



AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING
THURSDAY, JULY 14, 2022, AT 5:30 P.M.
COUNCIL CHAMBERS, CITY HALL BUILDING
100 SOUTH MONROE STREET, EAGLE PASS, MAVERICK COUNTY, TEXAS

ESTABLISHMENT OF QUORUM

CITIZENS COMMUNICATIONS

PUBLIC HEARING(S)

1. Public hearing on the proposed preliminary Replat of Tract 21 & 22 in Block 7 of Riverside Acres Subdivision, creating Santa Rosa Subdivision, including a variance from City of Eagle Pass Code of Ordinances Chapter 23 Article IV Section 23-61(a)(4) regulating 2 points of vehicular access for ingress and egress to a subdivision.

NEW BUSINESS

2. Consideration and possible action on the preliminary plat of Amigos Subdivision, including a variance from Section 23-11(d) to allow the platting of a property less than 5 acres conveyed prior to 1984.
3. Consideration and possible action on the Plat Amendment of Lots 4, 5, 6 & 7 in Block 25 of Hillcrest Addition.

ADJOURNMENT

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

CERTIFICATION

I, THE UNDERSIGNED PLANNING DIRECTOR, do hereby certify that the agenda mentioned above was posted on the Bulletin Board located in the Lobby at City Hall, 100 S. Monroe Street, Eagle Pass, Texas on July 11, 2022, at 1:30 p.m.

for Maubelli Rob
Placido C. Madera
Planning Director

Item #1



Planning Department Executive Summary
REPORT TO THE PLANNING & ZONING COMMISSION

**Preliminary Replat of Tract 21 and 22 in Block 7 of Riverside Acres Subdivision, creating
Santa Rosa Subdivision**

I. BACKGROUND

A. General Information

Applicant: Crane Engineering
1310 Junction Drive, Suite B
Laredo, Texas 78041

Property Owner: Terrenos Con Futuro, LLC
Uvalde, Texas 78801

Location: Rosita Valley Road/CR251 in the ETJ

Legal Description: Tracts 21 and 22, Block 7, Riverside Acres Subdivision

Property ID Number(s): 17435 and 17436

Request: preliminary plat approval to subdivide an approximately 10.04-acre tract into 54 residential lots, including a variance from *City of Eagle Pass Code of Ordinances Chapter 23 Article IV Section 23-61(a)(4)* regulating 2 points of vehicular access for ingress and egress to a subdivision.

B. Subject Property Information

Parcel Size: 10.04-acres

Vegetation: Native vegetation

Existing Use: This site is undeveloped

Zoning: *R-5 Garden Home District*

Master Plan: Not Applicable as site is in the ETJ

C. Vicinity Data

The surrounding area is comprised of developed residential-zoned tracts of land between Rosita Valley Road and County Road 251.

D. Infrastructure

The property is currently served by public utilities/franchises, including water, sanitary sewer, storm sewer, telephone, electric service, tele communication, and garbage service. Access to the site is provided by Rosita Valley Road.

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 and County Commissioners' Court deliberation process for preliminary approval of the subdivision. Please refer to Attachment 1.
2. The preliminary approval of this subdivision rests entirely upon whether the applicant has demonstrated that the proposal complies with the subdivision variance criteria. Please refer to Attachment 2.
3. The *City of Eagle Pass Master Plan* provides direction to both the Eagle Pass Planning and Zoning Commission and City Council in their deliberation of a subdivision.

As this subdivision is not located within the City, the area in which the plat is located is not shown on the *Master Plan Map*. Please refer to Attachment 4 for a copy of the *Master Plan Map*.

As a result, *Master Plan Map* does not provide clear direction as to the nexus between the goals, policies, and objectives, of the *Master Plan* and subdivision. The policies of the *Master Plan*, however, do provide direction regarding the subdivision of the 10.04-acre tract into 54-lots.

4. The *Master Plan* emphasizes the importance of maintaining the character of the City's neighborhoods. The following is a summary of the applicable sections of the *Master Plan* to the plat:
 - ✓ The subdivision is consistent with the *Housing Goals* of the *Master Plan*, as the subdivision process will ensure appropriate land development regulation with appropriate lot sizes, paved streets with curb and gutters, and adequate utility services.
 - ✓ 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 *R-5 Garden Home District*. This design will allow for the continuing development of the community, retaining the neighborhood character and scale, and 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 site from Rosita Valley Road has been designed to provide the residents of and visitors to Eagle Pass 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 Rosita Valley Road 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 the drainage for the proposed subdivision will be conveyed into a proposed on-site detention facility that meets City and County specifications.
5. 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 and County 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 and the County 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 and the County attractive to people, commerce, and industry.
 - Create the desire for a more pleasing appearance of the City and the County, 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.
6. The subdivision design is consistent with the residential purposes of the *R-5 District*.
7. The subdivision is consistent with City design and specifications, as the project is designed and conditioned to conform to the following sections of *Article IV* in *Eagle Pass Code of Ordinances Chapter 23*:
- ✓ *Section 23-62* governing utility easements
 - ✓ *Section 23-64* governing sidewalks
 - ✓ *Section 23-66* governing sanitary sewage disposal
 - ✓ *Section 23-67* governing potable water supply and fire flow

- ✓ *Section 23-68* governing storm drainage
- ✓ *Section 23-69* governing the size of building lots, including lot width, lot depth, lot orientation, and building setback areas.
- ✓ *Section 23-71* governing the installation and inspection of utility lines
- ✓ *Section 23-94* governing fences

Please refer to Attachment 3 for a copy of the *Engineering Report* for the subdivision.

8. 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*.
9. The subdivision will conform with the parkland dedication requirements set forth in *Article V in Eagle Pass Code of Ordinances Chapter 23*.
10. The subdivision will allow for a use of the property that is consistent with the residential purpose of the *R-5 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 policies of the Master Plan and the residential purpose of the *R-5 District*.
 - C. The subdivision is warranted because of the necessity to create additional building lots in the *R-5 District*, and because the proposed development is appropriate to accomplish the reasonable use of the property.
 - D. The subject property is suitable for development in general conformance with development standards of the *R-5 District*.
 - E. The subdivision will benefit the City and the County 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.
11. The preliminary approval of this plat 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 10 of this report.

B. Planning Department Recommendation

The Planning and Zoning Commission (1) **GRANT** a variance from *City of Eagle Pass Code of Ordinances Chapter 23 Article IV Section 23-61(a)(4)* regulating 2 points of vehicular access for ingress and egress to a subdivision, and (2) **GRANT** preliminary plat approval of the *Replat of Tracts 21 and 22 in Block 7 of Riverside Acres Subdivision, creating the Santa Rosa Subdivision* subject to the plat complying with the provisions of

Article III of City of Eagle Pass Code of Ordinances Chapter 23 governing procedures and specifications for Final Plats.

TRANSMITTED to the parties listed hereafter:

Crane Engineering via e-mail
City of Eagle Planning and Zoning Commission via e-mail
Maverick County Planning Director, Rex McBeath via e-mail
Eagle Pass Planning Department Report dated July 7, 2022

Attachment 1 Application

PLANNING DEPARTMENT

3295 Bob Rogers Drive, Eagle Pass, TX 78852 • Telephone: (830) 773-7781 • Fax: (830) 773-7803
www.eaglepasstx.us • planning@eaglepasstx.us

SUBDIVISION APPLICATION

P#7768

TYPE OF SUBDIVISION (check one):

☒ Preliminary ☐ Final ☐ Replat ☐ Amendment ☐ Short Form Final

Tracts 21 and 22, in block 7, Riverside Acres Subdivision, in Maverick
Property Legal Description: County, Texas, Envelope 71, Side 1

Maverick County Property Identification Number(s): 17435 & 17436

Name of Addition: Santa Rosa Subdivision

Location of Addition: Rosita Valley Road/ CR251

Number of Residential Lots: 54 Number of Commercial Lots: Gross Acreage: 10.03

Number of New Street Intersections 1 Linear feet of Streets 1,900 LF

Is Subdivision inside city limits? Yes () No (☒); If so, Zoning District: N/A ETJ (R-5)

Existing Land Use: Vacant Proposed Land Use: Residential

Requested Variances: Request approval of one point of access instead of two as required
under section 23-61.a.4 of City of Eagle Pass code of ordinances, Chapter 23

PROPERTY OWNER:

PROPERTY OWNER:
Terrenos Con Futuro, LLC

Name: Chad Foster (Title) ~~Member~~

Contact: Kaeleigh Dumas

Address: 106 N. East Street

Phone: 210-415-3018

City: Uvalde

Fax: N/A

State: TX Zip: 78801

E-mail: Kaeleigh.fosterranches@gmail.com

Signature: A

Date: 2-21-2022

PROPERTY OWNER:

Name: _____

Contact: _____

Address: _____

Phone: _____

City: _____

Fax: _____

State: _____ Zip: _____

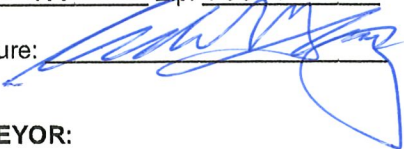
E-mail: _____

Signature: _____

Date: _____

RECEIVED
8-17-22
pending County acceptance
J/KV

APPLICANT/SUBDIVIDER:

Name: Crane Engineering
Address: 1310 Junction Drive, Suite B
City: Laredo
State: TX Zip: 78041
Signature: 

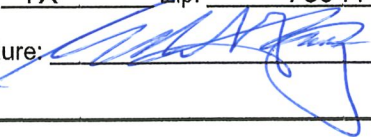
Contact: Edward D. Garza, P.E., CFM
Phone: (956) 712-1996
Fax: (956) 712-2378
E-mail: eddie-crane@sbcglobal.net
Date: 3/2/22

SURVEYOR:

Name: D. G. Smyth & Co. Inc.
Address: 235 N. Getty Street, Suite B
City: Uvalde
State: TX Zip: 78801
Signature: _____

Contact: Mark E. Logrbrinck, RPLS
Phone: (830) 591-0858
Fax: _____
E-mail: kerry.nolasco@yahoo.com
Date: _____

ENGINEER:

Name: Crane Engineering
Address: 1310 Junction Drive, Suite B
City: Laredo
State: TX Zip: 78041
Signature: 

Contact: Edward D. Garza, P.E., CFM
Phone: (956) 712-1996
Fax: (956) 712-2378
E-mail: eddie-crane@sbcglobal.net
Date: 3/2/22

PRINCIPAL CONTACT: _____ Owner _____ Applicant _____ Surveyor ☒ Engineer

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

STATEMENT OF APPLICANT

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

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


Applicant Signature

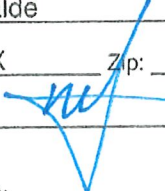
2-7-22
Date

APPLICANT/SUBDIVIDER:

Name: Crane Engineering
Address: 1310 Junction Drive, Suite B
City: Laredo
State: TX Zip: 78041
Signature: _____

Contact: Edward D. Garza, P.E., CFM
Phone: (956) 712-1996
Fax: (956) 712-2378
E-mail: eddie-crane@sbcglobal.net
Date: _____

SURVEYOR:

Name: D. G. Smyth & Co. Inc.
Address: 235 N. Getty Street, Suite B
City: Uvalde
State: TX Zip: 78801
Signature:  3-2-22

Contact: Mark E. Logrbrinck, RPLS
Phone: (830) 591-0858
Fax: _____
E-mail: kerry.nolasco@yahoo.com
Date: _____

ENGINEER:

Name: Crane Engineering
Address: 1310 Junction Drive, Suite B
City: Laredo
State: TX Zip: 78041
Signature: _____

Contact: Edward D. Garza, P.E., CFM
Phone: (956) 712-1996
Fax: (956) 712-2378
E-mail: eddie-crane@sbcglobal.net
Date: _____

PRINCIPAL CONTACT: ☐ Owner ☐ Applicant ☐ Surveyor ☒ Engineer

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

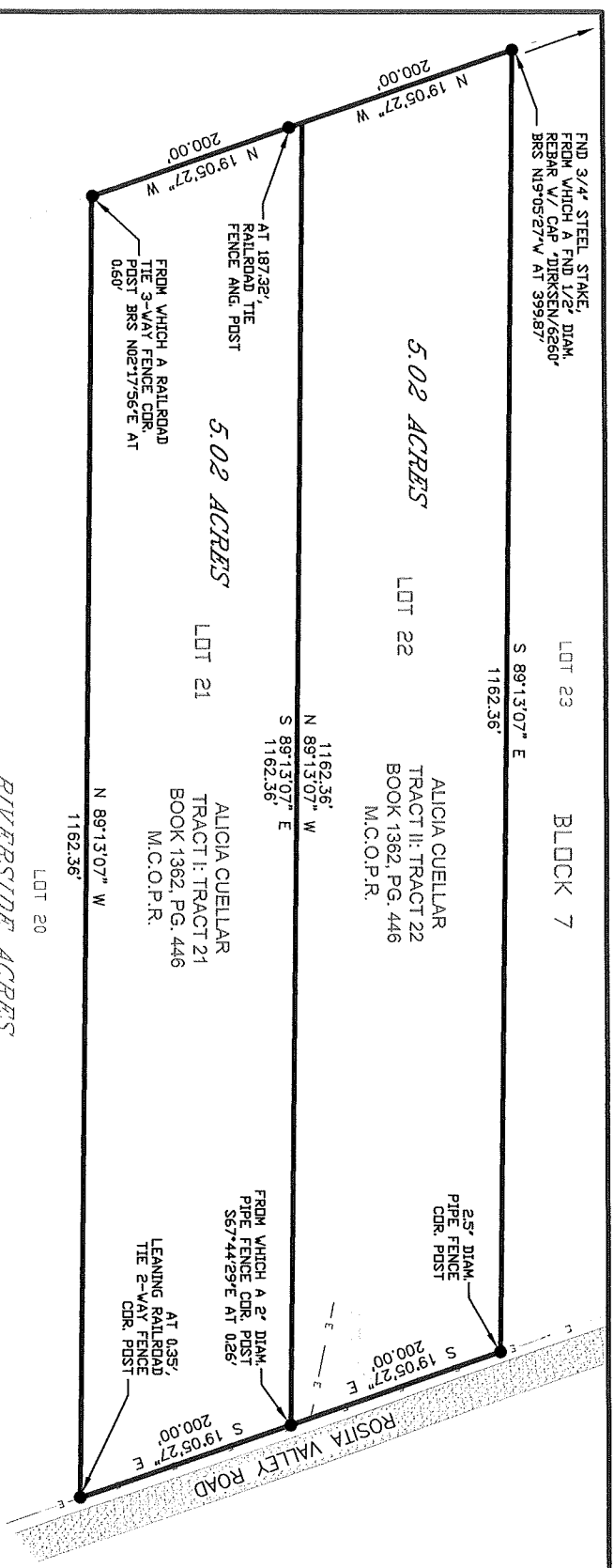
STATEMENT OF APPLICANT

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

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


Applicant Signature

2-7-22
Date



LEGEND

BOUNDARY LINE ———

FOUND MONUMENT AS NOTED ●

ELECTRIC UTILITY ——— E ——— E ——— E ——— E

NOTES:

PROPORTIONS SHOWN ARE LIMITED TO MAPS, STRUCTURES, AND VERTICAL CALIBRATION. BEARINGS, DISTANCES, AND ANGLES SHOWN HEREON, GIVEN TO THE TRACT, TRACED, ORIGINATE FROM THE NORTH ARROW, SHOWN HEREON, TO THE TRACT, TRACED, AREA, IS SHOWN IN GRID AREA. 12\"/>

PREPARED FOR: TERRYSON CON. (BUYER) ALICIA CUELLAR (SELER) ALICIA CUELLAR (SELER) OF 20-0320-52

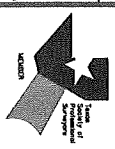
PURPOSE OF SURVEY: BOUNDARY RETRACEMENT & IMPROVEMENT

WARNING: UNAUTHORIZED ALTERATION OF CERTIFIED MATERIAL IS FORGERY.

