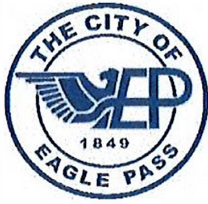




**Planning & Zoning
Commission
Regular Meeting
May 14, 2020**



A G E N D A

PLANNING & ZONING COMMISSION REGULAR MEETING

THURSDAY, MAY 14, 2020, AT 5:30 P. M.

COUNCIL CHAMBERS, CITY HALL BUILDING

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

PURSUANT TO SECTION 551.122 OF THE TEXAS GOVERNMENT CODE AND THE DECLARATION BY GOVERNOR GREG ABBOTT ON MARCH 16, 2020, THIS MEETING OF THE PLANNING AND ZONING OF THE CITY OF EAGLE PASS, TEXAS SHALL BE OPEN AND ACCESSIBLE TO THE PUBLIC VIA THE FOLLOWING FREE-OF-CHARGE VIDEOCONFERENCE LINK: <https://www.facebook.com/OfficialCityEaglePassTexas> AN ELECTRONIC COPY OF THE AGENDA PACKET FOR THE REGULAR MEETING OF THE PLANNING AND ZONING IS ALREADY AVAILABLE TO THE PUBLIC AT THE FOLLOWING URL: <https://www.eaglepasstx.us/AgendaCenter>. IN LIGHT OF THE ONGOING NATIONAL EMERGENCY AND URGENT THREAT TO PUBLIC HEALTH CAUSED BY THE COVID-19 PANDEMIC, MEMBERS OF THE PUBLIC ARE ENCOURAGED TO FOLLOW THE RECOMMENDATIONS OF GOVERNMENT LEADERS AND THE CDC REGARDING SOCIAL DISTANCING AND SELF-QUARANTINE.

If you are a citizen wishing to participate in Citizens Communications, please call on Thursday May 14, 2020 from 12:00 pm to 2:00 pm at 830-773-1111.

ESTABLISHMENT OF QUORUM

CITIZENS COMMUNICATIONS

MINUTES

1. Approval of the minutes of the February 13, 2020 meeting and the April 9, 2020 meeting.

OLD BUSINESS

2. Consideration and possible action on the final plat of the *Elm Creek Ranch Subdivision Unit 2*.

NEW BUSINESS

3. Consideration and possible action on the preliminary plat of the *Santa Maria Estates Subdivision*.

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.

C E R T I F I C A T I O N

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 May 11, 2020 at 1:30 p.m.

Placido C. Madera
Planning Director

Item #1

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

The Planning and Zoning Commission of the City of Eagle Pass conducted their Regular Meeting on Thursday, February 13, 2020 at 5:30 p.m. in the Council Chambers at City Hall, 100 South Monroe Street, Eagle Pass, Texas. All legal notices were duly posted in accordance with state code.

ESTABLISHMENT OF QUORUM

Present: Chairperson Enrique Montalvo, Commission Member, Vice- Chairperson Pete Abrego and Commission Members Mario Escobar, Doris Salinas-Sanchez and Marcos Villalpando

Absent: Ex-Officio, Mayor Luis E. Sifuentes, and City Manager, George Antuna.

Staff present: Planning Director, Placido Madera, Assistant Planning Director, Mariebelle Rodriguez; Assistant City Secretary, Erika A. Resma.

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

CITIZENS COMMUNICATIONS

Chairperson Montalvo asked whether anyone in the audience wished to address the Commission on any item which did not appear on the agenda, reminding them at the same time, that although the Commission would be unable to take formal action on such items, they would be glad to take it under advisement. No one responded.

MINUTES

1. Approval of the minutes of the November 14, 2019 and December 6, 2019 meeting.

Motion: To approve minutes as presented.
Moved: Abrego
Second: Villalpando
Ayes: 5
Nays: 0
Absent: 0

NEW BUSINESS

2. Consideration and possible action on the final plat of the McDonald's Subdivision.

Planning Director, Placido Madera informed the Commission on the final plat of approximately 1.39- acre tract. He noted there was no changes from preliminary plat and provided report into record.

Motion: To approve final plat of the McDonald's Subdivision.
Moved: Abrego
Second: Villalpando
Ayes: 5
Nays: 0
Absent: 0

3. Consideration and possible action on the preliminary plat of the Good Neighbor Subdivision.

Planning Director Madera informed the Commission on the details to subdivide approximately 134.58-acre tract into three commercial lots, including the construction of Patsy Winn Boulevard and the voluntary annexation for an approximately 129.066 acre proposed as part of Good Neighbor Subdivision.

Motion: To approve preliminary plat of the Good Neighbor Subdivision.
Moved: Abrego
Second: Escobar
Ayes: 5
Nays: 0
Absent: 0

OTHER BUSINESS

4. Consideration and possible action regarding the request submitted by City of Eagle Pass and Weco & Associates, LTD and McCoy Investment, Ltd on behalf of Dirksen Engineering for the annexation of proposed Good Neighbor Subdivision, which consists of approximately 123.46 acres of land lying and situated in Maverick County, Texas.

Chairperson Montalvo for the recorded noted that McCoy was removed, and the acreage amount was noted as 129.066.

Planning Director Madera noted that this item concurred with the previous and it was for the voluntary annexation procedures.

Motion: To approve request.
Moved: Abrego
Second: Salinas-Sanchez
Ayes: 5
Nays: 0
Absent: 0

Commission Member Abrego stated if the Planning Department Staff can provide a report on the items that the Commission has approved with conditions so they can refer and see if they are followed.

ADJOURNMENT

Planning & Zoning Regular Meeting
February 13, 2020
Page 3

Motion: To adjourn meeting at 5:49 p.m.
Move: Abrego
Second: Escobar
Ayes: 5
Nays: 0
Absent: 0

ATTEST:

Enrique Montalvo
Chairperson

Erika Resma
Assistant City Secretary

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

The Planning and Zoning Commission of the City of Eagle Pass held its Regular Meeting on Thursday, April 9, 2020 at 5:30 p.m. in the Council Chambers at City Hall, 100 South Monroe Street, Eagle Pass, Texas. All legal notices were duly posted in accordance with state code.

ESTABLISHMENT OF QUORUM

Present: Chairperson Enrique Montalvo, Vice-Chairperson Rolando Jasso and Commission Members, Mario Escobar and Doris Salinas-Sanchez.

Absent: Commission Member, Marcos Villalpando, Ex- Officios; City Manager, George Antuna, and Mayor, Luis E. Sifuentes.

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

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

CITIZENS COMMUNICATIONS

Chairperson Montalvo asked whether anyone in the audience wished to address the Commission on any item which did not appear on the agenda, reminding them at the same time, that although the Commission would be unable to take formal action on such items, they would be glad to take it under advisement. Planning Director, Placido Madera responded there were no citizens communications submitted.

MINUTES

1. Approval of the minutes of the March 16, 2020 meeting.

Motion: To approve the minutes of March 16, 2020 as presented.
Moved: Escobar
Second: Salinas-Sanchez
Ayes: 4
Nays: 0
Absent: Villalpando

PUBLIC HEARING(S)

2. Public hearing on the proposed final Re-Plat of Lot 1 in Block 1 of Chorgas Foster Subdivision Unit 2; closing of public hearing and possible action.

Chairperson Montalvo opened the public hearing at 5:38 p.m. and invited the public to express their comments.

Planning Director, Madera informed the Commission that this was submitted by Mountain View Engineering for a final Re-Plat of an approximate 4.685-acre tract to be subdivided into two commercial lots, including a variance to plat a property less than 5-acres in size that has been conveyed prior to 1984, and a variance to proceed to final plat directly without first having to obtain Preliminary Replat approval. He stated that the zoning for this is B-3 (General Business District) and due to this being a commercial property letters were not sent out to abutting property owners, but did do the public notification and did not receive any response in opposition on this item. The Planning Department recommends approval.

Commissioner Escobar asked if there are two properties that will be coming up. Mr. Madera respond yes, item 3 will be almost identical to this item and is right across the street on the truck route also on El Indio Hwy these properties are next to each other.

There were no comments from the public. Therefore, Chairperson Montalvo closed the public hearing at 5:39 p.m.

Motion:	To approve the final Re-Plat of Lot 1 in Block 1 of Chorgas Foster Subdivision Unit 2.
Moved:	Escobar
Second:	Salinas-Sanchez
Ayes:	4
Nays:	0
Absent:	Villalpando

3. Public hearing on the proposed final Re-Plat of Lot 1 in Block 2 of Chorgas Foster Subdivision Unit 2; closing of public hearing and possible action.

Chairperson Montalvo opened the public hearing at 5:40 p.m. and invited the public to express their comments.

Planning Director Madera informed the Commission that this was submitted by Mountain View Engineering for a final Re-Plat of an approximate 4.656-acre tract to be subdivided into two commercial lots, including a variance to plat a property less than 5-acres in size that has been conveyed prior to 1984, and also a variance to proceed to final plat directly without first having to obtain Preliminary Replat approval. He stated this is also B-3 (General Business District) and recommends approval and that they comply with all the provisions of the Code of Ordinances.

Commissioner Salinas-Sanchez requested to view a map of property location, to which Mr. Madera provided.

There were no comments from the public. Therefore, Chairperson Montalvo closed the public hearing at 5:44 p.m.

Motion: To approve the final Re-Plat of Lot 1 in Block 2 of Chorgas Foster Subdivision Unit 2.
Moved: Jasso
Second: Escobar
Ayes: 4
Nays: 0
Absent: Villalpando

4. Public hearing on proposed request submitted by Dora A. Rodriguez for the rezoning of Lot 13, Block 47 of Hillcrest Addition (235 Brazos Street), from R-3 Duplex District to R3-A Apartment District; closing of public hearing and possible action.

Chairperson Montalvo opened the public hearing at 5:45 p.m. and invited the public to express their comments.

Planning Director Madera informed the Commission that this is a rezone located at 235 Brazos from R-3 Duplex District to R3-A Apartment District. He stated that the lot size is 8,100-square-feet meeting the minimum requirements for the R3-A allowing for a 4-unit apartment structure. Mr. Madera also stated that this is currently residential and is vacant now. The Planning Department recommends approval being that there are other properties within a few blocks that are also apartment structures, and this development would fit in with what is in the surrounding areas. Mr. Madera stated that 19 letters were sent out to abutting property owners; and 2 returned in opposition.

Commissioner Jasso asked what the opposition was about. Mr. Madera stated that the subject matter was that, the owners felt that there were many residents already in the area and due to this, they have experienced issues with either vandalism or burglary. He further stated that they felt if another apartment would increase this. Mr. Madera said he did forward this information to Police Chief Guajardo, and he mentioned that they had not been made aware of any major issues in the area or anything out of the ordinary, but they would keep a closer look at the area for a while to see and try to ease their concerns.

Commissioner Salinas-Sanchez asked if there will be enough parking spaces. Mr. Madera stated yes, any development done, needs to meet the minimum parking regulations and the proposed property it does included all the required spaces.

Chairperson Montalvo asked if there will be a fence around the butting properties. Mr. Madera respond yes; this will be part of the requirement for this development

There were no comments from the public. Therefore, Chairperson Montalvo closed the public hearing at 5:56 p.m.

Motion: To approve the rezone request submitted by Dora A. Rodriguez.
Moved: Salinas-Sanchez
Second: Jasso

Ayes: 4
Nays: 0
Absent: Villalpando

5. Public hearing on the proposed Conditional Use Permit Application submitted by Ernesto Gonzalez to allow for the establishment of a parking lot business located at 1198 Avenue C.

Chairperson Montalvo opened the public hearing at 5:57 p.m. and invited the public to express their comments.

Planning Director Madera informed the Commission on the details of the rezone request brought before the Planning and Zoning Commission and City Council which was approved. He further stated that there was a stipulation that City Council requested that the applicant go through the process of submitting a Conditional Use Permit (CUP). Mr. Madera then stated that this was in order to specify that the lot would only be used for a parking lot and not for building any vertical structure or any other building(s) on this lot and this is the result of this request from City Council. He stated that the applicant is willing to do, what was requested and he is going through this processes and paid the fee for this CUP located at 1198 Avenue C. Mr. Madera stated that the request is for an establishment of a parking lot on the newly zoned B-1 property. He then stated that part of the requirement in doing this CUP, the applicant would need to comply with all the Code of Ordinances; 6 ft high fence, on-site drainage shall be directed away from all abutting properties; and the CUP is non-transferrable to any other properties the Planning Department recommends approval.

Commissioner Salinas-Sanchez expressed her concerns regarding the owner stating that he might include in this parking lot/area a small improvement/storage room and is this being considered within the regulations on the permit. She recalls the owner mentioning this on a previous meeting, maintenance for his vehicles and if he might be able to include later. Ms. Salinas-Sanchez wants it to be cleared as to what is approved/allowed on this property. Planning Director Madera stated that this was brought up at the City Council meeting and as part of this, and to ease the concern of the neighbors/people in oppositions. He stated that for this CUP letter were sent out to abutting property owner and 3 were received in opposition. Mr. Madera stated that this CUP specifies that it will be used specifically for parking only and no vertical structures, storage or possibility of a mini shop. He also stated that City Council approved with the condition that this only be used as a parking lot and for nothing else.

Chairperson Montalvo asked if the property was going to be covered with concrete or asphalt. Mr. Madera stated that at this point they are going through the processes and what the lot can be used for. He further stated that at the time of submitting application for construction the Planning Department would see their design and what they have specifically in mind, and they will need to comply with all the ordinances. Chairperson Montalvo also asked regarding parking spaces and lighting for this property, Mr. Madera stated they would also see this in their design layout before approval.

There were no comments from the public. Therefore, Chairperson Montalvo closed the public hearing at 6:05 p.m.

Motion: To approve the Conditional Use Permit Application submitted by Ernesto Gonzalez.
Moved: Salinas-Sanchez
Second: Escobar
Ayes: 4
Nays: 0
Absent: Villalpando

6. Public hearing on the proposed Conditional Use Permit Application submitted by Martha Ramos Medina to allow for the establishment of a home child day care business located at 2078 La Jolla Street.

Chairperson Montalvo opened the public hearing at 6:05 p.m. and invited the public to express their comments.

Planning Director Madera informed the Commission on the details of Conditional Use Permits submitted by Martha Ramos Medina. He further stated the business was already in operation at the time the Planning Department was made aware, due to a sign they had on property. They are now going through the process to legitimize and get the proper permitting that is required. Mr. Madera stated that the owner does have the State license for the Daycare that is required and now are going through the process of what they need through the City to be legally operating. The recommendation from the Planning Department is for approval subject to number of children must be limited to 12; hours of operation 7:00 a.m., to 6:00p.m.; minimize on-street parking, parent vehicle drop-off and pick-up shall be limited to 5-minutes; only 1 sign advertising the home daycare shall be permitted-exterior; Non-resident worker are not permitted to be employed in the home daycare; and this CUP is non-transferrable.

