



AGENDA

PLANNING & ZONING COMMISSION SPECIAL MEETING
THURSDAY, SEPTEMBER 16, 2021 AT 5:30 P.M.
COUNCIL CHAMBERS, CITY HALL BUILDING
100 SOUTH MONROE STREET, EAGLE PASS, MAVERICK COUNTY, TEXAS

ESTABLISHMENT OF QUORUM

CITIZENS' COMMUNICATIONS

NEW BUSINESS

1. Consideration and possible action on the Plat Amendment of Lot 77 in Ella Heights Addition and Lot 7 in Block 1 of the Riverview Park Addition.
2. Consideration and possible action on the Plat Amendment of Lot 91 in Stone Ridge Subdivision Unit 1; Lots 88, 89, 90 in Stone Ridge Subdivision Unit 2; and Lots 1, 2, and 48 in Encino Park Subdivision Unit 3.
3. Consideration and possible action on the preliminary plat of the Coronado Estates Subdivision Unit 3.

ADJOURNMENT

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

CERTIFICATION

I, THE UNDERSIGNED PLANNING DIRECTOR, do hereby certify that the agenda mentioned above was posted on the Bulletin Board located in the Lobby at City Hall, 100 S. Monroe Street, Eagle Pass, Texas on September 13, 2021 at 5:00 p.m.

Placido Madera
Planning Director

Item #1



Planning Department Executive Summary
REPORT TO THE PLANNING & ZONING COMMISSION

**Plat Amendment of Lot 77 in Ella Height Addition and Lot 7 in Block 1
of the Riverview Park Addition**

I. BACKGROUND

A. General Information

Applicant: Dirksen Engineering
107 W. South Street
Uvalde, Texas 78801

Location: 902 Turnpike Street

Legal Description: Lot 77 in Ella Height Addition and Lot 7 in Block 1 of the Riverview Park Addition

Property ID Number: 8853

Request: An amendment to amend the common property lines between Lots 77 and Lot 7 in order to reflect the existing use of the lots.

B. Subject Property Information

Parcel Size: 1.5035-acres

Vegetation: Native vegetation

Existing Use: Vacant

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

Master Plan: Residential

C. Vicinity Data

The site is located within an area that features developed residential uses.

D. Infrastructure

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

Access to the site is provided by Turnpike Street.

II. RECOMMENDED FINDINGS OF FACT

A. Conclusions

1. The applicant's request contains sufficient information for consideration by the Planning and Zoning Commission. Please refer to Attachment 1.
2. The plat amendment design is consistent with the *R-1 District*.

3. The plat amendment design will be consistent with City design and specifications, as the project is designed and conditioned to conform to the following sections of Article IV in Eagle Pass Code of Ordinances Chapter 23:
 - ✓ *Section 23-62 governing utility easements*
 - ✓ *Section 23-64 governing sidewalks*
 - ✓ *Section 23-66 governing sanitary sewage disposal*
 - ✓ *Section 23-67 governing potable water supply and fire flow*
 - ✓ *Section 23-68 governing storm drainage*
 - ✓ *Section 23-69 governing the size of building lots, including lot width, lot depth, lot orientation, and building setback areas*
 - ✓ *Section 23-71 governing the installation and inspection of utility lines*
4. The subdivision and 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*.
5. The Subdivision of the property will conform to the parkland dedication requirements set forth in *Article V in Eagle Pass Code of Ordinances Chapter 23*, as a one-time fee will be collected as part of any subsequent building permit issued for the property.
6. The subdivision's conformance with the provisions of the *Master Plan* and the *Eagle Pass Code of Ordinances* will facilitate the following benefits:
 - Protect private rights while considering public health, safety and welfare.
 - Provide for efficient and economical ways to move people and goods in the City by an adequate plan for streets and highways.
 - Guide future development in an orderly manner, by stages according to a pattern, so that the City may have a balanced land use.
 - Encourage a diversified economic base, and encourage public and private investments in land and improvements.
 - Prevent and eliminate blight and slums, making the City attractive to people, commerce, and industry.
 - Create the desire for a more pleasing appearance of the City, and incorporate into its physical development the basic principles of good design.
 - Protect and preserve the identity of each neighborhood through use of the guidance provided by the *Master Plan* and the *Code of Ordinances*.
 - Locate all land uses on land best suited for their needs, arranged in such a way as to be mutually beneficial and functional, with ample area to meet long-term needs.
 - Establish a proper relationship between open space, developed areas, building bulk, light and air space, in all future development programs of land use.

- Encourage and abet the development of civic, cultural, and other public and quasi-public buildings in harmonious and functional groupings.
7. The plat amendment will allow for a use of the property that is both consistent with the residential purpose of the *R-1 District* as this allows residential dwellings, as well as the surrounding area, for the following reasons:
- The subdivision design bears a substantial relationship to the public's health, safety, and welfare.
 - The subdivision is in accordance with the policies of the *Master Plan* and the purpose of the *R-1 District*, *allowing a residential dwelling*.
 - The subdivision is warranted because of the necessity to create additional lots for development and because the proposed development is appropriate to accomplish the reasonable use of the property.
 - The subject property is suitable for development in general conformance with development standards of the *R-1 District*.
 - The subdivision will benefit the City as a whole and will not be detrimental to nearby land uses of a similar nature.
 - 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 2 for a copy of the *Master Plan* Map and a copy of the *Zoning District Map* for the City of Eagle Pass.

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

B. Planning Department Recommendation

The Eagle Pass Planning and Zoning Commission **GRANT** plat amendment approval of the property legally described as *Lot 77 in Ella Height Addition and Lot 7 in Block 1 of the Riverview Park Addition* as presented in the subdivision application dated August 26, 2021.

TRANSMITTED to the parties listed hereafter:

Dirksen Engineering via e-mail
Planning and Zoning Commission via e-mail
Eagle Pass Planning Department Report dated September 13, 2021

Attachment 1 Application



PLANNING DEPARTMENT

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

SUBDIVISION APPLICATION

TYPE OF SUBDIVISION (check one):

☐ Preliminary ☐ Final ☐ Replat ☒ Amendment ☐ Short Form Final

Plat Amendment Combining Lot 77 Ella Heights
Property Legal Description: Addition of Lot 7 Block 1, Riverview Park Addition

Maverick County Property Identification Number(s): 8853

Name of Addition: Ella Heights Addition & Riverview Park Addition

Location of Addition: Same as above

Number of Residential Lots: 1 Number of Commercial Lots: 0 Gross Acreage: 1.5035

Number of New Street Intersections: 0 Linear feet of Streets: 0

Is Subdivision inside city limits? Yes (X) No () ; If so, Zoning District: R1

Existing Land Use: Vacant Lot Proposed Land Use: Residential

Requested Variances:

PROPERTY OWNER:

Name: Jose Juan Ortiz

Address: 2044 Lucino Lane

City: Eagle Pass

State: TX Zip: 78852

Signature: [Signature]

Contact: Jose Juan Ortiz

Phone: 830.421.2564

Fax:

E-mail: JoseJuanOrtiz@yahoo.com

Date: 4/28/2021

PROPERTY OWNER:

Name:

Address:

City:

State: Zip:

Signature:

Contact:

Phone:

Fax:

E-mail:

Date:

RECEIVED
8/26/21

APPLICANT/SUBDIVIDER:

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

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

SURVEYOR:

Name: Kenneth R. Dirksen
Address: 107 W. South St.
City: Walden
State: TX Zip: 78673
Signature: Kenneth R. Dirksen

Contact: Kenneth R. Dirksen
Phone: 830.278.2100
Fax: 830.278-2102
E-mail: kendirksen@sbcglobal.net
Date: 4/26/2021

ENGINEER:

Name: Kenneth R. Dirksen
Address: 107 W. South St.
City: Walden
State: TX Zip: 78673
Signature: Kenneth R. Dirksen

Contact: Kenneth R. Dirksen
Phone: 830.278.2100
Fax: 830.278.2102
E-mail: kendirksen@sbcglobal.net
Date: 4/26/2021

PRINCIPAL CONTACT: _____ Owner _____ Applicant ☒ Surveyor _____ Engineer _____

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

STATEMENT OF APPLICANT

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

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

Applicant Signature _____

Date _____



PLANNING DEPARTMENT

3295 Bob Rogers Drive, Eagle Pass, TX 78852 • Telephone: (830) 773-7781 • Fax: (830) 773-7603
www.eaglepasstx.us • planning@eaglepasstx.us

Subdivision Sidewalk Waiver Application

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

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

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

Applicant Information

Applicant (if not owner): Kenneth R. Dirksen
Phone: 830-278-2100 Email: Kendirksen@sbcglobal.net
Owner: Jose Juan Ortiz
Owner Address: 2044 Lucino Loop City: Eagle Pass State: TX Zip: 78852
Phone: 830-421-2504 Email: josejuanortiz@yahoo.com

Property Information

Site Address: 1500 Blk Simpson Dr. Eagle Pass, TX 78852
Legal description (from deed): Lot 77 Ella Heights Addition & Lot 7 Block 1, Riverview Park Addition.
(Property must be legally subdivided or be lot of record)
Maverick County Identification Number: 8853



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

Sidewalk Requested for Evans Ave. 174.99' and Simpson Dr. 282.51' as the lot is greater than that Required for Sidewalks.

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

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

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

60' of Sidewalk will be Constructed along Turnpike St. with development of Lot. Evans and Simpson Dr as the lot is greater than that Required will not have Sidewalks Constructed.

Applicant Authorization

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

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

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

Kenneth R. Dierksen
Applicant Signature

4/26/21
Date

Dirksen Engineering

107 W South St.

Uvalde, TX 78801

TBPE FIRM #F-8848

TBPLS FIRM #10193741

Phone: 830-278-2100

Fax: 830-278-2102

Cell: (830) 279-9447

kendirksen@sbcglobal.net

July 28, 2021

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

Re: Final Engineering Report – Plat Amendment of Lot 7, Block 1, Riverview Park Addition and Lot 77 Ella Heights Addition to the City of Eagle Pass.

To Whom It May Concern:

Introduction:

The plat amendment of Lot 7, Block 1 Riverview Park Addition and Lot 77 Ella Heights Addition to the City of Eagle Pass is proposed to combine both lots into one tract. The lot is located inside the City of Eagle Pass city limits. The land is titled to Jose Juan Ortiz, et ux and is identified by Maverick County Tax ID is 8853.



RECEIVED
8/5/21
H.A.

Development

This Plat Amendment is to combine two residential lots into one for residential development. The lot is sized to meet or exceed R-1 Standards adopted by City of Eagle Pass.

Street Development

Both The resulting tract has access to Turnpike St, Simpson Drive and Evans Dr. All three streets are paved and curbed with the exception of the north 60 feet of Simpson Drive. Curb will be placed along the east line of Simpson Drive.

Sidewalk is not constructed on any of the streets. Sidewalk will be constructed along Turnpike St with development of the residential lot. Curb will not be constructed along Evans and Simpson Drive as the lot is greater than that required for sidewalk. An application for sidewalk variance is included with the subdivision application.

Water Development

Water service is not provided for Lot 7, Block 1. A water tap will have to be purchased. This lot is part of a platted subdivision so no 30 year agreement is required.

Fire protection is provided by a fire hydrant located at the intersection of Turnpike St and Robins Row and Evans Ave and Simpson Drive. The fire hydrant at Robins Row was flow tested and show pressure to flow 650 gal/min at 15 psi. The flow at Simpson was too low to calculate a fire flow. Fire flows are lower than expected. However, there are proposed capital improvements for Turnpike St as part of the cast iron pipe replacement project.

Sanitary Sewer Facilities

Sanitary sewer is provided from Turnpike St. A water tap will have to be purchased. This lot is part of a platted subdivision so no 30 year agreement is required.

Drainage Development

The soils for this area are Copita Sandy Clay Loam and Verick fine sandy loam. The soils are well drained with low clay content and lot plasticity index. The entire site is located outside the 100 year flood plain of Rio Grande River as shown on FEMA FIRM maps 48323C04355D and 48323C0451D.

Drainage from this site is north across the lot toward Turnpike Drive. The land uses are residential with most houses developed. This plat amendment will be developed by constructing a residence on the lot. Runoff will increase from 9.8 cfs to 11.5 cfs in the 100 year storm. This increase is small and no additional development of storm water detention is required.

To ensure runoff does not flow from this site onto Lots 8, 9, 10 of Block 1, a berm will be constructed along the south line of these lots to divert water east into Lot 7. In Lot 7, water will be conveyed to Turnpike Street. The requirement to redirect drainage has been added by plat note.

Electric Facilities, Telephone and Cable Television

Electric service is provided by American Electric Power. Electric power is available from Turnpike St

Gas Service

No gas service is required for this subdivision.

Construction Cost

No public utilities will be constructed for this project.

Approximately 60 feet of curb will be constructed along Simpson Drive and 60 feet of sidewalk constructed along the south line of Turnpike Street. The estimated cost is \$4000.

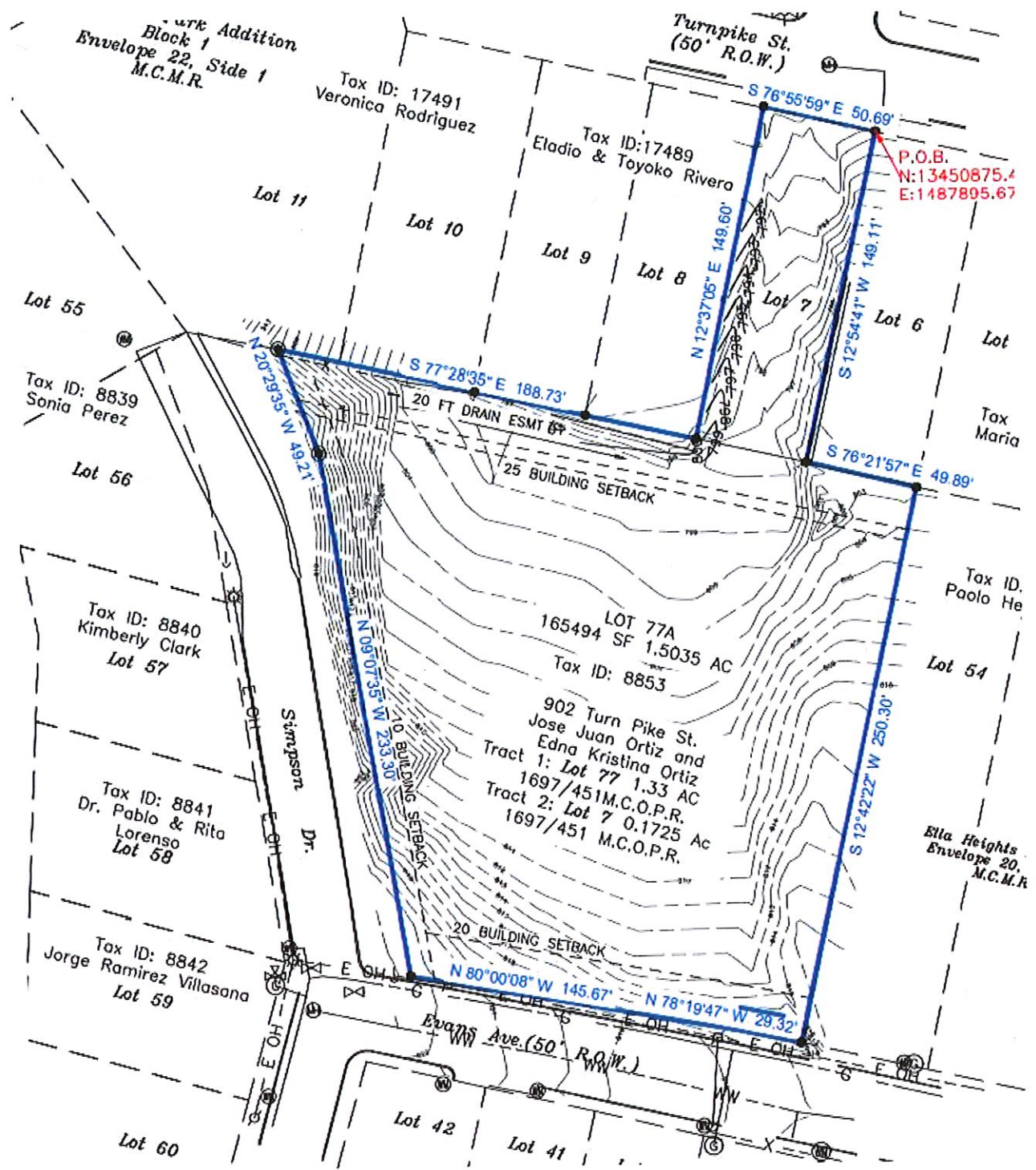
Your review of this plat application is greatly appreciated. Contact me for discussion and questions.

Sincerely,

Kenneth R. Dirksen, P. E.



