AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING
THURSDAY, OCTOBER 10, 2024, AT 5:30 P.M.
COUNCIL CHAMBERS, CITY HALL BUILDING
100 SOUTH MONROE STREET, EAGLE PASS, MAVERICK COUNTY, TEXAS

ESTABLISHMENT OF QUORUM

CITIZENS COMMUNICATIONS

MINUTES

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

NEW BUSINESS

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

ADJOURNMENT

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

CERTIFICATION

I, THE UNDERSIGNED COMMUNITY DEVELOPMENT DIRECTOR, do hereby certify that the agenda mentioned above was posted on the Bulletin Board located in the Lobby at City Hall, 100 S. Monroe Street, Eagle Pass, Texas on October 07, 2024, at 3:35 p. m.

Placido Madera

Placido Madera
Community Development Director

Item #1

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

The Planning and Zoning Commission of the City of Eagle Pass held their regular meeting on Thursday, September 12, 2024, at 5:30 p.m. in the Council Chambers, at City Hall, 100 South Monroe Street, Eagle Pass, Texas. All legal notices were duly posted in accordance with the State Code.

ESTABLISHMENT OF QUORUM

Present: Vice-Chairman, Luis Velez; Commissioners: Kenneth Gross, and Doris Salinas-Sanchez

Absent: Chairwoman, Tiffany Velazquez-Sanchez, and Commissioner, Aaron Valdez

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

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

CITIZENS COMMUNICATIONS

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

There were no comments or concerns to be heard.

PUBLIC HEARINGS

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

Vice-Chairman Velez opened the public hearing at 5:33 p.m.

Assistant Community Development Director, Mariebelle Rodriguez provided details on the item, recommending that The Planning and Zoning Commission approve a zoning district change from R-1 First One-Family Dwelling District to R-3 Apartment District, for property legally described as Lots 2 and 3 in Block 14 of Hillcrest Addition , also known as 1338 Quarry Street, as it is not in conformance with both the goals and objectives of the Master Plan and the purpose of the City of Eagle Pass Code of Ordinances Appendix A.

Elva Macias and Harold Roberts spoke in opposition to the request.

The applicants spoke in favor of their request.

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

Commissioner Salinas-Sanchez moved to approve with the revised recommendation. Seconded by Commissioner Gross. **MOTION PASSES**: Unanimously

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

2. Continuation of a public hearing on the request submitted by Yara Sanchez for a Conditional Use Permit to allow for the establishment of a child day care business on property located at 2077 La Jolla Street; closing of public hearing and possible action

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

Assistant Community Development Director Rodriguez provided details on the item, recommending that the Planning and Zoning Commission grant the Yara Sanchez request to establish a home day care business on property located at 2077 La Jolla Street, subject to the following conditions: 1. The number of children attending the home day care business shall be limited to 12. 2. The hours of operation for the home day care business shall be limited to 7:00 a.m. to 6:00 p.m. Monday through Friday. 3. To minimize on-street parking impacts, parent vehicle drop-off and pick-up shall be limited to 5 minutes. 4. Only 1 exterior sign advertising the home day care shall be permitted, provided that the sign shall be unlighted, shall be attached to the face of the building, and shall not exceed 6-feet in area. 5. Non-resident workers are not permitted to be employed in the home day care business. 6. This Conditional Use Permit is non-transferrable.

The applicant, Mrs. Yara Sanchez, approached the Commission and provided details on her request, and asked for approval.

There being no further comments from the public, Vice-Chairman Velez closed the public hearing at 6:08 p.m.

Commissioner Gross moved to approve the item, with the Department's recommendation. Seconded by Commissioner Salinas-Sanchez. **MOTION PASSES**: Unanimously

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

3. Public hearing on the on the request submitted by Savoy Investment Properties, LLC for a Conditional Use Permi to allow the establishment of a plasma donation center business, exceeding the allowed 5,000 square feet in size, on property located at 198 Commercial Street; closing of public hearing and possible action.

Vice-Chairman Velez opened the public hearing at 6:08 p.m.

Assistant Community Development Director Rodriguez provided details on the item, recommending that the Planning and Zoning Commission grant the Savoy Investment Properties, LLC request to allow the establishment of a retail bulk business in property legally known 198 Commercial Street.

There being no comments from the public, Acting Chairman Velez closed the public hearing at 6:15 p.m.

Commissioner Salinas-Sanchez moved to approve the Department's recommendation. Seconded by Commissioner Gross. **MOTION PASSES**: Unanimously

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

4. Public hearing on the request submitted by Hernandez Eagle Pass Enterprises, LLC for the rezoning of Lots 12 and 13 in Block 2 of the Replat of James Bass Subdivision Unit 1, from B-1 Neighborhood Business District to R-3(A) Apartment District; closing of public hearing and possible action.

Vice-Chairman Velez opened the public hearing at 6:16 p.m.

Assistant Community Development Director Rodriguez provided details on the item, recommending that the Planning and Zoning Commission grant a zoning district change from B-1 Neighborhood Business District to BR-3(A) Apartment District, for property legally known as 2263 Basswood Street, subject to the following conditions: 1. Subsequent development of the property shall comply with the following sections in the City of Eagle Pass Code of Ordinances:

- Chapter 8 governing buildings
- Chapter 12 governing the electrical code
- Chapter 13 governing the fire code
- Chapter 14 governing garbage and rubbish
- Chapter 21 governing plumbing
- Chapter 22 governing streets, sidewalks, and other public places
- Chapter 23 governing landscaping and tree preservation
- Chapter 27 governing water and sewers, including drainage & stormwater
- Appendix A governing off-street parking
- Appendix A governing signs and fences

There being no comments from the public, Vice-Chairman Velez closed the public hearing at 6:22 p.m.

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

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

ADJOURNMENT

Commissioner Gross moved to adjourn the meeting at 6:23 p.m. Seconded by Commissioner Salinas-Sanchez. **MOTION PASSES**

Passed and approved on _____, 2024.

_____
Luis Velez
Chairperson

Attest:

_____
Ita A. Cortinas
Assistant City Secretary

Item #2

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

Final Plat of Pilot Commercial Subdivision

I. BACKGROUND

A. General Information

Meeting Date: October 10, 2024

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

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

Location: The project is located on the northwest quadrant of the intersection of Loop 480 and Highway 1021, also known as El Indio Hwy and is completely inside city limits.

Property ID: 3906

Legal Description: Being a 28.560-acre tract of land, more or less, being a portion of a called 460.95 acre tract, described in Exhibit “B” on document number 2113541, official public records of Maverick County, Texas, being situated in Survey 26, Abstract 826, S. S. Sanders, original grantee, Maverick County, Texas, and also Survey 25, Abstract 825, S. S. Sanders, original grantee, Maverick County, Texas and being more particularly described by metes and bounds.