City Secretary, Imelda B. Rodriguez read into the record a letter submitted via email on behalf of Mr. Julio A. and Mrs. Clelia Valdes in favor of this Conditional Use Permit being approved by the Commission.

There were no comments from the public. Therefore, Chairperson Montalvo closed the public hearing at 6:13 p.m.

Motion: To approve the Conditional Use Permits submitted by Martha Ramos Medina
Moved: Escobar
Second: Salinas-Sanchez
Ayes: 4
Nays: 0
Absent: Villalpando

NEW BUSINESS

7. Consideration and possible action on the preliminary plat of MH Group subdivision.

Planning Director Madera informed the Commission that the applicant is Dirksen Engineering for this preliminary plat approval to subdivide an approximately 26.29-acre tract into one industrial lot. The Planning Department recommendation is granting this preliminary plat approval, subject their compliance with the City of Eagle Pass Code of Ordinances.

Motion: To approve preliminary plat of MH Group subdivision.
Moved: Jasso
Second: Escobar
Ayes: 4
Nays: 0
Absent: Villalpando

8. Consideration and possible action on the final plat of the Fuentes Subdivision.

Planning Director Madera informed the Commission that the request is being submitted by TEC Services for this final plat approval to subdivide an approximately 062-acre tract into one commercial lot, including a subdivision variance to plat a property less than 5 acres that was conveyed prior to 1987. The Planning Department is recommending approval and they following all City Code of Ordinances requirements. Mr. Madera also stated there is a pending question from our City Engineer, Vanessa Rosales-Herrera regarding storm drainage runoff and this maybe something pending. The pending response from the engineering firm TEC Services, up to now the response received is that the platting may not require them at this point, but at the time of construction the contractor or developer at this point when they decide to build, would then need to submit these drainage plans. Mr. Madera stated they are just pending the report between the City Engineer and their Engineer to clarify this but other than this, this is something that the Planning Department is recommending approval.

Commissioner Jasso asked if they could wait until they have a response from the engineers, instead of approving today. Mr. Madera stated that it is not a very significant item for the platting purposes which is what is being done today. This would be very significant once construction is beginning, so it is possible to hold off now, the developer, the engineer has been pending on this item for some time and I am recommending we do not hold off any further. Mr. Jasso then recommended approve of the final plat subject to the engineering report regarding storm drainage runoff, Mr. Madera concurred.

Motion: To approve final plat of the Fuentes Subdivision, subject to the engineering report of storm drainage runoff.
Moved: Jasso
Second: Salinas-Sanchez
Ayes: 4
Nays: 0
Absent: Villalpando

9. Consideration and possible action on the preliminary plat of the MCHD Medical Subdivision.

Planning Director Madera informed the Commission that the applicant is TEC Services for the preliminary plat approval to subdivide an approximately 12.94-acre tract into one 10.01-acre commercial lot, and a including a 2.93-acres dedicated for connection to Bob Rogers Drive to Foster Maldonado Boulevard which will be dedicated to the City of Eagle Pass a final plat recordation. The Planning Department recommends approval with the requirement that they meet all the City of Eagle Pass Code of Ordinances.

Motion: To approve preliminary plat of MCHD Medical Subdivision.
Moved: Escobar
Second: Salinas-Sanchez
Ayes: 4
Nays: 0
Absent: Villalpando

10. Consideration and possible action on the preliminary plat of the Abuelita Acres Ranch Subdivision.

Planning Director Madera informed the Commission that this applicant is Amistad Construction Inc. for the preliminary plat approval to subdivide an approximately 2.86-acre tract into one residential lot, including a subdivision variance to plat a property less than 5 acres that was conveyed prior to 1987, and a sidewalk waiver. The Planning Department recommends approval with the requirement that they meet all the City of Eagle Pass Code of Ordinances.

Motion: To approve preliminary plat of Abuelita Acres Ranch Subdivision.
Moved: Jasso
Second: Escobar
Ayes: 4
Nays: 0
Absent: Villalpando

11. Consideration and possible action on the preliminary plat of the Martinez Ranch Subdivision.

Planning Director Madera informed the Commission that the applicant is Amistad Construction Inc, for the preliminary plat approval to subdivide an approximately 3.09-acre tract into one residential lot, including a subdivision variance to plat a property less than 5 acres that was conveyed prior to 1987, and a sidewalk waiver. The Planning Department recommends approval with the requirement that they meet all the City of Eagle Pass Code of Ordinances.

Motion: To approve preliminary plat of Martinez Ranch Subdivision.
Moved: Jasso
Second: Salinas-Sanchez
Ayes: 4

Nays: 0
Absent: Villalpando

ADJOURNMENT

Motion: To adjourn meeting at 6:32 p.m.
Move: Jasso
Second: Salinas-Sanchez
Ayes: 4
Nays: 0
Absent: Villalpando

ATTEST:

Enrique Montalvo
Chairperson

Imelda B. Rodriguez
City Secretary

Item #2



Planning Department Executive Summary
REPORT TO THE PLANNING AND ZONING COMMISSION

Final Plat Approval of the Elm Creek Ranch Subdivision Unit 2

I. BACKGROUND

A. General Information

Applicant: Amistad Consulting Services
501 E. Garfield
Del Rio, Texas 78840

Location: North of Pete Gallego Elementary School and west of Elm Creek Subdivision Unit 4.

Legal Description: Being a 4.542 acres tract, lying and situated in Maverick County, Texas, out of Survey 29, G.S. Miguel, Abstract 760 and Survey 4, G. Ariola, Abstract 1029 and being a portion of the remainder of a 232.2 acres conveyed to Elm Creek Properties, LLC, by deed recorded in Volume 1485, Page 304, of the Maverick County Deed Records, Maverick County, Texas

Property ID Number: 3583, 9003217, 90003218

Request: Final plat approval to subdivide an approximately 4.542-acre tract into 15 residential lots, including a subdivision variance to plat a property less than 5 acres that was conveyed prior to 1984, including a sidewalk waiver.

B. Subject Property Information

Parcel Size: 4.542-acres

Topography: A decrease in elevation from southeast to northwest.

Soils: The United State Department of Agriculture Soil Survey for Maverick County indicates that the property is underlain with *Elindio-Montell Association (Nearly level to gently sloping, deep silty clay loams and clays) soil.*

The survey states, in part on page 4, that this association consists of moderately permeable to very slowly permeable soils in broad, smooth areas on uplands. Slopes are mainly less than 1-percent, but range from 0-percent to 3-percent.

This association makes up about 26-percent of Maverick County. It is about 40-percent *Elindio* soils and 40-percent Montell soils. The remaining 20-percent is mainly *Copita*, *Darl*, *Mavco*, *Olmos*, and *Zapata* soils.

Elindio soils have a surface layer of dark grayish-brown silty clay loam about 15-inches thick. The underlying material is clay loam that is moderately permeable.

Montell soils have a surface layer of gray clay that is about 28-inches thick. The underlying material is clay that is very slowly permeable...

Maverick soils are moderately deep. They have a surface layer of grayish-brown clay about 5-inches thick. The underlying material is clay that is slowly permeable"...

Vegetation: Native grasses and shrubs

Existing Use: Vacant

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

Master Plan: None

C. Vicinity Data

The site is located within an area that features residential development to the north and east, vacant property to the west and, and Pete Gallego Elementary to the south.

D. Infrastructure

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

Access to the site is provided by Cross Creek Drive to Violeta Drive from the east and thru and extension of Irma Morales Drive from the south.

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 Commission's deliberation process for final 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 set forth in *Section 23-11(a)* and *Section 23-11(c)*. Please refer to Attachment 2.

First Variance Decision Criteria

Section 23-11(a)(1). The variance regarding platting a property less than 5 acres that was conveyed prior to 1984 is consistent with this section of the city code, as the property was conveyed prior to the adoption of the *City of Eagle Pass Code of Ordinances*. The denial of this portion of the variance would deprive the applicant of the reasonable subdivision of their land.

Second Variance Decision Criteria

Section 23-11(a)(2). The variance regarding platting a property less than 5 acres that was conveyed prior to 1984 is consistent with this section of the city code, as the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant.

Third Variance Decision Criteria

Section 23-11(a)(3). The variance regarding platting a property less than 5 acres that was conveyed prior to 1984 is consistent with this section of the city code, as there is no anecdotal evidence which indicates that the granting of the variance would be detrimental to the public health, safety or welfare, injurious to other property in the area.

Fourth Variance Decision Criteria

Section 23-11(a)(4). The variance regarding platting a property less than 5 acres that was conveyed prior to 1984 is consistent with this section of the city code, as there is no document which indicates that granting the variances would have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of *Chapter 23*.

Fifth Variance Decision Criteria

Section 23-11(c). The variance regarding platting a property less than 5 acres that was conveyed prior to 1984 is consistent with this section of the city code, as the granting of the variance will allow for the creation of a subdivision that is in harmony with the existing infrastructure which serves the surrounding developed properties.

3. The application includes a sidewalk waiver for consideration by the Commission. Please refer to Attachment 3 for a copy of the Subdivision Sidewalk Waiver Application.

City of Eagle Pass Code of Ordinances Section 23-64 authorizes the Planning and Zoning Commission to waive the requirement for the construction of sidewalks in circumstances where the sidewalk would be unnecessary or unsafe due to the physical characteristics of the terrain in the subdivision.

The construction of sidewalks along the proposed subdivision would not create an unsafe condition, as sidewalks would be available throughout the 15 lots. The

installation of concrete sidewalks as part of this subdivision plat would create a continuity of the sidewalk and facilitate pedestrian safety, while remaining in compliance of the *City of Eagle Pass Code of Ordinances Section 23-64*.

4. The site is not located within the boundary of the *City of Eagle Pass Master Plan Map*. Please refer to Attachment 5 for a copy of the *Master Plan Map*. The *City of Eagle Pass Master Plan* does, however, provide direction regarding the re-plat of property both within the City and within the City's 5-mile wide *Extra Territorial Jurisdiction (ETJ)*.

The *Master Plan* emphasizes the importance of maintaining the character of the City's residential and commercial neighborhoods.

- ✓ The subdivision is consistent with the *Housing Goals* of the *Master Plan*, as the subdivision process will ensure appropriate land development regulation with appropriate lot sizes, paved streets with curb and gutters, and adequate utility services.
 - ✓ The subdivision is consistent with the *Land Use Development Goals* of the *Master Plan*, as the project is designed to provide for a building lot density that is consistent with the purpose of the *R-2 Second One-Family Dwelling District*. This design will allow for the development of the community while providing utility services in the most efficient and equitable manner.
 - ✓ The subdivision is consistent with the *Street Goal* of the *Master Plan*, as access to the lots from Cross Creek Drive has 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 Azucena Drive, Violeta Drive, and Irma Morales Drive 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 lots will be conveyed into a proposed surface water detention facility.
5. The subdivision design is consistent with the residential purpose of the *R-2 Second One-Family Dwelling District*.
 6. The subdivision is consistent with City design and specifications, as the subsequent development of the site will be required to conform to the following sections of *Article IV* in *Eagle Pass Code of Ordinances Chapter 23*:
 - ✓ *Section 23-61* governing street layout, right-of-way and pavement width, street names, street lights, and road construction testing
 - ✓ *Section 23-62* governing utility easements
 - ✓ *Section 23-64* governing sidewalks
 - ✓ *Section 23-66* governing sanitary sewage disposal

- ✓ Section 23-67 governing potable water supply and fire flow
- ✓ Section 23-68 governing storm drainage
- ✓ Section 23-69 governing the size of building lots, including lot width, lot depth, lot orientation, and building setback areas
- ✓ Section 23-71 governing the installation and inspection of utility lines

Please refer to Attachment 4 for a copy of the *Engineering Report* for the subdivision.

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

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* for the following reasons:

- A. The subdivision design bears a substantial relationship to the public's health, safety, and welfare.
- B. The subdivision is in accordance with the policies of the Master Plan and the residential purpose of the *R-2 Second One-Family Dwelling District*.
- C. The subdivision is warranted because of the necessity to create additional building lots in the *R-2 Second One-Family Dwelling District*, and because the proposed development is appropriate to accomplish the reasonable use of the property.
- D. The subject property is suitable for development in general conformance with development standards of the *R-2 Second-One Family Dwelling District*.
- E. The subdivision will benefit the City and County as a whole and will not be detrimental to nearby land uses of a similar nature.
- F. The subsequent development will be designed and conditioned to comply with all applicable subdivision criteria and standards of the City of Eagle Pass.

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

B. Planning Department Recommendation

The Planning and Zoning Commission recommends that the City Council (a) **DENY** the sidewalk waiver request and (b) recommend that the City Council **GRANT** final plat approval of the *Elm Creek Ranch Subdivision Unit 2* subject to the following conditions:

- 1. The final plat shall comply 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:

Amistad Consulting Services via e-mail
Planning and Zoning Commission via e-mail
Eagle Pass Planning Department Report dated May 12, 2020

Attachment 1 Application



PLANNING DEPARTMENT

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

SUBDIVISION APPLICATION

TYPE OF SUBDIVISION (check one):

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

Property Legal Description: 4.542 Acres out of Survey G.S. Miguel No. 29, Abst 760, and Survey G. Ariola Survey no. 4, Abst 1029, in Maverick County, Tx

Maverick County Property Identification Number(s): 3583, 9003217 and 90003218

Name of Addition: ELM CREEK RANCH SUBDIVISION UNIT No. 2

Location of Addition: ELM CREEK DRIVE NORTHEAST OF PETE GALLEGOS ELEMENTARY, IN EAGLE PASS, TEXAS 78852

Number of Residential Lots: 15 Number of Commercial Lots: 0 Gross Acreage: 4.542

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

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

Existing Land Use: NONE

Proposed Land Use: RESIDENTIAL

Requested Variances: Sidewalk Variance

PROPERTY OWNER:

Name: WCB HOMES, LLC.

