



AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING

THURSDAY, DECEMBER 10, 2020 AT 5:30 P.M.

COUNCIL CHAMBERS, CITY HALL BUILDING

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

PURSUANT TO SECTION 551.125(b); 551.127(b)(g); 551.007 OF THE TEXAS GOVERNMENT CODE AND THE DECLARATION BY GOVERNOR GREG ABBOTT ON MARCH 16, 2020, THIS MEETING OF THE PLANNING AND ZONING OF THE CITY OF EAGLE PASS, TEXAS SHALL BE OPEN AND ACCESSIBLE TO THE PUBLIC VIA THE FOLLOWING FREE-OF-CHARGE VIDEOCONFERENCE LINK: <https://www.facebook.com/OfficialCityEaglePassTexas> AN ELECTRONIC COPY OF THE AGENDA PACKET FOR THE REGULAR MEETING OF THE PLANNING AND ZONING IS ALREADY AVAILABLE TO THE PUBLIC AT THE FOLLOWING URL: <https://www.eaglepasstx.us/AgendaCenter>. IN LIGHT OF THE ONGOING NATIONAL EMERGENCY AND URGENT THREAT TO PUBLIC HEALTH CAUSED BY THE COVID-19 PANDEMIC, MEMBERS OF THE PUBLIC ARE ENCOURAGED TO FOLLOW THE RECOMMENDATIONS OF GOVERNMENT LEADERS AND THE CDC REGARDING SOCIAL DISTANCING AND SELF-QUARANTINE.

If you are a citizen wishing to participate in Citizens Communications, please call on Thursday, December 10, 2020 from 2:00 pm to 4:00 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 November 12, 2020 meeting and the November 19, 2020 meeting.

NEW BUSINESS

2. Consideration and possible action on the final plat of *MMDLS Subdivision*.
3. Consideration and possible action on the preliminary plat of *Stone Ridge Subdivision Unit 4*.

OLD BUSINESS

4. Consideration and possible action on the final plat of *Rio Grande Estates Subdivision Unit 1*.

EXECUTIVE SESSION

5. Executive Session pursuant to Section 551.071, Chapter 551, Texas Government Code - Consultation with legal counsel regarding Commission responsibilities, Ethics Ordinance, and Standards of Conduct; possible action in open session regarding same.

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 December 7, 2020 at 2:30 p.m.

Placido C. Madera
Planning Director

Item #1

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

The Planning and Zoning Commission of the City of Eagle Pass conducted their Regular Meeting on Thursday, November 12, 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, Commission Members Mario Escobar, and Rosa Villalpando.

Absent: Vice-Chairperson, Rolando Jasso, Commission Members Doris Salinas-Sanchez, Ex-Officio, Mayor Luis Sifuentes and City Manager, George Antuna.

Staff present: Planning Director, Placido Madera; Assistant Planning Director, Mariebelle Rodriguez; City Engineer, Vanessa Rosales-Herrera, Assistant City Secretary, Erika A. 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.

MINUTES

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

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

PUBLIC HEARINING (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.

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

Assistant Planning Director, Mariebelle Rodriguez informed the Commission on the final Re-plat 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 plat.

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

Motion: To approve final Re- Plat of Lot 9 in Block 1 of Encino Park Subdivision.
Move: Escobar
Second: Villalpando
Ayes: 3
Nays: 0
Absent: Jasso, Salinas-Sanchez

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.

Chairperson Montalvo opened the public hearing at 5:39 pm and invited the public to express their comments.

Assistant Planning Director Rodriguez informed the Commission on the final re-plat 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 plat approval and 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.

Assistant Planning Director Rodriguez informed the Commission that 44 notices were mailed out. There were no formal responses mailed back, and one was returned undeliverable.

There were no comments from the public. Therefore, Chairperson Montalvo closed the public hearing at 5:45 p.m.

Motion: To approve final Re-Plat of Lot 21 in Block 2 Loma Bonita Heights Subdivision Unit 1.
Moved: Escobar
Second: Villalpando
Ayes: 3
Nays: 0
Absent: Jasso, Salinas-Sanchez

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.

Chairperson Montalvo opened the public hearing at 5:46 pm and invited the public to express their comments.

Planning Director, Placido Madera stated that for the record the name should be corrected to Ernesto Fuentes.

Mr. Madera informed the Commission on the request that was submitted by Ernesto Fuentes for the rezone 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.

Planning Director Madera stated that the apartment use for the area will be appropriate and fit in with the character of the area.

Planning Director Madera informed the Commission that 11 notices were mailed out. None were returned neither in favor nor opposition.

In response to the question posed by Chairman Montalvo, Planning Director Madera stated that they will check with Texas Department of Transportation if they are any concerns.

Motion: To approve request submitted by Ernesto Fuentes 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.

Moved: Villalpando

Second: Escobar

Ayes: 3

Nays: 0

Absent: Jasso, Salinas-Sanchez

OLD BUSINESS

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

Planning Director Madera informed the Commission on the final plat of the Good Neighbor Subdivision. The subdivision will subdivide an approximately 134.58-acre tract into three commercial lots, including the construction of Patsy Winn Boulevard.

Mr. Madera then made a notation that included in the development a detention pond will be added, which will help the West Lakes Subdivision with there flooding problem.

He further stated the Planning Department recommended approval upon the provisions of Article III of City of Eagle Pass Code of Ordinances Chapter 23 governing procedure and specifications for final plats.

ADJOURNMENT

Motion: To adjourn meeting at 6:03 p.m.

Move: Villalpando

Second: Escobar

Ayes: 3

Nays: 0

Absent: Jasso, Salinas-Sanchez

ATTEST:

Enrique Montalvo
Chairperson

Erika Rodriguez
Assistant City Secretary

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

The Planning and Zoning Commission of the City of Eagle Pass conducted a Special Meeting on Thursday, November 19, 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, Rosa Villalpando and Mario Escobar.

Absent: Commission Member, Doris Salinas- Sanchez, Ex-Officio, Mayor Luis Sifuentes and City Manager, George Antuna.

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

MINUTES

1. Approval of the minutes of the September 10, 2020 meeting and the October 8, 2020 meeting.

Motion: To approve minutes as presented.
Moved: Jasso
Second: Escobar
Ayes: 4
Nays: 0
Absent: Salinas-Sanchez

PUBLIC HEARINING (S)

2. Public Hearing on the proposed on the proposed Final Re-Plat of South Texas Bank Subdivision; closing of public hearing and possible action.

Chairperson Montalvo opened the public hearing at 12:07 pm and invited the public to express their comments.

Planning Director, Placido Madera informed the Commission on the final replat to subdivide an approximately 3.79- acre tract into two (2) commercial lots and a variance to proceed to final plat directly without first having obtained preliminary replat approval.

There were no comments from the public. Therefore, Chairperson Montalvo closed the public hearing at 12:11 p.m.

Motion: To approve final Re- Plat of South Texas Bank subdivision.
Move: Escobar
Second: Jasso
Ayes: 4
Nays: 0
Absent: Salinas- Sanchez

ADJOURNMENT

Motion: To adjourn meeting at 12:13 p.m.
Move: Escobar
Second: Jasso
Ayes: 4
Nays: 0
Absent: Salinas-Sanchez

ATTEST:

Enrique Montalvo
Chairperson

Erika Rodriguez
Assistant City Secretary

Item #2



Planning Department Executive Summary
REPORT TO THE PLANNING & ZONING COMMISSION

Final Plat Approval of MMDLS Subdivision

I. BACKGROUND

A. General Information

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

Property Owner: Mario Marcos De Los Santos
1110 Bonnet
Eagle Pass, Texas 78852

Location: 2222 Del Rio Boulevard

Legal Description: A 35,527-square feet, located in the Juan Tremino Survey 41, Abstract 836 Maverick County and composed of a 0.7096 acre tract and a 0.1039 acre tract described respectively in Tracts I and II of conveyance document to Mario Marcos De Los Santos recorded in Volume 1712, Pages 48-et seq. of the Maverick County Official Public Records, Maverick County, Texas.

Property ID Number: 2406

Request: Final plat approval to subdivide an approximately 0.8156-acre tract into two (2) lots, including (a) a variance to plat a property less than 5-acres in size that had been conveyed prior to 1984, and (b) a variance to proceed to final plat directly without first having obtained preliminary plat approval.

B. Subject Property Information

Parcel Size: 0.8135 acres

Existing Use: Commercial Building

Zoning District: Lot 1 as *B-3 General Business District* and Lot 2 as *B-1 Neighborhood Business District*

Master Plan: Commercial

C. Vicinity Data

The site is located with an area that is comprised of commercial and residential uses.

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 will be provided by del Rio Boulevard and Kilowatt Drive located adjacent to Ricks Addition Unit 3.

II. RECOMMENDED FINDINGS OF FACT

A. Conclusions

1. The applicant's request contains sufficient information for consideration by the Planning and Zoning Commission. Information contained in this report and the Commission's public meeting will be used as part of the City Council's deliberation process for preliminary approval of the subdivision. Please refer to Attachment 1.
2. The 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, if the Commission grants the requested variance as part of the final approval process.*
 - ✓ *Section 23-67 governing potable water supply and fire flow, if the Commission grants the requested variance as part of the final approval process.*
 - ✓ *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. The subdivision and the subsequent development of the property will conform to the parkland dedication requirements set forth in *Article V in Eagle Pass Code of Ordinances Chapter 23*.
5. 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 criteria in order to grant the subdivision variance. The following is a summary of this application's compliance with the criteria:
 - The subdivision variance allows for the platting of a property less than 5-acres in size that was conveyed prior to 1984, as set forth in *City of Eagle Pass Code of Ordinances Chapter 23-11(d)* is, in essence, an administrative decision.
 - The subdivision variance to proceed directly to Final plat without first having obtained Preliminary plat approval as required by *City of Eagle Pass Code of Ordinances Section 23-36(a)*.

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

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

7. The subdivision will allow for a use of the property that is consistent with the commercial purpose of the *B-3 General Business District* and 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-3 General Business District* and the *B-1 Neighborhood Business District*.
- C. The subdivision is warranted because of the necessity to create additional building lots in the *B-3 General Business District* and 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-3 General Business District* and 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 granting of final approval of this subdivision request is warranted, as the project conforms to the *City of Eagle Pass Master Plan* and the *City of Eagle Pass Code of Ordinances* as noted in Conclusion 1 through and including Conclusion 7 of this report.

B. Planning Department Recommendation

The Planning and Zoning Commission (1) **GRANT** a subdivision variance to plat a property less than 5-acres in size that had been conveyed prior to 1984, (2) **GRANT** a subdivision variance to proceed directly to final plat without first having obtained preliminary plat approval as required by *City of Eagle Pass Code of Ordinances Section 23-36(a)*, and (3) **GRANT** final approval of the proposed *MMDLS Subdivision*, subject to plat complying with the provisions of *Article III of City of Eagle Pass Code of Ordinances Chapter 23* governing procedures and specifications for Final Plats.

TRANSMITTED to the parties listed hereafter:

Dirksen Engineering via e-mail
Eagle Pass Planning and Zoning Commission via e-mail
Planning & Zoning Commission Report dated December 3, 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: .8135ac Abst. A0077, Casanova, Remigo, Survey#40

Maverick County Property Identification Number(s): 2406

Name of Addition: MMDLS Subdivision

Location of Addition: 2222 Del Rio Blvd.

