AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING
THURSDAY, NOVEMBER 12, 2020 AT 5:30 P.M.
COUNCIL CHAMBERS, CITY HALL BUILDING
100 SOUTH MONROE STREET, EAGLE PASS, MAVERICK COUNTY, TEXAS

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

If you are a citizen wishing to participate in Citizens Communications, please call on Thursday, November 12, 2020 from 2:00 pm to 4:30 pm at 830-773-1111 or send email to irodriguez@eaglepasstx.us.

ESTABLISHMENT OF QUORUM

CITIZENS COMMUNICATIONS

MINUTES

1. Approval of the minutes of the August 20, 2020 meeting.

PUBLIC HEARING(S)

2. Public hearing on the proposed final *Re-Plat of Lot 9 in Block 1 of Encino Park Subdivision*; closing of public hearing and possible action.

3. Public hearing on the proposed final *Re-Plat of Lot 21 in Block 2 Loma Bonita Heights Subdivision Unit 1*; closing of public hearing and possible action.

4. Public hearing on the request submitted by Ernesto Gonzalez for the rezoning of Lot 5, Block 34 of Hillcrest Addition, also known as 1670 Main Street, from *B-1 Neighborhood Business District* to *R-3A Apartment District*; closing of public hearing and possible action.

OLD BUSINESS

5. Consideration and possible action on the final plat of the *Good Neighbor Subdivision*.

ADJOURNMENT

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

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 November 9, 2020 at 4:00 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 a Special Meeting on Thursday, August 20, 2020 at 5:30 p.m. in the Via Videoconference, 100 South Monroe Street, Eagle Pass, Texas. All legal notices were duly posted in accordance with state code.

ESTABLISHMENT OF QUORUM

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

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

Staff present: Planning Director, Placido Madera and Assistant Planning Director, Mariebelle Rodriguez

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

CITIZENS COMMUNICATIONS

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

PUBLIC HEARINING (S)

1. Public hearing on the request submitted by Broad Reach Power, LLC for the rezoning of a 1.0000 acre severance located in Samuel S. Sanders Survey 26, Abstract 826, Maverick County, Texas and out of the remainder of a 81.55 acres tract described in conveyance document to De Los Santos Childrens Trust recorded in Volume 623, Pages 386 of the Maverick County Official Public Records, Maverick County, Texas, from *"R-2 Second One-Family Dwelling District"* to *"B-3 General Business District"*; closing of public hearing and possible action.

Chairperson Montalvo opened the public hearing at 5:34 pm and invited the public to express their comments.

Planning Director Placido Madera informed the Commission that this is a rezone located at 3301 El Indio Highway and the applicant is requesting to change zoning from R-2 District to a B-3 District. He stated that the parcel is a 1-acre tract and is owned by the De Los Santos Childrens Trust, located adjacent to the residential development known as Lewis Farms Estates Subdivision and the Microstar facility. Broad Reach Power, LLC will be purchasing the property and they will be developing an energy storage facility. He then proceeded to inform that the proposed project collects and stores energy, it is not solar or wind generated. It will be not be manned and will not require regular traffic to the facility. These are self-contained units which are battery storage

components and air conditioned as well as fire mitigation built into each one of the units. He then stated that property will require a buffer to separate the residential from the commercial.

Mr. Madera responded to a question posed by Commission Member Villalpando and stated for the record that sixteen letters were sent out to abutting property owners; and none were received in favor or opposition.

Vice-Chairman Rolando Jasso asked if there were any environmental hazards or safety concerns due to project being near a residential area. Property owner Oscar De Los Santos, Jr. responded by stating that the systems installed are fully contained from a fire suppression system so there is no risk of fire due to being a contained battery. It will have zero impact as for noise and the property will entirely be secured by a high industrial fence to keep unwanted visitors from entering the property.

Commissioner Escobar stated that when the Microstar Plat was approved a buffer zone was discussed to separate commercial from residential lots. Mr. Madera addressed Chairman Escobar's concern by stating that the buffer was determined to the point where there was no disturbance to the adjacent residential development. He then stated that this particular project will not generate any industrial or commercial traffic or nose for that matter.

Commission Member Villalpando expressed his concern about the exposure of radioactivity. Property owner De Los Santos stated that the containers will not emit any rays or radioactivity.

There were no more comments from the public. Therefore, Chairperson Montalvo closed the public hearing at 5:52 p.m.

Motion:	To approve the rezone request as presented by the Planning Department.
Move:	Villalpando
Second:	Escobar
Ayes:	5
Nays:	0
Absent:	0

ADJOURNMENT

Motion:	To adjourn meeting at 5:55 p.m.
Move:	Escobar
Second:	Villalpando
Ayes:	5
Nays:	0
Absent:	0

ATTEST:

Enrique Montalvo
Chairperson

Mariebelle Rodriguez
Assistant Planning Director

Item #2

Planning Department Executive Summary

REPORT TO THE PLANNING AND ZONING COMMISSION

Final Replat of Lot 9 in Block 1 of Encino Park Subdivision Unit 2

I. BACKGROUND

A. General Information

Applicant:	TEC Services 3292 El Indio Highway Eagle Pass, Texas 78852
Location:	2668 Encino Park Drive
Legal Description:	Lot 9 in Block 1 of Encino Park Subdivision Unit 2
Property ID Number:	9003259 and 85455
Request:	Final replat approval to subdivide an approximately 0.2460-acre tract into two (2) commercial lots, including a variance to proceed to final plat directly without first having obtained preliminary replat approval.

B. Subject Property Information

Parcel Size:	10,715.76–square feet
Topography:	Generally flat
Vegetation:	Native vegetation
Existing Use:	commercial – vacant
Zoning:	*B-1 Neighborhood Business District*
Master Plan:	None

C. Vicinity Data

The site is located within an area that features both commercial and residential developments.

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 Encino Park Drive.

II. PUBLIC NOTICE

Public notification of the subdivision with variance requests before the Planning and Zoning Commission was completed consistent with the provisions of *Chapter 211* of the *State of Texas Local Government Code Title 7.*

III. RECOMMENDED FINDINGS OF FACT

A. Conclusions

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

2. The 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 3 for a copy of the *Final 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 variance, 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 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 of the property will conform to the parkland dedication requirements set forth in *Article V* in *Eagle Pass Code of Ordinances Chapter 23* as a one-time fee will be collected as part of any subsequent building permit issued for the property.

6. The subdivision 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 residential purpose of the *B-1 Neighborhood Business District* for the following reasons:

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

    B. The subdivision is in accordance with the policies of the Master Plan and the business purpose of the *B-1 Neighborhood Business District.*

    C. The subdivision is warranted because of the necessity to create additional building lots in the *B-1 Neighborhood Business District*, and because the proposed development is appropriate to accomplish the reasonable use of the property.

D. The subject property is suitable for development in general conformance with development standards of the *B-1 Neighborhood Business District.*

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

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

Please refer to Attachment 4 for a copy of the *Master Plan* Map and a copy of the *Zoning District Map* for the City of Eagle Pass.

8. The approval of this final replat 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. <u>Planning Department Recommendation</u>

The Planning and Zoning Commission (1) **GRANT** 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)*, and (2) recommend that City Council **GRANT** final approval of the proposed Final Replat of *Lot 9 in Block 1 of Encino Park Subdivision Unit 2,* subject to the following conditions:

1. The Final Replat shall comply with the provisions of *Article III* of *City of Eagle Pass Code of Ordinances Chapter 23* governing procedures and specifications for Final Plats.

TRANSMITTED to the parties listed hereafter:
TEC Services via e-mail
Eagle Pass Planning and Zoning Commission via e-mail
Planning & Zoning Commission Report dated November 9, 2020

Attachment 1
Application

PLANNING DEPARTMENT

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

SUBDIVISION APPLICATION Case. No. 5057

TYPE OF SUBDIVISION (check one):
○ Preliminary ○ Final ◉ Replat ○ Amendment ○ Short Form Final

Property Legal Description: Lot 9, Block 1, Encino Park Subdivision Unit 2

Maverick County Property Identification Number(s): 9003259,85455

Name of Addition: Replat: Lot 9, Block 1, Encino Park Subdivision Unit 2

Location of Addition: 2668 Encino Park Dr., Eagle Pass,TX 78852

Number of Residential Lots: 0 Number of Commercial Lots: 2 Gross Acreage: 0.568

Number of New Street Intersections 0 Linear feet of Streets 0

Is Subdivision inside city limits? Yes ◉ No ○; If so, Zoning District: B1

Existing Land Use: Commercial Proposed Land Use: Commercial

Requested Variances: 1) Variance to Proceed to Final Plat

PROPERTY OWNER:

Name: Carlos E. Rodriguez
Address: 1606 Raintree Dr.
City: Eagle Pass
State: TX Zip: 78852
Signature:

Contact: Carlos E. Rodriguez
Phone: 830-513-9956
Fax: N/A
E-mail: crodriguez5@eaglepassisd.net
Date: 9/28/2020

PROPERTY OWNER:

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

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

APPLICANT/SUBDIVIDER:

RECEIVED 10/7/20 AH

1

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

Contact: Aaron Libson
Phone: 830-773-0579
Fax: 830-773-7312
E-mail: ajlibson@terratechengineering.com
Date: 9/30/20

SURVEYOR:

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

Contact: Francisco Gaytan
Phone: 830-773-8308
Fax: 830-421-7116
E-mail: fgaytan@yahoo.com
Date: 9/30/20

ENGINEER:

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

Contact: Florentino Caballero
Phone: 830-773-0579
Fax: 830-773-7312
E-mail: fcaballero@terratechengineering.com
Date: 9/30/20

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

10/30/20
Date

STATEMENT OF OWNER/SUBDIVIDER

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

Owner / Subdivider Signature

9/28/20
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 Carlos Rodriguez (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 28th day of September, 2020.

Notary Public, State of Texas

ASHLEY TORRES
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 11/04/23
NOTARY ID 13223771-0

Property

Account

Property ID:	9003259	Legal Description:	ENCINO PARK SUBDIVISION UNIT # 2, BLOCK 1, LOT 9, (WEST PORTION)
Geographic ID:	E9502010000910	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	2668 ENCINO PARK DR EAGLE PASS, TX 78852	Mapsco:	
Neighborhood:		Map ID:	
Neighborhood CD:			

Owner

Name:	RODRIGUEZ, CARLOS E.	Owner ID:	115542
Mailing Address:	1606 RAINTREE DR EAGLE PASS, TX 78852	% Ownership:	100.0000000000%

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	CR	COMMERCIAL RURAL	0.2460	10715.76	0.00	0.00	$53,580	$0

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	4/6/2020	WD	WARRANTY DEED	GALINDO, NELLY	RODRIGUEZ, CARLOS E.	1826	291	213454
2	2/7/2014	DD	DIVORCE DECREE	MEDICAL TRANSPORTS OF SOUTH TEXAS INC	GALINDO, NELLY	1453	443	180980
3	3/11/2011	WD	WARRANTY DEED	MONSA LTD	MEDICAL TRANSPORTS OF SOUTH TEXAS INC	1308	386	167316

Property

Account

Property ID:	85455	Legal Description:	ENCINO PARK SUBDIVISION UNIT # 2, BLOCK 1, LOT 9, (EAST PORTION)
Geographic ID:	E9502010000900	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

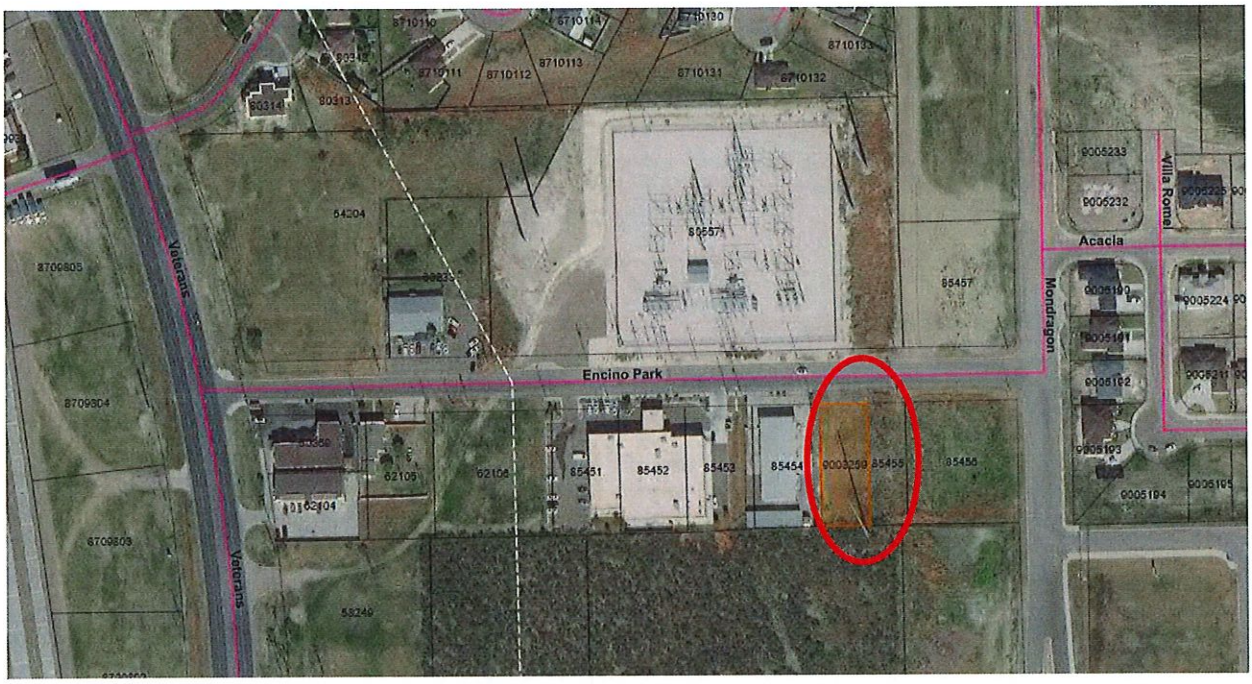
Address:	2672 ENCINO PARK DRIVE EAGLE PASS, TX 78852	Mapsco:	
Neighborhood:		Map ID:	
Neighborhood CD:			