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



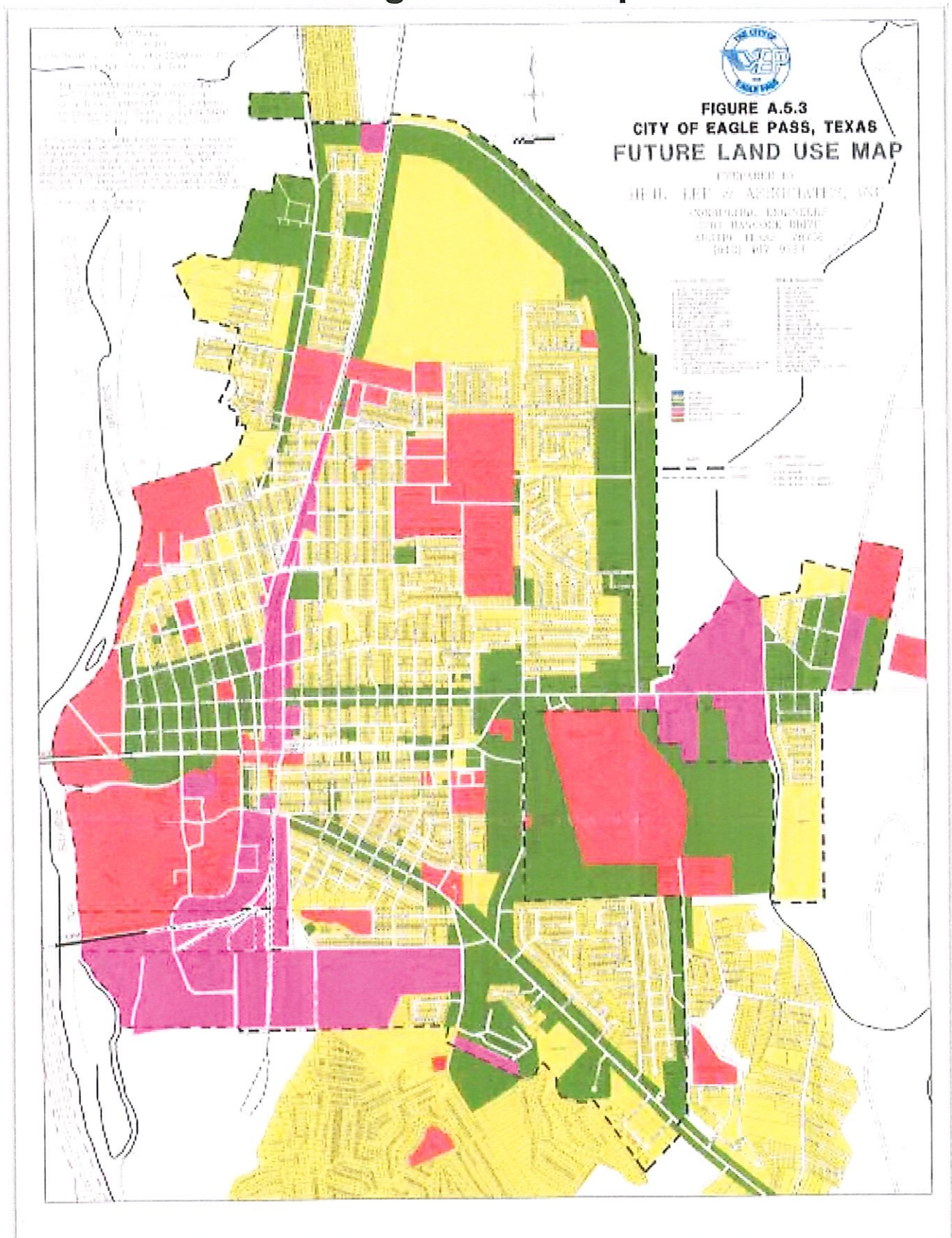


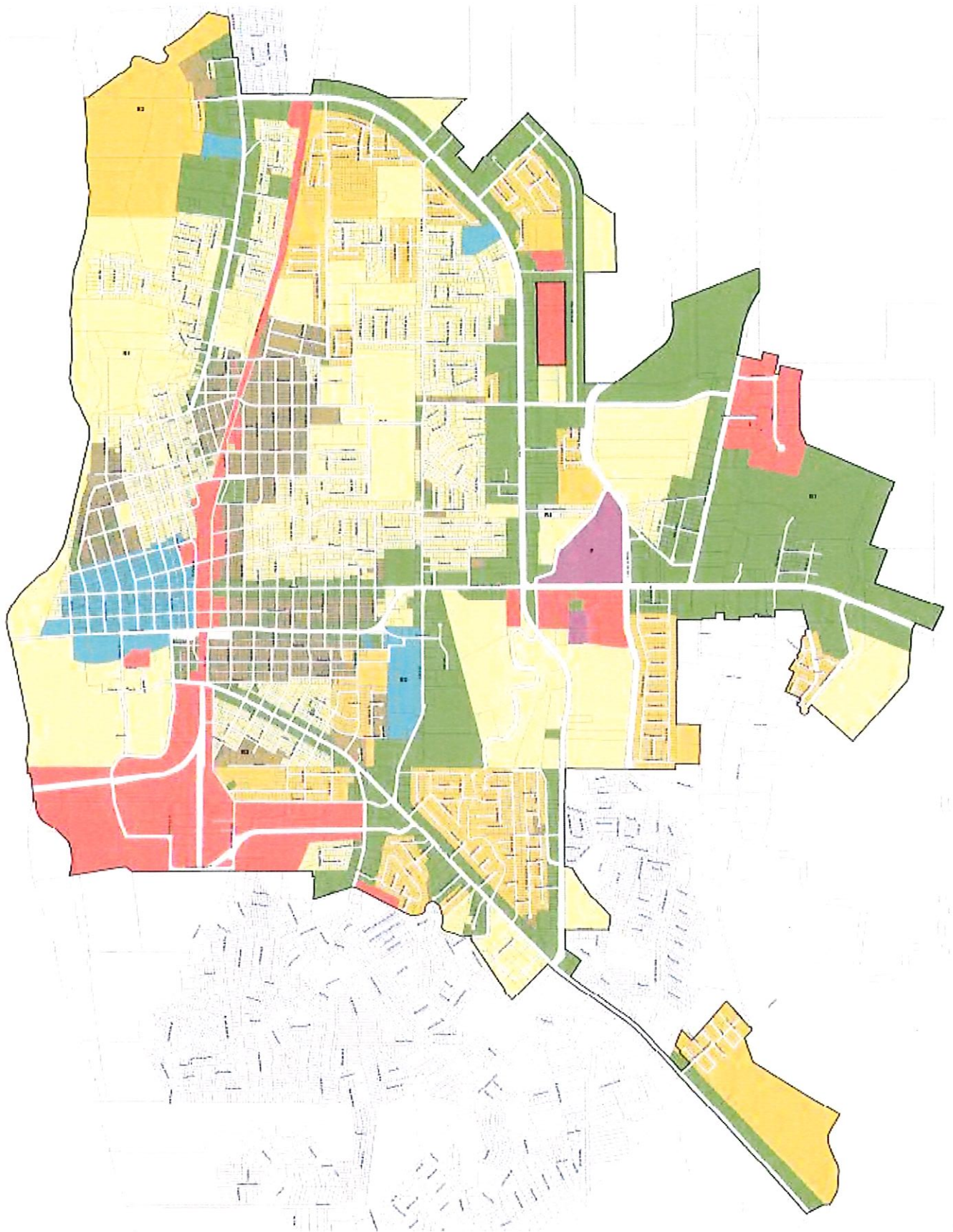
Vicinity Street Views





Attachment 2 Master Plan Map Zoning District Map





Item #2



Planning Department Executive Summary
REPORT TO THE PLANNING & ZONING COMMISSION

Plat Amendment of Lot 91 in Stone Ride Subdivision Unit 1; Lots 88, 89, 90 in Stone Ridge Subdivision Unit 2; and Lots 1, 2, 46 in Encino Park Subdivision Unit 3

I. BACKGROUND

A. General Information

Applicant: TEC Services
3292 El Indio Highway
Eagle Pass, Texas 78852

Location: Off Stone Way Drive, Stone Hedge Drive and Oak Manor Drive

Legal Description: Lot 91 in Stone Ride Subdivision Unit 1; Lots 88, 89, 90 in Stone Ridge Subdivision Unit 2; and Lots 1, 2, 46 in Encino Park Subdivision Unit 3

Property ID Number: 8708193, 8710095, 8700170, 8710094, 8700169, 8700168, and 8710093

Request: An amendment to amend the common property lines, including a variance request to reduce the front yard building setback area from 25-feet to 15-feet due to an electrical easement that partially crosses property located at 2791 Stone Hedge Drive, also known as Lot 89.

B. Subject Property Information

Existing Use: Lots 91 and Lot 2 are developed and Lots 88, 89 and 48 are vacant

Zoning: *R-2 Second One-Family Dwelling District*

Master Plan: Residential

C. Vicinity Data

The site is located within an area that features developed residential uses.

D. Infrastructure

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

Access to the site is provided by Stone Way Drive, Stone Hedge Drive and Oak Manor Drive.

II. RECOMMENDED FINDINGS OF FACT

A. Conclusions

1. The applicant's request contains sufficient information for consideration by the Planning and Zoning Commission. Please refer to Attachment 1.
2. The plat amendment design is consistent with the *R-2 District*.
3. The plat amendment design will be consistent with City design and specifications, as the project is designed and conditioned to conform to the following sections of Article IV in Eagle Pass Code of Ordinances Chapter 23:
 - ✓ *Section 23-62 governing utility easements*
 - ✓ *Section 23-64 governing sidewalks*
 - ✓ *Section 23-66 governing sanitary sewage disposal*
 - ✓ *Section 23-67 governing potable water supply and fire flow*
 - ✓ *Section 23-68 governing storm drainage*
 - ✓ *Section 23-69 governing the size of building lots, including lot width, lot depth, lot orientation, and building setback areas*
 - ✓ *Section 23-71 governing the installation and inspection of utility lines*
4. The subdivision and 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*.
5. The Subdivision of the property will conform to the parkland dedication requirements set forth in *Article V* in *Eagle Pass Code of Ordinances Chapter 23*, as a one-time fee will be collected as part of any subsequent building permit issued for the property.
6. The subdivision's conformance with the provisions of the *Master Plan* and the *Eagle Pass Code of Ordinances* will facilitate the following benefits:
 - Protect private rights while considering public health, safety and welfare.
 - Provide for efficient and economical ways to move people and goods in the City by an adequate plan for streets and highways.
 - Guide future development in an orderly manner, by stages according to a pattern, so that the City may have a balanced land use.
 - Encourage a diversified economic base, and encourage public and private investments in land and improvements.
 - Prevent and eliminate blight and slums, making the City attractive to people, commerce, and industry.
 - Create the desire for a more pleasing appearance of the City, and incorporate into its physical development the basic principles of good design.

- Protect and preserve the identity of each neighborhood through use of the guidance provided by the *Master Plan* and the *Code of Ordinances*.
 - Locate all land uses on land best suited for their needs, arranged in such a way as to be mutually beneficial and functional, with ample area to meet long-term needs.
 - Establish a proper relationship between open space, developed areas, building bulk, light and air space, in all future development programs of land use.
 - Encourage and abet the development of civic, cultural, and other public and quasi-public buildings in harmonious and functional groupings.
7. The plat amendment will allow for a use of the property that is both consistent with the residential purpose of the *R-2 District* as this allows residential dwellings, as well as the surrounding area, for the following reasons:
- The subdivision design bears a substantial relationship to the public's health, safety, and welfare.
 - The subdivision is in accordance with the policies of the *Master Plan* and the purpose of the *R-2 District*, *allowing a residential dwelling*.
 - The subdivision is warranted because of the necessity to create additional lots for development and because the proposed development is appropriate to accomplish the reasonable use of the property.
 - The subject property is suitable for development in general conformance with development standards of the *R-2 District*.
 - The subdivision will benefit the City as a whole and will not be detrimental to nearby land uses of a similar nature.
 - 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 2 for a copy of the *Master Plan* Map and a copy of the *Zoning District Map* for the City of Eagle Pass.

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

B. Planning Department Recommendation

The Eagle Pass Planning and Zoning Commission **GRANT** plat amendment approval of the property legally described as Lot 91 in Stone Ride Subdivision Unit 1; Lots 88, 89, 90 in Stone Ridge Subdivision Unit 2; and Lots 1, 2, 46 in Encino Park Subdivision Unit 3, including a variance request to reduce the front yard building setback area from 25-feet to 15-feet due to an electrical easement that partially crosses property located at 2791 Stone Hedge Drive, also known as Lot 89 and also with the following conditions:

1. That a sidewalk be constructed along Stone Way Drive adjacent to Lots 91, 2, and 89.

2. Depict Lot 88 as "Outlot" as it not buildable due to overhead utility lines.

TRANSMITTED to the parties listed hereafter:

Dirksen Engineering via e-mail
Planning and Zoning Commission via e-mail
Eagle Pass Planning Department Report dated September 13, 2021

Attachment 1 Application



PLANNING DEPARTMENT

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

SUBDIVISION APPLICATION

TYPE OF SUBDIVISION (check one):

☐ Preliminary

☐ Final

☐ Replat

☒ Amendment

☐ Short Form Final

Lot 91, Stone Ridge Subdivision Unit 1; Lots 88, 89, 90 of Stone Ridge Subdivision Unit 2;
Property Legal Description: Lots 1, 2, & 48 (not numbered in Plat) Encino Park Subdivision Unit 3

Maverick County Property Identification Number(s): 8708193; 8710095; 8700170; 8710094; 8700169; 8700168; 8710093

Name of Addition: Plat Amendment: Stone Ridge Subdivision Unit 1 & 2, Encino Park Subdivision Unit 3

Location of Addition: Off Stone Way Drive

Number of Residential Lots: 5 Number of Commercial Lots: 0 Gross Acreage: 1.11

Number of New Street Intersections 0 Linear feet of Streets 0

Is Subdivision inside city limits? Yes ☒ No ☐; If so, Zoning District: R2

Existing Land Use: Residential Proposed Land Use: Residential

Requested Variances: Variance to reduce Front-yard setback from 25' to 15' for existing lots ~~88~~ 89 of Stone Ridge Subdivision Unit 2 due to 80' Electrical Transmission Easement that encroaches into the lots and makes it difficult to construct homes.

PROPERTY OWNER:

Name: Monsa, LTD.

Address: 2741 Crown Hill, Suite B

City: Eagle Pass

State: TX Zip: 78852

Signature: [Signature]

Contact: Francisco Mondragon

Phone: (830)-757-1007

Fax: N/A

E-mail: mondragonromelia@mac.com

Date: 4/30/21

PROPERTY OWNER:

Conrado Jimenez & Sandra Jimenez
Name: Alejandro Montoya & Vivian Chavez Montoya

Address: 2654 Oak Manor Dr.
2779 Stone Hedge

City: Eagle Pass

State: TX Zip: 78852

Signature: [Signature]

Contact: Francisco Mondragon

Phone: (830)-757-1007

Fax: N/A

E-mail: mondragonromelia@mac.com

Date: 4/30/21



Name: TEC Services
Address: 3292 El Indio Hwy
City: Eagle Pass
State: TX Zip: 78852
Signature: [Signature]

Contact: Aaron Libson
Phone: 830-773-0579
Fax: 830-773-7312
E-mail: ajlibson@terratechengineering.com
Date: 5/7/21

SURVEYOR:

Name: Francisco Gaytan
Address: 2606 Encino Park Dr.
City: Eagle Pass
State: TX Zip: 78852
Signature: [Signature]

Contact: Francisco Gaytan
Phone: 830-773-8308
Fax: 830-421-7116
E-mail: fgaytan@yahoo.com
Date: 5/7/21

ENGINEER:

Name: Florentino Caballero
Address: 3292 El Indio Hwy
City: Eagle Pass
State: TX Zip: 78852
Signature: [Signature]

Contact: Florentino Caballero
Phone: 830-773-0579
Fax: 830-773-7312
E-mail: fcaballero@terratechengineering.com
Date: 5/7/21

PRINCIPAL CONTACT: ☐ Owner ☒ Applicant ☐ Surveyor ☐ Engineer

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

STATEMENT OF APPLICANT

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

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

[Signature]
Applicant Signature

5/7/21
Date



PLANNING DEPARTMENT

3295 Bob Rogers Drive, Eagle Pass, Texas 78852 • Phone: (830) 773-776 • Fax: (830) 773-7803

SUBDIVISION VARIANCE APPLICATION

Applicant Information

Applicant (If not owner): TerraTech Engineering and Construction Services
Address: 3292 El Indio Hwy, Eagle Pass, TX, 78852
Phone: 830-773-0579 E-mail: ajlibson@terratechengineering.com
Owner: Monsa, LTD.
Address: 2741 Crown Hill, Suite B
Phone: 830-757-1007 E-mail: mondragonromelia@mac.com

Property Information

Site Address: 2791 Stone Hedge MCAD Property ID No. 8700169
Legal Description (from deed): Lot 89, Block 6, Stone Ridge Subdivision Unit 2

Description of Subdivision Variance Request

Reduction of Front-yard setback from 25' to 15' due to there being an electrical easement that partially crosses the property, but still leaves enough room to build a home. Reducing the setback by 10' would allow the property owner to utilize the extra space to better fit a home.

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?

There is an electrical easement that partially crosses through the property taking build-able area away from the PLATTED lot. Reducing the setback by 10' would allow the property to utilize the lot as intended, and maximize home area due to obstruction.

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

The property owner would be able to better fit a home with the extra 10' of space that he would recover as part of this front yard setback reduction. The lot still contains enough area to build a home, regardless of the easement obstruction, but would be able to maximize property with front yard reduction.

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 granting of this variance would not be detrimental to public health, safety or

welfare, or injurious to other property in the area as all lots in the vicinity are already developed with homes.

