AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING
THURSDAY, OCTOBER 14, 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 September 2, 2021 meeting and the September 16, 2021 meeting.

PUBLIC HEARING(S)

2. Public hearing on the proposed final Re-Plat of Lot 1A in Block 1 of the M & A Investments Subdivision, creating Lot 2 in Block 1 of the M & A Investments Subdivision, including a (a) variance to proceed to final plat and (b) a variance to plat a property less than five acres; closing of public hearing and possible action.

OLD BUSINESS

3. Consideration and possible action on the Plat Amendment of Lot 91 in Stone Ridge Subdivision Unit 1; Lots 88, 89, 90 in Stone Ridge Subdivision Unit 2; and Lots 1, 2, and 48 in Encino Park Subdivision Unit 3, including a variance to reduce the front yard building setback area from 25-feet to 15-feet for property located at 2791 Stone Hedge Drive.

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 ASSISTANT 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 October 8, 2021 at 3:00 p.m.

Mariebelle Rodriguez

Mariebelle Rodriguez
Planning Director

Item #1

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

The Planning and Zoning Commission of the City of Eagle Pass conducted a Special Meeting on Thursday, September 2, 2021, at 5:30 p.m. 100 South Monroe Street, Eagle Pass, Texas. All legal notices were duly posted in accordance with the law.

ESTABLISHMENT OF QUORUM

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

Absent: Chairperson, Enrique Montalvo; Commission Member, Rosa Villalpando; Ex-Officio, Mayor, Rolando Salinas and City Manager, George Antuna.

Staff present: Assistant Planning Director, Mariebelle Rodriguez; and City Secretary, Imelda B. Rodriguez.

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

CITIZENS COMMUNICATIONS

Vice-Chairperson Jasso 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. City Secretary, Imelda B. Rodriguez stated no citizens communications were submitted.

MINUTES

1. Approval of the minutes of the July 08, 2021, meeting.

Commission Member Escobar moved to approve the minutes. Seconded by Commission Member Salinas-Sanchez. MOTION PASSED - Unanimously

AYES:	Vice-Chairperson Jasso, Commission Members Escobar, and Salinas-Sanchez
NAYS:	None
ABSTAIN:	None
ABSENT:	Chairperson Montalvo and Commission Member Villalpando

PUBLIC HEARING(S)

2. Public hearing on the proposed final Re-Plat of Lot 174 in Chula Vista Subdivision Unit 2, including a (a) variance to proceed to final plat, (b) a waiver from constructing a sidewalk and (c) a variance from constructing a curb and gutter; closing of public hearing and possible action.

Vice-Chairperson Jasso opened the public hearing at 5:32 p.m. and invited the public to express their comments. There were no comments from the public. Therefore, Vice-Chairperson closed the public hearing at 5:33 p.m.

Assistant Planning Director, Mariebelle Rodriguez informed the Commission that 51 notices were sent out to abutting property owners; two notices returned as undeliverable and two received in favor. Ms. Rodriguez informed the Commission on the details of final re-plat including variances. This property will be subdividing into two lots, one lots already has an existing structure, and the remainder will be vacant they want to subdivide to obtain an additional service for construction of a new residence.

Commission Member Salinas-Sanchez asked regarding adjacent neighbors do they curb and gutters and sidewalks. Ms. Rodriguez responded they do not have any curb and gutter nor sidewalks in the vicinity or in this area. She also stated that the County concurs with recommendation of these variances upon approval of City Council and County Commissioner Court. Commission Member Escobar concurs with the same concerns of the sidewalks and how long will it be before this issue is addressed to require sidewalks in these areas. Ms. Rodriguez then went further into details of requirements regarding sidewalks for vacant lot.

Vice-Chairperson Jasso also expressed his concerns and concurring with issues at hand with the sidewalks. He then went further into detail and outlined the Code of Ordinances for waivers of sidewalks and felt the Commission has no basis to approve these waivers. Ms. Rodriguez interject briefing on the history of not having sidewalks and curb and gutters in these areas. Mr. Jasso continues with outlining the Code of Ordinances within the scope of the Planning and Zoning Commission for safety considerations and with these aspects these waivers could not be granted, since they don't meet the criteria. Vice-Chairperson Jasso fully understands Planning Department recommend that in the vicinity there are no sidewalks or curb and gutters currently at some point we must start. Mr. Jasso understands the Commissioner Court standing, but at first step it is being brought to us and this is my concern and I believe this is everyone's concern. The Commission concurred. Vice-Chairperson Jasso stated for the final point that the engineering report says this area of this subdivision is not located within a special flood hazard area. Mr. Jasso finally states the Commission in the past has been approving waivers, but as my personal opinions we need to start recommending the sidewalks be built.

Assistant Planning Director Rodriguez recommends to table item if the Commission needs a continuation and needs more information.

Vice-Chairperson Jasso expresses concern with setting a precedence that the Commission will automatically just approve, since all applicants presented today are similar.

Commission Member Escobar motioned to table item until more information is provided on the possible sidewalks as to why or why not, second by Commission Member Salinas-Sanchez.

City Attorney Representative, Paul Fletcher interjects stating that due to this being a platting process there may be some timelines that we need to comply with, if the application is incomplete this is one thing. But if the application is complete legal counsel recommends the Commission take action if there is concern about not granting a variance for a sidewalk perhaps the action could be a motion to approve accept not granting the variance for the sidewalk, because the Commission will be making the recommendation to City Council this will be the next step and they will make the ultimate determination. Mr. Fletcher states the body take action unless the application is incomplete.

Commission Member Escobar moved to approve final Re-Plat of Lot 174 in Chula Vista Subdivision Unit 2 including (a) variance to proceed to final plat and deny both (b) a waiver from constructing a sidewalk and (c) a variance from constructing a curb and gutter. Seconded by Commission Member Salinas-Sanchez. MOTION PASSED - Unanimously

AYES:	Vice-Chairperson Jasso, Commission Members Escobar, and Salinas-Sanchez
NAYS:	None
ABSTAIN:	None
ABSENT:	Chairperson Montalvo and Commission Member Villalpando

3. Public hearing on the proposed final Re-Plat of Lot 114 in Block 1 of Deer Run Subdivision Unit 2, including a (a) variance to proceed to final plat, and (b) a waiver constructing a sidewalk; closing of public hearing and possible action.

Vice-Chairperson Jasso opened the public hearing at 5:50 p.m. and invited the public to express their comments. There were no comments from the public. Therefore, Vice-Chairperson closed the public hearing at 5:51 p.m.

Assistant Planning Director, Mariebelle Rodriguez informed the Commission that 39 notices were sent out to abutting property owners none were returned in favor or opposition. Ms. Rodriguez informed the Commission on the details of final re-plat including variances. This property will be subdividing into two lots, one lots already has an existing structure, and the remainder will be vacant they want to subdivide to obtain an additional service.

Commission Member Salinas-Sanchez asked regarding sidewalks for this property also and Ms. Rodriguez stated that same applies to this as previous applicant.

Commission Member Escobar asked regarding (b) a waiver constructing a sidewalk. Ms. Rodriguez clarified this was a typo and should be (b) a sidewalk waiver from having to construct a sidewalk.

Vice-Chair Jasso stated he has the same concerns as item number 2.

Commission Member Escobar moved to approve final Re-Plat of Lot 114 in Block 1 of Deer Run

Subdivision Unit 2, including a (a) variance to proceed to final plat, and deny (b)) a sidewalk waiver from having to construct a sidewalk. Seconded by Commission Member Salinas-Sanchez. MOTION PASSED - Unanimously

AYES: Vice-Chairperson Jasso, Commission Members Escobar, and Salinas-Sanchez
NAYS: None
ABSTAIN: None
ABSENT: Chairperson Montalvo and Commission Members Villalpando

4. Public hearing on the proposed final Re-Plat of Lot 11 in Block 17 of El Pueblo Nuevo Subdivision LTD, including a (a) variance to proceed to final plat, (b) a waiver from constructing a sidewalk, and (c) a variance from constructing a curb and gutter; closing of public hearing and possible action.

Vice-Chairperson Jasso opened the public hearing at 5:57 p.m. and invited the public to express their comments. There were no comments from the public. Therefore, Vice-Chairperson closed the public hearing at 5:58 p.m.

Assistant Planning Director Rodriguez informed the Commission that 60 notices were sent out to abutting property owners; two notices returned as undeliverable. Ms. Rodriguez informed the Commission on the details of final re-plat including variances. This property will be subdividing into two lots, and they want to subdivide to obtain an additional service for additional lot.

The Commission concurred with the same concerns as previous items regarding sidewalks, and curb and gutters.

Commission Member Escobar moved to approve final Re-Plat of Lot 11 in Block 17 of El Pueblo Nuevo Subdivision LTD, including a (a) variance to proceed to final plat, and deny both (b) a waiver from constructing a sidewalk, and (c) a variance from constructing a curb and gutter. Seconded by Commission Member Salinas-Sanchez. MOTION PASSED - Unanimously

AYES: Vice-Chairperson Jasso, Commission Members Escobar, and Salinas-Sanchez
NAYS: None
ABSTAIN: None
ABSENT: Chairperson Montalvo and Commission Member Villalpando

ADJOURNMENT

Commission Member Salinas-Sanchez moved to adjourn meeting at 7:49 p.m. Seconded by Commission Member Escobar. MOTION PASSED - Unanimously

Passed and approved on _____, 2021

_____
Rolando Jasso
Vice-Chairperson

ATTEST:

_____
Imelda B. Rodriguez
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, September 16, 2021, at 5:30 p.m. 100 South Monroe Street, Eagle Pass, Texas. All legal notices were duly posted in accordance with the law.

ESTABLISHMENT OF QUORUM

Present: Commission Members, Mario Escobar, Rosa Villalpando and Doris Salinas-Sanchez.

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

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

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

CITIZENS COMMUNICATIONS

Acting Chairperson Escobar 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. City Secretary, Imelda B. Rodriguez stated no citizens communications were submitted.

NEW BUSINESS

1. Consideration and possible action on the Plat Amendment of Lot 77 in Ella Heights Addition and Lot 7 in Block 1 of the Riverview Park Addition.

Planning Director, Placido Madera briefed the Commission on the details of the Plat Amendment being 1.5035-acres currently vacant, and zoned R-1(First One-Family Dwelling District). Mr. Madera stated that the applicant has submitted a sidewalk variance request. The recommendation from the Planning Department is to grant Plat Amendment along with sidewalk variance.

Motion:	To approve Plat Amendment of Lot 77 in Ella Heights Addition and Lot 7 in Block 1 of the Riverview Park Addition and sidewalk variance.
Moved:	Villalpando
Second:	Salinas-Sanchez
Ayes:	3
Nays:	0
Abstained:	0

Absent: Montalvo and Jasso

2. Consideration and possible action on the Plat Amendment of Lot 91 in Stone Ridge Subdivision Unit 1; Lots 88, 89, 90 in Stone Ridge Subdivision Unit 2; and Lots 1, 2, and 48 in Encino Park Subdivision Unit 3.

Assistant Planning Director, Mariebelle Rodriguez informed the Commission on the details of the Plat Amendment to amend the common property lines, including a variance request to reduce the front yard building setback area form 25-feet to 15-feet due to an electrical easement that partially crosses property located at 2791 Stone Hedge Drive, also known at Lot 89. Ms. Rodriguez briefs the Commission on the status of Stone Way Drive which was never dedicated to the City of Eagle Pass and was built illegally, and this is the purpose of the plat amendment. She states they now want to dedicate the structure to the City of Eagle Pass. Ms. Rodriguez states that there are still some revisions pending from the applicant as far as items that need to be depicted on the plat line, curb cuts, dimensions of the lot's square footage of the lot's acreage and setbacks. Ms. Rodriguez stated that as they are pending these revisions to be submitted and the developer is required by the City of Eagle Pass of Code of Ordinance to build the sidewalk all along Stone Way Drive off lots 91 and 2 and being that they have not provide the city with a cost estimate for this structure the Planning Department is recommending denying the request.

Commission Member Salinas-Sanchez stated that on the original plat the street was not to be there Ms. Rodriguez responded that is correct and clarified that Lot 89 is the one that is requesting the frontage reduction. Ms. Salinas- Sanchez asked if the intention is to leave the street as is. Ms. Rodriguez responded yes. Acting Chairperson Escobar interjected asking if Stone Way Drive is legal, meeting the requirements and code. Ms. Rodriguez stated that they met with the Public Works Director at the site, and he reviewed and is willing to accept contingent upon the developer needs to construct the sidewalk. Mr. Escobar expressed concerns with revisions pending.

Aaron Libson, TEC Services Engineer via telephone interjected that a summary table was shown on the plat as far as dimensions and acreage are on the plat. He also states that this plat amendment is due to the fact the road was illegally constructed through Lots 90 and 1 rendering the developer can never sell them the road is private it belongs to the developer he can also close the road if he wishes.

Commission Member Villalpando expressed her concern with the concerns of revisions pending.

Mr. Libson interjects as to why the setback reduction is requested due to an electrical easement that cuts through the property and this is only being requested in Lot 89. Planning Director Madera then briefed the Commission on Lot 89 being an odd Lot and that the developer is willing to give portion of Lot 90 to combine with property owner of Lot 91 and portion of Lot 1 to combine property owner of Lot 2. Mr. Madera stated in the amendment it combines the small partials the owners have no incentive to build the sidewalk, the Planning Department agreed to accept this with the condition the developer builds the sidewalk. Mr. Madera needs a financial guarantee for these sidewalks, or they are done first before this is approved as per legal counsel this is the recommendation.

City Attorney Representative, Paul Fletcher stated that if the plat complies with the City Code it needs to be approved in this instance, we have heard that it doesn't comply for several reasons; one the setbacks are not depicted are required; the sidewalks; and issues regarding the street. Mr. Fletcher stated that if there are deficiencies his recommendation would be to deny and let the applicant bring back the cure if they want to build the sidewalks that is their option; if they want to post a bond and enter into a construction agreement this maybe another option that they can consider but the recommendation is to the extent they don't comply to advise of the code section they don't comply with and deny the plat amendment for that reason and let the applicant fix it and come back with the corrections.

