



A G E N D A

PLANNING & ZONING COMMISSION SPECIAL MEETING

THURSDAY, MARCH 26, 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

MINUTES

1. Approval of the minutes of the March 16, 2020 meeting.

OTHER BUSINESS

2. Consideration and possible action on the preliminary plat of MH Group subdivision
3. Consideration and possible action on the final plat of the Fuentes Subdivision.

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 March 23, 2020 at 4:00 p.m.

A handwritten signature in blue ink, reading "Placido Madera", is written over a horizontal line.

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 a Special Meeting on Monday, March 16, 2020 at 5:30 p.m. in the City Manager's Conference Room, 100 South Monroe Street, Eagle Pass, Texas. All legal notices were duly posted in accordance with state code.

ESTABLISHMENT OF QUORUM

Present: Chairperson Enrique Montalvo, Commission Members, Rolando Jasso, and Mario Escobar

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

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

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

CITIZENS COMMUNICATIONS

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

SELECTION OF CHAIRPERSON

Motion: To appoint Enrique Montalvo as Chairperson.
Moved: Escobar
Second: Jasso
Ayes: 3
Nays: 0
Absent: Salinas-Sanchez and Villalpando

SELECTION OF VICE-CHAIRPERSON

Motion: To appoint Rolando Jasso as Vice-Chairperson.
Moved: Escobar
Second: Montalvo
Ayes: 3
Nays: 0
Absent: Salinas-Sanchez and Villalpando

MINUTES

1. Approval of the minutes of February 27, 2020 meeting.

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

OTHER BUSINESS

1. Consideration and possible action on amending Section 8(a)(17a) and Section 9.1(a)(35a) in City of Eagle Pass Code of Ordinances Appendix A, and adding sub section A(13) to Section 10 I (Industrial District) in order to remove the used car lots from the B-1 (Neighborhood Business District) and the B-3 (General Business District).

Planning Director, Placido Madera informed the Commission on the amendment of the ordinance. He stated they will remove used car lot under "B-1" Neighborhood District and "B-3" General Business District and will be added under "I" Industrial District.

Motion: To approve amending Section 8(a)(17a) and Section 9.1(a)(35a) in City of Eagle Pass Code of Ordinances Appendix A, and adding sub section A(13) to Section 10 I (Industrial District).
Move: Jasso
Second: Escobar
Ayes: 3
Nays: 0
Absent: Salinas-Sanchez and Villalpando

2. Consideration and possible action on amending Section 5(c)(3), Section 6(c)(3), Section 7(c)(3), Section 7.1(c)(3) and Section 7.2(c)(3) in City of Eagle Pass Code of Ordinances Appendix A, in regulating the rear yard building setback reduction from 25 feet to 10 feet.

Planning Director Madera informed the Commission on setback reduction from 25 feet to 10 feet. He then stated that the Planning Department gets an abundant request for setback reduction for different reasons. If ordinance passes, they will need to make changes to the drainage master plan, to reflect the approved reduction and align the drainage system.

Motion: To approve amending Section 5(c)(3), Section 6(c)(3), Section 7(c)(3), Section 7.1(c)(3) and Section 7.2(c)(3) in City of Eagle Pass Code of Ordinances Appendix A
Moved: Escobar
Second: Jasso
Ayes: 3
Nays: 0
Absent: Salinas-Sanchez and Villalpando

ADJOURNMENT

Motion: To adjourn meeting at 5:56 p.m.
Move: Jasso
Second: Escobar
Ayes: 3
Nays: 0
Absent: Salinas-Sanchez and Villalpando

ATTEST:

Enrique Montalvo
Chairperson

Erika Rodriguez
Assistant City Secretary

Item #2



Planning Department Executive Summary
REPORT TO THE PLANNING AND ZONING COMMISSION

Preliminary Plat Approval of the MH Group Subdivision

I. BACKGROUND

A. General Information

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

Location: Adjacent to U.S. Highway 57, across from Ancira Ford automobile dealership.

Legal Description: Being a 26.29 acres tract, located in I. & G. N. RR. Co., Survey 1, Abstract 426, Maverick County and being composed of a 4.298 acres tract and a 22.020 acres tract described in conveyance documents to International Lease, LLC and recorded respectively in Volume 1330, Pages 393 - et seq and Volume 1412, Pages 63 - et seq. of the Maverick County Official Public Records, Maverick County, Texas

Property ID Number: 9008574, 9000569, 9002275

Request: Preliminary plat approval to subdivide an approximately 26.29-acre tract into one industrial lot.

B. Subject Property Information

Parcel Size: 26.29-acres

Topography: A decrease in elevation from East to West.

Vegetation: Native grasses and shrubs

Existing Use: Industrial

Zoning: I - Industrial

Master Plan: None

C. Vicinity Data

The site is located within an area that features industrial 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 Hwy 57 by two existing driveways.

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 Commission's deliberation process for preliminary approval of the subdivision. Please refer to Attachment 1.
2. The subdivision is consistent with City design and specifications, as the subsequent development of the site will be required to conform to the following sections of *Article IV* in *Eagle Pass Code of Ordinances Chapter 23*:

- ✓ *Section 23-62* governing utility easements
- ✓ *Section 23-64* governing sidewalks (not applicable in the Industrial Zoning District)
- ✓ *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.

3. The subdivision and the subsequent development of the property is consistent with City design and specifications for landscape and tree preservation set forth in *Article VI* in *Eagle Pass Code of Ordinances Chapter 23*.
4. The subdivision site is located within the *City of Eagle Pass Master Plan Map*. The *City of Eagle Pass Master Plan* does, however, provide direction regarding the subdivision of property both within the City and within the City's 5-mile wide *Extraterritorial Jurisdiction (ETJ)*.
6. The subdivision of the property is in conformance with the provisions of the *Master Plan* and the *Eagle Pass Code of Ordinances* by facilitating the following benefits:

- Protect private rights while considering public health, safety and welfare.
 - Provide for efficient and economical ways to move people and goods outside the City by an adequate plan for streets and highways.
 - Guide future development in an orderly manner, by stages according to a pattern, so that the City may have a balanced land use.
 - Encourage a diversified economic base, and encourage public and private investments in land and improvements.
 - Prevent and eliminate blight and slums, making the City attractive to people, commerce, and industry.
 - Create the desire for a more pleasing appearance of the City, and incorporate into its physical development the basic principles of good design.
 - Protect and preserve the identity of each neighborhood through use of the guidance provided by the *Master Plan* and the *Code of Ordinances*.
 - Locate all land uses on land best suited for their needs, arranged in such a way as to be mutually beneficial and functional, with ample area to meet long-term needs.
 - Establish a proper relationship between open space, developed areas, building bulk, light and air space, in all future development programs of land use.
 - Encourage and abet the development of civic, cultural, and other public and quasi-public buildings in harmonious and functional groupings.
7. The subdivision will allow for a use of the property that is consistent with the industrial purpose of the *I-Industrial District* for the following reasons:
- A. The subdivision design bears a substantial relationship to the public's health, safety, and welfare.
 - B. The subdivision is in accordance with the policies of the Master Plan and the business purpose of the *I-Industrial District*.
 - C. The subdivision is warranted because of the necessity to create additional building lots in the *I-Industrial 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 *I-Industrial District*.
 - E. The subdivision will benefit the City as a whole and will not be detrimental to nearby land uses of a similar nature.

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

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

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

B. Planning Department Recommendation

The Planning and Zoning Commission **GRANT** Preliminary plat approval for the *MH Group Subdivision*, subject to the following conditions:

1. The final plat shall comply with the provisions of *Article III* of *City of Eagle Pass Code of Ordinances Chapter 23* governing procedures and specifications for final plats.

TRANSMITTED to the parties listed hereafter:

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

Attachment 1 Application



PLANNING DEPARTMENT

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

SUBDIVISION APPLICATION

TYPE OF SUBDIVISION (check one):

☒ Preliminary

☐ Final

☐ Replat

☐ Amendment

☐ Short Form Final

Property Legal Description: 26.33 Ac Located in the I&G.N.R.R.Co. Abstract 426 Survey 1

Maverick County Property Identification Number(s): 9002275, 9000569, 9008574

Name of Addition: MH GROUP SUBDIVISION

Location of Addition: US HWY 57 Eagle Pass, 78852

Number of Residential Lots: 0 Number of Commercial Lots: 1 Gross Acreage: 26.33

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

Is Subdivision inside city limits? Yes ☒ No ☐ If so, Zoning District: R3

Existing Land Use: VACANT Proposed Land Use: Commercial Ind.

Requested Variances: _____

PROPERTY OWNER:

Name: MH Group, LLC

Address: US HWY 57

City: Eagle Pass

State: TX Zip: 78852

Signature: See affidavit

Contact: Bernardo Mendoza

Phone: (830) 968-7904

Fax: _____

E-mail: bernardo@mhgroup.com.mx

Date: _____

PROPERTY OWNER:

Name: _____

Address: _____

City: _____

State: _____ Zip: _____

Signature: _____

Contact: _____

Phone: _____

Fax: _____

E-mail: _____

Date: _____

APPLICANT/SUBDIVIDER:

RECEIVED
10-10-19 RE
@ 3:21 pm

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

Contact: Ken Dirksen
Phone: 830-278-2100
Fax: 830-278-2102
E-mail: kendirksen@sbcglobal.net
Date: 09-20-2019

SURVEYOR:

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

Contact: Ken Dirksen
Phone: 830-278-2100
Fax: 830-278-2102
E-mail: kendirksen@sbcglobal.net
Date: 09-20-2019

ENGINEER:

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

Contact: Ken Dirksen
Phone: 830-278-2100
Fax: 830-278-2102
E-mail: kendirksen@sbcglobal.net
Date: 09-20-2019

PRINCIPAL CONTACT: ☐ Owner ☐ Applicant ☐ Surveyor ☒ Engineer

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

STATEMENT OF APPLICANT

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

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

Bonardo Mondragon
Applicant Signature

9/27/19
Date

STATEMENT OF OWNER/SUBDIVIDER

I, the undersigned, hereby certify that: (1) I am the owner the land subject to this request for a subdivision; (2) I authorize KENNETH R. DIRKSEN to act as my agent for all documents pertaining to this subdivision application; (3) the information contained in this subdivision 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 subdivision application or accompanying information; (5) the City will be advised in writing of any change in ownership of the property that is the subject of this subdivision application provided the change of ownership occurs prior to the recording of the final approved plat, if any; and (6) I will liable to the City of Eagle Pass for the completion of all site improvements required by Section 23 of the City's Code of Ordinance until such time as such improvements, if any, shall have been actually completed and accepted by the city.

Bomardo Mendoza
Owner / Subdivider Signature

9/24/19
Date

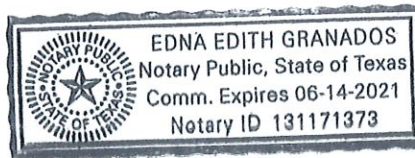
STATE OF TEXAS §

COUNTY OF Maverick §

Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared Bernardo Mendoza (Name), Owner (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 24 day of September, 2019.