Request: Final plat approval to subdivide a 28.560-acre tract of land into 8 industrial lots, including (1) a subdivision variance from Section 23-36(a) regulating preliminary plat requirements, and (2) a sidewalk waiver from Section 23-64 regulating sidewalks, curb and gutter. The developer also requests that with the final plat be accepted without the installation of infrastructure and accept a financial guarantee acceptacle to the City Manager, including a construction agreement to ensure the completion of the required infrastructure.

B. Subject Property Information

Vegetation: Cleared

Existing Use: Vacant and undeveloped

Zoning: Industrial District

Master Plan: No depiction

C. Vicinity Data

The site is located within an area that features undeveloped tracts of land owned by the same developer.

D. Infrastructure

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

Access to the site is to be provided by Loop 480 and El Indio Hwy.

Number of New Street Intersections: 2 Linear Feet of Streets: 1,3913 ft

II. RECOMMENDED FINDINGS OF FACT

A. Conclusions

1. The applicant's request contains sufficient information for consideration by the Planning and Zoning Commission. Information contained in this report and the Commission's public meeting will be used as part of the City Council's deliberation process for final approval of the subdivision. Please refer to Attachment 1.

2. The *Master Plan* emphasizes the importance of maintaining the character of the industrial and commercial neighborhoods located within the City.

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

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

    - ✓ The subdivision is consistent with the *Street Goal* of the *Master Plan*, as access to the site from Loop 480 and FM 1021 are designed to provide the residents and visitors to Eagle Pass with a street system that will enable them to travel safely and conveniently.

    - ✓ The subdivision is consistent with the *Thoroughfare Goals* of the *Master Plan*, as Loop 480 and FM 1021 have been designed to be part of a safe and efficient thoroughfare system.

    - ✓ The subdivision is consistent with the *Storm Drainage Goals* of the *Master Plan*, as the development will require adequate detention with a proposed regional pond in future development as the detention analysis for Empire Industrial Park Subdivision and is the same owner.

3. The subdivision design is consistent with the purpose of the *Industrial District.*

4. The subdivision is consistent with City design and specifications, as the subsequent development of the site will be required to conform to the following sections of *Article IV* in *Eagle Pass Code of Ordinances Chapter 23*:

    - ✓ *Section 23-61* governing streets and two points of vehicular access for ingress and egress to the subdivision

    - ✓ *Section 23-62* governing alleys and easements

    - ✓ *Section 23-63* specific use easements

    - ✓ *Section 23-64* governing sidewalks, a waiver was applied for

    - ✓ Section 23-66 governing sanitary sewage disposal system

    - ✓ *Section 23-67* governing potable water supply and fire flow

    - ✓ *Section 23-68* governing storm drainage

- ✓ *Section 23-69* governing the size, width, depth, shape and orientation of lots, and the minimum building setback lines

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

- ✓ *Sec. 23-94* governing fences for all new subdivisions

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

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

6. The subdivision of the property will conform to the parkland dedication requirements set forth in *Article V* in *Eagle Pass Code of Ordinances Chapter 23*, as a one-time fee will be collected as part of any subsequent building permit issued to each of the lots to be created when developed.

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

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

8. The subdivision will allow for a use of the property that is consistent with the purpose of the *I Industrial District*, as well as the surrounding area, for the following reasons:

    A. The subdivision design bears a substantial relationship to the public's health, safety, and welfare.

    B. The subdivision is in accordance with the policies of the Master Plan and the purpose of the *I Industrial District.*

C. The subdivision is warranted because of the necessity to create additional lots for development adjacent to Loop 480 and FM 1021, and because the proposed development is appropriate to accomplish the reasonable use of the property.

D. The subject property is suitable for development in general conformance with development standards of the *I Industrial District.*

E. The subdivision will benefit the City as a whole and will not be detrimental to nearby land uses of a similar nature.

F. The subsequent development will be designed and conditioned to comply with all applicable subdivision criteria and standards of the City of Eagle Pass.

Please refer to Attachment 5 for a copy of the *Master Plan* Map and a copy of the *Zoning District Map* for the City of Eagle Pass.

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

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

The Planning and Zoning Commission (1) **GRANT** a subdivision variance from Section 23-36(a) regulating preliminary plat requirements, (2) partially **APPROVE** a sidewalk waiver from Section 23-64 regulating sidewalks, and (3) **GRANT** the final plat approval of the proposed Pilot Commercial Subdivision, subject to the plat complying with the provisions of *Article III* of *City of Eagle Pass Code of Ordinances Chapter 23* governing procedures and specifications for Final Plats and with the following conditions:

1. That the developer submit an acceptable financial guarantee, including a construction agreement to ensure the completion of the required infrastructure. The applicant's current proposed amount is $1,931,521.32 and in currently under review.

2. That the 30-year water and wastewater agreements are executed before plat recordation.

3. That the Developer pay all Eagle Pass Water Works applicable fees before plat recordation.

TRANSMITTED to the parties listed hereafter:

Slay Engineering Co. Inc via e-mail
Eagle Pass City Manager Homero Balderas via e-mail
Eagle Pass Assistant City Manager Ivan Morua via e-mail
Eagle Pass City Secretary Imelda Rodriguez via e-mail
Eagle Pass Legal Counsel Ana Sophia Garcia via e-mail
Eagle Pass Community Development Department Report dated October 7, 2024

Attachment 1
Application

Exhibit "11"

CITY OF EAGLE PASS
APPLICATION FOR APPROVAL OF FINAL PLAT

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

IDENTIFICATION OF SUBDIVISION AND PLAT

I, Sonia Junfin, hereby request final plat approval for the proposed subdivision known as Pilot Commercial Subdivision as shown on the accompanying plat, which consists of 1 (*number*) sheets and which was acknowledged by me on 10/08/2024 (*date*).

SUBDIVIDER'S ACKNOWLEDGMENT

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

_____ 10/08/24

Signature of Subdivider (or Authorized Agent) Date

PRELIMINARY PLAT APPROVAL

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

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

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

I request, once the City of Eagle Pass has approved the plat and I have submitted any required financial guarantees, that sheets number 2.0 (*list sheets*) of the plat be recorded in the Maverick County Map Records but that the other sheets of the plat not be recorded.

