AGENDA

PLANNING & ZONING COMMISSION SPECIAL MEETING
THURSDAY, JUNE 20, 2024, AT 5:30 P.M.
COUNCIL CHAMBERS, CITY HALL BUILDING
100 SOUTH MONROE STREET, EAGLE PASS, MAVERICK COUNTY, TEXAS

ESTABLISHMENT OF QUORUM

SELECTION OF CHAIRMAN

SELECITON OF VICE-CHAIRMAN

CITIZENS COMMUNICATIONS

MINUTES

1. Approval of the minutes of the May 22, 2024 meeting.

PUBLIC HEARINGS

2. Continuation of a public hearing on the request submitted by Javier Galvan for the rezoning of Lot 2 in Block 9 of North Heights Range 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.

3. Public hearing on the request submitted by Texmoramex, LTD for the rezoning of Lot 30 in Block 21 in the Hillcrest Addition (Replat), also known as 375 Trinity Street, from R-1 First One-Family Dwelling District to R-3 Duplex District; closing of public hearing and possible action.

4. Public hearing on the request submitted by Jose Hernandez for the rezoning of Lot 3 and the north 12 feet of Lot 4 in Block 8 of North Heights Unit 3, also known as 873 Ave A, from R-1 First One-Family Dwelling District to R-3A Apartment District; closing of public hearing and possible action.

5. Public hearing on the request submitted by Jose Hernandez for the rezoning of Lots 2 and 3 in Block 14 of Hillcrest Addition, also known as 1338 Quarry Street, from R-1 First One-Family Dwelling District to R-3A Apartment District; closing of public hearing and possible action.

6. Public hearing on the preliminary Re-Plat of Lot 1 in Block 5 of La Herradura Subdivision, including a sidewalk waiver from Section 23-64 regulating sidewalks, curb and gutter; closing of public hearing and possible action.

7. Public hearing on the preliminary Re-Plat of Lot 1 in Block 20 of Loma Linda Subdivision Unit 3, including a sidewalk waiver from Section 23-64 regulating sidewalks, curb and gutter; closing of public hearing and possible action.

8. Public hearing on the Final Re-Plat of Lot D in Block 11 of Townsite of Fabrica; closing of public hearing and possible action.

9. Public hearing on the Final Re-Plat of Lot C in Block 13 of Townsite of Fabrica; closing of public hearing and possible action.

NEW BUSINESS

10. Consideration and possible action on the Master Plan of Eagle Pass Port of Entry Industrial Park composed of 11.077 acres.

11. Consideration and possible action on the Final Plat of Eagle Pass Port of Entry Industrial Park Lot 2, including a subdivision variance from Section 23-36(a) regulating preliminary plat requirements.

OTHER BUSINESS

12. Discussion and possible approval of the City's Capital Improvement Plan.

13. Discussion of possible action on amendment to the Landscape Ordinance.

14. Discussion of possible action on the updated pavement design standards.

15. Discussion of possible action on the updated SWPPP.

16. Discussion of possible change of meeting date.

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 June 17, 2024, at 3:00 p.m.

for 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 a special meeting on Thursday, May 22, 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: Chairman, Luis Velez; Commissioners: Tiffany Velazquez-Sanchez, and Aaron Valdez

Absent: Vice-Chairman, Kenneth Gross, and 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; Assistant City Secretary, Ita A. Cortinas; and City Attorney, Ana Sophia Garcia

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

SELECTION OF CHAIRMAN

SELECTION OF VICE-CHAIRMAN

By consensus of the Commission as recommended by Chairman Velez tabling selections items until a full the Commission is present.

CITIZENS COMMUNICATIONS

Chairman 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.

Mr. Johnny Ruiz, Mr. Ernesto Wueste, and Mr. Luis Rios, respectively, spoke in opposition to Item #2

MINUTES

1. Approval of the minutes of the April 25, 2024, meeting.

Commissioner Velazquez-Sanchez moved to approve the minutes. Seconded by Commissioner Valdez. **MOTION PASSES**: Unanimously

Ayes: Velez, Velasquez-Sanchez, and Valdez

Nays: None
Abstained: None
Absent: Gross, and Salinas-Sanchez

PUBLIC HEARINGS

2. Public hearing on the request submitted by Javier Galvan for the rezoning of Lot 2 in Block 9 of North Heights Range 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.

Chairman Velez opened the public hearing at 5:41 p.m.

Community Development Director, Placido Madera stated that the applicant requested the item be tabled.

Mr. Johnny Ruiz, Mr. Timoteo Chaires, and Mrs. Marcela Chaires all spoke in opposition of the rezoning application.

There being no further comments from the public, Chairman Velez closed the public hearing at 5:51 p.m.

Commissioner Velazquez-Sanchez moved to table the item. Seconded by Commissioner Valdez.
MOTION PASSES: Unanimously

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

3. Public hearing on the request submitted by Zaremba 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.

Chairman Velez opened the public hearing at 5:52 p.m.

Community Development Director Madera provided details on the item, recommending that 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.

Mr. Vance Huey, civil engineer for the project provided details on the item.

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There being no further comments from the public, Chairman Velez closed the public hearing at 5:56 p.m.

Commissioner Valdez moved to approve the item. Seconded by Commissioner Velazquez-Sanchez. **MOTION PASSES**: Unanimously

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

4. Public hearing on the request submitted by Noema Hernandez for the rezoning of Lot 1in Block 35 of South Heights Addition, also known as 903 Kifuri Street, from I Industrial District to R-1 First One-Family Dwelling District; closing of public hearing and possible action.

Chairman Velez opened the public hearing at 5:57 p.m.

Assistant Community Development Director, Mariebelle 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 I-Industrial District to R-1 First One-Family Dwelling District for property legally defined as Lot 1 in Block 35 of South Heights Addition, also known 903 Kifuri Street.

Ms. Noema Hernandez, the applicant, spoke in favor of the item.

There being no further comments from the public, Chairman Velez closed the public hearing at 6:06 p.m.

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

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

5. 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.

Chairman Velez opened the public hearing at 6:07 p.m.

Assistant Community Development Director Rodriguez provided details on the item and suggested that 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

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the plat complying with the provisions of Article III of City of Eagle Pass Code of Ordinances Chapter 23 governing procedures and specifications for Final Plats.

There being no comments from the public, Chairman Velez closed the public hearing at 6:09 p.m.

Commissioner Valdez moved to approve. Seconded by Commissioner Velazquez-Sanchez **MOTION PASSES**: Unanimously

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

6. 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.

Chairman Velez opened the public hearings at 6:10 p.m.

Assistant Community Development Director Rodriguez provided details on the item, recommending that 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.

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

Commissioner Velazquez-Sanchez moved to grant the final plat. Seconded by Commissioner Valdez. **MOTION PASSES**: Unanimously

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

7. Public hearing on the Final Replat of Lot 26 in the School Block of Chula Vista Subdivision Unit V, 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.

Chairman Velez opened the public hearing at 6:12 p.m.

Assistant Community Development Director Rodriguez provided details on the item, recommending that the Planning and Zoning Commission (1) GRANT the subdivision variance to

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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) GRANT the sidewalk waiver request and install the sidewalk, curb and gutter at the time of lot development, and (3) GRANT final plat approval of the Replat of Lot A in School Block of Chula Vista Subdivision Unit V*,* 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 with the following stipulation: 1. That utilities be constructed prior to plat approval and plat recordation as required by Eagle Pass Water Works System.

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

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

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

NEW BUSINESS

8. Consideration and possible action on the Master Plan of Maverick Business Park, encompassed by 190.4 acres.

Community Development Director Madera provided details on the item, recommending that the Planning and Zoning Commission the Planning and Zoning Commission grant the Master Plan Map for Maverick Business Park incorporating 190.4 acres subject to plan compliance with the provisions of City of Eagle Pass Code of Ordinances Chapter 23 Section 23-13.1 governing subdivision plat submittal requirements. Along with the conditions that they obtain TX Dot approval of driveway permit to connect to Loop 480 and Traffic Impact Analysis Report.

Commissioner Velazquez-Sanchez moved to approve the Master Plan, with the conditions. Seconded by Commissioner Valdez. **MOTION PASSES**: Unanimously

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

9. Consideration and possible action on the Preliminary Plat of Empire Industrial Park Unit 1 including (1) a waiver from Section 23-64 regulating sidewalks, curb, and gutter, and (2) a subdivision variance from Section 23-61(a)(4) regulating 2 points of vehicular access for ingress and egress to a subdivision.

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Community Development Director Madera provided details on the item, recommending that the Planning and Zoning Commission (1) deny the sidewalk waiver request regulated by Section 23-64, (2) grant the subdivision variance from Section 23-61(a)(4) regulating 2 points of vehicular access for ingress and egress to a subdivision, and (3) grant preliminary plat approval of the proposed Maverick Business 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, and with the following stipulations:
1. Obtain TxDOT approval of Driveway permit and Traffic Impact Analysis prior to plat recordation.
2. Sidewalk be installed at the time of lot development along the property line with frontage to streets.
3. Dedicate, design, and construct a secondary vehicular access road connecting the subdivision to Highway 57 or other City or TxDOT approved right of way within three (3) years after platting of Unit 1 or upon the development of 11 lots from the first Phase Maverick Business Park Master Plan, whichever comes first.
4. Provide plat note for cross connectivity access for Lot 1 to future development to the East.

Mr. Ken Dirksen, Engineer of record, provided details on the item, and answered questions posed by the Commission.

After discussion, numbers 2 and 4 were removed from the Department's stipulations. It was decided that they move forward with the stipulated numbers 1 and 3. It was also discussed, and agreed upon that a sidewalk waiver would not be required after all.

Community Development Director Madera modified the department's recommendation as follows: (1) grant the subdivision variance from Section 23-61(a)(4) regulating 2 points of vehicular access for ingress and egress to a subdivision, and (2) grant preliminary plat approval of the proposed Maverick Business 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, and with the following stipulations: 1. Obtain TxDOT approval of Driveway permit and Traffic Impact Analysis prior to plat recordation. 2. Dedicate, design, and construct a secondary vehicular access road connecting the subdivision to Highway 57 or other City or TxDOT approved right of way within three (3) years after platting of Unit 1 or upon the development of 11 lots from the first Phase Maverick Business Park Master Plan, whichever comes first.

Commissioner Velazquez-Sanchez moved to approve as recommended. Seconded by Commissioner Valdez. **MOTION PASSES**: Unanimously

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

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OTHER BUSINESS

10. Discussion of possible action on amendment to the Landscape Ordinance.

11. Discussion of possible action on the updated pavement design standards.

12. Discussion of possible action on the updated SWPPP.

13. Discussion of possible change of meeting date.

Commissioner Velazquez-Sanchez made the motion to table items 10-13. Seconded by Commissioner Valdez. **MOTION PASSES**: Unanimously

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

ADJOURNMENT

Commissioner Valdez moved to adjourn the meeting at 6:58 p.m. Seconded by Commissioner Velazquez-Sanchez. **MOTION PASSES**

Passed and approved on _____, 2024.

_____
Luis Velez
Chairperson

Attest:

_____
Ita A. Cortinas
Assistant City Secretary

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Item #2

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 the construction of a duplex.

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 feet 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 of 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, shall 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: Javier Galvan

Mailing Address: 9684 N US Hwy 277 Eagle Pass Tx 78852

Phone: 830 776 8891 E-mail: javier_ga172@Hotmail.com

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

Property Owner Informationn

Name: Javier Galvan

Mailing Address: 9684 N US Hwy 277 Eagle Pass Tx 78852

Phone: 830 776 8891 E-mail: javier_ga172@Hotmail.com

Property Information

Site Address: 983 Ave A. MCAD Property ID # 13972

Legal Description: Lot(s) 2 Block 9 Subdivision North Heights #3
(Property must be legally subdivided or be lot of record)

Front Yard Width (feet) _____ Rear Yard Width (feet) _____ Side Yard Width (feet) _____
140 x 50 7000 sq ft

Proposed Project

Amend Zoning Regulations contained in section 7.1

Amend the Official Zoning Map & Master Plan by changing 0.1607 acres of land currently zoned R1 First one-family to be zoned R-3 duplex district

Conforms with the Zoning Map? ☑ Yes ☐ No

Conforms with Master Plan Designation? ☑ Yes ☐ No

☑ Vacant Land (current) ☐ Vacant Building ☐ Single Family Dwelling ☐ Commercial

☐ Multi-Family Dwellings ☐ Industrial ☐ Other_____

proposed: multi-family

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 check 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.

Applicant Signature _____ Date 3/28/24

Office Use

Date Application Accepted for Review: 3/28/24 By: MR

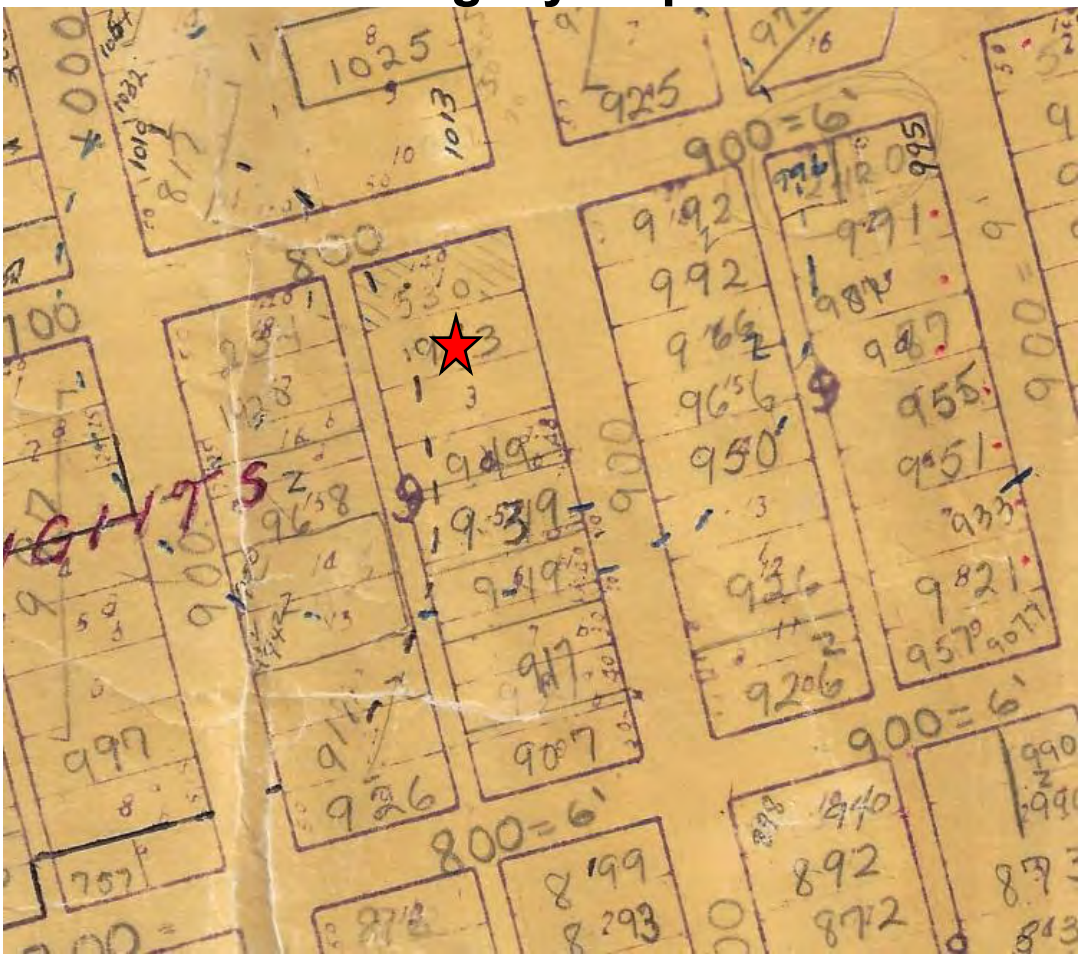
Contact Date for Supplemental Info: NA Supplemental Info Received: NA

Completeness Review Date: 3/28/24 By: MR

Application Returned to Applicant: NA (when applicable)

MR:7/2020

Legacy Map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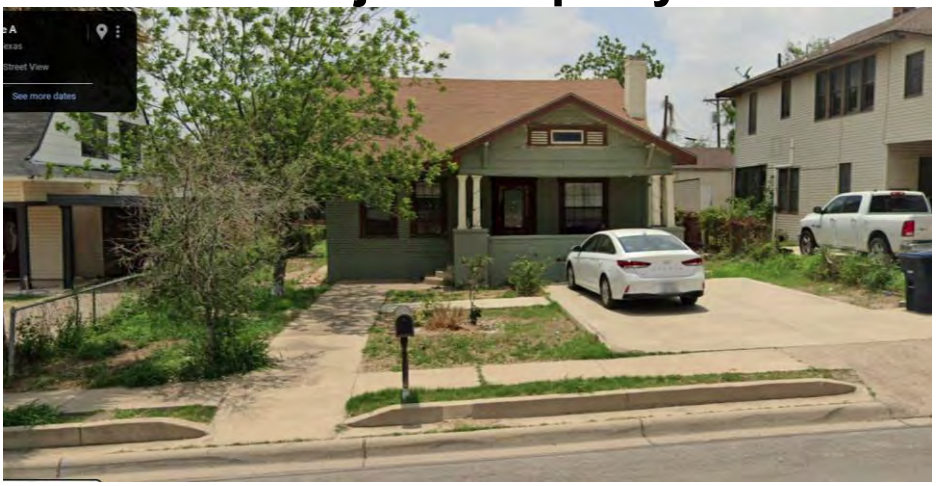
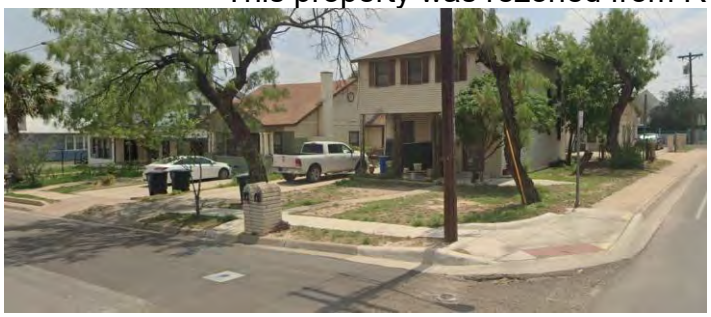
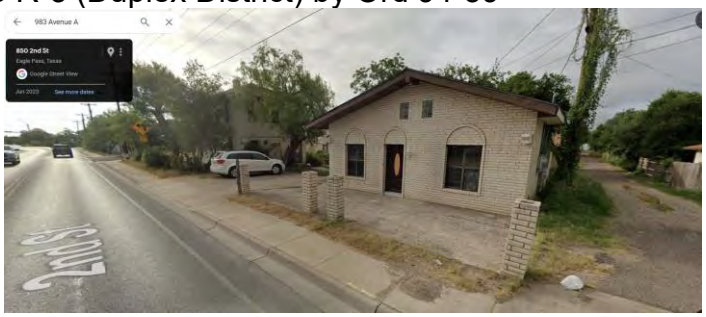
Subject Property

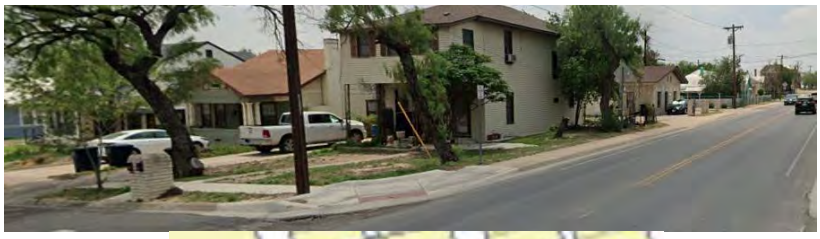


Multi-family dwelling located next door from the subject property.

This property was rezoned from R-1 to R-3 (Duplex District) by Ord 94-39







Site Photos

Additional Street Photos

Attachment 2
Master Plan Map & Zoning District Map

Master Plan

Zoning Map

Item #3

Planning Department Executive Summary
REPORT TO THE PLANNING & ZONING COMMISSION

375 Trinity Street Rezone Request

I. BACKGROUND

General Information

Applicant: Texmoramex, LTD

Property Owner: HM Pierce Holding, LLC
c/o Heriberto Morales, Jr.

PID: 9997

Legal Description: Hillcrest Addition, Block 21, Lot 30

Request: Rezone parcel from R-1 Single One-Family Dwelling District to R-3 Duplex District, to allow for the construction of a duplex.

Subject Property Information

Parcel Size: 6,724 sq ft (0.1544-ac)

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

Master Plan: Residential

Current Use: Vacant and undeveloped

Proposed Use: Detached duplex dwelling to house two families.

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 Trinity Street.

Aerial Map

Street View

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. 12 notices were mailed to the abutting property owners within the 200 feet radius from the subject property on June 6, 2024.

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. 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 construction of a detached duplex dwelling on the property, subject to conformance with all applicable building codes and zoning codes. Prior to plan submittal the applicant will be required to undergo a variance to reduce the area of the lot from 7,000 square feet to 6724 square feet, and any building setback reductions necessary.

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 of single-family developments and should not be allowed to be rezoned to a higher use as the proposition will disrupt the character of the area and because it will not be in conformance with the Zoning Code, particularly Section 7(d)(2), regulation intensity of use. Please refer to Attachment 1 for a photograph of the rezone site.

   D. *Intensity of use:* Except as hereinafter provided, all dwellings hereafter erected, enlarged, relocated or reconstructed, shall be located on lots containing the following areas:

   (1) A lot on which there is erected a single-family dwelling shall contain an area of not less than seven thousand (7,000) square feet.

(2) A lot on which there is erected a two-family dwelling shall contain an area of not less than seven thousand (7,000) square feet.

9. The rezone request is not consistent with 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, shall not be approved.

B. <u>Community Development Department Recommendation</u>

The Planning and Zoning Commission **DENY** a zoning district change from R-1 Single One-Family Dwelling District to R-3 Duplex District, for property legally defined as Hillcrest Addition, Block 21, Lot 30, also known as 375 Trinity Street, 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:

Texmoramex, LTD via e-mail
Planning and Zoning Commission Members via e-mail
Eagle Pass Community Development Department Report dated June 12, 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: TEXMORAMEX, LTD.

Mailing Address: 352 Hillcrest Blvd Eagle Pass Tx 78852

Phone: 830-513-1124 E-mail: hmorales@langleybanack.com

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

Property Owner Informationn

Name: HM Pierce Holding, LLC C/O Heriberto Morales, Jr.

Mailing Address: 352 Hillcrest Blvd 78852

Phone: 8305131457 E-mail: veggiegns@gmail.com

Property Information

Site Address: 375 Trinity St MCAD Property ID # 9997

Legal Description: Lot(s) 30 Block 21 Subdivision Hillcrest ADDN
(Property must be legally subdivided or be lot of record)

Front Yard Width (feet) 42 Rear Yard Width (feet) 41 Side Yard Width (feet) 164

Proposed Project

Amend Zoning Regulations contained in section 5

Amend the Official Zoning Map & Master Plan by changing 0.1544 acres of land currently zoned RS R-1 to be zoned R3

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: to maximize length of property by placing two residential units, while providing adequate ingress and egress for safe and convenient access. This change will contribute to community growth with modern housing solutions, with a modern curb. appeal .

Describe the character and/or nature of uses surrounding the property:

vacant lots, single and multi family homes.

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? By having ample parking spaces inside the lot with easy ingress and egress access: property value will increase: tax base also with modern and efficient use of resources and effiecient use of a lot with oversize length.

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.

By: [signature] 5.17.24

Applicant Signature Date

Office Use

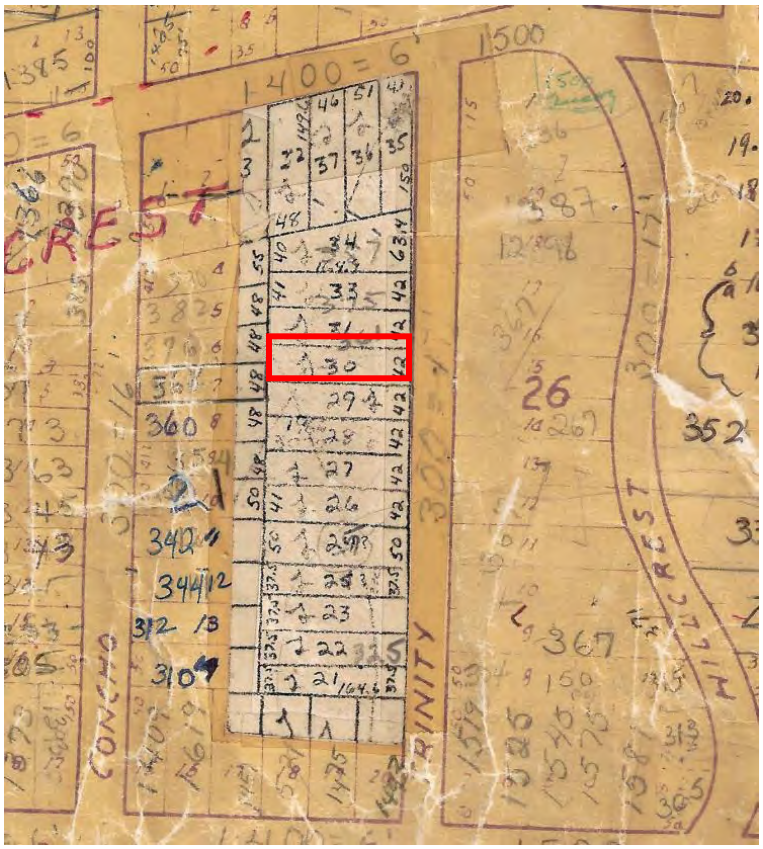
Date Application Accepted for Review: 5/23/24 By: MR

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

Completeness Review Date: 5/23/24 By: MR

Application Returned to Applicant: NA (when applicable)

MR:7/2020


1400
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CREST
26
352
367
TRINITY
360
342
344 1/2
312 1/3
310

Jun 12, 2024 9:09:42 AM
+28.7103N -100.4934W

Proposed Residential Project

Residential Project
Eagle Pass, Tx

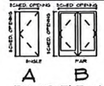
SITE LOCATION:

PROPOSED: RESIDENTIAL PROJECT

DOOR NOTES

1. CONTRACTOR TO USE THE DOOR PLAN DESIGNATION ON ALL DRAWING SHOULD SUBMITTALS
2. DOOR THICKNESS SHALL BE 1 3/8"

DOOR ELEVATIONS



A B

DOOR ELEVATIONS
SCALE 1/8" = 1'-0"

DOOR SCHEDULE

DOOR NUMBER	DOOR WIDTH	DOOR HEIGHT	DOOR TYPE	DOOR MATERIAL	FRAME MATERIAL	COMMENTS
010	3'-0"	6'-8"	A			
011	3'-0"	6'-8"	A			
012	3'-0"	6'-8"	A			
013	2'-8"	6'-8"	A			
014	2'-8"	6'-8"	A			
015	2'-8"	6'-8"	A			
016	2'-8"	6'-8"	A			
017	2'-8"	6'-8"	A			
018	2'-6"	6'-8"	A			
019	2'-6"	6'-8"	A			
020	2'-6"	6'-8"	A			
021	2'-0"	6'-8"	A			
022	2'-0"	6'-8"	A			
023	2'-0"	6'-8"	A			
024	2'-0"	6'-8"	A			
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036						

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830.872.6598 EAGLE PASS, TX
ARANDA DESIGN GROUP LLC

Client:

Heriberto
&
Hellen Morales

Residential Construction
Project:
375 Trinity St
Eagle Pass, Tx
78852

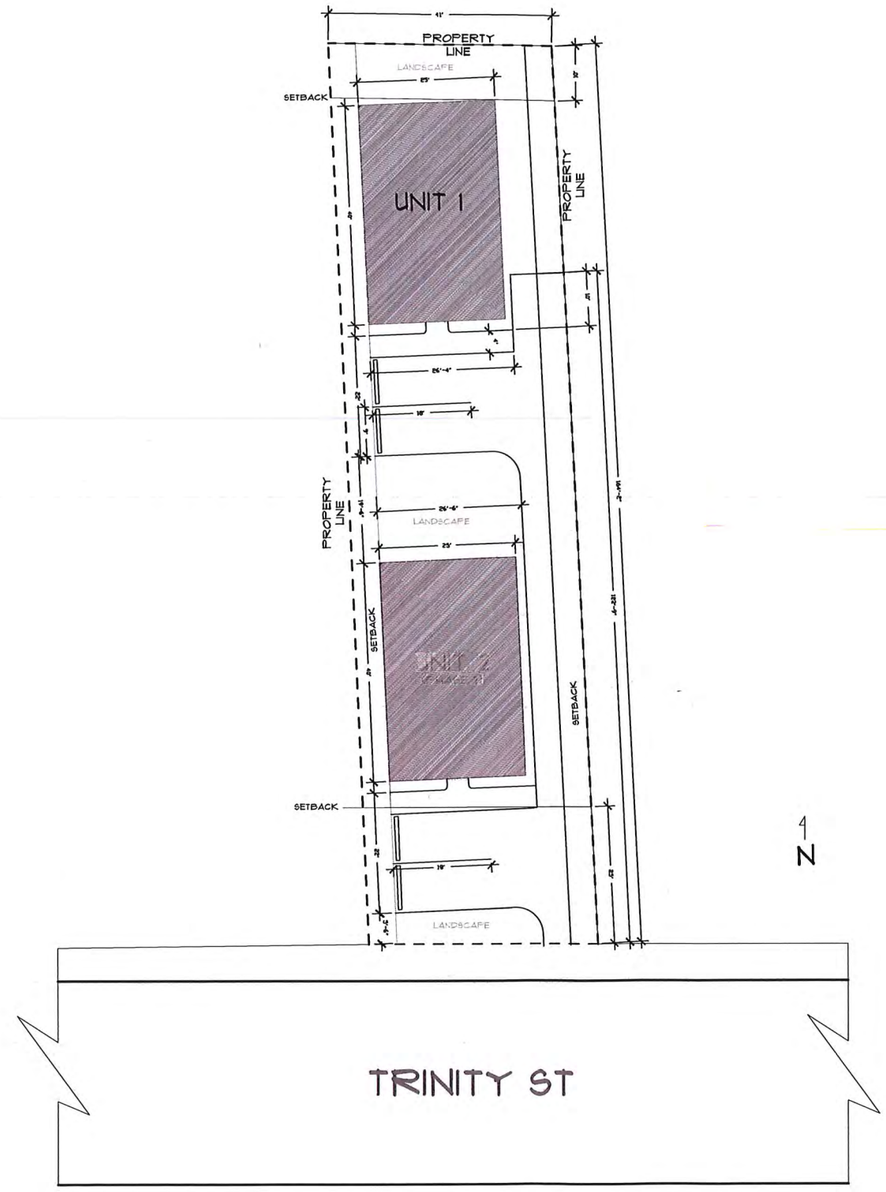
No.	Description	Date
01	GENERAL	01/08/2024
02	GENERAL ONSITE NOTES	01/08/2024
03	ADA SPECIFICATIONS	01/08/2024
04	DEMOLITION FLOOR PLAN	01/08/2024
05	PROPOSED MAIN FLOOR PLAN	01/08/2024
06	ELECTRICAL FLOOR PLAN	01/08/2024
07	PLUMBING PLAN	01/08/2024
08	MECHANICAL PLAN	01/08/2024
09	MECHANICAL SPECIFICATIONS	01/08/2024
10	MECHANICAL SPECIFICATIONS	01/08/2024
11	MECHANICAL SPECIFICATIONS	01/08/2024
12	MECHANICAL SPECIFICATIONS	01/08/2024
13	MECHANICAL SPECIFICATIONS	01/08/2024
14	MECHANICAL SPECIFICATIONS	01/08/2024
15	MECHANICAL SPECIFICATIONS	01/08/2024
16	MECHANICAL SPECIFICATIONS	01/08/2024
17	MECHANICAL SPECIFICATIONS	01/08/2024
18	MECHANICAL SPECIFICATIONS	01/08/2024

GENERAL

JOB NO.: ADG-1225
DATE: 01/19/2024
DRAWN BY: M. ARANDA

A1.0

1/19/2024 9:31:02 AM



830.872.6598 EAGLE PASS, TX

ARANDA DESIGN GROUP LLC

Client:

Heriberto & Hellen Morales

Residential Construction
Project:
375 Trinity St
Eagle Pass, Tx
78852

No.	Description	Date
01	GENERAL	01/08/2024
02	GENERAL ONSITE NOTES	01/08/2024
03	ADA SPECIFICATIONS	01/08/2024
04	DEMOLITION FLOOR PLAN	01/08/2024
05	PROPOSED MAIN FLOOR PLAN	01/08/2024
06	ELECTRICAL FLOOR PLAN	01/08/2024
07	PLUMBING PLAN	01/08/2024
08	MECHANICAL PLAN	01/08/2024
09	MECHANICAL SPECIFICATIONS	01/08/2024
10	MECHANICAL SPECIFICATIONS	01/08/2024
11	MECHANICAL SPECIFICATIONS	01/08/2024
12	MECHANICAL SPECIFICATIONS	01/08/2024
13	MECHANICAL SPECIFICATIONS	01/08/2024
14	MECHANICAL SPECIFICATIONS	01/08/2024
15	MECHANICAL SPECIFICATIONS	01/08/2024
16	MECHANICAL SPECIFICATIONS	01/08/2024
17	MECHANICAL SPECIFICATIONS	01/08/2024
18	MECHANICAL SPECIFICATIONS	01/08/2024

EXISTING SITE PLAN

JOB NO.:	ADG-1225
DATE:	01/19/2024
DRAWN BY:	M. ARANDA

A3.0

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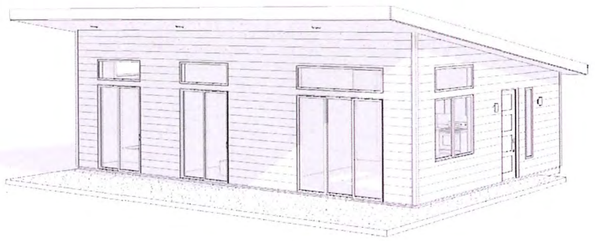
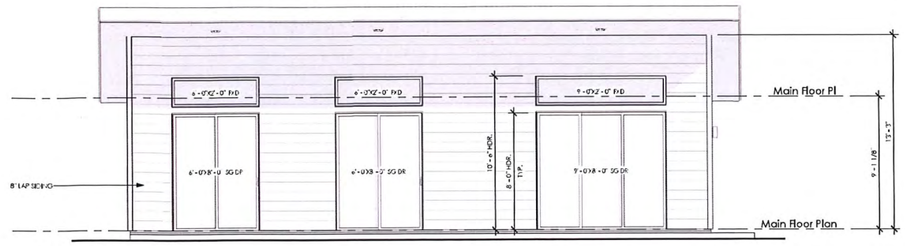
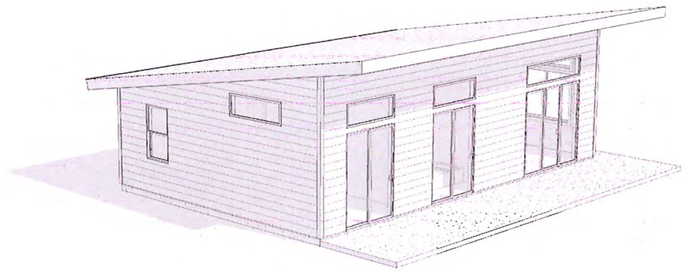
08/27/2015 8:51:02 AM

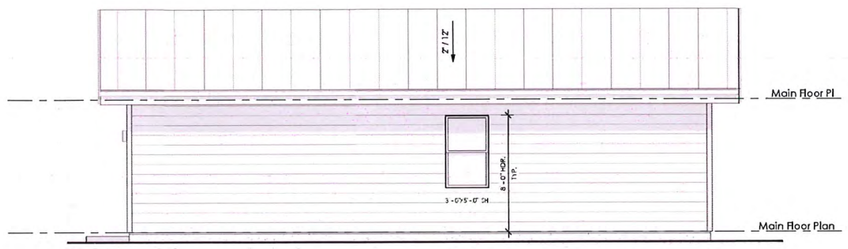
REFER TO THE (S) SHEETS FOR ALL STRUCTURAL INFORMATION



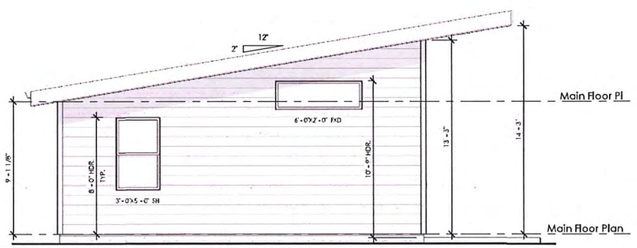


Front Elevation
1/4" = 1'-0"

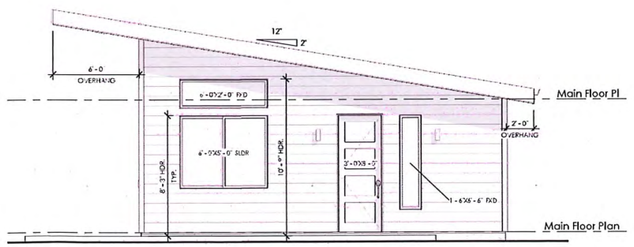




Rear Elevation
1/4" = 1'-0"



Left Elevation
1/4" = 1'-0"



Right Elevation
1/4" = 1'-0"

THESE DRAWINGS ARE THE PROPERTY OF DOXA HOUSE PLANS AND ARE NOT TO BE USED OR REPRODUCED IN ANY MANNER WITHOUT PRIOR WRITTEN PREMISSION.

Doxa House Plans
Doxahouseplans@gmail.com

1000 Redwood
Modern Elevation

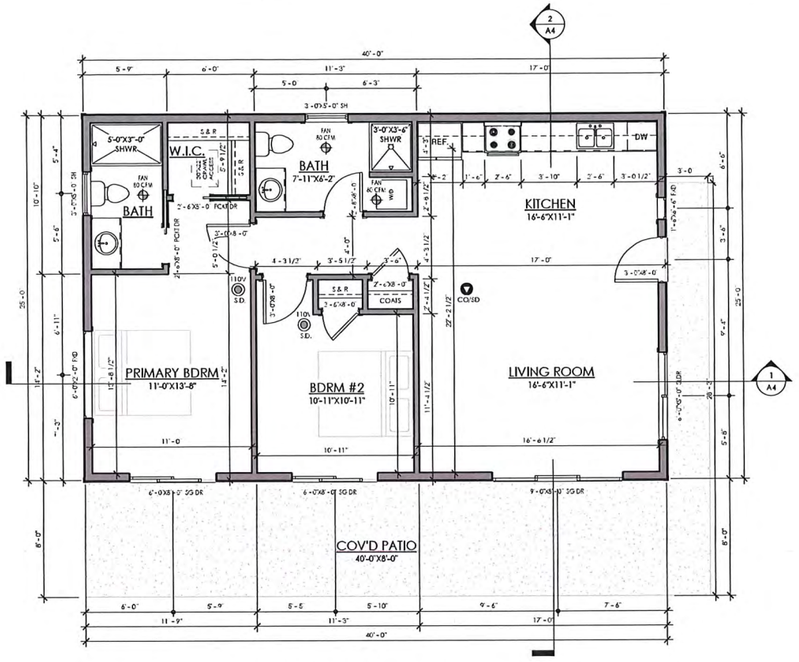
County

Drawn By	DOXA
Area	
Main Floor	1,000 S.F.
Total	1,000 S.F.
Covered Patio	320 S.F.
Date	1/30/2023 8:58:44 AM

A2

Exterior Elevations

Scale 1/4" = 1'-0"



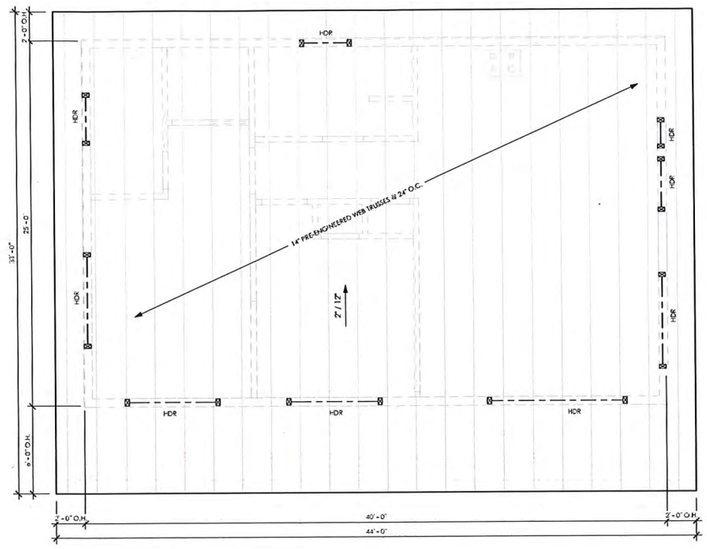
Main Floor Plan

1/4" = 1'-0"

ALL HEADERS TO BE 4X10'S U.N.O.

REFER TO THE MANUFACTURES TRUSS LAYOUT FOR EXACT LAYOUT AND SPECIFICATIONS.

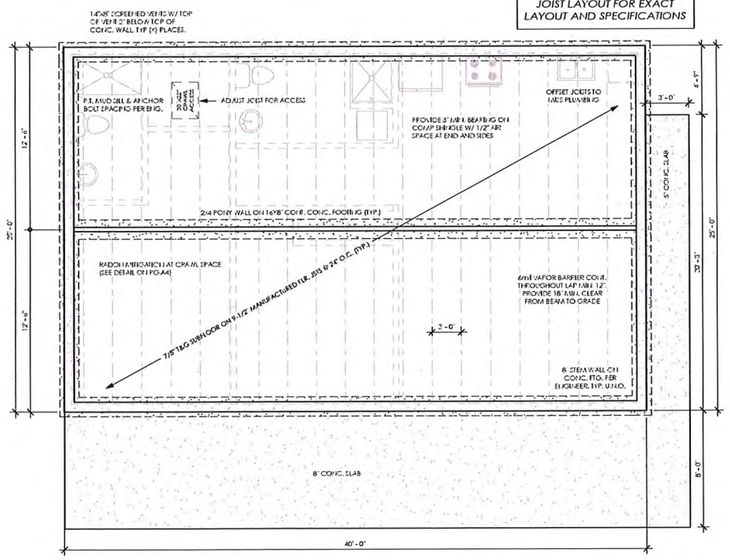
REFER TO THE (S) SHEETS FOR ALL STRUCTURAL INFORMATION



Roof Framing Plan

1/4" = 1'-0"

REFER TO THE MANUFACTURES JOIST LAYOUT FOR EXACT LAYOUT AND SPECIFICATIONS



Foundation Plan

1/4" = 1'-0"

THESE DRAWINGS ARE THE PROPERTY OF DOXA HOUSE PLANS AND ARE NOT TO BE USED OR REPRODUCED IN ANY MANNER WITHOUT PRIOR WRITTEN PREMISSION.

Doxa House Plans
Doxahouseplans@gmail.com

1000 Redwood

Modern Bevelion

County

Drawn By	DOXA

Area	
Main Floor	1,000 S.F.
Total	1,000 S.F.
Covered Patio	320 S.F.

