRATION (MIN)	TOTAL RUNOFF (IN)	TOTAL RUNOFF VOLUME (AC-IN)	PEAK RUNOFF (CFS)				
	29.90	83.60	19.76	7.01	209.60	153.02				
STORM RUNOFF CALCULATIONS FOR STREET CAPACITY (RATIONAL METHOD, Q=CIA)										
					2-Year Design Storm		5-Year Design Storm		10-Year Design Storm	
Drainage Area No.	Drainage Area (sf)	Drainage Area (Ac)	Time of Concentration, Tc (min)	*Runoff Coefficient, C	**Intensity, I (in/hr)	Runoff, Q (cfs)	**Intensity, I (in/hr)	Runoff, Q (cfs)	**Intensity, I (in/hr)	Runoff, Q (cfs)
A1	258,305	5.93	10.00	0.60	5.11	18.18	6.66	23.70	8.03	28.57
F1	8,723	0.20	10.00	0.60	5.11	0.61	6.66	0.80	8.03	0.96
F2	18,284	0.42	10.00	0.60	5.11	1.29	6.66	1.68	8.03	2.02
F3	1,017,184	23.35	10.00	0.60	5.11	71.60	6.66	93.31	8.03	112.51

Detention Pond Storage

OFFSITE POND AND OUTFLOW SUMMARY					
POND DETAILS	BOTTOM OF POND (FT)	TOP OF POND (FT)	PEAK INFLOW (CFS)	PEAK OUTFLOW (CFS)	MAX HGL ELEVATION (FT)
	752	759	152.83	21.46	758.64
OUTFLOW PIPE DETAILS	TYPE	PIPE SIZE	PIPE LENGTH (LF)	PIPE SLOPE (%)	PIPE OUTFLOW (CFS)
	ROUND HDPE PIPE	24"	108.5	0.80	21.42

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



EMERGENCY POND OUTFLOW PIPES DETAIL
N.T.S.

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

Drainage Conclusions and Recommendations

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

Street

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

Water Service

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

Sanitary Sewer Service

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

Electrical Service

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

Other Utilities

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

Conclusion

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

Sincerely,

Florentino J. Caballero, P.E.



4/25/2024

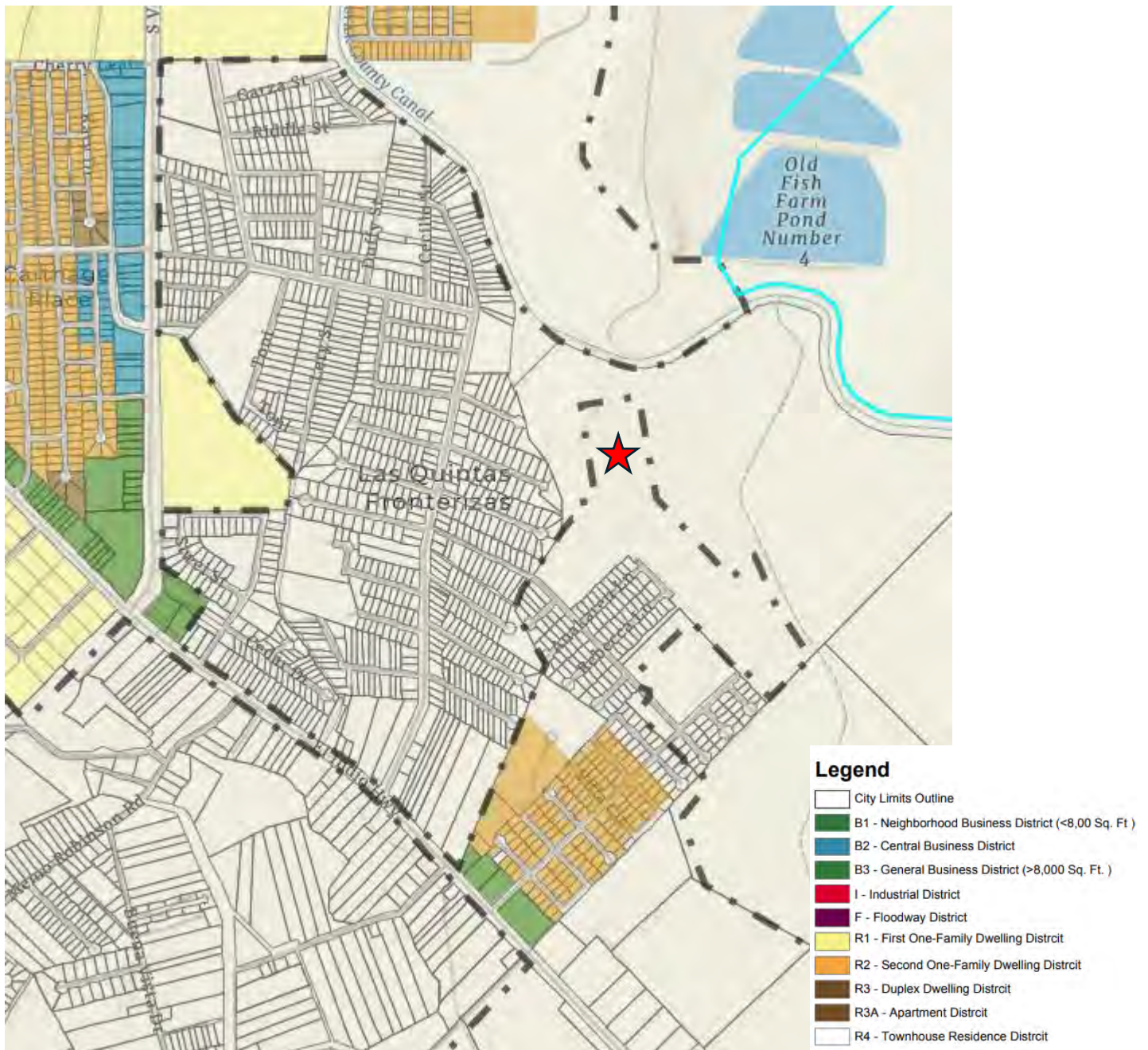
Terra Verde Estates Subdivision Unit 3 Development Cost Estimate