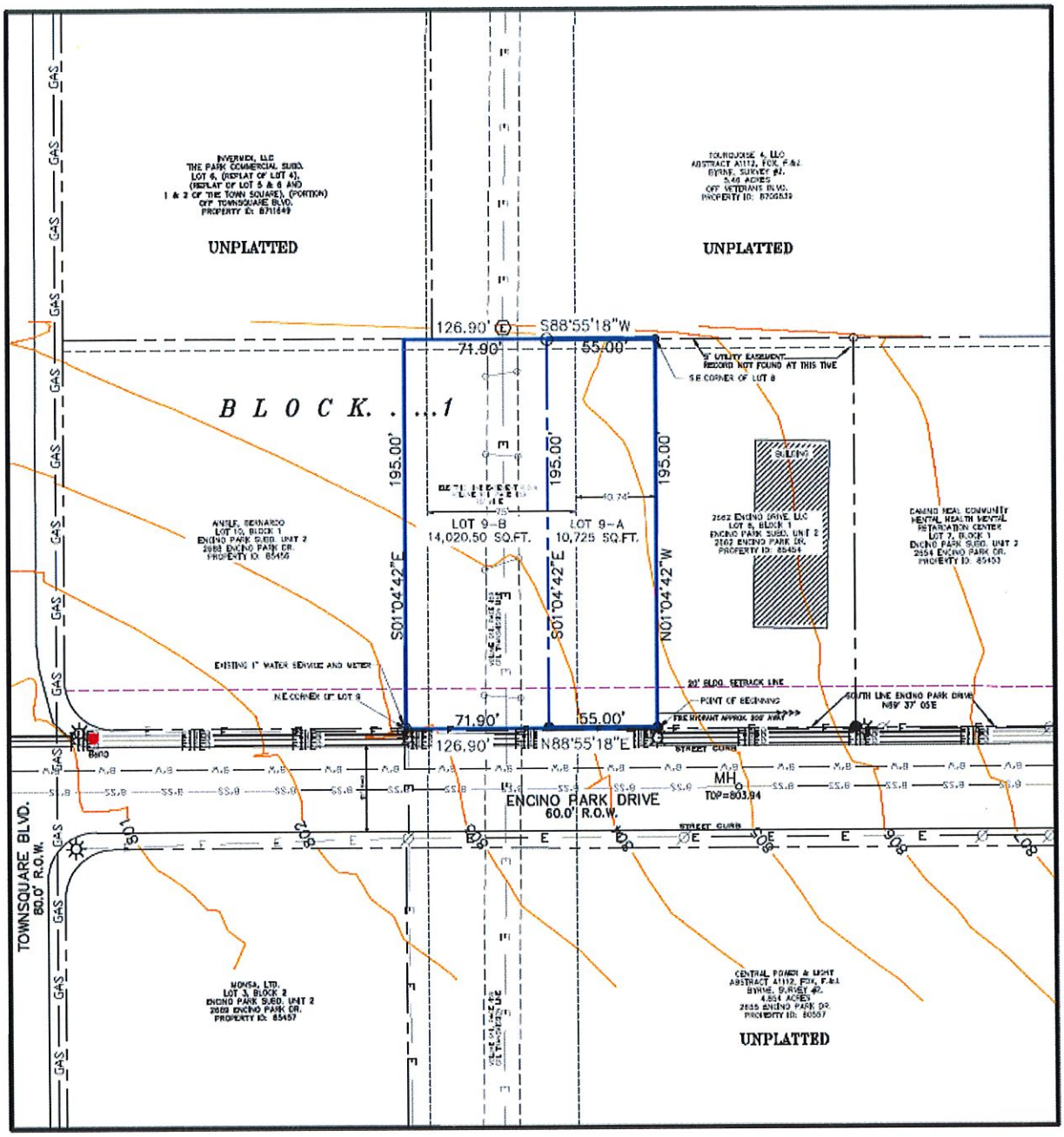
Owner

Name:	MONSA LTD	Owner ID:	80495
Mailing Address:	2741 CROWN HILL, SUITE B EAGLE PASS, TX 78852	% Ownership:	100.0000000000%

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	CR	COMMERCIAL RURAL	0.3040	13242.24	0.00	0.00	$0	$0


Veterans
Veterans
Encino Park
Mondragon
Villa Romel
Acacia
8710110
8710114
8710130
8710133
8710111
8710112
8710113
8710131
8710132
80314
80313
64204
85457
85451
85452
85453
85454
85455
85456
62105
62106
62104
58249
8709805
8709804
8709803
9005233
9005232
9005224
9005193
9005194
9005105


UNPLATTED
UNPLATTED
126.90'
S88°55'18"W
71.90'
55.00'
B L O C K. . . .1
195.00'
195.00'
195.00'
LOT 9-B
14,020.50 SQ.FT.
LOT 9-A
10,725 SQ.FT.
S01°04'42"E
S01°04'42"E
N01°04'42"W
20' BLDG. SETBACK LINE
POINT OF BEGINNING
71.90'
55.00'
126.90'
N88°55'18"E
STREET CURB
MH
TOP=803.94
ENCINO PARK DRIVE
60.0' R.O.W.
TOWNSQUARE BLVD.
80.0' R.O.W.
UNPLATTED

REPLAT: LOT 9, BLOCK 1
ENCINO PARK SUBDIVISION UNIT 2

STATE OF TEXAS
COUNTY OF MAVERICK

OWNER'S DEDICATION, CERTIFICATION AND ATTEST-TION

STATE OF TEXAS
COUNTY OF MAVERICK

STATE OF TEXAS
COUNTY OF MAVERICK

STATE OF TEXAS
COUNTY OF MAVERICK

BLOCK 1

DRAWING SCALE
1" = 50'

REPLAT SUBDIVISION LOT INFORMATION

LOT	AREA	STREET ADDRESS	PROPERTY OWNER
10	10,000 SQ. FT.	[illegible]	[illegible]
11	10,000 SQ. FT.	[illegible]	[illegible]

NOTES:

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible]
9. [illegible]
10. [illegible]
11. [illegible]
12. [illegible]
13. [illegible]
14. [illegible]
15. [illegible]

VICINITY MAP
NOT TO SCALE

SUBDIVISION REPLAT
LOT 9, BLOCK 1
ENCINO PARK SUBDIVISION UNIT 2
EAGLE PASS, TEXAS, MAVERICK COUNTY

TERRATECH ENGINEERING
AND CONSTRUCTION SERVICES
[illegible]

PROPERTY OWNER:
Carlos H. Rodriguez
1606 Rustico Dr.
Eagle Pass, TX 78852

JOB NUMBER
SHEET 1 OF 1
DRAWN: [illegible]
CHECKED: [illegible]
SCALE: 1" = 50'
OCT. 26, 2020

Attachment 2
Subdivision Variance Request(s)

PLANNING DEPARTMENT

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

SUBDIVISION VARIANCE APPLICATION

Applicant Information

Applicant (If not owner): TerraTech Engineering and Construction Services

Address: 3292 El Indio Hwy, Eagle Pass, TX 78852

Phone: 830-773-0579 E-mail: ajlibson@terratechengineering.com

Owner: Carlos E. Rodriguez

Address: 1606 Raintree Dr., Eagle Pass, TX 78852

Phone: 830-513-9956 E-mail: crodriguez5@eaglepassisd.net

Property Information

Site Address: 2668 Encino Park Dr. MCAD Property ID No. 9003259, 85455

Legal Description (from deed): Lot 9, Block 1, Encino Park Subdivision Unit 2

Description of Subdivision Variance Request

1) Variance to proceed to Final Plat given existing infrastructure.

Detailed Explanation of Subdivision Variance Request

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

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

The proposed subdivision is already Platted and does not need to go through the full Plat process given the existing infrastructure.

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

The owner/subdividers wants to subdivide their property by Replatting it, since it has all the necessary utility improvements that would qualify it for a Plat.

RECEIVED 10/7/20 AH

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

Granting of this variance would not be detrimental to the public health given the existing infrastructure.

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

The granting of this variance would not prevent the orderly subdivision of other land in the area as adjacent properties have already been developed in a similar manner.

Required Application Attachments

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

- A copy of a survey map prepared by a licensed surveyor.
- A copy of a 'run sheet' for the property detailing prior deed history, which can typically be obtained at a title company.

Applicant Authorization

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

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

Applicant Signature

9/28/20
Date

Attachment 3
Final Engineering Report

TerraTech Engineering and Construction Services
PO Box 556
Eagle Pass, Texas 78853-0556
TBPE Firm # 14118
"Developing Communities and Enhancing People's Lives through Experience and Integrity"

To: Placido Madera

City of Eagle Pass Planning Director

From: Florentino Caballero, P.E.

Date: September 30, 2020

Reference: Final Engineering Report for Replat of Lot 9, Block 1 Encino Park Subdivision Unit 2

Mr. Madera,

Mr. Carlos E. Rodriguez, owner of property legally described as 'Being a portion of Lot Nine (9), in Block One (1), Encino Park Subdivision Unit 2', has requested that TerraTech Engineering and Construction Services (TEC Services) prepare a Replat of this property to legally subdivide it. This property is located at 2668 Encino Park Dr. in Eagle Pass, TX. The property is inside the Eagle Pass City Limits and is currently Platted as one (1) Lot, known as the entirety of Lot 9, Block 1, Encino Park Subdivision. The previous owner sold a portion of Lot 9 that pertains to Mr. Carlos Rodriguez by Metes & Bounds, and Warranty Deed, but never legally subdivided it before selling. The current owner of this portion of Lot 9 wants to legalize his property by Replatting it in the respective dimensions of which he purchased it. The subject property has all the existing infrastructure such as utilities and street access, which would qualify it as a Final Plat. As a result, we are proceeding straight to the Final Plat process given the existing conditions.

General Description

The subject property has a total area of 0.568 Acres and measures approximately 126.90' x 195' (see attached Plat Sheet for reference). The subject lot is already subdivided (not legally) by purchase and warranty deed into two (2) lots, but the owner of the portion of Lot 9 wants to legally subdivide the property so that he may obtain utility services in the future if he were to develop it. The property has frontage towards Encino Park Dr. All utility infrastructure including water, sewer, electricity, and television/internet are already existing along the frontage of the property. This Plat will be presented to proceed straight to Final due to the existing improvements. This property is inside the Eagle Pass City Limits and is currently zoned and will remain as B-1: Neighborhood Business District.

Drainage

General Drainage Description

This Plat area of this subdivision is not located within a special flood hazard area. The highest point on this tract is along the Southwestern portion of the property. This property drains from the rear towards the front of the property. This property has already been previously platted, and drainage should have

830-773-0579 – Phone email: jalibson@terratechengineering.com 830-773-7312 – Fax
www.terratechengineering.com

RECEIVED 10/7/20 AH

already been considered. Given the size of the property, any runoff created as part of the subsequent development of any portion of this property would be very minor, and would not cause any drainage issues for adjacent property owners. As Engineer of Record for this Replat, it is my recommendation that this property will not need a detention basin at any future point in time in which it is developed. As part of the platting/replat process, please see Hydraulic Calculations provided below as reference and justification for our assumptions and recommendations.

Existing Drainage Conditions

The existing drainage conditions of this developed tract of land can be analyzed using the Rational Method. The peak rate of runoff, Q, in cubic feet per second is calculated as follows:

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

where C = runoff coefficient

I = average rainfall intensity in inches per hour

A = tributary drainage area in acres

The parameters used in the analysis of the existing drainage of this developed tract are presented in Table 1 below.

Table 1. Existing Undeveloped Drainage Parameters

Parameter	Value
t_c	5 min
C_d	0.30
I_{10}	7.43 in/hr
I_{100}	10.32 in/hr
Watershed Area, A	0.568 acres

The peak rates of runoff for the existing undeveloped lots are

$$Q_{10,u} = C_d \times I_{10} \times A$$

$$Q_{10,u} = 0.30 \times 7.43 \times 0.568 = 1.26\ cfs$$

$$Q_{100,u} = 1.25\ \times C_d \times I_{100} \times A$$

$$Q_{100,u} = 1.25 \times 0.30\ \times\ 10.32 \times 0.568 = 2.19\ cfs$$

Table 2. Developed Drainage Parameters

Parameter	Value
t_c	5 min
C_d	0.70
I_{10}	7.43 in/hr
I_{100}	10.32 in/hr
Watershed Area, A	0.568 acres

The peak rates of runoff for the fully developed tract are

$$Q_{10,d} = C_d \times I_{10} \times A$$

$$Q_{10,d} = 0.70 \times 7.43 \times 0.568 = 2.95\ cfs$$

$$Q_{100,d} = 1.25\ \times C_d \times I_{100} \times A$$

$$Q_{100,d} = 1.25 \times 0.70\ \times 10.32 \times 0.568 = 5.12\ cfs$$

The increase in discharge from an existing undeveloped property to a developed property for storms with a ten (10) and one hundred (100) year return period are 1.69 cfs and 2.93 cfs, respectively.

The increase in runoff from an undeveloped to a developed lot, is negligible, given the small increase, as shown in the calculations. Given the negligible increase in runoff, it is my recommendation that this property will not require a detention pond when/if developed in the future.

Street

This property is located along Encino Park Dr. (60' R.O.W.) which is a fully functioning paved street. Luminaries are visible along the property. Please refer to Plat sheet for locations.

There is one (1) existing fire hydrant located approximately 200' from the subject property. Please refer to Plat Sheet for location.

Water Service

There is an existing 8" Water Main that runs along the frontage of this property. There is an existing 1" Water Service and meter extended to the property. Please refer to the Plat Sheet for details. All Water Mains in this area are operated by Eagle Pass Water Works.

Sanitary Sewer Service

There is an existing 8" Sanitary Sewer Main that runs along the frontage of the property. The property should have an existing sewer service lateral extended to it, however it is more than likely buried underground and will be discovered when the property is to be developed. This property can be serviced from the existing sewer main with another sewer lateral if needed. Please see Plat Sheet for reference. All sanitary sewer lines in this area are operated by Eagle Pass Water Works.

Other Utilities

The subject property has access to other utilities such as electricity, phone, internet, and cable via the frontage of the property.

Conclusion

The existing and proposed use of this property is Commercial. The proposed Replat will not have an impact on the current use, drainage patterns, or utilities as required infrastructure for Platting is already built-out.