Date	1/30/2023 8:58:44 AM

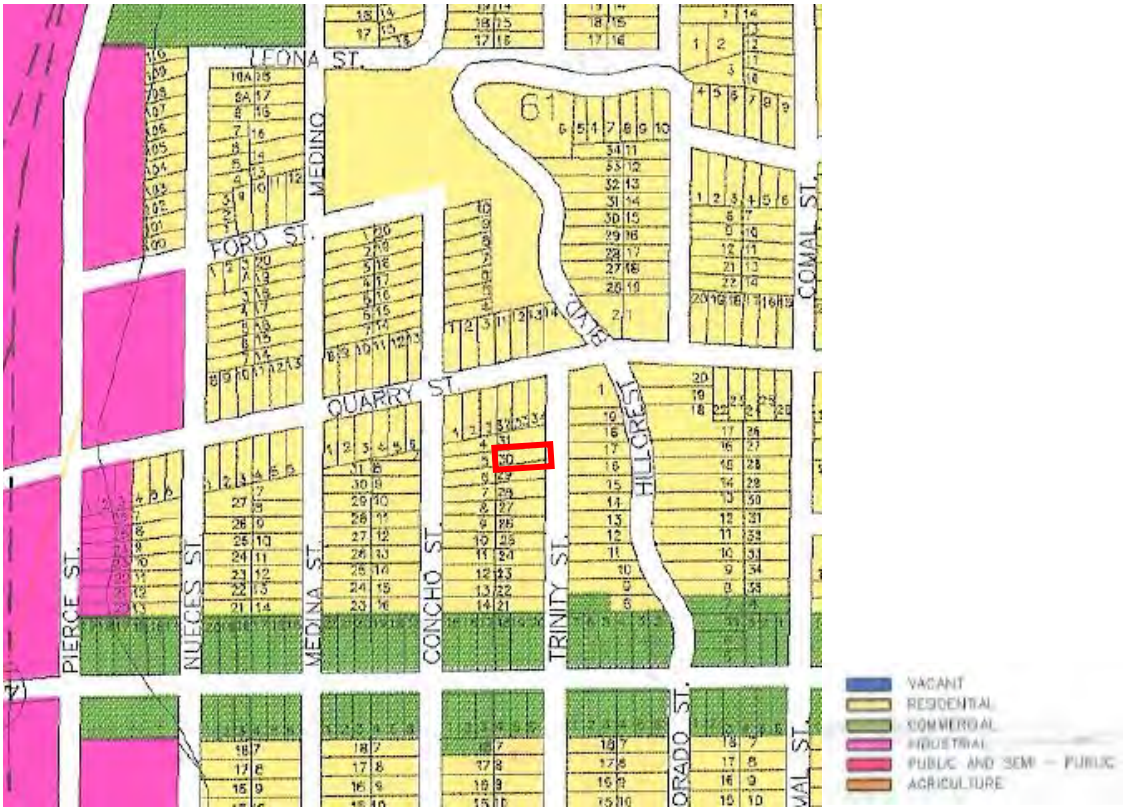
A3

Floor Plans

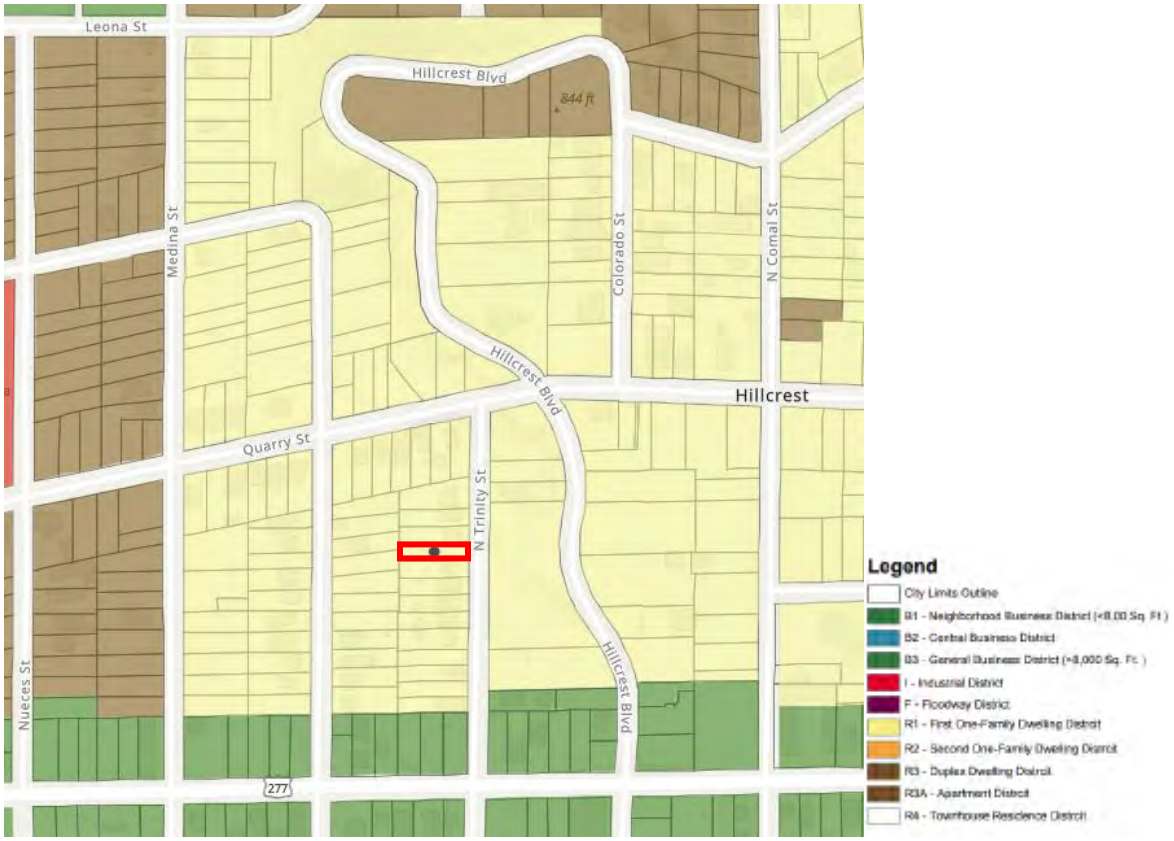
Scale	1/4" = 1'-0"

Attachment 2
Master Plan & Zoning Map

Master Plan Map



Zoning Map



Item #4

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

873 Ave A Rezone Request

I. BACKGROUND

General Information

Applicant & Property Owner: Jose Hernandez

Location: 873 Ave A

PID: 13954

Legal Description Lot 3, and the north 12 feet of Lot 4 in Block 8 of North Heights Addition

Request: Rezone parcel from R-1 First One-Family Dwelling District to R-3A Apartment District, to allow for the construction of apartments.

Subject Property Information

Parcel Size: 8,680 square feet

Master Plan: Residential

Current Use: vacant and undeveloped

Proposed Construction: Two 2-story detached multi-family dwellings, to house 4 families.

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*. 29 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 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 construction of two 2-story detached multi-family dwellings, to house 4 families, subject to conformance with all applicable city codes. The applicant will also be required to file a subdivision variance as the property is currently not legally subdivided before any permits can be released, if approved.

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-3A 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 of 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, shall 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-3A Apartment District, for property legally described as Lot 3, and the north 12 feet of Lot 4 in Block 8 of North Heights Addition, also known as 873 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:

Jose Hernandez via e-mail
Planning and Zoning Commission Members via e-mail
Community Development Department Report dated June 14, 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: Jose Hernandez

Mailing Address: 60 kypwos Rd. Eagle Pass, Tx. 78852

Phone: (830) 352 4009 E-mail: Jvhernandez05@hotmail.com

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

Property Owner Informationn

Name: Jose Hernandez

Mailing Address: 60 kypwos Rd. Eagle Pass, Tx. 78852

Phone: (830) 352 4009 E-mail: Jvhernandez05@hotmail.com

Property Information

Site Address: 873 Avenue A MCAD Property ID #_____

Legal Description: Lot(s) 3 & 4 Block 8 Subdivision North Heights Unit #3
(Property must be legally subdivided or be lot of record)

Front Yard Width (feet) [redacted] Rear Yard Width (feet) [redacted] Side Yard Width (feet)_____

Proposed Project

Amend Zoning Regulations contained in section 5

Amend the Official Zoning Map & Master Plan by changing 0.1993 acres of land currently zoned R1- First One Family to be zoned R3A Apartment District

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:
Construction of Duplex
Describe the character and/or nature of uses surrounding the property:
Old houses and duplex close. By
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.

JOHernandez — Applicant Signature

12-18-23 — Date

Office Use

Date Application Accepted for Review: 12-4-24 By: RR/MR

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

Completeness Review Date: 12-4-24 By: MR/KV

Application Returned to Applicant: NA (when applicable)

paid in full MR

MR:7/2020

Subject Property
Current photos

May of 2022

Jan 2013

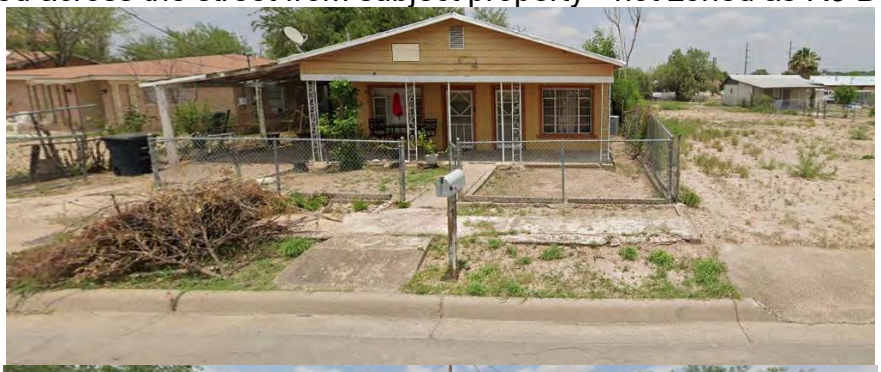
Jan 2008

Duplexes located in the same block of subject property.

This property was rezoned from R-1 to R-3 (Duplex District) by Ord 85-14

duplex located across the street from subject property - not zoned as R3 Duplex district

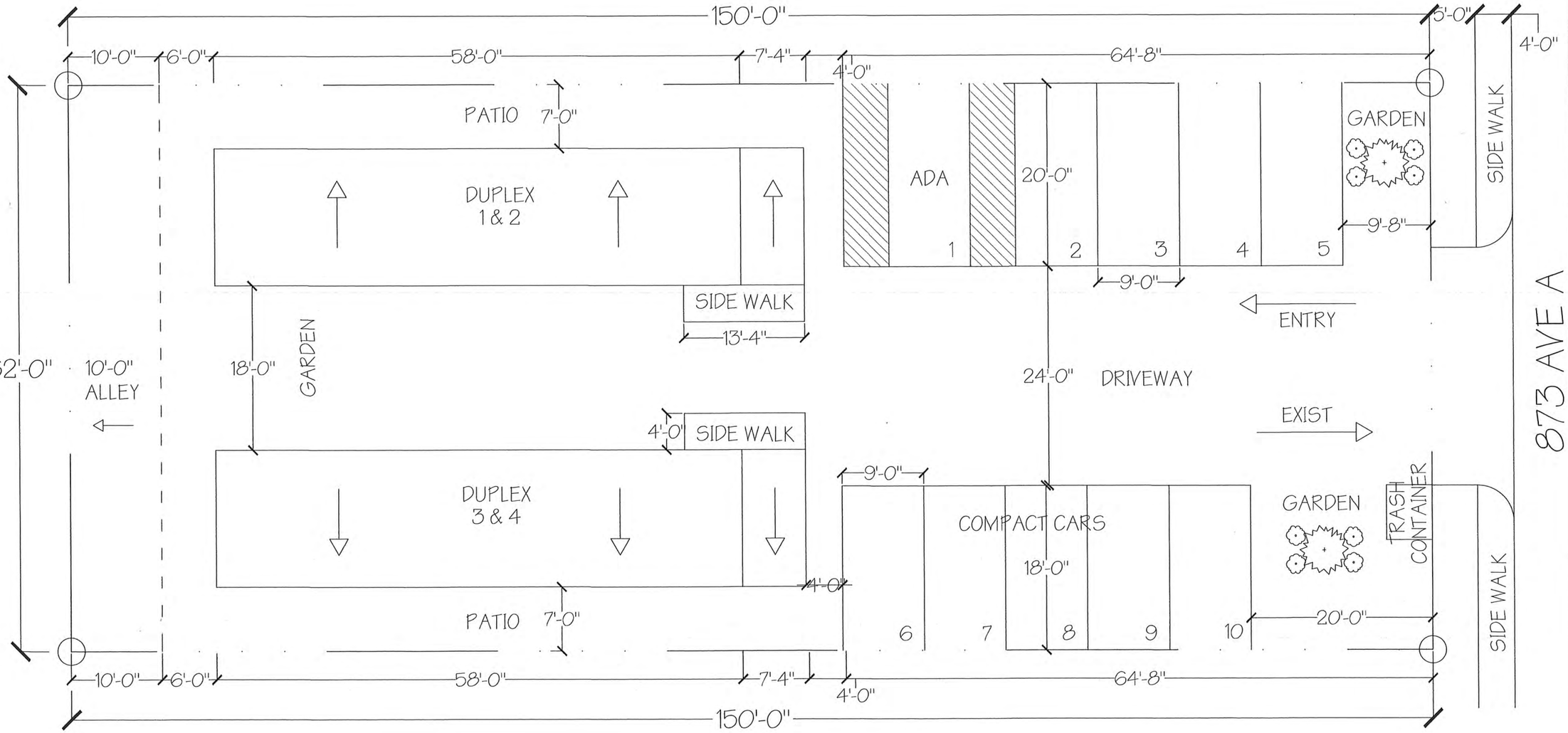
duplex located across the street from subject property - not zoned as R3 Duplex district



Legacy Map

WEBSTER
AVE. A
AVE. B
CEYLON
CONVENT
R4

North Heights
N Ceylon St
Webster St
Avenue A
Avenue B
2nd St
1st St
Church St
277



SITE PLANE

NOT SCALE

CONSTRUCTION AREAS

PORCH	21.00
LIVING AREA	849.00
TOTAL AREA	870.00 SQ. FT.

UNIQUE DESIGN
OSCAR G. FERNANDEZ

1. all construction shall conform to all local building codes.
2. All dimensions shown on floor plan are from face to studs and /or stone veneer unless otherwise noted.
3. Contractor shall verify dwelgner upon discovery of any errors or discrepancy of dimensions, clearances, or other items as shown or noted in these drawings.
4. Coordinate all window sizes and locations as noted on floor plan with selected elevation style.
5. HVAC system shall be designed by mechanical sub-contractor and approved by designer or owner/ contractor, system shall have a s.e.e. rating of 14 or as required by local building codes. units shall be designed with ductwork as directed by contractor, provide all outlets, base from units to exterior condenser units as indicated on site plan, provide 1" thick concrete pad for condenser units, provide louvered roof bearing units in attic space near return air chases as indicated on the floor plan.
6. House to be located within building setback lines.
7. Exact location of house to be determined at jobsite by builder & home owner.
8. All flatwork & landscaping to be designed by owner/ contractor & certified & to be approved by the home owner.
9. Verify with professional engineer drainage plan Unique Design is not responsible for any drainage issues.

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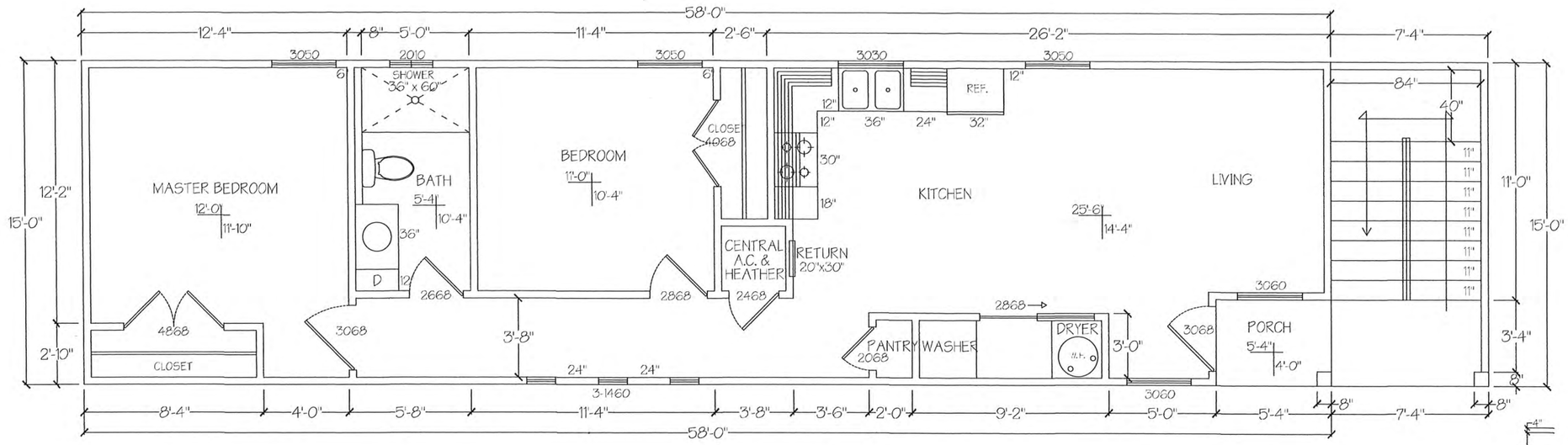
Title: SITE PLAN

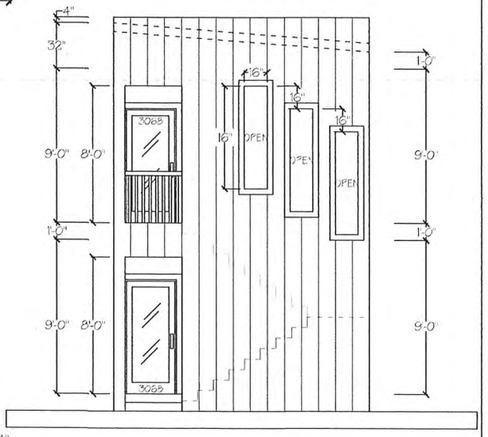
Drawn by: O. Fernandez
Scale: Indicate
Units: Ft - In
Date:

Sheet: A-02



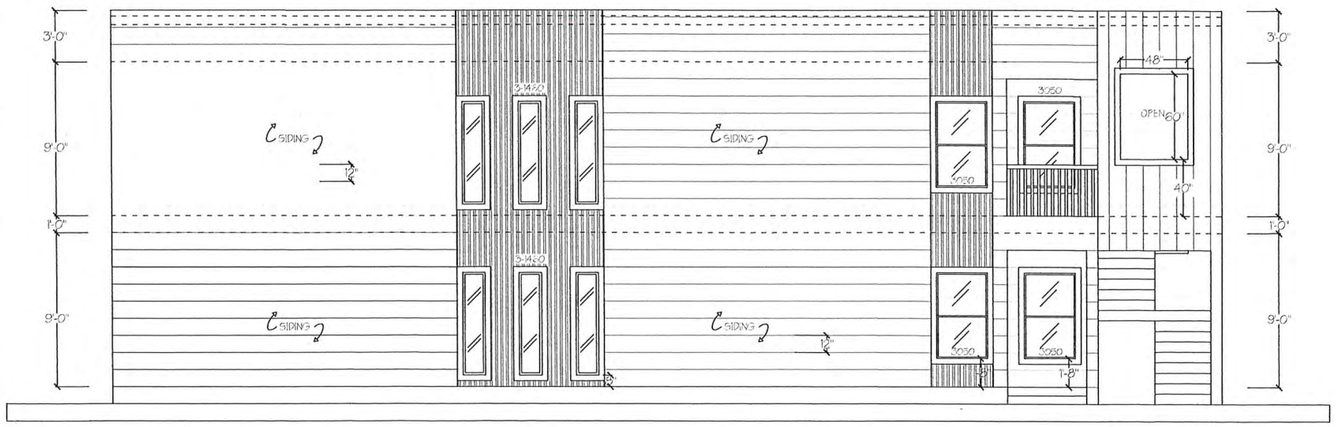
FIRST FLOOR

SCALE 3/8" – 1'–0"



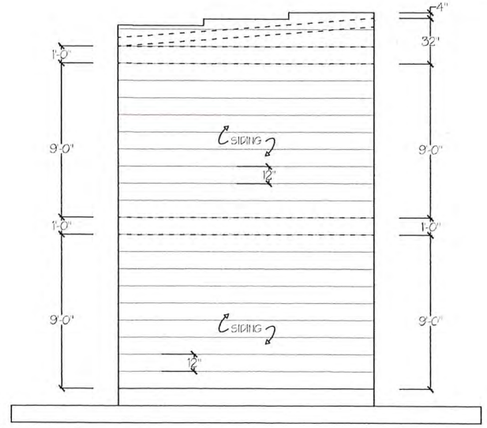
RIGHT ELEVATION

SCALE 1/4" – 1'–0"



FRONT ELEVATION

SCALE 1/4" – 1'–0"



LEFT ELEVATION

SCALE 1/4" – 1'–0"

CONSTRUCTION AREAS

PORCH	21.00
LIVING AREA	849.00
TOTAL AREA	870.00 SQ. FT.

UNIQUE DESIGN
OSCAR G. FERNANDEZ

1. all construction shall conform to all local building codes.
2. All dimensions shown on floor plan are from face to stude and /or stone veneer unless otherwise noted.
3. Contractor shall notify designer upon discover any discrepancies in dimensions, conditions, or other items as shown or noted in these drawings.
4. Coordinate all window sizes and locations as noted on floor plan with selected elevation options.
5. HT/AC system shall be designed by mechanical sub-contractor and approved by designer or owner prior to installation. Provide 13 S.E.E.R. rating of 14 or as required by local building codes. units shall be designed with low profile as directed by contractor. provide all outlet from units to exterior condenser units to industried on site plan. provide 4" thick concrete pads with 6x6x10 wire reinforcing. locate air handling units in attic space near return air grille. provide service light & switch.
6. House to be located within building setback lines
7. Exact location of house to be determined at jobsite by builder & home owner.
8. All flatwork & landscaping to be designed by a landscape architect & to be approved by the home owner.
9. Only a professional engineer drainage plan Unique Design is not responsible for any drainage issues.

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Title: FLOOR PLAN & ELEVATIONS

Project:

Property:

Drawn by: O. Fernandez

Scale: Indicate

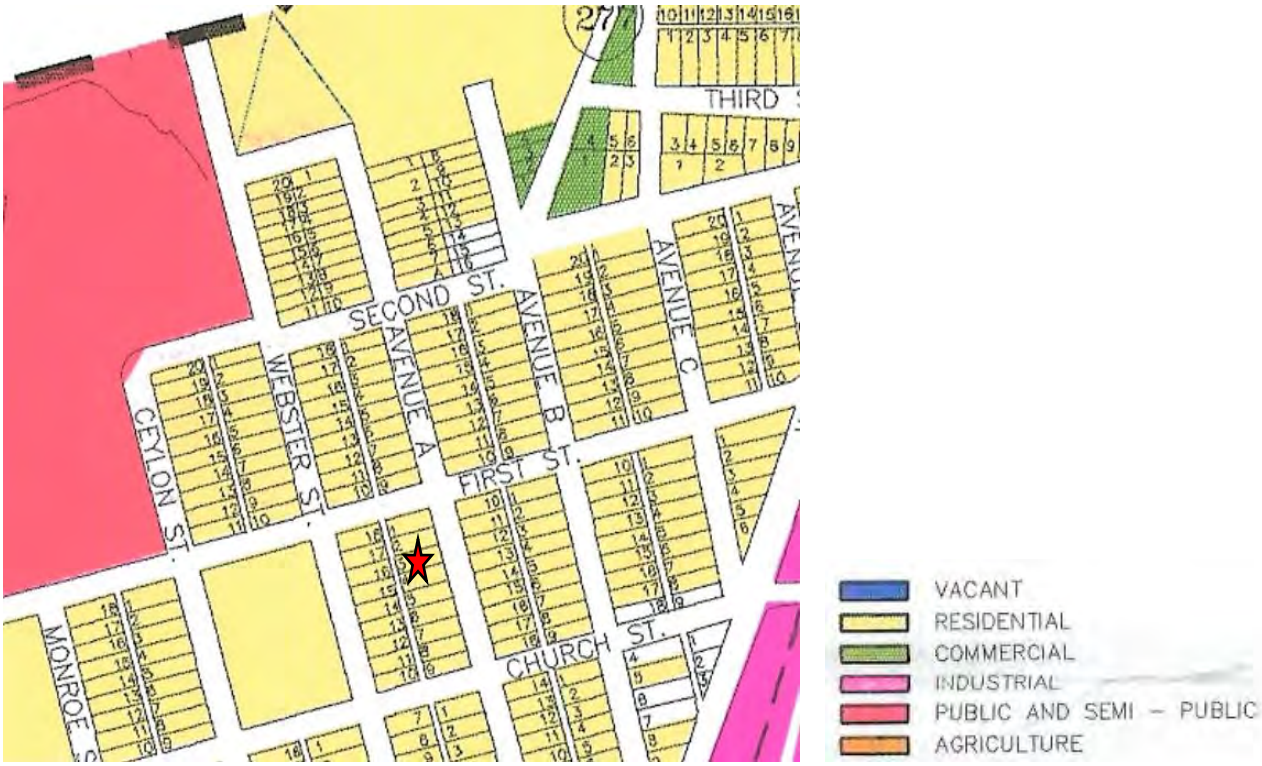
Units: Ft - In

Date:

Sheet: A-01

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

1338 Quarry Street Rezone Request

I. BACKGROUND

General Information

Applicant & Property Owner: Jose Hernandez

PID: 9860 and 9861

Legal Description Lots 2 and 3 in Block 14 of Hillcrest Addition

Request: Rezone parcel from R-1 First One-Family Dwelling District to R-3A Apartment District, to allow for the construction of apartments.

Subject Property Information

Total Gross Parcel Size: 15,000 square feet

Master Plan: Residential

Current Use: vacant and undeveloped

Proposed Construction: Three 2-story detached multi-family dwellings, to house 6 families.

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 Quarry Street.

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 feet 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 construction of three 2-story detached multi-family dwellings, to house 6 families, subject to conformance with all applicable city codes. If granted the applicant will also be required to file a plat amendment as the proposed construction will encroach onto the property lines of the two legal lots. Said proves required that the plat be recorded before the initial plan review and before the release of any building permits.

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-3A 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 of 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, shall 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-3A Apartment District, for property legally described as Lots 2 and 3 in Block 14 of Hillcrest Addition , also known as 1338 Quarry Street, 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:

Jose Hernandez via e-mail
Planning and Zoning Commission Members via e-mail
Community Development Department Report dated June 14, 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: Jose Hernandez

Mailing Address: 60 kypwos Rd. Eagle Pass, Tx. 78852

Phone: (830) 352 4009 E-mail: Jvhernandez05@hotmail.com

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

Property Owner Informationn

Name: Jose Hernandez

Mailing Address: 60 kypwos Rd. Eagle Pass, Tx. 78852

Phone: (830) 352 4009 E-mail: Jvhernandez05@hotmail.com

Property Information

Site Address: 1338 Quarry st. MCAD Property ID # _____

Legal Description: Lot(s) 283 Block 14 Subdivision Hillcrest Addition
(Property must be legally subdivided or be lot of record)

Front Yard Width (feet) _____ Rear Yard Width (feet) _____ Side Yard Width (feet) _____

Proposed Project

Amend Zoning Regulations contained in section 5

Amend the Official Zoning Map & Master Plan by changing 0.3444 acres of land currently zoned R1-First One-Family to be zoned R3A-Apartment District

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: Construction of Duplex
Describe the character and/or nature of uses surrounding the property:
Old Houses and Apartments
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.

JOSE Hernandez — Applicant Signature

12-18-23 — Date

Office Use

Date Application Accepted for Review: 6/4/24 By: RR/KV/MC

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

Completeness Review Date: 6/4/24 By: MC/KV

Application Returned to Applicant: NA (when applicable)

Paid in full MC

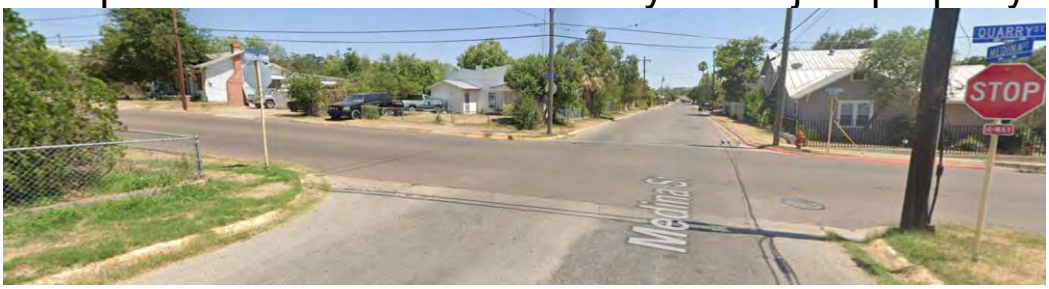
MR:7/2020

Subject Property
Current photos

June of 2023

July of 2016

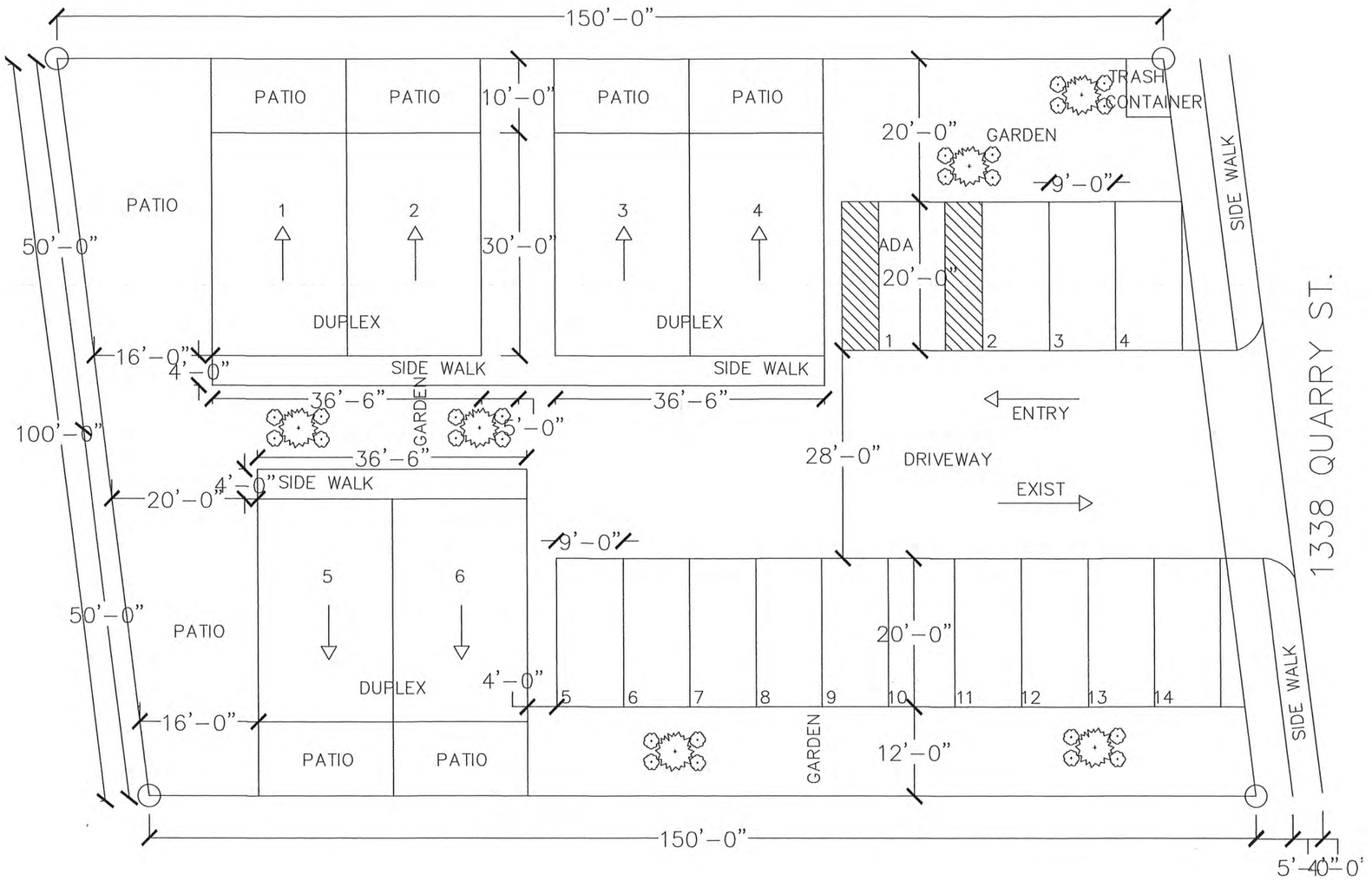
No apartments found in the vicinity of subject property.



Legacy Map

HILLCREST
MEDINA
NUECES
CONCHO
TRINITY

Southern Pacific Railroad
N Pierce St
Ford St
Jando Guedea Park
N Converse St
Quarry St
Medina St
Concho St
Hillcrest Blvd
N Trinity St
N Ceylon St
Nueces St
E Main St



SITE PLANE

SCALE 1/8" = 1' - 0"

CONSTRUCTION AREAS

FIRST FLOOR	462.00
SECOND FLOOR	534.62
TOTAL AREA	996.68 SQ. FT.

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UNIQUE DESIGN
OSCAR G. FERNANDEZ

1. all construction shall conform to all local building codes.
2. All dimensions shown on floor plan are from face to studs and /or stone veneer unless otherwise noted.
3. Contractor shall notify designer upon discovery of any errors or discrepancy of dimensions, clearances, or other items as shown or noted in these drawings.
4. Coordinate all window sizes and locations as noted on floor plan with selected elevation options.
5. HT/AC system shall be designed by mechanical sub-contractor and approved by designer or general contractor. system shall have a S.E.E.R. rating of 14 or as required by local building codes. units shall be designed with two zones as directed by contractor. provide all suction lines from units to exterior condenser units as indicated on site plan. provide 4" thick concrete pads with 6x6x10 wwf reinforcing. locate air handling units in attic space near return air chases as indicated on the floor plan .
6. House to be located within building setback lines.
7. Exact location of house to be determined at jobsite by builder & home owner.
8. All flatwork & landscaping to be designed by landscape architect & to be approved by the home owner.
9. Verify with professional engineer drainage plan Unique Design is not responsible for any drainage issues.

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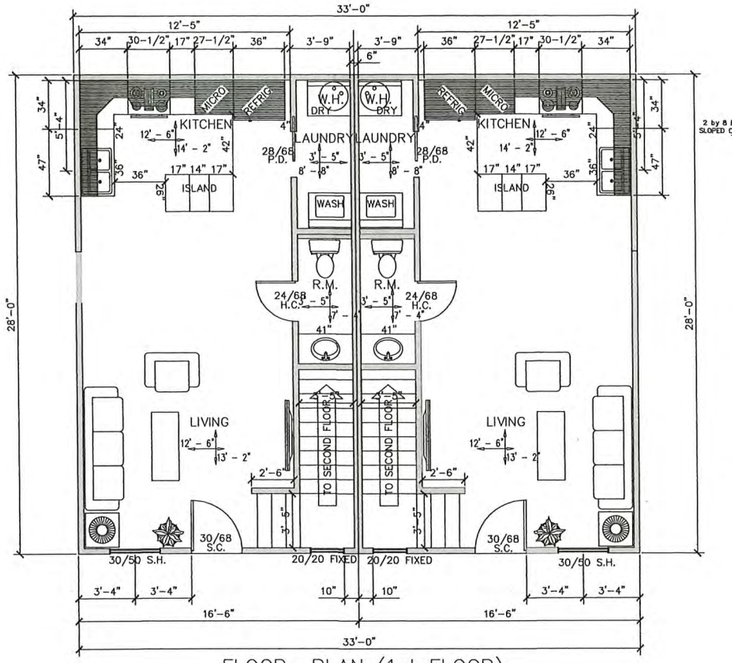
Title: SITE PLAN

Project: APARTMENTS DESIGN
LOT #2 & #3
HILLCREST ADDITION
1338 QUARRY ST.
EAGLE PASS, Tx. 78852
MAVERICK COUNTY, TEXAS

Property: JOSE HERNANDEZ

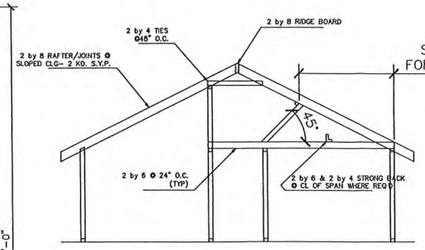
Drawn by: O. Fernandez
Scale: Indicate
Units: Ft - In
Date: OCT-04-2022

Sheet: A-02



FLOOR PLAN (1st FLOOR)

SCALE 1/4" = 1' - 0"



CONVENTIONAL FRAMING SECTION

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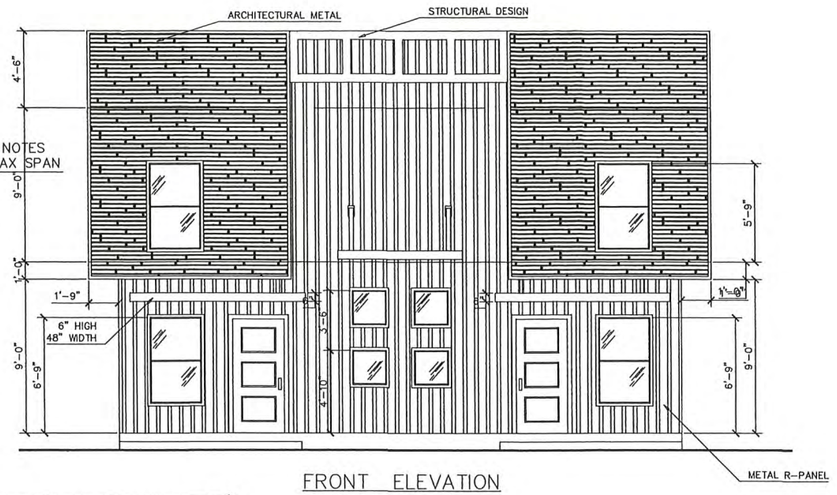
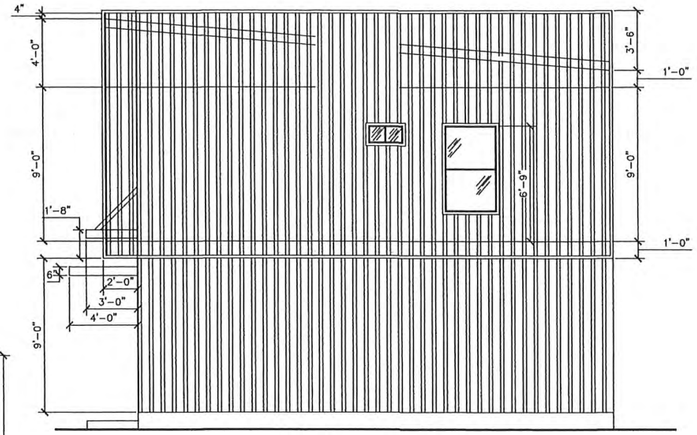


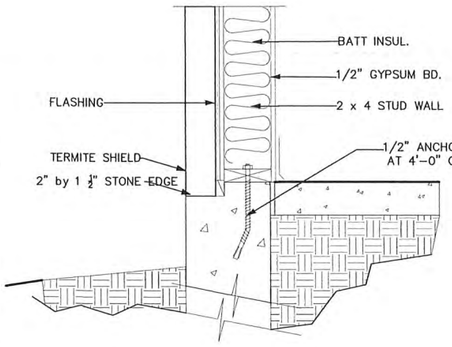
FRONT ELEVATION

SCALE 1/4" = 1' - 0"



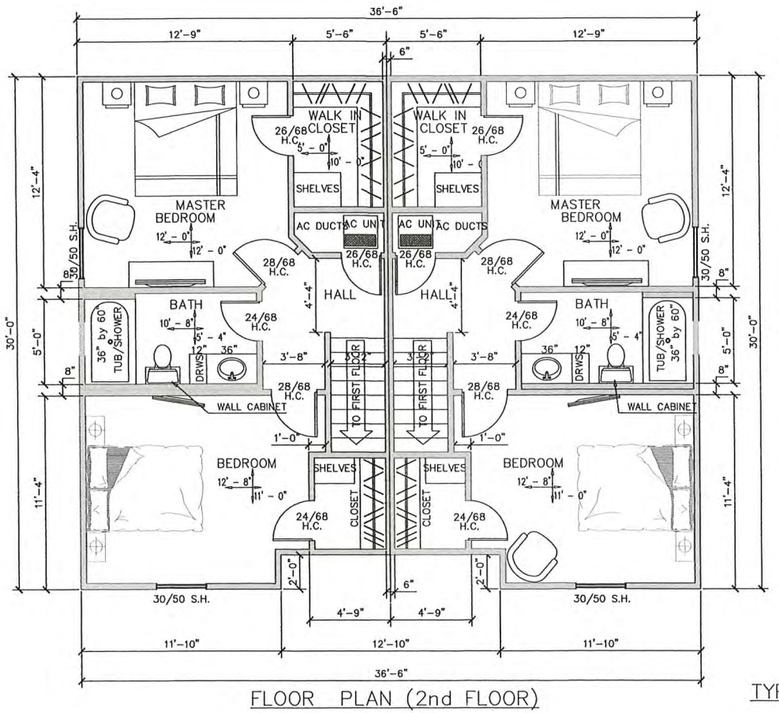
RIGHT ELEVATION

SCALE 1/4" = 1' - 0"



CURB SLAB W/ FOOTING

SCALE NONE



FLOOR PLAN (2nd FLOOR)

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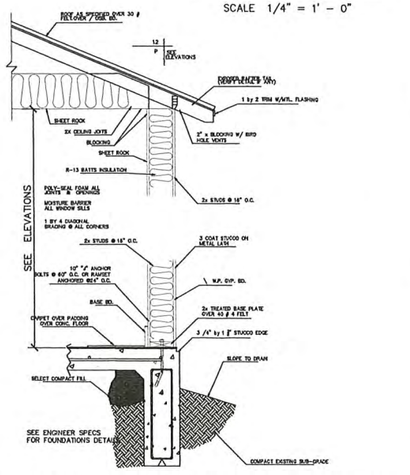
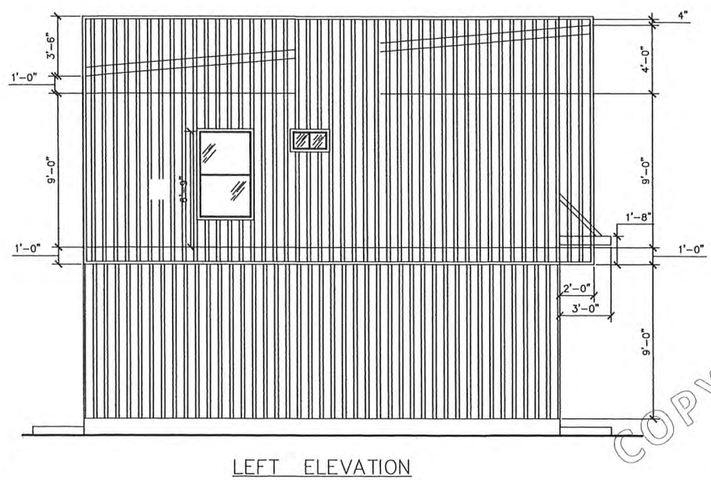


TYP. STUCCO WALL SECTION W/EXP. RAFTERS

SCALE NONE



LEFT ELEVATION

SCALE 1/4" = 1' - 0"

CONSTRUCTION AREAS

FIRST FLOOR	462.00
SECOND FLOOR	534.62
TOTAL AREA	996.68 SQ. FT.

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UNIQUE DESIGN
OSCAR G. FERNANDEZ

1. all construction shall conform to all local building codes.
2. All dimensions shown on floor plan are from face to studs and /or stone veneer unless otherwise noted.
3. Contractor shall notify designer upon discovery of any errors or discrepancy of dimensions, clearances, or other items as shown or noted in these drawings.
4. Coordinate all window sizes and locations as noted on floor plan with selected elevation options.
5. HT/AC system shall be designed by mechanical sub-contractor and approved by designer or general contractor. system shall have a s.e.e.r. rating of 14 or as required by local building codes. units shall be designed with two zones as directed by contractor. provide at section lines from units to exterior condenser units as indicated on site plan. provide 4" thick concrete pads with 6x6x10 wwf reinforcing. locate air handling units in attic space near return air chases as indicated on the floor plan .
6. House to be located within building setback lines.
7. Exact location of house to be determined at jobsite by builder & home owner.
8. All flatwork & landscaping to be designed by landscape architect & to be approved by the home owner.
9. Verify with professional engineer drainage plan Unique Design is not responsible for any drainage issues.