Mr. Fletcher needed a clarification for his understanding regarding a confusion of the street on map that is depicted on the recorded plat. Mr. Libson interjects stating the street was illegally done and approved back when the subdivision was recorded and the city is maintaining the street, but this is private it belongs to the developer. Mr. Fletcher asked what he is seeing on the document that says recorded plat was the street depicted on the recorded plat or is this an overlay on the recorded plat. Mr. Libson responded no the street was not depicted on the plat, these should have been two lots, no street should have been there, but the street was still built. Mr. Fletcher than stated for everyone to understand what is seen on the document that says recorded plat is actually a recorded plat with an overlay of the street that is being depicted, Mr. Libson concurred.

Mr. Libson requested an extension of 3-weeks to comply with and as far as the sidewalks will this also have to be done before this is brought back to Planning and Zoning. Mr. Fletcher states that what he is suggesting to the extent a plat doesn't comply with the code the Commission should deny this and for the reason it doesn't comply with the code. He states if the applicant can come up with an alternative like fixing it or perhaps a construction agreement with a financial security this may be a way to comply with the code.

Mr. Madera than states that Mr. Libson is requesting an extension or possibly tabling item. Mr. Fletcher than interjects that if the applicant is asking to have an additional 30-days than the Commission can act upon this request, otherwise they need to approve or take some action with regards to the proposed plat amendment. He than stated that we need clarification from the applicant if he is asking to have an additional 30-days to resubmit. Mr. Libson than requested an additional 30-days.

Motion:	To approve 30-day extension and bring back.
Moved:	Villalpando
Second:	Salinas-Sanchez
Ayes:	3
Nays:	0
Abstained:	0
Absent:	Montalvo and Jasso

3. Consideration and possible action on the preliminary plat of the Coronado Estates

Subdivision Unit 3.

Assistant Planning Director, Mariebelle Rodriguez informed the Commission on the details of the Plat Amendment to subdivide an approximately 5.72-acre tract into 32 residential lots, including (a) a variance for the reduction of the rear yard building setback area from 25-feet to 20-feet and the rear yard building setback are from 25-feet to 15-feet for Lots 14-18k Block 10 and (b) a variance to reduce lot depth from 100 minimum to lot depths that range form 78.59 feet to 98.52 feet.

Commission Member Salinas-Sanchez asked are these lots to be considered for townhomes/garden homes. Ms. Rodriguez responded these are R-2 (Second One-Family Dwelling District). Mr. Eddie Garza interjects that the average lot size is 55 hundred square feet and some larger in this area.

Motion:	To approve preliminary plat of the Coronado Estates Subdivision Unit 3.
Moved:	Villalpando
Second:	Salinas-Sanchez
Ayes:	3
Nays:	0
Abstained:	0
Absent:	Montalvo and Jasso

ADJOURNMENT

Motion:	To adjourn meeting at 6:12 p.m.
Moved:	Villalpando
Second:	Salinas-Sanchez
Ayes:	3
Nays:	0
Abstained:	0
Absent:	Montalvo and Jasso

ATTEST:

Mario Escobar
Acting Chairperson

Imelda B. Rodriguez
City Secretary

Item #2

Planning Department Executive Summary

REPORT TO THE PLANNING AND ZONING COMMISSION

Final Replat Approval of Lot 1A in Block 1 of M & A Investments Subdivision, creating Lot 2

I. BACKGROUND

A. General Information Case #6869

Applicant: Melden & Hunt, Inc.
115 W. McIntyre Street
Edinburg, Texas 78541

Location: North Veterans Boulevard

Legal Description: A tract of land containing 4.10 acres situated in the City of Eagle Pass, Maverick County, Texas, being a part of or portion of Lot 1A, Block 1, M & A Investments Subdivision, according to the plat thereof recorded in envelope 279, Side A, Maverick County Map records, which said 4.10-acre tract being out of a certain (9.66-acre) tract conveyed to Full Moon Investments, L.P. and HC Group, LTD, by virtue of a warranty deed recorded under document number 150956, Maverick County Official Records.

Property ID Number: 9003974

Request: Final replat approval to subdivide an approximately 4.10-acre tract into two (2) commercial lots, including (1) a variance to proceed to final plat directly without first having obtained preliminary replat approval and (2) a variance to plat a property being less than 5 acres.

B. Subject Property Information

Parcel Size: 1.311-acres

Topography: Generally flat

Vegetation: brush, mostly clear

Existing Use: Vacant

Zoning: *B-3 General Business District*

Master Plan: Commercial

C. Vicinity Data

The site is located within an area that features commercial development.

D. Infrastructure

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

Access to the site is provided by North Veterans Boulevard.

II. PUBLIC NOTICE

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

III. RECOMMENDED FINDINGS OF FACT

A. Conclusions

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

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

   - ✓ *Section 23-62* governing utility easements
   - ✓ *Section 23-64* governing sidewalks
   - ✓ Section 23-66 governing sanitary sewage disposal
   - ✓ *Section 23-67* governing potable water supply and fire flow
   - ✓ *Section 23-68* governing storm drainage
   - ✓ *Section 23-69* governing the size of building lots, including lot width, lot depth, lot orientation, and building setback areas
   - ✓ *Section 23-71* governing the installation and inspection of utility lines

   Please refer to Attachment 3 for a copy of the Engineering and Drainage Reports.

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

4. City of Eagle Pass Code of Ordinances Section 23-11 states that the Planning and Zoning Commission must find that the subdivision variances comply with the criteria in order to the grant the variances. The following is a summary of this application's compliance with the criteria:

   - The subdivision variance to proceed directly to Final Replat without first having obtained Preliminary Replat approval as required by *City of Eagle Pass Code of Ordinances Section 23-36(a).*

- The subdivision variance to plat property less than 5 acres as required by *City of Eagle Pass Code of Ordinances.*

Please refer to Attachment 2 for a copy of the Subdivision Variance Application.

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

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

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

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

   A. The subdivision design bears a substantial relationship to the public's health, safety, and welfare.
   B. The subdivision is in accordance with the policies of the Master Plan and the business purpose of the *B-3 General Business District.*
   C. The subdivision is warranted because of the necessity to create additional building lots in the *B-3 General Business District*, and because the proposed development is appropriate to accomplish the reasonable use of the property.
   D. The subject property is suitable for development in general conformance with development standards of the *B-3 General Business District.*
   E. The subdivision will benefit the City as a whole and will not be detrimental to nearby land uses of a similar nature.
   F. The subsequent development will be designed and conditioned to comply with all applicable subdivision criteria and standards of the City of Eagle Pass.

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

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

C. Planning Department Recommendation

The Planning and Zoning Commission (1) **GRANT** the subdivision variance to proceed directly to Final Replat without first having obtained Preliminary Replat approval as required by *City of Eagle Pass Code of Ordinances Section 23-36(a) and* (2) **GRANT** the subdivision variance to plat a property less than 5 acres and (3) **GRANT** final approval of the proposed *Replat of Lot 1A in Block 1 of M & A Investments Subdivision,* creating *Lot 2* 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:
Melden & Hunt, Inc. via e-mail
Eagle Pass Planning and Zoning Commission via e-mail
Planning & Zoning Commission Report dated October 8, 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: 1.311 acres being a part or portion of Lot 1A, Block 1 M&A Investments

Maverick County Property Identification Number(s): M01010100001A1

Name of Addition: Replat of Lot 1A Block 1, M&A Investments Subdivision creating Lot 2 in Block 1 of M&A Investments Subdivision

Location of Addition: 590 ft. south of the southeast corner of intersection of Veterans Blvd & Second Street

Number of Residential Lots: N/A Number of Commercial Lots: 1 Gross Acreage: 1.311

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

Is Subdivision inside city limits? Yes (●) No ( ); If so, Zoning District: B-3

Existing Land Use: Commercial Proposed Land Use: Commercial

Requested Variances: Property is less than 5 acres

PROPERTY OWNER:

Name: BPMP-EP INVESTMENTS, LLC Contact: Bill Poland, Manager

Address: 2 Henry Adams Street, Ste. 2M-33 Phone: c/o (956) 381-0981

City: San Francisco Fax: c/o (956) 381-1839

State: CA Zip: 94103-0000 E-mail: c/o mario@meldenandhunt.com

Signature: Date:

PROPERTY OWNER:

Name: N/A Contact:

Address: Phone:

City: Fax:

State: Zip: E-mail:

Signature: Date:

APPLICANT/SUBDIVIDER:

RECEIVED 9/23/21 MR

Name: Melden & Hunt, Inc.

Address: 115 W. McIntyre Street

City: Edinburg

State: TX Zip: 78541

Signature: Mario A. Reyna Digitally signed by: Mario A. Reyna DN: CN = Mario A. Reyna email = mario@meldenandhunt.com C = US O = Melden and Hunt Inc OU = PE Date: 2021.09.08 16:09:25 -06'00'

Contact: Mario A. Reyna, P.E.

Phone: (956) 381-0981

Fax: (956) 381-1839

E-mail: mario@meldenandhunt.com

Date: 9/8/21

SURVEYOR:

Name: Melden & Hunt, Inc.

Address: 115 W. McIntyre Street

City: Edinburg

State: TX Zip: 78541

Signature: Mario A. Reyna Digitally signed by: Mario A. Reyna DN: CN = Mario A. Reyna email = mario@meldenandhunt.com C = US O = Melden and Hunt Inc OU = PE Date: 2021.09.08 16:09:38 -06'00'

Contact: Mario A. Reyna, P.E.

Phone: (956) 381-0981

Fax: (956) 381-1839

E-mail: mario@meldenandhunt.com

Date: 9/8/21

ENGINEER:

Name: Same as Surveyor

Address:

City:

State: Zip:

Signature: Mario A. Reyna Digitally signed by: Mario A. Reyna DN: CN = Mario A. Reyna email = mario@meldenandhunt.com C = US O = Melden and Hunt Inc OU = PE Date: 2021.09.08 16:10:01 -06'00'

Contact:

Phone:

Fax:

E-mail:

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.

Digitally signed by: Mario A. Reyna DN: CN = Mario A. Reyna email = mario@meldenandhunt.com C = US O = Melden and Hunt Inc OU = PE Date: 2021.09.08 16:06:47 -06'00'

Applicant Signature

9/8/21

Date

OWNER'S AUTHORIZATION

I/We, **BPMP-EP INVESTMENT, LLC,** a Texas limited liability company hereby authorizes Mario A. Reyna, P.E., Project Engineer for Melden & Hunt, Inc. to sign all subdivision applications and related paperwork for the proposed commercial development being 1.307 +/- acres out of Lot 1A, Block 1, M&A Investments Subdivision Envelope 279, Side A M.C.M.R, City of Eagle Pass Maverick County, Texas.

BPMP-EP INVESTMENT, LLC
a Texas limited liability company

BY: _____
Bill Poland, Manager

STATE OF Texas §

COUNTY OF Hidalgo §

Before me, the undersigned authority, on this day personally appeared **BILL POLAND** known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration herein stated, as the Manager/President of **BPMP-EP INVESTMENT, LLFC** on behalf of said company.

Given under my hand and seal of office, this the 21st day of July, 2021.

Lydia Flores
Notary Public, State of Texas

LYDIA FLORES
Notary Public, State of Texas
Comm. Expires 06/20/2022
Notary ID # 11239028

Attachment 2
Subdivision Variance Application(s)

PLANNING DEPARTMENT

#68169

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): Melden & Hunt, Inc.

Address: 115 W. McIntyre Street Edinburg, TX 78541

Phone: (956) 381-0981 E-mail: mario@meldenandhunt.com

Owner: BPMP-EP Investments, LLC

Address: 2 Henry Adams Street, Ste. 2M-33

Phone: c/o (956) 381-0981 E-mail: mario@meldenandhunt.com

Property Information

Site Address: N/A MCAD Property ID No. 9003974

Legal Description (from deed): "5.480 acres o/o Lot 1A, Block 1, M&A Investments Subdivision"

Description of Subdivision Variance Request

Variance from Sec. 23-36 Processing of the Final Plat (a) Preliminary Plat required to waive the requirement for preliminary plat before final; and 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 if their land?

The proposed development is less than the minimum requirement of 5 acres but has existing access to main utilities such as sewer, water, electricity and natural gas which are generally required during the platting process. By allowing us to go to directly to final, the construction of this business would be completed in a quicker manner for the general public.

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

Since all the improvements are existing and only a water and sewer service will be required for a proposed Harbor Freight that would benefit the community

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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 this variance would not impact public health since there are existing utilities and there are existing commercial developments nearby.

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 existing zoning allows for such a use of the land and any future developments surrounding the property would be in conformance of the future land use plan for the City of Eagle Pass so therefore, no negative impacts would be affected by this development.

Required Application Attachments

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

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

Applicant Authorization

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

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

Applicant Signature

9/8/21
Date

Attachment 3
Final Engineering Report / Drainage Report

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
FRED L. KURTH • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERTO N. TAMEZ • MARIO A. REYNA • RUBEN JAMES DE JESUS
TBPELS Firm # F-1435
TBPELS # 10096900

September 13, 2021

Mr. Placido Madera, Planning Director
City of Eagle Pass Planning
3295 Bob Rogers Drive
Eagle Pass, TX 78852

Re: Final Engineering Report for
Re-Plat of Lot 1A, block 1, M & A Investments Subdivision'
Creating Lot 2 in block 1 of M & A Investments Subdivision, Eagle Pass, Texas

Dear Mr. Madera -

Introduction:

The plat of Lot 2 in block 1 of M & A Investments Subdivision, Eagle Pass, Texas is 1.311 acres being out of Lot 1A, Block 1 M&A Investments Subdivision, and is bounded by F.M. 277 (Veterans Boulevard) on the west, Second Street to the north, Lot 1B, Block 1 of M&A Investments subdivision to the south, and Mardon II Subdivision the east. The subdivision is to create one (1) lot out of the subject tract.