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

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

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

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

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

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

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

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

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

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

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

Description of Document	Date Submitted	# of Item on City Submittal Log
Storm Drainage Plans	10/02/2024	#5
Utility Layout Plans	10/02/2024	#6
Engineering Plans	10/02/2024	#7
Storm Drainage Report	10/02/2024	#8

(attach additional sheet if needed)

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

STATE OF TEXAS)(
COUNTY OF MAVERICK)(

THE OWNERS OF THE LAND SHOWN ON THIS SUBDIVISION PLAT AND WHOSE NAME IS SUBSCRIBED HERETO AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATED TO THE USE OF THE PUBLIC FOREVER ALL STREETS, PARKS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED, AND THE SAME ARE DEDICATED TO THE CITY OF EAGLE PASS.

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

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

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

PILOT COMMERCIAL SUBDIVISION

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

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

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

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

CERTIFICATE OF NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF MAVERICK

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BEYER JUNFIN, SONIA JUNFIN, SERGIO ZAMORA, LINDA Y. ZAMORA, PROVED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SANE FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

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

_____
NOTARY PUBLIC STATE OF TEXAS

APPROVALS

CITY OF EAGLE PASS
CERTIFICATE OF PLAT APPROVAL

WE, THE UNDERSIGNED, CERTIFY THAT PILOT COMMERCIAL SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF EAGLE PASS ON _____.

_____
MAYOR OF THE CITY EAGLE PASS

_____
DATE

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

_____
NOTARY PUBLIC STATE OF TEXAS

WE, THE UNDERSIGNED, CERTIFY THAT PILOT COMMERCIAL SUBDIVISION WAS REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF EAGLE PASS ON _____.

_____
CHAIRMAN - CITY OF EAGLE PASS
PLANNING AND ZONING COMMISSION

_____
DATE

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

_____
NOTARY PUBLIC STATE OF TEXAS

WE, THE UNDERSIGNED, CERTIFY THAT PILOT COMMERCIAL SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY MANAGER OF EAGLE PASS ON _____.

_____
CITY MANAGER OF THE CITY OF EAGLE PASS

_____
DATE

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

_____
NOTARY PUBLIC STATE OF TEXAS

COUNTY CLERK'S RECORDING CERTIFICATE

I, _____, COUNTY CLERK OF MAVERICK COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT _____ O'CLOCK ____ ON _____, 2024 AND WAS RECORDED IN ENVELOPE _____, SIDE _____ IN THE MAP RECORDS OF MAVERICK COUNTY AT _____ O'CLOCK ____ ON _____, 2024.

_____
MAVERICK COUNTY CLERK

_____
DATE

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF MAVERICK

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

_____
FRANCISCO RAMOS, PE, RPLS - NO. 6573
RAMOS ENGINEERING, PLLC
4820 MIMS AVE., SUITE 2
LAREDO, TX. 78041

STATE OF TEXAS · REGISTERED · FRANCISCO RAMOS · 6573 · PROFESSIONAL LAND SURVEYOR

_____
DATE

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

_____
NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES _____

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF MAVERICK

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE WATER AND WASTEWATER FACILITIES FOR THIS SUBDIVISION WERE DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF EAGLE PASS, THAT THESE SERVICES ARE CONNECTED TO THE PUBLIC WATER AND SEWER UTILITIES OPERATED AND MAINTAINED BY THE CITY OF EAGLE PASS, TEXAS, ALL AS SHOWN ON THE DRAWINGS PRESENTED TO, AND APPROVED BY, THE CITY OF EAGLE PASS, TEXAS. THESE WATER AND SEWER DESIGNS ARE IN COMPLIANCE WITH THE MODEL SUBDIVISION ADOPTED UNDER SECTION 16.343 OF THE TEXAS WATER CODE.

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

_____
DATE

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

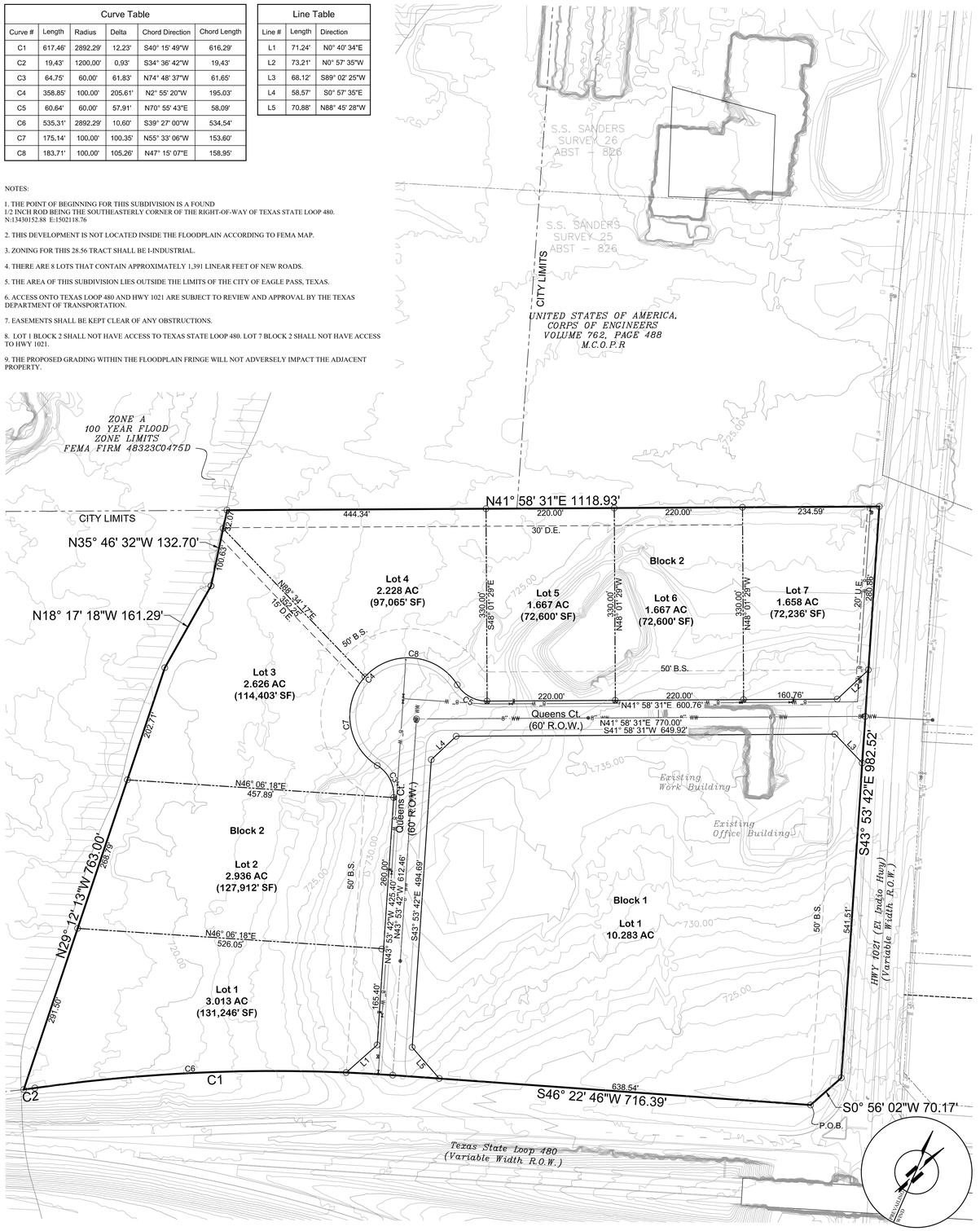
_____
NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES _____