D. G. Smyth & Co. Inc. FIRM #0006800

235 N. GETTY STREET SUITE B UVALDE, TEXAS 78801 PHONE 830-591-0858

THIS GRAPHIC WORK REPRESENTS THE RESULTS OF A SURVEY BEING PROVIDED BY D. G. SMYTH & CO., INC. SOLELY FOR THE EXCLUSIVE USE OF THE GRANTEE. THE GRANTEE REPRESENTATION SHOWN HEREON, CERTAIN CONDITIONS FOUND EXISTING AS OF THE DATE OF THE ACTUAL SURVEY AND IS LIMITED TO THESE. NO OTHER CONDITIONS OR CONDITIONS OF ANY KIND ARE SHOWN OR INTENDED TO BE SHOWN. TO COPY THIS GRAPHIC WORK, ALL RIGHTS RESERVED. COPYRIGHT 2000, D.G. SMYTH AND CO., INC.



P L A T S H O W I N G :

RIVERSIDE ACRES
RETURNED IN ENV. P2, SIDE 1
M.C.M.B.

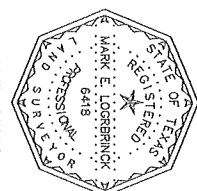
Being a Boundary Retracement and Improvement Survey of Tract 21 (5.02 acres, more or less), and Tract 22 (5.02 acres, more or less), Block 7, of Riverside Acres, recorded in Envelope 72, Side 1 of the Maverick County Map Records, and also being those same certain tracts called Tract I (Tract 21) and Tract II (Tract 22) as described in conveyance document to Alicia Cuellar, recorded in Book 1362, Page 446 of the Maverick County Official Public Records, Maverick County, Texas.

This survey was prepared without the benefit of a current title commitment. Easements, restrictions, appurtenances, and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon the receipt of a title insurance commitment or attorney's title opinion.

SCALE:
1"=185'



CERTIFICATE
D. G. Smyth & Company, Inc. a Texas Corporation, and the president of which is Mark E. Loggins, a Registered Professional Land Surveyor #6418 does hereby certify to:
The Principal Parties of This Transaction.



STATE OF TEXAS
COUNTY OF UVALDE

I, MARK E. LOGGINS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION. THE SAME IS TRUE AND CORRECT ACCORDING TO SAID SURVEY. THE PLAT AS PREPARED HAS BEEN CHECKED AND FOUND TO BE CORRECT. I HAVE OBSERVED THE CONDITIONS OF THE SURVEY AND I ASSUME NO RESPONSIBILITY FOR COPIES OF THE PLAT OTHER THAN THE COPIES BEARING MY ORIGINAL SEAL AND SIGNATURE.
COMPLETED: NOVEMBER 4, 2020

REGISTERED PROFESSIONAL LAND SURVEYOR
Mark E. Loggins
D. G. SMYTH & CO., INC.
235 N. GETTY STREET SUITE B
UVALDE, TEXAS 78801
PHONE 830-591-0858
FAX 830-591-0859
E-MAIL: DGS@DGSURVEY.COM
PROJECT NO. 20-0320
DRAWING NO. 20-0325
DATE: NOVEMBER 9, 2020
CHKD BY: [Signature]
DATE: [Blank]

Country and Province		Year	Value	Unit
107	Algeria	2010	1.1	kg
	2011	1.1	kg	
108	Algeria	2010	1.1	kg
	2011	1.1	kg	
109	Algeria	2010	1.1	kg
	2011	1.1	kg	
110	Algeria	2010	1.1	kg
	2011	1.1	kg	
111	Algeria	2010	1.1	kg
	2011	1.1	kg	
112	Algeria	2010	1.1	kg
	2011	1.1	kg	
113	Algeria	2010	1.1	kg
	2011	1.1	kg	
114	Algeria	2010	1.1	kg
	2011	1.1	kg	
115	Algeria	2010	1.1	kg
	2011	1.1	kg	
116	Algeria	2010	1.1	kg
	2011	1.1	kg	
117	Algeria	2010	1.1	kg
	2011	1.1	kg	
118	Algeria	2010	1.1	kg
	2011	1.1	kg	
119	Algeria	2010	1.1	kg
	2011	1.1	kg	
120	Algeria	2010	1.1	kg
	2011	1.1	kg	
121	Algeria	2010	1.1	kg
	2011	1.1	kg	
122	Algeria	2010	1.1	kg
	2011	1.1	kg	
123	Algeria	2010	1.1	kg
	2011	1.1	kg	
124	Algeria	2010	1.1	kg
	2011	1.1	kg	
125	Algeria	2010	1.1	kg
	2011	1.1	kg	
126	Algeria	2010	1.1	kg
	2011	1.1	kg	
127	Algeria	2010	1.1	kg
	2011	1.1	kg	
128	Algeria	2010	1.1	kg
	2011	1.1	kg	
129	Algeria	2010	1.1	kg
	2011	1.1	kg	
130	Algeria	2010	1.1	kg
	2011	1.1	kg	
131	Algeria	2010	1.1	kg
	2011	1.1	kg	
132	Algeria	2010	1.1	kg
	2011	1.1	kg	
133	Algeria	2010	1.1	kg
	2011	1.1	kg	
134	Algeria	2010	1.1	kg
	2011	1.1	kg	
135	Algeria	2010	1.1	kg
	2011	1.1	kg	
136	Algeria	2010	1.1	kg
	2011	1.1	kg	
137	Algeria	2010	1.1	kg
	2011	1.1	kg	
138	Algeria	2010	1.1	kg
	2011	1.1	kg	
139	Algeria	2010	1.1	kg
	2011	1.1	kg	
140	Algeria	2010	1.1	kg
	2011	1.1	kg	
141	Algeria	2010	1.1	kg
	2011	1.1	kg	
142	Algeria	2010	1.1	kg
	2011	1.1	kg	
143	Algeria	2010	1.1	kg
	2011	1.1	kg	
144	Algeria	2010	1.1	kg
	2011	1.1	kg	
145	Algeria	2010	1.1	kg
	2011	1.1	kg	
146	Algeria	2010	1.1	kg
	2011	1.1	kg	
147	Algeria	2010	1.1	kg
	2011	1.1	kg	
148	Algeria	2010	1.1	kg
	2011	1.1	kg	
149	Algeria	2010	1.1	kg
	2011	1.1	kg	
150	Algeria	2010	1.1	kg
	2011	1.1	kg	
151	Algeria	2010	1.1	kg
	2011	1.1	kg	
152	Algeria	2010	1.1	kg
	2011	1.1	kg	
153	Algeria	2010	1.	kg
	2011	1.1	kg	

1. The publication date of 11/24/2014 means that in accordance with the provisions of the Copyright Act, the author of the work is entitled to a 10% discount on the price of the work.
2. The price of the work is 100% of the price of the work.
3. The price of the work is 100% of the price of the work.
4. The price of the work is 100% of the price of the work.
5. The price of the work is 100% of the price of the work.
6. The price of the work is 100% of the price of the work.
7. The price of the work is 100% of the price of the work.
8. The price of the work is 100% of the price of the work.
9. The price of the work is 100% of the price of the work.
10. The price of the work is 100% of the price of the work.
11. The price of the work is 100% of the price of the work.
12. The price of the work is 100% of the price of the work.
13. The price of the work is 100% of the price of the work.
14. The price of the work is 100% of the price of the work.
15. The price of the work is 100% of the price of the work.

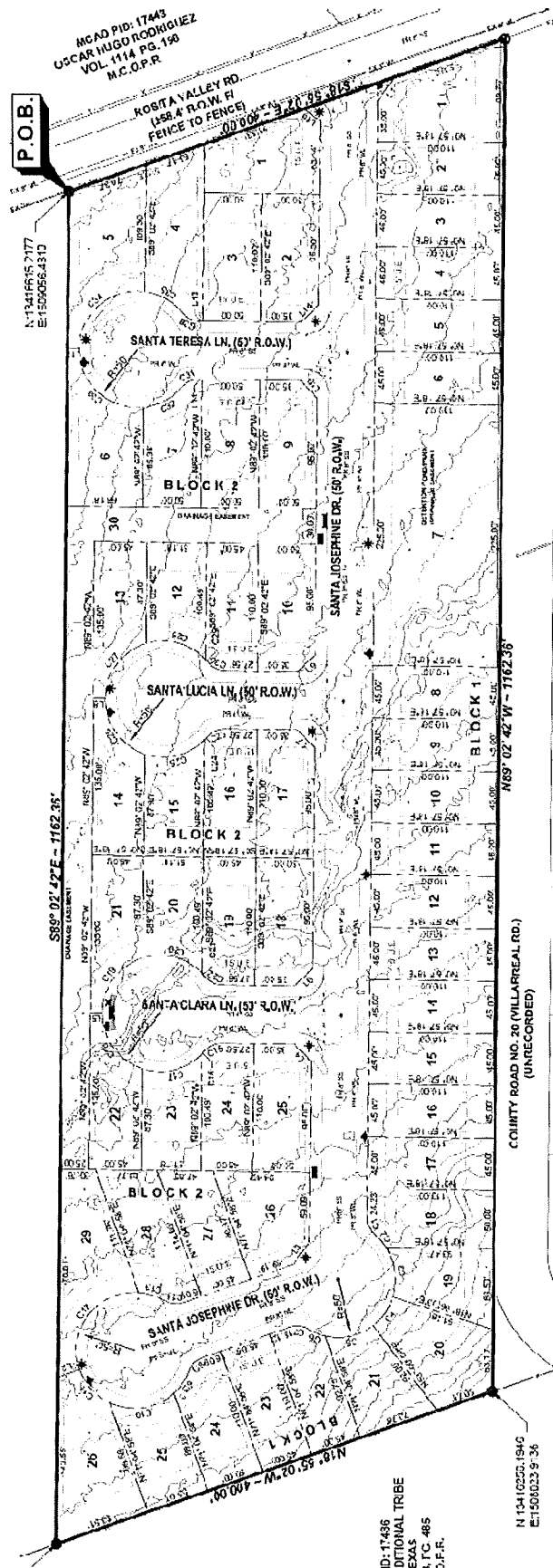
Line Table		
Line #	Length	Dimension
L1	24.00'	N63° 06' 02"W
L2	20.00'	S10° 05' 02"E
L3	24.66'	S55° 02' 02"E
L4	21.27'	N43° 27' 10"W
L5	10.00'	N67° 07' 18"E
L6	21.00'	S44° 02' 02"E
L7	21.21'	N46° 27' 10"E
L8	10.00'	N67° 07' 18"E
L9	21.21'	S44° 02' 02"E
L10	22.27'	N43° 27' 10"E
L11	2.00'	N67° 07' 18"E
L12	2.00'	N67° 07' 18"E
L13	2.90'	S57° 27' 10"W
L14	21.21'	S44° 02' 02"E
L15	17.22'	N40° 07' 00"E

Case		Length	Rank	Case	Complexity	Case	Complexity
C1	1.47e7	20.07	49.41	30A-P127N	16.87		
C2	1.47e7	20.07	49.41	30A-P127N	16.87		
C3	1.47e7	20.07	49.41	30A-P127N	16.87		
C4	3.0e7	40.07	99.72	40A-P196	33.87		
C5	3.0e7	40.07	99.72	40A-P196	33.87		
C6	3.0e7	40.07	99.72	40A-P196	33.87		
C7	1.62e7	21.07	50.91	16A-P127N	14.87		
C8	1.62e7	21.07	50.91	16A-P127N	14.87		
C9	1.62e7	21.07	50.91	16A-P127N	14.87		
C10	1.62e7	21.07	50.91	16A-P127N	14.87		
C11	3.27e7	42.07	101.84	40A-P196	33.87		
C12	3.27e7	42.07	101.84	40A-P196	33.87		
C13	3.27e7	42.07	101.84	40A-P196	33.87		
C14	3.27e7	42.07	101.84	40A-P196	33.87		
C15	3.27e7	42.07	101.84	40A-P196	33.87		
C16	3.27e7	42.07	101.84	40A-P196	33.87		
C17	1.1e7	16.07	37.92	16A-P127N	14.87		
C18	1.1e7	16.07	37.92	16A-P127N	14.87		
C19	1.1e7	16.07	37.92	16A-P127N	14.87		
C20	1.1e7	16.07	37.92	16A-P127N	14.87		
C21	3.0e7	40.07	99.72	40A-P196	33.87		
C22	3.0e7	40.07	99.72	40A-P196	33.87		
C23	3.0e7	40.07	99.72	40A-P196	33.87		
C24	1.1e7	16.07	37.92	16A-P127N	14.87		
C25	1.1e7	16.07	37.92	16A-P127N	14.87		
C26	1.1e7	16.07	37.92	16A-P127N	14.87		
C27	1.1e7	16.07	37.92	16A-P127N	14.87		
C28	1.1e7	16.07	37.92	16A-P127N	14.87		
C29	1.1e7	16.07	37.92	16A-P127N	14.87		
C30	1.1e7	16.07	37.92	16A-P127N	14.87		
C31	1.1e7	16.07	37.92	16A-P127N	14.87		
C32	1.1e7	16.07	37.92	16A-P127N	14.87		
C33	1.1e7	16.07	37.92	16A-P127N	14.87		
C34	1.1e7	16.07	37.92	16A-P127N	14.87		
C35	1.1e7	16.07	37.92	16A-P127N	14.87		
C36	1.1e7	16.07	37.92	16A-P127N	14.87		
C37	1.1e7	16.07	37.92	16A-P127N	14.87		
C38	1.1e7	16.07	37.92	16A-P127N	14.87		
C39	1.1e7	16.07	37.92	16A-P127N	14.87		
C40	1.1e7	16.07	37.92	16A-P127N	14.87		
C41	1.1e7	16.07	37.92	16A-P127N	14.87		
C42	1.1e7	16.07	37.92	16A-P127N	14.87		
C43	1.1e7	16.07	37.92	16A-P127N	14.87		
C44	1.1e7	16.07	37.92	16A-P127N	14.87		
C45	1.1e7	16.07	37.92	16A-P127N	14.87		
C46	1.1e7	16.07	37.92	16A-P127N	14.87		
C47	1.1e7	16.07	37.92	16A-P127N	14.87		
C48	1.1e7	16.07	37.92	16A-P127N	14.87		
C49	1.1e7	16.07	37.92	16A-P127N	14.87		
C50	1.1e7	16.07	37.92	16A-P127N	14.87		
C51	1.1e7	16.07	37.92	16A-P127N	14.87		
C52	1.1e7	16.07	37.92	16A-P127N	14.87		
C53	1.1e7	16.07	37.92	16A-P127N	14.87		
C54	1.1e7	16.07	37.92	16A-P127N	14.87		
C55	1.1e7	16.07	37.92	16A-P127N	14.87		
C56	1.1e7	16.07	37.92	16A-P127N	14.87		

