



AGENDA

PLANNING & ZONING COMMISSION SPECIAL MEETING

THURSDAY, FEBRUARY 22, 2024, AT 5:30 P.M.

COUNCIL CHAMBERS, CITY HALL BUILDING

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

ESTABLISHMENT OF QUORUM

CITIZENS COMMUNICATIONS

NEW BUSINESS

1. Consideration and possible action on the final plat of the EPISD Student Activity Center Subdivision, including (1) a subdivision variance from Section 23-36(a) regulating preliminary plat requirements, and (2) a sidewalk waiver from Section 23-64 regulating sidewalks.

OLD BUSINESS

2. Consideration and possible action on the final plat of Home2Suites Subdivision.

OTHERE BUSINESS

3. Consideration and possible action on an amendment to City of Eagle Pass Code of Ordinances Section 26-210(h) to remove a designation of an on-street disabled parking space at the southwest corner of Commercial Street and Ford Street for property located at 481 Commercial Street.

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 COMMUNITY DEVELOPMENT DIRECTOR, do hereby certify that the agenda mentioned above was posted on the Bulletin Board located in the Lobby at City Hall, 100 S. Monroe Street, Eagle Pass, Texas on February 16, 2024, at 4:37 p.m.

Mariebelle Rodriguez
Assistant Community Development Director

Item #1



Community Development Department Executive Summary REPORT TO THE PLANNING AND ZONING COMMISSION

Final Plat of the EPISD Student Activity Center Subdivision

I. BACKGROUND

A. General Information

Applicant: Dirksen Engineering | 441 Fort Clark Rd. Ste B I Uvalde, Tx 78801

Developer: Eagle Pass Independent School District

Location: 5021 E. Main Street (northwest corner of intersection of US 277 and Loop 480)

Property ID Numbers: 8711285 and 8711286

Legal Description: Being 79.92 acres, located in the L. H. Townsend, Survey 513, Abstract 627, Maverick County composed of a 26.24 acres tract and a 53.36 acres tract both described in conveyance document to Eagle Pass Independent School District described respectively in Volume 1120, Pages 402-et seq., and Volume 1120, Pages 407-et seq., of the Maverick County Official Public Records, Maverick County, Texas.

1. **Request:** Approval of the final plat of the EPISD Student Activity Center Subdivision, including (1) a subdivision variance from Section 23-36(a) regulating preliminary plat requirements, and (2) a sidewalk waiver from Section 23-64 regulating sidewalks, including curb and gutter.

B. Subject Property Information:

Vegetation: commercial landscaping

Existing Use: fully developed student sports activity center

Current & Proposed Zoning: B-3 General Business District

Master Plan: No designation depicted.

C. Vicinity Data

The site is surrounded by large undeveloped land and located across from the Texas Department of Public Safety on US Highway 277 and Loop 480.

D. Infrastructure

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

Access to the site is provided by Main Street, also known as US Highway 277 and Loop 480.

II. RECOMMENDED FINDINGS OF FACT

A. Conclusions

1. The applicant's request contains sufficient information for consideration by the Planning and Zoning Commission. Information contained in this report and the Commission's public meeting will be used as part of the City Council's deliberation process for approval of the subdivision's final plat. Please refer to Attachment 1 for a copy of the application.
2. Final plat approval is contingent upon the Commission's approval of a sidewalk waiver request and subdivision variance request.

The final plat is contingent upon the approval of a sidewalk waiver request, including curb and gutter. The applicant is seeking a sidewalk waiver per Section 23-64(a) of the Subdivision Ordinance as part of his application for the final plat.

Staff recommends that the sidewalk be installed before plat recordation as the property is fully developed or place a bond for the improvement. Please refer to Attachment 2 for a copy of the sidewalk waiver application.

3. The applicant demonstrated that the proposal complies with the subdivision variance criteria set forth on *Section 23-11(a)* and *Section 23-11(c)* and, therefore, should be granted. Please refer to Attachment 3 for a copy of the subdivision variance request.
4. The City of Eagle Pass Master Plan provides direction to the Planning and Zoning Commission in their deliberation of a plat.

The plat site is located within an area designated as Commercial on a Master Plan Map. Please refer to Attachment 5 for a copy of the Master Plan Map.

The use of the plat site for commercial business operations is consistent with the Master Plan Map. The policies of the Master Plan provide direction regarding the creation of a 79.92-acre lot.

5. The *Master Plan* emphasizes the importance of maintaining the character of the City's commercial neighborhoods. The following is a summary of the applicable sections of the Master Plan to the preliminary plat:
 - ✓ The subdivision is consistent with the *Land Use Development Goals* of the *Master Plan*, as the project is designed to provide for a building lot density that is consistent with the purpose of the *B-3 District*. This design will allow for the continuing development of the community while retaining the commercial character and scale while providing utility services in the most efficient and equitable manner.
 - ✓ The subdivision is consistent with the *Street Goal* of the *Master Plan*, as access to the lot from US Highway 277 and Lopp 480 have been designed to provide the residents of and visitors to Eagle Pass and Maverick County with a street system that will enable them to travel safely and conveniently.
 - ✓ The subdivision is consistent with the *Thoroughfare Goals* of the *Master Plan*, as US Highway 277 and Lopp 480 have been designed to be part of a safe and efficient thoroughfare system.
 - ✓ The subdivision is consistent with the *Storm Drainage Goals* of the *Master Plan*, as there is currently drainage infrastructure in place that

meet City specifications. Drainage from this site is south towards US 277 and east toward Loop 480. Detention Ponds are developed along YS 277 at the access point and the soccer fields at the southwest corner. Hydraulic design for the site was performed by Tetra Tech when the project was constructed in 2008. The report and hydraulic calculations were submitted for review and acceptance.

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 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 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 design is consistent with the commercial uses permitted in the *B-3 General Business District*. Please refer to Attachment 5 for a copy of the City Zoning Map.

8. The plat will allow for use of the property that is consistent with the commercial purpose of the *B-3 General Business District*, as well as the surrounding, for the following reasons:

- A. The subdivision design bears a substantial relationship to the public's health, safety, and welfare.
- B. The subdivision will be 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 Subdivision will be designed and conditioned to comply with all applicable subdivision criteria and standards of the City of Eagle Pass.
9. 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 4 for a copy of the *Final Engineering Report* for the subdivision.

- 10. The subdivision and the subsequent development of the property will conform to the landscaping and tree preservation requirements set forth in *Article VI in Eagle Pass Code of Ordinances Chapter 23*.
- 11. The final plat will conform to the parkland dedication requirements set forth in *Article V in Eagle Pass Code of Ordinances Chapter 23*, as future development of the site will be subject to a one-time building permit parkland fee assessment.
- 12. The granting of final approval of this subdivision request is warranted, as the project conforms to the *City of Eagle Pass Master Plan* and the *City of Eagle Pass Code of Ordinances* as noted in Conclusion 1 through and including Conclusion 11 of this report.

B. Community Development Department Recommendation

The Planning and Zoning Commission (1) **DENY** a sidewalk waiver request from Section 23-64, (2) **GRANT** a subdivision variance from Section 23-36(a) regulating preliminary plat requirements, and (3) **GRANT** final plat approval of the proposed *EPISD Sports Activity Center Subdivision*, subject to the final 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 and the following stipulations before plat recordation:

- 1. That the Developer submit payment of a \$12,000.00 filing fee, payable to the City of Eagle Pass.

2. That the hydraulic report submitted to the City of Eagle Pass be accepted by the City Engineering Department.
3. That a sidewalk be installed or place a bond for the improvement.

TRANSMITTED to the parties listed hereafter:

Eagle Pass Independent School District c/o Samuel Mijares via e-mail
Planning and Zoning Commission via e-mail
Eagle Pass Community Development Department Report dated February 16, 2024

Attachment 1
Application



CITY OF EAGLE PASS
APPLICATION FOR APPROVAL OF FINAL PLAT

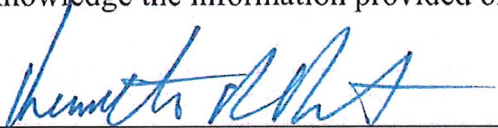
INSTRUCTIONS: This form is to be completely filled out, signed, and dated by the subdivider when the subdivider requests final plat approval.

IDENTIFICATION OF SUBDIVISION AND PLAT

I, KEVINETH ROBERTSON, hereby request final plat approval for the proposed subdivision known as EPISD STUDENT ACTIVITY CENTER as shown on the accompanying plat, which consists of _____ (number) sheets and which was acknowledged by me on 1/16/2024 (date).

SUBDIVIDER'S ACKNOWLEDGMENT

I understand that before the plat may be recorded I must provide to the City of Eagle Pass a financial guarantee for all unbuilt infrastructure in the amount to be set by the City Council. Otherwise, I believe that I have fulfilled the requirements under state laws and city ordinances for final plat approval by the City of Eagle Pass, based upon the plat as described above and the documents and information listed below. To the best of my knowledge the information provided on this request is true and complete.


 Signature of Subdivider (or Authorized Agent)

01-16-2024
 Date

PRELIMINARY PLAT APPROVAL

Check if applicable, and provide the date of City Council approval.

_____ A preliminary plat was approved by the City on _____ (date).

IDENTIFICATION OF PLAT SHEETS TO BE IN COUNTY'S MAP RECORD

RECEIVED
2/16/24
 correction to subd. name

I request, once the City of Eagle Pass has approved the plat and I have submitted any required financial guarantees, that sheets number _____ (list sheets) of the plat be recorded in the Maverick County Map Records but that the other sheets of the plat not be recorded.

LIST OF DOCUMENTS ACCOMPANYING OR ATTACHED TO THE PLAT TO BE INCLUDED IN COUNTY'S MAP RECORD OF THE SUBDIVISION

The information below, if it is not included upon the plat itself, must be on a document signed by the subdivider and attached to or accompanying the final plat. For each item, indicate by a check mark where the information appears. The City of Eagle Pass will keep these documents (or their signed revisions) together during the subdivision review and approval process and through the recording of the subdivision with the County Clerk. If the subdivision does not have at least two or more lots of five acres or less intended for residential purposes, then the Model Rules do not apply and a final engineering report is not required.

on the final plat	attached to final plat	accompanies final plat	
_____	_____	_____	final engineering report
_____	_____	_____	description in English and Spanish of water and sewer facilities and easements and operable date
_____	_____	_____	engineering certification of compliance of water and sewer facilities with Model Rules, and of estimated costs
_____	_____	_____	others (described as follows:) ----- _____ _____
_____	_____	_____	others (described as follows:) ----- _____ _____

DESCRIPTION OF SUBDIVISION INFRASTRUCTURE THAT HAS BEEN COMPLETED OR INSTALLED AS OF THE DATE OF THIS APPLICATION

NOTE: You may refer to the plat in describing the completed infrastructure -- for example, by stating, "The water lines shown on sheet 3 of the final plat have been installed." Use the back side of this page if more room is needed. The City of Eagle Pass' Subdivision Ordinance require a subdivider to enter into a Subdivision Construction Agreement secured by a financial guarantee (a bond, letter of credit, or cash deposit) for completion of streets and drainage and water and wastewater facilities not constructed or installed when the subdivider applies for final plat approval.

Streets. (Provide names of streets and extent of their completed improvements.)

Drainage facilities. (Describe location and nature of completed drainage facilities.)

Water facilities. (Describe installed locations and sizes of water lines, water meters, and other devices involved in providing water.)

Wastewater facilities. (Describe installed location and sizes of such items as sewer lines, septic systems, or other on-site sewerage facilities.)

**LIST OF DOCUMENTS AND OTHER INFORMATION SUBMITTED DURING
SUBDIVISION REVIEW CONSTITUTING BASIS FOR FULFILLING
REQUIREMENTS FOR FINAL PLAT APPROVAL**

I believe that I have submitted to the City of Eagle Pass all the documents and other information required for final plat approval, except any financial guarantee(s). OTHER THAN THE DOCUMENTS AND INFORMATION ALREADY LISTED ABOVE, those required documents and other information and the dates they were submitted are as follows:

Description of Document	Date Submitted	# of Item on City Submittal Log
(attach additional sheet if needed)		

EPISD STUDENT ACTIVITY CENTER

EAGLE PASS INDEPENDENT SCHOOL DISTRICT

Being 79.92 acres, located in the L.H. Townsend, Survey 513, Abstract 1139 and the I.&G.N.R.R.CO., Survey 21, Block 6, Abstract 627, Maverick County composed of a 26.64 acres tract and a 53.36 acres tract both described in conveyance document to Eagle Pass Independent School District described respectively in Volume 1120, Pages 402-et seq., and Volume 1120, Pages 407-et seq., of the Maverick County Official Public Records, Maverick County, Texas.

ENGINEER AND SURVEYOR CERTIFICATION:

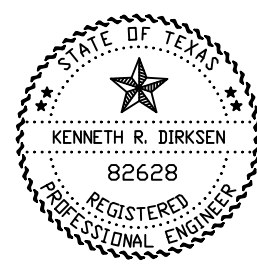
STATE OF TEXAS
COUNTY OF UVALDE
I CERTIFY THAT THE WATER AND WASTEWATER SERVICE FACILITIES DESCRIBED IN THE FINAL ENGINEERING REPORT ATTACHED HERETO ARE IN COMPLIANCE WITH THE MODEL SUBDIVISION RULES ADOPTED UNDER § 16.343, TEXAS WATER CODE.

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY CONDUCTED ON MAY 9, 2023 UNDER MY SUPERVISION ON THE GROUND AND THE MONUMENTS SHOWN ARE WITHIN THE POSITIONAL TOLERANCE REQUIRED BY 22 TAC § 663.15.

KENNETH R. DIRKSEN, P.E. 82628, R.P.L.S. 6260
DIRKSEN ENGINEERING PROJECT 23-3123

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____ OF _____ BY KENNETH R. DIRKSEN, P.E.

SIGNATURE NOTARY PUBLIC
STATE OF TEXAS MY COMMISSION EXPIRES ON: _____



WECO & Associates, LTD.
1,127.34 Acres
Doc. No. 204028 M.C.O.P.R.
Doc. No. 204029 M.C.O.P.R.
Doc. No. 204030 M.C.O.P.R.
(Remainder)

WECO & Associates, LTD.
429/98 M.C.O.P.R.
(Remainder)

SS FND
N:13444881.52
E:1506911.26

S 89°05'10" E 2501.82'

LONG JUMP
TRIPLE JUMP
I.&G.N.R.R.CO.
Survey 21
Block 6
Abstract 627

SOFTBALL FIELD

BASEBALL FIELD

Ostensible Survey Line & Existing City Limits

TOTAL AREA 79.92 ACRES

Eagle Pass Independent School District
53.36 AC
1120/407 M.C.O.P.R.

FOOTBALL FIELD

5021 EAST MAIN STREET

AUDITORIUM

DETENTION POND

20' FRONT SETBACK & 20' UTILITY EASEMENT

TENNIS COURTS

SOCCER FIELDS
&
DETENTION POND

20' UTILITY EASEMENT

LOOP 480

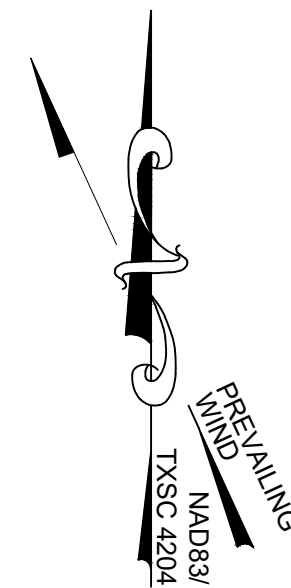
P.O.B.
N:13443483.57
E:1506888.96

U.S. HIGHWAY 277

WECO & Associates, LTD.
1,127.34 Acres
Doc. No. 204028 M.C.O.P.R.
Doc. No. 204029 M.C.O.P.R.
Doc. No. 204030 M.C.O.P.R.
(Remainder)

Vantage Ventures, LTD.
8.180 Acres
Doc. No. 218307 M.C.O.P.R.

