



AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING

THURSDAY, FEBRUARY 13, 2020, 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 November 14, 2019 meeting and the December 6, 2019 meeting.

NEW BUSINESS

2. Consideration and possible action on the final plat of the *McDonald's Subdivision*.
3. Consideration and possible action on the preliminary plat of the *Good Neighbor Subdivision*.

OTHER BUSINESS

4. Consideration and possible action regarding the request submitted by City of Eagle Pass, Weco & Associates, LTD, and McCoy Investments, 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.

ADJOURNMENT

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

CERTIFICATION

I, THE UNDERSIGNED PLANNING DIRECTOR, do hereby certify that the agenda mentioned above was posted on the Bulletin Board located in the Lobby at City Hall, 100 S. Monroe Street, Eagle Pass, Texas on February 7, 2020 at 12:10 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, November 14, 2019 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 Pete Abrego and Commission Member Mario Escobar.

Absent: Commission Members Doris Salinas-Sanchez and Marcos Villalpando, Ex-Officio, Mayor Ramsey English Cantu.

Staff present: City Engineer, Vanessa Rosales-Herrera; Interim 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 October 10, 2019 meeting.

Motion: To approve minutes as presented.
Moved: Villalpando
Second: Escobar
Ayes: 3
Nays: 0
Absent: Salinas-Sanchez, and Abrego

PUBLIC HEARING(S)

2. Public hearing on the proposed final Re-Plat of Tract III-A of Chorgas Foster Subdivision; closing of public hearing and possible action.

Chairperson Montalvo opened the public hearing at 5:30 p.m. and invited the public to express their comments.

City Engineer, Vanessa Rosales-Herrera informed the Commission on the request to subdivide an approximately 2.672-acre tract into 2 commercial lots including a variance to plat a property less than 5- acre in size that had been conveyed prior to 1984.

There were no comments from the public. Therefore, Chairperson Montalvo closed the public hearing at 5:33 p.m.

Motion: To approve final Re-Plat of Tract III-A of Chorgas Foster Subdivision.
Moved: Escobar
Second: Villalapando
Ayes: 3
Nays: 0
Absent: Salinas-Sanchez, and Abrego

3. Public hearing on the proposed final Re-Plat of Lot 3 in Block C of Buena Vista Addition; closing of public hearing and possible action.

Chairperson Montalvo opened the public hearing at 5:33 p.m. and invited the public to express their comments.

City Engineer Rosales-Herrera informed the Commission on the final Re-Plat of a 10,000- square foot lot into a 2,879- square- foot lot and a 7,703- square-foot- lot.

Ms. Rosales- Herrera stated 27 notices were sent out, and out of those one was received in favor.

There were no comments from the public. Therefore, Chairperson Montalvo closed the public hearing at 5:33 p.m.

Motion: To approve proposed final Re-Plat of Lot 3 in Block C of Buena Vista Addition.
Moved: Escobar
Second: Villalapando
Ayes: 3
Nays: 0
Absent: Salinas-Sanchez, and Abrego

NEW BUSINESS

4. Consideration and possible action on the final plat of Buena Suerte Subdivision.

City Engineer Rosales-Herrera informed the Commission on the request to subdivide an approximately 1.87- acre tract into two commercial lots, including a variance to plat a property less than 5-acres in size that been conveyed prior than 1984, and a variance to proceed to final plat directly without first having obtained preliminary plat approval.

Motion: To approve final plat of Buena Suerte Subdivision.
Moved: Escobar
Second: Villalpando
Ayes: 3
Nays: 0
Absent: Salinas-Sanchez, and Abrego

OLD BUSINESS

5. Consideration and possible action on the final plat of Terra Verde Estates Subdivision Unit.

City Engineer Rosales-Herrera informed the Commission of the final plat approval to subdivide an approximately 8.13- acre tract into 44 residential lots.

Motion: To approve final plat of Terra Verde Estates Subdivision Unit.
Moved: Villalpando
Second: Escobar
Ayes: 3
Nays: 0
Absent: Salinas-Sanchez, and Abrego

OTHER BUSINESS

6. Consideration and possible action on the acquisition involving property located at 400 Main Street.

City Engineer Rosales-Herrera informed the Commission the reason the acquisition had to be brought forward to the Planning and Zoning commission for there approval.

Economic Development Director, Arturo Marquez informed the Commission that the project was at an infancy stage, but there looking into creating an incubator, but the overall funding and cost have not been established yet.

Motion: To approve acquisition involving property located at 400 Main Street.
Moved: Escobar
Second: Villalpando
Ayes: 3
Nays: 0
Absent: Salinas-Sanchez, and Abrego

ADJOURNMENT

Motion: To adjourn meeting at 5:46 p.m.
Move: Escobar
Second: Villalpando
Ayes: 3

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Nays: 0
Absent: Salinas-Sanchez, Abrego

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 conducted a Special Meeting on Friday, December 6, 2019 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 Pete Abrego and Commission Member Doris Salinas-Sanchez.

Absent: Commission Members, Mario Escobar, Marcos Villalpando and Ex-Officio, Mayor Ramsey English Cantu and City Manager, George Antuna.

Staff present: City Engineer, Vanessa Rosales; Interim 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 meeting.

Motion: To tabled item.
Moved: Abrego
Second: Salinas-Sanchez
Ayes: 3
Nays: 0
Absent: Escobar and Villalpando

PUBLIC HEARING(S)

2. Public hearing on the application submitted by Cynthia Villa Peñalver for a Conditional Use Permit to allow for the establishment of a home photographer studio business on property located at 1678 Paseo Encinal Drive; closing of public hearing and possible action.

Chairperson Montalvo opened the public hearing at 5:31 p.m. and invited the public to express their comments.

City Engineer, Vanessa Rosales-Herrera informed the Commission on the request to allow for a Conditional Use Permit to allow for the establishment of a home photographer studio.

There were no comments from the public. Therefore, Chairperson Montalvo closed the public hearing at 5:36 p.m.

3. Public hearing on the request submitted by Ernesto Gonzalez for the rezoning of Lot 10-12 (North 48.7-feet), Block F of Buena Vista Addition, from "R-3 Duplex District" to "B-1 Neighborhood Business District"; 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.

City Engineer Rosales-Herrera informed the Commission on the rezoning of Lot 10-12 (North 48.7-feet), Block F of Buena Vista Addition, from "R-3 Duplex District" to "B-1 Neighborhood Business District. She further stated the applicant is requesting for the accommodation of a parking lot for existing business.

City Engineer Rosales-Herrera informed the Commission that 11 notices were mailed out; no formal responses were mailed back.

Ms. Castillo, a concerned neighbor noted that the streets are very congested as it is and the ambulance business that's currently on site has added to the issue. She made a recommendation to make a one-way street to elevate the issue. Furthermore, she noted that at 5 am the ambulance is creating a nuisance for all the elderly people around the area.

Ms. Pricilla also a concerned neighbor stated that because of the congestion on that area her daughter was almost in an accident with the school bus. She read a letter from her mother Anika and her stepfather Rogelio Reyna on the position of keeping all that area as neighborhood district.

Mr. Gonzalez, the applicant stated he was aware of the congestion in the area and he noted that was the reason he wanted to build the parking lot to help elevate the on-street parking from his staff.

Chairperson Montalvo requested that police and code enforcement evaluate the area with the number of calls, any noise issues reports, ems concerns and report the findings at the next meeting.

There were no further comments from the public. Therefore, Chairperson Montalvo closed the public hearing at 6:15 p.m.

Motion:	To tabled item.
Moved:	Abrego
Second:	Salinas-Sanchez
Ayes:	3
Nays:	0
Absent:	Escobar and Villalpando

NEW BUSINESS

4. Consideration and possible action on the Amending Plat of Lot 16 in Block 7 of El Pueblo Nuevo Subdivision LTD.

City Engineer Rosales-Herrera informed the Commission that the amendment was brought forward to amend the common property line between Lot 16 and 17 in order to reflect the existing use of lots.

Motion: To approve Amending Plat of Lot 16 in Block 7 of El Pueblo Nuevo Subdivision LTD.
Moved: Abrego
Second: Salinas-Sanchez
Ayes: 3
Nays: 0
Absent: Escobar and Villalpando

OLD BUSINESS

5. Consideration and possible action on the preliminary plat of Castle Rock Subdivision Unit 3. City Engineer Rosales-Herrera informed the Commission the details for the preliminary plat of Castle Rock Subdivision Unit 3. The preliminary plat will subdivide 5.259- acre tract into 30 residential lots.

In response to a question opposed by Chairman Montalvo, City Engineer Herrera-Rosales stated that was a concern with making sure they had an ingress and egress, but the area is a small subdivision.

Mr. Ken Dirksen advised the Commission that the developer would want to create that but there is an issue with another developer who owns some property and isn't cooperating.

Motion: To approve preliminary plat of Castle Rock Subdivision Unit 3.
Moved: Abrego
Second: Salinas-Sanchez
Ayes: 3
Nays: 0
Absent: Escobar and Villalpando

ADJOURNMENT

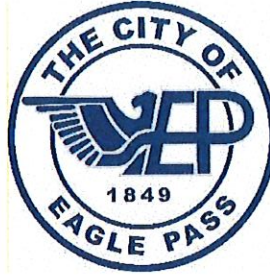
Motion: To adjourn meeting at 6:42 p.m.
Move: Abrego
Second: Salinas-Sanchez
Ayes: 3
Nays: 0
Absent: Escobar and Villalpando

ATTEST:

Enrique Montalvo
Chairperson

Erika Resma
Assistant City Secretary

Item #2



Planning Department Executive Summary
REPORT TO THE PLANNING AND ZONING COMMISSION

Final Plat of the McDonald's Subdivision

I. BACKGROUND

A. General Information

Applicant: Pape-Dawson Engineers, Inc.
Becky Carroll, P. E.
2000 NW Loop 410
San Antonio, Texas 79213

Location: 2130 E. Main Street and 276 Pecos Street

Legal Description: Abstract A1111, Fox, F. & J Byrne, Survey #8 ½ and Lot 5 in Block 57 of the Hillcrest Addition

Property ID Number: 4671 and 10494

Parcel Size: 1.39 acres and .229 acres

Existing Use: Restaurant and parking lot

Zoning: B-3 *General Business District*

Master Plan: Commercial

Request: Final plat approval to plat an approximately 1.39-acre tract, including Lot 5 in Block 57 of the Hillcrest Addition (.229-acre tract). Also, including a variance to plat a property less than 5-acres in size that had been conveyed prior to 1984, and a variance to proceed to final plat directly without first having obtained preliminary plat approval.

B. Vicinity Data

The surrounding area is comprised of commercial and residential development.

C. 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 properties is provided by Main Street, Garrison Street and Pecos 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 City Council's deliberation process for approval of the subdivision's final plat. Please refer to attachment 1 for a copy of the application, Maverick County Appraisal District property information, copy of aerial images of the site and plat drawing.
2. The subdivision is consistent with City design and specifications, as the subsequent development of the site will be required to conform to the following sections of *Article IV in Eagle Pass Code of Ordinances Chapter 23*:

- ✓ *Section 23-62 governing utility easements*
- ✓ *Section 23-64 governing sidewalks*
- ✓ *Section 23-66 governing sanitary sewage disposal*
- ✓ *Section 23-67 governing potable water supply and fire flow*
- ✓ *Section 23-68 governing storm drainage*
- ✓ *Section 23-69 governing the size of lots*
- ✓ *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.

3. 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*.
4. City of Eagle Pass Code of Ordinances Section 23-11 states that the Planning and Zoning Commission must find that the subdivision variances, enclosed as Attachment 2, comply with the four criteria in order to the grant the subdivision variance. The following is a summary of this application's compliance with the criteria:
 - The subdivision variance allows for the platting of a property less than 5-acres in size that was conveyed prior to 1984, as set forth in *City of Eagle Pass Code of Ordinances Chapter 23-11(d)* is, in essence, an administrative decision.
 - The subdivision variance to proceed directly to Final Replat without first having obtained Preliminary Replat approval as required by *City of Eagle Pass Code of Ordinances Section 23-36(a)*
5. The subdivision site is located within the *City of Eagle Pass Master Plan Map*. The *City of Eagle Pass Master Plan* does, however, provide direction regarding the

subdivision of property both within the City and within the City's 5-mile wide *Extraterritorial Jurisdiction* (ETJ).

6. 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.

7. The subdivision will allow for a use of the property that is consistent with the commercial purpose of the *B-3 General Business District* for the following reasons:

- A. The subdivision design bears a substantial relationship to the public's health, safety, and welfare.
- B. The subdivision is in accordance with the policies of the Master Plan and the business purpose of the *B-3 General Business District*.
- C. The subdivision is warranted because of the necessity to create additional building lots in the *B-3 General Business District*, and because the proposed development is appropriate to accomplish the reasonable use of the property.
- D. The subject property is suitable for development in general conformance with development standards of the *B-3 General Business District*.

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

Please refer to Attachment 3 for a copy of the *Master Plan* Map and a copy of the *Zoning District Map* for the City of Eagle Pass.

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

B. Planning Department Recommendation

The Planning and Zoning Commission (1) **GRANT** the subdivision variance to proceed directly to Final Plat without first having obtained Preliminary Replat approval as required by *City of Eagle Pass Code of Ordinances Section 23-36(a)*, (2) **GRANT** a variance to plat a property less than 5-acres in size that had been conveyed prior to 1984 and (3) recommend that City Council **GRANT** Final Plat approval of the proposed *McDonald's Subdivision*, 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:

Pape-Dawson Engineering, Inc. via e-mail
City of Eagle Pass Planning and Zoning Commission via e-mail
Eagle Pass Planning and Zoning Commission Record of Action dated February 7, 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 A1111, FOX, F. & J. BYRNE, SURVEY #8 1/2, AC

Maverick County Property Identification Number(s): 4671 and 10494

Name of Addition: McDonald's #42-0272

Location of Addition: Southwest corner of US Hwy 277 and US Hwy 57

Number of Residential Lots: _____ Number of Commercial Lots: 2 Gross Acreage: 1.618

Number of New Street Intersections 0 Linear feet of Streets 0

Is Subdivision inside city limits? Yes ☒ No ☐ If so, Zoning District: B-3

Existing Land Use: Fast-Food Restaurant Proposed Land Use: Fast-Food Restaurant

Requested Variances: To skip preliminary platting and proceed to final platting.

The site currently has a fast-food restaurant. The proposed development will
stay as a fast-food restaurant.

PROPERTY OWNER:

Name: McDonald's Real Estate

Address: PO Box 66207

City: Chicago

State: IL Zip: 60666

Signature: See back up

Contact: Jorge Martinez II

Phone: 281-587-7347

Fax: _____

E-mail: jorge.martinez@us.mcd.com

Date: _____

PROPERTY OWNER:

Name: Frank and Martha Mendoza

Address: 503 N Broadview

City: Del Rio

State: TX Zip: 78840

Signature: See back up

Contact: Jorge Martinez II

Phone: 281-587-7347

Fax: _____

E-mail: jorge.martinez@us.mcd.com

Date: _____

RECEIVED
11/31/2011
Complete Appl.

APPLICANT/SUBDIVIDER:

Name: McDonald's Real Estate
Address: 511 E. John Carpenter Fre
City: Irving
State: TX Zip: 75062
Signature: _____

Contact: Jorge Martinez II
Phone: 281-587-7347
Fax: _____
E-mail: jorge.martinez@us.mcd.com
Date: _____

SURVEYOR:

Name: Pape-Dawson Engineers, Inc.
Address: 2000 NW Loop 410
City: San Antonio
State: TX Zip: 78213
Signature: _____

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

ENGINEER:

Name: Pape-Dawson Engineers, Inc.
Address: 2000 NW Loop 410
City: San Antonio
State: TX Zip: 78213
Signature: _____

Contact: Becky Carroll, P.E.
Phone: 210-375-9000
Fax: 210-375-9010
E-mail: bcarroll@pape-dawson.com
Date: _____

PRINCIPAL CONTACT: _____ Owner _____ Applicant _____ Surveyor X Engineer

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

STATEMENT OF APPLICANT

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

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

Applicant Signature

Date

STATEMENT OF OWNER/SUBDIVIDER

I, the undersigned, hereby certify that: (1) I am the owner the land subject to this request for a subdivision; (2) I authorize Pape-Dawson Engineers, Inc. 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.

Jorge L. Martinez
Owner / Subdivider Signature

1/16/2020
Date

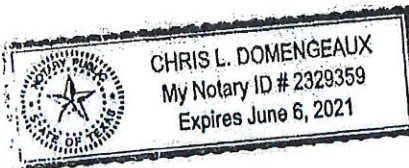
STATE OF TEXAS §

COUNTY OF Harris §

Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared Jorge L. Martinez II (Name), Area Construction Manager (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 16th day of January, 2020.

