



A G E N D A

PLANNING & ZONING COMMISSION SPECIAL MEETING THURSDAY, FEBRUARY 27, 2020, AT 5:30 P. M. COUNCIL CHAMBERS, CITY HALL BUILDING

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

ESTABLISHMENT OF QUORUM

CITIZENS COMMUNICATIONS

OATH OF OFFICE TO NEWLY APPOINTED MEMBER

MINUTES

1. Approval of the minutes of the January 9, 2020 meeting and the January 23, 2020 meeting.

PUBLIC HEARING(S)

2. Public hearing for the establishment of permanent zoning on the proposed area of annexation, being approximately 129.066 acres of land lying and situated in Maverick County, Texas known as the proposed, Good Neighbor Subdivision; closing of public hearing and possible action.

ADJOURNMENT

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

CERTIFICATION

I, THE UNDERSIGNED PLANNING DIRECTOR, do hereby certify that the agenda mentioned above was posted on the Bulletin Board located in the Lobby at City Hall, 100 S. Monroe Street, Eagle Pass, Texas on February 24, 2020 at 2:20 p.m.

Placido C. Madera
Planning Director

Item #1

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

The Planning and Zoning Commission of the City of Eagle Pass conducted their Regular Meeting on Thursday, January 09, 2020 at 5:30 p.m. in the Council Chambers at City Hall, 100 South Monroe Street, Eagle Pass, Texas. All legal notices were duly posted in accordance with state code.

ESTABLISHMENT OF QUORUM

Present: Chairperson, Enrique Montalvo, and Commission Members, Marcos Villalpando, and Mario Escobar.

Absent: Vice-Chairperson Pete Abrego, Commission Member Doris Salinas-Sanchez and Ex-Officio, Mayor Ramsey English Cantu.

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

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

CITIZENS COMMUNICATIONS

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

PUBLIC HEARING(S)

1. Public hearing on the request submitted by Dirksen Engineering for the rezoning of the proposed Castle Rock Subdivision Unit 3, legally described by metes and bounds as follows: Being 3.7121 acres of land in Maverick County, Texas, out of the Chittim Estate Land, out of Survey 1, Abstract 1047 and being 3.00 acres of land in Maverick County, Texas, out of Survey 1, Abstract 1047, G.C. & S. F. R.R. Co., Original Grantee and being part of the Chittim Estate Land fronting on North Veterans Boulevard in the City of Eagle Pass, from R-1 (First One-Family Dwelling District) to R-2 (Second One-Family Dwelling District); closing of public hearing and possible action.

Chairperson Montalvo opened the public hearing at 5:32 p.m. and invited the public to express their comments.

City Engineer, Vanessa Rosales-Herrera informed the Commission on the request to rezone parcel to change in zoning district designation from R-1 First One-Family Dwelling District to R-2 Second One-Family Dwelling District to allow for the subsequent residential development of site.

There were no comments from the public. Therefore, Chairperson Montalvo closed the public hearing at 5:40 p.m.

Motion: To approve the rezone request submitted by Dirksen Engineering for the rezoning of the proposed Castle Rock Subdivision Unit 3
Moved: Escobar
Second: Villalpando
Ayes: 3
Nays: 0
Absent: Salinas-Sanchez and Abrego

2. Public hearing on the request submitted by City of Eagle Pass for the rezoning of property legally defined as a "5.51 acres of land, more or less, situated in Maverick County, Texas and fronting 300-feet on the South line of U.S. Highway 277 as located by the Resident Engineer of the Texas Highway Department for Project No. RW-300-1-22, and having a depth of 800-feet. Said 5.51 acres of land being out of and a part of that certain 51.25 acre tract of land, out of Survey 8, Abstract 1111, F. Fox & J. Byrne, original grantees, conveyed to Maverick County by A.D. Eidson, by deed dated August 12, 1946, recorded in Volume 38, Page 517, deed records of Maverick County, Texas, which 5.51 acres of land, more or less, is more particularly described by metes and bounds" (2440 E. Main Street), from I (Industrial District) to B-3 General Business District; closing of public hearing and possible action.

Chairperson Montalvo opened the public hearing at 5:41 p.m. and invited the public to express their comments.

City Engineer Rosales-Herrera informed the Commission that the request was to rezone parcel from I (Industrial District) to B-3 (General Business District) to allow for the subsequent commercial development site.

There were no comments from the public. Therefore, Chairperson Montalvo closed the public hearing at 5:50 p.m.

Motion: To approve the rezone request submitted by City of Eagle Pass.
Moved: Villalpando
Second: Escobar
Ayes: 3
Nays: 0
Absent: Salinas-Sanchez and Abrego

NEW BUSINESS

3. Consideration and possible action on the final plat of the Morales Kramer Subdivision.

City Engineer Rosales-Herrera informed the Commission that the request for final approval was to subdivide an approximately 3.408-acre tract into two industrial lots, including a variance to plat a property less than 5-acre in size that had been conveyed prior to 1984, and a variance to proceed to final plat directly without first having obtained preliminary plat approval.

Motion: To approve final plat of the Morales Kramer Subdivision
Move: Escobar
Second: Villalpando
Ayes: 3
Nays: 0
Absent: Salinas-Sanchez and Abrego

OLD BUSINESS

4. Consideration and possible action on the final plat of Villa Romel Estates Subdivision Unit 2.

City Engineer Rosales-Herrera informed the Commission that the final plat approval is to subdivide an approximately 22.42- acre tract into 50 residential lots.

Motion: To approve final plat of Villa Romel Estates Subdivision Unit 2
Move: Villalpando
Second: Escobar
Ayes: 3
Nays: 0
Absent: Salinas-Sanchez and Abrego

ADJOURNMENT

Motion: To adjourn meeting at 5:58 p.m.
Move: Escobar
Second: Villalpando
Ayes: 3
Nays: 0
Absent: Salinas-Sanchez and Abrego

ATTEST:

Enrique Montalvo
Chairperson

Erika Resma
Assistant City Secretary

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

The Planning and Zoning Commission of the City of Eagle Pass conducted a Special Meeting on Thursday, January 23, 2020 at 5:30 p.m. in the Council Chambers at City Hall, 100 South Monroe Street, Eagle Pass, Texas. All legal notices were duly posted in accordance with state code.

ESTABLISHMENT OF QUORUM

Present: Chairperson Enrique Montalvo, Vice-Chairperson, Pete Abrego and Commission Member Mario Escobar.

Absent: Commission Members Doris Salinas-Sanchez and Marcos Villalpando, Ex-Officio, Mayor Ramsey English Cantu and City Manager, George Antuna.

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

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

CITIZENS COMMUNICATIONS

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

PUBLIC HEARING(S)

1. Continuation hearing of a rezone request submitted by Ernesto Gonzalez for the rezoning of Lot 10-12 (North 48.7), Block F of Buena Vista Addition (1198 Ave C), from R-3 Duplex District to B-1 Neighborhood Business District; closing of public hearing and possible action.

Chairperson Montalvo opened the public hearing at 5:31 p.m. and invited the public to express their comments.

Planning Director, Placido Madera informed the Commission on the request to rezone parcel from R-3 (Duplex District) to B-1 (Neighborhood Business District) for construction of a parking lot. Mr. Madera stated there was 11 notices sent out to abutting property owners out of those 3 where in opposition and 2 in favor. He then provided an update on the meeting that was requested and advised the Commission that many concerned neighbors did attend but applicants showed up till a later time. The overall study from police and fire stated there were no concerns in the area.

Ms. Maria Reyna from 1155 Third Street stated that back in 2015 his request was denied. She further stated that the congestion in the area was created because of all the businesses he is creating

in the area. She stressed that they would like that area to stay residential for all the elderly that live in that area.

Ms. Caballero from 1156 Fourth Street noted her concerns of the noise issues with the ambulances early in the morning.

There were no further comments from the public. Therefore, Chairperson Montalvo closed the public hearing at 5:36 p.m.