Number of Residential Lots: 2 Number of Commercial Lots: 0 Gross Acreage: 0.5

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

Is Subdivision inside city limits? Yes ☐ No ☒ If so, Zoning District: B-1 (Lot 2) B3 (Lot 1)

Existing Land Use: Neighborhood-Business District Proposed Land Use: Neighborhood-Business District

Requested Variances: _____

PROPERTY OWNER:

Name: Mario Marcos De Los Santos

Address: 1110 Bonnet

City: Eagle Pass

State: TX Zip: 78852

Signature: Mario H. De Los Santos

Contact: Mario Marcos De Los Santos

Phone: 830-968-7008

Fax: _____

E-mail: _____

Date: 10/21/20

PROPERTY OWNER:

Name: _____

Address: _____

City: _____

State: _____ Zip: _____

Signature: _____

Contact: _____

Phone: _____

Fax: _____

E-mail: _____

Date: _____

APPLICANT/SUBDIVIDER:

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OCT 18 2020

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

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

SURVEYOR:

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

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

ENGINEER:

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

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

PRINCIPAL CONTACT: ☐ Owner ☐ Applicant ☐ Surveyor ☒ Engineer

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

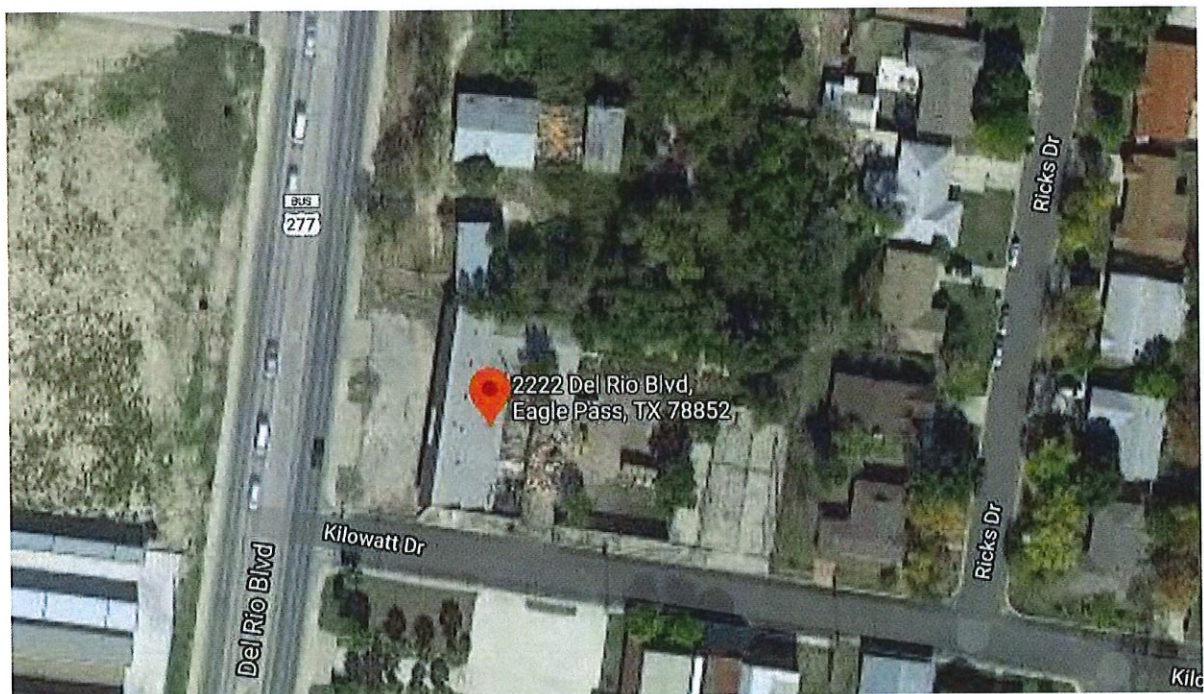
STATEMENT OF APPLICANT

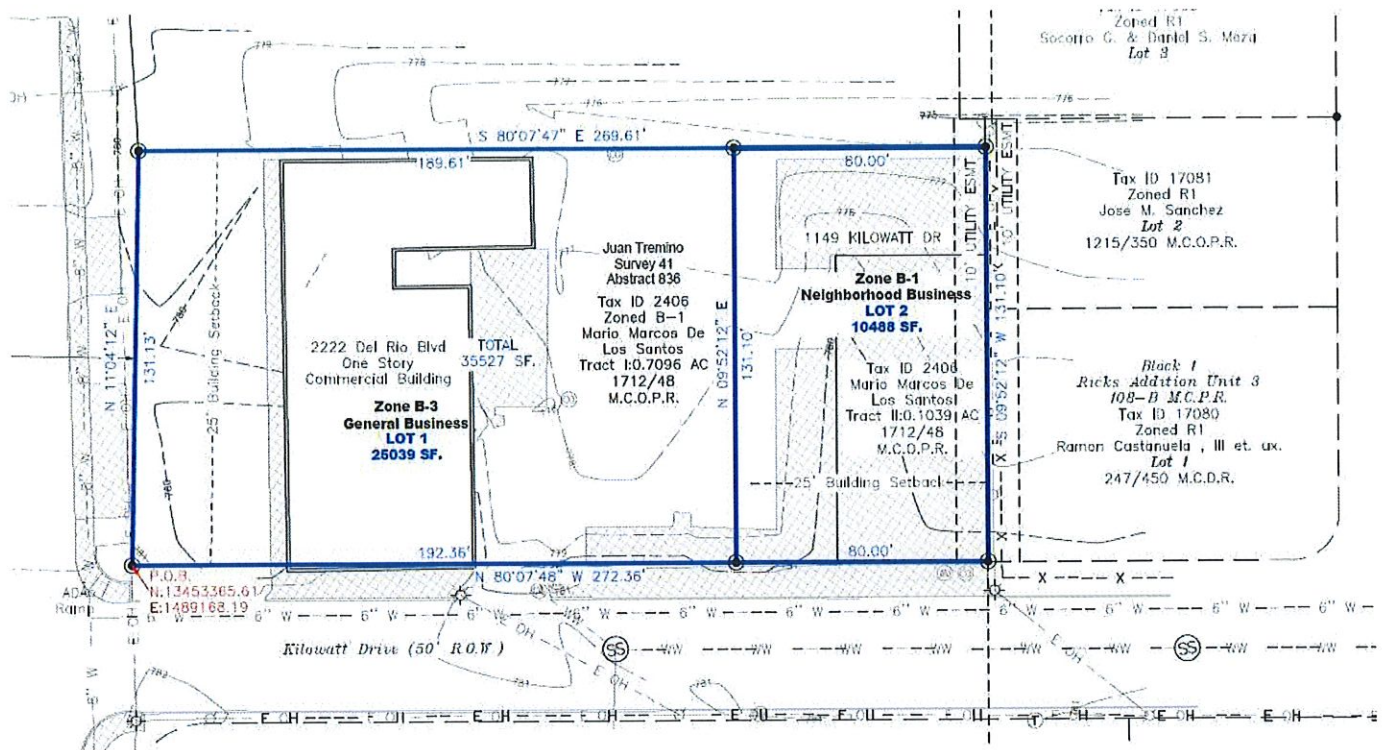
The information contained in this subdivision application contains true and accurate information provided to the best of my ability. I acknowledge that the City of Eagle Pass will use the information contained herein as the basis for the review of the subdivision application's conformance with the provisions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

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

Mario M. Dela Cruz
Applicant Signature

10/21/20
Date





Notes:

1. No more than one single family dwelling may be constructed on residential lots.
2. Existing structures on this tract were developed before ordinances requiring setbacks and are exempt. Any additions to existing structures and/or new structures and construction will comply with all zoning requirement for current zoning.
3. No streets were added.
4. The Lot 1 zoned B-3 General Business, Lot 2 is zoned B-1 Neighborhood Business.
5. The subdivision shown on this plat is outside Special Flood Hazard Areas (SFHAs), as shown on Flood Insurance Rate Map Number 48323C0451D for Maverick County, Texas and Incorporated Areas dated April 4, 2011.
6. The subsequent re-platting or construction development of any lot shall be subject to the respective parkland requirements of City of Eagle Pass and Maverick County with fee payment for construction development due at the time of the County inspection of an electrical service connection or the County inspection of a sewer service connection.
7. At development of Lot 2, an accessible pedestrian route (sidewalk) must be constructed along Kilowatt Drive to US 277.
8. An opaque fence is required between residential and commercial developments.

COLONY 501 DE NOCTURN ORIGIN

Wayne County Clerk

10

Attachment 2

Subdivision Variance Applications



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): Dirksen Engineering
Address: 107 W. South St., Uvalde Tx 78801
Phone: 830-278-2100 E-mail: kendirksen@sbcglobal.net
Owner: Mario Marcos De Los Santos
Address: 69 County Rd. 529, Eagle Pass
Phone: 830-968-7008 E-mail: _____

Property Information

Site Address: 2222 Del Rio Blvd. MCAD Property ID No. 2406
Legal Description (from deed): Abstract A0077, Casanova, Remingo, Survey #40 0.8135ac

Description of Subdivision Variance Request

Variance from Sec. 23-10 Scope to Plat a parcel under 5 acers of land.

Detailed Explanation of Subdivision Variance Request

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

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

The property was divided and created by metes & bounds
prior to 1984 as a Lumber Store.

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

This Variance is necessary because the property was previously divided
prior to 1984.



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 property is currently zoned B-1 Neighborhood Business,
zoning will not change.

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.

Because the land is being used as per the zoning law,
zoned B-1 Neighborhood Business.

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 of 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

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): Dirksen Engineering
Address: 107 W. South St.
Phone: 830-278-2100 E-mail: kendirksen@sbcglobal.net
Owner: Mario Marcos De Los Santos
Address: 1110 Bonnet Eagle Pass, TX 78852
Phone: 83-968-7008 E-mail: _____

Property Information

Site Address: 2222 Del Rio Blvd. MCAD Property ID No. 2406
Legal Description (from deed): .8135ac Abst. A0077, Casanova, Remigo, Survey #40

Description of Subdivision Variance Request

Variance from Sec 23-36 Processing of the Final Plat, (a) Preliminary Plat Required
to relax the requirement for preliminary plat before final.

Detailed Explanation of Subdivision Variance Request

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

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

No Public Infrastructure will be developed.

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

Requiring preliminary plat will delay construction of improvements

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 rear of Lot will be cleaned and improved this will be an asset to the area.

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 use of commercial building will remain.

Vacant lot in rear will be developed as with a residence.

Required Application Attachments

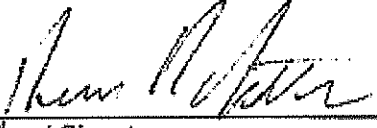
The following documentation is required to be attached to this application:

- 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

12-03-2020
Date

Attachment 3

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 9, 2020

Placido Madera

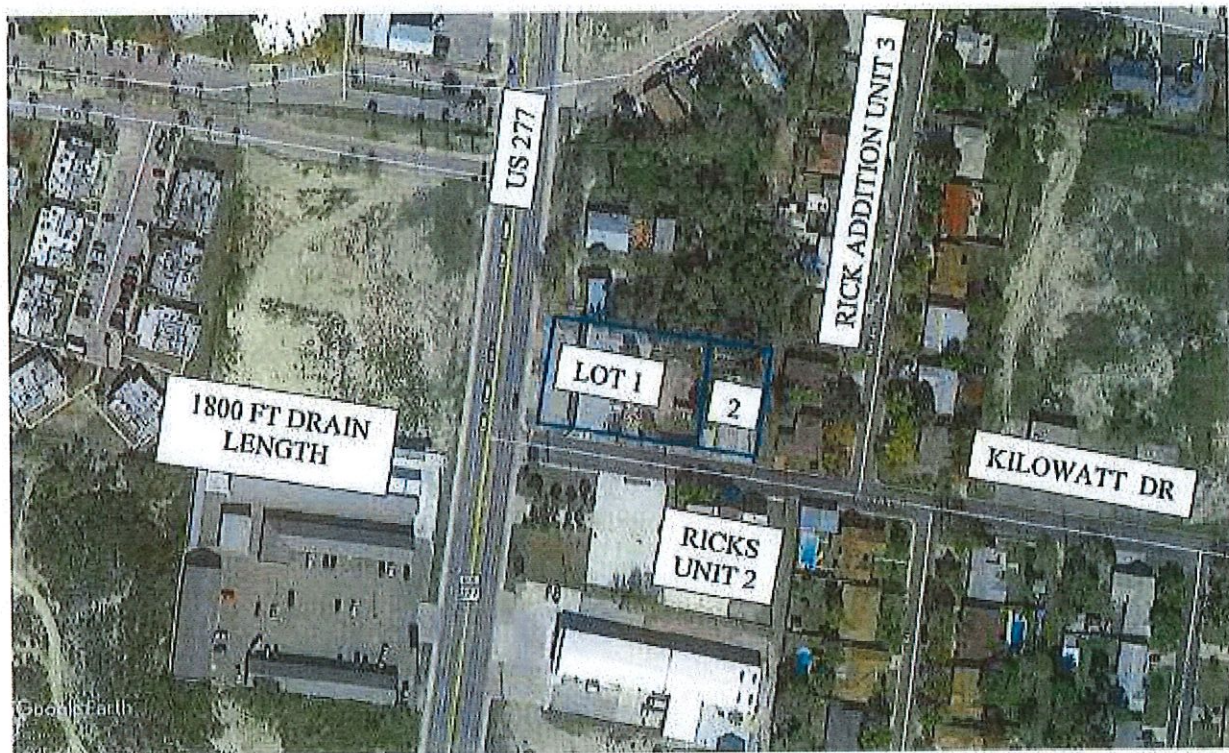
Planning Director City of Eagle Pass

3295 Bob Rogers Drive

Eagle Pass, Texas 78852

Re: Final Engineering & Drainage Report – MMDLS Subdivision

The MMDLS Subdivision is 0.8156 acre located on US 277 at Kilowatt Drive. The land is un-platted and located in Abstract Juan Trevino, Survey 41, Abstract 836. The property was divided and created by metes and bounds prior to 1984 and used as a lumber store. The land is zoned ~~B-1~~ Neighborhood Business. The land is titled to Mario Marcos De Los Santos and the Maverick County Tax ID is 2406.