Chris L. Domengaux
Notary Public, State of Texas



Maverick CAD

Property Search Results > 4671 MCDONALDS REAL ESTATE for Year 2019

Property

Account

Property ID:	4671	Legal Description:	ABSTRACT A1111, FOX, F. & J. BYRNE, SURVEY #8 1/2, ACRES 1.39
Geographic ID:	11110008000400	Zoning:	B1
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Protest

Protest Status:

Informal Date:

Formal Date:

Location

Address:	2130 MAIN ST EAGLE PASS, TX 78852	Map ID:	MALLC
Neighborhood:			
Neighborhood CD:			

Owner

Name:	MCDONALDS REAL ESTATE	Owner ID:	93303
Mailing Address:	DBA: MCDONALD'S REAL ESTATE COMP P O BOX 66207 CHICAGO, IL 60666	% Ownership:	100.000000000000%

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$642,930	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$423,840	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$1,066,770	
(-) Ag or Timber Use Value Reduction:	-	\$0	
(=) Appraised Value:	=	\$1,066,770	
(-) HS Cap:	-	\$0	

(=) Assessed Value: = \$1,066,770

Taxing Jurisdiction

Owner: MCDONALDS REAL ESTATE

% Ownership: 100.0000000000%

Total Value: \$1,066,770

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	Central Appraisal District	0.000000	\$1,066,770	\$1,066,770	\$0.00
CIT	City of Eagle Pass	0.540743	\$1,066,770	\$1,066,770	\$5,768.48
GMC	Maverick County	0.568700	\$1,066,770	\$1,066,770	\$6,066.72
HOS	Hospital	0.148960	\$1,066,770	\$1,066,770	\$1,589.06
SCH	Eagle Pass ISD	1.161600	\$1,066,770	\$1,066,770	\$12,391.60
Total Tax Rate:		2.420003			
Taxes w/Current Exemptions:					\$25,815.86
Taxes w/o Exemptions:					\$25,815.87

Improvement / Building

Improvement #1: COMMERCIAL State Code: F1 Living Area: 15191.0 sqft Value: \$529,400

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	EFGF	BV	0	5420.0
MA	MAIN AREA	*		0	2169.0
CNPY	CANOPY	BLDG		2011	132.0
CNPY	CANOPY	BLDG		2011	72.0
CNPY	CANOPY	BLDG		2011	248.0
CNPY	CANOPY	BLDG		2011	68.0
CNPY	CANOPY	BLDG		2011	76.0
CACH	CENTRAL AIR, CENTRAL HEAT	GD		0	7602.0

Improvement #2: MISC. IMPROVEMENT State Code: F1 Living Area: sqft Value: \$113,530

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
CONC	CONCRETE	4IN		0	47306.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	CC	COMMERCIAL CITY	1.3900	60548.00	0.00	0.00	\$423,840	\$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	\$642,930	\$423,840	0	1,066,770	\$0	\$1,066,770
2018	\$654,260	\$423,840	0	1,078,100	\$0	\$1,078,100

2017	\$654,260	\$423,840	0	1,078,100	\$0	\$1,078,100
2016	\$654,260	\$423,840	0	1,078,100	\$0	\$1,078,100
2015	\$654,260	\$423,840	0	1,078,100	\$0	\$1,078,100
2014	\$654,260	\$423,840	0	1,078,100	\$0	\$1,078,100
2013	\$654,260	\$423,840	0	1,078,100	\$0	\$1,078,100
2012	\$654,260	\$423,840	0	1,078,100	\$0	\$1,078,100
2011	\$654,260	\$423,840	0	1,078,100	\$0	\$1,078,100
2010	\$611,790	\$423,840	0	1,035,630	\$0	\$1,035,630
2009	\$611,790	\$423,840	0	1,035,630	\$0	\$1,035,630
2008	\$611,790	\$423,840	0	1,035,630	\$0	\$1,035,630
2007	\$581,300	\$423,840	0	1,005,140	\$0	\$1,005,140
2006	\$581,300	\$423,840	0	1,005,140	\$0	\$1,005,140

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/1/2005	WD	WARRANTY DEED	MC DONALD'S CORPORATION #42-272	MCDONALDS REAL ESTATE	1057	288	145663

Tax Due

Property Tax Information as of 01/31/2020

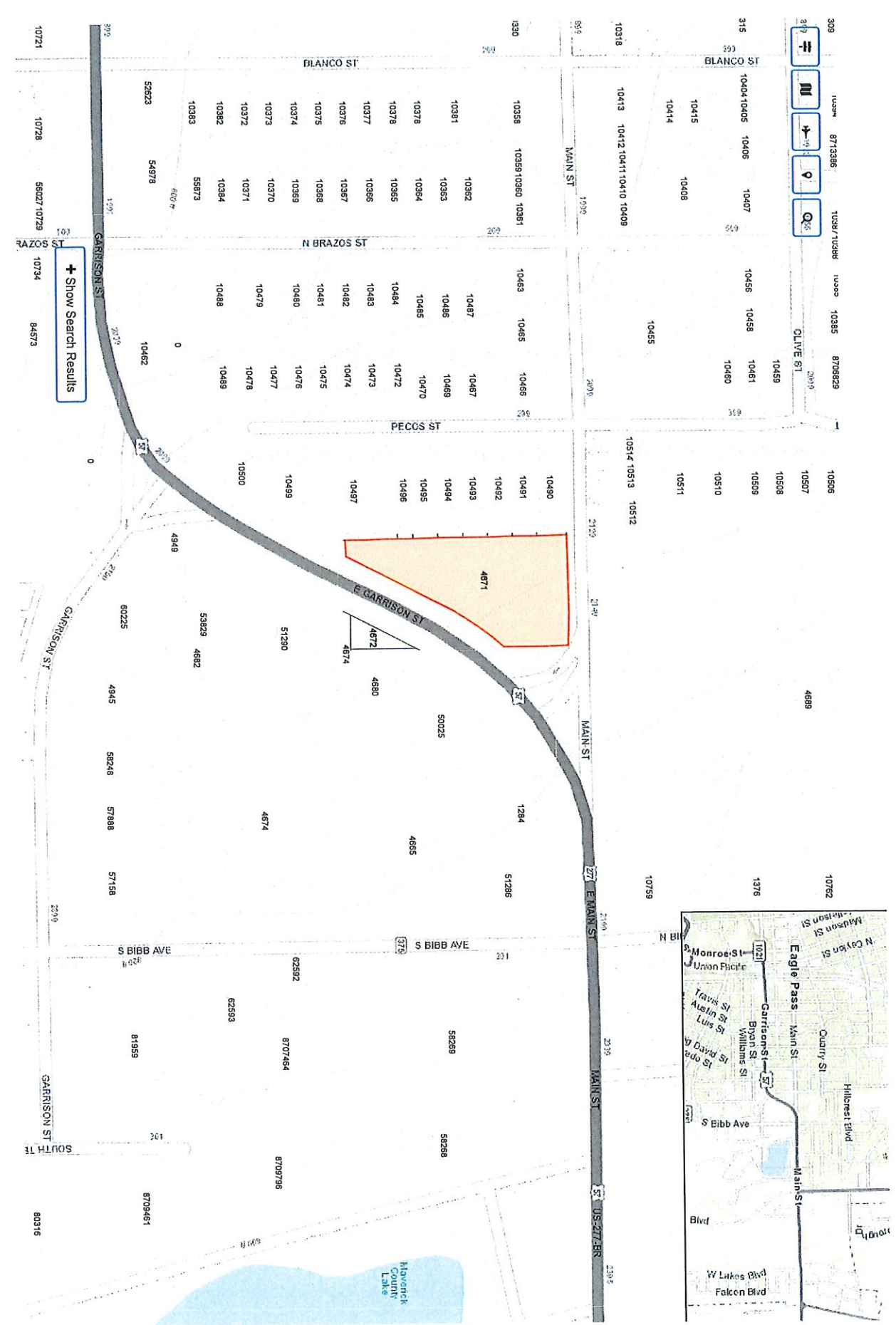
Amount Due if Paid on: 

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

60m
200ft



Maverick CAD

Property Search Results > 10494 MENDOZA, FRANK Tax Year: 2019 & MARTHA for Year 2019

Property

Account

Property ID:	10494	Legal Description:	HILLCREST ADDN, BLOCK 57, LOT 5
Geographic ID:	H3000570000500	Zoning:	R1
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address:	276 PECOS ST EAGLE PASS, TX 78852	Mapscot:	
Neighborhood:		Map ID:	
Neighborhood CD:			

Owner

Name:	MENDOZA, FRANK & MARTHA	Owner ID:	33358
Mailing Address:	503 N BROADVIEW DEL RIO, TX 78840	% Ownership:	100.000000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$21,850	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$38,840	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$60,690	
(-) Ag or Timber Use Value Reduction:	-	\$0	
(=) Appraised Value:	=	\$60,690	
(-) HS Cap:	-	\$0	
(=) Assessed Value:	=	\$60,690	

Taxing Jurisdiction

Owner: MENDOZA, FRANK & MARTHA

% Ownership: 100.000000000000%

Total Value: \$60,690

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	Central Appraisal District	0.000000	\$60,690	\$60,690	\$0.00
CIT	City of Eagle Pass	0.540743	\$60,690	\$60,690	\$328.17
GMC	Maverick County	0.568700	\$60,690	\$60,690	\$345.14
HOS	Hospital	0.148960	\$60,690	\$60,690	\$90.40
SCH	Eagle Pass ISD	1.161600	\$60,690	\$60,690	\$704.97
	Total Tax Rate:	2.420003			
Taxes w/Current Exemptions:					\$1,468.68
Taxes w/o Exemptions:					\$1,468.70

Improvement / Building

Improvement #1: COMMERCIAL State Code: A1 Living Area: sqft Value: \$21,850

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
CONC	CONCRETE	3IN		0	9711.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RS	RES SINGLE FAMILY	0.2229	9711.00	50.00	194.23	\$38,840	\$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	\$21,850	\$38,840	0	60,690	\$0	\$60,690
2018	\$21,850	\$38,840	0	60,690	\$0	\$60,690
2017	\$21,850	\$38,840	0	60,690	\$0	\$60,690
2016	\$21,850	\$38,840	0	60,690	\$0	\$60,690
2015	\$21,850	\$31,080	0	52,930	\$0	\$52,930
2014	\$21,850	\$24,280	0	46,130	\$0	\$46,130
2013	\$21,850	\$24,280	0	46,130	\$0	\$46,130
2012	\$21,850	\$24,280	0	46,130	\$0	\$46,130
2011	\$14,280	\$24,280	0	38,560	\$0	\$38,560
2010	\$14,280	\$24,280	0	38,560	\$0	\$38,560
2009	\$14,280	\$24,280	0	38,560	\$0	\$38,560
2008	\$14,280	\$24,280	0	38,560	\$0	\$38,560
2007	\$14,280	\$19,420	0	33,700	\$0	\$33,700
2006	\$14,280	\$19,420	0	33,700	\$0	\$33,700

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/14/1993	WD	WARRANTY DEED	BALDERAS, FLORENCIO & IRENE S	MENDOZA, FRANK & MARTHA	330	434	
2	5/30/1990	WD	WARRANTY DEED	LAZARRE, MARK M	BALDERAS, FLORENCIO & IRENE S	281	407	

Tax Due

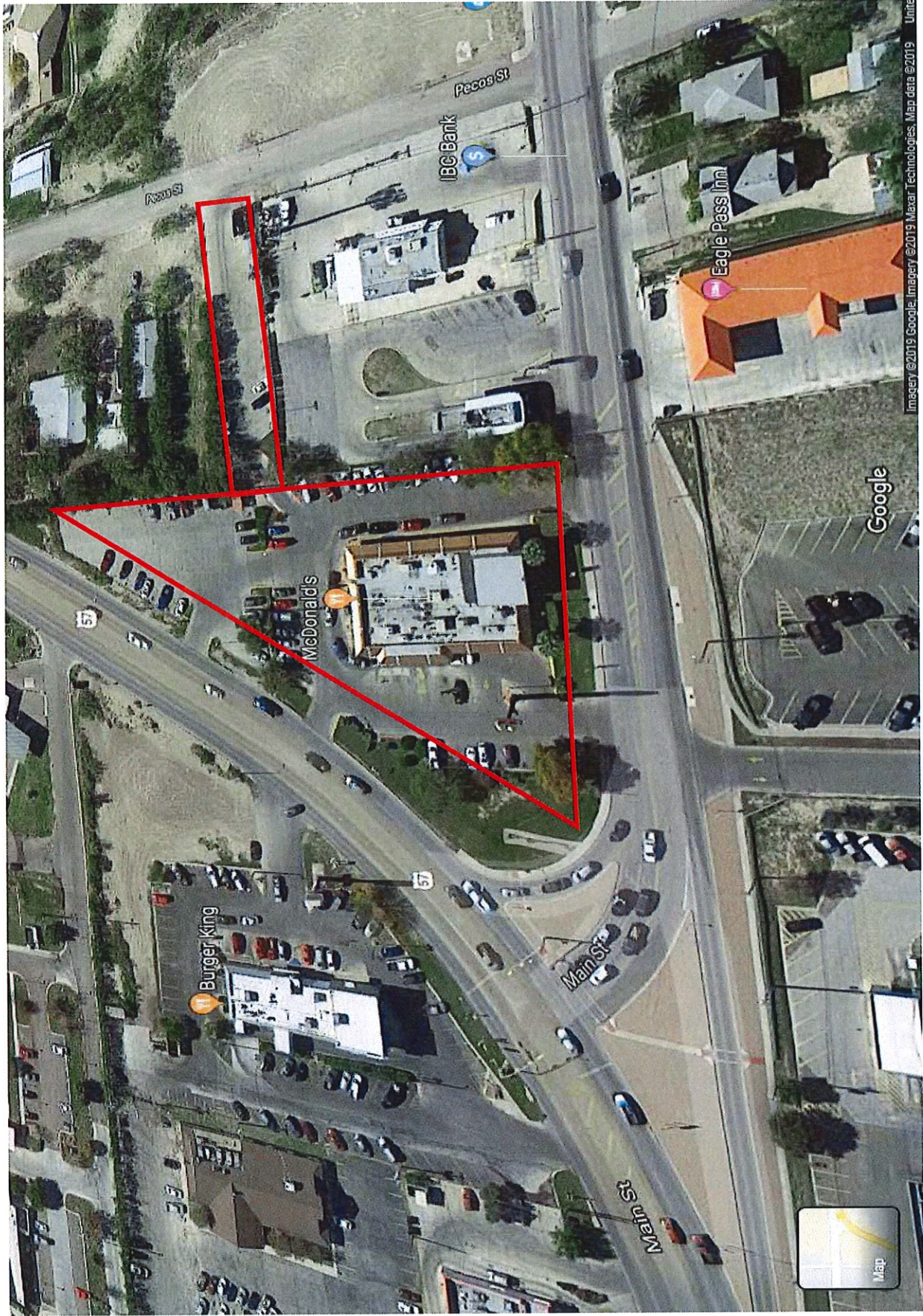
Property Tax Information as of 01/31/2020

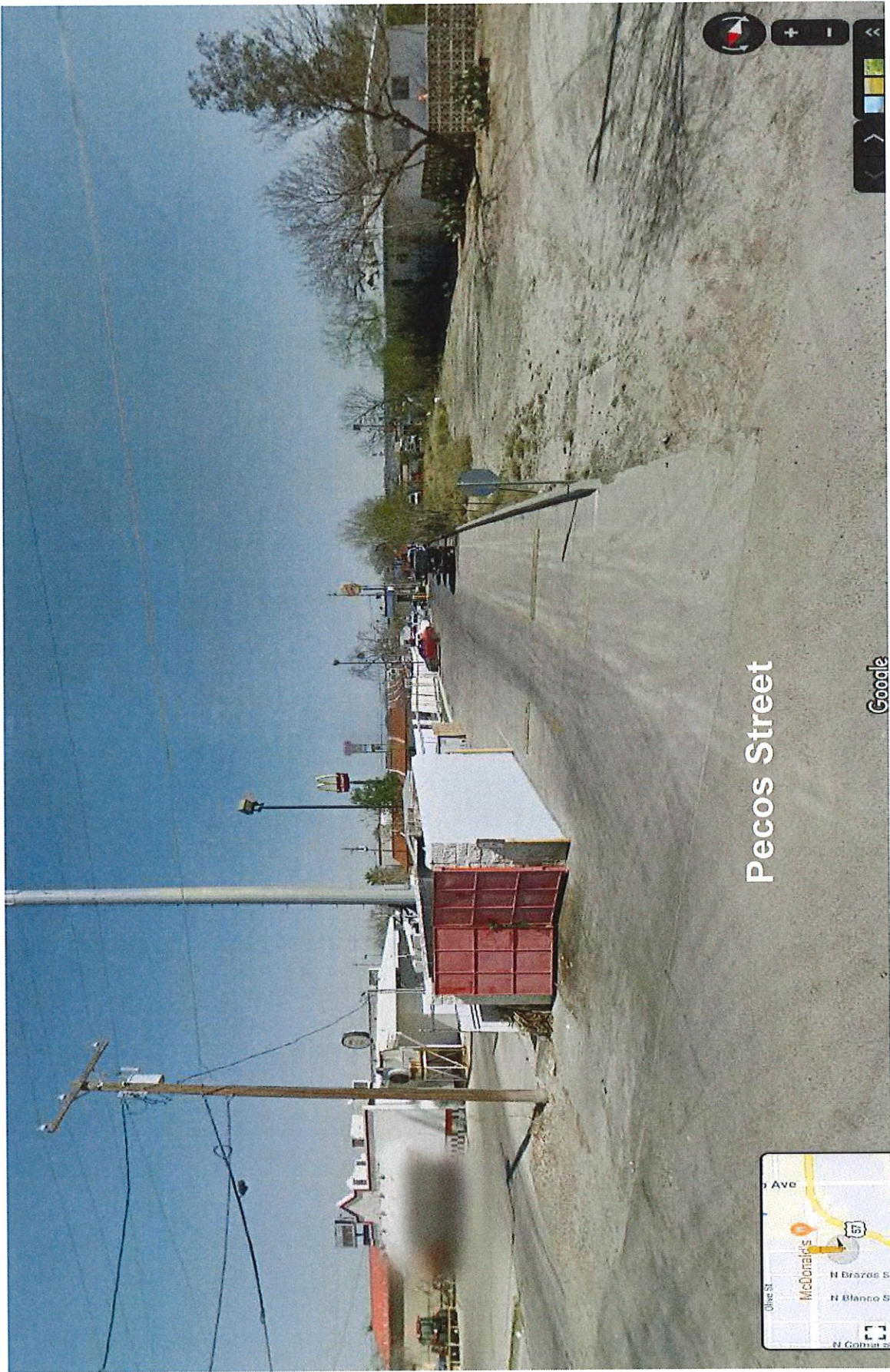
Amount Due if Paid on: 

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

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Questions Please Call (830) 773-0255





Pecos Street

Google

Attachment 2

Engineering Report

McDONALD'S #42-0272

Engineering Report



1/13/2020

January 2020

TBPE, Firm Registration # 470 | TBPLS, Firm Registration # 10028800

PAPE-DAWSON
ENGINEERS

RECEIVED
2-6-20
Revised via email

McDONALD'S #42-0272
Engineering Report

TABLE OF CONTENTS

☐ DRAINAGE STATEMENT

☐ ATTACHMENTS

1. LOCATION MAP
2. OPINION OF PROBABLE COST
3. EXISTING IMPERVIOUS COVER
4. PROPOSED IMPERVIOUS COVER
5. PLAT

McDONALD'S #42-0272
Engineering Report

ENGINEERING STATEMENT

PROJECT DESCRIPTION

This Engineering report is for a 1.389-acre tract and 0.229-acre tract located southwest of the intersection of Main Street (US-277) and E. Garrison Street (US-57), reference Location Map. The site is currently developed as an existing McDonald's fast-food restaurant and is zoned R-1 – First one-family dwelling district. A Zoning Change Application was submitted for both lots to be rezoned to B-3 – General Business District.

WATER AND WASTEWATER FACILITIES

Water is currently serving the site from an existing 8-inch main along Main Street. Existing wastewater infrastructure services the site from the east through a 4" service line that crossing E. Garrison Street. During construction of the new McDonald's building and parking lot, existing utilities will be pulled back to the property line and rerun per 2015 IPC.

STREET AND DRAINAGE IMPROVEMENTS

The proposed redevelopment of the existing McDonald's restaurant will include the addition of a five-foot sidewalk along E. Garrison Street (see attached Opinion of Probably Cost). There are no street or drainage improvements proposed with the development. Impervious cover decreases from the existing layout to the proposed layout, which will reduce storm water runoff from the site. The planned development will respect existing drainage patterns.

ELECTRIC, TELEPHONE AND CABLE TELEVISION

AEP Texas currently and will continue to provide electric service to the site. Three phase electric, currently runs along the west side of the property and turns east after the building before going underground into a pad mounted transformer to service the building. The current easement will be revised due to the placement of the new building. This easement will be done by separate instrument.

McDONALD'S #42-0272 Engineering Report

Telephone and cable television can be provided by Charter Spectrum.

GAS

Texas State Natural Gas currently services the site from a gas main along Main Street. There are no proposed public gas main improvements with this site.

CONCLUSION

For the McDonald's #42-0272 development, only a proposed public sidewalk will be constructed once the building permit is approved. There are no new or required water, wastewater or drainage infrastructure proposed with this development.

Pape-Dawson Engineers, Inc.