The plat is within the corporate boundary of the City of Eagle Pass and is zoned B-3 General Business.

Existing Infrastructure and Utilities:

The proposed subdivision has direct access to FM 277 (Veterans Boulevard).

Water Service is provided by a City of Eagle Pass 8-inch water main within the right of way adjacent and parallel along the west side & north side of the subject tract.

Sanitary sewer service is provided by a City of Eagle Pass 8-inch sanitary sewer line within a 20 feet utility easement off site & on the southeast side of the overall subject tract.

The subdivision is within AEP Electrical service area and Texas State Natural Gas service area.

Existing Drainage:

The existing drainage pattern is surface flow from the northwest corner of the tract towards the southwest corner of the overall tract to an existing Detention created during the platting on Lot 1.

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The subdivision is in Zone "X" (unshaded) on FEMA's FIRM Community Panel No. 480471 0451 D dated April 4, 2011 & Community Panel No. 480471 0453 D dated April 4, 2011 and defined as areas determined to be outside the 500-year flood plain.

Proposed Development:

The subdivision plat is extracted from an overall tract consisting of 8.553 acres and platting the 1.311-acre with metes and bounds tract into Lot 2. The purpose of the subdivision is to bring the division of the property into compliance with the code.

Street Development: No new streets are included with this subdivision plat.
Water Development: No new water lines are included with this subdivision plat, only taps for proposed building.
Sanitary Sewer Development: No new water lines are included with this subdivision plat, only taps for proposed building.
Drainage Development: Proposed drainage consist of a connecting to the existing storm line running north along Veterans & East towards the detention pond.
Electric Facilities: No new electric facilities are included with this subdivision plat.
Telephone and Cable Television Facilities: No new telephone or cable television facilities are included with this subdivision plat.
Construction Estimate: $0.

Sincerely,

MELDEN & HUNT, INC.

Mario A. Reyna P.E.
Vice-President

FIRM NAME: MELDEN & HUNT, INC. – #F1435
TITLE: RePlat of lot 1A M&A Investments Subdivision
Creating Lot 2 in Block 1 of M&A Investments Subdivision
PREPARED BY: MARIO A. REYNA, P.E
DATE: September 08, 2021

STATE OF TEXAS
MARIO A. REYNA
117368
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9-8-21

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INDEX

1. Drainage Statement
2. Drainage Calculations
3. Location Map
4. Subdivision Plat
5. Paving & Drainage Layout
6. USGS Topographical Map
7. Rainfall Intensity Table
8. USDA Soils Map
9. USDA Soils Legend & Description
10. FEMA FIRM with site location

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
FRED L. KURTH • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERTO N. TAMEZ • MARIO A. REYNA • RUBEN JAMES DE JESUS
TBPELS Firm # F-1435
TBPELS # 10096900

Drainage Statement
REPLAT OF LOT 1A M&A INVESTMENT SUBDIVISION CREATING LOT 2 OF M&A INVESTMENTS SUBDIVISION
Project #21135.00 Date: September 08, 2021

REPLAT OF LOT 1A M&A INVESTMENT SUBDIVISION A tract of land containing 1.31 acres situated in the City of Eagle Pass, Maverick County, Texas, being a part or portion of Lot 1A, Block 1, M&A Investments Subdivision, according to the plat thereof recorded in envelope 279, Side A, Maverick County Map Records. This subdivision falls in "Zone X" (Unshaded) according to FEMA FIRM Community-Panel number: 480471 0451 D Map revised: April 4, 2011 & Community-Panel number: 480471 0453 D Map revised April 4, 2011. Zone "X" (Unshaded) is defined as "areas areas of minimum flooding" The property is located 590 south of the southeast corner of the intersection of Veterans Boulevard- F.M. 277 (Loop 431) & Second Street. The property is currently open with a proposed use of 1 Commercial Lot currently in the to City of Eagles Pass, Texas.

The soils in this area (CAB) Catarina clay association, (MKC) Maverick association and (PrB) Pryor clay loam which are in Hydrologic Group "D" & "C". This soils are moderately pervious and have a relatively low plasticity index. (See excerpts from "Soil Survey of Hidalgo County, Texas").

Existing runoff is in a northeasterly direction, with a runoff of 2.98 c.f.s. during the 10-year storm frequency as per the attached calculations. Proposed runoff after development is 12.98 c.f.s., during the 50-year storm frequency, per the attached calculation, which is an increase of 10.00 c.f.s.

The proposed drainage for this subdivision shall consist of surface runoff from the buildings into the proposed pavement and collected by type "C-C" inlets located at key points within the subdivision. The pipe size diameters shall range from 18" to 24". The proposed storm system shall discharge into an existing detention pond along the south east boundary of the site which will then discharge with a 24" storm discharge pipe and into a City of Eagle Pass existing drain ditch located on the east side of the boundary of the project.

In accordance with the City of Eagle Pass drainage policy, the peak rate of runoff in this subdivision will not be increased during the 50-year rainfall event due to the building of this subdivision. Therefore, as per attached calculations, the required 7,508 cubic feet of detention have been provided within the existing Detention Pond previously constructed on Lot 1 with a capacity of 40,418cubic feet. Lot 1 only required 6,353, so there is still 34,065 cubic feet available.

9-8-21 9-8-21

Mario A. Reyna, P.E. #117368 Date

STATE OF TEXAS
MARIO A. REYNA
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115 W. McINTYRE • EDINBURG, TX 78541 • OFF: (956) 381-0981 • FAX: (956) 381-1839 • www.meldenandhunt.com

DRAINAGE REPORT

PROJECT NAME: **Replat of Lot 1A M&A Investment Subdivision Creating Lot 2 in Block 1 of M&A Investments Subdivision**

PROJECT NUMBER: 21135.00

DATE: September 8, 2021

I. Existing Condition-10 year

		Int. Coeff. "k"	0.213	Table 3-2
Ex. Area:	57,104.44 sf	Kμ	3.28	
	1.31 ac	Length	331 ft	
Imp.Area:	- sf	Velocity	1.232065 ft/sec	
% Imp. :	0.00			
Slope :	3.11 %			
tc :	4.48 min			
Rainfall Intensity (10yr)		11.369 in/hr		
c factor		0.200		
Q peak existing condition:		2.98 cfs		

II. Future Condition-50 year

Future area:	57,104.44 sf			
	1.31 ac			
Estimated Imp. Area:	43,963 sf			
% Imp. :	0.77			
Slope :	311.00%			
tc :	3.50 min			
Rainfall Intensity (50yr)		14.753 in/hr		
c factor		0.671		
Q future cond. = Aci = i *	=	12.98	*	0.67
		0.8796391 i		

time min.	time hour	i in/hr	Qin cfs	Vin cf	Qout cfs	Vout cf	REQ'D V cf
5	0.08	13.57	11.94	3581	2.98	760	2821
10	0.17	10.83	9.52	5713	2.98	1207	4506
15	0.25	9.10	8.01	7206	2.98	1654	5552
20	0.33	7.91	6.96	8347	2.98	2101	6246
25	0.42	7.03	6.18	9269	2.98	2548	6721
30	0.50	6.34	5.58	10043	2.98	2996	7048
35	0.58	5.80	5.10	10708	2.98	3443	7266
40	0.67	5.35	4.71	11295	2.98	3890	7405
45	0.75	4.98	4.38	11818	2.98	4337	7481
50	0.83	4.66	4.10	12292	2.98	4784	7508
60	1.00	4.14	3.65	13123	2.98	5678	7445
90	1.50	3.16	2.78	15029	2.98	8361	6668
120	2.00	2.60	2.28	16442	2.98	11043	5398
180	3.00	1.95	1.72	18535	2.98	16409	2126
240	4.00	1.59	1.40	20102	2.98	21774	-1672

Storage Required:	7,508	cf
Storage Required:	0.172	Ac.-Ft.
w/ release rate of:	2.98	cfs
Storage / Ac. Development:	0.131	Ac.Ft. per Ac.

STATE OF TEXAS
MARIO A. REYNA
117368
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9-8-21

Weighted "c" value				
Type of Drainage Area	"c" value:	Square Footage	Acreage	partial "c"
Residential				
Single Family (Lots less than 1/4 acre)	0.35		0.000	0.000
Single Family (Lots 1/4 to 1/2 acre)	0.3	0.00	0.000	0.000
Single Family (Lots greater than 1/2 acre)	0.25	0	0.000	0.000
Multi-Family (Less than 20 DU / AC)	0.75	0	0.000	0.000
Multi-Family (Greater than 20 DU / AC)	0.55	0	0.000	0.000
Business Districts:	0.7	0	0.000	0.000
Industrial				
Light areas	0.5	0	0.000	0.000
Heavy areas	0.6	0	0.000	0.000
Roofs	0.7	16000	0.367	0.257
Parks, cemeteries	0.1	0	0.000	0.000
Unimproved Areas				
Bare Surface	0.15	13141.04	0.302	0.045
Grassland	0.25	0	0.000	0.000
Cultivated	0.2	0	0.000	0.000
Woodlands	0.15	0	0.000	0.000
Streets				
Asphalt	0.9	26083.4	0.599	0.539
Concrete	0.9		0.000	0.000
Drives and walks	0.9	1880	0.043	0.039
Total:		57,104	1.311	0.880
Weighted "c":			**0.671**	

$C_W=(C_1A_1+C_2A_2+C_3A_3+\ldots C_nA_n) / A_{total}$

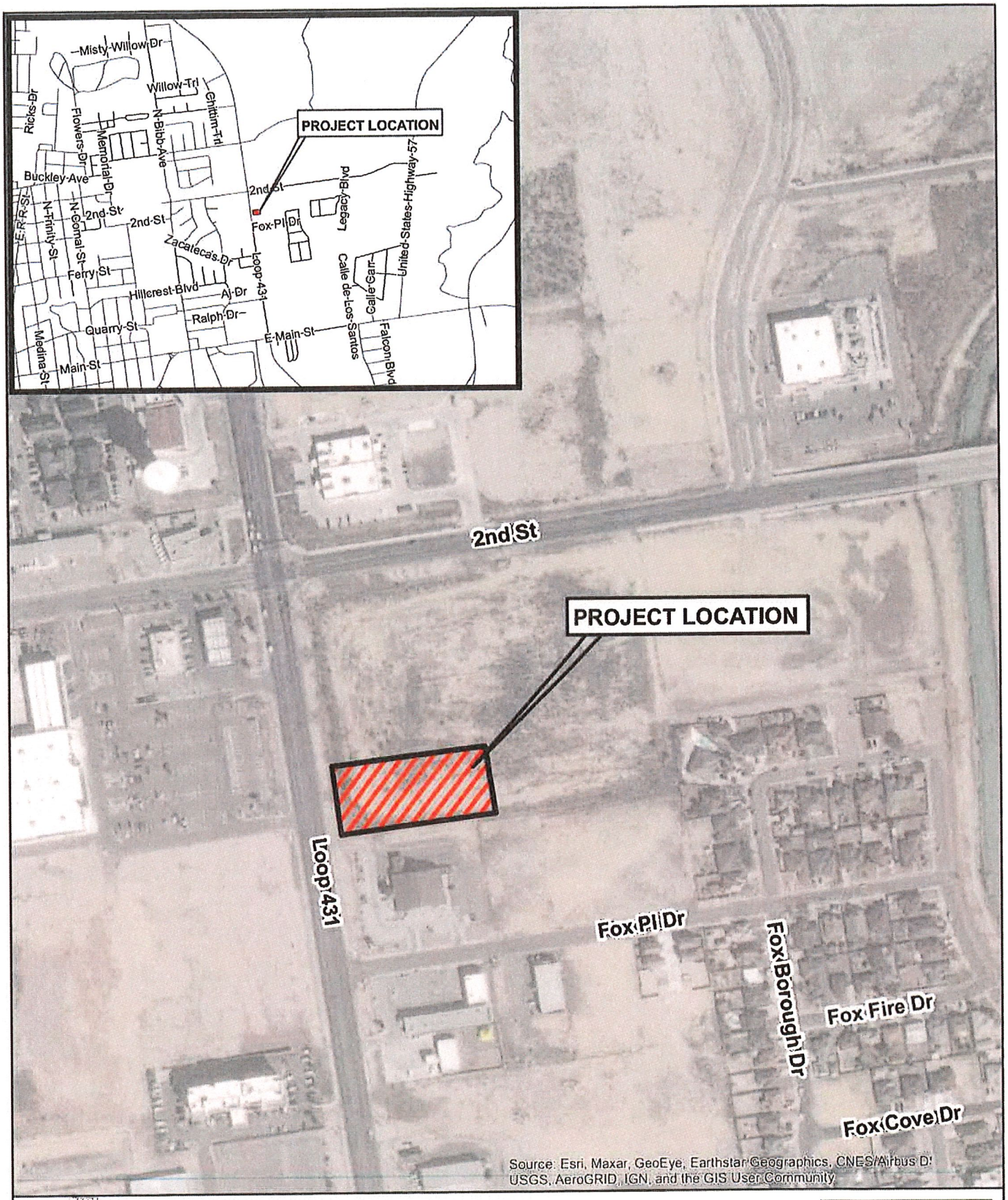
C_W = Weighted Runoff Coefficient (Composite Coefficient)

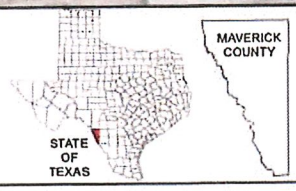
C_n = Runoff Coefficient n-th term

A_n = Area of n-th term

A_{total} = Total Area (acres)

A_{total} = Total Area (acres)