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OCT 18 2020

2222 Del Rio Blvd
Eagle Pass, TX

Page 2 of 2

Development

This development is to plat 0.8156 acre that was previously developed as a lumber store. The site has a commercial building along Del Rio Highway which will remain. A residential lot 80 feet wide will be created.

Street Development

Both Lots have access to public roads with curb and sidewalk. No construction is required.

Water Development

Water service is provided to Lot 1. Water Service will be added to Lot 2 from the 6 inch water main along Kilowatt Drive. The water service contract has been applied for and will be presented to the Eagle Pass Water Works Board on November 18, 2020. No additional water development is needed.

Fire protection is provided by a fire hydrant located at the corner of Kilowatt Drive and Ricks Drive. The fire flow test is attached.

Sanitary Sewer

Sanitary sewer will be provided by existing sewer along Kilowatt Drive. A sewer service will be added to service Lot 2. A service contractor has been applied for and will be presented to Eagle Pass Water Work board on November 19, 2020.

Drainage Development

The soil in this area is Prior Clay Loam. The soils have relatively slow permeability. The entire site is located outside the 100-year flood plane as shown on the FEMA FIRM map 48323D0451D

Drainage from this site is overland to the north. Runoff will increase from 4.2 cfs to 8.5 cfs for the 100 year-year storm. This increase is small and no additional development of storm water detention is required.

Electric Facilities, Telephone and Cable Television

Electric service is provided by AEP. Electric power is available from Kilowatt Drive.

Gas Service

No gas service is required for this subdivision.

Construction Cost

No public utilities will be constructed for this project.

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

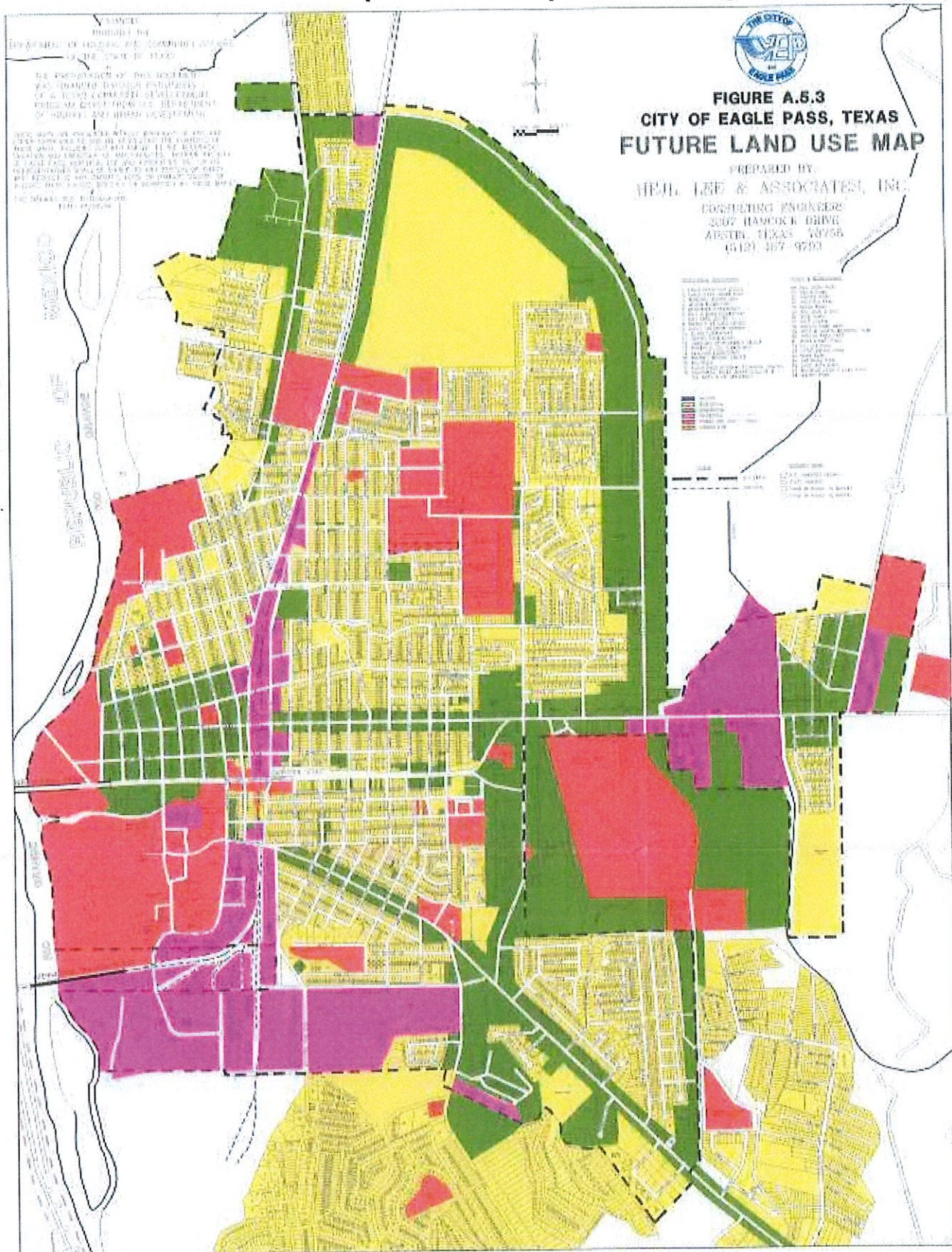
Sincerely,



Kenneth R. Dirksen, P. E.

Attach: Soils Map
FEMA FIRM Map
Fire Flow test

Attachment 4 Master Plan (Land Use) & 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 District
- R2 - Second One-Family Dwelling District
- R3 - Duplex Dwelling District
- R3A - Apartment District
- R4 - Townhouse Residence District

Item #3



Planning Department Executive Summary
REPORT TO THE PLANNING & ZONING COMMISSION

Preliminary Plat Approval of Stone Ridge Subdivision Unit 4

I. BACKGROUND

A. General Information

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

Property Owner: Monsa, LTD
c/o Romelia Mondragon
2741 Crown Hill, Suite B
Eagle Pass, Texas 78852

Location: Off Stone Hill

Legal Description: A 0.68 acre tract of land lying and situated in Maverick County, Texas, out of Survey 2, Abstract 1112, F. Fox & J. Byrne, Original Grantee, and being out of a 1392.6364 acre tract as described in deed dated January 31, 1977 from J. M. Chittim, as Independent Executor of the Estate of Thelma Neal Chittim, deceased to Atlee Neal Chitiim and Jack Robert Chittim Trust recorded in Vol. 169, Page 204, Deed Records of Maverick County, Texas.

Property ID Number: 8711314

Request: Preliminary plat approval to plat an approximately 0.68-acre tract into five (5) residential lots, including (a) a variance to plat a property less than 5-acres in size that had been conveyed prior to 1984, and (b) a variance to reduce the required average width of fifty-five (55) feet to fifty-four (54) feet.

B. Subject Property Information

Parcel Size: 29,620-square-feet

Existing Use: Vacant – Native brush

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

Master Plan: Residential

C. Vicinity Data

The site is located with an area that is comprised of residential uses.

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 will be provided by the continuation of Stone Hill.

II. RECOMMENDED FINDINGS OF FACT

A. Conclusions

1. The applicant's request contains sufficient information for consideration by the Planning and Zoning Commission. Information contained in this report and the Commission's public meeting will be used as part of the City Council's deliberation process for final approval of the subdivision. Please refer to Attachment 1.
2. The 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, if the Commission grants the requested variance as part of the approval process, 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 *Preliminary 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. The subdivision and the subsequent development of the property will conform to the parkland dedication requirements set forth in *Article V* in *Eagle Pass Code of Ordinances Chapter 23*, all residential properties that are to be subdivided or platted and that are not required to have parkland dedicated to the city are subject to cash in lieu donation.
5. City of Eagle Pass Code of Ordinances Section 23-11 states that the Planning and Zoning Commission must find that the subdivision variances, enclosed as Attachment 3, comply with the criteria in order to the grant the subdivision variances. The following is a summary of this application's compliance with the criteria:

- The subdivision variance allows for the platting of a property less than 5-acres in size that was conveyed prior to 1984, as set forth in *City of Eagle Pass Code of Ordinances Chapter 23-11(d)* is, in essence, an administrative decision.
 - The subdivision variance to reduce the required average width of fifty-five (55) feet to fifty-four (54) feet as required by *City of Eagle Pass Code of Ordinances Section 6(d) of Appendix A Zoning Ordinance*.
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 *R-2 Second One-Family Dwelling District* for the following reasons:
- A. The subdivision design bears a substantial relationship to the public's health, safety, and welfare.
 - B. The subdivision is in accordance with the policies of the *Master Plan* and the residential purpose of the *R-2 Second One-Family Dwelling District*.
 - C. The subdivision is warranted because of the necessity to create additional building lots in the *R-2 Second One-Family Dwelling District*, and because the proposed development is appropriate to accomplish the reasonable use of the property.
 - D. The subject property is suitable for development in general conformance with development standards of the *R-2 Second One-Family Dwelling District*.

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

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

Please refer to Attachment 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 preliminary plat request is warranted, as the project conforms to the *City of Eagle Pass Master Plan* and the *City of Eagle Pass Code of Ordinances* as noted in Conclusion 1 through and including Conclusion 7 of this report.

B. Planning Department Recommendation

The Planning and Zoning Commission (a) **GRANT** a variance to plat a property less than 5-acres in size that had been conveyed prior to 1984, (b) **GRANT** a variance to reduce the required average width of fifty-five (55) feet to fifty-four (54) feet, and (c) **GRANT** preliminary plat approval of the proposed *Stone Ridge Subdivision Unit 4*, subject to the plat complying with the provisions of *Article III of City of Eagle Pass Code of Ordinances Chapter 23* governing procedures and specifications for Final Plats.

TRANSMITTED to the parties listed hereafter:

TEC Services via e-mail
Eagle Pass Planning and Zoning Commission via e-mail
Planning & Zoning Commission Report dated December 3, 2020

Attachment 1 Application



PLANNING DEPARTMENT

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

SUBDIVISION APPLICATION

TYPE OF SUBDIVISION (check one):

☒ Preliminary

☐ Final

☐ Replat

☐ Amendment ☐ Short Form Final

Property Legal Description: Abstract A1112, Fox, F. & J. Byrne, Survey #2, 0.68 Acres

Maverick County Property Identification Number(s): 8711314

Name of Addition: Stone Ridge Subdivision Unit 4

Location of Addition: Off Stone Hill Rd.