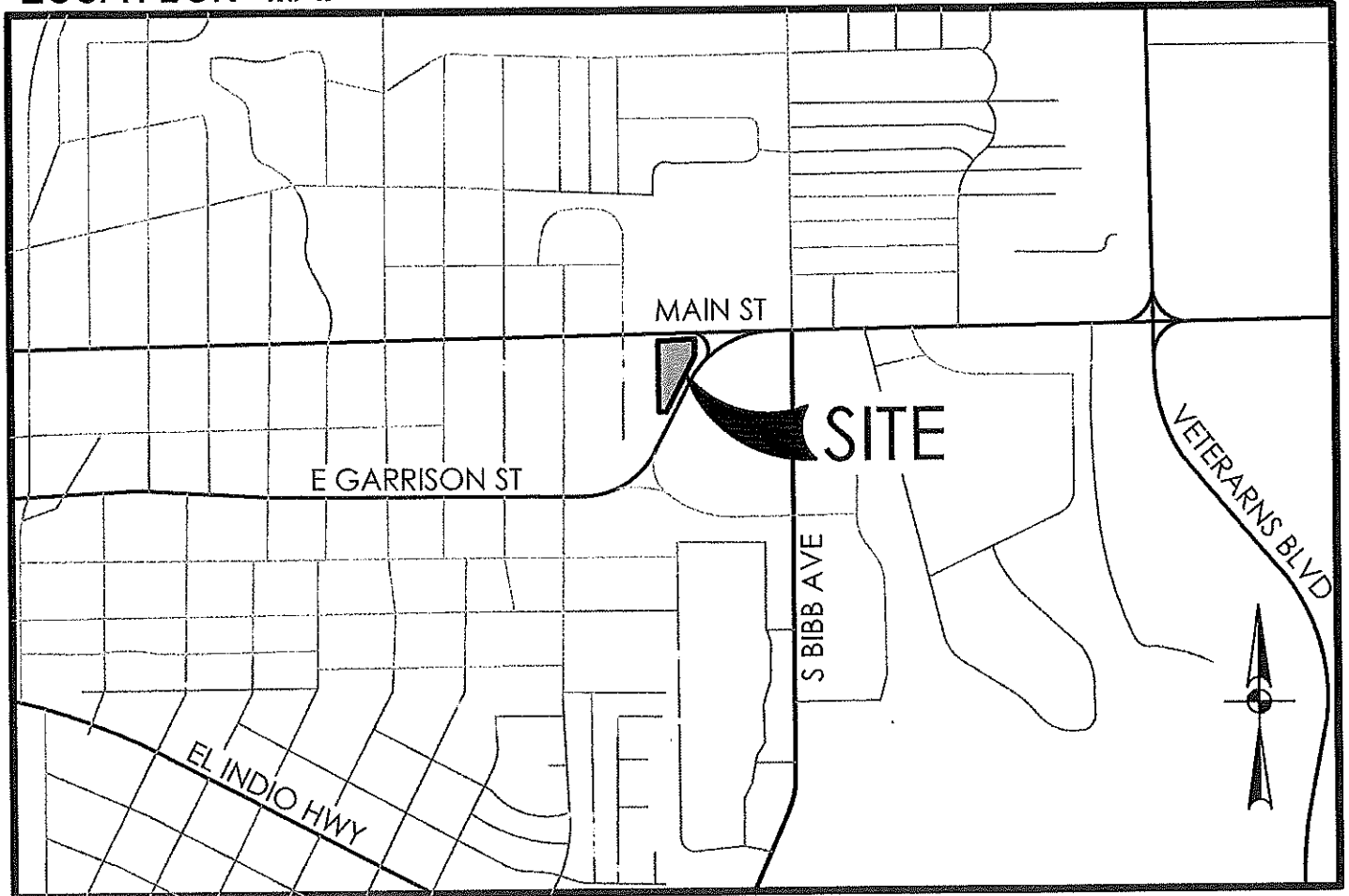
Becky Carroll, P.E.
Vice President

EXHIBITS

LOCATION MAP

LOCATION MAP

NOT TO SCALE



OPINION OF PROBABLE COST

McDonald's #42-0272
OPINION OF PROBABLE COST
STREET AND DRAINAGE IMPROVEMENTS

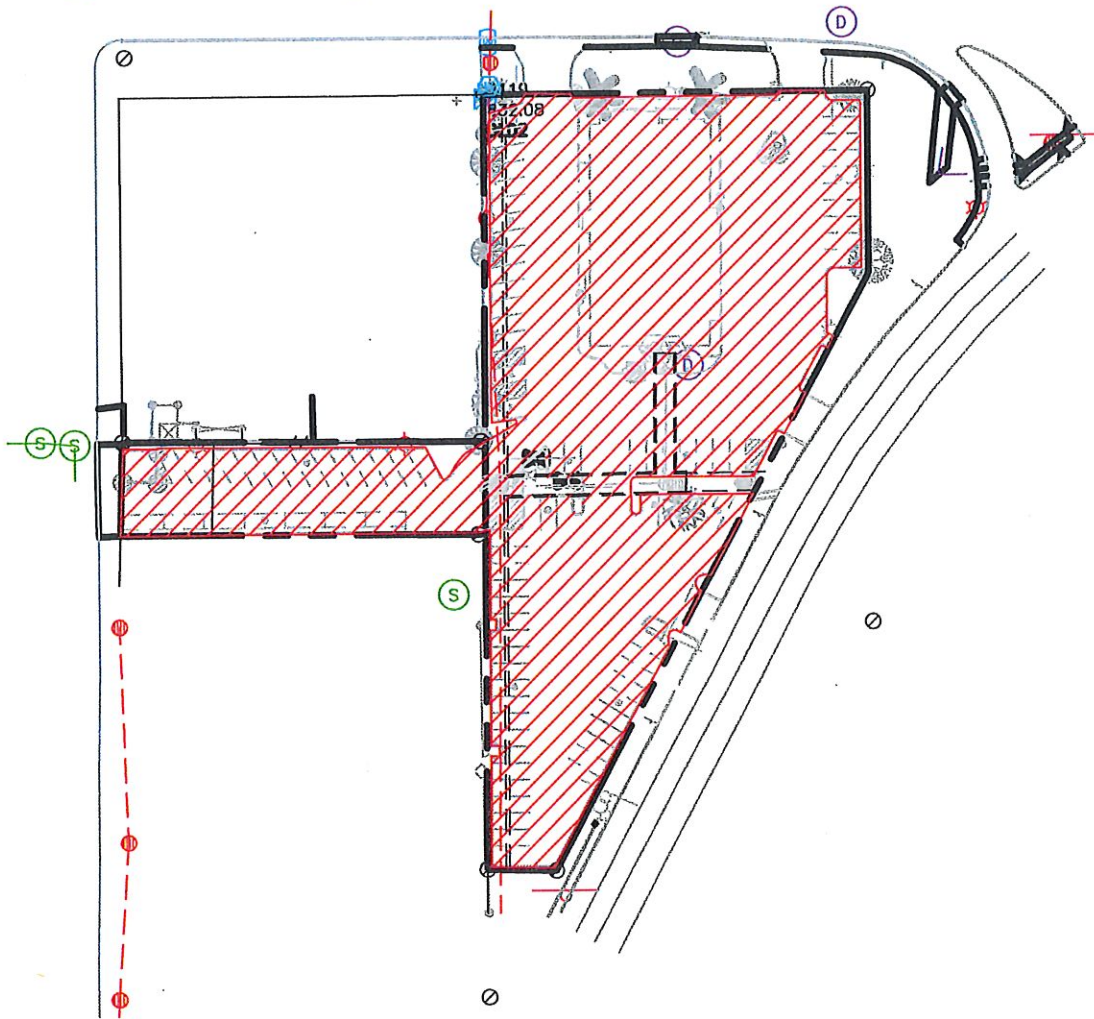
ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
STREET IMPROVEMENTS					
1.	Concrete Sidewalk	SY	178	\$64.81	\$11,536.18
SUBTOTAL STREET IMPROVEMENTS:					\$11,536.18
MOBILIZATION AND DESIGN					
1.	Mobilization (11%)	LS	1	\$1,268.98	\$1,268.98
2.	TPDES Requirements (2%)	LS	1	\$230.72	\$230.72
3.	Engineering Design (15%)	LS	1	\$1,730.43	\$1,730.43
4.	WPAP Requirements/Misc (10%)	LS	1	\$1,153.62	\$1,153.62
TOTAL STREETS AND DRAINAGE IMPROVEMENTS:					\$15,919.93

PREPARED BY: Pape-Dawson Engineers, Inc.

DATE: January 13, 2020

JOB NO.: 8113-10

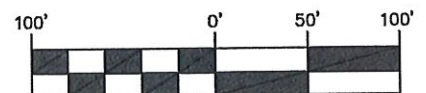
**EXISTING IMPERVIOUS
COVER**



PAVEMENT IMPERVIOUS
COVER = 65315 SF



SCALE: 1" = 100'



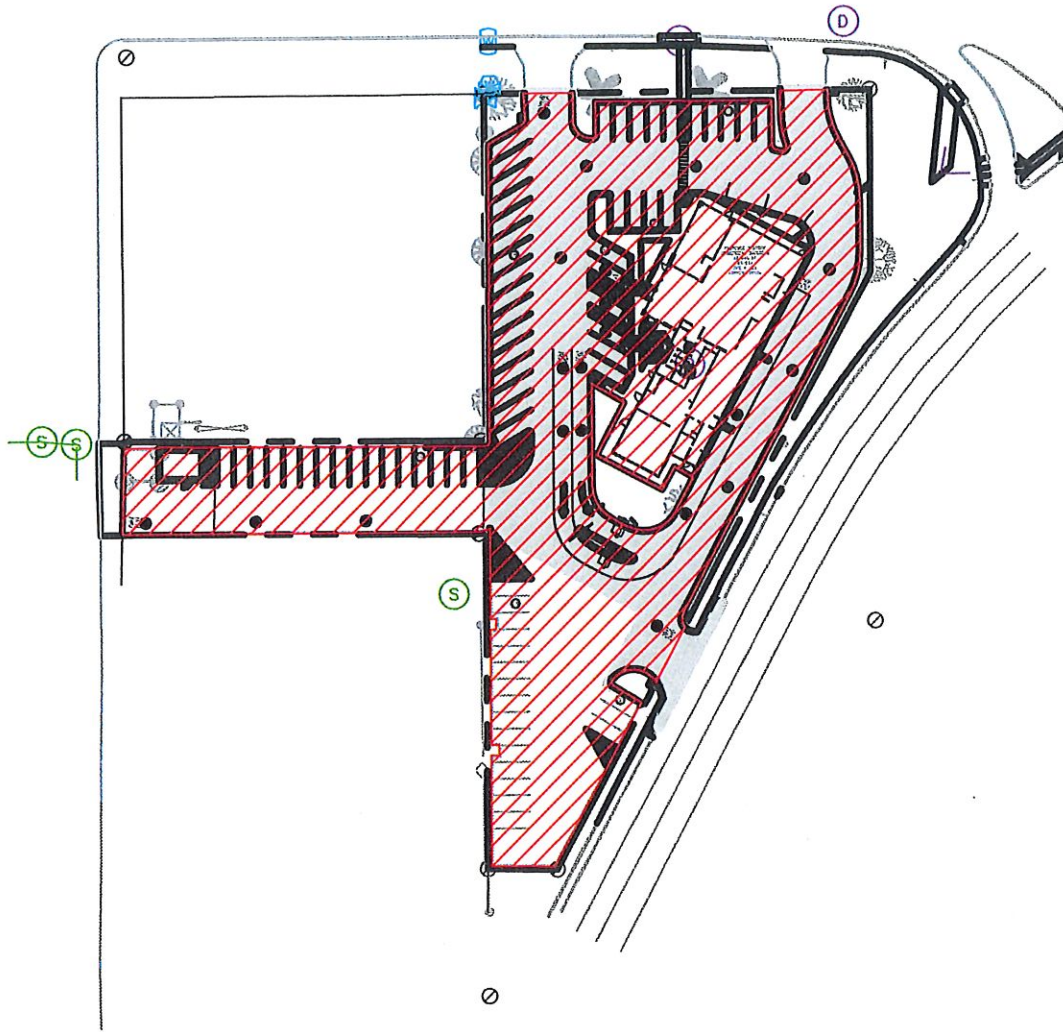
JOB NO. 8113-10
DATE JANUARY 2020
DESIGNER ASB
CHECKED BAC DRAWN ASB
SHEET 1 of 1

MCDONALD'S (42-0272)
EAGLE PASS, TEXAS
EXISTING IMPERVIOUS COVER EXHIBIT

**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
T&E FIRM REGISTRATION #470 | T&E FIRM REGISTRATION #10028800

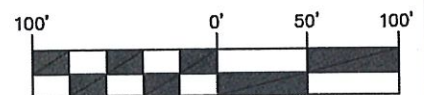
PROPOSED IMPERVIOUS COVER



PAVEMENT IMPERVIOUS
COVER = 63343 SF



SCALE: 1" = 100'



JOB NO. 8113-10
DATE JANUARY 2020
DESIGNER ASB
CHECKED BAC DRAWN ASB
SHEET 1 of 1

MCDONALD'S (42-0272)
EAGLE PASS, TEXAS
PROPOSED IMPERVIOUS COVER EXHIBIT

**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
T&E FIRM REGISTRATION #470 | T&E FIRM REGISTRATION #10028800

Attachment 3
Master Plan & City Zoning Map

THE PREPARATION OF THIS DOCUMENT
WAS FINANCED THROUGH PROVISIONS
OF A TEXAS COMMUNITY DEVELOPEMENT
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, LLC 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: FUTLUMAP.DWG
DATE: 01/08/95

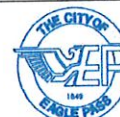


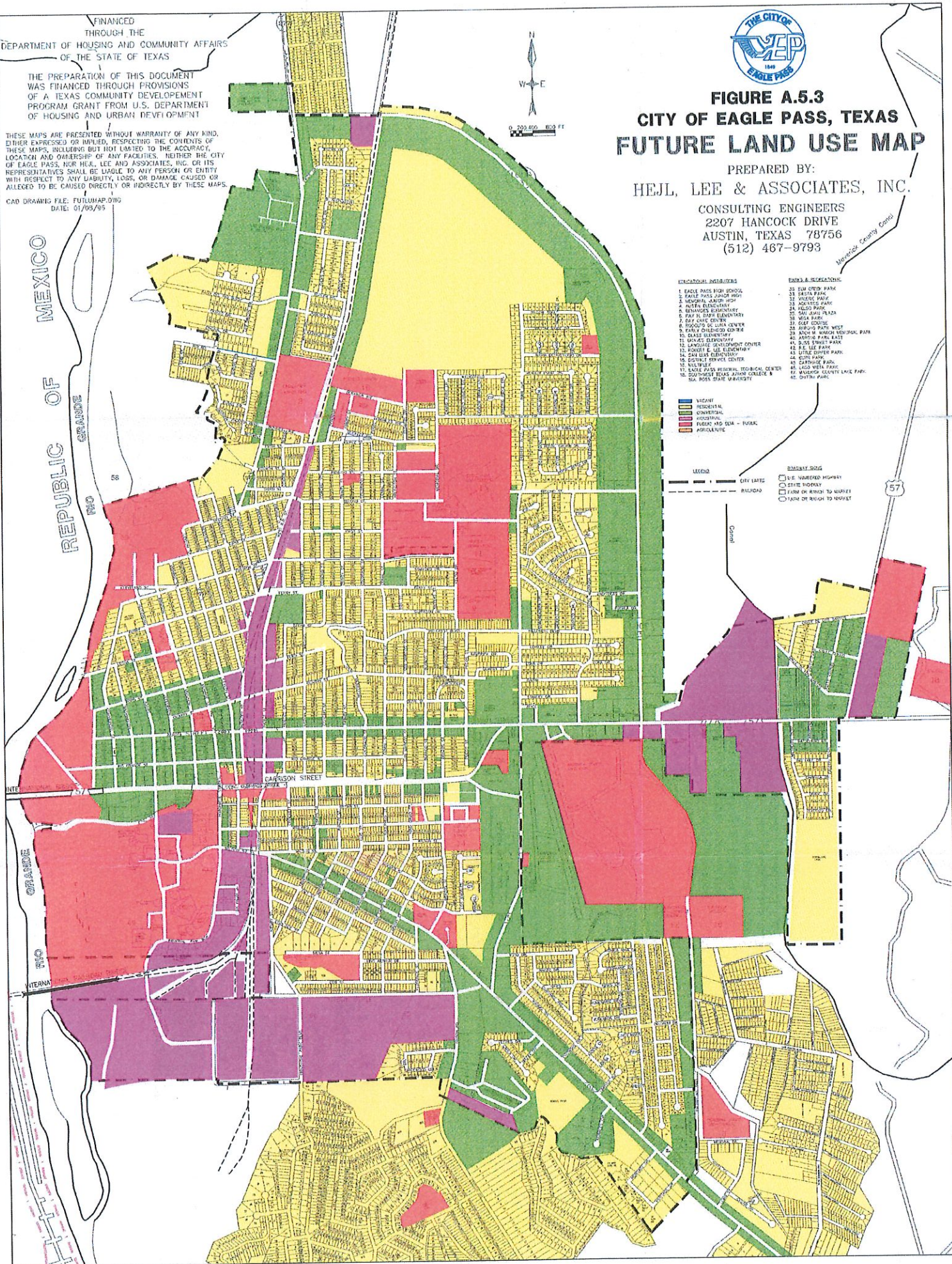
FIGURE A.5.3
CITY OF EAGLE PASS, TEXAS
FUTURE LAND USE MAP

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

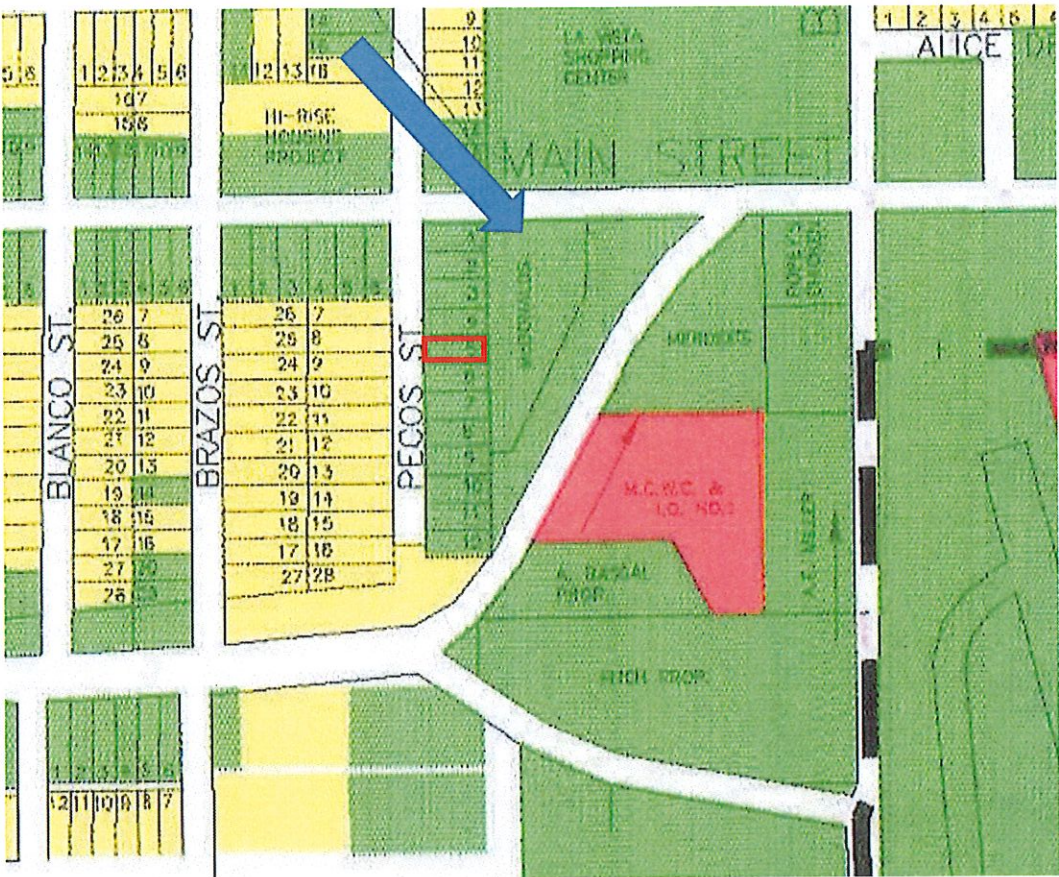
- | EDUCATIONAL INSTITUTIONS | PARKS & RECREATION |
|------------------------------|------------------------------|
| 1. EAGLE PAWS JUNIOR HIGH | 33. SUN CREST PARK |
| 2. EAGLE PAWS JUNIOR HIGH | 34. SASTA PARK |
| 3. MOUNTAIN VIEW JUNIOR HIGH | 35. VIOLET PARK |
| 4. MOUNTAIN VIEW JUNIOR HIGH | 36. ACACIA PARK |
| 5. AUSTIN ELEMENTARY | 37. HELLO PARK |
| 6. BAYVIEW ELEMENTARY | 38. SAN JUAN BEACH |
| 7. BAYVIEW ELEMENTARY | 39. HELIX PARK |
| 7. BAYVIEW ELEMENTARY | 40. GOLF COURSE |
| 8. BAYVIEW ELEMENTARY | 41. JEFFERSON PARK |
| 9. BAYVIEW ELEMENTARY | 42. ANTONIO PARK |
| 10. BAYVIEW ELEMENTARY | 43. NINA & MARCO VILLAS PARK |
| 11. BAYVIEW ELEMENTARY | 44. JEFFERSON PARK |
| 12. BAYVIEW ELEMENTARY | 45. JEFFERSON PARK |
| 13. BAYVIEW ELEMENTARY | 46. B. E. LEE PARK |
| 14. BAYVIEW ELEMENTARY | 47. JEFFERSON PARK |
| 15. BAYVIEW ELEMENTARY | 48. GOLF COURSE |
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| 30. BAYVIEW ELEMENTARY | 63. GOLF COURSE |
| 31. BAYVIEW ELEMENTARY | 64. GOLF COURSE |
| 32. BAYVIEW ELEMENTARY | 65. GOLF COURSE |
| 33. BAYVIEW ELEMENTARY | 66. GOLF COURSE |
| 34. BAYVIEW ELEMENTARY | 67. GOLF COURSE |
| 35. BAYVIEW ELEMENTARY | 68. GOLF COURSE |
| 36. BAYVIEW ELEMENTARY | 69. GOLF COURSE |
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| 61. BAYVIEW ELEMENTARY | 94. GOLF COURSE |
| 62. BAYVIEW ELEMENTARY | 95. GOLF COURSE |
| 63. BAYVIEW ELEMENTARY | 96. GOLF COURSE |
| 64. BAYVIEW ELEMENTARY | 97. GOLF COURSE |
| 65. BAYVIEW ELEMENTARY | 98. GOLF COURSE |
| 66. BAYVIEW ELEMENTARY | 99. GOLF COURSE |
| 67. BAYVIEW ELEMENTARY | 100. GOLF COURSE |

