



AGENDA

PLANNING & ZONING COMMISSION SPECIAL MEETING

THURSDAY, OCTOBER 24, 2024, AT 5:30 P.M.

COUNCIL CHAMBERS, CITY HALL BUILDING

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

ESTABLISHMENT OF QUORUM

CITIZENS COMMUNICATIONS

MINUTES

1. Approval of the minutes of the October 10, 2024 meeting.

PUBLIC HEARING(S)

2. Public hearing on the request submitted by Cross Development for a Conditional Use Permit to allow for a carwash establishment on property located at 2421 E. Main Street; closing of public hearing and possible action.

NEW BUSINESS

3. Consideration and possible action on the Final Plat of Jimenez Subdivision, including (1) a subdivision variance from Section 23-36(a) regulating preliminary plat requirements, and (2) a subdivision variance from Section 23-11(d) to allow the platting of a property less than 5 acres conveyed prior to 1984.
4. Consideration and possible action on the Final Plat of High-Country Subdivision, including (1) a subdivision variance from Section 23-36(a) regulating preliminary plat requirements, and (2) a subdivision variance from City of Eagle Pass Code of Ordinances Chapter 23 Article IV Section 23-61(a)(4) regulating 2 points of vehicular access for ingress and egress to a subdivision.

OTHER BUSINESS

5. Consideration and possible action on a request for the abandonment of an approximate 1.46-acre easement more particularly described as being a boundary survey of 1.46 acres, more or less, lying in Maverick County, Texas, being out of and part of J. B. Roberts Survey 32, Abstract No. 794 and J. B. Roberts Survey 32, Abstract No. 793, and also being out of and part of that same certain tract called 29.62 acres described in conveyance document to Sesa Flourspar, Inc., recorded in Volume 244, Page 146 of the Maverick County Deed Records, Maverick County Texas, and located on the Industrial Spur 2 Boulevard public right-of-way.

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 October 21, 2024, at 4:55 p.m.



Placido Madera
Community Development Director

Item #1

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

The Planning and Zoning Commission of the City of Eagle Pass held their regular meeting on Thursday, October 10, 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: Chairwoman, Tiffany Velazquez-Sanchez; Vice-Chairman, Luis Velez; Commissioners, Aaron Valdez and Doris Salinas-Sanchez

Absent: Commissioner, Kenneth Gross

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

With a quorum being present, Chairwoman Velazquez-Sanchez called the meeting to order, and the Planning & Zoning Commission considered the items in the following order:

CITIZENS COMMUNICATIONS

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

There were no comments or concerns to be heard.

MINUTES

1. Approval of the minutes of the September 12, 2024, meeting.

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

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

NEW BUSINESS

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

gutter; closing of public hearing and possible action.

Community Development Director, Placido Madera provided details on the item, recommending that The Planning and Zoning Commission (1) grant a subdivision variance from Sec. 23-36(a) regulating preliminary plat requirements, (2) partially approve a sidewalk waiver from Sec. 23-64 regulating sidewalks, and (3) grant the final plat approval of the proposed Pilot Commercial Subdivision, subject to the plat complying with the provisions of Article II of City of Eagle Pass Code of Ordinances Chapter 23 governing procedures and specifications for Final Plats and with the following conditions:

1. That the developer submits an acceptable financial guarantee, including a construction agreement to ensure the completion of the required infrastructure as regulated by Sec. 23-40 in Article III. The applicant's current proposed amount is \$2,574,095.25 and is currently under review.
2. That the 30-year water and wastewater agreements are executed before plat recordation as regulated by Section 23-66 and Section 23-67 Article IV.
3. That the Developer pay all Eagle Pass Water Works applicable fees before plat recordation as regulated by Sec. 23-67 Article IV.

Commissioner Salinas-Sanchez moved to approve as recommended by the department. Seconded by Commissioner Velez. **MOTION PASSES**

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

ADJOURNMENT

Commissioner Valdez moved to adjourn the meeting at 5:47 p.m. Seconded by Commissioner Salinas-Sanchez. **MOTION PASSES**

Passed and approved on _____, 2024.

Tiffany Velazquez
Chairperson

ATTEST:

Imelda B. Rodriguez
City Secretary

Item #2



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

Cross Development Conditional Use Permit Request

I. BACKGROUND

General Information

Applicant: Cross Development/Heather Rimmer

Property Owner: Lewis E. Stock & Vickie L. Stock
Trustees of The Stock Revocable Trust

Location: 2421 E. Main Street

Property ID Number: Unassigned

Legal Description: Lot 1 in the Armadillo
Subdivision

Request: Conditional Use Permit to allow for a
carwash establishment.

Subject Property Information

Current Use: Vacant lot (previous use Motel)

Proposed Use: Express Car Wash

Acres: 1.496 **Square feet:** 63,990

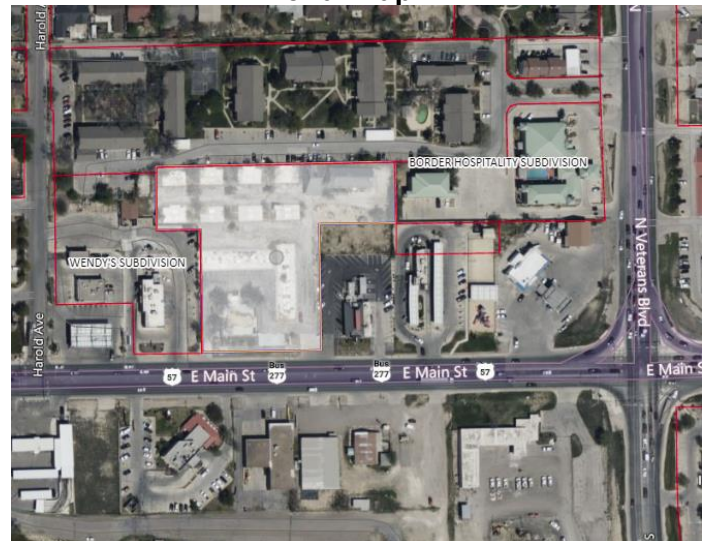
Current Zoning District: B-3 General Business
District

Master Plan: Commercial

Vicinity Data

The site is in an area that is primarily comprised of
commercial developments and a multi-family complex
directly to the rear of the subject lot.

Aerial Map



Site Photos



II. PUBLIC NOTICE

Public notification of the *Conditional Use Permit* (CUP) request before the Planning and Zoning Commission was completed consistent with the provisions of *Chapter 211 of the State of Texas Local Government Code Title 7*. Thirteen (13) notices were mailed to the abutting property owners within a 200 foot radius of the subject property.

III. RECOMMENDED FINDINGS OF FACT

A. Conclusions

1. The application contains sufficient information upon which the Planning and Zoning Commission may render a decision. Please refer to Attachment 1 for a copy of the Conditional Use Permit (CUP) application.
2. The request involves the establishment of a carwash establishment. The establishment of a carwash business in the *B-3 District* requires an application for and the issuance of a *Conditional Use Permit (CUP)* for the project.

Carwash establishments such as this shall be permitted only with a conditional use permit, as required by *Section 21, Conditional Use Permits under Eagle Pass Code of Ordinances Appendix-A Zoning Ordinances*.

3. *Section 21(d) of City of Eagle Pass Code of Ordinances Appendix A* states, in part, that the Planning and Zoning Commission may approve, conditionally approve or deny an application for a *Conditional Use Permit*, and in authorizing a conditional use, may impose such requirements and conditions with respect to location, construction, time period, maintenance and operation as deemed necessary for the protection of adjacent properties and the public interest when reasonably related to the use of the property.
4. *Section 21(d) of City of Eagle Pass Code of Ordinances Appendix A* further states, in part, that before granting any *Conditional Use Permit*, The Planning Department shall be satisfied that the proposed structure or use conforms to the requirements and the intent of this chapter and the general plans(s) of the City of Eagle Pass.

The Planning Department utilizes the *City of Eagle Pass Master Plan* as guidance in providing a recommendation to the Planning and Zoning Commission on their consideration of land use issues, including those involving a *Conditional Use Permit Application*. Please refer to Attachment 2 for a copy of the *City's Master Plan Map*.

This application is consistent with the *Plan's Land use Development Goals*, as the establishment of a carwash business will allow for continued development of the community while retaining the community's character and scale created by its proximity to other retail businesses in the area.

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

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

Section 2 emphasizes the importance of the character of a specific zoning district and its peculiar suitability for particular uses, conserving the value of buildings, and encouraging the most appropriate use of land throughout the City. The use of the existing commercial structure as an amusement establishment will facilitate the retention of the neighborhood's commercial character.

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

6. The *Conditional Use Permit* application is consistent with the approval criteria set forth in *Section 21* of the *City of Eagle Pass Code of Ordinances Appendix A*, as detailed in Conclusion 1 through and including Conclusion 6 of this report and should be granted by the Commission.

B. Community Development Department Recommendation

That the Planning and Zoning Commission **GRANT** the request to allow for a carwash establishment in property legally defined as Lot 1 in the Armadillo Subdivision, also known as 2421 E. Main Street.

TRANSMITTED to the parties listed hereafter:

Cross Development/Heather Rimmer via e-mail
Eagle Pass Planning and Zoning Commission Members via e-mail
Eagle Pass Legal Counsel Ana Sophia Garcia via e-mail
Eagle Pass City Manager Homero Balderas via e-mail
Eagle Pass Assistant City Manager Ivan Morua via e-mail
Eagle Pass City Secretary Imelda Rodriguez via e-mail
Eagle Pass Community Development Department Report dated October 10, 2024

Attachment 1

Application



PLANNING DEPARTMENT

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

CONDITIONAL USE PERMIT APPLICATION

Applicant Information	Name: <u>Cross Development/Heather Rimmer</u>
	Mailing Address: <u>4336 Marsh Ridge Rd, Carrollton, TX 75010</u>
	Phone: <u>214-205-2715</u> E-mail: <u>heather@crossdevelopment.net</u>
	<u>Note:</u> if you are not the owner of the property, you must attach a letter from the owner authorizing you to submit this application.

Property Owner Information	Name: <u>Lewis E Stock & Vickie L Stock Trustees of the Stock Revocable Trust</u>
	Mailing Address: <u>PO Box 2512, Eagle Pass, TX</u>
	Phone: <u>830-773-2291</u> E-mail: <u>mer@alvinstockllc.com</u>

Property Information	Site Address: <u>2421</u> <u>2423</u> E Main Street MCAD Property ID # <u>4714</u> <u>No assignment</u>
	Legal Description: Lot(s) <u>1</u> Block <u>X</u> Subdivision <u>Armadillo Subdivision</u> (Property must be legally subdivided or be lot of record)
	<u>* Reference recorded plat or site plan</u>
	Front Yard Width (feet) <u>*</u> Rear Yard Width (feet) <u>*</u> Side Yard Width (feet) <u>*</u>
	Current Use <u>Vacant</u>
	Proposed Use <u>Car Wash</u>

Description of Project:
We are looking to develop the vacant lot into a Bluewave Express Car Wash

Detailed Explanation of Proposed Conditional Use
What development measures regarding location, construction, time period, maintenance, and operation will you use to protect adjacent properties from impacts from your project?
Construction will take approximately 9 months once begun. There is plenty of room onsite for construction materials delivery and staging. Appropriate SWPP measures will be implemented onsite to ensure construction is minimally impactful to adjacent properties.

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

The existing property is a vacant lot that will be redeveloped into a car wash. This would benefit the citizens of Eagle Pass by serving many customers off of Main Street while also redeveloping a lot that is currently vacant.

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

This lot will be rezoned from B1 to B3 (general business district) which allows commercial and automobile uses. A car wash falls under this district.

Aplicant Authorization

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

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



Applicant Signature

9/16/24

Date

Office Use

Date Application Accepted for Review: 10/10/24 By: uu

Contact Date for Supplemental Info: Supplemental Info Received:

Completeness Review Date: uu 10/10/24 By: uu

Application Returned to Applicant: (when applicable)

MR:6/2020

City of Eagle Pass, TX
Planning Department
3295 Bob Rogers Dr,
Eagle Pass, TX 78852

To Whom It May Concern:

Wash Holdings 23 LLC authorizes Cross Development to submit the Conditional Use Permit Application on my behalf for the property located at 2423 E Main Street, Eagle Pass, TX 78852.

Please feel free to contact me directly if you have any questions or concerns.