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

Sincerely,

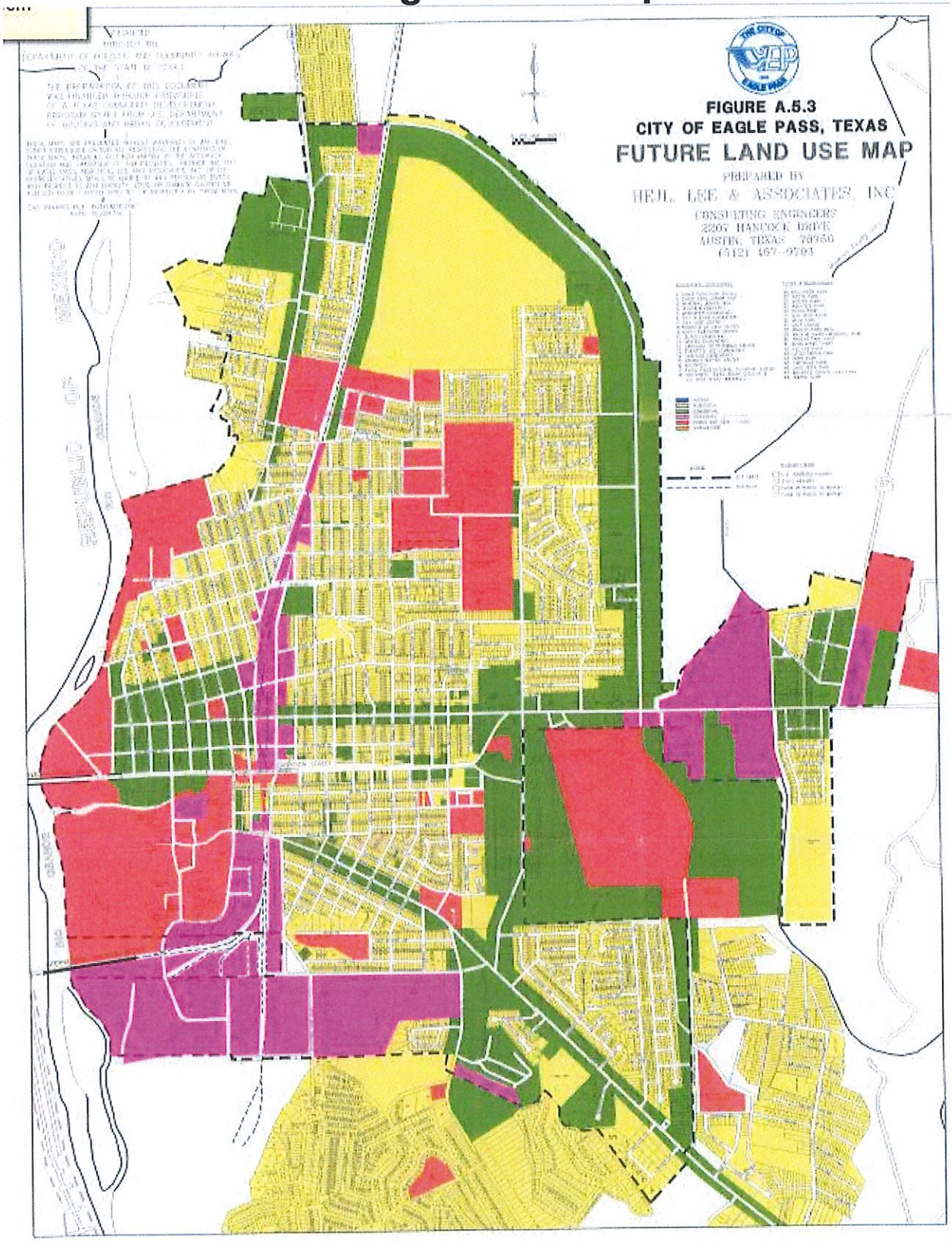
Florentino Caballero, P.E.

TEC Services

STATE OF TEXAS
F. J. CABALLERO
66952
LICENSED
PROFESSIONAL ENGINEER

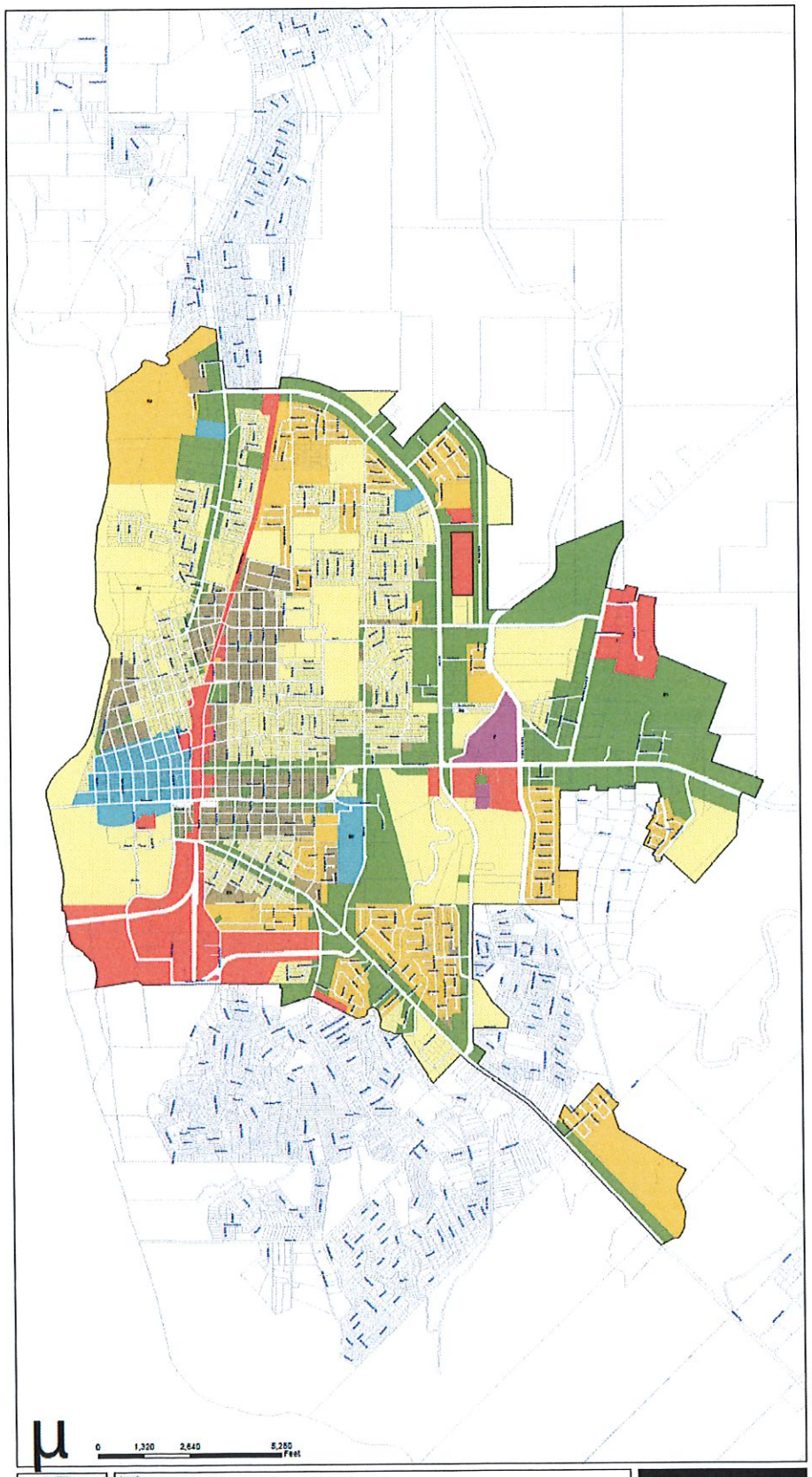
09/30/2020

Attachment 4
Master Plan Map
Zoning District Map



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



Eagle Pass, Texas

October 1, 2007 (Updated)

TRUE AUTOMATION, INC.

2800 Technology Dr Suite 900
Phone: 972.881.1858
Fax: 972.633.0533
Plano, TX 75074
www.trueautomation.com

Item #3

Planning Department Executive Summary

REPORT TO THE PLANNING AND ZONING COMMISSION

Final Replat of Lot 21 in Block 2 of Loma Bonita Heights Subdivision Unit 1

I. BACKGROUND

A. General Information

Applicant:	TEC Services 3292 El Indio Highway Eagle Pass, Texas 78852
Location:	1789 Bianca Drive
Legal Description:	Lot 21 in Block 2 of Loma Bonita Heights Subdivision Unit 1
Property ID Number:	13032
Request:	Final replat approval to subdivide an approximately 0.4702-acre tract into two (2) residential lots, including a variance to proceed to final plat directly without first having obtained preliminary replat approval, and a variance for the reduction of the rear yard setback of Lot 21-A from 25-feet to 7.50 given existing home and the reduction of the front yard building setback of Lot 21-B from 25-feet to 17.80 given existing mobile home.

B. Subject Property Information

Parcel Size:	20,496–square feet
Topography:	Generally flat
Vegetation:	Native vegetation
Existing Use:	Existing residence
Zoning:	Meets or exceeds the *R-1 Singe One-Family Dwelling District* Standards
Master Plan:	None

C. Vicinity Data

The site is located within an area that features residential developments.

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 Encino Park Drive.

II. PUBLIC NOTICE

Public notification of the subdivision with variance requests before the Planning and Zoning Commission was completed consistent with the provisions of *Chapter 211* of the *State of Texas Local Government Code Title 7.*

III. RECOMMENDED FINDINGS OF FACT

A. Conclusions

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

2. The 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 3 for a copy of the *Final 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 variance, 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 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 of the property will conform to the parkland dedication requirements set forth in *Article V* in *Eagle Pass Code of Ordinances Chapter 23* as a one-time fee will be collected as part of any subsequent building permit issued for the property.

6. The property is located within the *City's Extra Territorial Jurisdiction*, and the policies of the Master Plan apply to the consideration of this subdivision. The *Master Plan* emphasizes the importance of maintaining the character of the City's residential and commercial neighborhoods.

   ✓ The subdivision is consistent with the *Housing Goals* of the *Master Plan*, as the completion of the project will result in an increase in the inventory of available housing while creating appropriate lot sizes, paved streets with curb and gutters, and adequate utility services. It would not provide curb and gutters if the variance requests are granted by the Commission.

   ✓ The subdivision is consistent with the *Land Use Development Goals* of the *Master Plan,* as the project is designed to provide for a building lot density that is consistent with the purpose of the *R-1 First One-Family Dwelling District*, as *Section 23-69 (b)(2)(b)* states that residential lots outside the city limits shall conform to the lot size requirements of the *R-1 District* as provided in the zoning ordinance.

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

   ✓ The subdivision is consistent with the *Street Goal* of the *Master Plan*, as access to the site from Bianca Drive has been designed to provide the residents of and visitors to Eagle Pass with a street system that will enable them to travel safely and conveniently.

   ✓ The subdivision is consistent with the *Thoroughfare Goals* of the *Master Plan*, as Bianca Drive has been designed to be part of a safe and efficient thoroughfare system.

   ✓ The subdivision is consistent with the *Storm Drainage Goals* of the *Master Plan*, as the drainage for the proposed lot will not impact the development.

7. The subdivision design is consistent with the purpose of the *R-1 First One-Family Dwelling District* found in *Eagle Pass Code of Ordinances Appendix A.*

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

   - 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.

8. The approval of this final replat 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 Replat 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 for the reduction of the rear yard setback of Lot 21-A from 25-feet to 7.50 given existing home and the reduction of the front yard building setback of Lot 21-B from 25 feet to 17.80 given existing mobile home, and (3) recommend that City Council **GRANT** final approval of the proposed Final Replat of *Lot 21 in Block 2 of Loma Bonita Heights Subdivision Unit 1,* subject to the following conditions:

1. The Final Replat shall comply with the provisions of *Article III* of *City of Eagle Pass Code of Ordinances Chapter 23* governing procedures and specifications for Final Plats.

TRANSMITTED to the parties listed hereafter:
TEC Services via e-mail
Eagle Pass Planning and Zoning Commission via e-mail
Planning & Zoning Commission Report dated November 9, 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: Lot 21, Block 2, Loma Bonita Heights Subdivision, Unit 1

Maverick County Property Identification Number(s): 13032

Name of Addition: Replat: Lot 21, Block 2, Loma Bonita Heights Subdivision Unit 1

Location of Addition: 1789 Bianca Drive, Eagle Pass, TX 78852

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

Number of New Street Intersections 0 Linear feet of Streets 0

Is Subdivision inside city limits? Yes ○ No ◉; If so, Zoning District: N/A

Existing Land Use: Residential Proposed Land Use: Residential

Requested Variances: 1) Variance to Proceed to Final Plat

PROPERTY OWNER:

Name: Rocio Jasmin Mendoza
Address: 2060 W. 5400 S.
City: Roy
State: Utah Zip: 84067
Signature:

Contact: Gloria Mendez
Phone: 830-773-8308
Fax: N/A
E-mail: alvarez.gaytan@yahoo.com
Date: 9/28/2020

PROPERTY OWNER:

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

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

APPLICANT/SUBDIVIDER:

1

RECEIVED 10/09/2020

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

Contact: Aaron Libson
Phone: 830-773-0579
Fax: 830-773-7312
E-mail: ajlibson@terratechengineering.com
Date: 10/30/20

SURVEYOR:

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

Contact: Francisco Gaytan
Phone: 830-773-8308
Fax: 830-421-7116
E-mail: fgaytan@yahoo.com
Date: 10/30/20

ENGINEER:

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

Contact: Florentino Caballero
Phone: 830-773-0579
Fax: 830-773-7312
E-mail: fcaballero@terratechengineering.com
Date: 10/30/20

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

10/30/20
Date

2

STATEMENT OF OWNER/SUBDIVIDER

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

Owner / Subdivider Signature

9/28/20
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 Rocio J. Mendoza (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 28th day of September 2020.