[Signature]
Notary Public, State of Texas



RECEIVED
10-10-19
@ 3:21 pm

Maverick CAD

Property Search Results > 9008574 INTERNATIONAL LEASE, LLC for Year 2019

Tax Year: 2019

Property

Account

Property ID: 9008574 Legal Description: ABSTRACT A0426, I & G N R R CO., SURVEY #1, ACRES 17.742
 Geographic ID: Zoning:
 Type: Real Agent Code: ID:108250
 Property Use Code:
 Property Use Description:

Protest

Protest Status:
 Informal Date:
 Formal Date:

Location

Address: EAGLE PASS, TX 78852 Mapsco:
 Neighborhood: Map ID: HWY57A
 Neighborhood CD:

Owner

Name: INTERNATIONAL LEASE, LLC Owner ID: 103049
 Mailing Address: 4237 HWY 57 % Ownership: 100.000000000000%
 EAGLE PASS, TX 78852
 Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$327,130	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$369,160	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$696,290	
(-) Ag or Timber Use Value Reduction:	-	\$0	
(=) Appraised Value:	=	\$696,290	
(-) HS Cap:	-	\$0	
(=) Assessed Value:	=	\$696,290	

Taxing Jurisdiction

Owner: INTERNATIONAL LEASE, LLC
 % Ownership: 100.000000000000%
 Total Value: \$696,290

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	Central Appraisal District	0.000000	\$696,290	\$696,290	\$0.00
CIT	City of Eagle Pass	0.540743	\$696,290	\$696,290	\$3,765.14
GMC	Maverick County	0.568700	\$696,290	\$696,290	\$3,959.81
HOS	Hospital	0.148960	\$696,290	\$696,290	\$1,037.19
SCH	Eagle Pass ISD	1.161600	\$696,290	\$696,290	\$8,088.10
Total Tax Rate:		2.420003			
Taxes w/Current Exemptions:					\$16,850.24
Taxes w/o Exemptions:					\$16,850.24

Improvement / Building

All improvements valued at income

Improvement #1: COMMERCIAL State Code: F1 Living Area: 25200.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	IOAS	ST	2014	25200.0
CONC	CONCRETE	4IN		2014	9720.0
SHED	SHED	SM3+		2015	170.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RN	NATIVE RANGELAND	14.8794	648146.66	0.00	0.00	\$0	\$0
2	CR	COMMERCIAL RURAL	2.8626	124694.86	0.00	0.00	\$0	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A
2019	\$327,130	\$369,160	0	696,290	\$0	\$696,290

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	7/2/2013	WD	WARRANTY DEED	SALEM LEASING CORPORATION	INTERNATIONAL LEASE, LLC	1412	63	177158
2	6/3/1994	WD	WARRANTY DEED	LEVINE, HERBERT L TRUSTEE	SALEM LEASING CORPORATION	368	383	

Tax Due

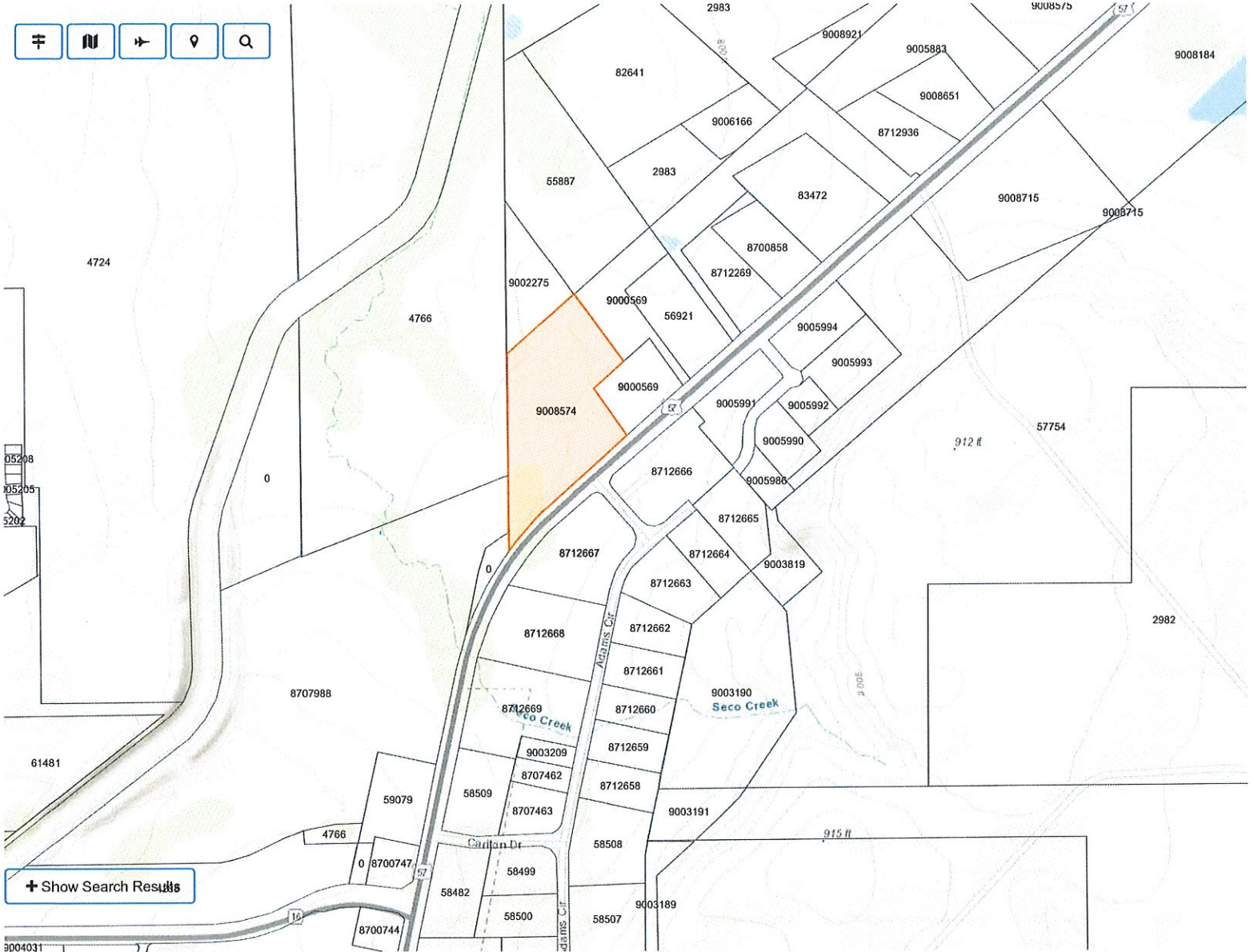
Property Tax Information as of 03/24/2020

Amount Due If Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
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NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (830) 773-0255



0.2km
600ft

Maverick CAD

Property Search Results > 9000569 INTERNATIONAL LEASE LLC for Year 2019

Tax Year: 2019

Property

Account

Property ID:	9000569	Legal Description:	ABSTRACT A0426, I & G N R R CO., SURVEY #1, ACRES 4.298
Geographic ID:	04260001003010	Zoning:	
Type:	Real	Agent Code:	ID:108250
Property Use Code:			
Property Use Description:			

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address:	US HWY 57 EAGLE PASS, TX 78852	Map ID:	HWY57A
Neighborhood:			
Neighborhood CD:			

Owner

Name:	INTERNATIONAL LEASE LLC	Owner ID:	98621
Mailing Address:	P.O. BOX 4226 EAGLE PASS, TX 78853	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$516,550	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$107,450	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$624,000	
(-) Ag or Timber Use Value Reduction:	-	\$0	
(=) Appraised Value:	=	\$624,000	
(-) HS Cap:	-	\$0	
(=) Assessed Value:	=	\$624,000	

Taxing Jurisdiction

Owner: INTERNATIONAL LEASE LLC
% Ownership: 100.0000000000%
Total Value: \$624,000

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	Central Appraisal District	0.000000	\$624,000	\$624,000	\$0.00
CIT	City of Eagle Pass	0.540743	\$624,000	\$624,000	\$3,374.24
GMC	Maverick County	0.568700	\$624,000	\$624,000	\$3,548.69
HOS	Hospital	0.148960	\$624,000	\$624,000	\$929.51
SCH	Eagle Pass ISD	1.161600	\$624,000	\$624,000	\$7,248.38
	Total Tax Rate:	2.420003			
Taxes w/Current Exemptions:					\$15,100.82
Taxes w/o Exemptions:					\$15,100.82

Improvement / Building

Improvement #1:	COMMERCIAL	State Code:	F1	Living Area:	23875.0 sqft	Value: \$516,550
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	IOAS		1998	23875.0
CONC	CONCRETE	2IN		1998	72.0
CNPY	CANOPY	BLDG		1998	20.0
CNPY	CANOPY	BLDG		1998	20.0
CONC	CONCRETE	6IN		1998	10800.0
ASPH	ASPHALT	6IN		1998	17500.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	CR	COMMERCIAL RURAL	4.2980	187220.88	0.00	0.00	\$107,450	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A
2019	\$516,550	\$107,450	0	624,000	\$0	\$624,000
2018	\$516,550	\$107,450	0	624,000	\$0	\$624,000
2017	\$516,550	\$107,450	0	624,000	\$0	\$624,000
2016	\$516,550	\$107,450	0	624,000	\$0	\$624,000
2015	\$578,040	\$107,450	0	685,490	\$0	\$685,490
2014	\$578,700	\$107,450	0	686,150	\$0	\$686,150
2013	\$579,710	\$107,450	0	687,160	\$0	\$687,160
2012	\$580,870	\$107,450	0	688,320	\$0	\$688,320

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	2/12/2012	WD	WARRANTY DEED	SALEM LEASING CORPORATION	INTERNATIONAL LEASE LLC	1330	393	169476
2	6/3/1994	WD	WARRANTY DEED	LEVINE, HERBERT L TRUSTEE	SALEM LEASING CORPORATION	368	383	