Number of Residential Lots: 5 Number of Commercial Lots: 0 Gross Acreage: 0.68

Number of New Street Intersections: 0 Linear feet of Streets: N/A

Is Subdivision inside city limits? Yes ☐ No ☒ If so, Zoning District: R6 R2

Existing Land Use: Vacant Proposed Land Use: Residential

Requested Variances: Variance to reduce frontage lot size by 1' from 55' to 54' for R2; Stand One-Family Dwelling District, given the existing geometry of the property.

PROPERTY OWNER:

Name: Monsa, LTD.

Address: 2741 Crown Hill, Suite B

City: Eagle Pass

State: TX Zip: 78852

Signature: [Signature]

Contact: Romelia Mondragon

Phone: (830)-757-1007

Fax: N/A

E-mail: mondragonromelia@mac.com

Date: 11/2/2020

PROPERTY OWNER:

Name: _____

Contact: _____

Address: _____

Phone: _____

City: _____

Fax: _____

State: _____ Zip: _____

E-mail: _____

Signature: _____

Date: _____

APPLICANT/SUBDIVIDER:

RECEIVED
11/03/2020

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

Contact: Aaron Libson
Phone: 830-773-0579
Fax: 830-773-7312
E-mail: ajlibson@terratechengineering.com
Date: 11/2/20

SURVEYOR:

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

Contact: Francisco Gaytan
Phone: 830-773-8308
Fax: 830-421-7116
E-mail: fgaytan@yahoo.com
Date: 11/2/20

ENGINEER:

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

Contact: Florentino Caballero
Phone: 830-773-0579
Fax: 830-773-7312
E-mail: fcaballero@terratechengineering.com
Date: 11/2/20

PRINCIPAL CONTACT: ☐ Owner ☒ Applicant ☐ Surveyor ☐ Engineer

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

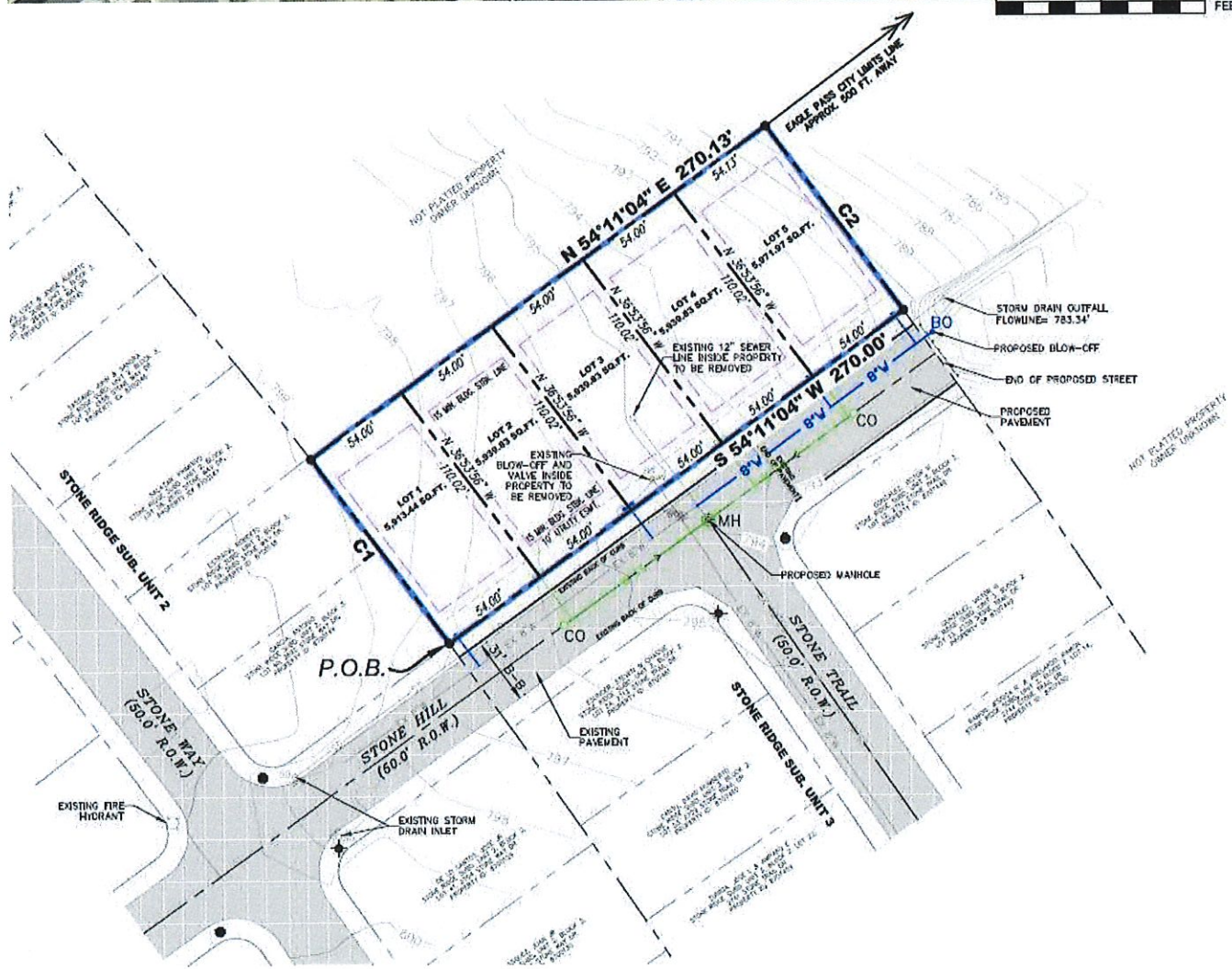
STATEMENT OF APPLICANT

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.

[Signature]
Applicant Signature

11/2/20
Date



Attachment 2

Subdivision Variance Applications



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: MONSA, LTD.
Address: 2741 Crown Hill, Suite B
Phone: 830-757-1007 E-mail: mondragonromella@mac.com

Property Information

Site Address: 2741 Crown Hill, Suite B MCAD Property ID No. 8711314
Legal Description (from deed): 0.68 Acre Tract of land out of Survey 2, Abstract 1112, F&J Byrne

Description of Subdivision Variance Request

Subdivision Variance to Plat a property less than 5 Acres (COEP Code of Ordinances Section 23-11)

Detailed Explanation of Subdivision Variance Request

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

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

The proposed subdivision is less than the minimum requirement of 5 acres to Plat a property.

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

The owner/subdivider wants to subdivide his property by Platting it, and needs to submit this variance to comply with City Ordinances Section 23-11



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, safety or welfare,
or injurious to other property in the area as it is just paperwork that is part of the Platting process.

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
the lots being subdivided will add congruency and symmetry to the existing residential area.

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.

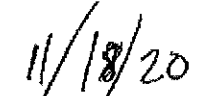
Applicant Authorization

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



Date



Subdivision Variance Application

Applicant Information

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

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

Owner: MONSA, LTD.

Owner Address: 2741 Crown Hill, Suite B City Eagle Pass State TX Zip 78852

Phone: 830-757-1007 e-mail: mondragonromelia@mac.com

Property Information

Site Address: Off of Stone Hill Rd.

Legal description (from deed): 0.68 Acre Tract of land out of Survey 2 Abstract 1112, F&J Byrne
(Property must be legally subdivided or be lot of record)

Maverick County Identification Number: 0711314

Description of Subdivision Variance Request

Variance to reduce minimum frontage size in a proposed One-^{one-} Rd. Street Family Dwelling District
area by one (1) foot, from 55' to 54', given the geometry and symmetry of the property.

Detailed Explanation of Subdivision Variance Request

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

- o 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 applicant of the reasonable use of their land?

The Developer would lose out on subdividing one (1) of the five (5) proposed Lots due to the ^L Zoning minimum Lot size frontage of 55 feet. The size and frontage of the subject property would only allow it to be zoned as ^{Two} Rd. Ave Family Dwelling District.

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

The Developer has exactly 270 linear feet of frontage which would give exactly five (5) lots with 54 feet of frontage each. Without this variance, the developer would end up with lots that are not symmetrical, and lose out on being able to subdivide 1 of the 5 lots.



- o 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
there are already existing lots with less frontage in the surrounding area.

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

The variance is only asking for a reduction of one (1) foot from the minimum allowable
frontage for this specific zoning. One (1) foot is negligible and would not make any
noticeable difference. Furthermore, there are other lots in this area that have less frontage.

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 of 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

11/2/20
Date

Attachment 3

Preliminary 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: December 4, 2020

Reference: Updated Preliminary Engineering Report-Stone Ridge Subdivision Unit 4

Mr. Madera,

Monsa, LTD., owner of property legally described as being a 0.68 Acre tract of land lying and situated in Maverick County, Texas, out of Survey 2, Abstract 1112, F. Fox & J. Byrne, has requested that TerraTech Engineering and Construction Services (TEC Services) prepare a Plat of the subject property to subdivide it into five (5) total Lots. This property is located off the continuation of Stone Hill Rd. in the Stone Ridge Subdivision area. Given the area the lots are situated in, this new subdivision will be zoned as R2-Second One Family Dwelling District. The subject property is inside the Eagle Pass City Limits and is situated in a residential area.

General Description

The subject property has a total area of 0.68 Acres (270'x110', See attached Plat Sheet). This Plat will create (5) Five new lots and create (96) ninety-six linear feet of new street R.O.W. The area has access to utility main infrastructure including water main, sewer main, electricity, etc., which will serve the proposed lots. The developer will build-out any additional utilities and infrastructure required to serve the proposed lots (See Construction Plans). The proposed lots will be approximately 54'x110' and will be zoned as a R2-Second One Family Dwelling District. A variance was submitted and accepted as part of the Plat applications to comply with the front lot size requirements for the R2 zoning district, given the proposed lots will have (54) fifty-four feet of frontage. Given the geometry of the property, reducing the required frontage by (1) one foot is negligible and would allow the developer to maximize and give symmetry to the subdivided property.

Drainage

General Drainage Description

The Plat area of the proposed subdivision is not located within a special flood hazard area. The highest point on this tract is along the Northwestern portion of the subject property. Runoff that falls along the property naturally drains Northeast towards an existing natural drainage valley, where an existing storm drain outfall line is. Drainage calculations are shown on the following page for reference.

830-773-0579 – Phone

email: jallbison@terratechengineering.com

830-773-7312 – Fax

www.terratechengineering.com

REVISED
12/4/20
via email

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 undeveloped tract and developed tract are presented in Table 1 and Table 2 below, respectively.

Table 1. Existing Undeveloped Drainage Parameters

Parameter	Value
t_t	5 min
C_d	0.30
I_{30}	8.13 in/hr
I_{100}	12.97 in/hr
Watershed Area, A	0.68 acres

The peak rates of runoff for the existing undeveloped lots are

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

$$Q_{10,u} = 0.30 \times 8.13 \times 0.68 = 1.66 \text{ cfs}$$

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

$$Q_{100,u} = 1.25 \times 0.30 \times 12.97 \times 0.68 = 3.31 \text{ cfs}$$

Table 2. Developed Drainage Parameters

Parameter	Value
t_c	5 min
C_d	0.60
I_{10}	8.13 in/hr
I_{100}	12.97 in/hr
Watershed Area, A	0.68 acres

The peak rates of runoff for the fully developed tract are

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

$$Q_{10,d} = 0.60 \times 8.13 \times 0.68 = 3.32 \text{ cfs}$$

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

$$Q_{100,d} = 1.25 \times 0.60 \times 12.97 \times 0.68 = 6.61 \text{ cfs}$$

The estimated increase in runoff discharge for the existing undeveloped to developed property, for storms with a ten (10) and one hundred (100) year return period, are 1.66 cfs and 3.31 cfs, respectively.

The estimated increase in runoff from undeveloped to developed is negligible. Given the size of the property and the negligible increase in runoff, no detention pond or any new storm water infrastructure is required. Any runoff created by the development of this property will be so small that constructing a detention pond would not be feasible for the small amount of water it would collect.