-  VACANT
 RESIDENTIAL
 COMMERCIAL
 INDUSTRIAL
 FURBER AND SOIL - FURBER
 AGRICULTURE

- LEGEND**
- CITY LIMITS
- RAILROAD
- ROADWAY DATA**
- U.S. NUMBERED HIGHWAY
- STATE HIGHWAY
- FARM OR RANCH TO MARKET
- ROAD OR RANCH TO MARKET



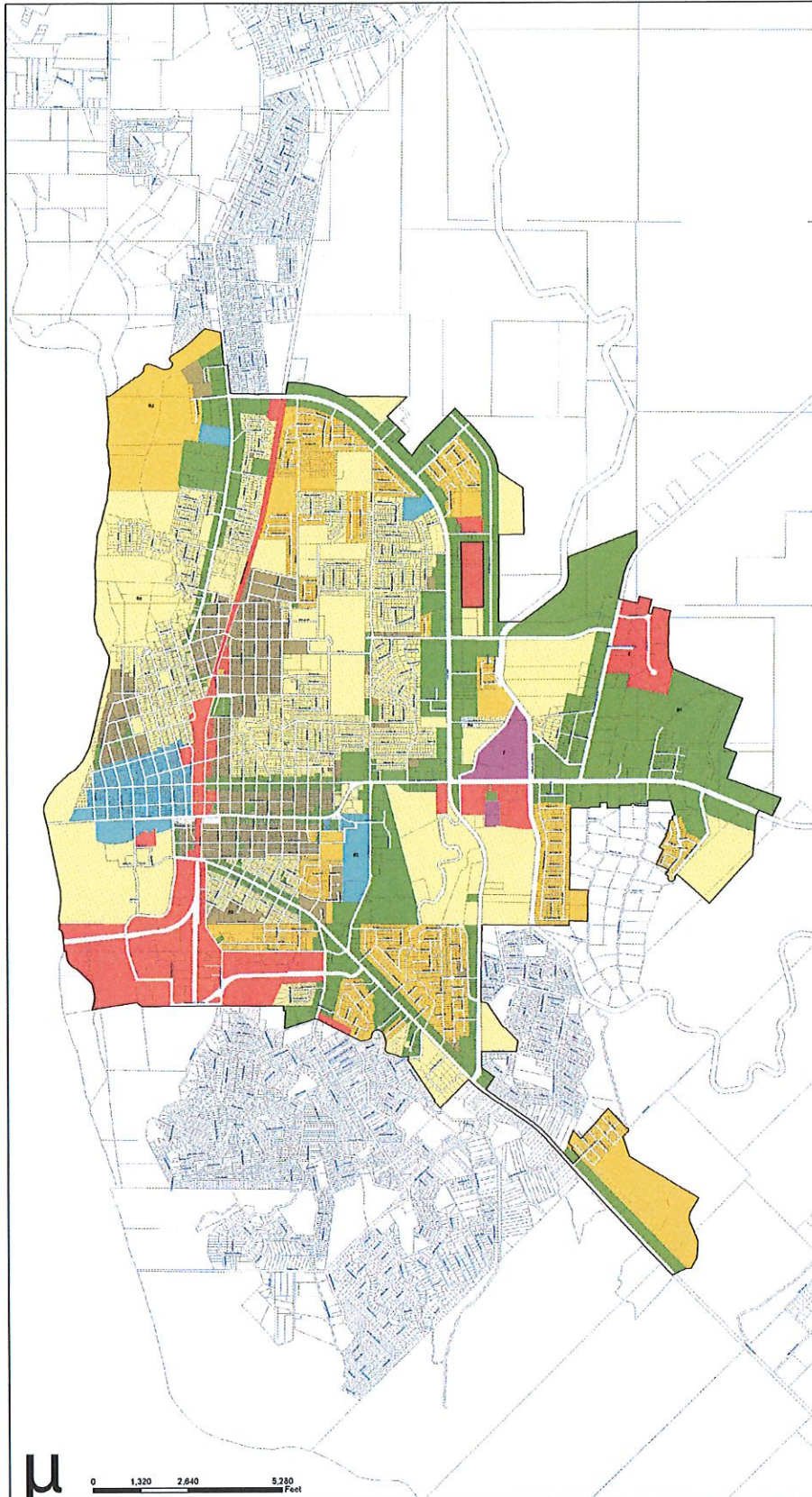
EAGLE PASS MASTER PLAN

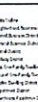
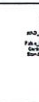
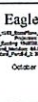
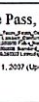
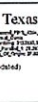


- VACANT
- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PUBLIC AND SEMI – PUBLIC
- AGRICULTURE

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



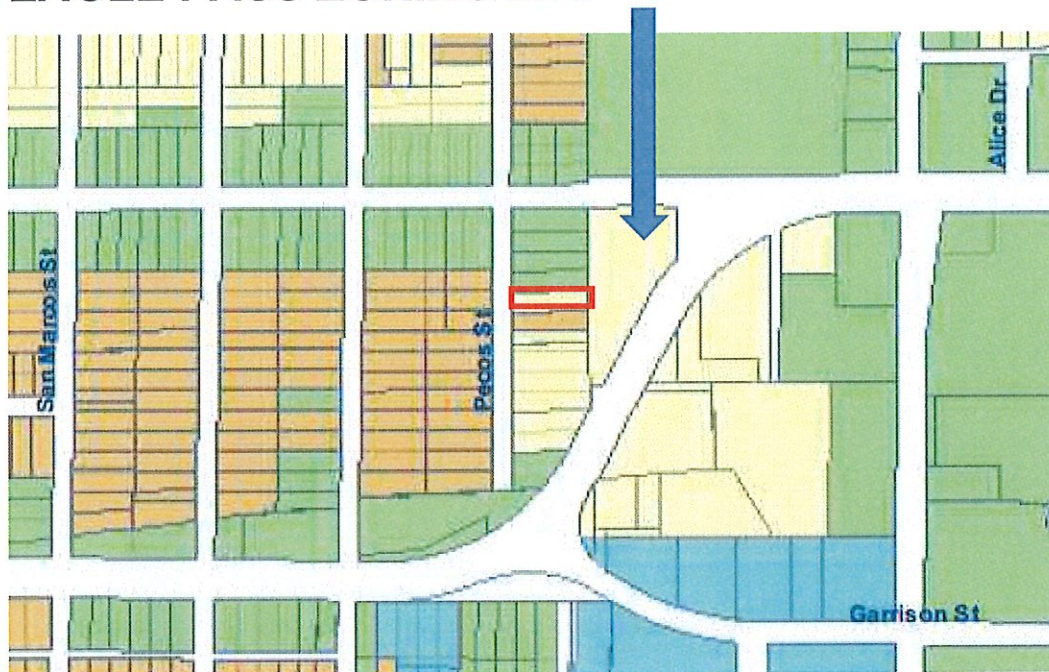
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-  R2 - Second One-Family Dwelling District
-  R3 - Duplex Dwelling District
-  R3A - Apartment District
-  R4 - Townhouse Residence District

Eagle Pass, Texas
 2017 Zoning Ordinance, Chapter 100, Ordinance 100-17
 Adopted by the City Council on October 1, 2017
 October 1, 2017 (Updated)



TRUE AUTOMATION, INC.
 2600 Technology Dr Suite 900
 Phone: 972.681.1168
 Fax: 972.633.0533
 Plano, TX 75074
www.trueautomation.com

EAGLE PASS ZONING MAP



Legend

-  City Limits Outline
-  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

Item #3



Planning Department Executive Summary
REPORT TO THE PLANNING AND ZONING COMMISSION

Preliminary Plat Approval of the Good Neighbor Subdivision

I. BACKGROUND

A. General Information

Applicant: Dirksen Engineering
311 N. Getty Street
Uvalde, Texas 78801

Owner: McCoy Investments, Ltd
Attn: Real Estate
P.O. Box 1028
San Marcos, Texas 78667-1028

Weco & Associates, Ltd
800 N. Shoreline Drive
19th North Tower
Corpus Christi, Texas 78401

City of Eagle Pass
100 South Monroe Street
Eagle Pass, Texas 78852

Location: U. S. Highway 277 and U.S. Highway 57, with proposed Right of Way named Patsy Winn Boulevard.

Legal Description: Being 123.892 acre tract composed of the M.D.L.S. Subdivision recorded in Volume 147, Side 1 of the Maverick County Map Records and parts of the Fox and Bryne Survey 6, Abstract 1110; Maria R. Alsbury Survey 3, Abstract 997; D. J. Parker Survey 934 $\frac{3}{4}$, Abstract 1243, S. P. Simpson Survey 31 $\frac{1}{2}$, Abstract 1091; Day Land and Cattle Company Survey 30 $\frac{1}{3}$, Abstract 1238; and James W. Tinsley, Abstract 840 in Maverick County, Texas, described as 123.76 acres tract in conveyance document to the City of Eagle Pass recorded in Volume 1776, Pages 279 – eq seq. of the Maverick County Official Public Records, Maverick County, Texas.

Being 10.823 acres composed of the M.D.L.S. Subdivision recorded in Volume 147, Side 1 of the Maverick County Map Records and part of the Fox & Byrne Survey 6, Abstract 1110,

Maverick County, Texas, and composed of 3.0959 acres and 1.903 acres described in conveyance document to McCoy's Investments, Ltd recorded in Volume 291, page 469 – et seq. and Volume 509, Pages 252 – et seq. in the Maverick County Deed Records and a portion of 7.882 acre and 2339.7639 acres described in conveyance documents to Weco & Associates, Ltd. in Volume 1017, Pages 222 – et seq. and Volume 429, Pages 98- et seq. of the Maverick County Official Public Records, Maverick County, Texas

Property ID Number: 54076, 52482, 52481, 9005985, 9008614, 9008615, 9008616, 9008617, and 9008618

Request: Preliminary plat approval to subdivide an 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 acres proposed as part of *Good Neighbor Subdivision*.

B. Subject Property Information

Zoning: Proposed permanent zoning to *B-3 General Business District*

Master Plan: None

C. Vicinity Data

The site is located south of US Highway 277 at the intersection of US Highway 57. Area is mostly composed of commercial development.

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 US Highway 277 and US Highway 57.

II. RECOMMENDED FINDINGS OF FACT

A. Conclusions

1. The applicant's request contains sufficient information for consideration by the Planning and Zoning Commission. Information contained in this report and the Commission's public meeting will be used as part of the City Council's deliberation process for preliminary plat approval of the subdivision and the voluntary annexation petition. Please refer to Attachment 1.
2. The *City of Eagle Pass Master Plan* provides direction to both the Planning and Zoning Commission and the City Council in their deliberation of a subdivision.

The subdivision site is not located within an area of the City shown on the *Master Plan Map*. Please refer to Attachment 3 for a copy of the *Master Plan Map*.

As a result, the *Master Plan Map* does not provide clear direction as to the nexus between the goals, policies and objectives of the *Master Plan* and the subdivision.

The policies of the *Master Plan*, however, do provide direction regarding the platting of the subject acreage.

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

The subdivision is consistent with the *Housing Goals* of the *Master Plan*, as the subdivision process will ensure appropriate land development regulations resulting in 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 *B-3 General Business District*. The 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 Patsy Winn Boulevard, which will provide access to the site, has been designed to provide the residents of and visitors to Eagle Pass with a street system that will allow them to travel safely and conveniently.

The subdivision is consistent with the *Thoroughfare Goals* of the *Master Plan*, as Patsy Winn 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 subdivision has been designed to provide drainage facilities that will adequately convey the storm water from the development to its eventual outfall in the Rio Grande River. Please refer to attachment 2 for a copy of the drainage report for the proposal.

4. 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.
5. 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*.
6. The subdivision will allow for a use of the property that is consistent with the commercial purpose of the *B-3 General Business 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 business purpose of the *B-3 General Business District*.
 - C. The subdivision is warranted because of the necessity to create additional building lots in the *B-3 General Business District*, and because the proposed development is appropriate to accomplish the reasonable use of the property.
 - D. The subject property is suitable for development in general conformance with development standards of the *B-3 General Business District*.
 - E. The subdivision will benefit the City as a whole and will not be detrimental to nearby land uses of a similar nature.
 - F. The subsequent development will be designed and conditioned to comply with all applicable subdivision criteria and standards of the City of Eagle Pass.

Please refer to Attachment 3 for a copy of the *Master Plan Map* and a copy of the *Zoning District Map* for the City of Eagle Pass.

7. The subdivision is consistent with City design and specifications, as the subsequent development of the site will be required to conform to the following sections of *Article IV in Eagle Pass Code of Ordinances Chapter 23*:
- ✓ *Section 23-62 governing utility easements*
 - ✓ *Section 23-64 governing sidewalks*
 - ✓ *Section 23-66 governing sanitary sewage disposal*
 - ✓ *Section 23-67 governing potable water supply and fire flow*
 - ✓ *Section 23-68 governing storm drainage*

- ✓ *Section 23-69* governing the size of building lots, including lot width, lot depth, lot orientation, and building setback areas
- ✓ *Section 23-71* governing the installation and inspection of utility lines

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

8. The granting of preliminary plat approval of this subdivision request and the voluntary annexation are warranted, as the project conforms to the *City of Eagle Pass Master Plan* and the *City of Eagle Pass Code of Ordinances* as noted in Conclusion 1 through and including Conclusion 7 of this report.

B. Planning Department Recommendation

The Planning and Zoning Commission recommend that the City Council **GRANT** preliminary plat approval of the *Good Neighbor Subdivision*, including the voluntary annexation for an approximately 129.066 acres proposed as part of this subdivision subject to the following condition:

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:

Dirksen Engineering via e-mail
Planning and Zoning Commission via e-mail
Eagle Pass Planning Department Report dated February 10, 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: 10.823 acres, Abstract 1110, Maverick County

Maverick County Property Identification Number(s): 54076, 52482, 52481

Name of Addition: GOOD NEIGHBOR SUBDIVISION

Location of Addition: Lot 1 & 2 Block 1 Located in the Fox & Byrne Survey 6, Abstract 1110

Number of Residential Lots: 0 Number of Commercial Lots: 2 Gross Acreage: 10.823

Number of New Street Intersections: 1 Linear feet of Streets: 1200

Is Subdivision inside city limits? Yes ☐ No ☒ If so, Zoning District: B-3

Existing Land Use: COMMERCIAL Proposed Land Use: COMMERCIAL

Requested Variances: N/A

PROPERTY OWNER:

Name: WECO & ASSOCIATES, LTD

Address: 800 N. SHORELINE STE. 1900 N.

City: CORPUS CHRISTI

State: TX Zip: 78401

Signature: _____

Contact: MICHAEL W. CALLEY

Phone: (361) 844-6984

Fax: _____

E-mail: MWCALLEY@WINNEXCO.COM

Date: _____

PROPERTY OWNER:

Name: McCoy Investments, LTD

Address: P.O. Box 1028 1315

City: San Marcos

State: TX Zip: 78667

Signature: [Signature]

Contact: MATTHEW D. MCCOY

Phone: _____

Fax: _____

E-mail: _____

Date: 12-7-19

APPLICANT/SUBDIVIDER:

Name: Dirksen Engineering
Address: 311 N. Getty St.
City: Uvalde
State: TX Zip: 78801
Signature: _____

Contact: Ken Dirksen
Phone: 830-278-2100
Fax: 830-278-2102
E-mail: kendirksen@sbcglobal.net
Date: _____

SURVEYOR:

Name: Dirksen Engineering
Address: 311 N. Getty St.
City: Uvalde
State: TX Zip: 78801
Signature: _____

Contact: Ken Dirksen
Phone: 830-278-2100
Fax: 830-278-2102
E-mail: kendirksen@sbcglobal.net
Date: _____

ENGINEER:

Name: Dirksen Engineering
Address: 311 N. Getty St.
City: Uvalde
State: TX Zip: 78801
Signature: _____

Contact: Ken Dirksen
Phone: 830-278-2100
Fax: 830-278-2102
E-mail: kendirksen@sbcglobal.net
Date: _____

PRINCIPAL CONTACT: ☐ Owner ☐ Applicant ☐ Surveyor ☒ Engineer

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

STATEMENT OF APPLICANT

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

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


Applicant Signature

7 Dec 19
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 KENNETH R. DIRKSEN to act as my agent for all documents pertaining to this subdivision application; (3) the information contained in this subdivision application or accompanying information is true and correct; (4) I will advise the City in writing of any inaccurate, misleading or false statements in the subdivision application or accompanying information; (5) the City will be advised in writing of any change in ownership of the property that is the subject of this subdivision application provided the change of ownership occurs prior to the recording of the final approved plat, if any; and (6) I will liable to the City of Eagle Pass for the completion of all site improvements required by Section 23 of the City's Code of Ordinance until such time as such improvements, if any, shall have been actually completed and accepted by the city.

[Signature]
Owner / Subdivider Signature

7 Dec 19
Date

STATE OF TEXAS §

COUNTY OF HAYS §

Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared Matthew McCoy (Name), Owner (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 7th day of December, 2019.