Wash Holdings 23 LLC

Signature

Date

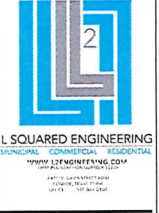
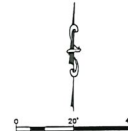
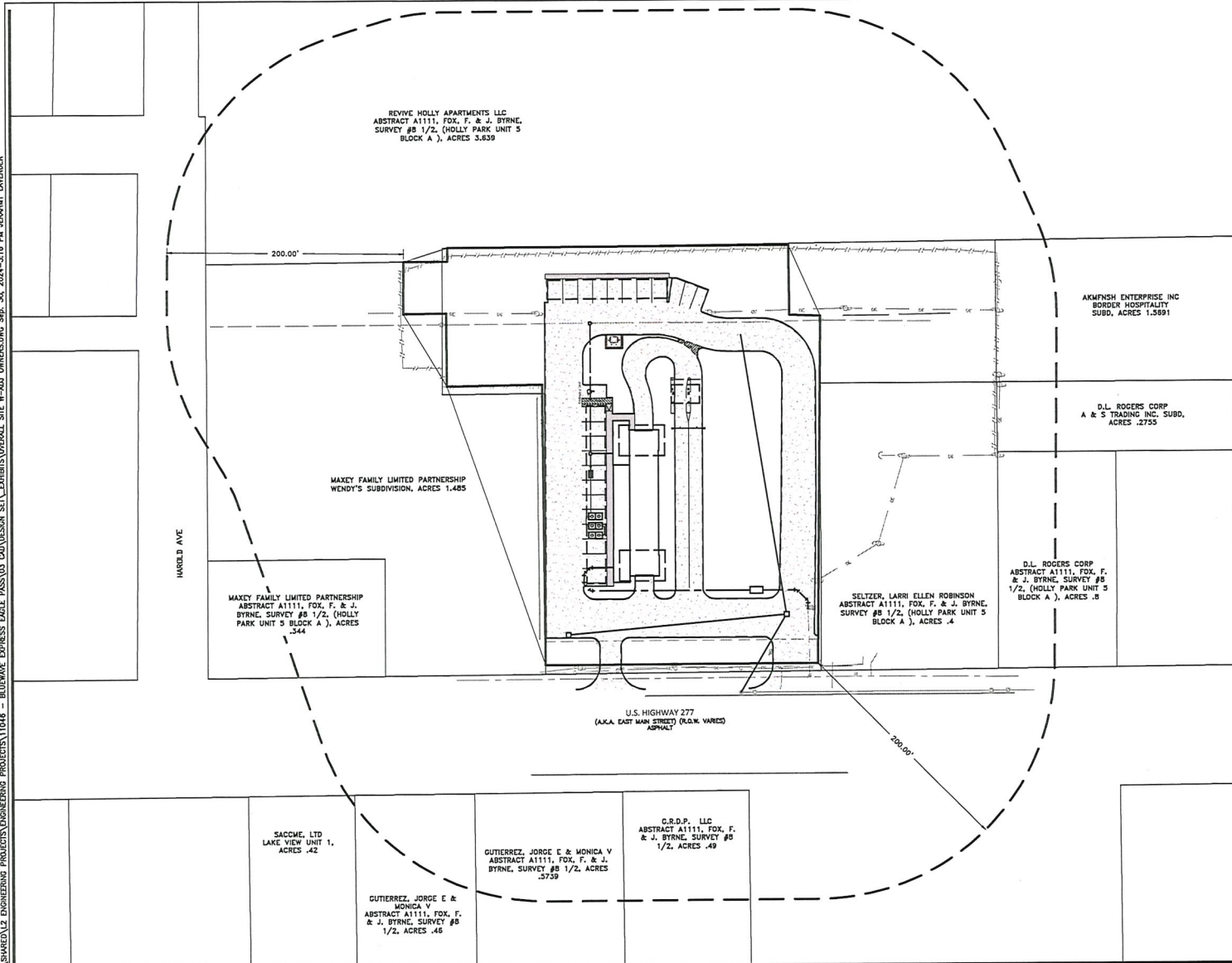
9/13/24

Kyle Greer, Treasurer

Additional photos of site



L:\SHARED\2 ENGINEERING PROJECTS\ENGINEERING PROJECTS\1046 - BLUEWAVE EXPRESS EAGLE PASS\03 CAD\DESIGN SET\EXHIBITS\OVERALL SITE W-00 OWNERS.DWG Sep. 30, 2024-3:18 PM JEREMY LANDNER



CLIENT INFORMATION
"QUICKER/COMPETENT"
ALSO KNOWN AS: RIDE ROAD
CARROLLTON, TX 75010
PROJECT ADDRESS:
2221 S. MORTIMER
EAGLE PASS, TX 78853

BLUEWAVE EXPRESS EAGLE PASS OVERALL SITE PLAN

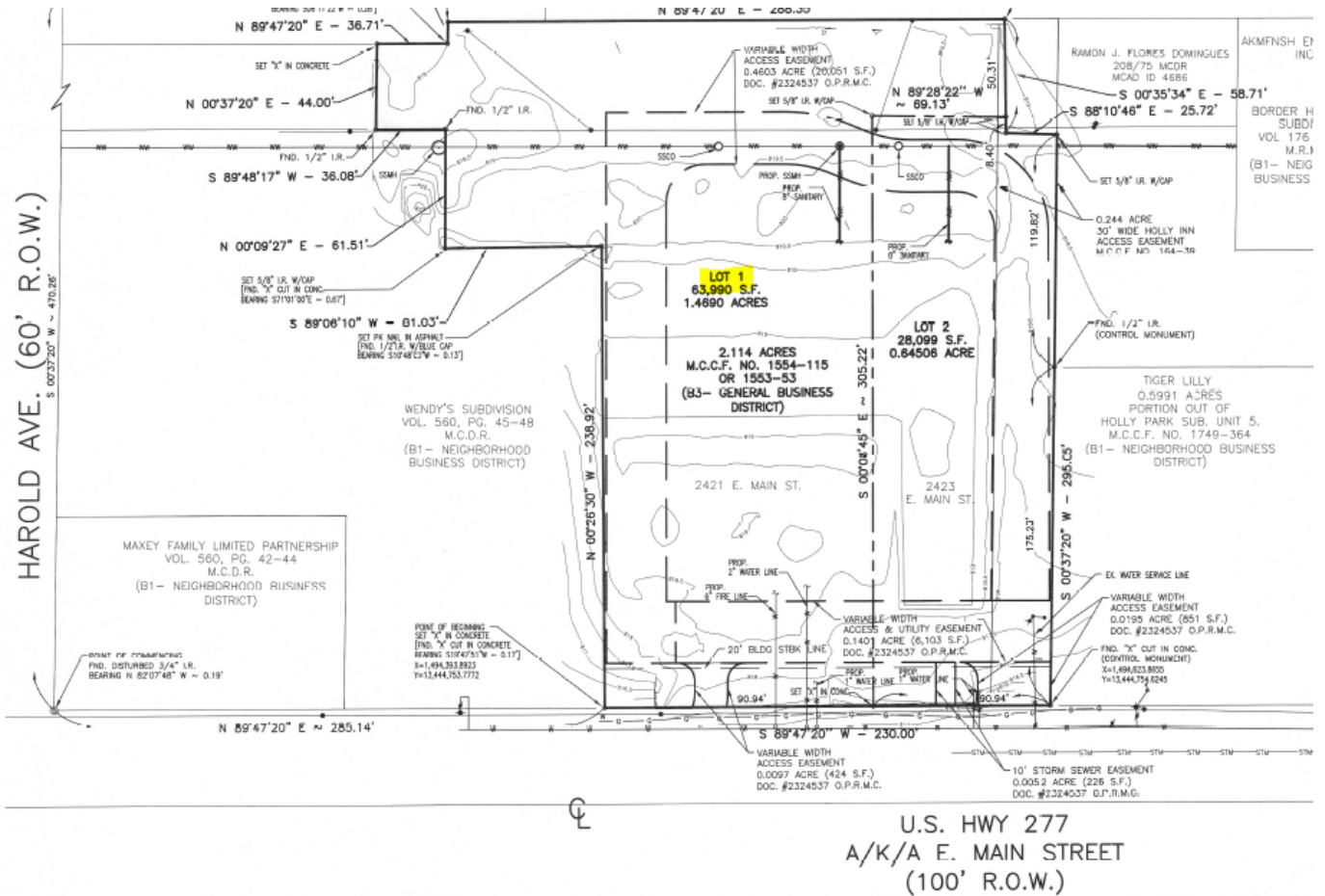
DRAWING ISSUE			
#	DATE	BY	COMMENT
0	9/30/24	WTL	FOR REVIEW ONLY

DRAWING INFORMATION			
PROJECT	11046	TOUR	**
DRAWING	JTL	WTL	CH
SCALE	1" = 20'	(24x36)	
	1" = 40'	(12x17)	
SHEET			01

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF L. LEVINE, PE #90340 FOR REVIEW PURPOSES ONLY NOT FOR CONSTRUCTION

9/30/2024

Recorded Lot



Attachment 2
Master Plan & Zoning Map

Master Plan Map



Zoning District Map



Item #3



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

Final Plat of Jimenez Subdivision

I. BACKGROUND

A. General Information

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

Owner: Juan Jimenez | Eagle Pass, Texas 78852

Location: At the corner of El Indio Hwy and General Homer Lewis Blvd

Property ID Number: 8700775

Current Address: 3277 El Indio Hwy

Legal Description: 2.17 grid acres of land, more or less, lying in Maverick County, Texas, being out of and part of James W. Tinley Survey 27, Abstract No. 80, and also being out of that the same certain tract described in conveyance document to Homer I. Lewis, Trustee of the Pete Lewis Revocable Trust Number One recorded in Volume 1541, page 296, Official Public Records, Maverick County, Texas said 2.17 grid acres.

Request: The grant of final approval for the platting of a 2.17-acre tract into a 1.086-acre tract and a 1.085-acre lot, including (1) a subdivision variance from Section 23-36(a) regulating preliminary plat requirements, and (2) a subdivision variance from Section 23-11(d) to allow the platting of a property less than 5 acres conveyed prior to 1984.

B. Subject Property Information

Topography: Generally flat

Vegetation: minimum native vegetation

Existing Use: Vacant

Proposed Use: to be marketed for sale

Zoning District: B-1 Neighborhood Business District

Master Plan: No depiction

C. Vicinity Data

The surrounding area is comprised of commercial development and is adjacent to a residential development known as Lewis Farms Estates Substation.

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 property will be provided by El Indio Hwy and General Homer Lewis Blvd.

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 approval of the subdivision's final plat. Please refer to attachment 1 for a copy of the application.
2. City of Eagle Pass Code of Ordinances Section 23-11 states that the Planning and Zoning Commission must find that the subdivision variances, enclosed as Attachment 2, comply with the four criteria to grant the subdivision variances.

The following is a summary of this application's compliance with the criteria:

First Variance Decision Criteria

Section 23-11(a)(1). The variances are consistent with this section of the city code, as the strict application of the requirement to receive preliminary plat approval for a 2-lot subdivision that currently contains all required supporting public infrastructure would deprive the applicant of the reasonable subdivision of their land. A review of the preliminary plat by both the Planning and Zoning Commission and City Council constitutes a procedural exercise that is not warranted.

Second Variance Decision Criteria

Section 23-11(a)(2). The variances are also consistent with this section of the city code, as the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant. The subdivision design is consistent with the *Commercial District*. The commercial use of the property will allow the enjoyment of property rights permitted by the City code.

Third Variance Decision Criteria

Section 23-11(a)(3). The variances are also consistent with this section of the city code, as there is no anecdotal evidence which indicates that the granting of the variance would be detrimental to the public health, safety, or welfare, or injurious to other property in the area.

Fourth Variance Decision Criteria

Section 23-11(a)(4). The variances are also consistent with this section of the city code, as there is no documentation which indicates that granting the variances would have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of *Chapter 23*.

Fifth Variance Decision Criteria

Lastly, the variances are also consistent with *Section 23-11(c)*, as the granting of the variances will allow for the creation of a subdivision that was in harmony with the general purpose and intent of *City of Eagle Pass Code of Ordinances Chapter 23*. The subdivision contains design features which will secure public health, safety and welfare and provide for the fair and equitable processing of the final plat.

The variances are consistent with the subdivision variance criteria set forth in *Section 23-11(a)* and *Section 23-11(c)* and, therefore, should be granted.

3. 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 *Commercial 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 El Indio Hwy and General Homer I Lewis Blvd are 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 El Indio Hwy and General Homer I Lewis Blvd have 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.
4. The subdivision design is consistent with the purpose of the *Commercial District*.
5. The subdivision is consistent with City design and specifications, as the subsequent development of the site will be required to conform to the following sections of *Article IV* in *Eagle Pass Code of Ordinances Chapter 23*:
- ✓ *Section 23-61* governing streets and two points of vehicular access for ingress and egress to the subdivision
 - ✓ *Section 23-62* governing alleys and easements
 - ✓ *Section 23-63* specific use easements
 - ✓ *Section 23-64* governing sidewalks, to be installed at the time of lot development
 - ✓ *Section 23-66* governing sanitary sewage disposal system
 - ✓ *Section 23-67* governing potable water supply and fire flow
 - ✓ *Section 23-68* governing storm drainage, to be installed at the time of lot development
 - ✓ *Section 23-69* governing the size, width, depth, shape and orientation of lots, and the minimum building setback lines
 - ✓ *Section 23-71* governing the installation and inspection of utility lines
 - ✓ *Sec. 23-94* governing fences for all new subdivisions

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

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

7. The subdivision of the property will conform to the parkland dedication requirements set forth in *Article V in Eagle Pass Code of Ordinances Chapter 23*, as a one-time fee will be collected as part of any subsequent building permit issued for the property.
8. The subdivision of the property is in conformance with the provisions of the *Master Plan* and the *Eagle Pass Code of Ordinances* by facilitating the following benefits:
 10. Protect private rights while considering public health, safety and welfare.
 11. Provide efficient and economical ways to move people and goods outside the City by an adequate plan for streets and highways.
 12. Guide future development in an orderly manner, by stages according to a pattern, so that the City may have balanced land use.
 13. Encourage a diversified economic base and encourage public and private investments in land and improvements.
 14. Prevent and eliminate blight and slums, making the City attractive to people, commerce, and industry.
 15. Create the desire for a more pleasing appearance of the City and incorporate into its physical development the basic principles of good design.
 16. Protect and preserve the identity of each neighborhood through use of the guidance provided by the *Master Plan* and the *Code of Ordinances*.
 17. 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.
 18. Establish a proper relationship between open space, developed areas, building bulk, light and air space, in all future development programs of land use.
 19. 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 the use of the property that is consistent with the commercial purpose of the *B-1 Neighborhood Business District* for the following reasons:
 - A. The subdivision design bears a substantial relationship to the public's health, safety, and welfare.
 - B. The subdivision is in accordance with the policies of the Master Plan and the business purpose of the *B-1 Neighborhood Business District*.
 - C. The subdivision is warranted because of the necessity to create additional building lots in the *B-1 Neighborhood Business District*, and because the proposed development is appropriate to accomplish the reasonable use of the property.
 - D. The subject property is suitable for development in general conformance with development standards of the *B-1 Neighborhood Business District*.

- E. The subdivision will benefit the City as a whole and will not be detrimental to nearby land uses of a similar nature.
- F. The subsequent development will be designed and conditioned to comply with all applicable subdivision criteria and standards of the City of Eagle Pass.