Street

The proposed subdivision is located along Stone Hill Rd. in the Stone Ridge Subdivision area. The developer is going to construct an additional (96) ninety-six linear feet of new Street (50' ROW), extending Stone Hill Rd. to the end of the last proposed lot. It is worth noting that the continuation of Stone Hill Rd. (96 Linear feet) is public property, and belongs to the City of Eagle Pass, as it was platted under Stone Ridge Subdivision Unit 3, but for some reason, the street improvements weren't constructed, and it was approved for Final recordation as such. Although the developer acknowledges that as public property, it should be the obligation of the City to finish the 96 linear feet of street as it is already platted, he is willing to fix this issue for the City, and bring the street up to platting standards so that the development can be a success. Luminaries are visible along the property and additional ones will not be required. Please refer to Plat sheet and construction plans for locations.

There is an existing fire hydrant located at the intersection of Stone Hill Rd. and Stone Way as shown in the Plat Sheet. This fire hydrant is within 500 feet of all the new proposed lots, as required by ordinance. As a result, the developer will not have to install any new fire hydrants for this new development.

Water Service

There is an existing 8" Water Main that runs along Stone Hill Rd. The developer will extend this line to the end of the property to be able to serve the (5) five proposed lots with water services. A portion of the 8 inch main was extended into the developer's property during the construction of Stone Ridge Unit 3, for future use, but will be removed since the Developer will not need it to service the proposed lots (See Construction Plans for Details). All Public Water Mains in this area are owned and operated by Eagle Pass Water Works.

Sanitary Sewer Service

A 12" Sewer Main and stubb-out was left approximately 40 feet into the subject property for future use during the construction of Stone Ridge Subd. Unit 3 (See Plat Sheet). Since the developer will not require this stubb-out extension, the developer will remove this extension inside the property, and install a manhole at the intersection of Stone Hill Rd. and Stone Trail Rd. Given that only (5) five lots will be served and the sewer line will not continue in the future, Eagle Pass Sewer and Water Works has allowed us to install a 6" Sewer Main to give sewer service for the proposed (5) five lots (See Construction Plans for Details). This 6" Sewer Main line will only be used for the proposed (5) five lots and will not be used to service any other lots in the future. All Public Sanitary Sewer lines in this area are owned and operated by Eagle Pass Water Works.

Other Utilities

The subject property has access to other utilities such as electricity, phone, and cable via Stone Hill Rd.

Conclusion

The proposed use of this property is Residential. The proposed Plat will not have an impact on the current use, drainage patterns, or utilities.

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

Sincerely,

Florentino Caballero, P.E.

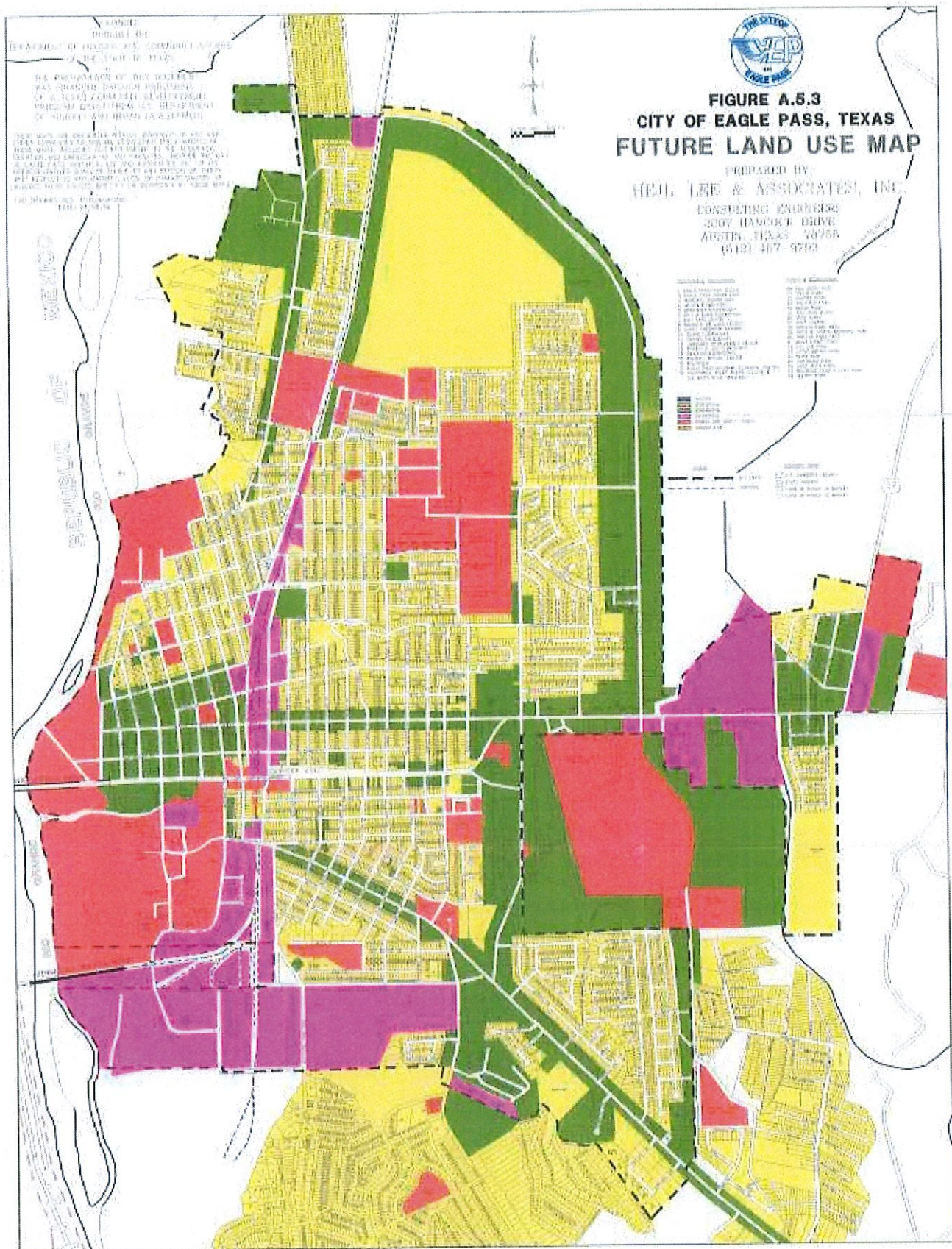
TEC Services



12/04/2020

Attachment 4

Master Plan (Land Use) & Zoning Map

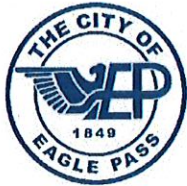




Legend

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

Item #4



Planning Department Executive Summary
REPORT TO THE PLANNING & ZONING COMMISSION

Final Plat Approval of the Rio Grande Estates Subdivision Unit 1

I. BACKGROUND

A. General Information

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

Property Owner: Homero Martinez Montalvo
Margon Developers of USA Corporation
2847 El Indio Hwy, Suite 6
Eagle Pass, Texas 78852

Location: West terminus of Veterans Boulevard

Legal Description: Being a 8.09 acres tract, of land lying and situated in Maverick County, Texas out of Survey 43 in Abstract 790 and Survey 41 in Abstract 836, and out of a 91.28-acre tract recorded in Volume 1313, Page 144 of the Maverick County Deed Records.

Property ID Number(s): 3815, 3943, 3927

Request: Final plat approval to subdivide an approximately 8.09-acre tract into 29 residential lots, including (a) a variance for the reduction of the rear yard building setback area from 25-feet to 15-feet, and (b) a variance to allow for the subsequent construction of a detention pond and 15 lineal feet of finished street portion of Veterans Boulevard with the City of Eagle Pass, Texas.

B. Subject Property Information

Parcel Size: 8.09-acres

Vegetation: Cleared vegetation

Existing Use: This site is undeveloped

Zoning: R-2 Second One-Family Dwelling District

Master Plan: None

C. Vicinity Data

The surrounding area is comprised of a large undeveloped commercially-zoned and residentially-zoned tracts of land between the Del Rio Highway and the Rio Grande River.

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 lots, identified as West Veterans Boulevard, will be provided by an extension of North Veterans Boulevard.

II. RECOMMENDED FINDINGS OF FACT

A. Conclusions

1. The applicant's request contains sufficient information for consideration by the Planning and Zoning Commission. Please refer to Attachment 1.
2. The applicant has submitted a subdivision variance to allow for the reduction in the required rear yard building setback area for each lot from 25-feet to 15-feet. This variance was previously approved by Planning and Zoning Commission and the Eagle Pass City Council along with the preliminary plat approval.

The applicant submitted a variance to allow for the subsequent construction of a detention pond and 15 lineal feet of finished street portion of Veterans Boulevard with the City.

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

- ✓ The Housing Goals of the Master Plan are not applicable to this subdivision.
- ✓ The subdivision is consistent with the *Land Use Development Goals* of the *Master Plan*, as the project is designed to provide for a building lots density that is consistent with the purpose of the *R-2 Second One-Family Dwelling District*. This design will allow for the development of the community while 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 the road system serving the subdivision 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 the road system that serves the subdivision 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 to

adequately convey the storm water from the development to its eventual outfall in the Rio Grande River. Please refer to Attachment 3 for a copy of the Drainage Study prepared for the subdivision.

4. The subdivision design is consistent with the purpose of the *R-2 Second One-Family Dwelling District* found in *Eagle Pass Code of Ordinances Appendix A*.
5. The subdivision is consistent with City design and specifications, as the project is designed and conditioned to conform to the following sections of *Article IV* in *Eagle Pass Code of Ordinances Chapter 23*:
 - ✓ *Section 23-61* governing streets
 - ✓ *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.

6. The subdivision has been conditioned to conform to the parkland dedication requirements set forth in *Article V* in *Eagle Pass Code of Ordinances Chapter 23*.
7. Final design and construction shall comply with *Article VI* in *City of Eagle Pass Code of Ordinances Chapter 23* governing subdivision landscape and tree preservation.
8. The subdivision's conformance with the provisions of the *Master Plan* and the *Eagle Pass Code of Ordinances* will facilitate the following benefits:
 - Protect private rights while considering public health, safety and welfare.
 - Provide for efficient and economical ways to move people and goods 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.
9. The future development of the property will be required to comply with the *Code of Ordinances Chapter 8* governing building construction.
10. The future development of the property will be required to comply with the *Code of Ordinances Chapter 13½* governing floodplain management.
11. The subdivision will allow for a use of the property that is consistent with the residential purpose of the *R-2 Second One-Family Dwelling District* and the surrounding neighborhood for the following reasons:
- A. The subdivision design bears a substantial relationship to the public's health, safety, and welfare.
 - B. The subdivision is in accordance with the policies of the Master Plan and the residential purpose of the *R-2 Second One-Family Dwelling District*.
 - C. The subdivision is warranted because of the necessity to create additional building lots in the *R-2 Second One-Family Dwelling District*, and because the proposed development is appropriate for the reasonable use of a property located adjacent to North Veterans Boulevard, a state highway.
 - D. The subject property is suitable for development in general conformance with development standards of the *R-2 Second-One Family Dwelling District*.
 - E. The subdivision will benefit the City as a whole and will not be detrimental to nearby land uses.
 - F. The subdivision has been designed and conditioned to comply with all applicable subdivision criteria and standards of the City of Eagle Pass.
12. Lot 1 through and including Lot 16 were located within the boundary for *City of Eagle Pass Landfill Permit 448*. The landfill has been officially closed, by any disturbance of the landfill cap would be a violation of Texas Commission on the Environmental Quality (TCEQ) regulation. Therefore, any disturbance of the landfill cap shall require

the removal of all waste material on the lot, with the material to be deposited in a landfill facility permitted to accept the material.

13. The granting of final approval of this subdivision request is warranted, as the project conforms to the *City of Eagle Pass Master Plan* and the *City of Eagle Pass Code of Ordinances* as set forth in Conclusion 1 through and including Conclusion 12.