[Signature]
Notary Public, State of Texas



Maverick CAD

Property Search Results > 54076 MC COY INVESTMENTS, LTD for Year 2019

Tax Year: 2019

Property

Account

Property ID: 54076 Legal Description: ABSTRACT A1110, FOX, F. & J. BYRNE, SURVEY #6, (MAVERICK ESTATES, LOT 15), ACRES 5.0

Geographic ID: 11100006001100 Zoning:

Type: Real Agent Code: ID:90437

Property Use Code:

Property Use Description:

Protest

Protest Status:

Informal Date:

Formal Date:

Location

Address: 3030 E MAIN STREET
EAGLE PASS, TX 78852

Mapsco:

Neighborhood: Map ID: MANGES

Neighborhood CD:

Owner

Name: MC COY INVESTMENTS, LTD Owner ID: 31018

Mailing Address: ATTN: REAL ESTATE
MCCOY CORP #97
P O BOX 1028
SAN MARCOS, TX 78667-1028 % Ownership: 100.0000000000%

Exemptions:

Values

(+) Improvement Homesite Value: + \$0

(+) Improvement Non-Homesite Value: + \$736,640

(+) Land Homesite Value: + \$0

(+) Land Non-Homesite Value: + \$544,500 Ag / Timber Use Value

(+) Agricultural Market Valuation: + \$0 \$0

(+) Timber Market Valuation: + \$0 \$0

(=) Market Value: = \$1,281,140

(-) Ag or Timber Use Value Reduction: - \$0

(=) Appraised Value: = \$1,281,140

(-) HS Cap: - \$0

(=) Assessed Value: = \$1,281,140

Taxing Jurisdiction

Owner: MC COY INVESTMENTS, LTD

% Ownership: 100.0000000000%

Total Value: \$1,281,140

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	Central Appraisal District	0.000000	\$1,281,140	\$1,281,140	\$0.00
CIT	City of Eagle Pass	0.540743	\$1,281,140	\$1,281,140	\$6,927.67
GMC	Maverick County	0.568700	\$1,281,140	\$1,281,140	\$7,285.84
HOS	Hospital	0.148960	\$1,281,140	\$1,281,140	\$1,908.39
SCH	Eagle Pass ISD	1.161600	\$1,281,140	\$1,281,140	\$14,881.72
Total Tax Rate:		2.420003			



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: 123.892

Maverick County Property Identification Number(s): 9008614, 9008615, 9008616, 9008617, 9008618

Name of Addition: Good Neighbor Subdivision

Location of Addition: See attached metes and bounds

Number of Residential Lots: 0 Number of Commercial Lots: 3 Gross Acreage: 123.892

Number of New Street Intersections 1 Linear feet of Streets 1200

Is Subdivision inside city limits? Yes (☒) No (☐); If so, Zoning District: B3

Existing Land Use: Commercial Proposed Land Use: Commercial

Requested Variances: NA

PROPERTY OWNER:

Name: City of Eagle Pass

Address: 100 S. Monroe Street

City: Eagle Pass

State: Tx Zip: 78852

Signature: _____

Contact: George Antuna

Phone: 830-773-1111

Fax: _____

E-mail: goerge.antuna@eaglepasstx.us

Date: _____

PROPERTY OWNER:

Name: _____

Contact: _____

Address: _____

Phone: _____

City: _____

Fax: _____

State: _____ Zip: _____

E-mail: _____

Signature: _____

Date: _____

APPLICANT/SUBDIVIDER:

Name: _____

Contact: _____

Address: _____

Phone: _____

City: _____

Fax: _____

State: _____ Zip: _____

E-mail: _____

Signature: _____

Date: _____

SURVEYOR:

Name: _____

Contact: _____

Address: _____

Phone: _____

City: _____

Fax: _____

State: _____ Zip: _____

E-mail: _____

Signature: _____

Date: _____

ENGINEER:

Name: _____

Contact: _____

Address: _____

Phone: _____

City: _____

Fax: _____

State: _____ Zip: _____

E-mail: _____

Signature: _____

Date: _____

PRINCIPAL CONTACT: _____ Owner _____ Applicant _____ Surveyor _____ Engineer

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

STATEMENT OF APPLICANT

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

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

Applicant Signature

Date

STATEMENT OF OWNER/SUBDIVIDER

I, the undersigned, hereby certify that: (1) I am the owner the land subject to this request for a subdivision; (2) I authorize Dirksen Engineering 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

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 _____ (Name), _____ (Title), known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this the _____ day of _____,
20____.

Notary Public, State of Texas

Taxes w/Current Exemptions: \$31,003.62

Taxes w/o Exemptions: \$31,003.63

Improvement / Building

Improvement #1: COMMERCIAL State Code: F1 Living Area: 52500.0 sqft Value: \$736,640

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	MRPS	MT	1991	18000.0
MA	MAIN AREA	SGPS		1991	10500.0
CNPY	CANOPY	WD		1991	4500.0
CNPY	CANOPY	WD		1991	4216.0
ASPH	ASPHALT	3IN		1991	166491.0
MA	MAIN AREA	SGPS		2001	6000.0
CNPY	CANOPY	BLDG		0	960.0
CACH	CENTRAL AIR, CENTRAL HEAT	AV		0	18000.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	CC	COMMERCIAL CITY	5.0000	217800.00	0.00	0.00	\$544,500	\$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	\$736,640	\$544,500	0	1,281,140	\$0	\$1,281,140
2018	\$719,430	\$544,500	0	1,263,930	\$0	\$1,263,930
2017	\$719,430	\$544,500	0	1,263,930	\$0	\$1,263,930
2016	\$761,540	\$544,500	0	1,306,040	\$0	\$1,306,040
2015	\$761,540	\$544,500	0	1,306,040	\$0	\$1,306,040
2014	\$725,710	\$544,500	0	1,270,210	\$0	\$1,270,210
2013	\$725,710	\$544,500	0	1,270,210	\$0	\$1,270,210
2012	\$725,710	\$544,500	0	1,270,210	\$0	\$1,270,210
2011	\$725,710	\$544,500	0	1,270,210	\$0	\$1,270,210
2010	\$553,920	\$544,500	0	1,098,420	\$0	\$1,098,420
2009	\$553,920	\$544,500	0	1,098,420	\$0	\$1,098,420
2008	\$553,920	\$544,500	0	1,098,420	\$0	\$1,098,420
2007	\$562,700	\$544,500	0	1,107,200	\$0	\$1,107,200
2006	\$592,340	\$326,700	0	919,040	\$0	\$919,040

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	3/12/1991	WD	WARRANTY DEED	DE LOS SANTOS, MARIO & MARIA T	MC COY INVESTMENTS, LTD	291	469	

Tax Due

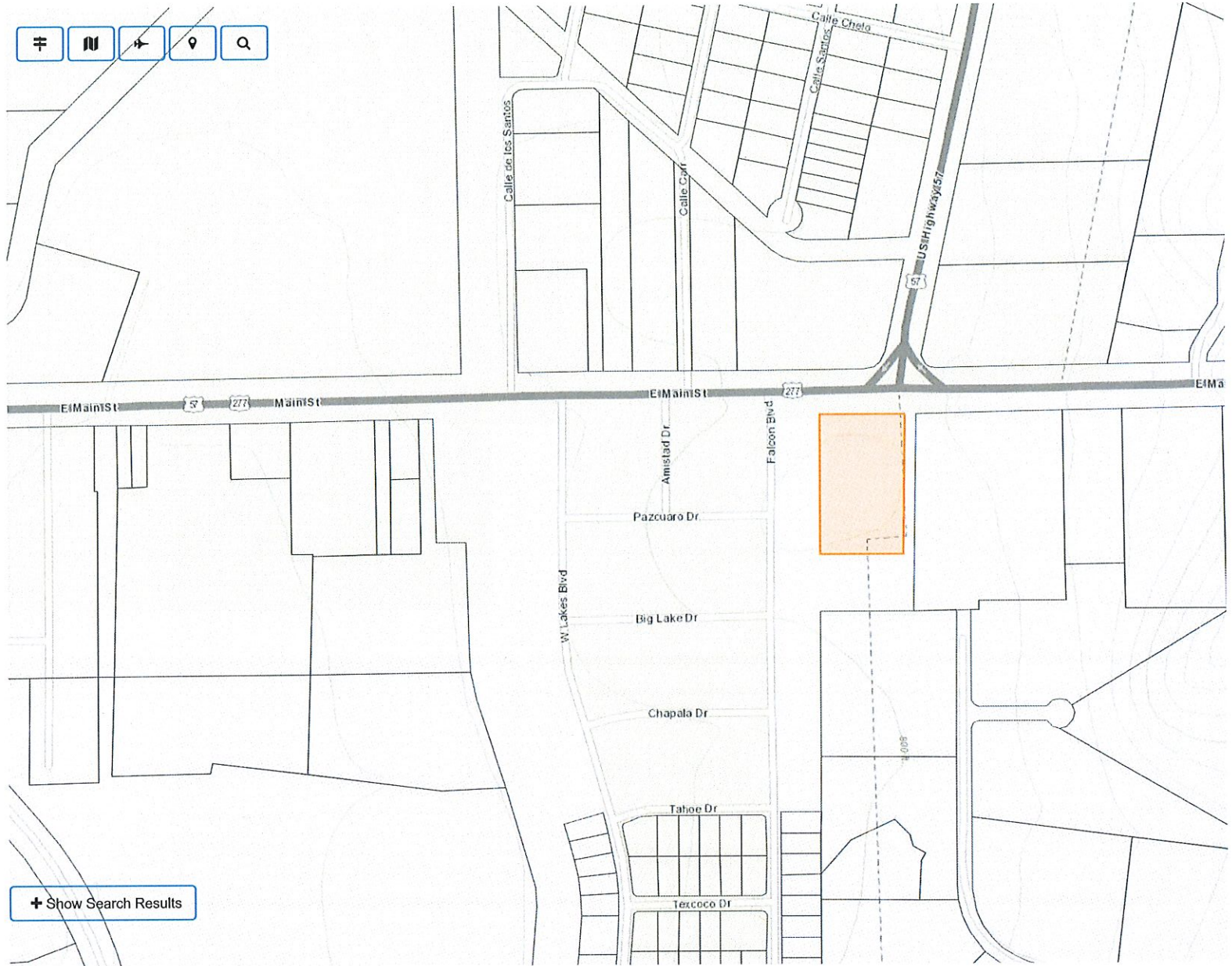
Property Tax Information as of 02/11/2020

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
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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



100m
300ft

Maverick CAD

Property Search Results > 52482 WECO & ASSOCIATES LTD for Year 2019

Tax Year: 2019

Property

Account

Property ID: 52482 Legal Description: ABSTRACT A1110, FOX, F. & J. BYRNE, SURVEY #6, (MAVERICK ESTATES, LOT 14 & PART OF LOT 12), ACRES 21.75

Geographic ID: 11100006031010 Zoning:

Type: Real Agent Code:

Property Use Code:

Property Use Description:

Protest

Protest Status:

Informal Date:

Formal Date:

Location

Address: US 277 E
TX

Mapsco:

Neighborhood: Map ID: MANGES

Neighborhood CD:

Owner

Name: WECO & ASSOCIATES LTD Owner ID: 39146

Mailing Address: 800 N SHORELINE DR
19TH NORTH TOWER
CORPUS CHRISTI, TX 78401 % Ownership: 100.0000000000%

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$165,680	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$8,320	\$80
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$174,000	
(-) Ag or Timber Use Value Reduction:	-	\$8,240	
(=) Appraised Value:	=	\$165,760	
(-) HS Cap:	-	\$0	
(=) Assessed Value:	=	\$165,760	

Taxing Jurisdiction

Owner: WECO & ASSOCIATES LTD

% Ownership: 100.0000000000%

Total Value: \$174,000

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	Central Appraisal District	0.000000	\$165,760	\$165,760	\$0.00
CIT	City of Eagle Pass	0.540743	\$165,760	\$165,760	\$896.34
GMC	Maverick County	0.568700	\$165,760	\$165,760	\$942.68
HOS	Hospital	0.148960	\$165,760	\$165,760	\$246.92
SCH	Eagle Pass ISD	1.161600	\$165,760	\$165,760	\$1,925.47
Total Tax Rate:		2.420003			
Taxes w/Current Exemptions:					\$4,011.41

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	CR	COMMERCIAL RURAL	20.7100	902127.60	0.00	0.00	\$165,680	\$0
2	RB	NATIVE BRUSHLAND	1.0400	45302.40	0.00	0.00	\$8,320	\$80

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	\$174,000	80	165,760	\$0	\$165,760
2018	\$0	\$174,000	0	174,000	\$0	\$174,000
2017	\$0	\$174,000	0	174,000	\$0	\$174,000
2016	\$0	\$174,000	0	174,000	\$0	\$174,000
2015	\$0	\$174,000	0	174,000	\$0	\$174,000
2014	\$0	\$174,000	0	174,000	\$0	\$174,000
2013	\$0	\$174,000	0	174,000	\$0	\$174,000
2012	\$0	\$174,000	0	174,000	\$0	\$174,000
2011	\$0	\$174,000	0	174,000	\$0	\$174,000
2010	\$0	\$289,620	0	289,620	\$0	\$289,620
2009	\$0	\$289,620	0	289,620	\$0	\$289,620
2008	\$0	\$289,620	0	289,620	\$0	\$289,620
2007	\$0	\$289,620	0	289,620	\$0	\$289,620
2006	\$0	\$289,620	0	289,620	\$0	\$289,620

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	3/30/2007	WD	WARRANTY DEED	RUIZ, JOSE JUAN & CAROLINA	WECO & ASSOCIATES LTD	1017	222	142068
2	5/20/2003	WD	WARRANTY DEED	FIRST NATIONAL ACCEPTANCE COMP	RUIZ, JOSE JUAN & CAROLINA	737	355	116522
3	1/7/2003	STD	SUBSTITUTE TRUSTEE'S DEED	KINDRED LIMITED	FIRST NATIONAL ACCEPTANCE COMP	714	275	114149

Tax Due

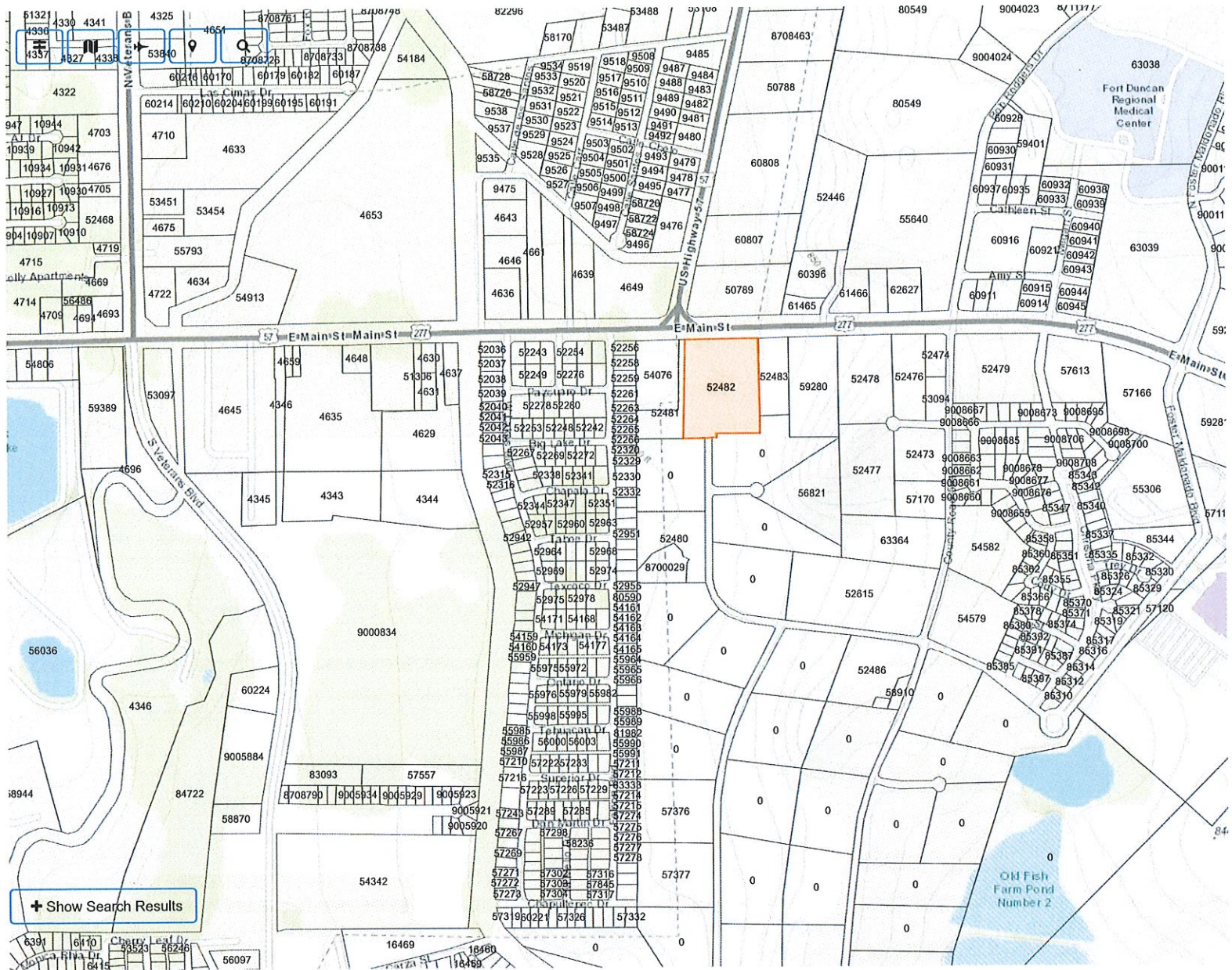
Property Tax Information as of 02/11/2020

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



0.2km
600ft

Maverick CAD

Property Search Results > 9005985 WECO & ASSOCIATES LTD for Year 2019

Tax Year: 2019

Property

Account

Property ID: 9005985 Legal Description: ABSTRACT A1110, FOX, F. & J. BYRNE, SURVEY #6, ACRES 11.92
 Geographic ID: 11100006001400 Zoning: R-2 & B-3
 Type: Real Agent Code:
 Property Use Code:
 Property Use Description:

Protest

Protest Status:

Informal Date:

Formal Date:

Location

Address: EAST US HWY 277 Mapsco:
 EAGLE PASS, TX 78852
 Neighborhood: Map ID: WINN
 Neighborhood CD:

Owner

Name: WECO & ASSOCIATES LTD Owner ID: 39146
 Mailing Address: 800 N SHORELINE DR % Ownership: 100.000000000000%
 19TH NORTH TOWER
 CORPUS CHRISTI, TX 78401

Exemptions:

Values

(+) Improvement Homesite Value: + \$0
 (+) Improvement Non-Homesite Value: + \$0
 (+) Land Homesite Value: + \$0
 (+) Land Non-Homesite Value: + \$59,600 Ag / Timber Use Value
 (+) Agricultural Market Valuation: + \$0 \$0
 (+) Timber Market Valuation: + \$0 \$0

(=) Market Value: = \$59,600
 (-) Ag or Timber Use Value Reduction: - \$0

(=) Appraised Value: = \$59,600
 (-) HS Cap: - \$0

(=) Assessed Value: = \$59,600

Taxing Jurisdiction

Owner: WECO & ASSOCIATES LTD
 % Ownership: 100.000000000000%
 Total Value: \$59,600