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

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

Attachment 3
Master Plan Map & Zoning District Map

Zoning Map



Item #14



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

Final Plat of the Terra Verde Estates Subdivision Unit 4

I. BACKGROUND

A. General Information

Meeting Date: April 25, 2024

Applicant: TEC Services representing Libco Enterprises who is requesting Final Plat approval of the proposed Terra Verde Estates Subdivision Unit 3, thus creating 56 residential lots.

Although all improvements are installed, inspected, and accepted, the Developer is pending to furnish the City with a financial guarantee in the amount of 25-percent of the cost of improvements. Such financial guarantee shall insure the city against structural defects and poor workmanship of all such improvements for a period of eighteen (18) months after the acceptance and approval by the city of all such thoroughfares and other improvements for operation and maintenance.

Legal Description: Being a 18.99 acre tract of land lying and situated in Maverick County, Texas, out of the J. W. Tinsley Survey 27, Abstract 840, and being a portion of the Libco Enterprises, LLC 472.12 acres, described by metes and bounds in Deed Record Book 1745, Page 327 of the Maverick County Official Public Records.

Location: Off Mauricio Libson Boulevard and is adjacent to Terra Verde Estates Subdivision Units 2 and the proposed Unit 3.

Access to the site is provided by Mauricio Libson Boulevard via El Indio Highway and through a County Streets via Las Quintas Fronterizas.

Zoning: R-2 Second One-Family Dwelling District

Variances: A variance from *Section 23-62(a)(6)* governing alleys and easements.

https://library.municode.com/tx/eagle_pass/codes/code_of_ordinances?nodeId=PTIICORR_CH23SU_ARTIVSUDESTSP_S23-62ALEA

B. Infrastructure

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

II. PUBLIC NOTICE

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

III. RECOMMENDED FINDINGS OF FACT

A. Conclusions

1. The applicant's request contains sufficient information for consideration by the Planning and Zoning Commission. Information contained in this report and the

Commission's public meeting will be used as part of the City Council's deliberation process for preliminary approval of the subdivision. Please refer to Attachment 1.

2. Final plat approval is contingent upon the Commission's approval of a subdivision variance relating alleys and easements.
3. The subdivision is consistent with City design and specifications, as the subsequent development of the site will be required to conform to the following sections of *Article IV in Eagle Pass Code of Ordinances Chapter 23*:
 - ✓ *Section 23-61* governing streets and two points of vehicular access for ingress and egress to the subdivision
 - ✓ *Section 23-62* governing alleys and easements-a variance was requested.
 - ✓ *Section 23-63* specific use easements
 - ✓ *Section 23-64* governing sidewalks
 - ✓ *Section 23-66* governing sanitary sewage disposal system
 - ✓ *Section 23-67* governing potable water supply and fire flow
 - ✓ *Section 23-68* governing storm drainage
 - ✓ *Section 23-69* governing the size, width, depth, shape and orientation of lots, and the minimum building setback lines
 - ✓ *Section 23-71* governing the installation and inspection of utility lines
 - ✓ *Sec. 23-94* governing fences for all new subdivisions