Tax Due

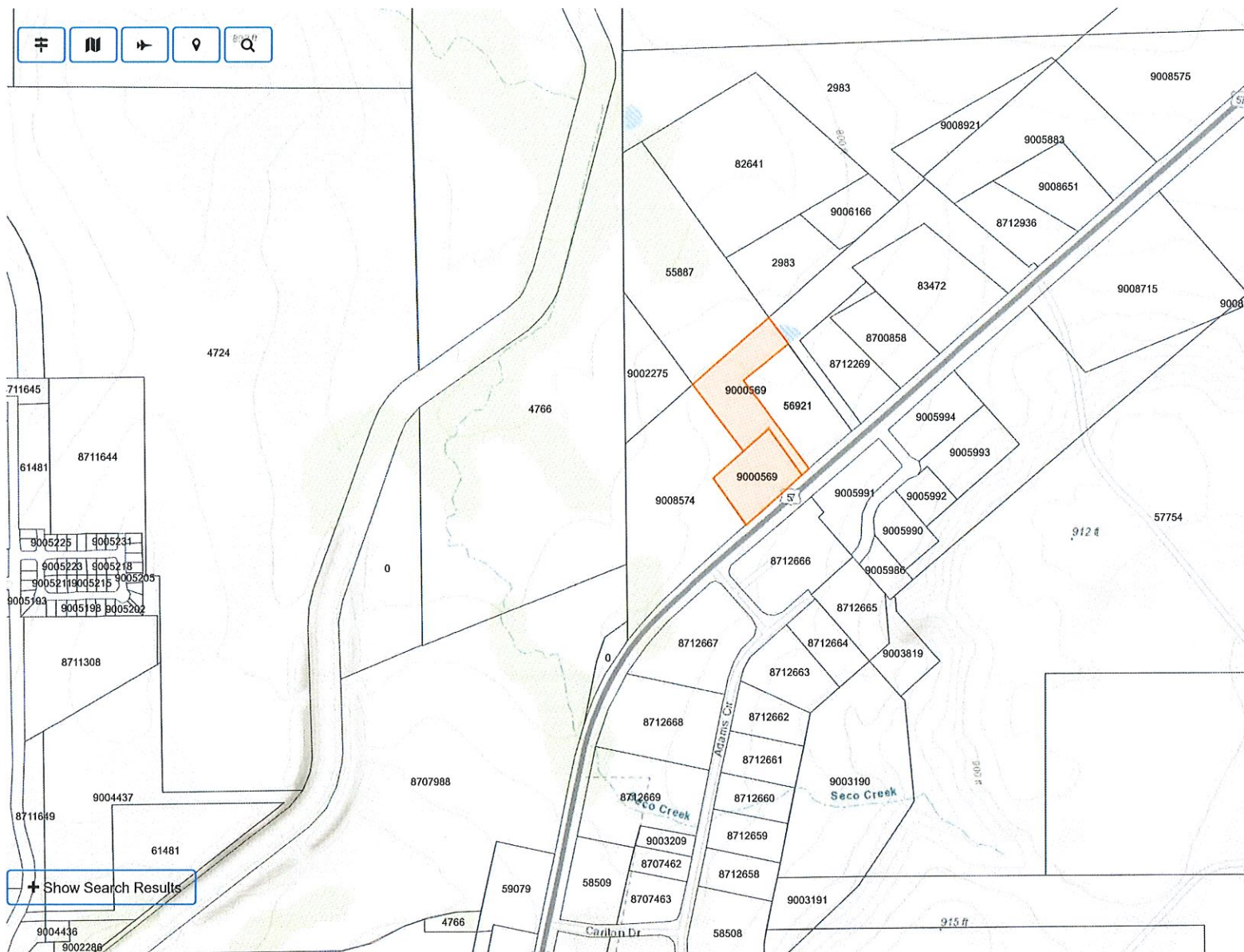
Property Tax Information as of 03/24/2020

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
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NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (830) 773-0255



0.2km
600ft

Maverick CAD

Property Search Results > 9002275 INTERNATIONAL LEASE, LLC for Year 2019

Tax Year: 2019

Property

Account

Property ID: 9002275 Legal Description: ABSTRACT A0426, I & G N R R CO., SURVEY #1, ACRES 4.278
Geographic ID: 04260001003020 Zoning:
Type: Real Agent Code: ID:108250
Property Use Code:
Property Use Description:

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address: U S HWY 57 Mapsco:
EAGLE PASS, TX 78852
Neighborhood: Map ID: HWY57A
Neighborhood CD:

Owner

Name: INTERNATIONAL LEASE, LLC Owner ID: 103049
Mailing Address: 4237 HWY 57 % Ownership: 100.0000000000%
EAGLE PASS, TX 78852
Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$85,560	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$85,560	
(-) Ag or Timber Use Value Reduction:	-	\$0	
(=) Appraised Value:	=	\$85,560	
(-) HS Cap:	-	\$0	
(=) Assessed Value:	=	\$85,560	

Taxing Jurisdiction

Owner: INTERNATIONAL LEASE, LLC
% Ownership: 100.0000000000%
Total Value: \$85,560

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	Central Appraisal District	0.000000	\$85,560	\$85,560	\$0.00
GMC	Maverick County	0.568700	\$85,560	\$85,560	\$486.58
HOS	Hospital	0.148960	\$85,560	\$85,560	\$127.45
SCH	Eagle Pass ISD	1.161600	\$85,560	\$85,560	\$993.86
Total Tax Rate:		1.879260			
Taxes w/Current Exemptions:					\$1,607.89
Taxes w/o Exemptions:					\$1,607.89

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RN	NATIVE RANGELAND	4.2780	186349.68	0.00	0.00	\$85,560	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A
2019	\$0	\$85,560	0	85,560	\$0	\$85,560
2018	\$400,280	\$454,720	0	855,000	\$0	\$855,000
2017	\$233,240	\$454,720	0	687,960	\$0	\$687,960
2016	\$588,090	\$100,310	0	688,400	\$0	\$688,400
2015	\$670,680	\$100,310	0	770,990	\$0	\$770,990
2014	\$0	\$100,310	0	100,310	\$0	\$100,310
2013	\$0	\$100,310	0	100,310	\$0	\$100,310

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	7/2/2013	WD	WARRANTY DEED	SALEM LEASING CORPORATION	INTERNATIONAL LEASE, LLC	1412	63	177158
2	6/3/1994	WD	WARRANTY DEED	LEVINE, HERBERT L TRUSTEE	SALEM LEASING CORPORATION	368	383	

Tax Due

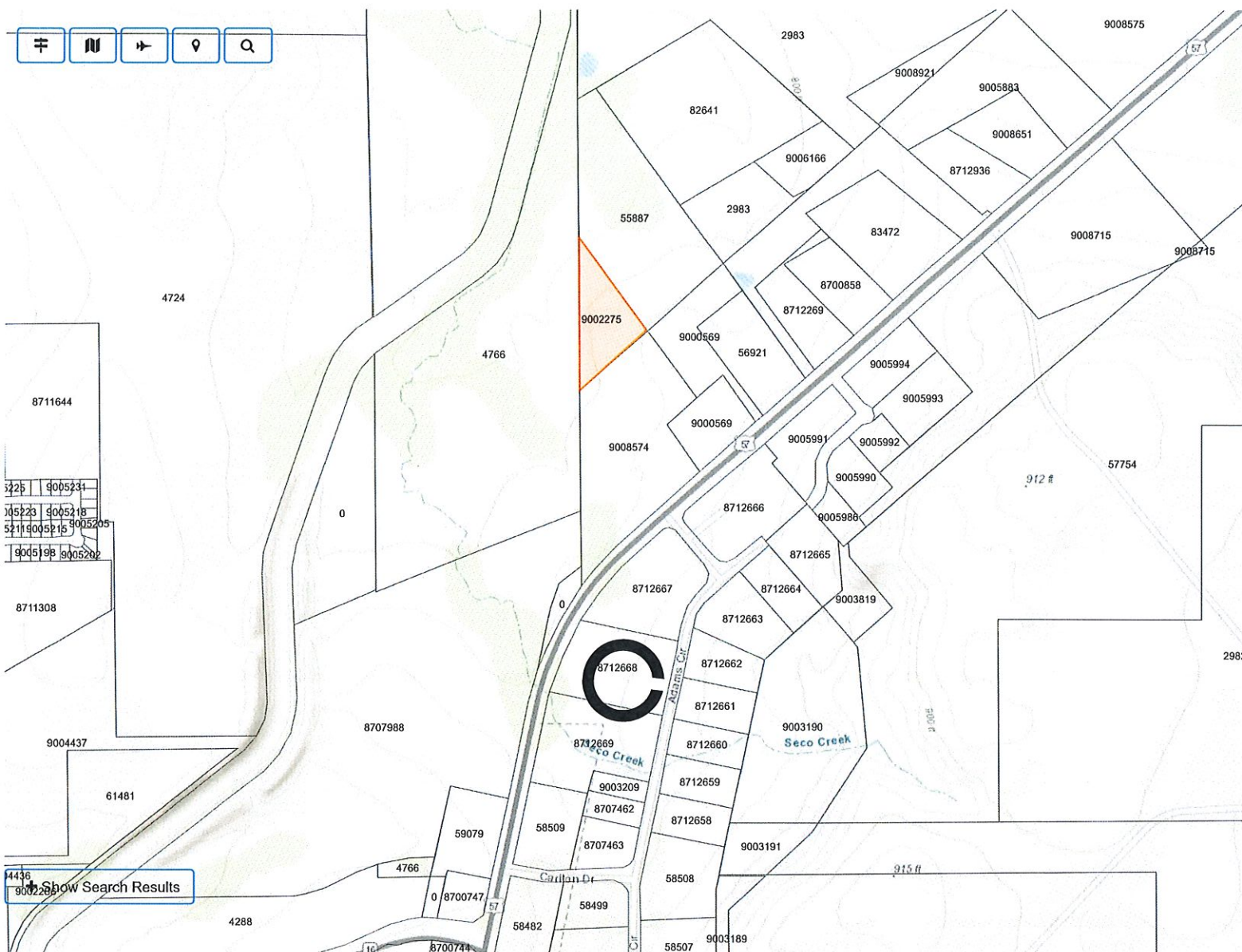
Property Tax Information as of 03/24/2020

Amount Due if Paid on: 

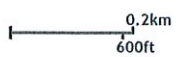
Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
------	---------------------	---------------	----------	-----------------	--------------	-------------------------------	---------------	------------