Motion: To approve the rezone request submitted by Ernesto Gonzalez.
Moved: Escobar
Second: Abrego
Ayes: 3
Nays: 0
Absent: Salinas- Sanchez and Villalpando

NEW BUSINESS

2. Consideration and possible action on the Amending Plat of Lot 31 & 32 in Elm Creek Properties Unit #1.

Planning Director Madera informed the Commission that an amendment was needed to amend the common property line between lots 31 and 32 in order to reflect the existing use of the lots.

Motion: To approve the Amending Plat of Lot 31 & 32 in Elm Creek Properties Unit #1.
Moved: Abrego
Second: Escobar
Ayes: 3
Nays: 0
Absent: Salinas-Sanchez and Villalpando

3. Consideration and possible action to vacate the M. D. L. S. Subdivision.

Motion: To table item.
Moved: Escobar
Second: Abrego
Ayes: 3
Nays: 0
Absent: Salinas-Sanchez and Villalpando

4. Consideration and possible action on the preliminary plat of the Good Neighbor Subdivision.

Motion: To table item.
Move: Abrego
Second: Escobar
Ayes: 3

Planning & Zoning Special Meeting
January 23, 2020
Page 3

Nays: 0
Absent: Salinas-Sanchez and Villalpando

ADJOURNMENT

Motion: To adjourn meeting at 6:43 p.m.
Move: Abrego
Second: Escobar
Ayes: 3
Nays: 0
Absent: Salinas-Sanchez and Villalpando

ATTEST:

Enrique Montalvo
Chairperson

Erika Resma
Assistant City Secretary

Item #2



Planning Department Executive Summary
REPORT TO THE PLANNING AND ZONING COMMISSION

Voluntary Annexation of the Good Neighbor Subdivision

I. BACKGROUND

A. General Information

Applicant: Dirksen Engineering
311 N. Getty Street
Uvalde, Texas 78801

Owner: Weco & Associates, Ltd
800 N. Shoreline Drive
19th North Tower
Corpus Christi, Texas 78401

City of Eagle Pass
100 South Monroe Street
Eagle Pass, Texas 78852

Location: U. S. Highway 277 and U.S. Highway 57, with proposed Right of Way named Patsy Winn Boulevard.

Legal Description: Being 123.892 acre tract composed of the M.D.L.S. Subdivision recorded in Volume 147, Side 1 of the Maverick County Map Records and parts of the Fox and Bryne Survey 6, Abstract 1110; Maria R. Alsbury Survey 3, Abstract 997; D. J. Parker Survey 934 $\frac{3}{4}$, Abstract 1243, S. P. Simpson Survey 31 $\frac{1}{2}$, Abstract 1091; Day Land and Cattle Company Survey 30 $\frac{1}{3}$, Abstract 1238; and James W. Tinsley, Abstract 840 in Maverick County, Texas, described as 123.76 acres tract in conveyance document to the City of Eagle Pass recorded in Volume 1776, Pages 279 – eq seq. of the Maverick County Official Public Records, Maverick County, Texas.

Being 5.174 acre tract located in Fox & Byrne Survey 6, Abstract 1110, and being part of a 23339.639 acres tract described in conveyance document to Weco & Associates, Ltd. Recorded in Volume 429, Page 98 et-seq. of the Maverick County Official Public Records, Maverick County, Texas

Property ID Number: 54076, 52482, 52481, 9005985, 9008614, 9008615, 9008616, 9008617, and 9008618

Request: Voluntary annexation and establishment of the permanent zoning for the approximately 129.066-acre tract proposed as part of the *Good Neighbor Subdivision* as *B-3 General Business District*.

B. Subject Property Information

Vegetation: Native vegetation

Existing Use: Vacant

Zoning: None; Proposed *B-3 General Business District*

Master Plan: None

C. Vicinity Data

The site is located south of US Highway 277 at the intersection of US Highway 57. Area is mostly composed of commercial development.

D. Infrastructure

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

Access to the site is provided by US Highway 277 and US Highway 57.

II. PUBLIC NOTICE

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

III. RECOMMENDED FINDINGS OF FACT

A. Conclusions

1. The applicant's request contains sufficient information for consideration by the Planning and Zoning Commission. Information contained in this report and the Commission's public meeting will be used as part of the City Council's deliberation process for establishment of the permanent zoning of *Good Neighbor Subdivision* as proposed in the voluntary annexation petition. Please refer to Attachment 1 for a copy of the voluntary annexation petition(s).
2. The annexation petition is consistent with the land use development goals of the *City of Eagle Pass Master Plan*. The request will allow for a continuation of development in the community while retaining the community's character and scale. The change will facilitate the ultimate development of urban uses in a compatible arrangement that will make the community attractive to both residents and visitors as desirable to quality investments, while improving the business and commercial environment of the city. Please refer to Attachment 2 for a copy of the *City of Eagle Pass Master Plan Map*.

The annexation of the tract will allow for the highest and best use of the commercially-zoned properties located adjacent to a highly travelled state route.

3. The placement of a *Master Plan* designation of 'Commercial' and a zoning district of 'B-3 General Business District' designation will be compatible with the B-3 District designation of properties located in the vicinity of the site. The proposed commercial *Master Plan* and *Zoning Code* designations will ensure a compatibility of uses.
4. The *Master Plan's* 'Housing Goals' and 'Housing Strategies' are not applicable to this voluntarily annexation petition.
5. The subsequent development of the annexation tract will be subject to both state and city transportation system requirements, which insures conformance with the direction provided by the *Master Plan's* 'Street Objectives', 'Thoroughfare Goals', and 'Thoroughfares Objectives'.
6. The subsequent development of the site will include a requirement to provide on-site drainage facilities consistent with the *City of Eagle Pass Public Works Department Construction Specifications Manual*, which will ensure conformance with the direction provided in the *Master Plan's* 'Storm Drainage Goals' and 'Storm Drainage Objectives'.
7. The voluntary annexation petition is consistent with both the goals and objectives of the *Master Plan* and the purpose of the *Zoning Code*. As a result, the annexation petition should be granted through the adoption of an Ordinance by the City Council.

B. Planning Department Recommendation

The Planning and Zoning Commission recommend that City Council **ADOPT** an Ordinance for the voluntary annexation and establishment of the permanent zoning for the approximately 129.066-acre tract proposed as part of the *Good Neighbor Subdivision* as *B-3 General Business District*, with said Ordinance incorporating the following actions:

1. Amend the corporate boundary map for the City of Eagle Pass to include property legally described as mentioned in page 1 of this report.
2. Amend the City of Eagle Pass Master Plan Map to reflect a 'Commercial' land use designation for the tract.
3. Amend the City of Eagle Pass Zoning District Map to reflect a B-3 General Business District designation for the tract.
4. Prepare a Service Plan which details the capability to provide city services to the tract.

TRANSMITTED to the parties listed hereafter:

Dirksen Engineering via e-mail
Planning and Zoning Commission via e-mail
Eagle Pass Planning Department Report dated February 24, 2020

Attachment 1
Application(s)



PLANNING DEPARTMENT

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

11 3389

APPLICATION FOR VOLUNTARY ANNEXATION

Applicant Information

Applicant (If not owner): Weco & Associates, Ltd.

Address: 800 N Shoreline Dr, 19th Floor, Corpus Christi, Tx 78401

Phone: 361-844-6984

E-mail: mwcalley@winnexco.com

Owner: _____

Address: _____

Phone: _____

E-mail: _____

Property Information

Site Address: East US Hwy 277 MCAD Property ID No. 9005985

Legal Description (from deed): 2,339.7639 acres more or less in Maverick County, Texas

Acreage: 5.174 Acres

Existing Land Use: Vacant

Proposed Land Use: Commercial

Existing Zoning: n/a

Proposed Zoning: B-3

Required Application Attachments

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

- ☒ Letter signed by the property owner, requesting annexation.
- ☒ A warranty deed or other legal document demonstrating current ownership.
- ☒ A \$100 check made out to the "City of Eagle Pass".
- ☒ Twelve (12) signed and sealed surveyor's drawings (1' to 100")
 - a) Drawings must be full size (24" x 36") prints, showing the current city limits and labeled within one year of the application submittal date.
- ____ One reduced copy (8.5" x 11") of the sealed surveyor's drawing.
- ____ Signed and sealed metes and bounds from surveyor.