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

4. The subdivision of the property will conform to the parkland dedication requirements set forth in *Article V in Eagle Pass Code of Ordinances Chapter 23*. The City will collect cash contribution in lieu of parkland dedication.
5. The subdivision and the subsequent development of the property is consistent with City design and specifications for landscape and tree preservation set forth in *Article VI in Eagle Pass Code of Ordinances Chapter 23*.
6. The subdivision of the property is in conformance with the provisions of the *Master Plan* and the *Eagle Pass Code of Ordinances* by facilitating the following benefits:
 - Protect private rights while considering public health, safety, and welfare.
 - Provide for efficient and economical ways to move people and goods outside the City by an adequate plan for streets and highways.
 - Guide future development in an orderly manner, by stages according to a pattern, so that the City may have a balanced land use.
 - Encourage a diversified economic base and encourage public and private investments in land and improvements.
 - Prevent and eliminate blight and slums, making the City attractive to people, commerce, and industry.
 - Create the desire for a more pleasing appearance of the City and incorporate into its physical development the basic principles of good design.
 - Protect and preserve the identity of each neighborhood through use of the guidance provided by the *Master Plan* and the *Code of Ordinances*.
 - Locate all land uses on land best suited for their needs, arranged in such a way as to be mutually beneficial and functional, with ample area to meet long-term needs.
 - Establish a proper relationship between open space, developed areas, building bulk, light and air space, in all future development programs of land use.
 - Encourage and abet the development of civic, cultural, and other public and quasi-public buildings in harmonious and functional groupings.

7. The subdivision will allow for a use of the property that is consistent with the residential purpose of the *R-2 Second One-Family Dwelling District* for the following reasons:
- A. The subdivision design bears a substantial relationship to the public's health, safety, and welfare.
 - B. The subdivision is in accordance with the policies of the Master Plan and the business purpose of the *R-2 Second One-Family Dwelling District*.
 - C. The subdivision is warranted because of the necessity to create additional building lots in the *R-2 Second One-Family Dwelling District*, and because the proposed development is appropriate to accomplish the reasonable use of the property.
 - D. The subject property is suitable for development in general conformance with development standards of the *R-2 Second One-Family Dwelling District*.
 - E. The subdivision will benefit the City as a whole and will not be detrimental to nearby land uses of a similar nature.
 - F. The subsequent development will be designed and conditioned to comply with all applicable subdivision criteria and standards of the City of Eagle Pass.

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

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

B. Community Development Department Recommendation

The Planning and Zoning Commission (1) **DENY** the subdivision variance request as it does not conform to the criteria set forth in *Section 23-62(a)(6)* governing alleys and easements, and (2) **GRANT** final plat approval of *Terra Verde Estates Subdivision Unit 3* subject to plat complying with the provisions of *Article III of City of Eagle Pass Code of Ordinances Chapter 23* governing procedures and specifications for Final Plats, subject to the following conditions:

- 1. That the developer furnishes the city with a financial guarantee before plat recordation as required by *Section 23-41*.
- 2. That the Developer comply with the Construction standards and specifications set forth in the Eagle Pass Code of Ordinances. Alleys should be constructed in accordance with the standards and specifications outlined in the master development plan of the city; provided, however, the subdivider, may, at his option, deposit with the city a sum equal to the then reasonable cost, as approved by the city manager, of paving such alleys, which deposit shall constitute full compliance with the subdivider's obligation to pave such alleys. After such deposit is made, the city shall thereafter pave such alleys at a time to be determined by the city manager.

TRANSMITTED to the parties listed hereafter:

TEC Services via e-mail
Planning and Zoning Commission via e-mail
Eagle Pass Community Development Department Report dated April 18, 2024

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: Being 18.99 Acre Tract...being a portion of Libco Enterprises, LLC, 472.12 Acres... recorded in book 1693, pg 92.

Maverick County Property Identification Number(s): 3987

Name of Addition: Terra Verde Estates Subdivision Unit 4

Location of Addition: Off Mauricio Libson Blvd.

Number of Residential Lots 56 Number of Commercial Lots 0 Gross Acreage 18.99

Number of New Street Intersections 1 Linear feet of Streets 2,942

Is Subdivision inside city limits? Yes ☒ No ☐; If so, Zoning District: R2

Existing Land Use: Vacant Proposed Land Use: Residential

Requested Variances: N/A

PROPERTY OWNER:

Name: LIBCO ENTERPRISES, LLC

Address: 2962 TEXCOCO DR.

City: EAGLE PASS

State: TX Zip: 78852

Signature: [Signature]

PROPERTY OWNER:

Name: LIBCO ENTERPRISES, LLC

Address: 2962 TEXCOCO DR.

