



AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING
THURSDAY, JULY 8, 2021 AT 5:30 P.M.
COUNCIL CHAMBERS, CITY HALL BUILDING
100 SOUTH MONROE STREET, EAGLE PASS, MAVERICK COUNTY, TEXAS

ESTABLISHMENT OF QUORUM

CITIZENS' COMMUNICATIONS

MINUTES

1. Approval of the minutes of the June 10, 2021 meeting.

OLD BUSINESS

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

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 July 1, 2021 at 9:00 a.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, June 10, 2021, at 5:30 p.m. in the Council Chambers, 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, Rosa Villalpando, and Doris Salinas-Sanchez.

Absent: Vice-Chairperson, Rolando Jasso, Ex-Officio, Mayor Rolando Salinas and City Manager George Antuna.

Staff present: Assistant Planning Director, Mariebelle Rodriguez; Assistant City Secretary, Erika A. Rodriguez and Finance Director, Jesus 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 April 8, 2021 meeting and the May 13, 2021 meeting.

Motion: To approve minutes as presented.
Moved: Escobar
Second: Doris
Ayes: 4
Nays: 0
Absent: Villalpando

At this time, Commissioner Villalpando arrive at the meeting.

NEW BUSINESS

2. Consideration and possible action on the Plat Amendment of Lots 2-10, Block 1, Range 9 of Hillcrest Terrace Addition.

Assistant Planning Director, Mariebelle Rodriguez informed the Commission on an amendment to amend the common property lines between Lots 2 through 10 to reflect the existing use of the lot.

Motion: To approve Plat Amendment of Lots 2-10, Block 1, Range 9 of Hillcrest Terrace Addition.
Move: Salinas-Sanchez
Second: Escobar
Ayes: 5
Nays: 0
Absent: 0

NEW BUSINESS

3. Discussion and possible approval of the City's Capital Improvement Plan.

Finance Director, Jesus Rodriguez stated that the City's Charter requires that the Planning and Zoning Commission submit annually a list of capital improvements projects which are necessary or desirable to be constructed during the forthcoming five years (90) days prior to the beginning of fiscal year.

Mr. Rodriguez advised the Commission that the Capital Improvement Plan is considering a list of large projects, the city aims to complete within the next five years. These projects have an estimate cost of more than \$100,000 and useful life of more than 10 years.

In response to a question posed by Commissioner Salinas-Sanchez, Finance Director Rodriguez stated he can provide a report status on the projects to the Commission.

The current projects that are on Capital Improvement Plan are:

- Street Maintenance
- Sidewalk Improvements
- Drainage Improvements
- Reconstruction of Fire Station #2
- ICT Roof and HVAC Improvements
- Bridge I Improvements (office, parking, toll hardware, and software)
- Bridge II Improvements (Roadway, office, parking, toll, hardware, and software)
- Hike and Bike Trail
- Main Street/ Fort Duncan Renovations
- Risking Building Renovation
- Public Works Building
- Parks Improvements
- Multipurpose Reconstruction
- City Hall Renovations

2022-2026 Proposed Capital Improvement Plan Project List (Ranked by committee scoring):

Rank 1: Fire Station #3 remodeling
Rank 2: Fire Training Tower
Rank 3: Bridge I Steel Structure Maintenance
Rank 4: Fire Station #4
Rank 5: Patty Winn Boulevard
Rank 6: DPS Building
Rank 7: Splash Pad (sport complex and Ft. Duncan)
Rank 8: Rec. Center/ Natatorium
Rank 9: Golf Course Club House Renovation
Rank 10: Bridge System Digital Signage
Rank 11: Bridge System Toll Booth
Rank 12: Airport

Motion: To approve the Capital Improvement Plan as presented.
Moved: Escobar
Second: Salinas-Sanchez
Ayes: 5
Nays: 0
Absent: 0

ADJOURNMENT

Motion: To adjourn meeting at 6:30 p.m.
Move: Escobar
Second: Villalpando
Ayes: 5
Nays: 0
Absent: 0

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 Stone Ridge Subdivision Unit 4

I. BACKGROUND

A. General Information

Applicant: TEC Service
3292 El Indio Highway
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 No: 8711314

Request: Final 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: Improvements constructed and inspected

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 application includes 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. Please refer to Attachment 2.
3. 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 3 for a copy of the *Final Engineering Report* for the subdivision.