This would allow the property owner to utilize the extra space and build a home due to the electrical obstruction.

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.

There is no more available or build-able lots in the vicinity. All lots already have homes.

The property is legally platted as (1) lot and the property owner is entitled to to develop the property given it

has all the necessary utilities. The granting of this variance would allow the lot to be properly utilized as intended

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.

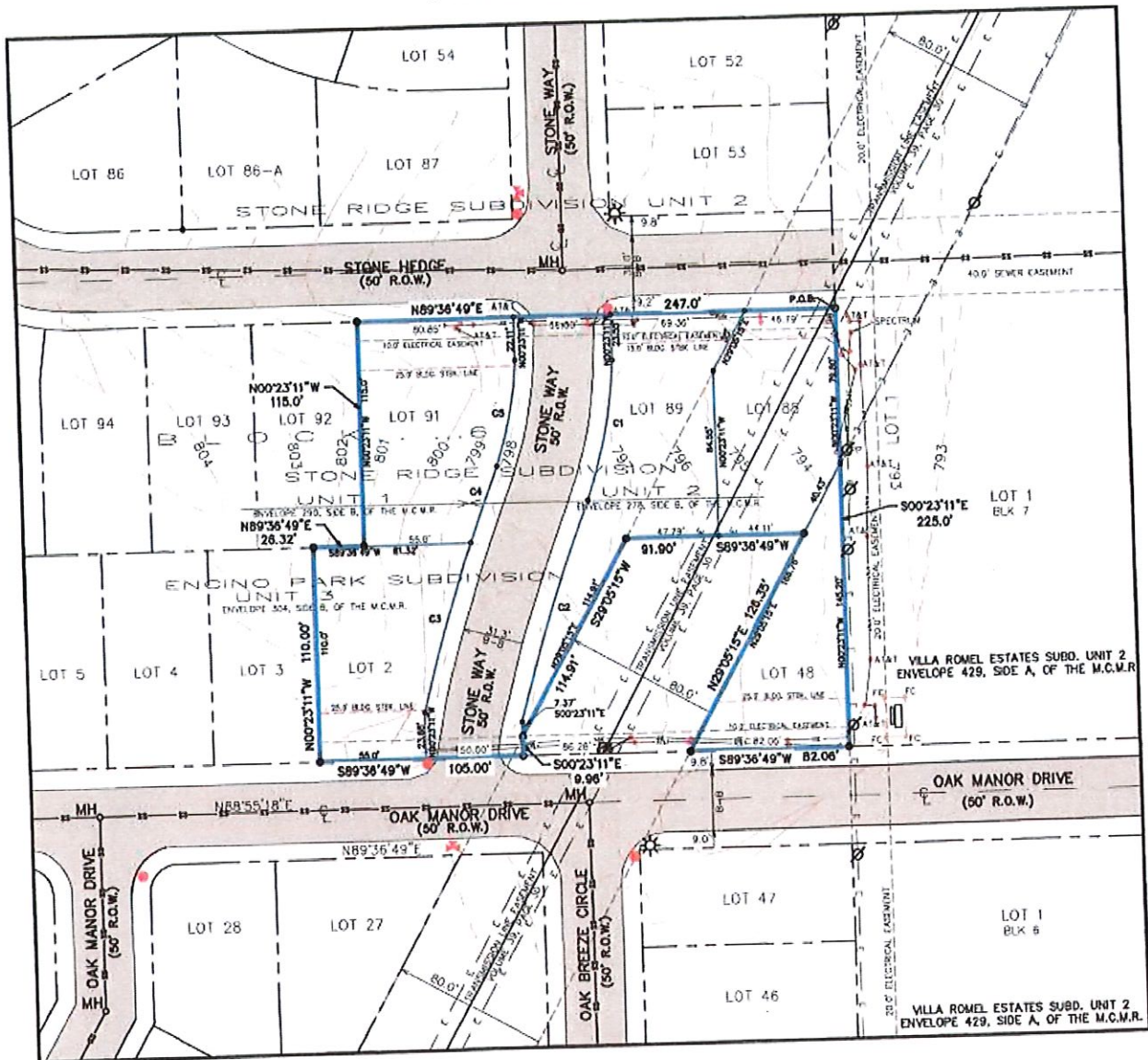


Applicant Signature

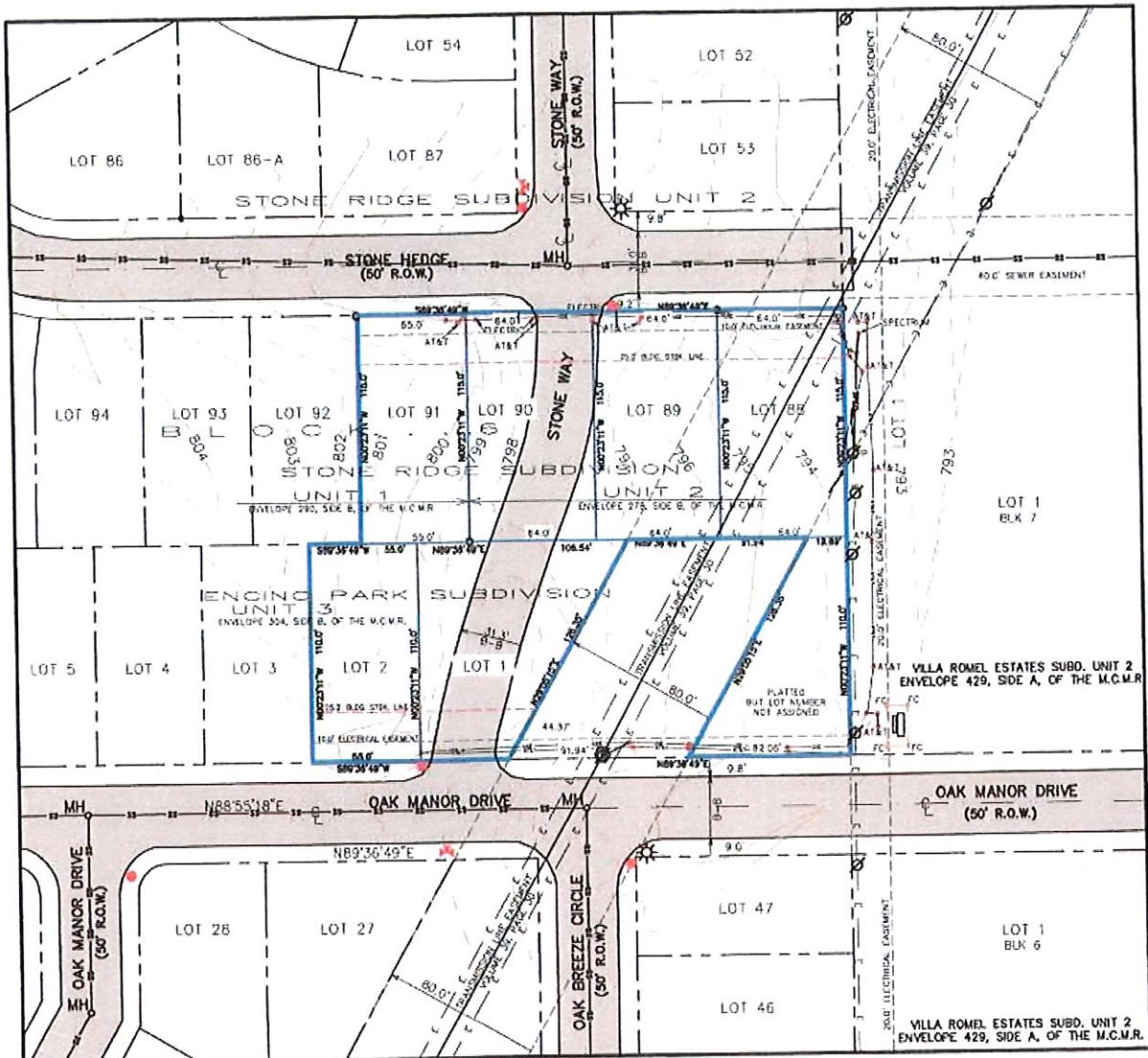
5/7/21

Date

Amended Plat



Recorded Plat



Aerial map

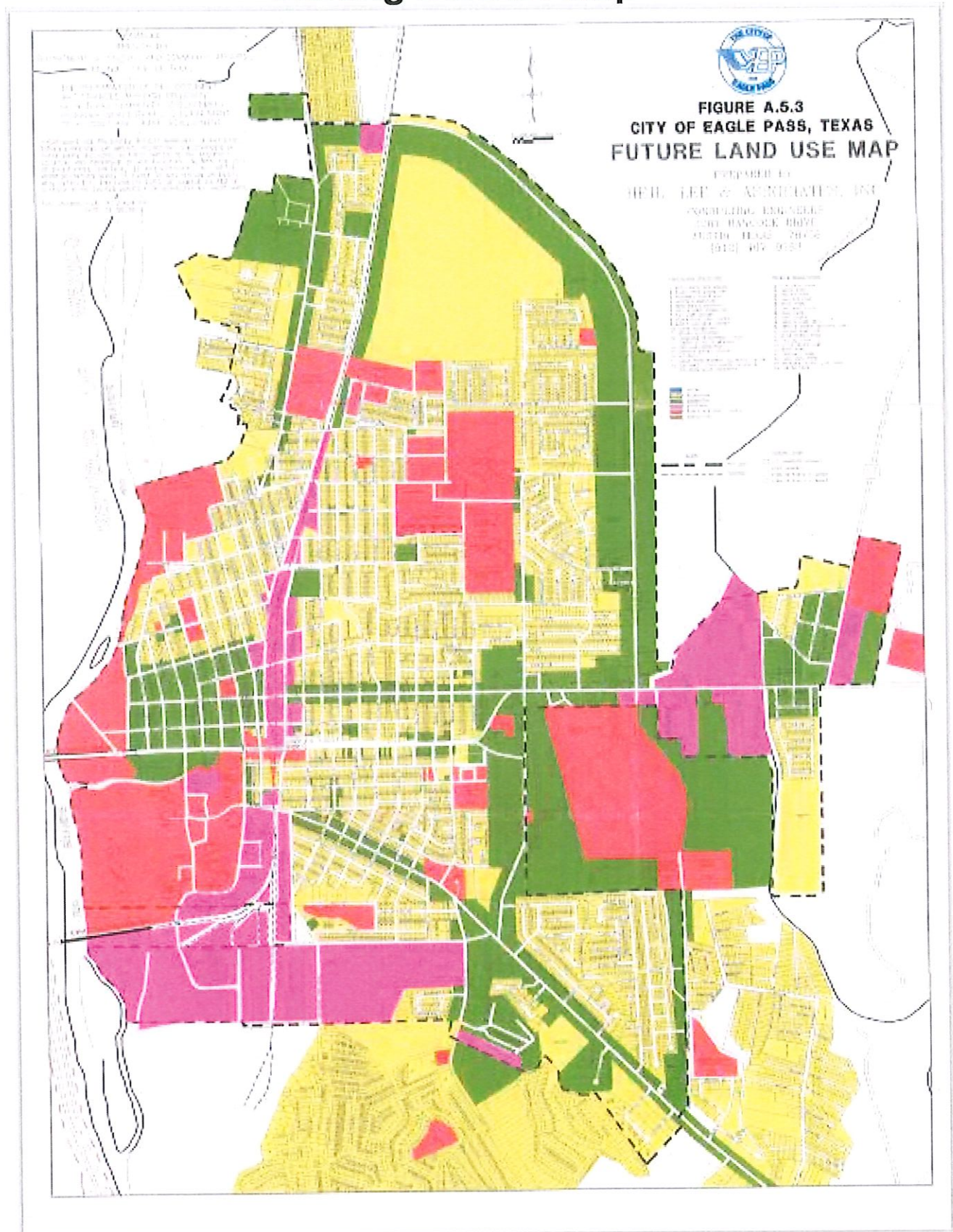


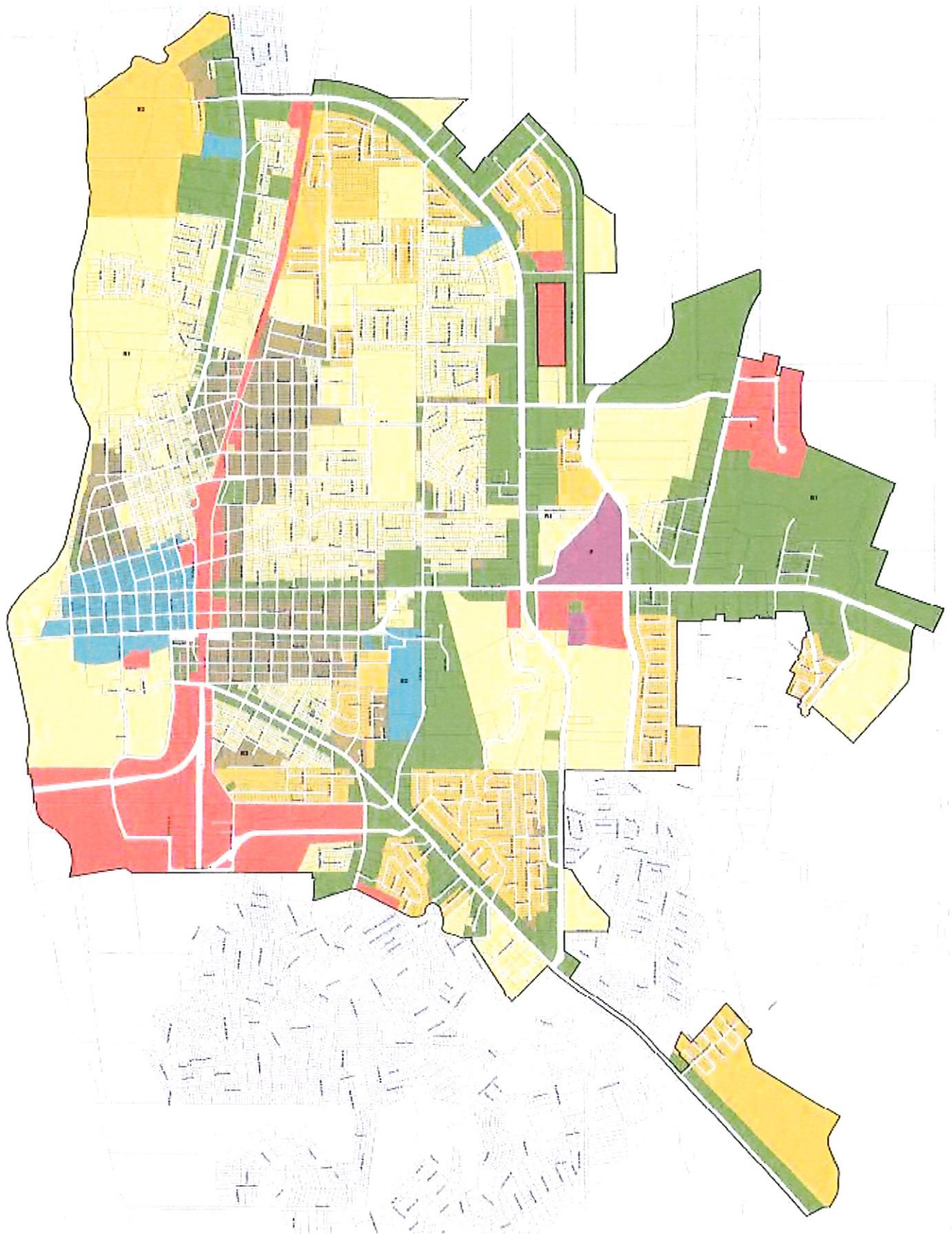
Street View Photos





Attachment 2 Master Plan Map Zoning District Map







Planning Department Executive Summary
REPORT TO THE PLANNING & ZONING COMMISSION

Preliminary Plat Approval of the Coronado Estates Unit 3

I. BACKGROUND

A. General Information

Applicant: Crane Engineering
1310 Junction Drive, Suite B
Laredo, Texas 78041

Property Owner: Alvin E. Stock Family Trust
7322 Carriage Lane
San Antonio, Texas 78249

Location: Eidson Road and Casales Road

Legal Description: Being a 5.72 acres tract, located in the J. W. Mulholland Survey 28 ½, in Abstract 1074, Maverick Count, Texas and being out of a 39.13 acre tract described in conveyance document to the Mona Gail Wightman, Trustee, Alvin E. Stock Family Trust recorded Book 915, Page 305 of the Maverick County Official Public Records, Maverick County, Texas

Property ID Number(s): 4531

Request: preliminary plat approval to subdivide an approximately 5.72-acre tract into 32 residential lots, including (a) a variance for the reduction of the rear yard building setback area from 25-feet to 20-feet and the rear yard building setback area from 25 feet to 15 feet for lots 14-18, Block 10 and (b) a variance to reduce lot depth from 100 minimum to lot depths that range from 78.59 feet to 98.52 feet.

B. Subject Property Information

Parcel Size: 5.72-acres

Vegetation: Native vegetation

Existing Use: This site is undeveloped

Zoning: R-2 Second One-Family Dwelling District

Master Plan: Not Applicable

C. Vicinity Data

The surrounding area is comprised of developed residential-zoned tracts of land between Eidson Road and Casales Road.

D. Infrastructure

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

Access to the site is provided by Casales Road via Eidson Road.