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (830) 773-0255



4436
9002285 **Show Search Results**





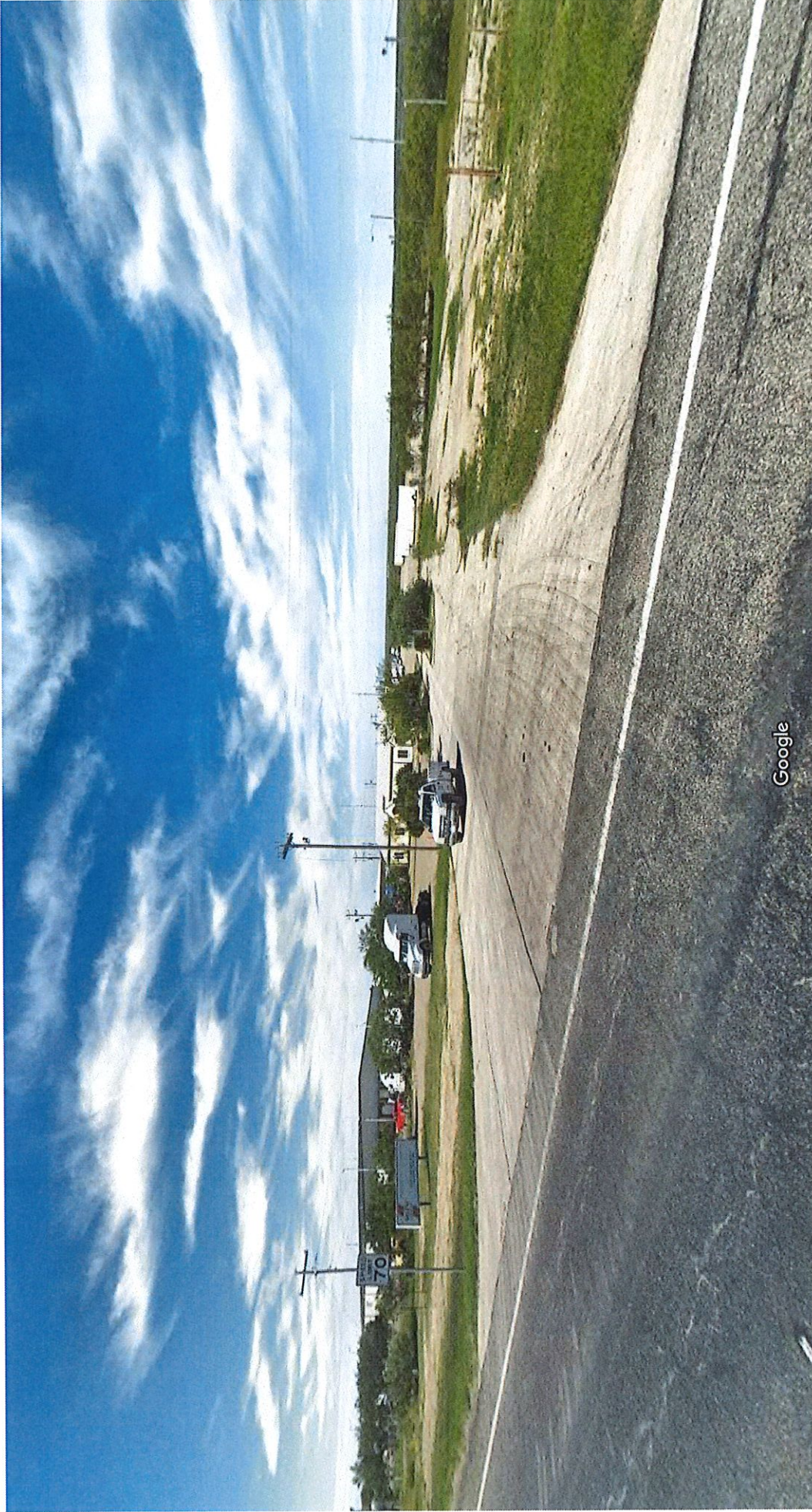


Image capture: Nov 2018 © 2020 Google

Eagle Pass, Texas
Google
Street View



International Lease

BEZINGING at a steel stake *Pond* (S.P.C. N13456284-54, 1:2507618-2) in the northwest line of US 57 at the southwest corner of the remainder of a 55.32 acre tract, called "Tract 1" in Volume 262, Page 283 – at sq. of the Missouri County Deed Record and the southeast corner of said 4.259 acre tract for the southeast corner of the herein described tract;

THENCE with the northwest line of US 57 for the following two (2) calls:

1. 4.5954/24° W. 1208.15 feet to a steel stake *Pond* for the beginning of a curve to the left;
2. 4.5954/24° W. 1208.15 feet to a steel stake *Pond* for the beginning of a curve to the right;

the said steel stake *Pond* being at the intersection of the northwest line of US 57 and the northwest line of a 106.0210 acre tract, called "Tract 2" in Volume 407, Page 28 – at sq. of the Missouri County Deed Record;

THENCE with the northwest line of said 106.0210 acre tract for the southeast corner of the herein described corner of the herein described tract.

STATE OF TEXAS)
COUNTY OF MAVERICK)
OWNER'S DECLARATION, CERTIFICATION, AND ATTESTATION

Bernardo Mendez
Bernardo Mendez
3524 US Hwy 57
Eagle Pass, TX 78842

Signature Notary Public State of Texas

CITY OF EAGLE PASS CERTIFICATES OF PLAT APPROVAL

Signature Notary Public State of Texas

WE THE UNDERSIGNED CERTIFY THAT THE GROUP SUBDIVISION was reviewed and approved by the Planning and Zoning Commission of the City of Eagle Pass on _____

Notes:
1. There is 1 lot, 2.
2. Zoning is Industrial
3. Existing structures and ordinances require

WE THE UNDERSIGNED CERTIFY THAT THE GROUP SUBMISSION WAS REVIEWED AND APPROVED BY THE CITY MANAGER OF THE CITY OF EAGLE PASS ON _____ DATE: _____

CITY MANAGER OF THE CITY OF EAGLE PASS _____

Mowerick County certificate of approval under Local Government Code 232.022(a) We, the undersigned, certify that we have reviewed the application of _____ for _____ and find it meets all requirements of the statute. The volume provided by county _____ contains _____ pages.

_____ DATE _____

COUNTY JUDGE _____

COUNTY CLERK'S RECORDING CERTIFICATE
I, _____ County Clerk of _____
for record at _____ o'clock _____ M. on _____
Side _____ in the Map Records of _____
_____ o'clock _____ M. on _____
_____ and was recorded in Envelope _____

[illegible]

Attachment 2

Final Engineering Report

Dirksen Engineering

311 N. Getty St.

Uvalde, TX 78801

TBPE FIRM #F-8848

TBPLS FIRM #10193741

Phone: 830-278-2100

Fax: 830-278-2102

Cell: (830) 279-9447

kendirksen@sbcglobal.net

October 7, 2019

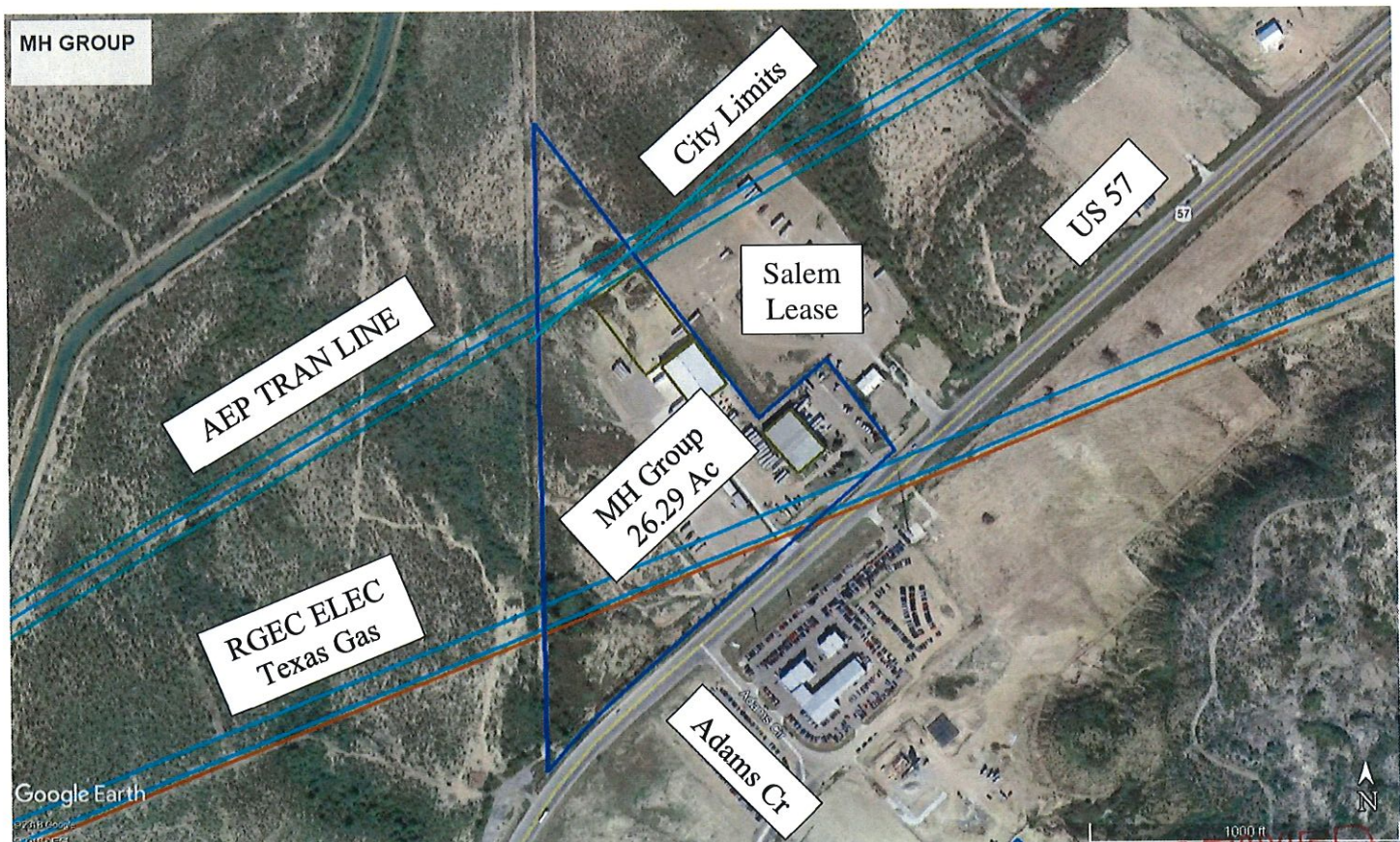
Vanessa Rosales-Herrera
Planning Director City of Eagle Pass
3295 Bob Rogers Drive
Eagle Pass, Tx 78852

Re: Engineering Report – MH Group

To Whom It May Concern:

Introduction:

The subdivision of MH Group is 26.29 acres located in I. & G. N. RR. Co., Survey 1, Abstract 426. The 26.29 acres is located along the northwest side of US 57 across from US 57 Industrial Subdivision. Most of the subdivision is within the corporate boundary of the City of Eagle Pass and is Zoned I-Industrial. The land is titled to International Lease, LLC and described by MCAD Tax ID's 9000569, 9002275, 9008574.



RECEIVED
10-10-19
RR

Development

This plat is for the development of 26.29 acres for industrial use in import and export. The site currently has two warehouses. A 60,000 square foot warehouse is proposed in the north part of the lot.

Street Development

Access is directly from US 57 by two existing drives. No pavement or new driveways will be required.

The site is zoned industrial and is exempt from construction of sidewalks.

Water Development

Water service is provided to this development by a 12 inch water main along the northwest side of US 57. The existing buildings are supplied with water from an existing ¾ inch water meter along US 57. The existing water meter will remain in service to the existing office building along US 57. Water for domestic service to the new building will be provided by a 2 inch water tap that will be installed on the 12 water main.

A fire hydrant is existing along US 57 for fire protection. The fire hydrant was pressure tested and found to provide adequate flow for fire protection. The proposed 60,000 square foot warehouse will be sprinkled and will require a fire line constructed into the development. An 8 inch fire line will be constructed into the project by cutting in a tee on the 12 inch water main. A double check backflow preventor will be installed on the fire line and fire hydrants spaced at 300 feet.