B. Planning Department Recommendation

The Planning and Zoning Commission (a) **GRANT** the subdivision variance request to reduce the required rear building setback line from 25-feet to 15-feet and (b) **GRANT** the subdivision variance to allow the subsequent construction of a detention pond and 15 lineal feet of finished street portion of Veterans Boulevard with the City, and (c) recommend that the City Council **GRANT** final approval of *Rio Grande Estates Subdivision Unit 1*, subject to the following condition:

1. The final design and construction shall comply with the following Section of *Article II* in *City of Eagle Pass Code of Ordinances Chapter 23* governing subdivisions:

TRANSMITTED to the parties listed hereafter:

Amistad Consulting Services via e-mail
Homero Martinez Montalvo and Bertha Cardenas via e-mail
City of Eagle Planning and Zoning Commission via e-mail
Eagle Pass Planning Department Report dated December 8, 2020

Attachment 1 Application



SUBDIVISION APPLICATION

TYPE OF SUBDIVISION (check one):

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

*Application must be an original document – Faxed copies cannot be accepted
All signatures must be original*

Property Legal Description: 8.009 acre tract of land lying and situated in Maverick County, Texas, out of Survey 43, Abstract 790 and Survey 41 Abstract 836; and out of a 91.28 Acre Tract recorded in Vol. 1313, Pg. 144 of the Maverick County Deed Records

Maverick County Property Identification Number(s): 3815 and 3927
Name of Addition: RIO GRANDE ESTATES SUBDIVISION UNIT 1

Location of Addition: West end of the extension of Veterans Boulevard (See Plans)

Number of Lots: 24 Gross Acreage: 8.009 Zoning: N/A # of New Street Intersections 3

Is Subdivision inside city limits? YES

Existing Land Use: N/A Proposed Land Use: RESIDENTIAL

Requested Variances: _____

PROPERTY OWNER:

Name: MR. HOMERO MARTINEZ M.

Contact: MS. BERTHA CARDENAS.

Address: 2847 EL INDIO HWY. SUITE 6

Phone: (830)968-6450 MOBILE

City: EAGLE PASS

Fax: (830)757-4547

State: TEXAS Zip: 78852

E-mail: cardenasbertha@hotmail.com

E-mail: homerommm@hotmail.com

Date: JULY 9, 2012

APPLICANT:

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

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

Address: 501 E. GARFIELD

Phone: (830) 775-4579

City: DEL RIO

Fax: (888) 383-6704

State: TEXAS Zip: 78840

E-mail: acs@rgv.twcbc.com



Signature: _____

Date: MARCH 20, 2012

SURVEYOR:

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

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

Address: 501 E. GARFIELD

Phone: (830) 775-4579

City: DEL RIO

Fax: (888) 383-6704

State: TEXAS Zip: 78840

E-mail: acs@rgv.twcbc.com



Signature: _____

Date: MARCH 20, 2012

ENGINEER:

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

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

Address: 501 E. GARFIELD

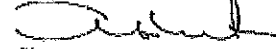
Phone: (830) 775-4579

City: DEL RIO

Fax: (888) 383-6704

State: TEXAS Zip: 78840

E-mail: acs@rgv.twcbc.com



Signature: _____

Date: JULY 9, 2012

PRINCIPAL CONTACT: _____ Owner _____ Applicant _____ Surveyor X Engineer

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

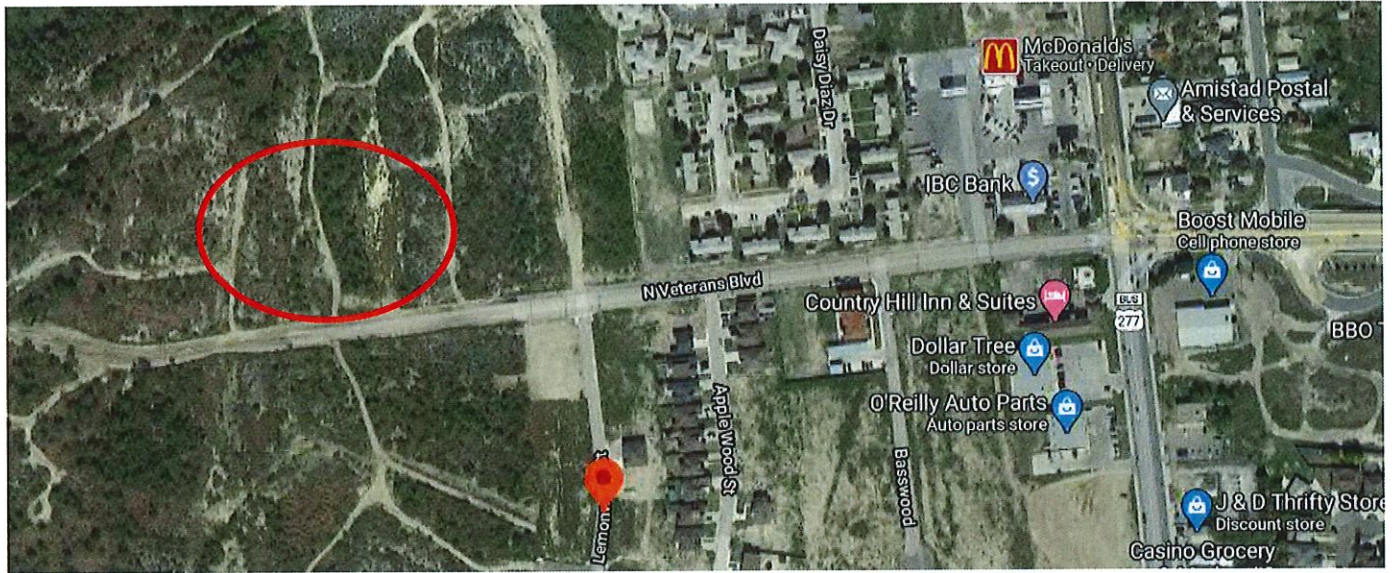
STATEMENT OF APPLICANT

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*.

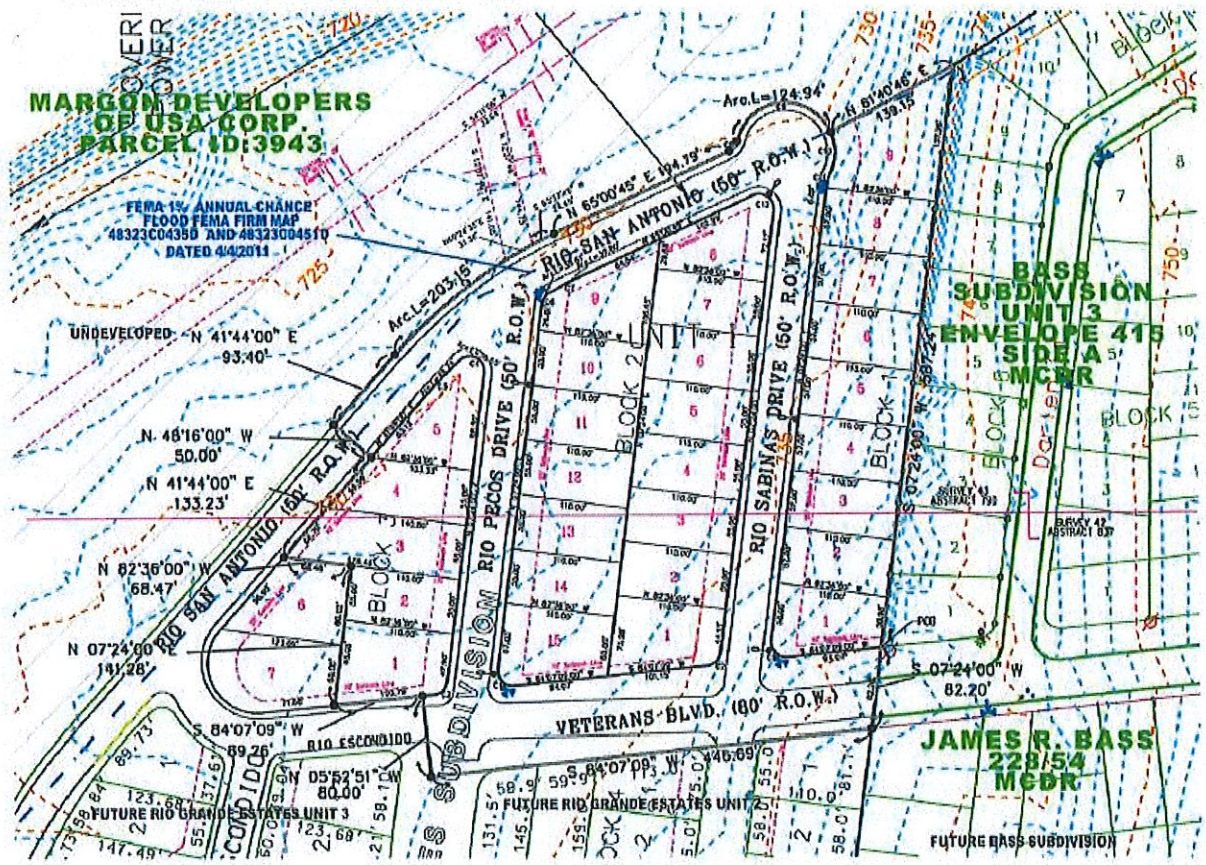


Applicant Signature

Date: JULY 9, 2012



RIO GRANDE ESTATES UNIT I
 PLAT SHOWING 7.04 ACRES OUT OF SURVEY 43 ABSTRACT 790,
 SURVEY 42, ABSTRACT 837 CITY OF EAGLE PASS,
 MAVERICK COUNTY, TEXAS.



Attachment 2 Engineering & Drainage Reports

FINAL ENGINEERING REPORT

RIO GRANDE ESTATES SUBDIVISION UNIT 1

7.04 ACRES TRACT OF LAND

September 3, 2020

Prepared by:

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

RECEIVED
9/3/20

**RIO GRANDE ESTATES SUBDIVISION
UNIT 1**

Description of property

The proposed plat describes a tract of land consisting of 7.044 acres not currently zoned. It is located at the west terminus of Veterans Boulevard, on the east side of the Rio Grande.

These 7.044 acres are part of a 91.6 acre tract of land conveyed to Mr. Homero Martinez - Montalvo in Deed of record in Book 1313, Page 144 of the Official Public Records of Maverick County, Texas. These 7.044 acres are part of Survey 42, Abstract 837, and Survey 43, Abstract 790. All of this land in Maverick County, Texas.

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

Drainage Description

The site drains naturally towards the west to the Rio Grande. There is almost no vegetation on this tract of land, this vegetation being mostly native grasses and shrubs.

All proposed development drainage flows to the west of the property towards the Rio Grande. The developer of the subdivision has agreed to install a detention pond to retain trash and undesirable debris and subsequently let flow run to said Rio Grande. Drainage report is attached.

Access to Site

This site will be accessed thru an extension of Veterans Boulevard going from the Del Rio Boulevard (Highway 277) to the west.

Water Supply: Description.

This tract of land is provided with potable water by means of an 8" water line running along the south R.O.W. side of Veterans Boulevard.

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

Sewage Facilities: Description.

Sewage from this subdivision will be disposed of through the sanitary sewer collection system of the City of Eagle Pass. This subdivision will be connected to the sanitary sewer collection system discharging to an existing 18" sanitary sewer collector line located on the east side of the Rio Grande.

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

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

Water Calculations

RESIDENTIAL USE

120 Dwellings. For total development (See Master Plan)

$$120 \text{ units} \times \frac{4 \text{ Persons}}{\text{Per unit}} \times \frac{100 \text{ Gallons}}{\text{Person-Day}} \times \frac{1 \text{ day}}{24 \text{ hours}} \times \frac{1 \text{ Hour}}{60 \text{ minutes}} = 33.33 \text{ GPM}$$

Peak demand = 2.5 peak factor X 33.33 GPM $\approx$ 83.33 GPM
About 21.53 GPM for Unit 1

Sanitary Sewer Calculations

RESIDENTIAL USE

120 Dwellings. For total development (See Master Plan)

$$120 \text{ Units} \times \frac{4 \text{ Persons}}{\text{Per Room}} \times \frac{80 \text{ Gallons}}{\text{Person-Day}} \times \frac{1 \text{ day}}{24 \text{ hours}} \times \frac{1 \text{ Hour}}{60 \text{ minutes}} = 26.67 \text{ GPM}$$

Infiltration and Inflow Factor = 0.5

Peak Demand Factor = 2.0

Peak Demand = 2.5 Combined Factor X 26.67 GPM = 66.68 GPM $\approx$ 0.15 CFS

About 0.038 CFS for Unit 1.