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 preliminary approval of the subdivision. Please refer to Attachment 1.
2. The preliminary approval of this subdivision rests entirely upon whether the applicant has demonstrated that the proposal complies with the subdivision variance criteria. Please refer to Attachment 2.

First Variance Decision Criteria

The applicant has submitted a subdivision variance to allow for the reduction in the required front yard building setback area from 25-feet to 20-feet for lots 14-18, Block 10.

Second Variance Decision Criteria

The applicant has submitted a subdivision variance to allow for the reduction in the required rear yard building setback area from 25-feet to 15-feet for lots 14-18, Block 10.

Third Variance Decision Criteria

The applicant submitted a variance to allow for the reduction in lot depth for some lots from 100' minimum to lot depths that range from 78.59' to 98.52 feet.

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

As this subdivision is not located within the City, the area in which the plat is located is not shown on the *Master Plan Map*. Please refer to Attachment 4 for a copy of the *Master Plan Map*.

As a result, *Master Plan Map* does not provide clear direction as to the nexus between the goals, policies, and objectives, of the *Master Plan* and subdivision. The policies of the *Master Plan*, however, do provide direction regarding the subdivision of the 5.72-acre tract into 32-lots.

4. The *Master Plan* emphasizes the importance of maintaining the character of the City's neighborhoods. The following is a brief summary of the applicable sections of the *Master Plan* to the plat:

- ✓ The subdivision is consistent with the *Housing Goals* of the *Master Plan*, as the subdivision process will ensure appropriate land development regulation with appropriate lot sizes, paved streets with curb and gutters, and adequate utility services.
- ✓ The subdivision is consistent with the *Land Use Development Goals* of the *Master Plan*, as the project is designed to provide for a building lot density that is consistent with the purpose of the *R-2 Second One-Family Dwelling District*. This design will allow for the continuing development of the community, retaining the neighborhood character and scale, and 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 Eidson Road and Casales Road have been designed to provide the residents of 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 Eidson Road and Casales Road 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 drainage for the proposed subdivision will be conveyed into a proposed on-site detention facility.

5. The subdivision of the property is in conformance with the provisions of the *Master Plan* and the *Eagle Pass Code of Ordinances* by facilitating the following benefits:

- Protect private rights while considering public health, safety and welfare.
- Provide for efficient and economical ways to move people and goods outside the City by an adequate plan for streets and highways.
- Guide future development in an orderly manner, by stages according to a pattern, so that the City and the County may have a balanced land use.
- Encourage a diversified economic base, and encourage public and private investments in land and improvements.
- Prevent and eliminate blight and slums, making the City and the County attractive to people, commerce, and industry.
- Create the desire for a more pleasing appearance of the City and the County, and incorporate into its physical development the basic principles of good design.
- Protect and preserve the identity of each neighborhood through use of the guidance provided by the *Master Plan* and the *Code of Ordinances*.

- Locate all land uses on land best suited for their needs, arranged in such a way as to be mutually beneficial and functional, with ample area to meet long-term needs.
 - Establish a proper relationship between open space, developed areas, building bulk, light and air space, in all future development programs of land use.
 - Encourage and abet the development of civic, cultural, and other public and quasi-public buildings in harmonious and functional groupings.
6. The subdivision design is consistent with the residential purposes of the *R-2 District*.
7. The subdivision is consistent with City design and specifications, as the project is designed and conditioned to conform to the following sections of *Article IV in Eagle Pass Code of Ordinances Chapter 23*:
- ✓ *Section 23-62 governing utility easements*
 - ✓ *Section 23-64 governing sidewalks*
 - ✓ *Section 23-66 governing sanitary sewage disposal*
 - ✓ *Section 23-67 governing potable water supply and fire flow*
 - ✓ *Section 23-68 governing storm drainage*
 - ✓ *Section 23-69 governing the size of building lots, including lot width, lot depth, lot orientation, and building setback areas.*
 - ✓ *Section 23-71 governing the installation and inspection of utility lines*
 - ✓ *Section 23-94 governing fences*

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

8. 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*.
9. The subdivision will conform with the parkland dedication requirements set forth in *Article V in Eagle Pass Code of Ordinances Chapter 23*.
10. The subdivision will allow for a use of the property that is consistent with the residential purpose of the *R-2 Second One-Family Dwelling District*, as well as the surrounding area for the following reasons:
- A. The subdivision design bears a substantial relationship to the public's health, safety, and welfare.
 - B. The subdivision is in accordance with the policies of the Master Plan and the residential purpose of the *R-2 Second One-Family Dwelling District*.

- C. The subdivision is warranted because of the necessity to create additional building lots in the *R-2 Second One-Family Dwelling District*, and because the proposed development is appropriate to accomplish the reasonable use of the property.
 - D. The subject property is suitable for development in general conformance with development standards of the *R-2 Second One-Family Dwelling District*.
 - E. The subdivision will benefit the City and the County as a whole and will not be detrimental to nearby land uses of a similar nature.
 - F. The subsequent development will be designed and conditioned to comply with all applicable subdivision criteria and standards of the City of Eagle Pass.
11. The preliminary approval of this plat request is warranted, as the project conforms to the *City of Eagle Pass Master Plan* and the *City of Eagle Pass Code of Ordinances* as noted in Conclusion 1 through and including Conclusion 9 of this report.

B. Planning Department Recommendation

The Planning and Zoning Commission (1) **GRANT** a variance for the reduction of the front yard building setback area from 25-feet to 20-feet and the rear yard building setback area from 25 feet to 15 feet for lots 14-18, Block 10 (2) **GRANT** a variance to reduce lot depth from 100' minimum to lot depths that range from 78.59 feet to 98.52 feet and (3) **GRANT** preliminary plat approval of *Coronado Estates Unit 3*, subject to the plat complying with the provisions of *Article III of City of Eagle Pass Code of Ordinances Chapter 23* governing procedures and specifications for Final Plats.

TRANSMITTED to the parties listed hereafter:

Crane Engineering via e-mail
City of Eagle Planning and Zoning Commission via e-mail
Maverick County Planning Director, April Rodriguez via e-mail
Eagle Pass Planning Department Report dated September 13, 2021

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

case # 5811

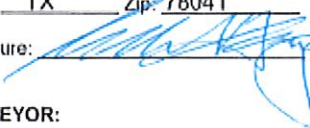
☒ Preliminary ☐ Final ☐ Replat ☐ Amendment ☐ Short Form Final

Request variance to lot depth for same lots from 100' minimum to lot depth that ranges from 78.59' to 98.32'

Date: Feb. 16, 2021

Date: DEC

6

APPLICANT/SUBDIVIDER:Name: Crane EngineeringAddress: 1310 Junction Drive, Suite BCity: LaredoState: TX Zip: 78041Signature: Contact: Edward D. Garza, P.E., CFMPhone: (956) 712-1996Fax: (956) 712-2378E-mail: eddie-crane@sbcglobal.netDate: 2/26/21**SURVEYOR:**Name: D. G. Smyth & Co. Inc.Address: 235 N. Getty Street, Suite BCity: UvaldeState: TX Zip: 78801

Signature: _____

Contact: Mark E. Logrbrinck, RPLSPhone: (830) 591-0858

Fax: _____

E-mail: kerry.nolasco@yahoo.com

Date: _____

ENGINEER:Name: Crane EngineeringAddress: 1310 Junction Drive, Suite BCity: LaredoState: TX Zip: 78041Signature: Contact: Edward D. Garza, P.E., CFMPhone: (956) 712-1996Fax: (956) 712-2378E-mail: eddie-crane@sbcglobal.netDate: 2/26/21PRINCIPAL CONTACT: ☐ Owner ☐ Applicant ☐ Surveyor ☒ Engineer

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

STATEMENT OF APPLICANT

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

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

Applicant Signature

Date

APPLICANT/SUBDIVIDER:

Name: Crane Engineering
Address: 1310 Junction Drive, Suite B
City: Laredo
State: TX Zip: 78041
Signature: _____

Contact: Edward D. Garza, P.E., CFM
Phone: (956) 712-1996
Fax: (956) 712-2378
E-mail: eddie-crane@sbcglobal.net
Date: _____

SURVEYOR:

Name: D. G. Smyth & Co. Inc.
Address: 235 N. Getty Street, Suite B
City: Uvalde
State: TX Zip: 78801
Signature: _____

Contact: Mark E. Loggbrinck, RPLS
Phone: (830) 591-0858
Fax: _____
E-mail: mark@smuthsurveyors.com
Date: March 2, 2021

ENGINEER:

Name: Crane Engineering
Address: 1310 Junction Drive, Suite B
City: Laredo
State: TX Zip: 78041
Signature: _____

Contact: Edward D. Garza, P.E., CFM
Phone: (956) 712-1996
Fax: (956) 712-2378
E-mail: eddie-crane@sbcglobal.net
Date: _____

PRINCIPAL CONTACT: ☐ Owner ☐ Applicant ☐ Surveyor ☒ Engineer

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

STATEMENT OF APPLICANT

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

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

Applicant Signature _____

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 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.

Mona G. Wightman, Trustee
Owner / Subdivider Signature

Feb 25, 2021
Date

STATE OF TEXAS §

COUNTY OF Maricopa §

Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared Mona G. Wightman (Name), Trustee (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 25 day of February, 2021.

Ma Esther Rodriguez
Notary Public, State of Texas



Attachment 2

Variance Application



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): Crane Engineering - Edward D. Garza, P.E., CFM
Address: 1310 Junction Drive, Suite B, Laredo, Texas 78041
Phone: (956) 712-1996 E-mail: eddie-crane@sbcglobal.net
Owner: Alvin E. Stock Family Trust
Address: 7322 Carriago Lane, San Antonio, Texas 78249-2531
Phone: (210) 442-5579 E-mail: monaw@satx.rr.com

Property Information

Site Address: Eldson Rd. / Casales Rd. MCAD Property ID No. 4531
Legal Description (from deed): Abstract A1074 J.W. Mulholland Survey #28 1/2 Acres 6.16

Description of Subdivision Variance Request

Request reduction of front setback from 25' to 20' and reduction of rear setback from 25' to 15' for Lots 14-18, Block 10. Also request reduction in lot depth for same lots from 100' minimum to lot depths that range from 78.59' to 98.52'

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?

Potential overlap of land ownership along east boundary between deed call and existing fence line.

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

It allows for proper development of tract, majority of other lots to satisfy City lot dimension standards, and continuation of existing streets and utilities for safe traffic circulation.



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.

It respects the fence line as a property line and avoids any conflict with
east adjoiner. It also allows for proper alignment of streets and utilities
which improves safety.

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.

By respecting the fence line as the property line, the east adjoiner will be
able to develop his/her land without conflict of boundary lines.

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

2/26/21
Date

Attachment 3 Engineering & Drainage Reports

Preliminary Engineering Report

Coronado Estates Subdivision Unit 3

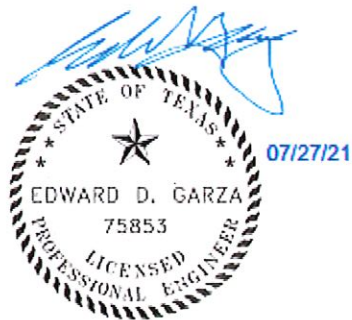
Eagle Pass, Maverick County, Texas

A Development By: Alvin E. Stock Family Trust
7322 Carriage Lane
San Antonio, Texas 78249

Submitted By:



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



Revised July 27, 2021

Table of Contents

Executive Summary

- I. General Description
- II. Drainage Analysis
 - A. Existing Drainage Conditions
 - B. Future Drainage Conditions
 - C. Detention Pond Requirements
- III. Water Service
- IV. Sanitary Sewer Service
- V. Streets
- VI. Parkland Dedication

Attachments

- 1. Site Location Map
- 2. City of Eagle Pass Zoning Map
- 3. FEMA Firmette Map
- 4. Pre-Development Conditions Watershed Map
- 5. Post Development Conditions Watershed Map
- 6. Pre-Development Overall Watershed Map
- 7. Existing / Post Development Overall Watershed Map
- 8. PondPack Master Report for Existing Detention Facility
- 8A. Composite Outlet Structure Detailed Report
- 9. Preliminary Cost Estimate
- 10. Pre-Development Hydrologic Analysis Calculations
- 11. Post Development Hydrologic Analysis Calculations



Executive Summary

I. General Description

Coronado Estates Unit 3 is part of a 39.13 acre development and has a total area of 5.72 acres. The site lies outside of Eagle Pass city limits but within Maverick County in the City's Extra Territorial Jurisdiction (ETJ). Refer to Attachment 1 for Site Location Map. Unit 3 is located south of East Garrison Street (US 57), west of El Indio Highway (FM 1021), and north of Casales Road and Eidson Road intersection. The proposed 32 lots have areas ranging from 4,500 SF to 8,000 SF. Refer to Attachment 2 for "City Zoning Map" identifying project location on the City zoning map.

Unit 1 platted 21.28 acres and a 1.84 acre detention pond. Unit 2 platted 10.21 acres and a 1.47 acre park to serve this development.

II. Drainage Analysis

A. Existing Drainage Conditions

The proposed development lies clear of the nearest effective floodplain as identified on FIRM panel number 48323C0475D (Attachment 3). The existing undeveloped site conditions indicate two (2) watershed areas (WS-1 and WS-2), total in 3.6 and 4.27 acres respectively, contributing runoff to this site, which naturally drains runoff to the west towards an existing detention pond. 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.

$$Q = C \times I \times A$$

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, 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	3.60	0.35	7.81	9.91	11.93	13.59
WS-2	10.00	6.20	7.15	7.89	8.63	4.27	0.35	9.27	11.75	14.15	16.12



Refer to Attachment 4 for Existing Conditions Watershed Map. Refer to Attachment #10 "Pre-Development Hydrologic Analysis Calculations" for Pre development Hydrologic Calculations.

B. Future Drainage Conditions

Post development watershed P-1 and P-2 total in areas 4.20 and 3.67 acres respectively, were delineated based on the proposed grading plan, where the existing drainage patterns will primarily remain the same as the natural existing conditions. Post development peak discharge rates were calculated using the rational method mentioned in Section II-A of this report. The hydrologic calculations of the post development conditions are computed as follows:

Area	Time of Cono. (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)
P-1	10.00	6.20	7.15	7.89	8.63	4.20	0.48	12.55	15.92	19.17	21.84
P-2	10.00	6.20	7.15	7.89	8.63	3.67	0.60	13.65	17.32	20.85	23.75

Refer to Attachment 5 for Post Development Conditions Watershed Map. Refer to Attachment #11 "Post Development Hydrologic Analysis Calculations" for Post development Hydrologic Calculations.

The post development runoff will be conveyed by proposed streets following the natural drainage patterns and ultimately discharge flow into an existing detention pond platted with Unit 1 that will be discussed in the following section.

C. Detention Pond Requirements

As mentioned in Section II.B, the increased runoff rates from existing vs. future conditions will be conveyed by proposed streets and discharged into an existing detention pond that was platted with Coronado Estates Unit 1 to serve the full development of Coronado Estates. Refer to Attachment 6 "Pre-Development Overall Watershed Map" for a pre-development overall watershed of the entire development including the previously platted Units 1 and 2, in addition to the proposed plat of Unit 3. As per City of Eagle Pass Construction Specifications Manual – Division G, the existing detention pond was analyzed to detain the increased storm water runoff resulting from the proposed development for a 100-yr storm event, while maintaining 1' of freeboard. Computed flows of pre-development vs. existing / post development conditions of the entire development are as follows:

Watershed Area (acres)	Storm Event Flow (cfs)	Pre-Development (cfs)	Existing/ Post Development (cfs)
47.66	Q-10	66.78	100.19
	Q-25	78.75	116.95
	Q-50	88.08	130.86
	Q-100	97.35	144.7



Refer to Attachment 7 "Existing / Post Development Overall Watershed Map" for an overall watershed of the entire development, at existing condition for Units 1 and 2 and post development condition for Unit 3.

A topographic survey of the existing detention pond was performed to analyze the existing pond volume, which results in an existing storage of 3.683 ac-ft (160,431.48 ft³) while maintaining the one-foot (1') freeboard at a maximum water surface elevation of 735.82 ft. If the one-foot (1') freeboard is not maintained at an elevation of 736.82 ft, the existing pond volume is increased to 5.161 ac-ft (224,813.16 ft³). Attached to this preliminary plat submittal, the engineering report prepared by Dirksen Engineering for Coronado Estates Unit 1 dated June 4, 2013, discusses the design calculations for this existing pond. Looking at page 7 of the mentioned report, the listed estimated detention volume of the pond at elevation 736 ft is 238,153 ft³, which is within reach of our findings of detention volume at an elevation of 736.82 ft.

Utilizing the Pre-Development and Existing/ Post Development flows mentioned above, the required detention volume for Coronado Estates Units 1, 2, and 3 is computed at 3.683 ac-ft (160,431.48 ft³). As the existing top of pond elevation meets the required maximum water surface elevation and the additional 1' freeboard elevation of 735.82 and 736.82 respectively, no improvements are necessary to satisfy the required detention volume. Refer to Attachment 8 "PondPack Master Report for Existing Detention Facility" For runoff flows and detention volumes calculations. As the existing pond accepts stormwater runoff through a slotted curb at its east boundary, a 10-foot valley gutter within De Leon Drive and 10-foot concrete flume along the pond top of berm and embankment are proposed to transfer runoff more efficiently from De Leon Dr ROW to the detention pond. This will improve the removal of runoff from De Leon Dr and reduce ponding in the City's ROW while runoff drains into the pond. Refer to Drainage Plan attached with this preliminary plat submittal.