Please refer to Attachment 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 final approval of this subdivision request is warranted, as the project conforms to the *City of Eagle Pass Master Plan* and the *City of Eagle Pass Code of Ordinances*.

B. Community Development Department Recommendation

That the Planning and Zoning Commission (1) **GRANT** a subdivision variance from *Section 23-36(a)* regulating preliminary plat requirements, (2) **GRANT** a from *Section 23-11(d)* to allow the platting of a property less than 5 acres conveyed prior to 1984, and (3) **GRANT** final approval of the proposed Final Plat of *Jimenez 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:

Dirksen Engineering via e-mail
Eagle Pass Planning and Zoning Commission via e-mail
Eagle Pass City Manager Homero Balderas via e-mail
Eagle Pass Assistant City Manager Ivan Morua via e-mail
Eagle Pass Assistant City Secretary Ita Cortinas via e-mail
Eagle Pass City Attorney, Ana Sophia Garcia via e-mail
Eagle Pass Community Development Department Report dated October 21, 2024

Attachment 1
Application



CITY OF EAGLE PASS
APPLICATION FOR APPROVAL OF FINAL PLAT

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

IDENTIFICATION OF SUBDIVISION AND PLAT

I, Kenneth R. Dirksen, hereby request final plat approval for the proposed subdivision known as Jimenez Subdivision as shown on the accompanying plat, which consists of 1 (number) sheets and which was acknowledged by me on 06/19/2024 (date).

SUBDIVIDER'S ACKNOWLEDGMENT

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

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

06/19/2024
 Date

PRELIMINARY PLAT APPROVAL

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

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

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

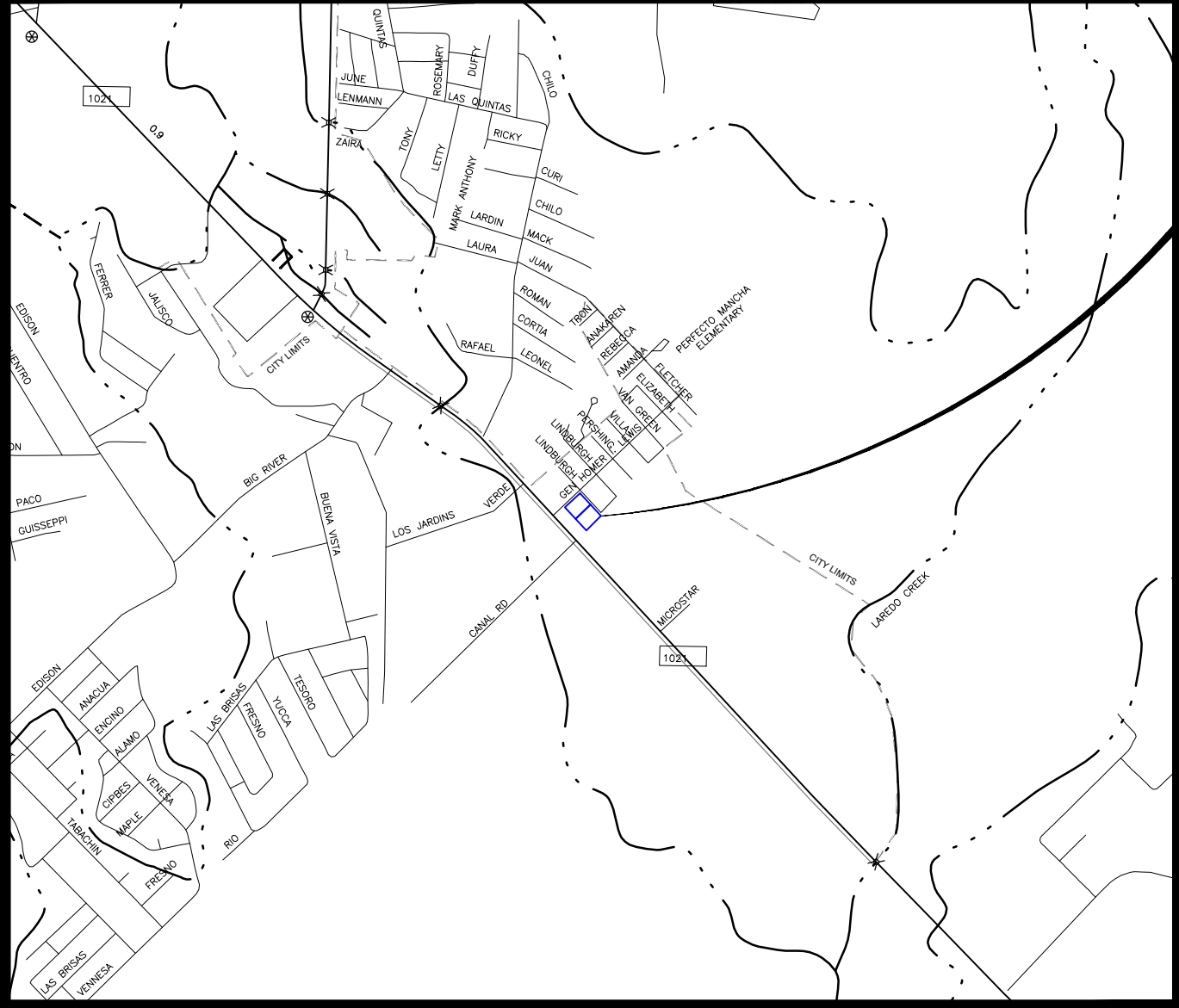
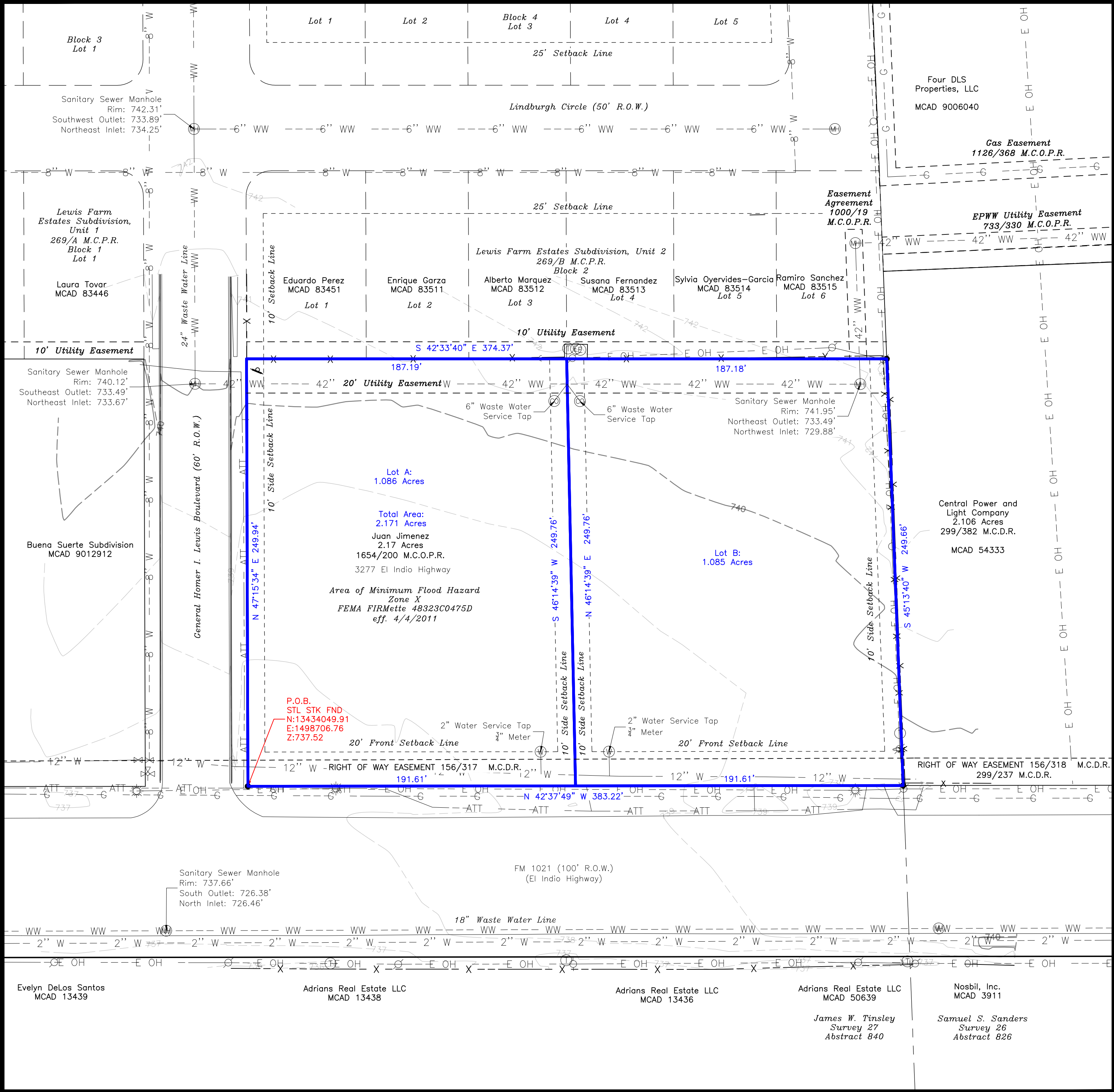
RECEIVED
 7/29/2024

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

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

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

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



Vicinity Map: Eagle Pass
Scale: 1" - 2000'

SITE

ENGINEER AND SURVEYOR CERTIFICATION:

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

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY CONDUCTED ON MARCH 13, 2024 UNDER MY SUPERVISION ON THE GROUND AND THE MONUMENTS SHOWN ARE WITHIN THE POSITIONAL TOLERANCE REQUIRED BY 22 TAC § 683.15.

PRELIMINARY - DO NOT RECORD FOR ANY PURPOSE

KENNETH R. DIRKSEN, P.E. 82628, R.P.L.S. 6260
DIRKSEN ENGINEERING PROJECT 24-3226

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

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

COUNTY CLERK'S RECORDING CERTIFICATE

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

MAVERICK COUNTY CLERK



JIMENEZ SUBDIVISION

Juan Jimenez

Being 2.171 acres, located in the James W. Tinsley, Survey 27, Abstract 840, Maverick County, described in conveyance document to Juan Jimenez, recorded in Volume 1654, Page 200 of the Maverick County Official Public Records, Maverick County, Texas and being further described by metes and bounds as follows: (The bearings and distances shown herein conform to the Texas Coordinate System, North American Datum 1983, Texas South Central Zone, corners called for as being set are marked on the ground with 1/2" steel stakes with plastic identification caps stamped "DIRKSEN/6260" attached unless otherwise noted or shown.)

BEGINNING at a steel stake found (N:13454733.68, E:1508178.73) in the northeast right of way of FM 1021 (El Indio Highway), at the southeast corner of General Homer I. Lewis Boulevard for the west corner of the herein described subdivision;

THENCE N 47°15'34" E, 249.94 feet to a point in the southeast right of way of General Homer I. Lewis Boulevard, at the west corner of Lot 1, Block 2 of the Lewis Farm Estates Subdivision, Unit 2, as shown on the plat recorded in Envelope 269, Side B of the Maverick County Plat Records for the north corner of the herein described subdivision;

THENCE S 42°33'40" E, 374.37 feet to a steel stake found in the northwest line of a 2.106 acres tract described in conveyance document to Central Power and Light Company, recorded in Volume 299, Page 382 of the Maverick County Deed Records, at the south corner of Lot 6, Block 2 of the Lewis Farm Estates Subdivision, Unit 2 for the east corner of the herein described subdivision;

THENCE S 45°13'40" W, 249.66 feet to a steel stake found in the northeast line of FM 1021 (El Indio Highway), at the west corner of said 2.106 acres tract for the south corner of the herein described subdivision;

THENCE N 42°37'49" W, 383.22 feet to the POINT OF BEGINNING containing 2.171 acres of land within the herein described subdivision as surveyed by Dirksen Engineering on March 13, 2024.

STATE OF _____
COUNTY OF _____

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

THE OWNERS OF THE LAND SHOWN ON THIS SUBDIVISION PLAT AND WHOSE NAME IS SUBSCRIBED HERETO AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, PARKS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND THE SAME ARE DEDICATED TO THE CITY OF EAGLE PASS. THE OWNER CERTIFIES THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 212.032 AND THAT:

- THE WATER QUALITY AND SERVICE TO THE LOTS MEET, OR WILL MEET, THE STATE STANDARDS;
 - SANITARY SEWER SERVICE TO THE LOTS MEET OR WILL MEET STATE STANDARDS;
 - ELECTRIC SERVICE PROVIDED TO THE LOTS MEET, OR WILL MEET, THE STATE STANDARDS
 - GAS SERVICE PROVIDED TO THE LOTS MEET, OR WILL MEET, MINIMUM STANDARDS.
- THE OWNER ATTESTS THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

SIGNATURE: _____
Juan Jimenez

STATE OF TEXAS)
COUNTY OF MAVERICK)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY Juan Jimenez.

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

PLANNING & ZONING COMMISSION CERTIFICATION:

THIS JIMENEZ SUBDIVISION WAS PRESENTED TO THE PLANNING AND ZONING COMMISSION AND APPROVED ON _____, 20____, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF EAGLE PASS, TEXAS. SIGNED THIS ____ DAY OF _____, 20____.

CHAIRMAN _____

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

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

CITY COUNCIL CERTIFICATION:

THIS JIMENEZ SUBDIVISION WAS PRESENTED TO THE CITY COUNCIL OF EAGLE PASS AND APPROVED ON _____, 20____, BY THE CITY COUNCIL OF THE CITY OF EAGLE PASS, TEXAS.

SIGNED THIS ____ DAY OF _____, 20____.

