AGENDA

PLANNING & ZONING COMMISSION SPECIAL MEETING
MONDAY, AUGUST 1, 2022, AT 5:30 P.M.
CITY MANAGER'S CONFERENCE ROOM, CITY HALL BUILDING
100 SOUTH MONROE STREET, EAGLE PASS, MAVERICK COUNTY, TEXAS

ESTABLISHMENT OF QUORUM

CITIZENS COMMUNICATIONS

NEW BUSINESS

1. Consideration and possible action on the 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.

2. 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 25, 2022, at 4:15 p.m.

Placido Madera

Placido C. Madera
Planning Director

Item #1

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 a 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 and 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

Permit #7958

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

Property Legal Description: 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 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.~~ See attached application 5 acre rule

PROPERTY OWNER:

Name: Amigos Hospitality, LLC Contact: Oscar De Lo Santos

Address: 774 Turnpike Dr. Phone: 830-776-9739

City: Eagle Pass Fax: N/A

State: TX Zip: 78852 E-mail: osantos@partsservice.com

Signature: Date: 5/27/2022

PROPERTY OWNER:

Name: Amigos Hospitality, LLC Contact: Saul Rodriguez

Address: 774 Turnpike Dr. Phone: 830-968-4581

City: Eagle Pass Fax: N/A

State: TX Zip: 78852 E-mail: saulriverena@gmail.com

Signature: Date: 5/27/2022

RECEIVED
6-23-22
Revised.
KV/VB

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

Contact: Aaron Libson
Phone: 830-773-0579
Fax: 830-773-7312
E-mail: ajlibson@terratechengineering.com
Date: 5/27/22

SURVEYOR:

Name: J.J. Ruiz
Address: 3292 El Indio Hwy
City: Eagle Pass
State: TX Zip: 78852
Signature:

Contact: Aaron Libson
Phone: 830-773-0579
Fax: 830-773-7312
E-mail: ajlibson@terratechengineering.com
Date: 5/27/22

ENGINEER:

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

Contact: Florentino Caballero
Phone: 830-773-0579
Fax: 830-773-7312
E-mail: fcaballero@terratechengineering.com
Date: 5/27/22