III. Water Service

Water is available at the boundary of the project site through a water main owned by Eagle Pass Waterworks and Sewer System (EPWWS) which is proposed to be extended to feed each individual lot. Improvements for the proposed development include a tie-in to the mentioned existing City of Eagle Pass 8" waterline, and extend it for approximately 1,100 LF including single and double services (to serve each individual lot), fire hydrants, air release valves, etc.

Demand flows specified in City of Eagle Pass Waterworks and Sewer System Code (EPWWS), were used in the analysis for the design of the waterline serving the proposed development. Based on water demand calculations a 6" waterline is the minimum adequate but an 8" pipe recommended for the development which is calculated to accommodate for the average day demand of 165 gal/capita/day, peak day demand of 500 gal/capita/day,



and peak hour demand of 750 gal/capita/day. Refer to table below for water demand calculations summary.

# of Units	Capacity / Unit	Average Day Demand (GPD)	Peak Day Demand (GPD)	Peak Flow (GPD)	Average Flow (GPM)	Peak Flow (CFS)	Minimum Pipe Ø (in)	Recommended Minimum Pipe Ø (in)
32	4	165	500	64,000	44.44	0.10	3.01	8

IV. Sanitary Sewer Service

Sewer system owned by Eagle Pass Waterworks and Sewer System (EPWWS) is available at the boundary of the project, which is proposed to be extended to service each individual lot. Wastewater improvements for the proposed development include a tie-in to the mentioned existing City of Eagle Pass 8" sanitary sewer line, and extend it for approximately 1,050 LF including single and double services (to serve each individual lot), manholes, and cleanouts.

Parameters used in the sewer demand calculations include the average day flow for a single family of 100 gal/capita/day specified in EPWWS code, an average of 4 people per dwelling unit, and a peak factor (M); where $M = 1 + 14 / (4 + P^{0.5})$, and P= the population serve (thousands). A 6" sewer line is the minimum pipe required but an 8" pipe is recommended for the proposed development, calculations summary listed below.

# of Units	Capacity / Unit	Flow (GPD)	Average Flow (GPD)	Average Flow (GPM)	EPWWS Peaking Factor (M)	Peak Flow (GPM)	Peak Flow (CFS)	Roughness (n)	Minimum Slope (ft/ft)	Minimum Pipe Ø (in)	Recommended Minimum Pipe Ø (in)
32	4	100	12,800	8.89	4.21	37.42	0.08	0.013	0.0033	3.62	8

V. Streets

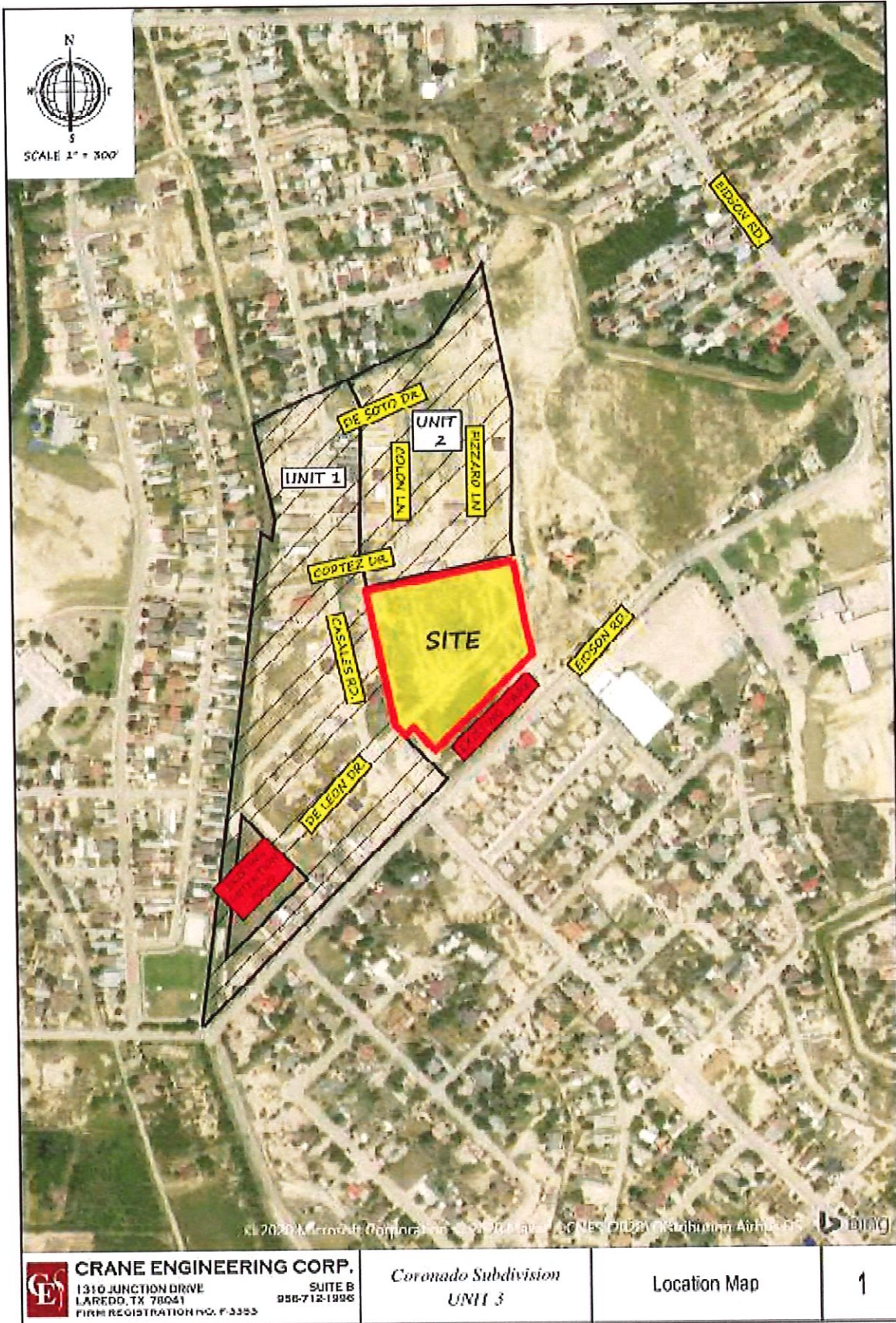
Streets proposed within this development will consist of the extension of two (2) streets, De Leon Drive to be extended for 715 LF to tie into existing Pizzaro Lane, and Colon Lane to be extended for 390 LF. Width of Right-Of-Way (ROW) of each street is proposed at 50', consisting of a paved area with concrete curb and gutter for a total width of 31' B/B. As per City of Eagle Pass Code of Ordinances, both of the proposed streets classify as minor streets and shall have a minimum design grade of 0.20% and a maximum of 7.0%.

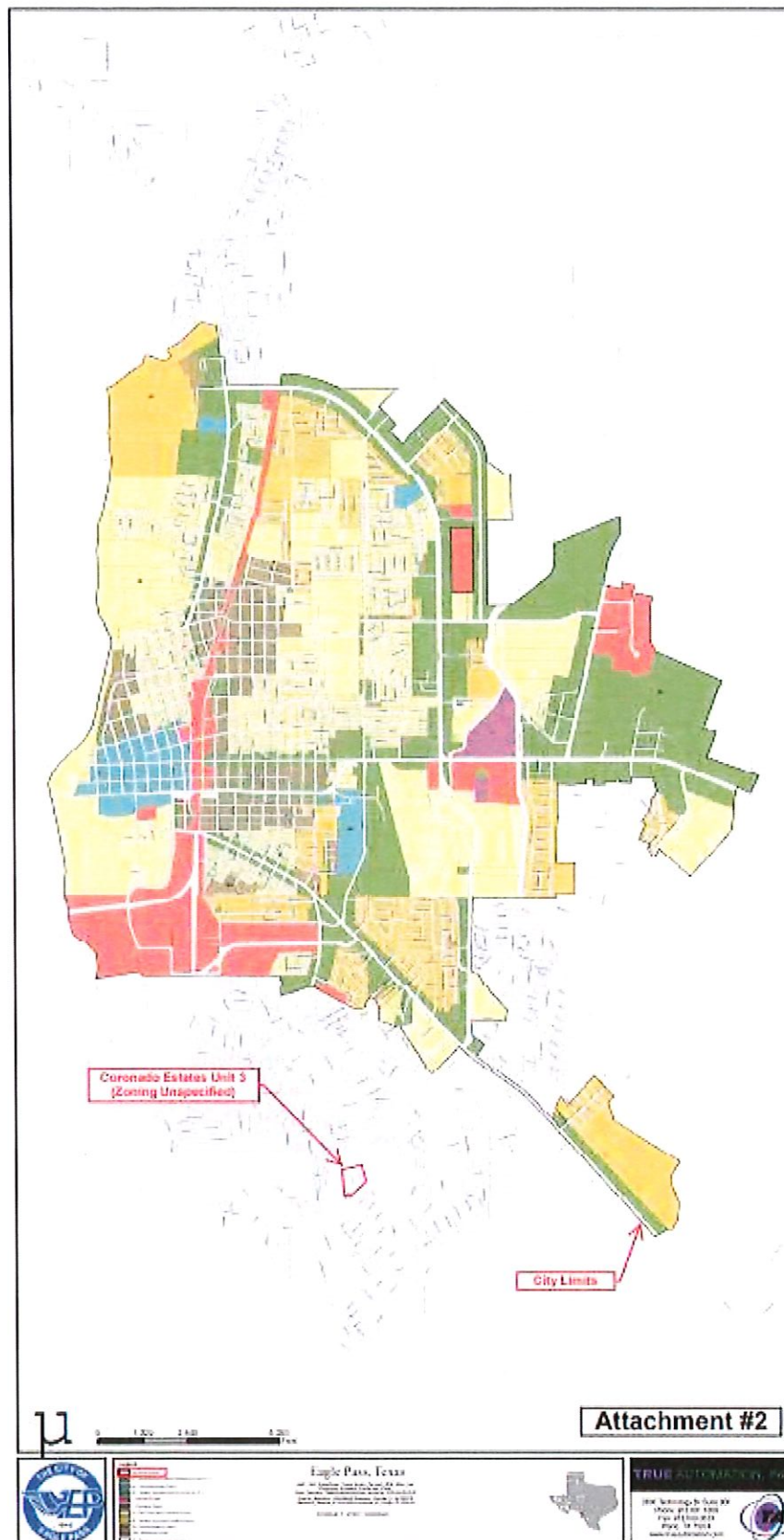
VI. Parkland Dedication

As this proposed project is in the ETJ limits, it is our understanding that Maverick County requires a park development fee for single family development. The developer shall contribute a fee of \$575 per dwelling unit for single family, and is obligated to contribute a total of \$18,400 to satisfy County requirements.

Coronado Estates Unit 2 platted and dedicated 1.47 acres of parkland for this development. We recommend that park fees derived with Unit 3 be dedicated to park improvements on this tract.







National Flood Hazard Layer FIRMette

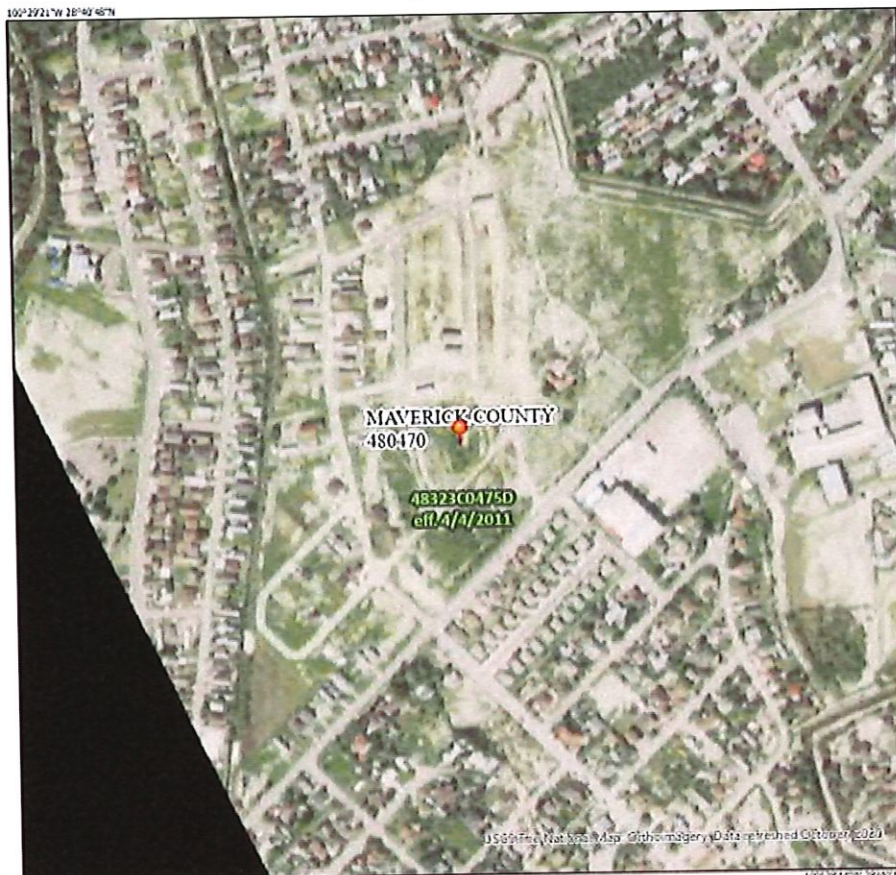


Legend

Attachment #3

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

100°29'21"W 28°42'45"N



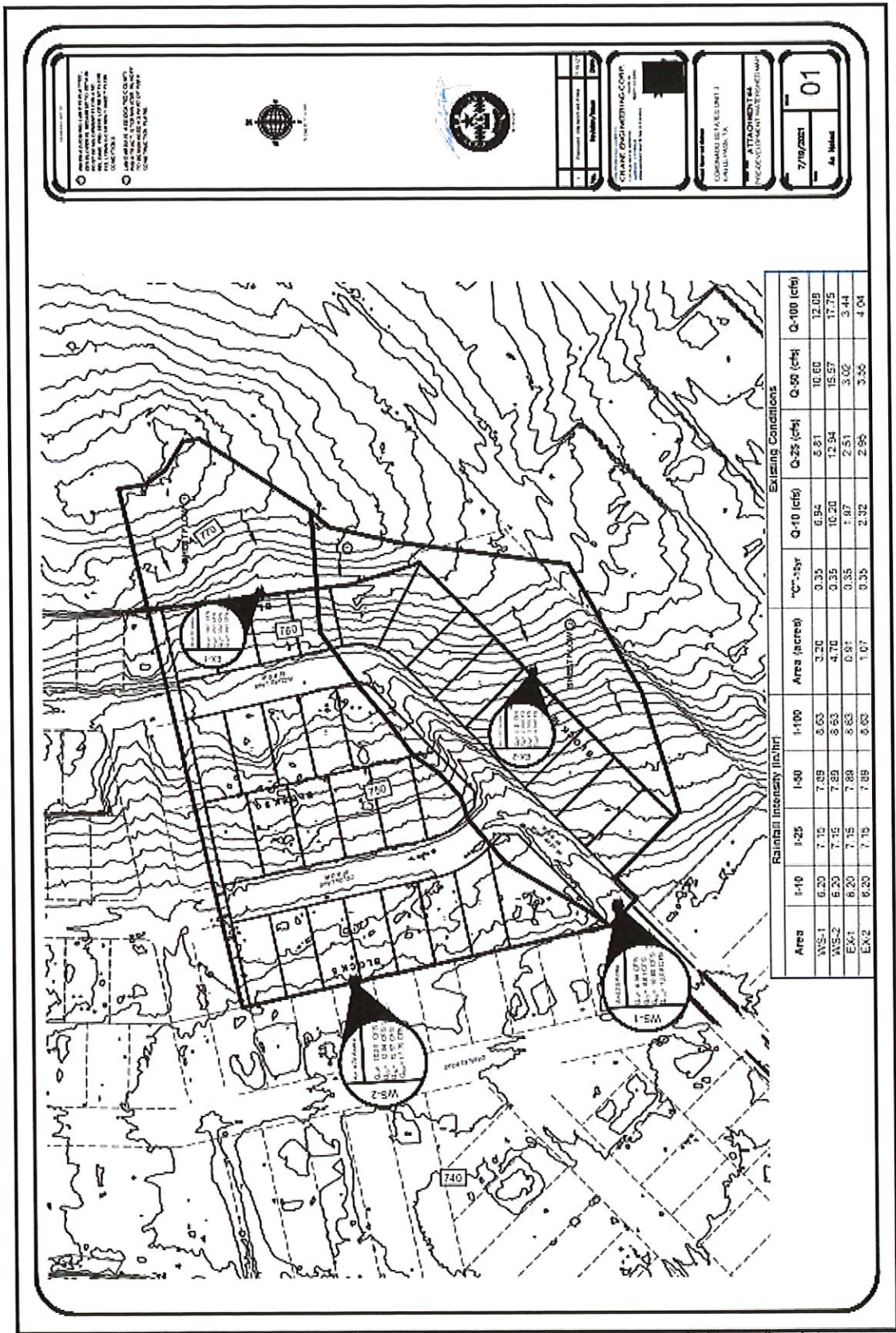
SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, A99 With BFE or Depth Zone AE, AH, AO, VE, V1 Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone A Future Conditions 1% Annual Chance Flood Hazard Zone A Area with Reduced Flood Risk due to Levee. See Notes. Zone A Area with Flood Risk due to Levee Zone A
OTHER AREAS	No Screen Area of Minimal Flood Hazard Zone A Effective LOMRs Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
OTHER FEATURES	Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Tract Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Tract Baseline Profile Baseline Hydrographic Feature
MAP PANELS	Digital Data Available No Digital Data Available Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