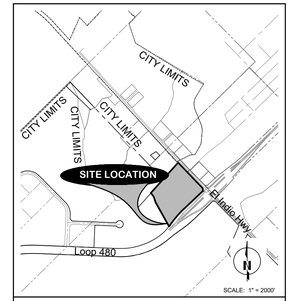
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	617.46'	2892.29'	12.23°	S40° 15' 49"W	616.29'
C2	19.43'	1200.00'	0.93°	S34° 36' 42"W	19.43'
C3	64.75'	60.00'	61.83°	N74° 48' 37"W	61.65'
C4	358.85'	100.00'	205.61°	N2° 55' 20"W	195.03'
C5	60.64'	60.00'	57.91°	N70° 55' 43"E	58.09'
C6	535.31'	2892.29'	10.60°	S39° 27' 00"W	534.54'
C7	175.14'	100.00'	100.35°	N55° 33' 06"W	153.60'
C8	183.71'	100.00'	105.26°	N47° 15' 07"E	158.95'

Line Table		
Line #	Length	Direction
L1	71.24'	N0° 40' 34"E
L2	73.21'	N0° 57' 35"W
L3	68.12'	S89° 02' 25"W
L4	58.57'	S0° 57' 35"E
L5	70.88'	N88° 45' 28"W

NOTES:

1. THE POINT OF BEGINNING FOR THIS SUBDIVISION IS A FOUND 1/2 INCH ROD BEING THE SOUTHEASTERLY CORNER OF THE RIGHT-OF-WAY OF TEXAS STATE LOOP 480. N:13430152.88 E:1502118.76
2. THIS DEVELOPMENT IS NOT LOCATED INSIDE THE FLOODPLAIN ACCORDING TO FEMA MAP.
3. ZONING FOR THIS 28.56 TRACT SHALL BE I-INDUSTRIAL.
4. THERE ARE 8 LOTS THAT CONTAIN APPROXIMATELY 1,391 LINEAR FEET OF NEW ROADS.
5. THE AREA OF THIS SUBDIVISION LIES OUTSIDE THE LIMITS OF THE CITY OF EAGLE PASS, TEXAS.
6. ACCESS ONTO TEXAS LOOP 480 AND HWY 1021 ARE SUBJECT TO REVIEW AND APPROVAL BY THE TEXAS DEPARTMENT OF TRANSPORTATION.
7. EASEMENTS SHALL BE KEPT CLEAR OF ANY OBSTRUCTIONS.
8. LOT 1 BLOCK 2 SHALL NOT HAVE ACCESS TO TEXAS STATE LOOP 480. LOT 7 BLOCK 2 SHALL NOT HAVE ACCESS TO HWY 1021.
9. THE PROPOSED GRADING WITHIN THE FLOODPLAIN FRINGE WILL NOT ADVERSELY IMPACT THE ADJACENT PROPERTY.





VICINITY MAP

LEGEND

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

LEGAL DESCRIPTION OF

PILOT COMMERCIAL SUBDIVISION
A 28.560 ACRE TRACT
BEYER JUNFIN LLC

EAGLE PASS, TEXAS
MAVERICK COUNTY

BEING A 28.560 ACRE TRACT OF LAND, MORE OR LESS, BEING A PORTION OF A CALLED 460.95 ACRE TRACT, DESCRIBED IN EXHIBIT "B" ON DOCUMENT NUMBER 2113541, OFFICIAL PUBLIC RECORDS OF MAVERICK COUNTY, TEXAS, BEING SITUATED IN SURVEY 26, ABSTRACT 826, S.S. SANDERS, ORIGINAL GRANTEE, MAVERICK COUNTY, TEXAS, AND ALSO SURVEY 25, ABSTRACT 825, S.S. SANDERS, ORIGINAL GRANTEE, MAVERICK COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING & BEGINNING AT A FOUND TxDOT MONUMENT, BEING THE SOUTHERN CORNER CLIP OF THE NORTHEAST CORNER OF A CALLED 460.95 ACRE TRACT, DESCRIBED IN EXHIBIT "B" ON DOCUMENT NUMBER 2113541, OFFICIAL PUBLIC RECORDS OF MAVERICK COUNTY, TEXAS, BEGIN A POINT ON THE NORTHERN RIGHT-OF-WAY LINE OF LOOP 480, AND A POINT ON THE EASTERN BOUNDARY LINE OF SAID 460.95 ACRE TRACT, AND ALSO BEING THE POINT OF BEGINNING AND THE SOUTHEAST CORNER HEREOF;

THENCE S 46° 22' 46" W A DISTANCE OF 716.39 FEET ALONG THE NORTHERN RIGHT-OF-LINE OF LOOP 480, AND THE EASTERN BOUNDARY LINE OF SAID 460.95 ACRE TRACT TO A SET IRON ROD WITH ORANGE CAP, BEING THE SOUTHEAST CURVE HEREOF;

THENCE S 40° 15' 49" W A DISTANCE OF 617.46 FEET ALONG THE NORTHERN RIGHT-OF-LINE OF LOOP 480, AND THE EASTERN BOUNDARY LINE OF SAID 460.95 ACRE TRACT TO A SET IRON ROD WITH RED CAP, BEING BEING A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 2,892.29 FEET, A LONG CHORD WITH DISTANCE OF 616.29 FEET WITH A BEARING OF S 40° 16' 49" W;

THENCE S 34° 36' 42" W A DISTANCE OF 19.43 FEET ALONG THE NORTHERN RIGHT-OF-LINE OF LOOP 480, AND THE EASTERN BOUNDARY LINE OF SAID 460.95 ACRE TRACT TO A SET IRON ROD WITH RED CAP, BEING BEING A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,200.00 FEET, A LONG CHORD WITH DISTANCE OF 19.43 FEET WITH A BEARING OF S 34° 36' 42" W;