RECEIVED
12-12-19

STATEMENT OF OWNER / APPLICANT

I, the undersigned, hereby certify that: (1) I am the owner the land subject to this request for annexation; (2) I authorize Kenneth R. Dirksen to act as my agent for all documents pertaining to this annexation application; (3) the information contained in this annexation application or accompanying information is true and correct; (4) I will advise the City in writing of any inaccurate, misleading or false statements in the annexation application or accompanying information; and (5) the City will be advised in writing of any change in ownership of the property that is the subject of this annexation application provided the change of ownership occurs prior to the recording of the final approved annexation plan, if any.

Michael W. Calley
Owner / Applicant Signature

Dec 12, 2019
Date

STATE OF TEXAS §

COUNTY OF NUECES §

Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared Michael W. Calley (Name), President (Title), known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this the 12th day of December, 2019.

Diana L. Cantu Guerrero
Notary Public, State of Texas



WECO & ASSOCIATES, Ltd.

Re: Annexation Request
See Attachments

City of Eagle Pass
Eagle Pass, Texas 78852

Re: Annexation of 5.174 Acres, Abstract 1110, Maverick County,
Texas

To Whom It May Concern:

WECO & Associates, Ltd. is developing the Good Neighbor Subdivision at the proposed extension of US 57 south of US 277. The purpose is to build Patsy Winn Boulevard which will serve the Eagle Pass Sports Center. The sports center is being constructed on a 124 acres tract donated to the City of Eagle Pass by WECO & Associates, Ltd.

For the construction of Patsy Winn Boulevard, it is requested that a 5.174 acres tract located in Abstract 1110 be annexed into the City of Eagle Pass. The land is located south of the existing McCoy's Building Materials store and north of the Primo Subdivision on the east side of Westlakes Subdivision. The requested zoning is B-3 General Business District.

The drawings, field notes, and a check for \$100 are attached to this letter and application for Voluntary Annexation.

Sincerely,



Michael W. Calley
President of
Winn Exploration Co., Inc. the
Managing General Partner of
WECO & Associates, Ltd.



**FIELD NOTES FOR A 5.174 ACRE ANNEXATION
SURVEY COMPLETED ON NOVEMBER 7, 2019**

Being 5.174 acres located in Fox & Byrne Survey 6, Abstract 1110, and being part of a 2339.7639 acres tract described in conveyance document to Weco & Associates, Ltd. recorded in Volume 429, Page 98 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.)

COMMENCING at a steel stake found (N 13444633.08, E 1498652.69) at the northeast corner of the Westlake Subdivision, Unit No. 1 recorded in Envelope 132, Side B of the Maverick County Map Records for the northwest corner of said M.D.L.S. Subdivision recorded in Envelope 147, Side A of the Maverick County Map Records, **THENCE** S00°42'09"W, 664.75 feet with the east line of said Westlake Subdivision to the southwest corner of a 1.903 acres tract described in conveyance document to McCoy Investments, LTD recorded in Volume 509, Pages 252 – et seq. of the Maverick County Official Public Records for the **POINT OF BEGINNING**;

THENCE S89°11'31"E, 382.15 feet to a point on the east line of the proposed Patsy Winn Boulevard for the northeast corner of the herein described annexation;

THENCE Southeasterly with a curve to the left having a radius of 999.00 feet, chord bearing S24°34'55"E, chord distance 505.81 feet for an arc distance of 511.37 feet to a point on the north line of a tract described in conveyance document to the City of Eagle Pass recorded in Volume 1776, pages 279 – et seq. of the Maverick County Official Public Records for the southeast corner of the herein described annexation;

THENCE S76°11'10"W, 87.43 feet to an angle point the north line of said City of Eagle Pass Tract for an angle point in the south line of the herein described annexation;

THENCE S89°06'30"W, 515.09 feet, at 60.00 feet passing the northeast corner of the Primo Subdivision recorded in Envelope 150, Side B of the Maverick County Map Records and continuing to the east line of Westlakes Subdivision Unit 2 recorded in Envelope 137, Side A of the Maverick County Map Records for the southwest corner of the herein described annexation;

THENCE N00°53'12"E, 478.27 feet to the **POINT OF BEGINNING** containing 5.174 acres of land within the herein described boundary as surveyed by Dirksen Engineering on November 7, 2019

THE STATE OF TEXAS:
COUNTY OF UVALDE:

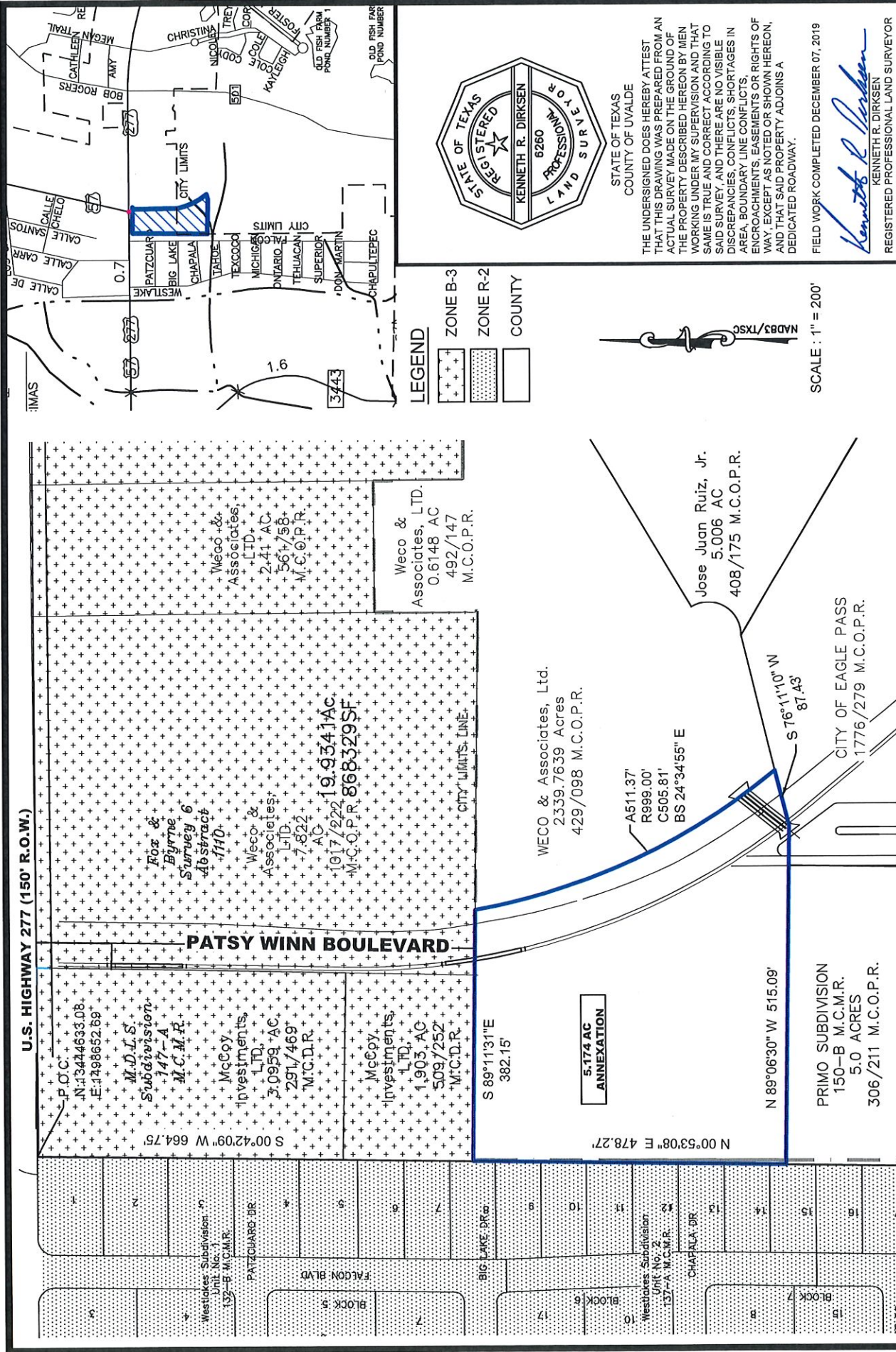
It is hereby certified that the field note description and attached drawing were prepared from an actual on the ground survey made by personnel working under my direct supervision and that same are true and correct according to same said survey.