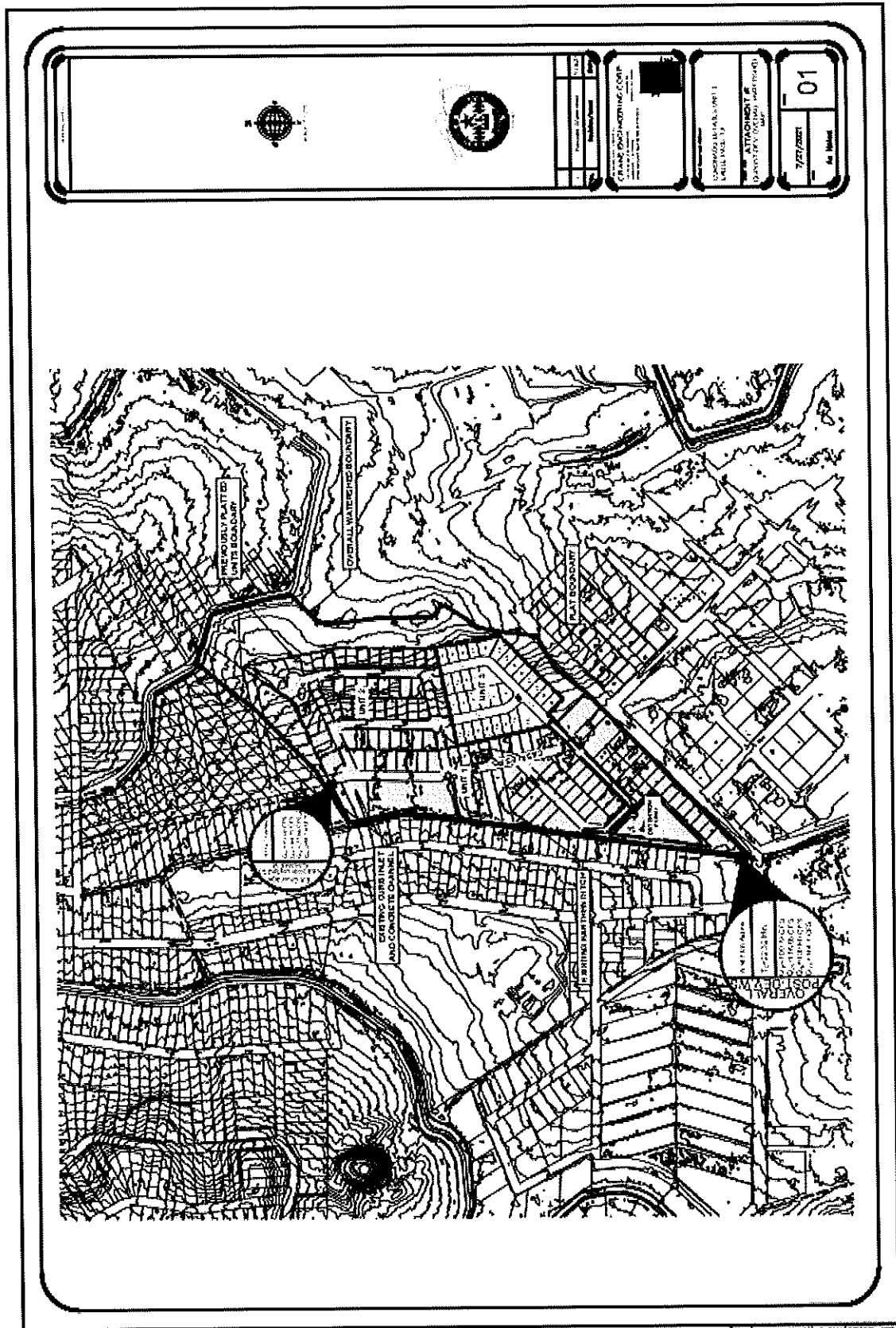
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/9/2020 at 6:21 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



Area	Rainfall Intensity (in/hr)					Existing Conditions				
	1-10	1-25	1-50	1-100	Area (acres)	"C"-15yr	Q-10 (cfs)	Q-25 (cfs)	Q-50 (cfs)	Q-100 (cfs)
WS-1	6.20	7.15	7.89	8.63	3.20	0.35	6.94	8.81	10.60	12.09
WS-2	6.20	7.15	7.89	8.63	4.70	0.35	10.20	12.94	15.57	17.75
EX-1	6.20	7.15	7.89	8.63	0.81	0.35	1.87	2.51	3.02	3.44
EX-2	6.20	7.15	7.89	8.63	1.07	0.35	2.32	2.96	3.55	4.04



Coronado Estates Watershed Calculations

5/8/21

Subsection: Modified Rational Grand Summary

Attachment #8

Modified Rational Method

$$Q = C i A * \text{Units Conversion; Where conversion} = 43560 / (12 * 3600)$$

Pre-Development Condition

Frequency (years)	Area (acres)	Adjusted C Coefficient	Duration (hours)	Intensity (in/h)	Flow (Peak) (ft ³ /s)	Flow (Allowable) (ft ³ /s)	Volume (inflow) (ac-ft)	Volume (Storage) (ac-ft)
10	47.660	0.350	0.524	3.970	66.78	66.78	6.976	0.000
25	47.660	0.350	0.524	4.682	78.75	78.75	6.976	0.000
50	47.660	0.350	0.524	5.236	88.08	88.08	6.976	0.000
100	47.660	0.350	0.524	5.788	97.35	97.35	6.976	0.000

Post Development Condition

Frequency (years)	Area (acres)	Adjusted C Coefficient	Duration (hours)	Intensity (in/h)	Flow (Peak) (ft ³ /s)	Flow (Allowable) (ft ³ /s)	Volume (inflow) (ac-ft)	Volume (Storage) (ac-ft)
10	47.660	0.540	0.567	3.861	100.19	66.78	4.692	1.684
25	47.660	0.540	0.583	4.507	116.95	78.75	5.638	1.981
50	47.660	0.540	0.583	5.043	130.86	88.08	6.309	2.213
100	47.660	0.540	0.583	5.576	144.70	97.35	6.976	2.444

Coronado Hydrology.ppc
5/8/2021

Bentley Systems, Inc. Haestad Methods Solution
Center
27 Siemon Company Drive Suite 250 W
Watertown, CT 06795 USA +1-203-755-1800

PondPack CONNECT Edition
[10.02.00.01]

Coronado Estates **Time of Concentration Calculations**

5/6/21

Subsection: Time of Concentration Calculations (Pre-Development)

Return Event: 10, 25, 50, 100 years

Label: coronado Estates Watershed

Storm Event: EP-Hydro 35 - 10,25, 50, 100 Year

Scenario: Pre Development 10yr

Time of Concentration Results (Pre-Development)

Segment #1: TR-55 Sheet Flow

Hydraulic Length	160.00 ft
Manning's n	(N/A)
Slope	0.037 ft/ft
2 Year 24 Hour Depth	3.8 in
Average Velocity	0.33 ft/s
Segment Time of Concentration	0.085 hours

Segment #2: TR-55 Shallow Concentrated Flow

Hydraulic Length	2,887.00 ft
Is Paved?	False
Slope	0.013 ft/ft
Average Velocity	1.83 ft/s
Segment Time of Concentration	0.439 hours

Time of Concentration (Composite)

Time of Concentration (Composite)	0.524 hours = 31.44 minutes
-----------------------------------	-----------------------------

==== SCS Channel Flow

$$T_c = \frac{R}{Q_s / W_p}$$

$$V = (1.49 * (R^{2/3}) * (S^{1-0.5})) / n$$

Where:

$(L_f / V) / 3600$
R= Hydraulic radius
Aq= Flow area, square feet
Wp= Wetted perimeter, feet
V= Velocity, ft/sec
Sf= Slope, ft/ft
n= Manning's n
Tc= Time of concentration, hours
Lf= Flow length, feet

==== SCS TR-55 Shallow Concentration Flow

$$T_c = \frac{L_f}{V}$$

Unpaved surface:
 $V = 16.1345 * (S^{1-0.5})$

Paved Surface:
 $V = 20.3282 * (S^{1-0.5})$

Where:

$(L_f / V) / 3600$
V= Velocity, ft/sec
Sf= Slope, ft/ft
Tc= Time of concentration, hours
Lf= Flow length, feet

Coronado Hydrology (USGS) ppc
5/6/2021

Beckley Systems, Inc. Haestad Methods Solution Center
27 Sisson Company Drive Suite 200 W
Watertown, CT 06795 USA +1-203-755-1666

PondPack CONNECT Edition
(10.02.00.01)

Coronado Estates Time of Concentration Calculations

5/6/21

Subsection: Time of Concentration Calculations (Post-Development)

Return Event: 10, 25, 50, 100 years

Label: coronado Estates Watershed

Storm Event: EP-Hydro 35 - 10,25, 50, 100 Year

Scenario: Post Development 10yr

Time of Concentration Results (Post-Development)

Segment #1: TR-55 Sheet Flow	
Hydraulic Length	100.00 ft
Manning's n	0.020
Slope	0.037 ft/ft
2 Year 24 Hour Depth	3.8 in
Average Velocity	1.18 ft/s
Segment Time of Concentration	0.023 hours
Segment #2: TR-55 Shallow Concentrated Flow	
Hydraulic Length	2,887.00 ft
Is Paved?	True
Slope	0.013 ft/ft
Average Velocity	2.30 ft/s
Segment Time of Concentration	0.349 hours
Time of Concentration (Composite)	
Time of Concentration (Composite)	0.372 hours = 22.32 minutes

==== SCS Channel Flow

$$T_c = \frac{L_f}{V} \quad R = Q_a / W_p$$

$$V = (1.49 * (R^{2/3}) * (S_f^{1/2} * 0.5)) / n$$

Where:

- (L_f / V) / 3600
- R= Hydraulic radius
- A_q= Flow area, square feet
- W_p= Wetted perimeter, feet
- V= Velocity, ft/sec
- S_f= Slope, ft/ft
- n= Manning's n
- T_c= Time of concentration, hours
- L_f= Flow length, feet

==== SCS TR-55 Shallow Concentration Flow

$$T_c = \frac{L_f}{V}$$

Unpaved surface:

$$V = 16.1345 * (S_f^{1/2} * 0.5)$$

Paved Surface:

$$V = 20.3282 * (S_f^{1/2} * 0.5)$$

Where:

- (L_f / V) / 3600
- V= Velocity, ft/sec
- S_f= Slope, ft/ft
- T_c= Time of concentration, hours
- L_f= Flow length, feet

Coronado Hydrology (USGS).pcx
5/6/2021

Bentley Systems, Inc. Haestad Methods Solution
Center
27 Siemon Company Drive Suite 200 W
Watertown, CT 06795 USA • 1-203-755-1600

PondPack CONNECT Edition
[10:02:00 AM]

Level Pool Pond Routing Summary

5/6/21

Subsection: Level Pool Pond Routing Summary
 Label: Coronado Estates Pond (IN)
 Scenario: Post -Development 100yr

Return Event: 100 years
 Storm Event: EP-Hydro 35 - 100 Year

Infiltration

Infiltration Method (Computed)	No Infiltration
--------------------------------	-----------------

Initial Conditions

Elevation (Water Surface, Initial)	732.30 ft
Volume (Initial)	0.000 ac-ft
Flow (Initial Outlet)	0.00 ft ³ /s
Flow (Initial Infiltration)	0.00 ft ³ /s
Flow (Initial, Total)	0.00 ft ³ /s
Time Increment	0.050 hours

Inflow/Outflow Hydrograph Summary

Flow (Peak In)	144.70 ft ³ /s	Time to Peak (Flow, In)	0.400 hours
Flow (Peak Outlet)	87.90 ft ³ /s	Time to Peak (Flow, Outlet)	0.750 hours

Elevation (Water Surface, Peak)	735.82 ft
Volume (Peak)	3.683 ac-ft

Mass Balance (ac-ft)

Volume (Initial)	0.000 ac-ft
Volume (Total Inflow)	6.961 ac-ft
Volume (Total Infiltration)	0.000 ac-ft
Volume (Total Outlet Outflow)	6.961 ac-ft
Volume (Retained)	0.000 ac-ft
Volume (Unrouted)	0.000 ac-ft
Error (Mass Balance)	0.0 %

Coronado Hydrology (USGS) ppc
 5/5/2021

Bentley Systems, Inc. Haestad Methods Solution Center
 27 Siemon Company Drive Suite 200 W
 Watertown, CT 06795 USA +1-203-755-1666

PondPack CONNECT Edition
 [10.02.00.01]

**Coronado Estates
Existing Pond Detention Volume**

5/6/21

Subsection: Elevation-Area Volume Curve
Label: Coronado Estates Pond
Scenario: Pre Development 100yr

Return Event: 100 years
Storm Event: EP-Hydro 35 - 100 Year

Elevation (ft)	Planimeter (ft ²)	Area (acres)	$A1+A2+\sqrt{A1 \cdot A2}$ (acres)	Volume (ac-ft)	Volume (Total) (ac-ft)	Volume (Total) (ft ³)
732.30	0.0	0.010	0.000	0.000	0.000	0
732.50	0.0	0.083	0.122	0.008	0.008	348.48
733.00	0.0	0.930	1.291	0.215	0.223	9713.88
733.50	0.0	1.080	3.012	0.502	0.725	31581
734.00	0.0	1.230	3.463	0.577	1.302	56715.12
734.50	0.0	1.225	3.757	0.626	1.929	84027.24
735.00	0.0	1.330	3.907	0.651	2.580	112384.8
735.50	0.0	1.354	4.026	0.671	3.251	141613.56
736.20	0.0	1.425	4.168	0.973	4.223	183953.88
736.82	0.00	1.6	4.535	0.937	5.161	224813.16

Coronado Hydrology (USGS).ppt
5/6/2021

Bentley Systems, Inc. HydroCAD Methods Solution Center
27 Siemon Company Drive Suite 200 W. Watertown, CT
06172 USA +1-203-755-1666

PondPack CONNECT Edition
[15.02.00.01]

Coronado Estates Post Development Pond Detention Volume

5/6/21

Subsection: Master Network Summary

Catchments Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (hours)	Peak Flow (ft ³ /s)
Coronado Estates Watershed	Post -Development 100yr	100	6.961	0.400	144.70

Pond Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (hours)	Peak Flow (ft ³ /s)	Maximum Water Surface Elevation (ft)	Maximum Pond Storage (ac-ft)
Coronado Estates Pond (IN)	Post -Development 100yr	100	6.961	0.400	144.70	(N/A)	(N/A)
Coronado Estates Pond (OUT)	Post -Development 100yr	100	6.961	0.750	87.90	735.82	3.683

Subsection: Elevation-Area Volume Curve

Return Event: 100 years

Label: Coronado Estates Pond

Storm Event: EP-Hydro 35 - 100 Year

Scenario: Post -Development 100yr

Elevation (ft)	Planimeter (ft ²)	Area (acres)	A1+A2+sqr(A1*A2) (acres)	Volume (ac-ft)	Volume (Total) (ac-ft)	Maximum Pond Storage (ft ³)
732.30	0.0	0.010	0.030	0.000	0.000	0
732.50	0.0	0.083	0.122	0.008	0.008	348.48
733.00	0.0	0.930	1.291	0.215	0.223	9713.88
733.50	0.0	1.080	3.012	0.502	0.725	31581
734.00	0.0	1.230	3.463	0.577	1.302	56715.12
734.50	0.0	1.275	3.757	0.626	1.929	84027.24
735.00	0.0	1.330	3.907	0.651	2.580	112384.8
735.50	0.0	1.354	4.026	0.671	3.251	141613.56
736.20	0.0	1.425	4.188	0.973	4.223	183953.88
736.82	0.0	1.6	4.535	0.937	5.161	224813.16

Subsection: Volume Equations

Return Event: 100 years

Label: Coronado Estates Pond

Storm Event: EP-Hydro 35 - 100 Year

Scenario: Post -Development 100yr

Pond Volume Equations

* Incremental volume computed by the Conic Method for Reservoir Volumes.

$$\text{Volume} = (1/3) * (EL2 - EL1) * (\text{Area1} + \text{Area2} + \text{sqr}(\text{Area1} * \text{Area2}))$$

where: EL1, EL2

Lower and upper elevations of the increment

Area1, Area2

Areas computed for EL1, EL2, respectively

Volume

Incremental volume between EL1 and EL2

Coronado Hydrology (USGS) ppc
5/6/2021

Bentley Systems, Inc. Haestad Methods Solution Center
27 Station Company Drive Suite 200 W
Watertown, CT 06795 USA +1-203-755-1666