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Title: FLOOR PLAN & DETAILS

Project: APARTMENTS DESIGN
LOT #2 & #3
HELLEN'S ADDITION
LOS EBANOS ROAD
EAGLE PASS, TX. 78852
MAVERICK COUNTY, TEXAS

Prepared: JOSE HERNÁNDEZ

Designed: O. Fernandez

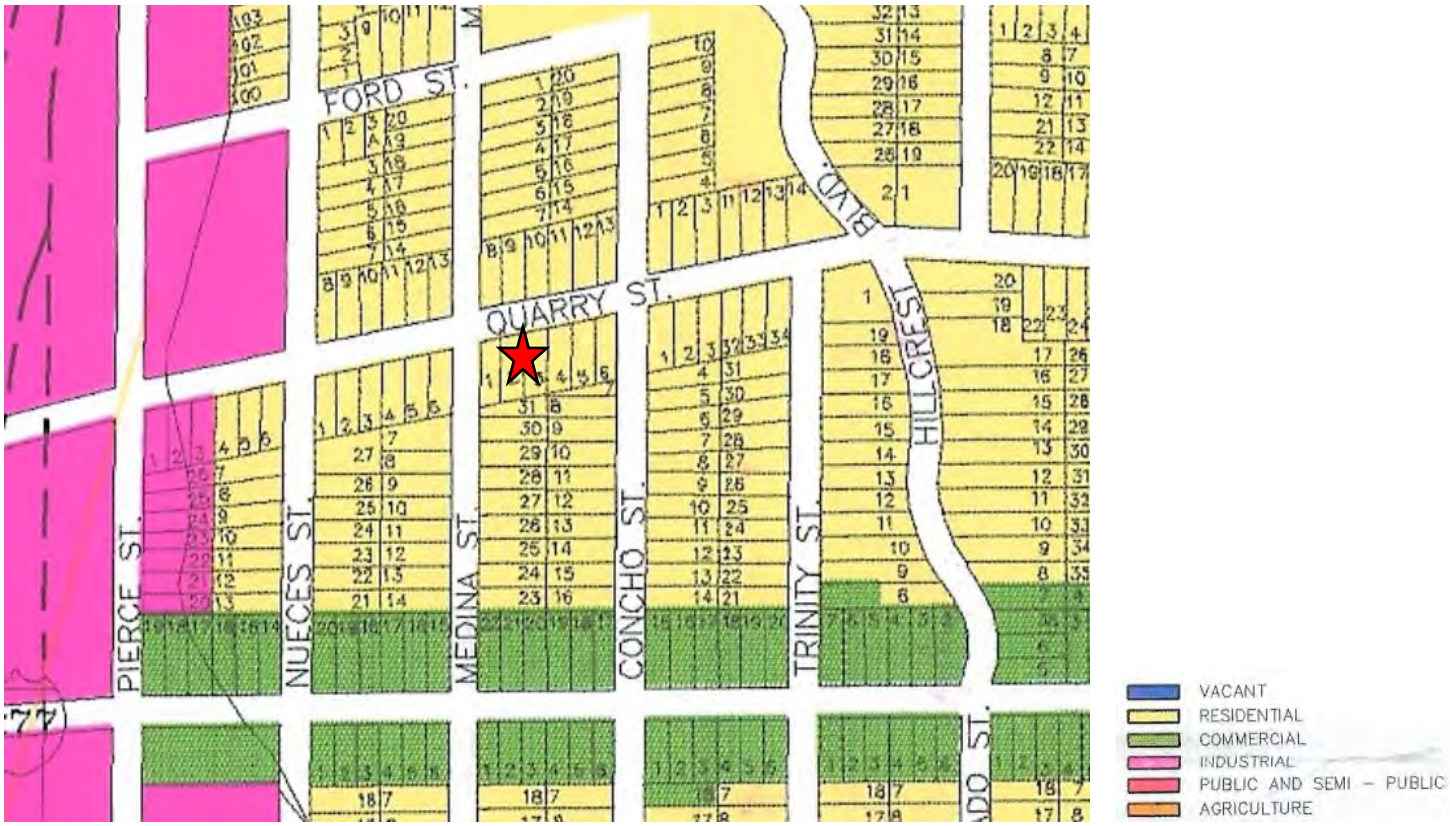
Scale: Indicate Ft - In

Date: OCT-04-2022

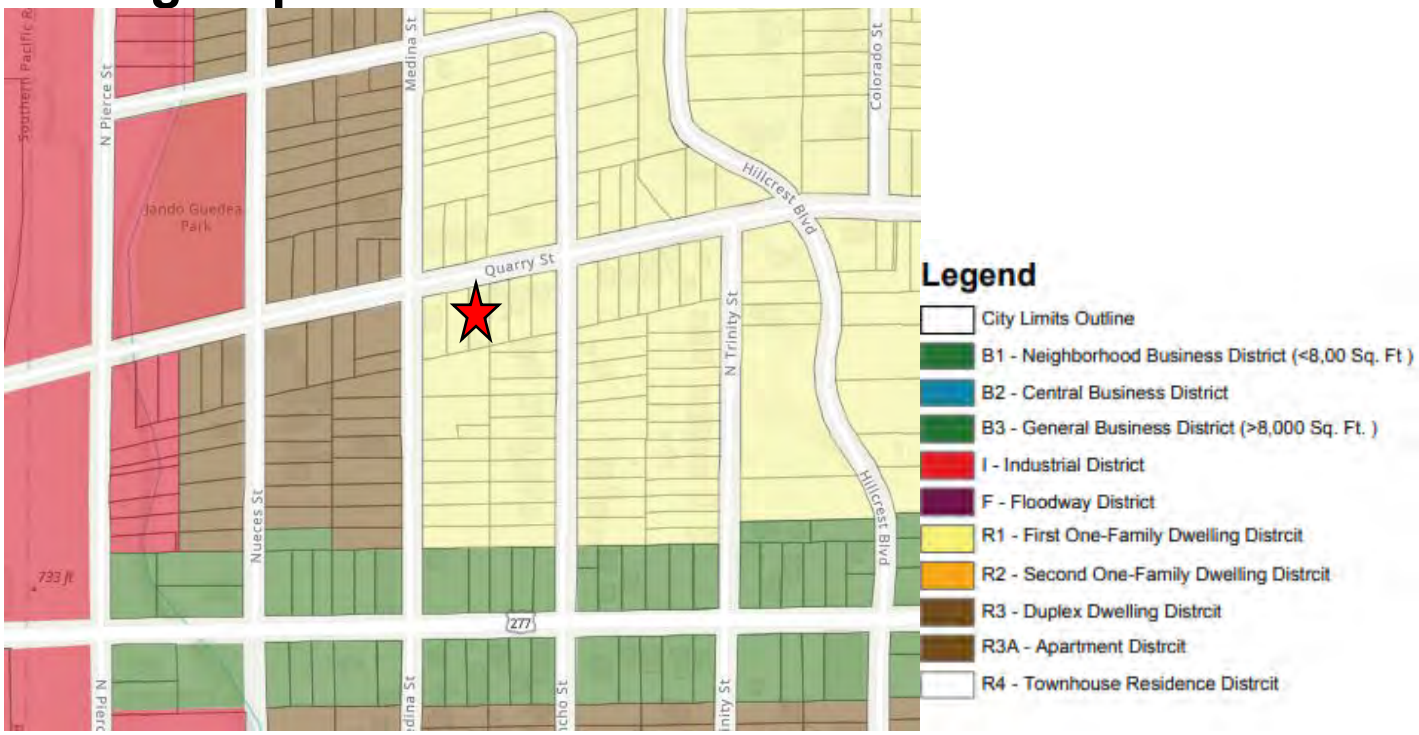
Sheet: A-01

Attachment 2
Master Plan Map & Zoning District Map

Master Plan



Zoning Map



Item #6

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

Preliminary Re-plat of Lot 1 in Block 5 of La Herradura Subdivision

I. BACKGROUND

A. General Information

Applicant: Cavel Engineering I Eagle Pass, Tx 78852

Developer: Ernie Leija & Evelia Lopez I Eagle Pass, TX 78852

Location: 1003 Erika Street - Corner of Erika Street and La Herradura Road

Property ID Number: 11532

Legal Description: Lot 1 in Block 5 of La Herradura Subdivision

Request: Preliminary replat approval to subdivide a 0.396-acre tract into two residential lots, including a waiver from Section 23-64 regulating sidewalks, curb, and gutter. This will allow the developer to install necessary city utilities prior to submittal of the final plat application and prior to plat recordation.

B. Subject Property Information

Parcel Size: 17,300 square feet **Topography:** Generally flat

This property currently discharges all runoff naturally to the southeast corner of the property, to the intersection of Erika Street and La Herradura Road. There is no storm rain in place or within the vicinity of the property. All future developments are to match existing drainage patterns.

Vegetation: Minimal vegetation **Existing Use:** Vacant and undeveloped

Proposed Use: Creating an additional residential lot.

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

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

C. Vicinity Data

The site is located within an area that features residential developments consistent with 7,700-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 Erika Street via Eidson Road and La Herradura 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.* 19 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. 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 Erika Street, La Herradura Road, and Mariza Street.

   There are no curbs and no sidewalks within the vicinity of the property, a variance for curbs and sidewalks is being requested as part of the proposal. The Maverick County Planning Department and Eagle Pass Community Development Department have agreed to waive the requirement when the infrastructure is not in place.

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 he 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 Erika Street, La Herradura Road, and Mariza Street 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-1 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 Erika Street, La Herradura Road, and Mariza Street 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 Erika Street, La Herradura Road, and Mariza Street have 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 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.

6. 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.*

7. The replat will conform with the parkland dedication requirements set forth in *Article V* in *Eagle Pass Code of Ordinances Chapter 23*. Cash in lieu payment to Maverick County has been collected.

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 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.

9. The re-subdivision design is consistent with the purpose of the *R-1 Second One-Family Dwelling District*.

10. The re-subdivision will allow for a use of the property that is consistent with the residential purpose of the *R-1 First 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-1 First One-Family Dwelling District*.

    C. The subdivision is warranted because of the necessity to create additional building lots in the *R-1 First 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-1 First 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 final 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. <u>Community Development Department Recommendation</u>

That the Eagle Pass Planning and Zoning Commission (1) **GRANT** the sidewalk waiver request and (2) **GRANT** preliminary approval of the *Replat* of *Lot 1 in Block 5 of La Herradura 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.

TRANSMITTED to the parties listed hereafter:

Carlos Velarde, P.E. via e-mail
Maverick County Planning Director Angel Salas via e-mail
Eagle Pass Planning and Zoning Commission via e-mail
Eagle Pass Community Development Department Report dated June 13, 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 1 Block 5, La Herradura Subdivision

Maverick County Property Identification Number(s): 11532

Name of Addition: La Herradura Subdivision

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

Number of Residential Lots: 2 Number of Commercial Lots: 0 Gross Acreage: 0.396

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
2.- Sidewalk Variance

PROPERTY OWNER:

Name: Ernie Leija & Evelia Lopez
Address: 153 County Rd 253
City: Eagle Pass
State: TX Zip: 78852
Signature: Ernie Leija / Evelia Lopez

Contact: _____
Phone: (830) 352-5513
Fax: _____
E-mail: leija_83@yahoo.com
Date: 04/01/2024

PROPERTY OWNER:

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

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

Revised 1st page
6/13/2024mr

APPLICANT/SUBDIVIDER:

Name: Ernie Leija & Evelia Lopez
Address: 153 County Rd 253
City: Eagle Pass
State: TX Zip: 78852
Signature: _____

Contact: _____
Phone: (830) 352-5513
Fax: _____
E-mail: leija_83@yahoo.com
Date: 04/01/2024

SURVEYOR:

Name: Frank Gaytan, RPLS
Address: 487 Memo Robinson Rd, Apt B
City: Eagle Pass
State: TX Zip: 78852
Signature: _____

Contact: _____
Phone: (830) 773-8308
Fax: _____
E-mail: alvarez.gaytan@yahoo.com
Date: 04/01/2024

ENGINEER:

Name: Cavel Engineering
Address: 2373 Willowbrae Dr
City: Eagle Pass
State: TX Zip: 78852
Signature: _____

Contact: Carlos Velarde, PE
Phone: (830) 872-8799
Fax: _____
E-mail: cavel2@gmail.com
Date: 04/01/2024

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.

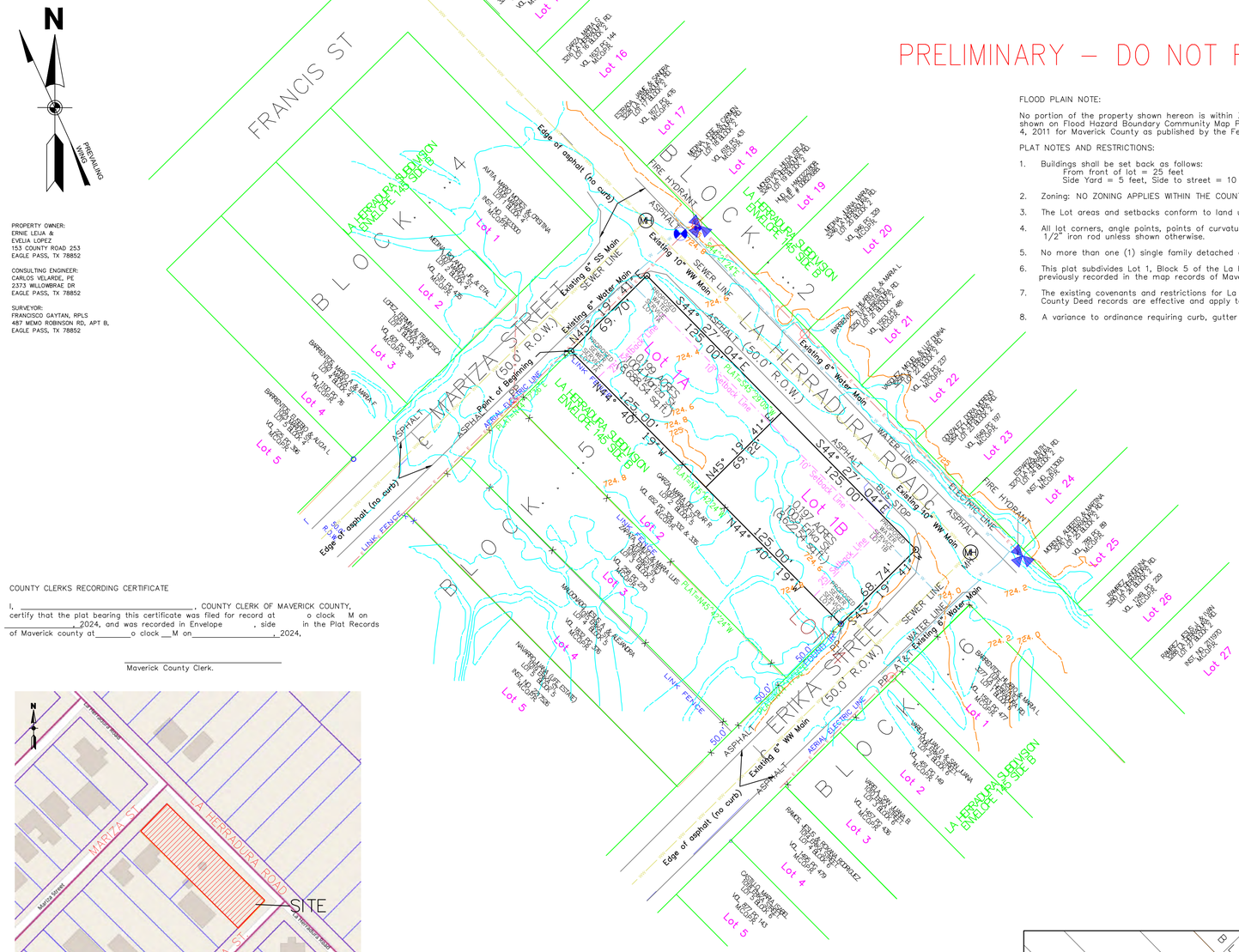
_____ 04/01/2024

Applicant Signature Date

REPLAT OF LOT 1, BLOCK 5, LA HERRADURA SUBDIVISION

SCALE IN FEET

24"x36" (ARCH D) – 1" = 40'



PRELIMINARY – DO NOT RECORD

FLOOD PLAIN NOTE:

No portion of the property shown hereon is within Zone A, Special Flood Hazard Area as shown on Flood Hazard Boundary Community Map Panel No. 48323C0475D, dated April 4, 2011 for Maverick County as published by the Federal Insurance Administration.

PLAT NOTES AND RESTRICTIONS:

1. Buildings shall be set back as follows:
   From front of lot = 25 feet
   Side Yard = 5 feet, Side to street = 10 feet
2. Zoning: NO ZONING APPLIES WITHIN THE COUNTY OF MAVERICK
3. The Lot areas and setbacks conform to land use R–1 (First One–Family Dwelling District)
4. All lot corners, angle points, points of curvature and points of tangency are marked with 1/2" iron rod unless shown otherwise.
5. No more than one (1) single family detached dwelling shall be located on each lot.
6. This plat subdivides Lot 1, Block 5 of the La Herradura Subdivision, of the plat previously recorded in the map records of Maverick County, Envelope 145, Side B.
7. The existing covenants and restrictions for La herradura Subdivision recorded in the Maverick County Deed records are effective and apply to the lots created by this subdivision.
8. A variance to ordinance requiring curb, gutter and sidewalk has been applied for the lots.

PROPERTY OWNER:
ERNIE LEIJA &
EVELIA LOPEZ
153 COUNTY ROAD 253
EAGLE PASS, TX 78852

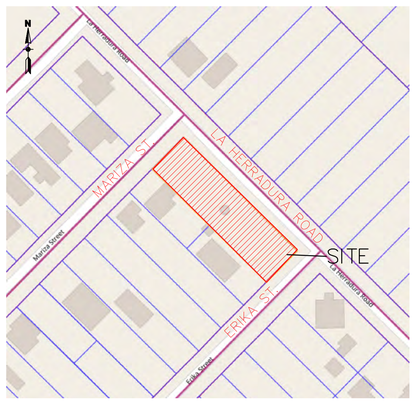
CONSULTING ENGINEER:
CARLOS VELARDE, PE
2373 WILLOWBRAE DR
EAGLE PASS, TX 78852

SURVEYOR:
FRANCISCO GAYTAN, RPLS
487 MEMO ROBINSON RD, APT B,
EAGLE PASS, TX 78852

COUNTY CLERKS RECORDING CERTIFICATE

I, _____, COUNTY CLERK OF MAVERICK COUNTY, certify that the plat bearing this certificate was filed for record at _____ o clock __M on _____2024, and was recorded in Envelope _____, side _____ in the Plat Records of Maverick county at _____o clock __M on _____,2024,

_____
Maverick County Clerk.



LOCATION MAP
N.T.S.

SYMBOLOGY

- BOUNDARY
- FENCE
- WATER SUPPLY
- SANITARY SEWER
- STORM SEWER
- POWER
- TELEPHONE
- ATT
- TWC
- CONTOUR MIN EX
- CONTOUR MAJ EX
- FOUND MONUMENTS
- SET STAKES
- WATER VALVE, FIRE HYDRANT
- POWER POLE, GUY WIRE
- MANHOLE
- TRAFFIC LIGHT, SIGN

METES AND BOUNDS FOR LOT 1A BLOCK 5, LA HERRADURA SUBDIVISION

Situated in Maverick County, Texas and being a 0.199 Acres and being a portion of Lot 1, Block 5 of the La Herradura Subdivision, as shown in the plat of record in Envelope 145, Side B of the Maverick County Map records; said 0.199 Acres tract being more particularly described by metes and bounds as follows;

BEGINNING at the common northerly corner of Lot 1 and Lot 2, Block 5 of said subdivision, said point falling on the southerly line of a 50 foot street, the south right of way line of Mariza Street for the northwest corner of this tract and POINT OF BEGINNING (P.O.B.);

THENCE, N 45°19'41"E, 69.70 feet along the ROW of Mariza Street to an iron pin set falling on the West ROW of a 50 foot street, the west right of way of La Herradura Road, for a corner of this tract;

THENCE, S 44°27'04"E, 125.00 feet along the ROW of La Herradura Road, to an iron pin set for a corner of this tract;

THENCE, S 45°19'41"W, 69.22 feet, to an iron pin set for a corner of this tract;

THENCE, N 44°40'19"W, 125.00 feet along the line that divides Lot 1 and Lot 2, Block 5 of said subdivision to the POINT OF BEGINNING, and containing 0.199 Acres of land more or less.

METES AND BOUNDS FOR LOT 1B BLOCK 5, LA HERRADURA SUBDIVISION

Situated in Maverick County, Texas and being a 0.197 Acres and being a portion of Lot 1, Block 5 of the La Herradura Subdivision, as shown in the plat of record in Envelope 145, Side B of the Maverick County Map records; said 0.197 Acres tract being more particularly described by metes and bounds as follows;

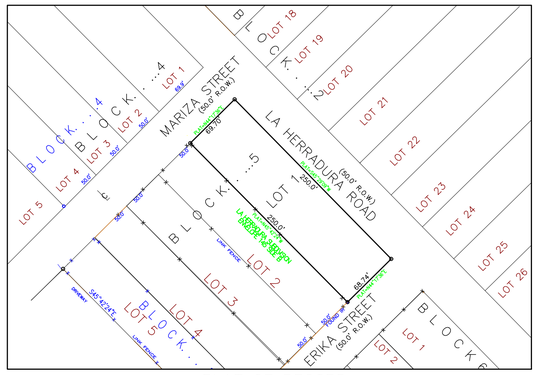
BEGINNING at the point that bears S 44°40'19"E, 125.00 feet from the common northerly corner of Lot 1 and Lot 2, Block 5 of said La Herradura Subdivision, for the northwest corner of this tract and POINT OF BEGINNING (P.O.B.);

THENCE, N 45°19'41"E, 69.22 to a corner of this tract falling in the west ROW of a 50 foot street La Herradura road;

THENCE, S 44°27'04"E, 125.00 feet along the ROW of La Herradura road to an iron pin set for the southeasterly corner of this tract, falling on the north ROW of a 50 foot street, Erika street;

THENCE, S 45°19'41"W 68.74 feet along the ROW of Erika Street to the common southerly point of Lot 1 and Lot 2, Block 5 of said subdivision for an iron pin set for a corner of this tract;

THENCE, N 44°40'19"W, 125.00 feet along the line that divides Lot 1 and Lot 2, Block 5 of said subdivision to the POINT OF BEGINNING, and containing 0.197 Acres of land more or less.



PLAT OF RECORD

24"x36" (ARCH D) – 1" = 20'

STATE OF TEXAS)(
COUNTY OF MAVERICK)(

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, AS OWNER OF LOT 1 BLOCK 5 OF THE LA HERRADURA SUBDIVISION, IN MAVERICK COUNTY,TEXAS CERTIFY THAT :

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET THE MINIMUM STATE STANDARDS:
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET THE MINIMUM STATE STANDARDS:
(D) GAS CONNECTIONS, IF AVAILABLE PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STANDARDS, AND

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

_____ _____
ERNIE LEIJA EVELIA LOPEZ

STATE OF TEXAS)(
COUNTY OF MAVERICK)(

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED, ERNIE LEIJA & EVELIA LOPEZ, PROVED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSES TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGE THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS_____ DAY OF _____ , 2024.

NOTARY PUBLIC STATE OF TEXAS

STATE OF TEXAS XX
COUNTY OF MAVERICK XX

CERTIFICATE OF COMPLIANCE WITH MODEL RULES

I, CARLOS VELARDE, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS (NO.134409), HEREBY CERTIFY THAT THE WATER AND SEWER SERVICES FOR THIS SUBDIVISION WERE DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF EAGLE PASS, TEXAS, THAT THESE SERVICES WILL BE CONNECTED TO THE PUBLIC WATER AND SEWER UTILITIES. THAT THESE SERVICES WILL BE OPERATED AND MAINTAINED BY THE CITY OF EAGLE PASS; ALL 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 AND ARE OPERABLE AT THIS TIME.

STATE OF TEXAS
CARLOS ARTURO VELARDE FERNANDEZ
134409
LICENSED
PROFESSIONAL ENGINEER

_____
CARLOS VELARDE
REGISTERED PROFESSIONAL ENGINEER
TEXAS NO. 134409

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____DAY OF _____, 2024.

_____
NOTARY PUBLIC STATE OF TEXAS

STATE OF TEXAS XX
COUNTY OF MAVERICK XX

I, FRANCISCO GAYTAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE FOREGOING PLAT AND DESCRIPTION OF THE REPLAT OF LOT 1, BLOCK 5 OF THE LA HERRADURA SUBDIVISION, WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON _____, 2024.

STATE OF TEXAS
REGISTERED
FRANCISCO GAYTAN
5474
PROFESSIONAL
LAND SURVEYOR

_____
FRANCISCO GAYTAN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 5474

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____DAY OF _____, 2024.

_____
NOTARY PUBLIC STATE OF TEXAS

CITY OF EAGLE PASS
CERTIFICATE OF PLAT APPROVAL

WE THE UNDERSIGNED CERTIFY THAT THIS REPLAT OF LOT 1, BLOCK 5 OUT OF LOT 1 LA HERRADURA SUBDIVISION, WAS REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF EAGLE PASS, TX

_____
CHAIRMAN OF THE CITY OF EAGLE PASS
PLANNING AND ZONING COMMISSION

SWORN UNDER MY HAND AND SEAL OF OFFICE THIS_____DAY OF_____, 2024.

_____
NOTARY PUBLIC STATE OF TEXAS

CITY OF EAGLE PASS
CERTIFICATE OF PLAT APPROVAL

WE THE UNDERSIGNED CERTIFY THAT THIS REPLAT OF LOT 1, BLOCK 5 OUT OF LOT 1 LA HERRADURA SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF EAGLE PASS, TEXAS.

_____
MAYOR OF THE CITY OF EAGLE PASS

SWORN UNDER MY HAND AND SEAL OF OFFICE THIS_____DAY OF_____, 2024.

_____
NOTARY PUBLIC STATE OF TEXAS

MAVERICK COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS REPLAT OF LOT 1, BLOCK 5 OUT OF LOT 1 LA HERRADURA SUBDIVISION, WAS REVIEWED AND APPROVED BY THE MAVERICK COUNTY COMMISSIONERS' COURT.

_____ _____
MAVERICK COUNTY JUDGE DATE

SWORN UNDER MY HAND AND SEAL OF OFFICE THIS_____DAY OF_____, 2024.

_____
NOTARY PUBLIC STATE OF TEXAS

Replat of Lot 1 Block 5, La Herradura Subdivision, Maverick County, Texas.

CAVEL ENGINEERING
ENGINEERING FIRM F–20893, TEXAS
2373 Willowbrae Dr
Eagle Pass, Texas 78852
Phone: (830) 872–8799

JOB#RP 0124–03
REV 01
June 11, 2024

SHEET
1 of 1

Plat Zoomed In

IN FEET

CH D) – 1" = 40'

REPLAT OF
LA HERRA

PRELIMINARY – DO NOT

FLOOD PLAIN NOTE:

No portion of the property shown hereon is within
shown on Flood Hazard Boundary Community Map
4, 2011 for Maverick County as published by the F

PLAT NOTES AND RESTRICTIONS:

1. Buildings shall be set back as follows:
   From front of lot = 25 feet
   Side Yard = 5 feet, Side to street = 10
2. Zoning: NO ZONING APPLIES WITHIN THE COUN
3. The Lot areas and setbacks conform to land
4. All lot corners, angle points, points of curvatu
   1/2" iron rod unless shown otherwise.
5. No more than one (1) single family detached
6. This plat subdivides Lot 1, Block 5 of the La
   previously recorded in the map records of Mav
7. The existing covenants and restrictions for La
   County Deed records are effective and apply
8. A variance to ordinance requiring curb, gutter

CATE

_____, COUNTY CLERK OF MAVERICK COUNTY,
rtificate was filed for record at o clock M on
corded in Envelope , side in the Plat Records
ck __M on_____,_2024,

_____
ck County Clerk.

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): Ernie Leija & Evelia Lopez

Phone: (830) 352-5513 Email: leija_83@yahoo.com

Owner: Ernie Leija & Evelia Lopez

Owner Address: 153 County Rd 253 City: Eagle Pass State: TX Zip: 78852

Phone: _____ Email: _____

Property Information

Site Address: 1003 Erika Street, Eagle Pass, TX

Legal description (from deed): Lot 1 Block 5, La Herradura Subdivision

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

Maverick County Identification Number: 11532

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

A sidewalk and curb waiver for the 250' fronting La Herradura Rd and 68.74' fronting Erika Street, and 69.70' fronting Mariza St there are no sidewalks in the vicinity of this subdivision. the edge of asphalt is 1.5 feet away from the property corner, (both intersections) by building a sidewalk the turning radius would be reduces.

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.

O 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.

O 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.

O 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 both Mariza Street and Erika Street with La Herradura Road.

Applicant Authorization

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

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

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

Applicant Signature

04/01/2024

Date

Attachment 3
Preliminary Engineering Report

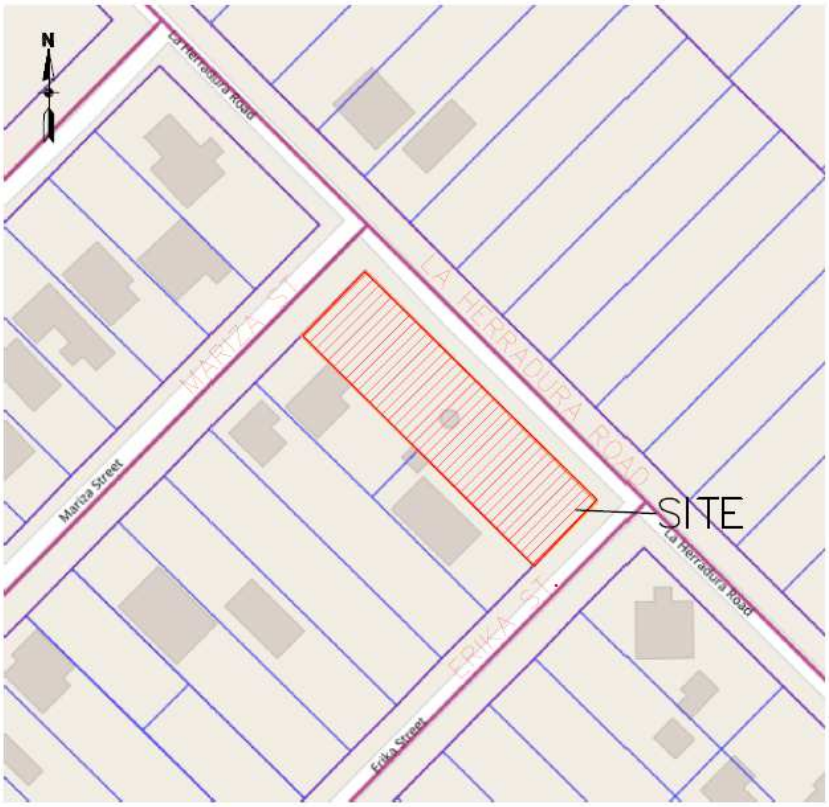
CAVEL ENGINEERING

Civil engineering and drone mapping

ENGINEERING & DRAINAGE REPORT

Prepared for:

Ernie Leija & Evelia Lopez
Replat of Lot 1 Block 5
La Herradura Subdivision
Maverick County, Texas
Eagle Pass, TX 78852



Prepared by:

Cavel Engineering

Engineering Firm #20893

Phone: (830) 872-8799

February 17, 2024

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

1.-INTRODUCTION

This report was prepared by Carlos Velarde, PE., for a 0.396 Acre tract recorded as Lot 1 Block 5 of the La Herradura Subdivision of the plat of record La Herradura Subdivision, Eagle Pass, TX 78852. The property is located approximately 1.10 miles to the south east of the City of Eagle Pass City Limits. The property consists in the Lot 1 Block 5 of the La Herradura Subdivision as shown on the plat of record on Envelope 145 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.

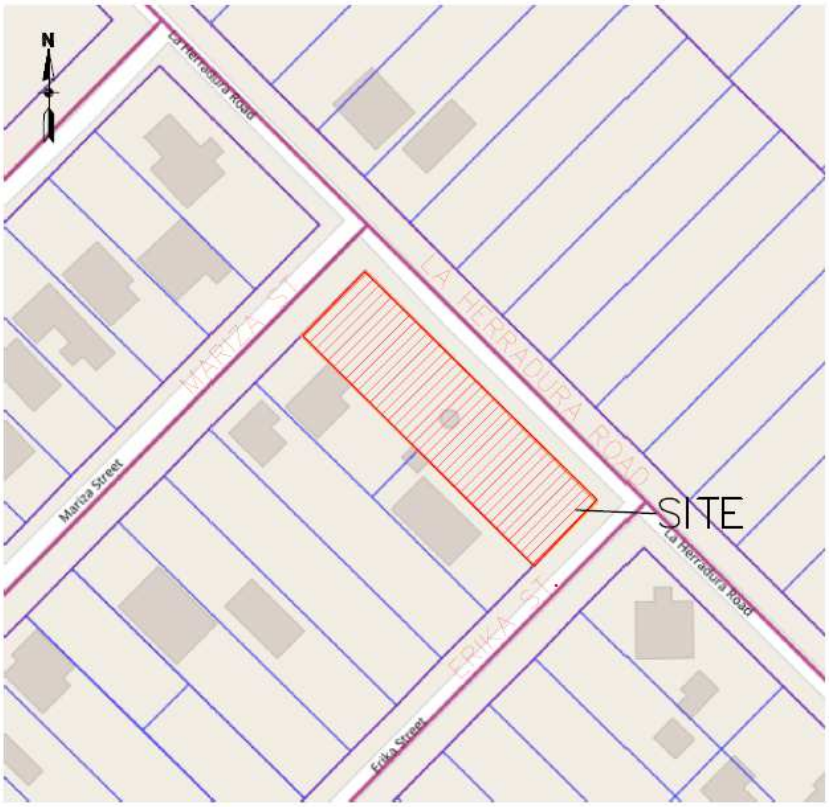


Figure 1. Location Map

2.-PROPERTY DESCRIPTION AND SITE PROPERTIES

The 0.396 Acre tract consist in Lot 1 Block 5 , of the La Herradura Subdivision as shown on the plat of record on Envelope 145 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, the property is currently vacant, there are no structures located at the property, 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. Aerial Photogrammetry of the property.

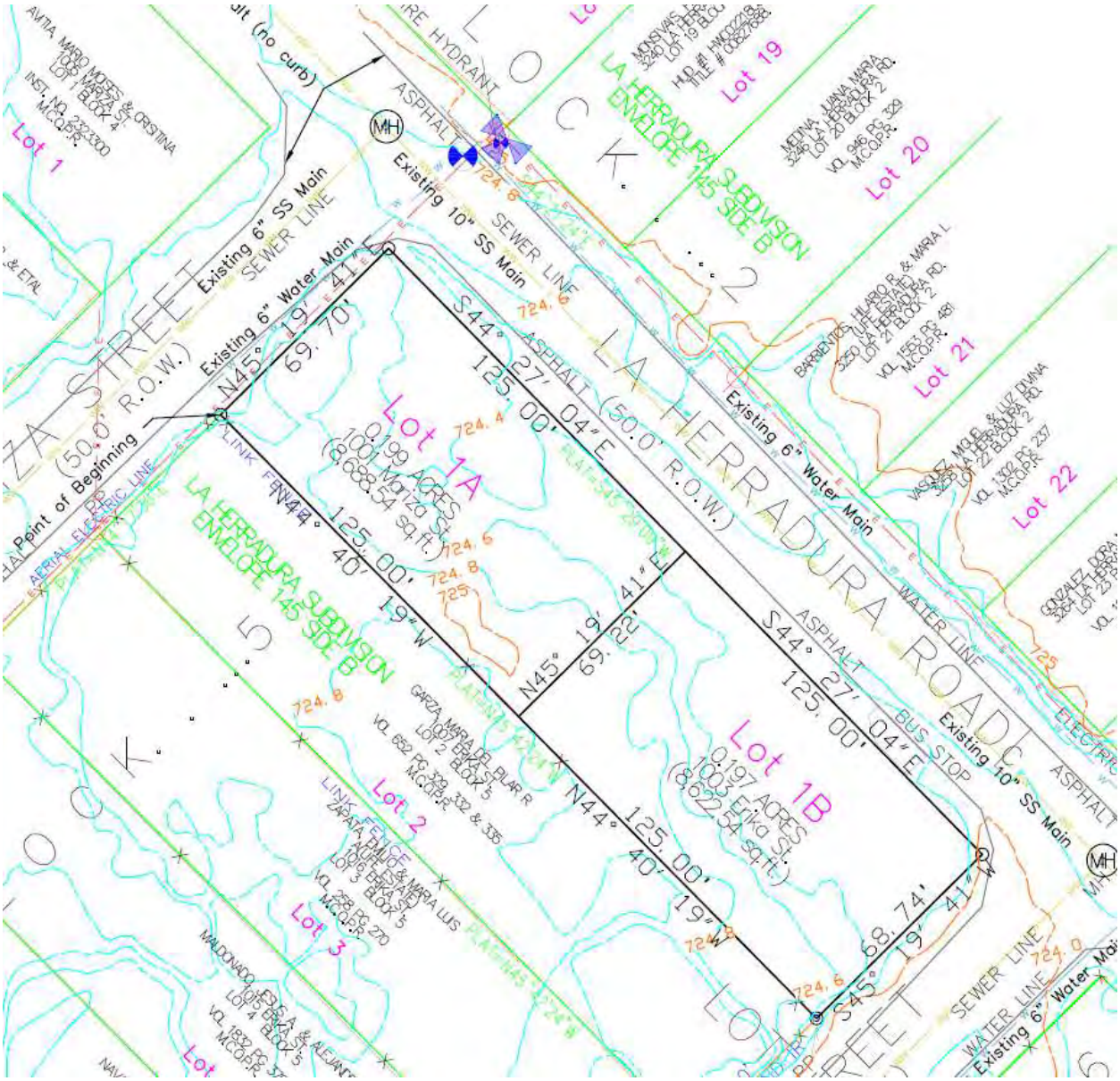


Figure 3. Excerpt from the Proposed Replat

Figure 3. View from the Southeast corner of the property, (3d Point Cloud) Intersection of La Herradura Road and Erika Street

Figure 4. Intersection of Mariza street and La Herradura road, no curb and no sidewalks on the subdivision.

Figure 5. View from the south of La Herradura road, the no curb and no sidewalks within the vicinity of the property.

Figure 6. Ground control point established for aerial photogrammetry.

Figure 7. Ground control point established for aerial photogrammetry.

Figure 8. View from the East of the property. (3D Point Cloud)

Figure 9. Fire Hydrant located across La Herradura road, on the northeast corner of the property

Figure 10. Fire Hydrant located across La Herradura road, on the southeast corner of the property

3.- DRAINAGE CONDITIONS

The site drains naturally to the southeast portion of the existing Lot 1, 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, to the intersection of Erika Street and La Herradura Road 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= 0.7345505 10 yr- Maximun Rate of runoff (cfs) UNDEVELOPED
PROPOSED CONDITION - 10 YEAR
Q 10y= 1.6607981 10 yr- Maximun Rate of runoff (cfs) DEVELOPED

EXISTING CONDITION - 25 YEAR
Q 25y= 1.1152228 25 yr- Maximun Rate of runoff (cfs) UNDEVELOPED
PROPOSED CONDITION - 25 YEAR
Q 25y= 2.5214875 25 yr- Maximun Rate of runoff (cfs) DEVELOPED

EXISTING CONDITION - 50 YEAR
Q 50y= 1.2890259 50 yr- Maximun Rate of runoff (cfs) UNDEVELOPED
PROPOSED CONDITION - 25 YEAR
Q 50y= 2.9144516 50 yr- Maximun Rate of runoff (cfs) DEVELOPED

EXISTING CONDITION - 100 YEAR
Q 100y= 1.4614959 100 yr- Maximun Rate of runoff (cfs) UNDEVELOPED
PROPOSED CONDITION - 100 YEAR
Q 100y= 3.3044014 100 yr- Maximun Rate of runoff (cfs) DEVELOPED

TOTAL AREA= 0.369 AC.

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

DEVELOPED AREA= 0.369 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 0.369 Acres

	SURFACE	AREA (Ac)	COEFF.	TOTAL AREA/AREA1	C=
Building		0.000	0.95	0.00%	0
Asphalt/Concrete		0.000	0.95	0.00%	0
Native Vegetation		0.369	0.30	100.00%	0.3
				Cw=	0.3

C=	0.3	Weighted Runoff coefficient	UNDEVELOPED

RUNOFF COEFFICIENT CALCULATION (DEVELOPED)

C=	0.6782916	Weighted Runoff coeff	(CW)(1.25) FOR +25 YEARS UNDEV.
C=	Weighted Runoff Coefficient		Developed

TOTAL AREA 0.369 Acres (PROJECTED)

	SURFACE	AREA (Ac)	COEFF.	TOTAL AREA/AREA1	C=
Building	3500 SF	0.080	0.95	21.77%	0.2068604
Asphalt/Concrete	2500 SF	0.057	0.95	15.55%	0.1477574
Native Vegetation		0.231	0.30	62.67%	0.1880154

Cw= 0.5426333

C=	0.5426333	Weighted Runoff coefficient DEVELOPED
I 10y=	8.2943824	10 yr- Average Rainfall intensity (in/hr) (calculation below)
I 25y=	10.07428	25 yr- Average Rainfall intensity (in/hr) (calculation below)
I 50y=	11.644317	50 yr- Average Rainfall intensity (in/hr) (calculation below)
I 100y=	13.202312	100 yr- Average Rainfall intensity (in/hr) (calculation below)
A=	0.369	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			FOR 25-YEAR		
I=	8.2943824	in./hr.	I=	10.07428	in./hr.
e =	0.8774		e =	0.8792	
b =	130.75	in	b =	167.74	in
d=	13.7	min	d=	15.03	min

FOR 50-YEAR			FOR 100-YEAR		
I=	11.644317	in./hr.	I=	13.202312	in./hr.
e =	0.8834		e =	0.8844	
b =	203.36	in	b =	237.57	in

d= 16 min d= 16.78 min

tc= 9.4743505 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

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

$t_{ov} =$ Overland flow time

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

L= the overland-flow length (ft)

N= A dimensionless retardance coefficient

S= Slope of terrain conveying the overland flow

K=	0.828		
N=	0.02		

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=	30	FT
ELEV 1 =	724.4	FT
ELEV 2 =	724.6	FT
S=	0.0066667	

$t_{ov} =$ 2.1174269 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= 220 FT
ELEV 1 = 724.4 FT
ELEV 2 = 724.6 FT

S= 0.0009091

$t_{ch} =$ 7.3569237 minutes

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

Max. Time of Concentration = 10 minutes

$t_c =$ 9.4743505 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
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 right on Memo Robinson Drive for approximately 0.68mi, take a left onto Eidson road for 0.64 miles and take a left onto La Herradura Road until the intersection of Mariza St and La Herradura road Rd for 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 Mariza Street, La Herradura road and Erika Street.

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. This tract of land is provided with Sanitary sewer lines by means of a main sewer line running along Mariza Street, La Herradura road and Erika Street.

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

2units X 4 Persons X 100 Gallons X 1 day X 1 Hour = 0.555 GPM
Per unit Person-Day 24 hours 60 minutes

Peak demand = 2.5 peak factor X 0.555 GPM ≈ 1.388 GPM

Sanitary Sewer Calculations

RESIDENTIAL USE

2 Dwellings. For total development

2 Units X 4 Persons X 80 Gallons X 1 day X 1 Hour = 0.444 GPM
Per Room Person-Day 24 hours 60 minutes

Infiltration and Inflow Factor = 0.5
Peak Demand Factor = 2.0
Peak Demand = 2.5 Combined Factor X 0.444 GPM = 1.11 GPM ≈ 0.002475 CFS.
Note: 1 CFS = 448.83 GPM.

6.- FLOOD INFORMATION

No 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.

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. There are no curbs and no sidewalks within the vicinity of the property, a variance for curbs and sidewalks is being requested as part of the proposal.

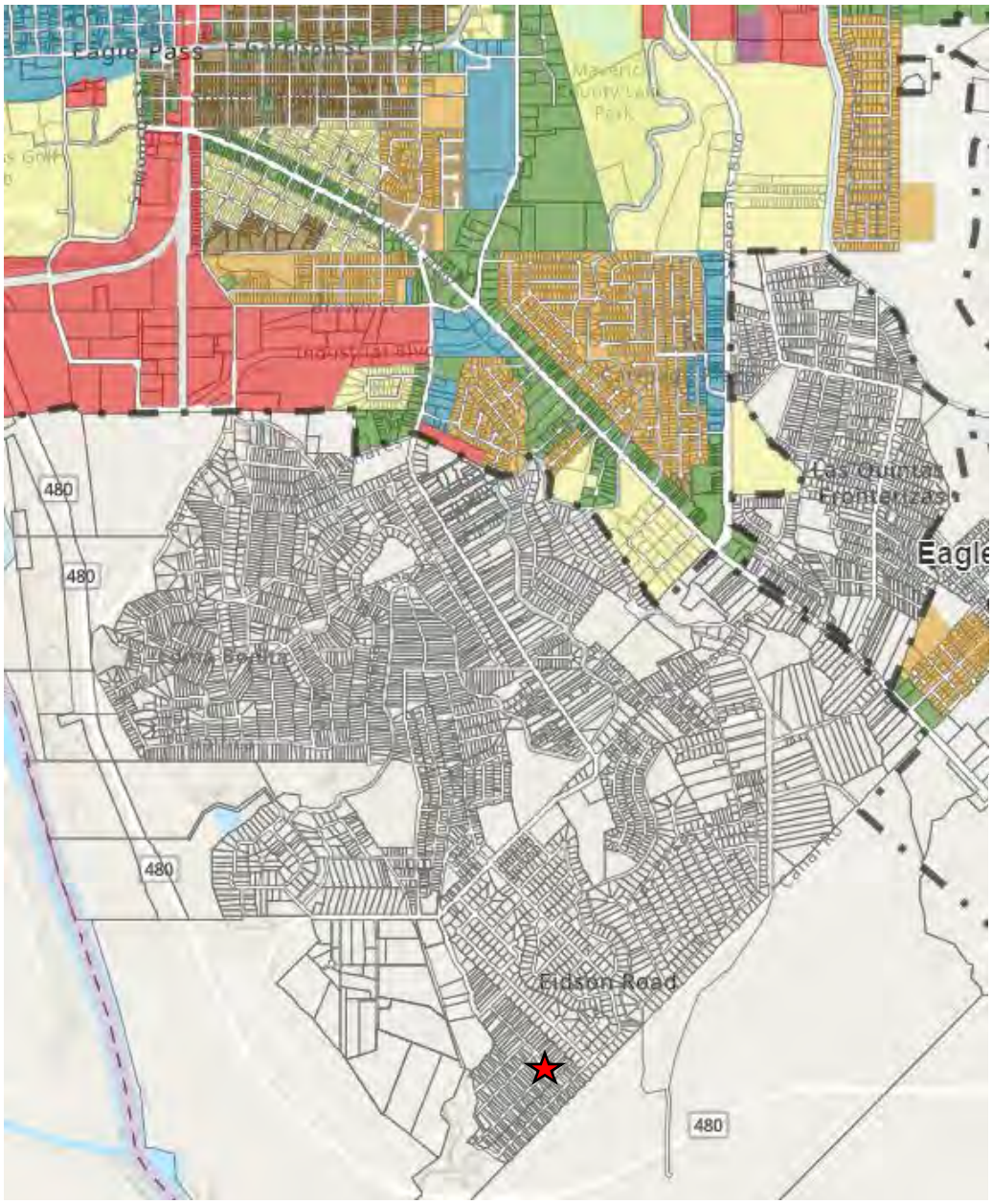
If you have any questions or need more information, contact me at (830) 872-8799 or to my email cavel2us@gmail.com.