Kenneth R. Dirksen

Kenneth R. Dirksen, P.E., R.P.L.S., Registered Professional Land Surveyor No. 6260
JOB # 19-1846 annexation



RECEIVED
12-13-19



DRAWING SHOWING:
A 5.174 acre tract for annexation in the City of Eagle Pass located in the Fox & Byrne, Survey 6, Abstract 1110, Maverick County, Texas.

FIRM NAME & ADDRESS
DIRKSEN ENGINEERING
UVALDE EAGLE PASS
311 N. GETTY STREET, UVALDE, TX 78801
PH: (830) 278-2100, FAX: (830) 278-2102
EMAIL: KENDIRKSEN@SBCGLOBAL.NET
WEBSITE: WWW.DIRKSEN.COM

PREPARED FOR:
WECO & ASSOCIATES, LTD.
800 N SHORELINE, STE 1800 N
CORPUS CHRISTIE,
TX 78401-3700

PURPOSE OF SURVEY:
ANNEXATION

PROJECT#
19-1846

DESIGNED BY: KR
DRAWN BY: NDG
APPROVED BY: KR
DATE: 07-20-2017

DRAWING NO.
18-1846 Exhibit

THE GRAPHIC WORK REPRESENTS THE RESULTS OF A SURVEY BEING PROVIDED BY DIRKSEN ENGINEERING SOLELY FOR THE EXCLUSIVE USE OF THE PARTIES SHOWN HEREON AND FOR THE PURPOSE SHOWN ABOVE. THE GRAPHIC REPRESENTATION SHOWN HEREON DEPICTS CERTAIN CONDITIONS FOUND EXISTING AS OF THE DATE OF THE ACTUAL SURVEY AND IS LIMITED TO THESE CONDITIONS FOUND AT THAT TIME. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THIS GRAPHIC WORK. ALL RIGHTS RESERVED, COPYRIGHT 2017, DIRKSEN ENGINEERING.

THE UNDERSIGNED DOES HEREBY ATTEST THAT THIS DRAWING WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON BY MEN WORKING UNDER MY SUPERVISION AND THAT SAME IS TRUE AND CORRECT ACCORDING TO SAID SURVEY, AND THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, EASEMENTS OR RIGHTS OF WAY, EXCEPT AS NOTED OR SHOWN HEREON, AND THAT SAID PROPERTY ADJOINS A DEDICATED ROADWAY.

FIELD WORK COMPLETED DECEMBER 07, 2019

Kenneth R. Dirksen
KENNETH R. DIRKSEN
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 6260

FILE LOC: S:\DRA\KENDIRKSEN\19-1846 EXHIBIT-CITY LIMITS.dwg
SHEET SET: 18-1846 EXHIBIT
PLOT DATE: 12/20/2019 11:04 AM
PLOT BY: KENDIRKSEN



PLANNING DEPARTMENT

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

APPLICATION FOR VOLUNTARY ANNEXATION

Applicant Information

Applicant (If not owner): City of Eagle Pass
Address: 100 South Monroe, Eagle Pass, TX 78852
Phone: 830-773-1111 E-mail: George.Antuna@eaglepasstx.us
Owner: _____
Address: _____
Phone: _____ E-mail: _____

Property Information

Site Address: East US Hwy 277 MCAD Property ID No. 9008614, 9008615, 9008616
9008617, 9008618
Legal Description (from deed): Tract 1, 13.56 Ac, Tract II 110.20 Ac Maverick County, Texas
Acreage: ~~123.73 Acres~~ 123.892 acres
Existing Land Use: Vacant
Proposed Land Use: Commercial
Existing Zoning: n/a
Proposed Zoning: B-3

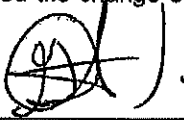
Required Application Attachments

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

- _____ Letter signed by the property owner, requesting annexation.
- _____ A warranty deed or other legal document demonstrating current ownership.
- _____ A \$100 check made out to the "City of Eagle Pass".
- _____ Twelve (12) signed and sealed surveyor's drawings (1' to 100")
 - a) Drawings must be full size (24" x 36") prints, showing the current city limits and labeled within one year of the application submittal date.
- _____ One reduced copy (8.5" x 11") of the sealed surveyor's drawing.
- _____ Signed and sealed metes and bounds from surveyor.

STATEMENT OF OWNER / APPLICANT

I, the undersigned, hereby certify that: (1) I am the owner the land subject to this request for annexation; (2) I authorize Kenneth R. Dirksen to act as my agent for all documents pertaining to this annexation application; (3) the information contained in this annexation application or accompanying information is true and correct; (4) I will advise the City in writing of any inaccurate, misleading or false statements in the annexation application or accompanying information; and (5) the City will be advised in writing of any change in ownership of the property that is the subject of this annexation application provided the change of ownership occurs prior to the recording of the final approved annexation plan, if any.



Owner / Applicant Signature

2-18-20

Date

STATE OF TEXAS §

COUNTY OF _____ §

Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared _____ (Name), _____ (Title), known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this the _____ day of _____, 20____.

Notary Public, State of Texas



February 7, 2020

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

Re: Annexation of 123.892 Acres, Maverick County, Texas

To Whom It May Concern:

The City of Eagle Pass is developing the Good Neighbor Subdivision at the proposed extension of US 57 south of US 277. The purpose is to build the Eagle Pass Sports Center. The sports center is being constructed on a 123.73 acres tract donated to the City of Eagle Pass by Weco & Associates, Ltd.

It is requested that a 134.58 acres tract located in Abstracts 1110, 997, 1243, 1091, 1238, 840 be annexed into the City of Eagle Pass. The land is located south of the existing McCoy's Building Materials store on the east side of Westlakes Subdivision. The requested zoning is B-3 General Business District.

The drawing and field notes are attached to this letter and application for Voluntary Annexation.

Sincerely

George Altuna
City Manager
City of Eagle Pass

**FIELD NOTES FOR A 123.892 ACRE ANNEXATION
SURVEY COMPLETED ON NOVEMBER 7, 2019**

Being 123.892 acres composed of the M.D.L.S. Subdivision recorded in Envelope 147, Side 1 of the Maverick County Map Records and parts of

Survey	Abstract	Acres
Fox and Byrne Survey 6,	1110,	20.13
Maria R Alsbury Survey 3,	997	43.43
D J Parker Survey 934 ¾	1243	19.95
S P Simpson Survey 31 ½	1091	13.67
Day Land and Cattle Company Survey 3301/3	1238	12.13
James W Tinsley,	840	14.46

Maverick County, Texas, and described as 123.76 acres tract in conveyance document to the City of Eagle Pass recorded in Volume 1776, Pages 279 – et seq. of the Maverick County Official Public Records, Maverick County, Texas and more particularly described by metes and bounds as follows:

COMMENCING at a steel stake found (N 13444633.08, E 1498652.69) at the northeast corner of the Westlake Subdivision, Unit No. 1 recorded in Envelope 132, Side B of the Maverick County Map Records for the northwest corner of said M.D.L.S. Subdivision, **THENCE** S00°53'04"E, 1622.77 feet to a steel stake found at the southwest corner of the Primo Subdivision for the northwest corner of the herein described tract;

THENCE with the Primo Subdivision for the following three (3) calls:

1. S89°06'30"E, 459.71 feet to a steel stake set;
2. Northerly with a curve to the right having a radius of 325.00 feet, chord distance of 55.33 feet, chord bearing N03°59'30"W, for an arc distance of 55.40 feet to a steel stake set;
3. N00°53'30"E, 423.37 feet to a steel stake set;

THENCE N76°11'10"E, 299.25 feet to a steel stake found at the southwest corner of a 5.006 acres tract, called Lot 10 of the Manges Estates, an unrecorded subdivision, recorded in Volume 408, Pages 175 – et seq. of the Maverick County Official Public Records for a north corner of the herein described tract;