City: EAGLE PASS

State: TX Zip: 78852

Signature: [Signature]

APPLICANT/SUBDIVIDER:

Contact: Javier Libson

Phone: 830-968-0292

Fax: N/A

E-mail: jalibson@sbcglobal.net

Date: 10/6/22

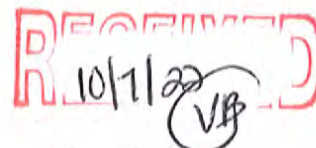
Contact: Morris Libson

Phone: 830-968-6268

Fax: N/A

E-mail: morrislj@sbcglobal.net

Date: 10/6/2022



Name: TEC Services
Address: 3292 El Indio Hwy
City: Eagle Pass
State: TX Zip: 78852
Signature: [Signature]

Contact: Aaron Libson
Phone: 830-773-0579
Fax: 830-773-7312
E-mail: ajlibson@terratechengineering.com
Date: 10/6/22

SURVEYOR:

Name: Francisco Gaytan
Address: 2606 Encino Park Dr.
City: Eagle Pass
State: TX Zip: 78852
Signature: Frz Guy

Contact: Francisco Gaytan
Phone: 830-773-8308
Fax: 830-421-7116
E-mail: fgaytan@yahoo.com
Date: 10/6/22

ENGINEER:

Name: Florentino Caballero
Address: 3292 El Indio Hwy
City: Eagle Pass
State: TX Zip: 78852
Signature: [Signature]

Contact: Florentino Caballero
Phone: 830-773-0579
Fax: 830-773-7312
E-mail: fcaballero@terratechengineering.com
Date: 10/6/22

PRINCIPAL CONTACT: ☐ Owner ☒ Applicant ☐ Surveyor ☐ Engineer

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

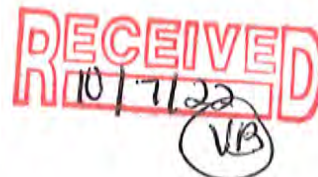
STATEMENT OF APPLICANT

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

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

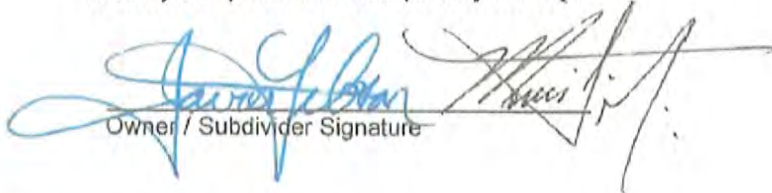
Applicant Signature [Signature]

Date 10/6/22



STATEMENT OF OWNER/SUBDIVIDER

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


Owner / Subdivider Signature

10/6/2022
Date

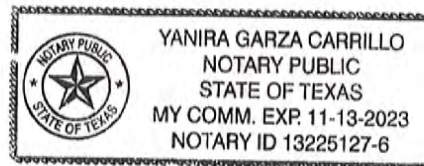
STATE OF TEXAS §

COUNTY OF MAVERICK §

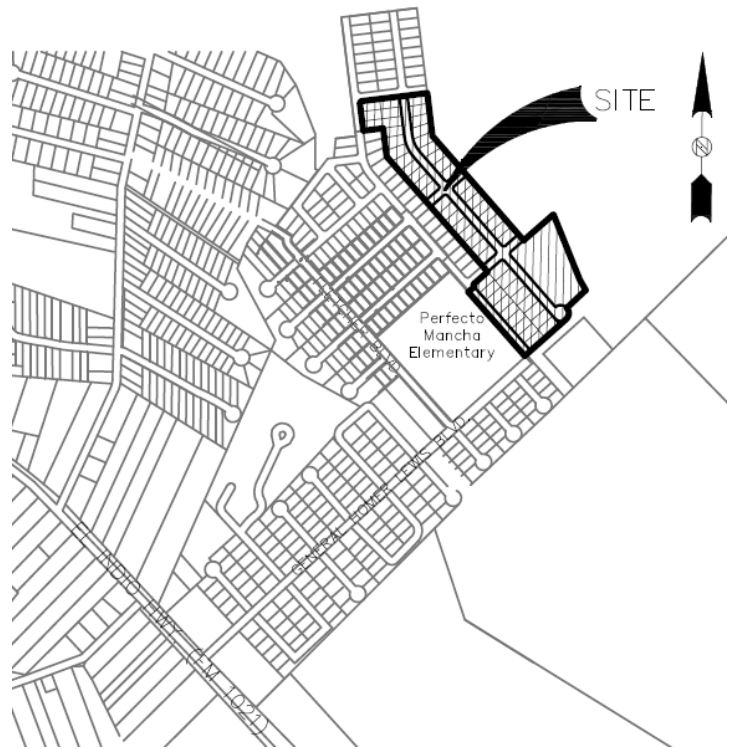
Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared Javier Libson and Morris Libson (Name), Property Owners (Title), known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same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

Given under my hand and seal of office, this the 6th day of October, 2022.