Carlos Arturo Velarde Fernandez, P.E.
Professional Engineer, License No. 134409, Texas.
Eagle Pass, Texas, February 17, 2024.

List of Exhibits:
1.- FEMA Firm Map for Site.
2.- EPWW Water and sewer Infrastructure on La Herradura Road, Erika St and Mariza St.

Attachment 4
Master Plan Map & Zoning District Map

Zoning Map



Legend

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

Item #7

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

Preliminary Re-plat of Lot 1 in Block 20 of Loma Linda Subdivision Unit 3

I. BACKGROUND

A. General Information

Applicant: Cavel Engineering I Eagle Pass, Tx 78852

Developer: Reynaldo & Cynthia Menchaca I Eagle Pass, TX 78852

Location: Linda Vista Drive – Corner of Chucho Street and Linda Vista Drive

Property ID Number: 56554

Legal Description: Lot 1 in Block 20 of Loma Linda Subdivision Unit 3

Request: Preliminary replat approval to subdivide a 0.5027-acre tract into two residential lots, including a waiver from Section 23-64 regulating sidewalks, curb, and gutter. This will allow the developer to install necessary city utilities prior to submittal of the final plat application and prior to plat recordation.

B. Subject Property Information

Parcel Size: 21,900 square feet **Topography:** Generally flat

This property currently discharges all runoff naturally to the northwest 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.

Vegetation: Minimal vegetation

Existing Use: Residential dwelling on the proposed Lot 1B

Proposed Use: Creating an additional residential lot.

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

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

C. Vicinity Data

The site is located within an area that features residential developments consistent with 7,700-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, gas, and garbage service.

Access to the site is provided by Linda Vista Drive and Wagon Wheel Road via Rosita Valley Road and El Indio Highway.

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.* 60 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. 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 Chucho Street, Linda Vista Dr, and wagon wheel Road.

   There are no curbs and no sidewalks within the vicinity of the property, a variance for curbs and sidewalks is being requested as part of the proposal. The Maverick County Planning Department and Eagle Pass Community Development Department have agreed to waive the requirement when the infrastructure is not in place.

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 he 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 the streets abutting the lots 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-1 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 Wagon Wheel 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 Wagon Wheel 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 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.

6. 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.*

7. The replat will conform with the parkland dedication requirements set forth in *Article V* in *Eagle Pass Code of Ordinances Chapter 23*. Cash in lieu payment to Maverick County has been collected.

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 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.

9. The re-subdivision design is consistent with the purpose of the *R-1 First One-Family Dwelling District*.

10. The re-subdivision will allow for a use of the property that is consistent with the commercial purpose of the *R-1 First 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-1 First One-Family Dwelling District*.

    C. The subdivision is warranted because of the necessity to create additional building lots in the *R-1 First 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-1 First 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

That the Planning and Zoning Commission (1) **GRANT** the sidewalk waiver request and (2) **GRANT** preliminary approval of the *Replat* of *Lot 1 in Block 20 of Loma Linda Subdivision Unit 3,* 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
Maverick County Planning Director Angel Salas via e-mail
Eagle Pass Planning and Zoning Commission via e-mail
Eagle Pass Community Development Department Report dated June 13, 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 1 Block 20, Loma Linda Subdivision Unit 3

Maverick County Property Identification Number(s): 56554

Name of Addition: Loma Linda Subdivision Unit 3

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

Number of Residential Lots: 2 Number of Commercial Lots: 0 Gross Acreage: 0.501

Number of New Street Intersections 0 Linear feet of Streets 0

Is Subdivision inside city limits? Yes ( ) No (•); If so, Zoning District: Maverick Co / ETJ

Existing Land Use: Residential Proposed Land Use: Residential

Requested Variances: 1.- Subdivision less than 5 Acres
2.- Sidewalk Variance

PROPERTY OWNER:

Name: Reynaldo Menchaca
Address: PO BOX 4501
City: Eagle Pass
State: TX Zip: 78852
Signature:

Contact:
Phone: (830) 335-3525
Fax:
E-mail: rogermenchaca8@gmail.com
Date: 04/26/2024

PROPERTY OWNER:

Name: Cynthia Menchaca (deceased)
Address: PO BOX 4501
City: Eagle Pass
State: TX Zip: 78852
Signature:

Contact: Reynaldo Menchaca
Phone: (830) 335-3525
Fax:
E-mail: rogermenchaca8@gmail.com
Date:

APPLICANT/SUBDIVIDER:

Name: Reynaldo Menchaca
Address: PO BOX 4501
City: Eagle Pass
State: TX Zip: 78852
Signature: _____

Contact: _____
Phone: (830) 335-3525
Fax: _____
E-mail: rogermenchaca8@gmail.com
Date: 04/26/2024

SURVEYOR:

Name: Frank Gaytan, RPLS
Address: 487 Memo Robinson Rd, Apt B
City: Eagle Pass
State: TX Zip: 78852
Signature: Frank Gay

Contact: _____
Phone: (830) 773-8308
Fax: _____
E-mail: alvarez.gaytan@yahoo.com
Date: 04/26/2024

ENGINEER:

Name: Cavel Engineering
Address: 2373 Willowbrae Dr
City: Eagle Pass
State: TX Zip: 78852
Signature: _____

Contact: Carlos Velarde, PE
Phone: (830) 872-8799
Fax: _____
E-mail: cavel2@gmail.com
Date: 04/26/2024

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 Signature

04/26/2024
Date

REPLAT OF LOT 1, BLOCK 20, LOMA LINDA SUBDIVISION UNIT 3

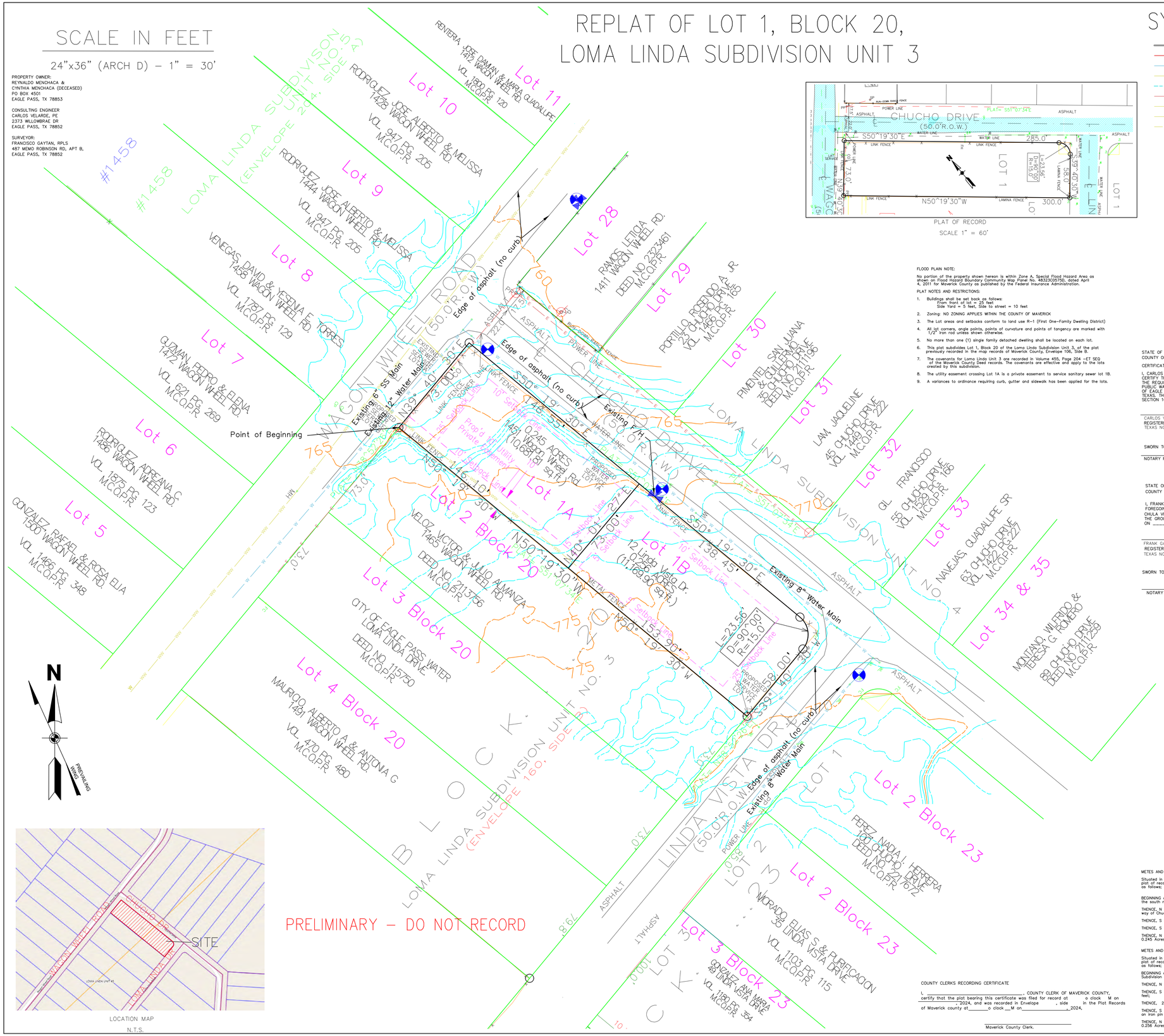
SCALE IN FEET

24"x36" (ARCH D) – 1" = 30'

PROPERTY OWNER:
REYNALDO MENCHACA &
CYNTHIA MENCHACA (DECEASED)
PO BOX 4501
EAGLE PASS, TX 78853

CONSULTING ENGINEER
CARLOS VELARDE, PE
2373 WILLOWBRAE DR
EAGLE PASS, TX 78852

SURVEYOR:
FRANCISCO GAYTAN, RPLS
487 MEMO ROBINSON RD, APT B,
EAGLE PASS, TX 78852



PLAT OF RECORD
SCALE 1" = 60'

FLOOD PLAIN NOTE:

No portion of the property shown hereon is within Zone A, Special Flood Hazard Area as shown on Flood Hazard Boundary Community Map Panel No. 48323C0575D, dated April 4, 2011 for Maverick County as published by the Federal Insurance Administration.

PLAT NOTES AND RESTRICTIONS:

1. Buildings shall be set back as follows:
   Front front of lot = 25 feet
   Side yard = 5 feet, Side to street = 10 feet
2. Zoning: NO ZONING APPLIES WITHIN THE COUNTY OF MAVERICK
3. The Lot areas and setbacks conform to land use R-1 (First One-Family Dwelling District)
4. All lot corners, angle points, points of curvature and points of tangency are marked with 1/2" iron rod unless shown otherwise.
5. No more than one (1) single family detached dwelling shall be located on each lot.
6. This plat subdivides Lot 1, Block 20 of the Loma Linda Subdivision Unit 3, of the plat previously recorded in the map records of Maverick County, Envelope 106, Side B.
7. The covenants for Loma Linda Unit 3 are recorded in Volume 455, Page 204 –ET SEQ of the Maverick County Deed records. The covenants are effective and apply to the lots created by this subdivision.
8. The utility easement crossing Lot 1A is a private easement to service sanitary sewer lot 1B.
9. A variances to ordinance requiring curb, gutter and sidewalk has been applied for the lots.

LOCATION MAP
N.T.S.

SYMBOLOGY

- BOUNDARY
- FENCE
- WATER SUPPLY
- SANITARY SEWER
- STORM SEWER
- POWER
- TELEPHONE
- ATT
- TWC
- CONTOUR MIN EX
- CONTOUR MAJ EX
- FOUND MONUMENTS
- SET STAKES
- WATER VALVE, FIRE HYDRANT
- POWER POLE, GUY WIRE
- MANHOLE
- TRAFFIC LIGHT, SIGN

STATE OF TEXAS X
COUNTY OF MAVERICK X

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, AS OWNER OF LOT 1 OF THE LOMA LINDA SUBDIVISION UNIT3, IN MAVERICK COUNTY,TEXAS CERTIFY THAT :

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET THE MINIMUM STATE STANDARDS:
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET THE MINIMUM STATE STANDARDS:
(D) GAS CONNECTIONS, IF AVAILABLE PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STANDARDS, AND

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

_____ _____
REYNALDO MENCHACA CYNTHIA MENCHACA (DECEASED)

STATE OF TEXAS X
COUNTY OF MAVERICK X

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED, REYNALDO MENCHACA PROVED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSES TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGE THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS_____ DAY OF _____ , 2024.

NOTARY PUBLIC STATE OF TEXAS

STATE OF TEXAS XX
COUNTY OF MAVERICK XX

CERTIFICATE OF COMPLIANCE WITH MODEL RULES

I, CARLOS VELARDE, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS (NO.134409), HEREBY CERTIFY THAT THE WATER AND SEWER SERVICES FOR THIS SUBDIVISION WERE DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF EAGLE PASS. TEXAS, THAT THESE SERVICES WILL BE CONNECTED TO THE PUBLIC WATER AND SEWER UTILITIES. THAT THESE SERVICES WILL BE OPERATED AND MAINTAINED BY THE CITY OF EAGLE PASS, 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 AND ARE OPERABLE AT THIS TIME.

CARLOS VELARDE
REGISTERED PROFESSIONAL ENGINEER
TEXAS NO. 134409

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____DAY OF _____, 2024.

NOTARY PUBLIC STATE OF TEXAS

STATE OF TEXAS XX
COUNTY OF MAVERICK XX

I, FRANK GAYTAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE FOREGOING PLAT AND DESCRIPTION OF THE REPLAT OF LOT 102A AND 102B, OUT OF LOT 102 CHULA VISTA SUBDIVISION UNIT II, WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON _____, 2024.

FRANK GAYTAN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 5474

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____DAY OF _____, 2024.

NOTARY PUBLIC STATE OF TEXAS

CITY OF EAGLE PASS
CERTIFICATE OF PLAT APPROVAL

WE THE UNDERSIGNED CERTIFY THAT THIS REPLAT OF LOT 1, BLOCK 20 OUT OF LOT 1 LOMA LINDA SUBDIVISION UNIT 3, WAS REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF EAGLE PASS, TX

_____
CHAIRMAN OF THE CITY OF EAGLE PASS
PLANNING AND ZONING COMMISSION

SWORN UNDER MY HAND AND SEAL OF OFFICE THIS_____DAY OF_____, 2024.

_____
NOTARY PUBLIC STATE OF TEXAS

CITY OF EAGLE PASS
CERTIFICATE OF PLAT APPROVAL

WE THE UNDERSIGNED CERTIFY THAT THIS REPLAT OF LOT 1, BLOCK 20 OUT OF LOT 1 LOMA LINDA SUBDIVISION UNIT 3 WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF EAGLE PASS, TEXAS.

_____
MAYOR OF THE CITY OF EAGLE PASS

SWORN UNDER MY HAND AND SEAL OF OFFICE THIS_____DAY OF_____, 2024.

_____
NOTARY PUBLIC STATE OF TEXAS

MAVERICK COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS REPLAT OF LOT 1, BLOCK 20 OUT OF LOT 1 LOMA LINDA SUBDIVISION UNIT 3, WAS REVIEWED AND APPROVED BY THE MAVERICK COUNTY COMMISSIONERS' COURT.

_____
MAVERICK COUNTY JUDGE DATE

SWORN UNDER MY HAND AND SEAL OF OFFICE THIS_____DAY OF_____, 2024.

_____
NOTARY PUBLIC STATE OF TEXAS

METES AND BOUNDS FOR LOT 1A BLOCK LOMA LINDA SUBDIVISION UNIT 3

Situated in Maverick County, Texas and being a 0.245 Acres and being a portion of Lot 1, Block 20 of the Loma Linda Subdivision Unit 3, as shown in the plat of record in Envelope 160, Side B of the Maverick County Map records; said 0.245 Acres tract being more particularly described by metes and bounds as follows;

BEGINNING at the common northerly corner of Lot 1 and Lot 2, Block 20 of said subdivision, said point falling on the southerly line of a 50 foot street, the south right of way line of Wagon Wheel Road for the northwest corner of this tract and POINT OF BEGINNING (P.O.B.);

THENCE, N 39°40'30"E, 73.00 feet along the ROW of Wagon Wheel Road to an iron pin set falling on the West ROW of a 50 foot street, the west right of way of Chucho drive, for a corner of this tract;

THENCE, S 50°19'30"E, 146.55 feet along the ROW of Chucho drive, to an iron pin set for a corner of this tract;

THENCE, S 40°01'27"W, 73.00 feet along the ROW of Chucho drive, to an iron pin set for a corner of this tract;

THENCE, N 50°19'30"W, 146.10 feet along the line that divides Lot 1 and Lot 2, Block 20 of said subdivision to the POINT OF BEGINNING, and containing 0.245 Acres of land more or less.

METES AND BOUNDS FOR LOT 1B BLOCK LOMA LINDA SUBDIVISION UNIT 3

Situated in Maverick County, Texas and being a 0.256 Acres and being a portion of Lot 1, Block 20 of the Loma Linda Subdivision Unit 3, as shown in the plat of record in Envelope 160, Side B of the Maverick County Map records; said 0.256 Acres tract being more particularly described by metes and bounds as follows;

BEGINNING at the point that bears S 50°19'30"E, 146.10 feet from the common northerly corner of Lot 1 and Lot 2, Block 20 of slad Loma Linda Subdivision Unit 3, for the northwest corner of this tract and POINT OF BEGINNING (P.O.B.);

THENCE, N 40°01'27"E, 73.00 to a corner of this tract falling in the west ROW of a 50 foot street Chucho drive;

THENCE, S 50°19'30"E, 138.45 feet along the ROW of Chucho drive, to an iron pint set falling on a curve having a delta angle of 90° and a radius of 15.00 feet;

THENCE, 23.56 feet along the arc of sald curve to an iron pin set falling on the ROW of a 50 foot street, for the north ROW of Loma Vista drive;

THENCE, S 39°40'30"W 58.00 feet along the ROW of Loma Vista drive to the common southerly point of Lot 1 and Lot 2, Block 20 of said subdivision for an iron pin set for a corner of this tract;

THENCE, N 50°19'30"W, 153.90 feet along the line that divides Lot 1 and Lot 2, Block 20 of said subdivision to the POINT OF BEGINNING, and containing 0.256 Acres of land more or less.

COUNTY CLERKS RECORDING CERTIFICATE

I, _____, COUNTY CLERK OF MAVERICK COUNTY, certify that the plat bearing this certificate was filed for record at _____o clock ___M on _____, 2024, and was recorded in Envelope _____, side _____ in the Plat Records of Maverick county at _____o clock ___M on_____, 2024.

_____
Maverick County Clerk.

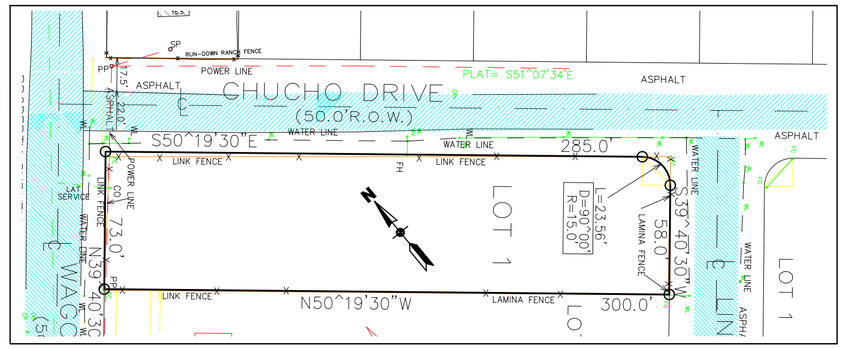
Replat Lot 1, Block 20 of the Loma Linda Subdivision Unit 3, Maverick County, Texas.

CAVEL ENGINEERING
ENGINEERING FIRM F-20893, TEXAS
2373 Willowbrae Dr.
Eagle Pass, Texas 78852
Phone: (830) 872-8799

JOB#RP 0124-02
REV 01
June 11, 2024

SHEET
1 of 1

Plat Zoomed In



PLAT OF RECORD

SCALE 1" = 60'

FLOOD PLAIN NOTE:

No portion of the property shown hereon is within Zone A, Special Flood Hazard Area as shown on Flood Hazard Boundary Community Map Panel No. 48323C0575D, dated April 4, 2011 for Maverick County as published by the Federal Insurance Administration.

PLAT NOTES AND RESTRICTIONS:

1. Buildings shall be set back as follows:
   From front of lot = 25 feet
   Side Yard = 5 feet, Side to street = 10 feet
2. Zoning: NO ZONING APPLIES WITHIN THE COUNTY OF MAVERICK
3. The Lot areas and setbacks conform to land use R-1 (First One-Family Dwelling District)
4. All lot corners, angle points, points of curvature and points of tangency are marked with 1/2" iron rod unless shown otherwise.
5. No more than one (1) single family detached dwelling shall be located on each lot.
6. This plat subdivides Lot 1, Block 20 of the Loma Linda Subdivision Unit 3, of the plat previously recorded in the map records of Maverick County, Envelope 106, Side B.
7. The covenants for Loma Linda Unit 3 are recorded in Volume 455, Page 204 -ET SEQ of the Maverick County Deed records. The covenants are effective and apply to the lots created by this subdivision.
8. The utility easement crossing Lot 1A is a private easement to service sanitary sewer lot 1B.
9. A variances to ordinance requiring curb, gutter and sidewalk has been applied for the lots.

Point of Beginning

PRELIMINARY - DO NOT RECORD

Aerial View

Site Photos

Chuchos

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): Reynaldo Menchaca

Phone: (830) 335-3525 Email: rogermenchaca8@gmail.com

Owner: Reynaldo Menchaca

Owner Address: PO BOX 4501 City: Eagle Pass State: TX Zip: 78852

Phone: _____ Email: _____

Property Information

Site Address: 1451 Wagon Wheel Rd, Eagle Pass, TX

Legal description (from deed): Lot 1 Block 20, Loma Linda Unit 3

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

Maverick County Identification Number: 56554

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

No curb on any of the 3 adjacent streets

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

No curb and no sidewalks on any of the adjacent streets

Required Application Attachments

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

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

Applicant Authorization

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

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

Applicant Signature

04/26/2024
Date

Attachment 3
Preliminary Engineering Report

CAVEL ENGINEERING

Civil engineering and drone mapping

ENGINEERING & DRAINAGE REPORT

Prepared for:

Reynaldo Menchaca
Replat of Lot 1 Block 20
Loma Linda Subdivision Unit 3
Maverick County, Texas
Eagle Pass, TX 78852

Prepared by:

Cavel Engineering
Engineering Firm #20893
Phone: (830) 872-8799

January 27, 2024

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

1.-INTRODUCTION

This report was prepared by Carlos Velarde, PE., for a 0.501 Acre tract recorded as Lot 1 Block 20 of the Loma Linda Subdivision unit 3 of the plat of record Loma Linda Subdivision Unit 3, Eagle Pass, TX 78852. The property is located approximately 2.80 miles to the south east of the City of Eagle Pass City Limits. The property consists in the Lot 1 Block 20 of the Loma Linda Subdivision Unit 3 as shown on the plat of record on Envelope 160 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.

Figure 1. Location Map

2.-PROPERTY DESCRIPTION AND SITE PROPERTIES

The 0.501 Acre tract consist in Lot 1 Block 20 , of the Loma Linda Subdivision Unit 3 as shown on the plat of record on Envelope 160 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 there is one residential construction located on the southeast portion of this property, on the proposed lot 1B, the construction has a current Maverick County building permit obtained in 2023, the rest of the property is 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 48323C0575D for Maverick County, Texas and incorporated areas dated April 4, 2011. As shown in the FEMA Firmette map, attached as Exhibit 1.

Figure 2. Aerial Photogrammetry of the property.

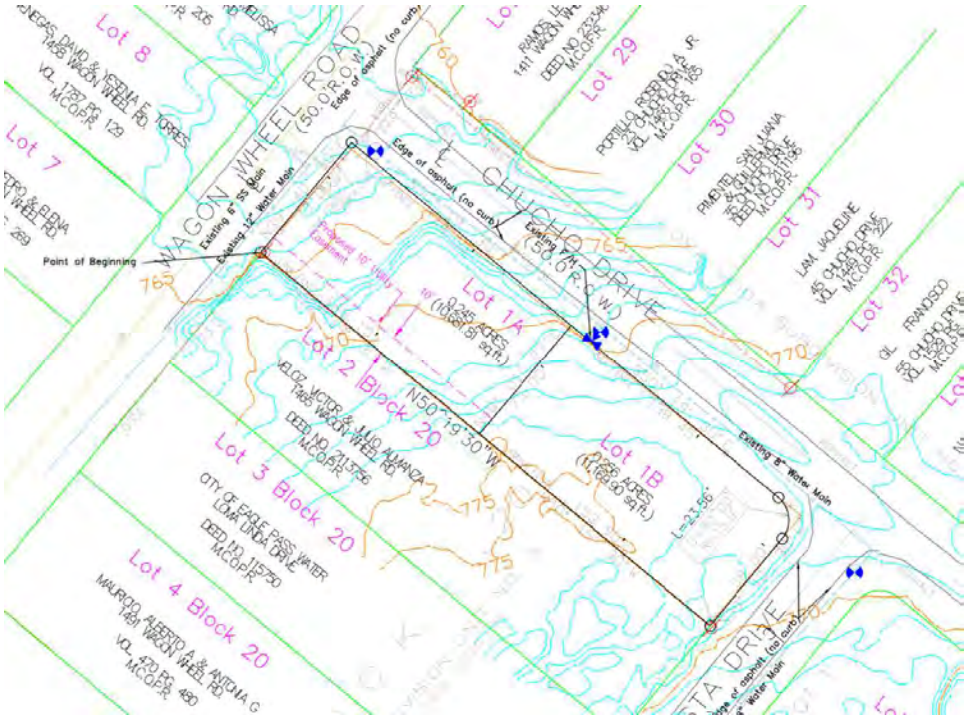


Figure 3. Excerpt from the Proposed Replat

Figure 3. View from the Southeast corner of the property, Intersection of Chucho Street and Linda Vista Drive

Figure 4. Intersection of Linda Vista and Chucho Dr, no curb and no sidewalks on the subdivision.

Figure 5. View from the south of Chucho Drive, the no curb and no sidewalks within the vicinity of the property.

Figure 6. Ground control point established for aerial photogrammetry.

Figure 7. Ground control point established for aerial photogrammetry.

Figure 8. View from the East of the property.

Figure 9. Fire Hydrant located on the east boundary of Lot 1

Figure 10. View from the Northeast

Figure 10. Northeast corner of the property, intersection of Wagon Wheel Dr and Chucho Dr.

3.- DRAINAGE CONDITIONS

The site drains naturally to the northwest portion of the existing Lot 1, 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 northwest 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= 1.1544441 10 yr- Maximun Rate of runoff (cfs) UNDEVELOPED
PROPOSED CONDITION - 10 YEAR
Q 10y= 2.1593955 10 yr- Maximun Rate of runoff (cfs) DEVELOPED

EXISTING CONDITION - 25 YEAR
Q 25y= 1.7382052 25 yr- Maximun Rate of runoff (cfs) UNDEVELOPED
PROPOSED CONDITION - 25 YEAR
Q 25y= 3.2513246 25 yr- Maximun Rate of runoff (cfs) DEVELOPED

EXISTING CONDITION - 50 YEAR
Q 50y= 1.999 50 yr- Maximun Rate of runoff (cfs) UNDEVELOPED
PROPOSED CONDITION - 25 YEAR
Q 50y= 3.7391431 50 yr- Maximun Rate of runoff (cfs) DEVELOPED

EXISTING CONDITION - 100 YEAR
Q 100y= 2.2571751 100 yr- Maximun Rate of runoff (cfs) UNDEVELOPED
PROPOSED CONDITION - 100 YEAR
Q 100y= 4.2220613 100 yr- Maximun Rate of runoff (cfs) DEVELOPED

TOTAL AREA= 0.501 AC.

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

DEVELOPED
AREA= 0.501 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 0.501 Acres

SURFACE	AREA (Ac)	COEFF.	TOTAL AREA/AREA1	C=
Building	0.000	0.95	0.00%	0
Asphalt/Concrete	0.000	0.95	0.00%	0
Native Vegetation	0.501	0.30	100.00%	0.3
			Cw=	0.3

C= 0.3 Weighted Runoff coefficient UNDEVELOPED

RUNOFF COEFFICIENT CALCULATION (DEVELOPED)

C= 0.561152 Weighted Runoff coeff (CW)(1.25) FOR +25 YRS DEVELOPED
C= Weighted Runoff Coefficient Developed

TOTAL AREA 0.501 Acres (PROJECTED)

SURFACE		AREA (Ac)	COEFF.	TOTAL AREA/AREA1	C=
Building	3000 SF	0.069	0.95	13.75%	0.1305928
Asphalt/Concrete	2000 SF	0.046	0.95	9.16%	0.0870619
Native Vegetation		0.386	0.30	77.09%	0.2312669
				Cw=	0.4489216

C= 0.4489216 Weighted Runoff coefficient DEVELOPED

I 10y=	9.6011653	10 yr- Average Rainfall intensity (in/hr) (calculation below)
I 25y=	11.564905	25 yr- Average Rainfall intensity (in/hr) (calculation below)
I 50y=	13.300067	50 yr- Average Rainfall intensity (in/hr) (calculation below)
I 100y=	15.017798	100 yr- Average Rainfall intensity (in/hr) (calculation below)
A=	0.501	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			FOR 25-YEAR		
I=	9.6011653	in./hr.	I=	11.564905	in./hr.
e =	0.8774		e =	0.8792	
b =	130.75	in	b =	167.74	in
d=	13.7	min	d=	15.03	min

FOR 50-YEAR			FOR 100-YEAR		
I=	13.300067	in./hr.	I=	15.017798	in./hr.
e =	0.8834		e =	0.8844	
b =	203.36	in	b =	237.57	in
d=	16	min	d=	16.78	min

tc= 5.9150394 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} = Overland flow time

K= A units conversion coefficient K=0.828 for traditional units the overland-flow length

L= (ft)

N= A dimensionless retardance coefficient

S= Slope of terrain conveying the overland flow

K= 0.828

N= 0.02

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= 65 FT
ELEV 1 = 764 FT
ELEV 2 = 774 FT
S= 0.1538462

$t_{ov} =$ 1.4530365 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= 244 FT
ELEV 1 = 773 FT
ELEV 2 = 774 FT
S= 0.0040984

$t_{ch} =$ 4.4620029 minutes

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

Max. Time of Concentration = 10 minutes

$t_c =$ 5.9150394 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
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 right on Rosita Valley Drive for approximately 0.70mi, take a left onto High Noon St for 0.70 miles and take a right onto Wagon Wheel Road until the intersection of Chucho Drive and Wagon Wheel Rd for the north 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 Wagon Wheel Drive, Chucho Drive and Loma Linda Dr.

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 Wagon Wheel Road, there is a proposed 10 feet utility easement on the southwesterly line of the proposed Lot 1A to serve sanitary sewer to Lot 1B.

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

2units X 4 Persons X 100 Gallons X 1 day X 1 Hour = 0.555 GPM
Per unit Person-Day 24 hours 60 minutes

Peak demand = 2.5 peak factor X 0.555 GPM ≈ 1.388 GPM

Sanitary Sewer Calculations

RESIDENTIAL USE

2 Dwellings. For total development

2 Units X 4 Persons X 80 Gallons X 1 day X 1 Hour = 0.444 GPM
Per Room Person-Day 24 hours 60 minutes

Infiltration and Inflow Factor = 0.5
Peak Demand Factor = 2.0
Peak Demand = 2.5 Combined Factor X 0.444 GPM = 1.11 GPM ≈ 0.002475 CFS.
Note: 1 CFS = 448.83 GPM.

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.

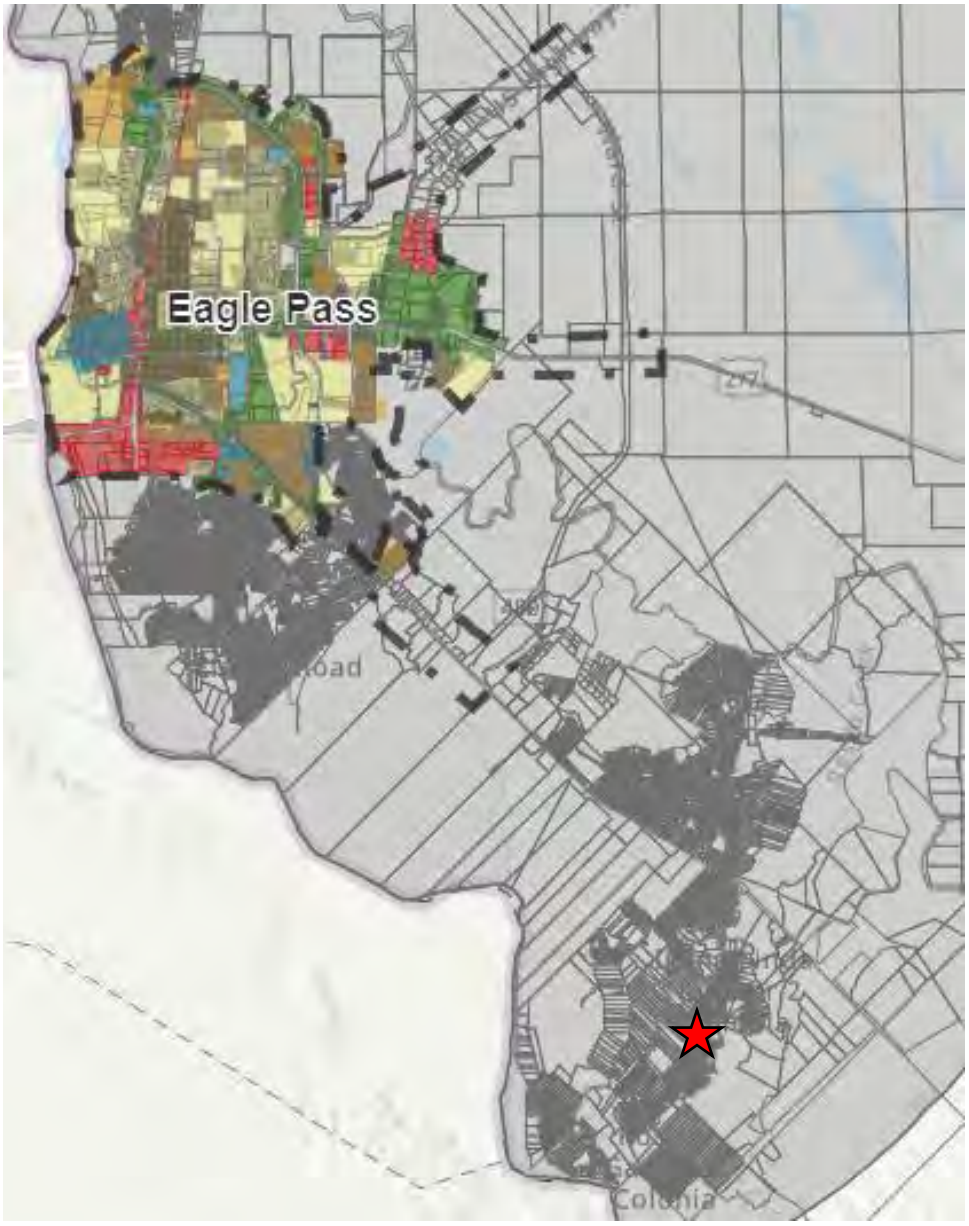
If you have any questions or need more information, contact me at (830) 872-8799 or to my email cavel2us@gmail.com.

Carlos Arturo Velarde Fernandez, P.E.
Professional Engineer, License No. 134409, Texas.
Eagle Pass, Texas, January 27, 2024

List of Exhibits:
1.- FEMA Firmette for Site.
2.- EPWW Water and sewer Infrastructure on Wagon Wheel Rd and Chucho

Attachment 4
Master Plan Map & Zoning District Map

Zoning Map



Item #8

Planning Department Executive Summary
REPORT TO THE PLANNING AND ZONING COMMISSION

Final Replat of Lot D in Block 11 of Townsite Fabrica Subdivision

I. BACKGROUND

A. General Information

Applicant: Dirksen Engineering │ 441 Fort Clark, Ste B I Uvalde, TX 78801

Owners: Mauricio & Beatriz Mata I Jose & Maribelle Jimenez

Location: 1576 Dr. Gates St. & 1560 Dr. Gates St.

Property ID Number: 8700580 & 9147

Legal Description: Lot D in Block 11 of Townsite Fabrica Subdivision

Request: Final replat approval to subdivide an approximately 0.8743-acre tract into two residential lots. The city utilities have been installed, inspected, and accepted by Eagle Pass Water works System; therefore, the plat may be recorded after City and County approve of this replat application.

B. Subject Property Information

Parcel Size: Lot D-1A:.2715-ac and Lot D-1B: 84.43 **Topography:** Generally flat

Vegetation: native vegetation **Existing Use:** vacant land

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

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

C. Vicinity Data

The site is located within an area that features residential developments and adjacent to Seco Mines Elementary School.

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 Dr. Gates Road and Chavarria Street. Access to the parcels will be determined at the time of lot development by the Maverick County Planning Department. The City Council of Eagle Pass approved the preliminary plat with the condition that the sidewalks be installed at the time of lot development. A plat note has been depicted on the final plat for reassurance.

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. 75 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 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. It would not comply if sidewalks and curb and gutters variance requests are granted by the Commission.

   - ✓ 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 Dr. Gates and Chavarria Street are 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 Dr. Gates and Chavarria Street 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. Although it may be required at the time of lot development if the proposed apartments are built. This is to be determined by the Maverick County Planning Department.

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

   - ✓ 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 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 replat will conform with the parkland dedication requirements set forth in *Article V* in *Eagle Pass Code of Ordinances Chapter 23*. Cash in lieu payment to Maverick County has been collected.

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 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.

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

B. <u>Community Development Department Recommendation</u>

That the Planning and Zoning Commission **GRANT** final plat approval of the proposed *Replat of Lot D in Block 11 of Townsite Fabrica,* 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 with the condition that sidewalks be installed at the time of lot development as approved by Eagle Pass City Council at their August 1, 2023 meeting.

TRANSMITTED to the parties listed hereafter:
Dirksen engineering via e-mail
Eagle Pass Planning and Zoning Commission via e-mail
Maverick County Planning Director, Angel Salas via email
Planning & Zoning Commission Report dated June 13, 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

SUBDIVISION APPLICATION

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

Property Legal Description: Fabrica,Block 11, Lot D, Acres 0.618 and Fabrica, Block 11, Lot D (Northeast 75x150 ft of Lot D)

Maverick County Property Identification Number(s): 8700580 and 9147

Name of Addition: Replat of Lot D, Block 11, Townsite of Fabrica

Location of Addition: SW corner of Intersection of Dr. Gates Road and Chavarria ST.

Number of Residential Lots: 2 Number of Commercial Lots: 0 Gross Acreage: 0.8743

Number of New Street Intersections 0 Linear feet of Streets 0

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

Existing Land Use: Residential Proposed Land Use: Multi-family residential

Requested Variances: none

PROPERTY OWNER:

Name: Mauricio & Beatriz Mata Contact: Mauricio & Beatriz Mata

Address: 2649 Cenizo Heights Phone: 830-325-3860

City: Eagle Pass Fax: none

State: Tx Zip: 78852 E-mail: mauricio@matacorteslaw.com

Signature: Date: 4-26-2023

PROPERTY OWNER:

Name: Jose & Maribelle Jimenez Contact: Jose & Maribelle Jimenez

Address: 1451 Paseo Encinal Dr. Phone: 830-325-9619

City: Eagle Pass Fax: _____

State: Tx Zip: 78852 E-mail: 521joejimenez@gmail.com

Signature: Date: 4-29-23

RECEIVED
4/23/23 VB

STATEMENT OF OWNER/SUBDIVIDER

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

Owner / Subdivider Signature

4-26-2023
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 Mauricio Mata Patricia (Name) (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 26 day of April, 2023.

Claudia R. Mata
Notary Public, State of Texas

CLAUDIA RAQUEL MATA
Notary ID #133186149
My Commission Expires
June 30, 2025

REPLAT OF LOT D, BLOCK 11, TOWNSITE OF FABRICA

Mauricio Mata, Beatriz Mata, Jose Jimenez, Jr., and Maribelle Jimenez

Being a 0.8743 acres Replat of Lot D, Block 11, Townsite of Fabrica as shown on Envelope 19, Side A, Maverick County Plat Records, composed tracts described in conveyance document to Jose Jimenez, Jr., and Maribelle Jimenez recorded in Document Number 2215903 and conveyance document to Mauricio Mata and Beatriz Mata recorded in Document Number 2220331 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:13458515.35, E:1490225.13) in the southwest intersection of Dr. Gates Road with Becos Street for the northeast corner of the herein described tract;

THENCE S 07°19'24" E, 249.48 feet to a steel stake set at the northeast corner of Lot 6, Block 11 as shown on the Re-Subdivision of Lots 11 and 17 of Fabrica Subdivision as shown on Envelope 96, Side B, Maverick County Plat Records for the southeast corner of the herein described tract;

THENCE S 85°38'17" W, 100.28 feet to a steel stake found at the common north corner of Lots 4 and 5 for an angle point in the south line of the herein described tract;

THENCE S 84°43'24" W, 49.99 feet to a steel stake found at the common north corner of Lots 3 and 4 for the southwest corner of the herein described tract;

THENCE N 05°37'22" W, 271.68 feet to a steel stake found in the south line of Dr. Gates Road for the northwest corner of the herein described tract;

THENCE S 85°45'57" E, 144.98 feet to the POINT OF BEGINNING containing 0.8743 acres of land within the herein described tract surveyed by Dirksen Engineering on March 1, 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_____ Signature_____ Signature_____
Mauricio Mata Beatriz Mata Jose Jimenez, Jr. Maribelle Jimenez

State of Texas)(
County of Maverick)(

Before me, the undersigned notary public, on this day personally appeared Mauricio Mata, Beatriz Mata, Jose Jimenez, Jr., and Maribelle Jimenez 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 teh purposes and consideration thereby expressed.

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

_____
Signature Notary Public State of Texas

COMMISSIONERS COURT CERTIFICATION:

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

SIGNED THIS _____ DAY OF _____, 20_____.