EPISD STUDENT
ACTIVITY CENTER



SCALE: 1 to 100

LEGEND	
BOUNDARY LINE	
SET 1/2" STEEL STAKE	
FOUND MONUMENT	
SANITARY SEWER SEWER	
MANHOLE, CO	
PLAT LINES	
DEED LINES	
EASEMENT	
FENCE	
GAS LINE	
WATER LINE	
WATER VALVE/METER	
ELECTRIC	
TELEPHONE	
911 ADDRESS	919
FIRE HYDRANT	
LUMINAIRE	

THESE DRAWINGS ARE THE PROPERTY OF DIRKSEN ENGINEERING AND SHALL NOT BE USED ON OTHER WORK WITHOUT THEIR APPROVAL. IF THIS SHEET DOES NOT MEASURE 24"X36" IT HAS BEEN MODIFIED. COPYRIGHT 2024.

FIRM NAME & ADDRESS



DIRKSEN
ENGINEERING

UVALDE EAGLE PASS
TBPE FIRM #F-8848, TBPLS FIRM #10193741
107 W. SOUTH STREET, UVALDE, TX 78801
PH: (830) 278-2100, FAX: (830) 278-2102
EMAIL: KENDIRKSEN@SBGGLOBAL.NET
WEBSITE: WWW.DIRKSENENGINEERING.COM

PROJECT# 23-3123

PROJECT NAME & ADDRESS

EPISD STUDENT ACTIVITY CENTER
Eagle Pass, TX

SHEET TITLE

PLAT

PREPARED FOR:

Samuel Mijares
Eagle Pass I.S.D.
1654 Veterans Blvd.
Eagle Pass, Tx 78852

SHEET

1 of 2

DES'D : KRD
DRAWN : WMS
APP'D : KRD
DATE : 2024-02-09

SS FND
N:13444881.52
E:1506911.26
(Remainder)

S 89°05'10" E 2501.82'

Plat Zoomed In

I.&G. N.R.R.CO.
Survey 21
Block 6
Abstract 627

Ostensible Survey Line & Existing City Limits

TOTAL AREA 79.92 ACRES

Eagle Pass Independent School District
53.36 AC
1120/407 M.C.O.P.R.

L.H. Townsend
Survey 513
Abstract 1139

A=2619.7'
B=2820.99"
C=2018.8"
D=400.00'

Eagle Pass Independent School District
26.64 AC
1120/402 M.C.O.P.R.

5021 EAST MAIN STREET

AUDITORIUM

DETENTION POND

20' FRONT SETBACK & 20' UTILITY EASEMENT

TENNIS COURTS

SOCCER FIELDS
&
DETENTION POND

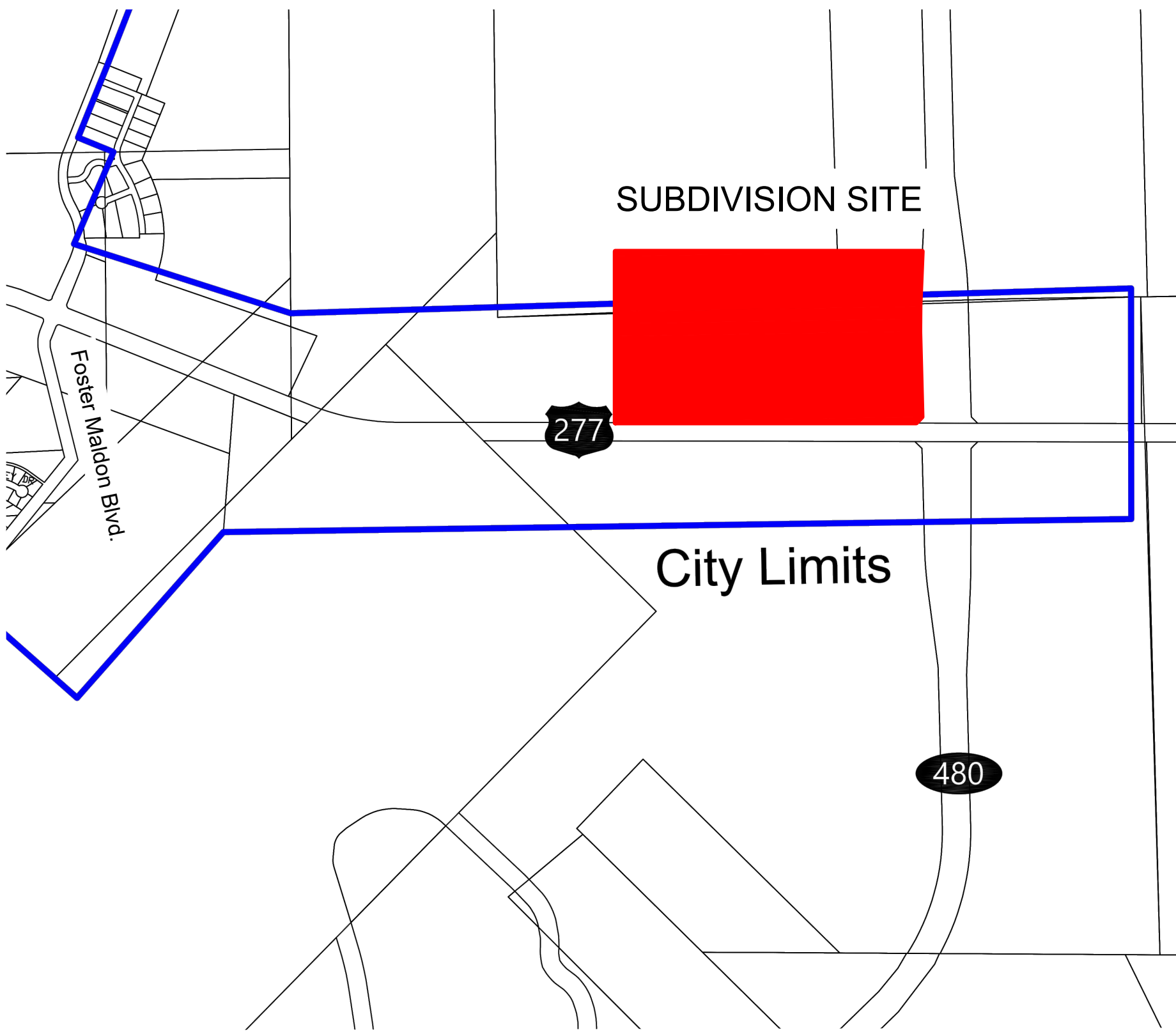
P.O.B.
N:13443483.57
E:1506888.96

N 82°06'10" W 129.432'

N 89°04'12" W 12715.87'

N 89°03'10" W 56.87'

S 45°08'05" W 68.70'



EPISD STUDENT ACTIVITY CENTER

EAGLE PASS INDEPENDENT SCHOOL DISTRICT

Being 79.92 acres, located in the L.H. Townsend, Survey 513, Abstract 1139 and the I&G.N.R.R.CO., Survey 21, Block 6, Abstract 627, Maverick County composed of a 26.64 acres tract and a 53.36 acres tract both described in conveyance document to Eagle Pass Independent School District described respectively in Volume 1120, Pages 402-et seq., and Volume 1120, Pages 407-et seq., of the Maverick County Official Public Records, Maverick County, Texas and more particularly described by metes and bounds as follows: (The bearings and distances shown herein conform to the Texas Coordinate System, North American Datum 1983, Texas South Central Zone.) (All corners called for as being set are marked on the ground with ½ inch steel stakes with plastic identification caps stamped "DIRKSEN/6260" attached unless otherwise noted or shown.)

BEGINNING at a steel stake set (S.P.C. N:13443483.57, E:1506888.96) in the north line of U.S. Highway 277, at the remainder of a southeast corner of a tract described in conveyance document to WECO & Associates, LTD recorded in Volume 429, Pages 98-et seq., for the southwest corner of the herein described tract;

THENCE N 00°54'50" E, 1398.13 feet to a steel stake found for the northwest corner of the herein described tract;

THENCE S 89°05'10" E, 2501.82 feet to a steel stake found in the west line of Loop 480, at a southeast corner of a remainder of a 1127.34 acres tract described in conveyance document to WECO & Associates, LTD recorded in Document Numbers 204028, 204029, and 204030 for the northeast corner of the herein described tract;

THENCE With the west line of Loop 480 for the following four (4) calls;
1. S 03°20'19" W, 450.71 feet to a point;
2. Southwesterly with a curve to the left having a radius of 2892.29 feet, chord S 01°20'19" W, 201.88 feet, central angle of 4°00'00", for an arc length of 201.92 feet to a right of way monument found;
3. S 00°39'41" E, 697.62 feet to a steel stake set;
4. S 45°08'05" W, 68.70 feet to a steel stake set in the north line of U.S. Highway 277 for a southeast corner of the herein described tract;

THENCE With the north line of U.S. Highway 277 for the following four (4) calls;
1. N 89°03'10" W, 56.87 feet to a steel stake found;
2. N 89°04'12" W, 715.87 feet to a point;
3. N 89°06'10" W, 129.63 feet to a point;
4. N 89°04'10" W, 1550.16 feet to the **POINT OF BEGINNING** containing 79.92 acres of land within the herein described boundary surveyed by Dirksen Engineering on December 6, 2023.

STATE OF TEXAS)
COUNTY OF MAVERICK)

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

THE OWNERS OF THE LAND SHOWN ON THIS SUBDIVISION PLAT AND WHOSE NAME IS SUBSCRIBED HERETO AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, PARKS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND THE SAME ARE DEDICATED TO THE CITY OF EAGLE PASS.
THE OWNER CERTIFIES THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 212.032 AND THAT:
(A) THE WATER QUALITY AND SERVICE TO THE LOTS MEET, OR WILL MEET, THE STATE STANDARDS;
(B) SANITARY SEWER SERVICE TO THE LOTS MEET OR WILL MEET STATE STANDARDS;
(C) ELECTRIC SERVICE PROVIDED TO THE LOTS MEET, OR WILL MEET, THE STATE STANDARDS
(D) GAS SERVICE PROVIDED TO THE LOTS MEET, OR WILL MEET, MINIMUM STANDARDS.
THE OWNER ATTESTS THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

Eagle Pass Independent School District

SIGNATURE : _____

Samuel Mijares

STATE OF TEXAS
COUNTY OF MAVERICK
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY Samuel Mijares on behalf of said Eagle Pass Independent School District.

SIGNATURE NOTARY PUBLIC STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

PLANNING & ZONING COMMISSION CERTIFICATION:

THIS SUBDIVISION OF EPISD STUDENT ACTIVITY CENTER SUBDIVISION WAS PRESENTED TO THE PLANNING AND ZONING COMMISSION AND APPROVED ON _____, 20____, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF EAGLE PASS, TEXAS.
SIGNED THIS ____ DAY OF _____, 20____.

CHAIRMAN _____

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, ____

SIGNATURE NOTARY PUBLIC STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

CITY COUNCIL CERTIFICATION:

THIS SUBDIVISION OF EPISD STUDENT ACTIVITY CENTER SUBDIVISION WAS PRESENTED TO THE CITY COUNCIL OF EAGLE PASS AND APPROVED ON _____, 20____, BY THE CITY COUNCIL OF THE CITY OF EAGLE PASS, TEXAS.
SIGNED THIS ____ DAY OF _____, 20____.

MAYOR _____

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, ____

SIGNATURE NOTARY PUBLIC STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

CITY MANAGER CERTIFICATION:

WE THE UNDERSIGNED CERTIFY THAT THIS SUBDIVISION OF THE EPISD STUDENT ACTIVITY CENTER WAS REVIEWED AND APPROVED BY THE CITY MANAGER OF THE CITY OF EAGLE PASS ON _____,

DATE: _____

CITY MANAGER OF THE CITY OF EAGLE PASS

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, ____

SIGNATURE NOTARY PUBLIC STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

ENGINEER AND SURVEYOR CERTIFICATION:

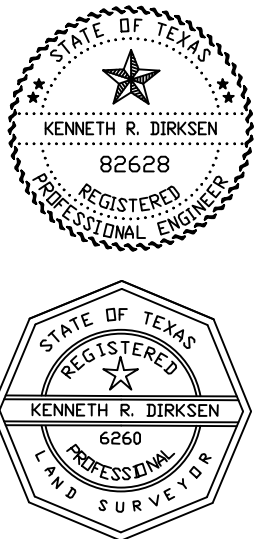
STATE OF TEXAS
COUNTY OF UVALDE
I CERTIFY THAT THE WATER AND WASTEWATER SERVICE FACILITIES DESCRIBED IN THE FINAL ENGINEERING REPORT ATTACHED HERETO ARE IN COMPLIANCE WITH THE MODEL SUBDIVISION RULES ADOPTED UNDER § 16.343, TEXAS WATER CODE.

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY CONDUCTED ON MAY 9, 2023 UNDER MY SUPERVISION ON THE GROUND AND THE MONUMENTS SHOWN ARE WITHIN THE POSITIONAL TOLERANCE REQUIRED BY 22 TAC § 663.15.

KENNETH R. DIRKSEN, P.E. 82628, R.P.L.S. 6260
DIRKSEN ENGINEERING PROJECT 23-3123

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, OF _____ BY KENNETH R. DIRKSEN, P.E.

SIGNATURE NOTARY PUBLIC
STATE OF TEXAS MY COMMISSION EXPIRES ON: _____



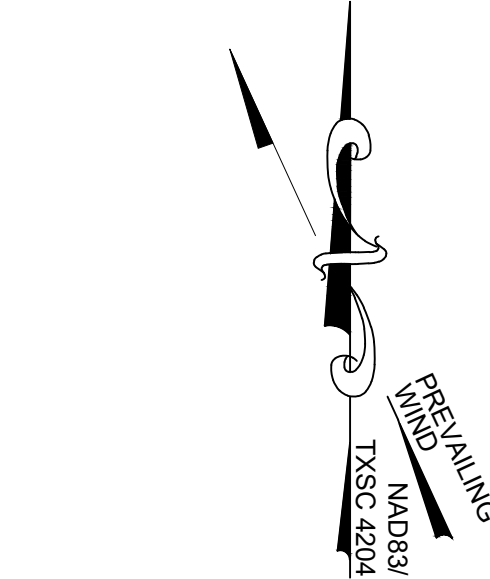
COUNTY CLERK'S RECORDING CERTIFICATE

I, _____, COUNTY CLERK OF MAVERICK COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT ____ O'CLOCK ____ M. ON _____, ____ AND WAS RECORDED IN ENVELOPE _____, SIDE ____ IN THE MAP RECORDS OF MAVERICK COUNTY AT ____ O'CLOCK ____ M. ON _____, ____.

MAVERICK COUNTY CLERK

NOTES:

- THIS PLAT CREATES THE EPISD SPORTS CENTER SUBDIVISION.
- THE LAND SHOWN ON THIS PLAT IS ENTIRELY WITHIN THE CITY LIMITS OF EAGLE PASS, TEXAS.
- PROPOSED ZONING IS B3.
- THE SUBDIVISION SHOWN ON THIS PLAT IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, AS SHOWN ON FLOOD INSURANCE RATE MAPS NUMBER 48323C0455D AND 48323C075D FOR MAVERICK COUNTY, TEXAS AND INCORPORATED AREAS DATED APRIL 4, 2011. ANY CONSTRUCTION WITHIN A FLOOD PLAIN WILL REQUIRE A FLOOD PLAIN DEVELOPMENT PERMIT FROM CITY OF EAGLE PASS.



SCALE: 1 to 1000

LEGEND

BOUNDARY LINE

SET 1/2" STEEL STAKE
FOUND MONUMENT
SANITARY SEWER SEWER
MANHOLE, CO
PLAT LINES
DEED LINES
EASEMENT
FENCE
GAS LINE
WATER LINE
WATER VALVE/METER
ELECTRIC
TELEPHONE
911 ADDRESS
FIRE HYDRANT
LUMINAIRE

THESE DRAWINGS ARE THE PROPERTY OF DIRKSEN ENGINEERING AND SHALL NOT BE USED ON OTHER WORK WITHOUT THEIR APPROVAL. IF THIS SHEET DOES NOT MEASURE 24"X36" IT HAS BEEN MODIFIED. COPYRIGHT 2024.