Notary Public, State of Texas



Aerial View



Attachment 2
Final Engineering Report



To: *Mr. Placido Madera*

City of Eagle Pass Planning Director

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

Date: April 25, 2024

Reference: ***Final Engineering Report for Terra Verde Estates Subdivision Unit 4***

Mr. Madera,

Libco Enterprises, LLC, owner of a tract of land legally described as '*Being a 18.99 acre tract of land lying and situated in Maverick County, Texas, out of the J.W. Tinsley Survey 27, Abstract 840, and being a portion of the Libco Enterprises, LLC 472.12 acres, described by metes and bounds in Deed Record Book 1745, Page 327 of the Maverick County Official Public Records*', has requested the services of TerraTech Engineering and Construction Services (TEC Services) to Plat and subdivide the subject 18.99 acres into 56 Residential lots. This tract of land is located off Mauricio Libson Blvd. and is adjacent to proposed Terra Verde Estates Subdivision Unit 3 in Eagle Pass, Texas.

General Description

The proposed Plat of fifty-six (56) residential lots has a total area of 18.99 Acres and is adjacent to proposed Terra Verde Estates Subdivision Unit 3. The average and smallest lot size is approximately 7,500 Sq. Ft. with lot areas ranging from 7,500 to 9,375 Sq. Ft. in area. The proposed zoning of this subdivision will be classified as R-2: second one-family dwelling district, based on the zoning classifications as stipulated in Sect. 7.4, Appendix A-Zoning Ordinance, of the Eagle Pass Code of Ordinances. The subject development area has been fully annexed, and is inside the Eagle Pass City limits. A total of (56) fifty-six new residential lots and approximately 2,942 linear feet of new street 50' R.O.W., will be created as part of this Subdivision Plat.

Drainage

General Drainage Description

The proposed land use for this tract of land is residential with no portion of the proposed Platted property being within a special flood hazard area as indicated by FEMA. The Western portion of this property is the highest elevation point of the tract, as runoff naturally drains from the West towards the Eastern direction. Please reference sheets 7-9 in the Terra Verde Estates Unit 4 construction plans for layout, details, and summarized calculations. The SCS TR-55 hydrology method was used for the hydrological analysis of this development. The peak rate of runoff, Q, in cubic feet per second (cfs), of

various storm durations, was calculated using the rational method for street capacity runoff calculations, as outlined below.

Drainage Conditions

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

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

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

Where C = runoff coefficient

I = average rainfall intensity in inches per hour

A = tributary drainage area in acres

10-YEAR PRE-DEVELOPMENT RUNOFF INFORMATION						
RAINFALL DETAILS	CALCULATION METHOD	RETURN PERIOD	LOCATION	RAINFALL DEPTH (IN)	RAINFALL DISTRIBUTION	
	SCS TR-55	10-YEAR	MAVERICK COUNTY, TEXAS	5.80	SCS TYPE III 24-HR	
SUBBASIN SUMMARY	AREA (AC)	WEIGHTED CURVE NUMBER	TIME OF CONCENTRATION (MIN)	TOTAL RUNOFF (IN)	TOTAL RUNOFF VOLUME (AC-IN)	PEAK RUNOFF (CFS)
	23.27	48	40.80	0.91	21.25	9.16

100-YEAR POST-DEVELOPMENT RUNOFF INFORMATION (SCS TR-55 METHOD)						
RAINFALL DETAILS	CALCULATION METHOD	STORM EVENT / RETURN PERIOD	LOCATION	RAINFALL DEPTH (IN)	RAINFALL DISTRIBUTION	
	SCS TR-55	100-YEAR	MAVERICK COUNTY, TEXAS	9.00	SCS TYPE III 24-HR	
SUBBASIN SUMMARY	AREA (AC)	WEIGHTED CURVE NUMBER	TIME OF CONCENTRATION (MIN)	TOTAL RUNOFF (IN)	TOTAL RUNOFF VOLUME (AC-IN)	PEAK RUNOFF (CFS)
	25.15	76.96	21.65	6.19	155.78	118.48