P
*Replat of Lots 21 and 22, Block 7, Riverside
Acres recorded in Envelope 72, Side 1,
M.C.M.R. into Santa Rosa Subdivision*

Replat of Lots 21 and 22, Block 7, Riverside

Preliminary Plat Drawing



LEGEND

- - 1/2" Ø I.R. FOUND
- - 1/2" Ø I.R. SET
- - SETBACK
- - EASEMENT
- * - EX STREET LIGHT
- * - PR STREET LIGHT
- ◇ - EX FIRE HYDRANT
- ◆ - PR FIRE HYDRANT
- - PR MAILBOX CLUSTER
- - PR SIDEWALK

Attachment 2 Variance Application



PLANNING DEPARTMENT

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

SUBDIVISION VARIANCE APPLICATION

Applicant Information

Applicant (If not owner): Crane Engineering - Edward D. Garza, P.E., CFM
Address: 1310 Junction Dr., Suite B, Laredo Texas 78041
Phone: (956) 712-1996 E-mail: eddie-crane@sbcglobal.net
Owner: Terrenos Con Futuro, LLC
Address: 106 N. East St., Uvalde, Texas 78801
Phone: (830) 776-3605 E-mail: katy.fosterranches@gmail.com

Property Information

Site Address: Rosita Valley Road/ CR251 MCAD Property ID No. 17435/17436
Legal Description (from deed): Tracts 21 and 22, in block 7, Riverside Acres Subdivision, in Maverick County, Texas, Envelope 71, Side 1

Description of Subdivision Variance Request

Request approval of one point of access instead of two as required under section 23-61.a.4
of City of Eagle Pass code of ordinances, Chapter 23

Detailed Explanation of Subdivision Variance Request

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

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

Property frontage along Rosita Valley Rd. is only 400ft and does not lend itself to provide two
forms of access with adequate spacing to provide safe circulation. Second drive would add additional
point of conflict onto Rosita Valley Road.

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

It provides a safe and effective access intersection with Rosita Valley Road and promotes good
traffic circulation within the subdivision. Our subdivision will have at least 4 areas where emergency
vehicles can turn around effectively in the event of a traffic conflict.

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.

Proposed street plan will promote safe & effective ingress/egress from Rosita Valley Rd. to proposed subdivision.

Initial discussion with Maverick County to utilize existing CR20 (Villarreal Rd) to the South of our development

resulted in County not supporting use of CR20 as form of access due to county not recognizing this right of way.

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.

It will allow for proper spacing between existing & proposed streets with Rosita Valley Road

and allow for future adjoining landowners to properly plan for their access streets when they

plat their land. This will promote proper spacing between intersections.

Required Application Attachments

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

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

Applicant Authorization

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

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



Applicant Signature

5/28/21

Date

Attachment 3

Engineering & Drainage Reports

Table of Contents

Executive Summary

- I. General Description
- II. Drainage Analysis
 - A. Existing Drainage Conditions
 - B. Future Drainage Conditions
 - C. Detention Pond Requirements
- III. Water Service
- IV. Sanitary Sewer Service
- V. Streets
- VI. Parkland Dedication

Attachments

- 1. Site Location Map
- 2. FEMA Firmette Map
- 3. Pre-Development Condition Overall Watershed Map
- 4. Pre-Development Hydrologic Analysis Calculations
- 5. Post Development Condition Overall Watershed Map
- 6. Overall Post Development Hydrologic Analysis Calculations
- 7. Post Development Condition Sub-Watersheds Map
- 8. Post Development Hydrologic Analysis Calculations
- 9. Channel Cross Section Calculations
- 10. Box Culvert Calculation
- 11. PondPack Master Report for Detention Facility
- 12. Off Site Pre-Development Hydrologic Analysis Calculations
- 13. Street Capacity Calculations
- 14. Preliminary Cost Estimate
- 15. Trip Generation Data
- 16. Fire Hydrants Flow Test Report



Executive Summary

I. General Description

Santa Rosa Subdivision is a 10.04-acre, 54 lot single family development located outside of Eagle Pass city limits but within Maverick County in the City's Extra Territorial Jurisdiction (ETJ). Refer to Attachment #1 for Site Location Map. Santa Rosa Subdivision is situated Northwest of County Road 251, adjacent to Rosita Valley Road, and east of Tierra Soberana Blvd. The proposed 54 lots have an average lot area of 4,950 SF and proposes to tie into existing EPWWS water and wastewater lines and access from Rosita Valley Road. All streets and utilities will be installed within public dedicated right-of-way. A combination concrete and earthen channel will manage stormwater entering and leaving Santa Rosa with a 0.5-acre detention pond at the watershed low point to manage post development flow and discharge pre-development downstream following existing natural topographic features. A combination of park and park improvement fees is proposed to comply with park requirements.

II. Drainage Analysis

A. Existing Drainage Conditions

The proposed development lies clear of the nearest effective floodplain as identified on FIRM panel number 48323C0475D (Attachment 2). The existing undeveloped site condition indicates one watershed area (WS-1), total of 73.42 acres respectively, contributing runoff to this site, which naturally drains runoff to the southeast. As per City of Eagle Pass Construction Specifications Manual – Division G, the hydrologic calculations of the existing conditions have been developed for the 10-yr, 25-yr, 50-yr, and 100-yr storm events utilizing the Rational Method.

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

Where Q = Peak Discharge (cfs)

C* = Runoff Coefficient

I = Rainfall intensity (in/hr)

A = Watershed Area (acres)

*Runoff coefficients have been modified for each storm event as per Table 1 Notes of the above-mentioned manual.

Below is a summary of existing conditions hydrologic calculations for 10-yr, 25-yr, and 100-yr storm event, resulting from the respective watershed characteristics:

Discharge (Q)

		Calculated (in/hr)				Existing Conditions					
Area	Time of Conc. (min)	I-10	I-25	I-50	I-100	Area (acres)	"C"- 10yr	Q-10 (cfs)	Q-25 (cfs)	Q-50 (cfs)	Q-100 (cfs)
WS-1	24.55	4.49	5.24	5.83	6.42	73.42	0.30	99.70	128.06	155.37	178.07

*Pre-development intensities for a time of concentration (Tc) of 24.55 mins. was interpolated from table 5 in the EP construction manual between times 15 and 30 mins.

Refer to Attachment #3 for Pre-Development Condition Overall Watershed Map. Refer to Attachment #4 "Pre-Development Hydrologic Analysis Calculations" for Pre development Hydrologic Calculations.

B. Future Drainage Conditions

Overall post development/ existing condition watershed PP-1 contributes the flows summarized in the table below, Refer to Attachment #5 "Post Development Condition Overall Watershed Map" for overall post development watershed. The runoff coefficient "C" for PP-1 is a composite value of existing condition's "C" for the area that will remain undeveloped within the overall watershed and post development's "C" for the area that will be developed through this proposed subdivision. Refer to Attachment #6 "Overall Post Development Hydrologic Analysis Calculations" for overall watershed post development Hydrologic Calculations.

Discharge (Q)

		Calculated (in/hr)				Post Development/ Existing Conditions					
Area	Time of Conc. (min)	I-10	I-25	I-50	I-100	Area (acres)	"C". 10yr	Q-10 (cfs)	Q-25 (cfs)	Q-50 (cfs)	Q-100 (cfs)
PP-1	24.00	4.03	4.76	5.32	5.88	73.42	0.34	101.52	131.65	160.59	184.85

Post development sub watersheds P-1 thru P-6 have acreages that vary from 0.65 to 3.45 acres respectively (refer to table below for acreage), were delineated based on the proposed grading plan, and where the existing drainage patterns will primarily remain the same as the natural existing conditions. Post development peak discharge rates were calculated using the rational method mentioned in Section II-A of this report. The hydrologic calculations of the post development conditions are computed as follows:

		Calculated (in/hr)				Post-Development Conditions					
Area	Time of Conc. (min)	I-10	I-25	I-50	I-100	Area (acres)	"C". 10yr	Q-10 (cfs)	Q-25 (cfs)	Q-50 (cfs)	Q-100 (cfs)
P-1	16.88	5.29	6.10	6.73	7.36	3.45	0.60	10.95	13.89	16.72	19.04
P-2	19.11	5.29	6.10	6.73	7.36	1.72	0.60	5.46	6.92	8.33	9.49
P-3	15.00	5.29	6.10	6.73	7.36	1.17	0.60	3.71	4.71	5.67	6.46
P-4	15.00	5.29	6.10	6.73	7.36	1.73	0.60	5.49	6.96	8.38	9.55
P-5	15.00	5.29	6.10	6.73	7.36	0.65	0.60	2.06	2.62	3.15	3.59
P-6	15.00	5.29	6.10	6.73	7.36	0.75	0.60	2.38	3.02	3.63	4.14

*Intensities used for the post conditions are as per table 2 in the appendix of EP construction manual for single family residential maximum recommend inlet time of 15 minutes.

Refer to Attachment #7 for Post Development Condition Sub-Watersheds Map. Refer to Attachment #8 "Post Development Hydrologic Analysis Calculations" for Post development Hydrologic Calculations.

The post development runoff will be conveyed by proposed grading through streets and channel easement following the natural drainage patterns that flow to a 3-run box culvert and ultimately discharge flow into the proposed detention pond to be platted with this subdivision that will be discussed in the following section.

The proposed channel is comprised of concrete lining and earthen sections and is designed to manage the design event, as per EP construction manual, from watersheds WS-1, P2, and P3 which yields a flow of 139 cfs. Using the manning's equation and the cross sections of the channel, a flow of 189 cfs was calculated to be the available Q within the channel design; This flow was calculated while also providing a half foot of freeboard as per EP construction manual. See Attachment #9 for Channel Cross Section Calculations.

The three runs of 16"X80" concrete box culverts shall receive the flow of the channel. The culvert has a slope of 0.58% and a maximum capacity of 170 cfs ending or discharging within the proposed detention pond at an invert elevation of 734.14. See Attachment #10 for Box Culvert Capacity Calculation.

C. Detention Pond Requirements

Runoff conveyed by proposed streets and channel mentioned in section "II.B" will be received by the box culverts mentioned above through 2-10ft inlets and a 15ft concrete flume respectively. The proposed box culverts ultimately discharge flow into a proposed detention facility within Santa Rosa Subdivision.

As per City of Eagle Pass Construction Specifications Manual – Division G, the proposed detention pond was analyzed to detain the increased stormwater runoff resulting from the proposed development for a 100-yr storm event while maintaining the required freeboard based on depth of flow. Although the mentioned manual specifies a required freeboard of 10% of the flow depth when the flow is 5-10ft deep, the proposed detention pond was analyzed to satisfy a 1ft freeboard instead of 0.6ft. Utilizing flows discussed in section II.A, the proposed 6ft deep detention pond will be discharging no more than the pre-development flow of a 100-yr storm at 178.07 cfs. The proposed detention pond will be receiving post development flow for a 100-yr storm of 184.85 cfs, and is designed to release flow of 176.98 cfs through an outlet structure consisting of 3 – 36" HDPE runs, while detaining 7.87 cfs. The proposed detention pond has a volume of 0.986 ac-ft which is confirmed to maintain the increased flow from the proposed development to have a maximum water surface elevation of 738.43 ft, while maintaining 1' freeboard to the top of the proposed pond at an elevation of 740.00 ft.

Watershed Area (acres)	Storm Event Flow (cfs)	Pre-Development (cfs)	Existing/ Post Development (cfs)
73.42	Q-10	99.70	101.52
	Q-25	128.06	131.65
	Q-50	155.37	160.59
	Q-100	178.07	184.85

Refer to Attachment #11 "PondPack Master Report for Proposed Detention Facility" For detention volumes, pond analysis calculations, and outlet structure report.

capacity for all post and offsite pre-development flows that will contribute to the natural drainage course. Refer to attachments #12 for off-site pre development hydrologic analysis calculations. As well as attachment #7 for Post Development Condition Sub-Watersheds Map and #13 for Street Capacity Calculations. As per City of Eagle Pass Code of Ordinances, all the proposed streets classify as minor streets and shall have a minimum design grade of 0.20% and a maximum of 7.0%.

VI. Parkland Dedication

As this proposed project is in the ETJ limits, it is our understanding that Maverick County requires a park development fee for single family development. The developer shall contribute a fee of \$575 per dwelling unit for single family. Also, as per City of Eagle Pass Code of Ordinances, Santa Rosa Subdivision is classified as a major residential subdivision. Developers of major subdivisions with fifty (50) lots or more may be required to dedicate parkland, then the Planning & Zoning Commission will decide if the proposed dedicated property is desirable, if not, developer shall pay cash contribution in lieu of parkland dedication.

In our parkland dedication assessment, we are proposing a combination of parkland dedication plus cash contribution in lieu of parkland. Formula used to determine the parkland dedication was obtained from City of Eagle Pass Code of Ordinances; where:

$$\text{Acres to be dedicated} = \frac{(8) \times (\text{number of units}) \times (3.6 \text{ persons/unit (for single family)})}{1000}$$

$$\text{Cash contribution in lieu of parkland} = 575 \times \text{Number of units}$$

The following table represent our findings of Cash contribution in lieu of parkland requirement compared to the proposed combination of parkland dedication and cash contribution, followed by calculations break down:

Santa Rosa Subdivision	Number of Dwelling Units for Single Family	Required Parkland Dedication as Per City Requirement (Acres)	Cash Contribution In Lieu of Parkland Dedication	Proposed Parkland Dedication (Acres)	Proposed Cash Contribution in Addition of Proposed Parkland Dedication
Proposed layout after parkland dedication	54	1.56	\$31050	0.57	\$19717

After dedicating parkland, Santa Rosa Subdivision will consist of 54 lots, which as per City of Eagle Pass will result in a required total of parkland dedication of 1.56 acres. We are proposing to dedicate 36.5% of the required parkland which results in dedicating 0.57 acres. In addition, we are proposing cash contribution for the remaining 63.5% of a total of \$19,717.00.