Address: 1152 FERRY ST, SUITE D

City: EAGLE PASS

State: TEXAS Zip: 78852

Signature: *[Handwritten Signature]*

Contact: MR. CLAYTON BROWN

Phone: (830) 968-8896

Fax:

E-mail: clayminda@sbcglobal.net

Date: May 5, 2019

PROPERTY OWNER:

Name:

Address:

City:

State: Zip:

Signature:

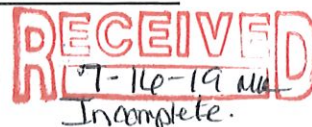
Contact:

Phone:

Fax:

E-mail:

Date:



APPLICANT/SUBDIVIDER:

Name: ABNER MARTINEZ, P.E., R.P.L.S.
Address: 501 E GARFIELD
City: DEL RIO
State: TEXAS Zip: 78840
Signature: 

Contact: ABNER MARTINEZ, P.E., R.P.L.S.
Phone: (830) 775-4579
Fax: _____
E-mail: amg@amistadconsulting.net
Date: MAY 5, 2019

SURVEYOR:

Name: ABNER MARTINEZ, P.E., R.P.L.S.
Address: 501 E GARFIELD
City: DEL RIO
State: TEXAS Zip: 78840
Signature: 

Contact: ABNER MARTINEZ, P.E., R.P.L.S.
Phone: (830) 775-4579
Fax: _____
E-mail: amg@amistadconsulting.net
Date: MAY 5, 2019

ENGINEER:

Name: ABNER MARTINEZ, P.E., R.P.L.S.
Address: 501 E GARFIELD
City: DEL RIO
State: TEXAS Zip: 78840
Signature: 

Contact: ABNER MARTINEZ, P.E., R.P.L.S.
Phone: (830) 775-4579
Fax: _____
E-mail: amg@amistadconsulting.net
Date: MAY 5, 2019

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

MAY 5, 2019

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 ABNER MARTINEZ, P.E., R.P.L.S. 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.

Abner Martinez, P.E., R.P.L.S.
Owner / Subdivider Signature

7/12/19
Date

STATE OF TEXAS §

COUNTY OF Val Verde §

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

Given under my hand and seal of office, this the 12th day of July, 2019.

[Signature]
Notary Public, State of Texas



Maverick CAD

Property Search Results > 3583 ELM CREEK PROPERTIES,LLC for Year 2019

Tax Year: 2019

Property

Account

Property ID: 3583 Legal Description: ABSTRACT A0760, MIGUEL, GEO. SAN, SURVEY #29, ACRES 23.017

Geographic ID: 07600029000040 Zoning:

Type: Real Agent Code:

Property Use Code:

Property Use Description:

Protest

Protest Status: O(OPEN)

Informal Date:

Formal Date: 08/29/2019 10:15 AM

Location

Address: OFF DEER RUN BLVD
EAGLE PASS, TX 78852 Mapsco:

Neighborhood: Map ID: FOSTERCF

Neighborhood CD:

Owner

Name: ELM CREEK PROPERTIES,LLC Owner ID: 40265

Mailing Address: 1152 FERRY STREE STE D % Ownership: 100.0000000000%

EAGLE PASS, TX 78852

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$46,030	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$46,030	
(-) Ag or Timber Use Value Reduction:	-	\$0	
(=) Appraised Value:	=	\$46,030	
(-) HS Cap:	-	\$0	
(=) Assessed Value:	=	\$46,030	

Taxing Jurisdiction

Owner: ELM CREEK PROPERTIES,LLC

% Ownership: 100.0000000000%

Total Value: \$46,030

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	Central Appraisal District	0.000000	\$46,030	\$46,030	\$0.00
GMC	Maverick County	0.543400	\$46,030	\$46,030	\$250.13
HOS	Hospital	0.129864	\$46,030	\$46,030	\$59.78
SCH	Eagle Pass ISD	1.260840	\$46,030	\$46,030	\$580.36
Total Tax Rate:		1.934104			
Taxes w/Current Exemptions:					\$890.27
Taxes w/o Exemptions:					\$890.27

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RN	NATIVE RANGELAND	23.0170	1002620.52	0.00	0.00	\$46,030	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A
2019	\$0	\$46,030	0	46,030	\$0	\$46,030
2018	\$0	\$34,530	0	34,530	\$0	\$34,530
2017	\$0	\$34,530	0	34,530	\$0	\$34,530
2016	\$0	\$36,370	0	36,370	\$0	\$36,370
2015	\$0	\$36,370	0	36,370	\$0	\$36,370
2014	\$0	\$44,160	0	44,160	\$0	\$44,160
2013	\$0	\$67,350	3,590	3,590	\$0	\$3,590
2012	\$0	\$67,350	3,590	3,590	\$0	\$3,590
2011	\$0	\$67,350	3,590	3,590	\$0	\$3,590
2010	\$0	\$67,350	3,590	3,590	\$0	\$3,590
2009	\$0	\$67,350	3,590	3,590	\$0	\$3,590
2008	\$0	\$67,350	3,590	3,590	\$0	\$3,590
2007	\$0	\$67,350	3,550	3,550	\$0	\$3,550
2006	\$0	\$67,350	3,140	3,140	\$0	\$3,140

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	10/1/2014	WD	WARRANTY DEED	FOSTER, CHAD & CLAYTON BROWN	ELM CREEK PROPERTIES,LLC	1485	304	183780

Tax Due

Property Tax Information as of 08/20/2019

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
------	---------------------	---------------	----------	-----------------	--------------	-------------------------------	---------------	------------

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (830) 773-0255

Maverick CAD

Property Search Results > 9003217 ELM CREEK PROPERTIES,LLC for Year 2019

Tax Year: 2019

Property

Account

Property ID: 9003217 Legal Description: ABSTRACT A0760, MIGUEL, GEO. SAN, SURVEY #29, ACRES 1.33

Geographic ID: 07600029000070 Zoning:

Type: Real Agent Code:

Property Use Code:

Property Use Description:

Protest

Protest Status:

Informal Date:

Formal Date:

Location

Address: EAGLE PASS, TX 78852 Mapsco:

Neighborhood: Map ID: FOSTERCF

Neighborhood CD:

Owner

Name: ELM CREEK PROPERTIES,LLC Owner ID: 40265

Mailing Address: 1152 FERRY STREE STE D % Ownership: 100.0000000000%

EAGLE PASS, TX 78852

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$2,660	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$2,660	
(-) Ag or Timber Use Value Reduction:	-	\$0	
(=) Appraised Value:	=	\$2,660	
(-) HS Cap:	-	\$0	
(=) Assessed Value:	=	\$2,660	

Taxing Jurisdiction

Owner: ELM CREEK PROPERTIES,LLC

% Ownership: 100.0000000000%

Total Value: \$2,660

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	Central Appraisal District	0.000000	\$2,660	\$2,660	\$0.00
GMC	Maverick County	0.543400	\$2,660	\$2,660	\$14.45
HOS	Hospital	0.129864	\$2,660	\$2,660	\$3.45
SCH	Eagle Pass ISD	1.260840	\$2,660	\$2,660	\$33.54
Total Tax Rate:		1.934104			
Taxes w/Current Exemptions:					\$51.44
Taxes w/o Exemptions:					\$51.45

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RN	NATIVE RANGELAND	1.3300	57934.80	0.00	0.00	\$2,660	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A
2019	\$0	\$2,660	0	2,660	\$0	\$2,660
2018	\$0	\$2,000	0	2,000	\$0	\$2,000
2017	\$0	\$2,000	0	2,000	\$0	\$2,000
2016	\$0	\$2,000	0	2,000	\$0	\$2,000
2015	\$0	\$2,000	0	2,000	\$0	\$2,000
2014	\$0	\$2,000	0	2,000	\$0	\$2,000

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	10/1/2014	WD	WARRANTY DEED	FOSTER, CHAD & CLAYTON BROWN	ELM CREEK PROPERTIES,LLC	1485	304	183780

Tax Due

Property Tax Information as of 08/20/2019

Amount Due If Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
------	---------------------	---------------	----------	-----------------	--------------	-------------------------------	---------------	------------

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (830) 773-0255

Maverick CAD

Property Search Results > 9003218 ELM CREEK PROPERTIES,LLC for Year 2019

Tax Year: 2019

Property

Account

Property ID: 9003218 Legal Description: ABSTRACT A1029, ARIOLA, GUADALUPE, SURVEY #4, ACRES 2.028

Geographic ID: 10290004001020 Zoning:

Type: Real Agent Code:

Property Use Code:

Property Use Description:

Protest

Protest Status: O(OPEN)

Informal Date:

Formal Date: 08/29/2019 10:15 AM

Location

Address: OFF CROSS CREEK DRIVE
EAGLE PASS, TX 78852 Mapsco:

Neighborhood: Map ID: FOSTERCF

Neighborhood CD:

Owner

Name: ELM CREEK PROPERTIES,LLC Owner ID: 40265

Mailing Address: 1152 FERRY STREE STE D % Ownership: 100.0000000000%

EAGLE PASS, TX 78852

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$4,060	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$4,060	
(-) Ag or Timber Use Value Reduction:	-	\$0	
(=) Appraised Value:	=	\$4,060	
(-) HS Cap:	-	\$0	
(=) Assessed Value:	=	\$4,060	

Taxing Jurisdiction

Owner: ELM CREEK PROPERTIES,LLC

% Ownership: 100.0000000000%

Total Value: \$4,060

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	Central Appraisal District	0.000000	\$4,060	\$4,060	\$0.00
GMC	Maverick County	0.543400	\$4,060	\$4,060	\$22.06
HOS	Hospital	0.129864	\$4,060	\$4,060	\$5.27
SCH	Eagle Pass ISD	1.260840	\$4,060	\$4,060	\$51.19
Total Tax Rate:		1.934104			
Taxes w/Current Exemptions:					\$78.52
Taxes w/o Exemptions:					\$78.52

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RN	NATIVE RANGELAND	2.0280	88339.68	0.00	0.00	\$4,060	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A
2019	\$0	\$4,060	0	4,060	\$0	\$4,060
2018	\$0	\$3,040	0	3,040	\$0	\$3,040
2017	\$0	\$3,040	0	3,040	\$0	\$3,040
2016	\$0	\$3,040	0	3,040	\$0	\$3,040
2015	\$0	\$3,040	0	3,040	\$0	\$3,040
2014	\$0	\$3,040	0	3,040	\$0	\$3,040

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
---	-----------	------	-------------	---------	---------	--------	------	-------------

Tax Due

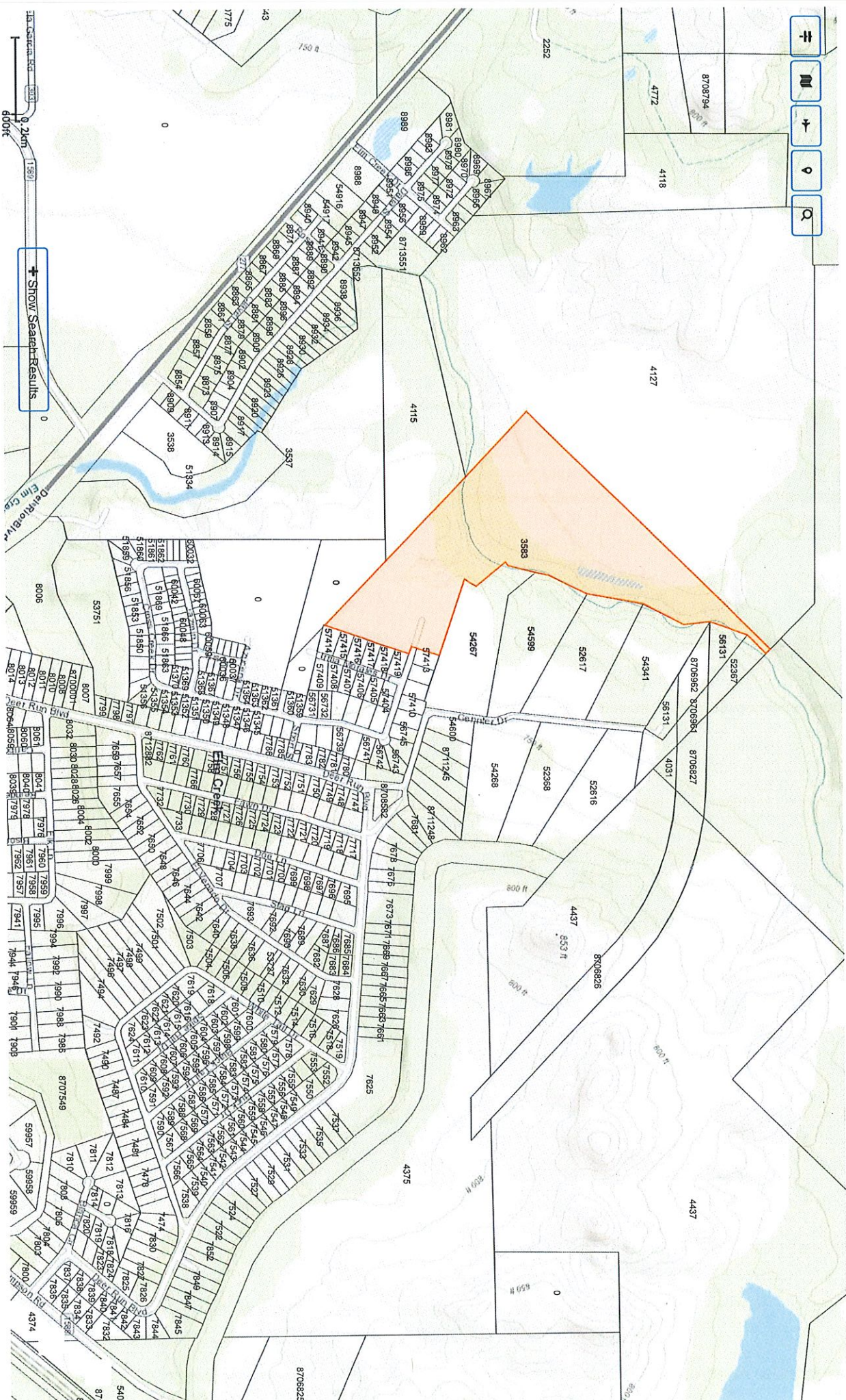
Property Tax Information as of 08/20/2019

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
------	---------------------	---------------	----------	-----------------	--------------	-------------------------------	---------------	------------

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (830) 773-0255



Attachment 2 Subdivision Variance



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): _____

Address: _____

Phone: _____ E-mail: _____

Owner: WCB Homes, LLC, Clayton Brown, President

Address: 1152 Ferry Street, Suite D, Eagle Pass, Texas

Phone: (830)968-8896 E-mail: clayminda@sbcglobal.net

Property Information

Site Address: Irma Morales Drive, Eagle Pass, TX MCAD Property ID No. 3583, 9003217 and 9003218

Legal Description (from deed): 4.52 Acres out of Survey 29, Abstract 760, and Survey 4, Abstract 1029

Description of Subdivision Variance Request

This is a proposed subdivision of 15 lots in a remainder in this area of the land conveyed to Elm Creek properties by Deed in Vol. 1485, Page 304 of the Official Public Records of Maverick County, Texas, This area being only 4.542 Acres.