_____
MAVERICK COUNTY JUDGE

_____
ATTEST

WE THE UNDERSIGNED CERTIFY THAT REPLAT OF LOT D, BLOCK 11, TOWNSITE OF FABRICA WAS REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF EAGLE PASS ON _____, ____

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

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

_____
SIGNATURE NOTARY PUBLIC STATE OF TEXAS

WE THE UNDERSIGNED CERTIFY THAT REPLAT OF LOT D, BLOCK 11, TOWNSITE OF FABRICA WAS REVIEWED AND APPROVED BY THE CITY MANAGER OF THE CITY OF EAGLE PASS ON _____, ____

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

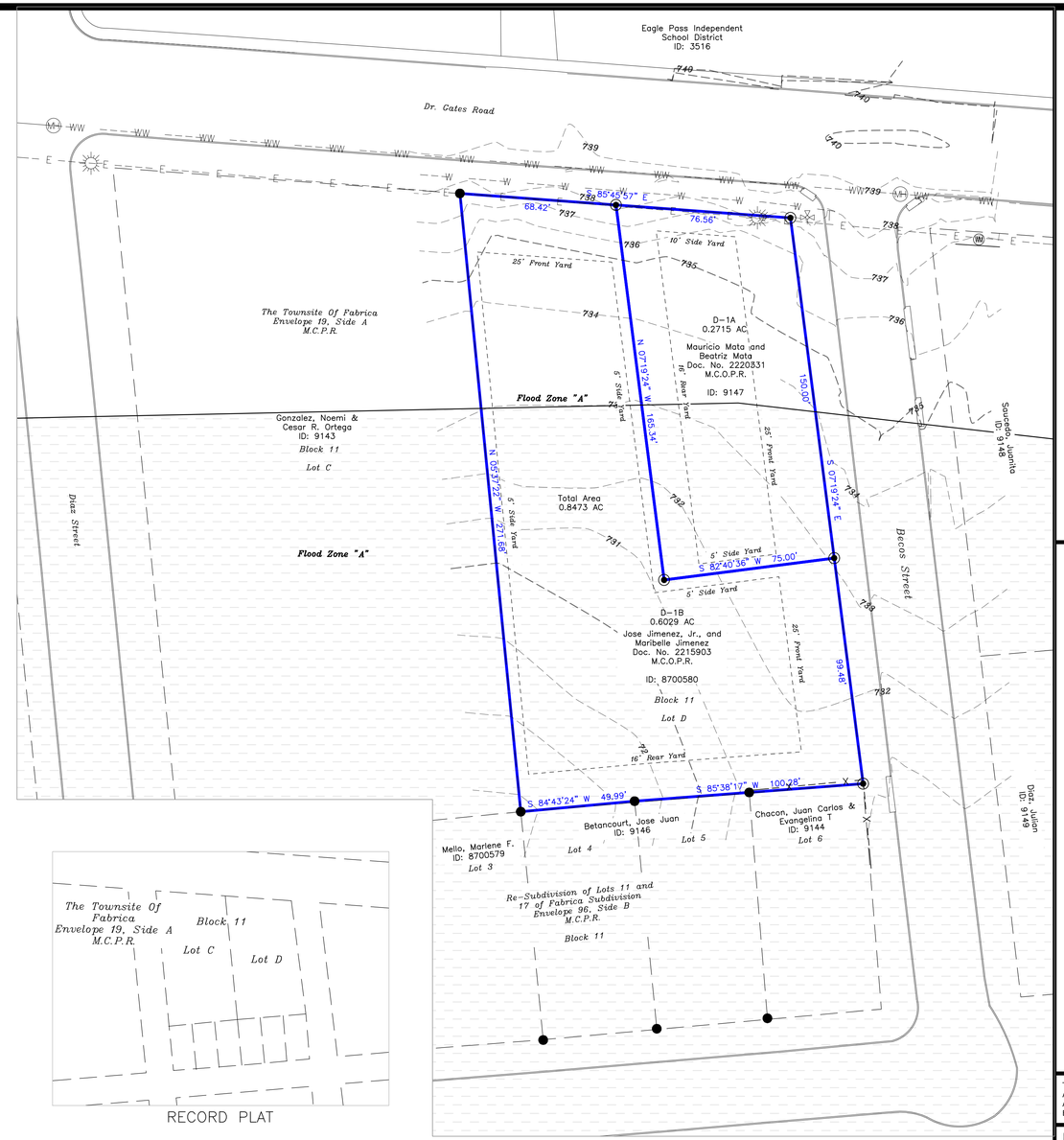
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF _____, ____

_____
SIGNATURE NOTARY PUBLIC STATE OF TEXAS

COUNTY CLERK'S RECORDING CERTIFICATE

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

_____
MAVERICK COUNTY CLERK



RECORD PLAT

NOTES:

1. THIS PLAT AMENDS PORTIONS OF LOT D , BLOCK 11, TOWNSITE OF FABRICA OF THE PLATS PREVIOUSLY RECORDED IN THE MAP RECORDS OF MAVERICK COUNTY, ENVELOPE 119, SIDE A.
2. 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, SIDEYARD 5 FT, SIDE YARD 10 FT AT STREET CORNER, REAR YARD 16 FEET.
3. PORTIONS OF THE SUBDIVISION SHOWN ON THIS PLAT ARE LOCATED INSIDE OF SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD , AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 48323C0451D FOR MAVERICK COUNTY, TEXAS AND INCORPORATED AREAS DATED APRIL 4, 2011.
4. 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.
5. EASEMENTS MUST BE KEPT CLEAR OF ANY OBSTRUCTIONS.

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 MARCH 1, 2023 ON THE GROUND UNDER MY SUPERVISION AND THE MONUMENTS SHOWN ARE WITHIN THE POSITIONAL TOLERANCE REQUIRED BY 22TAC SEC 663.15.

PRELIMINARY DO NOT RECORD FOR ANY PURPOSE

_____
KENNETH R. DIRKSEN, P.E. 82628, R.P.L.S. 6260
DIRKSEN ENGINEERING PROJECT 23-2859

STATE OF TEXAS KENNETH R. DIRKSEN 82628 REGISTERED PROFESSIONAL ENGINEER

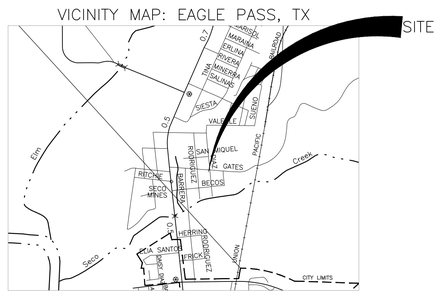
STATE OF TEXAS REGISTERED KENNETH R. DIRKSEN 6260 PROFESSIONAL LAND SURVEYOR

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

_____
SIGNATURE NOTARY PUBLIC STATE OF TEXAS

MY COMMISSION EXPIRES ON:_____

VICINITY MAP: EAGLE PASS, TX



SCALE: 1"= 2000'

REPLAT OF LOT D, BLOCK 11, TOWNSITE OF FABRICA

PRAIRIALWIND NAD83/ TXSC 4204

SCALE : 1" = 30'

LEGEND

BOUNDARY LINE	
EASEMENT	
SET 1/2" STEEL STAKE	◉
FOUND MONUMENT	•
SANITARY SEWER	-- ww -- ww -- Ⓢ
SEWER MANHOLE, CO	MH CO
PLAT LINES	— — — — — —
DEED LINES	———
EASEMENT	- - - - - - - -
FENCE	— x — x — x —
GAS LINE	— G — G — G —
WATER LINE	— W — W — W —
WATER VALVE/METER	⋈ WM
ELECTRIC	—— E OH ——
TELEPHONE	— 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 2022.

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

PROJECT# 23-2859

PROJECT NAME & ADDRESS

REPLAT OF LOT D, BLOCK 11, TOWNSITE OF FABRICA

Eagle Pass, TX

SHEET TITLE

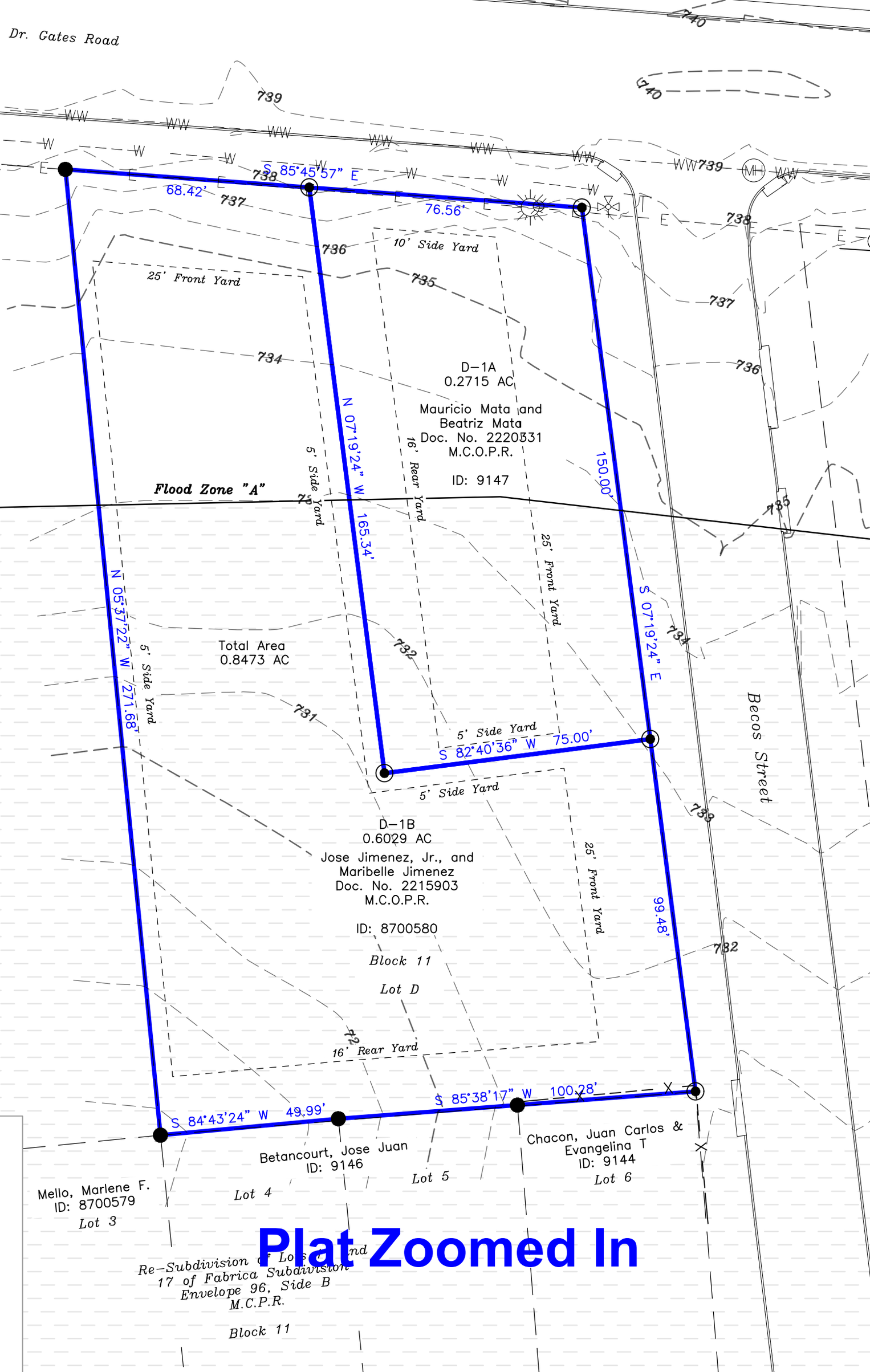
PRELIMINARY PLAT

04-24-2023

PREPARED FOR:
Mauricio Mata
2649 Cenizo Heights
Eagle Pass, Tx 78852

SHEET 1 OF 1 SHEETS

DES'D : KRD
DRAWN : WMS
APPV'D : KRD
DATE : 04-24-23



Plat Zoomed In

Site Photos

Migrant Council
Seco Mines
Elementary School
San Miguel St
Diaz St
Dr Gates Rd
Frances Gates Lp
Chavarria St
Becos St

Attachment 2
Engineering Report

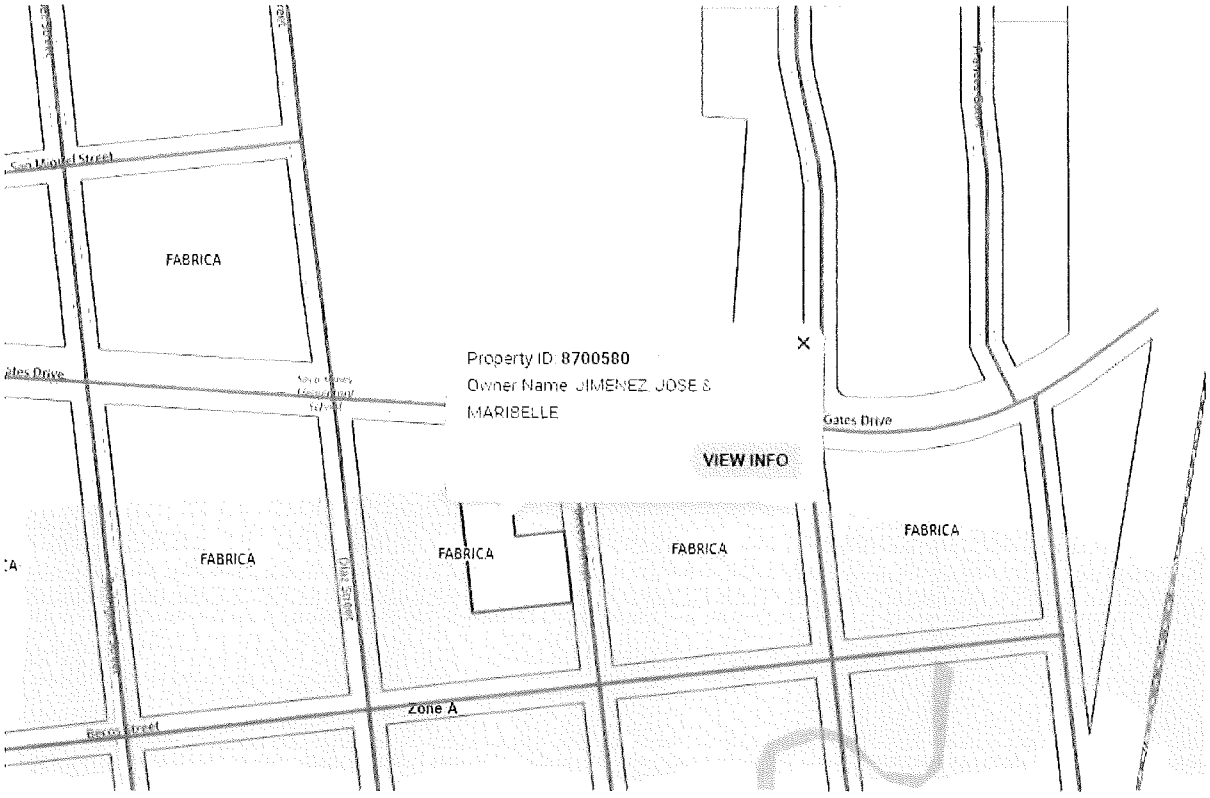
CAVEL ENGINEERING

Civil engineering and drone mapping

ENGINEERING & DRAINAGE REPORT

Prepared for:

Dirksen Engineering
Plat Amendment of Lot D, Block 11,
Townsite of Fabrica
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

RECEIVED
5/10/23 VB

1.-INTRODUCTION

This report was prepared by Carlos Velarde, PE., for a 0.8743 Acre property located at 1560 & 1576 Doctor Gates, Eagle Pass, TX 78852. The property is located approximately 0.55 miles to the north of the City of Eagle Pass City Limits. The property consists in the Lot D, Block 11 of the Townsite of Fabrica as shown on the plat of record on Envelope 19 Side A of the Maverick County Plat Records. The property is not currently zoned and is located to the north area of the extra territorial jurisdiction of the City of Eagle Pass, Tx.

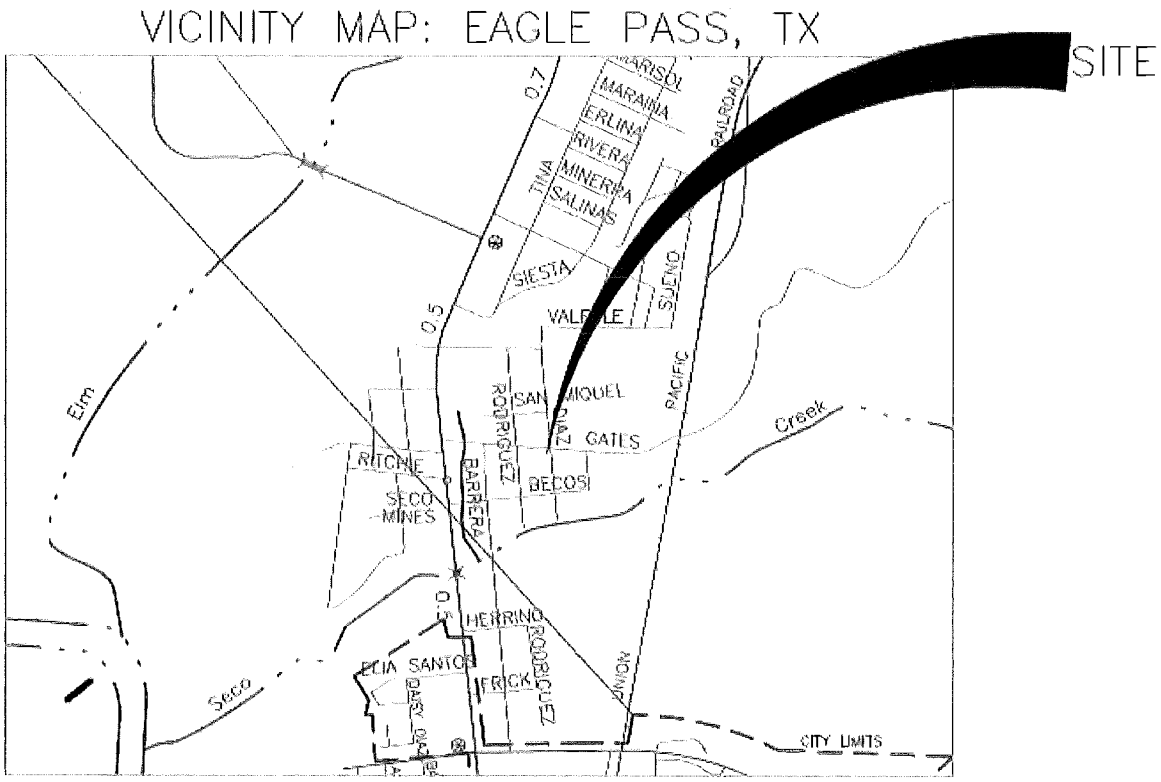


Figure 1. Location Map

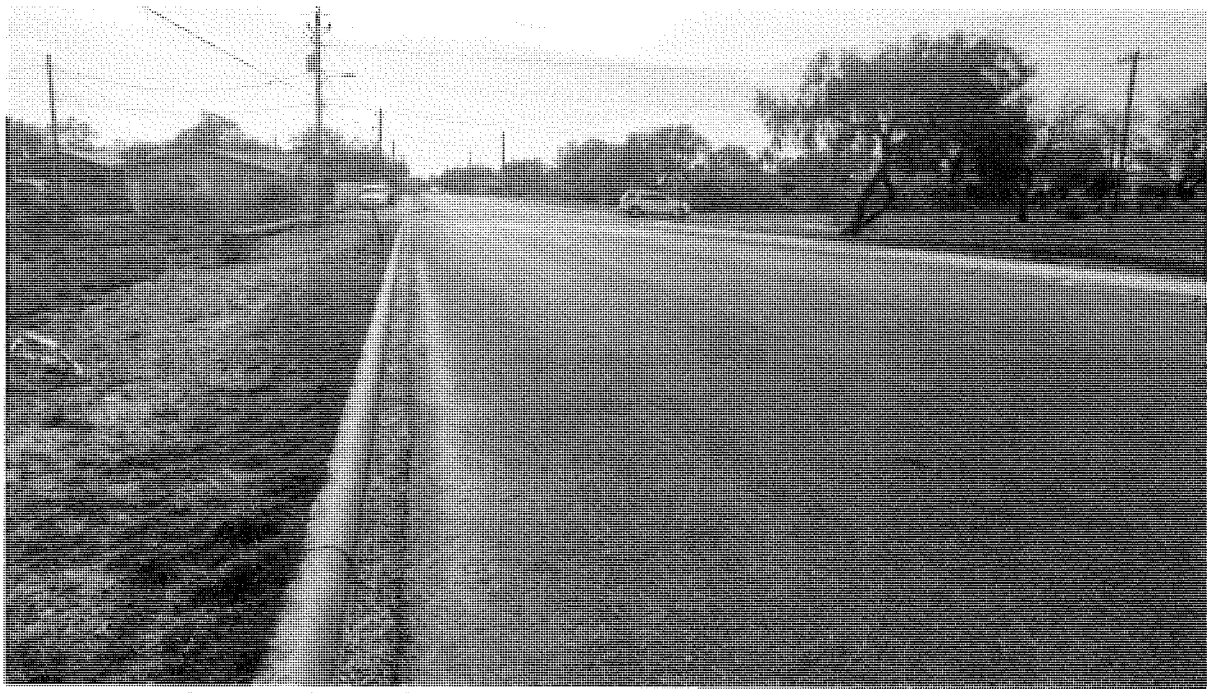


Figure 3. View to the west of property access on Doctor Gates drive.

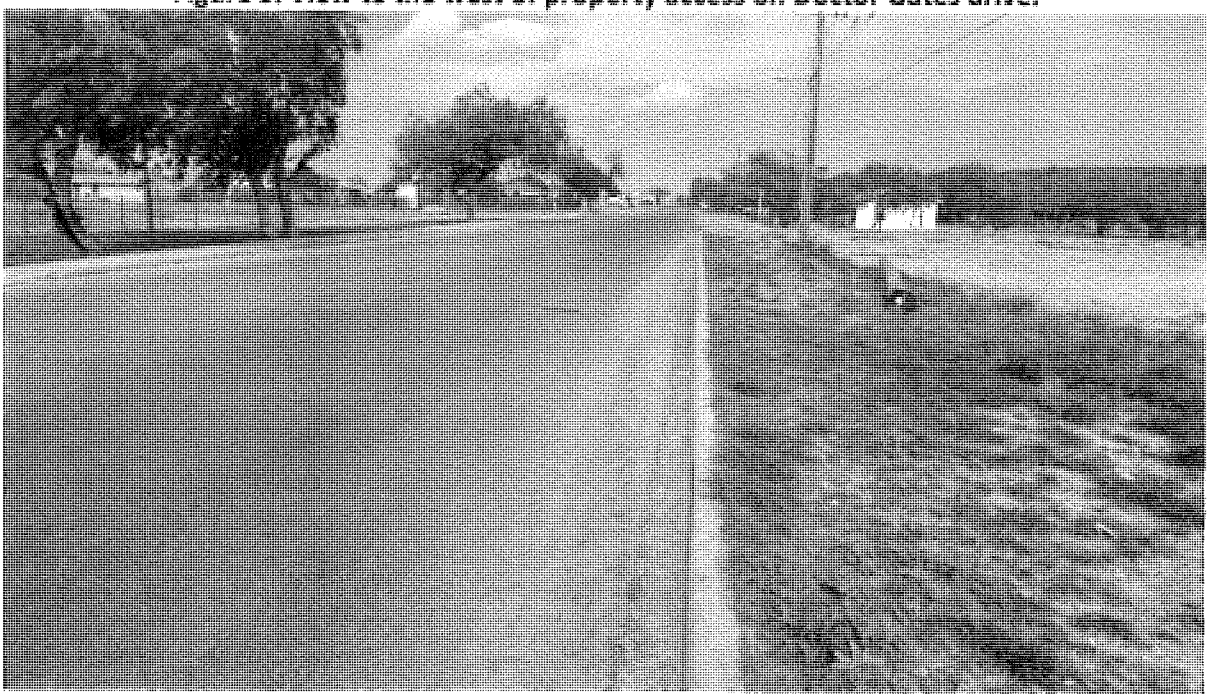


Figure 4. View to the east of property access on Doctor Gates drive.

Figure 7. Intersection of Doctor Gates street and Chavarria/Becos street, northeast corner of the property

Figure 8. Intersection of Doctor Gates street and Chavarria/Becos street

4.- DRAINAGE CALCULATIONS

EXISTING CONDITION - 10 YEAR

Q 10y= 1.9232805 10 yr- Maximun Rate of runoff (cfs) UNDEVELOPED

PROPOSED CONDITION - 10 YEAR

Q 10y= 3.2910381 10 yr- Maximun Rate of runoff (cfs) DEVELOPED

EXISTING CONDITION - 25 YEAR

Q 25y= 2.9038921 25 yr- Maximun Rate of runoff (cfs) UNDEVELOPED

PROPOSED CONDITION - 25 YEAR

Q 25y= 4.9690201 25 yr- Maximun Rate of runoff (cfs) DEVELOPED

EXISTING CONDITION - 50 YEAR

Q 50y= 3.3452189 50 yr- Maximun Rate of runoff (cfs) UNDEVELOPED

PROPOSED CONDITION - 25 YEAR

Q 50y= 5.7242003 50 yr- Maximun Rate of runoff (cfs) DEVELOPED

EXISTING CONDITION - 100 YEAR

Q 100y= 3.7824119 100 yr- Maximun Rate of runoff (cfs) UNDEVELOPED

PROPOSED CONDITION - 100 YEAR

Q 100y= 6.4723069 100 yr- Maximun Rate of runoff (cfs) DEVELOPED

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

TOTAL AREA= 0.8743 AC.

DEVELOPED AREA= 0.8743 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.

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			FOR 25-YEAR		
I=	9.1658114	in./hr.	I=	11.071303	in./hr.
e =	0.8774		e =	0.8792	
b =	130.75	in	b =	167.74	in
d=	13.7	min	d=	15.03	min

FOR 50-YEAR			FOR 100-YEAR		
I=	12.753894	in./hr.	I=	14.420725	in./hr.
e =	0.8834		e =	0.8844	
b =	203.36	in	b =	237.57	in
d=	16	min	d=	16.78	min

tc= 6.980366 min. (Calculation below)

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=	317	FT
ELEV 1 =	727	FT
ELEV 2 =	734	FT
S=	0.022082	

$t_{ov} =$

4.8057028 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

L=	165	FT
ELEV 1 =	732	FT
ELEV 2 =	734	FT
S=	0.0121212	

$t_{ch} =$

2.1746632 minutes

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

Max. Tc= 10 minutes

$t_c =$

6.980366 min.

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 Doctor Gates Drive, coming from the intersection of Del Rio Blvd. and Doctor Gates Drive, traveling east 0.25 miles to the northwest 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 Doctor Gates Drive.

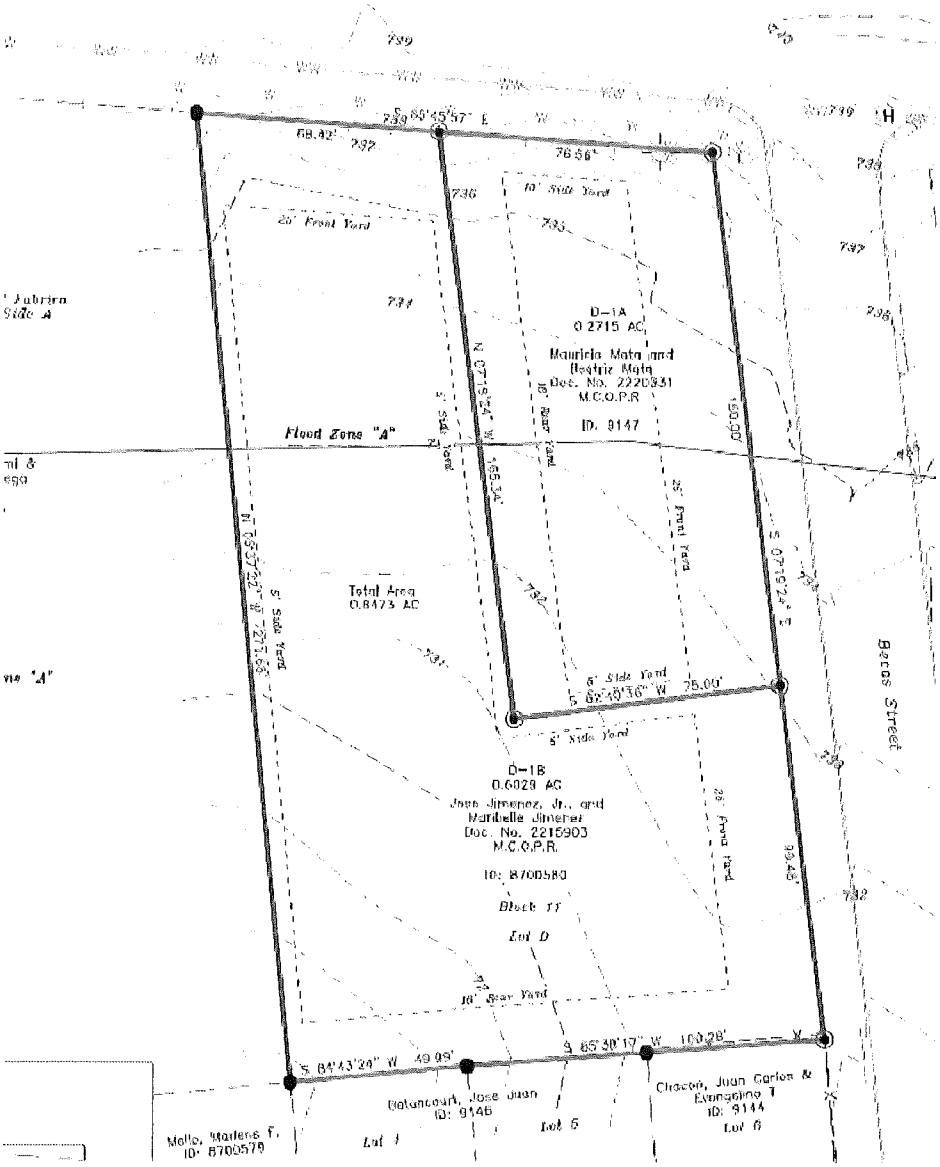
All inside this unit, water improvements for development on this land will comply with City of Eagle Pass regulations. Service lines and meter boxes will be paid for by the developer and installed to City Standards.

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 Doctor Gates drive.

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

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 48323C0451D for Maverick County, Texas and incorporated areas dated April 4, 2011. As shown in the image below (excerpt from the proposed replat)



Plat Amendment of Lot D, Block 11 , Townsite of Fabrica
Write a description for your map.
Legend
2. Site
6" SS
FH
Manhole
WL
Dr Gates Rd
Cypress St
Google Earth

AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED

Replat of Lot D, Block 11, Townsite of Fabrica **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 Mauricio and Beatriz Mata, 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 D, Block 11, Townsite of Fabrica 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	The Subdivider
By:	By:
Printed Name: JOHNNY RUIZ	Printed Name: Beatriz Mata and Mauricio Mata
Office or Position: VICE-CHAIRMAN	Office or Position:
Date: 5/24/2023	Date: 4-25-2023

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 D, Block 11, Townsite of Fabrica **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 Mauricio and Beatriz Mata, 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 D, Block 11, Townsite of Fabrica 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.

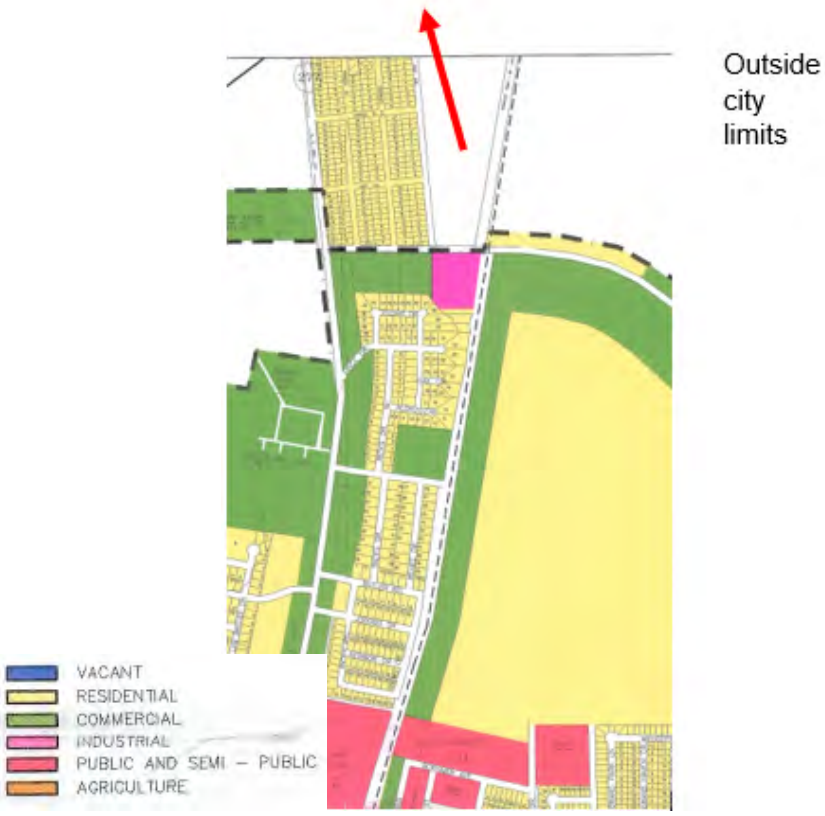
This Agreement is effective on MAY 24, 2023.

The Utility	The Subdivider
By: John Ruiz Jr.	By:
Printed Name: JOHNNY RUIZ	Printed Name: Beatriz Mata and Mauricio Mata
Office or Position: VICE-CHAIRMAN	Office or Position:
Date: 5/24/2023	Date: 4-25-2023

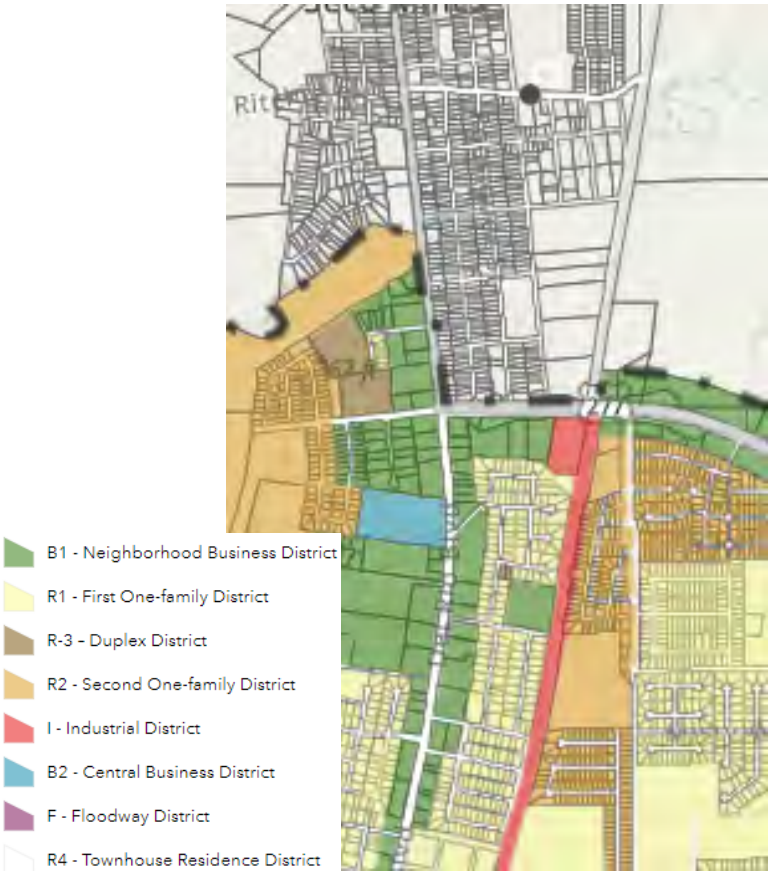
Note: The above form of agreement may be used when required under Model Rule Sections 2.2 (a) (2) and 3.2 (c) (I), which appear respectively as Sections 4.2.2.A.2 and 4.3.4.C.1 in both Title A and Title B of the Maverick County Subdivision Rules, Revised July 1996.

Attachment 3
Master Plan and Zoning Map

Master Plan Map



Zoning District Map



Item #9

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

Final Replat of Lot C in Block 13 of Fabrica Townsite

I. BACKGROUND

A. General Information

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

Owner: Rodriguez Realty Associates

Location: 1736 Dr. Gates Street **PID Number:** 9152

Legal Description: Fabrica Townsite, Block 13, Lot C

Request: Final replat approval to subdivide an approximately 0.8640-acre tract into two residential lots. The city utilities have been installed, inspected, and accepted by Eagle Pass Water Works System; therefore, the plat may be recorded after City and County approve of this replat application.

B. Subject Property Information

Parcel Size: 37,635-square feet **Topography:** Generally flat

Vegetation: native vegetation

Existing Use: mobile home residence

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

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

C. Vicinity Data

The site is located within an area that features residential developments and crosswise from Seco Mines Elementary School.

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 Dr. Gates Street and driveways will be determined at the time of lot development by the Maverick County Planning Department. The City Council of Eagle Pass approved the preliminary plat with the condition that the sidewalks be installed at the time of lot development. A plat note has been depicted on the final plat for reassurance.

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. 58 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 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-2 Second 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 Dr. Gates Street 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 Dr. Gates Street 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.

   - ✓ 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 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 replat will conform with the parkland dedication requirements set forth in *Article V* in *Eagle Pass Code of Ordinances Chapter 23*. Cash in lieu payment to Maverick County has been collected.

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-2 Second 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-2 Second 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-2 District*.

   - ✓ 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.

   - ✓ The subject property is suitable for development in general conformance with development standards of the *R-2 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.

   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 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.

B. <u>Community Development Department Recommendation</u>

That the Planning and Zoning Commission **GRANT** final plat approval of the proposed *Replat of Lot C in Block 13 of Fabrica Townsite* 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 with the condition that sidewalks be installed at the time of lot development as approved by Eagle Pass City Council at their October 24, 2023 meeting.

TRANSMITTED to the parties listed hereafter:
Dirksen Engineering via e-mail
Eagle Pass Planning and Zoning Commission via e-mail
Maverick County Planning Director Angel Salas via e-mail
Planning & Zoning Commission Report dated June 13, 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: Fabrica, Block 13, Lot C

Maverick County Property Identification Number(s): 9152

Name of Addition: Replat of Lot C, Block 13, Townsite of Fabrica

Location of Addition: 1736 Dr. Gates St, Eagle Pass, TX, 78852

Number of Residential Lots: 2 Number of Commercial Lots: 0 Gross Acreage: 0.8640

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: ~~Curb & Sidewalk~~ NONE

PROPERTY OWNER:

Name: Rodriguez Realty & Associates
Address: 1079 Ritchie Rd
City: Eagle Pass
State: TX Zip: 78852
Signature: Raquel Rodriguez

Contact: Raquel Rodriguez
Phone: 830-352-0040
Fax: _____
E-mail: Raquel.rrr410@gmail.com
Date: 8/23/2023

PROPERTY OWNER:

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

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

APPLICANT/SUBDIVIDER:

Name: Rodriguez Realty & Associates
Address: 1079 Ritchie Rd
City: Eagle Pass
State: TX Zip: 78852
Signature: Raquel Rodriguez

Contact: Raquel Rodriguez
Phone: 830-352-0040
Fax:
E-mail: Raquel.rrr410@gmail.com
Date: 8/23/2023

SURVEYOR:

Name: Dirksen Engineering
Address: 441 Fort Clark Rd, Ste B
City: Uvalde
State: TX Zip: 78801
Signature:

Contact: Kenneth R Dirksen
Phone: 830-278-2100
Fax:
E-mail: kendirksen@sbcglobal.net
Date: 08/30/2023

ENGINEER:

Name: Dirksen Engineering
Address: 441 Fort Clark Rd, Ste B
City: Uvalde
State: TX Zip: 78801
Signature:

Contact: kendirksen@sbcglobal.net
Phone: 830-278-2100
Fax:
E-mail: kendirksen@sbcglobal.net
Date: 08/30/2023

PRINCIPAL CONTACT: ○ Owner ○ Applicant ○ Surveyor ◉ Engineer

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

STATEMENT OF APPLICANT

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

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

Raquel Rodriguez
Applicant Signature

8/23/2023
Date

REPLAT OF LOT C, BLOCK 13, TOWNSITE OF FABRICA

Rodriguez Realty & Associates

Being a 0.8640 acre replat of Lot C, Block 13, Townsite of Fabrica as shown on Envelope 19, Side A, Maverick County Plat Records, the same Lot C described in conveyance document to Rodriguez Realty & Associates recorded in Document Number 2321153 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:13458466.69, E:1490654.84) in the southeast intersection of Dr. Gates Road with Avenue E (undeveloped) for the northwest corner of the herein described tract;

THENCE Northeasterly with a curve to the left having a radius of 672.47 feet, chord N 87°22'11" E, 150.50 feet, for an arc length of 150.82 feet to a steel stake set at the common north corner of Lots C and D for the northeast corner of the herein described tract;

THENCE S 07°19'24" E, 249.91 feet to a steel stake set in the north line of Second Street (undeveloped)at the common south corner of said Lots C and D for the southeast corner of the herein described tract;

THENCE S 84°27'18" W, 150.07 feet to a steel stake set in the northeast in intersection of Second Steet with Avenue E for the southwest corner of the herein described tract;

THENCE N 07°19'24" W, 257.56 feet to the POINT OF BEGINNING containing 0.8640 acre of land within the herein described tract surveyed by Dirksen Engineering on March 7, 2023.

STATE OF TEXAS)(
COUNTY OF MAVERICK)(

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

The managing partner 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_____
Raquel Rodriguez - Partner

State of Texas)(
County of Maverick)(

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

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

_____
Signature Notary Public State of Texas

COMMISSIONERS COURT CERTIFICATION:

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

SIGNED THIS _____ DAY OF _____, 20_____.

_____
MAVERICK COUNTY JUDGE

_____
ATTEST

WE THE UNDERSIGNED CERTIFY THAT THE REPLAT OF LOT C, BLOCK 13, TOWNSITE OF FABRICA WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF EAGLE PASS ON _____, ____

_____ DATE:_____
MAYOR - CITY OF EAGLE PASS

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

_____
SIGNATURE NOTARY PUBLIC STATE OF TEXAS

WE THE UNDERSIGNED CERTIFY THE REPLAT OF LOT D, BLOCK 11, TOWNSITE OF FABRICA WAS REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF EAGLE PASS ON _____, ____

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

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

_____
SIGNATURE NOTARY PUBLIC STATE OF TEXAS

WE THE UNDERSIGNED CERTIFY THAT REPLAT OF LOT D, BLOCK 11, TOWNSITE OF FABRICA WAS REVIEWED AND APPROVED BY THE CITY MANAGER OF THE CITY OF EAGLE PASS ON _____, ____

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

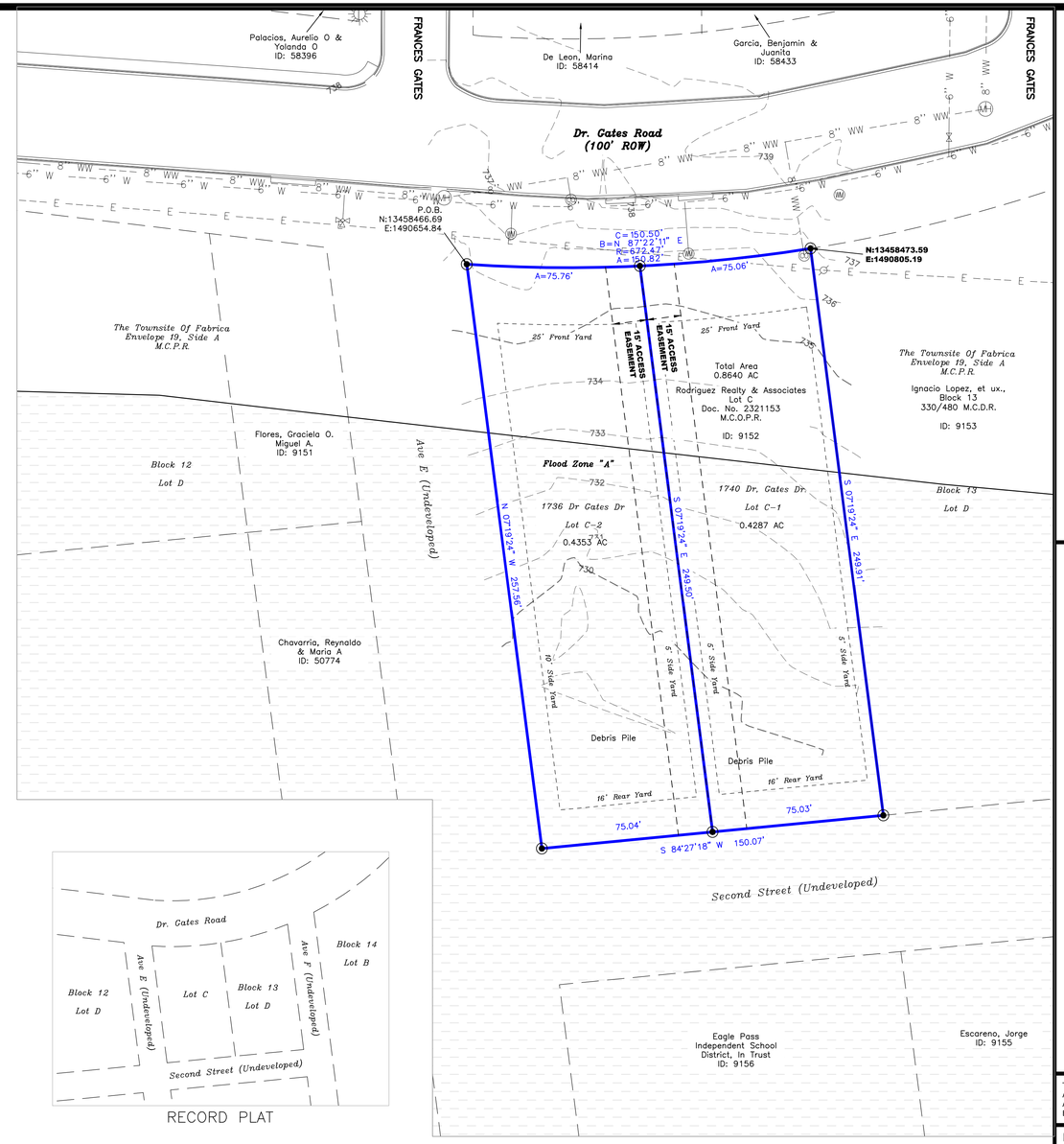
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF _____, ____

_____
SIGNATURE NOTARY PUBLIC STATE OF TEXAS

COUNTY CLERK'S RECORDING CERTIFICATE

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

_____
MAVERICK COUNTY CLERK



RECORD PLAT

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 MARCH 7, 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 23-2871

STATE OF TEXAS · KENNETH R. DIRKSEN · 82628 · REGISTERED · PROFESSIONAL · ENGINEER

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

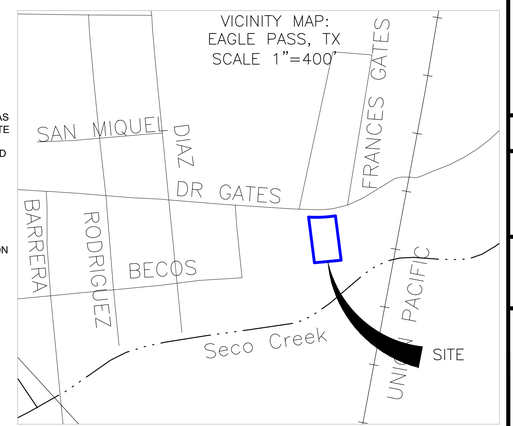
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE __ DAY OF_____, OF _____ BY KENNETH R. DIRKSEN, P.E.