Notary Public, State of Texas

ASHLEY TORRES
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 11/04/23
NOTARY ID 13223771-0

Property

Account

Property ID:	13032	Legal Description:	LOMA BONITA HEIGHTS UNIT # 1, BLOCK 2, LOT 21
Geographic ID:	L5001020002100	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	1789 BIANCA DRIVE EAGLE PASS, TX 78852	Mapsco:	
Neighborhood:		Map ID:	
Neighborhood CD:			

Owner

Name:	MENDOZA, ROSIO JASMIN	Owner ID:	106266
Mailing Address:	2060 W 5400 S. ROY, UT 84067	% Ownership:	100.0000000000%

Improvement / Building

Improvement #1:	RESIDENTIAL	State Code:	A1	Living Area:	2273.2 sqft	Value:	$143,510

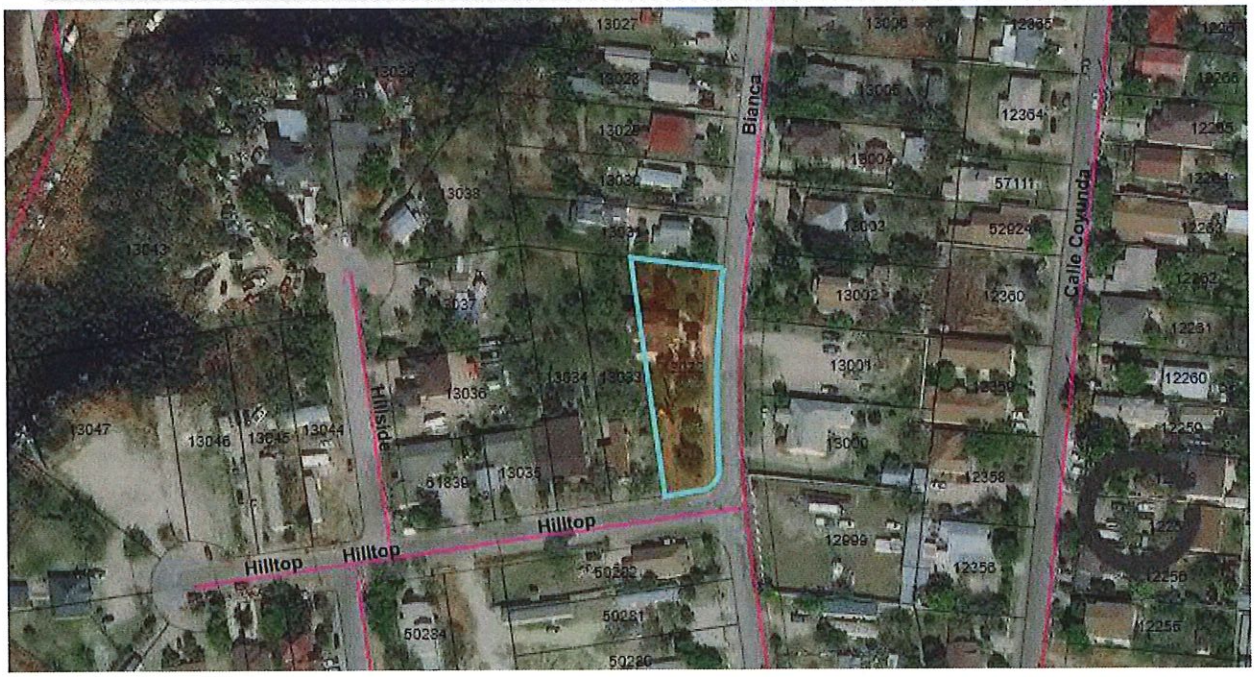
Type	Description	Class CD	Exterior Wall	Year Built	SQFT
→ MA	MAIN AREA	M4	BV,WS	2005	1217.2
→ PC	PATIO COVER	*		2005	121.3
→ AGF2	ATTACHED GARAGE FINISHED, 2 CAR	*		2005	416.8
→ PC	PATIO COVER	*		2005	82.5
→ MA2	SECOND STORY	*	BV,WS	2005	1056.0
→ OP2	2ND STORY OPEN PORCH	*		2005	121.3

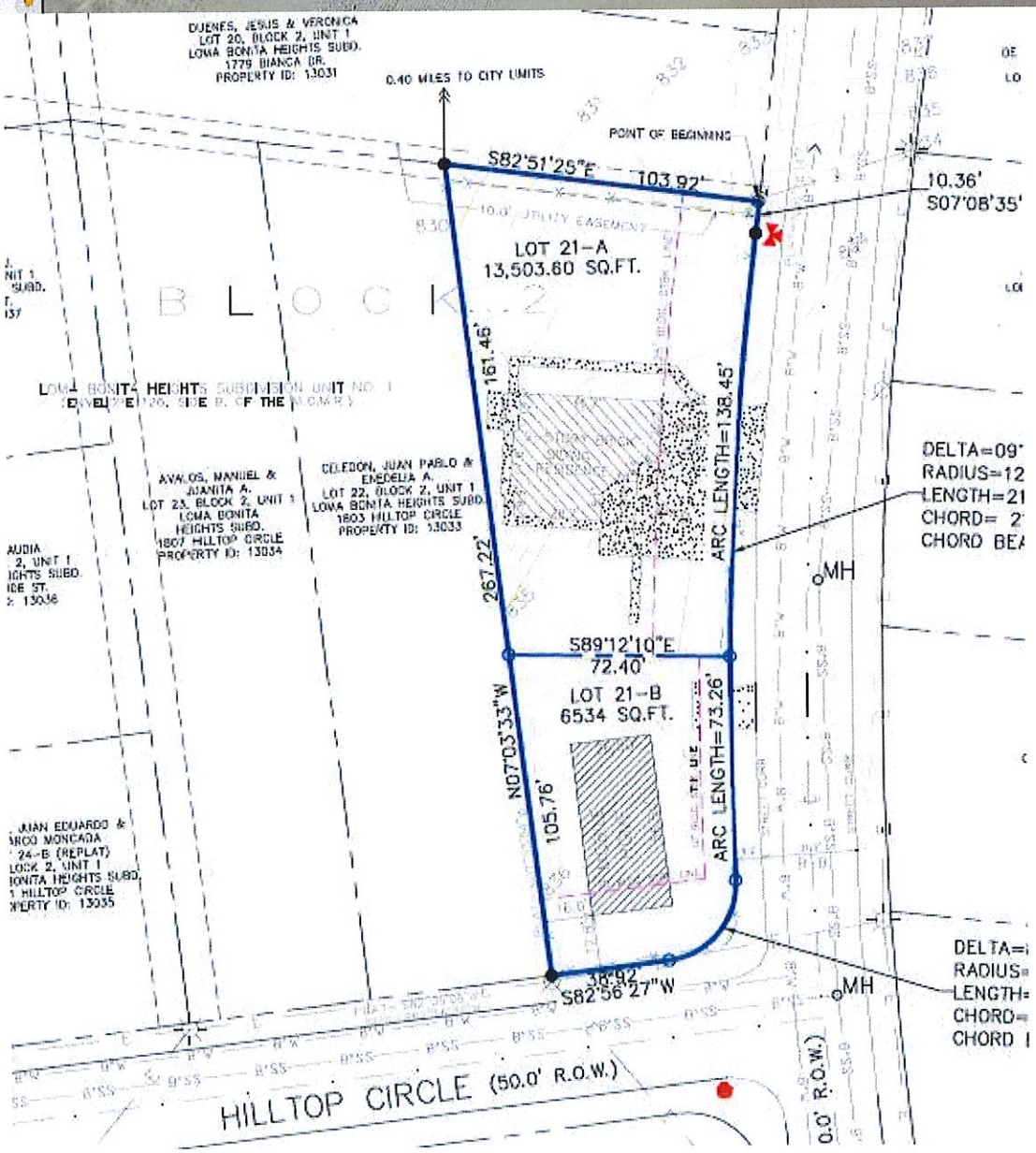
Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RS	RES SINGLE FAMILY	0.4705	20496.00	0.00	0.00	$30,740	$0

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	7/24/2015	GWD	GIFT WARRANTY DEED	MENDEZ, GLORIA ISELA	MENDOZA, ROSIO JASMIN	1531	84	187635
2	5/9/1995	WD	WARRANTY DEED	ALVAREZ, MARCELO & GLORIA M	MENDEZ, GLORIA ISELA	395	91	
3		OT	Other	CARR, NICK	ALVAREZ, MARCELO & GLORIA M			




DUENES, JESUS & VERONICA
LOT 20, BLOCK 2, UNIT 1
LOMA BONITA HEIGHTS SUBD.
1779 BIANCA DR.
PROPERTY ID: 13031
0.40 MILES TO CITY LIMITS
POINT OF BEGINNING
S82°51'25"E 103.92'
10.36'
S07°08'35'
10.0' UTILITY EASEMENT
LOT 21-A
13,503.60 SQ.FT.
BLOCK 2
161.46'
ARC LENGTH=138.45'
DELTA=09°
RADIUS=12
LENGTH=21
CHORD= 2
CHORD BE
AVALOS, MANUEL &
JUANITA A.
LOT 23, BLOCK 2, UNIT 1
LOMA BONITA
HEIGHTS SUBD.
1807 HILLTOP CIRCLE
PROPERTY ID: 13034
CELEDON, JUAN PABLO &
ENEDELIA A.
LOT 22, BLOCK 2, UNIT 1
LOMA BONITA HEIGHTS SUBD.
1803 HILLTOP CIRCLE
PROPERTY ID: 13033
267.22'
MH
S89°12'10"E
72.40'
LOT 21-B
6534 SQ.FT.
N07°03'33"W
105.76'
ARC LENGTH=73.26'
JUAN EDUARDO &
LOCK 2, UNIT 1
BONITA HEIGHTS SUBD.
1 HILLTOP CIRCLE
PERTY ID: 13035
DELTA=
RADIUS=
LENGTH=
CHORD=
CHORD
S82°56'27"W
MH
HILLTOP CIRCLE (50.0' R.O.W.)
0.0' R.O.W.)

REPLAT: LOT 21, BLOCK 2
LOMA BONITA HEIGHTS SUBDIVISION UNIT 1
SUBDIVISION REPLAT
LOT 21, BLOCK 2
LOMA BONITA HEIGHTS SUBDIVISION UNIT 1
EAGLE PASS, TEXAS, MAVERICK COUNTY
TIERRATECH ENGINEERING
AND CONSTRUCTION SERVICES
PROPERTY OWNER
ELIAS JACOB MOSSOS
2300 W. 5103 S.
EAGLE PASS, TEXAS 78061

Attachment 2
Subdivision Variance Request(s)

PLANNING DEPARTMENT

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

SUBDIVISION VARIANCE APPLICATION

Applicant Information

Applicant (If not owner): TerraTech Engineering and Construction Services

Address: 3292 El Indio Hwy, Eagle Pass, TX 78852

Phone: 830-773-0579 E-mail: ajlibson@terratechengineering.com

Owner: Rocio Jasmin Mendoza

Address: 2060 W. 5400 S., Roy, Utah 84067

Phone: 830-773-8308 E-mail: alvarez.gaytan5@yahoo.com

Property Information

Site Address: 1789 Blanca Dr. MCAD Property ID No. 13032

Legal Description (from deed): Lot 21, Block 2, Loma Bonita Heights Subdivision Unit 1

Description of Subdivision Variance Request

1) Variance to proceed to Final Plat given existing infrastructure.

Detailed Explanation of Subdivision Variance Request

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

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

The proposed subdivision is already Platted and does not need to go through the full Plat process given the existing infrastructure.

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

The owner/subdividers wants to subdivide their property by Replatting it, since it has all the necessary utility improvements that would qualify it for a Plat.

1

RECEIVED 10/10/20 W

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

Granting of this variance would not be detrimental to the public health given the existing infrastructure.

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

The granting of this variance would not prevent the orderly subdivision of other land in the area as adjacent properties have already been developed in a similar manner.

Required Application Attachments

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

- A copy of a survey map prepared by a licensed surveyor.
- A copy of a 'run sheet' for the property detailing prior deed history, which can typically be obtained at a title company.

Applicant Authorization

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

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

Applicant Signature

9/28/20
Date

PLANNING DEPARTMENT

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

SUBDIVISION VARIANCE APPLICATION

Applicant Information

Applicant (If not owner): TerraTech Engineering & Construction Services

Address: 3292 El Indio Hwy, Eagle Pass, TX 78852

Phone: 830-773-0579 E-mail: ajlibson@terratechengineering.com

Owner: Rocio Jasmin Mendoza

Address: 2060 W. 5400 S., Roy, UT 84067

Phone: 830-773-8308 E-mail: alvarez.gaytan@yahoo.com

Property Information

Site Address: 1789 Bianca Dr. MCAD Property ID No. 13032

Legal Description (from deed): Lot 21,Block 2, Loma Bonita Heights Subdivision Unit 1

Description of Subdivision Variance Request

1) Decrease Rear Yard Setback of Lot 21-A from 25' to 7.50' given existing home.

2) Decrease Front Yard Setback of Lot 21-B from 25' to 17.80' given existing mobile home.

Detailed Explanation of Subdivision Variance Request

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

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

The property has the proper dimensions to be able to be replatted, but the existing structures and geometry of the property do not enable the required rear and front setback line distances to be met as per zoning of the property.

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

The property owner cannot proceed with legally replatting the property and obtaining separate utility services per each lot without the variance.

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

The granting of this variance would not be detrimental to other property in the area as the variance being requested is for "imaginary" setback lines to comply with ordinances for existing structures that have been around for years.

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

The granting of this variance will not prevent the orderly subdivision of other land in the area as all existing infrastructure will remain as is. The only thing changing are the Lot lines of the property.

Required Application Attachments

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

- A copy of a survey map prepared by a licensed surveyor.
- A copy of a 'run sheet' for the property detailing prior deed history, which can typically be obtained at a title company.

Applicant Authorization

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

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

Applicant Signature

10/26/20
Date

Attachment 3
Final Engineering Report

TerraTech Engineering and Construction Services
PO Box 556
Eagle Pass, Texas 78853-0556
TBPE Firm # 14118
"Developing Communities and Enhancing People's Lives through Experience and Integrity"

To: Placido Madera

City of Eagle Pass Planning Director

From: Florentino Caballero, P.E.

Date: September 30, 2020

Reference: Final Engineering Report for Replat of Lot 21, Block 2 Loma Bonita Heights Subdivision Unit 1

Mr. Madera,

Mrs. Rocio Jasmin Mendoza, owner of property legally described as 'Lot 21, Block 2, Loma Bonita Heights Subdivision Unit 1', has requested that TerraTech Engineering and Construction Services (TEC Services) prepare a Replat of this property to legally subdivide it into (2) Two Residential Lots. This property is located at 1789 Bianca Drive. The property is located outside the Eagle Pass City Limits, but within the 2-mile Extra-Territorial Jurisdiction (E.T.J.) and is currently Platted as One (1) Residential Lot. The property has an existing home and mobile home trailer, and has access to existing sewer, water, cable, and electric utilities. As a result, we are proceeding straight to the Final Plat process given the existing conditions.

General Description

The subject Plat has a total area of 0.46 Acres and measures approximately 65' x 267.22' (see attached Replat Sheet for reference). The subject tract will be Replatted as (2) Lots, Lot 21A and Lot 21B, each approximately 13,504 Sq.Ft. and 6534 Sq.Ft., respectively. The property has frontage towards Bianca Dr. and Hilltop Circle, and has access to paved streets. All utility infrastructure including water, sewer, electricity, and cable mains is already existing along the frontage of the property. There is an existing residence that is located inside of proposed Lot 21A and a mobile home trailer located inside of proposed Lot 21B. This Replat will be presented to proceed straight to Final due to the existing conditions. This property is located outside the Eagle Pass City Limits and is not currently zoned, but is situated within a residential neighborhood area. Given that it is within the 2-Mile E.T.J., the proposed zoning will be R-6: Third One-Family Dwelling District.

Drainage

General Drainage Description

This Plat area of this subdivision is not located within a special flood hazard area. The highest point on this tract is along the Northern portion of the property. The subject lot drains from the North towards the South of the property. Given that this property is already platted as part of a residential subdivision,

830-773-0579 – Phone email: jalibson@terratechengineering.com 830-773-7312 – Fax
www.terratechengineering.com

RECEIVED 10/09/2020

and is already developed, no drainage improvements will be required. For platting purposes, Hydraulic Calculations are provided below only as reference. Since the property is already developed as a residential lot, only one set of calculations will be provided.

Existing Drainage Conditions

The existing drainage conditions of this developed tract of land can be analyzed using the Rational Method. The peak rate of runoff, Q, in cubic feet per second is calculated as follows:

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

where C = runoff coefficient

I = average rainfall intensity in inches per hour

A = tributary drainage area in acres

The parameters used in the analysis of the existing drainage of this developed tract are presented in Table 1 below.