Note: 1 CFS = 448.83 GPM.

FLOOD INFORMATION

The land included in this plat is outside any special flood hazard zone as shown on flood hazard boundary map panel 48323C0435D and 48323C0451D, both dated April 4, 2011, by the Federal Insurance Administration.

LOCATION MAP AND WATERSHED MAP

Attached IS USGS map showing location of the plat of "Rio Grande Estates Subdivision Unit 1"

DRAINAGE REPORT

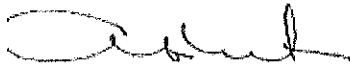
Drainage Report is attached separately.

PENDING MATTERS

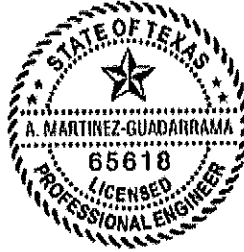
At this time two construction items are pending that will be addressed with a Construction Agreement covered with a Bond or a Letter of Credit in favor of the City of Eagle Pass, Texas.

a) <u>Detention Pond</u>	<u>\$ 35,000.00</u>
b) <u>150 lineal feet of finished street</u>	<u>\$ 10,000.00</u>
<u>Portion of Veterans Boulevard</u>	

See attached Construction Contract



Abner Martinez, P.E.
September 3, 2020



**DRAINAGE STUDY
FOR**

RIO GRANDE ESTATES SUBDIVISION UNIT 1

7.044 ACRES TRACT OF LAND

May 9, 2019



Prepared by:

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

I. INTRODUCTION

The proposed plat describes a tract of land consisting of 7.044 acres not currently zoned. It is located at the west terminus of Veterans Boulevard, on the east side of the Rio Grande.



Figure 1. View of Subdivision land from Veterans Boulevard

II. PROPERTY DESCRIPTION

These 7.044 acres are part of a 91.6 acre tract of land conveyed to Mr. Homero Martinez-Montalvo in Deed of record in Book 1313, Page 144 of the Official Public Records of Maverick County, Texas. These 7.044 acres are part of Survey 42, Abstract 837, and Survey 43, Abstract 790. All of this land in Maverick County, Texas. The property is generally undeveloped and have very little vegetation. The sparse areas of vegetations are mostly native grasses and shrubs as seen in Figure 2. This drainage study will consider the proposed Unit 1 in the ultimate, fully developed condition.



Figure 2. Native Grasses in tract

III. PROPOSED DEVELOPMENT

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

An exhibit depicting the existing topography of Unit 1 and the proposed development of the same is included as part of this submittal in.

IV. DRAINAGE DESIGN

The property drains naturally to the east towards the Rio Grande. It is assumed that all proposed development in Unit 1 will be designed and constructed to maintain this drainage flow towards the east of the property. Once off Unit 1, the runoff continues east through the 91.6 acres owned by Mr. Homero Martinez-Montalvo and discharges into said Rio Grande. It is proposed, for the runoff discharging into the Rio Grande, to pass thru a proposed sedimentation basin in order to remove trash and debris that may be carried by runoff.

V. EXISTING DRAINAGE CONDITIONS

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

Table 1. Existing Drainage Analysis Parameters

Parameter	Value
Watershed Area	7.044 Acres
Area "c" Value (Grassy, undeveloped)	0.60
I_{10} (Eagle Pass Rainfall Intensity)*	6.20 in/hr
I_{100} (Eagle Pass Rainfall Intensity)*	8.63 in/hr
TC**	10.0 min

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

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

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

Q_{10} ($c \cdot I \cdot A$): 26.20 cfs
 Q_{100} ($c \cdot I \cdot A$): 36.47 cfs

VI. DEVELOPED DRAINAGE CONDITIONS

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

Table 2. Existing Drainage Analysis Parameters

Parameter	Value
Watershed Area	7.044 Acres
Total Area "c" Value (Residential)	0.85
I_{10} (Eagle Pass Rainfall Intensity)*	6.20 in/hr
I_{100} (Eagle Pass Rainfall Intensity)*	8.63 in/hr
TC**	10.0 min

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

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

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

Total Area

$Q_{10} (c \cdot I \cdot A):$	37.12 cfs
$Q_{100} (c \cdot I \cdot A):$	51.67 cfs

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

$\Delta Q_{10} = 10.92$ ~~cfs~~
 $\Delta Q_{100} = 15.20$ ~~cfs~~

The storage volume SR, in cubic feet for a 100 year return rain and storm duration "td", is calculated for this unit for a storm duration of two hours, which results in a detention volume required of 109,440 ~~c.f.~~ for this Unit 1 Detention Pond is proposed to have a capacity of 306,032 c.f.

VII. STREET DRAINAGE SYSTEM

This property currently discharges all runoff naturally to the east of the property. See attached U.S.G.S. Map in Appendix C. There is no storm drain system in place within the vicinity of the property for Veterans Boulevard, Bass subdivision Unit I and II, and none is proposed as part of the development. There is a detention pond for Bass subdivision Unit III that is discharging North to Homero Martinez-Montalvo's property to reach Seco Creek and then Rio Grande River as final discharge destination, however the 91.6 tract, as mentioned before, discharges to the east of the property to Rio Grande River. All proposed improvements will match existing drainage patterns with provisions made to accommodate the increased discharge. (SEE ATTACHED EXCERPTS FROM DRAINAGE ORDINANCE AS EXHIBIT A)

VIII. POND PROVISIONS

A detention pond is proposed for this development, and it will be located in the northwest corner of the property as shown in Sheet 18 of Subdivision set of plans, this detention also work as a sedimentation basin to remove trash, solids and debris that may be carried by runoff in direction of the Rio Grande.

Appendices:

- A - Plat Copy**
- B - Existing/Proposed Development Exhibit**
- C - U.S.G.S. Map of Watershed**
- D- Sheet 18, Rio Grande Estates Subdivision Plans**

EXHIBIT A

EAGLE PASS, TEXAS

A General Ordinance Establishing Storm Drainage and Sediment Control

1. Purpose

Therefore, it shall be the policy of the City of Eagle Pass that the storage and controlled release of storm water runoff shall be required of all new development, any redevelopment and other new construction in the City of Eagle Pass as stipulated elsewhere in this ordinance.

1. The design frequency for drainage facilities shall be determined by this ordinance amendment and shall be approved by the City Public Works Director.

7. Information Requirements

A. Topographic and Soils Maps

B. Preliminary Drainage Plan

A comprehensive plan, in preliminary form (or in combined preliminary and final form), designed to handle safely the storm water runoff and to detain the increased storm water runoff must be submitted to the City. The plan shall provide or be accompanied by maps or other descriptive materials indicating the feasibility of the drainage plan and showing the following:

D. Site Plan

E. Final Drainage Plans

Upon approval of the preliminary drainage plans by the City, final drainage plans shall be submitted to the City. The final plans shall provide or be accompanied by calculations, maps and/or other descriptive material showing the following:

- (1) The extent and area of each watershed tributary to the drainage channels in the development.
- (2) The street storm sewers and other storm drains to be built, the basis of their design, cutoff and outlet locations and elevations, the receiving stream or channel and its high water elevation, and the functioning of the drains during high water conditions,

- (3) The parts of the proposed street system where pavements are planned to be depressed sufficiently to convey or temporarily store overflow from storm sewers and over the curb runoff resulting from the heavier rainstorms and the outlets for such overflow.
- (4) Existing streams and flood plains to be maintained, and new channels to be constructed, their locations, cross sections and profiles.
- (5) Proposed culverts and bridges to be built, their materials, elevations, waterway openings and basis of their design.
- (6) Existing detention basins and ponds to be maintained, ~~enlarged~~ or otherwise altered and new basins or ponds to be built and the basis of their design.
- (7) The estimated location and percentage of impervious surfaces existing and expected to be constructed when the development is completed.
- (8) The slope, type and size of all sewers and other waterways.
- (9) For all detention basins, a plot or tabulation of storage volumes with corresponding water surface elevations and a plot or tabulation of the basin outflow rates for those water surface elevations.

A written report must be included with each preliminary and final drainage plan. The report will contain a summary description of: (a) the significant drainage problems associated with the project; (b) the analysis procedure used to evaluate these problems and to propose solutions; (c) any assumptions or special conditions associated with the use of these procedures; (d) the proposed design of the drainage control system; and (e) the result of the analysis of the proposed drainage control system showing that it does solve the project's drainage problems.

The following additional documents should be submitted with all applications submitted for approval:

- (1) A hydraulic report detailing existing and proposed drainage patterns on the subject site. The report should include a description of the present land use as well as proposed land use. Any off-site drainage entering the site should also be addressed. This report should be comprehensive and detail all the design steps which the design engineer took during the design.
- (2) All hydrologic and hydraulic computations should be included in the submittal. These calculations should include, but not be limited to: runoff curve numbers or runoff coefficients; runoff calculation; stage-discharge relationships; times of concentration; and storage volume.
- (3) Copies of all computer runs. These computer runs should include both the input and outputs. A floppy diskette with input files will expedite the review process.
- (4) A set of plan drawings stamped by a Registered Professional Engineer or Registered Land Surveyor showing all proposed detention areas, storm sewers, inlets, outfall structures, open ditches, ~~culverts~~ and bridges.
- (5) A set of exhibits should be included showing the drainage subareas and a schematic detailing of how any computer model inputs were set up.
- (6) A conclusion report summarizing the hydraulic design and detailing how this design satisfies the Eagle Pass Storm Water and Sediment Control Ordinance.

15. Storm Water Detention

The following shall govern the design of any improvement with respect to the detention of storm water runoff.

A. Acceptable Detention Methods

The increased storm water runoff (peak rate) resulting from a proposed development should be detained on-site by the provisions of appropriate wet or dry bottom reservoirs, by storage on flat roofs, parking lots, streets, lawns or other acceptable techniques. Measures which retard the rate of overland flow and the velocity in runoff channels shall also be used to control the runoff rate partially. Detention basins shall be sized to store excess flows from storms with a one hundred (100) year return period. Control devices shall limit the discharge to a rate no greater than that prescribed by this Ordinance (see Sections 15F and 15G).

C. Design Storm

Design of storm water detention facilities shall be based on a return period of once in 100 years. The storage volume and outflow rate shall be sufficient to handle storm water runoff from a critical duration storm, as defined in Sections 15F and 15G. Rainfall depth-duration-frequency relationships and intensity-duration-frequency relationships shall be those given in Tables 5 and 5A.

D. Allowable Release Rate

Design of storm water detention facilities shall be based on the allowable release rate of storm water originating from a proposed development and shall not exceed the amount specified in Section 5 - Storm Water Control Policy, and as described in Section 15F and 15G.

In the event the natural downstream channel or storm sewer system is inadequate to accommodate the release rate provided in Table 5A, then the allowable release rate shall be reduced to that rate permitted by the capacity of the receiving downstream channel or storm sewer system and additional detention as determined by the City shall be required to store that portion of the runoff exceeding the capacity of the receiving sewers or waterways. The area will be considered an impact drainage area subject to the provisions of Section 18 of this Ordinance.

If more than one detention basin is involved in the development of the area upstream of the limiting restriction, the allowable release rate from any one detention basin shall be in direct proportion to the ratio of its drainage area to the drainage area of the entire watershed upstream of the restriction.