Sanitary Sewer Facilities

Sanitary sewer service is provided to the building along US 57 by a sanitary sewer located along the northwest right of way of US 57. The connection from this building will remain in service. The proposed 60,000 square foot warehouse is too low in elevation to connect to the sanitary sewer. An on-site septic facility will be installed north of the warehouse.

Drainage Development

Drainage from this site is westward. Runoff from the developed areas is approximately 18 acres. Runoff from this area will be captured in berms constructed along the west line of this tract. Water will be released from the berms through concrete weirs.

Areas to the southwest and to the north will be left in natural state and will not require control of storm water runoff. Please see the attached drainage plan for calculations and berm and weir design.

Electric Facilities, Telephone and Cable Television

Electric service is provided by Rio Grande Electric. Three phase power is currently provided for the existing buildings and is available from power lines through the tract.

A transmission main operated by AEP runs through the north end of the tract. No current easement is recorded for right of way. A 95 feet wide right of way will be reserved for the transmission main.

Gas Service

No gas service is required for this subdivision.

Construction Cost

No public utilities will be constructed for this project.

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'K. Dirksen', written over the word 'Sincerely,'.

Kenneth R. Dirksen, P. E.

**Attachment 3
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,
EITHER EXPRESSED OR IMPLIED, RESPECTING THE CONTENTS OF
THESE MAPS, INCLUDING BUT NOT LIMITED TO THE ACCURACY,
LOCATION AND OWNERSHIP OF ANY FACILITIES. NEITHER THE CITY
OF EAGLE PASS, NOR HEJL, LEE AND ASSOCIATES, INC. OR ITS
REPRESENTATIVES SHALL BE LIABLE TO ANY PERSON OR ENTITY
WITH RESPECT TO ANY LIABILITY, LOSS, OR DAMAGE CAUSED OR
ALLEGED TO BE CAUSED DIRECTLY OR INDIRECTLY BY THESE MAPS.

CAD DRAWING FILE: FUTURMAP.DWG
DATE: 01/08/95



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

EDUCATIONAL FACILITIES

1. EAGLE PASS HIGH SCHOOL
2. EAGLE PASS JUNIOR HIGH
3. NEWPORT JACOB HIGH
4. JACOB ELEMENTARY
5. NEWPORT ELEMENTARY
6. JACOB ELEMENTARY
7. DAY CARE CENTER
8. PROGRESSIVE LEARNING CENTER
9. FAMILY CHILDREN'S CENTER
10. CLASS ELEMENTARY
11. JACOB ELEMENTARY
12. JACOB ELEMENTARY
13. JACOB ELEMENTARY
14. JACOB ELEMENTARY
15. JACOB ELEMENTARY
16. JACOB ELEMENTARY
17. JACOB ELEMENTARY
18. JACOB ELEMENTARY
19. JACOB ELEMENTARY
20. JACOB ELEMENTARY

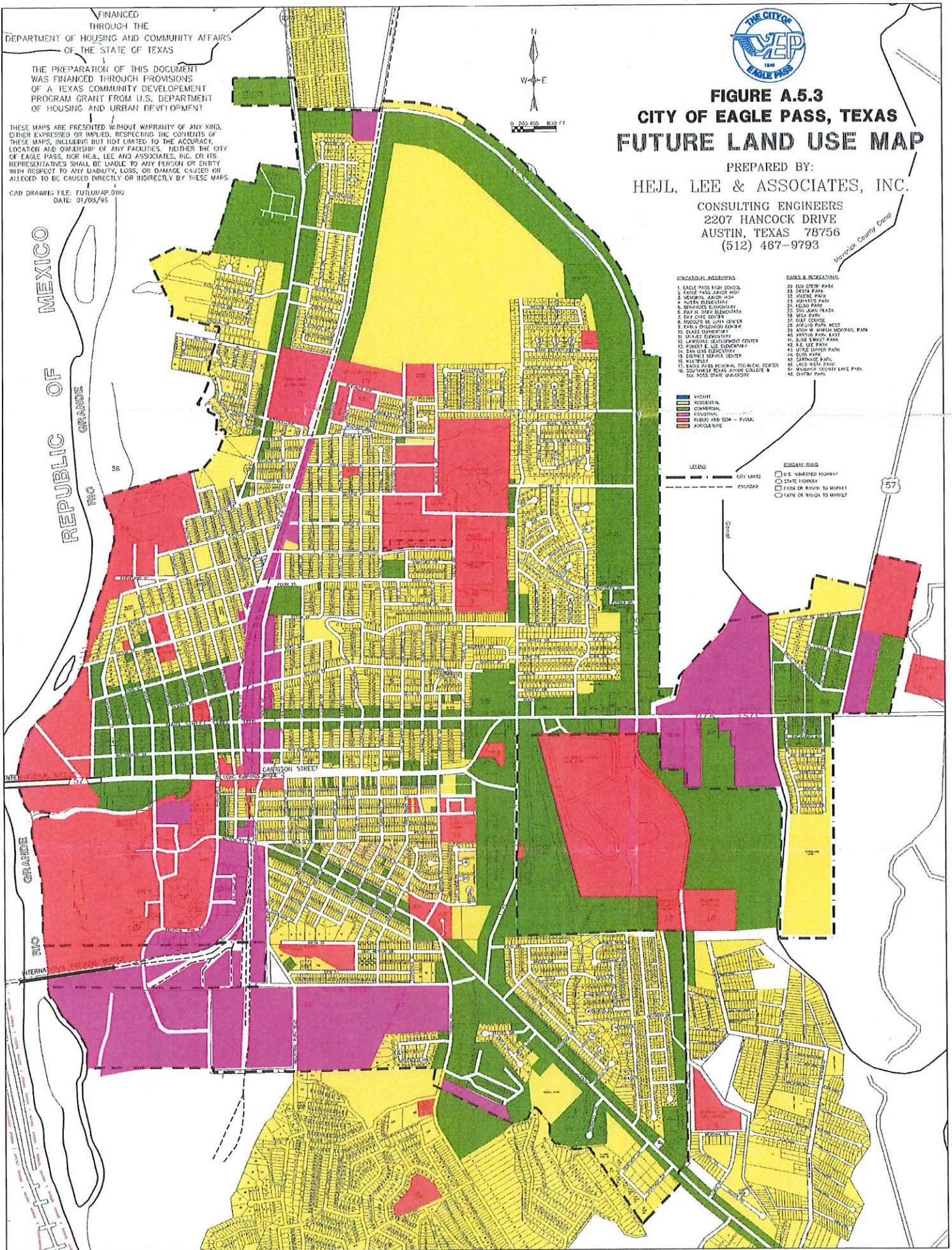
PARKS & RECREATION

31. ELM CREEK PARK
32. JACOB PARK
33. JACOB PARK
34. JACOB PARK
35. JACOB PARK
36. JACOB PARK
37. JACOB PARK
38. JACOB PARK
39. JACOB PARK
40. JACOB PARK
41. JACOB PARK
42. JACOB PARK
43. JACOB PARK
44. JACOB PARK
45. JACOB PARK
46. JACOB PARK
47. JACOB PARK
48. JACOB PARK
49. JACOB PARK
50. JACOB PARK

- VACANT
- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- FUTURE AND OPEN - FUTURE
- AGRICULTURE

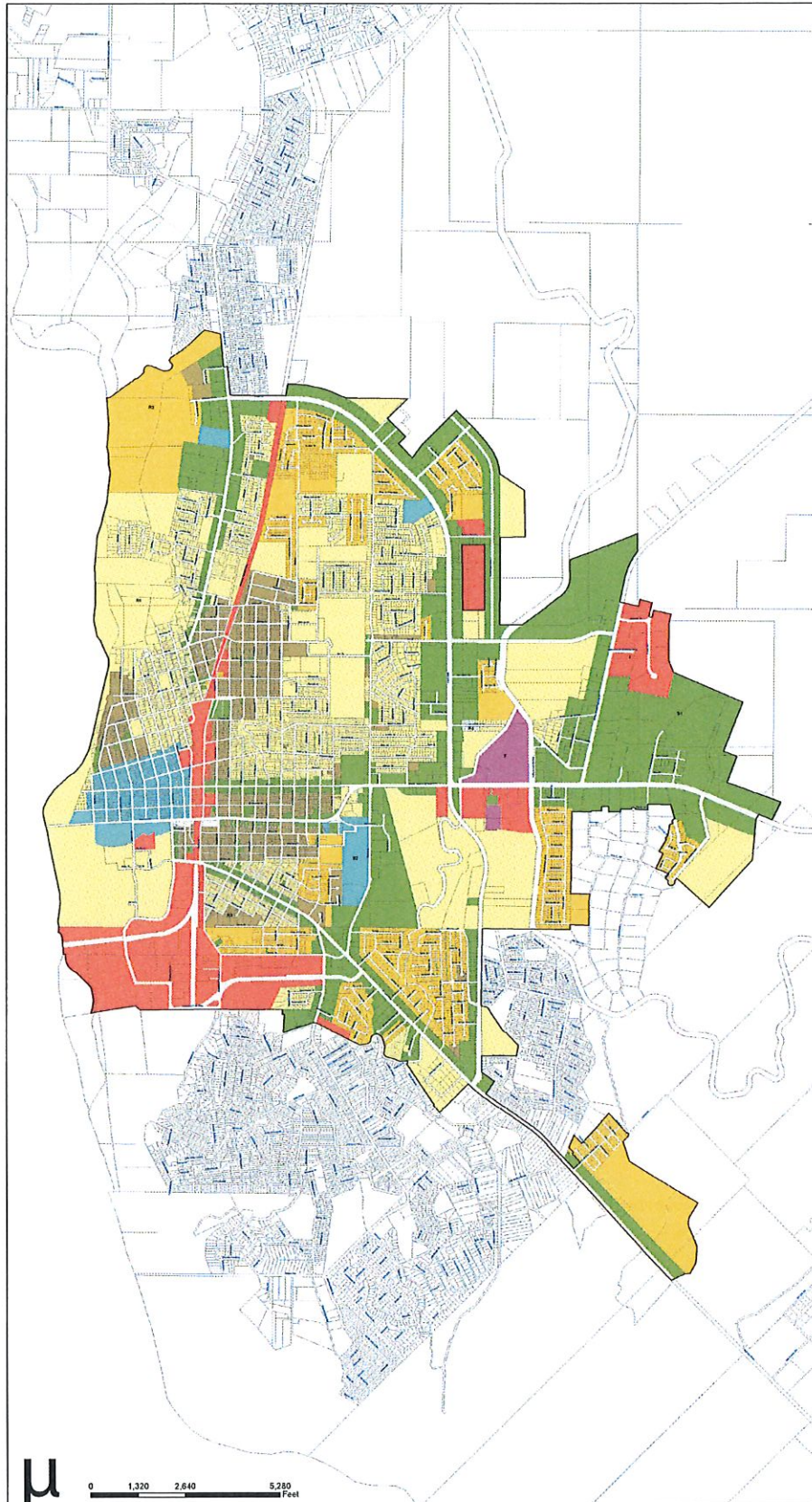
LEGEND

- CITY LIMITS
- RAILROAD
- CANAL
- U.S. NUMBERED HIGHWAY
- STATE HIGHWAY
- FARM OR RANCH TO MARKET
- STATE OR RANCH 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



Item #3



Planning Department Executive Summary
REPORT TO THE PLANNING AND ZONING COMMISSION

Final Plat Approval of Fuentes Subdivision

I. BACKGROUND

A. General Information

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

Location: 2260 Del Rio Boulevard

Legal Description: Being a 0.62-acre tract of land lying and situated in Maverick County Texas, and being the same conveyed to Double Down Investments, Inc., a Texas Corporation, from Andres F. Flores, Jr., and wife, Ninfa Flores by Deed recorded in Volume 844 Page 266 of the Maverick County Official Public Records of Maverick County, Texas, also being the same land described to be 0.62 acres out of Survey 41, Abstract 936 in conveyance to Andres Flores by deed recorded in Volume 231 Page 186, Official Pubic Records of Maverick County, Texas, said 0.62 acre tract being more particularly described by metes and bounds.