Table 1. Existing & Developed Drainage Parameters

Parameter	Value
t_c	5 min
C_d	0.60
I_{10}	7.43 in/hr
I_{100}	10.32 in/hr
Watershed Area, A	0.46 acres

The peak rates of runoff for the existing undeveloped lots are

$$Q_{10,u} = C_d \times I_{10} \times A$$

$$Q_{10} = 0.60 \times 7.43 \times 0.46 = 2.05\ cfs$$

$$Q_{100} = 1.25\ \times C_d \times I_{100} \times A$$

$$Q_{100} = 1.25 \times 0.60\ \times\ 10.32 \times 0.46 = 3.56\ cfs$$

The estimated runoff for the entirety of the residential property for a ten (10) and one hundred (100) year return period are 2.05 cfs and 3.56 cfs, respectively.

The calculations provided in this report are simply for Platting purposes. No drainage improvements are required.

Street

This property has paved street access along Bianca Dr. and Hilltop Circle. Luminaries are visible along the property. Please refer to Replat sheet for locations.

There is an existing fire hydrant located along Bianca Dr. along the front of this property. Please refer to Replat Sheet for location.

Water Service

There is an existing 8" Water Main that runs along the frontage of this property. The existing home/ trailer has access to water service via existing lateral. Please refer to the replat for details. All Water Mains in this area are operated by Eagle Pass Water Works.

Sanitary Sewer Service

There is an existing 8" Sanitary Sewer Main that runs along the frontage of the property. This property has access to a sewer service lateral from the existing sewer main. Please see Replat for reference. All sanitary sewer lines in this area are operated by Eagle Pass Water Works.

Other Utilities

The subject property has access to other utilities such as electricity, phone, and cable via the frontage of the property.

Conclusion

The existing and proposed use of this property is Residential. The proposed Replat will not have an impact on the current use, drainage patterns, or utilities as required infrastructure for Platting is already built-out.

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

Sincerely,

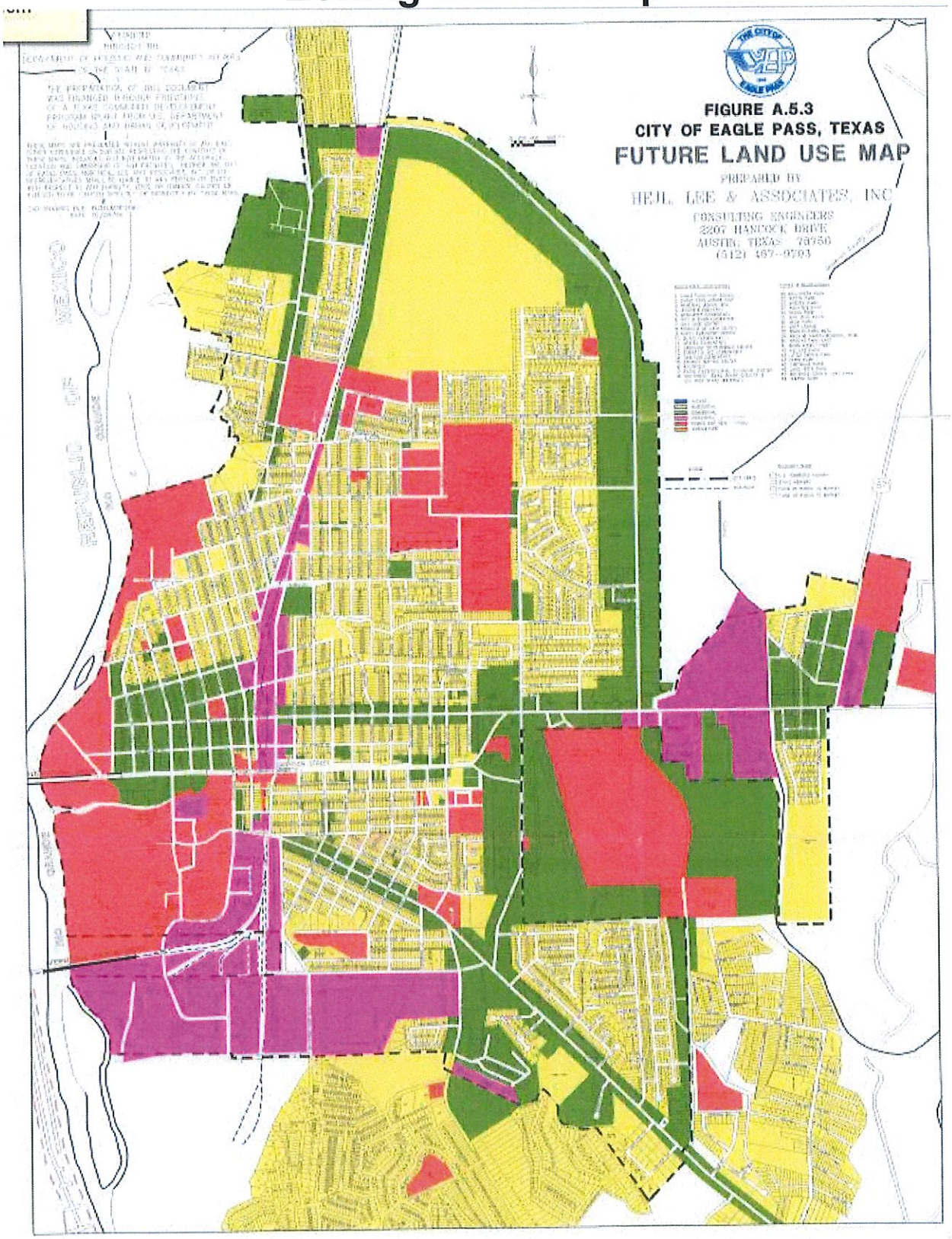
Florentino Caballero, P.E.

TEC Services

STATE OF TEXAS
F. J. CABALLERO
66952
LICENSED
PROFESSIONAL ENGINEER

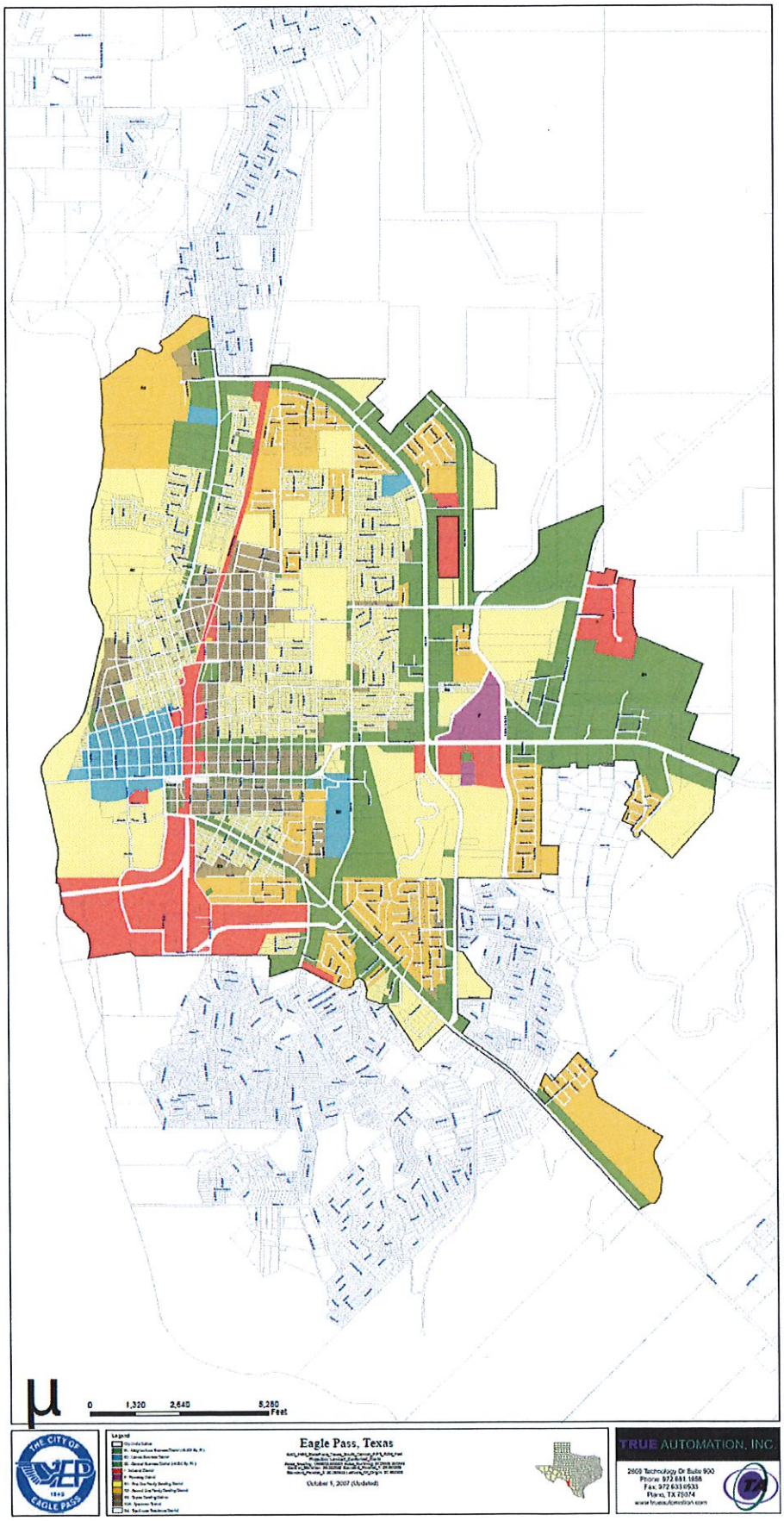
09/30/2020

Attachment 4
Master Plan Map
Zoning District Map



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



Item #4

Planning Department Executive Summary

REPORT TO THE PLANNING & ZONING COMMISSION

1670 Main Street Rezone Request

I. BACKGROUND

A. General Information

Applicant:	Ernesto Fuentes 269 N. Ceylon Street Eagle Pass, Texas 78852
Location:	1670 Main Street
Legal Description:	Lot 5 in Block 34 of the Hillcrest Addition
Property ID Number:	10174
Request:	Rezone parcel from *B-1 (Neighborhood Business District)* to *R-3A (Apartment District).*

B. Subject Property Information

Parcel Size:	7,500-square-feet
Existing Use:	Vacant
Zoning District:	*B-1 Neighborhood Business District*
Master Plan:	Commercial

C. Vicinity Data

The site is located with an area that is primarily compromised of commercial and residential uses at a density consistent with the 7,000 square-foot minimum lot size of the *R-3A District.*

D. Infrastructure

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

Access to this lot is provided by Brazos Street.

II. PUBLIC NOTICE

Public Notification of the Planning and Zoning Commission public hearing to consider the rezone request was completed consistent with the provisions of *Chapter 211* of the *State of Texas Local Government Code Title 7.*

III. RECOMMENDED FINDINGS OF FACT

A. Conclusions

1. *Section 1(b)(4)* of *Eagle Pass City Charter Article IX* authorizes the Planning and Zoning Commission to recommend or disapprove proposed changes to the *City of Eagle Pass Zoning Plan.* A request for a change in a zoning district designation for a property constitutes a change to the *zoning plan* and the *zoning plan map.*

2. The applicant's request contains sufficient information for consideration by the Eagle Pass Planning and Zoning Commission. Information contained in this report and the Commission's associated public meeting will be used by the City Council in their consideration of the rezone request. Please refer to Attachment 1.

3. The *Master Plan* is the primary document used in the analysis as to the appropriateness of a rezone request. The *Master Plan Map* provides direction as to the areas of the City in which residential, commercial, and industrial development is to be situated.

The *Master Plan* does not assign a land use designation for the site, but the policies of the *Master Plan* do apply to the rezone of the property. Please refer to Attachment 2 for a copy of the *Master Plan Map.*

4. The 'Housing Goals' of the *Master Plan* are applicable to this rezone, as the eventual use of the site will be residential. The rezone, if granted, will result in construction activities that will include the enforcement of appropriate land development regulations resulting in appropriate lot sizes, paved streets with curb and gutters, and adequate utility services.

5. The rezone request is consistent with the 'Land Use Development Goals' of the *City of Eagle Pass Master Plan.* The request to change from the *B-1 Neighborhood District* to the *R-3A Apartment District* will allow for a continuation of the development in the neighborhood while retaining the community's character and scale. The change will facilitate the ultimate development of urban uses in a compatible arrangement that will make the community attractive to both residents and visitors and desirable to quality investments, while improving the residential environment of the city.

The purpose of the rezone is to allow for subsequent construction of 3 dwelling units on the property.

6. The rezone request is consistent with the *Master Plan's* 'Street Objectives', 'Thoroughfare Goals', and 'Thoroughfare Objectives', as access to the rezone site will be provided by Main Street.

7. The rezone request conforms to the purpose of the City's zoning code, as the subsequent residential development of the property will result in a use that is consistent with intent of the *R-3A District* and consistent with residential uses in the vicinity of the site, with a view to conserving the value of buildings and encouraging the most appropriate use of land adjacent that will have access to a public street. Please refer to Attachment 2 for a copy of the City's *Zoning District Map.*

8. The property is located in a neighborhood that contains residential uses should allow for property to be rezoned to a higher and better use. Please refer to Attachment 1 for a photograph of the rezone site.

9. The rezone request has been conditioned to insure conformance with the direction provided in the *Master Plan's* 'Storm Drainage Goals' and 'Storm Drainage Objectives'.

10. The rezone request is consistent with both the goals and objectives of the *Master Plan* and the purpose of the *City of Eagle Pass Code of Ordinances Appendix A* governing

zoning as set forth in Conclusion 1 through 9 of this Report. The rezone request, therefore, should be approved.

B. Planning Department Recommendation

The Planning and Zoning Commission recommend that the City Council prepare and **ADOPT** an Ordinance granting a zoning district change from *B-1 Neighborhood Business District* to *R-3A Apartment District* for property legally defined as "*Lot 15* in *Block 34* of the *Hillcrest Addition*", subject to the following condition:

1. Subsequent development of the property shall comply with the following sections in the City of Eagle Pass *Code of Ordinances*:

   - Chapter 8 governing the building code
   - Chapter 12 governing the electrical code
   - Chapter 13 governing fire codes
   - Chapter 14 governing garbage and rubbish
   - Chapter 21 governing the plumbing code
   - Chapter 16 governing health and sanitation
   - Chapter 22 governing streets, sidewalks and other public places
   - Chapter 23 governing land subdivision, including landscaping and fencing
   - Chapter 27 governing waters and sewers, including drainage
   - Appendix A governing zoning, including off-street parking

TRANSMITTED to the parties listed hereafter:

Ernesto Fuentes via e-mail
Planning and Zoning Commission Members via e-mail
Eagle Pass Planning Department Report dated November 9, 2020

Attachment 1
Application

PLANNING DEPARTMENT

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

ZONING CHANGE APPLICATION

Case No:_____

Applicant Information

Name: Ernesto Fuentes

Mailing Address: 2308 Willow Ridge

Phone: 830-968-0033 E-mail: Ernesto@Efuenteslaw.com

Note: If you are not the owner of the property, you must attach a letter from the owner authorizing you to submit this application.