FIRM NAME & ADDRESS

DIRKSEN ENGINEERING
UVALDE EAGLE PASS
TBPE FIRM #F-8848, TBPLS FIRM #10193741
107 W. SOUTH STREET, UVALDE, TX 78801
PH: (830) 278-2100, FAX: (830) 278-2102
EMAIL: KENDIRKSEN@SBCGLOBAL.NET
WEBSITE: WWW.DIRKSENENGINEERING.COM

PROJECT# 23-3123

PROJECT NAME & ADDRESS

EPISD SPORTS CENTER
Eagle Pass, TX

SHEET TITLE

PLAT

PREPARED FOR:

Samuel Mijares
Eagle Pass I.S.D.
1654 Veterans Blvd.
Eagle Pass, Tx 78852

SHEET

2 of 2

DES'D : KRD
DRAWN : WMS
APPVD : KRD
DATE : 12-06-2023



Attachment 2
Sidewalk Waiver



PLANNING DEPARTMENT

3295 Bob Rogers Drive, Eagle Pass, Texas 78852 • Phone: (830) 773-7781 • Fax: (830) 773-7803

Subdivision Sidewalk Waiver Application

City of Eagle Pass Code of Ordinances Section 23-64(a). Concrete sidewalks shall be required to be constructed in all residential, commercial, industrial, public and multi-family subdivision sites. Sidewalks shall have a minimum width of 4-feet and a minimum thickness of 4-inches and shall be required to be placed adjacent and/or contiguous to the property line within the streets right-of-way. Sidewalks shall be required on the subdivision side of adjacent or perimeter streets and on both sides of interior streets.

City of Eagle Pass Code of Ordinances Section 23-64(d). The Planning and Zoning Commission may waive the requirement for sidewalks in any of the following situations or circumstances:

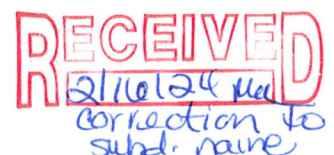
- (1) Where construction of a sidewalk by a subdivider on either or both sides of a street or a portion of a street would be either unnecessary or unsafe due to the particular physical characteristics of the terrain in the subdivision, the safety and necessity of which shall be determined by the Planning and Zoning Commission; however, such waiver may only be granted if the Commission determines that either sound engineering or safety considerations dictate that a sidewalk should not be constructed, for example, where a proposed sidewalk would cross an arroyo, creek or steep embankment; or
- (2) Where a proposed sidewalk would be located adjacent to a utility easement and the land adjacent to such easement is unusable for development because of the nature of such easement, for example, a natural gas or electric utility easement or a railroad right-of-way or where a proposed sidewalk would be located adjacent to an easement and the land on the other side of the easement is of insufficient depth to allow future development on that side, provided that in either event that there is, or will be, a sidewalk on the side of the road opposite the easement; or
- (3) Where a residential subdivision has double-frontage lots and the rear lots abut a collector or arterial street, a sidewalk on the side of such collector or arterial street on which the rear lot lines abut, does not have to be constructed, provided that a sidewalk is or will be, constructed on the other side of such collector or arterial street; or
- (4) When the lot size in a new residential subdivision is equal to or exceeds 22,000-square-feet in area.

Applicant Information

Applicant (if not owner): Ken Dirksen dba Dirksen Engineering
Phone: 830-278-2100 Email: kendirksen@sbcglobal.net
Owner: Eagle Pass ISD
Owner Address: 1420 Eidson Rd City: Eagle Pass State: TX Zip: 78852
Phone: 830-773-5181 Email: samijares@eaglepassisd.net

Property Information

Site Address: 5021 E. Main St., Eagle Pass, TX 78852
Legal description (from deed): EPISD STUDENT ACTIVITY CENTER
(Property must be legally subdivided or be lot of record)
Maverick County Identification Number: 8711285 & 8711286



Description of Subdivision Sidewalk Waiver Request, including exact location and distance

Waiver of Sidewalk requirement at EPISD STUDENT ACTIVITY CENTER

Please check one or more of the following code sections under which you are requesting the waiver

- ☒ Where construction of a sidewalk by a subdivider on either or both sides of a street or a portion of a street would be either unnecessary or unsafe due to the particular physical characteristics of the terrain in the subdivision, the safety and necessity of which shall be determined by the Planning and Zoning Commission; however, such waiver may only be granted if the Commission determines that either sound engineering or safety considerations dictate that a sidewalk should not be constructed, for example, where a proposed sidewalk would cross an arroyo, creek or steep embankment.
- ☐ Where a proposed sidewalk would be located adjacent to a utility easement and the land adjacent to such easement is unusable for development because of the nature of such easement, for example, a natural gas or electric utility easement or a railroad right-of-way or where a proposed sidewalk would be located adjacent to an easement and the land on the other side of the easement is of insufficient depth to allow future development on that side, provided that in either event that there is, or will be, a sidewalk on the side of the road opposite the easement.
- ☐ Where a residential subdivision has double-frontage lots and the rear lots abut a collector or arterial street, a sidewalk on the side of such collector or arterial street on which the rear lot lines abut, does not have to be constructed, provided that a sidewalk is or will be, constructed on the other side of such collector or arterial street.
- ☐ When the lot size in a new residential subdivision is equal to or exceeds 22,000-square-feet in area.

Describe how your waiver request complies with the section or sections checked above

EPISD STUDENT ACTIVITY CENTER is accessed by vehicle only. Sidewalk along

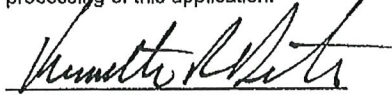
US 277 & Coop 480 is impracticable. Sidewalk would be under authority of
TX DOT.

Applicant Authorization

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

I further understand that provisions of *City of Eagle Pass Code of Ordinances Section 23-64* apply to all subdivisions within the city limits and all subdivisions outside the city limits. For subdivisions outside the city limits, a guarantee of performance for sidewalks as set out in *Section 23-40* shall be furnished prior to plat approval. For subdivisions inside the city limits, sidewalks shall be required as a condition at the time the building permits are obtained and no guaranty of performance shall be required as set out in *Section 23-40*. However, inside the city limits, all sidewalks must be in place within 18-months after plat recordation and it shall be the responsibility of the subdivider to see that this deadline is met. If the sidewalks are not in place within 18-months after recordation, the subdivider of the property will be assessed the full cost of constructing the sidewalks plus \$100.00 per month for each month beyond the 18-month period during which said construction remained uncompleted.

I hereby state that I have prepared this application and that, to the best of my knowledge, the information contained herein is complete, accurate, and a true representation of the subdivision variance request. I further attest that I have the authority to submit this application and agree to comply with any and all conditions of subdivision sidewalk waiver approval by the Planning and Zoning Commission. 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

01-09-2024
Date

Attachment 3
Variance Application



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): Ken Dirksen dba Dirksen Engineering

Address: 441 Fort Clark Rd, Ste. B, Uvalde, TX 78801

Phone: 830-278-2100

E-mail: kendirksen@sbcglobal.net

Owner: Eagle Pass ISD

Address: 1420 Eidson Rd, Eagle Pass, TX 78852

Phone: 830-773-5181

E-mail: samijares@eaglepassisd.net

Property Information

Site Address: 5021 E. Main St., Eagle Pass MCAD Property ID No. 8711285& 8711286

Legal Description (from deed): EPISD STUDENT ACTIVITY CENTER

Description of Subdivision Variance Request

Variance from section 23-36. Processing of the final plat to allow preliminary and final approval of the Plat at the same meeting.

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?

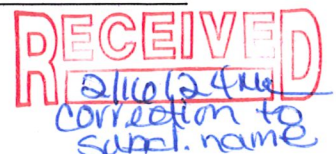
All streets and utilities required by subdivision code are constructed and in place.

No additional construction is required before recording this Plat.

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

Requiring the Plat to be reviewed for preliminary and then final at a

different time will place unnecessary delay to the developer.



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

The property is being used as a school sports center and will remain.

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

The use of this property will not change. This property will remain a school sports center.

Required Application Attachments

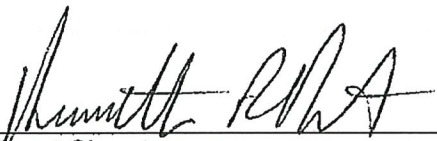
The following documentation is required to be attached to this application:

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

Applicant Authorization

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

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


Applicant Signature

12-18-2023
Date

Attachment 4
Final Engineering Report

Dirksen Engineering

441 Fort Clark St, Ste B.

Uvalde, TX 78801

TBPE FIRM #F-8848

TBPLS FIRM #10193741

Phone: 830-278-2100

Fax: 830-278-2102

Cell: (830) 279-9447

kendirksen@sbcglobal.net

December 15, 2023

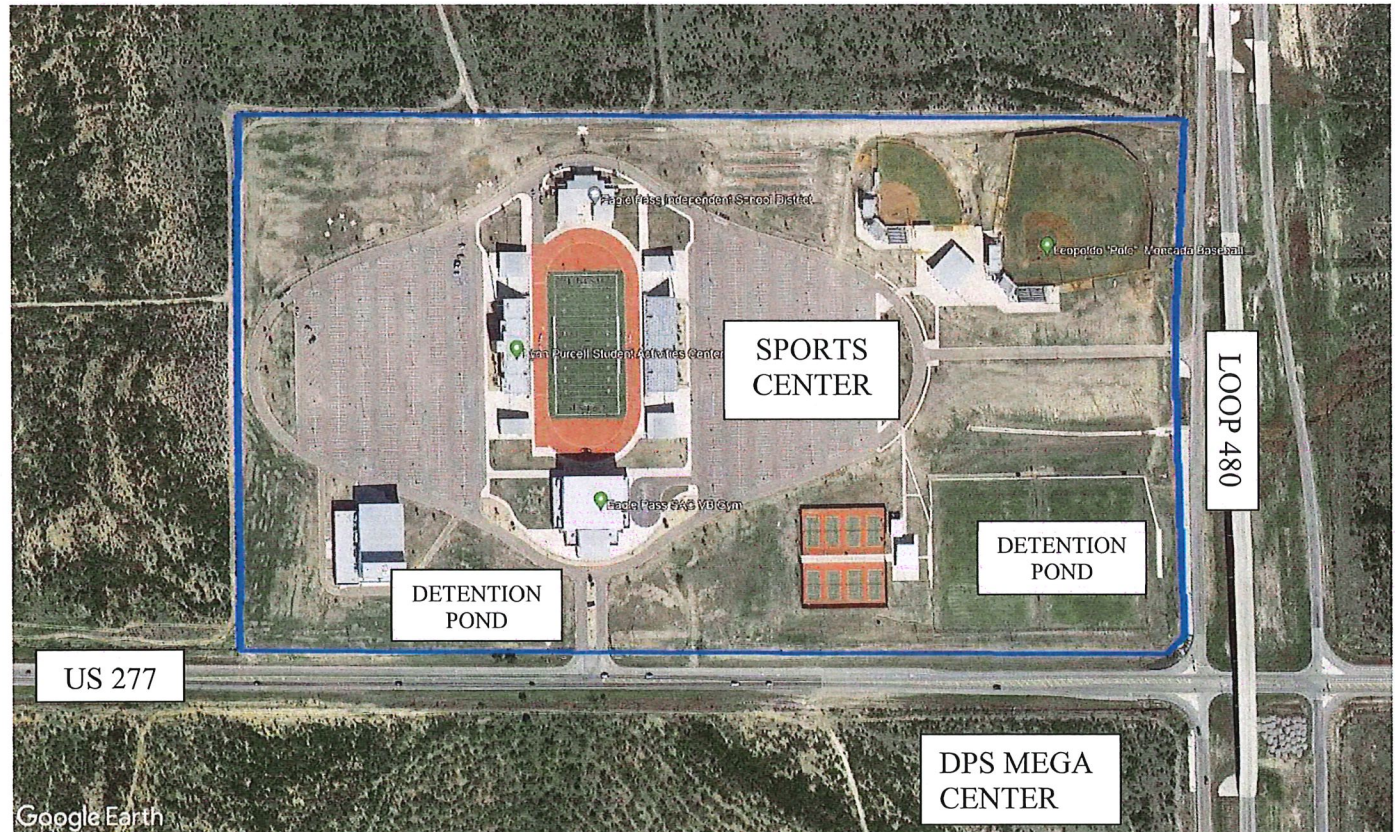
Placido Madera
Planning Director City of Eagle Pass
3295 Bob Rogers Drive
Eagle Pass, Tx 78852

Re: Final Engineering and Drainage Report – EPISD STUDENT ACTIVITY CENTER

To Whom It May Concern:

Introduction:

EPISD STUDENT ACTIVITY CENTER is 79.92 acres located in Abstract 627 and 1139 at the northwest corner of the intersection of US 277 and Loop 480. The Maverick CAD Tax ID Number is 8711285 and 8711286.



RECEIVED
2116 124111
correction to subd. name

Development

The activity center was first constructed in 2008. The development has direct access to US 277 and the south bound frontage road of Loop 480. The site is nearly fully developed as a activity center. Two parking lots have been added since the activity center was constructed.

Part of the activity center is located within the City Limits of Eagle Pass. A voluntary annexation has been submitted to annex the remaining part into the City of Eagle Pass. Zoning is B-3 General Business.

Street Development

The activity center has direct access to US 277 and the south bound frontage road of Loop 480. No additional roadway development is proposed.

Water Development

Water service is provided to the site by a 12 inch water main on the north side of US 277. No additional water development is proposed.

Fire protection is provided by existing fire hydrants. No additional fire protection is proposed.

Sanitary Sewer Facilities

Sanitary sewer is provided by public sewer which crosses under US 277 and flows south and west toward Quintas Fronterizas.

Drainage Development

The soils are Zapata Association, El Indio Association and Maverick Association. The drainage classification is C and D. The entire site is located outside the special flood hazard area shown on FEMA FIRM 48323C0455D and 48323C0475

D dated April 4, 2011. The Soil Report and a Firmette of the flood plane panel are attached to this report.

Drainage from this site is south toward US 277 and east toward Loop 480. Detention ponds are developed along US 277 at the access point and the soccer fields at the southeast corner.

Hydraulic design for the site was performed by Tetra Tech when the project was constructed. The report and hydraulic calculations are attached to this report.

Electric Facilities, Telephone and Cable Television

Electric service is provided by AEP.

Gas Service

Gas service is provided by Texas State Natural Gas..

Construction Cost

No public utilities will be constructed for this project.

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

Kenneth R. Dirksen, P. E.