Detailed Explanation of Subdivision Variance Request

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

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

No more land is available to the owner in this area

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

If this area is not permitted to be developed, the owner will end up with a useless tract of land and still paying taxes on the same.



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.

N/A

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.

A subdivision for this land is proposed

Required Application Attachments

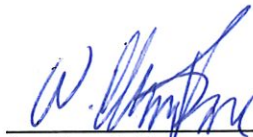
The following documentation is required to be attached to this application:

- 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

8/28/19
Date

Attachment 3 Sidewalk Waiver



PLANNING DEPARTMENT

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

Subdivision Sidewalk Waiver Application

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

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

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

Applicant Information

Applicant (if not owner): _____

Phone: _____ Email: _____

Owner: WCB Holes, LLC, Clayton Brown, President

Owner Address: 1152 Ferry Street City: Eagle Pass State: TX Zip: 78852

Phone: (830)968-8896 Email: clayminda@sbcglobal.net

Property Information

Site Address: Irma Morales Drive,

Legal description (from deed): 4.542 Acres out of and part of Survey 29, Abstract 760, and Survey 4, Abstract 1029
(Property must be legally subdivided or be lot of record)

Maverick County Identification Number: 3583, 9003217, 9003218



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

Sidewalks along portions of Irma Morales Drive, Violeta Drive and Azucena Drive, with a length
of about 1,186 lineal feet. Area surrounding this proposed subdivision does not have 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

To have sidewalks in one section when all surrounding areas do not have them creates an unsafe condition.

Applicant Authorization

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

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

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


Applicant Signature

8/28/19
Date

FINAL ENGINEERING REPORT

ELM CREEK RANCH UNIT 2

4.542 ACRES TRACT OF LAND

June 13, 2019

Prepared by:

AMISTAD CONSULTING SERVICES, INC.
ENGINEERING FIRM REGISTRATION # F -24
LAND SURVEYING FIRM REGISTRATION # 101472-00
501 E. GARFIELD, DEL RIO, TX 78840
(830)775-4579, (888) 383-6704



RECEIVED
6/26/19
Incomplete

Attachment 4

Final Engineering Report

FINAL ENGINEERING REPORT

ELM CREEK RANCH UNIT 2

4.542 ACRES TRACT OF LAND

June 13, 2019

Prepared by:

**AMISTAD CONSULTING SERVICES, INC.
ENGINEERING FIRM REGISTRATION # F -24
LAND SURVEYING FIRM REGISTRATION # 101472-00
501 E. GARFIELD, DEL RIO, TX 78840
(830)775-4579, (888) 383-6704**



RECEIVED
4-21-20

RIO GRANDE ESTATES SUBDIVISION UNIT 1

Description of property

The proposed plat describes a tract of land consisting of 4.542 acres not currently zoned. It is located to the west of Deer Run Blvd, north area of the extra territorial jurisdiction of the City of Eagle Pass, Tx.

These 4.542 acres are part of Survey 43, Abstract 760 and Survey 4, Abstract 1029, and the remaining land surrounded by Elm Creek Ranch Unit 1 (to the Northwest), South Elm Creek Unit 4 (to the North), South Elm Creek Unit 3 (to the Northeast), South Elm Creek Unit 1 (to the East), South Elm Creek Unit 6 (to the South) and Pete Gallegos Elementary School (to the southwest).

This property is not currently being used for any purpose. This subdivision it is proposed to add a new residential area to the Maverick County within the extra territorial jurisdiction to the City of Eagle Pass. This use is consistent with the current zoning around this property. All improvements required by this plat will comply with the City of Eagle Pass Subdivision Ordinance. All of this property lies within the extra territorial jurisdiction of the City of Eagle Pass, Texas.

Drainage Description

The site drains naturally to the south towards South Elm Creek Subdivision Unit 6, over existing dirt road to Azucena Drive, and east towards South Elm Creek Unit 1, over existing dirt road to Cross Creek Drive, It is assumed that all proposed development in Unit 2 will be designed and constructed to maintain this drainage flow towards the South and East of the property. Once off Unit 2, the runoff continues South and east through Cross Creek Dr. and Iris St.

Drainage report is attached.

Access to Site

This site will be accessed thru Cross Creek St to Violeta drive from the east and thru and extension of Irma Morales drive from the north.

Water Supply: Description.

This tract of land is provided with potable water by means of an 6" water line running along Violeta Drive and the south R.O.W. and an 6" Water line running along Irma Morales Drive.

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

Sewage Facilities: Description.

Sewage from this subdivision will be disposed of through the sanitary sewer collection system of the City of Eagle Pass. This subdivision will be connected to the sanitary sewer collection system discharging to an existing 8" sanitary sewer line located at the north R.O.W. of Proposed Violeta Drive extension.

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

**WATER AND SANITARY SEWER DESIGN CALCULATIONS FOR THE PLAT OF
"RIO GRANDE ESTATES SUBDIVISION"**

Water Calculations

RESIDENTIAL USE

15 Dwellings. For total development

$$15 \text{ units} \times \frac{4 \text{ Persons}}{\text{Per unit}} \times \frac{100 \text{ Gallons}}{\text{Person-Day}} \times \frac{1 \text{ day}}{24 \text{ hours}} \times \frac{1 \text{ Hour}}{60 \text{ minutes}} = 4.17 \text{ GPM}$$

Peak demand = 2.5 peak factor X 4.17 GPM $\approx$ 10.42 GPM for Unit 2

Sanitary Sewer Calculations

RESIDENTIAL USE

15 Dwellings. For total development

$$15 \text{ Units} \times \frac{4 \text{ Persons}}{\text{Per Room}} \times \frac{80 \text{ Gallons}}{\text{Person-Day}} \times \frac{1 \text{ day}}{24 \text{ hours}} \times \frac{1 \text{ Hour}}{60 \text{ minutes}} = 3.33 \text{ GPM}$$

Infiltration and Inflow Factor = 0.5

Peak Demand Factor = 2.0

Peak Demand = 2.5 Combined Factor X 3.33 GPM = 8.33 GPM $\approx$ 0.018 CFS for Unit 2.

Note: 1 CFS = 448.83 GPM.

FLOOD INFORMATION

The land included in this plat is outside any special flood hazard zone as shown on flood hazard boundary map panel 48323C0350D dated April 4, 2011, by the Federal Insurance Administration.

LOCATION MAP AND WATERSHED MAP

Attached IS USGS map showing location of the plat of "Elm Creek Ranch Unit 2"

**DRAINAGE STUDY
FOR**

ELM CREEK RANCH SUBDIVISION UNIT 2

4.542 ACRES TRACT OF LAND

September 24, 2019



Prepared by:

**AMISTAD CONSULTING SERVICES, INC.
ENGINEERING FIRM REGISTRATION # F -24
LAND SURVEYING FIRM REGISTRATION # 101472-00
501 E. GARFIELD, DEL RIO, TX 78840
(830)775-4579, (888) 383-6704**

RECEIVED
4-21-20

I. INTRODUCTION

The proposed plat describes a tract of land consisting of 4.542 acres not currently zoned. It is located to the west of Deer Run Blvd, north area of the extra territorial jurisdiction of the City of Eagle Pass, Tx.



Figure 1. View of Subdivision land from Cross Creek Dr.

II. PROPERTY DESCRIPTION

These 4.542 acres are part of Survey 43, Abstract 760 and Survey 4, Abstract 1029, and the remaining land surrounded by Elm Creek Ranch Unit 1 (to the Northwest), South Elm Creek Unit 4 (to the North), South Elm Creek Unit 3 (to the Northeast), South Elm Creek Unit 1 (to the East), South Elm Creek Unit 6 (to the South) and Pete Gallegos Elementary School (to the southwest).

These 4.542 acres are part of Survey 43, Abstract 760 and Survey 4, Abstract 1029. All of this land in Maverick County, Texas. The property being subdivided is undeveloped and has very little vegetation. The sparse areas of vegetations are mostly native grasses and shrubs as seen in Figure 3. This drainage study will consider the proposed Unit 2 in the ultimate, fully developed condition.

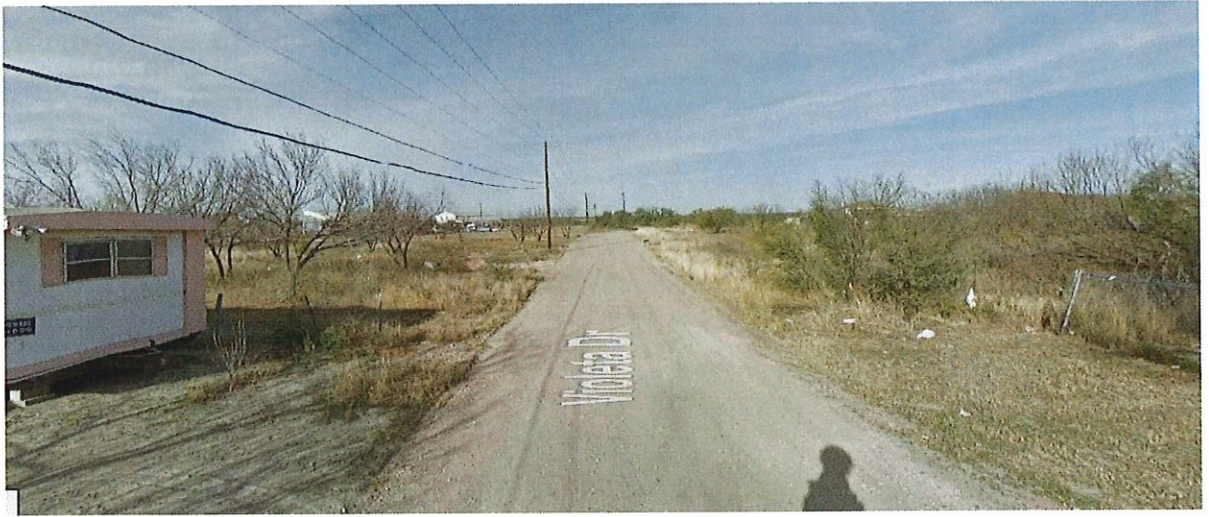


Figure 2. East View from Violeta Dr.



Figure 3. Native Grasses in tract



Figure 4. Existing Irma Morales Dirt Road

III. PROPOSED DEVELOPMENT

This property is not currently being used for any purpose. This subdivision it is proposed to add a new residential area to the Maverick County within the extra territorial jurisdiction to the City of Eagle Pass. This use is consistent with the current zoning around this property. All improvements required by this plat will comply with the City of Eagle Pass Subdivision Ordinance. All of this property lies within the extra territorial jurisdiction of the City of Eagle Pass, Texas.

An exhibit depicting the existing topography of Unit 2 and the proposed development of the same is included as part of this submittal in.

It is proper to indicate that this property is being surrounded for platted or otherwise developed area, and that is located far from a natural runoff discharge point. All of this area will discharge its runoff to Cross Creek Drive and once there, runoff will run to the south along said Cross Creek Drive.

IV. DRAINAGE DESIGN

The property drains naturally to the south towards South Elm Creek Subdivision Unit 6, over existing dirt road to Azucena Drive, and east towards South Elm Creek Unit 1, over existing dirt road to Cross Creek Drive, It is assumed that all proposed development in Unit 2 will be designed and constructed to maintain this drainage flow towards the South

of the property. Once off Unit 2, the runoff continues South through Cross Creek Dr. and Iris St.

V. EXISTING DRAINAGE CONDITIONS

The following Table lists the parameters used in the analysis of the existing site drainage conditions.

Table 1. Existing Drainage Analysis Parameters

Parameter	Value
Watershed Area	4.542 Acres
Area "c" Value (Grassy, undeveloped)	0.60
I ₁₀ (Eagle Pass Rainfall Intensity)*	6.20 in/hr
I ₁₀₀ (Eagle Pass Rainfall Intensity)*	8.63 in/hr
TC**	10.0 min

* See Table 5-A of Eagle Pass Ordinance No. 98-19 (Attached)

**See Table 2 of Eagle Pass Ordinance No. 98-19 (Attached)

Time of Concentration, TC, recommended is 15 minutes, we are using 10 minutes.

Based on the parameters listed in Table 1, the following pre-development peak discharge rates were calculated.

Q₁₀ (c*I*A): 16.89 cfs
 Q₁₀₀ (c*I*A): 23.52 cfs

VI. DEVELOPED DRAINAGE CONDITIONS

Table 2 presents the parameters used for the analysis of the drainage conditions of the fully developed property.

Table 2. Existing Drainage Analysis Parameters

Parameter	Value
Watershed Area	4.542 Acres
Total Area "c" Value (Residential)	0.85
I ₁₀ (Eagle Pass Rainfall Intensity)*	6.20 in/hr
I ₁₀₀ (Eagle Pass Rainfall Intensity)*	8.63 in/hr
TC**	10.0 min

* See Table 5-A of Eagle Pass Ordinance No. 98-19

**See Table 2 of Eagle Pass Ordinance No. 98-19

Based on the parameters listed in Table 2, the following post-development peak discharge rates were calculated.

Total Area

$Q_{10} (c*I*A):$ 23.93 cfs

$Q_{100} (c*I*A):$ 33.31 cfs

The increase in discharge from the existing condition to the fully developed condition is then calculated from the difference in peak discharges (ΔQ) of the total areas. The increase for the 10 and 100 year rain events are listed below.

$$\Delta Q_{10} = 7.04 \text{ cfs}$$

$$\Delta Q_{100} = 9.79 \text{ cfs}$$

VII. STREET DRAINAGE SYSTEM

This property currently discharges all runoff naturally to the south towards South Elm Creek Subdivision Unit 6, over existing dirt road to Azucena Drive, and east towards South Elm Creek Unit 1, over existing dirt road to Cross Creek Drive. See attached U.S.G.S. Map in Appendix C. There is no storm drain system in place within the vicinity of the property. There is no mayor impact in the increase of runoff due to the construction of this proposed subdivision, the variation is minimal compared to existing drainage conditions. All proposed improvements will match existing drainage patterns.

VIII. POND PROVISIONS

A detention pond is not proposed for this development, since the increase in discharge from the existing condition is minimal and the existing drainage condition will have no impact with the construction of this proposed subdivision. Since the size of dwellings on these lots is proposed to be no more than 1,200 square feet, it is expected that dwelling will not occupy more than 12 % of the lot area, and runoff can stay in these lots.