III. Water Service

Water is available at the boundary of the project site through a water main owned by Eagle Pass Waterworks and Sewer System (EPWWS) which is proposed to be extended to feed each individual lot. Improvements for the proposed development include a tie-in to the mentioned existing City of Eagle Pass 12" waterline, and extend it down Street A for approximately 1,281.50 LF including single and double services (to serve each individual lot), fire hydrants, air release valves, etc. Streets B, C, and D will tee from the main on Street A for an average extension of 211 LF to end at a fire hydrant assembly at each cul-de-sac.

Demand flows specified in City of Eagle Pass Waterworks and Sewer System Code (EPWWS), were used in the analysis for the design of the waterline serving the proposed development. Based on water demand calculations a 6" waterline is the minimum adequate but an 8" pipe recommended for the development which is calculated to accommodate for the average day demand of 165 gal/capita/day, peak day demand of 500 gal/capita/day, and peak hour demand of 750 gal/capita/day. Refer to table below for water demand calculations summary.

PHASE	# OF UNITS	CAPACITY/UNIT	AVERAGE DAY DEMAND (GPD)	PEAK DAY DEMAND (GPD)	PEAK FLOW (GPD)	PEAK FLOW (GPM)	PEAK FLOW (CFS)	MINIMUM PIPE DIAMETER (IN)	RECOMMENDED MINIMUM PIPE DIAMETER (IN)
Santa Rosa Subdivision	54	4	165	500	108,000	75.00	0.17	3.92	8

IV. Sanitary Sewer Service

Sewer system owned by Eagle Pass Waterworks and Sewer System (EPWWS) is available at the intersection nearest the site location at CR 251 and Rosita Valley Rd., which is proposed to be extended to service each individual lot. Wastewater improvements for the proposed development include a tie-in to the mentioned existing City of Eagle Pass 8" sanitary sewer line manhole, and extend it for approximately 1,611 LF including single and double services (to serve each individual lot), manholes, and cleanouts. Likewise, the connecting streets will tie-into intersecting manholes with an average linear footage of 176 LF.

Parameters used in the sewer demand calculations include the average day flow for a single family of 100 gal/capita/day specified in EPWWS code, an average of 4 people per dwelling unit, and a peak factor (M); where $M = 1 + 14 / (4 + P^{0.5})$, and P= the population serve (thousands). A 6" sewer line is the minimum pipe required but an 8" pipe is recommended for the proposed development, calculations summary listed below.

PHASE	# OF UNITS	CAPACITY/UNIT	FLOW (GPD)	AVERAGE FLOW (GPD)	AVERAGE FLOW (GPM)	EPWWS PEAKING FACTOR (M)	PEAK FLOW (GPM)	PEAK FLOW (CFS)	Roughness (n)	Minimum Slope (ft/ft)	Minimum Diameter (IN)	RECOMMENDED MINIMUM PIPE DIAMETER (IN)
Santa Rosa Subdivision	54	4	100	21,600	15.00	4.14	63.15	0.14	0.013	0.0033	4.41	8

V. Streets

Streets proposed within this development will consist of the extension of one street, "Street A" to be extended for 1230 LF that extends from existing Rosita Valley Rd., and three perpendicular extensions off of Street A; Streets B, C, and D to be extended for an average street length of 156 LF. Width of Right-Of-Way (ROW) of each street is proposed at 50', consisting of a paved area with concrete curb and gutter for a total width of 31' B/B. As we are crossing an existing drainage course, the curb and gutter of the streets have been designed to hold the 25-yr

Attachment 4
Master Plan and Zoning Map

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

THE PREPARATION OF THIS DOCUMENT
WAS FINANCED THROUGH PROVISIONS
OF A TEXAS COMMUNITY 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: FUTUREMAP.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 INSTITUTIONS

1. EAGLE PASS HIGH SCHOOL
2. EAGLE PASS JUNIOR HIGH
3. NEWCOMB JUNIOR HIGH
4. INTERMEDIATE
5. REMANUED ELEMENTARY
6. EAT H. GARY ELEMENTARY
7. DAY CAMP CENTER
8. HODGSON DE JUAN CENTER
9. EARLY CHILDHOOD CENTER
10. CLASS ELEMENTARY
11. GRADES ELEMENTARY
12. LAWRENCE DEVELOPMENT CENTER
13. PARENT E. LIT. ELEMENTARY
14. DAY CARE ELEMENTARY
15. EAGLE PASS REGIONAL TECHNICAL CENTER
16. COMPOSITE TEXAS JUNIOR COLLEGE & SIX PASS STATE UNIVERSITY

PARKS & RECREATION

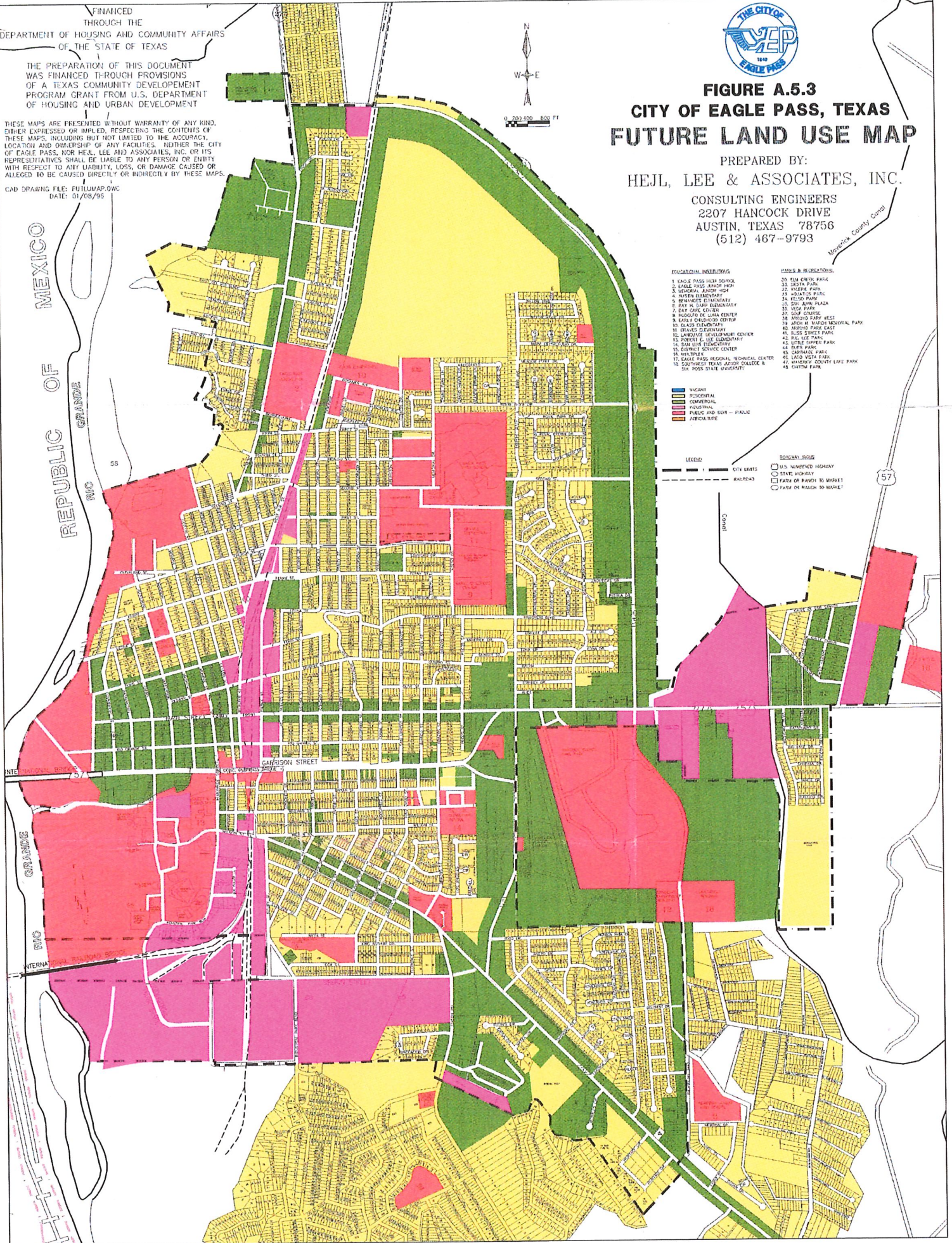
20. ELM CREEK PARK
31. JESSE PARK
32. VILLAGE PARK
33. ADAMS PARK
34. VILLO PARK
35. COW ANNE PLAZA
36. VILLO PARK
37. COW CENTER
38. JESSE PARK
39. JESSE PARK WEST
40. JESSE PARK EAST
41. JESSE PARK NORTH
42. JESSE PARK SOUTH
43. JESSE PARK WEST
44. JESSE PARK EAST
45. JESSE PARK NORTH
46. JESSE PARK SOUTH
47. JESSE PARK WEST
48. JESSE PARK EAST
49. JESSE PARK NORTH
50. JESSE PARK SOUTH

- VACANT
- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PUBLIC AND SEMI-PUBLIC
- AGRICULTURE

LEGEND

- 1. CITY LIMITS
- 2. STATE HIGHWAY
- 3. STATE HIGHWAY
- 4. STATE HIGHWAY
- 5. STATE HIGHWAY
- 6. STATE HIGHWAY
- 7. STATE HIGHWAY
- 8. STATE HIGHWAY
- 9. STATE HIGHWAY
- 10. STATE HIGHWAY
- 11. STATE HIGHWAY
- 12. STATE HIGHWAY
- 13. STATE HIGHWAY
- 14. STATE HIGHWAY
- 15. STATE HIGHWAY
- 16. STATE HIGHWAY
- 17. STATE HIGHWAY
- 18. STATE HIGHWAY
- 19. STATE HIGHWAY
- 20. STATE HIGHWAY
- 21. STATE HIGHWAY
- 22. STATE HIGHWAY
- 23. STATE HIGHWAY
- 24. STATE HIGHWAY
- 25. STATE HIGHWAY
- 26. STATE HIGHWAY
- 27. STATE HIGHWAY
- 28. STATE HIGHWAY
- 29. STATE HIGHWAY
- 30. STATE HIGHWAY
- 31. STATE HIGHWAY
- 32. STATE HIGHWAY
- 33. STATE HIGHWAY
- 34. STATE HIGHWAY
- 35. STATE HIGHWAY
- 36. STATE HIGHWAY
- 37. STATE HIGHWAY
- 38. STATE HIGHWAY
- 39. STATE HIGHWAY
- 40. STATE HIGHWAY
- 41. STATE HIGHWAY
- 42. STATE HIGHWAY
- 43. STATE HIGHWAY
- 44. STATE HIGHWAY
- 45. STATE HIGHWAY
- 46. STATE HIGHWAY
- 47. STATE HIGHWAY
- 48. STATE HIGHWAY
- 49. STATE HIGHWAY
- 50. STATE HIGHWAY
- 51. STATE HIGHWAY
- 52. STATE HIGHWAY
- 53. STATE HIGHWAY
- 54. STATE HIGHWAY
- 55. STATE HIGHWAY
- 56. STATE HIGHWAY
- 57. STATE HIGHWAY
- 58. STATE HIGHWAY
- 59. STATE HIGHWAY
- 60. STATE HIGHWAY
- 61. STATE HIGHWAY
- 62. STATE HIGHWAY
- 63. STATE HIGHWAY
- 64. STATE HIGHWAY
- 65. STATE HIGHWAY
- 66. STATE HIGHWAY
- 67. STATE HIGHWAY
- 68. STATE HIGHWAY
- 69. STATE HIGHWAY
- 70. STATE HIGHWAY
- 71. STATE HIGHWAY
- 72. STATE HIGHWAY
- 73. STATE HIGHWAY
- 74. STATE HIGHWAY
- 75. STATE HIGHWAY
- 76. STATE HIGHWAY
- 77. STATE HIGHWAY
- 78. STATE HIGHWAY
- 79. STATE HIGHWAY
- 80. STATE HIGHWAY
- 81. STATE HIGHWAY
- 82. STATE HIGHWAY
- 83. STATE HIGHWAY
- 84. STATE HIGHWAY
- 85. STATE HIGHWAY
- 86. STATE HIGHWAY
- 87. STATE HIGHWAY
- 88. STATE HIGHWAY
- 89. STATE HIGHWAY
- 90. STATE HIGHWAY
- 91. STATE HIGHWAY
- 92. STATE HIGHWAY
- 93. STATE HIGHWAY
- 94. STATE HIGHWAY
- 95. STATE HIGHWAY
- 96. STATE HIGHWAY
- 97. STATE HIGHWAY
- 98. STATE HIGHWAY
- 99. STATE HIGHWAY
- 100. STATE HIGHWAY

REPUBLIC OF MEXICO
GRANDE RIVER
INTERNATIONAL BRIDGE



Item #2



Planning Department Executive Summary

REPORT TO THE PLANNING AND ZONING COMMISSION

Preliminary Plat Approval of Amigos Subdivision

I. BACKGROUND

A. General Information

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

Developer: Amigos Hospitality, LLC | Eagle Pass, Texas 78852

Location: Patsy Winn Boulevard and US Hwy 277 **Property ID Number:** 52482

Legal Description: Being 4.06-acre tract of land out of a 7.822-acre tract of land conveyed to Weco & Associates, Ltd. described in deed recorded in Book 1017, Page 222, Deed of Records, Maverick County, Texas.

Request: The grant of preliminary approval for the Preliminary Plat for the subdivision of and approximately 4.06-acre tract into three commercial lots, including a variance from Section 23-11(d) to allow the platting of a property less than 5 acres conveyed prior to 1984.

B. Subject Property Information

Parcel Size: 1.87-acre tract

Topography: Generally flat

Vegetation: Native vegetation

Existing Use: vacant commercial

Zoning District: B-3 General Business District

Master Plan: Commercial

C. Vicinity Data

The surrounding area is comprised of commercial development along US Hwy 277 and Patsy Winn Boulevard.

D. Infrastructure

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

Access to the lots will be provided via US Hwy 277 and Patsy Winn Boulevard. Lots 1 and 2 will share an existing driveway off US Hwy 277 and Lots 1 and 3 will share a driveway via Patsy Winn Boulevard. TxDOT and City of Eagle Pass driveway permits must be secured.