Att: EPISD activity Center Plat
Web Soil Survey Soil Map
FEMA Firmette
Hydraulic Calculations by Tetra Tech dated 11-20-2008

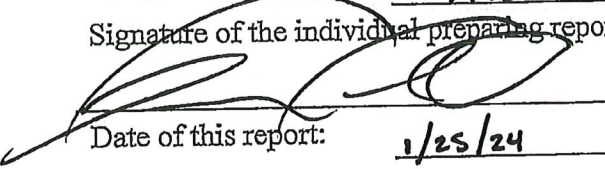
FIRE FLOW TEST REPORT

PROJECT INFORMATION:

Project Name: EPISD ACTIVITY CENTER
Street Address: US 277 & LOOP 480
City, State, Zip Code: EAGLE PASS, TX 78852

FIRE FLOW TESTING COMPANY INFORMATION:

Name of individual preparing this report: JOSE BARRA
Company represented: ALLEGIANCE FIRE PROTECTION
Street Address: PO BOX 34504
City, State, Zip Code: SAN ANTONIO, TX 78265
Telephone number: (210) 493-2830
Signature of the individual preparing report attesting to the accuracy of data contained herein:


Date of this report: 1/25/24

WITNESS INFORMATION:

Name of individual witnessing flow test: RAÚL GUARDIOLA
Company Represented: EPWWS
Telephone Number: 830-773-2357
Signature of the witness attesting to the accuracy of data in this report:

FIRE FLOW INFORMATION:

Date and time of flow test: 1/25/24 @ 1:00 PM
Location of "flow" hydrant(s): SEE CHART (A)
Location of "test" hydrant: SEE CHART (B)
***Theoretical fire flow (gpm) available at twenty-five (25) psi: 2995 GPM

***For Building Permit Application

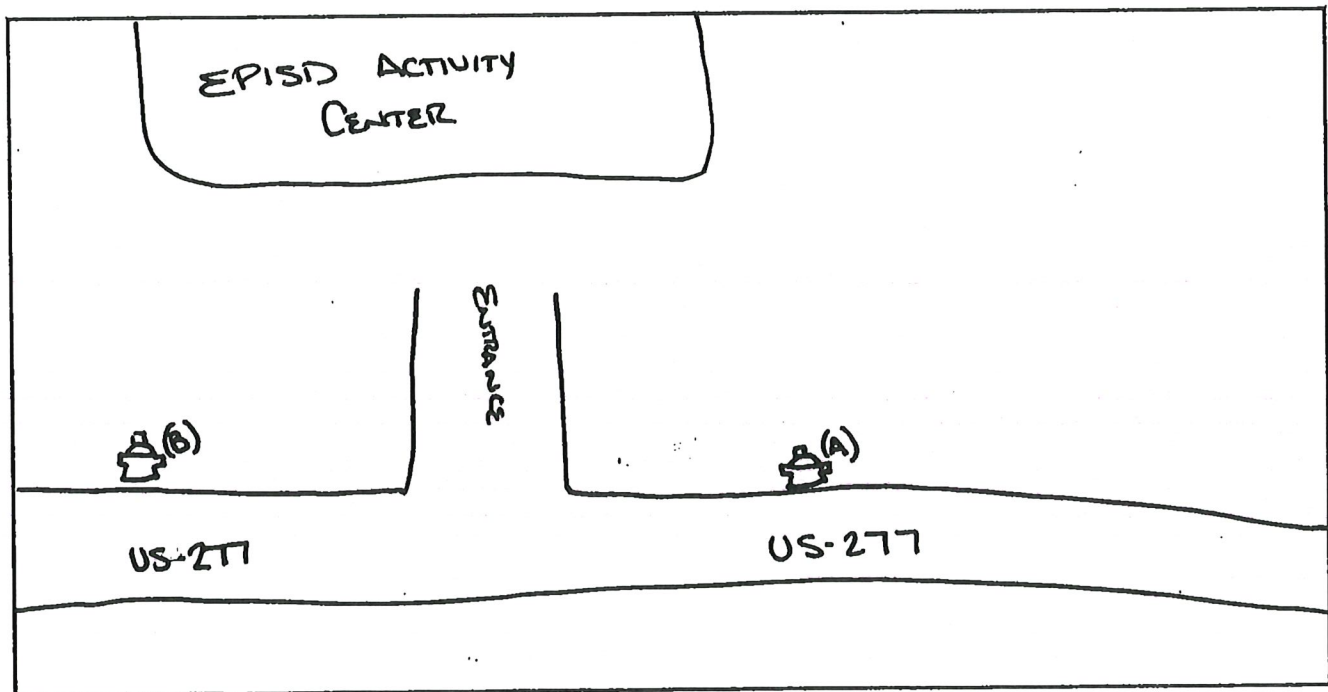
FIRE FLOW TEST DATA SHEET

PROJECT INFORMATION:

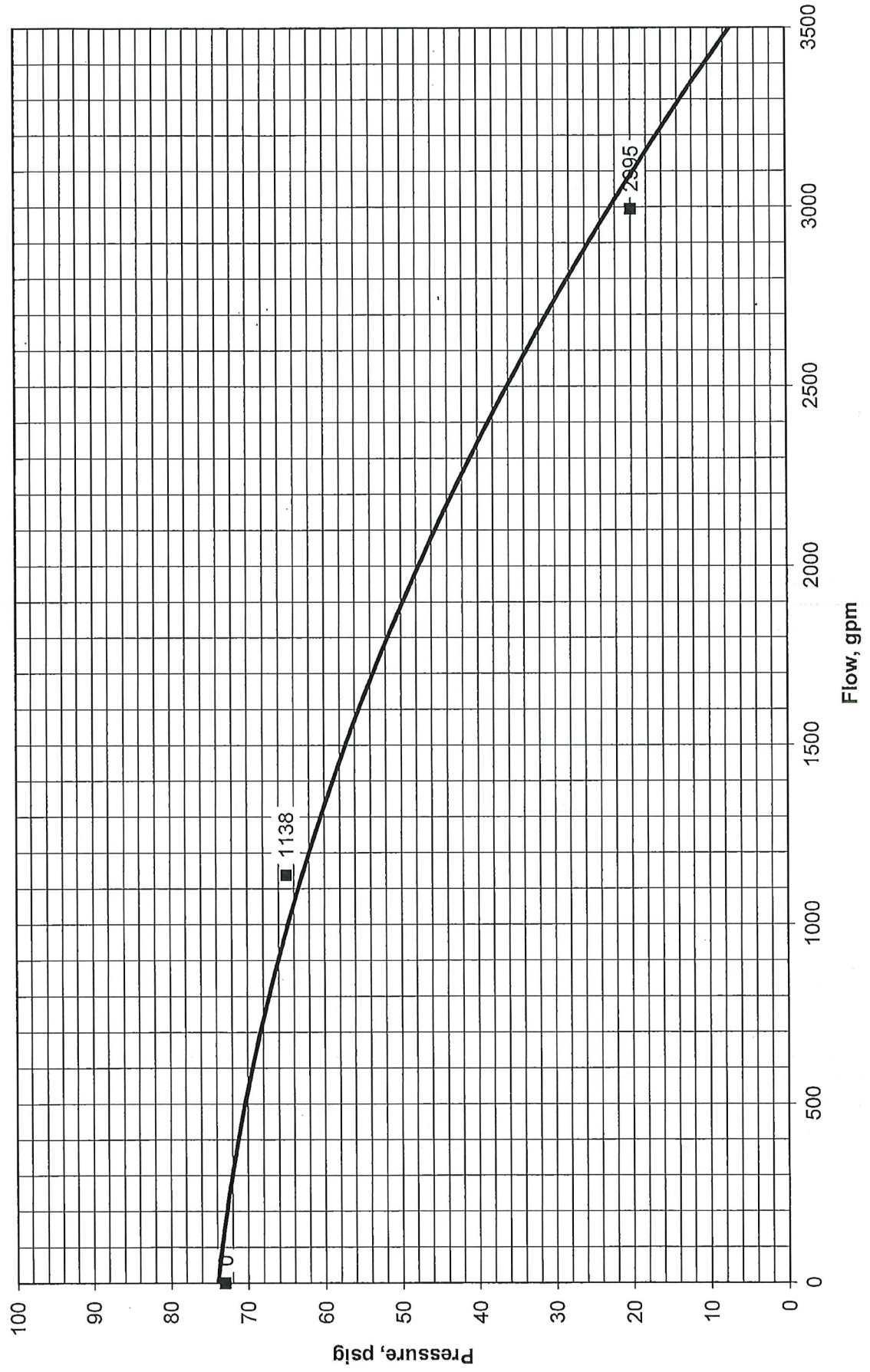
Project Name: EPISD ACTIVITY CENTERStreet Address: US 277 & LOOP 480City, State, Zip Code: EAGLE PASS, TX 78852

DATE	TIME	TEST HYDRANT		FLOWING HYDRANT					FLOWING HYDRANT					TOTAL FLOW	
		STATIC (psi)	RESIDUAL (psi)	PITOT (psi)	DIA (in)	THEOR FLOW (gpm)	HYD COEF	ACTUAL FLOW (gpm)	PITOT (psi)	DIA (in)	THEOR FLOW (gpm)	HYD COEF	ACTUAL FLOW (gpm)	ACTUAL (gpm)	AT 25 psi (gpm)
1/25	1:00 PM	673	65	46	2.5"	1264	.9	1138							2995

SKETCH FLOW TEST LOCATION:



WATER FLOW TEST CHART





AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED
EPISD STUDENT ACTIVITY CENTER SUBDIVISION

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

"The Subdivider is Eagle Pass ISD, who is the owner, or
the authorized agent of the owner, of a tract of land in Maverick County, Texas, that has been
proposed to be divided into a subdivision ("the Subdivision") known as _____
EPISD STUDENT ACTIVITY CENTER.

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

The Subdivider plans to construct for the Subdivision a drinking water distribution
system to be connected to the Utility's water supply system. The Utility has reviewed the
plans for this subdivision ("the Plans") and has estimated the drinking water flow
anticipated to be needed by the Subdivision under fully built-out conditions ("the
estimated water flow") to be approximately
10,000 gallons daily.

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

RECEIVED
2/16/24

Connection to Subst. name

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

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

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

This Agreement is effective on DEC 19, 2023.

The Utility

By: Mar. Sal.

Printed Name: MARCO SALINAS

Office or Position: CHAIRMAN

Date: 12/19/2023

The Subdivider

By: S. Mijares

Printed Name: Samuel Mijares

Office or Position: Superintendent

Date: 12/12/23

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



**AGREEMENT REGARDING WASTEWATER TREATMENT SERVICE FOR THE
PROPOSED EPISD STUDENT ACTIVITY CENTER SUBDIVISION**

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

"The Subdivider is Eagle Pass ISD, who is the owner, or
the authorized agent of the owner, of a tract of land in Maverick County, Texas, that has been
proposed to be divided into a subdivision ("the Subdivision") known as
EPISD STUDENT ACTIVITY CENTER.

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

The Subdivider plans to construct for the Subdivision a wastewater collection system to be connected to the Utility's wastewater treatment system. Such wastewater will consist of domestic sewage, i.e., waterborne human waste and waste from domestic activities such as bathing, washing, and food preparation. The Utility has reviewed the plans for this subdivision ("the Plans") and has estimated the wastewater flow projected by the Subdivision under fully built-out conditions ("the projected wastewater flow") to be approximately 6,000 gallons daily.

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

RECEIVED
2/16/24 ML

Correction to subd. name

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

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

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

This Agreement is effective on DEC 19, 2023.

The Utility

By:

Marco Salinas

Printed Name: MARCO SALINAS

Office or Position: CHAIRMAN

Date: 12/19/2023

The Subdivider

By:

Samuel Mijares

Printed Name: Samuel Mijares

Office or Position: Superintendent

Date: 12/12/23

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

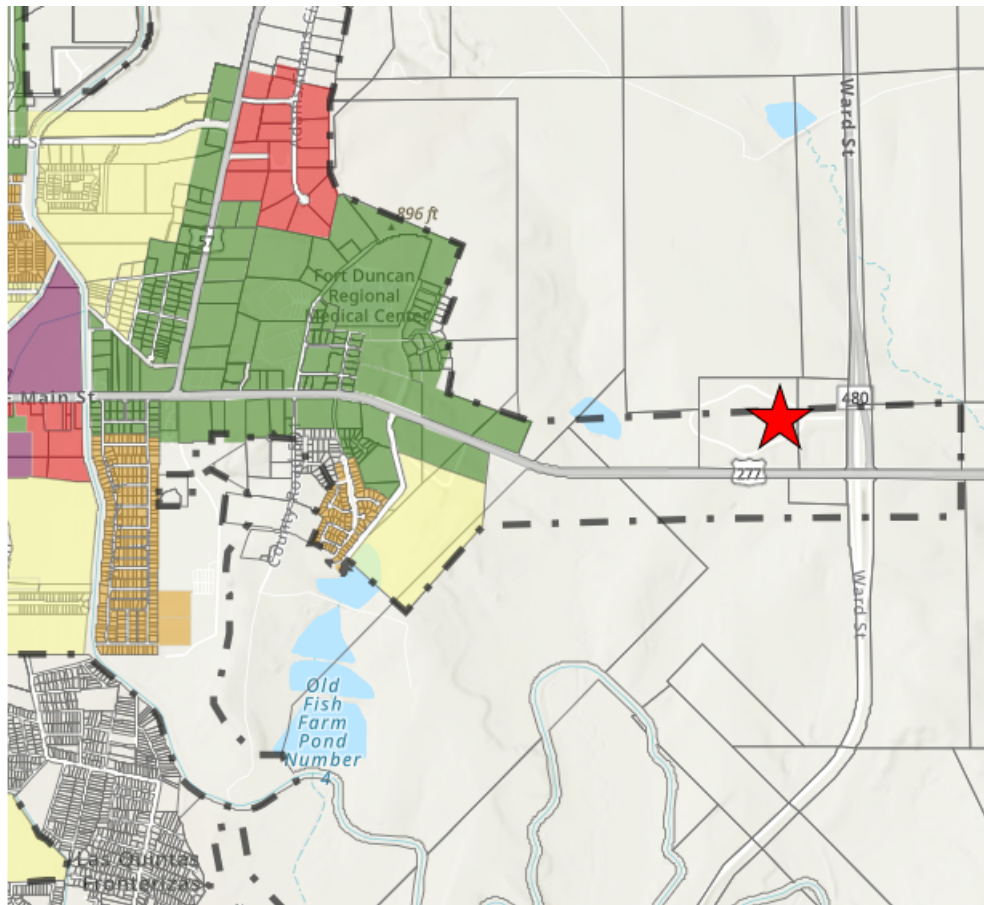
Attachment 5
Master Plan & Zoning District Map

Master Plan Map

subject area not depicted



Zoning District Map



Item #2



Community Development Department Executive Summary
REPORT TO THE PLANNING AND ZONING COMMISSION
Final Plat of the Home2Suites Subdivision

I. BACKGROUND

A. General Information

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

Developer: H2EP, LLC | Eagle Pass, Texas 78852

Location: 3386 E. Main Street (US Hwy 277) **Property ID Number:** 52474 & 52476

Legal Description: Being a 2.05-acre tract of land out of Maverick Estates, recorded in Book 1220, Page 466, Map Records, Maverick County, Texas, situated in Survey 6, Abstract 1110, Fox & Byrne, Maverick County, Texas and a 1-acre tract of land, more or less, out of a 3.075-acre tract of land conveyed to Jose I. Ruiz and Carolina Ruiz, recorded in Book 666, page 130, Deed Records, Maverick County, Texas, situated in Survey 6, Abstract 1110, Fox & Byrne, Maverick County, Texas.

Request: Approval of final plat approval for the subdivision of approximately 3.05-acre tract into one commercial lot.

B. Subject Property Information

Parcel Size: 3.05-acre tract **Topography:** Runoff drains from south to north

Vegetation: Cleared

Existing Use: vacant and undeveloped **Proposed Use:** Hotel Site

Zoning District: B-3 General Business District **Master Plan:** Commercial

C. Vicinity Data

The surrounding area is comprised of commercial development along US Hwy 277. Site is located off TxDOT ROW at US Hwy 277.

D. Infrastructure

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

Access to the lot will be provided via Main Street, also known as US Hwy 277. The subject property has paved street access and an approved TxDOT driveway permit off US Hwy 277, to be constructed during construction of the proposed hotel.

II. RECOMMENDED FINDINGS OF FACT

A. Conclusions

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

The plat site is located within an area designated as Commercial on a Master Plan Map. Please refer to Attachment 3 for a copy of the Master Plan Map.

The use of the plat site for commercial business operations is consistent with the Master Plan Map. The policies of the Master Plan provide direction regarding the creation of one acre tract from a 2.05.06-acre lot and a 1-acre lot.

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

- ✓ The subdivision is consistent with the *Land Use Development Goals* of the *Master Plan*, as the project is designed to provide for a building lot density that is consistent with the purpose of the *B-3 District*. This design will allow for the continuing development of the community while retaining the neighborhood character and scale while providing utility services in the most efficient and equitable manner.
- ✓ The subdivision is consistent with the *Street Goal* of the *Master Plan*, as access to the lot from US Highway 277 has been designed to provide the residents of and visitors to Eagle Pass and Maverick County with a street system that will enable them to travel safely and conveniently.
- ✓ The subdivision is consistent with the *Thoroughfare Goals* of the *Master Plan*, as US Highway 277 has been designed to be part of a safe and efficient thoroughfare system.
- ✓ The subdivision is consistent with the *Storm Drainage Goals* of the *Master Plan*, as there is currently drainage infrastructure in place that meet City specifications located at the City's Sports Complex.