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	Central Appraisal District	0.000000	\$59,600	\$59,600	\$0.00
CIT	City of Eagle Pass	0.540743	\$59,600	\$59,600	\$322.28
GMC	Maverick County	0.568700	\$59,600	\$59,600	\$338.94
HOS	Hospital	0.148960	\$59,600	\$59,600	\$88.78
SCH	Eagle Pass ISD	1.161600	\$59,600	\$59,600	\$692.32
Total Tax Rate:		2.420003			
				Taxes w/Current Exemptions:	\$1,442.32
				Taxes w/o Exemptions:	\$1,442.32

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	CR	COMMERCIAL RURAL	11.9200	519235.20	0.00	0.00	\$59,600	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	\$0	\$59,600	0	59,600	\$0	\$59,600
2018	\$0	\$59,600	0	59,600	\$0	\$59,600

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/28/1995	WD	WARRANTY DEED	WINN EXPLORATION CO INC	WECO & ASSOCIATES LTD	429	98	
2	9/4/1990	STD	SUBSTITUTE TRUSTEE'S DEED	DUVAL COUNTY RANCH CO	WINN EXPLORATION CO INC	285	117	

Tax Due

Property Tax Information as of 02/11/2020

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
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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 > 9008614 CITY OF EAGLE PASS for Year 2019

Tax Year: 2019

Property

Account

Property ID: 9008614 Legal Description: ABSTRACT A1091, SIMPSON, S. P., SURVEY #31 1/2, ACRES 11.198

Geographic ID: 10910031001010 Zoning:

Type: Real Agent Code:

Property Use Code:

Property Use Description:

Protest

Protest Status:

Informal Date:

Formal Date:

Location

Address: E US HWY 277
EAGLE PASS, TX 78852 Mapsco:

Neighborhood: Map ID: WINN

Neighborhood CD:

Owner

Name: CITY OF EAGLE PASS Owner ID: 10114

Mailing Address: 100 S MONROE STREET % Ownership: 100.0000000000%

EAGLE PASS, TX 78852-5048

Exemptions: EX-XV

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$16,800	\$830
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$16,800	
(-) Ag or Timber Use Value Reduction:	-	\$15,970	
(=) Appraised Value:	=	\$830	
(-) HS Cap:	-	\$0	
(=) Assessed Value:	=	\$830	

Taxing Jurisdiction

Owner: CITY OF EAGLE PASS

% Ownership: 100.0000000000%

Total Value: \$16,800

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	Central Appraisal District	0.000000	\$830	\$421	\$0.00
GMC	Maverick County	0.568700	\$830	\$421	\$2.40
HOS	Hospital	0.148960	\$830	\$421	\$0.63
SCH	Eagle Pass ISD	1.161600	\$830	\$421	\$4.89
Total Tax Rate:		1.879260			
Taxes w/Current Exemptions:					\$7.92
Taxes w/o Exemptions:					\$15.60

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RB	NATIVE BRUSHLAND	4.3600	189921.60	0.00	0.00	\$6,540	\$320
2	RB	NATIVE BRUSHLAND	6.8380	297863.28	0.00	0.00	\$10,260	\$510

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	\$16,800	830	830	\$0	\$830

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	7/5/2019	WD	WARRANTY DEED	WECO & ASSOCIATES LTD	CITY OF EAGLE PASS	1776	279	208950
2	12/28/1995	WD	WARRANTY DEED	WINN EXPLORATION CO INC	WECO & ASSOCIATES LTD	429	98	
3	9/4/1990	STD	SUBSTITUTE TRUSTEE'S DEED	DUVAL COUNTY RANCH CO	WINN EXPLORATION CO INC	285	117	

Tax Due

Property Tax Information as of 02/11/2020

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
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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 > 9008615 CITY OF EAGLE PASS for Year 2019

Tax Year: 2019

Property

Account

Property ID: 9008615 Legal Description: ABSTRACT A1110, FOX, F. & J. BYRNE, SURVEY #6, ACRES 19.45
 Geographic ID: 11100006001410 Zoning:
 Type: Real Agent Code:
 Property Use Code:
 Property Use Description:

Protest

Protest Status:

Informal Date:

Formal Date:

Location

Address: E US HWY 277 Mapsco:
 EAGLE PASS, TX 78852
 Neighborhood: Map ID: WINN
 Neighborhood CD:

Owner

Name: CITY OF EAGLE PASS Owner ID: 10114
 Mailing Address: 100 S MONROE STREET % Ownership: 100.000000000000%
 EAGLE PASS, TX 78852-5048
 Exemptions: EX-XV

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$155,600	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$155,600	
(-) Ag or Timber Use Value Reduction:	-	\$0	
(=) Appraised Value:	=	\$155,600	
(-) HS Cap:	-	\$0	
(=) Assessed Value:	=	\$155,600	

Taxing Jurisdiction

Owner: CITY OF EAGLE PASS
 % Ownership: 100.000000000000%
 Total Value: \$155,600

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	Central Appraisal District	0.000000	\$155,600	\$78,866	\$0.00
GMC	Maverick County	0.568700	\$155,600	\$78,866	\$448.51
HOS	Hospital	0.148960	\$155,600	\$78,866	\$117.48
SCH	Eagle Pass ISD	1.161600	\$155,600	\$78,866	\$916.10
Total Tax Rate:		1.879260			
Taxes w/Current Exemptions:					\$1,482.09
Taxes w/o Exemptions:					\$2,924.13

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RB	NATIVE BRUSHLAND	19.4500	847242.00	0.00	0.00	\$155,600	\$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	\$155,600	0	155,600	\$0	\$155,600

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	7/5/2019	WD	WARRANTY DEED	WECO & ASSOCIATES LTD	CITY OF EAGLE PASS	1776	279	208950
2	12/28/1995	WD	WARRANTY DEED	WINN EXPLORATION CO INC	WECO & ASSOCIATES LTD	429	98	
3	12/19/1991	WD	WARRANTY DEED	FIRST CITY NATL BANK OF HOUSTON	WINN EXPLORATION CO INC	305	196	

Tax Due

Property Tax Information as of 02/11/2020

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
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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 > 9008616 CITY OF EAGLE PASS for Year 2019

Tax Year: 2019

Property

Account

Property ID: 9008616 Legal Description: ABSTRACT A1243, PARKER, MRS. D. J., SURVEY #934 3/4, ACRES 13.799

Geographic ID: 12430934002020 Zoning:

Type: Real Agent Code:

Property Use Code:

Property Use Description:

Protest

Protest Status:

Informal Date:

Formal Date:

Location

Address: E US HWY 277
EAGLE PASS, TX 78852 Mapsco:

Neighborhood: Map ID: WINN

Neighborhood CD:

Owner

Name: CITY OF EAGLE PASS Owner ID: 10114

Mailing Address: 100 S MONROE STREET % Ownership: 100.0000000000%

EAGLE PASS, TX 78852-5048

Exemptions: EX-XV

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$20,700	\$980
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$20,700	
(-) Ag or Timber Use Value Reduction:	-	\$19,720	
(=) Appraised Value:	=	\$980	
(-) HS Cap:	-	\$0	
(=) Assessed Value:	=	\$980	

Taxing Jurisdiction

Owner: CITY OF EAGLE PASS

% Ownership: 100.0000000000%

Total Value: \$20,700

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	Central Appraisal District	0.000000	\$980	\$497	\$0.00
GMC	Maverick County	0.568700	\$980	\$497	\$2.83
HOS	Hospital	0.148960	\$980	\$497	\$0.74
SCH	Eagle Pass ISD	1.161600	\$980	\$497	\$5.77
Total Tax Rate:		1.879260			
Taxes w/Current Exemptions:					\$9.34
Taxes w/o Exemptions:					\$18.42

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	13.7990	601084.44	0.00	0.00	\$20,700	\$980

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	\$20,700	980	980	\$0	\$980

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	7/5/2019	WD	WARRANTY DEED	WECO & ASSOCIATES LTD	CITY OF EAGLE PASS	1776	279	208950
2	12/28/1995	WD	WARRANTY DEED	WINN EXPLORATION CO INC	WECO & ASSOCIATES LTD	429	98	
3	9/4/1990	STD	SUBSTITUTE TRUSTEE'S DEED	DUVAL COUNTY RANCH CO	WINN EXPLORATION CO INC	285	117	

Tax Due

Property Tax Information as of 02/11/2020

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
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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 > 9008617 CITY OF EAGLE PASS for Year 2019

Tax Year: 2019

Property

Account

Property ID: 9008617 Legal Description: ABSTRACT A0840, TINSLEY, JAMES W., SURVEY #27, ACRES 35.381

Geographic ID: 08400027001180 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: WINN

Neighborhood CD:

Owner

Name: CITY OF EAGLE PASS Owner ID: 10114

Mailing Address: 100 S MONROE STREET % Ownership: 100.0000000000%

EAGLE PASS, TX 78852-5048

Exemptions: EX-XV

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$53,070	\$2,510
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$53,070	
(-) Ag or Timber Use Value Reduction:	-	\$50,560	
(=) Appraised Value:	=	\$2,510	
(-) HS Cap:	-	\$0	
(=) Assessed Value:	=	\$2,510	

Taxing Jurisdiction

Owner: CITY OF EAGLE PASS

% Ownership: 100.0000000000%

Total Value: \$53,070

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	Central Appraisal District	0.000000	\$2,510	\$1,272	\$0.00
CIT	City of Eagle Pass	0.540743	\$2,510	\$1,272	\$6.88
GMC	Maverick County	0.568700	\$2,510	\$1,272	\$7.24
HOS	Hospital	0.148960	\$2,510	\$1,272	\$1.89
SCH	Eagle Pass ISD	1.161600	\$2,510	\$1,272	\$14.78
Total Tax Rate:		2.420003			
Taxes w/Current Exemptions:					\$30.79
Taxes w/o Exemptions:					\$60.74

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RB	NATIVE BRUSHLAND	35.3810	1541196.36	0.00	0.00	\$53,070	\$2,510

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	\$53,070	2,510	2,510	\$0	\$2,510

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	7/5/2019	WD	WARRANTY DEED	WECO & ASSOCIATES LTD	CITY OF EAGLE PASS	1776	279	208950
2	12/28/1995	WD	WARRANTY DEED	WINN EXPLORATION CO INC	WECO & ASSOCIATES LTD	429	98	
3	9/4/1990	STD	SUBSTITUTE TRUSTEE'S DEED	DUVAL COUNTY RANCH CO	WINN EXPLORATION CO INC	285	117	

Tax Due

Property Tax Information as of 02/11/2020

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
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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 > 9008618 CITY OF EAGLE PASS for Year 2019

Tax Year: 2019

Property

Account

Property ID: 9008618 Legal Description: ABSTRACT A0997, ALSBURY, MARIA R., SURVEY #3, ACRES 43.932

Geographic ID: 09970003001140 Zoning:

Type: Real Agent Code:

Property Use Code:

Property Use Description:

Protest

Protest Status:

Informal Date:

Formal Date:

Location

Address: E US HWY 277
EAGLE PASS, TX 78852 Mapsco:

Neighborhood: Map ID: WINN

Neighborhood CD:

Owner

Name: CITY OF EAGLE PASS Owner ID: 10114

Mailing Address: 100 S MONROE STREET % Ownership: 100.0000000000%

EAGLE PASS, TX 78852-5048

Exemptions: EX-XV

Values

(+) Improvement Homesite Value: + \$0

(+) Improvement Non-Homesite Value: + \$0

(+) Land Homesite Value: + \$0

(+) Land Non-Homesite Value: + \$131,800 Ag / Timber Use Value

(+) Agricultural Market Valuation: + \$0 \$0

(+) Timber Market Valuation: + \$0 \$0

(=) Market Value: = \$131,800

(-) Ag or Timber Use Value Reduction: - \$0

(=) Appraised Value: = \$131,800

(-) HS Cap: - \$0

(=) Assessed Value: = \$131,800

Taxing Jurisdiction

Owner: CITY OF EAGLE PASS

% Ownership: 100.0000000000%

Total Value: \$131,800

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	Central Appraisal District	0.000000	\$131,800	\$66,803	\$0.00
GMC	Maverick County	0.568700	\$131,800	\$66,803	\$379.90
HOS	Hospital	0.148960	\$131,800	\$66,803	\$99.51
SCH	Eagle Pass ISD	1.161600	\$131,800	\$66,803	\$775.98
Total Tax Rate:		1.879260			
Taxes w/Current Exemptions:					\$1,255.39
Taxes w/o Exemptions:					\$2,476.86

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RB	NATIVE BRUSHLAND	43.9320	1913677.92	0.00	0.00	\$131,800	\$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	\$131,800	0	131,800	\$0	\$131,800

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	7/5/2019	WD	WARRANTY DEED	WECO & ASSOCIATES LTD	CITY OF EAGLE PASS	1776	279	208950
2	12/28/1995	WD	WARRANTY DEED	WINN EXPLORATION CO INC	WECO & ASSOCIATES LTD	429	98	
3	9/4/1990	STD	SUBSTITUTE TRUSTEE'S DEED	DUVAL COUNTY RANCH CO	WINN EXPLORATION CO INC	285	117	

Tax Due

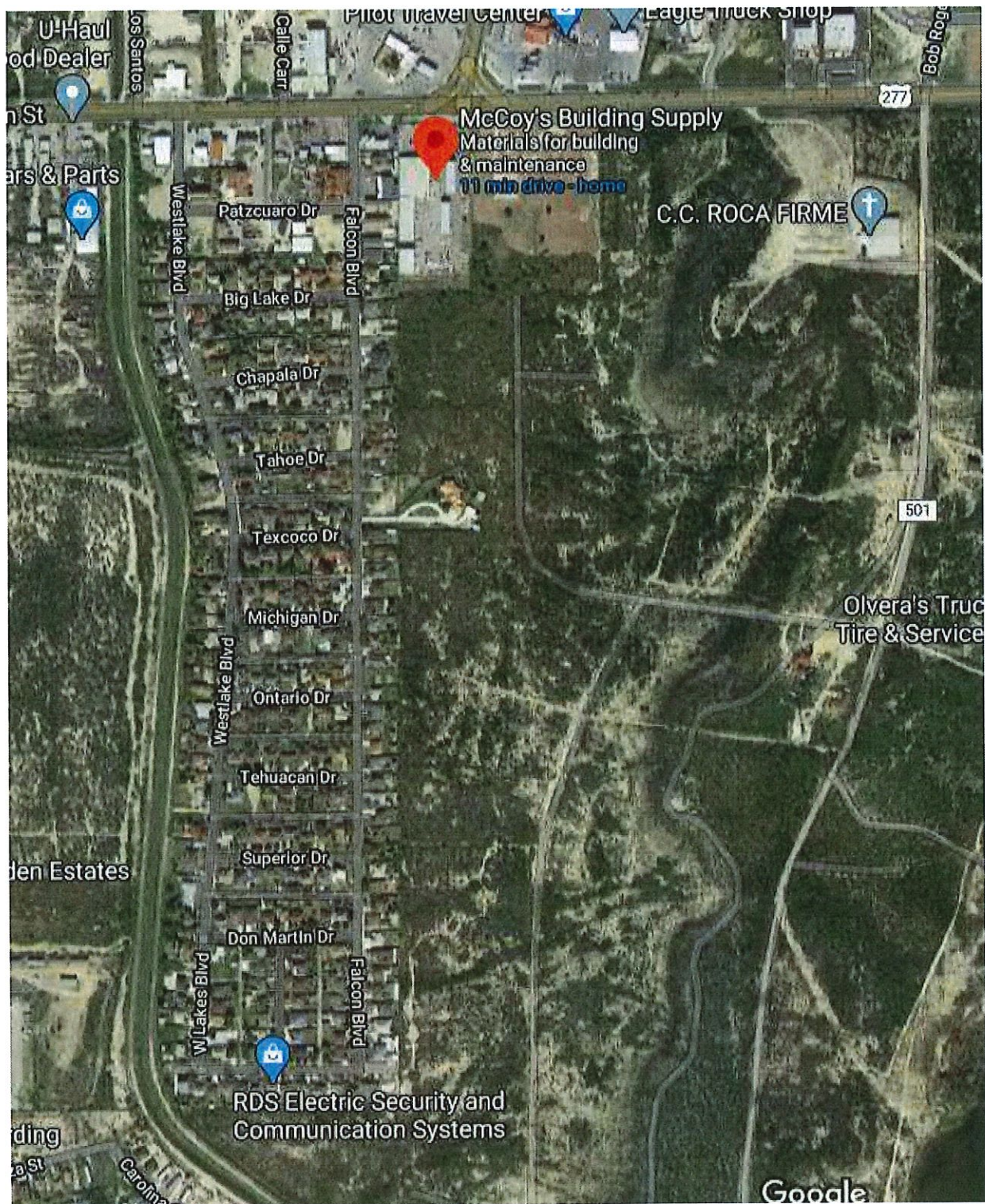
Property Tax Information as of 02/11/2020

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



Annexation Petitions



PLANNING DEPARTMENT

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

APPLICATION FOR VOLUNTARY ANNEXATION

Applicant Information

Applicant (If not owner): Weco & Associates, Ltd.

Address: 800 N Shoreline Dr, 19th Floor, Corpus Christi, Tx 78401

Phone: 361-844-6984

E-mail: mwcalley@winnexco.com

Owner: _____

Address: _____

Phone: _____

E-mail: _____

Property Information

Site Address: East US Hwy 277 MCAD Property ID No. 9005985

Legal Description (from deed): 2,339.7639 acres more or less in Maverick County, Texas

Acreage: 5.174 Acres

Existing Land Use: Vacant

Proposed Land Use: Commercial

Existing Zoning: n/a

Proposed Zoning: B-3

Required Application Attachments

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

- ☒ Letter signed by the property owner, requesting annexation.
- ☒ A warranty deed or other legal document demonstrating current ownership.
- ☒ A \$100 check made out to the "City of Eagle Pass".
- ☒ Twelve (12) signed and sealed surveyor's drawings (1' to 100")
 - a) Drawings must be full size (24" x 36") prints, showing the current city limits and labeled within one year of the application submittal date.
- ____ One reduced copy (8.5" x 11") of the sealed surveyor's drawing.
- ____ Signed and sealed metes and bounds from surveyor.

RECEIVED
12-19-11

STATEMENT OF OWNER / APPLICANT

I, the undersigned, hereby certify that: (1) I am the owner the land subject to this request for annexation; (2) I authorize Kenneth R. Dirksen to act as my agent for all documents pertaining to this annexation application; (3) the information contained in this annexation 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 annexation application or accompanying information; and (5) the City will be advised in writing of any change in ownership of the property that is the subject of this annexation application provided the change of ownership occurs prior to the recording of the final approved annexation plan, if any.

Michael W. Calley
Owner / Applicant Signature

Dec 12, 2019
Date

STATE OF TEXAS §

COUNTY OF NUECES §

Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared Michael W. Calley (Name), President (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 December, 2019.

Diana L. Cantu Guerrero
Notary Public, State of Texas



**FIELD NOTES FOR A 5.174 ACRE ANNEXATION
SURVEY COMPLETED ON NOVEMBER 7, 2019**

Being 5.174 acres located in Fox & Byrne Survey 6, Abstract 1110, and being part of a 2339.7639 acres tract described in conveyance document to Weco & Associates, Ltd. recorded in Volume 429, Page 98 et-seq. of the Maverick County Official Public Records, Maverick County, Texas and more particularly described by metes and bounds as follows: (The bearings and distances shown herein conform to the Texas Coordinate System, North American Datum 1983, Texas South Central Zone.)