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 preliminary plat. Please refer to Attachment 1 for a copy of the application.
2. The City of Eagle Pass Code of Ordinances Section 23-11(d) allows for what constitutes an administrative variance in circumstances where a tract of land has been sold to bona fide purchasers and for which deeds of transfer have been executed prior to 1984.
3. The City of Eagle Pass Master Plan provides direction to the Planning and Zoning Commission in their deliberation of a plat.

The plat site is located within an area designated as Commercial on a Master Plan Map. Please refer to Attachment 4 for a copy of the Master Plan Map.

The use of the plat site for commercial business operations is consistent with the Master Plan Map. The policies of the Master Plan provide direction regarding the creation of three tracts from one 4.06-acre lot.

4. The *Master Plan* emphasizes the importance of maintaining the character of the City's commercial neighborhoods. The following is a summary of the applicable sections of the Master Plan to the preliminary plat:
 - ✓ The subdivision is consistent with the *Land Use Development Goals* of the *Master Plan*, as the project is designed to provide for a building lot density that is consistent with the purpose of the *B-3 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 lots from US Highway 277 and Patsy Winn Boulevard have been designed to provide the residents of and visitors to Eagle Pass and Maverick County with a street system that will enable them to travel safely and conveniently.
 - ✓ The subdivision is consistent with the *Thoroughfare Goals* of the *Master Plan*, as US Highway 277 and Patsy Winn Boulevard have been designed to be part of a safe and efficient thoroughfare system.
 - ✓ The subdivision is consistent with the *Storm Drainage Goals* of the *Master Plan*, as there is currently drainage infrastructure in place that meet City specifications.
5. 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.
6. The subdivision design is consistent with the commercial uses permitted in the *B-3 General Business District*. Please refer to Attachment 5 for a copy of the City Zoning Map.
7. The plat will allow for use of the property that is consistent with the commercial purpose of the *B-3 General Business District*, as well as the surrounding, for the following reasons:
- A. The subdivision design bears a substantial relationship to the public's health, safety, and welfare.
 - B. The subdivision is in accordance with the policies of the Master Plan and the business purpose of the *B-3 General Business District*.
 - C. The subdivision is warranted because of the necessity to create additional building lots in the *B-3 General Business District*, and because the proposed development is appropriate to accomplish the reasonable use of the property.
 - D. The subject property is suitable for development in general conformance with development standards of the *B-3 General Business District*.
 - E. The subdivision will benefit the city as a whole and will not be detrimental to nearby land uses of a similar nature.
 - F. The Subdivision will be designed and conditioned to comply with all applicable subdivision criteria and standards of the City of Eagle Pass.

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

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

Please refer to Attachment 3 for a copy of the *Engineering Report* for the subdivision.

9. The subdivision and the subsequent development of the property will conform to the landscaping and tree preservation requirements set forth in *Article VI* in *Eagle Pass Code of Ordinances Chapter 23*.
10. The final plat will conform to the parkland dedication requirements set forth in *Article V* in *Eagle Pass Code of Ordinances Chapter 23*, as future development of the site will be subject to a one-time building permit parkland fee assessment.
11. 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 10 of this report.

B. Planning Department Recommendation

The Planning and Zoning Commission (1) **GRANT** a variance to plat a property less than 5-acres in size that had been conveyed prior to 1984 and (2) **GRANT** preliminary plat approval of the proposed *Amigos Subdivision*, subject to the final plat complying with the provisions of *Article III* of *City of Eagle Pass Code of Ordinances Chapter 23* governing procedures and specifications for final plats

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 July 6, 2022

Attachment 1 Application



PLANNING DEPARTMENT

3295 Bob Rogers Drive, Eagle Pass, TX 78852 • Telephone: (830) 773-7781 • Fax: (830) 773-7803
www.eaglepasstx.us • planning@eaglepasstx.us

SUBDIVISION APPLICATION

TYPE OF SUBDIVISION (check one):

☒ Preliminary ☐ Final ☐ Replat ☐ Amendment ☐ Short Form Final

Being a 4.06 acre tract of land out of a 7.822 acre tract of land conveyed to Weco & Associates, Ltd. described in deed recorded in Book 1017, Page 222, Deed Records, Maverick County, Texas. More
Property Legal Description: particularly described by metes and bounds description in DOC #2216818 recorded at Maverick County

Courthouse
Maverick County Property Identification Number(s): 52482

Name of Addition: Amigos Subdivision

Location of Addition: Patsy Winn Blvd/ US HWY 277

Number of Residential Lots: 0 Number of Commercial Lots: 3 Gross Acreage: 4.06

Number of New Street Intersections 0 Linear feet of Streets 0

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

Existing Land Use: Vacant Proposed Land Use: Commercial

Requested Variances: None at this moment.

PROPERTY OWNER:

Name: Amigos Hospitality, LLC

Address: 774 Turnpike Dr.

City: Eagle Pass

State: TX Zip: 78852

Signature: [Signature]

Contact: Oscar De Lo Santos

Phone: 830-776-9739

Fax: N/A

E-mail: osantos@partsservice.com

Date: 5/27/2022

PROPERTY OWNER:

Name: Amigos Hospitality, LLC

Address: 774 Turnpike Dr.

City: Eagle Pass

State: TX Zip: 78852

Signature: [Signature]

Contact: Saul Rodriguez

Phone: 830-968-4581

Fax: N/A

E-mail: saulriverena@gmail.com

Date: 5/27/2022

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: 5/27/22

SURVEYOR:

Name: J.J. Ruiz
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: 5/27/22

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: 5/27/22

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.

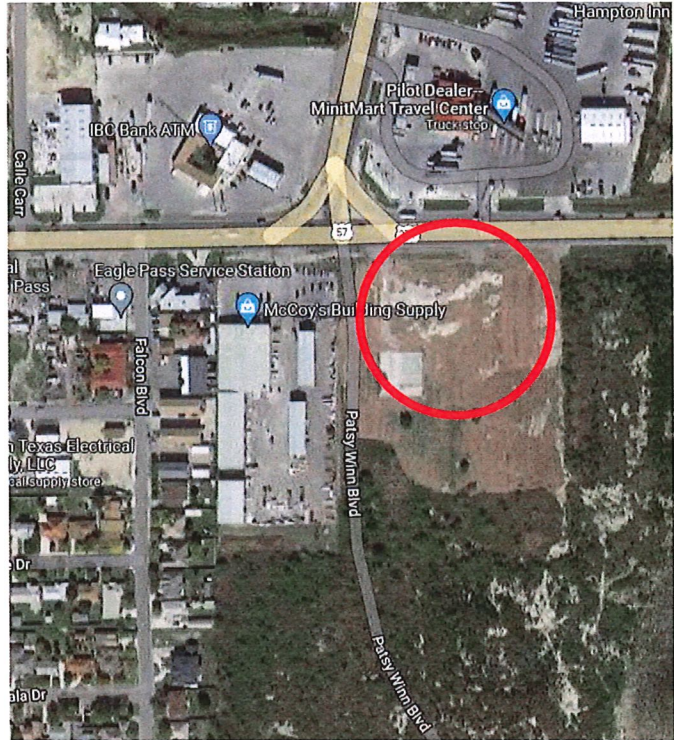
I understand that the City of Eagle Pass may use third party engineering peer review services. I acknowledge and agree that I am responsible for the payment of services attributable to my project, and that the preliminary approval process or final approval process will not proceed until and unless I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

[Signature]
Applicant Signature

5/27/22
Date

[illegible]

Site and Aerial Map





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: Amigos Hospitality, LLC

Address: 774 Turnpike Dr., Eagle Pass, TX 78852

Phone: 830-776-9739 E-mail: osantos@partsservice.com

Property Information

Site Address: Patsy Winn Blvd/ US Hwy 277 MCAD Property ID No. 52482

Legal Description (from deed): 4.06 acre tract of land out of a 7.822 acre tract, deed recorded in book 1017, pg 222

Description of Subdivision Variance Request

1) Subdivision Variance to Plat a property less than 5 Acres (COEP Code of Ordinances Section 23-11)

Detailed Explanation of Subdivision Variance Request

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

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

The proposed subdivision is less than the minimum requirement of 5 acres to Plat a property, 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 of 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.

RECEIVED
APR 16 2014
PLANNING DEPT

Attachment 2
Variance Application(s)

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

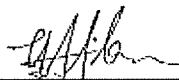
The following documentation is required to be attached to this application:

- 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

6-16-2022

Date

Attachment 3 Engineering Report



To: Mr. Placido Madera

City of Eagle Pass Planning Director

From: Florentino J. Caballero, P.E.

Date: July 08, 2022

Reference: ***Preliminary Engineering Report for Amigos Subdivision (Updated)***

Mr. Madera,

Amigos Hospitality, LLC, owner of a tract of land legally described as '*Being a 4.06 acre tract of land out of a 7.822 acre tract of land conveyed to WECO & Associates, LTD. described in deed recorded in Book 1017, Page 222, Maverick County Deed Records*', has requested the services of TerraTech Engineering and Construction Services (TEC Services) to Plat and subdivide the subject 4.06 acres into (3) three Commercial lots. This tract of land is located inside the Eagle Pass City Limits at the intersection of Patsy Winn Blvd. and US HWY 277.

General Description

The proposed 4.06 acre Plat will have (3) three commercial lots with Lot 1, Lot 2, and Lot 3 having areas of 0.997 acres, 1.003 acres, and 2.06 acres, respectively. The proposed plat is located inside the Eagle Pass City Limits and is located at the intersection of Patsy Winn Blvd. and US HWY 277. Lots 1 and 2 will have frontage towards US HWY 277, while Lot 3 will have frontage towards Patsy Winn Blvd. The proposed zoning of this subdivision will be classified as B-3: General Business District, based on the zoning classifications as stipulated in Sect. 7.4, Appendix A-Zoning Ordinance, of the Eagle Pass Code of Ordinances. Given the recent development of the Eagle Pass Sports Complex property located off Patsy Winn Blvd., the subject property has paved street access off Patsy Winn Blvd. and US HWY 277, as well as access to utilities such as sewer, water, electricity, and internet that will be able to service the 4.06 acre area when developed. There is an existing paved TxDOT driveway located off US HWY 277 that will be utilized for access to proposed Lot 2, as well as Lot 1 via a 40'x90' access easement as shown on the Plat Sheet. Lot 1 and Lot 3 will have driveway access via Patsy Winn Blvd. when developed. Access to Lot 1 via Patsy Winn Blvd. will be limited to a shared driveway between Lot 1 and 3 as shown on the Plat sheet.

RECEIVED
7-8-22
Revised: MK/VB

Drainage

General Drainage Description

The proposed land use for this 4.06 acre tract of land is commercial, with no portion of the platted property being within a special flood hazard area as indicated by FEMA. The Eastern portion of this property contains the highest topography, as runoff naturally drains from the Northeast towards the Southwestern direction. Given the recent development of the Eagle Pass Sports Complex area, the subject plat property falls inside a drainage area that was considered when the drainage improvements for the 100+ acre EP Sports Complex was designed and subsequently built out, including underground stormwater drainage off Patsy Winn Blvd. and a major drainage channel which leads to a 13+ acre detention pond that holds the runoff for a huge area including the subject 4.06 acre area that is being platted. As a result, whenever this property gets developed, there will be no need to construct an onsite detention pond for any of the proposed 3 lots that make up the 4.06 acre plat area. Whenever the proposed (3) three lots get developed, they will have the option to sheet flow runoff onto Patsy Winn Blvd. or design an onsite internal drainage system, such as underground storm piping, if required, and at the discretion of the designing engineer, at the time of development of each of the lots. Given that this property is technically developed given the existing public improvements, no drainage improvements will be required to legally plat the property into (3) three commercial lots. For platting purposes, Hydraulic Calculations are provided below only as reference.

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

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

where C = runoff coefficient

I = average rainfall intensity in inches per hour

A = tributary drainage area in acres

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

Table 1. Existing & Developed Drainage Parameters

Parameter	Value
t_c	5 min
C_U	0.30
C_D	0.90
I_{10}	7.43 in/hr
I_{100}	10.32 in/hr
Watershed Area, A	4.06 acres

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

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

$$Q_{10,U} = 0.30 \times 7.43 \times 4.06 = 9.05 \text{ cfs}$$

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

$$Q_{10,D} = 0.90 \times 7.43 \times 4.06 = 27.15 \text{ cfs}$$

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

$$Q_{100,U} = 0.30 \times 10.32 \times 4.06 = 12.57 \text{ cfs}$$

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

$$Q_{100,D} = 0.90 \times 10.32 \times 4.06 = 37.71 \text{ cfs}$$

The estimated increase in runoff for the entirety of the property for a ten (10) and one hundred (100) year return period are 18.10 cfs and 25.14 cfs, respectively.

Drainage Conclusions

The calculations provided in this report are simply for Platting purposes. Given the existing public improvements, no drainage improvements are required to legally subdivide the property into (3) three lots. Once the properties are developed, the designing engineer of the development of the proposed lots can design the internal drainage systems as required.

Street

No new street improvements will be required as part of this Plat, given the existing public improvements such as Patsy Winn Blvd.

Water Service

There is an existing 12" Water Line stubb-out along the frontage of US HWY 277 located inside proposed Lot 1 as shown on the Plat sheet. This 12" Water line will be extended across the entire frontage along US HWY 277 to allow for the proper continuation and development of the adjacent as to be able to obtain water utility services for any future developments. Proposed lots 1 and 2 will obtain water services from this 12" Main line extension. Proposed Lot 3 will obtain a water service from an existing 12" Water line that runs along the western portion of this property, parallel to Patsy Winn Blvd. Please reference Plat sheet for proposed locations.

Sanitary Sewer Service

There is an existing 8" sanitary sewer stubb-out connection that was left inside of proposed Lot 3, coming off an existing manhole as shown on the Plat sheet. In order to avoid breaking the newly paved street of Patsy Winn Blvd., approximately 285 linear feet of new 8" sanitary sewer line will be constructed inside the proposed 4.06 acres to be able to service the proposed (3) three lots. Each of the proposed lots will obtain sanitary sewer connections through the newly constructed sanitary sewer line. Please see Plat sheet for reference.

Electrical Service

Electrical service will be supplied by AEP, who has existing electrical infrastructure along Patsy Winn Blvd. and along US HWY 277 frontage that abuts the proposed 4.06 acres. The electrical service for each of the proposed lots will be obtained at the time they are developed.