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

- Protect private rights while considering public health, safety, and welfare.
- Provide 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 balanced land use.
- Encourage a diversified economic base and encourage public and private investments in land and improvements.
- Prevent and eliminate blight and slums, making the City attractive to people, commerce, and industry.

- Create the desire for a more pleasing appearance of the City and incorporate into its physical development the basic principles of good design.
 - Protect and preserve the identity of each neighborhood through use of the guidance provided by the *Master Plan* and the *Code of Ordinances*.
 - Locate all land uses on land best suited for their needs, arranged in such a way as to be mutually beneficial and functional, with ample area to meet long-term needs.
 - Establish a proper relationship between open space, developed areas, building bulk, light, and air space, in all future development programs of land use.
 - Encourage and abet the development of civic, cultural, and other public and quasi-public buildings in harmonious and functional groupings.
5. The subdivision design is consistent with the commercial uses permitted in the *B-3 General Business District*. Please refer to Attachment 3 for a copy of the City Zoning Map.
6. The plat will allow for use of the property that is consistent with the commercial purpose of the *B-3 General Business District*, as well as the surrounding, for the following reasons:
- A. The subdivision design bears a substantial relationship to the public's health, safety, and welfare.
 - B. The subdivision will be 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 Subdivision will be designed and conditioned to comply with all applicable subdivision criteria and standards of the City of Eagle Pass.
7. The subdivision is consistent with City design and specifications, as the subsequent development of the site will be required to conform to the following sections of *Article IV* in *Eagle Pass Code of Ordinances Chapter 23*:
- ✓ *Section 23-62* governing utility easements
 - ✓ *Section 23-64* governing sidewalks
 - ✓ *Section 23-66* governing sanitary sewage disposal

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

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

8. The subdivision and the subsequent development of the property will conform to the landscaping and tree preservation requirements set forth in *Article VI* in *Eagle Pass Code of Ordinances Chapter 23*.
9. The final plat will conform to the parkland dedication requirements set forth in *Article V* in *Eagle Pass Code of Ordinances Chapter 23*, as future development of the site will be subject to a one-time building permit parkland fee assessment.
10. The granting of final approval of this subdivision request is warranted, as the project conforms to the *City of Eagle Pass Master Plan* and the *City of Eagle Pass Code of Ordinances* as noted in Conclusion 1 through and including Conclusion 9 of this report.

B. Community Development Department Recommendation

The Planning and Zoning Commission **GRANT** final plat approval of the proposed *Home2Suites Subdivision*, subject to the final 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 and the following stipulation:

1. That the developer submit a 3-percent inspection fee of \$13,330.50 and a 25-percent maintenance bond in the amount of \$22, 217.50 before plat recordation.

TRANSMITTED to the parties listed hereafter:

TEC Services via e-mail
 City of Eagle Pass Planning and Zoning Commission via e-mail
 City of Eagle Pass Planning Department Report dated February 14, 2023

Attachment 1
Application



CITY OF EAGLE PASS APPLICATION FOR APPROVAL OF FINAL PLAT

INSTRUCTIONS: This form is to be completely filled out, signed, and dated by the subdivider when the subdivider requests final plat approval.

IDENTIFICATION OF SUBDIVISION AND PLAT

I, VIPAL PATEL, OWNER OF H2EP, LLC, hereby request final plat approval for the proposed subdivision known as HOME2SUITES SUBDIVISION as shown on the accompanying plat, which consists of 1 (number) sheets and which was acknowledged by me on 1/16/2024 (date).

SUBDIVIDER'S ACKNOWLEDGMENT

I understand that before the plat may be recorded I must provide to the City of Eagle Pass a financial guarantee for all unbuilt infrastructure in the amount to be set by the City Council. Otherwise, I believe that I have fulfilled the requirements under state laws and city ordinances for final plat approval by the City of Eagle Pass, based upon the plat as described above and the documents and information listed below. To the best of my knowledge the information provided on this request is true and complete.

Vipal Patel
Signature of Subdivider (or Authorized Agent)

1/16/24
Date

PRELIMINARY PLAT APPROVAL

Check if applicable, and provide the date of City Council approval.

☐ A preliminary plat was approved by the City on _____ (date).

IDENTIFICATION OF PLAT SHEETS TO BE IN COUNTY'S MAP RECORD

2/13/24 *me*

I request, once the City of Eagle Pass has approved the plat and I have submitted any required financial guarantees, that sheets number _____ (list sheets) of the plat be recorded in the Maverick County Map Records but that the other sheets of the plat not be recorded.

LIST OF DOCUMENTS ACCOMPANYING OR ATTACHED TO THE PLAT TO BE INCLUDED IN COUNTY'S MAP RECORD OF THE SUBDIVISION

The information below, if it is not included upon the plat itself, must be on a document signed by the subdivider and attached to or accompanying the final plat. For each item, indicate by a check mark where the information appears. The City of Eagle Pass will keep these documents (or their signed revisions) together during the subdivision review and approval process and through the recording of the subdivision with the County Clerk. If the subdivision does not have at least two or more lots of five acres or less intended for residential purposes, then the Model Rules do not apply and a final engineering report is not required.

on the final plat	attached to final plat	accompanies final plat	
_____	_____	_____	final engineering report
_____	_____	_____	description in English and Spanish of water and sewer facilities and easements and operable date
_____	_____	_____	engineering certification of compliance of water and sewer facilities with Model Rules, and of estimated costs
_____	_____	_____	others (described as follows:) _____

_____	_____	_____	others (described as follows:) _____

DESCRIPTION OF SUBDIVISION INFRASTRUCTURE THAT HAS BEEN COMPLETED OR INSTALLED AS OF THE DATE OF THIS APPLICATION

NOTE: You may refer to the plat in describing the completed infrastructure -- for example, by stating, "The water lines shown on sheet 3 of the final plat have been installed." Use the back side of this page if more room is needed. The City of Eagle Pass' Subdivision Ordinance require a subdivider to enter into a Subdivision Construction Agreement secured by a financial guarantee (a bond, letter of credit, or cash deposit) for completion of streets and drainage and water and wastewater facilities not constructed or installed when the subdivider applies for final plat approval.

Streets. *(Provide names of streets and extent of their completed improvements.)*

NO NEW PUBLIC STREET IMPROVEMENTS WERE REQUIRED AS PART OF THIS SUBDIVISION PLAT.

Drainage facilities. *(Describe location and nature of completed drainage facilities.)*

NO NEW PUBLIC DRAINAGE FACILITIES WERE REQUIRED AS PART OF THIS SUBDIVISION PLAT.

Water facilities. *(Describe installed locations and sizes of water lines, water meters, and other devices involved in providing water.)*

APPROXIMATELY 384 LINEAR FEET OF 12" PVC WATER LINE WAS INSTALLED ALONG THE FRONTAGE OF THIS PROPERTY TO SERVICE THIS DEVELOPMENT.

APPROXIMATELY 164 LINEAR FEET OF 8" PVC WATER LINE WAS BORED UNDER US HWY 277 TO SERVICE AND FEED THIS DEVELOPMENT. PLEASE SEE FINAL PLAT SHEET FOR LOCATIONS OF INSTALLED WATER LINE INFRASTRUCTURE.

Wastewater facilities. *(Describe installed location and sizes of such items as sewer lines, septic systems, or other on-site sewerage facilities.)*

APPROXIMATELY 416 LINEAR FEET OF 8" PVC WASTEWATER LINE WAS INSTALLED TO SERVICE THIS DEVELOPMENT. PLEASE SEE FINAL PLAT SHEET FOR LOCATIONS OF INSTALLED WASTEWATER INFRASTRUCTURE.

**LIST OF DOCUMENTS AND OTHER INFORMATION SUBMITTED DURING
SUBDIVISION REVIEW CONSTITUTING BASIS FOR FULFILLING**

REQUIREMENTS FOR FINAL PLAT APPROVAL

I believe that I have submitted to the City of Eagle Pass all the documents and other information required for final plat approval, except any financial guarantee(s). OTHER THAN THE DOCUMENTS AND INFORMATION ALREADY LISTED ABOVE, those required documents and other information and the dates they were submitted are as follows:

Description of Document	Date Submitted	# of Item on City Submittal Log
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
(attach additional sheet if needed)		

PLAT ESTABLISHING LOT 1
HOME2SUITES SUBDIVISION

BEING A 3.05 ACRE TRACT OF LAND MADE UP OF ALL OF LOT 1-A, A 1.0254 ACRE TRACT OF LAND OUT OF MAVERICK ESTATES, RECORDED IN BOOK 1220, PAGE 466, DEED RECORDS, MAVERICK COUNTY, TEXAS, AND ALL OF LOT 1-B, A 1.0254 ACRE TRACT OF LAND OUT OF MANGES ESTATES, RECORDED IN BOOK 1220, PAGE 466, DEED RECORDS, MAVERICK COUNTY, TEXAS, AND A PORTION OF LOT 1-C, A 3.075 ACRE TRACT OF LAND OUT OF MAVERICK ESTATES, RECORDED IN BOOK 666, PAGE 130, DEED RECORDS, MAVERICK COUNTY, TEXAS, SITUATED IN SURVEY 6, FOX AND BYRNE, ABSTRACT 1110, MAVERICK COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

BEGINNING AT A ½" IRON ROD SET AT THE NORTHEAST CORNER OF LOT NO. 1, AT THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 277, FOR THE NORTHWEST CORNER HEREOF;

THENCE, WITH THE SOUTHERLY RIGHT OF WAY LINE OF SAID U.S. HIGHWAY 277, NORTH 89 DEGREES 46 MINUTES 14 SECONDS EAST, 353.63 FEET, TO A ½" IRON ROD SET AT THE BEGINNING OF A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET, FOR A POINT OF CURVATURE HEREOF;

THENCE, WITH SAID CURVE TO THE RIGHT, A DISTANCE OF 39.67 FEET (CHORD BEARING SOUTH 44 DEGREES 46 MINUTES 24 SECONDS EAST, 35.64 FEET) TO A ½" IRON ROD FOUND AT THE WESTERLY RIGHT OF WAY LINE OF QUINTON AVENUE, A PRIVATE ENTRANCE ACCESS, FOR THE MOST EASTERLY NORTHEAST CORNER HEREOF;

THENCE, WITH THE WESTERLY RIGHT OF WAY LINE OF SAID CLINTON AVENUE, SOUTH 00 DEGREES 40 MINUTES 58 SECONDS WEST, 328.24 FEET, TO A ½" IRON ROD SET AT THE NORTHERLY LINE OF A REMAINING 2.075 ACRE PORTION OF LOT NO. 1, FOR THE SOUTHEAST CORNER HEREOF;

THENCE, WITH THE NORTHERLY LINE OF SAID REMAINING 2.075 ACRE PORTION OF LOT NO. 1, SOUTH 89 DEGREES 46 MINUTES 14 SECONDS WEST, 373.40 FEET TO A ½" IRON ROD SET, FOR THE SOUTHWEST CORNER HEREOF;

THENCE, WITH THE EASTERLY LINE OF AFOREMENTIONED 2.075 ACRE TRACT, NORTH 00 DEGREES 13 MINUTES 46 SECONDS WEST, 353.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.05 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS:
COUNTY OF MAVERICK:

I, JULIAN JAVIER RUIZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY STATE THAT THE ABOVE CAPTIONED "FIELD NOTES" AND ATTACHED "DRAWING" WAS PREPARED FROM AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION.

STATE OF TEXAS)
COUNTY OF MAVERICK)

I, JULIAN JAVIER RUIZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION OF HOME2SUITES SUBDIVISION PLAT WAS PREPARED FROM AN ACTUAL SURVEY CONDUCTED ON SEPTEMBER 20, 2022 UNDER MY SUPERVISION ON THE GROUND AND THE MONUMENTS SHOWN ARE WITHIN THE POSITIONAL TOLERANCE REQUIRED BY 22 TAC SEC 663.15.



JULIAN JAVIER RUIZ
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 5304

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, OF _____ BY JULIAN JAVIER RUIZ, R.P.L.S.

SIGNATURE NOTARY PUBLIC STATE OF TEXAS

MY COMMISSION EXPIRES: _____

STATE OF TEXAS)
COUNTY OF MAVERICK)

I, AARON J. LIBSON, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS (NO. 147902), HEREBY CERTIFY THAT THE WATER AND WASTEWATER FACILITIES FOR THIS SUBDIVISION WERE DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF EAGLE PASS, TEXAS, THAT THESE SERVICES ARE CONNECTED TO THE PUBLIC WATER AND SEWER UTILITIES OPERATED AND MAINTAINED BY THE CITY OF EAGLE PASS, TEXAS, ALL AS SHOWN ON THE DRAWINGS PRESENTED TO, AND APPROVED BY, THE CITY OF EAGLE PASS, TEXAS. THESE WATER AND SEWER DESIGNS ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343 OF THE TEXAS WATER CODE.

AARON J. LIBSON, P.E.
REGISTERED PROFESSIONAL ENGINEER 147902



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, OF _____ BY FLORENTINO CABALLERO, P.E.

SIGNATURE NOTARY PUBLIC STATE OF TEXAS

MY COMMISSION EXPIRES: _____

STATE OF TEXAS)
COUNTY OF MAVERICK)

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

THE OWNERS OF THE LAND SHOWN ON THIS SUBDIVISION PLAT AND WHOSE NAME IS SUBSCRIBED HERETO AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, PARKS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND THE SAME ARE DEDICATED TO THE CITY OF EAGLE PASS. THE OWNER CERTIFIES THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT 212.032 AND THAT:

- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARD; AND
(D) GAS CONNECTION, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STANDARDS.