1 inch = 300 feet

Feet: 0 75 150 300 450 600

Miles: 0 0.0125 0.025 0.05 0.075 0.1

CITY OF EAGLE PASS
MAVERICK COUNTY, TEXAS

PROJECT LOCATION MAP

MELDEN & HUNT INC
CONSULTANTS • ENGINEERS • SURVEYORS

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Appendix 1.0

MAVERICK COUNTY RAINFALL INTENSITY TABLES

based on Weather Bureau (NWS) Technical Paper No. 40 "Rainfall Frequency Atlas of the United States"

formula $I = b/(t_c+d)^e$

TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
1	8.285	11.342	12.683	14.888	17.371	17.576
2	7.676	10.485	11.740	13.788	16.066	16.351
3	7.158	9.761	10.942	12.858	14.963	15.304
4	6.711	9.140	10.257	12.059	14.018	14.398
5	6.322	8.602	9.662	11.365	13.197	13.605
6	5.979	8.130	9.140	10.756	12.477	12.905
7	5.674	7.712	8.678	10.216	11.840	12.281
8	5.402	7.340	8.266	9.735	11.273	11.722
9	5.157	7.006	7.896	9.302	10.763	11.218
10	4.935	6.704	7.561	8.911	10.302	10.760
11	4.733	6.430	7.257	8.555	9.883	10.343
12	4.548	6.180	6.980	8.230	9.502	9.961
13	4.379	5.951	6.725	7.932	9.151	9.609
14	4.223	5.740	6.490	7.657	8.829	9.284
15	4.079	5.545	6.274	7.403	8.531	8.984
16	3.945	5.365	6.073	7.168	8.255	8.704
17	3.820	5.197	5.886	6.949	7.998	8.443
18	3.704	5.040	5.711	6.745	7.759	8.200
19	3.595	4.894	5.548	6.553	7.535	7.972
20	3.493	4.757	5.395	6.374	7.325	7.758
21	3.398	4.628	5.251	6.206	7.128	7.556
22	3.307	4.507	5.116	6.047	6.943	7.366
23	3.222	4.393	4.989	5.897	6.768	7.187
24	3.142	4.285	4.868	5.756	6.603	7.017
25	3.066	4.183	4.754	5.622	6.446	6.856
26	2.994	4.086	4.646	5.495	6.298	6.703
27	2.925	3.994	4.543	5.374	6.157	6.557
28	2.860	3.907	4.445	5.259	6.023	6.419
29	2.798	3.823	4.352	5.150	5.896	6.287
30	2.739	3.744	4.263	5.045	5.774	6.161
31	2.682	3.668	4.178	4.946	5.658	6.041
32	2.628	3.596	4.097	4.850	5.547	5.926
33	2.577	3.527	4.019	4.759	5.441	5.815
34	2.527	3.460	3.945	4.672	5.339	5.710
35	2.480	3.397	3.874	4.588	5.242	5.608

TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
36	2.435	3.336	3.805	4.508	5.148	5.511
37	2.391	3.277	3.739	4.430	5.058	5.417
38	2.349	3.221	3.676	4.356	4.972	5.327
39	2.308	3.167	3.615	4.284	4.889	5.240
40	2.270	3.114	3.557	4.215	4.809	5.157
41	2.232	3.064	3.500	4.149	4.732	5.076
42	2.196	3.016	3.446	4.085	4.657	4.998
43	2.161	2.969	3.393	4.023	4.585	4.923
44	2.127	2.924	3.342	3.963	4.516	4.850
45	2.095	2.880	3.293	3.905	4.449	4.780
46	2.063	2.838	3.245	3.849	4.384	4.712
47	2.033	2.797	3.199	3.795	4.321	4.646
48	2.003	2.757	3.155	3.743	4.260	4.582
49	1.975	2.719	3.112	3.692	4.202	4.520
50	1.947	2.682	3.070	3.643	4.144	4.460
51	1.920	2.646	3.029	3.595	4.089	4.402
52	1.894	2.611	2.990	3.548	4.035	4.345
53	1.869	2.577	2.952	3.503	3.983	4.291
54	1.845	2.544	2.915	3.460	3.933	4.237
55	1.821	2.512	2.878	3.417	3.883	4.185
56	1.798	2.481	2.843	3.376	3.836	4.135
57	1.775	2.450	2.809	3.335	3.789	4.086
58	1.753	2.421	2.776	3.296	3.744	4.038
59	1.732	2.392	2.744	3.258	3.700	3.991
60	1.711	2.364	2.712	3.221	3.657	3.946
65	1.615	2.235	2.566	3.049	3.458	3.736
70	1.530	2.120	2.437	2.896	3.282	3.549
75	1.454	2.018	2.321	2.760	3.125	3.383
80	1.386	1.927	2.217	2.638	2.984	3.233
85	1.325	1.844	2.124	2.527	2.856	3.098
90	1.269	1.769	2.038	2.426	2.740	2.974
95	1.219	1.700	1.961	2.334	2.635	2.862
100	1.172	1.637	1.889	2.250	2.538	2.758
105	1.129	1.579	1.823	2.172	2.449	2.663
110	1.090	1.526	1.763	2.100	2.366	2.575

where:	2yr	5yr	10yr	25yr	50yr	100yr
e=	0.831	0.801	0.788	0.782	0.796	0.787
b=	58	70	76	88	106	111
d=	9.4	8.7	8.7	8.7	8.7	9.4

Prepared By Melden & Hunt, Inc.

Appendix 1.0 (cont.)

MAVERICK COUNTY RAINFALL INTENSITY TABLES (cont.)

based on Weather Bureau (NWS) Technical Paper No. 40 "Rainfall Frequency Atlas of the United States"

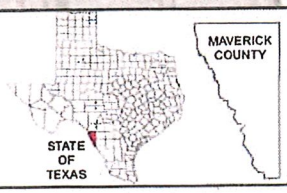
formula $I = b/(t_c+d)^e$

TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
115	1.053	1.476	1.706	2.034	2.290	2.493
120	1.020	1.430	1.654	1.971	2.219	2.417
125	0.988	1.387	1.605	1.914	2.152	2.346
130	0.958	1.347	1.559	1.859	2.090	2.279
135	0.931	1.309	1.516	1.809	2.032	2.217
140	0.905	1.274	1.476	1.761	1.978	2.158
145	0.880	1.240	1.438	1.716	1.926	2.103
150	0.857	1.209	1.402	1.674	1.878	2.051
155	0.836	1.179	1.368	1.633	1.832	2.002
160	0.815	1.151	1.336	1.595	1.789	1.955
165	0.796	1.125	1.306	1.559	1.748	1.911
170	0.777	1.099	1.277	1.525	1.708	1.869
175	0.760	1.075	1.249	1.493	1.671	1.829
180	0.743	1.052	1.223	1.462	1.636	1.791
185	0.727	1.031	1.198	1.432	1.602	1.754
190	0.712	1.010	1.174	1.404	1.570	1.720
195	0.697	0.990	1.152	1.377	1.539	1.686
200	0.683	0.971	1.130	1.351	1.510	1.655
205	0.670	0.953	1.109	1.326	1.482	1.624
210	0.657	0.935	1.089	1.302	1.455	1.595
215	0.645	0.918	1.070	1.280	1.429	1.567
220	0.634	0.902	1.051	1.258	1.404	1.540
225	0.622	0.887	1.034	1.236	1.380	1.514
230	0.611	0.872	1.016	1.216	1.357	1.489
235	0.601	0.857	1.000	1.197	1.335	1.465
240	0.591	0.844	0.984	1.178	1.313	1.442
245	0.581	0.830	0.969	1.160	1.293	1.420
250	0.572	0.817	0.954	1.142	1.273	1.398
255	0.563	0.805	0.940	1.125	1.253	1.377
260	0.554	0.793	0.926	1.109	1.235	1.357
265	0.546	0.781	0.913	1.093	1.217	1.338
270	0.538	0.770	0.900	1.077	1.199	1.319
275	0.530	0.759	0.887	1.063	1.183	1.300
280	0.522	0.749	0.875	1.048	1.166	1.283
285	0.515	0.738	0.863	1.034	1.150	1.266

TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
290	0.508	0.729	0.852	1.021	1.135	1.249
295	0.501	0.719	0.841	1.007	1.120	1.233
300	0.494	0.710	0.830	0.995	1.106	1.217
305	0.488	0.700	0.820	0.982	1.092	1.202
310	0.481	0.692	0.809	0.970	1.078	1.187
315	0.475	0.683	0.800	0.958	1.065	1.172
320	0.469	0.675	0.790	0.947	1.052	1.158
325	0.463	0.667	0.781	0.936	1.039	1.145
330	0.458	0.659	0.771	0.925	1.027	1.131
335	0.452	0.651	0.763	0.915	1.015	1.119
340	0.447	0.644	0.754	0.904	1.003	1.106
345	0.441	0.636	0.746	0.894	0.992	1.094
350	0.436	0.629	0.737	0.884	0.981	1.082
355	0.431	0.622	0.729	0.875	0.970	1.070
360	0.426	0.615	0.722	0.866	0.960	1.059
365	0.422	0.609	0.714	0.857	0.950	1.047
370	0.417	0.602	0.707	0.848	0.940	1.037
375	0.413	0.596	0.699	0.839	0.930	1.026
380	0.408	0.590	0.692	0.831	0.920	1.016
385	0.404	0.584	0.685	0.822	0.911	1.005
390	0.400	0.578	0.678	0.814	0.902	0.995
395	0.396	0.572	0.672	0.806	0.893	0.986
400	0.392	0.567	0.665	0.799	0.884	0.976
405	0.388	0.561	0.659	0.791	0.876	0.967
410	0.384	0.556	0.653	0.784	0.868	0.958
415	0.380	0.551	0.647	0.776	0.859	0.949
420	0.376	0.545	0.641	0.769	0.851	0.940
425	0.373	0.540	0.635	0.762	0.844	0.932
430	0.369	0.535	0.629	0.756	0.836	0.923
435	0.366	0.531	0.624	0.749	0.828	0.915
440	0.362	0.526	0.618	0.742	0.821	0.907
445	0.359	0.521	0.613	0.736	0.814	0.899
450	0.356	0.517	0.607	0.730	0.807	0.892
455	0.353	0.512	0.602	0.724	0.800	0.884
460	0.349	0.508	0.597	0.718	0.793	0.877

where:	2yr	5yr	10yr	25yr	50yr	100yr
e=	0.831	0.801	0.788	0.782	0.796	0.787
b=	58	70	76	88	106	111
d=	9.4	8.7	8.7	8.7	8.7	9.4

Prepared By Melden & Hunt, Inc.



1 inch = 1,000 feet

Feet: 0, 250, 500, 1,000, 1,500, 2,000

Miles: 0, 0.0625, 0.125, 0.25, 0.375, 0.5

CITY OF EAGLE PASS
MAVERICK COUNTY, TEXAS

USGS MAP

MELDEN & HUNT INC
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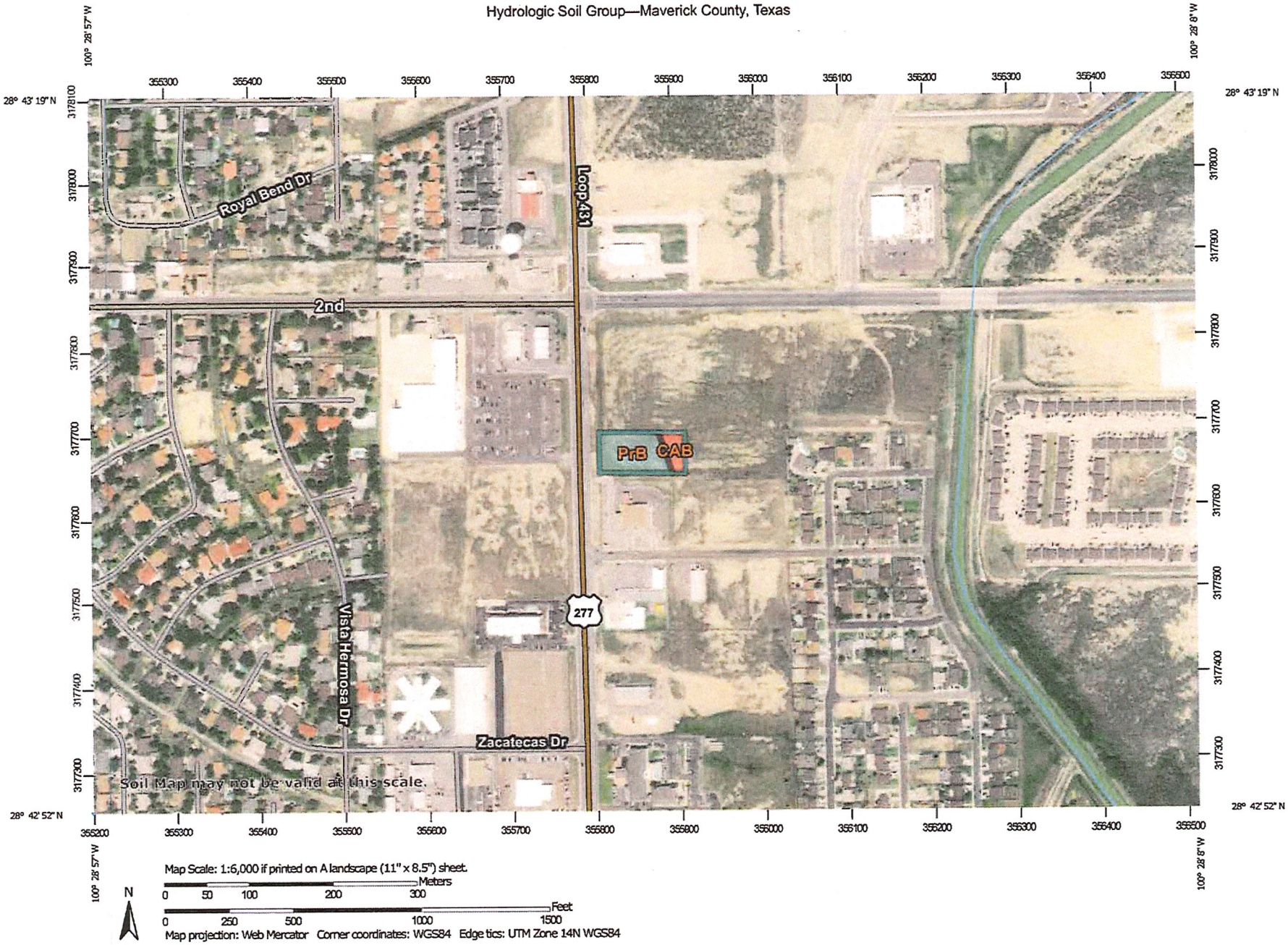
Hydrologic Soil Group—Maverick County, Texas



Map Scale: 1:6,000 if printed on A landscape (11" x 8.5") sheet.