Other Utilities

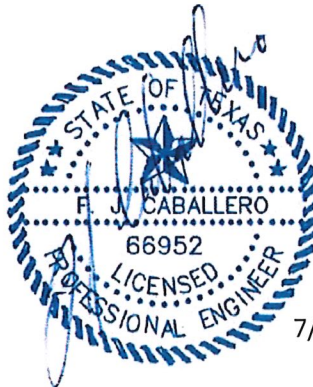
Amigos Subdivision will have access to other utilities such as, phone, cable, internet service (Spectrum & AT&T), and Natural Gas as required during the time of the lot development. These utilities are presently located along the US HWY 277 frontage and can be extended to service the proposed lots as needed.

Conclusion

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

Sincerely,

Florentino J. Caballero, P.E.



7/08/2022

Amigos Subdivision Development Cost Estimate

BID ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
1	Sanitary Sewer Service				
2	Sanitary Sewer System 8" PVC SDR-26	LF	285	\$ 70.00	\$ 19,950.00
3	Sanitary Sewer System Manholes	EA	2	\$ 6,900.00	\$ 13,800.00
4	Sanitary Sewer System 8" Service Line Stubb-Out	EA	3	\$ 3,000.00	\$ 9,000.00
5				Subtotal	\$ 42,750.00
6	Water Service				
7	Water System 12" PVC C900 DR-18	LF	325	\$ 75.00	\$ 24,375.00
8	Water System 4" P.E. Service Line	EA	3	\$ 2,500.00	\$ 7,500.00
				Subtotal	\$ 31,875.00
9			Total Estimated Cost		\$ 74,625.00

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

Attachment 4
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: FUTUREMAP.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

EXISTING FACILITIES

1. EAGLE PASS HIGH SCHOOL
2. EAGLE PASS JUNIOR HIGH
3. NEUBERGER JACOB HIGH
4. JACOB ELEMENTARY
5. BERNARDINE ELEMENTARY
6. DAY CARE CENTER
7. DAY CARE CENTER
8. FIDELITY JACOB CENTER
9. EARLY CHILDHOOD CENTER
10. PLAZA ELEMENTARY
11. JACOB ELEMENTARY
12. LAMARQUE ELEMENTARY CENTER
13. JACOB E. JACOB ELEMENTARY
14. JACOB E. JACOB ELEMENTARY
15. JACOB E. JACOB ELEMENTARY
16. JACOB E. JACOB ELEMENTARY
17. JACOB E. JACOB ELEMENTARY
18. JACOB E. JACOB ELEMENTARY
19. JACOB E. JACOB ELEMENTARY
20. JACOB E. JACOB ELEMENTARY
21. JACOB E. JACOB ELEMENTARY
22. JACOB E. JACOB ELEMENTARY
23. JACOB E. JACOB ELEMENTARY
24. JACOB E. JACOB ELEMENTARY
25. JACOB E. JACOB ELEMENTARY
26. JACOB E. JACOB ELEMENTARY
27. JACOB E. JACOB ELEMENTARY
28. JACOB E. JACOB ELEMENTARY
29. JACOB E. JACOB ELEMENTARY
30. JACOB E. JACOB ELEMENTARY
31. JACOB E. JACOB ELEMENTARY
32. JACOB E. JACOB ELEMENTARY
33. JACOB E. JACOB ELEMENTARY
34. JACOB E. JACOB ELEMENTARY
35. JACOB E. JACOB ELEMENTARY
36. JACOB E. JACOB ELEMENTARY
37. JACOB E. JACOB ELEMENTARY
38. JACOB E. JACOB ELEMENTARY
39. JACOB E. JACOB ELEMENTARY
40. JACOB E. JACOB ELEMENTARY
41. JACOB E. JACOB ELEMENTARY
42. JACOB E. JACOB ELEMENTARY
43. JACOB E. JACOB ELEMENTARY
44. JACOB E. JACOB ELEMENTARY
45. JACOB E. JACOB ELEMENTARY
46. JACOB E. JACOB ELEMENTARY
47. JACOB E. JACOB ELEMENTARY
48. JACOB E. JACOB ELEMENTARY
49. JACOB E. JACOB ELEMENTARY
50. JACOB E. JACOB ELEMENTARY
51. JACOB E. JACOB ELEMENTARY
52. JACOB E. JACOB ELEMENTARY
53. JACOB E. JACOB ELEMENTARY
54. JACOB E. JACOB ELEMENTARY
55. JACOB E. JACOB ELEMENTARY
56. JACOB E. JACOB ELEMENTARY
57. JACOB E. JACOB ELEMENTARY
58. JACOB E. JACOB ELEMENTARY
59. JACOB E. JACOB ELEMENTARY
60. JACOB E. JACOB ELEMENTARY
61. JACOB E. JACOB ELEMENTARY
62. JACOB E. JACOB ELEMENTARY
63. JACOB E. JACOB ELEMENTARY
64. JACOB E. JACOB ELEMENTARY
65. JACOB E. JACOB ELEMENTARY
66. JACOB E. JACOB ELEMENTARY
67. JACOB E. JACOB ELEMENTARY
68. JACOB E. JACOB ELEMENTARY
69. JACOB E. JACOB ELEMENTARY
70. JACOB E. JACOB ELEMENTARY
71. JACOB E. JACOB ELEMENTARY
72. JACOB E. JACOB ELEMENTARY
73. JACOB E. JACOB ELEMENTARY
74. JACOB E. JACOB ELEMENTARY
75. JACOB E. JACOB ELEMENTARY
76. JACOB E. JACOB ELEMENTARY
77. JACOB E. JACOB ELEMENTARY
78. JACOB E. JACOB ELEMENTARY
79. JACOB E. JACOB ELEMENTARY
80. JACOB E. JACOB ELEMENTARY
81. JACOB E. JACOB ELEMENTARY
82. JACOB E. JACOB ELEMENTARY
83. JACOB E. JACOB ELEMENTARY
84. JACOB E. JACOB ELEMENTARY
85. JACOB E. JACOB ELEMENTARY
86. JACOB E. JACOB ELEMENTARY
87. JACOB E. JACOB ELEMENTARY
88. JACOB E. JACOB ELEMENTARY
89. JACOB E. JACOB ELEMENTARY
90. JACOB E. JACOB ELEMENTARY
91. JACOB E. JACOB ELEMENTARY
92. JACOB E. JACOB ELEMENTARY
93. JACOB E. JACOB ELEMENTARY
94. JACOB E. JACOB ELEMENTARY
95. JACOB E. JACOB ELEMENTARY
96. JACOB E. JACOB ELEMENTARY
97. JACOB E. JACOB ELEMENTARY
98. JACOB E. JACOB ELEMENTARY
99. JACOB E. JACOB ELEMENTARY
100. JACOB E. JACOB ELEMENTARY

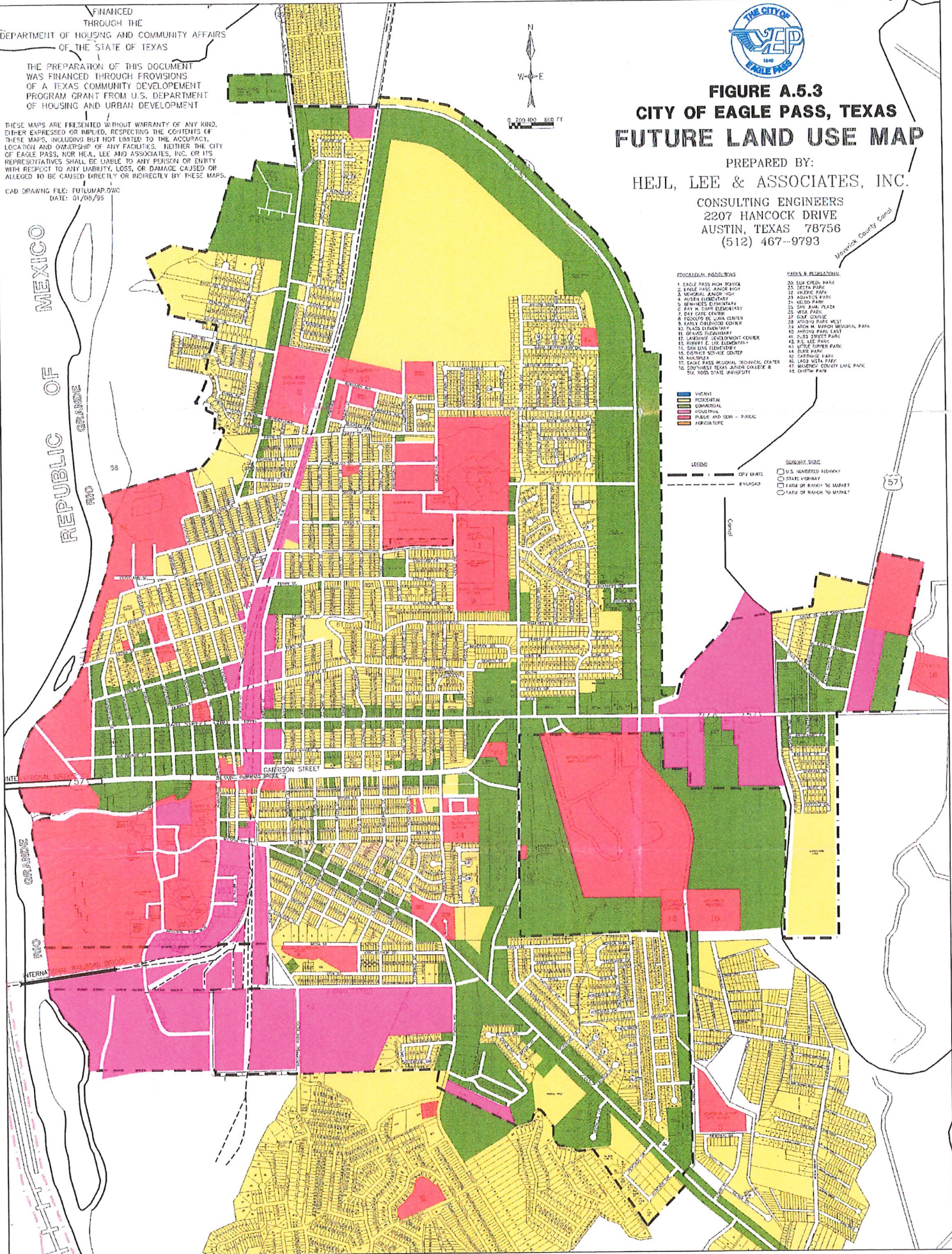
PARKS & RECREATION

1. EAGLE PASS PARK
2. JACOB PARK
3. JACOB PARK
4. JACOB PARK
5. JACOB PARK
6. JACOB PARK
7. JACOB PARK
8. JACOB PARK
9. JACOB PARK
10. JACOB PARK
11. JACOB PARK
12. JACOB PARK
13. JACOB PARK
14. JACOB PARK
15. JACOB PARK
16. JACOB PARK
17. JACOB PARK
18. JACOB PARK
19. JACOB PARK
20. JACOB PARK
21. JACOB PARK
22. JACOB PARK
23. JACOB PARK
24. JACOB PARK
25. JACOB PARK
26. JACOB PARK
27. JACOB PARK
28. JACOB PARK
29. JACOB PARK
30. JACOB PARK
31. JACOB 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
51. JACOB PARK
52. JACOB PARK
53. JACOB PARK
54. JACOB PARK
55. JACOB PARK
56. JACOB PARK
57. JACOB PARK
58. JACOB PARK
59. JACOB PARK
60. JACOB PARK
61. JACOB PARK
62. JACOB PARK
63. JACOB PARK
64. JACOB PARK
65. JACOB PARK
66. JACOB PARK
67. JACOB PARK
68. JACOB PARK
69. JACOB PARK
70. JACOB PARK
71. JACOB PARK
72. JACOB PARK
73. JACOB PARK
74. JACOB PARK
75. JACOB PARK
76. JACOB PARK
77. JACOB PARK
78. JACOB PARK
79. JACOB PARK
80. JACOB PARK
81. JACOB PARK
82. JACOB PARK
83. JACOB PARK
84. JACOB PARK
85. JACOB PARK
86. JACOB PARK
87. JACOB PARK
88. JACOB PARK
89. JACOB PARK
90. JACOB PARK
91. JACOB PARK
92. JACOB PARK
93. JACOB PARK
94. JACOB PARK
95. JACOB PARK
96. JACOB PARK
97. JACOB PARK
98. JACOB PARK
99. JACOB PARK
100. JACOB PARK

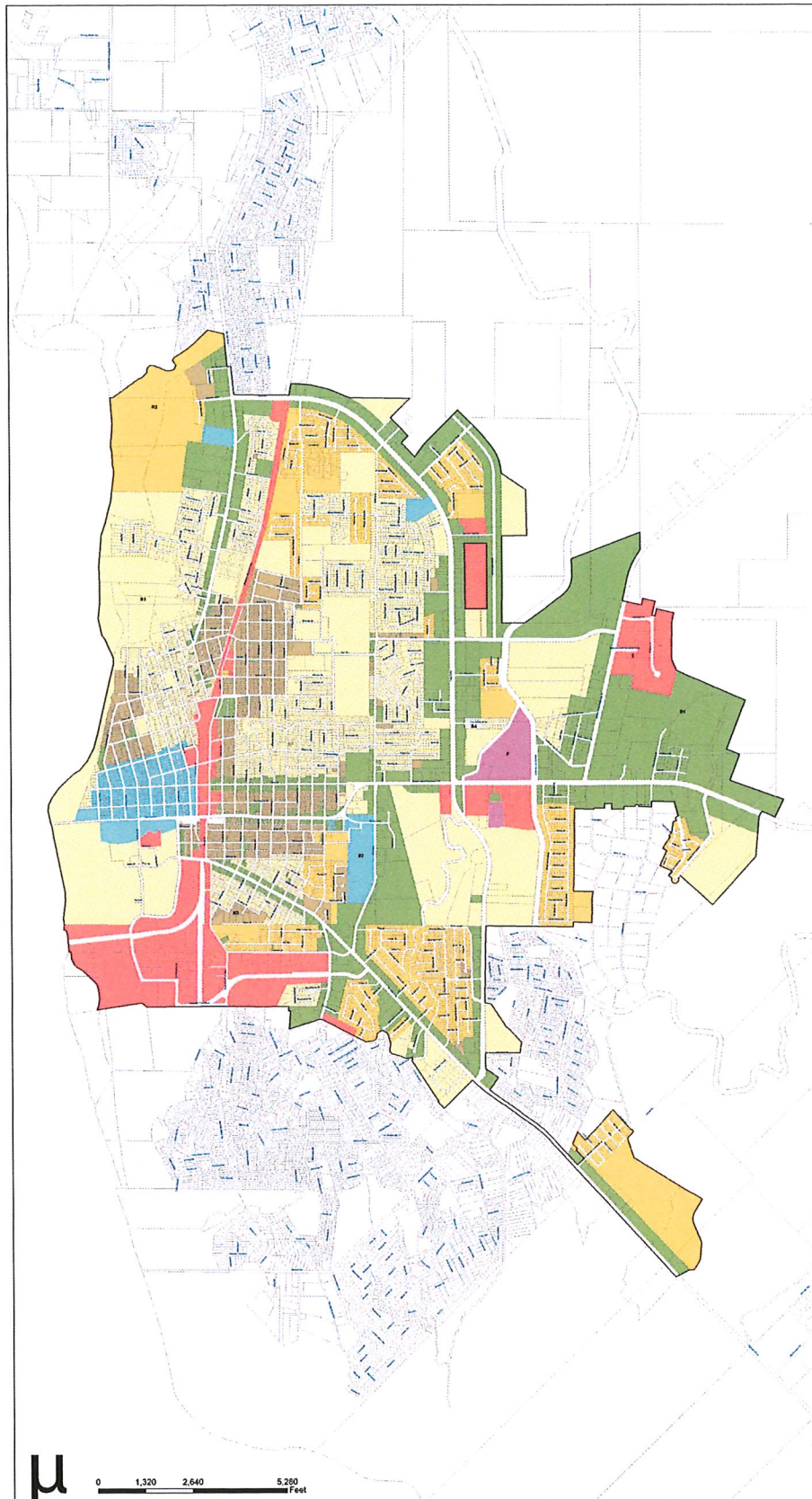
- 1. VACANT
- 2. RESIDENTIAL
- 3. COMMERCIAL
- 4. INDUSTRIAL
- 5. PUBLIC AND SEMI-PUBLIC
- 6. AGRICULTURE