_____
SIGNATURE NOTARY PUBLIC STATE OF TEXAS

MY COMMISSION EXPIRES ON:_____

NOTES:

1. THIS PLAT AMENDS LOT C , BLOCK 13, TOWNSITE OF FABRICA OF THE PLATS PREVIOUSLY RECORDED IN THE MAP RECORDS OF MAVERICK COUNTY, ENVELOPE 119, SIDE A.
2. NO DEED RESTRICTION AND/OR COVENANTS APPLY TO THE ORIGINAL PLAT OR THIS REPLAT.
3. THE LAND SHOWN ON THIS PLAT IS IN THE ETJ OF CITY OF EAGLE PASS IN MAVERICK COUNTY, NO ZONING EXISTS. FRONT YARD 25 FT, SIDEYARD 5 FT, SIDE YARD 10 FT AT STREET CORNER, REAR YARD 16 FEET.
4. PORTIONS OF THE SUBDIVISION SHOWN ON THIS PLAT ARE LOCATED INSIDE OF SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD , AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 48323C0451D FOR MAVERICK COUNTY, TEXAS AND INCORPORATED AREAS DATED APRIL 4, 2011. WITHIN ZONE A, WHEN NO BASE FLOOD ELEVATION DATA ARE AVAILABLE, NEW AND SUBSTANTIALLY IMPROVED STRUCTURES SHALL HAVE THE LOWEST FLOOR (INCLUDED BASEMENT) ELEVATED AT LEAST THREE (3) FEET ABOVE THE HIGHEST ADJACENT GRADE. A FLOOD PLANE DEVELOPMENT PERMIT WILL BE REQUIRED FOR ANY DEVELOPMENT IN THE FLOOD PLANE.
5. 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.
6. EASEMENTS MUST BE KEPT CLEAR OF ANY OBSTRUCTIONS.
7. ACCESS FOR DRIVEWAYS WILL BE PERMITTED AT TIME OF CONSTRUCTION.
8. SIDEWALK TO BE CONSTRUCTED ALONG DR GATES ROAD WITH DEVELOPMENT OF EACH LOT.



REPLAT OF LOT C, BLOCK 13, TOWNSITE OF FABRICA

PRECIPALING WIND
NAD83/ TXSC 4204

SCALE : 1" = 30'

LEGEND

- BOUNDARY LINE
- EASEMENT
- SET 1/2" STEEL STAKE
- FOUND MONUMENT
- SANITARY SEWER
- SEWER MANHOLE, CO
- PLAT LINES
- DEED LINES
- EASEMENT
- FENCE
- GAS LINE
- WATER LINE
- WATER VALVE/METER
- ELECTRIC
- TELEPHONE
- 911 ADDRESS
- FIRE HYDRANT
- LUMINAIRE

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

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

PROJECT# 23-2871

PROJECT NAME & ADDRESS

REPLAT OF LOT C, BLOCK 13, TOWNSITE OF FABRICA

Eagle Pass, TX

SHEET TITLE

FINAL PLAT

2024-02-06

PREPARED FOR:
Ricky Rodriguez
1079 Ritchie Rd
Eagle Pass, TX 78852

SHEET 1 OF 1 SHEETS

DES'D : KRD
DRAWN : WMS
APPV'D : KRD
DATE : 02-06-2024

Plat Zoomed In

Palacios, Aurelio O &
Yolanda O
ID: 58396

De Leon, Marina
ID: 58414

Garcia, Benjamin &
Juanita
ID: 58433

FRANCES GATES

FRANCES GATES

Dr. Gates Road
(100' ROW)

P.O.B.
N:13458466.69
E:1490654.84

C=150.50'
B=N 87°22'11" E
R=672.47'
A=150.82'

A=75.76'

A=75.06'

N:13458473.59
E:1490805.19

The Townsite Of Fabrica
Envelope 19, Side A
M.C.P.R.

25' Front Yard

15' ACCESS EASEMENT

15' ACCESS EASEMENT

25' Front Yard

Total Area
0.8640 AC

Rodriguez Realty & Associates
Lot C
Doc. No. 2321153
M.C.O.P.R.

ID: 9152

The Townsite Of Fabrica
Envelope 19, Side A
M.C.P.R.

Ignacio Lopez, et ux.,
Block 13
330/480 M.C.D.R.

ID: 9153

Flores, Graciela O.
Miguel A.
ID: 9151

Block 12

Lot D

Ave E (Undeveloped)

Flood Zone "A"

1736 Dr Gates Dr

Lot C-2

0.4353 AC

1740 Dr, Gates Dr.

Lot C-1

0.4287 AC

Block 13

Lot D

N 07°19'24" W 257.56'

S 07°19'24" E 249.50'

S 07°19'24" E 249.91'

10' Side Yard

5' Side Yard

5' Side Yard

5' Side Yard

Debris Pile

Debris Pile

16' Rear Yard

16' Rear Yard

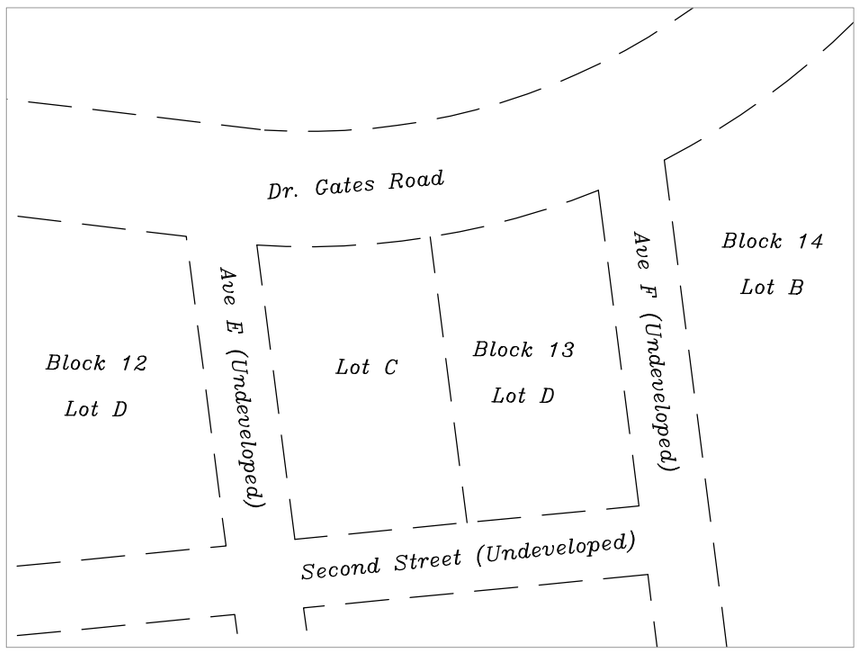
75.04'

75.03'

S 84°27'18" W 150.07'

Chavarria, Reynaldo
& Maria A
ID: 50774

Second Street (Undeveloped)



RECORD PLAT

Eagle Pass
Independent School
District, In Trust
ID: 9156

Escareno, Jorge
ID: 9155

Aerial View

Seco Mines Elementary School
San Miguel St
Rodriguez St
Diaz St
Frances Gates Lp
Dr GATES St
Dr Gates Rd
Chavarria St
Becos St

Frances Gates Loop
Dr Gates Rd
Chavarria St
Diaz St
Becos St

Attachment 2
Engineering Report

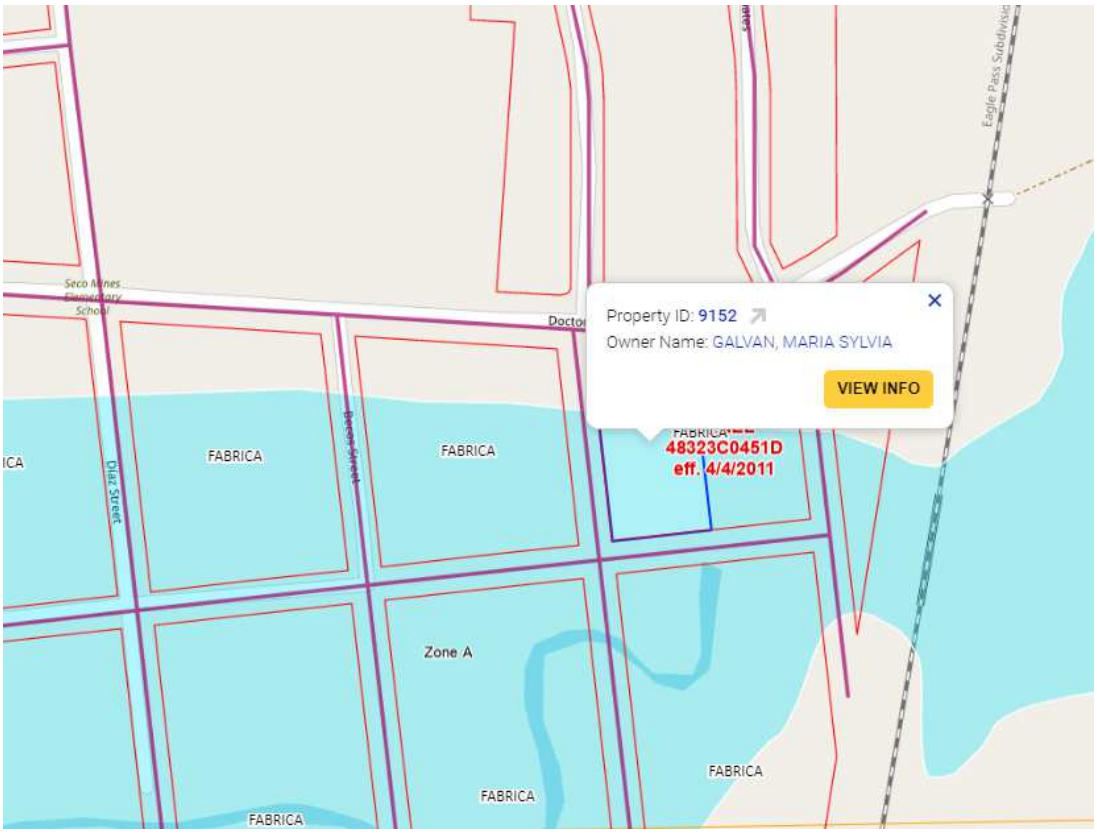
CAVEL ENGINEERING

Civil engineering and drone mapping

ENGINEERING & DRAINAGE REPORT

Prepared for:

Dirksen Engineering
Replat of Lot C, Block 13,
Townsite of Fabrica
Maverick County, Texas
Eagle Pass, TX 78852



Prepared by:

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

June 8, 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

1.-INTRODUCTION

This report was prepared by Carlos Velarde, PE., for a 0.8640 Acre property located at 1736 Doctor Gates, Eagle Pass, TX 78852. The property is located approximately 0.55 miles to the north of the City of Eagle Pass City Limits. The property consists in the Lot C, Block 13 of the Townsite of Fabrica as shown on the plat of record on Envelope 19 Side A of the Maverick County Plat Records. The property is not currently zoned and is located to the north area of the extra territorial jurisdiction of the City of Eagle Pass, Tx.

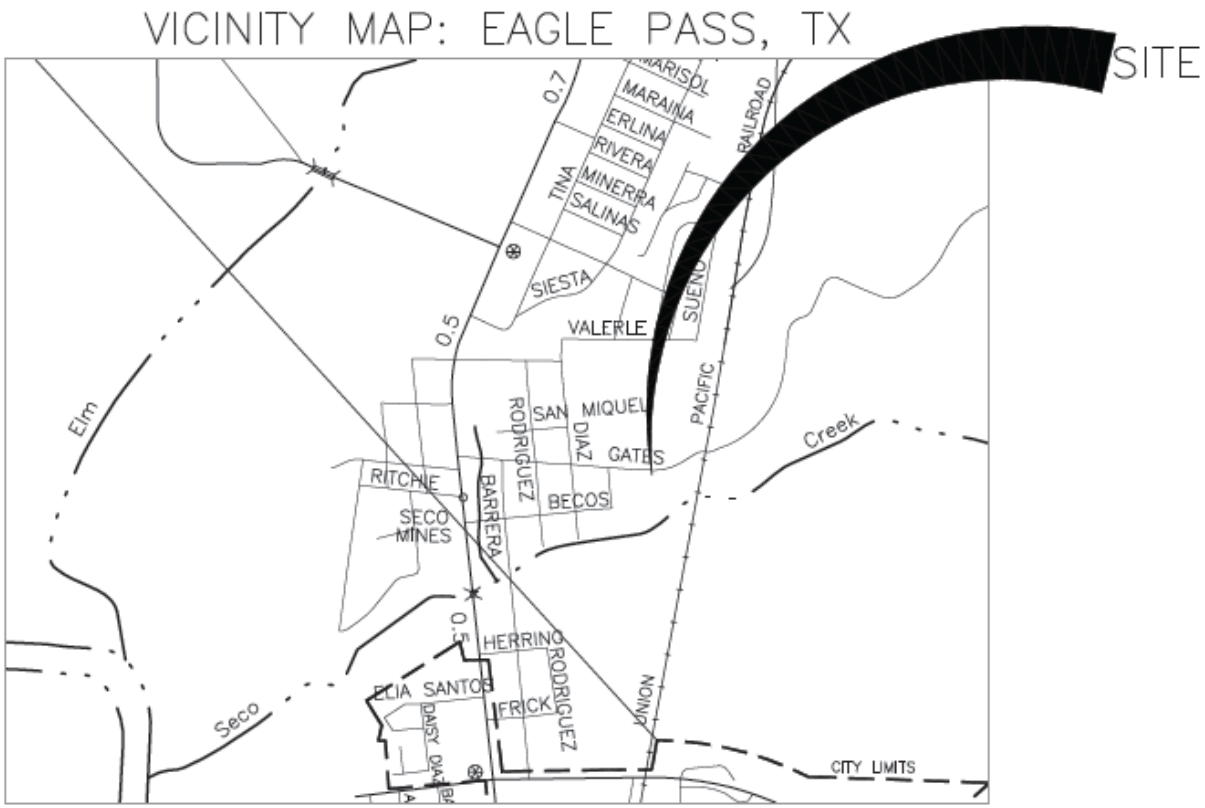


Figure 1. Location Map

2.-PROPERTY DESCRIPTION AND SITE PROPERTIES

The 0.8640 Acre property consist in Lot C, Block 13 of the Townsite of Fabrica as shown on the plat of record on Envelope 19 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, 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.

Portions of this tract of land are located inside of a special flood hazard zone as shown on flood hazard boundary map panel 48323C0451D for Maverick County, Texas and incorporated areas dated April 4, 2011. As shown in the image below (excerpt from the proposed replat)

Figure 2. View from the north of the property.

Figure 3. View from the north of the property for the northwest corner of the tract.

Figure 4. Existing drainage way located to the west of the property.

Figure 5. Existing drainage way located to the west of the property.

Figure 6. View from the north of the property for the northeast corner of the tract.

3.- DRAINAGE CONDITIONS

The site drains naturally to the south portion of the existing Lot C, it is assumed that all proposed development in this replat will be constructed to maintain this drainage flow towards the southwest corner of the property. There is a drainage way located to the west of the property, all improved conditions to match existing drainage conditions.

This property currently discharges all runoff naturally to the southwest 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= 1.9988214 10 yr- Maximun Rate of runoff (cfs) UNDEVELOPED
PROPOSED CONDITION - 10 YEAR
Q 10y= 3.4312892 10 yr- Maximun Rate of runoff (cfs) DEVELOPED

EXISTING CONDITION - 25 YEAR
Q 25y= 3.0088162 25 yr- Maximun Rate of runoff (cfs) UNDEVELOPED
PROPOSED CONDITION - 25 YEAR
Q 25y= 5.1651031 25 yr- Maximun Rate of runoff (cfs) DEVELOPED

EXISTING CONDITION - 50 YEAR
Q 50y= 3.4597364 50 yr- Maximun Rate of runoff (cfs) UNDEVELOPED
PROPOSED CONDITION - 25 YEAR
Q 50y= 5.9391782 50 yr- Maximun Rate of runoff (cfs) DEVELOPED

EXISTING CONDITION - 100 YEAR
Q 100y= 3.9061026 100 yr- Maximun Rate of runoff (cfs) UNDEVELOPED
PROPOSED CONDITION - 100 YEAR
Q 100y= 6.7054354 100 yr- Maximun Rate of runoff (cfs) DEVELOPED

TOTAL AREA= 0.864 AC.

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

DEVELOPED		
AREA=	0.864	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	0.864	Acres

	SURFACE	AREA (Ac)	COEFF.	TOTAL AREA/AREA1	C=
Building		0.000	0.95	0.00%	0
Asphalt/Concrete		0.000	0.95	0.00%	0
Native Vegetation		0.864	0.30	100.00%	0.3
				Cw=	0.3

C=	0.3	Weighted Runoff coefficient	UNDEVELOPED

RUNOFF COEFFICIENT CALCULATION (DEVELOPED)

C=	0.5149969	Weighted Runoff coeff		(CW)(1.25) FOR +25 YEARS DEV.
C=	Weighted Runoff Coefficient		Developed	

TOTAL AREA	0.864	Acres

	SURFACE	AREA (Ac)	COEFF.	TOTAL AREA/AREA1	C=
Building	3000 SF	0.069	0.95	7.97%	0.0757257
Asphalt/Concrete		0.080	0.95	9.26%	0.087963
Native Vegetation		0.715	0.30	82.77%	0.2483088
				Cw=	0.4119975

C=	0.4119975	Weighted Runoff coefficient	DEVELOPED

I 10y=	9.6393777	10 yr- Average Rainfall intensity (in/hr) (calculation below)

I 25y=	11.608087	25 yr- Average Rainfall intensity (in/hr) (calculation below)
I 50y=	13.347749	50 yr- Average Rainfall intensity (in/hr) (calculation below)
I 100y=	15.06984	100 yr- Average Rainfall intensity (in/hr) (calculation below)
A=	0.864	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			FOR 25-YEAR		
I=	9.6393777	in./hr.	I=	11.608087	in./hr.
e =	0.8774		e =	0.8792	
b =	130.75	in	b =	167.74	in
d=	13.7	min	d=	15.03	min

FOR 50-YEAR			FOR 100-YEAR		
I=	13.347749	in./hr.	I=	15.06984	in./hr.
e =	0.8834		e =	0.8844	
b =	203.36	in	b =	237.57	in
d=	16	min	d=	16.78	min

tc= 5.8264409 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

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

$t_{ov} =$ Overland flow time

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

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= 251 FT
ELEV 1 = 729 FT
ELEV 2 = 737 FT
S= 0.0318725

$t_{ov} =$ 3.953267 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

L= 145 FT
ELEV 1 = 732 FT
ELEV 2 = 734 FT
S= 0.0137931

$t_{ch} =$ 1.8731739 minutes

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

Max. Tc= 10 minutes

$t_c =$ 5.82644092 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
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 Doctor Gates Drive, coming from the intersection of Del Rio Blvd. and Doctor Gates Drive, traveling east 0.35 miles to the northwest 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 Doctor Gates Drive.

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 Doctor Gates drive.

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

2units X 4 Persons X 100 Gallons X 1 day X 1 Hour = 0.555 GPM
Per unit Person-Day 24 hours 60 minutes

Peak demand = 2.5 peak factor X 0.555 GPM ≈ 1.388 GPM

Sanitary Sewer Calculations

RESIDENTIAL USE

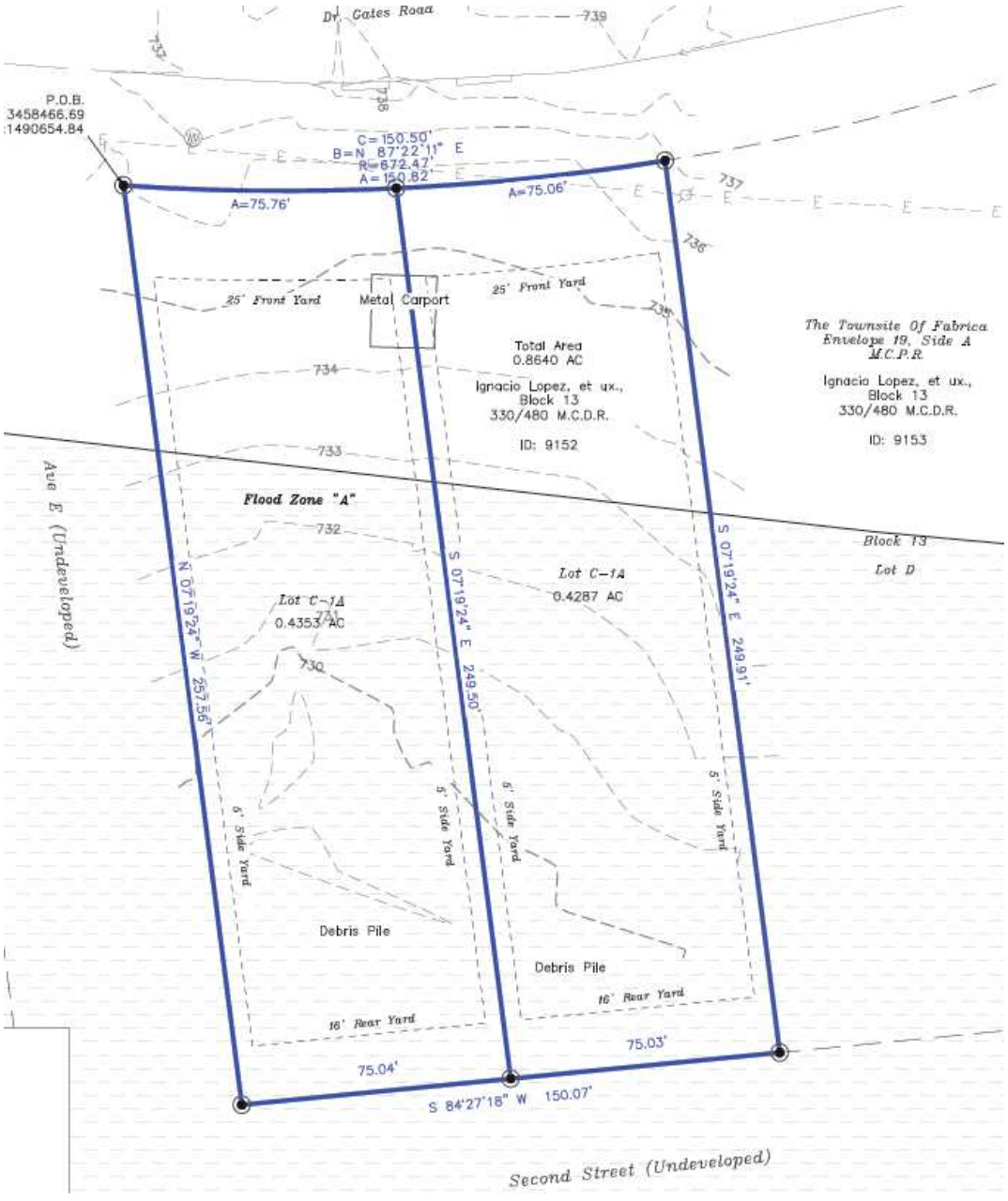
2 Dwellings. For total development

2 Units X 4 Persons X 80 Gallons X 1 day X 1 Hour = 0.444 GPM
Per Room Person-Day 24 hours 60 minutes

Infiltration and Inflow Factor = 0.5
Peak Demand Factor = 2.0
Peak Demand = 2.5 Combined Factor X 0.444 GPM = 1.11 GPM ≈ 0.002475 CFS.
Note: 1 CFS = 448.83 GPM.

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 48323C0451D for Maverick County, Texas and incorporated areas dated April 4, 2011. As shown in the image below (excerpt from the proposed replat)



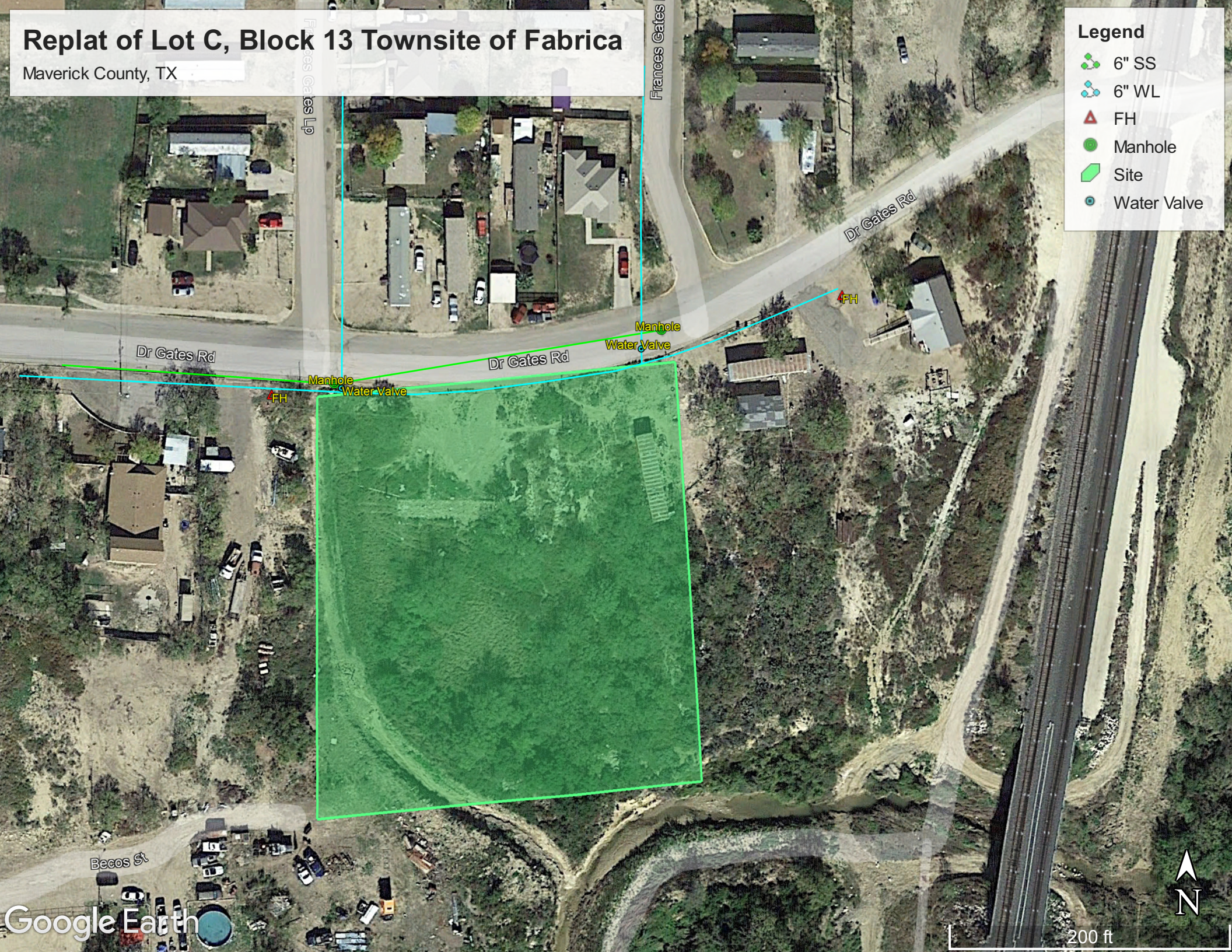
7.- CONCLUSIONS

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.

In the case that a new proposed construction is to be located in the areas located within the Special flood hazard zone as shown on flood hazard boundary map panel 48323C0451D for Maverick County, all development to comply with Maverick County Flood orders or any other required permit to develop in the floodplain.

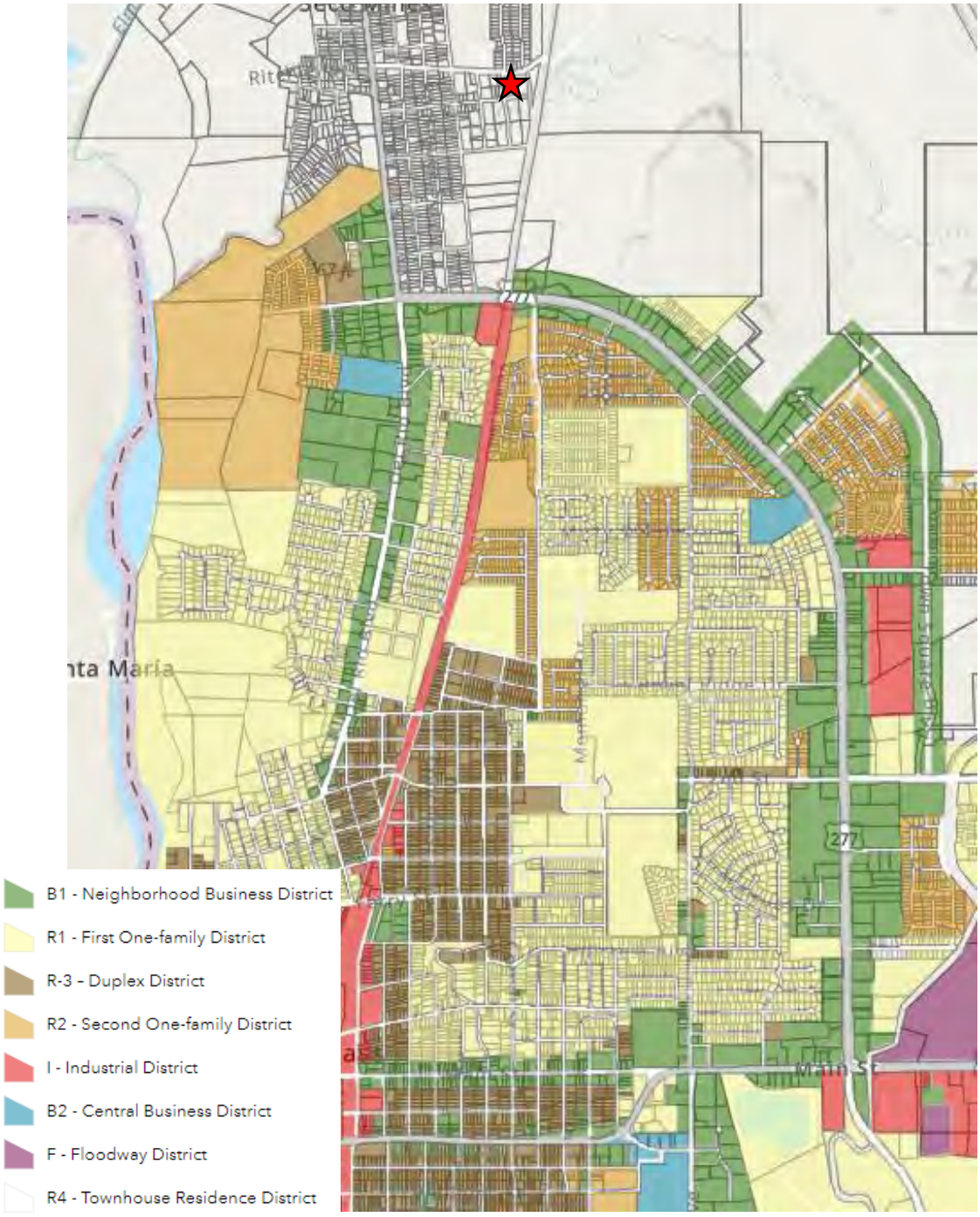
If you have any questions or need more information, contact me at (830) 872-8799 or to my email cavel2@gmail.com.

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


Replat of Lot C, Block 13 Townsite of Fabrica
Maverick County, TX
Legend
6" SS
6" WL
FH
Manhole
Site
Water Valve
Frances Gates Ln
Frances Gates
Dr Gates Rd
Dr Gates Rd
Dr Gates Rd
Manhole
Water Valve
FH
Manhole
Water Valve
FH
Becos St
Google Earth
N
200 ft

Attachment 3
Master Plan and Zoning Map

Zoning Map


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

Item #10

Community Development Department Executive Summary

REPORT TO THE PLANNING AND ZONING COMMISSION

Master Plan of Eagle Pass Port of Entry Industrial Park 11.077 acres

I. BACKGROUND

A. General Information

Applicant & Developer: Paco Mondragon │ 2741 Crown Hill I Eagle Pass, Texas 78852

Location: Off Industrial Spur 2, near Loop 480, and abutting the railway to the rear and near the International Bridge 2.

Property ID: 9005977 **Gross acreage:** 11.077 acres

Request: Master Plan approval for Eagle Pass Port of Entry Industrial Park incorporating 11.077 acres.

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.

Access to the site is provided by Industrial Spur 2.

C. Vicinity Data

This site is located off Industrial Spur 2 and surrounded by industrial zoned developments.

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 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.

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. <u>Community Development Department Recommendation</u>

The Planning and Zoning Commission **GRANT** the Master Plan for Eagle Pass Port of Entry Industrial Park incorporating 11.077 acers 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:

Paco Mondragon via e-mail
City of Eagle Planning and Zoning Commission via e-mail
Eagle Pass Community Development Department Report dated June 13, 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: Eagle Pass Port of Entry Industrial Park Lot 2

Property Legal Description: see attached deed

Maverick County Property Identification Number(s): 9005977, 51555

Location of Addition: down town industrial ave

Number of Residential Lots: 0 Number of Commercial Lots: 1 Gross Acreage: 7

Number of New Street Intersections 0 Linear feet of Streets 0

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

Existing Land Use: Industrial

Proposed Land Use: Industrial

Do you propose deed restrictions? Yes ☐ No ☐ (If yes, please attach copy)

Requested Variances: To proceed from preliminary to final plat in single step

PROPERTY OWNER:

Name: Pedro Mendez

Address: 2741 Loop Hill

City: Eagle Pass

State: TX Zip: 78852

Signature:

Contact: Pedro Mendez

Phone: 830-352-6186

Fax:

E-mail: pedro@bltexas.com

Date: May 20, 24

RECEIVED 5/28/24

PROPERTY OWNER:

Name: _____ Contact: _____

Address: _____ Phone: _____

City: _____ Fax: _____

State: _____ Zip: _____ E-mail: _____

Signature: _____ Date: _____

APPLICANT:

Name: _____ Contact: _____

Address: _____ Phone: _____

City: _____ Fax: _____

State: _____ Zip: _____ E-mail: _____

Signature: _____ Date: _____

SURVEYOR:

Name: _____ Contact: _____

Address: _____ Phone: _____

City: _____ Fax: _____

State: _____ Zip: _____ E-mail: _____

Signature: _____ Date: _____

ENGINEER:

Name: Site & Street Engineers, LLC Contact: Kevin Hammond

Address: 13523 Pear Woods Ct Phone: (713) 240-3404

City: Houston Fax: _____

State: TX Zip: 77059 E-mail: sitestreetengineers@gmail.com

Signature: KH Date: 05-12-2024

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. _____

PROPERTY OWNER:

Name: Paco Mondragon
Address: 2741 Crow Hill
City: Eagle Pass
State: TX Zip: 78852
Signature:

Contact: Paco Mondragon
Phone: 830-352-6186
Fax: —
E-mail: paco@bltexas.com
Date: May 20, 24

APPLICANT:

Name: Paco Mondragon
Address: 2741 Crow Hill
City: Eagle Pass
State: TX Zip: 78852
Signature:

Contact: Paco Mondragon
Phone: 830-352-6186
Fax: —
E-mail: paco@bltexas.com
Date: May 20, 24

SURVEYOR:

Name: D.G Smyth & Co Inc
Address: 1269 US 90
City: Knippa
State: TX Zip: 78870
Signature:

Contact: Mark
Phone: 830-591-0859
Fax: —
E-mail: markstexmtb@gmail.com
Date: May 20, 24

ENGINEER:

Name: Site & Street Engineers
Address: 13523 Pecan Wood Ct
City: Houston
State: TX Zip: 77055
Signature:

Contact: Kevin Hammond
Phone: 713-240-3404
Fax: —
E-mail: sitestreetengineers@gmail.com
Date:

PRINCIPAL CONTACT: X 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

May 20, 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 _____ to act as my agent for all documents pertaining to this subdivision application; (3) the information contained in this subdivision application or accompanying information is true and correct; (4) I will advise the City in writing of any inaccurate, misleading or false statements in the subdivision application or accompanying information; (5) the City will be advised in writing of any change in ownership of the property that is the subject of this subdivision application provided the change of ownership occurs prior to the recording of the final approved plat, if any; and (6) I will liable to the City of Eagle Pass for the completion of all site improvements required by Section 23 of the City's Code of Ordnance until such time as such improvements, if any, shall have been actually completed and accepted by the city.

_____

Owner / Subdivider Signature

_____

Date

STATE OF TEXAS §

COUNTY OF _____ §

Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared _____(Name),_____(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 _____ day of _____, 20_____.

_____

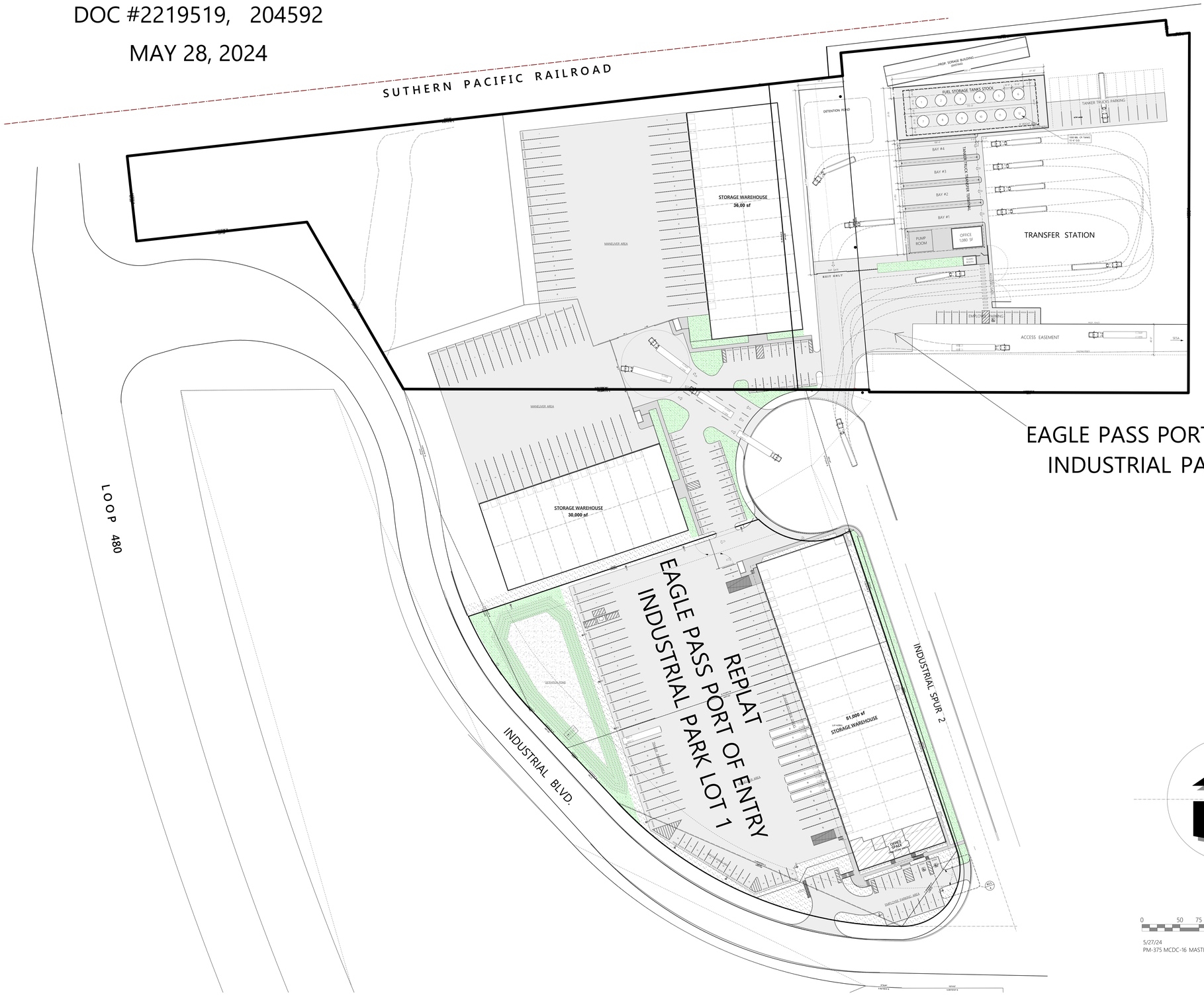
Notary Public, State of Texas

INDUSTRIAL SPUR II MASTER PLAN

11.077 ACRES MASTER PLAN

DOC #2219519, 204592

MAY 28, 2024



EAGLE PASS PORT OF ENTRY
INDUSTRIAL PARK LOT 2

5/27/24
PM-375 MCDC-16 MASTER.mcd

SITE PHOTOS

Item #11

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

Final Plat of Eagle Pass Port of Entry Industrial Park Unit 1 Lot 2

I. BACKGROUND

A. General Information

Applicant & Developer: Paco Mondragon │ 2741 Crown Hill I Eagle Pass, Texas 78852

Location: Off Industrial Spur 2, near Loop 480, and abutting the railway to the rear and near the International Bridge 2.

Property ID: 9005977

Request: Final plat approval to legally plat a 7-acre industrial tract, including (1) a subdivision variance from Section 23-36(a) regulating preliminary plat requirements.

B. Subject Property Information

Vegetation: Native brush

Existing Use: Vacant and undeveloped

Zoning: Industrial District

Master Plan: Industrial

C. Vicinity Data

This site is located off Industrial Spur 2 and surrounded by industrial zoned developments.

D. Infrastructure

The property is completely inside city limits and is 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 Industrial Spur 2 and no additional streets are proposed or required. The detention pond will be constructed and the time the proposed lot is developed. A plat note is depicted to reassure the construction.

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 Industrial Spur 2 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 Industrial Spur 2 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 at the time of lot development.

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

   Please refer to Attachment 3 for a copy of the *Final 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 for the property.

7. The grant of final replat approval is also predicated upon the grant of one variance by the Planning and Zoning Commission. Please refer to Attachment 2 for a copy of the variance application.

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 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.

9. 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 Industrial Blvd, 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 4 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 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**

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 Final Replat of Lot 1 of Eagle Pass Port of Entry Industrial Park Subdivision Lot 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 and the following condition:

1. That the executed 30 years water and wastewater agreements be submitted to the City prior to plat recordation.

2. That the cross-section be depicted on the plat before as required by Section 12.1(c)(8)(1) regulating off street parking design standards, before plat recordation.