4. 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*.
5. 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.
6. City of Eagle Pass Code of Ordinances Section 23-11 states that the Planning and Zoning Commission must find that the subdivision variances, enclosed as Attachment 2, comply with the criteria in order to 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*.
7. The subdivision of the property is in conformance with the provisions of the *Master Plan* and the *Eagle Pass Code of Ordinances* by facilitating the following benefits:
- Protect private rights while considering public health, safety, and welfare.
 - Provide for efficient and economical ways to move people and goods outside the City by an adequate plan for streets and highways.
 - Guide future development in an orderly manner, by stages according to a pattern, so that the City may have a balanced land use.
 - Encourage a diversified economic base and encourage public and private investments in land and improvements.
 - Prevent and eliminate blight and slums, making the City attractive to people, commerce, and industry.
 - Create the desire for a more pleasing appearance of the City and incorporate into its physical development the basic principles of good design.
 - Protect and preserve the identity of each neighborhood through use of the guidance provided by the *Master Plan* and the *Code of Ordinances*.
 - Locate all land uses on land best suited for their needs, arranged in such a way as to be mutually beneficial and functional, with ample area to meet long-term needs.
 - Establish a proper relationship between open space, developed areas, building bulk, light, and air space, in all future development programs of land use.
 - Encourage and abet the development of civic, cultural, and other public and quasi-public buildings in harmonious and functional groupings.
8. The 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 5 for a copy of the *Master Plan Map* and a copy of the *Zoning District Map* for the City of Eagle Pass.

9. The grant of the two variances and the final approval of this plat request are warranted, as the project conforms to the *City of Eagle Pass Master Plan* and the *City of Eagle Pass Code of Ordinances* as noted in Conclusion 1 through and including Conclusion 8 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** final plat approval of *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 June 29, 2021

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: ~~Standard~~ One-Family Dwelling District, given the existing geometry of the property.

PROPERTY OWNER:

Name: Monza, 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
NOV 3 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

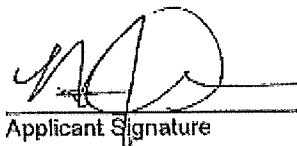
The following documentation is required to be attached to this application:

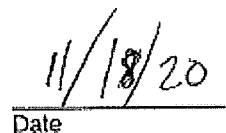
- A copy of a survey map prepared by a licensed surveyor.
- A copy of a 'run sheet' for the property detailing prior deed history, which can typically be obtained at a title company.

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 o 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 Rd. Street ^{One-}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 Rd. Zoning minimum Lot size frontage of 55 feet. The size and frontage of the subject property would only allow it to be zoned as Rd. Street ^{One-}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

Final Engineering Report



TerraTech Engineering and Construction Services

PO Box 556

Eagle Pass, Texas 78853-0556

TBPE Firm # 14118

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

To: *Placido Madera*

City of Eagle Pass Planning Director

From: *Florentino Caballero, P.E.*

Date: *May 28, 2021*

Reference: ***Final 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, had 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 has built-out the required 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: jaiibson@terratechengineering.com

830-773-7312 – Fax

www.terratechengineering.com

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_c	5 min
C_d	0.30
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 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 went ahead and fixed this issue for the City by building out the street improvements that will serve the proposed (5) five lots. 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 6" Water Main that runs along Stone Hill Rd. The developer has extended this line to the end of the property to be able to serve the (5) five proposed lots with water services, and has left a temporary blow-off valve at the end of the line in case the line ever needs to be extended in the future. All Public Water Mains in this area are owned and operated by Eagle Pass Water Works.

Sanitary Sewer Service

A new manhole was installed 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, a 6" Sewer Main was installed to provide sewer services 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



05/28/2021

**Stone Ridge Subdivision Unit 4
Development Cost Estimate**

1. Streets System w/ Curb & Gutter

Subtotal \$35,000

2. Water Distribution

Subtotal \$13,000

3. Sanitary Sewer System

Subtotal \$20,000

4. Electric Infrastructure & Street Lights

Subtotal \$30,000

Summary

Streets System	\$35,000
Water Distribution	\$13,000
Sanitary Sewer System	\$20,000
Electrical Infrastructure & Street Lights	<u>\$30,000</u>
Estimated Total Cost	\$98,000

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

Attachment 4

Executed Water and Sewer Service Agreements



AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED

STONE RIDGE

SUBDIVISION Unit 4

PARTIES: This Agreement is by and between "the Utility" and "the Subdivider", to wit:
"The Utility" is the governing board or owner of a supplier of drinking water known as EAGLE
PASS WATER & WASTEWATER SYSTEM.