PondPack CONNECT Edition
11/02/00 01

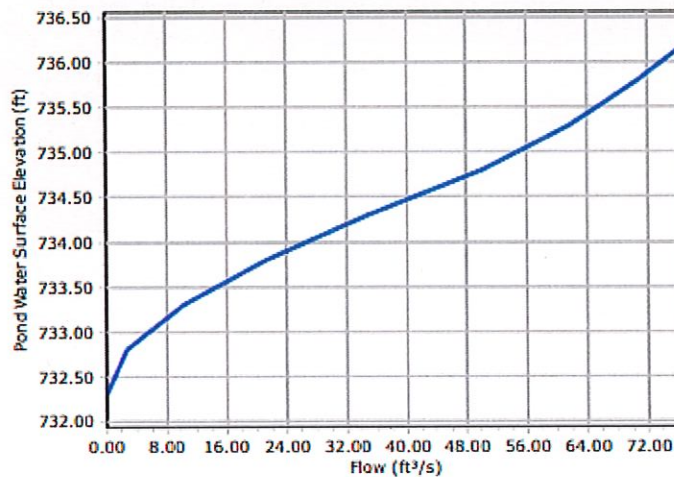
Attachment #8A

Composite Outlet Structure Detailed Report: Composite Outlet Structure

Element Details			
Label	Composite Outlet Structure	Notes	
Headwater Range			
Headwater Type	User Defined Headwater	Increment (Headwater)	0.50 ft
Minimum (Headwater)	732.30 ft	Maximum (Headwater)	736.20 ft
SpotElevation (ft)			
Tailwater Setup			
Tailwater Type	Free Outfall		
Tailwater Tolerances			
Maximum Iterations	30	Tailwater Tolerance (Maximum)	0.50 ft
Headwater Tolerance (Minimum)	0.01 ft	Flow Tolerance (Minimum)	0.001 ft ³ /s
Headwater Tolerance (Maximum)	0.50 ft	Flow Tolerance (Maximum)	10.000 ft ³ /s
Tailwater Tolerance (Minimum)	0.01 ft		
Outlet Structure			
Outlet Structure Type	Culvert	Culvert Type	Circular
Outlet Structure (IDs and Direction)			
Outlet ID	Conduit	Downstream ID	Tailwater
Flow Direction	Forward Flow Only	Notes	
Outlet Structure (Advanced)			
Elevation (On)	0.00 ft	Elevation (Off)	0.00 ft
Culvert Data			
Number of Barrels	3	Downstream Invert	732.00 ft
Length	50.00 ft	Diameter	24.0 in
Upstream Invert	732.30 ft		
Unsubmerged->Submerged			
Specify Transitions	False	Compute Inlet Control Only	False
Culvert Coefficients			

Composite Outlet Structure Detailed Report: Composite Outlet Structure

Culvert Coefficients			
Inlet Description	CMP - Headwall	C	0.0379
Chart	Chart 2	Y	0.6900
Nomograph	Nomograph 2	Manning's n	0.013
Equation Form	Form 1	Ke	0.500
K	0.0078	Kr	0.000
M	2.0000	Slope Correction Factor	-0.500
Culvert (Advanced)			
Convergence Tolerance	0.00 ft	Specify Number of Backwater Sections	False



RATING TABLE FOR ONE OUTLET TYPE Structure ID = Conduit (Culvert-Circular)

Mannings open channel maximum capacity: 18.85 ft³/s
 Upstream ID = (Pond Water Surface)
 Downstream ID = Tailwater (Pond Outfall)

Water Surface Elevation (ft)	Flow (ft³/s)	Tailwater Elevation (ft)	Convergence Error (ft)
732.30	0.00	(N/A)	0.00

Coronado Hydrology (USGS) ppc
7/23/2021

Bentley Systems, Inc. Haestad Methods Solution Center
27 Siemon Company Drive Suite 200 W
Watertown, CT 06795 USA +1-203-755-1666

PondPack CONNECT Edition
(10.02.00.01)
Page 2 of 8

Composite Outlet Structure Detailed Report: Composite Outlet Structure

RATING TABLE FOR ONE OUTLET TYPE

Structure ID = Conduit (Culvert-Circular)

Mannings open channel maximum capacity: 18.85 ft³/s

Upstream ID = (Pond Water Surface)

Downstream ID = Tailwater (Pond Outfall)

Water Surface Elevation (ft)	Flow (ft ³ /s)	Tailwater Elevation (ft)	Convergence Error (ft)
732.80	2.74	(N/A)	0.00
733.30	10.27	(N/A)	0.00
733.80	21.42	(N/A)	0.00
734.30	34.90	(N/A)	0.00
734.80	50.06	(N/A)	0.00
735.30	61.73	(N/A)	0.00
735.70	68.91	(N/A)	0.00
735.80	70.60	(N/A)	0.00
736.20	76.94	(N/A)	0.00

Computation Messages

Upstream HW &
 Dnstream TW < Inv.El
 CRIT.DEPTH CONTROL
 Vh= .114ft Dcr= .329ft
 CRIT.DEPTH Hev= .00ft
 CRIT.DEPTH CONTROL
 Vh= .235ft Dcr= .647ft
 CRIT.DEPTH Hev= .00ft
 CRIT.DEPTH CONTROL
 Vh= .368ft Dcr= .949ft
 CRIT.DEPTH Hev= .00ft
 CRIT.DEPTH CONTROL
 Vh= .517ft Dcr= 1.225ft
 CRIT.DEPTH Hev= .00ft
 BACKWATER CONTROL..
 Vh= .629ft hwdi=
 1.556ft Lbw= 50.0ft
 Hev= .00ft
 INLET CONTROL..
 Submerged: HW =3.00
 INLET CONTROL..
 Submerged: HW =3.40
 INLET CONTROL..
 Submerged: HW =3.50
 INLET CONTROL..
 Submerged: HW =3.90

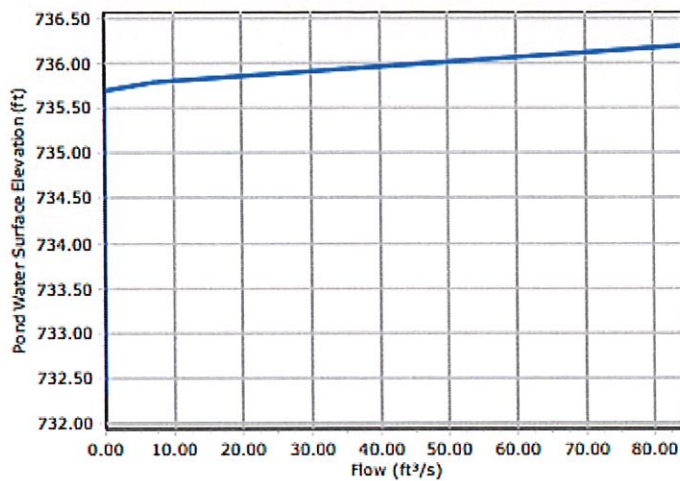
Outlet Structure

Outlet Structure Type	Weir
-----------------------	------

Composite Outlet Structure Detailed Report: Composite Outlet Structure

Outlet Structure (IDs and Direction)			
Outlet ID	Weir - 1	Downstream ID	Tailwater
Flow Direction	Forward Flow Only	Notes	
Outlet Structure (Advanced)			
Elevation (On)	0.00 ft	Elevation (Off)	0.00 ft
Outlet Structure (Weir)			
Weir	Irregular Weir	Weir Coefficient	3.00 (ft ^{0.5} /s)
Vary Coefficient with Depth	False		
Irregular Weir Cross-section			
Station (ft)	Elevation (ft)		
0.00	736.20		
1.00	735.70		
80.00	735.70		
81.00	736.20		
Outlet Structure (Common)			
Elevation	0.00 ft		
Outlet Structure (Weir, Advanced)			
User Defined Table	False		

Composite Outlet Structure Detailed Report: Composite Outlet Structure



RATING TABLE FOR ONE OUTLET TYPE

Structure ID = Weir - 1 (Irregular Weir)

Upstream ID = (Pond Water Surface)

Downstream ID = Tailwater (Pond Outfall)

Water Surface Elevation (ft)	Flow (ft³/s)	Tailwater Elevation (ft)	Convergence Error (ft)
732.30	0.00	(N/A)	0.00
732.80	0.00	(N/A)	0.00
733.30	0.00	(N/A)	0.00
733.80	0.00	(N/A)	0.00
734.30	0.00	(N/A)	0.00
734.80	0.00	(N/A)	0.00
735.30	0.00	(N/A)	0.00
735.70	0.00	(N/A)	0.00
735.80	7.51	(N/A)	0.00
736.20	84.54	(N/A)	0.00

Computation Messages

E < Y min=735.70
E < Y min=735.70
E < Y min=735.70
E < Y min=735.70

Composite Outlet Structure Detailed Report: Composite Outlet Structure

Composite Rating Table

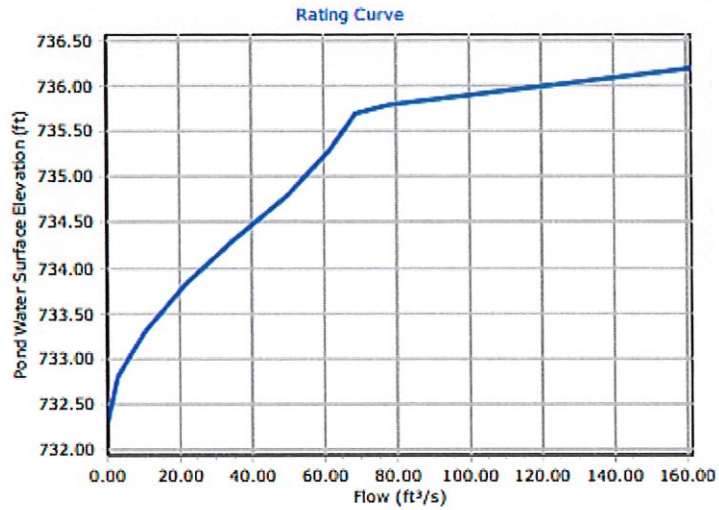
Tailwater Elevation = Free Outfall (Composite Outlet Structure)

Water Surface Elevation (ft)	Flow (ft ³ /s)	Tailwater Elevation (ft)	Convergence Error (ft)
732.30	0.00	(N/A)	0.00
732.80	2.74	(N/A)	0.00
733.30	10.27	(N/A)	0.00
733.80	21.42	(N/A)	0.00
734.30	34.90	(N/A)	0.00
734.80	50.06	(N/A)	0.00
735.30	61.73	(N/A)	0.00
735.70	68.91	(N/A)	0.00
735.80	78.10	(N/A)	0.00
736.20	161.49	(N/A)	0.00

Contributing Structures

None Contributing
Conduit
Conduit
Conduit
Conduit
Conduit
Conduit
Conduit + Weir - 1
Conduit + Weir - 1
Conduit + Weir - 1

Composite Outlet Structure Detailed Report: Composite Outlet Structure



Attachment #9

**Coronado Estates Subdivision Unit 3
Engineer's Preliminary Opinion of Cost Estimate**

Revised 7/27/21
5/28/21
3/26/21
2/10/21

I. Street Improvements (31' B/B - 1,110 LF Total)

Item #	Description	Estimated Quantity	Unit	Unit Price	Extended
1	Mobilization	1.00	LS	\$ 5,800.00	\$ 5,800.00
2	Clearing & Grubbing	5.72	AC	\$ 800.00	\$ 4,576.00
3	8" Subgrade Prep	4,040	SY	\$ 2.10	\$ 8,484.00
4	10" Flexible Base (Under Pavement)	3,300	SY	\$ 12.50	\$ 41,250.00
5	5.5" Flexible Base (Type "A" Curb & Gutter)	740	SY	\$ 7.00	\$ 5,180.00
6	Prima Coat MC-30	3,300	SY	\$ 3.00	\$ 9,900.00
7	2 1/2" Type "D" HMA	3,300	SY	\$ 20.00	\$ 66,000.00
8	Type "A" Curb and Gutter	2,170	LF	\$ 15.50	\$ 33,635.00
9	Concrete Sidewalk - 4" 3000 psi	1,850	SF	\$ 4.00	\$ 7,400.00
10	ADA Ramp Type 10 (Directional Ramps)	2	EA	\$ 1,200.00	\$ 2,400.00
11	Street Lights	4	EA	\$ 3,500.00	\$ 14,000.00
12	Street Lights Trenching	1,170	LF	\$ 7.00	\$ 8,190.00
13	4" Grey SCH 40 PVC 54" depth w/Trenching	140	LF	\$ 12.00	\$ 1,680.00
14	4" PVC SCH 40 Pipe w/Trenching	140	LF	\$ 8.00	\$ 1,120.00
15	6" PVC SCH 40 Pipe w/Trenching	140	LF	\$ 12.00	\$ 1,680.00
16	Striping, Signage, and Reflectors	1	LS	\$ 3,500.00	\$ 3,500.00
17	Stop Sign w/Street Name	3	EA	\$ 470.00	\$ 1,410.00
Total Street Improvements					\$ 216,205.00

II. Water Distribution (8" Line)

Item #	Description	Estimated Quantity	Unit	Unit Price	Extended
18	8" C-900 DR 18 PVC Water Main	1,140	LF	\$ 39.00	\$ 44,460.00
19	Trench Excavation Protection	1,140	LF	\$ 4.00	\$ 4,560.00
20	Tie into Existing 8" Watermain	3	EA	\$ 2,800.00	\$ 8,400.00
21	Fire Hydrant Assembly	2	EA	\$ 4,850.00	\$ 9,700.00
22	8" Gate Valves w/ Concrete Collars	2	EA	\$ 1,850.00	\$ 3,700.00
23	8" 11.25' Bend	3	EA	\$ 700.00	\$ 2,100.00
24	8" 22.50' Bend	1	EA	\$ 580.00	\$ 580.00
25	8" 45' Bend	1	EA	\$ 745.00	\$ 745.00
26	8" x 8" Tee	1	EA	\$ 910.00	\$ 910.00
27	Double Water Service 1" (-30)	5	EA	\$ 1,660.00	\$ 8,300.00
28	Double Water Service 1" (+30)	8	EA	\$ 2,100.00	\$ 16,800.00
29	Single Water Service 3/4" (-30)	3	EA	\$ 1,100.00	\$ 3,300.00
30	Single Water Service 3/4" (+30)	3	EA	\$ 1,350.00	\$ 4,050.00
Total Water Distribution					\$ 107,605.00

III. Wastewater Collection (8" Line)

Item #	Description	Estimated Quantity	Unit	Unit Price	Extended
31	Tie-In to Existing Sewer Cleanout	1	EA	\$ 2,500.00	\$ 2,500.00
32	8" SDR 35 PVC Pipe	1,050	LF	\$ 28.80	\$ 30,240.00
33	Fiberglass Manhole w/ Concrete Collar	3	EA	\$ 4,650.00	\$ 13,950.00
34	Sanitary Sewer Cleanout w/ Concrete Collar	2	EA	\$ 800.00	\$ 1,600.00
35	Trench Excavation Protection	1,050	LF	\$ 4.00	\$ 4,200.00
36	Single Sewer Service (-30)	2	EA	\$ 870.00	\$ 1,740.00
37	Double Sewer Service (-30)	15	EA	\$ 1,180.00	\$ 17,700.00
Total Wastewater Collection					\$ 71,930.00

**Coronado Estates Subdivision Unit 3
Engineer's Preliminary Opinion of Cost Estimate**

Revised 7/27/21
5/26/21
3/26/21
2/10/21

IV. Storm Water / Pollution Prevention

Item #	Description	Estimated Quantity	Unit	Unit Price	Extended
38	Remove/Dispose Curb & Gutter	10	LF	\$ 9.00	\$ 90.00
39	Remove/Dispose Slotted Curb	10	LF	\$ 9.00	\$ 90.00
40	5' Concrete Valley Gutter	30	LF	\$ 37.00	\$ 1,110.00
41	Concrete Section at 5' Valley Gutter	460	SF	\$ 10.00	\$ 4,600.00
42	10' Concrete Valley Gutter	30	LF	\$ 66.00	\$ 1,980.00
43	10' Concrete Drainage Flume	450	SF	\$ 10.00	\$ 4,500.00
44	Concrete Splash Pad	55	SF	\$ 12.00	\$ 660.00
45	Cut for Interceptor Swale	115	CY	\$ 4.50	\$ 517.50
46	Silt Fence	570	LF	\$ 3.00	\$ 1,710.00
47	Concrete Wash Pit	1	EA	\$ 1,570.00	\$ 1,570.00
48	Stabilized Construction Entrance	1	EA	\$ 1,700.00	\$ 1,700.00
49	Steel Bollards	1	LS	\$ 2,000.00	\$ 2,000.00
Total Storm Water / Pollution Prevention					\$ 20,527.50

V. Grading

Item #	Description	Estimated Quantity	Unit	Unit Price	Extended
49	Cut (Compacted Measure)	6,650	CY	\$ 4.50	\$ 29,925.00
50	Fill From Site (Compacted Measure)	4,750	CY	\$ 2.50	\$ 11,875.00
Total Lot Grading					\$ 41,800.00

Summary

I. Street Improvements (31' B/B - 1,110 LF Total)	\$ 216,205.00
II. Water Distribution (8" Line)	\$ 107,605.00
III. Wastewater Collection (8" Line)	\$ 71,930.00
IV. Storm Water / Pollution Prevention	\$ 20,527.50
V. Grading	\$ 41,800.00
Construction Cost	\$ 458,067.50
Materials Testing @ 4%	\$ 18,322.70
Contingency @ 10%	\$ 45,806.75
Total Estimated Construction Cost	\$ 522,196.95



07/27/21



CRANE ENGINEERING CORP.
1310 Junction Drive, Suite B
Laredo, Texas 78041
(956) 712-1996
Firm Registration # F-3353

This opinion of probable construction cost is made on the basis of the Engineer's experience and qualifications and represent the Engineer's best judgment as an experienced and qualified professional. The Engineer cannot guarantee that actual construction cost will not vary from this opinion of probable construction cost as the Engineer has no control over the cost of labor, materials, equipment or services furnished by others.