Appendices:

A - Plat Copy

B - Existing/Proposed Development Exhibit

C - U.S.G.S. Map of Watershed

Table 5 - Rainfall Depths for Various Return Periods and Storm Durations

Duration (min.)	Return Period (years)						
	1	2	5	10	25	50	100
5		0.47	0.56	0.62	0.71	0.79	0.86
10		0.78	0.93	1.03	1.19	1.32	1.44
15		1.00	1.19	1.32	1.52	1.68	1.84
30		1.41	1.76	2.02	2.38	2.66	2.94
60		1.83	2.37	2.74	3.27	3.67	4.08
120	1.75	2.16	2.81	3.28	3.85	4.35	4.86
180	1.94	2.28	3.09	3.63	4.19	4.75	5.32
360	2.34	2.66	3.65	4.28	5.00	5.63	6.39
720	2.77	3.13	4.21	5.08	6.00	6.65	7.50
1440	3.14	3.54	4.83	5.71	7.00	7.83	8.83

 Values taken from HYDRO-35 for shorter duration storms

 Values taken from TP-40 for longer duration storms.

Table 5A - Rainfall Intensities for Various Return Periods and Storm Durations

Duration (min.)	Return Period (years)						
	1	2	5	10	25	50	100
5	0.00	5.64	6.67	7.43	8.56	9.44	10.32
10	0.00	4.70	5.56	6.20	7.15	7.89	8.63
15	0.00	4.00	4.74	5.29	6.10	6.73	7.36
30	0.00	2.81	3.53	4.03	4.75	5.32	5.88
60	0.00	1.83	2.37	2.74	3.27	3.67	4.08
120	0.88	1.08	1.41	1.64	1.93	2.18	2.43
180	0.65	0.76	1.03	1.21	1.40	1.58	1.77
360	0.39	0.44	0.61	0.71	0.83	0.94	1.07
720	0.23	0.26	0.35	0.42	0.50	0.55	0.63
1440	0.13	0.15	0.20	0.24	0.29	0.33	0.37

 Values taken from HYDRO-35 for shorter duration storms

 Values taken from TP-40 for longer duration storms.

Appendix - Tables and Figures

**Table 2 - Runoff Coefficients by Land Use and
Maximum recommended Inlet Times**

Zone Designation	Name	Runoff Coefficient	Max. Recommended Inlet Time (minutes)
AG	Agricultural, 1ac, 2000 SF home	Variable	15
SF or RE	Single Family Residential	0.60	15
D	Duplex	0.60	15
A-1	Multifamily, 12 units/acre	0.80	10
A-2	Multifamily, 18 units/acre	0.85	10
A-3	Multifamily, 24 units/acre	0.90	10
PD	Planned Development	Variable	10
O	Office	0.85	10
GR	General Retail	0.85	10
SS	Service Station	0.95	10
MU	Mixed Use	Variable	10
CBD	Central Business District	0.90	10
LC	Light Commercial	0.90	10
C	Commercial	0.90	10
I	Industrial	0.90	10
FP	Flood Plain	1.00	10
H	Historical Landmark	0.40	15
R/PC	Restaurant/Private Club	0.90	10
*	Parking Lots	1.00	10
*	Church	0.90 Varies	10
*	School	0.75 Varies	15
*	Park	0.40 Varies	15
*	Road & Interstate Hwy.	0.90	10

Note:

1. (*) = Indicates non-zoned usage
2. The coefficients of this tabulation are applicable to storms up to a 10-year frequency.
3. Coefficients for less frequent higher intensity storms shall be modified as follows:

Return Period (yrs)

Multiply "C" by

25
50
100

1.1
1.2
1.25

Attachment 5 Master Plan

FINANCED
THROUGH THE
DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
OF THE STATE OF TEXAS

THE PREPARATION OF THIS DOCUMENT
WAS FINANCED THROUGH PROVISIONS
OF A TEXAS COMMUNITY DEVELOPMENT
PROGRAM GRANT FROM U.S. DEPARTMENT
OF HOUSING AND URBAN DEVELOPMENT

THESE MAPS ARE PRESENTED WITHOUT WARRANTY OF ANY KIND,
EITHER EXPRESSED OR IMPLIED, RESPECTING THE CONTENTS OF
THESE MAPS, INCLUDING BUT NOT LIMITED TO THE ACCURACY,
LOCATION AND OWNERSHIP OF ANY FACILITIES. NEITHER THE CITY
OF EAGLE PASS, NOR HEJL, LEE AND ASSOCIATES, INC. OR ITS
REPRESENTATIVES SHALL BE LIABLE TO ANY PERSON OR ENTITY
WITH RESPECT TO ANY LIABILITY, LOSS, OR DAMAGE CAUSED OR
ALLEGED TO BE CAUSED DIRECTLY OR INDIRECTLY BY THESE MAPS.

CAD DRAWING FILE: FUTUREMAP.DWG
DATE: 01/03/95



FIGURE A.5.3 CITY OF EAGLE PASS, TEXAS FUTURE LAND USE MAP

PREPARED BY:
HEJL, LEE & ASSOCIATES, INC.
CONSULTING ENGINEERS
2207 HANCOCK DRIVE
AUSTIN, TEXAS 78756
(512) 467-9793

Municipal County Council

LEGEND

EXISTING LAND USES

1. EAGLE PASS HIGH SCHOOL
2. EAGLE PASS JAYCE CLUB
3. HOSPITAL, JAYCE CLUB
4. WATER TREATMENT PLANT
5. RAY H. JONES ELEMENTARY
6. EAST GOLF COURSE
7. PROGRESS OF WOMEN CENTER
8. EAGLE PASS CHURCH CENTER
9. CLASS ELEMENTARY
10. LANDMARK DEVELOPMENT CENTER
11. SOUTH E. LEE ELEMENTARY
12. SAN LUIS ELEMENTARY
13. CENTRAL SERVICE CENTER
14. MULTIPLE
15. EAGLE PASS REGIONAL TECHNICAL CENTER
16. SOUTHWEST TEXAS JAYCE COLLEGE & SW. PASS STATE UNIVERSITY

EXISTING LAND USES

17. EAGLE PASS PARK
18. EAGLE PASS
19. AGNES PARK
20. VICTORIA PARK
21. AGNES PARK
22. VICTORIA PARK
23. EAGLE PASS
24. EAGLE PASS
25. EAGLE PASS
26. EAGLE PASS
27. EAGLE PASS
28. EAGLE PASS
29. EAGLE PASS
30. EAGLE PASS
31. EAGLE PASS
32. EAGLE PASS
33. EAGLE PASS
34. EAGLE PASS
35. EAGLE PASS
36. EAGLE PASS
37. EAGLE PASS
38. EAGLE PASS
39. EAGLE PASS
40. EAGLE PASS
41. EAGLE PASS
42. EAGLE PASS
43. EAGLE PASS
44. EAGLE PASS
45. EAGLE PASS
46. EAGLE PASS
47. EAGLE PASS
48. EAGLE PASS
49. EAGLE PASS
50. EAGLE PASS
51. EAGLE PASS
52. EAGLE PASS
53. EAGLE PASS
54. EAGLE PASS
55. EAGLE PASS
56. EAGLE PASS
57. EAGLE PASS
58. EAGLE PASS
59. EAGLE PASS
60. EAGLE PASS
61. EAGLE PASS
62. EAGLE PASS
63. EAGLE PASS
64. EAGLE PASS
65. EAGLE PASS
66. EAGLE PASS
67. EAGLE PASS
68. EAGLE PASS
69. EAGLE PASS
70. EAGLE PASS
71. EAGLE PASS
72. EAGLE PASS
73. EAGLE PASS
74. EAGLE PASS
75. EAGLE PASS
76. EAGLE PASS
77. EAGLE PASS
78. EAGLE PASS
79. EAGLE PASS
80. EAGLE PASS
81. EAGLE PASS
82. EAGLE PASS
83. EAGLE PASS
84. EAGLE PASS
85. EAGLE PASS
86. EAGLE PASS
87. EAGLE PASS
88. EAGLE PASS
89. EAGLE PASS
90. EAGLE PASS
91. EAGLE PASS
92. EAGLE PASS
93. EAGLE PASS
94. EAGLE PASS
95. EAGLE PASS
96. EAGLE PASS
97. EAGLE PASS
98. EAGLE PASS
99. EAGLE PASS
100. EAGLE PASS

- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- RECREATION
- AGRICULTURE

LEGEND

LEGEND

- CITY LIMITS
- RAILROAD
- U.S. HIGHWAY
- STATE HIGHWAY
- FUTURE OR RAILROAD TO MARKET
- FUTURE OR RAILROAD TO MARKET

LEGEND

- CITY LIMITS
- RAILROAD
- U.S. HIGHWAY
- STATE HIGHWAY
- FUTURE OR RAILROAD TO MARKET
- FUTURE OR RAILROAD TO MARKET

LEGEND

- CITY LIMITS
- RAILROAD
- U.S. HIGHWAY
- STATE HIGHWAY
- FUTURE OR RAILROAD TO MARKET
- FUTURE OR RAILROAD TO MARKET

LEGEND

- CITY LIMITS
- RAILROAD
- U.S. HIGHWAY
- STATE HIGHWAY
- FUTURE OR RAILROAD TO MARKET
- FUTURE OR RAILROAD TO MARKET

LEGEND

- CITY LIMITS
- RAILROAD
- U.S. HIGHWAY
- STATE HIGHWAY
- FUTURE OR RAILROAD TO MARKET
- FUTURE OR RAILROAD TO MARKET

LEGEND

- CITY LIMITS
- RAILROAD
- U.S. HIGHWAY
- STATE HIGHWAY
- FUTURE OR RAILROAD TO MARKET
- FUTURE OR RAILROAD TO MARKET

LEGEND

- CITY LIMITS
- RAILROAD
- U.S. HIGHWAY
- STATE HIGHWAY
- FUTURE OR RAILROAD TO MARKET
- FUTURE OR RAILROAD TO MARKET

LEGEND

- CITY LIMITS
- RAILROAD
- U.S. HIGHWAY
- STATE HIGHWAY
- FUTURE OR RAILROAD TO MARKET
- FUTURE OR RAILROAD TO MARKET

LEGEND

- CITY LIMITS
- RAILROAD
- U.S. HIGHWAY
- STATE HIGHWAY
- FUTURE OR RAILROAD TO MARKET
- FUTURE OR RAILROAD TO MARKET

LEGEND

- CITY LIMITS
- RAILROAD
- U.S. HIGHWAY
- STATE HIGHWAY
- FUTURE OR RAILROAD TO MARKET
- FUTURE OR RAILROAD TO MARKET

LEGEND

- CITY LIMITS
- RAILROAD
- U.S. HIGHWAY
- STATE HIGHWAY
- FUTURE OR RAILROAD TO MARKET
- FUTURE OR RAILROAD TO MARKET

LEGEND

- CITY LIMITS
- RAILROAD
- U.S. HIGHWAY
- STATE HIGHWAY
- FUTURE OR RAILROAD TO MARKET
- FUTURE OR RAILROAD TO MARKET

LEGEND

- CITY LIMITS
- RAILROAD
- U.S. HIGHWAY
- STATE HIGHWAY
- FUTURE OR RAILROAD TO MARKET
- FUTURE OR RAILROAD TO MARKET

LEGEND

- CITY LIMITS
- RAILROAD
- U.S. HIGHWAY
- STATE HIGHWAY
- FUTURE OR RAILROAD TO MARKET
- FUTURE OR RAILROAD TO MARKET

LEGEND

- CITY LIMITS
- RAILROAD
- U.S. HIGHWAY
- STATE HIGHWAY
- FUTURE OR RAILROAD TO MARKET
- FUTURE OR RAILROAD TO MARKET

LEGEND

- CITY LIMITS
- RAILROAD
- U.S. HIGHWAY
- STATE HIGHWAY
- FUTURE OR RAILROAD TO MARKET
- FUTURE OR RAILROAD TO MARKET

LEGEND

- CITY LIMITS
- RAILROAD
- U.S. HIGHWAY
- STATE HIGHWAY
- FUTURE OR RAILROAD TO MARKET
- FUTURE OR RAILROAD TO MARKET

LEGEND

- CITY LIMITS
- RAILROAD
- U.S. HIGHWAY
- STATE HIGHWAY
- FUTURE OR RAILROAD TO MARKET
- FUTURE OR RAILROAD TO MARKET

LEGEND

- CITY LIMITS
- RAILROAD
- U.S. HIGHWAY
- STATE HIGHWAY
- FUTURE OR RAILROAD TO MARKET
- FUTURE OR RAILROAD TO MARKET

LEGEND

- CITY LIMITS
- RAILROAD
- U.S. HIGHWAY
- STATE HIGHWAY
- FUTURE OR RAILROAD TO MARKET
- FUTURE OR RAILROAD TO MARKET

LEGEND

- CITY LIMITS
- RAILROAD
- U.S. HIGHWAY
- STATE HIGHWAY
- FUTURE OR RAILROAD TO MARKET
- FUTURE OR RAILROAD TO MARKET

LEGEND

- CITY LIMITS
- RAILROAD
- U.S. HIGHWAY
- STATE HIGHWAY
- FUTURE OR RAILROAD TO MARKET
- FUTURE OR RAILROAD TO MARKET

LEGEND

- CITY LIMITS
- RAILROAD
- U.S. HIGHWAY
- STATE HIGHWAY
- FUTURE OR RAILROAD TO MARKET
- FUTURE OR RAILROAD TO MARKET

LEGEND

- CITY LIMITS
- RAILROAD
- U.S. HIGHWAY
- STATE HIGHWAY
- FUTURE OR RAILROAD TO MARKET
- FUTURE OR RAILROAD TO MARKET

LEGEND

- CITY LIMITS
- RAILROAD
- U.S. HIGHWAY
- STATE HIGHWAY
- FUTURE OR RAILROAD TO MARKET
- FUTURE OR RAILROAD TO MARKET

LEGEND

- CITY LIMITS
- RAILROAD
- U.S. HIGHWAY
- STATE HIGHWAY
- FUTURE OR RAILROAD TO MARKET
- FUTURE OR RAILROAD TO MARKET

LEGEND

- CITY LIMITS
- RAILROAD
- U.S. HIGHWAY
- STATE HIGHWAY
- FUTURE OR RAILROAD TO MARKET
- FUTURE OR RAILROAD TO MARKET

LEGEND

- CITY LIMITS
- RAILROAD
- U.S. HIGHWAY
- STATE HIGHWAY
- FUTURE OR RAILROAD TO MARKET
- FUTURE OR RAILROAD TO MARKET

LEGEND

- CITY LIMITS
- RAILROAD
- U.S. HIGHWAY
- STATE HIGHWAY
- FUTURE OR RAILROAD TO MARKET
- FUTURE OR RAILROAD TO MARKET

LEGEND

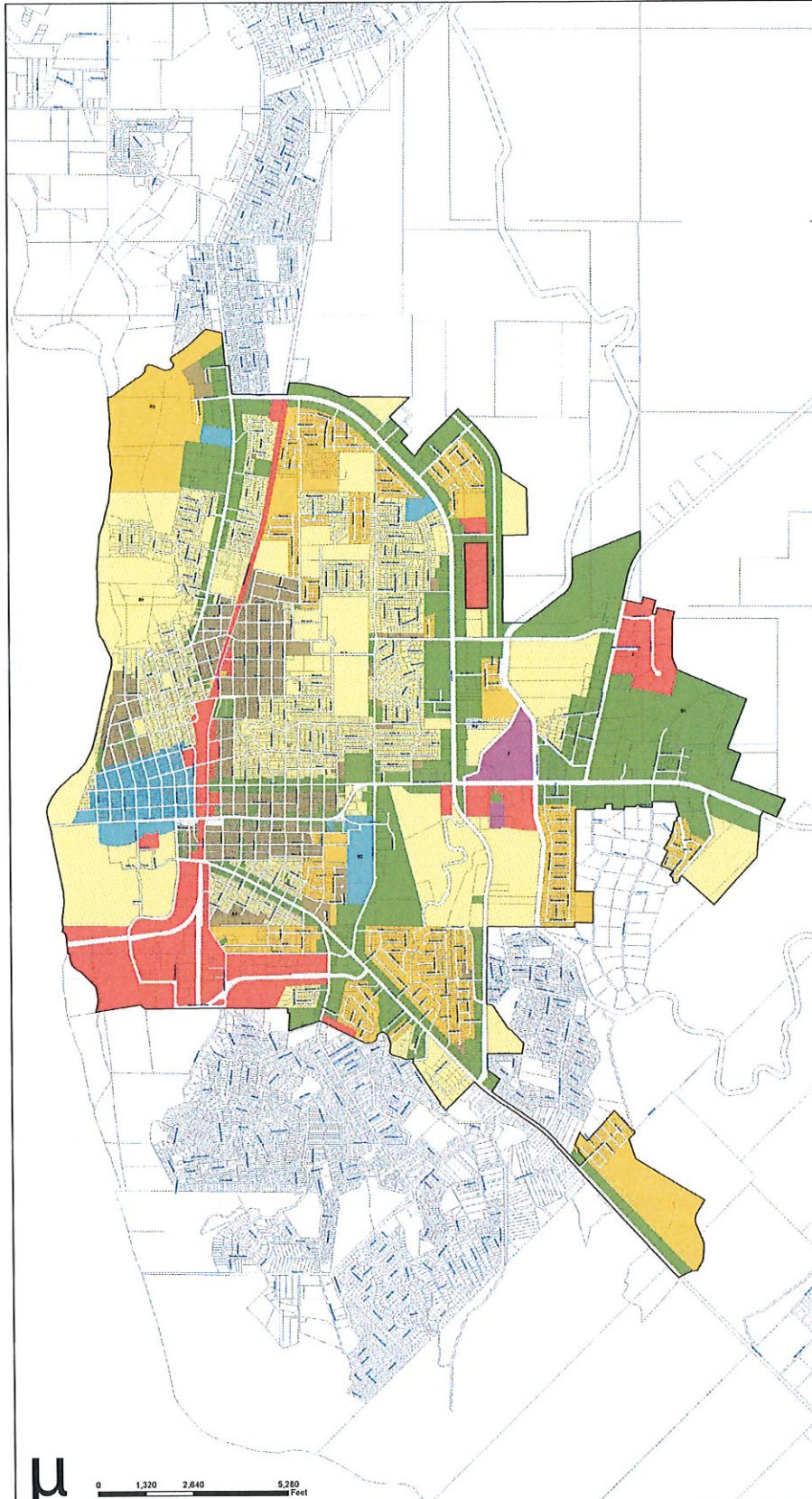
- CITY LIMITS
- RAILROAD
- U.S. HIGHWAY
- STATE HIGHWAY
- FUTURE OR RAILROAD TO MARKET
- FUTURE OR RAILROAD TO MARKET

LEGEND

- CITY LIMITS
- RAILROAD
- U.S. HIGHWAY
- STATE HIGHWAY
- FUTURE OR RAILROAD TO MARKET
- FUTURE OR RAILROAD TO MARKET

Legend

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



0 1,320 2,640 5,280
Feet



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

Eagle Pass, Texas
 2000 Technology Dr. Suite 900
 Phone: 972.633.1558
 Fax: 972.633.0533
 Plans: TX 75074
 www.trueautomation.com



TRUE AUTOMATION, INC.
 2000 Technology Dr. Suite 900
 Phone: 972.633.1558
 Fax: 972.633.0533
 Plans: TX 75074
 www.trueautomation.com



Item #3



Planning Department Executive Summary
REPORT TO THE PLANNING AND ZONING COMMISSION

Preliminary Plat Approval of the Santa Maria Estates Subdivision Unit 1

I. BACKGROUND

A. General Information

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

Property Owner: MVN Enterprises, LLC
Morris Libson
2205 Zacatecas Drove
Eagle Pass, Texas 78852

Location: Subject property is adjacent located south of the Latigo Apartments and Legacy Villas off Legacy Boulevard and north of 57 Heights Subdivision.

Legal Description: Being a 7.92 acre tract, out of Survey 3, Abstract 1007, Survey 6, Abstract 1110, Survey 5, Abstract 1030, in Maverick County, Texas; said 32.884 Acre tract being the same land described by metes and bounds in that certain Exchange Warranty Deed by the Jack Robert Chittim Trust, etal to Maverick County Investments, Ltd., Recorded in Volume 690, Page 13, Official Public Records, Maverick County, Texas.

Property ID Number: 82295 and 82296

Request: preliminary plat approval to subdivide an approximately 7.92-acre tract into 29 residential lots.

B. Subject Property Information

Parcel Size: 7.92-acres

Topography: A decrease in elevation from north to west.

Vegetation: Native light brush

Existing Use: Vacant and undeveloped
Zoning: *R-2 Second One-Family Dwelling District*
Master Plan: None

C. Vicinity Data

The site is located south of the Latigo Apartments and Legacy Villas off Legacy Boulevard, and north of 57 Heights Subdivision.

D. Infrastructure

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

Access to the site is provided by Legacy Boulevard and Spur 16, also known as the Extension of Second Street.

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 Commission's deliberation process for preliminary approval of the subdivision. Please refer to Attachment 1.
2. The site is located within the boundary of the *City of Eagle Pass Master Plan Map*. Please refer to Attachment 3 for a copy of the *Master Plan Map*. The *City of Eagle Pass Master Plan* emphasizes the importance of maintaining the character of the City's residential and commercial neighborhoods.
 - ✓ The subdivision is consistent with the *Housing Goals* of the *Master Plan*, as the subdivision process will ensure appropriate land development regulation with appropriate lot sizes, paved streets with curb and gutters, and adequate utility services.
 - ✓ The subdivision is consistent with the *Land Use Development Goals* of the *Master Plan*, as the project is designed to provide for a building lot density that is consistent with the purpose of the *R-2 Second One-Family Dwelling District*. This design will allow for the development of the community while providing utility services in the most efficient and equitable manner.
 - ✓ The subdivision is consistent with the *Street Goal* of the *Master Plan*, as access to the lots from Legacy Boulevard has 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 Legacy Boulevard has been designed to be part of a safe and efficient thoroughfare system.

- ✓ The subdivision is consistent with the *Storm Drainage Goals* of the *Master Plan*, as the drainage for the proposed lots will be conveyed into a proposed surface water detention facility.
- 3. The subdivision design is consistent with the residential purpose of the *R-2 Second One-Family welling District*.
- 6. The subdivision is consistent with City design and specifications, as the subsequent development of the site will be required to conform to the following sections of *Article IV* in *Eagle Pass Code of Ordinances Chapter 23*:
 - ✓ *Section 23-61* governing street layout, right-of-way and pavement width, street names, street lights, and road construction testing
 - ✓ *Section 23-62* governing utility easements
 - ✓ *Section 23-64* governing sidewalks
 - ✓ *Section 23-66* governing sanitary sewage disposal
 - ✓ *Section 23-67* governing potable water supply and fire flow
 - ✓ *Section 23-68* governing storm drainage
 - ✓ *Section 23-69* governing the size of building lots, including lot width, lot depth, lot orientation, and building setback areas
 - ✓ *Section 23-71* governing the installation and inspection of utility lines

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

- 7. 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*.
- 8. The subdivision will be required to an in-lieu of parkland fee as set forth in *Article V* in *Eagle Pass Code of Ordinances Chapter 23*.
- 9. The subdivision of the property is in conformance with the provisions of the *Master Plan* and the *Eagle Pass Code of Ordinances* by facilitating the following benefits:
 - Protect private rights while considering public health, safety and welfare.
 - Provide for efficient and economical ways to move people and goods outside the City by an adequate plan for streets and highways.
 - Guide future development in an orderly manner, by stages according to a pattern, so that the City may have a balanced land use.
 - Encourage a diversified economic base, and encourage public and private investments in land and improvements.

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

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

Please refer to Attachment 3 for a copy of the *Zoning Map*.

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

B. Planning Department Recommendation

The Planning and Zoning Commission recommends that the City Council **GRANT** preliminary plat approval of the *Santa Maria Estates Subdivision Unit 1* subject to the following conditions:

1. The final plat shall comply 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:

TEC Services via e-mail
Planning and Zoning Commission via e-mail
Eagle Pass Planning Department Report dated May 13, 2020

Attachment 1 Application



PLANNING DEPARTMENT

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

SUBDIVISION APPLICATION

TYPE OF SUBDIVISION (check one):

☒ Preliminary

☐ Final

☐ Replat

☐ Amendment ☐ Short Form Final

Property Legal Description: Abstract A1007, Survey #3 Acres 7.884, Abstract A1110, Survey #6 Acres 25

Maverick County Property Identification Number(s): 82295, 82296

Name of Addition: Santa Maria Estates Subdivision Unit 1

Location of Addition: Off of Legacy Blvd.

Number of Residential Lots: 29 Number of Commercial Lots: 0 Gross Acreage: 7.92

Number of New Street Intersections 2 Linear feet of Streets 0

Is Subdivision inside city limits? Yes ☒ No ☐; If so, Zoning District: R-2

Existing Land Use: Vacant

Proposed Land Use: Residential

Requested Variances: N/A

PROPERTY OWNER:

Name: MVN Enterprises, LLC

Address: 2205 Zacatecas Dr.

City: Eagle Pass

State: TX Zip: 78852

Signature: [Signature]

Contact: Morris Libson

Phone: 830-968-6268

Fax: 830-773-7312

E-mail: morrislj@sbcglobal.net

Date: April 2-2020

PROPERTY OWNER:

Name: _____

Address: _____

City: _____

State: _____ Zip: _____

Signature: _____

Contact: _____

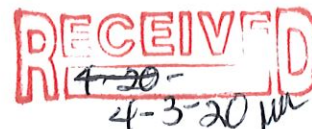
Phone: _____

Fax: _____

E-mail: _____

Date: _____

APPLICANT/SUBDIVIDER:



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

Contact: Aaron Libson
Phone: 830-773-0579
Fax: 830-773-7312
E-mail: ajlibson@terratechengineering.com
Date: 4/2/2020

SURVEYOR:

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

Contact: Francisco Gaytan
Phone: 830-773-8308
Fax: 830-421-7116
E-mail: fgaytan@yahoo.com
Date: 4/2/2020

ENGINEER:

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

Contact: Florentino Caballero
Phone: 830-773-0579
Fax: 830-773-7312
E-mail: fcaballero@terratechengineering.com
Date: 4/2/2020

PRINCIPAL CONTACT: ☐ Owner ☒ Applicant ☐ Surveyor ☐ Engineer

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

STATEMENT OF APPLICANT

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

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

[Signature]
Applicant Signature

4/2/2020
Date

STATEMENT OF OWNER/SUBDIVIDER

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


Owner / Subdivider Signature

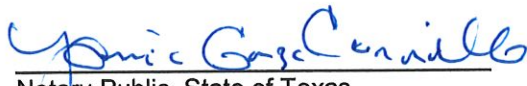
April 2-2020
Date

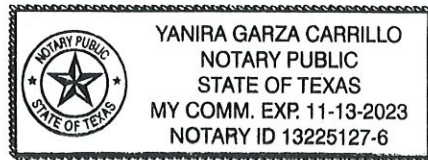
STATE OF TEXAS §

COUNTY OF MAVERICK §

Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared MORRIS LIBSON (Name), OWNER OF MVN ENTERPRISES, LLC (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 02 day of April, 2020.


Notary Public, State of Texas



Maverick CAD

Property Search Results > 82296 MVN ENTERPRISES LLC for Year 2020

Tax Year: 2020 - Values not available

Property

Account

Property ID: 82296 Legal Description: ABSTRACT A1110, FOX, F. & J. BYRNE, SURVEY #6, ACRES 25.0
 Geographic ID: 11100006002040 Zoning:
 Type: Real Agent Code:
 Property Use Code:
 Property Use Description:

Protest

Protest Status:
 Informal Date:
 Formal Date:

Location

Address: EAGLE PASS, TX 78852 Mapsco:
 Neighborhood: Map ID: MCINVEST
 Neighborhood CD:

Owner

Name: MVN ENTERPRISES LLC Owner ID: 110214
 Mailing Address: 2205 ZACATECA DRIVE % Ownership: 100.000000000000%
 EAGLE PASS, TX 78852
 Exemptions:

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A
(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	
(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	
(=) Assessed Value:	=	N/A	

Taxing Jurisdiction

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RN	NATIVE RANGELAND	15.7371	685508.08	0.00	0.00	N/A	N/A
2	RB	NATIVE BRUSHLAND	9.2629	403491.92	0.00	0.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A

2019	\$0	\$500,000	0	500,000	\$0	\$500,000
2018	\$0	\$500,000	0	500,000	\$0	\$500,000
2017	\$0	\$500,000	0	500,000	\$0	\$500,000
2016	\$0	\$226,840	0	226,840	\$0	\$226,840
2015	\$0	\$226,840	0	226,840	\$0	\$226,840
2014	\$0	\$226,840	0	226,840	\$0	\$226,840
2013	\$0	\$226,840	0	226,840	\$0	\$226,840
2012	\$0	\$226,840	0	226,840	\$0	\$226,840
2011	\$0	\$226,840	0	226,840	\$0	\$226,840
2010	\$0	\$226,840	0	226,840	\$0	\$226,840
2009	\$0	\$226,840	0	226,840	\$0	\$226,840
2008	\$0	\$226,840	0	226,840	\$0	\$226,840
2007	\$0	\$226,840	0	226,840	\$0	\$226,840
2006	\$0	\$226,840	0	226,840	\$0	\$226,840

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/5/2017	SWD	SPECIAL WARRANTY DEED	MAVERICK COUNTY INVESTMENTS LTD	MVN ENTERPRISES LLC	1664	158	199027
2	6/17/2002	WD	WARRANTY DEED	CHITTIM TRUST	MAVERICK COUNTY INVESTMENTS LTD	690	13	111690

Tax Due

Property Tax Information as of 05/12/2020

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
------	---------------------	---------------	----------	-----------------	--------------	-------------------------------	---------------	------------

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (830) 773-0255

This year is not certified and ALL values will be represented with "N/A".