"The Subdivider is Monsa, LTD., who is the owner, or
the authorized agent of the owner, of a tract of land in Maverick County, Texas, that has been
proposed to be divided into a subdivision ("the Subdivision") known as Stone Ridge Subdivision Unit 4.

TERMS: This Agreement is entered into in partial satisfaction of requirements under the
Texas Water Development's Board Economically Distressed Areas Program "Model
Subdivision Rules". The Subdivider has prepared a plat of the Subdivision for
submission to Maverick County and the City of Eagle Pass for their respective approval.

The Subdivider plans to construct for the Subdivision a drinking water distribution
system to be connected to the Utility's water supply system. The Utility has reviewed the
plans for this subdivision ("the Plans") and has estimated the drinking water flow
anticipated to be needed by the Subdivision under fully built-out conditions ("the
estimated water flow") to be approximately
3,300 gallons daily.

The Utility warrants that necessary arrangements have been made to supply the
anticipated water flow for at least thirty years (30). The Utility covenants that it has or
will have the capacity to provide the anticipated water flow, and that it will provide that
water flow. The covenants will be in effect until thirty years (30) after the plat of the
Subdivision has been recorded and the Subdivision's water distribution has been
connected to the Utility's water supply system.

The Subdivider covenants that the water distribution system be constructed as shown in the Plans and as provided for through the plat approval process so that the residents of the lots of the Subdivision may receive drinking water service from the Utility. Upon completion of the water distribution system and upon its approval and acceptance by the Utility, the Subdivider will convey to the Utility all right and title to the water distribution system.

The above provisions notwithstanding, this Agreement shall no longer be in effect if the plat of the Subdivision is not approved by Maverick County and the City of Eagle Pass.

By affixing his or her signature to the Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Subdivider warrants that he or she is authorized to sign this Agreement on behalf of the Subdivider.

This Agreement is effective on JAN 20, 2021.

The Utility

By: [Signature]

Printed Name: MARCO SALINAS

Office or Position: VICE CHAIRMAN

Date: 1/20/2021

The Subdivider

By: [Signature]

Printed Name: Francisco Mondragon

Office or Position: Manager/ Owner

Date: 1/2/20

Note: The above form of agreement may be used when required under Model Rule Sections 2.2 (a) (2) and 3.2 (c) (1), which appear respectively as Sections 4.2.2.A.2 and 4.3.4.C.1 in both Title A and Title B of the Maverick County Subdivision Rules, Revised July 1996.



AGREEMENT REGARDING WASTEWATER TREATMENT SERVICE FOR THE
PROPOSED _____ STONE RIDGE _____ SUBDIVISION Unit 4

PARTIES: This Agreement is by and between "the Utility" and "the Subdivider", to wit:
"The Utility" is the governing board or owner of a provider of wastewater treatment known as
EAGLE PASS WATER & WASTEWATER SYSTEM.

"The Subdivider is _____ Monsa, LTD., _____, who is the owner, or
the authorized agent of the owner, of a tract of land in Maverick County, Texas, that has been
proposed to be divided into a subdivision ("the Subdivision") known as
_____ Stone Ridge Subdivision Unit 4 _____.

TERMS: This Agreement is entered into in partial satisfaction of requirements under the
Texas Water Development's Board Economically Distressed Areas Program "Model
Subdivision Rules". The Subdivider has prepared a plat of the Subdivision for
submission to Maverick County and the City of Eagle Pass for their respective approval.

The Subdivider plans to construct for the Subdivision a wastewater collection system to
be connected to the Utility's wastewater treatment system. Such wastewater will consist
of domestic sewage, i.e., waterborne human waste and waste from domestic activities
such as bathing, washing, and food preparation. The Utility has reviewed the plans for
this subdivision ("the Plans") and has estimated the wastewater flow projected by the
Subdivision under fully built-out conditions ("the projected wastewater flow") to be
approximately _____ 2,000 _____ gallons daily.

The Utility warrants that necessary arrangements have been made to supply the
anticipated water flow for at least thirty years (30). The Utility covenants that it has or
will have the capacity to provide the anticipated water flow, and that it will provide that
water flow. The covenants will be in effect until thirty years (30) after the plat of the
Subdivision has been recorded and the Subdivision's water distribution has been
connected to the Utility's water supply system.