THENCE S59°14'28"E, 663.88 feet to a steel stake set in the west line of a 5.128 acres tract, called Lot 3 of said Maverick Estates recorded in Volume 681, Pages 55 – et seq. of the Maverick County Official Public Records for a northeast corner of the herein described tract;

THENCE S00°14'28"E, 74.10 feet to a steel stake set in the north line of a 5.007 acres tract, called Lot 7 of said Manges Estates, recorded Volume 1261, Pages 27 – et seq. of the Maverick County Official Public Records for a south corner of the herein described tract;

Handwritten signature

**FIELD NOTES FOR A 123.892 ACRE ANNEXATION
SURVEY COMPLETED ON NOVEMBER 7, 2019**

Page 2 of 3

THENCE with said Lot 7 for the following three (3) calls:

1. S82°08'06"W, 335.80 feet to a steel stake set;
2. S07°57'48"W, 442.01 feet to a steel stake set;
3. S82°02'12"E, 310.53 feet to a steel stake set in the south line of said Lot 7 and the remainder of said 2339.7639 acres Weco & Associates, Ltd. tract for an east corner of the herein described tract;

THENCE S31°20'32"W, 596.88 feet, with said 2339.7639 acres and the west line of a 5.239 acres tract, called Lot 65 of said Manges Estates, described in Volume 248, Pages 481 – et seq. of the Maverick County Deed Records to a steel stake set for an angle point in the east line of the herein described tract;

THENCE with the remainder of said 2339.7639 acres for the following nine (9) calls:

1. S02°26'39"W, 492.45 feet to a steel stake set;
2. S10°14'43"E, 67.25 feet to a steel stake set;
3. Southerly with a curve to the right having a radius of 1925.45 feet, chord distance of 876.38 feet, chord bearing S02°54'13"W for an arc distance of 884.13 feet to a steel stake set;
4. S16°03'50"W, 679.93 feet to a steel stake set;
5. Southerly with a curve to the left having a radius of 376.27 feet, chord distance of 353.21 feet, chord bearing S11°55'42"E, for an arc distance of 367.66 feet to a steel stake set;
6. S39°55'13"E, 722.25 feet to a steel stake set;
7. Southeasterly with a curve to the left having a radius of 203.83 feet, chord distance of 179.56 feet, chord bearing S66°03'14"E, for an arc distance of 185.94 feet to a steel stake set;
8. N87°48'48"E, 450.40 feet to a steel stake set;
9. S28°58'31"E, 363.62 feet to a steel stake set in the north line of the Main Canal operated by the Maverick County Water Control and Industrial District No 1 for the southeast corner of the herein described tract;

THENCE with said Main Canal for the following ten (10) calls:

1. Southwesterly with a curve to the left having a radius of 596.57 feet, having a chord distance of 93.65 feet, chord bearing S61°00'52"W, for an arc distance of 93.75 feet to a steel stake set;
2. S56°30'45"W, 560.63 feet to a steel stake set;
3. Westerly with a curve to the right having a radius of 519.20 feet, chord distance of 481.25 feet, chord bearing S84°07'24"W for an arc distance of 500.39 feet to a steel stake set;
4. N68°16'00"W, 404.10 feet to a steel stake set;
5. Northwesterly with a curve to the right having radius of 508.94 feet, chord distance of 421.76 feet, chord bearing N43°47'21"W, for an arc distance of 434.87 feet to a steel stake set;
6. N19°18'38"W, 585.09 feet to a steel stake set;
7. N22°16'03"W, 380.72 feet to a steel stake set;

KLP

**FIELD NOTES FOR A 123.892 ACRE ANNEXATION
SURVEY COMPLETED ON NOVEMBER 7, 2019**

Page 3 of 3

8. Northwesterly with a curve to the left having a radius of 648.14 feet, chord bearing 339.74 feet, having a chord bearing N37°27'51"W, for an arc distance of 343.76 feet to a steel stake set;
9. N52°37'51"W, 801.15 feet to a steel stake set;
10. Northwesterly with a curve to the right having a radius of 543.60 feet, chord distance of 195.18 feet, chord bearing N42°17'20"W, for an arc distance of 196.24 feet to a steel stake set at the southwest corner of the Westlakes Subdivision Unit 8 for the west corner of the herein described subdivision;

THENCE with the Westlakes Subdivisions Units 3, 4, 5, 6, 7 and 8 recorded respectively in Envelope 140, Side A, Envelope 149, Side A, Envelope 166, Side A, Envelope 168, Side B, Envelope 184, Side B, and Envelope 189, Side A of the Maverick County Map Records for the following two (2) calls:

1. S89°06'30"E, 885.75 feet to a steel stake set for a reentrant corner;
2. N00°53'30"E, 2312.55 feet to a steel stake set at the southwest corner of the Primo Subdivision recorded in Envelope 150, Side B of the Maverick County Map Records to the **POINT OF BEGINNING** containing 123.892 acres of land within the herein described tract as surveyed by Dirksen Engineering on November 7, 2019.

THE STATE OF TEXAS:
COUNTY OF UVALDE:

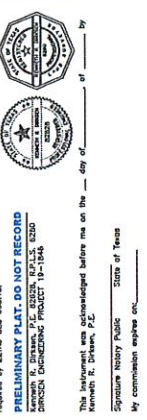
It is hereby certified that the field note description and attached drawing were prepared from an actual on the ground survey made by personnel working under my direct supervision and that same are true and correct according to same said survey.

Kenneth R. Dirksen

Kenneth R. Dirksen, P.E., R.P.L.S., Registered Professional Land Surveyor No. 6260
JOB # 19-1846 city annexation



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

[illegible]

COUNTY CLERK'S RECORDING CERTIFICATE
I, _____ County Clerk of Mowerick 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 Mowerick County at
_____ o'clock _____ M. on _____

[illegible]

THESE CHANGES ARE THE PROPERTY OF BATESIN ENGINEERING, INC. ANY OTHER REUSE OF THIS DOCUMENT OR ANY INFORMATION CONTAINED HEREIN WITHOUT THE WRITTEN CONSENT OF BATESIN ENGINEERING, INC. IS PROHIBITED. CONTACT: 800.451.7746 SEE DRAWING, COMMENT 18		PROJECT # 19-1246 PROJECT NAME & ADDRESS PATSY WINN BLVD GOOD NEIGHBOR SUBDIVISION EAGLE PASS, TX	
FIRM NAME DIRKEN ENGINEERING  10000 VALANCE EAGLE PASS SUITE 1000 311 S. GENTRY STREET, DALLAS, TX 75201 PH (214) 778-1100, FAX (214) 379-2102 WWW.DIRKENENGINEERING.COM WEBSITE: WWW.DIRKENENGINEERING.COM		SHEET TITLE PRELIMINARY PLAT SHEET 2	
THE INFORMATION AUTHORIZED ON THIS DRAWING IS THE PROPERTY OF BATESIN ENGINEERING, INC. ANY OTHER REUSE OF THIS DOCUMENT OR ANY INFORMATION CONTAINED HEREIN WITHOUT THE WRITTEN CONSENT OF BATESIN ENGINEERING, INC. IS PROHIBITED. CONTACT: 800.451.7746 PLANS DESIGNED AND DRAWN BY: WJ CHECKED BY: WJ ON BEHALF OF: WJ		SHEET C02 OF 31 SHEETS DESIGNED: WJD DRAWN: WJD APPROVED: WJD DATE: 04-24-2020	

SERVICE PLAN

OF A TRACT OF LAND WHICH CONSISTS OF
APPROXIMATELY 129.066 ACRES OF LAND KNOWN AS
THE EASTERLY ACRES OUT OF THE GOOD NEIGHBOR
SUBDIVISION

WHEREAS, THE CITY OF EAGLE PASS was petitioned by City of Eagle Pass and Weco & Associates, Ltd for the annexation of the above described tract of land; and

WHEREAS, the total area is composed of land containing approximately 129.066 acres with no dwellings and no population currently thereon; and

WHEREAS, said tract is being developed; and

WHEREAS, the City of Eagle Pass desires to proceed with the annexation of approximately 129.066 acres of land lying and situated in Maverick County, Texas, and being more particularly described by metes and bounds on attached Exhibit "A"; and

WHEREAS, the Service Plan provide for a level of service equal to or higher than presently exists.