THE OWNER ATTESTS THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

HOME2SUITES SUBDIVISION

SIGNATURE: _____

NAME: VIPAL PATEL
MANAGING MEMBER OF H2EP, LLC
A TEXAS LIMITED LIABILITY COMPANY

STATE OF TEXAS
COUNTY OF MAVERICK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____

BY VIPAL PATEL
MANAGING MEMBER OF H2EP, LLC
A TEXAS LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

SIGNATURE NOTARY PUBLIC STATE OF TEXAS

MY COMMISSION EXPIRES: _____

CITY OF EAGLE PASS
CERTIFICATE OF PLAT APPROVAL

WE, THE UNDERSIGNED, CERTIFY THAT HOME2SUITES SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF EAGLE PASS ON _____

MAYOR OF THE CITY OF EAGLE PASS _____ DATE _____

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 202__

SIGNATURE NOTARY PUBLIC STATE OF TEXAS

WE, THE UNDERSIGNED, CERTIFY THAT HOME2SUITES SUBDIVISION WAS REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF EAGLE PASS ON _____

CHAIRMAN-CITY OF EAGLE PASS _____ DATE _____
PLANNING AND ZONING COMMISSION

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 202__

SIGNATURE NOTARY PUBLIC STATE OF TEXAS

WE, THE UNDERSIGNED, CERTIFY THAT HOME2SUITES SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY MANAGER OF THE CITY OF EAGLE PASS ON _____

CITY MANAGER OF THE CITY OF EAGLE PASS _____ DATE _____

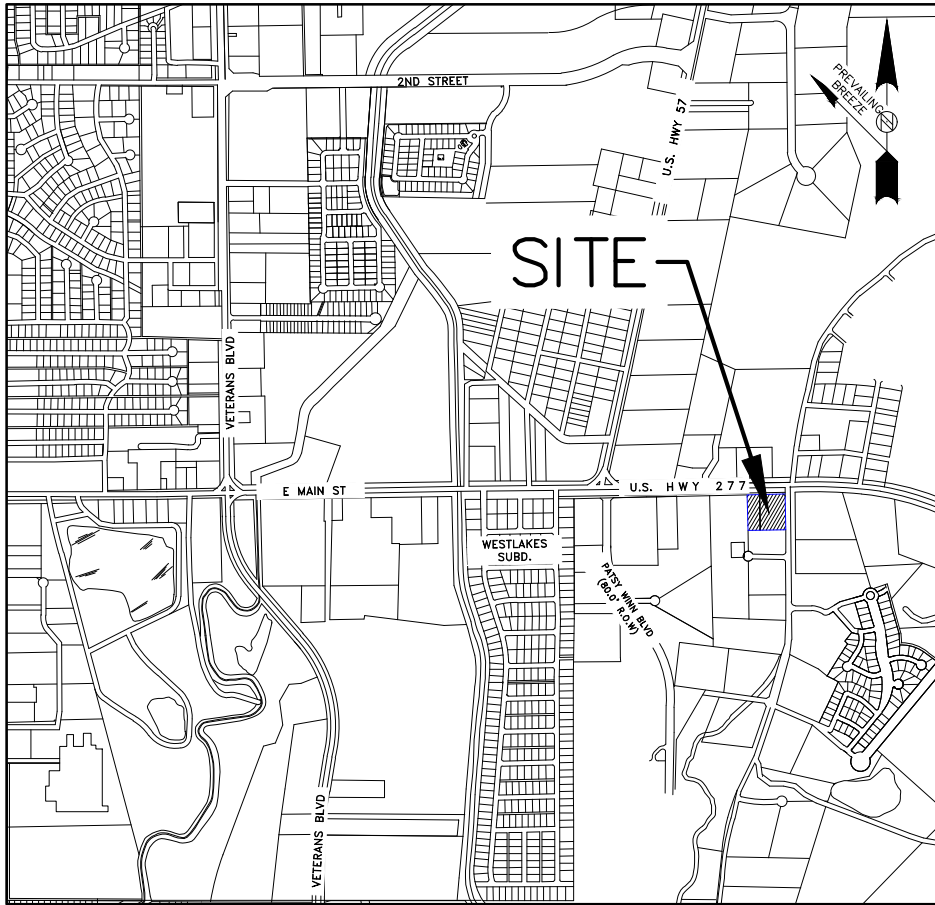
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 202__

SIGNATURE NOTARY PUBLIC STATE OF TEXAS

COUNTY CLERK'S RECORDING CERTIFICATE

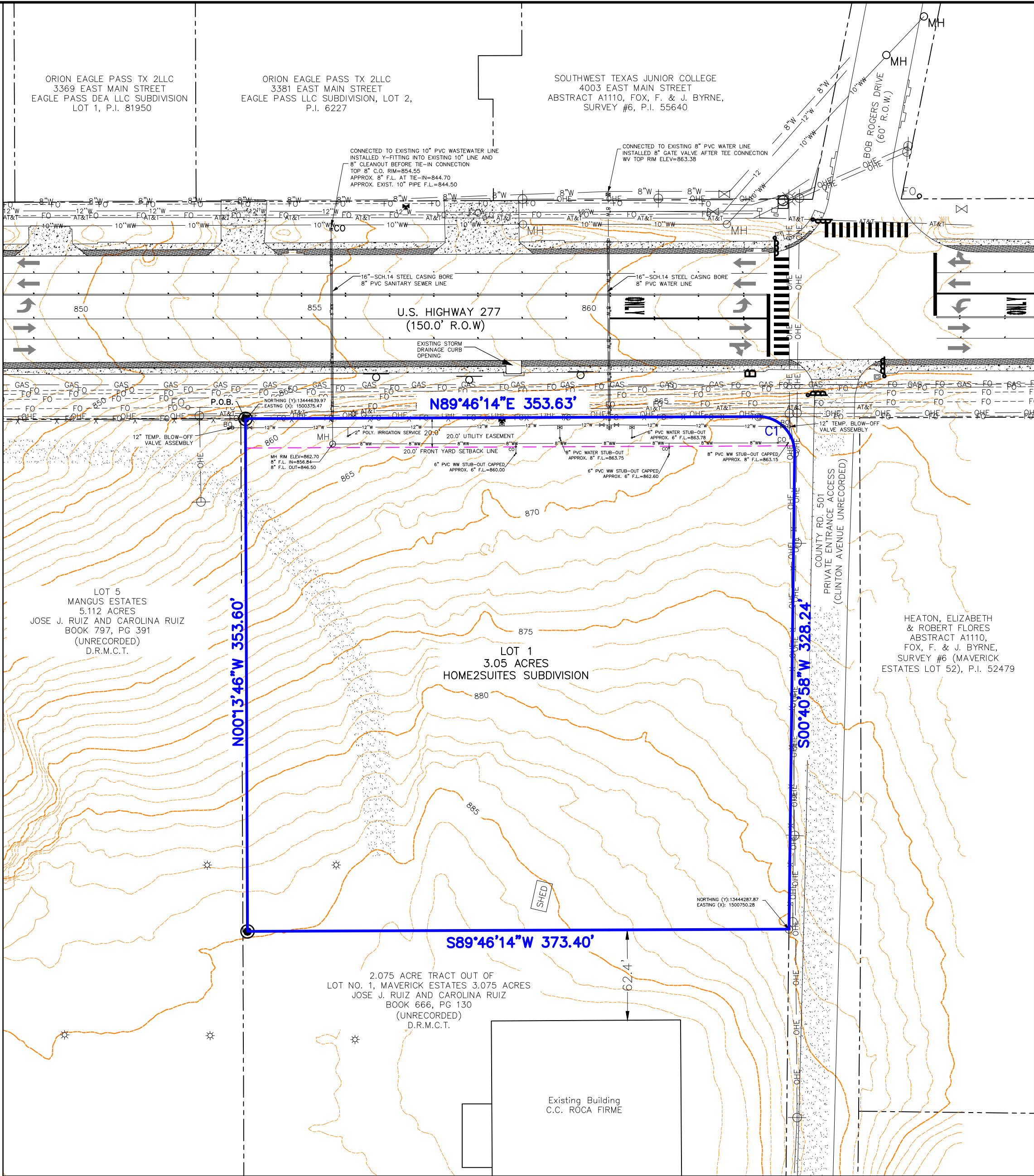
I, _____, COUNTY CLERK OF MAVERICK COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT ____ O'CLOCK ____M ON _____, 202__, AND WAS RECORDED IN ENVELOPE _____, SIDE ____ IN THE MAP RECORDS OF MAVERICK COUNTY AT ____ O'CLOCK ____M ON _____, 202__.

MAVERICK COUNTY CLERK



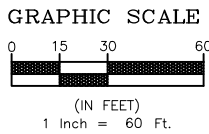
VICINITY MAP
N.T.S.

LEGEND	
	SET 1/2" IRON ROD (I.R.)
	FOUND 1/2" IRON ROD (I.R.)
	NEW PROPERTY CORNER
	LUMINAIRE
	POWER POLE
	WASTEWATER MANHOLE
	FIRE HYDRANT
	ELECTRIC METER
	WATER VALVE
	FIBER OPTIC MANHOLE
	MAILBOX
	TRAFFIC SIGNAL
	SIGN POST
	PLAT AREA BOUNDARY
	PROPERTY LINE
	FRONT YARD SETBACK LINE
	AT&T LINE
	8" WATER MAIN LINE
	12" WATER MAIN LINE
	8" WASTEWATER LINE
	OVERHEAD ELECTRIC LINE
	GAS MAIN LINE
	FIBER OPTIC LINE
	FENCE LINE
	CONCRETE PAVEMENT
	BRICK PAVEMENT
	CALICHE ROAD



BASIS OF BEARINGS:
A ½" IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 1, BLOCK 5, UNIT 1, WESTLAKES SUBDIVISION, RECORDED IN ENVELOPE 132, SIDE B, DEED RECORDS, MAVERICK COUNTY, TEXAS, AND A ½" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 1-B.

CALLED TO BE N88°00'00"E, 1,845.99'
FOUND BY GPS TO BE: N89°46'14"E, 1,845.97'



PLAT SUBDIVISION LOT INFORMATION			
LOT	AREA	911 ADDRESS	
1	3.05 ACRES	3386 E. MAIN ST.	

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	39.67'	25.00'	S44°46'24"E	35.64'

NOTES:

- THE TOTAL AREA OF THIS SUBDIVISION PLAT IS 3.05 ACRES AND CONTAINS ONE (1) COMMERCIAL LOT.
- THE AREA OF THIS SUBDIVISION PLAT LIES INSIDE THE CITY LIMITS OF EAGLE PASS, TX.
- SET ½" I.R. AT ALL CORNERS EXCEPT INDICATED.
- THE ZONING FOR THIS PLAT WILL BE B-3: GENERAL BUSINESS DISTRICT.
- AS PER B-3 ZONING DISTRICT, LOT 1 OF THIS SUBDIVISION PLAT IS SUBJECT TO A TWENTY (20') FOOT WIDE FRONT YARD SETBACK. NO SIDE OR REAR YARD SETBACKS ARE REQUIRED.
- NO PORTION OF THE SUBDIVISION SHOWN ON THIS PLAT IS WITHIN SPECIAL FLOOD HAZARD AREAS THAT ARE SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 48323C04550, DATED APRIL 4, 2011 FOR MAVERICK COUNTY, TEXAS AND INCORPORATED AREAS.
- A DETENTION POND IS NOT REQUIRED FOR THE AREA OF THIS SUBDIVISION PLAT, GIVEN THE EXISTING DRAINAGE IMPROVEMENTS OF THE ADJACENT EAGLE PASS SPORTS COMPLEX/WESTLAKES DETENTION POND, THAT CAPTURES THE SUBJECT PROPERTY'S RUNOFF.
- ALL LOTS WITHIN THIS SUBDIVISION SHALL BE CONVEYED LEGAL ACCESS TO ALL EASEMENTS, RIGHT-OF-WAYS, AND ANY PUBLIC DETENTION FACILITIES.
- ALL EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND ANY OTHER OBSTRUCTIONS.
- VERIFY ALL UNDERGROUND UTILITY SERVICE LINES AS REQUIRED, PRIOR TO ANY EXCAVATION.
- THE SUBSEQUENT DEVELOPMENT OF ALL LOTS SHOWN WITHIN THIS SUBDIVISION PLAT SHALL COMPLY WITH THE CITY OF EAGLE PASS CODE OF ORDINANCES PERTAINING TO THE PROVISIONS OF CHAPTER 23, ARTICLES IV, V AND VI, GOVERNING SUBDIVISION DESIGN AND CONSTRUCTION STANDARDS; CHAPTER 27 GOVERNING WATER SERVICES, SEWER SERVICES, AND SURFACE WATER MANAGEMENT; AND CHAPTER 13 GOVERNING FIRE PROTECTION.

FINAL SUBDIVISION PLAT
HOME2SUITES SUBDIVISION
EAGLE PASS, TEXAS, MAVERICK COUNTY

TERRATECH ENGINEERING
AND CONSTRUCTION SERVICES, INC

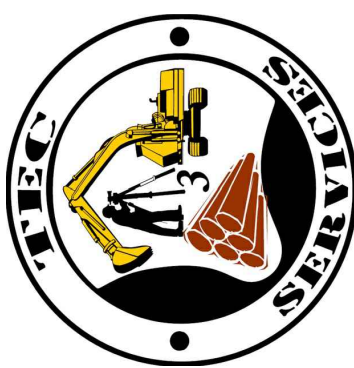
3292 EL INDIO HWY., EAGLE PASS, TX

(830)-773-0579

ajlibson@terratechengineering.com

FIRM #14118

www.terratechengineering.com



PROPERTY OWNER:

H2EP, LLC

3301 E. MAIN ST.

EAGLE PASS, TX 78852

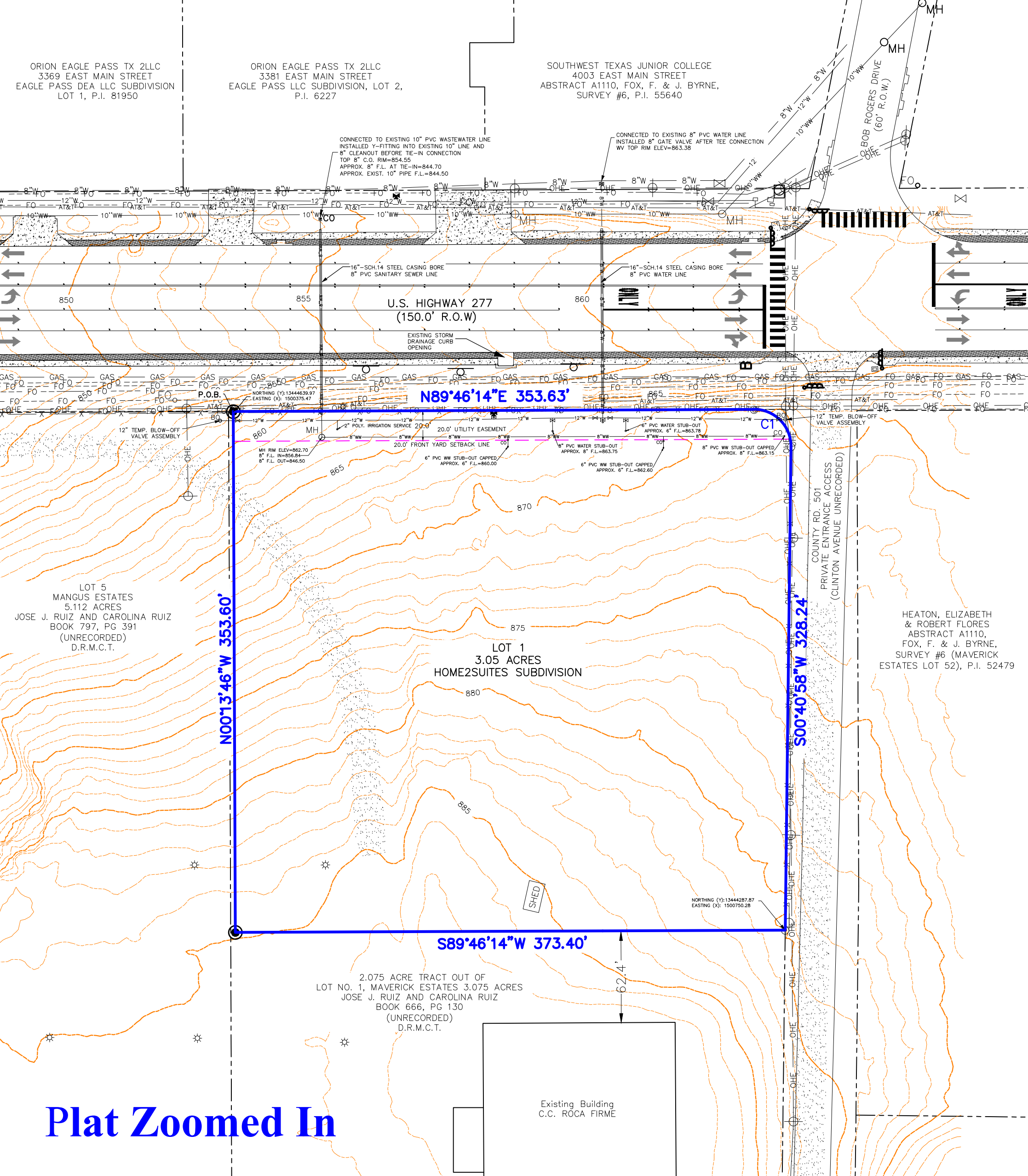
JOB: 0146-22
SHEET 1 OF 1
DESIGNED: AJL
DRAWN: AJL, GGZA
CHECKED: FJC, AJL

SCALE: 1" = 60'
FEB. 06, 2024

ORION EAGLE PASS TX 2LLC
3369 EAST MAIN STREET
EAGLE PASS DEA LLC SUBDIVISION
LOT 1, P.I. 81950

ORION EAGLE PASS TX 2LLC
3381 EAST MAIN STREET
EAGLE PASS LLC SUBDIVISION, LOT 2,
P.I. 6227

SOUTHWEST TEXAS JUNIOR COLLEGE
4003 EAST MAIN STREET
ABSTRACT A1110, FOX, F. & J. BYRNE,
SURVEY #6, P.I. 55640



Plat Zoomed In





Attachment 2
Final Engineering Report



To: Mr. Placido Madera

City of Eagle Pass Planning Director

From: Aaron J. Libson, P.E.