Property Owner Informationn

Name: Turquoise 4, LLC

Mailing Address: PO Box 3699 Eagle Pass, Texas 78852

Phone: 830-968-0033 E-mail: _____

Property Information

Site Address: 1670 Main St MCAD Property ID # 10174

Legal Description: Lot(s) 5 Block 34 Subdivision Hillcrest Addn
(Property must be legally subdivided or be lot of record)

Front Yard Width (feet) 50 Rear Yard Width (feet) 50 Side Yard Width (feet) 150

Proposed Project

Amend Zoning Regulations contained in section _____

Amend the Official Zoning Map & Master Plan by changing .1722 acres of land currently zoned _____ to be zoned R3A

Conforms with the Zoning Map? ■ Yes ☐ No

Conforms with Master Plan Designation? ■ Yes ☐ No

☐ Vacant Land ☐ Vacant Building ☐ Single Family Dwelling ☐ Commercial

■ Multi-Family Dwellings ☐ Industrial ☐ Other_____

Detailed Explanation of Proposed Use

Proposed Use of Property/Reason for Change: The current commercial zoning designation does not allow for more than 2 apartment units, the plan is to build 3 units.

Describe the character and/or nature of uses surrounding the property: mixed commercial use, retain, offices, apartments

Will the rezoned designation be compatible with the classification and use of adjoining lands? ■ Yes ☐ No

If No, how do you propose to reduce any adverse impact?

Applicant Authorization

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

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

Applicant Signature _____ Date 11/9/20

Office Use

Date Application Accepted for Review: _____ By: _____

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

Completeness Review Date: _____ By: _____

Application Returned to Applicant: _____ (when applicable)

MR:7/2020

Property

Account

Property ID:	10174	Legal Description:	HILLCREST ADDN, BLOCK 34, LOT 5
Geographic ID:	H3000340000500	Zoning:	R3
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	1670 MAIN ST EAGLE PASS, TX 78852	Mapsco:	
Neighborhood:		Map ID:	
Neighborhood CD:			

Owner

Name:	TURQUOISE 4, LLC	Owner ID:	93794
Mailing Address:	P O BOX 3699 EAGLE PASS, TX 78853-3699	% Ownership:	100.0000000000%

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RM	RES MULTI-FAMILY	0.1722	7500.00	50.00	150.00	$41,250	$0

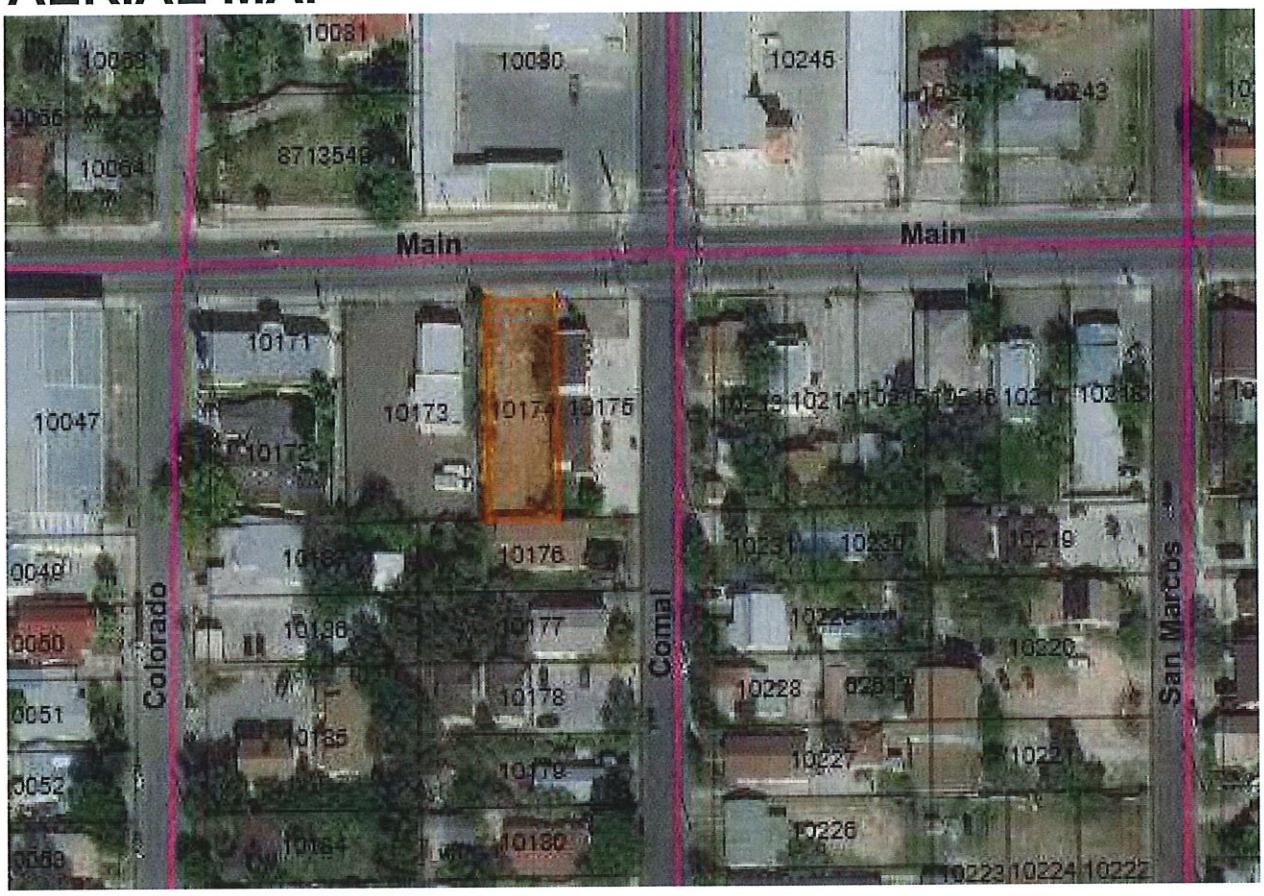
Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2021	N/A	N/A	N/A	N/A	N/A	N/A
2020	$0	$41,250	0	41,250	$0	$41,250
2019	$0	$41,250	0	41,250	$0	$41,250
2018	$0	$41,250	0	41,250	$0	$41,250
2017	$0	$41,250	0	41,250	$0	$41,250
2016	$23,770	$41,250	0	65,020	$0	$65,020
2015	$23,770	$26,250	0	50,020	$0	$50,020
2014	$23,770	$26,250	0	50,020	$0	$50,020
2013	$23,770	$26,250	0	50,020	$0	$50,020
2012	$20,380	$26,250	0	46,630	$0	$46,630

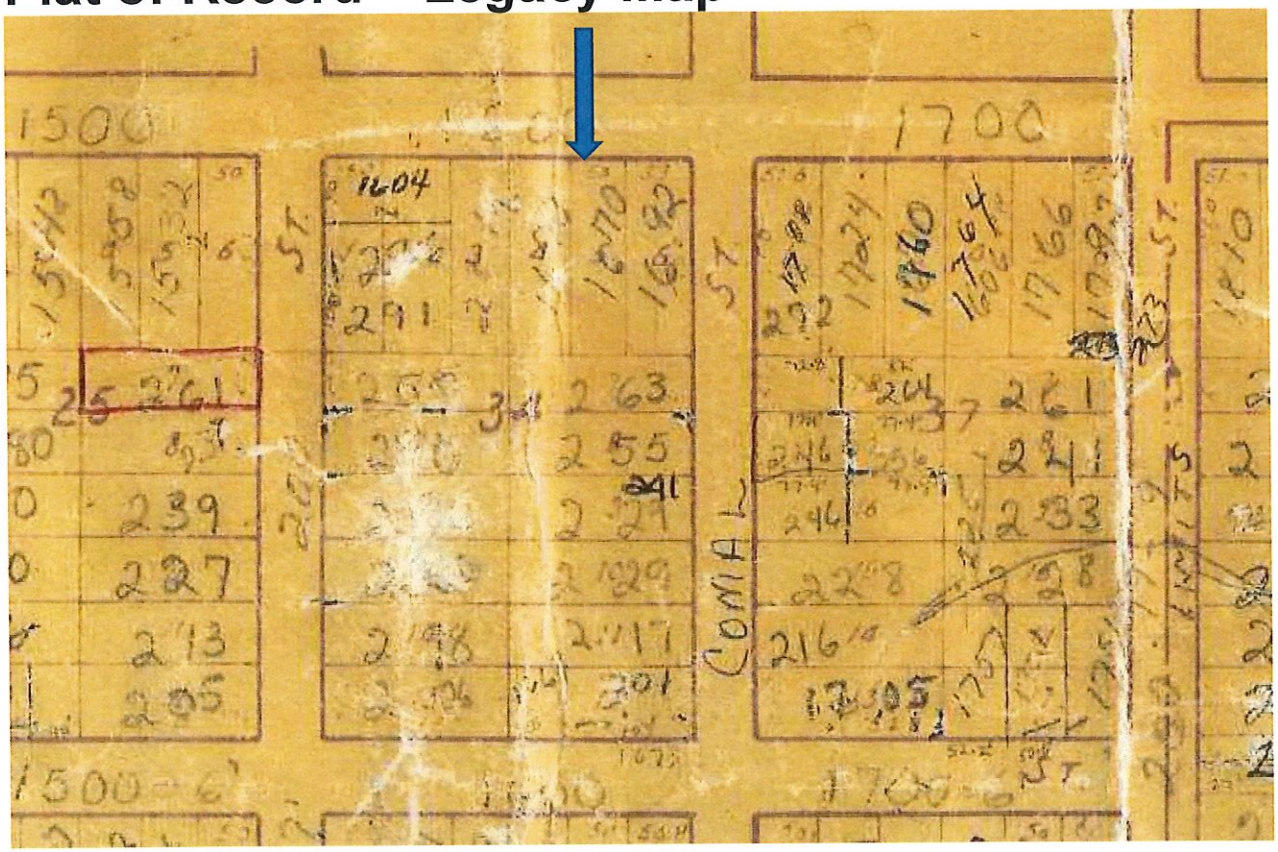
Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	4/2/2015	WD	WARRANTY DEED	LONGORIA, ISRAEL & OFILIA	TURQUOISE 4, LLC	1510	213	185959
2	1/6/2015	STD	SUBSTITUTE TRUSTEE'S DEED	LUJAN, MONICA Y.	LONGORIA, ISRAEL & OFILIA	1494	26	184542
3	5/12/2014	WD-VL	WARRANTY DEED WITH VENDORS LIEN	LONGORIA, ISRAEL & OFILIA	LUJAN, MONICA Y.	1457	204	181321