MAYOR _____

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

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

CITY MANAGER CERTIFICATION:

WE THE UNDERSIGNED CERTIFY THAT JIMENEZ SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY MANAGER OF THE CITY OF EAGLE PASS ON _____, ____

_____, ____ DATE: _____

CITY MANAGER OF THE CITY OF EAGLE PASS
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, ____

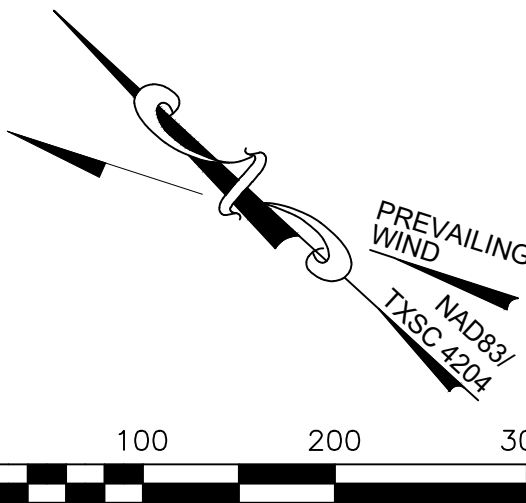
SIGNATURE NOTARY PUBLIC STATE OF TEXAS MY COMMISSION EXPIRES ON: _____

NOTES:

- THIS PLAT ESTABLISHES JIMENEZ SUBDIVISION.
- COVENANTS ARE FILED IN THERE ARE 2 LOTS, AVERAGE 1.085 ACRES/LOT, NO STREET DEDICATION.
- SITE IS DESIGNED FOR ZONING AS B1 - NEIGHBORHOOD BUSINESS DISTRICT.
- LOTS ARE SUBJECT TO A 20 FEET WIDE FRONT YARD SETBACK AND A 10 FEET WIDE SIDE YARD SETBACK. NO REAR YARD SETBACKS.
- THE SUBDIVISION SHOWN ON THIS PLAT IS ENTIRELY INSIDE AREA OF MINIMUM FLOOD HAZARD ZONE X, AS SHOWN ON FEMA FIRMETTE 48323C0475D, EFFECTIVE APRIL 4, 2011.
- THE SUBSEQUENT RE-PLATTING OR CONSTRUCTION DEVELOPMENT OF ANY LOT SHALL BE SUBJECT TO THE RESPECTIVE PARKLAND REQUIREMENTS OF EAGLE PASS CODE OF ORDINANCES SECTION 23-79 AND EAGLE PASS CODE OF ORDINANCES SECTION 23-80, WITH FEE PAYMENT FOR CONSTRUCTION DEVELOPMENT DUE AT THE TIME OF THE CITY INSPECTION OF AN ELECTRICAL SERVICE CONNECTION OR THE CITY INSPECTION OF A SEWER SERVICE CONNECTION.
- THE SUBSEQUENT DEVELOPMENT OF ALL LOTS SHALL COMPLY WITH THE PROVISION OF CHAPTER 13 GOVERNING FIRE PROTECTION, CHAPTER 27 GOVERNING WATER SERVICES, SEWER SERVICES, AND SURFACE WATER MANAGEMENT AND CHAPTER 23 ARTICLE IV, ARTICLE V AND ARTICLE VI GOVERNING SUBDIVISION DESIGN AND CONSTRUCTION STANDARDS.

JUNE 18, 2024
Juan Jimenez
3277 El Indio Highway
Eagle Pass, TX 78852

JIMENEZ SUBDIVISION MAVERICK COUNTY, TEXAS



LEGEND	
BOUNDARY LINE	
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	
ATT	
FIRE HYDRANT	
LUMINAIRE	
SETBACK LINE	

THESE DRAWINGS ARE THE PROPERTY OF DIRKSEN ENGINEERING AND SHALL NOT BE USED ON OTHER WORK WITHOUT THEIR APPROVAL. IF THIS SHEET DOES NOT MEASURE 24"x36" IT HAS BEEN MODIFIED. COPYRIGHT 2024.

FIRM NAME & ADDRESS



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

PROJECT# 24-3226

PROJECT NAME & ADDRESS

JIMENEZ SUBDIVISION
EAGLE PASS, TX

SHEET TITLE

PLAT



SHEET
1
OF 1 SHEETS

DES'D : KRD
DRAWN : KRD
APPVD : KRD
DATE : 6-18-2024

Arial View



Site Photos





Attachment 2
Variance Applications



PLANNING DEPARTMENT

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

SUBDIVISION VARIANCE APPLICATION

Applicant Information

Applicant (If not owner): Dirksen Engineering

Address: 441 Fort Clark Rd, Ste. B, Uvalde, Tx 78801

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

Owner: Juan Jimenez

Address: 3277 El Indio Hwy

Phone: 830-968-9911 E-mail: claudiacavazos14@gmail.com

Property Information

Site Address: 3277 El Indio Hwy MCAD Property ID No. 8700775

Legal Description (from deed): 2.17 acres, more or less, of land located in Maverick County, Tx, being out of and part of James W. Tinley Survey 27, Abstract No. 840

Description of Subdivision Variance Request

Variance from section 23-36. Processing of the final plat to allow preliminary and final approval of the plat at the same meeting.

Detailed Explanation of Subdivision Variance Request

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

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

Services are being installed and will be in place before the plat is recorded.

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

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

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

The property is being used as commercial according to zoning.

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

The use of this property will remain commercial.

Required Application Attachments

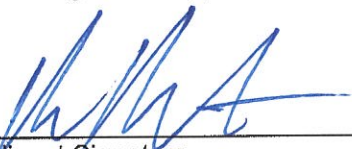
The following documentation is required to be attached to this application:

- 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

06/06/2024
Date



PLANNING DEPARTMENT

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

SUBDIVISION VARIANCE APPLICATION

Applicant Information

Applicant (If not owner): Dirksen Engineering

Address: 441 Fort Clark Rd, Ste. B, Uvalde, Tx 78801

Phone: 830-278-2100

E-mail: kendirksen@sbcglobal.net

Owner: Juan Jimenez

Address: 3277 El Indio Hwy

Phone: 830-968-9911

E-mail: claudiacavazos14@gmail.com

Property Information

Site Address: 3277 El Indio Hwy MCAD Property ID No. 8700775

Legal Description (from deed): 2.17 acres, more or less, of land located in Maverick County, Tx, being out of and part of James W. Tinley Survey 27, Abstract No. 840

Description of Subdivision Variance Request

Varriance from Sec 23-10 scope to plat a parcel under 5 acres.

Detailed Explanation of Subdivision Variance Request

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

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

This property is a remainder that is less than 5ac. The developer doesn't have authority to plat more than the 2.171 ac remainder.

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

This property is a remainder that is less than 5ac. The developer doesn't have authority to plat more than the 2.171 ac remainder.

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

The Surrounding land is developed.

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

The Surrounding land is developed.

Required Application Attachments

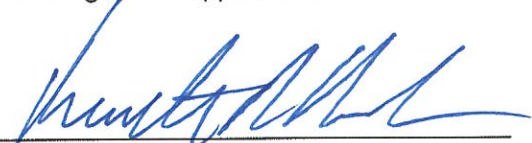
The following documentation is required to be attached to this application:

- 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


Date

Attachment 3
Final Engineering Report

Dirksen Engineering

441 Fort Clark St, Ste B.

Uvalde, TX 78801

TBPE FIRM #F-8848

TBPLS FIRM #10193741

Phone: 830-278-2100

Fax: 830-278-2102

Cell: (830) 279-9447

kendirksen@sbcglobal.net

June 19, 2024

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

Re: Final Engineering and Drainage Report – Jimenez Subdivision, 2.171 acres Abstract 840

To Whom It May Concern:

Introduction:

The Jimenez Subdivision is located along the intersection of FM 1023 and General Homer Lewis Blvd in the Lewis Farms Estates area. The Lot will be divided into two halves, east and west. The Maverick CAD Tax ID Number is 8700775. The land is zoned B1 Highway and Neighborhood Business District. The land is currently vacant and will be developed as commercial.



RECEIVED
7/29/2024

Development

The land is a remainder that was shown as commercial on the plat of Lewis Farms Estates Unit 1. The land has direct access to General Homer Lewis Drive and FM 1021. The land will be divided into two lots.

No development is proposed currently. This plat is being developed to be marketed for sale.

Street Development

Both tracts have access to paved public streets. No new roadways will be constructed for the subdivision. Sidewalks will be developed when each lot is developed.

Water Development

Water service is provided by the 12 inch water main along FM 1023. Two inch taps will be installed on the water main for commercial use.

Fire protection is provided by a fire hydrant located General Homer Lewis Drive at the southwest corner of Lot A. The fire hydrant was tested and the report is attached to this report.

Sanitary Sewer Facilities

Sanitary sewer is provided to by the 42 inch transmission main along the north side. Six inch taps will be installed on the 42 inch line for sewer service. The taps will require traps to prevent odors from the sewer main entering the taps.

Drainage Development

The soil is El Indio silty clay loam. The drainage classification is B. The entire site is located outside the special flood hazard area shown on FEMA FIRM 48323C0475D dated April 4, 2011. The Soil Report and a Firmette of the flood plane panel are attached to this report.

Drainage from this site is southwest across the lots to FM 1023 at General Homer Lewis Blvd. The proposed land use is commercial. The C values are taken from the City of Eagle Pass Ordinance for Drainage. The 25 year and 100 year storm are multiplied by 1.1 and 1.25 as required by the ordinance. Runoff increase from pre-development conditions to developed is 7.0 cfs to 16.4 cfs in the 100 year storm.

The estimated volume of detention required will be 5,621 cubic feet. It is proposed to require, by plat, that detention be developed for each lot when the lot is developed.

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

Electric Facilities, Telephone and Cable Television

Electric service is provided by AEP.

Gas Service

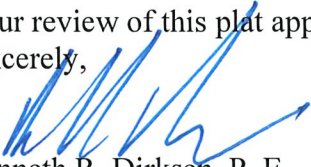
Gas service is available along FM 1023.

Construction Cost

No public utilities will be constructed for this project. Water and sewer services will be installed by the developer.

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

Sincerely,



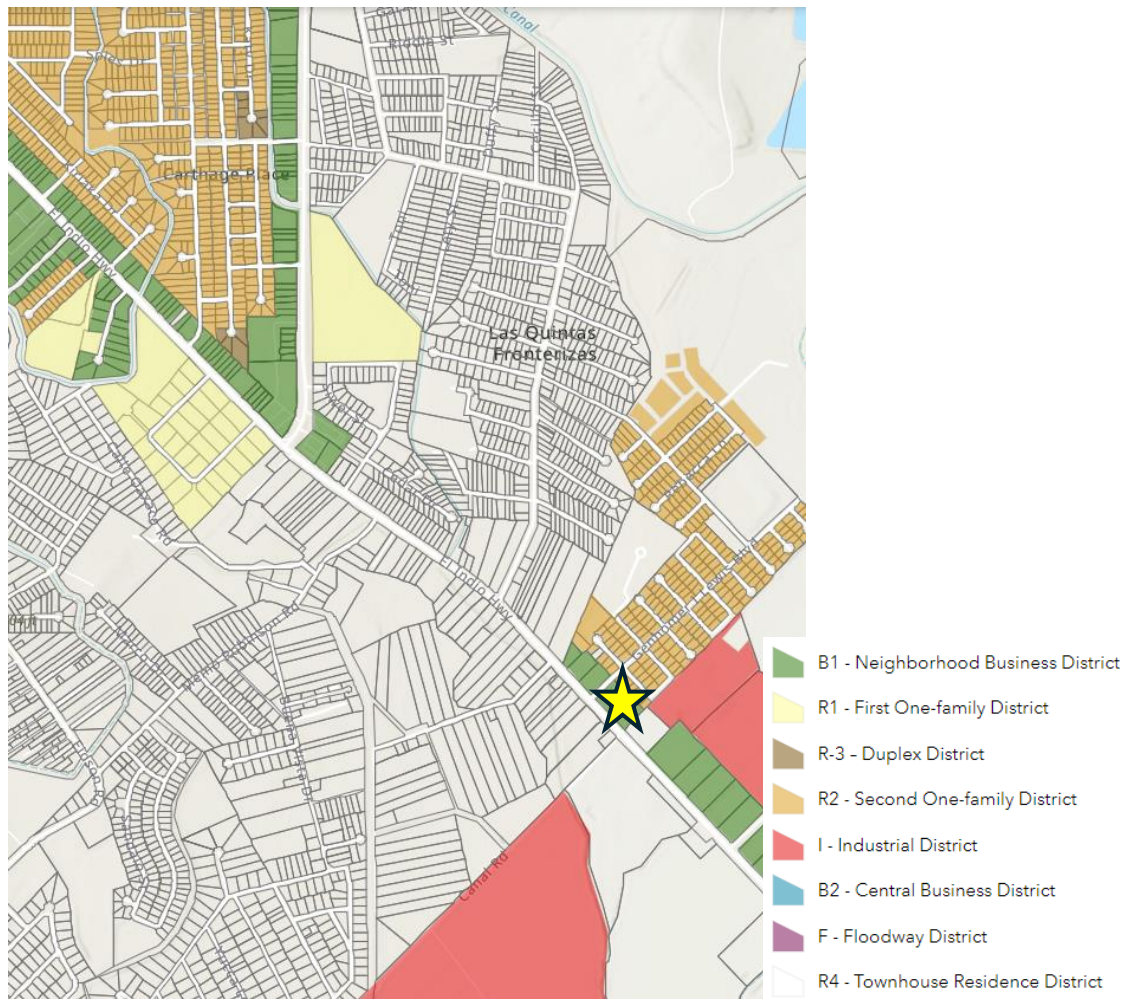
Kenneth R. Dirksen, P. E.