COMMENCING at a steel stake found (N 13444633.08, E 1498652.69) at the northeast corner of the Westlake Subdivision, Unit No. 1 recorded in Envelope 132, Side B of the Maverick County Map Records for the northwest corner of said M.D.L.S. Subdivision recorded in Envelope 147, Side A of the Maverick County Map Records, **THENCE** S00°42'09"W, 664.75 feet with the east line of said Westlake Subdivision to the southwest corner of a 1.903 acres tract described in conveyance document to McCoy Investments, LTD recorded in Volume 509, Pages 252 – et seq. of the Maverick County Official Public Records for the **POINT OF BEGINNING**;

THENCE S89°11'31"E, 382.15 feet to a point on the east line of the proposed Patsy Winn Boulevard for the northeast corner of the herein described annexation;

THENCE Southeasterly with a curve to the left having a radius of 999.00 feet, chord bearing S24°34'55"E, chord distance 505.81 feet for an arc distance of 511.37 feet to a point on the north line of a tract described in conveyance document to the City of Eagle Pass recorded in Volume 1776, pages 279 – et seq. of the Maverick County Official Public Records for the southeast corner of the herein described annexation;

THENCE S76°11'10"W, 87.43 feet to an angle point the north line of said City of Eagle Pass Tract for an angle point in the south line of the herein described annexation;

THENCE S89°06'30"W, 515.09 feet, at 60.00 feet passing the northeast corner of the Primo Subdivision recorded in Envelope 150, Side B of the Maverick County Map Records and continuing to the east line of Westlakes Subdivision Unit 2 recorded in Envelope 137, Side A of the Maverick County Map Records for the southwest corner of the herein described annexation;

THENCE N00°53'12"E, 478.27 feet to the **POINT OF BEGINNING** containing 5.174 acres of land within the herein described boundary as surveyed by Dirksen Engineering on November 7, 2019

THE STATE OF TEXAS:
COUNTY OF UVALDE:

It is hereby certified that the field note description and attached drawing were prepared from an actual on the ground survey made by personnel working under my direct supervision and that same are true and correct according to same said survey.

Kenneth R. Dirksen

Kenneth R. Dirksen, P.E., R.P.L.S. Registered Professional Land Surveyor No. 6260
JOB # 19-1846 annexation





PLANNING DEPARTMENT

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

APPLICATION FOR VOLUNTARY ANNEXATION

Applicant Information

Applicant (If not owner): City of Eagle Pass

Address: 100 South Monroe, Eagle Pass, TX 78852

Phone: 830-773-1111 E-mail: George.Antuna@eaglepasstx.us

Owner: _____

Address: _____

Phone: _____ E-mail: _____

Property Information

Site Address: East US Hwy 277 MCAD Property ID No. 9008614, 9008615, 9008616
9008617, 9008618

Legal Description (from deed): Tract 1, 13.56 Ac, Tract II 110.20 Ac Maverick County, Texas

Acreage: 123.73 Acres

Existing Land Use: Vacant

Proposed Land Use: Commercial

Existing Zoning: n/a

Proposed Zoning: B-3

Required Application Attachments

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

- _____ Letter signed by the property owner, requesting annexation.
- _____ A warranty deed or other legal document demonstrating current ownership.
- _____ A \$100 check made out to the "City of Eagle Pass".
- _____ Twelve (12) signed and sealed surveyor's drawings (1' to 100")
 - a) Drawings must be full size (24" x 36") prints, showing the current city limits and labeled within one year of the application submittal date.
- _____ One reduced copy (8.5" x 11") of the sealed surveyor's drawing.
- _____ Signed and sealed metes and bounds from surveyor.

STATEMENT OF OWNER / APPLICANT

I, the undersigned, hereby certify that: (1) I am the owner the land subject to this request for annexation; (2) I authorize Kenneth R. Dirksen to act as my agent for all documents pertaining to this annexation application; (3) the information contained in this annexation 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 annexation application or accompanying information; and (5) the City will be advised in writing of any change in ownership of the property that is the subject of this annexation application provided the change of ownership occurs prior to the recording of the final approved annexation plan, if any.

Owner / Applicant Signature

Date

STATE OF TEXAS §

COUNTY OF _____ §

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

Given under my hand and seal of office, this the _____ day of _____,
20____.

Notary Public, State of Texas

**FIELD NOTES FOR A 123.892 ACRE ANNEXATION
SURVEY COMPLETED ON NOVEMBER 7, 2019**

Being 123.892 acres composed of the M.D.L.S. Subdivision recorded in Envelope 147, Side 1 of the Maverick County Map Records and parts of

Survey	Abstract	Acres
Fox and Byrne Survey 6,	1110,	20.13
Maria R Alsbury Survey 3,	997	43.43
D J Parker Survey 934 ¾	1243	19.95
S P Simpson Survey 31 ½	1091	13.67
Day Land and Cattle Company Survey 3301/3	1238	12.13
James W Tinsley,	840	14.46

Maverick County, Texas, and described as 123.76 acres tract in conveyance document to the City of Eagle Pass recorded in Volume 1776, Pages 279 – et seq. of the Maverick County Official Public Records, Maverick County, Texas and more particularly described by metes and bounds as follows:

COMMENCING at a steel stake found (N 13444633.08, E 1498652.69) at the northeast corner of the Westlake Subdivision, Unit No. 1 recorded in Envelope 132, Side B of the Maverick County Map Records for the northwest corner of said M.D.L.S. Subdivision, **THENCE** S00°53'04"E, 1622.77 feet to a steel stake found at the southwest corner of the Primo Subdivision for the northwest corner of the herein described tract;

THENCE with the Primo Subdivision for the following three (3) calls:

1. S89°06'30"E, 459.71 feet to a steel stake set;
2. Northerly with a curve to the right having a radius of 325.00 feet, chord distance of 55.33 feet, chord bearing N03°59'30"W, for an arc distance of 55.40 feet to a steel stake set;
3. N00°53'30"E, 423.37 feet to a steel stake set;

THENCE N76°11'10"E, 299.25 feet to a steel stake found at the southwest corner of a 5.006 acres tract, called Lot 10 of the Manges Estates, an unrecorded subdivision, recorded in Volume 408, Pages 175 – et seq. of the Maverick County Official Public Records for a north corner of the herein described tract;

THENCE S59°14'28"E, 663.88 feet to a steel stake set in the west line of a 5.128 acres tract, called Lot 3 of said Maverick Estates recorded in Volume 681, Pages 55 – et seq. of the Maverick County Official Public Records for a northeast corner of the herein described tract;

THENCE S00°14'28"E, 74.10 feet to a steel stake set in the north line of a 5.007 acres tract, called Lot 7 of said Manges Estates, recorded Volume 1261, Pages 27 – et seq. of the Maverick County Official Public Records for a south corner of the herein described tract;

Handwritten signature

**FIELD NOTES FOR A 123.892 ACRE ANNEXATION
SURVEY COMPLETED ON NOVEMBER 7, 2019**

Page 2 of 3

THENCE with said Lot 7 for the following three (3) calls:

1. S82°08'06"W, 335.80 feet to a steel stake set;
2. S07°57'48"W, 442.01 feet to a steel stake set;
3. S82°02'12"E, 310.53 feet to a steel stake set in the south line of said Lot 7 and the remainder of said 2339.7639 acres Weco & Associates, Ltd. tract for an east corner of the herein described tract;

THENCE S31°20'32"W, 596.88 feet, with said 2339.7639 acres and the west line of a 5.239 acres tract, called Lot 65 of said Manges Estates, described in Volume 248, Pages 481 – et seq. of the Maverick County Deed Records to a steel stake set for an angle point in the east line of the herein described tract;

THENCE with the remainder of said 2339.7639 acres for the following nine (9) calls:

1. S02°26'39"W, 492.45 feet to a steel stake set;
2. S10°14'43"E, 67.25 feet to a steel stake set;
3. Southerly with a curve to the right having a radius of 1925.45 feet, chord distance of 876.38 feet, chord bearing S02°54'13"W for an arc distance of 884.13 feet to a steel stake set;
4. S16°03'50"W, 679.93 feet to a steel stake set;
5. Southerly with a curve to the left having a radius of 376.27 feet, chord distance of 353.21 feet, chord bearing S11°55'42"E, for an arc distance of 367.66 feet to a steel stake set;
6. S39°55'13"E, 722.25 feet to a steel stake set;
7. Southeasterly with a curve to the left having a radius of 203.83 feet, chord distance of 179.56 feet, chord bearing S66°03'14"E, for an arc distance of 185.94 feet to a steel stake set;
8. N87°48'48"E, 450.40 feet to a steel stake set;
9. S28°58'31"E, 363.62 feet to a steel stake set in the north line of the Main Canal operated by the Maverick County Water Control and Industrial District No 1 for the southeast corner of the herein described tract;

THENCE with said Main Canal for the following ten (10) calls:

1. Southwesterly with a curve to the left having a radius of 596.57 feet, having a chord distance of 93.65 feet, chord bearing S61°00'52"W, for an arc distance of 93.75 feet to a steel stake set;
2. S56°30'45"W, 560.63 feet to a steel stake set;
3. Westerly with a curve to the right having a radius of 519.20 feet, chord distance of 481.25 feet, chord bearing S84°07'24"W for an arc distance of 500.39 feet to a steel stake set;
4. N68°16'00"W, 404.10 feet to a steel stake set;
5. Northwesterly with a curve to the right having radius of 508.94 feet, chord distance of 421.76 feet, chord bearing N43°47'21"W, for an arc distance of 434.87 feet to a steel stake set;
6. N19°18'38"W, 585.09 feet to a steel stake set;
7. N22°16'03"W, 380.72 feet to a steel stake set;

LB

**FIELD NOTES FOR A 123.892 ACRE ANNEXATION
SURVEY COMPLETED ON NOVEMBER 7, 2019**

Page 3 of 3

8. Northwesterly with a curve to the left having a radius of 648.14 feet, chord bearing 339.74 feet, having a chord bearing N37°27'51"W, for an arc distance of 343.76 feet to a steel stake set;
9. N52°37'51"W, 801.15 feet to a steel stake set;
10. Northwesterly with a curve to the right having a radius of 543.60 feet, chord distance of 195.18 feet, chord bearing N42°17'20"W, for an arc distance of 196.24 feet to a steel stake set at the southwest corner of the Westlakes Subdivision Unit 8 for the west corner of the herein described subdivision;

THENCE with the Westlakes Subdivisions Units 3, 4, 5, 6, 7 and 8 recorded respectively in Envelope 140, Side A, Envelope 149, Side A, Envelope 166, Side A, Envelope 168, Side B, Envelope 184, Side B, and Envelope 189, Side A of the Maverick County Map Records for the following two (2) calls:

1. S89°06'30"E, 885.75 feet to a steel stake set for a reentrant corner;
2. N00°53'30"E, 2312.55 feet to a steel stake set at the southwest corner of the Primo Subdivision recorded in Envelope 150, Side B of the Maverick County Map Records to the **POINT OF BEGINNING** containing 123.892 acres of land within the herein described tract as surveyed by Dirksen Engineering on November 7, 2019.

THE STATE OF TEXAS:

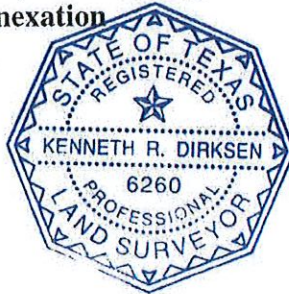
COUNTY OF UVALDE:

It is hereby certified that the field note description and attached drawing were prepared from an actual on the ground survey made by personnel working under my direct supervision and that same are true and correct according to same said survey.

Kenneth R. Dirksen

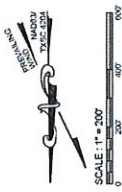
Kenneth R. Dirksen, P.E., R.P.L.S., Registered Professional Land Surveyor No. 6260

JOB # 19-1846 city annexation



Weco & Associates, Ltd., McCoy Investments, Ltd., City of Eagle Pass

Weco & Associates, Ltd., McCoy Investments, Ltd., City of Eagle Pass



STATE OF TEXAS
COUNTY OF UNALASKA

I hereby certify that the plat and sewer for this subdivision was designed in accordance with the requirements of the City of Eagle Pass, Texas, that these services will be connected to the public water and sewer utilities operated and maintained by the City of Eagle Pass, Texas, as shown on the drawings presented to, and approved by, the City of Eagle Pass, Texas. These water and sewer designs are in compliance with the Model Rules adopted under Section 11.03(a) of the Texas Water Code.

PRELIMINARY PLAY. DO NOT RECORD

[illegible]

COUNTY CLERK'S RECORDING CERTIFICATE
I, _____ County Clerk of Worcester County, certify that the plat bearing this
certificate was filed for record at _____ o'clock _____ M. on _____
and was recorded in Envelope _____ Side _____ in the Map Records of Worcester County at
_____ o'clock _____ M. on _____
Worcester County Clerk.

[illegible]

THESE DRAWINGS ARE THE PROPERTY OF DUKSEN ENGINEERING AND SHALL NOT BE USED ON OTHER WORK WITHOUT THEIR APPROVAL. IN THIS SHEET DOES NOT MEASURE 24"X36" IT WAS

FIRM NAME & ADDRESS

D I R K S E N
ENGINEERING



TOPE FIRM #0-048, TOPELS FIRM #10102-41
311 N. GETTY STREET, UVALDE, TX 78801
PH: (230) 278-2100, FAX: (230) 278-2102
EMAIL: KENDRICKSEN@ABCORONA.NET
WEBSITE: WWW.DIRKSEN.COM

PROJECT# 19-1846

PROJECT NAME & ADDRESS
PATSY WINN BLVD
GOOD NEIGHBOR
SUBDIVISION
EAGLE PASS, TX

SHEET TITLE
PRELIMINARY
PLAT SHEET 2

SHEET
C0.2
OF 31 SHEETS

DEST : KRD
DRAWN : NDO
APP'D : KRD
DATE : 2-4-2020

THE DRAWING AUTHORIZED
BY PERMITTED EDITION, P.L.
ON _____
PLANS SUBJECT FOR REVIEW
FOR MODIFICATION PURPOSES.

[Signature]

PRELIMINARY DRAWING

Attachment 2

Final Engineering Report

Dirksen Engineering

311 N. Getty St.

Uvalde, TX 78801

TBPE FIRM #F-8848

TBPLS FIRM #10193741

Phone: 830-278-2100

Fax: 830-278-2102

Cell: (830) 279-9447

kendirksen@sbcglobal.net

January 24, 2020

Vanessa Rosales-Herrera
Planning Director City of Eagle Pass
3295 Bob Rogers Drive
Eagle Pass, Tx 78852

Re: Engineering Report – Good Neighbor Subdivision

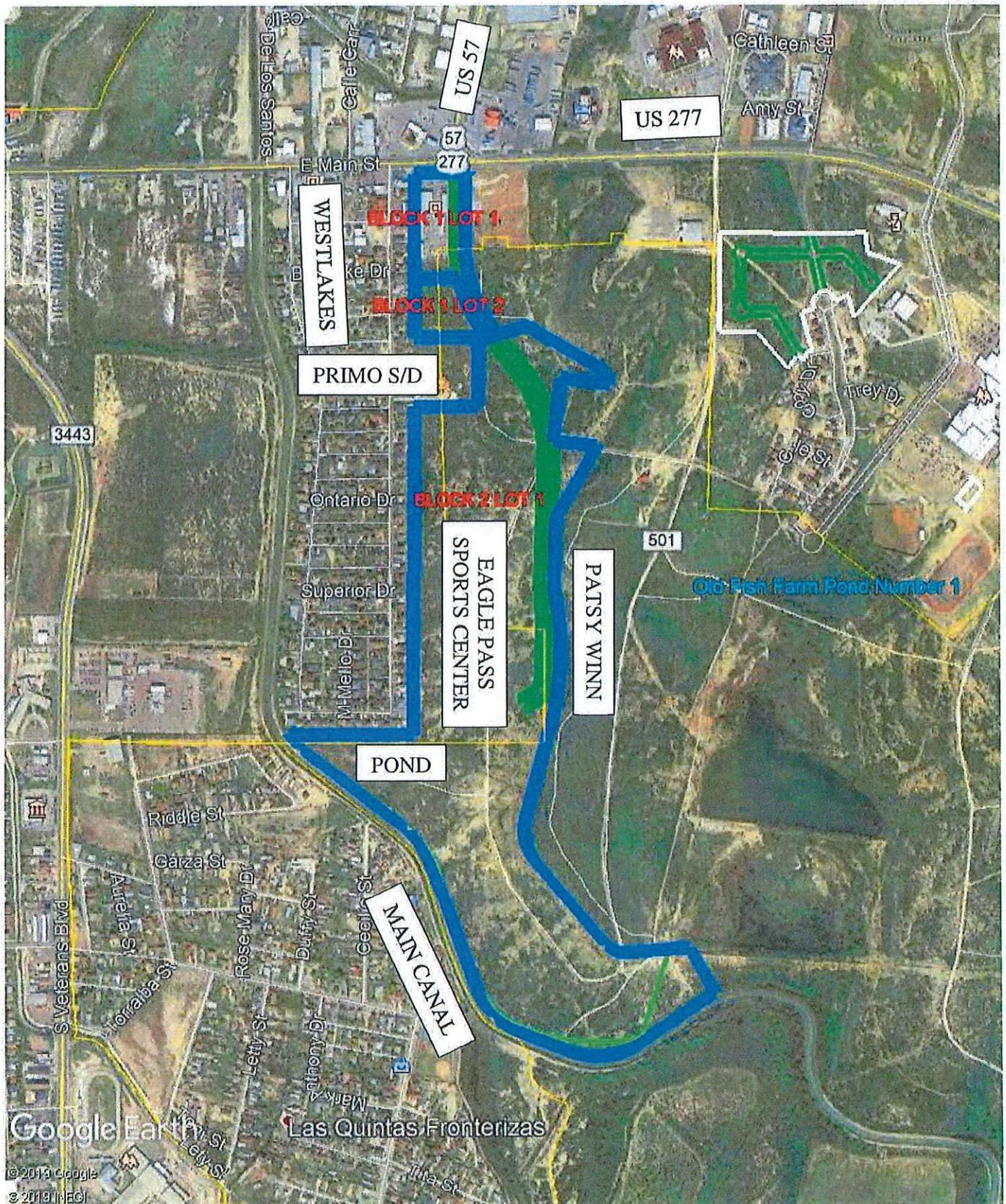
To Whom It May Concern:

Introduction:

The Good Neighbor Subdivision is 134.58 acres located in

Survey	Abstract	Acres
Fox and Byrne Survey 6,	1110,	30.93
Maria R Alsbury Survey 3,	997	43.43
D J Parker Survey 934 ¾	1243	19.95
S P Simpson Survey 31 ½	1091	13.67
Day Land and Cattle Company Survey 3301/3	1238	12.13
James W Tinsley,	840	14.46.

The land is composed of the McCoy Building Materials Store, vacant land held by Weco & Associates and an approximately 124 acres tract owned by the City of Eagle Pass. Part of the land is within the corporate boundary of the City of Eagle Pass and part is currently located in Maverick County. The areas in county will be voluntarily annexed into the City of Eagle Pass. The MCAD Tax ID's are 54075, 52482, 52481, 9005985, 9008614, 9008615, 9008616, 9008617, 9008618



Development

This development is to facility the re-alignment of US 57-US 277 intersection and construction of a new roadway to the Eagle Pass Sports Center. US 57 will be curved east to pass on the east side of McCoy's Building Materials. Right of way will be contributed by both McCoy Investments, Ltd and Weco & Associates, Ltd. The roadway to be constructed will be Patsy Winn Boulevard in honor of the Winn family whose foundation donated 124 acres for the Eagle Pass Sports Center.

The developers for this project are Weco & Associates, McCoy Investments, Ltd., and the City of Eagle Pass. The roadway and utilities from US 277 to Primo Subdivision will be funded by Weco & Associates, McCoy Investments, Ltd will dedicate the east 40 feet of the existing site as right of way. The remainder of the roadway will be funded by the City of Eagle Pass.