Date: December 14, 2023

Reference: **Final Engineering Report for Home2Suites Subdivision**

Mr. Madera,

H2EP, LLC, owner of a tract of land legally described as 'Being a 3.05 acre tract, made up of all of Lot 1-A, a 1.0254 acre tract of land out of Maverick Estates, recorded in Book 1220, page 466; and Lot 1-B, a 1.0254 acre tract out of Manges Estates, recorded in Book 1220, page 466; and a portion of Lot 1-C, a 3.075 acre tract of land out of Maverick Estates, recorded in Book 666, page 130, deed records, Maverick County', has requested the services of TerraTech Engineering and Construction Services (TEC Services) to Plat and subdivide a 3.05 acre portion tract into (1) one Commercial Lot. This tract of land is located inside the Eagle Pass City Limits, and is physically located at 3386 E. Main St.

General Description

The proposed Plat will have (1) One Commerical lot being 3.05 acres in area. The proposed plat is located inside the Eagle Pass City Limits and is located at the intersection of US HWY 277/ County Rd. 501 with 911 address location of 3386 E. Main St. The existing zoning of this subdivision as classified by the City Zoning Map is B1-Neighborhood Business District, but given that this property will be developed into a Hotel, the proposed new zoning for this subdivision will be B3- General Business District, which will be modified during the platting process. The property will be subject to a 20' wide front yard setback. No side or rear setbacks are required as per the zoning ordinance for Commercial lots in the B3 zoning district. The property has access to existing utilities such as internet, telephone, electrical, and natural gas and via the frontage of the property. The subject property has paved street access and an approved TxDOT Driveway permit off US HWY 277, to be constructed during construction of proposed Hotel.

Drainage

General Drainage Description

The proposed land use for this 3.05 acre tract of land is Commercial, with no portion of the platted property being within a FEMA Special Flood Hazard Area, as indicated by the Plat Sheet. Runoff naturally drains from the South towards the North direction. No detention pond is required for this

2/13/24 *ML*

development given the existing public drainage improvements of the surrounding adjacent properties. There are no drainage improvements required at this time for platting purposes. The owner/developer of the property has already received an approved building permit from the City of Eagle Pass Planning Department, for construction of proposed Hotel, and a hydraulic design and analysis of the subject development has been approved by the City of Eagle Pass Planning Department. For platting purposes, hydraulic calculations are provided only as reference, in order for the property owner to legally Plat the property, and move forward with the Final Plat process. This tract of land can be analyzed using the Rational Method. The peak rate of runoff, Q , in cubic feet per second is calculated as follows:

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

where C = runoff coefficient

I = average rainfall intensity in inches per hour

A = tributary drainage area in acres

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

Table 1. Undeveloped & Developed Drainage Parameters

Parameter	Value
t_c	5 min
C_U	0.30
C_D	0.90
I_{10}	7.43 in/hr
I_{100}	10.32 in/hr
Watershed Area, A	3.05 acres

The peak rates of runoff for the 10-year and 100-year storm periods from undeveloped to developed conditions are as followed:

$$Q_{10,U} = C_U \times I_{10} \times A$$

$$Q_{10,U} = 0.30 \times 7.43 \times 3.05 = 6.80 \text{ cfs}$$

$$Q_{10,D} = C_D \times I_{10} \times A$$

$$Q_{10,D} = 0.90 \times 7.43 \times 3.05 = 20.40 \text{ cfs}$$

$$Q_{100,U} = C_U \times I_{100} \times A$$

$$Q_{100,U} = 0.30 \times 10.32 \times 3.05 = 9.44 \text{ cfs}$$

$$Q_{100,D} = C_D \times I_{100} \times A$$

$$Q_{100,D} = 0.90 \times 10.32 \times 3.05 = 28.33 \text{ cfs}$$

The estimated increase in runoff for the entirety of the property for a ten (10) and one hundred (100) year return period are 13.60 cfs and 18.89 cfs, respectively.

Drainage Conclusions

The calculations provided in this report are simply for Platting purposes. The owner/developer of the property has already received an approved building permit from the City of Eagle Pass Planning Department, for construction of proposed Hotel, and a hydraulic design and analysis of the subject development has been approved by the City of Eagle Pass Planning Department.

Street

No new street improvements will be required as part of this Plat, other than a TxDOT Driveway off of US HWY 277. TxDOT Driveway design permit drawings were submitted and approved by TxDOT for a driveway connection to access this development off US HWY 277. The driveway entrance will be built during construction of the proposed Hotel development.

Water Service

Approximately 161 linear feet of 8" PVC water line was bored under US HWY 277 in order to supply the subject plat property with water, as there were previously no existing main lines along this property to service it. The 8" PVC line was encased in a 16" Sch. 40 Steel casing to cross US HWY 277. After crossing with the 8" PVC supply line, it was connected and transitioned to a 12" PVC Water Line. Approximately 384 linear feet of 12" PVC Water Line was installed along the frontage of this property to service this development. One (1) fire hydrant was installed, midway between the 12" PVC Water Line installed along the frontage. The existing utilities are located inside a 20' dedicated Utility Easement that runs through the front of the property, as shown on the Final Plat sheet. Please reference Final Plat sheet and/or Utility As-Builts for proposed locations of all installed lines, services, valves, etc.

Sanitary Sewer Service

Approximately 150 linear feet of 8" PVC Wastewater line was bored under US HWY 277 in order to provide the subject plat property with wastewater services. The nearest line that was tapped into to service this development was an existing 10" PVC wastewater line that was located on the North side of US 277. The 8" PVC wastewater line was encased in a 16" Sch. 40 Steel casing to cross US HWY 277. After crossing with the 8" PVC wastewater line, it was connected into the proposed Manhole that was installed on the subject plat property side. From there, approximately 314' linear feet of 8" PVC wastewater line was extended along the frontage of this property, in order to service this development. The existing wastewater utilities are located inside a 20' dedicated Utility Easement that runs through the front of the property, as shown on the Final Plat sheet. Please reference Final Plat sheet and/or Utility As-Builts for proposed locations of all installed lines, services, manholes, cleanouts, etc.

Electrical Service

Electrical service will be supplied by Rio Grande Electric Coop. who has existing electrical infrastructure along the frontage the proposed platted property. The electrical service for this property will be obtained at the time of development.

Other Utilities

The subject Plat area has access to other utilities such as phone, cable, internet service (Spectrum & AT&T), and Natural Gas, which are presently located along the frontage of the property.

Conclusion

The proposed future land use for this development is Commercial. The current use of adjacent tracts is also Commercial. The proposed plat will not have an impact on the current drainage patterns or utilities given the existing infrastructure in place around the subject property. If you have any additional questions concerning this report, please contact Aaron J. Libson, P.E. at 830-773-0579 or ajlibson@terratechengineering.com

Sincerely,

Aaron J. Libson, P.E.



12/14/2023

Home2Suites Subdivision Development Cost Estimate

BID ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
1	Sanitary Sewer System 8" PVC SDR-26	LF	314	\$ 80.00	\$ 25,120.00
2	Sanitary Sewer Manholes	EA	1	\$ 9,500.00	\$ 9,500.00
3	Water System 8" PVC C900 DR-18	LF	161	\$ 70.00	\$ 11,270.00
4	Water System 12" PVC C900 DR-18	EA	384	\$ 95.00	\$ 36,480.00
5	Water System Fire Hydrant	EA	1	\$ 6,500.00	\$ 6,500.00
				Total Estimated Cost	\$ 88,870.00

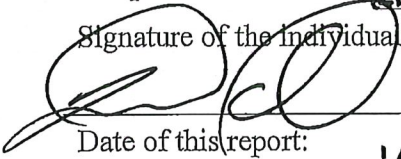
Notes: a) This is an Estimation, prices may vary based on vendor and contractor.
b) The bid items shown serve as the list of improvements to be bonded.

FIRE FLOW TEST REPORT

PROJECT INFORMATION:

Project Name: FINAL SUBDIVISION PLAT (HOME 2 SUITES)
Street Address: 3386 E MAIN ST
City, State, Zip Code: EAGLE PASS, TX 78852

FIRE FLOW TESTING COMPANY INFORMATION:

Name of individual preparing this report: JOSE BAENA
Company represented: ALLEGIANCE FIRE PROTECTION
Street Address: PO BOX 34504
City, State, Zip Code: SAN ANTONIO, TX 78265
Telephone number: (210) 493-2850
Signature of the individual preparing report attesting to the accuracy of data contained herein:

Date of this report: 1/25/24

WITNESS INFORMATION:

Name of individual witnessing flow test: RAUL GUARDIOLA
Company Represented: EPWWS
Telephone Number: 830-273-2351
Signature of the witness attesting to the accuracy of data in this report:


FIRE FLOW INFORMATION:

Date and time of flow test: 1/25/24 @ 1:30 PM
Location of "flow" hydrant(s): SEE CHART (A)
Location of "test" hydrant: SEE CHART (B)
***Theoretical fire flow (gpm) available at twenty-five (25) psi: 978 GPM

***For Building Permit Application

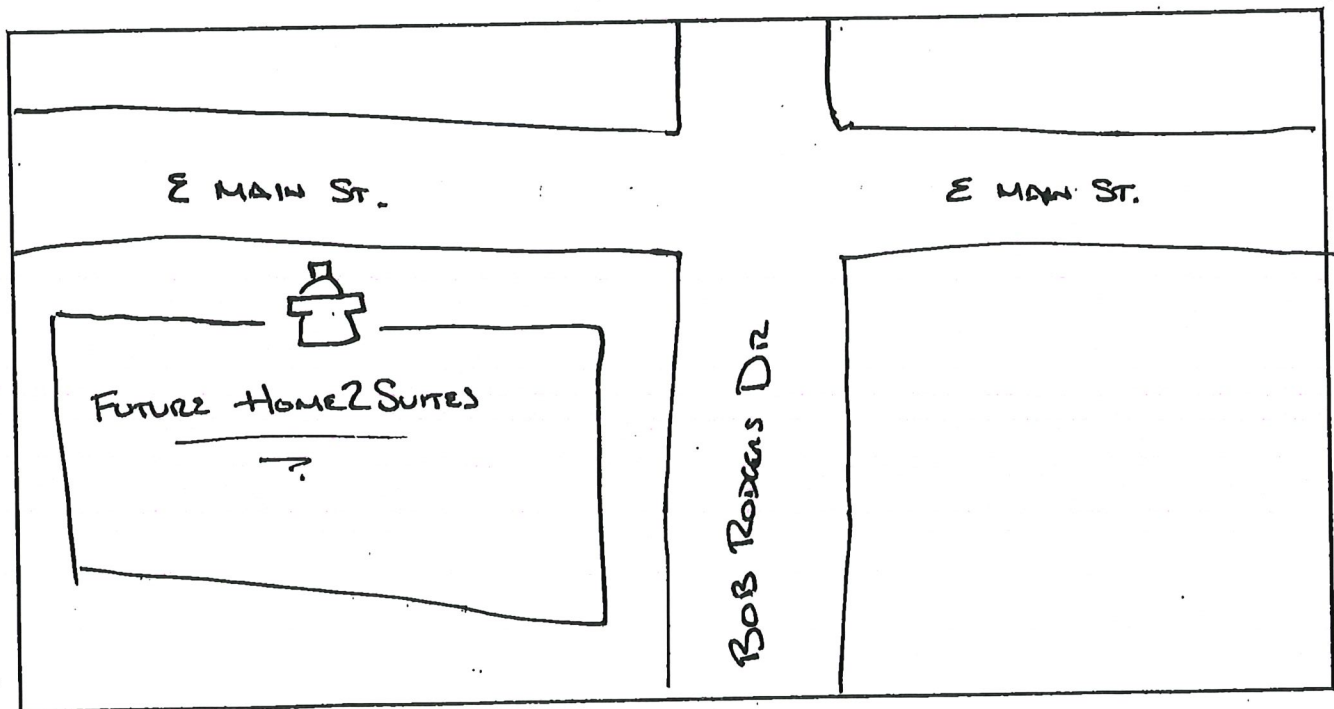
2/13/24

FIRE FLOW TEST DATA SHEET

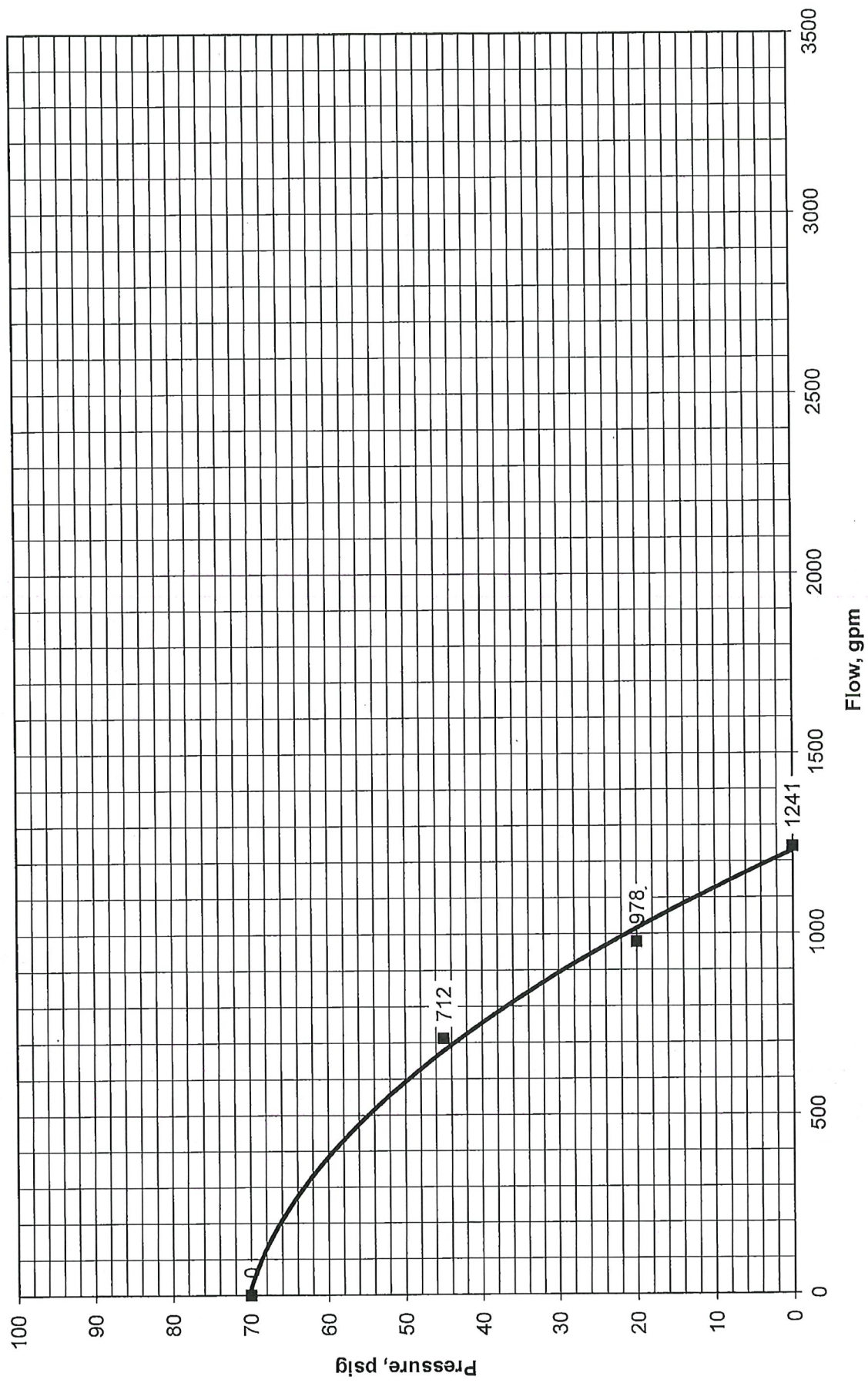
PROJECT INFORMATION:

Project Name: FINAL SUBDIVISION PLAT (HOME2SUITES)
 Street Address: 3386 E MAIN ST.
 City, State, Zip Code: EAGLE PASS, TX 78852

DATE	TIME AM PM	TEST HYDRANT		FLOWING HYDRANT					FLOWING HYDRANT					TOTAL FLOW	
		STATIC (psi)	RESI- DUAL (psi)	PITOT (psi)	DIA (in)	THEOR FLOW (gpm)	HYD COEF	ACTUAL FLOW (gpm)	PITOT (psi)	DIA (in)	THEOR FLOW (gpm)	HYD COEF	ACTUAL FLOW (gpm)	ACTUAL (gpm)	AT 25 psi (gpm)
1/25	1:30	70	45	18	2.5"	791	.9	712							978

SKETCH FLOW TEST LOCATION:

WATER FLOW TEST CHART





AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED

Home2Suites Subdivision **SUBDIVISION**

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

"The Subdivider is TerraTech Engineering & Construction Services (TEC Services), who is the owner, or
the authorized agent of the owner, of a tract of land in Maverick County, Texas, that has been
proposed to be divided into a subdivision ("the Subdivision") known as _____
Home2Suites Subdivision.