Property ID Number: 3938

Request: Final plat approval to subdivide an approximately 0.62-acre tract into one commercial lot, including a variance to plat a property less than 5-acres 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.

B. Subject Property Information

Parcel Size: 0.62 acres (135-feet x 201.22-feet)

Topography: Slight decrease in elevation from north to south

Vegetation: Native vegetation

Existing Use: Commercial

Zoning District: B3 – General Business District

Master Plan: Commercial

C. Vicinity Data

The surrounding area is comprised of commercial developed land to the north, south, east and west, and the O'Reilly Auto Parts to the northeast.

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 property is provided by Del Rio Boulevard also known as U.S. Highway 277.

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, Maverick County Appraisal District property information, and copy of aerial images of the site.
2. The subdivision site is not located within the boundary depicted on the *City of Eagle Pass Master Plan Map*. The *City of Eagle Pass Master Plan* does, however, provide direction regarding the subdivision of property both within the City and within the City's 5-mile wide *Extraterritorial Jurisdiction* (ETJ).

The *Master Plan* emphasizes the importance of maintaining the character of the commercial neighborhoods.

- ✓ 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 General Business 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 Del Rio Boulevard 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 Del Rio Boulevard 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 detention ponds will be constructed as part of this subdivision to ensure that there will be no impact to the existing neighborhood drainage systems.
3. The subdivision design is consistent with the commercial purpose of the *B-3 General Business District*.
 4. 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 lots
 - ✓ *Section 23-71* governing the installation and inspection of utility lines

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

5. The subdivision and the subsequent development of the property is consistent with City design and specifications for landscape and tree preservation set forth in *Article VI* in *Eagle Pass Code of Ordinances Chapter 23*.
6. The subdivision's conformance with the provisions of the *Master Plan* and the *Eagle Pass Code of Ordinances* will facilitate the following benefits:
 - Protect private rights while considering public health, safety and welfare.
 - Provide for efficient and economical ways to move people and goods in the City by an adequate plan for streets and highways.
 - Guide future development in an orderly manner, by stages according to a pattern, so that the City may have a balanced land use.
 - Encourage a diversified economic base, and encourage public and private investments in land and improvements.
 - Prevent and eliminate blight and slums, making the City attractive to people, commerce, and industry.

- Create the desire for a more pleasing appearance of the City, and incorporate into its physical development the basic principles of good design.
 - Protect and preserve the identity of each neighborhood through use of the guidance provided by the *Master Plan* and the *Code of Ordinances*.
 - Locate all land uses on land best suited for their needs, arranged in such a way as to be mutually beneficial and functional, with ample area to meet long-term needs.
 - Establish a proper relationship between open space, developed areas, building bulk, light and air space, in all future development programs of land use.
 - Encourage and abet the development of civic, cultural, and other public and quasi-public buildings in harmonious and functional groupings.
7. The subdivision will allow for a use of the property that is both consistent with the commercial purpose of the *B-3 General Business District*, as well as the surrounding area, for the following reasons:
- A. The subdivision design bears a substantial relationship to the public's health, safety, and welfare.
 - B. The subdivision is in accordance with the *Master Plan* and the commercial 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 for the reasonable use of the property.
 - D. The subject property is suitable for development in general conformance with developmental 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 has been designed and conditioned to comply with all applicable subdivision criteria and standards of the City of Eagle Pass.

Please refer to Attachment 3 for a copy of the *Master Plan* Map and a copy of the *Zoning District Map* for the City of Eagle Pass.

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

B. Planning Department Recommendation

The Planning and Zoning Commission (1) **GRANT** the subdivision variance to proceed directly to Final Plat without first having obtained Preliminary Plat approval as required by

City of Eagle Pass Code of Ordinances Section 23-36(a), (2) GRANT a variance to plat a property less than 5-acres in size that had been conveyed prior to 1984 and (3) recommend that City Council GRANT Final Plat approval of the proposed Fuentes Subdivision, subject to the following conditions:

1. The final plat shall comply with the provisions of *Article III of City of Eagle Pass Code of Ordinances Chapter 23* governing procedures and specifications for final plats.

TRANSMITTED to the parties listed hereafter:

TEC Services via e-mail

City of Eagle Pass Planning and Zoning Commission via e-mail

City of Eagle Pass Planning Department Report dated March 24, 2020

Attachment 1 Application



PLANNING DEPARTMENT

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

SUBDIVISION APPLICATION

3875

TYPE OF SUBDIVISION (check one):

☐ Preliminary

☒ Final

☐ Replat

☐ Amendment

☐ Short Form Final

Property Legal Description: Abstract A0836, Tremino, Jaun, Survey #41, Acres 0.62

Maverick County Property Identification Number(s): 3938

Name of Addition: Fuentes Subdivision

Location of Addition: 2800 Del Rio Blvd. 2200 Del Rio Blvd.

Number of Residential Lots: 0 Number of Commercial Lots: 1 Gross Acreage: 0.62

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

Is Subdivision inside city limits? Yes ☒ No ☐ If so, Zoning District: B1 B3

Existing Land Use: Vacant (Unplatted) Proposed Land Use: Commercial

Requested Variances: 1) Variance to proceed to Final Plat given existing infrastructure; 2) Variance to Plat a property less than 5 Acres (Ord. 23-11)

PROPERTY OWNER:

Name: Ernesto Fuentes

Address: 269 N. Ceylon St.

City: Eagle Pass

State: TX Zip: 78852

Signature: [Signature]

Contact: Ernesto Fuentes

Phone: 830-752-5646

Fax: 830-282-6918

E-mail: Ernesto@efuenteslaw.com

Date: 3/2/2020

PROPERTY OWNER:

Name: Antonio & Hector Gonzalez

Address: 269 N. Ceylon St.

City: Eagle Pass

State: TX Zip: 78852

Signature: [Signature]

Contact: Ernesto Fuentes

Phone: 830-752-5646

Fax: 830-282-6918

E-mail: Ernesto@efuenteslaw.com

Date: 3/2/2020

APPLICANT/SUBDIVIDER:

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

Contact: Aaron Libson
Phone: 830-773-0579
Fax: 830-773-7312
E-mail: ajlibson@terratechengineering.com
Date: 3/9/2020

SURVEYOR:

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

Contact: Francisco Gaytan
Phone: 830-773-8308
Fax: 830-421-7116
E-mail: fgaytan@yahoo.com
Date: 3/9/2020

ENGINEER:

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

Contact: Florentino Caballero
Phone: 830-773-0579
Fax: 830-773-7312
E-mail: fcaballero@terratechengineering.com
Date: 3/9/2020

PRINCIPAL CONTACT: ☐ Owner ☒ Applicant ☐ Surveyor ☐ Engineer

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

STATEMENT OF APPLICANT

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

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

[Signature]
Applicant Signature

3/9/2020
Date

STATEMENT OF OWNER/SUBDIVIDER

I, the undersigned, hereby certify that: (1) I am the owner the land subject to this request for a subdivision; (2) I authorize TerraTech Engineering & Construction Services (TEC Services) to act as my agent for all documents pertaining to this subdivision application; (3) the information contained in this subdivision 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 subdivision application or accompanying information; (5) the City will be advised in writing of any change in ownership of the property that is the subject of this subdivision application provided the change of ownership occurs prior to the recording of the final approved plat, if any; and (6) I will liable to the City of Eagle Pass for the completion of all site improvements required by Section 23 of the City's Code of Ordinance until such time as such improvements, if any, shall have been actually completed and accepted by the city.

E. J. Fuentes
Owner / Subdivider Signature
Antonio Gonzalez
Hector Gonzalez

3/2/20
Date

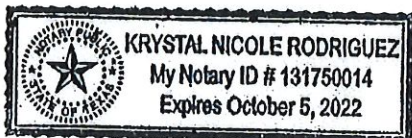
STATE OF TEXAS §

COUNTY OF MAVERICK §

Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared ERNESTO FUENTES, ANTONIO GONZALEZ, HECTOR GONZALEZ (Name), OWNERS (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 2 day of March, 2020.

Krystal Nicole Rodriguez
Notary Public, State of Texas





PLANNING DEPARTMENT

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

SUBDIVISION VARIANCE APPLICATION

Applicant Information

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

Address: 3292 El Indio Hwy, Eagle Pass, TX 78852

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

Owner: Ernesto Fuentes, Antonio Gonzalez, Hector Gonzalez

Address: 269 N. Ceylon St., Eagle Pass, TX 78852

Phone: 830-752-5646 E-mail: Ernesto@efuenteslaw.com

Property Information

Site Address: 2260 Del Rio Blvd. MCAD Property ID No. 3938

Legal Description (from deed): Abstract A0836, Tremino, Jaun, Survey #41, Acres .62

Description of Subdivision Variance Request

- 1) Subdivision Variance to proceed to Final Plat given existing infrastructure.
- 2) Subdivision Variance to Plat a property less than 5 Acres (COEP Code of Ordinances Section 23-11)

Detailed Explanation of Subdivision Variance Request

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

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

The proposed subdivision is less than the minimum requirement of 5 acres to Plat a
property, but already has access to main utilities such as sewer, water, electricity, and
natural gas which are usually acquired through the preliminary platting process and thus,
we are requesting to proceed straight to final given these existing improvements.

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

The owner/subdivider wants to legalize his property by Platting it, since it has all the
necessary utility improvements that would qualify it for a Final Plat, with the exception of the
minimum 5 Acre requirement. The owner would not be able to get legal services to his property
even though he has access to them due to the minimum area requirement to Plat a property.

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

Granting of this variance would not be detrimental to the public health given the existing infrastructure that has already been built out to serve the adjacent communities.

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

The granting of this variance would not prevent the orderly subdivision of other land in the area as adjacent properties have already been developed with utility infrastructure that runs through this subject property and lies in easements in which the owner had to give up land of his own for the development of the adjacent properties.