THENCE N 29° 12' 13" W A DISTANCE OF 763.00 FEET BEING THE NORTHWEST EXTERIOR HEREOF;

THENCE N 18° 17' 13" W A DISTANCE OF 161.29 FEET BEING THE NORTHWEST INTERIOR HEREOF;

THENCE N 35° 46' 32" W A DISTANCE OF 132.70 FEET BEING THE WESTERLY CORNER HEREOF;

THENCE N 41° 58' 31" E A DISTANCE OF 1118.93 FEET BEING THE NORTHERLY CORNER HEREOF;

THENCE S 43° 53' 42" E A DISTANCE OF 982.52 FEET BEING THE EASTERLY CORNER HEREOF;

THENCE S 00° 56' 02" E A DISTANCE OF 70.17 FEET THE EASTERN BOUNDARY LINE OF SAID 460.95 ACRE TRACT TO A SET IRON ROD WITH ORANGE CAP, BEGIN A POINT ON THE NORTHERN RIGHT-OF-WAY LINE OF LOOP 480, TO THE POINT OF BEGINNING OF THIS 28.560 ACRE TRACT, MORE OR LESS.

DESIGNED BY: C.MELENDEZ
DRAWN BY: R.IBARRA
CHECKED BY: R.IBARRA
APPROVED BY: M.SLAY

SLAY ENGINEERING
Company, Inc.
REGISTRATION NUMBER F-1901
9901 McPherson Avenue, Suite 104
Laredo, Texas 78045
(956) 791-0405 - Tel.
(956) 791-1703 - fax.
EST. 1982

DATE OF PREPARATION: October 2, 2024

ISSUED

#	DATE	DESCRIPTION
1	08.19.24	For Constuction
2	10.02.24	For Constuction
3		
4		
5		
6		
7		
8		

PROJECT NO.: 23.027
DRAWING NAME: Pilot - 2.0 Plat.dwg
REFERENCE DRAWING: x.base-Pilot Master Plan

PROJECT TITLE: **PILOT COMMERCIAL SUBDIVISION**
A TRACT OF LAND CONTAINING 28.560 ACRES BEING A PORTION OF A CALLED 460.95 ACRE TRACT DESCRIBED IN EXHIBIT "B" ON DOCUMENT NUMBER 2113541 OFFICIAL PUBLIC RECORDS OF MAVERICK COUNTY, TX

SHEET TITLE: **Plat**

SCALE: 1" = 100'
0 50 100 150

SHEET: 1 of 1 — 2.0

Plat Zoomed In

ZONE A
100 YEAR FLOOD
ZONE LIMITS
FEMA FIRM 48323C0475D

CITY LIMITS

N41° 58' 31"E 1118.93'

444.34' | 220.00' | 220.00' | 234.59'

30' D.E.

N35° 46' 32"W 132.70'

32.07'

100.63'

N18° 17' 18"W 161.29'

N88° 34' 17"E
352.25'
15' D.E.

50' B.S.

Lot 4
2.228 AC
(97,065' SF)

Lot 3
2.626 AC
(114,403' SF)

Block 2

Lot 5
1.667 AC
(72,600' SF)

Lot 6
1.667 AC
(72,600' SF)

Lot 7
1.658 AC
(72,236' SF)

330.00' S48° 01' 29"E

330.00' N48° 01' 29"W

330.00' N48° 01' 29"W

20' U.E.

280.86'

725.00

C8 C4 C5 C7

220.00' | 220.00' | 160.76'

50' B.S.

N41° 58' 31"E 600.76'

Queens Ct.
(60' R.O.W.)

N41° 58' 31"E 770.00'

S41° 58' 31"W 649.92'

L2 L3 L4

202.71'

N46° 06' 18"E
457.89'

735.00

Existing
Work Building

Existing
Office Building

S43° 53' 42"E 982.52'

HWY 1021 (El Indio Hwy)
(Variable Width R.O.W.)

N29° 12' 13"W 763.00'

268.79'

Block 2

Lot 2
2.936 AC
(127,912' SF)

730.00

260.00'

N43° 53' 42"W 425.40'

N43° 53' 42"W 612.46'

S43° 53' 42"E 494.69'

Block 1

Lot 1
10.283 AC

541.51'

N46° 06' 18"E
526.05'

720.00

Lot 1
3.013 AC
(131,246' SF)

291.50'

165.40'

L1 L5

C6 C1 C2

638.54'

S46° 22' 46"W 716.39'

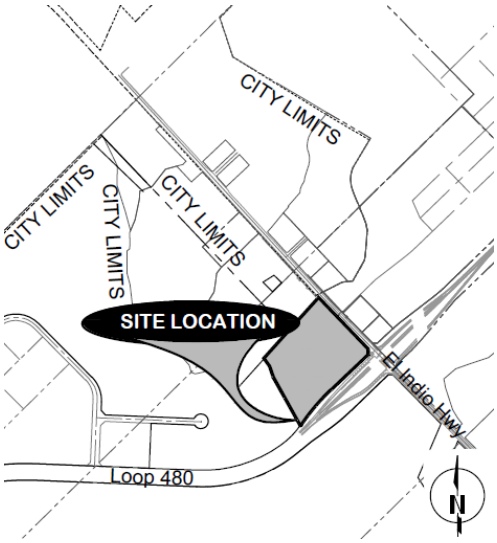
S0° 56' 02"W 70.17'

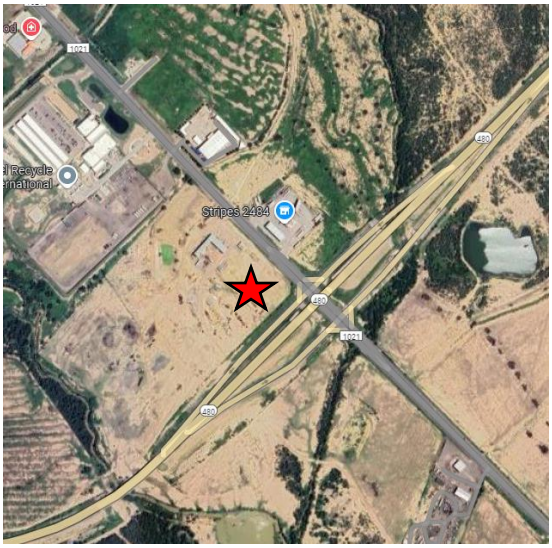
P.O.B.

Texas State Loop 480
(Variable Width R.O.W.)