STORM RUNOFF CALCULATIONS (RATIONAL METHOD, Q=CIA)																						
					2-Year Design Storm			5-Year Design Storm			10-Year Design Storm			25-Year Design Storm			50-Year Design Storm			100-Year Design Storm		
Drainage Area No.	Drainage Area (sf)	Drainage Area (Ac)	Time of Concentration, Tc (min)	*Runoff Coefficient, C	**Intensity, I (in/hr)	Runoff, Q (cfs)	**Intensity, I (in/hr)	Runoff, Q (cfs)	**Intensity, I (in/hr)	Runoff, Q (cfs)	*Runoff Coefficient, C	**Intensity, I (in/hr)	Runoff, Q (cfs)	*Runoff Coefficient, C	**Intensity, I (in/hr)	Runoff, Q (cfs)	*Runoff Coefficient, C	**Intensity, I (in/hr)	Runoff, Q (cfs)			
A1	144,997	3.33	10.00	0.60	5.11	10.21	6.66	13.30	8.03	16.04	0.66	10.00	21.97	0.72	11.70	28.04	0.75	13.40	33.45			
A2	61,926	1.42	10.00	0.60	5.11	4.36	6.66	5.68	8.03	6.85	0.66	10.00	9.38	0.72	11.70	11.98	0.75	13.40	14.29			
A3	108,524	2.49	10.00	0.60	5.11	7.64	6.66	9.96	8.03	12.00	0.66	10.00	16.44	0.72	11.70	20.99	0.75	13.40	25.04			
A4	53,475	1.23	10.00	0.60	5.11	3.76	6.66	4.91	8.03	5.91	0.66	10.00	8.10	0.72	11.70	10.34	0.75	13.40	12.34			
A5	97,999	2.25	10.00	0.60	5.11	6.90	6.66	8.99	8.03	10.84	0.66	10.00	14.85	0.72	11.70	18.95	0.75	13.40	22.61			
A6	80,437	1.85	10.00	0.60	5.11	5.66	6.66	7.38	8.03	8.90	0.66	10.00	12.19	0.72	11.70	15.56	0.75	13.40	18.56			
A7	13,271	0.30	10.00	0.60	5.11	0.93	6.66	1.22	8.03	1.47	0.66	10.00	2.01	0.72	11.70	2.57	0.75	13.40	3.06			
F1	129,200	2.97	10.00	0.60	5.11	9.09	6.66	11.85	8.03	14.29	0.66	10.00	19.58	0.72	11.70	24.99	0.75	13.40	29.81			
F2	159,553	3.66	10.00	0.60	5.11	11.23	6.66	14.64	8.03	17.65	0.66	10.00	24.17	0.72	11.70	30.86	0.75	13.40	36.81			
E1	18,497	0.42	10.00	0.60	5.11	1.30	6.66	1.70	8.03	2.05	0.66	10.00	2.80	0.72	11.70	3.58	0.75	13.40	4.27			
E2	6,000	0.14	10.00	0.60	5.11	0.42	6.66	0.55	8.03	0.66	0.66	10.00	0.91	0.72	11.70	1.16	0.75	13.40	1.38			
E3	95,787	2.20	10.00	0.60	5.11	6.74	6.66	8.79	8.03	10.59	0.66	10.00	14.51	0.72	11.70	18.52	0.75	13.40	22.10			
E4	80,501	1.85	10.00	0.60	5.11	5.67	6.66	7.38	8.03	8.90	0.66	10.00	12.20	0.72	11.70	15.57	0.75	13.40	18.57			
E5	7,729	0.18	10.00	0.95	5.11	0.86	6.66	1.12	8.03	1.35	1.05	10.00	1.85	1.14	11.70	2.37	1.19	13.40	2.82			

*Reference Storm Drainage and Sediment Control Appendix, Tables 1 and 2
 **Reference NOAA Atlas 14, Volume 11, Version 2

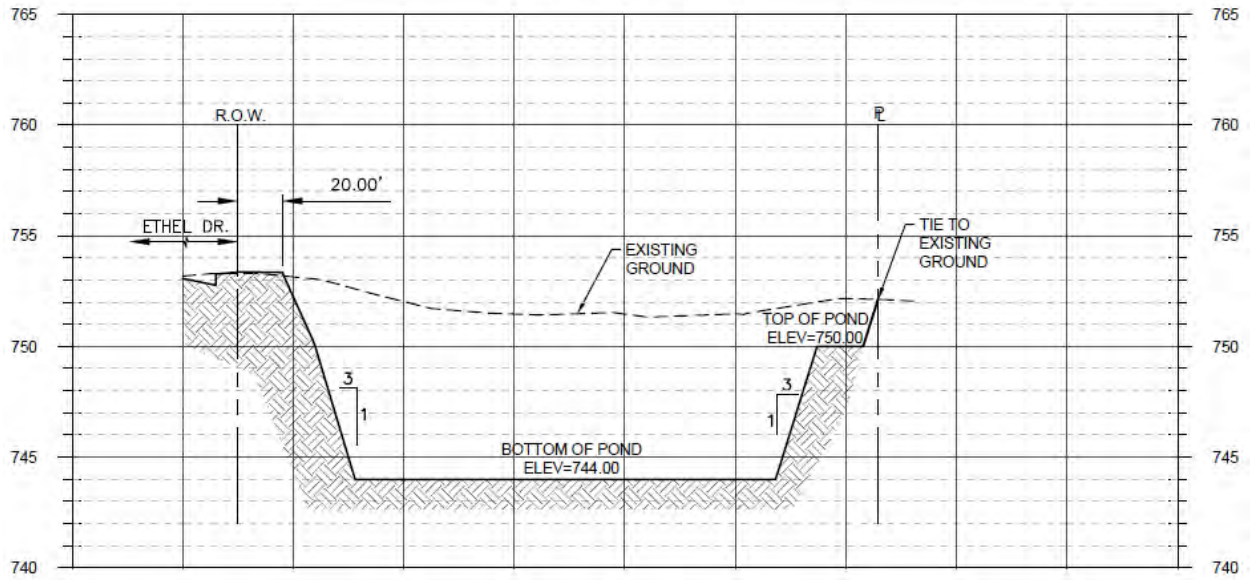
DROP INLET CALCULATIONS								
Inlet	Drainage Area	# Grates	Type	Q Inlet (cfs)	Clogging Factor	Q Capacity (cfs)	Q10 (cfs)	Q Bypass (cfs)
I-1	A1, A2, E1, E2, E3	3	III	42.39	0.50	21.19	18.10	0.00
I-2	A1, A2, E1, E2, E3	3	III	42.39	0.50	21.19	18.10	0.00
I-3	A3, A4, E4	3	III	42.39	0.50	21.19	13.41	0.00
I-4	A3, A4, E4	3	III	42.39	0.50	21.19	13.41	0.00
FUT I-1	F2	3	III	42.39	0.50	21.19	17.65	0.00
FUT I-2	F1	3	III	42.39	0.50	21.19	14.29	0.00