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

3/9/2020
Date

Attachment 2 Engineering Report

Maverick CAD

Property Search > 3928 TRES POBRES, LTD for Year 2020

Tax Year: 2020 - Values not available

Property

Account

Property ID:	3928	Legal Description:	ABSTRACT A0836, TREMINO, JAUN, SURVEY #41, ACRES .62
Geographic ID:	08360041003000	Zoning:	B1
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Protest

Protest Status:	
Informal Date:	
Formal Date:	

Location

Address:	2380 DEL RIO BLVD EAGLE PASS, TX 78852	Mapsco:	
Neighborhood:		Map ID:	DELRIOWYCITY
Neighborhood CD:			

Owner

Name:	TRES POBRES, LTD	Owner ID:	109452
Mailing Address:	1152 FERRY ST. SUITE #D EAGLE PASS, TX 78852	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A
(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	
(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	
(=) Assessed Value:	=	N/A	

Taxing Jurisdiction

Owner:	TRES POBRES, LTD
% Ownership:	100.0000000000%
Total Value:	N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	Central Appraisal District	N/A	N/A	N/A	N/A
CIT	City of Eagle Pass	N/A	N/A	N/A	N/A
GMC	Maverick County	N/A	N/A	N/A	N/A
HOS	Hospital	N/A	N/A	N/A	N/A
SCH	Eagle Pass ISD	N/A	N/A	N/A	N/A
	Total Tax Rate:	N/A			
Taxes w/Current Exemptions:					N/A
Taxes w/o Exemptions:					N/A

Improvement / Building

All improvements valued at income

Improvement #1: COMMERCIAL State Code: F1 Living Area: 6258.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	POAC	ST	0	3129.0
ASPH	ASPHALT	3IN		0	11125.0
CNPY	CANOPY	BLDG		1991	360.0
CACH	CENTRAL AIR, CENTRAL HEAT	AV		2011	3129.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	CC	COMMERCIAL CITY	0.6200	27007.20	0.00	0.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A
2019	\$52,910	\$108,030	0	160,940	\$0	\$160,940
2018	\$44,000	\$108,030	0	152,030	\$0	\$152,030
2017	\$52,910	\$108,030	0	160,940	\$0	\$160,940
2016	\$52,910	\$108,030	0	160,940	\$0	\$160,940
2015	\$52,640	\$67,520	0	120,160	\$0	\$120,160
2014	\$52,640	\$67,520	0	120,160	\$0	\$120,160
2013	\$47,680	\$67,520	0	115,200	\$0	\$115,200
2012	\$50,020	\$67,520	0	117,540	\$0	\$117,540
2011	\$171,270	\$67,520	0	238,790	\$0	\$238,790
2010	\$57,860	\$67,520	0	125,380	\$0	\$125,380
2009	\$57,860	\$67,520	0	125,380	\$0	\$125,380
2008	\$57,860	\$67,520	0	125,380	\$0	\$125,380
2007	\$57,860	\$67,520	0	125,380	\$0	\$125,380
2006	\$57,860	\$67,520	0	125,380	\$0	\$125,380

Questions Please Call (830) 773-0255

This year is not certified and ALL values will be represented with "N/A".





Image capture: Jun 2019 © 2020 Google





FUENTES SUBDIVISION

PLAT ESTABLISHING (1) ONE LOT, CITY OF EAGLE PASS, TEXAS

Being a 0.62 Acre Tract of land lying and situated in Maverick County, Texas, out of Subdivision 43, Abstract 835, and being a portion of that 4.31 acres conveyed from C. Butler and wife Mrs. C. Butler, and W.C. Butler and wife Ruth Butler, to Luis Lora, by Deed record Volume 43, page 489 of the Maverick County Deed Records. Said 0.62 Acres being more particularly described by metes and bounds as follows:

Sold 0.62 Acres also being the same land, described in deed dated December 12, 1985, of the First National Bank of Eagle Pass, Texas to Andres Flores, et ux, and being a portion of that 4.31 acres conveyed from C. Butler and wife Mrs. C. Butler, and W.C. Butler and wife Ruth Butler, to Luis Lora, by Deed record Volume 43, page 489 of the Maverick County Deed Records. Said 0.62 Acres being more particularly described by metes and bounds as follows:

Shelving in east of a Block of Beginning at intersection of the east line of the U.S. Highway 277 and the South right of way line of Veterans Boulevard (Loop 431).

THENCE along the east line of the U.S. Highway 277, 605.70' E, 369.65' feet and S04°21'E, 28.40' feet to 1/2" iron rod set to mark Northwest corner of this 0.62 acres, and for the Point of Beginning.

THENCE along division line, an existing fence, N87°54'E, 201.14' feet, to a 1/2" iron rod set to mark the northeast corner this 0.62 acres.

THENCE along the East boundary line of said Luis Lora 4.51 acres, also being the west line of 45, Rick's Addition Unit No. 5, as shown by plot of record envelope S04°21'E, 28.40' feet, to a 1/2" iron rod set to mark the southeast corner this 0.62 acres.

THENCE along existing fence, S87°54'W, 201.22' feet, to a 1/2" iron rod set to mark the southwest corner of this 0.62 acres.

THENCE along the east line of the U.S. Highway 277, N04°21'E, 135.0' feet, to this Point of Beginning.

STATE OF TEXAS
COUNTY OF MAVERICK

OWNER'S DECLARATION, 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, acknowledge that this plat was made from a true and correct survey of the land shown thereon, and that the same are correct, and the same are dedicated to the City of Eagle Pass.

(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 standards;

(D) stormwater connections, 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.

FUENTES SUBDIVISION

SIGNATURE: _____
NAME: ERNESTO FUENTES

SIGNATURE: _____
NAME: ANTONIO GONZALEZ

SIGNATURE: _____
NAME: HECTOR GONZALEZ

STATE OF TEXAS
COUNTY OF MAVERICK

This instrument was acknowledged before me on _____ day of _____ by Ernesto Fuentes, Antonio Gonzalez, and Hector Gonzalez.

Signature Notary Public State of Texas
My Commission Expires: _____

CITY OF EAGLE PASS CERTIFICATE OF PLAT APPROVAL

WE, THE UNDERSIGNED, CERTIFY THAT FUENTES SUBDIVISION was reviewed and approved by the City Council of Eagle Pass on _____ day of _____, 2020.

Mayor under my hand and seal of office this _____ day of _____, 2020.

Signature Notary Public State of Texas
Planning and Zoning Commission

WE, THE UNDERSIGNED, CERTIFY THAT FUENTES SUBDIVISION was reviewed and approved by the Planning and Zoning Commission of the City of Eagle Pass on _____ day of _____, 2020.

City Manager under my hand and seal of office this _____ day of _____, 2020.

Signature Notary Public State of Texas

WE, THE UNDERSIGNED, CERTIFY THAT FUENTES SUBDIVISION was reviewed and approved by the City Manager of the City of Eagle Pass on _____ day of _____, 2020.

City Manager under my hand and seal of office this _____ day of _____, 2020.

Signature Notary Public State of Texas

COUNTY CLERK'S RECORDING CERTIFICATE

certify that the plat bearing this certificate was filed for record at _____ o'clock _____ day of _____, 2020, in the Map Records of Maverick County at _____ o'clock _____ day of _____, 2020.

Signature Notary Public State of Texas

STATE OF TEXAS
COUNTY OF MAVERICK

Francisco Gaydon, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this Plat and description of Fuentes Subdivision was prepared by me or under my direct supervision and that I am a duly Licensed Surveyor in the State of Texas, and that the same are correct and true.

Francisco Gaydon
Registered Professional Land Surveyor
Texas No. 5474

This instrument was acknowledged before me on the _____ day of _____, 2020, by Francisco Gaydon, R.P.L.S.

Signature Notary Public State of Texas
My Commission Expires: _____

STATE OF TEXAS
COUNTY OF MAVERICK

1. Florentino Coballero, a Registered Professional Engineer in the State of Texas (No. 66952), hereby certify that this Plat and description of Fuentes Subdivision was prepared by me or under my direct supervision and that I am a duly Licensed Engineer in the State of Texas, and that the same are correct and true.

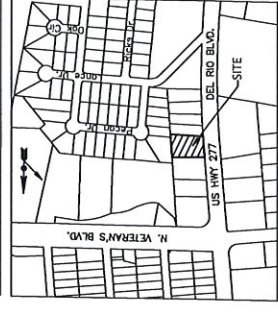
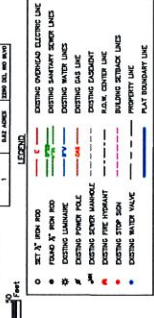
Florentino Coballero, P.E.
Registered Professional Engineer 66952

This instrument was acknowledged before me on the _____ day of _____, 2020, by Florentino Coballero, P.E.

Signature Notary Public State of Texas
My Commission Expires: _____



DRAWING SCALE: 1"=50'



- NOTES:
1. THIS SUBDIVISION PLAT HAS (1) ONE LOT WITH AN AREA OF 0.62 ACRES.
 2. THE ZONING FOR THIS PLAT IS: R-1 SINGLE-FAMILY RESIDENTIAL.
 3. THE ZONING FOR THIS PLAT IS: R-1 SINGLE-FAMILY RESIDENTIAL.
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 11. THE ZONING FOR THIS PLAT IS: R-1 SINGLE-FAMILY RESIDENTIAL.
 12. THE ZONING FOR THIS PLAT IS: R-1 SINGLE-FAMILY RESIDENTIAL.
 13. THE ZONING FOR THIS PLAT IS: R-1 SINGLE-FAMILY RESIDENTIAL.

FUENTES SUBDIVISION
EAGLE PASS, TEXAS
MAVERICK COUNTY

TERRATECH ENGINEERING
AND CONSTRUCTION SERVICES
3932 E. MIDWAY, EAGLE PASS, TX
78852
W.M. TERRATECH@GMAIL.COM
737-273-0379



PROPERTY OWNERS:
ERNESTO FUENTES
ANTONIO GONZALEZ
HECTOR GONZALEZ
2260 DEL RIO BLVD.
EAGLE PASS, TX 78852

JOB: 0194-19
SHEET 1 OF 1
DESIGNED: JLC
DRAWN: JLC
CHECKED: JLC
SCALE: 1" = 50'
MAR. 20, 2020



TerraTech Engineering and Construction Services

PO Box 556

Eagle Pass, Texas 78853-0556

TBPE Firm # 14118

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

To: Placido Madera

City of Eagle Pass Planning Director

From: Florentino Caballero, P.E.

Date: February 26, 2020

Reference: Final Engineering Report for Plat establishing Lot 1, Fuentes Subdivision

Mr. Madera,

Ernesto Fuentes, Antonio Gonzalez, and Hector Gonzalez, owners of property legally described as 'Abstract A0836, Tremino, Jaun, Survey #41, Acres .62', has requested that TerraTech Engineering and Construction Services (TEC Services) prepare a Plat for this property to legally Plat it as (1) One Lot. This property is located at 2800 Del Rio Blvd. The property is inside the Eagle Pass City Limits and is currently unplatted, but has all the existing infrastructure such as utilities and access, that would qualify it for a Final Plat. As a result, we are proceeding straight to the Final Plat process given the existing conditions.