Property

Account

Property ID: 82295 Legal Description: ABSTRACT A1007, G C & S F R R CO., SURVEY #3, ACRES 7.884
 Geographic ID: 10070003001270 Zoning:
 Type: Real Agent Code:
 Property Use Code:
 Property Use Description:

Protest

Protest Status:
 Informal Date:
 Formal Date:

Location

Address: EAGLE PASS, TX 78852 Mapsco:
 Neighborhood: Map ID: LOOP431RCNTY
 Neighborhood CD:

Owner

Name: MVN ENTRTPRISES LLC Owner ID: 110213
 Mailing Address: 2205 ZACATECA DR % Ownership: 100.0000000000%
 EAGLE PASS, TX 78852
 Exemptions:

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A
(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	
(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	
(=) Assessed Value:	=	N/A	

Taxing Jurisdiction

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RN	NATIVE RANGELAND	0.7992	34813.15	0.00	0.00	N/A	N/A
2	RB	NATIVE BRUSHLAND	7.0848	308613.89	0.00	0.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A

2019	\$0	\$157,680	0	157,680	\$0	\$157,680
2018	\$0	\$157,680	0	157,680	\$0	\$157,680
2017	\$0	\$157,680	0	157,680	\$0	\$157,680
2016	\$0	\$59,130	0	59,130	\$0	\$59,130
2015	\$0	\$59,130	0	59,130	\$0	\$59,130
2014	\$0	\$59,130	0	59,130	\$0	\$59,130
2013	\$0	\$59,130	0	59,130	\$0	\$59,130
2012	\$0	\$59,130	0	59,130	\$0	\$59,130
2011	\$0	\$59,130	0	59,130	\$0	\$59,130
2010	\$0	\$59,130	0	59,130	\$0	\$59,130
2009	\$0	\$59,130	0	59,130	\$0	\$59,130
2008	\$0	\$59,130	0	59,130	\$0	\$59,130
2007	\$0	\$59,130	0	59,130	\$0	\$59,130
2006	\$0	\$59,130	0	59,130	\$0	\$59,130

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/5/2017	SWD	SPECIAL WARRANTY DEED	MAVERICK COUNTY INVESTMENTS LTD	MVN ENTRPRISES LLC	1664	158	199027
2	6/17/2002	WD	WARRANTY DEED	CHITTIM TRUST	MAVERICK COUNTY INVESTMENTS LTD	690	13	111690

Tax Due

Property Tax Information as of 05/12/2020

Amount Due If Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
------	---------------------	---------------	----------	-----------------	--------------	-------------------------------	---------------	------------

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (830) 773-0255

This year is not certified and ALL values will be represented with "N/A".



Attachment 2 Engineering Report



TerraTech Engineering and Construction Services

PO Box 556

Eagle Pass, Texas 78853-0556

TBPE Firm # 14118

"Developing Communities and Enhancing People's Lives through Experience and Integrity"

To: Placido Madera

City of Eagle Pass Planning Director

From: Florentino Caballero, P.E.

Date: May 05, 2020

Reference: Updated Preliminary Engineering Report for Santa Maria Estates Subdivision Unit 1

Dear Mr. Madera,

Mr. Morris Libson, owner of a tract of land legally described as 'Being a 32.884 Acre Tract, out of Survey 3, Abstract 1007, Survey 6, Abstract 1110, Survey 5, Abstract 1030' in Eagle Pass, Maverick County, Texas, has requested the services of TerraTech Engineering and Construction Services (TEC Services) to process and design a residential subdivision Plat of the subject property. Although the deed describes the total acreage as being 32.884 acres, our surveyor has legally and physically confirmed that the actual total acreage of the developer's property is 32.70 acres. Out of the total acreage, 7.92 acres will be subdivided into 29 Residential lots to be known as Santa Maria Estates Subdivision Unit 1. The subject property is adjacently located south of the Latigo Apartments and Legacy Villas off of Legacy Blvd., and North of 57 Heights Subdivision in Eagle Pass, Texas.

General Description

The proposed subdivision has a total area of 7.92 Acres and will contain 29 residential lots. This property is currently undeveloped vacant land and has light brush/vegetation on it. The proposed subdivision has access through Legacy Blvd.

The proposed development is located inside the Eagle Pass City Limits and will be zoned as R-2: Second one-family dwelling district. The owner of this property is requesting authorization to legally plat 7.92 acres into 29 residential lots. Dimensions for the proposed lots are indicated in the attached Plat.

Drainage

General Drainage Description

The proposed use of these lots are residential with no portion of this property being within a special flood hazard area. The highest point on this property is near the Northwestern property line. (Refer to the topography on the attached Plat). Runoff from the proposed subdivision naturally drains to the Southwest corner of the property where a proposed detention pond will be situated for the development of this property.

830-773-0579 – Phone

email: jalibson@terratechengineering.com

830-773-7312 – Fax

www.terratechengineering.com

REVISED
5-7-20
via email (daron)

Existing Drainage Conditions

Drainage calculations shown below were calculated for the entirety of the owner's property, since the developer has decided to build-out the required detention pond storage for all his future development of the property with the 1st unit of Santa Maria Estates Subdivision. Moreover, the detention pond that will be built-out with the 1st Unit of this proposed subdivision will serve the entire 32.70 acres when fully developed.

Rainfall Intensity-Duration-Frequency Coefficients data for the Maverick County/Eagle Pass area of Texas (provided by FHA) was used for the hydraulic calculations.

The hydraulic calculations were analyzed using the TR-55 and SCS Runoff Method. A summary of the hydraulic calculations used to size the proposed detention pond for the entire 32.70 Acres is shown on the following pages.

Hyd. No. 1

32.7 AC PRE-DEVELOPED

Description	A	B	C	Totals
Sheet Flow				
Manning's n-value	= 0.400	0.011	0.011	
Flow length (ft)	= 250.0	0.0	0.0	
Two-year 24-hr precip. (in)	= 2.20	0.00	0.00	
Land slope (%)	= 2.79	0.00	0.00	
Travel Time (min)	= 47.18	+	0.00	+ 0.00 = 47.18
Shallow Concentrated Flow				
Flow length (ft)	= 1300.00	0.00	0.00	
Watercourse slope (%)	= 2.79	0.00	0.00	
Surface description	= Unpaved	Paved	Paved	
Average velocity (ft/s)	=2.69	0.00	0.00	
Travel Time (min)	= 8.04	+	0.00	+ 0.00 = 8.04
Channel Flow				
X sectional flow area (sqft)	= 0.00	0.00	0.00	
Wetted perimeter (ft)	= 0.00	0.00	0.00	
Channel slope (%)	= 0.00	0.00	0.00	
Manning's n-value	= 0.015	0.015	0.015	
Velocity (ft/s)	=0.00	0.00	0.00	
Flow length (ft)	((0))0.0	0.0	0.0	
Travel Time (min)	= 0.00	+	0.00	+ 0.00 = 0.00
Total Travel Time, Tc				55.20 min

Hyd. No. 2

32.70 AC POST-DEVELOPED

Description	A	B	C	Totals
Sheet Flow				
Manning's n-value	= 0.150	0.011	0.011	
Flow length (ft)	= 150.0	0.0	0.0	
Two-year 24-hr precip. (in)	= 2.20	0.00	0.00	
Land slope (%)	= 1.00	0.00	0.00	
Travel Time (min)	= 21.57	+	0.00	+ 0.00 = 21.57
Shallow Concentrated Flow				
Flow length (ft)	= 0.00	2200.00	0.00	
Watercourse slope (%)	= 0.00	1.63	0.00	
Surface description	= Unpaved	Paved	Paved	
Average velocity (ft/s)	=0.00	2.60	0.00	
Travel Time (min)	= 0.00	+	14.13	+ 0.00 = 14.13
Channel Flow				
X sectional flow area (sqft)	= 0.00	0.00	0.00	
Wetted perimeter (ft)	= 0.00	0.00	0.00	
Channel slope (%)	= 0.00	0.00	0.00	
Manning's n-value	= 0.015	0.015	0.015	
Velocity (ft/s)	=0.00	0.00	0.00	
Flow length (ft)	((0))0.0	0.0	0.0	
Travel Time (min)	= 0.00	+	0.00	+ 0.00 = 0.00
Total Travel Time, Tc				35.70 min

Time of Concentration (TC) for Pre- and Post- Development Conditions

5-Year Storm Return Period (SCS Runoff Method)

Hydrograph Summary Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v20183

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	13.38	2	750	109,023	-----	-----	-----	32.7 AC PRE-DEVELOPED
2	SCS Runoff	57.99	2	735	265,697	-----	-----	-----	32.70 AC POST-DEVELOPED
3	Reservoir	18.42	2	766	265,615	2	779.26	110,923	POST-DEVELOPED ROUTED

25-Year Storm Return Period (SCS Runoff Method)

Hydrograph Summary Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v20183

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	55.21	2	748	358,227	-----	-----	-----	32.7 AC PRE-DEVELOPED
2	SCS Runoff	135.46	2	734	613,934	-----	-----	-----	32.70 AC POST-DEVELOPED
3	Reservoir	49.74	2	762	613,845	2	780.90	254,696	POST-DEVELOPED ROUTED

100-Year Storm Return Period (SCS Runoff Method)

Hydrograph Summary Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v20183

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	119.20	2	748	739,404	-----	-----	-----	32.7 AC PRE-DEVELOPED
2	SCS Runoff	233.77	2	734	1,072,301	-----	-----	-----	32.70 AC POST-DEVELOPED
3	Reservoir	81.21	2	762	1,072,205	2	783.00	438,976	POST-DEVELOPED ROUTED

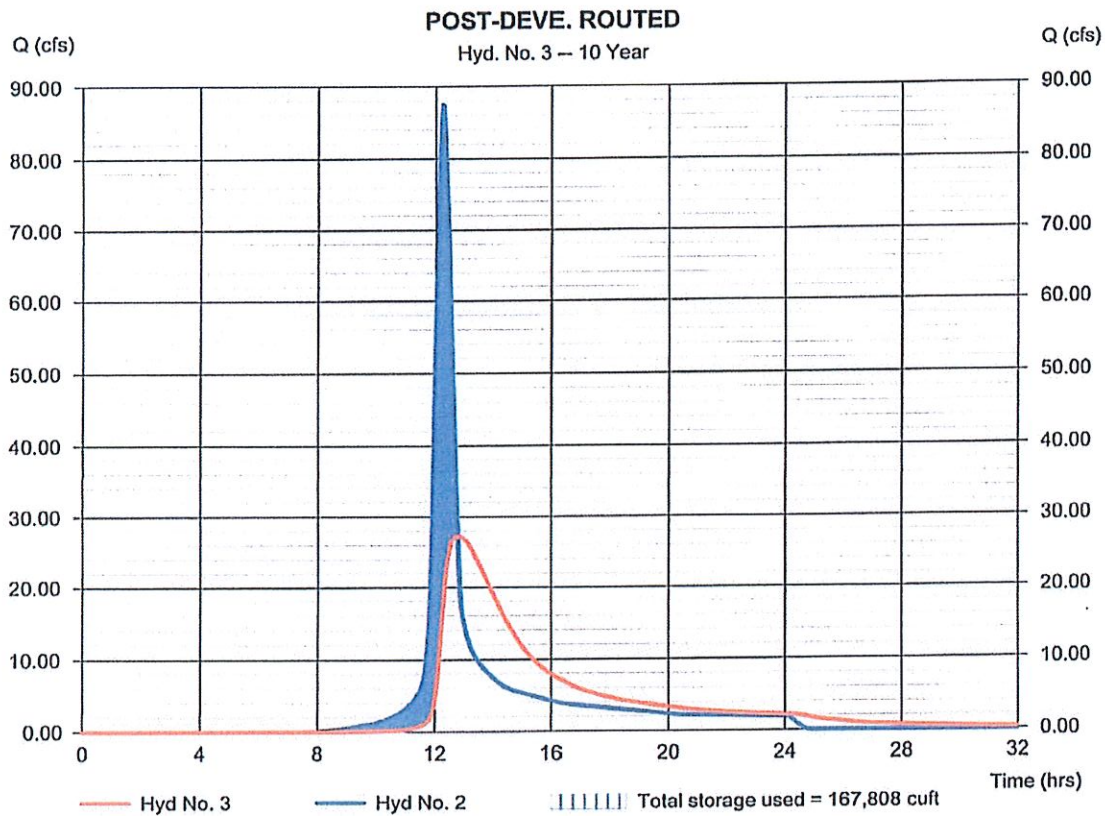
Hydrologic Summary Report for Pre- and Post- Development Conditions

Hyd. No. 3

POST-DEVE. ROUTED

Hydrograph type	= Reservoir	Peak discharge	= 27.20 cfs
Storm frequency	= 10 yrs	Time to peak	= 12.83 hrs
Time interval	= 2 min	Hyd. volume	= 397,098 cuft
Inflow hyd. No.	= 2 - 32.70 AC POST-DEVE	Max. Elevation	= 779.91 ft
Reservoir name	= DETENTION POND	Max. Storage	= 167,808 cuft

Storage Indication method used.