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

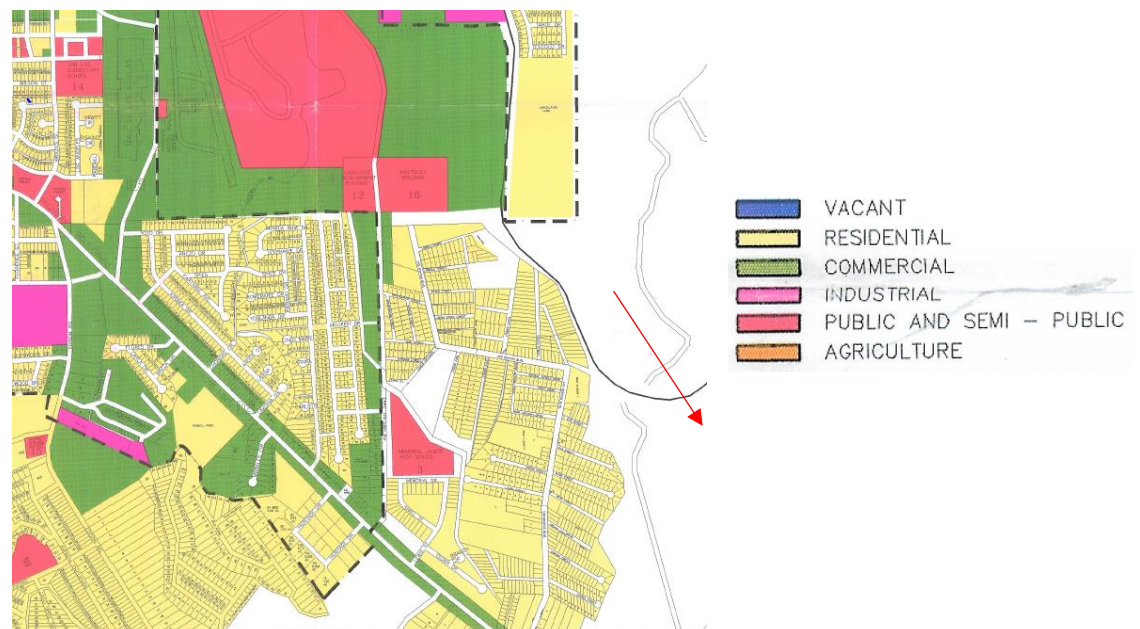
Attachment 4
Master Plan Map
Zoning District Map

Zoning District Map



Master Plan Map

(property outside of map)



Item #4



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

Final Plat of High Country Subdivision

I. BACKGROUND

A. General Information

Applicant: Crane Engineering | 1310 Junction Drive Ste B, Laredo, Tx 78041

Owner: Huizache Grande Ranch, LLC | Uvalde, Texas 78801

Location: This site lies within Eagle Pass city limits and is located at the intersection of US 277 (Veterans Blvd.) and Royal Ridge Drive.

Property ID Number: 8711898

Current Address: 2175 N. Veterans Blvd

Legal Description:

Being a boundary retracement survey of 5.87 acres, more or less, of land lying in Maverick County, Texas, being out of and a part of G. C. & S. F. RR. Co. Survey 5, Abstract No. 1013, and also being that same certain tract called 5.875 acres as described in conveyance document to High Country Road, L.L.C., recorded in Book 1281, Page 259 of the Maverick County Official Public Records, Maverick County, Texas. Said 5.87 acres being bounded on the north by the southerly margin of Royal Ridge Drive (50' R.O.W.); on the northeast by 8.466 acres (remainder), Book 722, Page 390 of the Maverick County Official Public Records; on the east by

Request: The grant of final approval for the platting of a 5.87-acre tract into a 5.76-acre lot and a 0.12-acre unbuildable lot, including a subdivision variance from Section 23-36(a) regulating preliminary plat requirements, and (2) a subdivision variance from City of Eagle Pass Code of Ordinances Chapter 23 Article IV Section 23-61(a)(4) regulating 2 points of vehicular access for ingress and egress to a subdivision.

B. Subject Property Information

Topography: The existing site naturally drains from south to north and discharges runoff into an existing concrete lined channel located within the tract and parallel to Royal Ridge Drive. Vista Hermosa Estates discharges runoff into our project site at the southwest corner of the site

Vegetation: minimum native vegetation

Existing Use: Vacant

Proposed Use: storage unit facility

Master Plan: Commercial

Zoning District: B-3 General Business District

C. Vicinity Data

The surrounding area is comprised of commercial development and is adjacent to residential developments known as Royal Ridge Substation Unit 6 and Vista Hermosa Estates.

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 property will be provided by Veterans Boulevard.

A secondary access is currently being analyzed from Royal Ridge Drive to complement a future commercial development adjacent to the storage unit project site.

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 approval of the subdivision's final plat. Please refer to attachment 1 for a copy of the application.
2. City of Eagle Pass Code of Ordinances Section 23-11 states that the Planning and Zoning Commission must find that the subdivision variances, enclosed as Attachment 2, comply with the four criteria to grant the subdivision variances.

The following is a summary of this application's compliance with the criteria:

First Variance Decision Criteria

Section 23-11(a)(1). The variances are consistent with this section of the city code, as the strict application of the requirement to receive preliminary plat approval for a 2-lot subdivision that currently contains all required supporting public infrastructure would deprive the applicant of the reasonable subdivision of their land. A review of the preliminary plat by both the Planning and Zoning Commission and City Council constitutes a procedural exercise that is not warranted.

Second Variance Decision Criteria

Section 23-11(a)(2). The variances are also consistent with this section of the city code, as the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant. The subdivision design is consistent with the *Commercial District*. The commercial use of the property will allow the enjoyment of property rights permitted by the City code.

Third Variance Decision Criteria

Section 23-11(a)(3). The variances are also consistent with this section of the city code, as there is no anecdotal evidence which indicates that the granting of the variance would be detrimental to the public health, safety, or welfare, or injurious to other property in the area.

Fourth Variance Decision Criteria

Section 23-11(a)(4). The variances are also consistent with this section of the city code, as there is no documentation which indicates that granting the variances would have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of *Chapter 23*.

Fifth Variance Decision Criteria

Lastly, the variances are also consistent with *Section 23-11(c)*, as the granting of the variances will allow for the creation of a subdivision that was in harmony with the general purpose and intent of *City of Eagle Pass Code of Ordinances Chapter 23*. The subdivision contains design features which will secure public health, safety and welfare and provide for the fair and equitable processing of the final plat.

The variances are consistent with the subdivision variance criteria set forth in *Section 23-11(a)* and *Section 23-11(c)* and, therefore, should be granted.

3. 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 *Commercial 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 El Indio Hwy and General Homer I Lewis Blvd are 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 El Indio Hwy and General Homer I Lewis Blvd have 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.
4. The subdivision design is consistent with the purpose of the *Commercial District*.
5. The subdivision is consistent with City design and specifications, as the subsequent development of the site will be required to conform to the following sections of *Article IV* in *Eagle Pass Code of Ordinances Chapter 23*:
 - ✓ *Section 23-61* governing streets and two points of vehicular access for ingress and egress to the subdivision
 - ✓ *Section 23-62* governing alleys and easements
 - ✓ *Section 23-63* specific use easements
 - ✓ *Section 23-64* governing sidewalks, to be installed at the time of lot development
 - ✓ *Section 23-66* governing sanitary sewage disposal system

- ✓ *Section 23-67* governing potable water supply and fire flow
- ✓ *Section 23-68* governing storm drainage, to be installed at the time of lot development
- ✓ *Section 23-69* governing the size, width, depth, shape and orientation of lots, and the minimum building setback lines
- ✓ *Section 23-71* governing the installation and inspection of utility lines
- ✓ *Sec. 23-94* governing fences for all new subdivisions

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

6. The subdivision and the subsequent development of the property is consistent with City design and specifications for landscape and tree preservation set forth in *Article VI in Eagle Pass Code of Ordinances Chapter 23*.
7. The subdivision of the property will conform to the parkland dedication requirements set forth in *Article V in Eagle Pass Code of Ordinances Chapter 23*, as a one-time fee will be collected as part of any subsequent building permit issued for the property.
8. The subdivision of the property is in conformance with the provisions of the *Master Plan* and the *Eagle Pass Code of Ordinances* by facilitating the following benefits:
 10. Protect private rights while considering public health, safety and welfare.
 11. Provide efficient and economical ways to move people and goods outside the City by an adequate plan for streets and highways.
 12. Guide future development in an orderly manner, by stages according to a pattern, so that the City may have balanced land use.
 13. Encourage a diversified economic base and encourage public and private investments in land and improvements.
 14. Prevent and eliminate blight and slums, making the City attractive to people, commerce, and industry.
 15. Create the desire for a more pleasing appearance of the City and incorporate into its physical development the basic principles of good design.
 16. Protect and preserve the identity of each neighborhood through use of the guidance provided by the *Master Plan* and the *Code of Ordinances*.
 17. 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.
 18. Establish a proper relationship between open space, developed areas, building bulk, light and air space, in all future development programs of land use.
 19. 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 the use of the property that is consistent with the commercial purpose of the *B-3 General Business District* for the following reasons:
- A. The subdivision design bears a substantial relationship to the public's health, safety, and welfare.
 - B. The subdivision is in accordance with the policies of the Master Plan and the business purpose of the *B-3 General Business District*.
 - C. The subdivision is warranted because of the necessity to create additional building lots in the *B-3 General Business District*, and because the proposed development is appropriate to accomplish the reasonable use of the property.
 - D. The subject property is suitable for development in general conformance with development standards of the *B-3 General Business District*.
 - E. The subdivision will benefit the City as a whole and will not be detrimental to nearby land uses of a similar nature.
 - F. The subsequent development will be designed and conditioned to comply with all applicable subdivision criteria and standards of the City of Eagle Pass.

Please refer to Attachment 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 final approval of this subdivision request is warranted, as the project conforms to the *City of Eagle Pass Master Plan* and the *City of Eagle Pass Code of Ordinances*.

B. Community Development Department Recommendation

That the Planning and Zoning Commission (1) **GRANT** a subdivision variance from *Section 23-36(a)* regulating preliminary plat requirements, (2) **GRANT** a subdivision variance from City of Eagle Pass Code of Ordinances Chapter 23 Article IV Section 23-61(a)(4) regulating 2 points of vehicular access for ingress and egress to a subdivision, and (3) **GRANT** the Final Plat of *High Country 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:

Crane Engineering via e-mail
Eagle Pass Planning and Zoning Commission via e-mail
Eagle Pass City Manager Homero Balderas via e-mail
Eagle Pass Assistant City Manager Ivan Morua via e-mail
Eagle Pass Assistant City Secretary Ita Cortinas via e-mail
Eagle Pass City Attorney, Ana Sophia Garcia via e-mail
Eagle Pass Community Development Department Report dated October 21, 2024

Attachment 1

Application



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

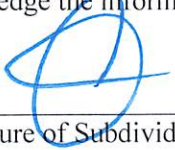
INSTRUCTIONS: This form is to be completely filled out, signed, and dated by the subdivider when the subdivider requests final plat approval.

IDENTIFICATION OF SUBDIVISION AND PLAT

I, Huizache Grande Ranch, LLC by Chad Foster, Jr., its member, hereby request final plat approval for the proposed subdivision known as High Country Subdivision as shown on the accompanying plat, which consists of 1 (number) sheets and which was acknowledged by me on October 21, 2024 (date).

SUBDIVIDER'S ACKNOWLEDGMENT

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



Signature of Subdivider (or Authorized Agent)

10/21/24

Date

PRELIMINARY PLAT APPROVAL

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

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

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

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

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

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

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

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

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

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

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

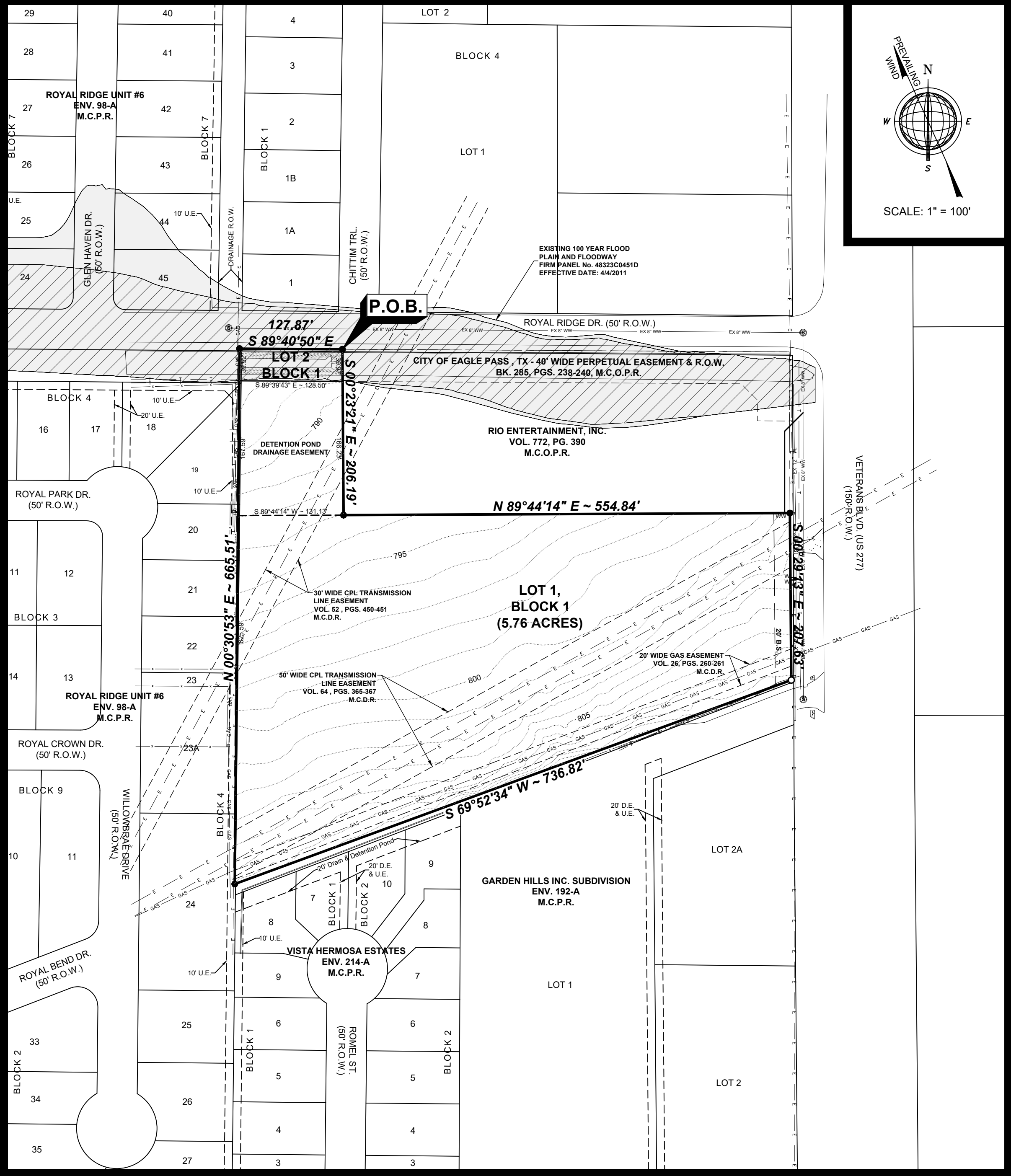
Water facilities. (Describe installed locations and sizes of water lines, water meters, and other devices involved in providing water.)