WHEREAS, the Service Plan has been made available for public inspection and explained to the inhabitants of the area at each of the public hearings and following the completion of the public hearings, with the Service Plan attached to the ordinance annexing the area and approved as part of the ordinance.

NOW, THEREFORE, THE CITY OF EAGLE PASS hereby adopts the following Service Plan for the aforementioned tract of land:

A. Services provided upon the effective date of the annexation ordinance:

1. Police Protection. Currently, the area is under the jurisdiction of the Maverick County Sheriff's Office. However, upon annexation, the City of Eagle Pass Police Department will extend regular and routine patrols to the area. It is anticipated that

the implementation of police patrol activities can be effectively accommodated within the current budget and staff appropriation.

2. Fire Protection. Fire suppression will be available to the area upon annexation. Adequate fire suppression activities can be afforded within current budget appropriation. Fire prevention activities will be provided by the Fire Marshal's office as needed.
3. Building Inspection. The Planning Department will provide Building Code Enforcement Services upon annexation. This includes issuing building, electrical and plumbing permits for any new construction and remodeling, and enforcing all other applicable codes which regulates building construction within the City of Eagle Pass. Additionally, the Public Works Department's Code Enforcement Division and the Texas Department of Health will enforce the City of Eagle Pass' and the State's health ordinances and regulations on the effective date of the annexation. Such services can be provided with current personnel and within the current budget appropriation. In addition, animal control services will be provided to the area as needed.
4. Planning and Zoning. The Planning Department's responsibility for regulating development and land use through the administration of the City of Eagle Pass Zoning Ordinance will extend to this area on the effective date of the annexation. The property will also continue to be regulated under the requirements of the City of Eagle Pass Subdivision Ordinance. These services can be provided within the Department's current budget.
5. Library. Upon the effective date of annexation, library use privileges will be available to anyone residing in this area. These privileges can be provided within the current budget appropriation.
6. Streets. Street maintenance for municipal street facilities will be provided by the City upon the effective date of the annexation, with maintenance of state routes provided by the State of Texas. This service can be provided within the current budget appropriation.
7. Storm Water Management. Developers will provide storm water drainage at their own expense and will be inspected by the City at time of completion. The City will then maintain the drainage systems dedicated to the City upon approval.

8. Street Lighting. The City of Eagle Pass will coordinate any request for improved street lighting with the local electric provider in accordance with standard policy.
9. Water Service. Water service to the area will be provided in accordance with the applicable codes and Eagle Pass Water Works System policy. When other property develops in the adjacent area, water service shall be provided in accordance with extension ordinances. Extension of service shall comply with City codes and ordinances.
10. Sanitary Sewer Service. Sanitary sewer service to the area of proposed annexation will be provided in accordance with applicable codes and Eagle Pass Water Works System policy. When property develops in the adjacent areas, sanitary sewer service shall be provided in accordance with the present extension ordinance. Extension of service shall comply with applicable codes and ordinances.
11. Solid Waste Services. Solid waste collection shall be provided to the area of annexation by the City in accordance with the present ordinance. Service shall comply with existing City policies, beginning with occupancy of structures.
12. Miscellaneous. All other municipal services will be provided to the area in accordance with the City of Eagle Pass' established policies governing extension of municipal services to newly annexed areas.

B. Two (2) Year Program.

1. The City will initiate the acquisition or construction of capital improvements necessary for providing water service within two (2) years of the effective date of annexation and to be substantially completed within four and one half (4½) years of the effective date of the annexation of the particular annexed area, and provided in accordance with the provisions, rules and regulations of existing City of Eagle Pass Water Works System policies at the time of request. The regulations of the Eagle Pass Water Works Board of Trustees being attached hereto as Exhibit "B".
2. The City will initiate the acquisition or construction of capital improvements necessary for providing sanitary sewer service within two (2) years of the effective date of annexation and to be substantially completed within four and one half (4½) years of the effective date of the annexation of the particular annexed area, and provided in accordance with the policies of the City Sanitary Sewer Department. The rules and regulations of said Department being attached hereto and incorporated herein as Exhibit "C".

C. Terms and Provisions.

1. This Service Plan shall be valid for ten (10) years.
2. Such Plan shall not be subject to amendment or appeal unless the governing body determines that changed conditions of subsequent occurrences make the Plan unworkable or obsolete. If the governing body determines that all or part of the Plan is unworkable or obsolete the governing body may amend the Plan to conform to changed conditions or subsequent occurrences. An amended Service Plan shall provide for services comparable to or better than those established in the Service Plan before amendment, and before any amendment is adopted, the governing body must first provide an opportunity for all interested persons to be heard at public hearings called and held in the manner provided in V.T.C.A., Local Government Code, Section 43.056, as amended.
3. Renewal shall be at the discretion of the City.

IN WITNESS WHEREOF, the parties hereto have affixed their hands, this _____ day of _____, 2020.

CITY OF EAGLE PASS

WECO & Associates, Ltd.

BY: _____

George Antuna
City Manager

BY: _____

(Signature)

(Signature)

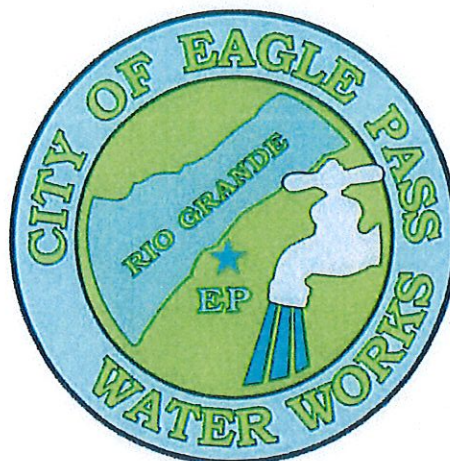
ATTEST:

ATTEST:

Imelda Rodriguez
City Secretary

Secretary

City of Eagle Pass Waterworks and Sewer System
Eagle Pass, Texas



Design Standards
and
Construction Specifications

September 2012



Texas Registered Firm No. F-3924
700 N. St. Mary's St., Suite 300
San Antonio, Texas 78205
210.226.2922 / Fax 210.226.8497

*For complete Design Standards and Construction Specifications: available at
epwaterworks.org or will be provided at City Secretary's Office upon request.

This document is not intended for
permit, bidding or construction.
This document is authorized by:
Engineer: Jose J. Sosa
P.E. Serial No.: 104799
Date: September 11, 2012

ARTICLE II SEWER

DIVISION 1. IN GENERAL

Sec. 27-39. - Unlawful to dispose of combustible or inflammable material into sewer system.

- (a) It shall be unlawful to dispose of oil, gasoline, grease or any other inflammable substances into the sanitary or storm sewer system of the city.
- (b) It shall also be unlawful to sweep rubbish, paper or other combustible material into the storm sewer system of the city.

(Ord. of 10-10-1929, §§ 1, 2)

Sec. 27-40. - Flush toilets connected to sewers, required when within two hundred feet of sewer line.

Every structure or building used or intended to be used for human habitation or occupancy, as a place of residence or as a place of business or otherwise, upon premises situated within the territorial limits of the city and within a distance of two hundred (200) feet from a public sewer line, shall be equipped, by the record owner of such premises or by the agent of such owner, with sanitary water flush closets connected for operation with sewer line in the most direct manner possible and with a separate sewer connection for each such structure or building situated on such premises.

(Ord. of 6-9-1953, § 1)

Sec. 27-41. - Flush toilets connected to septic tanks, required when not within two hundred feet of sewer line.

Every structure or building used or intended to be used for human habitation or occupancy, as a place of residence or as a place of business or otherwise, upon premises situated within the territorial limits of the city, but not within a distance of two hundred (200) feet from a public sewer line, shall be equipped, by the record owner of such premises or by the agent of such owner, with sanitary water flush closet or closets connected for operation with either a septic tank or a cesspool, to be of a construction approved by the city health officer or by the director of the Southwestern Texas Health Unit or his assistant.