Street Development

Access to this property will be provided the re-alignment of US 57 at US 277. The intersection will be realigned by change order TxDOT roadway construction contract. The roadway south will be constructed by private funding from Weco & Associates, Ltd.

The right of way will be 80 feet. The length of constructed roadway will be 2725 feet from US 277 right of way to the sports complex. The roadway will be 5 lane at US 277. The roadway to the Sports Center will be narrowed to 2 lanes. The current construction will be one-half of the pavement to facilitate widening in the future. Sidewalk will be constructed on the west side of the roadway.

Water Development

Water service is provided to this development by extending a 12-inch water main along Patsy Winn Boulevard to the south. Fire hydrants will be constructed along Patsy Winn Boulevard at approximately 300 foot spacing.

Water service will be provided to Lot 2, Block 1 and Block 2, Lot 1 by a 2 inch service taps. The 30 year water service contract for Lot 2, Block 1 has been completed. The water service contract for Lot 1, Block 2 will be applied for and will be presented at the February 2020 board meeting of EPWW.

McCoy Building Materials currently has water service and will not require addition service.

Sanitary Sewer Facilities

A 12 inch water main will be constructed through the project from US 277 to the Main Canal. The sanitary sewer will divert sanitary sewer from the Westlakes area. Services will be provided for Lot 2, Block 1, and Lot 1, Block to by 8 inch sewers stubbed out of manholes. Stub outs will be provided at other manholes for development on the east side of Patsy Winn Blvd.

McCoy Building Materials currently have sanitary sewer service at US 277 and will not require addition service.

Drainage Development

Westward toward Westlakes Subdivision. The low point of the subdivision is at the north west corner of the Primo Subdivision. Runoff from the undeveloped Weco & Associates land will be diverted south to a detention pond south of Westlakes. Patsy Winn Blvd will intercept runoff and re-direct flow south. A culvert constructed under Patsy Winn Blvd at the north line of the sports complex will convey water to a drainage ditch that begins on the east side of Primo Subdivision.

The area south of McCoy Building Materials will be filled drain Lot 2 eastward toward the drainage ditch. The north part of the Primo Subdivision will also be filled to drain east. The ditch and pond are being designed by Halff & Associates on behalf of the City of Eagle Pass.

A storm sewer system will be constructed on the west side of Patsy Winn Blvd from US 277 to the south line of proposed Lot 1. The requirement to have storm sewer is driven by the need to drain ground water from subgrade at the US 277 intersection. Ground water has caused pavement failures in the McCoy Building Materials parking lots. The intention is to drain ground water with tiles under the new roadway. The tiles will drain into storm sewer. The storm sewer will assist in draining the new development of McCoy Building Materials.

Drainage in the Eagle Pass Sports Center is included in the design of the sports center.

Electric Facilities, Telephone and Cable Television

Electric service is provided by AEP. Three phase power will be constructed from US 277 south along Patsy Winn Blvd. Lighting will be provided on the proposed overhead poles in the public right of way.

Telephone and Cable Television service may be provided by ATT and Spectrum.

Gas Service

No Gas Service is planned for this site.

Construction Cost

A rough estimate of the construction costs for public improvements are as follows:

Paving	\$1,000,000
Sanitary Sewer	\$300,000
Public Water	\$300,000
Total Public Imp.	\$1,600,000

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

Sincerely,



Kenneth R. Dirksen, P. E.



Dirksen Engineering

311 N. Getty St.

Uvalde, TX 78801

TBPE FIRM #F-8848

TBPLS FIRM #10193741

Phone: 830-278-2100

Fax: 830-278-2102

Cell: (830) 279-9447

kendirksen@sbcglobal.net

January 24, 2020

Vanessa Rosales-Herrera
Planning Director – City of Eagle Pass
3295 Bob Rogers Drive
Eagle Pass, TX 78852

Re: Drainage Report for Good Neighbor Subdivision

To Whom It May Concern:

Introduction:

The Good Neighbor Subdivision is 134.58 acres located in

Survey	Abstract	Acres
Fox and Byrne Survey 6,	1110,	30.93
Maria R Alsbury Survey 3,	997	43.43
D J Parker Survey 934 $\frac{3}{4}$	1243	19.95
S P Simpson Survey 31 $\frac{1}{2}$	1091	13.67
Day Land and Cattle Company Survey 3301/3	1238	12.13
James W Tinsley,	840	14.46.

The land is composed of the McCoy Building Materials Store, vacant land held by Weco & Associates and an approximately 124 acres tract owned by the City of Eagle Pass. Part of the land is within the corporate boundary of the City of Eagle Pass and part is currently located in Maverick County. The areas in county will be voluntarily annexed into the City of Eagle Pass. The MCAD Tax ID's are 54075, 52482, 52481, 9005985, 9008614, 9008615, 9008616, 9008617, 9008618

Existing Conditions

The subdivision is located south of US 277 at the intersection of US 57. The entirety of this tract is outside the 100-year flood plain at shown on FEMA FIRM Map. 48323C0455D. Drainage is generally westward toward Westlakes Subdivisions.

The soils at this site are Copita Sandy Clay Loam. The soils are deep and have shallow slopes which range from 0 to 5 percent. Soil borings from the site show the soils are medium to fat clays with plasticity indexes from 20 to 40. A soils map obtained from USDA-Natural Resources Conservation Service is attached to this report. Existing runoff from the site was calculated using TR 55 method. Existing curve number of 70 and 75 was used for brush land with soil type c.

The existing contours and flow directions are shown on the drainage map included in the subdivision plan set. Note that a low point is set at the northwest corner of the Primo Subdivision and the southwest corner of the proposed Lot 2. A goal of this development is to prevent runoff from entering Westlakes Subdivision at this location.

The existing drainage in this site is shown on the attached Existing Drainage Area Map. In general, drainage is westward toward Westlakes Subdivisions. Runoff from the existing drainage areas was calculated using TR-55 method. Calculations are shown on the attached existing drainage map.

Proposed Development

The site is proposed for commercial uses for retail sales and a sports complex. The proposed drainage areas were analyzed in the developed condition as residential, light commercial for the sports complex or pavement for fully developed commercial retail.

North Half

The watershed is divided in two parts. The northern part is the north 1200 feet of Patsy Winn Blvd. It stops at the Primo Subdivision and at the start of a ditch to be constructed by the City of Eagle Pass. However, this drainage scheme is part of a larger project to divert water that currently enters Westlakes Subdivision to relieve flooding.

Runoff on the east side of Patsy Winn Blvd will be diverted to a culvert at the northeast corner of the Primo Subdivision and at the south limit of this Good Neighbor Subdivision. From there, water will enter a drainage ditch being constructed by the City of Eagle Pass to convey the water south to a detention pond.

The drainage ditch and detention pond are designed by Halff & Associates under contract with the City of Eagle Pass. Details provided for the ditch and detention pond were included for design of the box culvert. Storm water detention for this subdivision is included in the City of Eagle Pass development and not provided separately.

Runoff calculations for proposed conditions were calculated by TR-55 method. Calculations are included with the proposed drainage plan. Water from the east side of Patsy Winn Blvd will be diverted to the box culvert to pass under the road and into the drainage ditch.

The culvert is sized as 3-5x5 precast box culverts to convey the 100-year flow under the roadway. The culverts will be skewed at 30 degrees right forward to assist with flow into drainage channel. The culvert end treatments will be flared wings and will be constructed wide enough to accommodate the full build out of Patsy Winn Blvd as a 5-lane section with 5 feet wide sidewalks on each side. Calculations for the culvert hydraulics are included with the proposed drainage report. Velocities out of the culvert at 100-year flow are greater than 10 feet/sec and may cause danger for erosion. Concrete armoring of the drainage channel and baffle blocks will be constructed in the channel as velocity dissipators in the north 50 feet of the drainage ditch to protect against erosion and to slow velocity.

Storm sewer will be constructed on the north end of Patsy Winn Boulevard. The storm sewer is to drain the roadway but also to facilitate drainage of ground water from subgrade. Storm sewer will drain the west side of Patsy Winn Blvd. Calculations are shown on the Proposed Drainage Plan.

McCoy Building materials is currently paved and will continue to be paved as commercial retail. Drainage from the north parking lot will continue flow to the west. Drainage from the southern part of the site will be diverted south toward Lot 2 of the Good Neighbor Subdivision. Lot 2 will be filled to change direction of the flow to the east toward Patsy Winn Blvd. A drainage easement will be dedicated on the east 40 feet of Lot 2 to allow drainage from roadway and McCoy Building Materials to the drainage ditch being constructed by the City of Eagle Pass.

South Half

The south half of the subdivision will be developed as a sports center. The sports center will occupy approximately 36 acres. A detention pond will be constructed on 15.5 acres. Approximately 2 acres will be right of way. The balance of the land will be un-developed.

The detention pond is designed by Halff and Associates. It will be constructed by the City of Eagle Pass. The sports center will be constructed under contract with Hellas. Please see plans for each project for details for construction.

Please feel free to call me if you or the staff at the City of Eagle Pass would like to discuss this report or the calculations.

Sincerely,



Kenneth R. Dirksen, P. E.

Attachments:

FEMA Firm Map: 48323C0455D



Attachment 3
Master Plan Map
Zoning District Map

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: FULMAP.DWG
DATE: 01/09/99



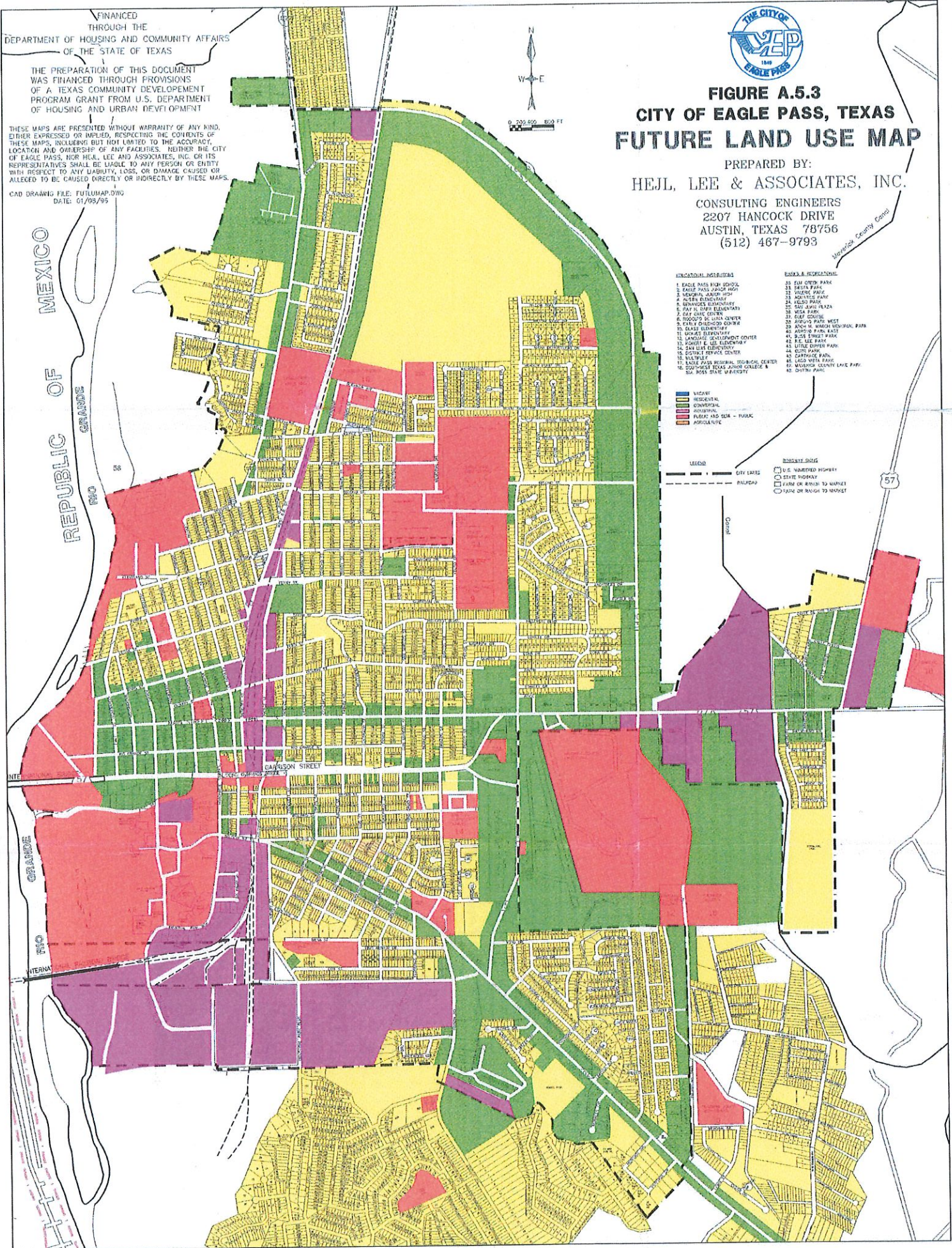
FIGURE A.5.3 CITY OF EAGLE PASS, TEXAS FUTURE LAND USE MAP

PREPARED BY:
HEJL, LEE & ASSOCIATES, INC.

CONSULTING ENGINEERS
2207 HANCOCK DRIVE
AUSTIN, TEXAS 78756
(512) 467-9793

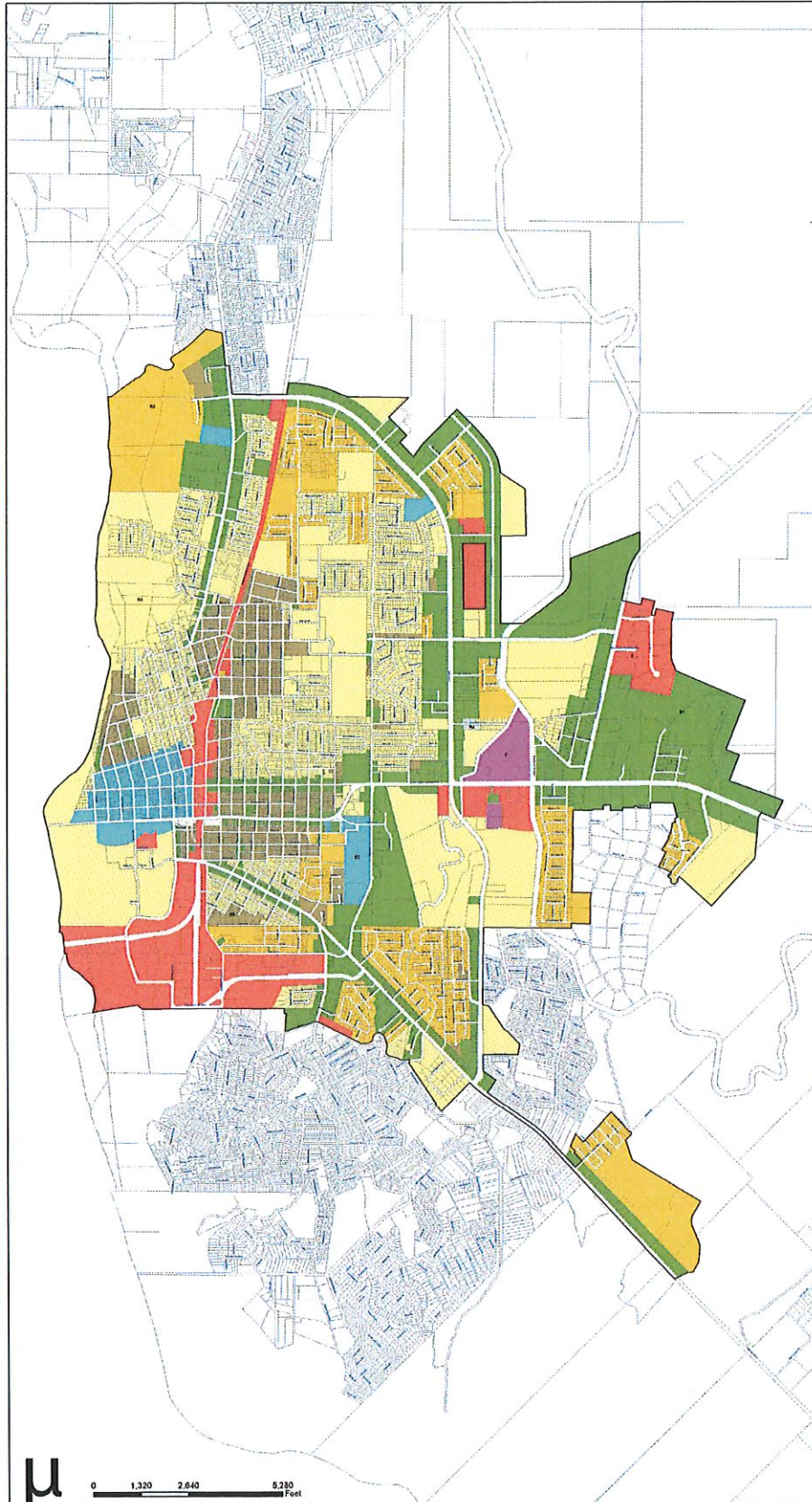
- | | |
|--|---|
| <p>LEGEND</p> <ul style="list-style-type: none"> 1. EAGLE PASS HIGH SCHOOL 2. EAGLE PASS JUNIOR HIGH 3. MEMORIAL JUNIOR HIGH 4. ALLEN ELEMENTARY 5. REMANUS ELEMENTARY 6. PAPA JOHN ELEMENTARY 7. EAST OAK CENTER 8. WOODCOCK DE LUCA CENTER 9. ELMER DUNCAN CENTER 10. CLASS ELEMENTARY 11. DUNCAN ELEMENTARY 12. LANGUAGE DEVELOPMENT CENTER 13. GUNTER & LEE ELEMENTARY 14. SAN LUIS ELEMENTARY 15. DUNCAN SERVICE CENTER 16. VETERANS 17. EAGLE PASS REGIONAL TECHNICAL CENTER 18. SOUTHWEST TEXAS JUNIOR COLLEGE & SENIOR STATE UNIVERSITY | <p>LEGEND</p> <ul style="list-style-type: none"> 19. ELM CENTER PARK 20. SIXTH PARK 21. DUNCAN PARK 22. AGUILAR PARK 23. ELM PARK 24. SAN LUIS PLAZA 25. VETERAN PARK 26. EAST COURSE 27. JORDAN PARK WEST 28. ARCHER W. MARCH MEMORIAL PARK 29. JORDAN PARK EAST 30. S. J. STREET PARK 31. P. L. LEE PARK 32. LITTLE CUPPER PARK 33. GUNTER PARK 34. CARRANZA PARK 35. LUGA WETA PARK 36. MARIANA COUNTY LAKE PARK 37. DUNCAN PARK |
|--|---|

- | | |
|--|--|
| <p>LEGEND</p> <ul style="list-style-type: none"> 1. NIGHT 2. RESIDENTIAL 3. COMMERCIAL 4. INDUSTRIAL 5. PUBLIC AND SEMI - PUBLIC 6. AGRICULTURE | <p>LEGEND</p> <ul style="list-style-type: none"> 1. CITY LIMITS 2. RAILROAD 3. U.S. NUMBERED HIGHWAY 4. STATE HIGHWAY 5. FARM OR RANCH TO MARKET 6. ROAD OR RANCH 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





THE CITY OF
EAGLE PASS

Eagle Pass, Texas

Adopted by the City Council on October 1, 2017 (Updated)



TRUE AUTOMATION, INC.

2600 Technology Dr Suite 500
Phonix, TX 75074
Phone: 972.653.1558
Fax: 972.653.0533
www.trueautomation.com

Item #4

Reference Report of Item #3