TRANSMITTED to the parties listed hereafter:

Paco Mondragon via e-mail
City of Eagle Planning and Zoning Commission via e-mail
Eagle Pass Community Development Department Report dated June 13, 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: Eagle Pass Port of Entry Industrial Park Lot 2

Property Legal Description: see attached deed

Maverick County Property Identification Number(s): 9005977, 51555

Location of Addition: down town industrial ave

Number of Residential Lots: 0 Number of Commercial Lots: 1 Gross Acreage: 7

Number of New Street Intersections 0 Linear feet of Streets 0

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

Existing Land Use: Industrial

Proposed Land Use: Industrial

Do you propose deed restrictions? Yes ☐ No ☐ (If yes, please attach copy)

Requested Variances: To proceed from preliminary to final plat in single step

PROPERTY OWNER:

Name: Pedro Mendez

Address: 2741 Loop Hill

City: Eagle Pass

State: TX Zip: 78852

Signature:

Contact: Pedro Mendez

Phone: 830-352-6186

Fax:

E-mail: pedro@bltexas.com

Date: May 20, 24

RECEIVED 5/28/24

PROPERTY OWNER:

Name: _____ Contact: _____

Address: _____ Phone: _____

City: _____ Fax: _____

State: _____ Zip: _____ E-mail: _____

Signature: _____ Date: _____

APPLICANT:

Name: _____ Contact: _____

Address: _____ Phone: _____

City: _____ Fax: _____

State: _____ Zip: _____ E-mail: _____

Signature: _____ Date: _____

SURVEYOR:

Name: _____ Contact: _____

Address: _____ Phone: _____

City: _____ Fax: _____

State: _____ Zip: _____ E-mail: _____

Signature: _____ Date: _____

ENGINEER:

Name: Site & Street Engineers, LLC Contact: Kevin Hammond

Address: 13523 Pear Woods Ct Phone: (713) 240-3404

City: Houston Fax: _____

State: TX Zip: 77059 E-mail: sitestreetengineers@gmail.com

Signature: KH Date: 05-12-2024

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. _____

PROPERTY OWNER:

Name: Paco Mondragon
Address: 2741 Crow Hill
City: Eagle Pass
State: TX Zip: 78852
Signature:

Contact: Paco Mondragon
Phone: 830-352-6186
Fax: —
E-mail: paco@bltexas.com
Date: May 20, 24

APPLICANT:

Name: Paco Mondragon
Address: 2741 Crow Hill
City: Eagle Pass
State: TX Zip: 78852
Signature:

Contact: Paco Mondragon
Phone: 830-352-6186
Fax: —
E-mail: paco@bltexas.com
Date: May 20, 24

SURVEYOR:

Name: D.G Smyth & Co Inc
Address: 1269 US 90
City: Knippa
State: TX Zip: 78870
Signature:

Contact: Mark
Phone: 830-591-0859
Fax: —
E-mail: markstexmtb@gmail.com
Date: May 20, 24

ENGINEER:

Name: Site & Street Engineers
Address: 13523 Pecan Wood Ct
City: Houston
State: TX Zip: 77055
Signature:

Contact: Kevin Hammond
Phone: 713-240-3404
Fax: —
E-mail: sitestreetengineers@gmail.com
Date:

PRINCIPAL CONTACT: X Owner ____Applicant ____Surveyor ____Engineer

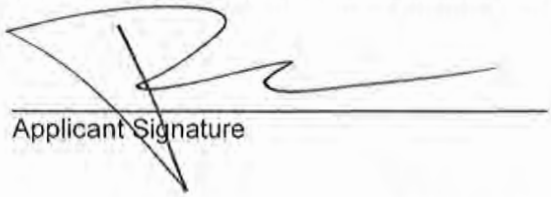
All City communication regarding the subdivision will be directed only to the designated principal contact.

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

May 20, 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 _____ to act as my agent for all documents pertaining to this subdivision application; (3) the information contained in this subdivision application or accompanying information is true and correct; (4) I will advise the City in writing of any inaccurate, misleading or false statements in the subdivision application or accompanying information; (5) the City will be advised in writing of any change in ownership of the property that is the subject of this subdivision application provided the change of ownership occurs prior to the recording of the final approved plat, if any; and (6) I will liable to the City of Eagle Pass for the completion of all site improvements required by Section 23 of the City's Code of Ordnance until such time as such improvements, if any, shall have been actually completed and accepted by the city.

_____ _____

Owner / Subdivider Signature Date

STATE OF TEXAS §

COUNTY OF _____ §

Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared _____(Name),_____(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 _____ day of _____, 20_____.

_____

Notary Public, State of Texas

Eagle Pass Port of Entry Industrial Park Lot 2
Invermex LLC
BOUNDARY SURVEY OF 7.000 ACRES, MORE OR LESS

COMPLETED MONTH DAY, 2024

Being a Boundary Survey of 7.000 Acres, more or less, lying in Maverick County, Texas, being out of and part of J. B. Roberts Survey 32, Abstract No. 794, <<being all of that same certain tract called 2.7 acres described in conveyance document to Texas Industrial Service, LLC, recorded in Volume 1772, Page 353 of the Maverick County Official Public Records and being out of and a part of that same certain tract called 4.47 acres described in conveyance document to Texas Industrial Service, LLC, recorded in Volume 1772, Page 348 of the Maverick County Official Public Records, Maverick County, Texas and being more particularly described by metes and bounds as follows: (The courses, distances, areas and any coordinates cited herein or shown on the corresponding survey plat 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" rebar with plastic identification caps stamped "RPLS/6418" attached unless otherwise noted or shown.)>>

BEGINNING:

at a point whose Northing is 13440460.447 and whose Easting is 1486672.470 ;
thence bearing N 84-13-51.000 E a distance of 29.150 ;
thence bearing S 0-9-21.000 W a distance of 474.010 ;
thence bearing N 89-50-40.000 W a distance of 420.000 ;
thence bearing N 88-41-53.496 W a distance of 9.413 ;
thence bearing N 89-55-16.000 W a distance of 65.720 ;
thence bearing S 82-8-45.413 W a distance of 184.949 ;
thence bearing N 0-9-21.000 E a distance of 411.442 ;
thence bearing N 83-35-50.913 E a distance of 144.615 ;
thence bearing N 83-35-37.121 E a distance of 79.420 ;
thence bearing N 4-48-19.000 W a distance of 35.353 ;
thence bearing N 84-14-27.000 E a distance of 429.997 ;
thence bearing S 5-46-3.000 E a distance of 20.000 to the point of beginning.

STATE OF TEXAS)(
COUNTY OF MAVERICK)(

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

We,Texas Industrial Service, LLC, as owners of Eagle Pass Port of Entry Industrial Park hereby dedicate to public use the street, and easements shown herein.

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.

We attest that the matters asserted in this plat are true and complete.

_____
Texas Industrial Service, LLC

STATE OF TEXAS)(
COUNTY OF MAVERICK)(

BEFORE ME, the undersigned notary public, on this day personally appeared, Texas Industrial Service, LLC , proved to me through their Texas Department of Public Safety Driver licenses to be the person whose name is subscribed to the foregoing instrument, who being by me first known to me to be the person whose name is subscribed to the foregoing instrument, who being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that the executed the same for the purposes and consideration thereby expressed.

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

_____
Signature Notary Public State of Texas

CITY OF EAGLE PASS CERTIFICATE OF PLAT APPROVAL

WE THE UNDERSIGNED CERTIFY that this plat of Eagle Pass Port of Entry Industrial Park Lot 1, was reviewed and approved by the Planning and Zoning Commission of the City of Eagle Pass on _____ , ____

_____ Date: _____
Chairman - City of Eagle Pass Planning and Zoning Commission

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

_____
Signature Notary Public State of Texas

WE THE UNDERSIGNED CERTIFY that this final plat of Eagle Pass Port of Entry Industrial Park Lot 1, was reviewed and approved by the City Manager of the City of Eagle Pass on _____ , ____

_____ Date: _____
City Manager of the City of Eagle Pass

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

_____
Signature Notary Public State of Texas

WE, THE UNDERSIGNED , CERTIFY that EAGLE PASS PORT OF ENTRY INDUSTRIAL PARK LOT 1, was reviewed and approved by the City Council of Eagle Pass on _____

_____ _____
Mayor of the City of Eagle Pass Date

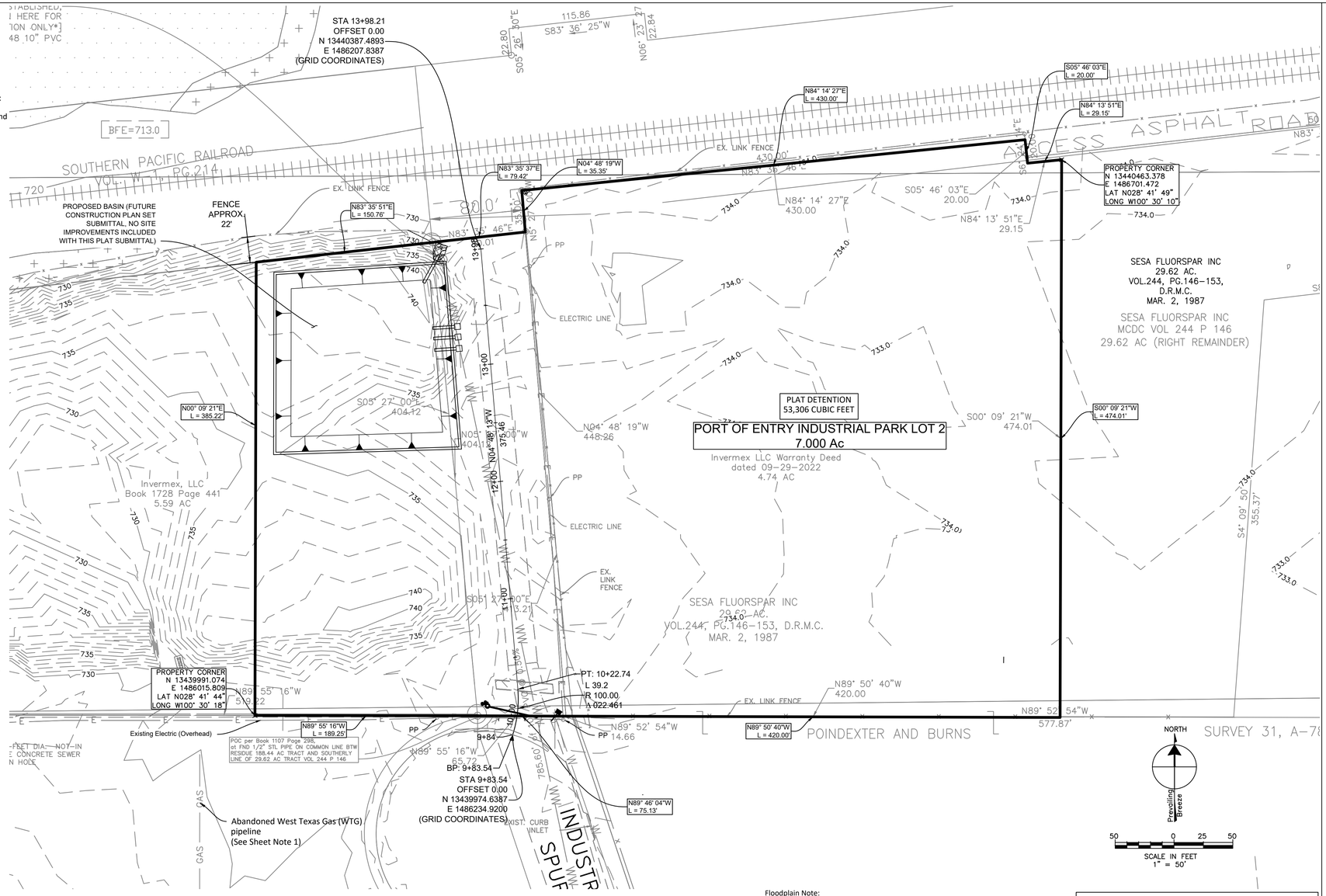
Given under my hand and seal of office this _____ day of _____, 2024

_____
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 _____, 2024, as was recorded in Envelope_____, Side_____ in the Map Records of Maverick County at _____ o'clock _____M on _____, 2024.

_____
Maverick County Clerk



STATE OF TEXAS)(
COUNTY OF MAVERICK)(

I, Mark E. Logrbrinck, RPLS, a Registered Professional Land Surveyor in Texas, hereby certify that the above plat and description Plat of Eagle Pass Port of Entry Industrial Park Lot 1 was prepared from a survey of the property made on the ground by me or under my supervision on _____.

_____
Mark E. Logrbrinck, RPLS
Registered Professional Land Surveyor, Texas No. 6418

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

_____
Signature Notary Public State of Texas

STATE OF TEXAS)(
COUNTY OF MAVERICK)(

I, Kevin Franklin Hammond, Registered Professional Engineer in the State of Texas (No. 98585) hereby certify that the water services and sewer services for this subdivision were designated in accordance with the requirements of the City of Eagle Pass, Texas and that these services will be connected to the public water and sewer utilities. That these services will be operated and maintained by the City of Eagle Pass; all shown on the drawings presented to, and approved by the City of Eagle Pass. These water designs are in compliance with the Model Rules adopted under Section 16.343 of the Texas Water Code and are operable at this time.

Kevin Franklin Hammond, PE
Registered Professional Engineer
Texas No. 98585

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

_____
Signature Notary Public State of Texas

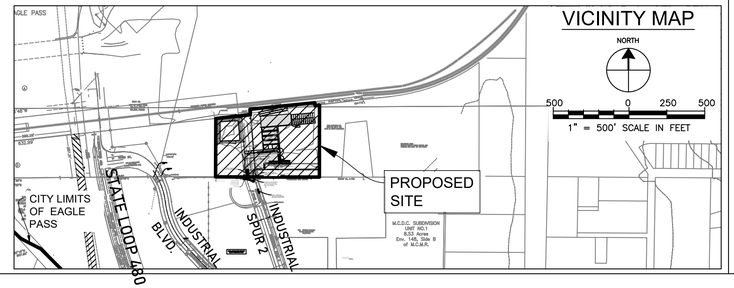
SHEET NOTE:
1. Shown abandoned West Texas Gas (WTG) pipeline confirmed 01/03/22 with West Texas Gas's Supervisor of Right of Way (Tom Segulja, (432) 682-4349, x4102, tsegulja@westtexasgas.com) that:
   - Pipeline may not exist, it is not attached to WTG's system and it has no gas if the pipeline is found to be there.
   - Pipeline may be removed during construction.
   - WTG can be contacted to schedule site personnel to be present during construction in the area of the abandoned pipeline. Contact: Dustin Roberson (DRoberson@westtexasgas.com) or Harvey Pawelek (hpawelek@wtggas.com).

GENERAL NOTES:
1. There is one Industrial Lot.
2. Zoning Classification is Industrial.
3. The Eagle Pass Port of Entry Industrial Park Subdivision Declaration of Covenants, Conditions and Declarations recorded in Volume 1772, Page 353 and 348 of the Maverick County Official Public Records apply to this plat.
4. Building shall be set back as required by the City of Eagle Pass Code of Ordinances Appendix A.
5. All utility easements shall be kept clear of any obstruction that would interfere with the utilities.
6. All drainage easements shall be kept clear of any obstruction that would interfere with drainage of subdivision.
7. The subsequent re-platting or construction development of any lot will not be allowed unless approved by subdivision developer.
8. All lots within this subdivision shall be conveyed legal access to all easements, right-of-ways and subdivision detention facilities, including ponds.
9. Detention ponds will be constructed by the property owner at the time the lot is developed and will be constructed in accordance with the plans and specifications approved by the City of Eagle Pass.
10. This subdivision plat is located completely inside the city limits of Eagle Pass.
11. Each property owner is required to present a drainage plan and will issue a drainage easement with the consent of developer in order to adequately drain and control their watershed.

Floodplain Note:
Property is located within Zone "X" of FEMA Firm Map 48323C0434D made effective April 4, 2011. The designation of Zone "X" means the property lies outside the FEMA regulated 1% annual chance flood zone.

Block	Lot / Track	911 Physical Address
	7.000 AC	Industrial Spur 2

SET 1/2" I.R.
FOUND 1/2" I.R.
EXIST. LUMINAIRE
EXIST. UTILITY POLE
EXIST. EASEMENT
EXIST. FENCE CORNER
EXIST. HYDRANT
EXIST. WATER LINE
EXIST. SANITARY LINE
EXIST. SANITARY MANHOLE
EXIST. SINGLE SANITARY SERVICE
EXIST. SINGLE WATER SERVICE
--- PROPOSED EASEMENT
-- PROPOSED SETBACK



NO.	DATE	REVISIONS
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

This document is released for the purpose of interim review under the authority of Kevin Hammond, P.E., 98585, on 05/19/2024. It is not to be used for bidding, construction, bidding, or permit purposes.

PROPOSED PLAT - EAGLE PASS PORT OF ENTRY INDUSTRIAL PARK LOT 2

Invermex, LLC | Eagle Pass, Texas
Paco MonDragon | paco@bltexas.com
(830) 352-6186

SSE SITE & STREET ENGINEERS, LLC
M 713.240.3404 | E sitestreetengineers@gmail.com
TBPE Firm No. 16290

PREPARED ON MAY 19, 2024
FINAL/PRELIMINARY PLAT OF EAGLE PASS PORT OF ENTRY INDUSTRIAL PARK LOT 2

DRAWING NO.

SHEET NO. C1.0

REV. -

J:\Site & Street Engineers\Projects\2024\ 03 21 ,Port Entry Unit 1 Lot 2\Dwg\PROP_PLT\L2_05-19-24 (Name update).dwg, 5/19/2024 7:26:38 PM, ANSI full bleed D (22.00 x 34.00 Inches), 1:1

Plat Zoomed In

(GRID COORDINATES)

BFE=713.0

SOUTHERN PACIFIC RAILROAD
VOL. W-1, PG.214

EX. LINK FENCE

PROPOSED BASIN (FUTURE CONSTRUCTION PLAN SET SUBMITTAL, NO SITE IMPROVEMENTS INCLUDED WITH THIS PLAT SUBMITTAL)

FENCE APPROX. 22'

N83° 35' 51"E
L = 150.76'

N83° 35' 37"E
L = 79.42'

N04° 48' 19"W
L = 35.35'

N84° 14' 27"E
L = 430.00'

S05° 46' 03"E
L = 20.00'

N84° 13' 51"E
L = 29.15'

PROPERTY CORNER
N 13440463.378
E 1486701.472
LAT N028° 41' 49"
LONG W100° 30' 10"

80.0'

N83° 35' 46"E 35.01

N83° 35' 46"E 430.00'

S05° 46' 03"E 20.00

N84° 13' 51"E 29.15

N84° 14' 27"E 430.00

PP

ELECTRIC LINE

13+98

13+00

12+00

11+00

S05° 27' 00"E 404.12

N05° 48' 13"W 375.46

N04° 48' 19"W 448.26

S05° 27' 00"E 413.21

N00° 09' 21"E
L = 385.22'

S00° 09' 21"W
L = 474.01'

S00° 09' 21"W 474.01

PLAT DETENTION
53,306 CUBIC FEET

PORT OF ENTRY INDUSTRIAL PARK LOT 2
7.000 Ac

Invermex LLC Warranty Deed
dated 09-29-2022
4.74 AC

SESA FLUORSPAR INC
29.62 AC.
VOL.244, PG.146-153,
D.R.M.C.
MAR. 2, 1987

SESA FLUORSPAR INC
MCDC VOL 244 P 146
29.62 AC (RIGHT REMAINDER)

Invermex, LLC
Book 1728 Page 441
5.59 AC

SESA FLUORSPAR INC
29.62 AC.
VOL.244, PG.146-153, D.R.M.C.
MAR. 2, 1987

PROPERTY CORNER
N 13439991.074
E 1486015.809
LAT N028° 41' 44"
LONG W100° 30' 18"

N89° 55' 16"W 519.22

Existing Electric (Overhead)

N89° 55' 16"W
L = 189.25'

POC per Book 1107 Page 298, at FND 1/2" STL PIPE ON COMMON LINE BTW RESIDUE 188.44 AC TRACT AND SOUTHERLY LINE OF 29.62 AC TRACT VOL 244 P 146

PT: 10+22.74
L 39.2
R 100.00
Δ 022.461

N89° 52' 54"W 14.66

N89° 50' 40"W 420.00

N89° 52' 54"W 577.87'

N89° 50' 40"W
L = 420.00'

EX. LINK FENCE

POINDEXTER AND BURNS

9+84

BP: 9+83.54

STA 9+83.54
OFFSET 0.00
N 13439974.6387
E 1486234.9200
(GRID COORDINATES)

N89° 55' 16"W 65.72

N89° 46' 04"W
L = 75.13'

EXIST. CURB INLET

785.60' @ 0.51%

Abandoned West Texas Gas (WTG) pipeline
(See Sheet Note 1)

GAS

NORTH

Prevailing Breeze

50 0 25 50

SCALE IN FEET
1" = 50'

Aerial View

CBP US Customs
Commercial Entrance
Camino Real
International Bridge...
Maverick County
Dev Corporation
Sesa Fluorspar
Industrial Spur 2
Industrial Spur 2
Hamar Enterprises
Ward St
Ward St
Industrial Park Blvd
480

Industrial Road

Attachment 2
Subdivision Variance 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

SUBDIVISION VARIANCE APPLICATION

Applicant Information

Applicant (If not owner): Pcco Mendez.
Address: 2741 Crown Hill Suite B
Phone: 830-352-6186 E-mail: pcco@bltexas.com.
Owner: Pcco Mendez.
Address: 2741 Crown Hill Suite B
Phone: 830-357-6186 E-mail: pcco@bltexas.com

Property Information

Site Address: _____ MCAD Property ID No. 900 5977, 51555
Legal Description (from deed): see attached deeds

Description of Subdivision Variance Request

to proceed from preliminary to final plat approval in single meeting and action

Detailed Explanation of Subdivision Variance Request

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

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

single lot with all utilies in place

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

value of time and process

RECEIVED 5/28/24 PM

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

There is no detrimental impact to the public health safety or welfare or injurious to other property in area

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

All rules and guidelines are being followed

Required Application Attachments

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

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

Applicant Authorization

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

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

Applicant Signature

May 10, 24
Date

Attachment 3
Final Engineering Report

Site & Street Engineers, LLC
Houston, TX 77059
TBPE Firm No. F-16290

May 19, 2024 (UPDATED JUNE 16, 2024)

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

Re: Preliminary / Final Engineering Report for Eagle Pass Port of Entry Industrial Park Lot 2, 7.000 Acres

Introduction

The Proposed Lot 2 is 7.000 acres and to be platted as "Eagle Pass Port of Entry Unit 1 Lot 2" located in the Poindexter and Burns Survey 31, Abstract 785 in Maverick County, Texas.

At this point the developer is only platting the property and not submitting the full Construction plans as they are being processed by the appropriate individuals. A limited set of construction plan sheets have been provided to identify the storm drainage system, grading and utilities.

The site is located at the northern limits of Industrial Spur 2 off of Industrial Boulevard in the City of Eagle Pass. Existence of installed services on site, as identified in this report, per Invermex, LLC of Eagle Pass, TX.

Proposed Development

This plat will establish a 7.000 acre commercial lot being serviced by access from Industrial Spur 2 on the south edge of the tract.

Water Development

Water service to the property already exists given the existing commercial business found on the property.

Sewer Development

Sanitary sewer service to the property already exists given the existing commercial business found on the property.

Street Development

No Street improvements are required for this plat, driveway access to the site is already available along the northern edge of the existing Industrial Spur 2 cul-de-sac.

Drainage Development

The property slopes on the west and east sides towards middle portion where it then slopes both to the south to Industrial Spur 2 and to the north to the railroad property which makes up the northern border of the proposed parcel. Elevations are from 734.9 on the east side and 740.7 on the west side to 730 at the northern middle portion and 731.2 at the southern middle portion. Industrial Spur 2 is a curbed asphalt roadway which slopes downhill in a north to south route to the intersection with Industrial Boulevard. Offsite grading is generally from east to west heading towards the Rio Grande River floodplain along State Loop 480

The subdivision is located within Zone "X" of FEMA Firm Map 48323C0434D in Maverick County, Texas and made effective April 4, 2011. The designation of Zone "X" means the property lies outside the FEMA regulated 1% annual chance flood zone.

The increase in storm water runoff from this subdivision will be mitigated by the development of a detention basin within the overall 7.000 acre site. Only the driveway will be constructed at this time. The detention basin will be part of a future to be submitted for permit construction plans along with the proposed tanker truck transfer facility development making up the future proposed use for this site. The submitted Proposed Drainage Plan sheet shows the proposed detention basin, for analysis details refer to Stormwater Report.

Basins, when constructed, will be hydroseeded and fertilized on the slopes (top bank to toe and along bottom of basin.

Electric Facilities

Electric service exists on the property via the over head line from AEP.

Gas Facilities

No gas infrastructure will be required for this project.

Telephone and Cable

Telephone and Cable service will be provided by AT&T as well as Time Warner Cable, and will serviced from the Right-of-Way of Industrial Spur 2. Per prior subdivision work and to be confirmed by subdivision owner (Invermex, LLC it is understood no cable is placed in a subdivision until there is an order for such and there is no cost associated with the placement of cable since it is for a specific customer. By this same communication it is understood the same procedure is done by Time Warner (or now Spectrum – cable provider.

Construction Estimate

There is no construction cost estimate required, as noted previously the proposed site development is not being constructed at this time.

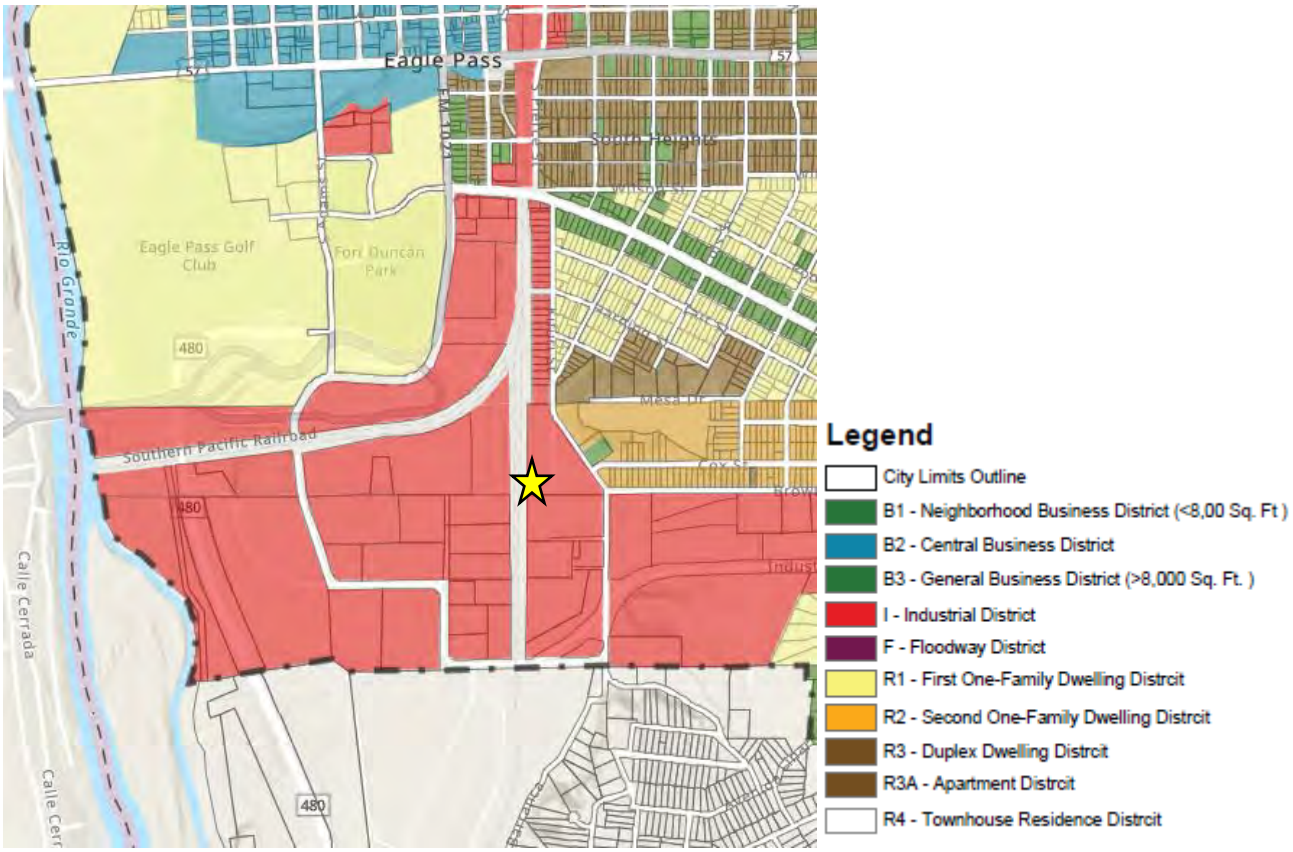
Please feel free to contact me with any questions.

Sincerely,

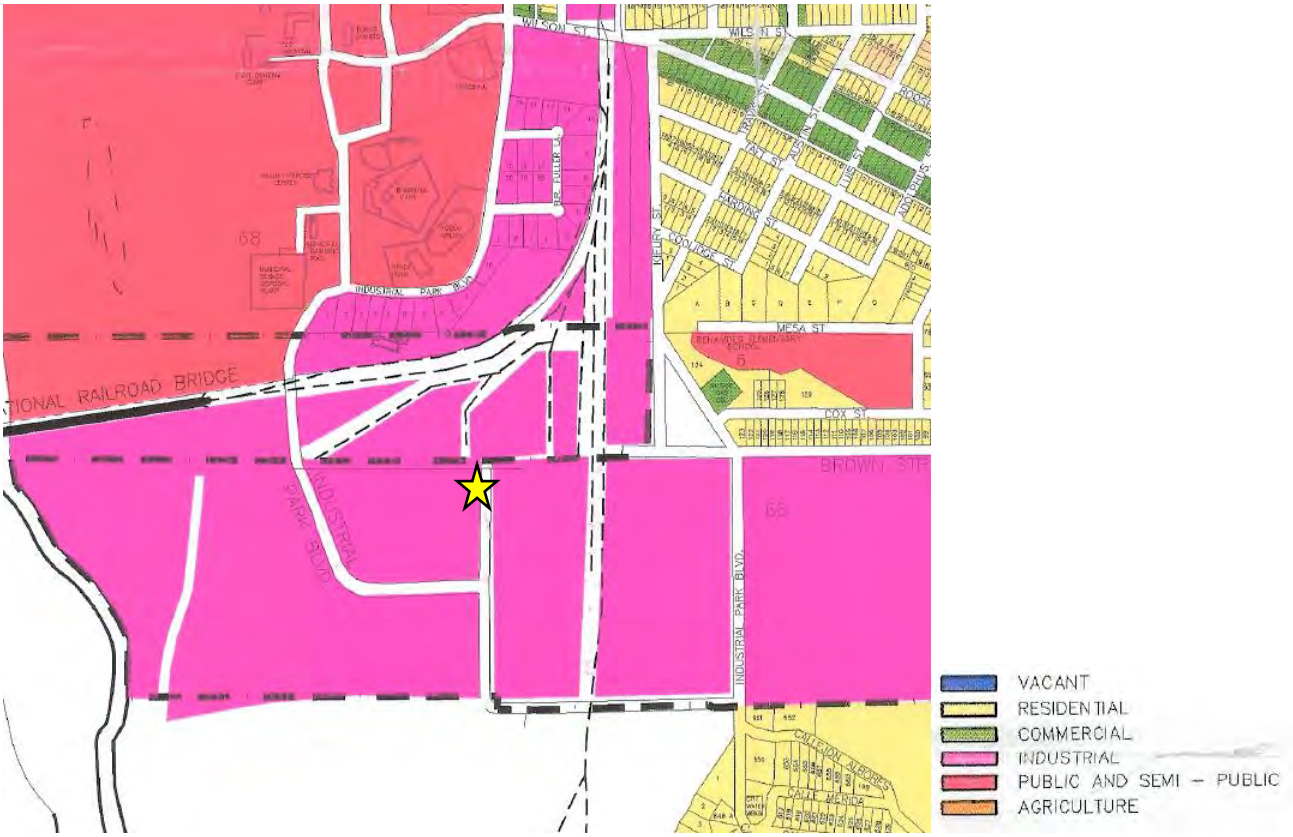
Kevin Franklin Hammond
Registered Professional Engineer
Texas No. 98585
Site & Street Engineers, LLC
TBPE Firm No. 16290

Attachment 4
Master Plan Map & Zoning District Map

Zoning Map



Master Plan Map



Item #12

Will be provided at a later date.

Item #13

Sec. XX-XX. Landscape and buffer plan approval.

(a) Before a building permit is issued appropriate plans showing proposed landscape material and placement, including figures to show compliance with this article, shall be submitted to the city. A plot plan drawn to scale not more than one inch equals 50 feet shall include dimensions and distances, and clearly delineate both the existing and proposed landscape material. Such plot plan shall also include detailed drawings of the entire offstreet parking area and the location of proposed buildings.

(b) The plan required by this section must be signed by the owner and authorized city staff as approved prior to issuance of a building permit and is attached and made a part of the conditions for the building permit.

(c) Prior to construction of buffers, complete plans showing type of material, depth of beam, and structural support shall be submitted to the building permit office for analysis to determine whether or not:

(1) The screen will withstand the pressures of time and nature.

(2) The screen adequately accomplishes the purpose for which it was intended.

Sec. 110-48. Required landscape area.

(a) A minimum of ten percent of the area of any lot or parcel shall be devoted to landscape material and comply with the intent and purpose of this article and 50 percent of such landscaped area for nonresidential lots shall be visible from the street fronting the developed property.

(b) Landscape areas located within the street and alley rights-of-way shall not be credited towards meeting the minimum landscape area requirement. However, right-of-way areas shall be landscaped.

(c) Landscape areas associated with drainage detention facilities located on the lot or parcel may be credited towards the landscape area requirement, as determined by the Community Development Director.

(d) A minimum of 50 percent of the area within the required front yard of any residential parcel shall be devoted to landscape material.

(e) The portion of the front yard for any residential parcel located between the property line and the extension of the side yard setback line shall be devoted to landscape material.

Sec. 110-49. Landscape buffers.

(a) A buffer shall be provided where a nonresidential use has a side or rear area property line in common with any residential use or zone. A masonry screen eight feet in height shall be required where a commercial, industrial or multifamily use has a side or rear property line in common with a single family use or zone. Where such use has 200 feet or less in common with any residential use or zone, the buffer shall be eight feet in height but may be cedar planks.

(b) A buffer shall be provided where a multifamily use of four or more dwelling units per structure has a side or rear area property line in common with any single-family residential use.

(c) A buffer shall be no closer to the street than the property line or landscape strip area, whichever is greater. The buffer shall respect visibility triangle area to avoid sight obstructions where it is intersected by a street or alley.

(d) A landscape strip area with a minimum width of ten feet shall be provided along and within the property lines of all nonresidential and multifamily uses contiguous to a public street, excluding driveway entrances and exits. For properties having a lot depth of less than 200 feet, the landscaped strip may be reduced to a minimum width of five feet with a landscape hedge not exceeding three feet in height.

(e) A wood or masonry or combination of wood and masonry buffer shall be provided along rear property lines of residential uses contiguous to a public street. Rear and side access to a residential use from a public street is prohibited where such residential use has access to a public street along the front property line. The buffer shall be constructed prior to final acceptance of the subdivision development improvements or prior to issuance of a certificate of occupancy for properties with an approved subdivision plat prior to the effective date of this ordinance. The buffer is required to be maintained by property owners of the subdivision or by the subdivision homeowners association.

(f) A buffer shall be provided to screen refuse areas (including refuse dumpsters, compactors and contained compactors), outdoor storage areas and loading docks from public streets. Refuse containers are prohibited in front yard areas of a property.

Sec. 110-50. Location of landscape areas.

(a) Landscape areas with trees shall be located within 50 feet of any parking space.

(b) Landscape areas within public and private rights-of-way, stormwater detention facilities, medians and islands shall comply with the specifications of the department of engineering. Landscape areas within rights-of-way shall be maintained in perpetuity by the property owners as common area.

(c) Trees located in landscape areas within street rights-of-way shall not be planted closer than six feet from the back of the curb, or three feet from the edge of an existing or future sidewalk. Trees shall be spaced 20 feet apart. Spacing may be modified to accommodate site features and driveways as approved by the Community Development Director.

(d) For street rights-of-way owned by the State of Texas, approval from the Texas Department of Transportation is also required for any proposed landscape improvements.

Sec. 110-51. Credit for trees.

For all non-single-family residential development, a minimum of one tree of at least two and one-half-inch caliper in size and ten feet in height shall be included and replaced as necessary as per the following ratios:

(1) When the required area being landscaped is from one to 2,000 square feet a minimum of one tree for every 250 square feet of landscape area shall be required.

(2) When the required area being landscaped is from 2,001 to 10,000 square feet a minimum of eight trees for the first 2,000 square feet and one tree for every 500 square feet over 2,000 square feet of landscape area shall be required.

(3) When the required area being landscaped is from 10,001 to 20,000 square feet a minimum of 24 trees for the first 10,000 square feet and one tree for every 1,000 square feet over 10,000 square feet of landscape area shall be required.

When the required area being landscaped is 20,001 or greater square feet a minimum of 34 trees for the first 20,000 square feet and one tree for every 1,500 square feet over 20,000 square feet of landscape area shall be required.

(4) Two palm trees with a minimum of six feet of clear trunk is the equivalent of one two and one-half-inch caliper tree. The number of palms trees shall not exceed 75 percent of the total number of trees required.

(5) Credit for trees:

Trees excluding palm trees:

Caliper*	Number of trees
Greater than or equal to eight-inch caliper	6 trees credit
Greater than or equal to six-inch caliper	4 trees credit
Greater than or equal to four-inch caliper	2 trees credit

(6) In order to encourage the preservation of existing trees, credit shall be given to existing trees according to the following schedule:

Existing trees excluding palm trees:

Credit for trees:

Caliper*	Number of trees
Greater than or equal to 20-inch caliper	12 trees credit
Greater than or equal to 16-inch caliper	10 trees credit
Greater than or equal to 12-inch caliper	8 trees credit
Greater than or equal to eight-inch caliper	6 trees credit
Greater than or equal to four-inch caliper	4 trees credit

(7) The minimum planting area shall be one-half the radius of the crown spread for an existing tree measured from the trunk center, or not less than a radius of two and one-half feet, measured from the center of the tree trunk to the near edge of the planting area whichever is greater. The ground surface within the planting areas shall be maintained in a porous or vegetative cover. Plastic underliners shall not be permitted.

(8) Single-family and duplex residential development shall provide a minimum of one non-palm tree for the first 55 feet of lot frontage and one additional non-palm tree for each additional 25 feet of lot frontage. Trees required for single-family residential development shall be located within the front yard.

(9) A native, non-palm tree, as listed in section 110-56(j) with a minimum caliper of two inches and a minimum height of six feet shall be the equivalent of one and one-half required trees. Native tree credit is in addition to credit for large caliper and existing tree credit. Of the vegetation required by this chapter, the use of ten percent native plant material is encouraged.

Sec. 110-52. Applicability to developments or redevelopment.

(a) The requirements and standards for the installation and maintenance of landscape material and site improvements as set forth in this division shall apply to all lots or parcels with developed property within the city. All new development, construction or reconstruction shall be in full compliance with the provisions of this article.

(b) If the zoning ordinances of the city would otherwise permit developed property to exceed 90 percent of the lot or parcel's total land coverage, the provisions of this article shall supersede and prevail over such other requirements. In no event, except as expressly permitted in this article, shall more than 90 percent of a lot or parcel's area be covered by developed property.

(c) If a principal nonresidential use and some or all of the parking area (required or otherwise provided) serving the principal nonresidential use are located on separate lots or parcels, the landscape installation required in this article shall apply.

Sec. 110-53. Applicability to existing development areas; nonconformance; when compliance required.

(a) All property with existing development on the effective date of the ordinance from which this article is derived which is not in compliance with the provisions of this article shall be considered nonconforming, and allowed to continue until such time as a building permit is granted to enlarge, or reconstruct a structure on the property. Whenever a nonresidential or multifamily building or use existing prior to the effective date of the ordinance is enlarged to the extent of ten percent or more in floor area, the same percentage of existing paved areas shall be brought into compliance with this article and all new paved areas shall be brought into compliance with this article. Whenever a building or use existing prior to the effective date of the ordinance is enlarged to the extent of 50 percent or more in floor area, the existing as well as the new paved areas shall be brought into compliance with this article. A plan showing existing and new development and the proposed landscaping shall be submitted to the Community Development Department.

(b) No structure existing on the effective date of the ordinance from which this article is derived shall be required to be altered or moved in order to comply with the provisions of this article except in the event of reconstruction.

Sec. 110-54. Installation of materials.

All landscape materials shall be installed properly in a sound workmanlike manner and according to commonly accepted horticultural practices.

Sec. 110-55. Maintenance requirements; when tree removal is prohibited.

(a) The owner of the lot or parcel or the manager or agent, shall be responsible for the maintenance of all landscape areas, which shall be maintained so as to present a healthy, neat and orderly appearance at all times and shall be kept free from refuse and debris. All landscaped areas shall be irrigated and shall be watered regularly to ensure continuous healthy growth and development. Maintenance shall include the replacement of all dead plant material.

(b) No trees over 20 inches in DBH (diameter at breast height) shall be removed without, in the case of any existing or proposed commercial development, submitting to the director of Community Development for review a survey of the property in question which includes all trees with a DBH of over 20 inches.

(c) The director of Community Development shall expeditiously review the submitted survey and work with the landowner/developer in pre-development conference to preserve as many existing trees over 20 inches DBH which said preserved trees shall serve as a credit to the landowner/developer's total aggregate number of caliper inches that they are required to plant as per the city's existing landscaping ordinance.

(d) In the case of an existing commercial development, no trees may be removed from the development's existing landscape plan without first submitting a replacement landscaping plan for review, consideration and approval by the city; or, in the case of an issue involving three trees or less, the submission of a one page application to remove any tree that has become a hazard to the existing development with a plan to immediately replace it with another tree or trees of an equivalent caliper inch. Applications to remove and replace three trees or less shall be deemed automatically approved unless the city objects in writing within five business days of filing.

(e) Nothing in this section shall require any application from or permit to any public utility provider prior to removing a tree whenever it has determined the tree poses a hazard, or interferes with restoration or continuation of utility services.

(f) Violations of this section shall be punishable by a fine not to exceed $1,000.00 per occurrence.

Sec. 110-56. Planting criteria.

(a) *Trees.* Trees planted for credit under section 110-51 should be a minimum of ten feet in height from ground level to top of crown when measured immediately after planting. In the case of palms, the required measurement should be six feet from ground level to base of live palm fronds. Trees should be of a species having an average mature crown spread of greater than 15 feet in the Middle Rio Grande Area (excepting palms) and having trunks which can be maintained in a clean condition for over six feet of clear wood measured from the ground. Trees having an average mature crown spread less than 15 feet may be substituted by grouping such trees so as to create the equivalent of a 15-foot crown spread.

(b) *Shrubs.* Shrubs should be a minimum of one foot in height when measured immediately after planting and maintained at a height not to exceed three feet.

(c) *Vines.* Vines should be a minimum of 30 inches in height one year after planting and may be used in conjunction with fences, screens or walls to meet buffer requirements and specifications.

(d) *Ground covers.* Ground covers other than grass should be planted in such a manner as to present a finished appearance and reasonably complete coverage within one year after planting.

(e) *Lawn grass.* Grass areas should be planted in species normally grown as permanent lawns in the city. Grass areas may be sodded, plugged, sprigged or seeded except that solid sod shall be used in swales or other areas subject to erosion.

(f) *Synthetic lawns or plants.* Synthetic or artificial lawns or plants shall not be used in lieu of plant requirements in this section.

(g) *Architectural planters.* The use of architectural planters may be permitted in fulfillment of landscape requirements.

(h) A list of trees, shrubs, vines, and ground covers native to the Middle Rio Grande Area shall be provided by the Community Development Department.

(i) *Landscape irrigation requirements for nonresidential and multifamily uses:*

(1) The owner shall be responsible for the irrigation of all landscape areas and plant materials, utilizing one or a combination of the following methods:

a. An automatic underground irrigation system (conventional spray, bubbler, and the like);

b. An automatic water-saving irrigation system (drip, porous pipe, leaky pipe, and the like); or

(2) The irrigation method used shall:

a. Provide a moisture level in an amount and frequency adequate to sustain growth of the plant materials on a permanent basis;

b. Be in place and operational at the time of the landscape inspection for certificate of occupancy unless an alternative method is approved; and

c. Be maintained and kept operational at all times to provide for efficient water distribution.