(Ord. of 6-9-1953, § 2)

Sec. 27-42. - Privies declared nuisances; removal; lien for removal by city.

It is hereby declared unlawful to have any privy within the city, or to have a privy located on any premise outside the city limits which lies within two hundred (200) feet of the city sewer system.

Any such privy is declared a nuisance and shall be immediately abated. All privy pits shall be completely filled.

Failure to comply with this section, after due notice and proper hearing, shall constitute authority for the city to remove the privy and fill in the pit. All costs accruing to the city as a result of taking such action shall constitute a lien of such premises until all such costs plus six (6) percent be paid.

Cross reference— Notice and hearing to abate nuisances generally, § 19-25.

Sec. 27-43. - Disposal of human excreta into other than sewer, septic tank or cesspool declared a nuisance.

It shall be unlawful for any person to construct or move upon any premises situated within the territorial limits of the city any structure or object intended to be used to dispose of human excreta other than by means of sewer line, septic tank or cesspool. Such is hereby declared to constitute a potential health hazard and perpetration of a nuisance and is prohibited in the interest of the health and general welfare of the inhabitants of the city.

(Ord. of 6-9-1953, § 5)

Sec. 27-44. - Unlawful to dump industrial wastes into storm drainage system.

It shall be unlawful to discharge industrial sewage wastes into either the storm sewer or storm water drainage systems of the city.

(Ord. of 2-8-1949, § 2)

Sec. 27-46. - Connections to sanitary sewer lines; costs, specifications and inspection fees.

- (a) Inside city limits. All connections made within the city limits from the sewer main of a public sanitary sewer line to the private property line shall be made by employees of the public works department of the city at no cost to said city. The cost of all material and labor required to effect the connection shall be charged to, be the obligation of and shall be paid by the property owner. At the discretion of the city manager, a deposit equal to the sum of the total estimated cost may be required to be made prior to the start of any work involved in such connection.
- (b) Outside city limits. All connections made outside the city limits from the sewer main of a public sanitary sewer line to the private property line shall be made by a plumber licensed and bonded to do such work within the city. All such connections shall be made in accordance with the specifications of the city. The property owner or contractor shall pay the entire cost of installation of such connections without reimbursement from and by the city.
- (c) Inspection fees. In addition to the costs incurred above, the property owner or contractor shall pay to the city the sum of twenty dollars (\$20.00) for each inspection within the city limits to cover the costs by the city for necessary inspection or inspections. Also the property owner or contractor shall pay to the city the sum of thirty dollars (\$30.00) for each inspection outside the city limits to cover the costs by the city for necessary inspection or inspections.

(Ord. No. 81-31, §§ 3, 5, 10-13-1981; Ord. No. 82-15, §§ 1, 2, 3(b), 8-3-1982; Ord. No. 95-02, § 12, 1-3-1995)

Note— See the editor's note to § 27-45.

Sec. 27-47. - Inspection of installation.

Before any person shall cover or conceal in any manner whatsoever any such connection, the connection must be inspected by a city inspector to determine the correctness of the installation. Said inspector, upon completion of his inspection, shall issue his certificate of approval of the installation, if he shall approve the same, or, if he shall not approve the same, shall require and direct such modifications as are necessary to meet the specifications of the city before the installation is approved.

(Ord. No. 81-31, § 4, 10-13-1981)

Note— See the editor's note to § 27-45.

Sec. 27-48. - Requirement of obtaining city water service.

Each person living inside or outside the corporate limits of the city who meets the terms and conditions of this ordinance [Ordinance No. 81-31] shall as an additional requirement obtain city water service in the manner prescribed by this Code and the rules of the waterworks system.

(Ord. No. 81-31, § 6, 10-13-1981)

Note— See the editor's note to § 27-45.

Cross reference— Permit to connect to waterworks system, § 27-3 et seq.

Sec. 27-49. - Penalties for violation of sections 27-45 through 27-48.

- (a) Any person who violates the provisions of sections 27-45 through 27-48 is guilty of a misdemeanor, and upon conviction is punishable by a fine of not more than two hundred dollars (\$200.00) for each act of violation.
- (b) In addition to proceeding under the authority of paragraph (a) above, the city is entitled to pursue all other criminal and civil remedies to which it is entitled under the authority of statutes or other ordinances against a person who violates the provisions of the above sections.

(Ord. No. 81-31, § 7, 10-13-1981)

Note— See the editor's note to § 27-45.

Sec. 27-50. - City of Eagle Pass Waterworks and Sewer System Design Standards and Construction Specifications Manual.

Notwithstanding anything to the contrary in this chapter and the entire City of Eagle Pass Code of Ordinances, the standards and specifications as set forth in the Eagle Pass Waterworks and Sewer System Design Standards and Construction Specifications Manual are hereby adopted and shall apply to the activities contemplated by this chapter, chapter 23, and any provision within the Code of Ordinances related to the design standards and construction specifications for water and sewer services. Any provision of this chapter, and any ordinance, resolution, or part thereof, in conflict with the construction specifications hereby adopted are repealed to the extent of such conflict. The standards and specifications set forth in said manual shall apply to any project, work or development located within the city limits, or the extraterritorial jurisdiction of the City of Eagle Pass, Texas, or within the system's certificate of public convenience necessity area. A copy of said manual shall be available for inspection in the following offices of the City of Eagle Pass: city secretary, planning department and Eagle Pass Waterworks and Sewer System.

(Ord. No. 2012-25, § 3, 9-11-2012)

Attachment 2
Master Plan Map
Zoning District Map

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

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

THESE MAPS ARE PRESENTED WITHOUT WARRANTY OF ANY KIND,
OTHER EXPRESSED OR IMPLIED, RESPECTING THE CONTENTS OF
THESE MAPS, INCLUDING BUT NOT LIMITED TO THE ACCURACY,
LOCATION AND OWNERSHIP OF ANY FACILITIES. NEITHER THE CITY
OF EAGLE PASS, NOR HEJL, LEE AND ASSOCIATES, INC. OR ITS
REPRESENTATIVES SHALL BE LIABLE TO ANY PERSON OR ENTITY
WITH RESPECT TO ANY LIABILITY, LOSS, OR DAMAGE CAUSED OR
ALLEGED TO BE CAUSED DIRECTLY OR INDIRECTLY BY THESE MAPS.

CAD DRAWING FILE: FUTUMAP.DWG
DATE: 01/09/95



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

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

EXISTING FACILITIES

1. EAGLE PASS HIGH SCHOOL
2. EAGLE PASS JACOB HIGH
3. MCKINNA, JACOB HIGH
4. ALLEN ELEMENTARY
5. BELLEVILLE ELEMENTARY
6. PARK 10, NEW ELEMENTARY
7. DAY CARE CENTER
8. SUGGESTION CENTER
9. PARK 10, NEW CENTER
10. CLARK ELEMENTARY
11. GRAVES ELEMENTARY
12. LANDSIDE DEVELOPMENT CENTER
13. JOHNSON & JELLY ELEMENTARY
14. NEW LUNA ELEMENTARY
15. DISTRICT SERVICE CENTER
16. NEW LUNA
17. EAGLE PASS HISTORICAL, TECHNICAL CENTER
18. SOUTHWEST TEXAS AGRARIAN COLLEGE & SUE ROSS STATE UNIVERSITY