- 1. LEASED
- 2. CITY LIMITS
- 3. FUTURE

- 1. U.S. NUMBERED HIGHWAY
- 2. STATE HIGHWAY
- 3. FUTURE OR BRANCH TO MARKET
- 4. FUTURE OR BRANCH TO MARKET



 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



October 1, 2007 (Updated)



2600 Technology Dr Suite 900
Phone: 972.881.1558
Fax: 972.633.0533
Plano, TX 75074
www.trueautomation.com

Item # 3



Planning Department Executive Summary
REPORT TO THE PLANNING & ZONING COMMISSION

Plat Amendment of Lots 4-7 in Block 25 of Hillcrest Addition

I. BACKGROUND

A. General Information

Applicant: Mountain View Engineering | 2400 Veterans Blvd, Ste 8 | Del Rio, Tx 78840

Developer: Domingo Sanchez | Eagle Pass, Tx 78852

Location: Main Street & Colorado Street

Property ID Number: 10046, 10047, & 10049

Legal Description: Lots 4-7 in Block 25 of Hillcrest Addition

Request: An amendment to adjust the common property lines between four platted lots in Hillcrest Addition, thus creating one commercial lot.

B. Subject Property Information

Parcel Size: Lot 4 is 7,500-sq ft, Lots 5 & 6 is 15,000-sq ft, and Lot 7 is 7,650-sq ft

Existing Use: Lot 4 currently is developed with a residential dwelling and Lot 5, 6 and 7 are developed as the Sangar Furniture Store.

Zoning: *B-1 Neighborhood Business District*

Master Plan: Commercial

C. Vicinity Data

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

D. Infrastructure

The property is currently served by public utilities/franchises, including water, storm sewer, telephone, electric service, gas, and garbage service. Access to the site is provided by Main Street and Colorado Street.

II. RECOMMENDED FINDINGS OF FACT

A. Conclusions

1. The applicant's request contains sufficient information for consideration by the Planning and Zoning Commission. Please refer to Attachment 1.
2. The *City of Eagle Pass Master Plan* provides direction to the Planning and Zoning Commission in their deliberation of a plat amendment.

The *Master Plan Map* does assign Commercial land use designation to this property. Please refer to Attachment 2 for a copy of the *Master Plan Map*.

The policies of the *Master Plan* provide direction regarding the plat amendment.

3. The *Master Plan* emphasizes the importance of maintaining the character of the City's commercial neighborhoods. The following is a summary of the applicable sections of the *Master Plan* to the amending plat:
 - ✓ The subdivision is consistent with the *Land Use Development Goals* of the *Master Plan*, as the project is designed to provide for a building lot density that is consistent with the purpose of the *B-1 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 lots from Main Street and Colorado Street have been designed to provide the residents of and visitors to Eagle Pass and Maverick County with a street system that will enable them to travel safely and conveniently.
 - ✓ The subdivision is consistent with the *Thoroughfare Goals* of the *Master Plan*, as Main Street and Colorado Street have been designed to be part of a safe and efficient thoroughfare system.
 - ✓ The subdivision is consistent with the *Storm Drainage Goals* of the *Master Plan*, as storm water will not increase with this plat amendment.
4. The amended plat will conform to 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 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.
5. The amending plat design is consistent with the commercial uses in *B-1 Neighborhood Business District*. Please refer to Attachment 2 for a copy of the City's *Zoning Map*.
6. The plat amendment is consistent with City design and specifications, as the project

is designed and conditioned to conform to the following sections of *Article IV in Eagle Pass Code of Ordinances Chapter 23*:

- ✓ *Section 23-62* governing utility easements
 - ✓ *Section 23-64* governing sidewalks
 - ✓ *Section 23-66* governing sanitary sewage disposal
 - ✓ *Section 23-67* governing potable water supply and fire flow
 - ✓ *Section 23-68* governing storm drainage
 - ✓ *Section 23-69* governing the size of building lots, including lot width, lot depth, lot orientation, and building setback areas
 - ✓ *Section 23-71* governing the installation and inspection of utility lines
7. The amending plat will allow for the continued use of the property that is consistent with the commercial purpose of the *B1 Neighborhood 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 policies of the *Master Plan* and the purpose of the *B-1 District*, allowing commercial structures.
 - C. The subdivision is warranted because of the necessity to create additional lots for development and because the proposed development is appropriate to accomplish the reasonable use of the property.
 - D. The subject property is suitable for development in general conformance with development standards of the *B-1 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.
8. The subdivision and subsequent development of the property is and will be consistent with City design and specifications for landscape and tree preservation set forth in *Article VI in Eagle Pass Code of Ordinances Chapter 23*.
9. The subdivision of the property will conform to the parkland dedication requirements set forth in *Article V in Eagle Pass Code of Ordinances Chapter 23*, as a one-time fee will be collected as part of any subsequent building permit issued for the property.
10. The final approval of this plat amendment request is warranted, as the project conforms to the *City of Eagle Pass Master Plan* and the *City of Eagle Pass Code of Ordinances* as noted in Conclusion 1 through and including Conclusion 9 of this report.

B. Planning Department Recommendation

The Eagle Pass Planning and Zoning Commission **GRANT** approval of a plat amendment adjusting the property lines between *Lots 4-7 in Block 25 of Hillcrest Addition* as presented in the subdivision application dated June 23, 2022.

TRANSMITTED to the parties listed hereafter:

Mountain View Engineering via e-mail
Planning and Zoning Commission via e-mail
Eagle Pass Planning Department Report dated July 7, 2022

Attachment 1 Application



PLANNING DEPARTMENT

3295 Bob Rogers Drive, Eagle Pass, TX 78852 • Telephone: (830) 773-7781 • Fax: (830) 773-7803
www.eaglepasstx.us • planning@eaglepasstx.us

RECEIVED
6/23/22

SUBDIVISION APPLICATION

TYPE OF SUBDIVISION (check one):

☐ Preliminary

☐ Final

☐ Replat

☒ Amendment

☐ Short Form Final

Property Legal Description: Lots 4, 5, 6 & 7 Block 25 Hillcrest Addn.

Maverick County Property Identification Number(s): 10046 10047 & 10049

Name of Addition: _____

Location of Addition: _____

Number of Residential Lots: _____ Number of Commercial Lots: 1 Gross Acreage: 0.69

Number of New Street Intersections NA Linear feet of Streets NA

Is Subdivision inside city limits? Yes ☒ No () If so, Zoning District: B1 & R3 (Lot 7)

Existing Land Use: Commercial Proposed Land Use: Commercial

Requested Variances: _____

PROPERTY OWNER:

Name: Domingo Sanchez

Address: P O Box 1932

City: Eagle Pass TX

State: TX Zip: 78852

Signature: [Signature]

Contact: _____

Phone: 830 968 4743

Fax: _____

E-mail: _____

Date: 6/10/2022

PROPERTY OWNER:

Name: _____

Address: _____

City: _____

State: _____ Zip: _____

Signature: _____

Contact: _____

Phone: _____

Fax: _____

E-mail: _____

Date: _____

APPLICANT/SUBDIVIDER:

Name: Hector Canales
Address: 2400 Veterans Blvd Suite 8
City: Del Rio
State: TX Zip: 78840
Signature: [Signature]

Contact: _____
Phone: 830 734 2991
Fax: _____
E-mail: _____
Date: 6/10/2022

SURVEYOR:

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

Contact: _____
Phone: 830 773 8308
Fax: _____
E-mail: _____
Date: 6/10/2022

ENGINEER:

Name: Hector Canales
Address: 2400 Veterans Blvd Suite 8
City: Del Rio
State: TX Zip: 78840
Signature: [Signature]

Contact: _____
Phone: 830 734 2991
Fax: _____
E-mail: _____
Date: 6/10/2022

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

6/10/2022
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 Hector Canales 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.

[Signature]
Owner / Subdivider Signature

6/10/22
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 Domingo Sanchez Martinez (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 10 day of June, 2022.

[Signature]
Notary Public, State of Texas



Mountain View Engineering

Amending Plat
Hillcrest Addition, Block 25, Lots 4, 5, 6 & 7

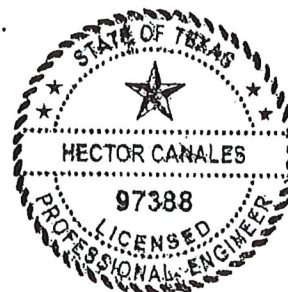
Final Engineering Report

June 27, 2022



Approved by:

Hector Canales, P.E., C.F.M.



RECEIVED
6/23/22

Mountain View Engineering

Mountain View Engineering (MVE) has been contracted for a Plat Amendment in Maverick County TX, located at 285 Colorado St, Eagle Pass TX 78852. This property is located within the City of Eagle Pass. The proposed amendment will combine Lots 4, 5, 6 & 7 into one lot of Block 25.

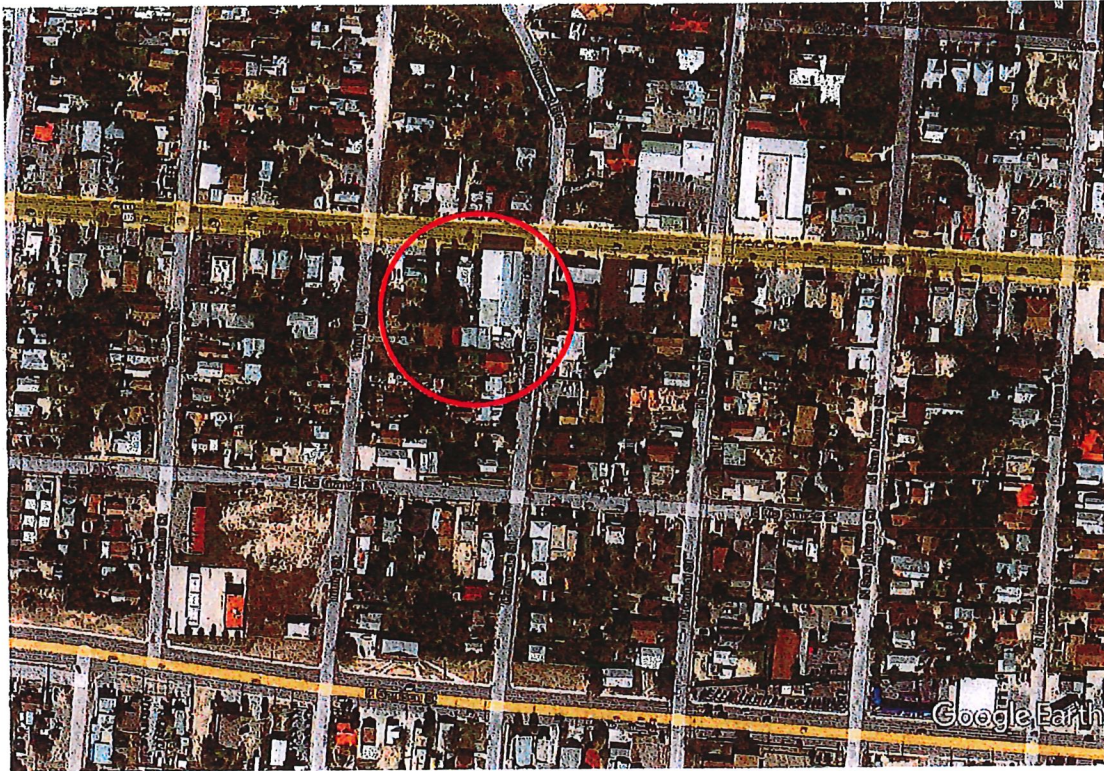


Figure 1: Location Map

There is a 6" waterline and 6" sewer line within the Colorado Street that currently services the property. There is fire hydrants at the corner of Main Street and Comal Street. The site is also serviced with electric power from AEP who own the poles and wires.