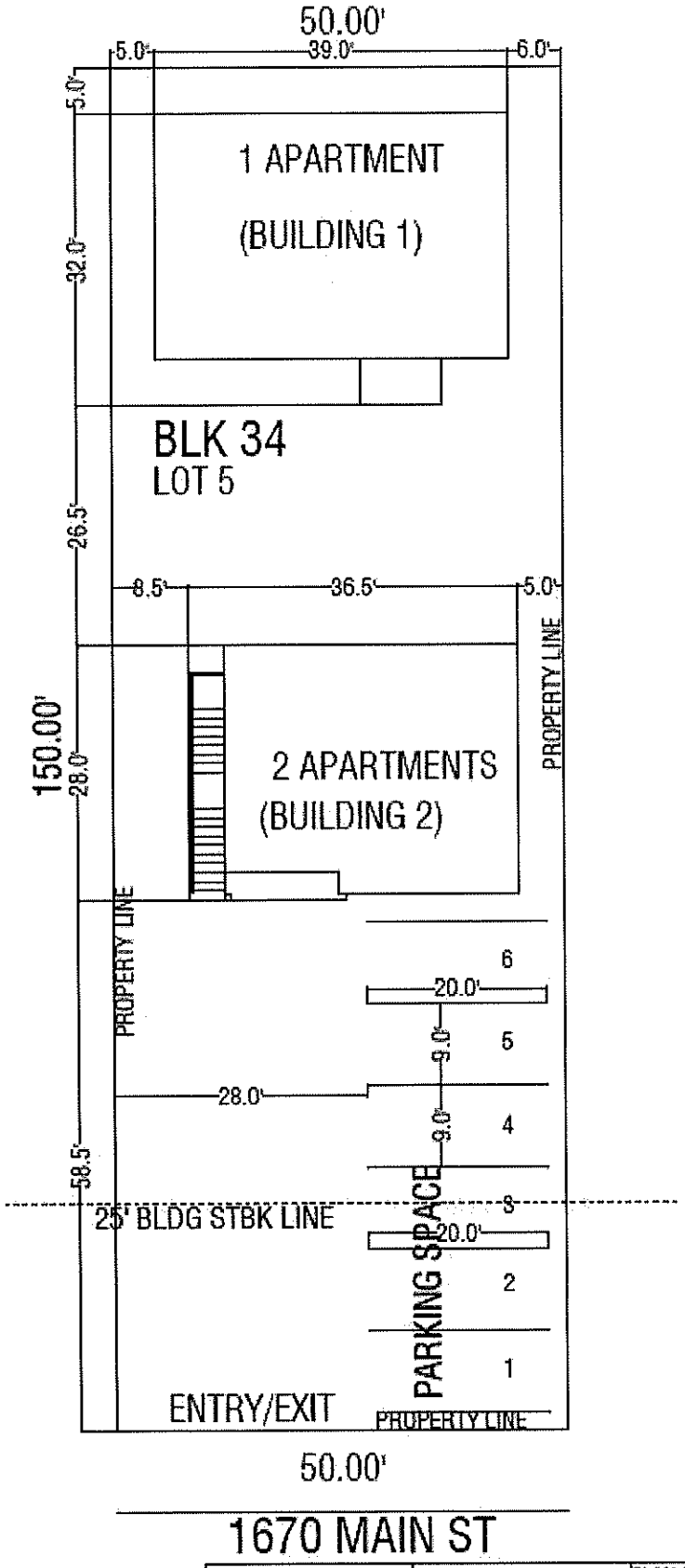
AERIAL MAP



Plat of Record – Legacy Map



Plot Plan



1670 MAIN ST

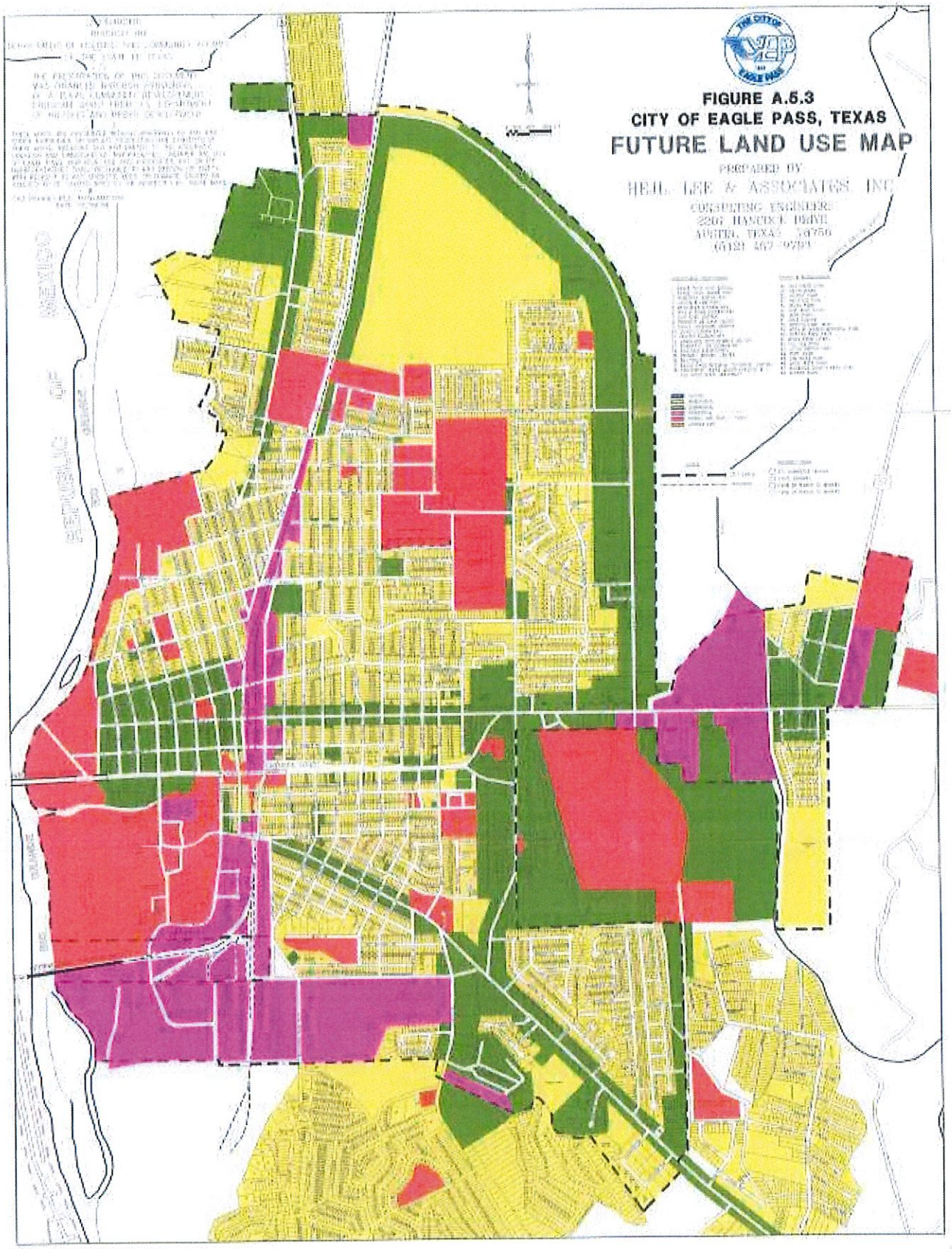
BUILDING 1	
LIVING	1053.00
PORCH	45.00
TOTAL	1,098.00 SQ. FT.

BUILDING 2	
FIRST FLOOR	863.00
PORCH	38.00
SECOND FLOOR	863.00
STAIRS	100.00
TOTAL	1,864.00 SQ. FT.

AREA	
BUILDING 1	1,098.00
BUILDING 2	1,864.00
TOTAL	2,962.00 SQ. FT.

PLAN OF NEW APARTMENT COMPLEX
ERNESTO FUENTES
1670 MAIN ST
EAGLE PASS TX. SEPTEMBER 2020

Attachment 2
Land Use & Zoning Maps



ZONING MAP

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

Item #5

Planning Department Executive Summary

REPORT TO THE PLANNING AND ZONING COMMISSION

Final 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 ¾, Abstract 1243, S. P. Simpson Survey 31 1/2 , Abstract 1091; Day Land and Cattle Company Survey 30 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 – eq 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: Final plat approval to subdivide an approximately 134.58-acre tract into three commercial lots, including the construction of Patsy Winn Boulevard.

B. Subject Property Information

Zoning: *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 Eagle Pass Planning and Zoning Commission. Information contained in this report and the Commission's public meeting will be used as part of the City Council's deliberation process for final plat approval of the subdivision. 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 *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 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 2 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 final plat 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 recommend that the City Council **GRANT** final plat approval of the *Good Neighbor 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 November 9, 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: 134.58ACERS, ABSTRACTS 1110,997,1243,1091,1238,840

Maverick County Property Identification Number(s): 54076,52461,52462,9008509,9008514,9008515,9008516,9008517,9008518

Name of Addition: Good Neighbor Subdivision

Location of Addition: PATSY WINN BLVD.

Number of Residential Lots: 0 Number of Commercial Lots: 3 Gross Acreage: 134.58

Number of New Street Intersections 1 Linear feet of Streets 2750

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
Contact: C.A. Winn
Address: 800 NORTH SHORELINE 15TH FLOOR NORTH TOWER
Phone: 361-844-6996
City: CORPUS CHRISTI
Fax:
State: TX Zip: 78401
E-mail: cawinn@winnexco.com
Signature: CAWin
Date: 10/30/20

PROPERTY OWNER:

Name: McCoy Investments, LTD
Contact:
Address: P.O. Box 1028
Phone:
City: San Marcos
Fax:
State: TX Zip: 78667
E-mail:
Signature:
Date:

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: 134.58ACERS, ABSTRACTS 1110,997,1243,1091,1238,840

Maverick County Property Identification Number(s): 64076,52491,52492,9008569,9008514 9008616 9008615 9008617 9008618

Name of Addition: Good Neighbor Subdivision

Location of Addition: PATSY WINN BLVD.

Number of Residential Lots: 0 Number of Commercial Lots: 3 Gross Acreage: 134.58

Number of New Street Intersections: 1 Linear feet of Streets: 2750

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: 500 NORTH SHORELINE 16TH FLOOR NORTH TOWER

City: CORPUS CHRISTI

State: TX Zip: 78401

Signature:

Contact: C.A. Winn

Phone: 361-844-6996

Fax:

E-mail: cawinn@winnexco.com

Date

PROPERTY OWNER:

Name: McCoy Investments, LTD

Address: 425 Quarry Street

City: San Marcos

State: TX Zip: 78666

Signature: Kristen Nunnelly

Contact: Kristen Nunnelly

Phone: 512.983.0272

Fax:

E-mail:

Date:

APPLICANT/SUBDIVIDER:

Name: CITY OF EAGLE PASS
Address: 100 SOUTH MONROE
City: EAGLE PASS
State: TX Zip: 78852
Signature:

Contact: VANESSA ROSALES-HERRERA
Phone: 830-773-1111
Fax:
E-mail: vherrera@eaglepasstx.us
Date: 10/30/20

SURVEYOR:

Name: KENNETH R. DIRKSEN
Address: 107 W SOUTH 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: 10-20-2020

ENGINEER:

Name: KENNETH R. DIRKSEN
Address: 107 W SOUTH 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: 10-20-2020

PRINCIPAL CONTACT: ( ) Owner ( ) Applicant ( ) Surveyor (•) Engineer

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

STATEMENT OF APPLICANT

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

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

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 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 Ordnance until such time as such improvements, if any, shall have been actually completed and accepted by the city.

C.A. Winn

Owner / Subdivider Signature

10/30/20

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 C. A. Winn (Name), President of Winn Exploration, Co., Inc. General Partner of WEX) & Associates, Ltd (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 30th day of October, 20 20.

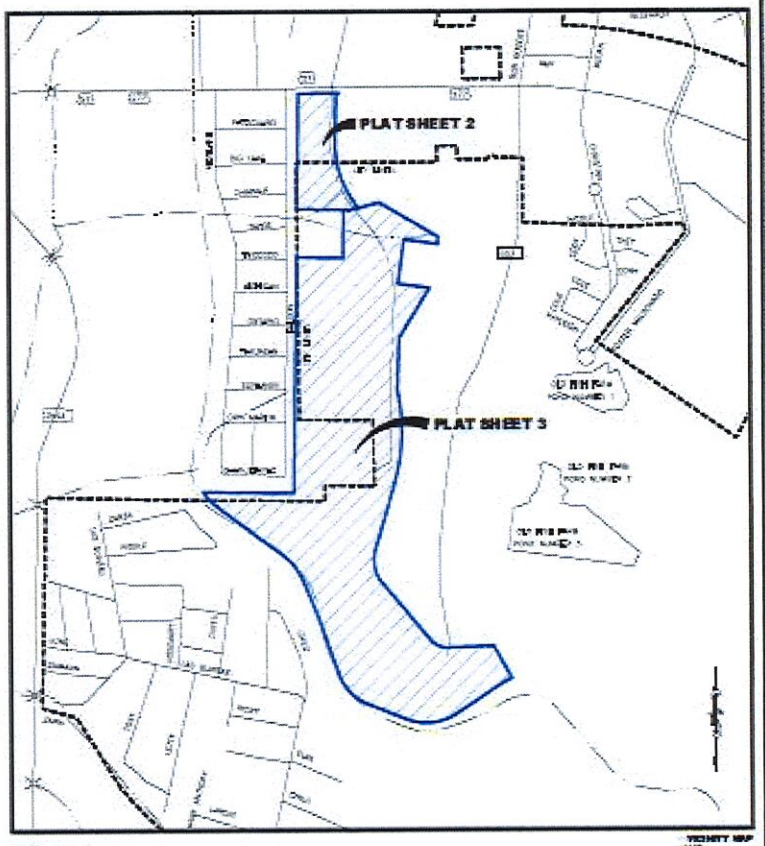
Diana L. Cantu Guerrero

Notary Public, State of Texas

DIANA L CANTU GUERRERO
ID# 516149-7
Notary Public
STATE OF TEXAS
My Comm. Exp. 02-09-2022