PREVAILING WIND

Site Photos


CITY LIMITS
CITY LIMITS
CITY LIMITS
CITY LIMITS
SITE LOCATION
El Indio Hwy
Loop 480
N


Stripes 2484

Attachment 2
Sidewalk Waiver Request

PLANNING DEPARTMENT

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

Subdivision Sidewalk Waiver Application

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

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

(1) Where construction of a sidewalk by a subdivider on either or both sides of a street or a portion of a street would be either unnecessary or unsafe due to the particular physical characteristics of the terrain in the subdivision, the safety and necessity of which shall be determined by the Planning and Zoning Commission; however, such waiver may only be granted if the Commission determines that either sound engineering or safety considerations dictate that a sidewalk should not be constructed, for example, where a proposed sidewalk would cross an arroyo, creek or steep embankment; or

(2) Where a proposed sidewalk would be located adjacent to a utility easement and the land adjacent to such easement is unusable for development because of the nature of such easement, for example, a natural gas or electric utility easement or a railroad right-of-way or where a proposed sidewalk would be located adjacent to an easement and the land on the other side of the easement is of insufficient depth to allow future development on that side, provided that in either event that there is, or will be, a sidewalk on the side of the road opposite the easement; or

(3) Where a residential subdivision has double-frontage lots and the rear lots abut a collector or arterial street, a sidewalk on the side of such collector or arterial street on which the rear lot lines abut, does not have to be constructed, provided that a sidewalk is or will be, constructed on the other side of such collector or arterial street; or

(4) When the lot size in a new residential subdivision is equal to or exceeds 22,000-square-feet in area.

==========

Applicant Information

Applicant (if not owner): Ramiro Ibarra

Phone: (956)791-0405 Email: ribarra@slayengineering.com

Owner: Beyer Junfin, Sonia Junfin. Sergio Zamora, Linda Zamora

Owner Address: 2076 N Veterans Blvd City: Eagle Pass State: TX Zip: _____

Phone: _____ Email: beyer.junfin@me.com

Property Information

Site Address: Pilot Commercial Subdivision

Legal description (from deed): 28.560 Acre Tract out of a called 460.95 Acre Tract Rec in Doc 2113541

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

Maverick County Identification Number: 3906

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

The sidewalk waiver request is for the sidewalk required on Hwy 1021 and Loop 480. City Ordinance has an exception for sidewalk construction on I-Industrial zoning not near residential subdivision. Also space on Hwy 1021 is narrow with existing poles and a metal beam guard rail. This will be unsafe for pedestrian to walk that close to 65 mph traffic.

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

☒ Where construction of a sidewalk by a subdivider on either or both sides of a street or a portion of a street would be either unnecessary or unsafe due to the particular physical characteristics of the terrain in the subdivision, the safety and necessity of which shall be determined by the Planning and Zoning Commission; however, such waiver may only be granted if the Commission determines that either sound engineering or safety considerations dictate that a sidewalk should not be constructed, for example, where a proposed sidewalk would cross an arroyo, creek or steep embankment.

O Where a proposed sidewalk would be located adjacent to a utility easement and the land adjacent to such easement is unusable for development because of the nature of such easement, for example, a natural gas or electric utility easement or a railroad right-of-way or where a proposed sidewalk would be located adjacent to an easement and the land on the other side of the easement is of insufficient depth to allow future development on that side, provided that in either event that there is, or will be, a sidewalk on the side of the road opposite the easement.

O Where a residential subdivision has double-frontage lots and the rear lots abut a collector or arterial street, a sidewalk on the side of such collector or arterial street on which the rear lot lines abut, does not have to be constructed, provided that a sidewalk is or will be, constructed on the other side of such collector or arterial street.

O When the lot size in a new residential subdivision is equal to or exceeds 22,000-square-feet in area.

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

This plat is zone I - Industrial. As per City Ordinance Sec.23-64 (c) exceptions (1) Sidewalks are not required along streets in an industrial park, where: a. Industrial park in not within two hundred (200) feet thereof;

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

10/8/24
Date

Attachment 3
Subdivision Variance Application(s)

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): Ramiro Ibarra PE

Address: 9901 McPherson, Suite 104

Phone: 9567910405 E-mail: ribarra@slayengineering.com

Owner: Beyer Junfin, Sonia Junfin, Sergio Zamora, Linda Zamora

Address: 2076 N.Veterans Blvd. Ste.D1, Eagle Pass, Texas

Phone: _____ E-mail: _____

Property Information

Site Address: Pilot Commercial Subdivision MCAD Property ID No. 3906

Legal Description (from deed): 28.560 Acre Tract out of a called 460.95 Acre Tract Rec. in Doc 2113541

Description of Subdivision Variance Request

To proceed with the process of final plat for Pilot Commercial Subdivision

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?

Request to switch the process by submitting a financial guarantee for the improvements

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

Will help record the plat sooner, by letter of credit.

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.

Will not be detrimental to the public, safety or welfare

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.

This will not have an adverse effect to the orderly subdivions.

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

10/4/24
Date

Attachment 4
Final Engineering Report

Civil Engineering
Surveying
Consulting Engineering

Michael M. Slay, P.E., R.P.L.S.
Ramiro Ibarra, P.E.

Slay Engineering Company, Inc.

EST. 1982

TBPE F-1901

Final Engineering Report

Pilot Commercial Subdivision
Located Northwest Quadrant of Lp.480 and Hwy 1021, Eagle Pass, TX

Project #: 24.031 October 2024

1. INTRODUCTION

This Engineering Report has been prepared for construction of the Pilot Commercial Subdivision (PCS) in Eagle Pass, Texas. It includes the elements necessary for the compliance of the City of Eagle Pass Code of Ordinances Chapter 23.

2. SITE DESCRIPTION

The project is located on the northwest quadrant of the intersection of Loop 480 and Hwy 1021, in Eagle Pass, Maverick County, Texas (28°40'09"N LATITUDE AND 100°27'22"W LONGITUDE) (See **Appendix 1 -** General Location Map). The site is 28.560 acres and for the most part it is currently vacant. Existing surface conditions include pockets of native grass and clear ground. There are existing buildings and a warehouse that will be eliminated. The intent of this subdivision is to plat this property into multiple lots with a 60' ROW road for an industrial park. (See **Appendix 2 –** Site Plan).

3. UTILITIES

A. Water Facilities

There is an existing 8" water line running adjacent to Hwy 1021 at the Border Patrol Station that dead ends on the north boundary of this plat. This subdivision proposes an 8" water line that ties into this water line and continuous on an easement adjacent to Hwy 1021 on Lot 7, Block 2 until it reaches Queens Court. The 8" water line will run on the ROW of Queens Court. Each lot will have a 2" water service and an 8" stub out for fire protection.