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

The Subdivider plans to construct for the Subdivision a drinking water distribution
system to be connected to the Utility's water supply system. The Utility has reviewed the
plans for this subdivision ("the Plans") and has estimated the drinking water flow
anticipated to be needed by the Subdivision under fully built-out conditions ("the
estimated water flow") to be approximately
85,800 gallons daily.

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

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

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

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

This Agreement is effective on OCTOBER 18, 2022.

The Utility

By:



Printed Name: JOHN RUIZ JR.

The Subdivider

By:



Printed Name: Aaron Libson

Office or Position: VICE-CHAIRMAN Office or Position: General Manager (TEC Services)

Date: 10/18/2022

Date: 10/12/2022

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



AGREEMENT REGARDING WASTEWATER TREATMENT SERVICE FOR THE
PROPOSED Home2Suites Subdivision **SUBDIVISION**

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

"The Subdivider is TerraTech Engineering & Construction Services (TEC Services), who is the owner, or
the authorized agent of the owner, of a tract of land in Maverick County, Texas, that has been
proposed to be divided into a subdivision ("the Subdivision") known as
Home2Suites Subdivision.

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

The Subdivider plans to construct for the Subdivision a wastewater collection system to
be connected to the Utility's wastewater treatment system. Such wastewater will consist
of domestic sewage, i.e., waterborne human waste and waste from domestic activities
such as bathing, washing, and food preparation. The Utility has reviewed the plans for
this subdivision ("the Plans") and has estimated the wastewater flow projected by the
Subdivision under fully built-out conditions ("the projected wastewater flow") to be
approximately 52,000 gallons daily.

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

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

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

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

This Agreement is effective on OCTOBER 18, 2022.

The Utility

By: John Ruiz Jr.

Printed Name: JOHN RUIZ JR.

Office or Position: VICE-CHAIRMAN

Date: 10/18/2022

The Subdivider

By: Aaron Libson

Printed Name: Aaron Libson

Office or Position: General Manager (TEC Services)

Date: 10/12/2022

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

Attachment 3
Master Plan Map & Zoning District Map

Master Plan Map

subject area not depicted



Zoning District Map



Item #3



**Community Development Department Executive Summary
REPORT TO THE PLANNING AND ZONING COMMISSION**

**Amendment of the City of Eagle Pass Code of Ordinances Section
26-210(h)**

I. APPLICANT & PROPERTY INFORMATION

Applicant: Imelda Vasquez (daughter to property owner)

Property Owner: Gricelda P. Meraz I 768 Jefferson Street, Eagle Pass, Texas 78852

Location: 481 Commercial Street (the southwest corner of Commercial and Ford)

Property ID Number: 5727

Legal Description: Bluff Range, Block 3, Lot N2

Request: Removal of a designated on-street disabled parking space at 481 Commercial Street.

Subject Property Information

Parcel Size: 6,000 Square feet

Topography: Flat

Vegetation: Residential landscaping

Existing Use: Multi-family

Zoning: B-2 Central Business District

Master Plan: Commercial

Infrastructure

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

II. RECOMENDED STAFF ANALYSIS

Conclusions

1. Section 9-1 (b)(9) of the Eagle Pass Charter Article IX authorizes the Planning and Zoning Commission to recommend proposed code amendments to the City Council regarding changes to the traffic signage. A request for a change in City of Eagle Pass Code of Ordinances Chapter 26 constitutes just such a change.
2. The request contains sufficient information for consideration by the Commission. Information contained in this report and the Commission's associated public meeting will be used by the City Council in their consideration of the code amendment.
3. The amendment has been reviewed and approved by the City of Eagle Pass Police Department and the Public Works Department and will be reviewed as-to-form by the City Attorney's Office.
4. The proposed amendment to City of Eagle Pass Code of Ordinances Section 26-210(h) to allow for the removal of signage is consistent with the objective of ensuring

the public health, safety, and welfare through the effective and efficient use of traffic signage and, as a result, should be approved.

Community Development Department Recommendation

The Planning and Zoning Commission recommend that the City Council amend City of Eagle Pass Code of Ordinances Section 26-210(h) to remove designation of an on-street disabled parking space at the southwest corner of Commercial Street and Fors Street for property located at 481 Commercial Street.

TRANSMITTED to the parties listed hereafter:

Imelda Vasquez via e-mail

Planning and Zoning Commission via e-mail

Daniel Ibarra, Eagle Pass Public Works Director via e-mail

Federico Garza , Eagle Pass Police Chief via e-mail

Eagle Pass Community Development Department Report dated February 16, 2024

Attachment 1
Application

From: [Sandra Garcia](#)
To: [Amy Gonzalez](#); [Daniel Ibarra](#); [Federico Garza](#)
Cc: [Marisela Maldonado](#); [Ivan Morua](#); [Placido Madera](#); [Mariebelles Rodriguez](#); [Imelda Rodriguez](#); [Sergio Garcia](#)
Subject: RE: Removal of Handicap Sign
Date: Wednesday, January 31, 2024 4:53:58 PM
Attachments: [image003.png](#)
[image004.png](#)

Thank you!

From: Amy Gonzalez <amygonzalez@eaglepasstx.gov>
Sent: Wednesday, January 31, 2024 4:50 PM
To: Sandra Garcia <sgarcia@eaglepasstx.gov>; Daniel Ibarra <daniel.ibarra@eaglepasstx.gov>; Federico Garza <federico.garza@eaglepasstx.gov>
Cc: Marisela Maldonado <mari.m@eaglepasstx.gov>; Ivan Morua <imorua@eaglepasstx.gov>; Placido Madera <Placido.Madera@eaglepasstx.gov>; Mariebelle Rodriguez <mrodriguez@eaglepasstx.gov>; Imelda Rodriguez <irodriguez@eaglepasstx.gov>; Sergio Garcia <smgarcia@eaglepasstx.gov>
Subject: RE: Removal of Handicap Sign

The Eagle Pass Police Department does not have an issue with the handicap being removed from this location nor would this cause a concern.

Amy R. Gonzalez

**Captain
Enforcement Division
Eagle Pass Police Department
Emergency Management-Operations Section
489 S. Monroe Street
Eagle Pass, Texas 78852
830-773-9044 Ext. 2059
Cell: 830-319-0741**



"Coming together is a beginning. Keeping together is progress. Working together is success." --Henry Ford

From: Sandra Garcia <sgarcia@eaglepasstx.gov>
Sent: Wednesday, January 31, 2024 4:29 PM
To: Daniel Ibarra <daniel.ibarra@eaglepasstx.gov>; Amy Gonzalez <amygonzalez@eaglepasstx.gov>;

Federico Garza <federico.garza@eaglepasstx.gov>

Cc: Marisela Maldonado <mari.m@eaglepasstx.gov>; Ivan Morua <imorua@eaglepasstx.gov>; Placido Madera <Placido.Madera@eaglepasstx.gov>; Mariebelle Rodriguez <mrodriguez@eaglepasstx.gov>; Imelda Rodriguez <irodriguez@eaglepasstx.gov>; Sergio Garcia <smgarcia@eaglepasstx.gov>

Subject: RE: Removal of Handicap Sign

Great, thank you so much! We are waiting on Police Dept. to send their recommendation while they conduct their investigation on the area in question.

Once administration received their input from the departments assigned, then we will proceed with the amending of the ordinance in accordance to code of ordinance ...thru P&Z then to City Council.

I will get with Ms. Imelda and Mr. Morua on this....

Again, thank you for your input.

Sandra

From: Daniel Ibarra <daniel.ibarra@eaglepasstx.gov>

Sent: Wednesday, January 31, 2024 4:23 PM

To: Sandra Garcia <sgarcia@eaglepasstx.gov>; Amy Gonzalez <amygonzalez@eaglepasstx.gov>; Federico Garza <federico.garza@eaglepasstx.gov>

Cc: Marisela Maldonado <mari.m@eaglepasstx.gov>; Ivan Morua <imorua@eaglepasstx.gov>; Placido Madera <Placido.Madera@eaglepasstx.gov>; Mariebelle Rodriguez <mrodriguez@eaglepasstx.gov>; Imelda Rodriguez <irodriguez@eaglepasstx.gov>; Sergio Garcia <smgarcia@eaglepasstx.gov>

Subject: RE: Removal of Handicap Sign

Good afternoon,

Public Works has no issues removing the sign located at 481 Commercial St. also referred to in the COEP Municode as;

Sec. 26-210. - Schedule XI: Miscellaneous signs. (h)Handicap zones. The following "Handicap Zones" are hereby authorized and designated at the following locations: (15)The southwest corner of Commercial Street at Ford Street.

Please feel free to contact me at any time if you have any questions.

Thank you,



From: Sandra Garcia <sgarcia@eaglepasstx.gov>
Sent: Wednesday, January 31, 2024 2:41 PM
To: Amy Gonzalez <amygonzalez@eaglepasstx.gov>; Federico Garza <federico.garza@eaglepasstx.gov>
Cc: Marisela Maldonado <mari.m@eaglepasstx.gov>; Ivan Morua <imorua@eaglepasstx.gov>; Placido Madera <Placido.Madera@eaglepasstx.gov>; Mariebelle Rodriguez <mrodriguez@eaglepasstx.gov>; Imelda Rodriguez <irodriguez@eaglepasstx.gov>; Daniel Ibarra <daniel.ibarra@eaglepasstx.gov>; Sergio Garcia <smgarcia@eaglepasstx.gov>
Subject: FW: Removal of Handicap Sign

Good afternoon to all,

Please take a few minutes to review the request to remove a Handicap Parking Sign.

At your convenience please provide your written recommendation. Since this was a designated parking we have to remove by amending the ordinance through P&Z Commission and City Council.

Should you have any questions, please call on us.

Thank you.
Sandra

From: Sandra Garcia
Sent: Wednesday, January 31, 2024 1:35 PM
To: Imelda Rodriguez <irodriguez@eaglepasstx.gov>
Subject: RE: Removal of Handicap Sign

Will do, thank you.

From: Imelda Rodriguez <irodriguez@eaglepasstx.gov>
Sent: Wednesday, January 31, 2024 10:36 AM
To: Sandra Garcia <sgarcia@eaglepasstx.gov>
Subject: Removal of Handicap Sign

Sandy,

Ms. Imelda Vasquez called requesting to have the handicap sign removed from 481 Commercial (corner of Commercial and Ford Streets), it was meant for her late father. Can you please assists with this matter.

Her contact number is:

830-968-4118

Thank you,

Imelda B. Rodriguez, TRMC

City Secretary

100 S. Monroe Street

Eagle Pass, TX 78852

830-773-1111 Ext. 2022

irodriguez@eaglepasstx.us



GENERAL INFO

ACCOUNT

Property ID: 5727
Geographic ID: B6000030000N20
Type: R
Zoning: B2
Agent:
Legal Description: BLUFF RANGE, BLOCK 3, LOT N2

Property Use:

LOCATION

Address: 475 TO 481 COMMERCIAL STREET,
EAGLE PASS TX 78852
Market Area:
Market Area CD: CMA12
Map ID:

PROTEST

Protest Status:
Informal Date:
Formal Date:

OWNER

Name: MERAZ, GRICELDA P.
Secondary Name:
Mailing Address: 768 JEFFERSON STREET EAGLE PASS
TX US 78852
Owner ID: 122844
% Ownership: 100.00
Exemptions:



VALUES

CURRENT VALUES

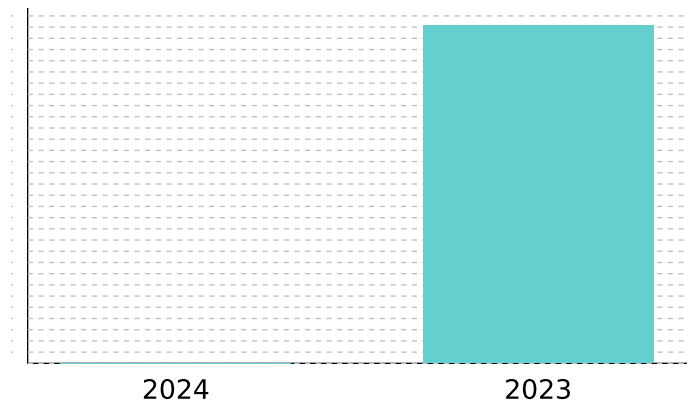
Land Homesite: \$0
Land Non-Homesite: \$45,000
Special Use Land Market: \$0
Total Land: \$45,000

Improvement Homesite: \$0
Improvement Non-Homesite: \$30,350
Total Improvement: \$30,350

Market: \$75,350
Special Use Exclusion (-): \$0
Appraised: \$75,350
Value Limitation Adjustment (-): \$0

Net Appraised: \$75,350

VALUE HISTORY



Values for the current year are preliminary and are subject to change.

VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2024	N/A	N/A	N/A	N/A	N/A	N/A
2023	\$45,000	\$30,350	\$0	\$75,350	\$0	\$75,350

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
GMC	Maverick County	0.412198	\$75,350	\$75,350
HOS	Hospital	0.121000	\$75,350	\$75,350
SCH	Eagle Pass ISD	0.828860	\$75,350	\$75,350
CIT	City of Eagle Pass	0.494160	\$75,350	\$75,350

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

Improvement #1:	COMMERCIAL	Improvement Value:	\$30,350	Main Area:	3,912
State Code:	B1			Gross Building Area:	3,912

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
MA	MAIN AREA	SP		0		0	1,588
MA2	SECOND STORY	SP		0		0	2,324

Improvement Features

Improvement #2:	RESIDENTIAL	Improvement Value:	\$0	Main Area:	736
State Code:	A1			Gross Building Area:	736

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
MA	MAIN AREA	M2		0		0	736

Improvement Features

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
CC	COMMERCIAL CITY	0.1377	6,000	\$7.50	\$45,000	\$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
11/16/23	WD-VL	WARRANTY DEED WITH	VASQUEZ, JUAN JOSE	MERAZ, GRICELDA P.				2325326
7/30/19	GWD	GIFT WARRANTY	VASQUEZ, JUAN JOSE & IMELDA	VASQUEZ, JUAN JOSE	1780	1780	21	209250
10/3/02	WD	WARRANTY DEED	MARTINEZ, CELIA	VASQUEZ, JUAN JOSE & IMELDA	701	701	484	112843
3/13/02	A	AFFIDAVIT	MARTINEZ REMIGIO,	MARTINEZ, CELIA	669	669	253	0
12/21/88	OT	Other	BENAVIDES, C M	MARTINEZ, REMIGIO & CELIA	261	261	447	
	OT	Other	BENAVIDES, C M	BENAVIDES, C M				