Detention Pond Storage

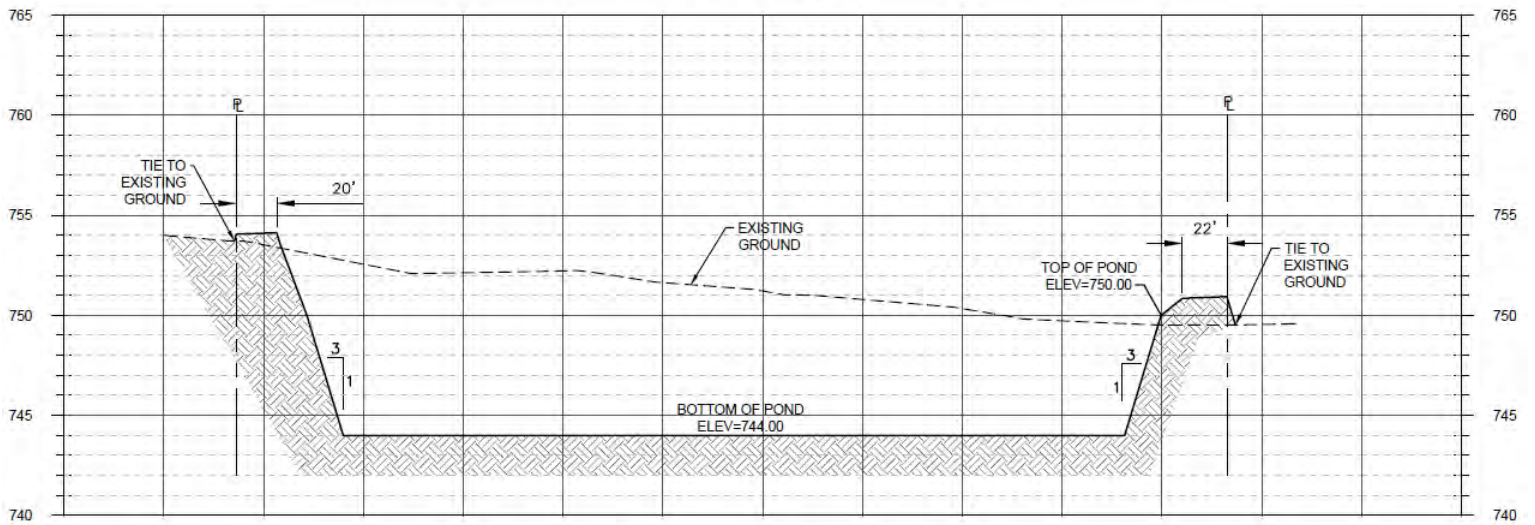
POND AND OUTFLOW SUMMARY					
POND DETAILS	BOTTOM OF POND (FT)	TOP OF POND (FT)	PEAK INFLOW (CFS)	PEAK OUTFLOW (CFS)	MAX HGL ELEVATION (FT)
	744	750	118.36	9.18	749.37
OUTFLOW PIPE DETAILS	TYPE	PIPE SIZE	PIPE LENGTH (LF)	PIPE SLOPE (%)	PIPE OUTFLOW (CFS)
	ROUND HDPE PIPE	24"	112	0.14	8.96

STORAGE AREA VOLUME CURVES		
DEPTH	STORAGE AREA (SQ. FT)	STORAGE VOLUME (CU. FT)
0	66163.23	0.00
1	69501.88	67832.55
2	72896.08	139031.53
3	76345.81	213652.48
4	79851.09	291750.93
5	83411.91	373382.43
6	87028.27	458602.52

SECTION 'A'



SECTION 'B'



(2) 12" HDPE PIPES
H.W.E. = 749.37'
QCAP = 9.16 CFS
PIPE SLOPE = 1.41%

SUBGRADE TO BE
COMPACTED TO 95%
MAXIMUM DENSITY AS
PER ASTM D-1557

EMERGENCY POND OUTFLOW PIPES DETAIL

N.T.S.