STATE OF TEXAS
RAMIRO IBARRA
109982
LICENSED
PROFESSIONAL ENGINEER
10/8/24

B. Sewer Facilities

There is an existing 42" sewer line across Hwy 1021. This subdivision will connect an 8" sewer line by bore under Hwy 1021 and connect to this 42" sewer line. The proposed 8" sanitary sewer line will run at the center of Queens Court. Sewer service will be provided by connecting services to the proposed 8" sewer line. This sewer line is part of EPWWS.

Refer to Appendix 3 for Estimate of Probable Construction Cost.

4. DRAINAGE

This site will primarily drain west towards the existing floodplain. A small area will drain to the southeast corner of the plat to an existing grate inlet. Runoff is being conducted by sheet flow, a channel and two storm drain pipes. A hydrologic analysis (timing study) was conducted and it was determine that a detention pond will be not be required.

Refer to Appendix 3 for Estimate of Probable Construction Cost.

5. STREETS

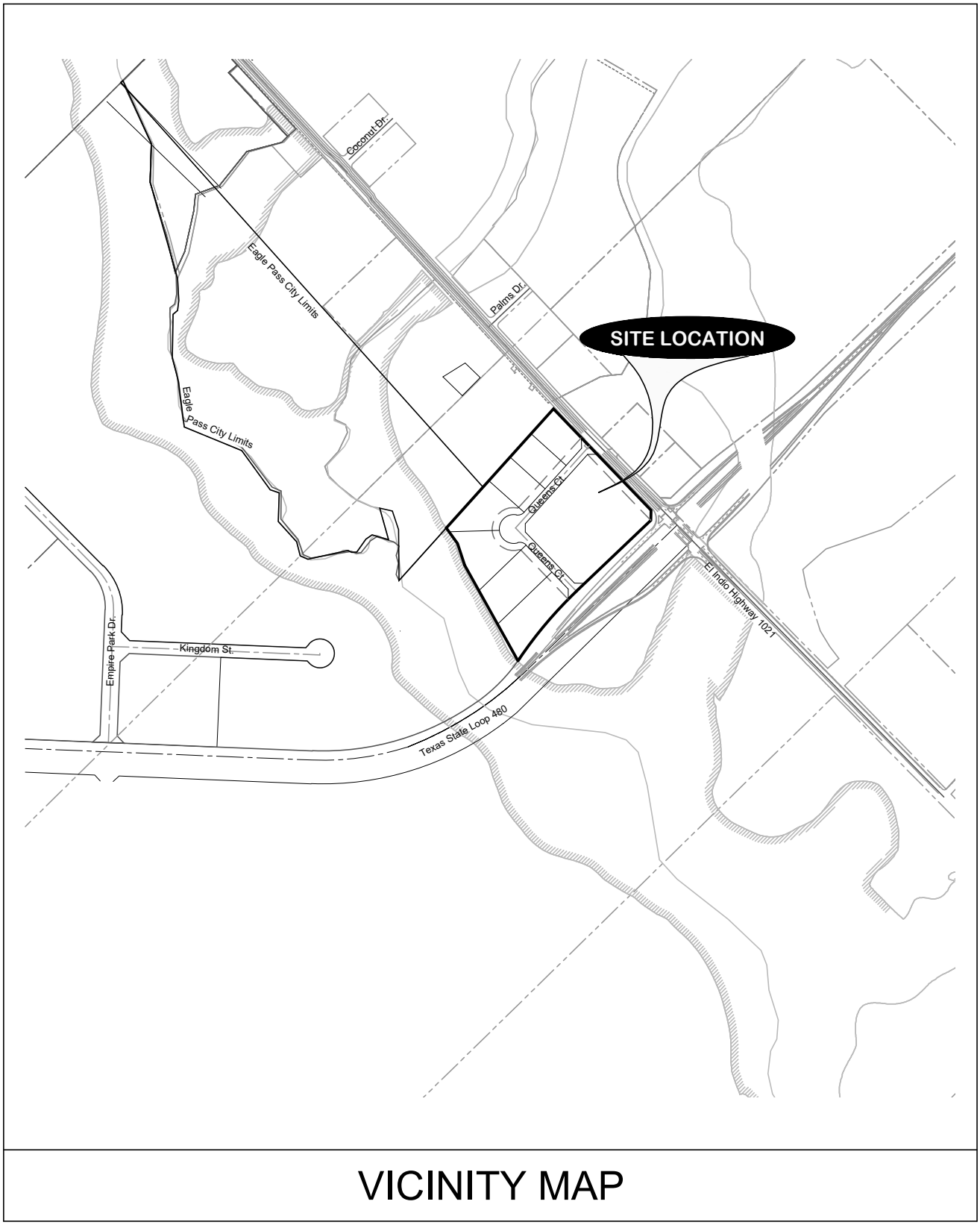
A 60' ROW street is being proposed. The proposed street will have a back of curb to back of curb of 40' and includes a cul-de-sac to provide more frontage to the lots surrounding it. This street will tie to Lp 480 and to Hwy 1021 making a loop.

6. PROPOSED USE

The intent of this plat is for industrial use and a Pilot Travel Center for Block 1 Lot 1. Lots vary in sizes to accommodate different business.

7. APPENDICES

1. General Location Map
2. Site Plan
3. Estimate of Probable Construction Cost



VICINITY MAP

SLAY ENGINEERING
Company, Inc.
REGISTRATION NUMBER F-1901
9901 McPherson Avenue, Suite 104
Laredo, Texas 78045
(956) 791-0405 - tel.
(956) 791-1703 - fax.
EST. 1982

Vicinity Map

Pilot Commercial Subdivision

N

DATE	10.02.24
PROJECT #	24.031
FILE NAME	Exhibit - Vicinity Map.dwg
SCALE	1" = 1000'

SLAY ENGINEERING
Company, Inc.
REGISTRATION NUMBER F-1901
9901 McPherson Avenue, Suite 104
Laredo, Texas 78045
(956) 791-0405 - tel.
(956) 791-1703 - fax.
EST. 1982

Site Plan

Pilot Commercial Subdivision

N

DATE	10.02.24
PROJECT #	24.031
FILE NAME	Exhibit - SitePlan.dwg
SCALE	1" = 250'