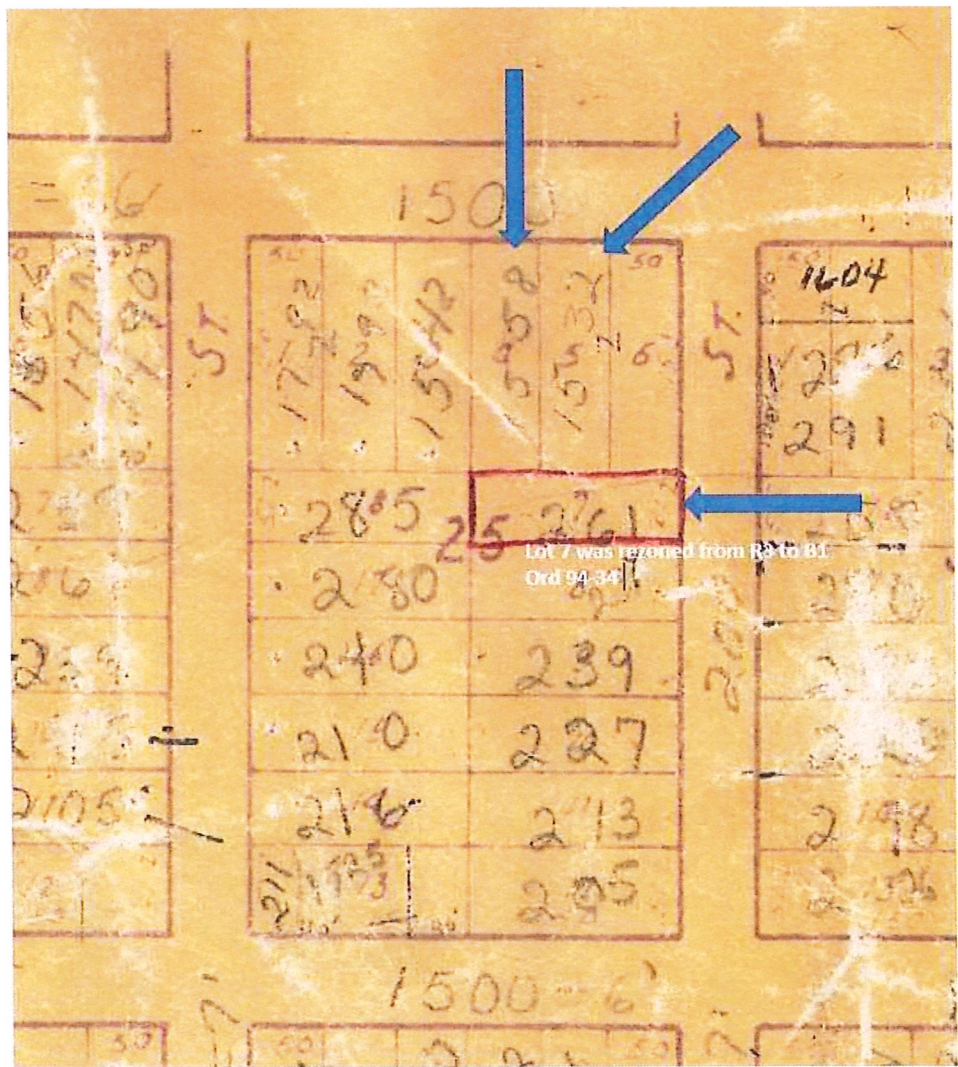
The site is fully developed with a warehouse, show room and small home. Storm water runoff will not increase with this plat amendment.

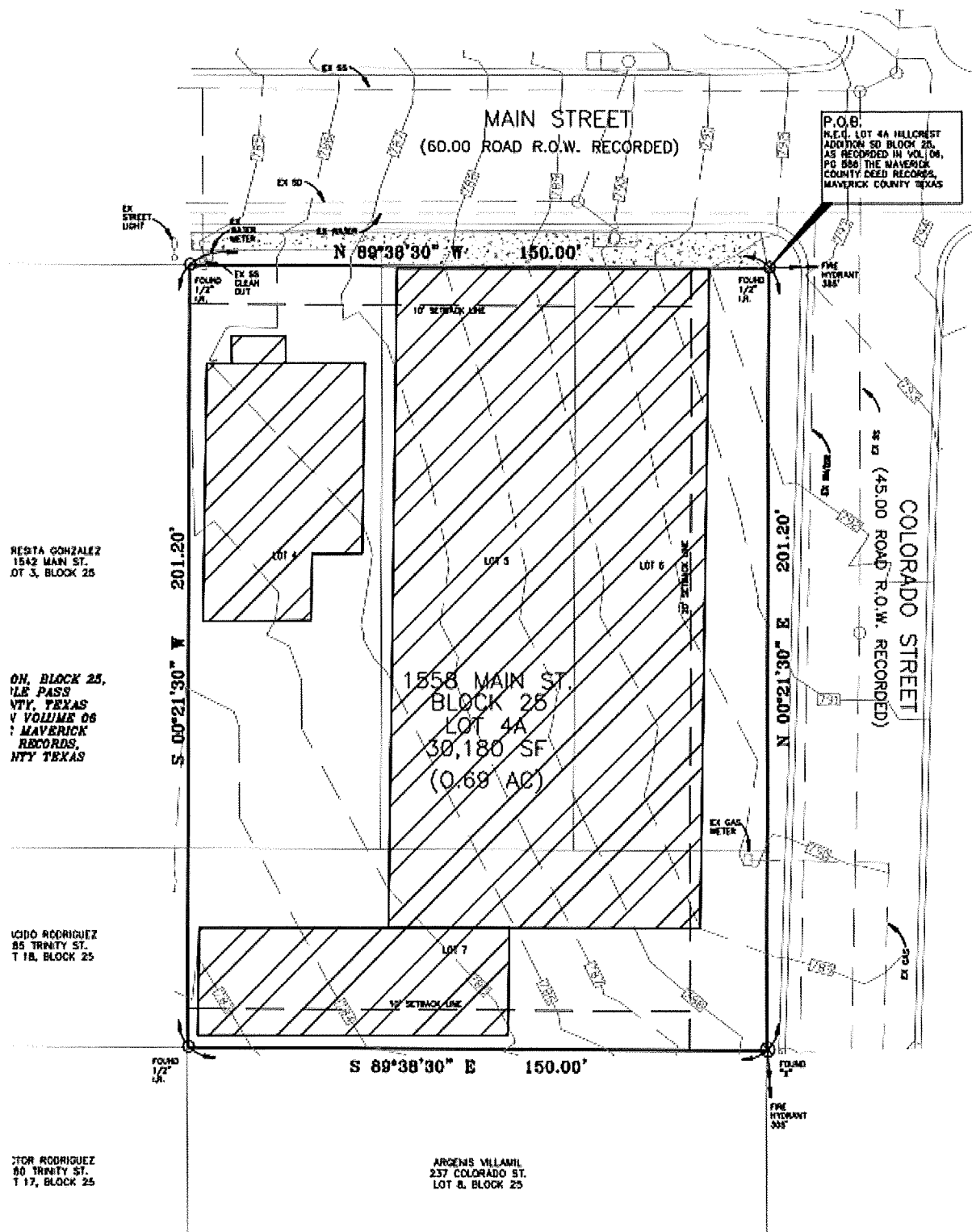
None of the property is located within FEMA regulated floodplain as shown in FEMA Firm Map 48323 C 0453 D made effective April 4, 2011. The designation of Zone "X" means the property does NOT reside within the FEMA regulated 1% chance flood zone.





Legacy Map-Recorded Plat





Attachment 2
Master Plan Map
Zoning District Map

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

THESE MAPS ARE PRESENTED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED, RESPECTING THE CONTENTS OF THESE MAPS, INCLUDING BUT NOT LIMITED TO THE ACCURACY, LOCATION AND OWNERSHIP OF ANY FACILITIES. NEITHER THE CITY OF EAGLE PASS, NOR HEAL, 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.

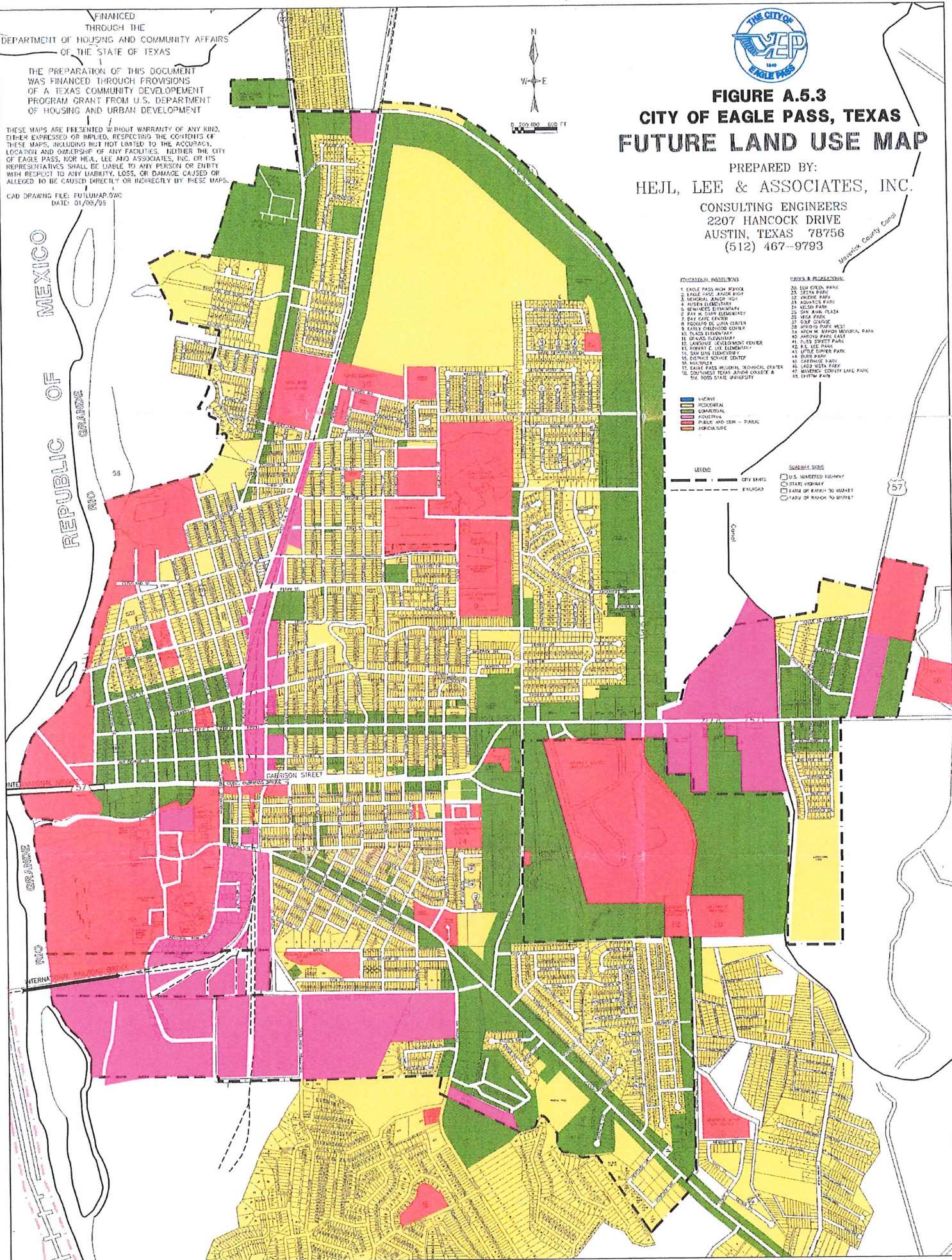
CAD DRAWING FILE: FUTLUI/AP.OWC
DATE: 01/08/95



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

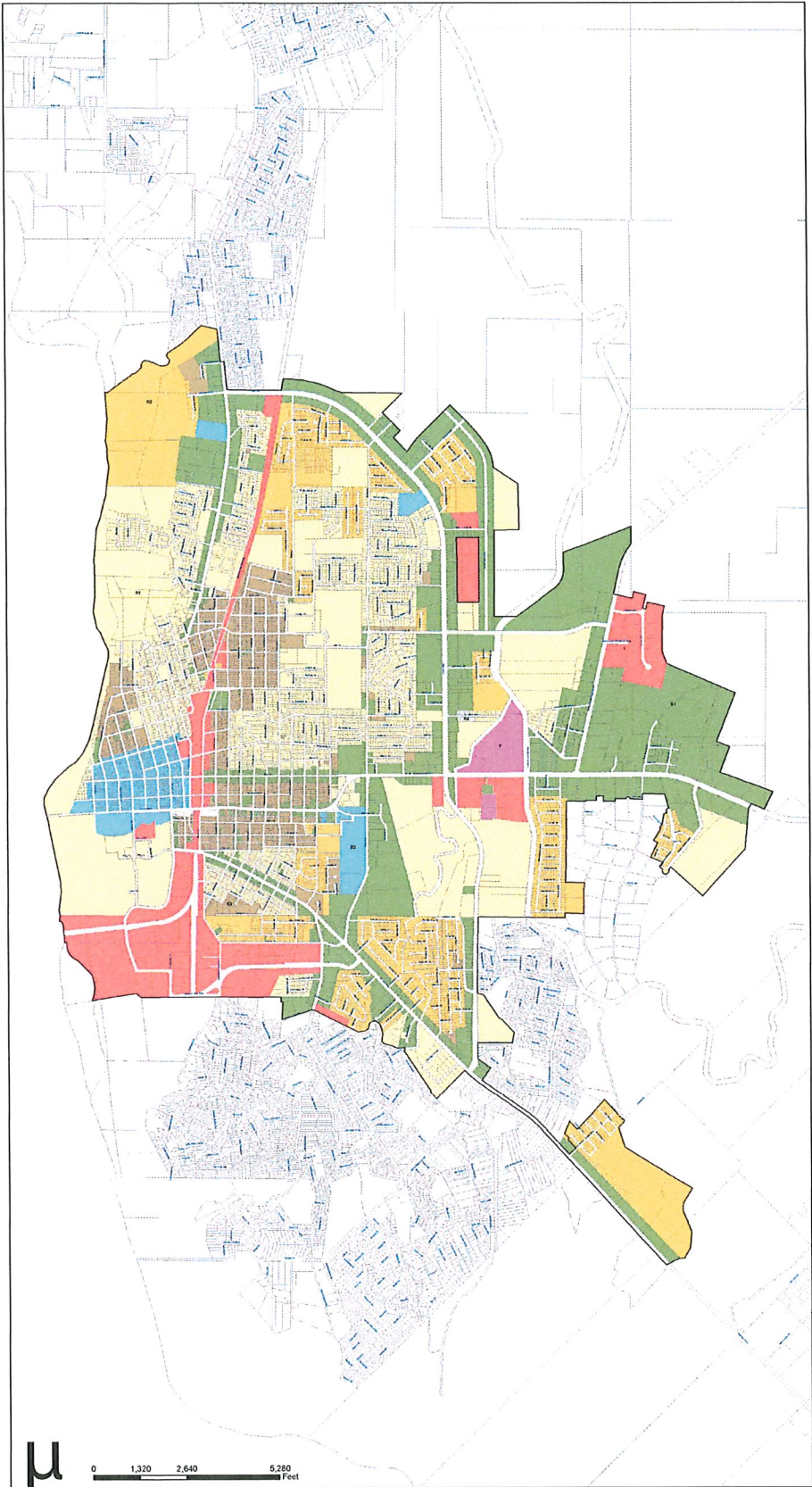
PREPARED BY:
HEJL, LEE & ASSOCIATES, INC.

CONSULTING ENGINEERS
2207 HANCOCK DRIVE
AUSTIN, TEXAS 78756
(512) 467-9793



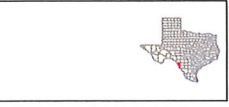
Legend

- 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



- 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

Eagle Pass, Texas
1943
October 1, 2007 (Updated)



TRUE AUTOMATION, INC.
2000 Technology Dr Suite 900
Phone: 972.881.1858
Fax: 972.833.0553
Plano, TX 75074
www.trueautomation.com