Drainage Conclusions and Recommendations

All drainage for the proposed development will be captured by the proposed underground storm drainage system which is routed to convey runoff directly into the proposed detention pond. Please reference construction plans for further drainage details.

Street

There is approximately 2,942 linear feet of new street 50' R.O.W. that was constructed for this development. The proposed streets will be centered within a 50' R.O.W. and will have a 31' distance from back to back of curb. Terra Verde Estates Subdivision Unit 4 will have access via Fletcher Blvd, General Homer Lewis Blvd., Juan Dr., and Mauricio Libson Blvd. The Proposed Streets will be constructed with six (6) inches of sub-grade native soil, scarified and compacted to 95% proctor density, followed by eight (8) inches of type "B" stabilized base material compacted to 98% proctor density, and sealed with two (2) inches of type D asphalt pavement, compacted to a minimum of 96% marshal density, and a two (2) foot wide concrete curb and gutter system. This design exceeds City of Eagle Pass minimum street standards and was determined by a paving design that was completed for this project based on the geotechnical soil findings of the area. The geotechnical soil report and paving design is attached to the end of this report for reference.

Water Service

Terra Verde Estates Subdivision Unit 4 is serviced and connected to an existing eight (8) inch Water Main stubb-out located off the continuation of Terra Verde Estates Unit 3 and Mauricio Libson Blvd. All lots in Unit 4 will be serviced by an eight (8) inch PVC Water Main as per construction plans. All water lines in this area are owned and operated by Eagle Pass Water Works. Five (5) Fire Hydrants will be installed as part of this development. Residential spacing requirements of 500 linear ft between hydrants has been verified with existing hydrants in the area. Please reference construction plans for further details.

Sanitary Sewer Service

Terra Verde Estates Subdivision 4 is serviced from an 8" PVC Sanitary Sewer line that is to be constructed as an offsite expense from approved construction plans of Terra Verde Estates Subdivision Unit 3. All lots part of this subdivision will be serviced from a dedicated 20' Utility Easement that is located at the rear of each of the lots in an alley. All lots in Unit 4 will be serviced by an eight (8) inch PVC Sewer Main as per construction plans. All sanitary sewer lines in this area are operated by Eagle Pass Water Works. Please reference construction plans for further details.

Electrical Service

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

Other Utilities

Terra Verde Estates Subdivision Unit 4 has access to other utilities such as Telephone, Fiber, and Internet Service (Spectrum & AT&T) which have been extended from lines left from Terra Verde Estates Unit 3, and will be located in the same ditch as the electrical conduit that will service the subdivision. Natural gas service mains have been extended throughout the entirety of the proposed subdivision. All Natural Gas lines in this area are owned and operated by Texas State Natural Gas.

Conclusion

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

Sincerely,

Florentino J. Caballero, P.E.



04/25/2024

Terra Verde Estates Subdivision Unit 4 Development Cost Estimate

BID ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
1	Street System 2" Asphalt Type D	SY	9290	\$ 25.00	\$ 232,250.00
2	Street System 8" Flexible Base Type B	SY	9290	\$ 7.00	\$ 65,030.00
3	Street System 6" Subgrade Preparation	SY	9290	\$ 3.00	\$ 27,870.00
4	Street System 2' Curb & Gutter	LF	5688	\$ 20.00	\$ 113,760.00
5	Sanitary Sewer System 8" PVC SDR-26 (installed in Unit 3)	LF	0	\$ -	\$ -
9	Water System 8" PVC C900 DR-18	LF	3400	\$ 45.00	\$ 153,000.00
10	Water System 1" P.E. Single Service Line	EA	8	\$ 1,000.00	\$ 8,000.00
11	Water System 2" P.E. Double Service Line	EA	24	\$ 2,000.00	\$ 48,000.00
12	Water System Fire Hydrant	EA	5	\$ 5,500.00	\$ 27,500.00
13	Electrical Infrastructure (By Rio Grande Electric Coop.)	LS	1	\$ 176,014.00	\$ 176,014.00
14	Storm Sewer Portion Inside Plat Limits of TVESU4	LS	1	\$ 15,000.00	\$ 15,000.00
			Total Estimated Cost		\$ 866,424.00

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

Attachment 3
Master Plan Map & Zoning District Map

Zoning Map