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

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

THESE MAPS ARE PRESENTED WITH OUT WARRANTY OF ANY KIND,
WHICH EXPRESSLY OR IMPLICITLY, INCLUDING THE COVENANTS OF
THESE MAPS, INCLUDING BUT NOT LIMITED TO THE ACCURACY,
LOCAL AND OWNERSHIP OF THE PROPERTY, HEREIN THE CITY
OF EAGLE PASS, NOR THE CITY OF EAGLE PASS, NOR THE CITY
OF EAGLE PASS SHALL BE LIABLE TO ANY PERSON OR ENTITY
WHICH RESULTS IN ANY LOSS, SUCH AS DAMAGE, LOSS OF
PROPERTY OR ALLEGED TO BE CAUSED BY ORIGINALLY OR OTHERWISE BY THESE MAPS

CAD DRAWING FILE: EAGLEPASS.DWG
DATE: 10/1/2010

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

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

LEGEND

LAND USE ZONING

1. SINGLE-FAMILY RESIDENTIAL
2. MEDIUM-DENSITY RESIDENTIAL
3. HIGH-DENSITY RESIDENTIAL
4. COMMERCIAL
5. INDUSTRIAL
6. OFFICE/INSTITUTIONAL
7. RETAIL
8. MIXED-USE
9. PUBLIC USE
10. OPEN SPACE
11. AGRICULTURE
12. FOREST
13. WETLANDS
14. WILDLIFE
15. HISTORIC DISTRICT
16. CULTURAL RESOURCES
17. PARKS/RECREATION
18. UTILITIES
19. TRANSPORTATION
20. FUTURE DEVELOPMENT
21. UNDEVELOPED LAND
22. EXISTING DEVELOPMENT
23. EXISTING RESIDENTIAL
24. EXISTING COMMERCIAL
25. EXISTING INDUSTRIAL
26. EXISTING OFFICE/INSTITUTIONAL
27. EXISTING RETAIL
28. EXISTING MIXED-USE
29. EXISTING PUBLIC USE
30. EXISTING OPEN SPACE
31. EXISTING AGRICULTURE
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33. EXISTING WETLANDS
34. EXISTING WILDLIFE
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36. EXISTING CULTURAL RESOURCES
37. EXISTING PARKS/RECREATION
38. EXISTING UTILITIES
39. EXISTING TRANSPORTATION
40. EXISTING FUTURE DEVELOPMENT

COLOR KEY

1. SINGLE-FAMILY RESIDENTIAL
2. MEDIUM-DENSITY RESIDENTIAL
3. HIGH-DENSITY RESIDENTIAL
4. COMMERCIAL
5. INDUSTRIAL
6. OFFICE/INSTITUTIONAL
7. RETAIL
8. MIXED-USE
9. PUBLIC USE
10. OPEN SPACE
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14. WILDLIFE
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18. UTILITIES
19. TRANSPORTATION
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SCALE

0 100 200 300 400 500 600 700 800 900 1000 FEET

0 100 200 300 400 500 600 700 800 900 1000 METERS

LEGEND

1. SINGLE-FAMILY RESIDENTIAL
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LEGEND

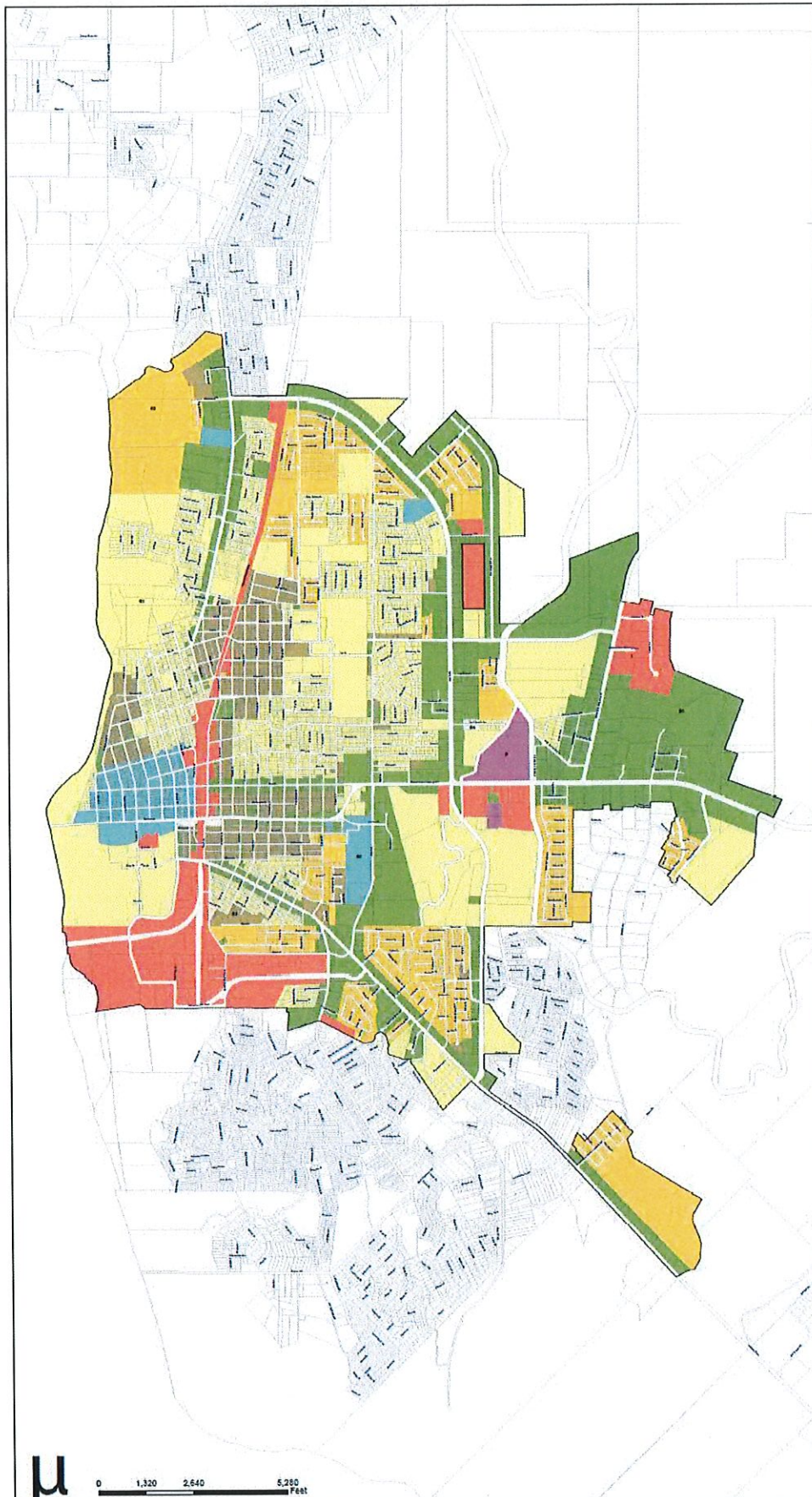
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27. EXISTING RETAIL
28. EXISTING MIXED-USE
2



Legend

[Yellow]	Residential
[Green]	High Density Residential (R-1, R-2, R-3)
[Red]	Medium Density Residential (R-4, R-5)
[Blue]	Office/Professional (O-1, O-2)
[Purple]	Community Center (C-1)
[Light Green]	Neighborhood Center (N-1)
[Dark Green]	Neighborhood Center (N-2)
[Light Blue]	Neighborhood Center (N-3)
[Dark Blue]	Neighborhood Center (N-4)
[Light Purple]	Neighborhood Center (N-5)
[Dark Purple]	Neighborhood Center (N-6)
[Light Yellow]	Neighborhood Center (N-7)
[Dark Yellow]	Neighborhood Center (N-8)
[Light Green]	Neighborhood Center (N-9)
[Dark Green]	Neighborhood Center (N-10)
[Light Blue]	Neighborhood Center (N-11)
[Dark Blue]	Neighborhood Center (N-12)
[Light Purple]	Neighborhood Center (N-13)
[Dark Purple]	Neighborhood Center (N-14)
[Light Yellow]	Neighborhood Center (N-15)
[Dark Yellow]	Neighborhood Center (N-16)
[Light Green]	Neighborhood Center (N-17)
[Dark Green]	Neighborhood Center (N-18)
[Light Blue]	Neighborhood Center (N-19)
[Dark Blue]	Neighborhood Center (N-20)
[Light Purple]	Neighborhood Center (N-21)
[Dark Purple]	Neighborhood Center (N-22)
[Light Yellow]	Neighborhood Center (N-23)
[Dark Yellow]	Neighborhood Center (N-24)
[Light Green]	Neighborhood Center (N-25)
[Dark Green]	Neighborhood Center (N-26)
[Light Blue]	Neighborhood Center (N-27)
[Dark Blue]	Neighborhood Center (N-28)
[Light Purple]	Neighborhood Center (N-29)
[Dark Purple]	Neighborhood Center (N-30)
[Light Yellow]	Neighborhood Center (N-31)
[Dark Yellow]	Neighborhood Center (N-32)
[Light Green]	Neighborhood Center (N-33)
[Dark Green]	Neighborhood Center (N-34)
[Light Blue]	Neighborhood Center (N-35)
[Dark Blue]	Neighborhood Center (N-36)
[Light Purple]	Neighborhood Center (N-37)
[Dark Purple]	Neighborhood Center (N-38)
[Light Yellow]	Neighborhood Center (N-39)
[Dark Yellow]	Neighborhood Center (N-40)
[Light Green]	Neighborhood Center (N-41)
[Dark Green]	Neighborhood Center (N-42)
[Light Blue]	Neighborhood Center (N-43)
[Dark Blue]	Neighborhood Center (N-44)
[Light Purple]	Neighborhood Center (N-45)
[Dark Purple]	Neighborhood Center (N-46)
[Light Yellow]	Neighborhood Center (N-47)
[Dark Yellow]	Neighborhood Center (N-48)
[Light Green]	Neighborhood Center (N-49)
[Dark Green]	Neighborhood Center (N-50)
[Light Blue]	Neighborhood Center (N-51)
[Dark Blue]	Neighborhood Center (N-52)
[Light Purple]	Neighborhood Center (N-53)
[Dark Purple]	Neighborhood Center (N-54)
[Light Yellow]	Neighborhood Center (N-55)
[Dark Yellow]	Neighborhood Center (N-56)
[Light Green]	Neighborhood Center (N-57)
[Dark Green]	Neighborhood Center (N-58)
[Light Blue]	Neighborhood Center (N-59)
[Dark Blue]	Neighborhood Center (N-60)
[Light Purple]	Neighborhood Center (N-61)
[Dark Purple]	Neighborhood Center (N-62)
[Light Yellow]	Neighborhood Center (N-63)
[Dark Yellow]	Neighborhood Center (N-64)
[Light Green]	Neighborhood Center (N-65)
[Dark Green]	Neighborhood Center (N-66)
[Light Blue]	Neighborhood Center (N-67)
[Dark Blue]	Neighborhood Center (N-68)
[Light Purple]	Neighborhood Center (N-69)
[Dark Purple]	Neighborhood Center (N-70)
[Light Yellow]	Neighborhood Center (N-71)
[Dark Yellow]	Neighborhood Center (N-72)
[Light Green]	Neighborhood Center (N-73)
[Dark Green]	Neighborhood Center (N-74)
[Light Blue]	Neighborhood Center (N-75)
[Dark Blue]	Neighborhood Center (N-76)
[Light Purple]	Neighborhood Center (N-77)
[Dark Purple]	Neighborhood Center (N-78)
[Light Yellow]	Neighborhood Center (N-79)
[Dark Yellow]	Neighborhood Center (N-80)
[Light Green]	Neighborhood Center (N-81)
[Dark Green]	Neighborhood Center (N-82)
[Light Blue]	Neighborhood Center (N-83)
[Dark Blue]	Neighborhood Center (N-84)
[Light Purple]	Neighborhood Center (N-85)
[Dark Purple]	Neighborhood Center (N-86)
[Light Yellow]	Neighborhood Center (N-87)
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[Light Green]	Neighborhood Center (N-89)
[Dark Green]	Neighborhood Center (N-90)
[Light Blue]	Neighborhood Center (N-91)
[Dark Blue]	Neighborhood Center (N-92)
[Light Purple]	Neighborhood Center (N-93)
[Dark Purple]	Neighborhood Center (N-94)
[Light Yellow]	Neighborhood Center (N-95)
[Dark Yellow]	Neighborhood Center (N-96)
[Light Green]	Neighborhood Center (N-97)
[Dark Green]	Neighborhood Center (N-98)
[Light Blue]	Neighborhood Center (N-99)
[Dark Blue]	Neighborhood Center (N-100)

Eagle Pass, Texas

Map of Eagle Pass, Texas, showing the various land use zones and their locations. The map is a detailed representation of the city's layout, with streets and land use zones clearly marked. The legend provides a key to the colors used on the map, allowing users to identify the different types of land use zones. The scale bar and north arrow are also included for reference.

October 1, 2017 (Updated)



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