(3) Landscape areas utilizing xeriscape plants and installation plants and installation techniques, including areas planted with native grasses and wildflowers, may use a temporary and aboveground system and shall be required to provide irrigation for the first two growing seasons and thereafter must maintain viability of plant material.

(4) Landscape plants shall indicate, by a detail, a drawing, or by specification in a note on the site plan, the nature and location of irrigation which will be used; these should be specific enough to show that adequate irrigation will be provided to all required landscape areas and plant material.

(5) No irrigation shall be required for undisturbed natural areas or undisturbed existing trees.

(j) Xeriscape areas shall provide a minimum of 50 percent of the landscaped areas with ground cover or grasses. Xeriscape areas not covered by grasses or ground cover shall be mulched. Ground cover areas installed to meet the landscaping reuirements shall not utilize plastic underliners or any impervious material. A list of indigenous plant species for xeriscape areas shall be provided by the department of Community Development.

(k) When landscaped areas are used for stormwater detention, tree and shrub plantings shall not adversely affect volumetric and/or conveyance characteristics.

Item #14

Appendix A: City of Eagle Pass Pavement Design Standards

Table of Contents

1. Pavement Design Standards 2

1.1 Pavement Design 2

1.2 Traffic Load, Reliability and Structural Number/Slab Thickness 2

1.3 Pavement Materials 4

1.4 Flexible Pavement Structural Coefficients 5

1.5 Typical Pavement Sections 5

1.6 Overall Standard Deviation 6

1.7 Serviceability 6

1.8 One-Course Surface Treatment 6

Figures:

Figure 1.1-1: Perpetual Pavement Design - Typical Cross Section……2

Tables:

Table 1.2-1: Traffic Load, Reliability, and Structural Number/ Slab Thickness……..3

Table 1.2-2: Recommended Lane Distribution Factors (from TxDOT Pavement Design Guide, October 2006 Edition)……4

Table 1.5-1: Minimum Compacted Layer Thickness……...6

Equation:

Equation 1.2-1: ESAL Determination Equation……...3

Typical Sections Appendix A-1:

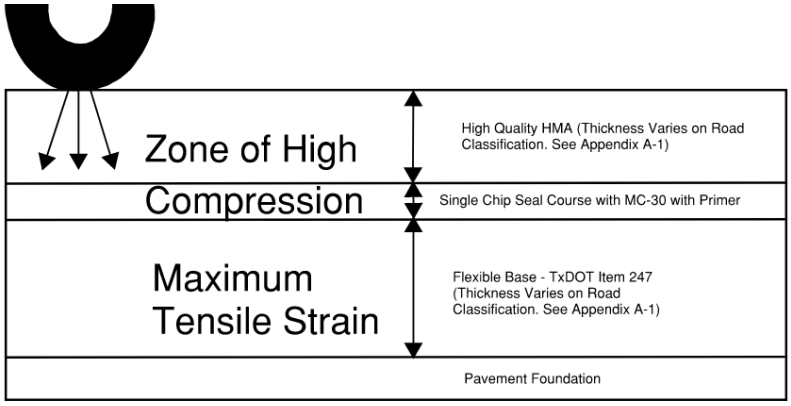
Typical Marginal and Minor Sections……...7

Typical Collector and Arterial Sections……...8

1. Pavement Design Standards

The allowable pavement structures for City-maintained roadways include both flexible and rigid structures, as defined by the American Association of State Highway and Transportation Officials (AASHTO) guide for the design of pavement structures, the latest approved edition. Pavement design must be completed and signed and sealed by a Texas Licensed Professional Engineer, unless conforming to the predetermined pavement sections provided herein. Perpetual pavements (*see Figure 1.1-1*), which are considered long-life structures utilizing premium hot-mixed asphalt (HMA) mixtures that require periodic maintenance to renew the surface, are also acceptable pavement structures. The selection of pavement type shall be based upon project conditions, economics, and long-term performance or as directed by the City. If necessary, a life-cycle cost analysis (LCCA) shall be conducted for pavement type selection.

Figure 1.1-1: Perpetual Pavement Design - Typical Cross Section



1.1 Pavement Design

Flexible and rigid pavements shall be designed for a twenty-year (20) and thirty-year (30) service life, respectively.

1.2 Traffic Load, Reliability and Structural Number/Slab Thickness

Design traffic load input for pavement design will be based upon the cumulative expected 18-Kip equivalent single axle loads (ESAL) for the pavement's service life. The City has predetermined 20-year flexible pavement ESAL values for street classifications and 30-year predetermined ESAL values. Both values are shown below along with the Reliability Level, Flexible Pavement Structural Number, and Rigid Pavement Slab Thickness.

Table 1.2-1: Traffic Load, Reliability, and Structural Number/ Slab Thickness

Table 1.2-1: Traffic Load, Reliability, and Structural Number/ Slab Thickness						
Roadway Functional Classification	**Flexible Pavement 18-kip ESALs**	**Rigid Pavement 18-kip ESALs**	**Reliability Level**	**Flexible Pavement Structural Number**		**Rigid Pavement Slab Thickness (in)**
				Minimum	**Maximum**	
Arterial	3,000,000	4,500,000	95	4.32	5.37	10.0
Collector streets	2,000,000	3,000,000	90	3.81	4.86	9.0
Minor Street	1,000,000	1,500,000	70	2.86	3.63	7.0
Marginal Street	100,000	150,000	70	2.00	2.56	5.5

In most cases, the ESAL values shown above will be appropriate for design. However, it is important for the designer to understand if other site-specific circumstances are present that will cause the predetermined ESAL values to be inappropriate. A review of the Traffic Impact Analysis (TIA) by the pavement designer should be conducted to determine if a modification to the predetermined ESAL values is justified. The predetermined ESAL values will not be lowered in any circumstances unless specifically allowed by the City Engineer. In situations where the design number of ESALs needs to be determined by the pavement designer, the 1993 AASHTO method for conversion of traffic to ESALs shall be utilized. ESALs are determined by:

Equation 1.2-1: ESAL Determination Equation

$$ESAL = (ADT) \times (ESAL\ Factor) \times DD \times LDF \times \%Trucks \times TFGR \times TVGR \times 365days \times design\ years$$

Utilizing the following parameters:

- **ADT:** Two-Way Daily Traffic in terms of the number of vehicles per day
- **ESAL Factor:** Average Initial Truck Factor (ESALs/Truck) which can range from 0.85 to 4.35 depending on the traffic mix
- **DD:** % of Trucks in Design Direction (typically 50%; however, a directional distribution factor should be applied if the traffic is unevenly distributed between the two directions, e.g. if one side services an industrial facility)
- **LDF:** % of All Trucks in Design Lane (*Table 1.2-2* provides the City's recommended lane distribution factors or LDFs)
- **%Trucks:** % of Heavy Trucks (typically FHWA vehicle classes 4 through 13)
- **TFGR:** Annual Truck Factor Growth Rate
- **TVGR:** Annual Truck Volume Growth Rate

Table 1.2-2: Recommended Lane Distribution Factors (from TxDOT Pavement Design Guide, October 2006 Edition)

Table 1.2-2: Recommended Lane Distribution Factors (from TxDOT Pavement Design Guide, October 2006 Edition)	
Total Number of Lanes in Both Directions	**LDF**
≤ 4	1.0
6	0.7
≥ 8*	0.6

* Unless field observations show otherwise

1.3 Pavement Materials

Alternative pavement materials may be used where the existing soil or subsurface conditions, or the alternative materials, provide comparable or better pavement performance compared to the materials otherwise required by this section. Proposals for alternative pavement materials with supporting engineering documentation may be submitted to the city for consideration. The combination of the following materials may be allowed to develop pavement structures:

- Cement Treated Subgrade
- Cement Treated Base
- Flexible Base (Type A-B, Grades 1 or 2 are recommended in most situations)
- Prime Coat (non-structural)
- Tack Coat (non-structural)
- One-Course Surface Treatment – Single Chip Seal Course with MC-30 Primer (non-structural)
- Hot Mixed Asphaltic Concrete Pavement (HMAC)
    - Dense Graded Surface Course
    - Dense Graded Base Course
    - Premium Mixtures for Surface Course (with approval by the City Engineer)
- Jointed Plain Concrete Pavement (JPCP) with Dowels and Tie Bars as needed
- Continuously Reinforced Concrete Pavements (with approval by the City Engineer)
- Base Reinforcement (Geogrids)

HMAC premium mixtures shall include stone-matrix asphalt, Superpave, ultra-thin bonded wearing courses, and porous friction courses. Premium mixtures with high permeability shall not be used on streets with integral curb and gutters unless approved by the City Engineer.

1.4 Flexible Pavement Structural Coefficients

Structural layer coefficients for flexible pavement design are recommended as follows:

- Cement Treated Subgrade – 0.08
- Cement Treated Base
    - Target 7-day unconfined compressive strength = 150 psi – 0.12
    - Target 7-day unconfined compressive strength = 300 psi – 0.18
- Flexible Base
    - Type A-B Grades 1 or 2 – 0.14
    - Type A-B Grades 1 or 2 (With base reinforcement within the flexible base, geogrids) – 0.17
    - Type A Grade 3 – 0.10 (Use of Grade 3 must be approved by the City Engineer)
- Hot Mixed Asphaltic Concrete Pavement (HMAC)
    - Dense Graded Surface Course – 0.44
    - Dense Graded Base Course – 0.38
    - Premium Mixtures for Surface Course – 0.4812

1.5 Typical Pavement Sections

All proposed streets must adhere to the material specifications and minimum compacted thickness outlined in *Table 1.5-1*, as detailed below according to their respective classifications. The proposed streets are required to conform to predefined sections specified in *Appendix A-1* for their respective classifications. Any deviation from the provided pavement sections in *Table 1.5-1* and *Appendix A-1* necessitates submission of a pavement design, signed and sealed by a Texas Licensed Professional Engineer, for review and approval by the City's engineer. The pavement design must adhere to all requirements provided herein, including but not limited to specifications listed in *Table 1.2-1*. All proposed street classifications must align with the City's most recent Master Thoroughfare Plan, subject to review and approval by the City's Engineer. Upon submittal of pavement design for review and approval, applicant shall be responsible for pavement design review fee of two thousand dollars ($2,000).

Table 1.5-1: Minimum Compacted Layer Thickness

Table 1.5-1: Minimum Compacted Layer Thickness				
Pavement Layer	**Minimum Thickness**			
	Marginal (in)	**Minor (in)**	**Collector (in)**	**Arterial (in)**
Hot Mixed Asphaltic Concrete	2	3	5	6
Single Chip Seal Course with MC-30 Primer	Required			
Flexible (Granular) and Treated Base	12	16.5	19	19.5

1.6 Overall Standard Deviation

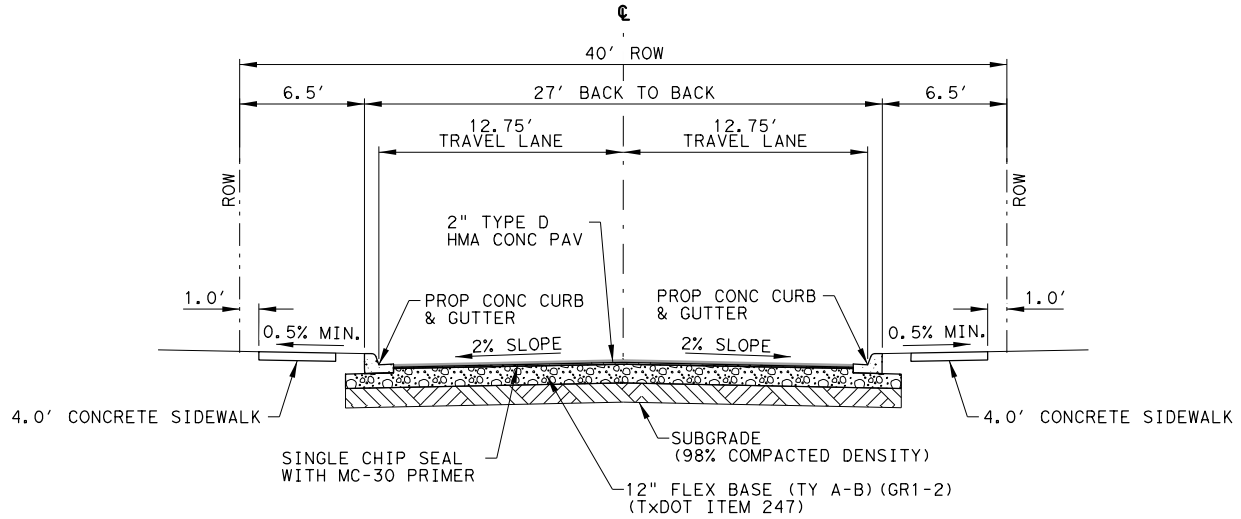
Overall standard deviation accounts for both chance variation in traffic prediction and normal variation in pavement performance prediction for a given traffic level. The AASHTO Design Guide recommends a range of values for S0 based on the data analysis from the AASHO Road Test as follows: 0.40 - 0.50 for Flexible Pavements and 0.30 - 0.40 for Rigid Pavements. Higher values represent more variability; thus, pavement thickness increases with higher overall standard deviations. Designs conducted for the City shall utilize a standard deviation (S0) as follows: 0.45 for flexible pavements and 0.35 for rigid pavements.

1.7 Serviceability

The serviceability of a pavement is defined as the pavement's ride quality and its ability to serve the type of traffic (automobiles and trucks) that uses the facility. The initial serviceability index (P0) for flexible pavements shall be 4.2, and for rigid pavements, it shall be 4.5. The minimum terminal serviceability index (Pt) for local streets shall be 2.0, and for collectors and arterials, it shall be 2.5.

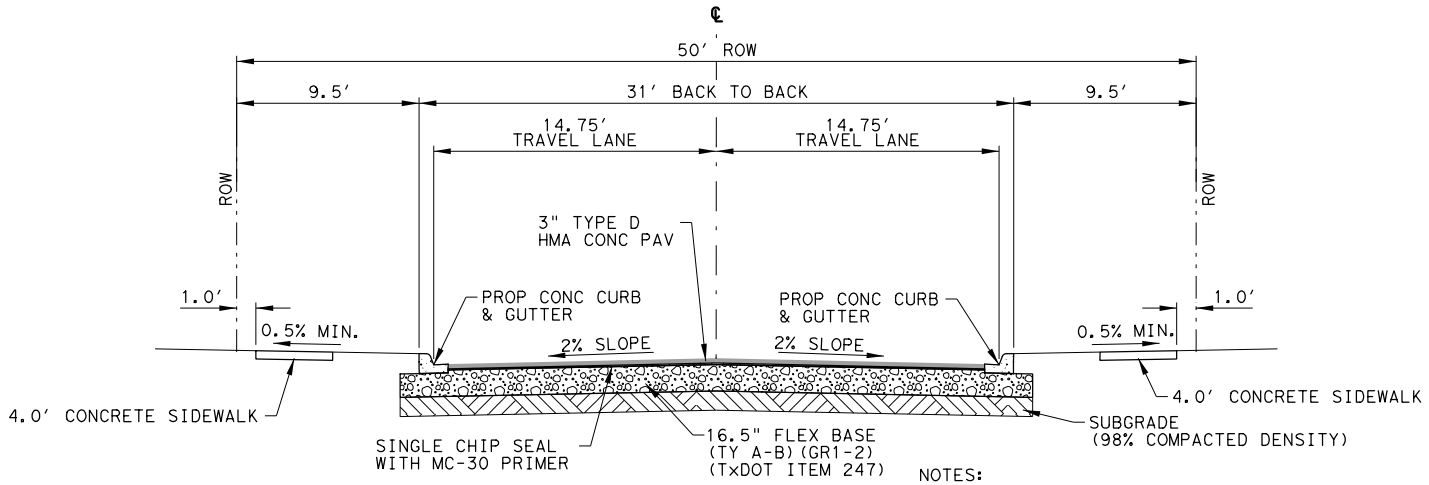
1.8 One-Course Surface Treatment

A one-course surface treatment consisting of a single chip seal course with MC-30 primer shall be utilized as preventative maintenance between the proposed base and the flexible pavement.



MARGINAL STREET SECTION

SCALE: NTS



MINOR STREET SECTION

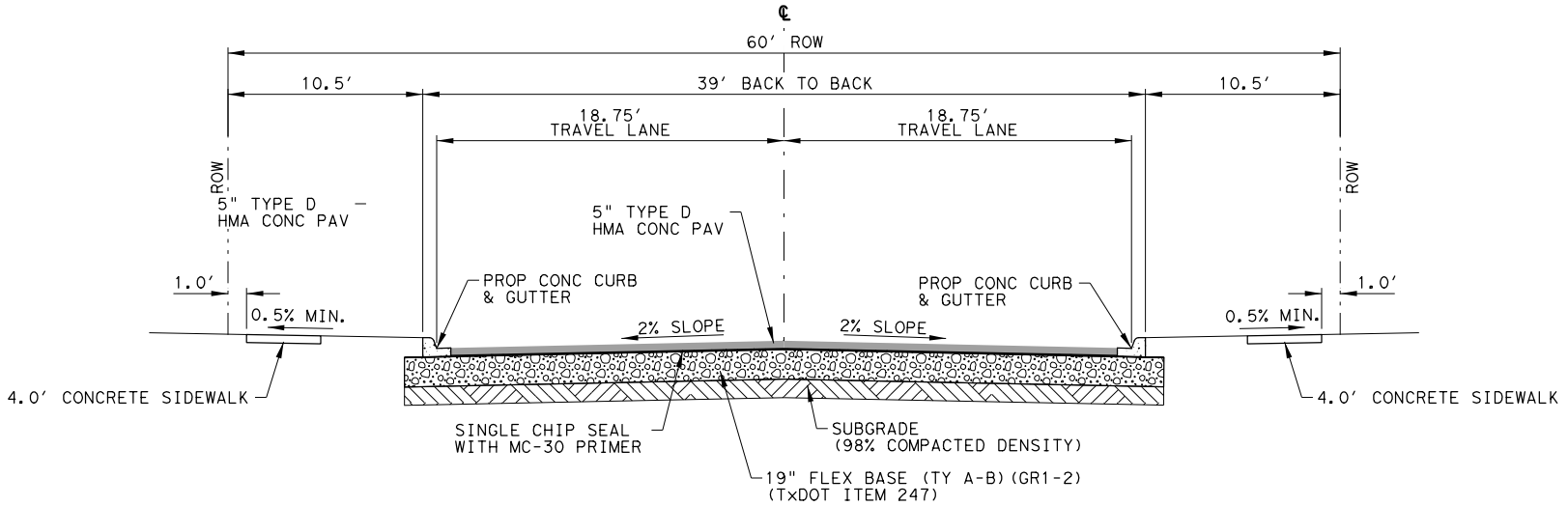
SCALE: NTS

NOTES:

1. STREETS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF EAGLE PASS CONSTRUCTION SPECIFICATIONS. PAVEMENT SECTIONS, AS DETERMINED BY GEOTECHINCAL ENGINEERING REPORT, MUST BE IN ACCORDANCE WITH ENGINEERED DESIGN AND "APPENDIX A" OF THE CONSTRUCTION SPECIFICATIONS MANUAL PROVIDED HEREIN, AND MUST MEET THE SUBDIVISION REGULATIONS. SUBSURFACE, SOIL INVESTIGATIONS, GEOTECHNICAL ENGINEERING REPORT, AND PAVEMENT DESIGN TO BE COMPLETED BY AN INDEPENDENT ACCREDITED, AND TEXAS REGISTERED TESTING LABORATORY. ALL COSTS WILL BE BORNE BY DEVELOPER.
2. SINGLE CHIP SEAL WATERPROOFING COURSE MUST BE INCORPORATED INTO STREET SECTION AS PREVENTATIVE MAINTENANCE AND IN ACCORDANCE WITH CITY OF EAGLE PASS CONSTRUCTION SPECIFICATIONS.
3. FOR RIGID PAVEMENT SECTION INFORMATION, REFER TO APPENDIX A PAVEMENT DESIGN MANUAL.

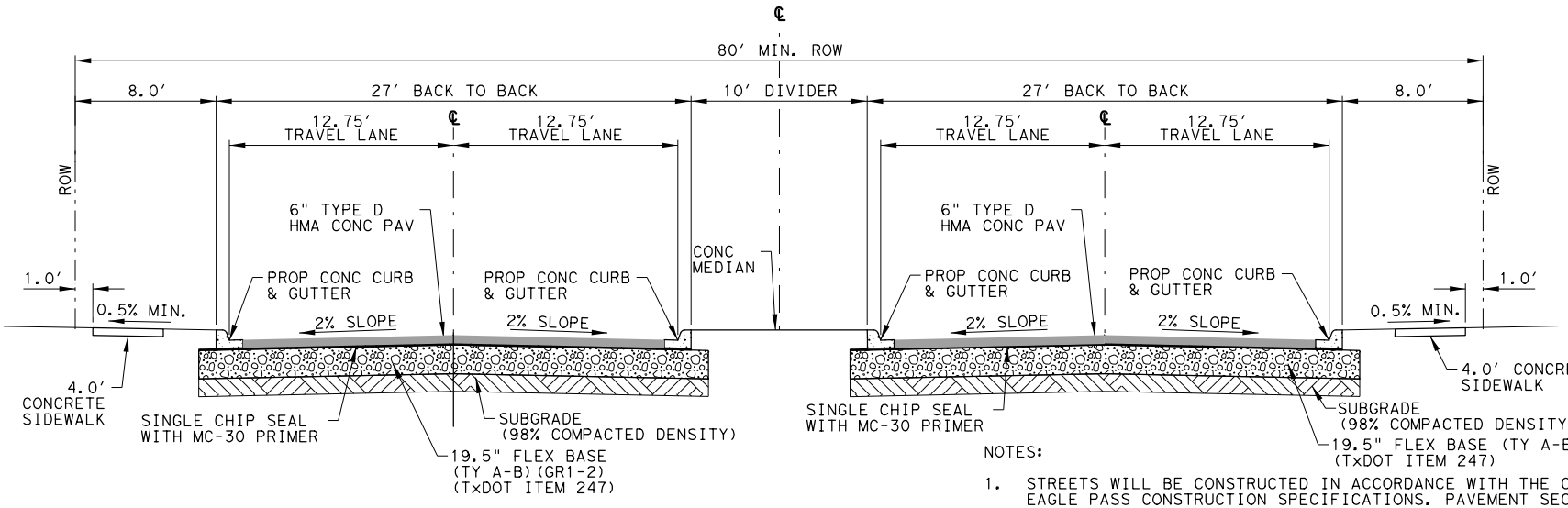
CITY OF EAGLE PASS, TEXAS

APPENDIX A-1 : TYPICAL MARGINAL AND MINOR STREET SECTIONS



COLLECTOR STREET SECTION

SCALE: NTS



ARTERIAL STREET SECTION

SCALE: NTS

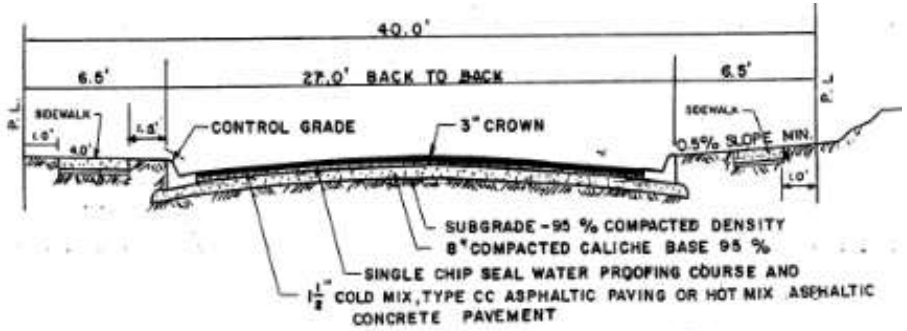
NOTES:

1. STREETS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF EAGLE PASS CONSTRUCTION SPECIFICATIONS. PAVEMENT SECTIONS, AS DETERMINED BY GEOTECHINCAL ENGINEERING REPORT, MUST BE IN ACCORDANCE WITH ENGINEERED DESIGN AND "APPENDIX A" OF THE CONSTRUCTION SPECIFICATIONS MANUAL PROVIDED HEREIN, AND MUST MEET THE SUBDIVISION REGULATIONS. SUBSURFACE, SOIL INVESTIGATIONS, GEOTECHNICAL ENGINEERING REPORT, AND PAVEMENT DESIGN TO BE COMPLETED BY AN INDEPENDENT ACCREDITED, AND TEXAS REGISTERED TESTING LABORATORY. ALL COSTS WILL BE BORNE BY DEVELOPER.
2. SINGLE CHIP SEAL WATERPROOFING COURSE MUST BE INCORPORATED INTO STREET SECTION AS PREVENTATIVE MAINTENANCE AND IN ACCORDANCE WITH CITY OF EAGLE PASS CONSTRUCTION SPECIFICATIONS.
3. FOR RIGID PAVEMENT SECTION INFORMATION, REFER TO APPENDIX A PAVEMENT DESIGN MANUAL.

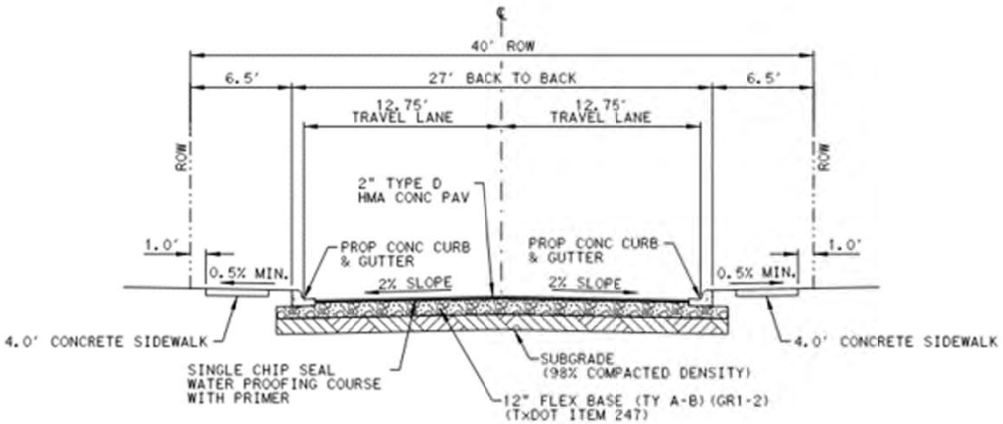
CITY OF EAGLE PASS, TEXAS

APPENDIX A-1: TYPICAL COLLECTOR AND ARTERIAL STREET SECTIONS

COST COMPARISON- MARGINAL PAVEMENT SECTION



MARGINAL STREET SECTION
NTS



MARGINAL STREET SECTION
SCALE: NTS

Existing Marginal Street Section:

- 1.5" HMA TY D
- Chip Seal
- 8" Flex Base
- Cost per Linear Foot: $110 + $52 (City Reconstruction)

Proposed Marginal Street Section:

- 2" HMA TY D
- Chip Seal
- 12" Flex Base
- Cost per Linear Foot: $150

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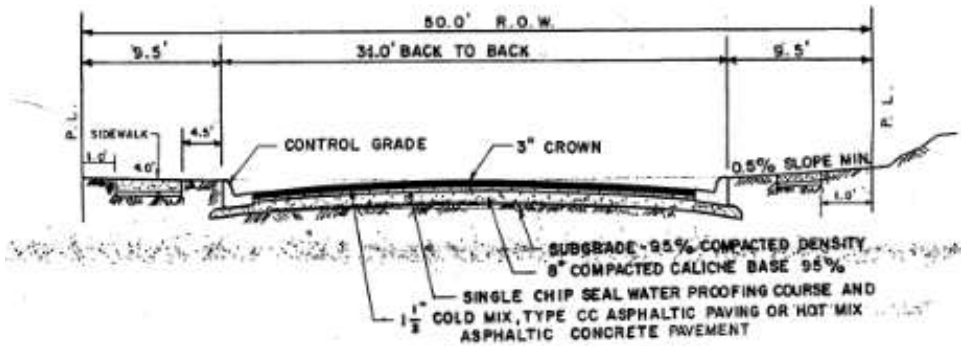
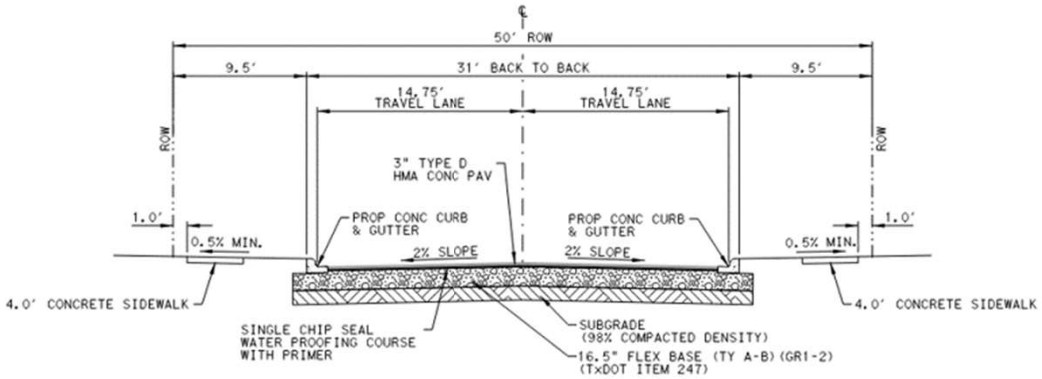
COST COMPARISON- MINOR PAVEMENT SECTION



MINOR STREET SECTION

NTS



MINOR STREET SECTION

SCALE: NTS

Existing Minor Street Section:

- 1.5" HMA TY D
- Chip Seal
- 8" Flex Base
- Cost per Linear Foot: $130 + $59.50 (City Reconstruction)

Proposed Minor Street Section:

- 3" HMA TY D
- Chip Seal
- 16.5" Flex Base
- Cost per Linear Foot: $230

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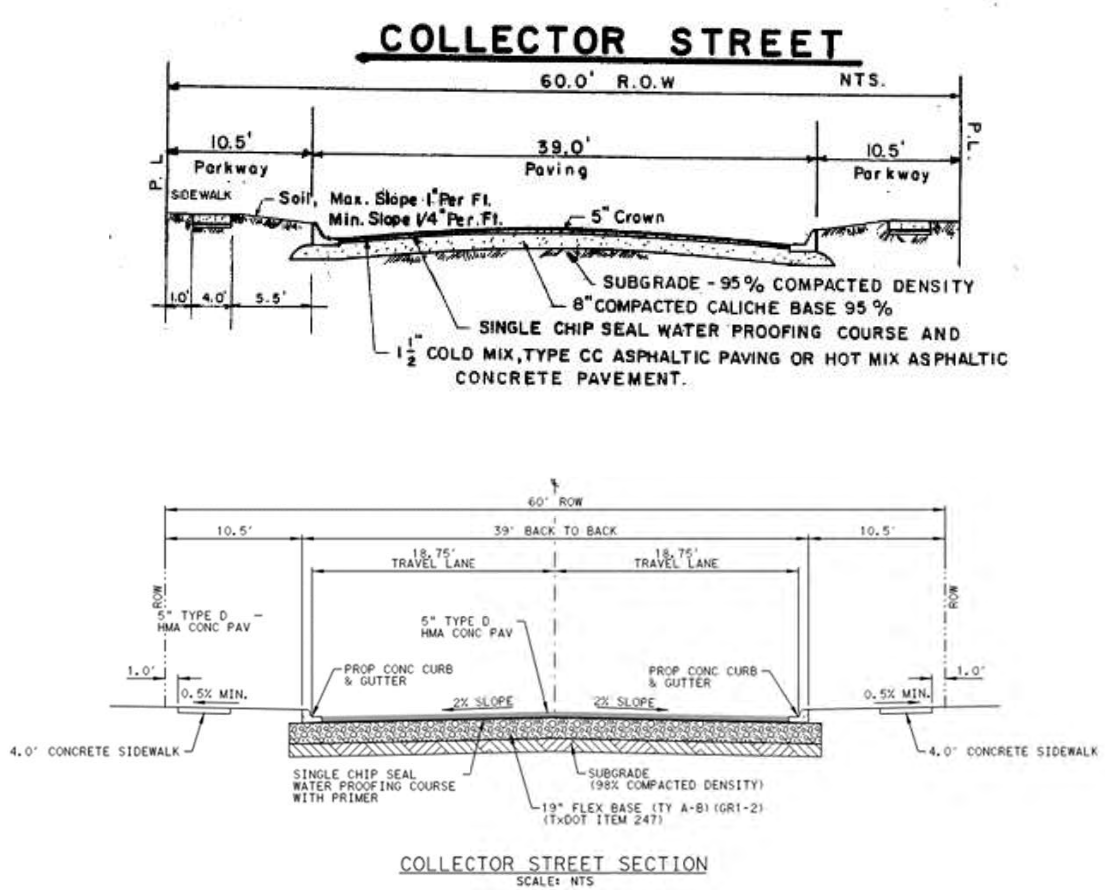
COST COMPARISON- COLLECTOR PAVEMENT SECTION



Existing Collector Street Section:

- 1.5" HMA TY D
- Chip Seal
- 8" Flex Base
- Cost per Linear Foot: $160

Proposed Collector Street Section:

- 5" HMA TY D
- Chip Seal
- 19" Flex Base
- Cost per Linear Foot: $380

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Item #15

ARTICLE VIII. STORMWATER COMPLIANCE FOR CONSTRUCTION ACTIVITY

Sec. 23-95. Statement of purpose.

(a) The intent of this article is to satisfy conditions imposed by the State on the city within the city's Texas Pollutant Discharge Elimination System (TPDES) permit.

(b) All construction addressed by this article is intended to conform to best management practices. Applicable best management practices (BMPs) are presently outlined in the Texas Commission on Environmental Quality (TCEQ) TPDES General Permit Number TXR150000 Relating To Stormwater Discharges Associated With Construction Activities. These sources constitute recommended guides only. Choice of any technique or BMP is at the option of the responsible party.

(Ord. No. XXXXX)

Sec. 23-96. Definitions.

When used in this article, the following terms shall have the following meanings:

(a) *Best management practices (BMP).* A series of structural and non-structural techniques and practices which, when used in an erosion control plan or considered as part of a construction site's housekeeping efforts, are proven to be effective in controlling construction-related runoff, erosion, sedimentation, and associated pollutants.

(b) *Construction activity.* Clearing or grading of land; dozing or mechanical removal of trees which dozing or mechanical removal disturbs the soil; excavation for installation of utility lines, streets, and drainage facilities; site preparation for housing and commercial development; and on-going construction activities which produce waste products.

(c) *EPA.* The United States Environmental Protection Agency.

(d) *Erosion.* The wearing away of the ground surface as a result of the movement of wind, water, and/or ice.

(e) *Final inspection.* Occurs after a responsible party meets the definition of final stabilization and files a notice of termination, if required by state or federal law. At such time, the City of Eagle Pass will conduct a final inspection to verify compliance with final stabilization and the removal of temporary BMPs.

(f) *Final stabilization.* Reference TPDES General Permit for Stormwater Discharges for Construction Activities standards located within Region 6 of the EPA. All soil disturbing activities at the site have been completed and a uniform perennial vegetative cover with a density of 70 percent of the native background vegetative cover for the area has been established on all unpaved areas and areas not covered by permanent structures or equivalent permanent stabilization measures have been employed.

(g) *Grade.* The vertical location of the ground surface.

(h) *Grading.* Any land disturbance or land fill, or any combination thereof.

(i) *Improved.* Altered by manmade conditions.

(j) *Land disturbance/land-disturbing activities.* Any moving or removing, by manual or mechanical means, of the soil mantle or top six inches of soil, whichever is shallower, including, but not limited to, excavations.

(k) *Land fill.* Any human activity involving the disposition of soil, earth, or other earthen or aggregate materials.

(l) *Measurable Volume.* A volume of material that is capable of being truly and correctly depicted in a photograph, motion picture, or video recording of the sediment, soil, soil material, or pollutant in question.

(m) *Municipal (City of Eagle Pass) Storm Sewer System.* The system of conveyances, including, but not limited to, roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, creeks, streams, tributaries, manmade channels, and/or storm drains, which:

(1) Provide for the collection and conveyance of stormwater, rain water, flood water, or other surface water; and

(2) Are located on public property; and

(3) Are not designed and intended to be part of the collection system of a sanitary sewer system utilized by a publicly-owned treatment works (POTW), as defined in Title 40 C.F.R. 122.2; and

(4) Are located within the corporate limits of the City of Eagle Pass, Texas.

(n) *Notice of intent (NOI).* Notice of Intent filed by a responsible party with the Texas Commission on Environmental Quality (TCEQ). An NOI is required under State regulation for certain construction activity. The NOI is part of the federal general permit process for construction activity concerning projects or runoff deemed to potentially impact waters of the United States of America.

(o) *Notice of termination (NOT).* The notice required by TCEQ for sizeable projects within the jurisdiction of any agency that verifies "final stabilization" of the site has been achieved, as described above.

(p) *National Pollutant Discharge Elimination System (NPDES).* A permit program that controls water pollution by regulating point sources that discharge pollutants into waters of the United States.

(q) *Entity.* Any individual, partnership, co-partnership, firm, company, corporation, association, joint stock company, trust, estate, governmental entity, or other legal entity, or the legal representatives, agents, or assigns thereof.

(r) *Pollutant.* Any substance introduced into the environment that adversely affects a resource. Pollutants include, but are not limited to, soils, soil materials, sediments, human wastes, other wastes, and debris generated at construction sites.

(s) *Responsible party.* Any person or legal entity, individual or corporate, including the owner, operator, contractor, or subcontractor, any or all of whom may be engaged in, consent to, or actually perform a construction project or construction activity.

(t) *Sediment.* Earth material deposited by water, wind, or ice.

(u) *Site.* The location of construction activity within the corporate limits of the city.

(v) *Soil and/or soil material.* Naturally occurring superficial deposits of earth mantle overlaying bedrock or clay; any naturally occurring surface deposit of sand, gravel, silt, clay; or any mixture thereof.

(w) *Stormwater.* Stormwater runoff, snow melt runoff, and surface runoff and drainage, as per TPDES Permit No. TXR040000.

(x) *Stormwater pollution prevention plan (SWPPP).* The state or federally required plan for identifying and implementing appropriate measures to reduce pollutants in stormwater that discharges into the city's municipal storm sewer system including eroded sediments. Protective measures include, but are not limited to, natural and manmade collection components, good housekeeping for site maintenance, and other commonsensical actions, all frequently referred to as best management practices (BMP).

(y) *Texas Commission on Environmental Quality (TCEQ).* An agency of the State of Texas.

(z) *Unimproved.* Natural conditions that are unaltered.

(Ord. No. XXXXX)

Sec. 23-97. Applicability; declaration of nuisance for violation; no culpable mental state required.

(a) Within the corporate limits of the city, no entity shall perform construction activities that violate provisions of this article. Construction activities violating this article are hereby declared unlawful.

(b) Violations committed within the corporate limits of the city shall constitute a public nuisance, as further provided below. Violations of any provision of this article within the city's corporate limits shall be deemed a criminal Class C misdemeanor. Violations of any provision of this article within the city's corporate limits shall be further subject to a civil enforcement option, more particularly described below.

(c) No culpable mental state is required of any responsible party in order to constitute a violation of this article. Some of the requirements of this article may be generally characterized as good housekeeping protocols and those expected to be employed by a reasonably prudent contractor, operator, owner, or other person having responsibilities for various activities on a construction site. Where State and federal permits require the site operator, owner, or other responsible party to make a stormwater pollution prevention plan (SWPPP), such Plans must be readily available for city inspection.

(Ord. No. XXXXX)

Sec. 23-98. General prohibition against construction pollution within the municipal separate storm sewer system; measurable volumes for violation.

(a) It is unlawful for any entity to engage in construction activity which results in a measurable volume of sediment, soils, soil material, or pollutants entering the city's storm sewer system.

(b) Nothing in this section shall diminish or change the general prohibitions against storm sewer pollution found in this chapter.

(c) The responsible party shall use best management practices (BMP) to prevent sediment, soils, soil materials, and pollutants from entering the city's storm sewer system.

(d) It is unlawful for any person to engage in construction activity without employing BMP necessary to protect the city's storm sewer system from runoff or other media capable of transporting sediment, soil, soil material, and pollutants into the city's storm sewer system.

(Ord. No. XXXXX)

Sec. 23-99. Additional federal and state requirements generally applicable to responsible parties associated with five-acre tract or larger projects; proper custody of federal or state stormwater pollution prevention plans (SWPPP); applicable to parties required to provide notice of intent (NOI) to EPA or TCEQ; requirement to post NOI at site; requirement to make SWPPP available to city inspector; copy of notice of termination required by EPA or TCEQ.

(a) Concerning projects for which the EPA or TCEQ have permitting authority, the responsible party shall post at the site, as required by federal and State regulations, a true and correct copy of the NOI. A copy of the NOI shall also be sent to the City of Eagle Pass.

(b) The responsible party shall have available on site for City inspection the stormwater pollution prevention plan (SWPPP) imposed by EPA or TCEQ when the site in question is subject to such plans imposed by federal or State law.

(c) The responsible party shall make the SWPPP available to the city inspector on reasonable request made during normal working hours.

(d) Failure, refusal, or inability to provide such plan for inspection, when the plan is required under state or federal law, constitutes a violation of this article.

(e) It shall be unlawful for any person to engage in construction activity in violation of the elements of an applicable SWPPP.

(f) The responsible party shall provide the City of Eagle Pass a true and correct copy of any notice of termination (NOT) necessary to close out a project regulated by the EPA or TCEQ. The NOT shall be sent to the City of Eagle Pass at the time it is sent to the EPA or TCEQ.

(g) Where permanent improvements have been constructed, the final inspection shall verify whether or not the "final stabilization" criteria have been met.

(h) Where no permanent improvements are planned, temporary BMPs shall continue to be maintained until the site has reached final stabilization.

(i) A site shall continue to be regulated until final stabilization is achieved, and, where applicable to state and federally-regulated sites, until a "notice of termination" (NOT) has been filed.

(j) Where the site has met final stabilization requirements but the controls or measures implemented thereafter fail, each discharge of construction-related contamination by the responsible party shall constitute a violation of this article.

(k) Removal of temporary BMPs shall be required after the site achieves final stabilization.

(Ord. No. XXXXX)

Sec. 23-100. Enforcement procedures.

(a) Upon observation of an alleged violation or condition an inspector believes constitutes a violation of this article, the inspector shall issue a field correction notice to a responsible party. The field correction notice shall be personally delivered to a responsible party if such person is available on site, or, in the absence of such person, shall be posted at the construction site. Field correction notices shall afford two 24-hour periods to correct the violation alleged. The first 24-hour period should be used to remediate and remove the offending material, if any, from the city's storm sewer system. A second 24-hour grace period shall follow immediately to allow the responsible party to appropriately install or repair corrective BMP which was lacking or failed to protect the city's storm sewer system.

(b) If the violation is cured within 48 hours, as described above, no further City action is required.

(c) If correction is not made timely, the inspector may issue a stop work order.

(d) If a stop work order is not honored at the site and/or corrective action is not timely accomplished to protect the city's storm sewer system, citations may be issued or civil injunctive remedies with appropriate penalties may be pursued.

(e) Additional or cumulative enforcement action may be taken as the seriousness of the alleged pollutant encroachment into the city's storm sewer system escalates.

(f) Additional compliance time may be afforded if, within the judgment and discretion of the inspector, municipal obligations to environmental health and safety and municipal stormwater compliance obligations to enforcement agencies are not comprised.

(Ord. No. XXXXX)

Sec. 23-101. Criminal and civil enforcement.

(a) A penalty is hereby established whereby any entity that shall violate any provision of this article shall be deemed to be guilty of a misdemeanor and shall, upon conviction, be fined a minimum of not less than $200.00 per violation and a maximum amount of not more than $2,000.00 per violation. Each day of violation shall constitute a separate offense for purposes of the enforcement of this article. A culpable mental state is not required to prove an offense under this article.

(b) The city attorney is hereby authorized to pursue all legal, equitable, and criminal remedies appropriate to enforce all provisions of this article, including, but not limited to, the authority granted under the V.T.C.A., Local Government Code ch. 54, providing for injunctive relief and court imposed civil penalties up to $5,000 a day for violation of ordinances relating to the discharge of a pollutant into a storm sewer system controlled by a municipality.

(c) Upon the written direction of the city administrator advising of an alleged violation of any section of this article, the city attorney is authorized to petition any court of competent jurisdiction for an injunction to enjoin the continuance of such violation and to secure any all civil penalties within the jurisdiction of the appropriate court. This remedy shall be cumulative of and in addition to all other enforcement remedies available to the city.

(d) The authority set out above shall in no way diminish the authority and responsibility of the city attorney to diligently prosecute violations of this article through municipal court.

(Ord. No. XXXXX)

Item #16