General Description

The subject Plat has a total area of 0.62 Acres and measures approximately 135' x 201.22' (see attached Plat Sheet for reference). The subject tract will be Platted as (1) One Lot, being .62 Acres. The property has frontage towards U.S. Highway 277, also known as Del Rio Blvd., and already has (2) Two existing TxDOT built driveways that provide access to and from the subject property. All utility infrastructure including water, sewer, electricity, and gas mains is already existing along the frontage and rear ends of the property, and is able to serve it at the time of the subsequent development of the lot. This Plat will be presented to proceed straight to Final due to existing improvements. This property is inside the Eagle Pass City Limits and is currently zoned and will remain as B-1: Neighborhood Business District.

Drainage

General Drainage Description

This Plat area of this subdivision is not located within a special flood hazard area. The highest point on this tract is along the Southwestern portion of the property. This property drains from the frontage towards the rear of the property. This property was once developed with buildings, concrete, and asphalt, which have since been removed. All runoff from previous existing improvements was captured by a drain grate that is presently located at the rear of the property, and is connected to a subsurface drainage system. Any new future development on this subject property can utilize this existing drain and channel runoff to it, since it is our opinion, that building a detention pond to serve this property if it

were to be re-developed, would be a detriment to the property owners, given the limited space of the property, and the fact that this property was once functioning as a developed lot (which was unplatted), and no detention pond was required at the time, hence the purpose of the existing drainage grate. Furthermore, adjacent properties that are currently not platted, and are functioning as existing businesses with building improvements, do not have detention ponds. Refer to Plat sheet for details. Given the size of the property, any runoff created as part of the subsequent development of the Platted Lot, would be minor, and would not cause any drainage issues for adjacent property owners. Calculations are provided below as a reference and justification for our assumptions.

Existing Drainage Conditions

The existing drainage conditions of this developed tract of land can be analyzed using the Rational Method. The peak rate of runoff, Q , in cubic feet per second is calculated as follows:

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

where C = runoff coefficient

I = average rainfall intensity in inches per hour

A = tributary drainage area in acres

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

Table 1. Existing Undeveloped Drainage Parameters

Parameter	Value
t_c	5 min
C_d	0.50
I_{10}	7.43 in/hr
I_{100}	10.32 in/hr
Watershed Area, A	0.62 acres

The peak rates of runoff for the existing undeveloped lots are

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

$$Q_{10,u} = 0.50 \times 7.43 \times 0.62 = 2.30 \text{ cfs}$$

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

$$Q_{100,u} = 1.25 \times 0.50 \times 10.32 \times 0.62 = 4 \text{ cfs}$$

Table 2. Developed Drainage Parameters

Parameter	Value
t_c	5 min
C_d	0.75
I_{10}	7.43 in/hr
I_{100}	10.32 in/hr
Watershed Area, A	0.62 acres

The peak rates of runoff for the fully developed tract are

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

$$Q_{10,d} = 0.75 \times 7.43 \times 0.62 = 3.45 \text{ cfs}$$

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

$$Q_{100,d} = 1.25 \times 0.75 \times 10.32 \times 0.62 = 6 \text{ cfs}$$

The increase in discharge from an existing undeveloped property to a developed property for storms with a ten (10) and one hundred (100) year return period are 1.15 cfs and 2 cfs, respectively:

The increase in runoff from an undeveloped to a developed lot, is negligible, given the small increase in runoff, as shown. As a result, and given the surrounding conditions, a detention pond is not required at the time of subsequent development of this property, and would only result in an unneeded expenditure and loss of space for the property owners. This property can be further evaluated, if required, at the time of its development, when further construction plans are readily available.

Street

This property is located along the frontage of U.S. Highway 277, and has (2) Two existing TxDOT driveway entrances that provide access to and from the subject lot. Luminaries are visible along the property. Please refer to Plat sheet for locations.

There is one (1) existing fire hydrant that is located within the allowable length, for commercial properties. Please refer to Plat Sheet for location.

Water Service

There is an existing 8" Water Main (Asbestos-Cement) that this property can obtain service from and is located along the frontage of the property. Please refer to the Plat for details. All Water Mains in this area are operated by Eagle Pass Water Works.

Sanitary Sewer Service

There is an existing 6" Sanitary Sewer Main that runs along the rear of the property. The property can be serviced from this existing sewer main. Please see attached plat for reference. All sanitary sewer lines in this area are operated by Eagle Pass Water Works.

Other Utilities

The subject property has access to other utilities such as electricity, phone, gas, and cable via the frontage of the property.

Conclusion

The existing and proposed use of this property is Commercial. The proposed Plat will not have an impact on the current use, drainage patterns, or utilities as required infrastructure for Platting is already built-out.

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

Sincerely,

Florentino Caballero, P.E.

TEC Services



02/26/20

**Attachment 3
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

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CAD DRAWING FILE: FUTUREMAP.DWG
DATE: 01/08/95

REPUBLIC OF MEXICO
RIO GRANDE

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

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

LEGEND

EDUCATIONAL BUILDINGS

1. EAGLE PASS HIGH SCHOOL
2. EAGLE PASS JUNIOR HIGH
3. MONROE, JACOB HIGH
4. AUSTIN ELEMENTARY
5. BERNARDUS ELEMENTARY
6. PAVIN DUFFY ELEMENTARY
7. DAY CARE CENTER
8. BODOLFO DE LUNA CENTER
9. EARLY CHILDHOOD CENTER
10. CLASS ELEMENTARY
11. LAMAR ELEMENTARY
12. LAMAR DEVELOPMENT CENTER
13. MONTE LEE ELEMENTARY
14. SAN BENITO ELEMENTARY
15. DISTRICT SERVICE CENTER
16. SUNBELT
17. EAGLE PASS JUNIOR TECHNICAL CENTER
18. SOUTHWEST TEXAS JUNIOR COLLEGE & SWA ROSS STATE UNIVERSITY

RECREATION & PLEASURE

19. ELM CREEK PARK
20. SANTA PARK
21. GREEN PARK
22. ADAMS PARK
23. LEON PARK
24. VEGA PARK
25. DAY CREEK
26. PIERCE PARK WEST
27. KNOX HANCOCK MONUMENTAL PARK
28. ARROYO PARK EAST
29. S.W. WOOD PARK
30. E.E. LEE PARK
31. LITTLE UPPER PARK
32. ELM PARK
33. CARPENTER PARK
34. LAGO WEST PARK
35. MONROE SOUTH LAKE PARK
36. DENTON PARK

LEGEND

VIOLIN
RESIDENTIAL
COMMERCIAL
INDUSTRIAL
PUBLIC AND CDD - FUTURE
AQUATIME

LEGEND

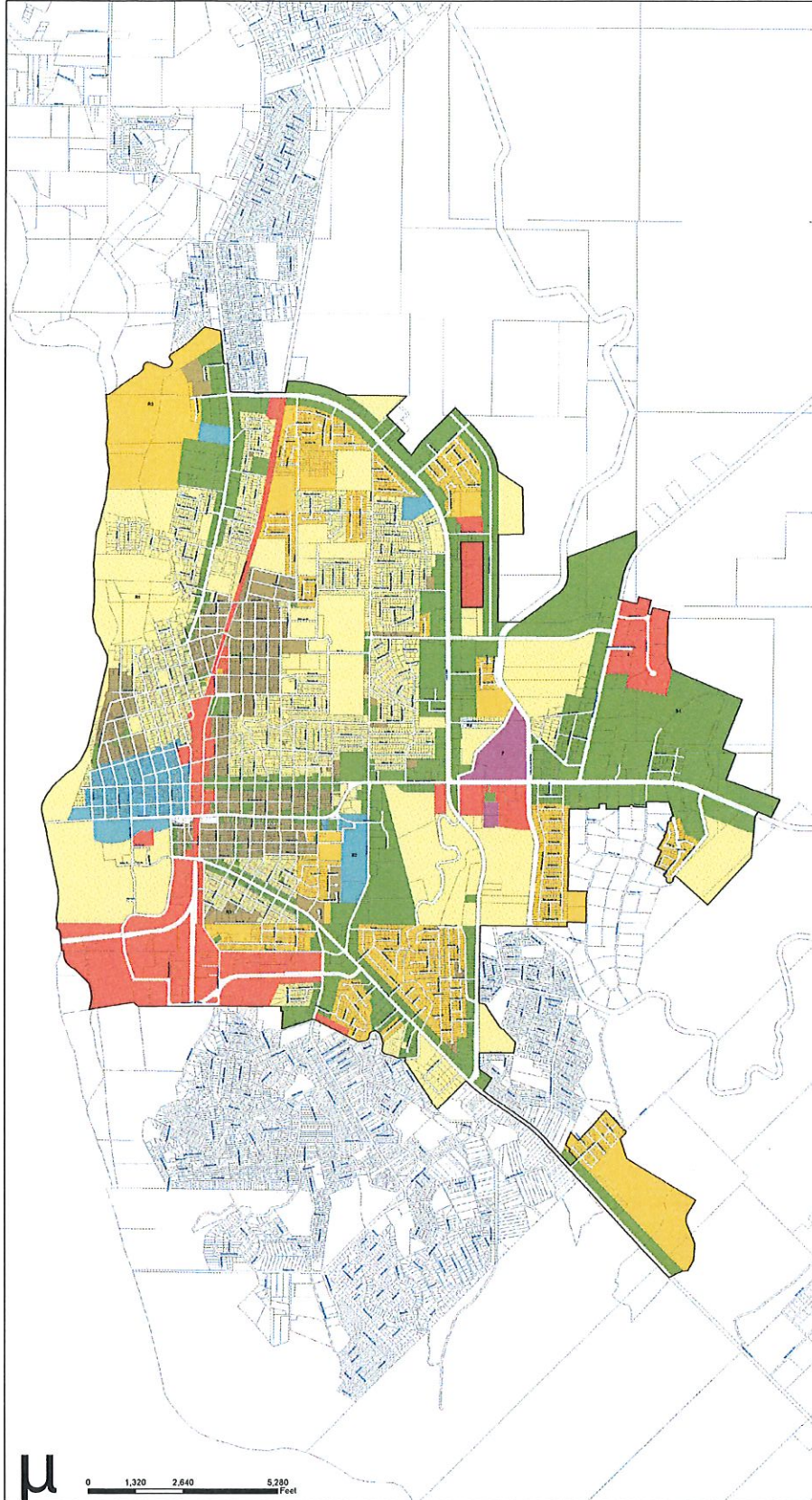
CITY LIMITS
FUTURE
CITY LIMITS

LEGEND

EXISTING ROADS
STATE HIGHWAY
STATE HIGHWAY
FARM OR RANCH TO MARKET
FARM OR RANCH TO MARKET

Legend

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





THE CITY OF
EAGLE PASS

Eagle Pass, Texas

1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025

October 1, 2007 (Updated)



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www.trueautomation.com