Meters: 0 50 100 200 300

Feet: 0 250 500 1000 1500

N

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features

Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Maverick County, Texas
Survey Area Data: Version 18, Jun 11, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 21, 2016—Jun 15, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
CAB	Catarina clay, association, 0 to 5 percent slopes	D	0.3	23.1%
PrB	Pryor clay loam, 1 to 3 percent slopes	C	0.9	76.9%
Totals for Area of Interest			**1.2**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Aggregation is the process by which a set of component attribute values is reduced to a single value that represents the map unit as a whole.

A map unit is typically composed of one or more "components". A component is either some type of soil or some nonsoil entity, e.g., rock outcrop. For the attribute being aggregated, the first step of the aggregation process is to derive one attribute value for each of a map unit's components. From this set of component attributes, the next step of the aggregation process derives a single value that represents the map unit as a whole. Once a single value for each map unit is derived, a thematic map for soil map units can be rendered. Aggregation must be done because, on any soil map, map units are delineated but components are not.

For each of a map unit's components, a corresponding percent composition is recorded. A percent composition of 60 indicates that the corresponding component typically makes up approximately 60% of the map unit. Percent composition is a critical factor in some, but not all, aggregation methods.

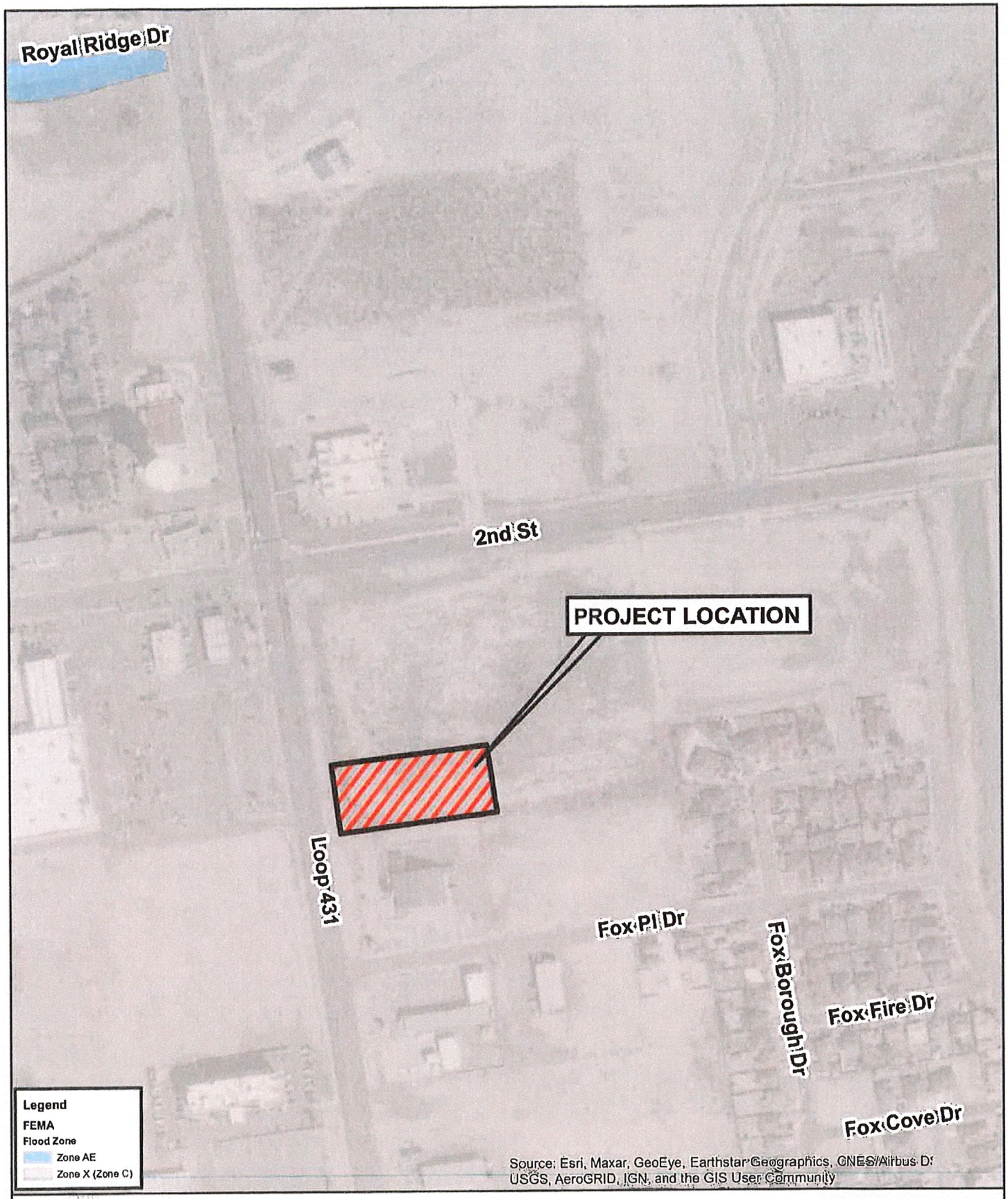
The aggregation method "Dominant Condition" first groups like attribute values for the components in a map unit. For each group, percent composition is set to the sum of the percent composition of all components participating in that group. These groups now represent "conditions" rather than components. The attribute value associated with the group with the highest cumulative percent composition is returned. If more than one group shares the highest cumulative percent composition, the corresponding "tie-break" rule determines which value should be returned. The "tie-break" rule indicates whether the lower or higher group value should be returned in the case of a percent composition tie. The result returned by this aggregation method represents the dominant condition throughout the map unit only when no tie has occurred.

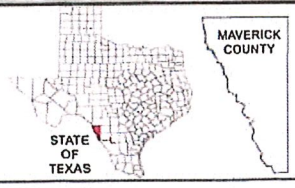
Component Percent Cutoff: None Specified

Components whose percent composition is below the cutoff value will not be considered. If no cutoff value is specified, all components in the database will be considered. The data for some contrasting soils of minor extent may not be in the database, and therefore are not considered.

Tie-break Rule: Higher

The tie-break rule indicates which value should be selected from a set of multiple candidate values, or which value should be selected in the event of a percent composition tie.





1 inch = 300 feet

Feet: 0 75 150 300 450 600

Miles: 0 0.0125 0.025 0.05 0.075 0.1

CITY OF EAGLE PASS
MAVERICK COUNTY, TEXAS

FEMA MAP

MELDEN & HUNT, INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McCULLOUGH
SAN ANTONIO, TX 78212
PH: (210) 381-0051
FAX: (210) 381-1870
ESTABLISHED 1947
www.meldenhunt.com
DATE: 09.04.2020
JOB NO.: 21138.05
DRAWN BY: A. MEYER
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NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where Base Flood Elevations (BFEs) and/or floodways have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of the FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study Report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on the FIRM.

Boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures in this jurisdiction.

The projection used in the preparation of this map was Texas State Plane, Zone (South Central. The horizontal datum was NAD83, GRS80 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey, SSMC-3 #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for bench marks shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242 or visit its website at http://www.ngs.noaa.gov.

Base map information shown on this FIRM was derived from multiple sources. This information was compiled from the U.S. Geological Survey, 1989 and 1990; National Geodetic Survey, 2004; and Texas Water Development Board, 2007. Additional information was photogrammetrically compiled at a scale of 1:12,000 from aerial photography dated 2004.

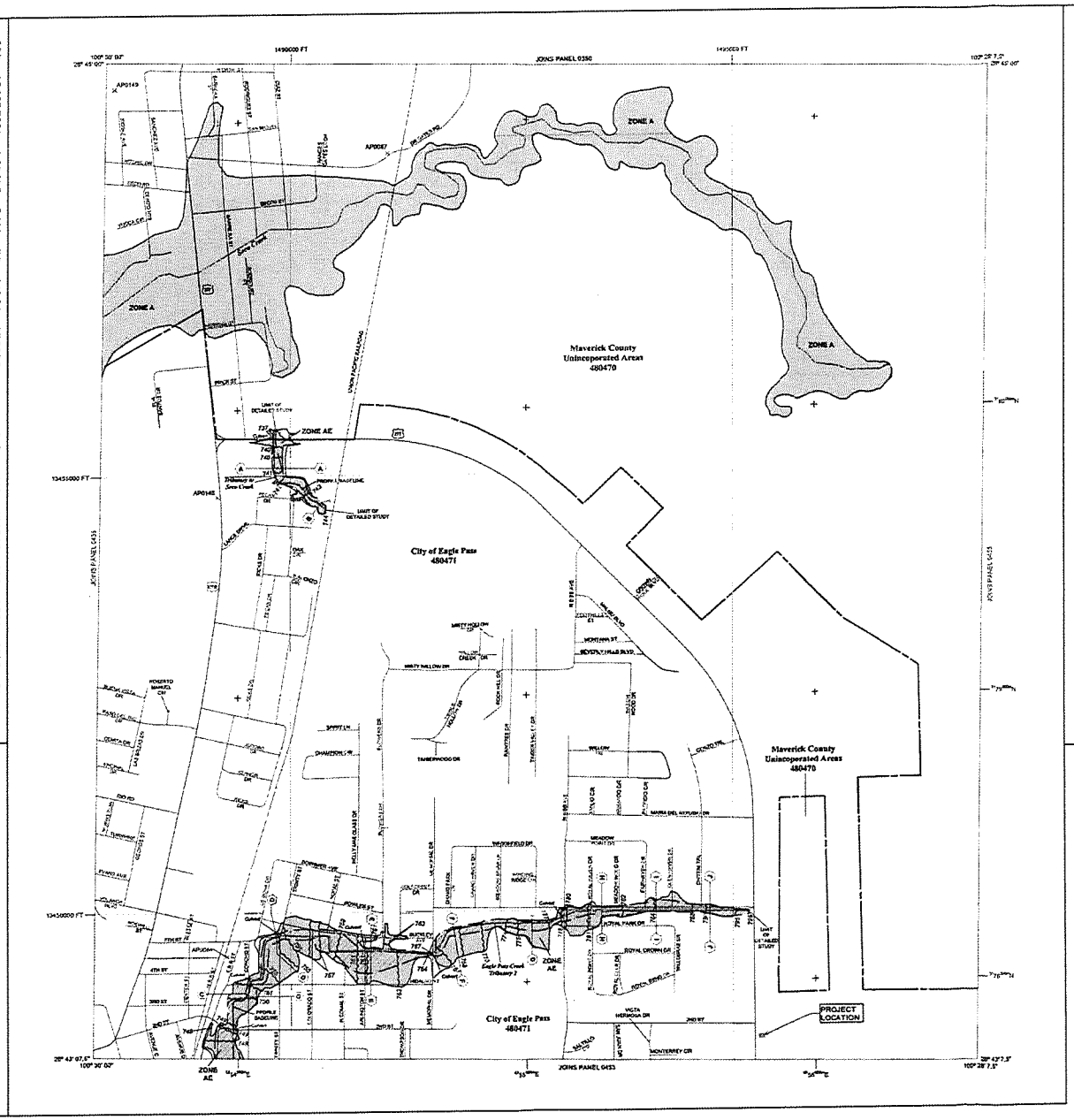
This map reflects more detailed and up-to-date stream channel configurations than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed Map Index for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the FEMA Map Service Center at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and their website at http://www.msc.fema.gov.

If you have questions about this map or questions concerning the National Flood Insurance Program in general, please call 1-877- FEMA MAP (1-877-336-2627) or visit the FEMA website at http://www.fema.gov.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A1-A99, V, and VE. The Base Flood Elevation is the water surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHER PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

	Floodway Boundary
	Regulatory Floodway
	Zone D Boundary
	CBRS and OPA Boundary
	Boundary Dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
513	Base Flood Elevation line and value; elevation in feet*
(EL 987)	Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

(A) — (A)	Cross section line
(23) — (23)	Transect line
97° 07' 30", 32° 22' 30"	Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
7000000 FT	1000-meter Universal Transverse Mercator grid values, zone 14
6000000 FT	5000-foot grid values: Texas State Plane coordinate system, South Central Zone (FIPSZONE 4204), Lambert Conformal Conic Projection
DX513 X	Bench mark (see explanation in Notes to Users section of this FIRM panel)
• M1.5	River Mile

MAP REPOSITORIES
Refer to Map Repositories list on Map Index.