Pilot Subdivision Park

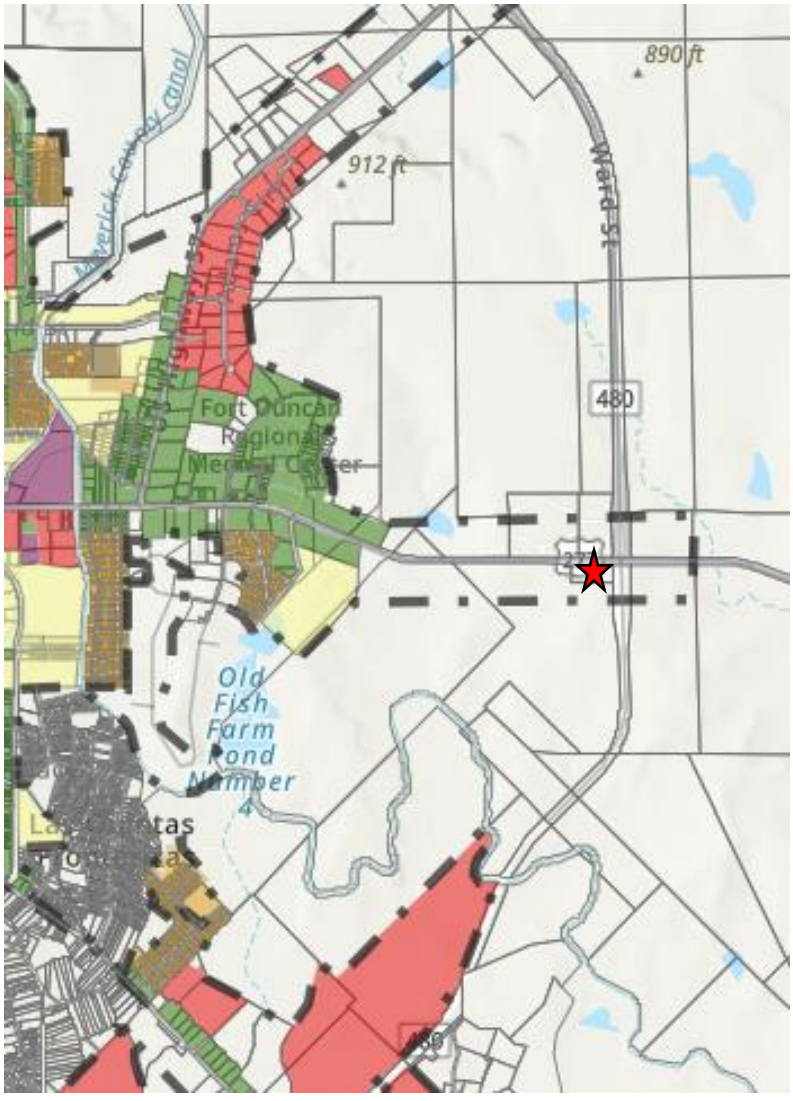
Opinion of Probable Construction Cost As Of 10/02/2024

Item #	Description	Unit	Quantity		Cost/Unit		Total Cost
Street paving							
1.0	Mobilization	LS	1	$	50,000.00	$	50,000.00
1.1	9" Street Preparation	SY	8,103	$	3.00	$	24,309.00
1.2	7" Concrete Curb and Pavement CRCP	SY	7,794	$	85.00	$	662,490.00
						$	736,799.00
Water Utility Improvements							
2.1	8" Water Line	LF	1,923	$	50.00	$	96,150.00
2.2	8" - Water Valves	EA	17	$	2,750.00	$	46,750.00
2.3	8" - Cap	EA	9	$	950.00	$	8,550.00
2.4	Air Release Valves	EA	2	$	5,000.00	$	10,000.00
2.5	Fire Hydrants	EA	8	$	7,500.00	$	60,000.00
2.6	Water Connections	EA	1	$	8,000.00	$	8,000.00
2.7	2" - Water Services	EA	8	$	2,000.00	$	16,000.00
2.8	8" - 90° Bend	EA	2	$	1,800.00	$	3,600.00
2.9	8"x8" - Tee	EA	6	$	2,200.00	$	13,200.00
2.10	8"x8" - Cross	EA	1	$	2,200.00	$	2,200.00
						$	264,450.00
Sewer Utility Improvements							
3.1	8" PVC SS SDR 26 (8'-12')	LF	1,302	$	55.00	$	71,610.00
3.2	Trench Safety Protection	LF	1,302	$	2.70	$	3,515.40
3.3	Sanitary Sewer Manhole (8'-12')	EA	2	$	7,200.00	$	14,400.00
3.4	Sanitary Sewer Manhole (12'-16')	EA	1	$	7,600.00	$	7,600.00
3.5	Sanitary Sewer Manhole (16'-20')	EA	2	$	8,000.00	$	16,000.00
3.6	6" - Sewer Service	EA	8	$	2,060.00	$	16,480.00
3.7	15" Steel Bore For 8" Line	LF	100	$	250.00	$	25,000.00
						$	154,605.40
Site Grading							
4.1	Excavation	CY	61,130	$	3.50	$	213,955.00
4.2	Embankment	CY	54,529	$	3.50	$	190,851.50
4.3	Embankment (Stockpiled)	CY	6,601	$	2.50	$	16,502.50
						$	421,309.00
Storm Drainage System Improvements							
5.1	30"ØRCP	LF	295	$	75.00	$	22,125.00
5.2	36"ØRCP	LF	384	$	90.00	$	34,560.00
5.3	30' Earthen Channels Fine Grading	SY	3,015	$	5.50	$	16,582.50
5.4	10' Curb Inlet	EA	2	$	3,600.00	$	7,200.00
5.5	Headwall (36" RCP)	EA	1	$	4,000.00	$	4,000.00
5.6	Headwall (30" RCP)	EA	3	$	3,500.00	$	10,500.00
						$	94,967.50
SW3P							
6.1	Silt Fence	LF	3,506	$	5.00	$	17,530.00
6.2	Stabilized Construction Entrance	EA	1	$	4,350.00	$	4,350.00
						$	21,880.00
Traffic Improvements							
7.1	Street/Stop Sign	EA	2	$	900.00	$	1,800.00
7.2	Traffic Control Plan To Set Up And Maintain	LS	1	$	3,500.00	$	3,500.00
7.3	Street Striping	LS	1	$	10,000.00	$	10,000.00
						$	15,300.00

SUBTOTAL	$	1,709,310.90
Engineering @ 10% of Subtotal	**$**	**170,931.09**
Material Testing @ 3% of Subtotal	$	51,279.33
TOTAL DEVELOPMENT COST	**$**	**1,931,521.32**

Attachment 5
Master Plan Map & Zoning District Map

Master Plan Map

(not within map boundaries)

Zoning Map