The Subdivider covenants that the water distribution system be constructed as shown in the Plans and as provided for through the plat approval process so that the residents of the lots of the Subdivision may receive drinking water service from the Utility. Upon completion of the water distribution system and upon its approval and acceptance by the Utility, the Subdivider will convey to the Utility all right and title to the water distribution system.

The above provisions notwithstanding, this Agreement shall no longer be in effect if the plat of the Subdivision is not approved by Maverick County and the City of Eagle Pass.

By affixing his or her signature to the Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Subdivider warrants that he or she is authorized to sign this Agreement on behalf of the Subdivider.

This Agreement is effective on JAN 20, 2021.

The Utility

By: M. L. Salinas

Printed Name: MARCO SALINAS

Office or Position: VICE CHAIRMAN

Date: 1/20/2021

The Subdivider

By: Francisco Mondragon

Printed Name: Francisco Mondragon

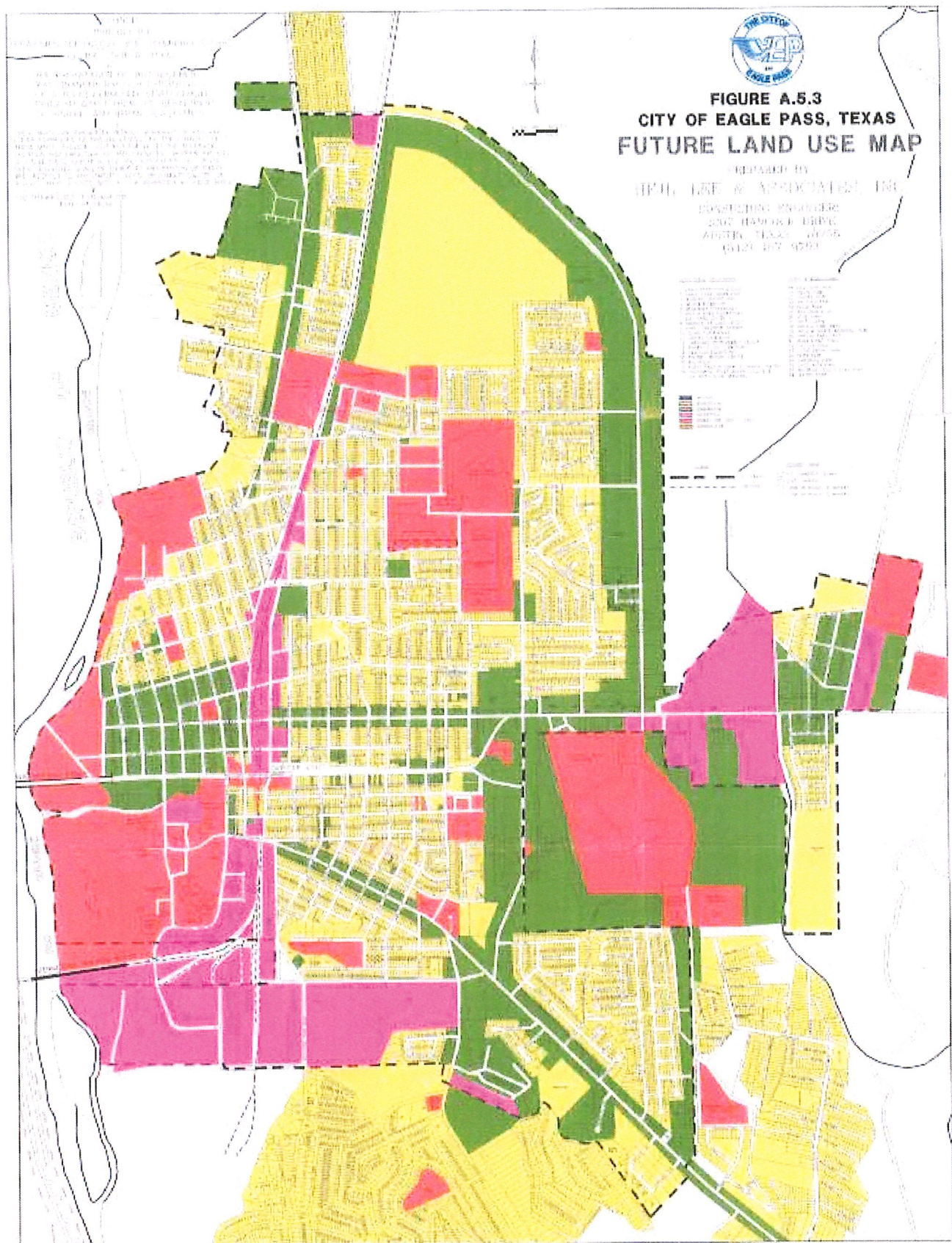
Office or Position: Manager/ Owner

Date: 11/2/20

Note: The above form of agreement may be used when required under Model Rule Sections 2.2 (a) (2) and 3.2 (c) (1), which appear respectively as Sections 4.2.2.A.2 and 4.3.4.C.1 in both Title A and Title B of the Maverick County Subdivision Rules, Revised July 1996.

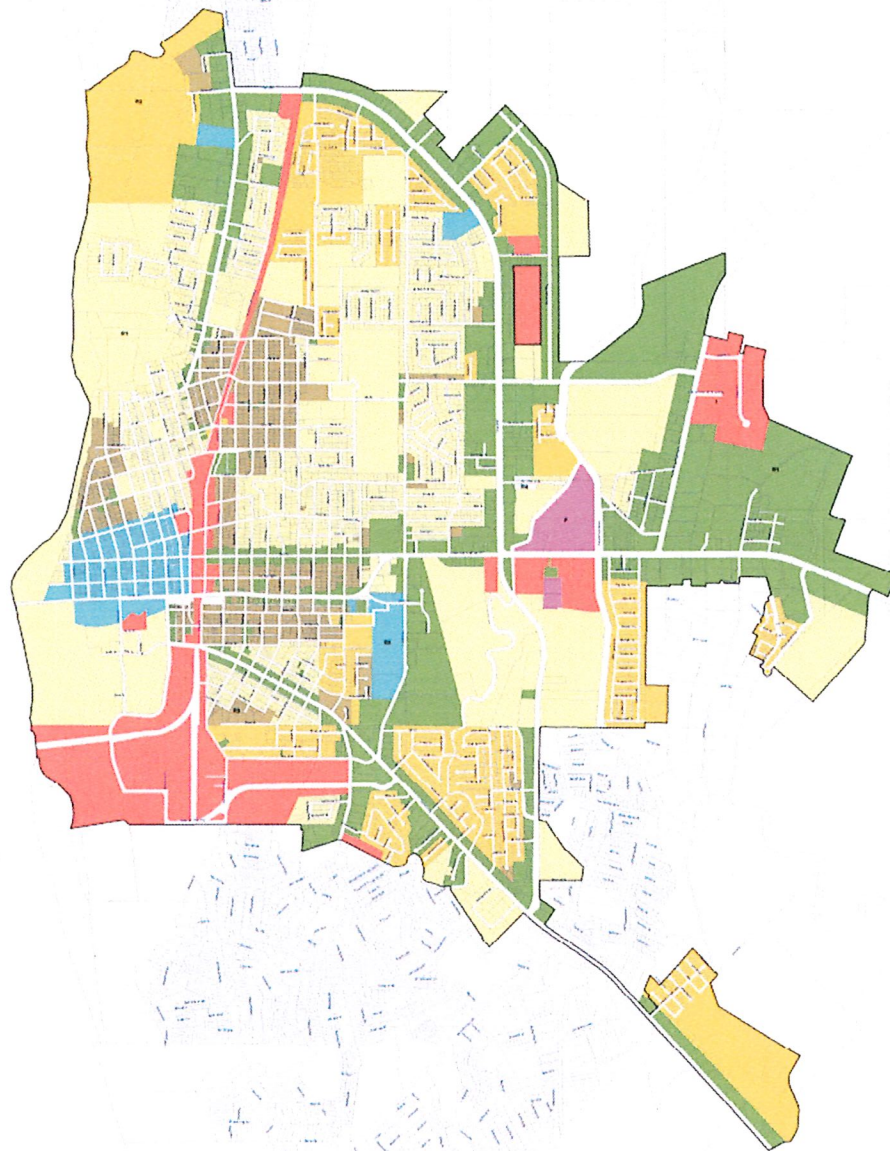
Attachment 5

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



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0 1,320 2,640 5,280 Feet



Eagle Pass, Texas

Map of Eagle Pass, Texas, showing the City Limits and various zoning districts. The map is color-coded according to the legend. The map is titled 'Eagle Pass, Texas' and includes a scale bar and a north arrow.

October 1, 2017 (Updated)



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