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
April 4, 2011

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'

NORTH

PANEL 0451D

FIRM
FLOOD INSURANCE RATE MAP
MAVERICK COUNTY, TEXAS AND INCORPORATED AREAS

PANEL 451 OF 875

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
MAVERICK COUNTY, TEXAS	480470	0451	D
EAGLE PASS, CITY OF	480471	0451	D

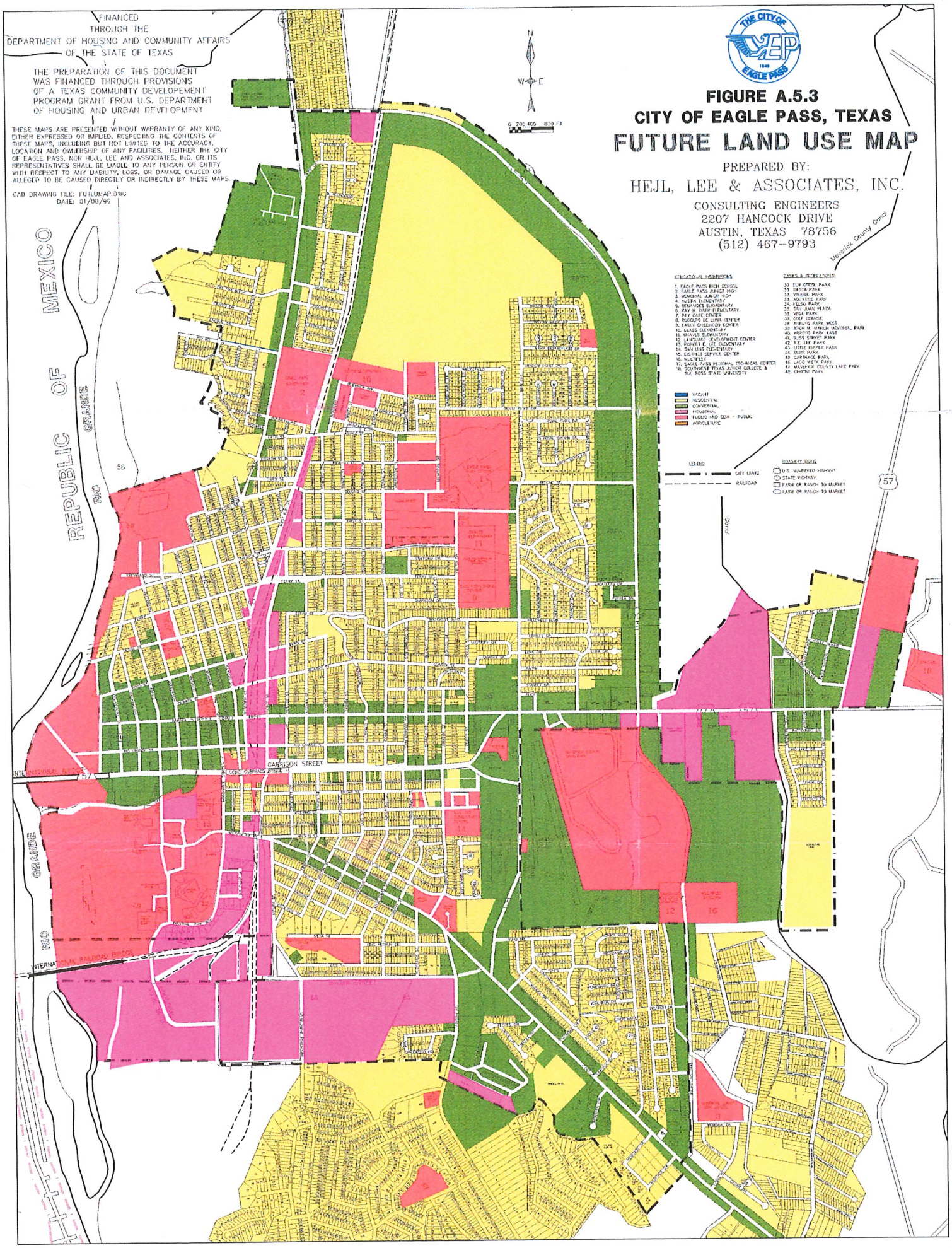
NATIONAL FLOOD INSURANCE PROGRAM

MAP NUMBER
48323C0451D

EFFECTIVE DATE
APRIL 4, 2011

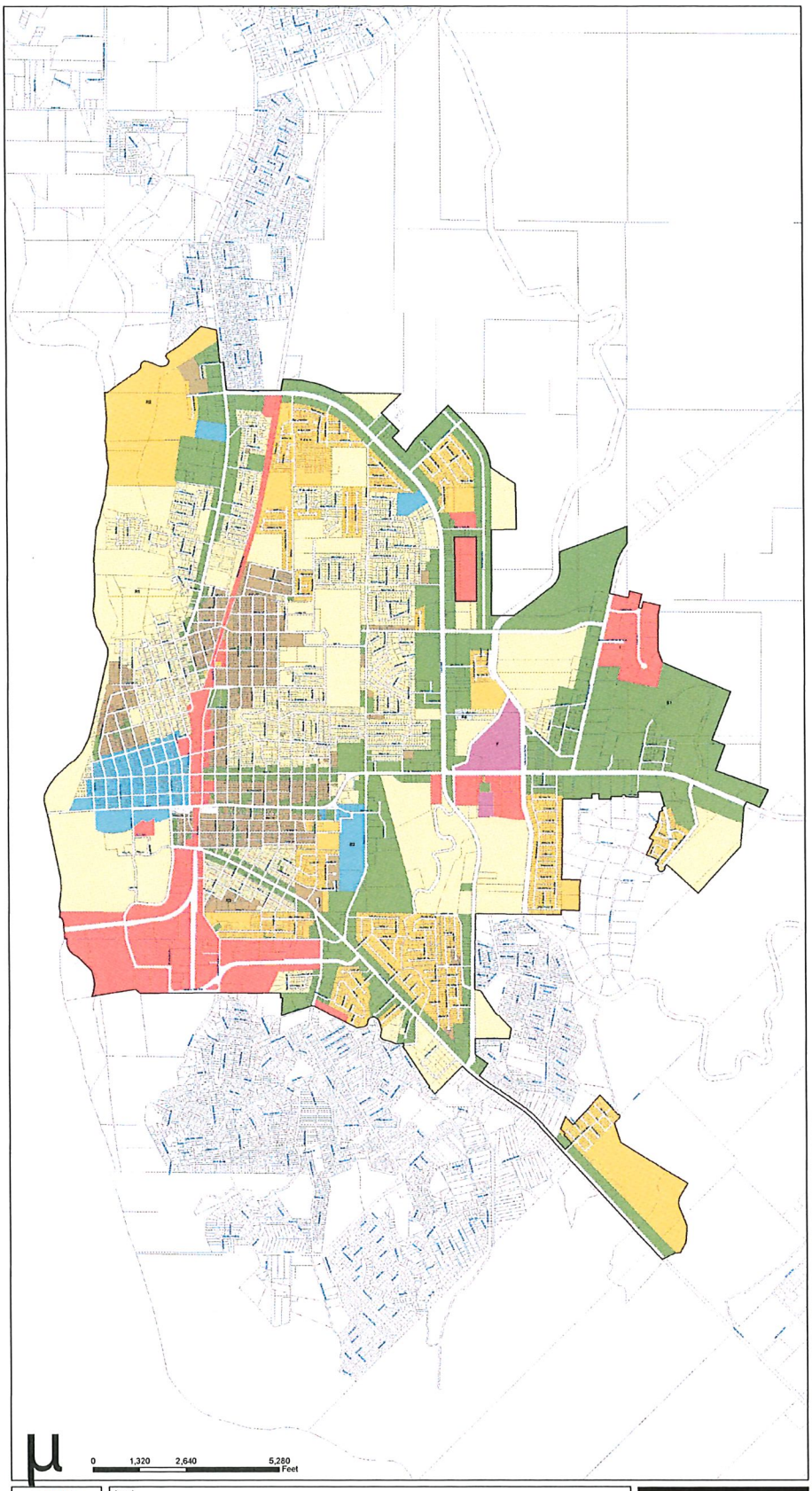
Federal Emergency Management Agency

Attachment
Master Plan and Zoning Map


FINANCED THROUGH THE DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS OF THE STATE OF TEXAS
THE PREPARATION OF THIS DOCUMENT WAS FINANCED THROUGH PROVISIONS OF A TEXAS COMMUNITY DEVELOPEMENT PROGRAM GRANT FROM U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
THESE MAPS ARE PRESENTED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED, RESPECTING THE CONTENTS OF THESE MAPS, INCLUDING BUT NOT LIMITED TO THE ACCURACY, LOCATION AND OWNERSHIP OF ANY FACILITIES. NEITHER THE CITY OF EAGLE PASS, NOR HEJL, LEE AND ASSOCIATES, INC. OR ITS REPRESENTATIVES SHALL BE LIABLE TO ANY PERSON OR ENTITY WITH RESPECT TO ANY LIABILITY, LOSS, OR DAMAGE CAUSED OR ALLEGED TO BE CAUSED DIRECTLY OR INDIRECTLY BY THESE MAPS.
CAD DRAWING FILE: FUTLUMAP.DWG
DATE: 01/08/95
THE CITY OF EAGLE PASS
1849
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
N
W
E
0 200 400 800 FT
REPUBLIC OF MEXICO
RIO GRANDE
Maverick County Canal
EDUCATIONAL INSTITUTIONS
1. EAGLE PASS HIGH SCHOOL
2. EAGLE PASS JUNIOR HIGH
3. MEMORIAL JUNIOR HIGH
4. AUSTIN ELEMENTARY
5. BENAVIDES ELEMENTARY
6. RAY H. DIRR ELEMENTARY
7. DAY CARE CENTER
8. RIOSOTO DE LUNA CENTER
9. EARLY CHILDHOOD CENTER
10. GLASS ELEMENTARY
11. GRAVES ELEMENTARY
12. LANGUAGE DEVELOPMENT CENTER
13. ROBERT E. LEE ELEMENTARY
14. SAN LUIS ELEMENTARY
15. DISTRICT SERVICE CENTER
16. MALPIDEY
17. EAGLE PASS REGIONAL TECHNICAL CENTER
18. SOUTHWEST TEXAS JUNIOR COLLEGE & SUL ROSS STATE UNIVERSITY
PARKS & RECREATION
30. ELM CREEK PARK
31. DESTA PARK
32. VIVERE PARK
33. MONTES PARK
34. HIDALGO PARK
35. SAN JUAN PLAZA
36. MOA PARK
37. GOLF COURSE
38. AVENIDA PARK WEST
39. ARCH M. MARCH MEMORIAL PARK
40. ARROYO PARK EAST
41. BUSS STREET PARK
42. R.E. LEE PARK
43. LITTLE DIPPER PARK
44. DUPS PARK
45. CARTRIDGE PARK
46. LACO VISTA PARK
47. MAVERICK COUNTY LAKE PARK
48. CHITIM PARK
VACANT
RESIDENTIAL
COMMERCIAL
INDUSTRIAL
PUBLIC AND EDA - PUBLIC
AGRICULTURE
LEGEND
CITY LIMITS
RAILROAD
ROADWAY SIGNS
U.S. NUMBERED HIGHWAY
STATE HIGHWAY
FARM OR RANCH TO MARKET
FARM OR RANCH TO MARKET
57
58
CARRISON STREET
INTERNATIONAL BRIDGE
INTERNATIONAL RAILROAD BRIDGE

Legend

- City Limits Outline
- B1 - Neighborhood Business District (<8,00 Sq. Ft)
- B2 - Central Business District
- B3 - General Business District (>8,000 Sq. Ft.)
- I - Industrial District
- F - Floodway District
- R1 - First One-Family Dwelling Distrcit
- R2 - Second One-Family Dwelling Distrcit
- R3 - Duplex Dwelling Distrcit
- R3A - Apartment Distrcit
- R4 - Townhouse Residence Distrcit



THE CITY OF EAGLE PASS 1849

Legend

Eagle Pass, Texas

October 1, 2007 (Updated)

TRUE AUTOMATION, INC

2600 Technology Dr Suite 900
Phone: 972.631.1858
Fax: 972.633.0533
Plano, TX 75074
www.trueautomation.com

Item #3

Planning Department Executive Summary

REPORT TO THE PLANNING & ZONING COMMISSION

Plat Amendment of Lot 91 in Stone Ride Subdivision Unit 1; Lots 88, 89, 90 in Stone Ridge Subdivision Unit 2; and Lots 1, 2, 46 in Encino Park Subdivision Unit 3

I. BACKGROUND

A. General Information

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

Location: Off Stone Way Drive, Stone Hedge Drive and Oak Manor Drive

Legal Description: Lot 91 in Stone Ride Subdivision Unit 1; Lots 88, 89, 90 in Stone Ridge Subdivision Unit 2; and Lots 1, 2, 46 in Encino Park Subdivision Unit 3

Property ID Number: 8708193, 8710095, 8700170, 8710094, 8700169, 8700168, and 8710093

Request: An amendment to amend the common property lines, including a variance request to reduce the front yard building setback area from 25-feet to 15-feet due to an electrical easement that partially crosses property located at 2791 Stone Hedge Drive, also known as Lot 89.

B. Subject Property Information

Existing Use: Lots 91 and Lot 2 are developed and Lots 88, 89 and 48 are vacant

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

Master Plan: Residential

C. Vicinity Data

The site is located within an area that features mostly developed residential uses.

D. Infrastructure

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

Access to the site is provided by Stone Way Drive, Stone Hedge Drive and Oak Manor Drive.

II. RECOMMENDED FINDINGSOF 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 plat amendment design is consistent with the *R-2 District*.

3. The plat amendment design will be 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 23-62* 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

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

6. The subdivision'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 in 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 plat amendment will allow for a use of the property that is both consistent with the residential purpose of the *R-2 District* as this allows residential dwellings, as well as the surrounding area, for the following reasons:

    - The subdivision design bears a substantial relationship to the public's health, safety, and welfare.
    - The subdivision is in accordance with the policies of the *Master Plan* and the purpose of the *R-2 District, allowing a residential dwelling.*
    - The subdivision is warranted because of the necessity to create additional lots for development and because the proposed development is appropriate to accomplish the reasonable use of the property.
    - The subject property is suitable for development in general conformance with development standards of the *R-2 District.*
    - The subdivision will benefit the City as a whole and will not be detrimental to nearby land uses of a similar nature.
    - The subsequent development will be designed and conditioned to comply with all applicable subdivision criteria and standards of the City of Eagle Pass.

Please refer to Attachment 2 for a copy of the *Master Plan* Map and a copy of the *Zoning District Map* for the City of Eagle Pass.