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

**LIST OF DOCUMENTS AND OTHER INFORMATION SUBMITTED DURING
SUBDIVISION REVIEW CONSTITUTING BASIS FOR FULFILLING
REQUIREMENTS FOR FINAL PLAT APPROVAL**

I believe that I have submitted to the City of Eagle Pass all the documents and other information required for final plat approval, except any financial guarantee(s). OTHER THAN THE DOCUMENTS AND INFORMATION ALREADY LISTED ABOVE, those required documents and other information and the dates they were submitted are as follows:

Description of Document	Date Submitted	# of Item on City Submittal Log
(attach additional sheet if needed)		



CERTIFICATE OF OWNER
STATE OF TEXAS
COUNTY OF MAVERICK

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

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

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

(A) the water quality and connections to the lots meet, or will meet, the minimum state standards;

(B) sewer connections to the lots meet, or will meet, the minimum requirements of state standards;

(C) electrical connections provided to the lots meet, or will meet, the minimum state standards; and

(D) gas connections, if available, provided to the lots meet, or will meet, the minimum standards.

The Owner attests that the matters asserted in this plat are true and complete.

Huizache Grande Ranch, LLC
Member

STATE OF TEXAS
COUNTY OF MAVERICK

BEFORE ME, the undersigned notary public, on this day personally appeared, _____, proved to me to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that she 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

CERTIFICATE OF PLAT APPROVAL, CITY OF EAGLE PASS
STATE OF TEXAS
COUNTY OF MAVERICK

WE THE UNDERSIGNED CERTIFY that HIGH COUNTRY SUBDIVISION was reviewed an 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 _____, _____.

Signature Notary Public State of Texas

WE THE UNDERSIGNED CERTIFY that HIGH COUNTRY SUBDIVISION was reviewed and approved by the Planning and Zoning Commission of the City of Eagle Pass on _____.

Chairman - City of Eagle Pass Planning & Zoning Commission _____ Date _____

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

Signature Notary Public State of Texas

WE THE UNDERSIGNED CERTIFY that HIGH COUNTRY SUBDIVISION was reviewed and approved by the City Manager of the City of Eagle Pass on _____.

City Manager of the City of Eagle Pass _____ Date _____

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

Signature Notary Public State of Texas

CERTIFICATE OF ENGINEER
STATE OF TEXAS
COUNTY OF WEBB

I hereby certify that the water and sewer for this subdivision were designed in accordance with the requirements of the City of Eagle Pass, Texas, that these services will be connected to the public water and sewer utilities operated and maintained by the City of Eagle Pass, Texas, all as shown on the drawings presented to, and approved by, the City of Eagle Pass, Texas. These water and sewer designs are in compliance with the Model Rules adopted under Section 16.343 of the Texas Water Code.

Edward D. Garza, P.E. 75853

This instrument was acknowledged before me on the _____ day of _____, of _____ by Edward D. Garza, P.E.

Signature Notary Public State of Texas

My commission expires on: _____

CERTIFICATE OF SURVEYOR
STATE OF TEXAS
COUNTY OF UVALDE



I certify that this plat was prepared from an actual survey conducted on _____ on the ground under my supervision and the monuments shown are within the positional tolerance required by 22TAC SEC 663.15.

Mark E. Logrbrink, R.P.L.S. 6418

This instrument was acknowledged before me on the _____ day of _____, of _____ by Mark E. Logrbrink, R.P.L.S.

Signature Notary Public State of Texas

My commission expires on: _____

CERTIFICATE OF COUNTY CLERK
STATE OF TEXAS
COUNTY OF MAVERICK

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

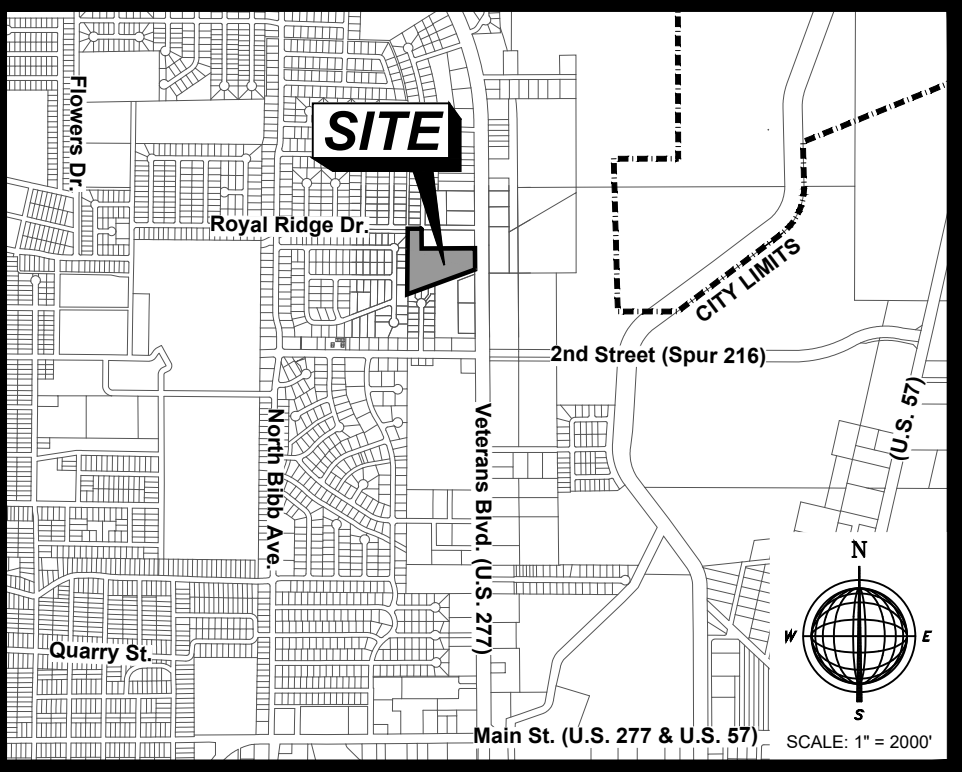
LOT / BLOCK SUMMARY

Lot	Block	Area (SF)	Area (Acres)	911 Physical Address
1	1	255,900.472	5.76	
2	1	5,120.09	0.12	

ADJOINER PROPERTY OWNERS

Royal Ridge Unit #6, Block 4		
Lot	MCAD PID	Owner
19	18113	Rolando Canales, Jr.
20	18114	Manuel III & Olga Flores Reyes
21	18115	Maria de Los Angeles Tamayo
22	18116	Luis A. & Patricia R. Fuentes
23	8713440	Luis A. & Patricia R. Fuentes
23A	18117	Adriana Lizeth & Carlos Velarde
24	18118	Ignacio R. Trevino
Vista Hermosa Estates, Block 1		
Lot	MCAD PID	Owner
8	59780	Monsa LTD
7	59777	Monsa LTD
Vista Hermosa Estates, Block 2		
Lot	MCAD PID	Owner
10	59790	Monsa LTD
9	59789	Monsa LTD
Garden Hills Inc. Subdivision		
Lot	MCAD PID	Owner
1	4311	Everblossom Investments LLC
Abstract A1013, G C & S F R R Co., Survey #5		
Acres	MCAD PID	Owner
2.586	56497	Rio Entertainment, Inc.
Abstract A1013, G C & S F R R Co., Survey #5		
Acres	MCAD PID	Owner
1.449	53521	City of Eagle Pass

LEGEND	
●	- I.R. FOUND
○	- 1/2"Ø I.R. SET
---	- SETBACK
-----	- EASEMENT
⊗	- EX SANITARY SEWER MANHOLE
---	- EX SANITARY SEWER LINE
---	- EX WATER LINI
---	- EX OVERHEAD ELECTRICAL LINE
---	- PR GAS LINE
---	- PR TELEPHONE LINE
---	- PR WATER SERVICE
---	- PR SANITARY SEWER SERVICE



VICINITY MAP

NOTES

- The total area of this subdivision plat is 5.87 acres, containing one (1) commercial lot and one (1) unbuildable lot.
- Lot 2, Block 1 is an unbuildable lot. Lot 1, Block 1 is granted access through Lot 2, Block 1.
- This subdivision plat is located within the city limits of Eagle Pass, TX.
- Lots are zoned B-3 General Business District.
- A portion of this subdivision lies within the 100-year floodplain Zone 'AE' (Special Flood Hazard Area with Base Flood Elevation), as indicated on FIRM Panel No. 48323C0451D for Maverick County, Texas, effective April 4, 2011.
- The front yard setback is 20 feet. There are no rear yard or side yard setbacks required.
- Sidewalk along US 277 and detention pond will be provided as part of this plat.

LEGAL DESCRIPTION - 5.87 ACRE TRACT

Being a boundary retracement survey of 5.87 acres, more or less, of land lying in Maverick County, Texas, being out of and a part of G. C. & S. F. RR. Co. Survey 5, Abstract No. 1013, and also being that same certain tract called 5.875 acres as described in conveyance document to High Country Road, L.L.C., recorded in Book 1281, Page 259 of the Maverick County Official Public Records, Maverick County, Texas. Said 5.87 acres being bounded on the north by the southerly margin of Royal Ridge Drive (50' R.O.W.); on the northeast by 8.466 acres (remainder), Book 722, Page 390 of the Maverick County Official Public Records; on the east by the westerly margin of Veterans Boulevard; on the southeast by Garden Hills Inc. Subdivision, Envelope 192-A of the Maverick County Plat Records; and on the west by Royal Ridge, Unit #6, Envelope 98-A of the Maverick County Plat Records. Said 5.87 acres being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8" diameter rebar at a point on the southerly margin of Royal Ridge Drive, marking the northwest corner of said 8.466 acres (remainder), and marking the northeast corner of the herein described tract;

THENCE: With the common lines of said 8.466 acres (remainder) and the herein described tract for the following two (2) calls:

- S 00° 23' 21" E**, for a distance of **206.19 feet** to a found 5/8" **diameter rebar** marking the southwest corner of said 8.466 acres (remainder), and marking an interior corner of the herein described tract;
- N 89° 44' 14" E**, for a distance of **554.84 feet** to a found **60d nail** at a point on the westerly margin of Veterans Boulevard, marking the southeast corner of said 8.466 acres (remainder), and marking an exterior corner of the herein described tract;

THENCE: **S 00° 29' 13" E**, with the westerly margin of Veterans Boulevard and the herein described tract, at 186.32 feet passing 0.46 feet to the left of a found 60d nail, continuing on the same course for a total distance of **207.63 feet** to a set 1/2" **diameter rebar** marking the northeast corner of said Garden Hills Inc. Subdivision, and marking the southeast corner of the herein described tract, from which point a found 1/2" diameter rebar bears S 02° 22' 38" W at a distance of 53.53 feet;

THENCE: **S 69° 52' 34" W**, with the southeasterly line of the herein described tract, at 452.32 feet passing 6.60 feet to the right of a found bent 1/2" diameter rebar, continuing on the same course for a total distance of **736.82 feet** to a found leaning 1/2" **diameter rebar** at a point on the easterly line of said Royal Ridge, and marking the southwest corner of the herein described tract, from which a found 1/2" diameter rebar bears S 02° 22' 38" W at a distance of 10.61 feet;

THENCE: **N 00° 30' 53" E**, with the common boundary line of said Royal Ridge and the herein described tract, at 21.60 feet passing 0.94 feet to the right of a found 60d nail, continuing on the same course for a total distance of 665.51 feet to a found 1/2" diameter rebar at a point on the southerly margin of Royal Ridge Drive, and marking the northwest corner of the herein described tract;

THENCE: **S 89° 40' 50" E**, with the southerly margin of Royal Ridge Drive and the herein described tract for a distance of **127.87 feet** to the **PLACE OF BEGINNING** and containing 5.87 acres, more or less, of land within the herein described boundary.