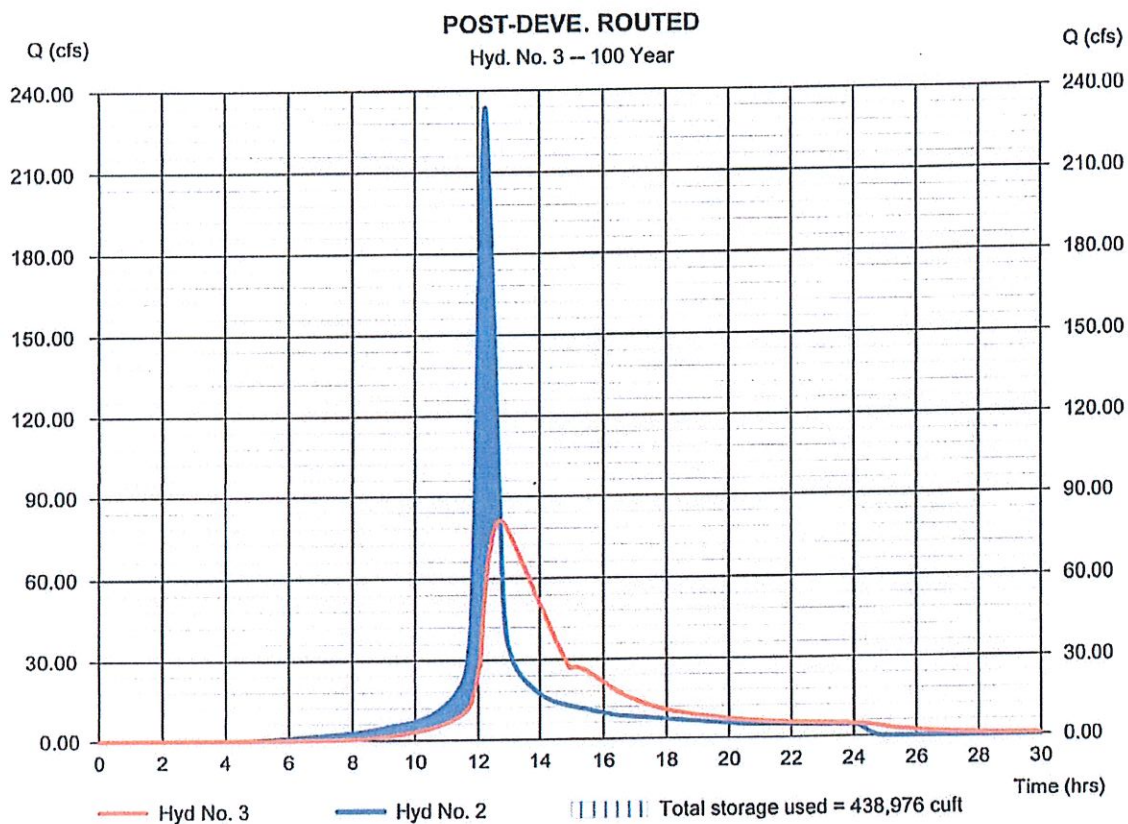
10-Yr Storm Hydrograph for Developed Conditions

Hyd. No. 3

POST-DEVE. ROUTED

Hydrograph type	= Reservoir	Peak discharge	= 81.21 cfs
Storm frequency	= 100 yrs	Time to peak	= 12.70 hrs
Time interval	= 2 min	Hyd. volume	= 1,072,205 cuft
Inflow hyd. No.	= 2 - 32.70 AC POST-DEVE	Max. Elevation	= 783.00 ft
Reservoir name	= DETENTION POND	Max. Storage	= 438,976 cuft

Storage Indication method used.



100-Yr Storm Hydrograph for Developed Conditions

Pond No. 1 - DETENTION POND

Pond Data

Contours -User-defined contour areas. Conic method used for volume calculation. Beginning Elevation = 778.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	778.00	87,841	0	0
1.00	779.00	87,841	87,832	87,832
2.00	780.00	87,841	87,832	175,664
3.00	781.00	87,841	87,832	263,497
4.00	782.00	87,841	87,832	351,329
5.00	783.00	87,841	87,832	439,161

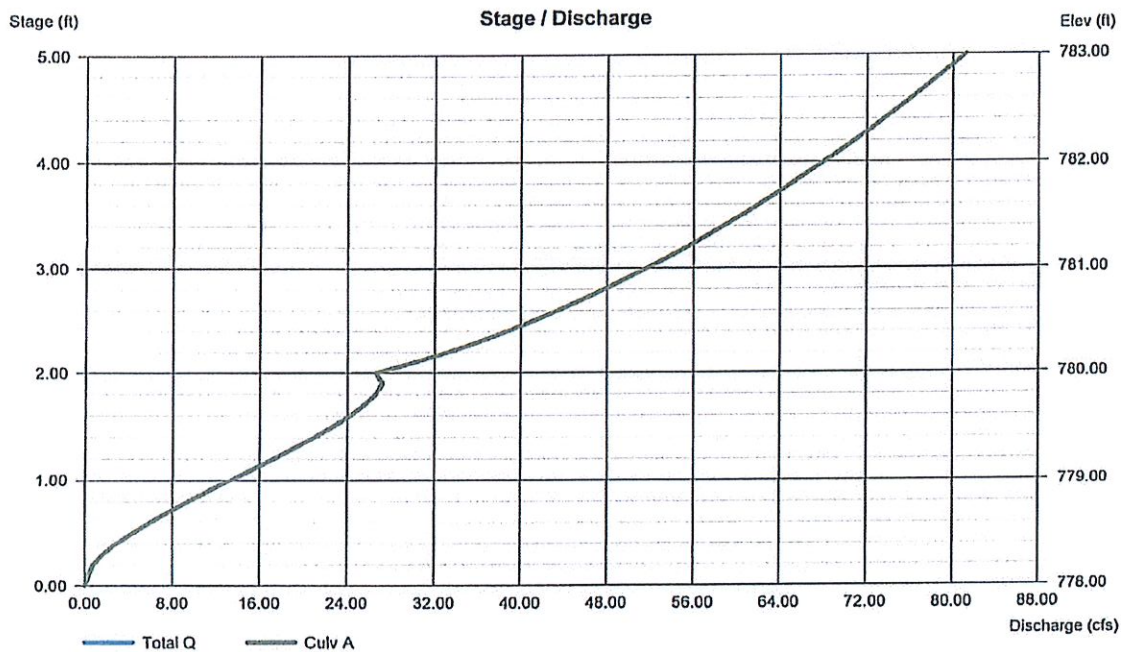
Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 24.00	Inactive	Inactive	Inactive
Span (in)	= 24.00	0.00	0.00	0.00
No. Barrels	= 3	1	0	0
Invert El. (ft)	= 778.00	778.00	0.00	0.00
Length (ft)	= 40.00	73.00	0.00	0.00
Slope (%)	= 0.90	1.90	0.00	n/a
N-Value	= .022	.022	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	Inactive	Inactive	Inactive	Inactive
Crest El. (ft)	= 0.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= —	Rect	Rect	---
Multi-Stage	= No	Yes	Yes	No
Exfil.(in/hr)	= 0.000 (by Contour)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



Stage/Storage/Discharge Table & Outlet Structure Parameters

As per the hydrologic calculations on the previous pages, the required minimum storage volume for the entire development is 438,976 cubic feet. The proposed detention pond will hold a total storage of 439,161 cubic feet which is above the required total storage. The proposed detention storage for the entirety of the 32.70 acres will be 439,161 cubic feet which will encompass approximately 2.016 acres of total area. Please refer to Sheet C-11 of the construction Plans for Santa Maria Estates Subdivision for additional details related to the proposed detention pond.

The proposed outlet devices which will be 3-24" corrugated metal pipes w/ concrete headwalls on the detention pond are designed to release at a rate not to exceed the predevelopment 10-year, 25-Year, and 100-Yr rainfall event.

Drainage Conclusions and Recommendations

The proposed detention pond will be sufficient to capture the developed runoff from the entirety of the developed 32.7 acres of Santa Maria Estates Subdivision. Please refer to construction plans for location of drainage structures and/or any additional details.

Street

Access to this subdivision will be via existing Legacy Blvd. The proposed streets are to be asphalt pavement with 2' wide concrete curb and gutter as per city specifications or better. Approximately 1,530 linear feet of new streets will be created as part of Santa Maria Estates Subdivision Unit 1. Please refer to construction plans for street details.

Luminaries are visible along Legacy Blvd. and along the new proposed improvements of Santa Maria Estates Subdivision. Fire hydrants are also present along Legacy Blvd. and along the new proposed improvements of Santa Maria Estates Subdivision. Please refer to construction plans for details.

Water Service

The proposed development be served from an existing 8" water line located along Legacy Blvd. Lots in Unit 1 of Santa Maria Estates Subdivision will be served by a proposed 8" water line that will be extended from Legacy Blvd. All water lines in this area are operated and owned by Eagle Pass Water Works. Please refer to construction plans for details.

Sanitary Sewer Service

The proposed development will be served by a proposed 8" sanitary sewer line as per the construction plans. There is no existing sewer line within the immediate vicinity of this development, the closest collector line is a 36" Sanitary Sewer line located across the Main Canal which is adjacent to this development. As a result, a bore will have to be done under the main canal to connect to existing sewer collector to serve this development. Some offsite sewer main will have to be constructed in order to properly serve the sanitary sewer needs of this development. Please refer to the construction plans for details related to the proposed sanitary sewer distribution system. All sanitary sewer lines in this area are operated and owned by Eagle Pass Water Works.

Other Utilities

This development will have access to other utilities such as electrical, phone, cable, and natural gas via Legacy Blvd. The proposed lots will have access to all utilities as per the construction plans. Natural gas service will be provided by Texas State Natural Gas. All natural gas lines in this area are owned and operated by Texas State Natural Gas.

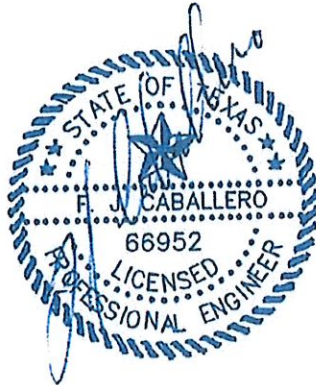
Conclusion

The proposed use of the subject Plat area is residential. The proposed improvements will not have an impact on the current drainage patterns or utilities.

Should you have any additional questions concerning this report, please contact Florentino Caballero, P.E. at (830)-773-0579 or fcaballero@terratechengineering.com or ajlibson@terratechengineering.com

Sincerely,

Florentino Caballero, P.E.
TerraTech Engineering & Construction Services (TEC Services)



05/5/2020

**Santa Maria Estates Subdivision Unit 1
Development Cost Estimate**

Summary

1) Streets System	\$280,000.00
2) Water Distribution	\$140,000.00
3) Sanitary Sewer System	\$196,000.00
4) Electrical and Street Lights	\$ 150,000.00
5) Miscellaneous	\$ 25,000.00
TOTAL:	\$ 791,000.00

Note: This is an Estimation, prices may vary based on vendor and contractor.

**Attachment 3
Master Plan
Zoning Map**

[illegible]

City Limits Outline

B1 - Neighborhood Business District (<8,00 Sq. Ft.)

B2 - Central Business District

B3 - General Business District (>8,000 Sq. Ft.)

I - Industrial District

F - Floodway District

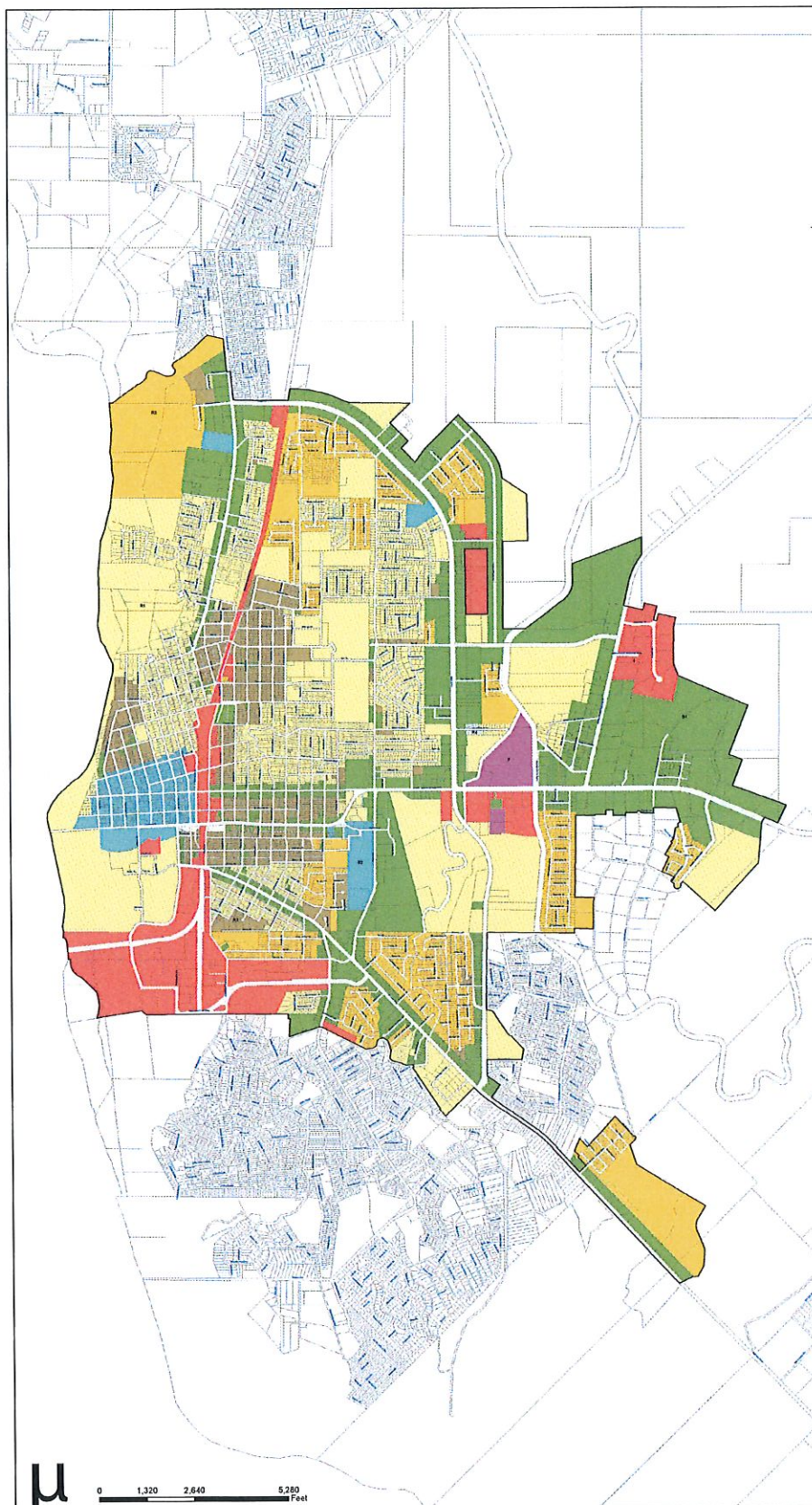
R1 - First One-Family Dwelling District

R2 - Second One-Family Dwelling District

R3 - Duplex Dwelling District

R3A - Apartment District

R4 - Townhouse Residence District

[illegible]

October 1, 2007 (Updated)



2600 Technology Dr Suite 900
Phone: 972.881.1658
Fax: 972.653.0555
Plano, TX 75074
www.trueautomation.com