GOOD NEIGHBOR SUBDIVISION

WEED & ASSOCIATES, LTD, MCCOY INVESTMENTS, LTD., CITY OF EAGLE PASS



VICINITY MAP

FIRM NAME & ADDRESS

DIRKSEN ENGINEERING

PROJECT # 19-18-46

PROJECT NAME & ADDRESS

PATSY WINN BLVD
GOOD NEIGHBOR SUBDIVISION
EAGLE PASS, TX

SHEET TITLE

FINAL PLAT
SHEET 1

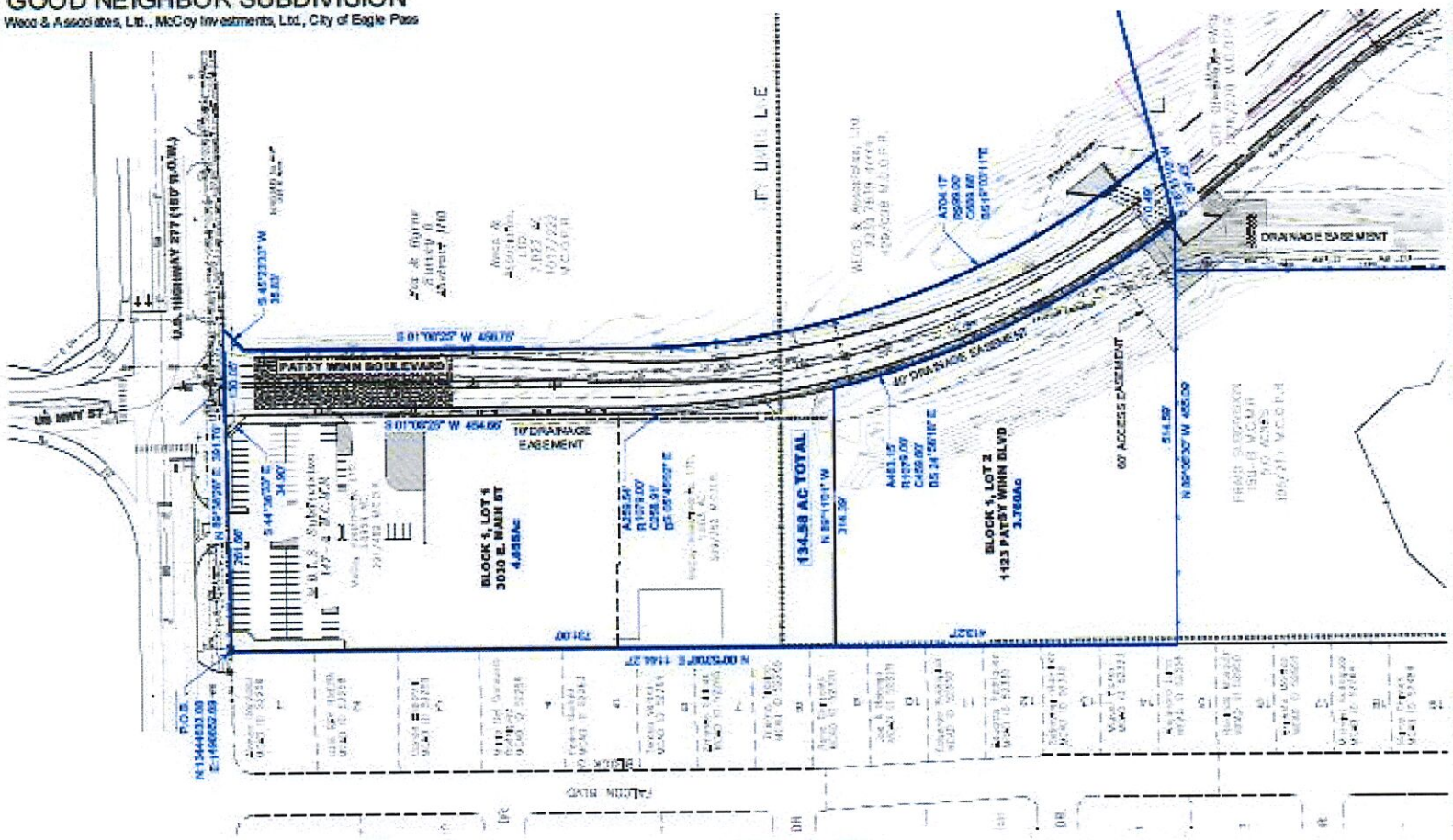
FINAL PLANS

SHEET C0.1 OF 3 SHEETS

DESIG : NRD
DRAWN : NRD
APPVD : NRD
DATE : 10-01-2020

GOOD NEIGHBOR SUBDIVISION

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



FIRM NAME & ADDRESS

DIRKSEN ENGINEERING

PROJECT # 19-10-46

PROJECT NAME & ADDRESS

PATSY WINN BLVD
GOOD NEIGHBOR
SUBDIVISION

EAGLE PASS, TX

SHEET TITLE

FINAL PLAT
SHEET 2

FINAL PLANS

SHEET

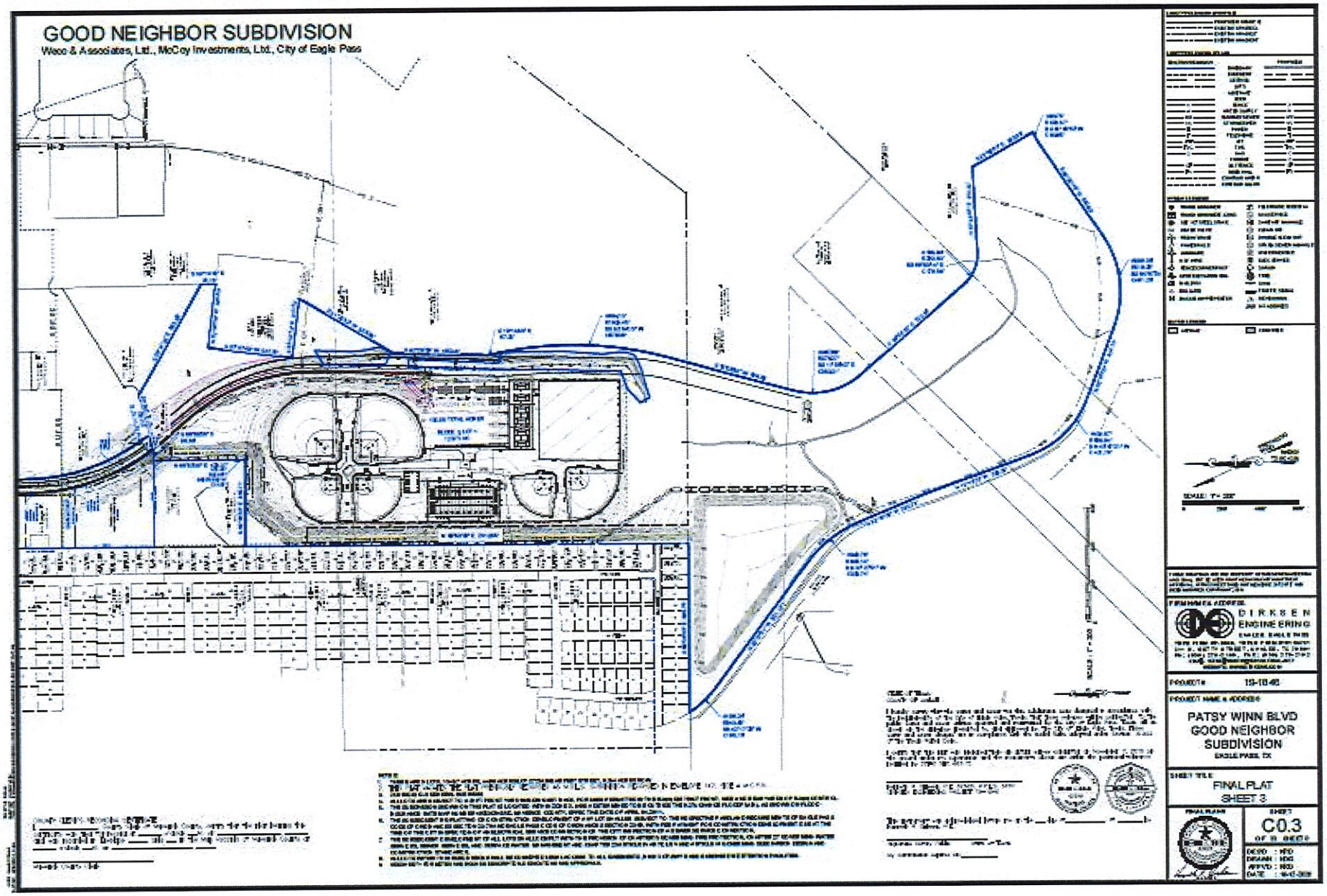
C0.2

OF 30 SHEETS

DESIGN : RDG
DRAWN : RDG
APPVD : RDG
DATE : 10-12-2020

GOOD NEIGHBOR SUBDIVISION

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



Attachment 2
Final Engineering Report

Dirksen Engineering

107 W South St.
Uvalde, TX 78801
TBPE FIRM #F-8848
TBPLS FIRM #10193741

Phone: 830-278-2100
Fax: 830-278-2102
Cell: (830) 279-9447
kendirksen@sbcglobal.net

October 13, 2020

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

Re: Final 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

US 57
US 277
WESTLAKES
PRIMO S/D
EAGLE PASS SPORTS CENTER
PATSY WINN
POND
MAIN CANAL
Google Earth

Development
This development gave the re-alignment of US 57-US 277 intersection and construction of a new roadway to the Eagle Pass Sports Center. US 57 was curved east to pass on the east side of McCoys Building Materials. Right of way will be contributed by both McCoy Investments, Ltd and Weco & Associates, Ltd. The roadway constructed is 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 is 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 of the intersection is constructed by private funding from Weco & Associates, Ltd. to station 12+05. From 12+05 to the south the roadway was constructed by Weco & Accociates with funds from the City of Eagle Pass.

The right of way is 80 feet. The length of constructed roadway is 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 is narrowed to 2 lanes. The current construction is one-half of the pavement to facilitate widening in the future. Sidewalk is 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 are constructed along Patsy Winn Boulevard at approximately 300 foot spacing.

Water service is 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.

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

Sanitary Sewer Facilities
A 12-inch water main is constructed through the project from US 277 to the Main Canal. The sanitary sewer diverts sanitary sewer from the Westlakes area. Services are 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 has sanitary sewer service at US 277 and will not require addition service.

Drainage Development

The northern part flows 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 is diverted south to a detention pond south of Westlakes. Patsy Winn Blvd intercepts runoff and re-direct flow south. A culvert constructed under Patsy Winn Blvd at the north line of the sports complex conveys water to a drainage ditch that begins on the east side of Primo Subdivision.

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

The storm sewer originally proposed was not constructed. 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 pavement of the northern 275 feet was improved by concrete pavement to address weak subgrade. This was done at the suggestion of McCoy's Investments and consent of the City of Eagle Pass. McCoy's had donated a drainage easement on the east property line to drain water from Patsy Winn Blvd.

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 Rio Grand Electric Cooperative. Three phase power was extended from County Road 501. Lighting is 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
Final cost estimate of the construction costs for public improvements are as follows:

WECO & Associates, Ltd

Water Main	$191,156
Paving & Drainage	$889,562
Total Public Imp.	$1,080,717

City of Eagle Pass
Paving and Drainage $1,138,515

Eagle Pass Water Works

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

Sincerely,

Kenneth R. Dirksen, P. E.

STATE OF TEXAS
KENNETH R. DIRKSEN
82628
LICENSED
PROFESSIONAL ENGINEER

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 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

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 being 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,

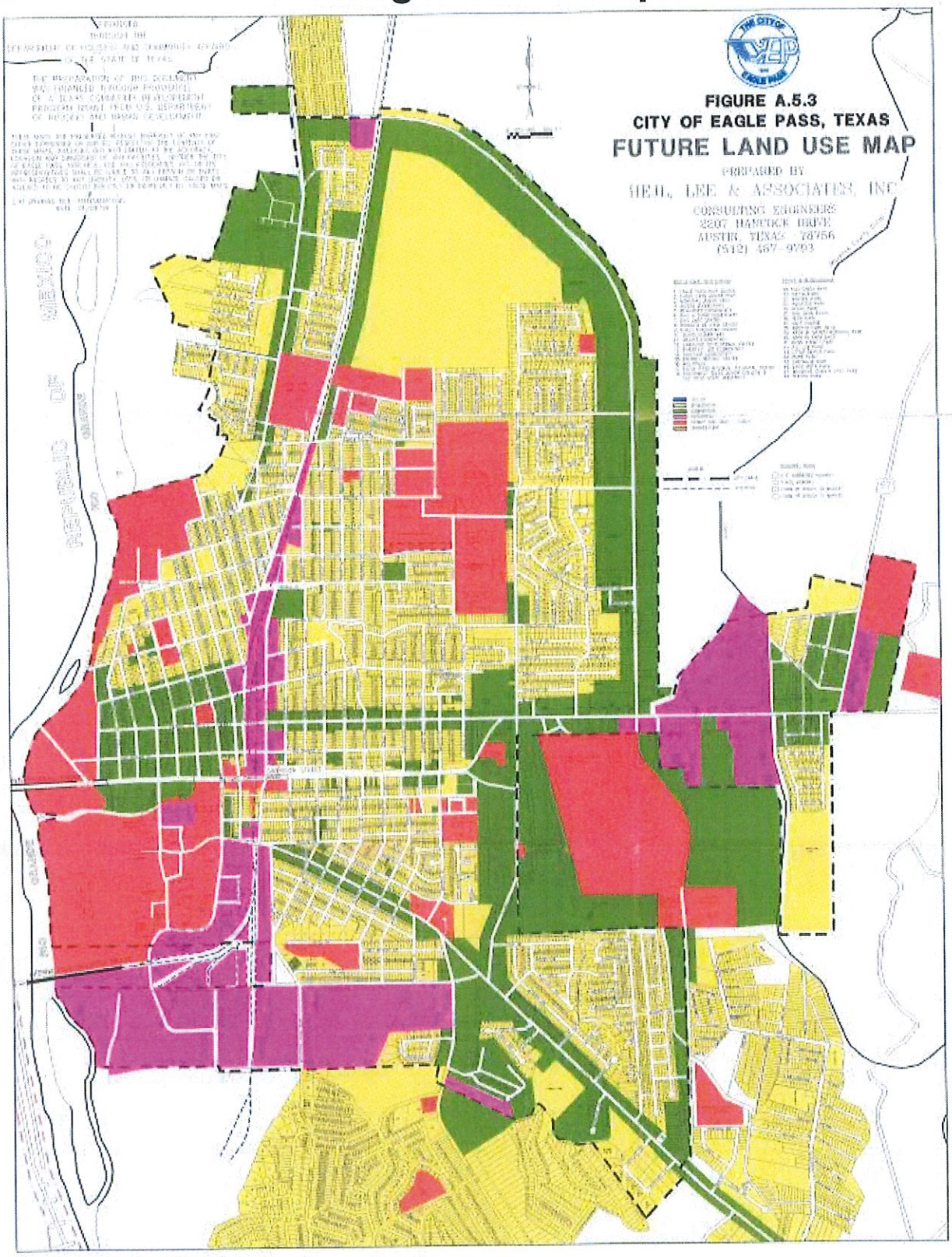
Kenneth R. Dirksen, P. E.

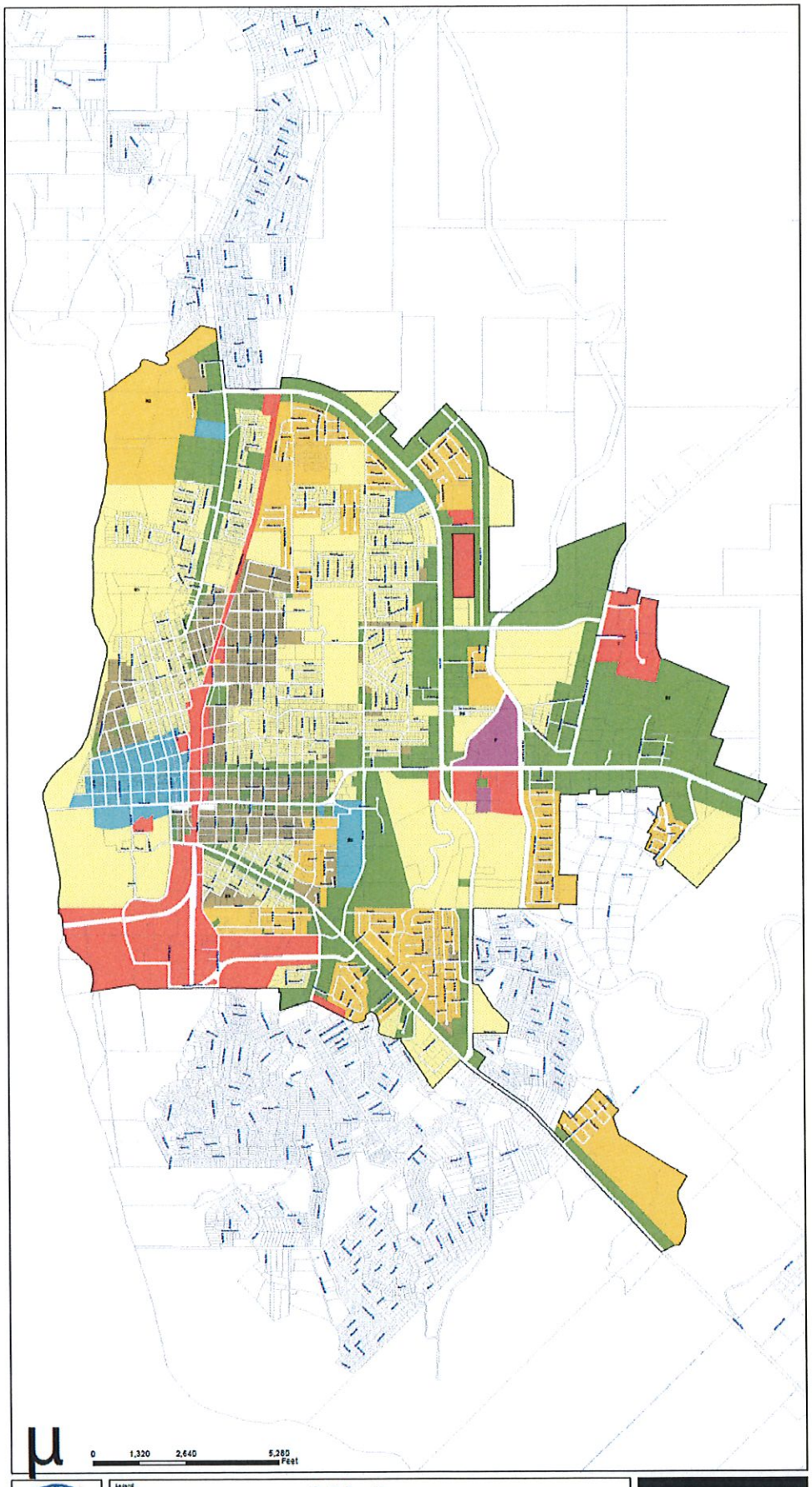
STATE OF TEXAS
KENNETH R. DIRKSEN
82628
LICENSED
PROFESSIONAL ENGINEER

Attachments:

FEMA Firm Map: 48323C0455D

Attachment 3
Master Plan Map
Zoning District Map





Legend

Eagle Pass, Texas

October 1, 2007 (Updated)

TRUE AUTOMATION, INC

2600 Technology Dr Suite 900
Phone: 972.831.1858
Fax: 972.633.0333
Plano, TX 75074
www.trueautomation.com