**Coronado Estates Subdivision Unit 3
HYDROLOGY ANALYSIS
PRE-DEVELOPMENT CONDITION**

5/7/2021
1

Formulas:
Rational Method (Q=CIA)

$$T_c = \frac{0.07 (L)^{0.8}}{P^{0.5} S^{0.4}}$$

$$T_c = \frac{L}{3600V}$$

$$V_{Shallow} = 16.1345\sqrt{S} (Unpaved)$$

$$V_{Shallow} = 20.3282\sqrt{20.3282} (Paved)$$

Time of Concentration (Tc)

Predevelopment (WS-1)	Reach	Length (L)	Manning's "n"	Slope (s)	Two-yr 24-hr Rainfall	Cross-Sectional Area (A)	Wetted Perimeter (Pw)	Hydraulic Radius (Rh)	Velocity (V)	Time (t)
Sheet Flow		100.00	0.100	2.59%	3.80	N/A	N/A	N/A	N/A	5.88
Shallow Concentrated 1		743.00		4.15%	3.80	N/A	N/A	N/A	3.29	3.77
										9.63

Predevelopment (WS-2)	Reach	Length (L)	Manning's "n"	Slope (s)	Two-yr 24-hr Rainfall	Cross-Sectional Area (A)	Wetted Perimeter (Pw)	Hydraulic Radius (Rh)	Velocity (V)	Time (t)
Sheet Flow		100.00	0.100	4.47%	3.80	N/A	N/A	N/A	N/A	4.71
Shallow Concentrated 1		645.00		4.24%	3.80	N/A	N/A	N/A	3.32	3.24
										7.95

Discharge (Q)

Area	Time of Conc. (min)	Calculated (in/hr)				Existing Conditions					
		1-10	1-25	1-50	1-100	Area (acres)	"C"-10yr	Q-10 (cfs)	Q-25 (cfs)	Q-50 (cfs)	Q-100 (cfs)
WS-1	10.00	6.20	7.15	7.69	8.63	3.60	0.35	7.81	9.91	11.93	13.59
WS-2	10.00	6.20	7.15	7.69	8.63	4.27	0.35	9.27	11.75	14.15	16.12

Attachment #10



**Coronado Estates Subdivision, Unit 3
HYDROLOGIC ANALYSIS
POST DEVELOPMENT CONDITION**

5/7/2021
2

Formulas:
Rational Method (Q=CIA)

$$T_c = \frac{.007 (nL)^N}{P^{.75} S^{.4}}$$

$$T_c = \frac{L}{3600V}$$

$$V_{Shallow} = 16.1345\sqrt{S} (Unpaved)$$

$$V_{Shallow} = 20.3282\sqrt{20.3282} (Paved)$$

Time of Concentration (Tc)

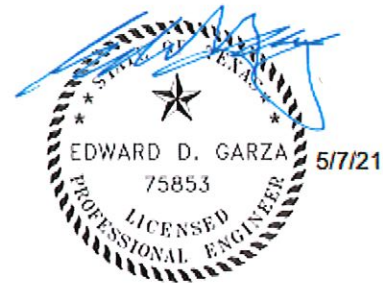
Post Development (P-1)	Reach	Length (L)	Manning's "n"	Slope (s)	Two-yr 24-hr Rainfall	Cross-Sectional Area (A)	Wetted Perimeter (Pw)	Hydraulic Radius (Rh)	Velocity (V)	Time (t)
Sheet Flow		100.00	0.020	2.59%	3.80	N/A	N/A	N/A	N/A	1.62
Shallow Concentrated 1		743.00	-	4.25%	3.80	N/A	N/A	N/A	4.19	2.96
										4.57

Post Development (P-2)	Reach	Length (L)	Manning's "n"	Slope (s)	Two-yr 24-hr Rainfall	Cross-Sectional Area (A)	Wetted Perimeter (Pw)	Hydraulic Radius (Rh)	Velocity (V)	Time (t)
Sheet Flow		100.00	0.020	4.92%	3.80	N/A	N/A	N/A	N/A	1.25
Shallow Concentrated 1		588.00	-	0.97%	3.80	N/A	N/A	N/A	2.00	4.88
										6.13

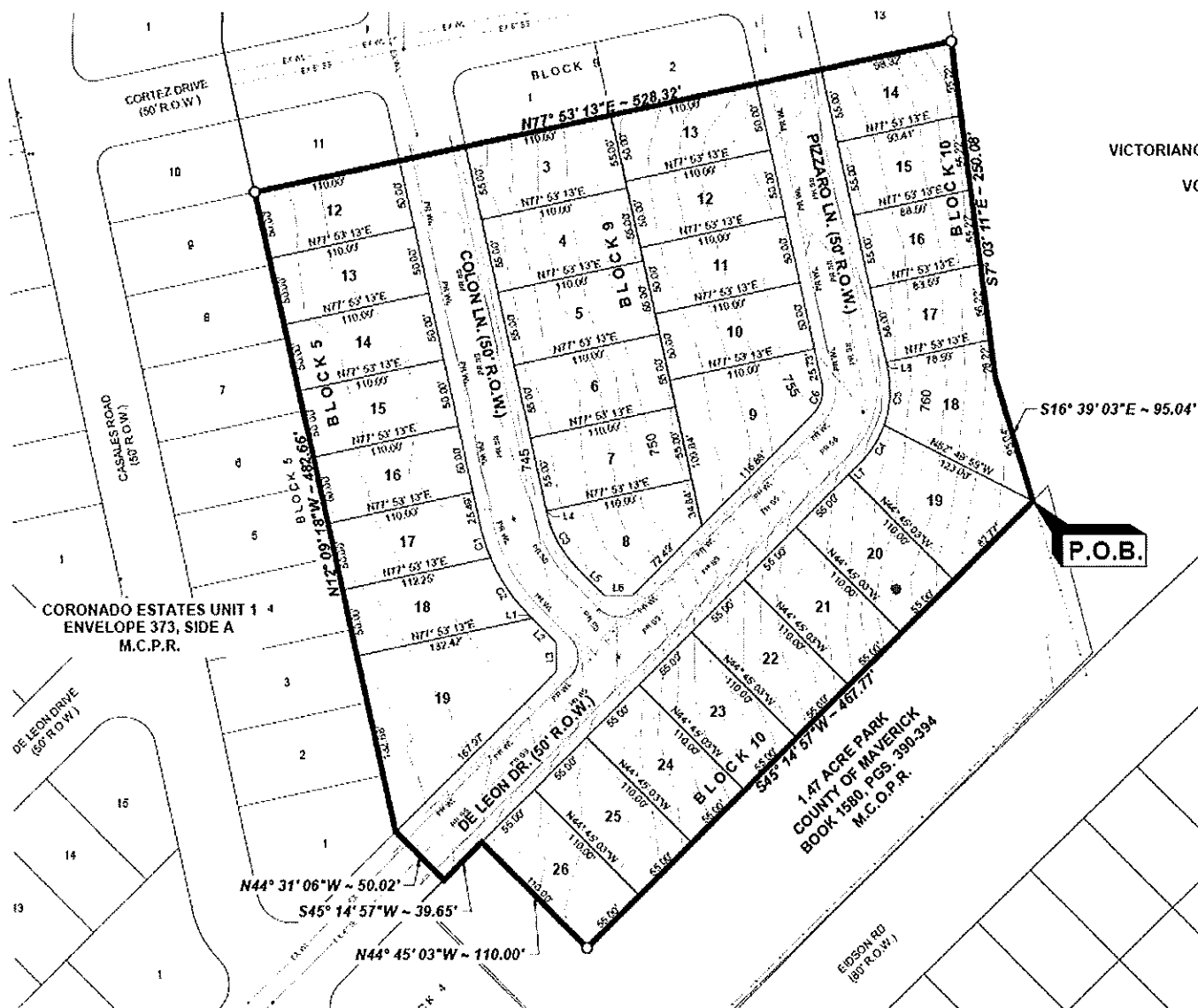
Discharge (Q)

		Calculated (in/hr)				Post-Development Conditions					
Area	Time of Conc. (min)	1-10	1-25	1-50	1-100	Area (acres)	"C"-10 _{yr}	Q-10 (cfs)	Q-25 (cfs)	Q-50 (cfs)	Q-100 (cfs)
P-1	10.00	6.20	7.15	7.69	8.63	4.20	0.48	12.55	15.92	19.17	21.84
P-2	10.00	6.20	7.15	7.69	8.63	3.67	0.60	13.65	17.32	20.85	23.75

Attachment #11

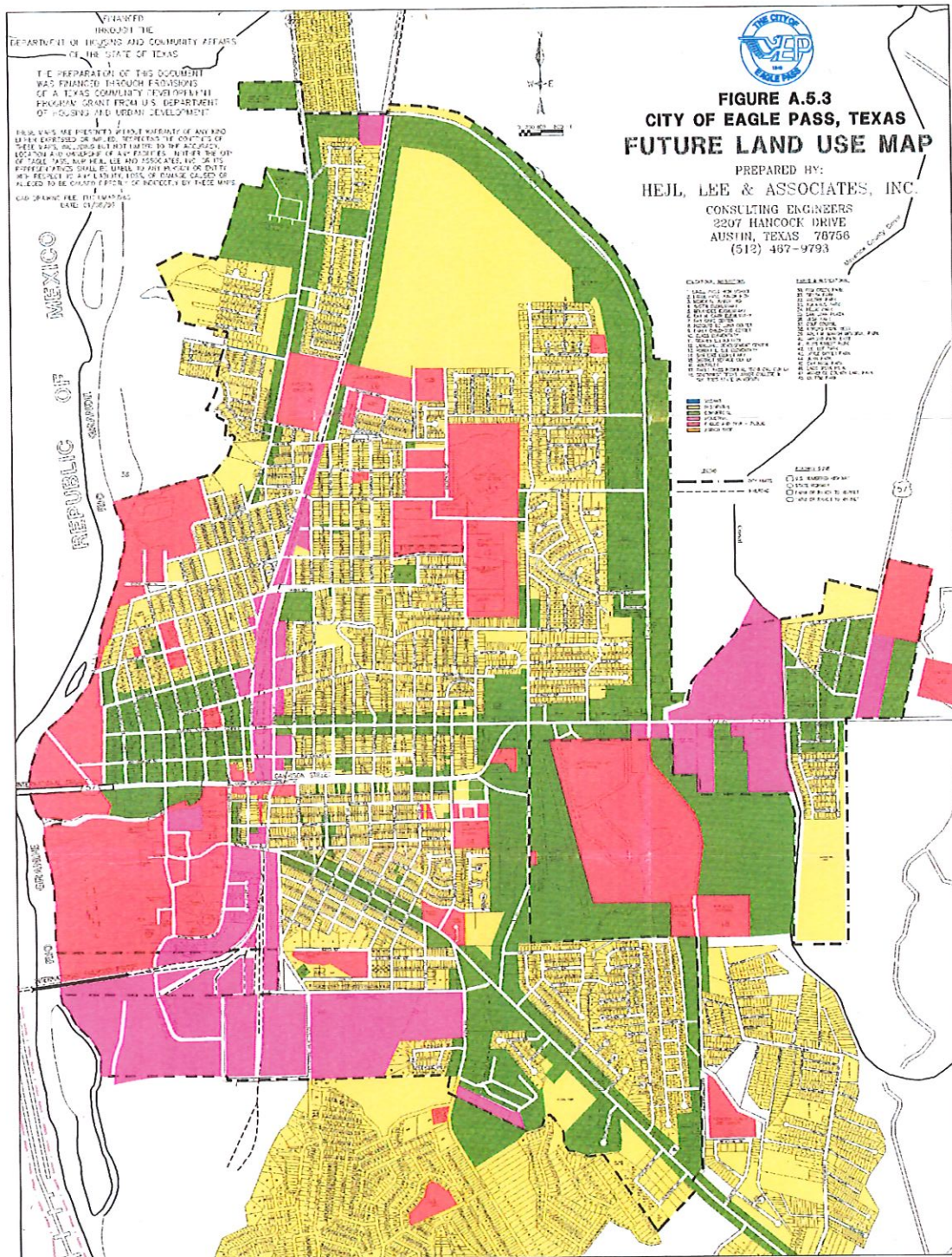


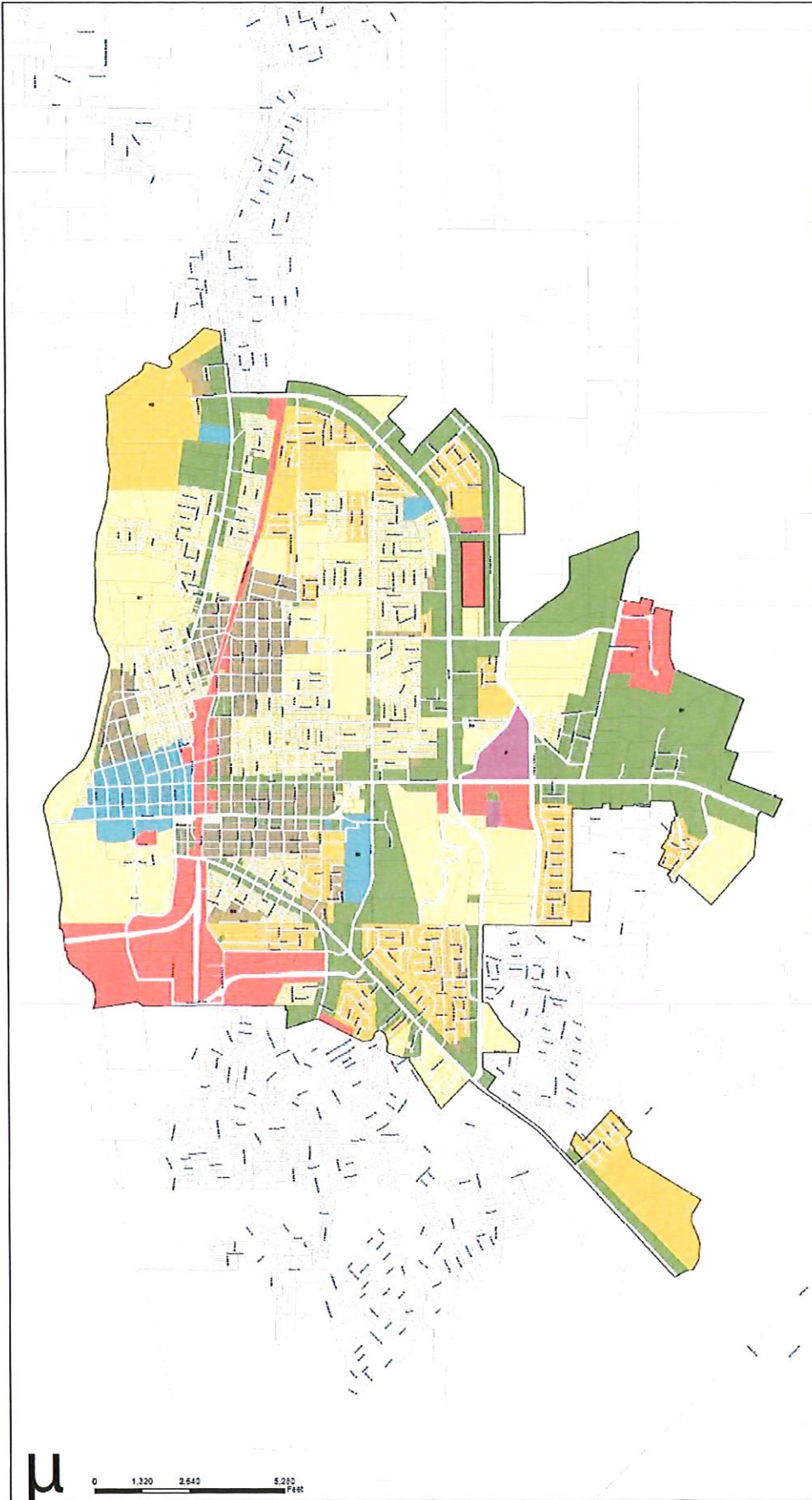




Attachment 4

Master Plan and Zoning Map





μ



- Legend**
- City Center Zone
 - Neighborhood Center Zone
 - Office Business Zone
 - General Business Zone
 - Industrial Zone
 - Medium Density Residential Zone
 - Neighborhood Center Zone
 - Office Business Zone
 - General Business Zone
 - Industrial Zone
 - Medium Density Residential Zone
 - Neighborhood Center Zone
 - Office Business Zone
 - General Business Zone
 - Industrial Zone
 - Medium Density Residential Zone

Eagle Pass, Texas
 1000 Technology Dr. Suite 900
 Eagle Pass, Texas 78841
 October 1, 2017 (Updated)



TRUE AUTOMATION, INC.
 1000 Technology Dr. Suite 900
 Eagle Pass, Texas 78841
 Phone: 972.831.1858
 Fax: 972.831.0533
 Email: info@trueautomation.com
 Website: www.trueautomation.com