(Basis of bearings: NAD83 Texas State Plane, South Central Zone)

SURVEYOR:

SMYTH SURVEYORS, INC.
11269 U.S. HWY 90
P.O. BOX 375
KNIPPA, TX 78870

Final Plat

March 26, 2024

ENGINEER:



CRANE ENGINEERING CORP.
1310 JUNCTION DRIVE SUITE B
LAREDO, TX 78041 956-712-1996
FIRM REGISTRATION NO. F-3353

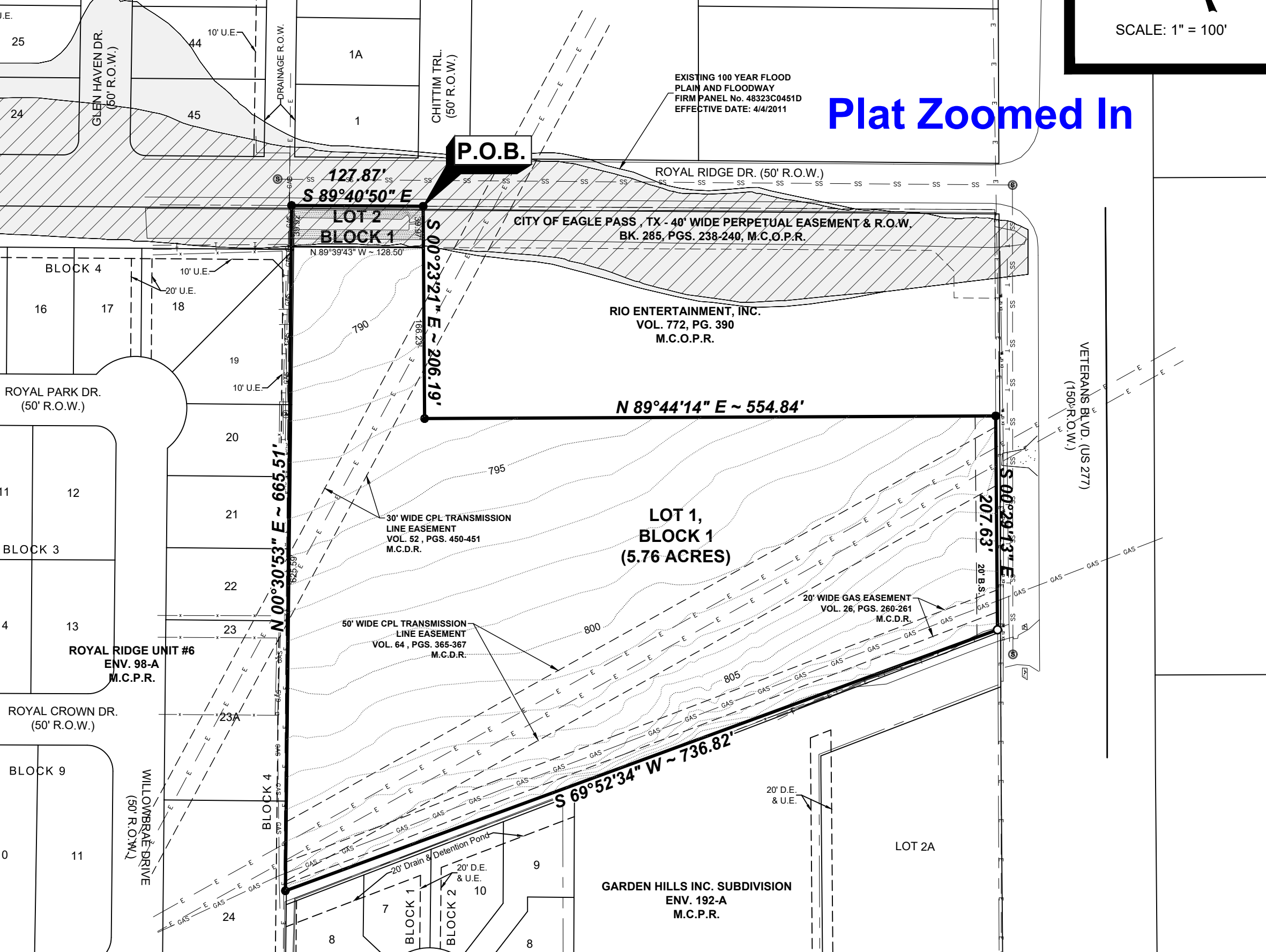
OWNER:

Huizache Grande Ranch, LLC
106 N. East Street
Uvalde, TX 78801

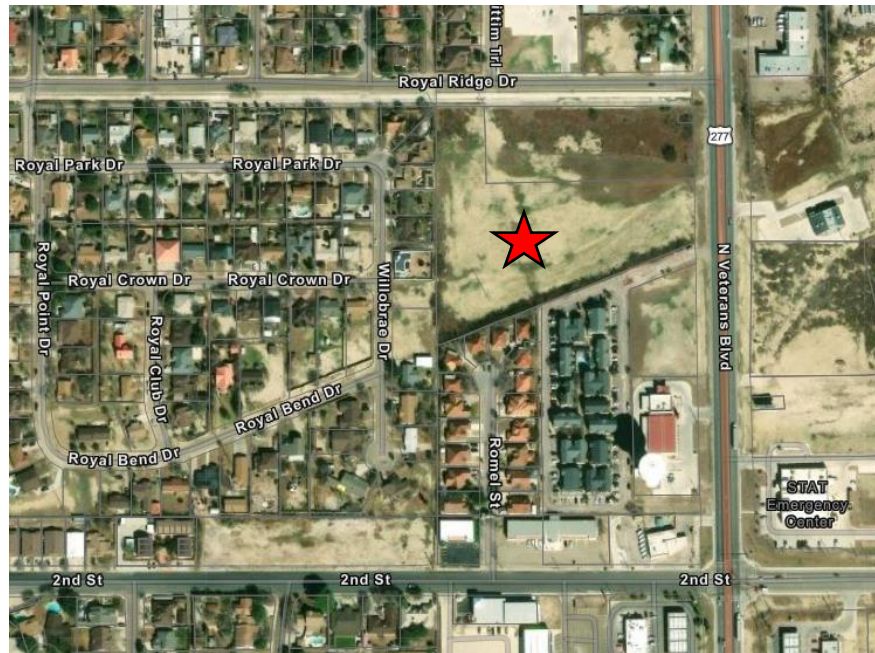
High Country Subdivision

P1

EXISTING 100 YEAR FLOOD
PLAIN AND FLOODWAY
FIRM PANEL No. 48323C0451D
EFFECTIVE DATE: 4/4/2011



Aerial View



Site Photos



Attachment 2
Variance Applications



PLANNING DEPARTMENT

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

VARIANCE APPLICATION (ZBAA)

Applicant Information	Name: <u>Crane Engineering c/o Edward D. Garza, P.E., CFM</u>
	Mailing Address: <u>1310 Junction Dr., Suite B, Laredo, TX 78041</u>
	Phone: <u>(956) 712-1996</u> E-mail: <u>eddiegarza@craneeng96.com</u>
	<u>Note: if you are not the owner of the property, you must attach a letter from the owner authorizing you to submit this application.</u>

Property Owner Information	Name: <u>Huizache Grande Ranch, LLC c/o Chad Foster Jr./Megan Rowland</u>
	Mailing Address: <u>106 N. East Street, Uvalde, TX 78801</u>
	Phone: <u>megan.blackrocksmanagement@gmail.com</u> E-mail: <u>chadfosterjr@gmail.com</u>

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

Description of Project:
<u>Commercial, 5.8 acres, storage unit project</u>

Detailed Explanation of Variance Request
How does the strict application of the zoning code impose practical difficulties or particular hardship for your project?
<u>Existing driveway located within TxDOT ROW. TxDOT has issued letter of concurrence agreeing with plan to reconstruct driveway at its current location. City review will occur during building permit review, therefore a second review by City is not necessary at this time.</u>

How is your variance request consistent with the general purpose and intent of the zoning code?
<u>Zoning for this project is B-3, general business district and the City will review all improvements as part of the building permit review and approval process. Additional reviews not necessary at this time.</u>

How will the granting of the variance not merely serve as a convenience to you, but will alleviate some demonstrable hardship or difficulty so great as to warrant the variance?
It will allow the construction to start sooner while still allowing the City to conduct all necessary reviews during the building permit process.

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

Is your variance necessary because of exceptional topographical conditions or other extraordinary or exceptional situation or condition of your property?
Driveway is located within TxDOT ROW and has been approved by TxDOT through a letter of concurrence.

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

Will the granting of the variance create substantial detriment to the public good?
No, all provisions of the City codes are being implemented to protect public health, safety, and welfare.

Will your variance impair an adequate supply of light and air to adjacent property?
No

Will your variance materially increase the traffic congestion on public streets?
No, a trip generation report was submitted with preliminary plat submittal following ITE, trip generation manual indicating US 277 can support the estimated total trips.

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

No, all codes are being implemented and coordinated through City Fire Marshal

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

No, property values should not see a decrease from this commercial development.

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

No, project will follow City codes to protect public safety.

Applicant Authorization

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

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


Applicant Signature

10/21/24
Date

Office Use

Date Application Accepted for Review: _____ By: _____

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

Completeness Review Date: _____ By: _____

Application Returned to Applicant: _____ (when applicable)

Note: Processing fee will be invoiced along with newspaper publication fee.

MR:9/2016

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*.

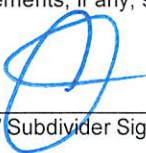
I understand that the City of Eagle Pass may use third party engineering peer review services. I acknowledge and agree that I am responsible for the payment of services attributable to my project, and that the preliminary approval process or final approval process will not proceed until and unless I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


Applicant Signature

10/21/24
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 Crane Engineering c/o Edward D. Garza, P.E., CFM to act as my agent for all documents pertaining to this subdivision application; (3) the information contained in this subdivision application or accompanying information is true and correct; (4) I will advise the City in writing of any inaccurate, misleading or false statements in the subdivision application or accompanying information; (5) the City will be advised in writing of any change in ownership of the property that is the subject of this subdivision application provided the change of ownership occurs prior to the recording of the final approved plat, if any; and (6) I will liable to the City of Eagle Pass for the completion of all site improvements required by Section 23 of the City's Code of Ordinance until such time as such improvements, if any, shall have been actually completed and accepted by the city.


Owner / Subdivider Signature

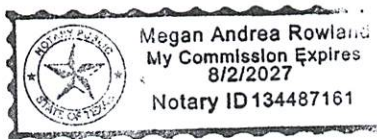
10.21.24
Date

STATE OF TEXAS §
COUNTY OF Wade §

Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared Chad Foster, Jr. (Name), Member (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 21 day of 2024, 20


Notary Public, State of Texas



Attachment 3
Final Engineering Report

Final Engineering Report

High Country Subdivision

Eagle Pass, Maverick County, Texas



A Development By: Huizache Grande Ranch, LLC
106 N. East Street
Uvalde, Texas 78801

Submitted By:



Firm # F-3353
1310 Junction Drive, Ste. B
Laredo, Texas 78041



10.21.24

Revised October 21, 2024
August 2, 2024

Table of Contents

Executive Summary

- I. General Description
- II. Existing Site Conditions
- III. Water Service and Flow Test
- IV. Sanitary Sewer Service
- V. Stormwater Management
 - A. Existing Drainage Condition
 - B. Future Drainage Condition
- VI. Grading
- VII. Access
- VIII. Parkland Dedication (Not required)

Attachments

1. Project Location Map
2. P&Z Meeting Minutes for Zone Change
3. City Council Meeting Minutes for CUP (Pending)
4. Existing Utility Map
5. Proposed Site Plan
6. Fire Flow Test Report
7. Water & Fire Protection Plan
8. Wastewater Plan
9. City of Eagle Pass Masterplan dated 9/10/2020
10. FEMA Firmette Map
11. Existing Condition Watershed Map
12. Existing Condition Hydrologic Analysis Calculations
13. Post Development Condition Watershed Map
14. Post Development Condition Hydrologic Analysis Calculations
15. Preliminary Grading Plan
16. Access and Trip Generation Data



Executive Summary

I. General Description

High Country subdivision is a proposed commercial subdivision consisting of 5.87 acres planned to be platted as one (1) commercial lot and one (1) unbuildable drainage lot. Lot 1, Block ,1 is a 5.76-acre tract proposed to be developed as a storage unit project. Lot 2, Block 1, is a 0.11-acre tract proposed to be platted as an unbuildable drainage lot where an existing concrete lined channel is located. This site lies within Eagle Pass city limits and is located at the intersection of US 277 (Veterans Blvd.) and Royal Ridge Drive. Refer to **Exhibit #1 for Location Map** of proposed development.

Current zoning of this site is B-3 which was approved by the City of Eagle Pass on 3/25/24. **Refer to Exhibit #2 for meeting minutes for Zone Change.** A Conditional Use Permit (CUP) for the storage unit project was approved by P&Z Commission at their 4/25/24 meeting, and City Council approved at their 5/7/24 meeting. Refer to **Exhibit #3 for City Council Meeting Minutes for CUP.**

II. Existing Site Conditions

The existing site naturally drains from south to north and discharges runoff into an existing concrete lined channel located within the tract and parallel to Royal Ridge Drive. Vista Hermosa Estates discharges runoff into our project site at the southwest corner of the site.



Existing concrete lined channel



Existing driveway at US 277

Access to the site is from an existing driveway located along US 277 (N. Veterans Blvd.). Initial meeting with TxDOT has indicated that this driveway will serve as primary access to the development and will be updated to a new concrete drive.

AEP has two (2) transmission lines recorded within the site. Easements are 30' and 50' wide. An existing 20' gas easement also exists onsite and is owned by Texas State Natural Gas. The proposed development will respect these easements and coordinate this project with each utility provider. Water and wastewater service are served by an existing 12" water main and an 8" wastewater line along US 277. Refer to **Exhibit #4 for Existing Utility Map.**

An existing single-family development is located along the west boundary of this site. A variety of fence types exist along this boundary and will be analyzed during design to provide an opaque fence solution.

III. Proposed Site Plan

The proposed site plan consists of constructing eight (8) buildings with access from US 277 (N. Veterans Blvd.). Site circulation will be comprised of an asphalt and concrete drive surface with 29 parking spaces including 2 ADA spaces. Perimeter fencing will be installed for security along with gated entrance / exit to the facility. Fire protection will be provided by a 12" water main with fire hydrants at required spacing. Preliminary coordination with the fire department has been completed. Landscaping will be provided at the entrance fronting US 277. Review of plans for development will be coordinated with the City during the building permit process. Refer to **Exhibit # 5 for Site Plan**.