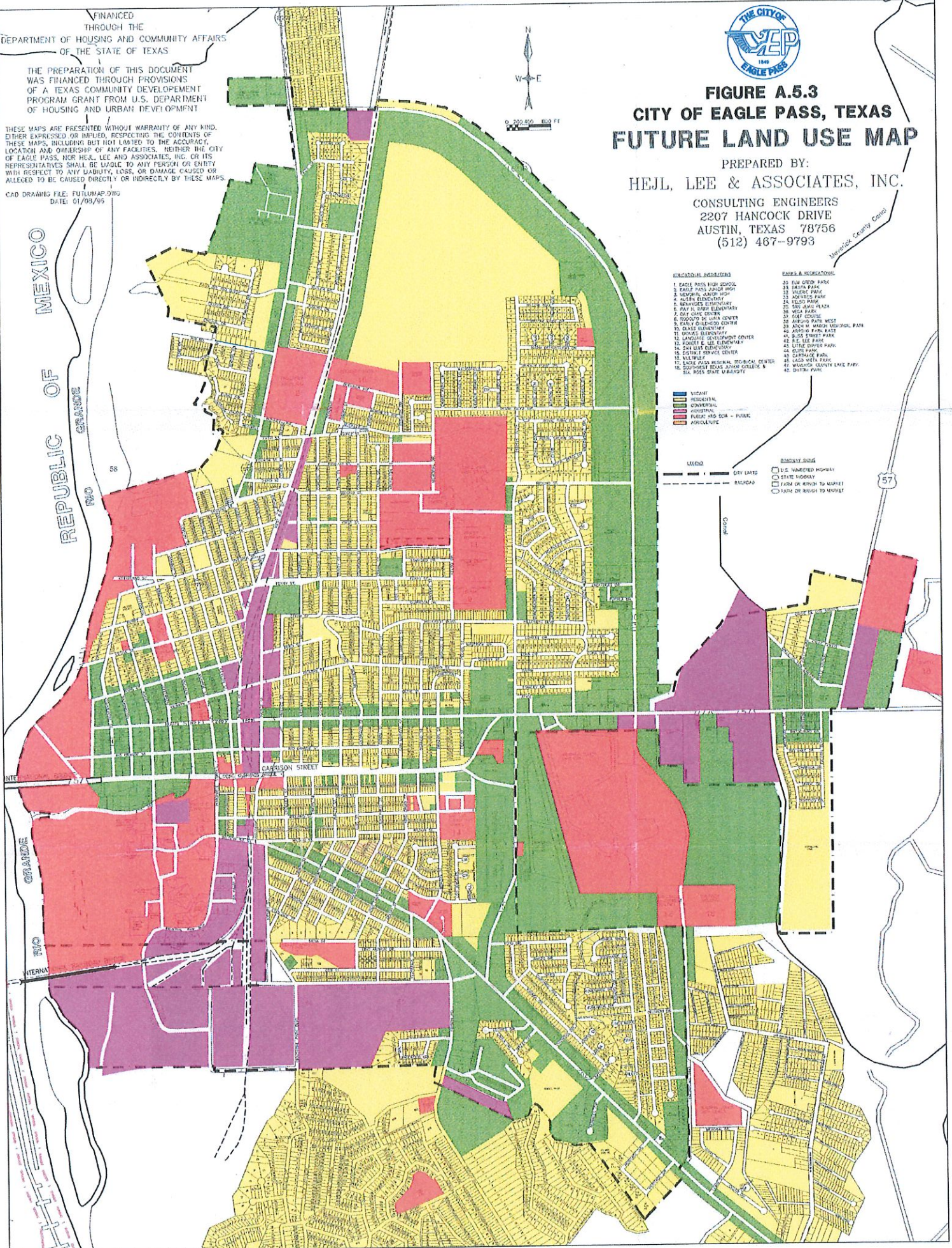
- 19. VACANT
- 20. RESIDENTIAL
- 21. COMMERCIAL
- 22. INDUSTRIAL
- 23. FUTURE AND EDA - FUTURE
- 24. AGRICULTURE

PARKS & RECREATION

25. ELM GROVE PARK
26. SHERA PARK
27. HUNTER PARK
28. ADVANCE PARK
29. ELMO PARK
30. NEW LUNA PARK
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100. NEW LUNA PARK

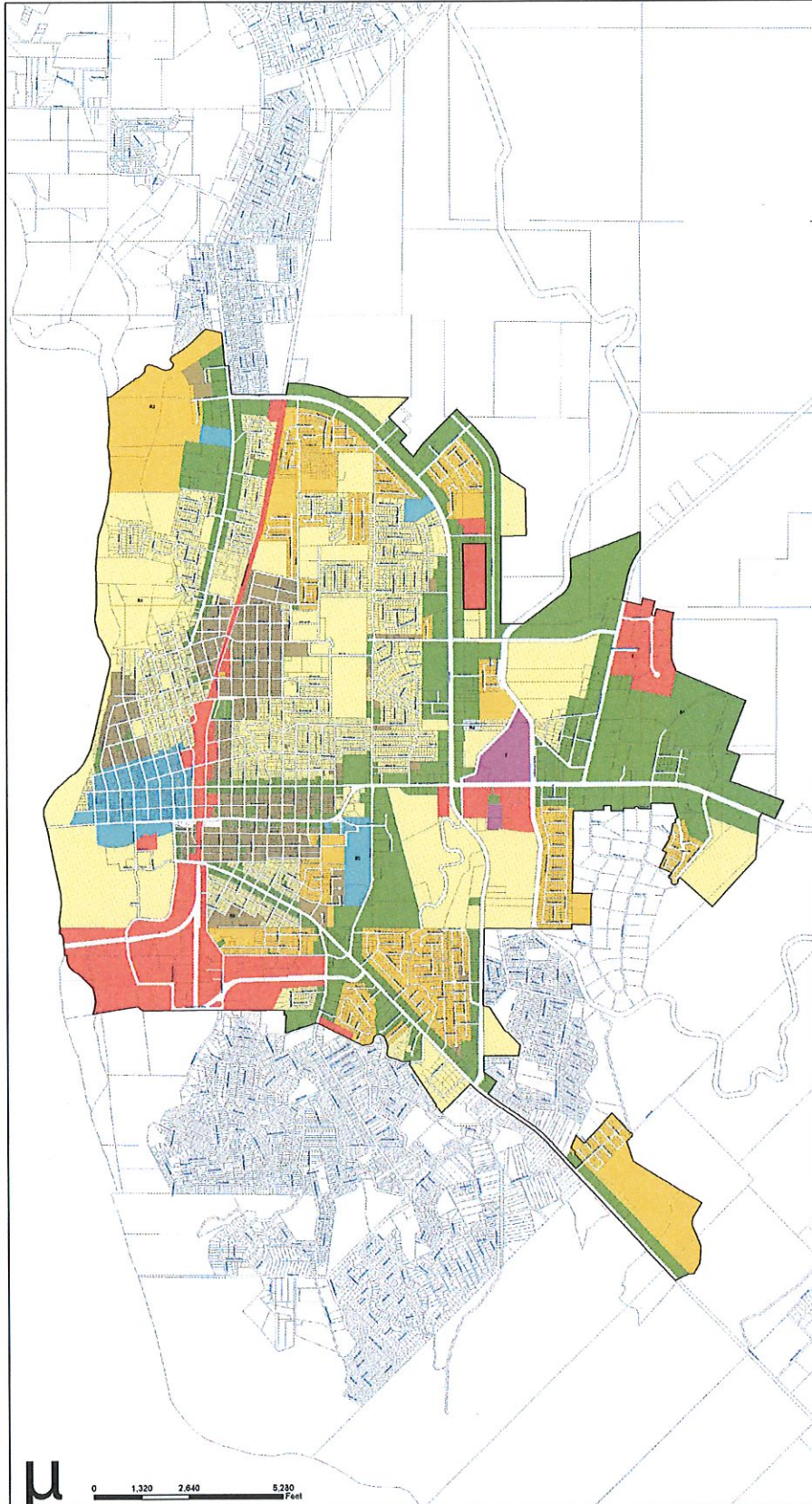
LEGEND

- 1. CITY LIMITS
- 2. COUNTY ROAD
- 3. STATE HIGHWAY
- 4. FARM OR RANCH TO MARKET
- 5. ROAD OR HIGHWAY TO MARKET



Legend

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



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

Eagle Pass, Texas

2000 Technology Dr Suite 900
 Phone: 972.881.1858
 Fax: 972.533.5233
 Plano, TX 75074
 www.trueautomation.com

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2000 Technology Dr Suite 900
 Phone: 972.881.1858
 Fax: 972.533.5233
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