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

B. <u>Planning Department Recommendation</u>

The Eagle Pass Planning and Zoning Commission **GRANT** plat amendment approval of the property legally described as Lot 91 in Stone Ride Subdivision Unit 1; Lots 88, 89, 90 in Stone Ridge Subdivision Unit 2; and Lots 1, 2, 46 in Encino Park Subdivision Unit 3, including a variance request to reduce the front yard building setback area from 25-feet to 15-feet due to an electrical easement that partially crosses property located at 2791 Stone Hedge Drive, also known as Lot 89 and also with the following conditions:

1. That a sidewalk be constructed along Stone Way Drive adjacent to Lots 91, 2, and 89 before plat recordation.

2. Depict Lot 88 as "Outlot" as it not buildable due to overhead utility lines.

TRANSMITTED to the parties listed hereafter:

TEC Services via e-mail
Planning and Zoning Commission via e-mail
Eagle Pass Planning Department Report dated October 8, 2021

Attachment 1
Application

PLANNING DEPARTMENT
3296 Bob Rogers Drive, Eagle Pass, TX 78852 • Telephone: (830) 773-7781 • Fax: (830) 773-7803
www.eaglepasstx.us • planning@eaglepasstx.us

SUBDIVISION APPLICATION

TYPE OF SUBDIVISION (check one):
☐ Preliminary ☐ Final ☐ Replat ☑ Amendment ☐ Short Form Final

Property Legal Description: Lot 91, Stone Ridge Subdivision Unit 1; Lots 88,89,90 of Stone Ridge Subdivision Unit 2; Lots 1,2, & 48 (not numbered in Plat) Encino Park Subdivision Unit 3

Maverick County Property Identification Number(s): 8708193; 8710095; 8700170;8710094;8700169;8700168;8710093

Name of Addition: Plat Amendment: Stone Ridge Subdivision Unit 1 & 2, Encino Park Subdivision Unit 3

Location of Addition: Off Stone Way Drive

Number of Residential Lots: 5 Number of Commercial Lots: 0 Gross Acreage: 1.11

Number of New Street Intersections 0 Linear feet of Streets 0

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

Existing Land Use: Residential Proposed Land Use: Residential

Requested Variances: Variance to reduce Front-yard setback from 25' to 15' for existing lots ~~88~~ & 89 of Stone Ridge Subdivision Unit 2 due to 80' Electrical Transmission Easement that encroaches into the lots and makes it difficult to construct homes.

PROPERTY OWNER:

Name: Monsa, LTD.
Address: 2741 Crown Hill, Suite B
City: Eagle Pass
State: TX Zip: 78852
Signature:

Contact: Francisco Mondragon
Phone: (830)-757-1007
Fax: N/A
E-mail: mondragonromelia@mac.com
Date: 4/30/21

PROPERTY OWNER:

Name: Conrado Jimenez & Sandra Jimenez
Alejandro Montoya & Vivian Chavez Montoya
Address: 2654 Oak Manor Dr.
2779 Stone Hedge
City: Eagle Pass
State: TX Zip: 78852
Signature:

Contact: Francisco Mondragon
Phone: (830)-757-1007
Fax: N/A
E-mail: mondragonromelia@mac.com
Date: 4/30/21

RECEIVED 8/19/21

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

Contact: Aaron Libson
Phone: 830-773-0579
Fax: 830-773-7312
E-mail: ajlibson@terratechengineering.com
Date: 5/7/21

SURVEYOR:

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

Contact: Francisco Gaytan
Phone: 830-773-8308
Fax: 830-421-7116
E-mail: fgaytan@yahoo.com
Date: 5/7/21

ENGINEER:

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

Contact: Florentino Caballero
Phone: 830-773-0579
Fax: 830-773-7312
E-mail: fcaballero@terratechengineering.com
Date: 5/7/21

PRINCIPAL CONTACT: ○ Owner ◉ Applicant ○ Surveyor ○ Engineer

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

STATEMENT OF APPLICANT

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

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

Applicant Signature

5/7/21
Date

2

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: mondragonromelia@mac.com

Property Information

Site Address: 2791 Stone Hedge MCAD Property ID No. 8700169

Legal Description (from deed): Lot 89, Block 6,Stone Ridge Subdivision Unit 2

Description of Subdivision Variance Request

Reduction of Front-yard setback from 25' to 15' due to there being an electrical easement that partially crosses the property, but still leaves enough room to build a home. Reducing the setback by 10' would allow the property owner to utilize the extra space to better fit a home.

Detailed Explanation of Subdivision Variance Request

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

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

There is an electrical easement that partially crosses through the property taking build-able area away from the PLATTED lot. Reducing the setback by 10' would allow the property to utilize the lot as intended, and maximize home area due to obstruction.

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

The property owner would be able to better fit a home with the extra 10' of space that he would recover as part of this front yard setback reduction. The lot still contains enough area to build a home, regardless of the easement obstruction, but would be able to maximize property with front yard reduction.

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 public health, safety or welfare, or injurious to other property in the area as all lots in the vicinity are already developed with homes. This would allow the property owner to utilize the extra space and build a home due to the electrical obstruction.

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.

There is no more available or build-able lots in the vicinity. All lots already have homes. The property is legally platted as (1) lot and the property owner is entitled to to develop the property given it has all the necessary utilities. The granting of this variance would allow the lot to be properly utilized as intended

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

5/7/21
Date

2

PLAT AMENDMENT

Stone Ridge Subdivision Unit 1 & 2

Encino Park Subdivision Unit 3

The proposed Plat Amendment will modify existing lot lines for Lot 91 of Stone Ridge Subdivision Unit 1, Lots 88,89, 90 of Stone Ridge Subdivision Unit 2, & Lots 1,2,48 of Encino Park Subdivision Unit 3.

No new lots will be created as part of this Plat Amendment and existing covenants (if any) or restrictions will not be altered, amended, or removed.

The purpose for this plat amendment is to correct the construction of the existing Stone Way 50' R.O.W. Street that was illegally constructed during the development of Stone Ridge Subdivision Unit 1 and 2 thru lot 90 of Stone Ridge Subdivision Unit 2 and lot 1 of Encino Park Subdivision Unit 3. (Please refer to Plat Amendment sheet for reference).

Being that the City of Eagle Pass currently maintains this street, and the general public uses Stone Way Street to traverse between adjacent neighborhoods, the developer wants to legally grant this street over to the City of Eagle pass via Plat Amendment to legally designate the 50' R.O.W. street as a public Right of Way as it is currently being used. By Plat of records, this existing Street R.O.W. of Stone Way is private, although it is being used as a public avenue.

Lot 1 of Encino Park Subdivision Unit 3 and Lot 90 of Stone Ridge Subdivision Unit 2 will be omitted with this plat amendment, and the acreage from those lots of which the existing street currently passes thru will be assigned to form the 50' R.O.W. of Stone Way. Other lots mentioned as part of this subdivision plat amendment will not be omitted, but lots lines were moved as necessary to form the 50' R.O.W. in order to legally make this a public R.O.W. and as a result, the acreage of the other lots changed.

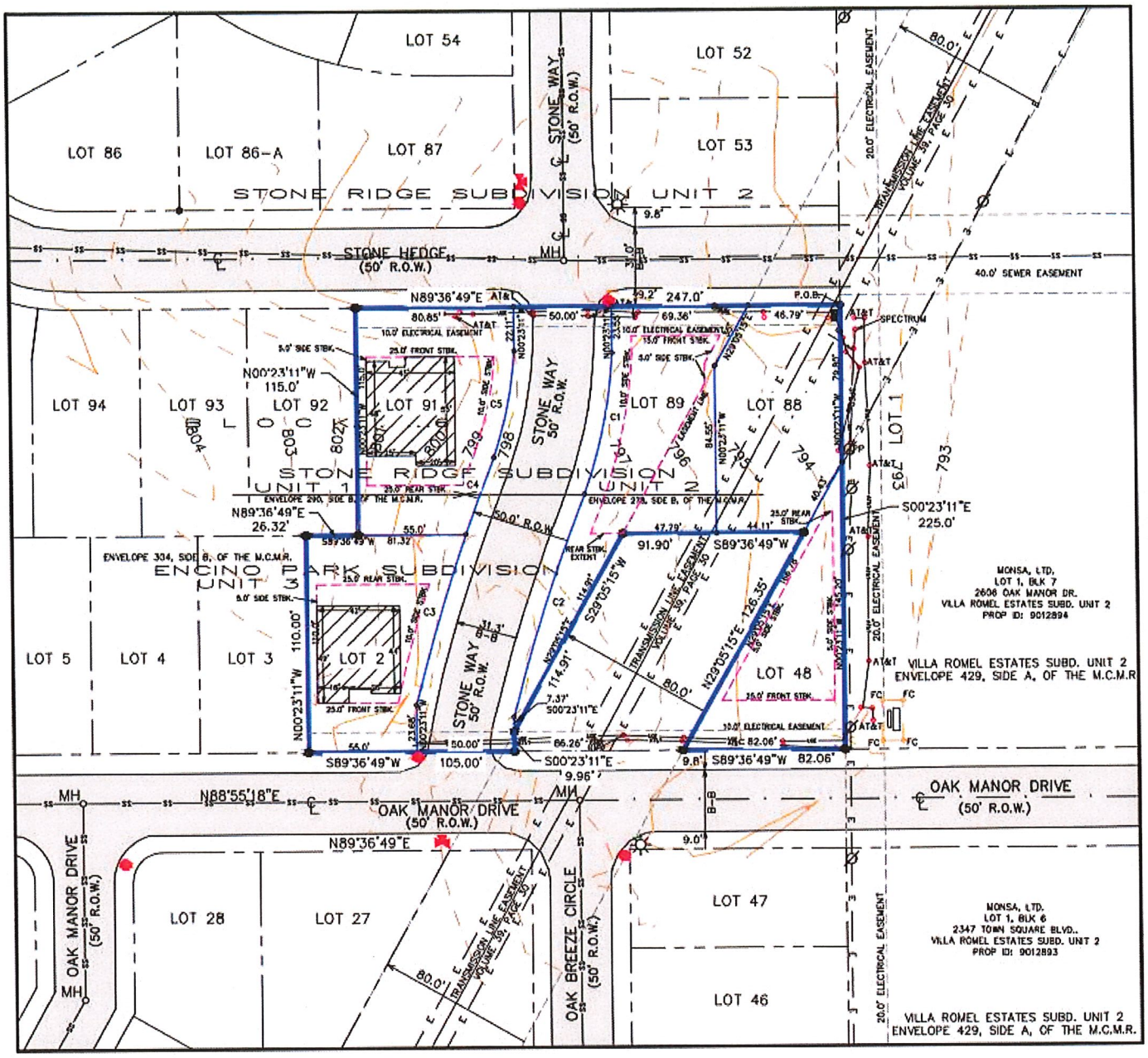
Please refer to Plat Amendment Sheet showing exact areas being modified and how the Amended Plat area will look like in reference to the Original Platted area.

Florentino Caballero, P.E.