IV. Water Service

Water improvements for this development will include tie-ins into existing water mains along US 277. The storage unit will require a 1" domestic water service, a 1 ½" irrigation water service with backflow preventer for irrigation, and a 12" tap for the fire protection line. The fire line will extend within the storage unit project and fire hydrants will be placed to provide firefighting protection for the project. A fire flow test was conducted at an existing fire hydrant located at the intersection of US 277 and Royal Ridge Drive. The fire flow test indicates an available 4,973 GPM. The required fire flow based on ISO fire guide calculations for this proposed mini-storage facility is 1,300 GPM. The fire flow test results indicate adequate flow is available for fire protection to serve this site. Refer to **Exhibit #6 for Fire Flow Test** and **Exhibit #7 for Water and Fire Protection Plan**.

V. Wastewater Service

The storage unit project will require one (1) 6" sewer service with cleanout to be connected at the existing 8" sewer line along US 277. This service will serve the rental office. Refer to **Exhibit #8 for Wastewater Plan**.

VI. Stormwater Management

The natural drainage pattern for this site will be utilized for grading and drainage improvements design to manage stormwater for this development following natural slopes. The existing concrete-lined channel parallel to Royal Ridge Drive receives the ultimate conveyance of stormwater from this contributing watershed and any discharge received from the south adjoiner is received by the existing concrete lined channel.



Existing concrete lined channel at Royal Ridge.

An open records request was submitted to the City of Eagle Pass for the engineer's report and plans for this concrete lined channel, but the City was unable to locate any information. The City of Eagle Pass developed a drainage masterplan in September 2020 that includes analyzing the existing concrete lined channel. Initial review of this masterplan indicates that the 100-year floodplain is contained within the existing channel which would indicate that all runoff from receiving watersheds is contained in the channel. As a result, it is assumed that the existing concrete lined channel will have the capacity to manage all post development

runoff and a detention pond will not be required for this project. Refer to **Exhibit #9 for Drainage Masterplan Report Cover**.

A. Existing Drainage Conditions

The proposed development lies over 100' from the effective floodplain as identified on FIRM panel number 48323C0435D, refer to **Exhibit #10 FEMA FIRMette Map** for FIRM panel and floodplain representation. The existing site conditions indicate a 15.16-acre watershed, which consists of 5 sub watersheds (EX WS-1-5) contributing runoff to the proposed site, which naturally drains runoff to the north towards the existing concrete lined channel along Royal Ridge Drive. Since watershed area is smaller than 100 acres, as per City of Eagle Pass Construction Specifications Manual – Division G, the hydrologic calculations of the existing conditions have been developed for the 10-yr, 25-yr, 50-yr, and 100-yr storm events utilizing the Rational Method;

$$Q = C \times I \times A \quad \text{Where}$$

Q = Peak Discharge (cfs)
 C = Runoff Coefficient
 I = Rainfall intensity (in/hr)
 A = Watershed Area (acres)

*Runoff coefficients have been modified for each storm event as per Table 1 Notes of the above-mentioned manual.

Below is a summary of existing conditions hydrologic calculations for 10-yr, 25-yr, 50-yr, and 100-yr storm event, resulting from the respective watershed characteristics:

Area	Time of Conc. (min)	I-10	I-25	I-50	I-100	Area (acres)	"C"-10yr	Q-10 (cfs)	Q-25 (cfs)	Q-50 (cfs)	Q-100 (cfs)
WS-1	10.00	6.20	7.15	7.89	8.63	5.861	0.35	12.72	16.13	19.42	22.13
WS-2	10.00	6.20	7.15	7.89	8.63	2.739	0.55	9.34	11.85	14.26	16.25
WS-3	10.00	6.20	7.15	7.89	8.63	4.670	0.75	21.72	27.55	33.16	37.78
WS-4	10.00	6.20	7.15	7.89	8.63	0.695	0.55	2.38	3.02	3.63	4.14
WS-5	10.00	6.20	7.15	7.89	8.63	1.552	0.55	5.32	6.74	8.12	9.25

Hydrologic calculations for sub watersheds EX WS-1 through 5 were computed utilizing existing condition parameters and the runoff coefficient is representative of these parameters. Naturally, EX WS-3-5 flows to and along US 277 frontage and then turns into this property before discharging into the concrete lined channel. Our development proposes a concrete entrance with a culvert crossing to mitigate this runoff and convey the flow along its natural course to the concrete channel.

Refer to **Exhibit #11 Existing Condition Watershed Map** for existing-condition watershed delineation. Refer to **Exhibit #12 Existing Conditions Hydrologic Analysis Calculations** for existing watershed peak discharge flow calculations for 10-yr through 100-yr storm events.

B. Proposed Drainage Conditions

The 5.87-acre post-development condition will produce 11 post-development watershed areas. Flows for these areas were computed in the post sense and the mitigating storm system takes into account these computations plus the added flow



of the contributing adjoining watersheds. As per the City of Eagle Pass construction specification manual, our onsite conventional drainage system will be designed to mitigate and withstand the 10-YR flow. The hydrologic calculations of the mentioned sub-watersheds for 10-yr, 25-yr, 50-yr, and 100-yr storm event resulting from the respective watershed characteristics are shown below:

Area	Time of Conc. (min)	I-10	I-25	I-50	I-100	Area (acres)	"C"-10yr	Q-10 (cfs)	Q-25 (cfs)	Q-50 (cfs)	Q-100 (cfs)
POST-1	10.00	6.20	7.15	7.89	8.63	0.293	0.95	1.73	2.19	2.64	3.01
POST-2	10.00	6.20	7.15	7.89	8.63	1.507	0.95	8.88	11.26	13.56	15.45
POST-3	10.00	6.20	7.15	7.89	8.63	0.412	0.95	2.43	3.08	3.71	4.22
POST-4	10.00	6.20	7.15	7.89	8.63	0.370	0.95	2.18	2.77	3.33	3.80
POST-5	10.00	6.20	7.15	7.89	8.63	0.251	0.95	1.48	1.87	2.25	2.57
POST-6	10.00	6.20	7.15	7.89	8.63	0.220	0.95	1.29	1.64	1.98	2.25
POST-7	10.00	6.20	7.15	7.89	8.63	1.395	0.90	7.78	9.87	11.88	13.54
POST-8	10.00	6.20	7.15	7.89	8.63	0.156	0.95	0.92	1.16	1.40	1.59
POST-9	10.00	6.20	7.15	7.89	8.63	0.170	0.95	1.00	1.27	1.53	1.74
POST-10	10.00	6.20	7.15	7.89	8.63	0.838	0.40	2.08	2.64	3.17	3.62
POST-11	10.00	6.20	7.15	7.89	8.63	0.125	0.40	0.31	0.39	0.48	0.54

Post-development watershed number 10 is located along the west boundary and 25 year flow of 2.64 CFS will be mitigated using a concrete drainage flume to effectively convey flow within the proposed project and ultimately discharge a sheet flow into the concrete channel. Watershed 11 will be an additional flow to EX WS-3-5 and will be mitigated using the aforementioned concrete drainage culvert.

Refer to **Exhibit #13 Post Development Condition Watershed Map** for post development watershed delineation, and **Exhibit #14 Post Development Condition Hydrologic Analysis Calculations** for calculations of the above-mentioned peak flows.

VII. Grading

Proposed grading will focus on the storage unit project on Lot 1. The proposed grading will follow existing drainage patterns, and will limit cut to protect the integrity of the gas line easement and fill to maintain vertical clearances to existing AEP transmission lines. Regulatory review of grading plans construction plans for this project will be completed during the building permit review. Refer to **Exhibit #15 for Proposed Grading Plan**.

VIII. Access

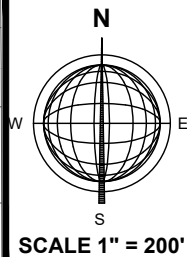
Access to the High Country Storage Unit project will be from an existing driveway along US 277. This driveway will be upgraded to a concrete driveway and will be permitted through TxDOT.

It is estimated that 162 total trips entering and exiting this facility will be realized based on Trip Generation computations from ITE Trip Generation Manual. Refer to **Exhibit #17 for Access and Trip Generation Data**.

A secondary access is currently being analyzed from Royal Ridge Drive to compliment a future commercial development adjacent to the storage unit project site.

IX. Parkland Dedication

Parkland dedication is not required for this commercial development.



FAIRHAVEN DR.

GLEN HAVEN DR.

CHITTIM TRAIL

ROYAL RIDGE DR.

ROYAL PARK DR.

ROYAL CROWN DR.

WILLOWBRAE DR.

ROYAL BEND DR.

ROMEL ST.

5.87 ACRES
ZONE B3

N. VETERANS BLVD.
(US 277)

EXHIBIT 1

High Country Storage Units

Location Map



CRANE ENGINEERING CORP.

1310 JUNCTION DRIVE
LAREDO, TX 78041
FIRM REGISTRATION NO. F-3353

SUITE B
956-712-1996



AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED

High Country **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 Huizache Grande Ranch, LLC, who is the owner, or
the authorized agent of the owner, of a tract of land in Maverick County, Texas, that has been
proposed to be divided into a subdivision ("the Subdivision") known as High Country
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
2,300 gallons daily.

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

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

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

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

This Agreement is effective on JUNE 20, 2024.

The Utility

By: Johnny Ruiz

Printed Name: JOHNNY RUIZ

Office or Position: CHAIRMAN

Date: 6/20/2024

The Subdivider

By: Chad Foster

Printed Name: Chad Foster

Office or Position: Member

Date: 5/10/24

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



AGREEMENT REGARDING WASTEWATER TREATMENT SERVICE FOR THE

PROPOSED High Country **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 Huizache Grande Ranch, LLC, who is the owner, or
the authorized agent of the owner, of a tract of land in Maverick County, Texas, that has been
proposed to be divided into a subdivision ("the Subdivision") known as
High Country 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 1,610 gallons daily.

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

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

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

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

This Agreement is effective on JUNE 20, 2024.

The Utility

By: John Ruiz

Printed Name: JOHNNY RUIZ

Office or Position: CHAIRMAN

Date: 6/20/2024

The Subdivider

By: [Signature]

Printed Name: Chad Foster

Office or Position: Member

Date: 5/10/24

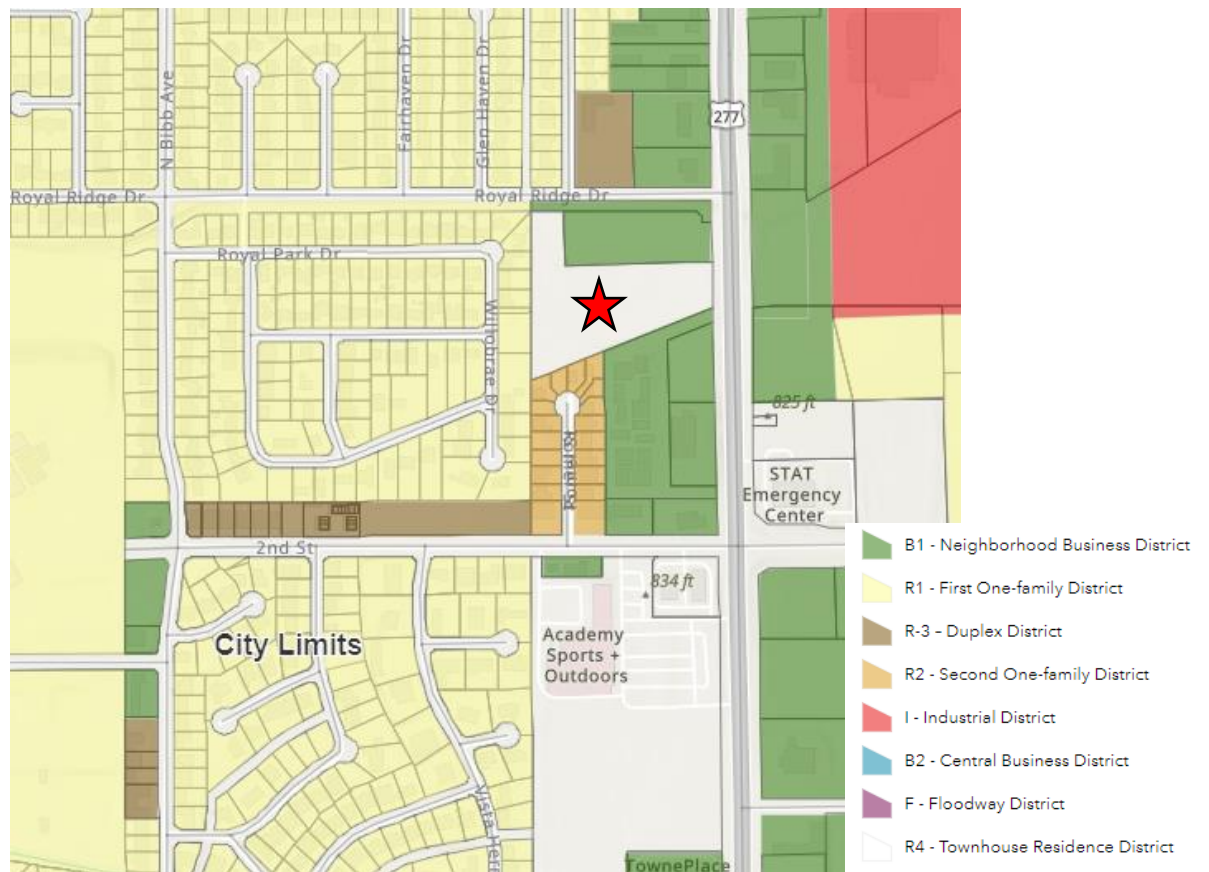
Note: The above form of agreement may be used when required under Model Rule Sections 2.2 (a) (2) and 3.2 (c) (I), which appear respectively as Sections 4.2.2.A.2 and 4.3.4.C.1 in both Title A and Title B of the Maverick County Subdivision Rules, Revised July 1996.

Attachment 4
Master Plan Map
Zoning District Map

Master Plan



Zoning Map



Item #5

**Backup will be provided
at a later time**