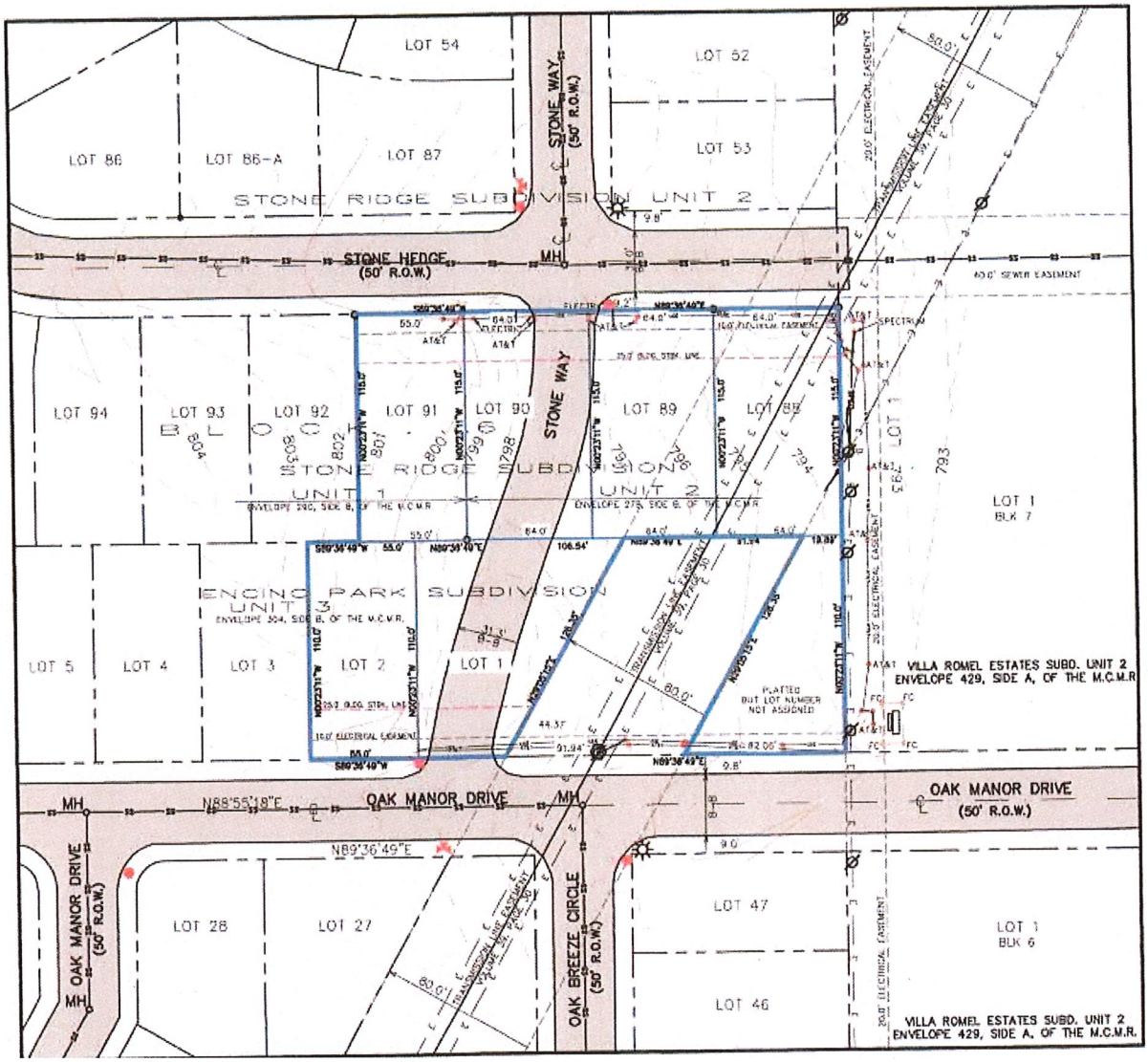
STATE OF TEXAS
F. J. CABALLERO
66952
LICENSED
PROFESSIONAL ENGINEER

9/15/21

Amended Plat



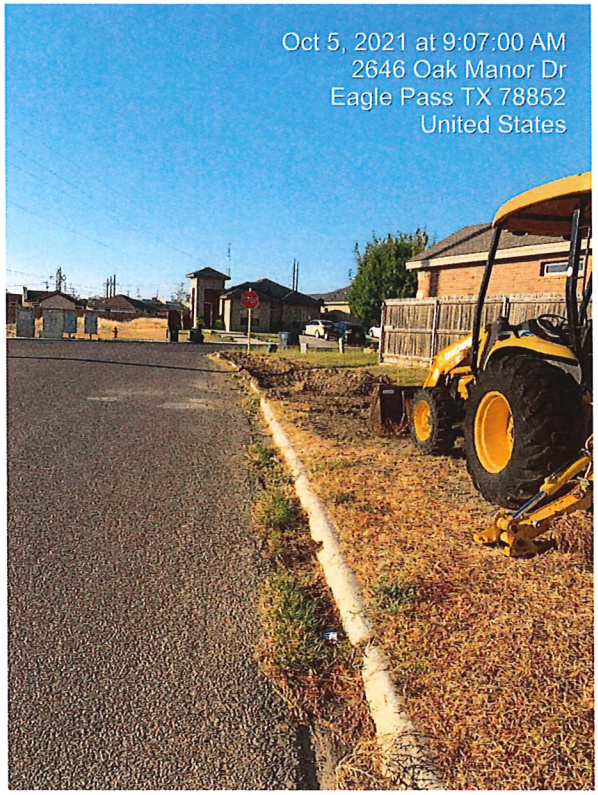
Recorded Plat

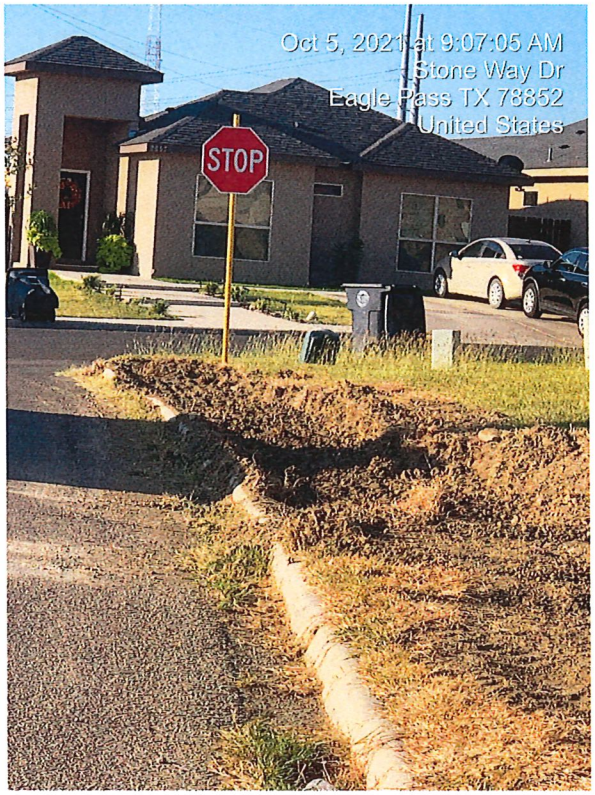


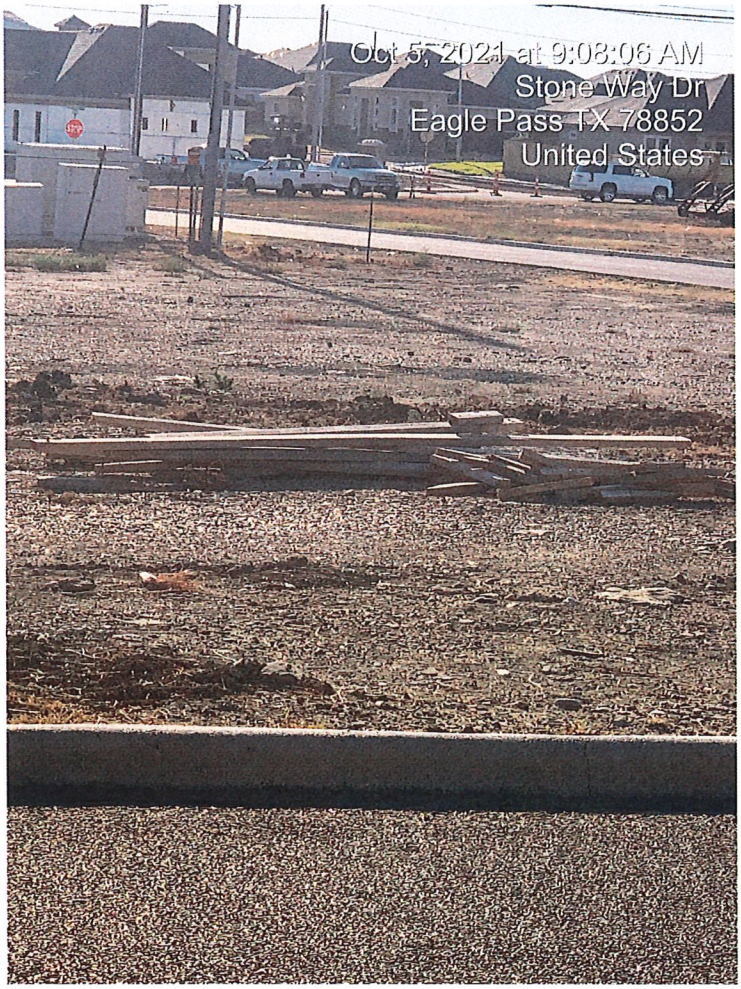
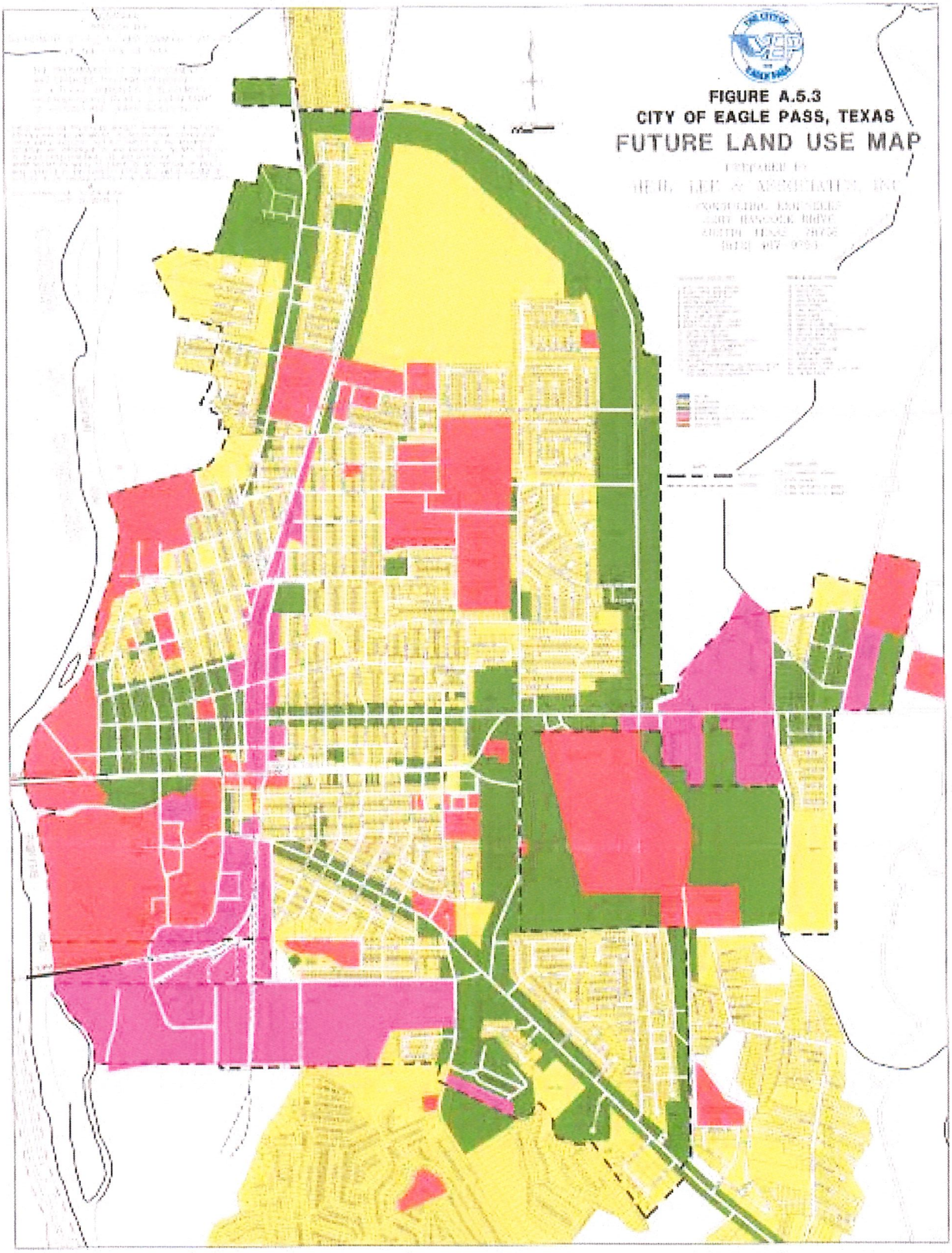
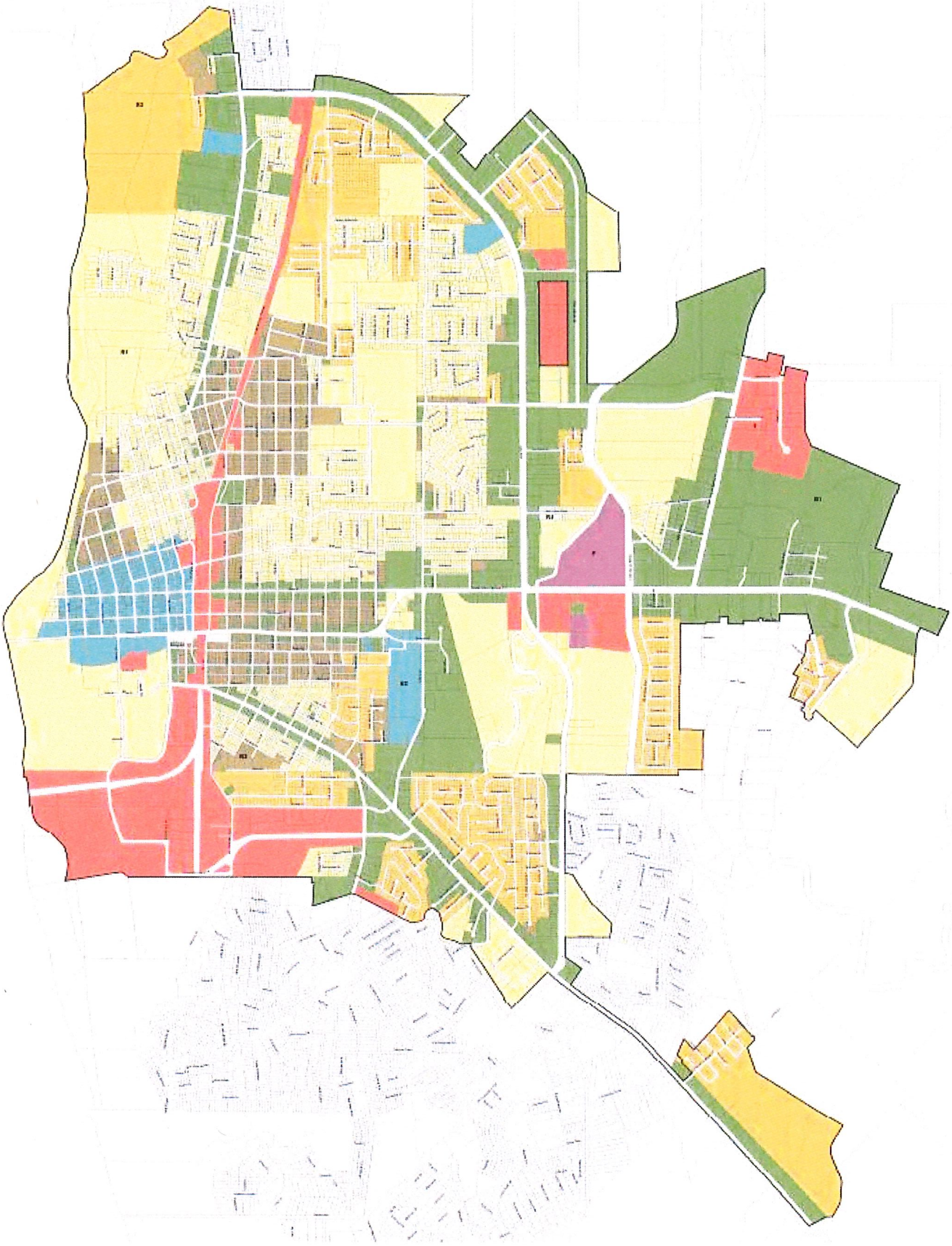
Aerial map

Stone Hedge
Stone Hedge
Stone Hedge
Stone Way
Oak Manor Dr
Oak Manor Dr

Street View Photos







Attachment 2
Master Plan Map
Zoning District Map