PRINCIPAL CONTACT: ○ Owner ◉ Applicant ○ Surveyor ○ Engineer

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

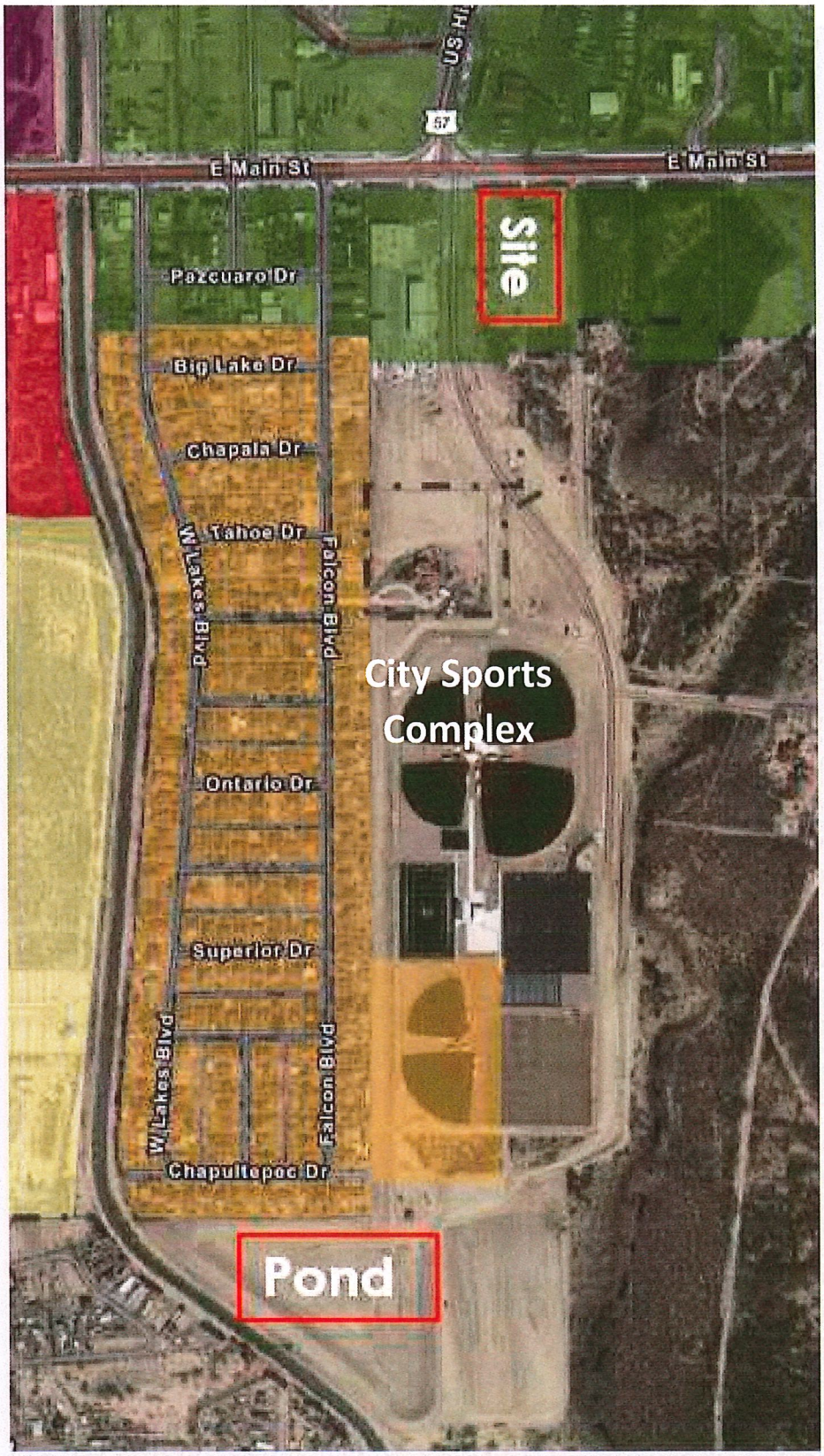
STATEMENT OF APPLICANT

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.

Applicant Signature

5/27/22
Date


US Hwy 57
E Main St
E Main St
Site
Patzcuaro Dr
Big Lake Dr
Chapala Dr
Tahoe Dr
W Lakes Blvd
Falcon Blvd
City Sports Complex
Ontario Dr
Superior Dr
W Lakes Blvd
Falcon Blvd
Chapultepec Dr
Pond

PLAT ESTABLISHING LOT 1, LOT 2, & LOT 3
AMIGOS SUBDIVISION

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, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

BEGINNING AT A ½" IRON ROD FOUND AT THE NORTHERLY LINE OF AFOREMENTIONED 4.06 ACRE TRACT OF LAND, AT THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 277, FOR THE MOST NORTHERLY NORTHWEST CORNER HEREOF;

THENCE, WITH THE SOUTHERLY RIGHT OF WAY LINE OF SAID U.S. HIGHWAY 277, NORTH 89 DEGREES 36 MINUTES 19 SECONDS EAST, 329.72 FEET TO A ½" IRON ROD SET FOR THE NORTHEAST CORNER HEREOF;

THENCE, SOUTH 01 DEGREES 08 MINUTES 25 SECONDS WEST, 500.18 FEET, TO A ½" IRON ROD SET FOR THE SOUTHEAST CORNER HEREOF;

THENCE, SOUTH 89 DEGREES 36 MINUTES 19 SECONDS WEST, 354.00 FEET, TO A ½" IRON ROD SET AT THE EASTERLY RIGHT OF WAY LINE OF PATSY WINN BOULEVARD, ON A CURVE TO THE LEFT WITH A RADIUS OF 999.00 FEET FOR A POINT OF CURVATURE HEREOF;

THENCE, WITH THE EASTERLY RIGHT OF WAY LINE OF PATSY WINN BOULEVARD AND SAID CURVE TO THE LEFT, A DISTANCE OF 19.03 FEET (CHORD BEARING NORTH 00 DEGREES 35 MINUTES 41 SECONDS EAST, 19.03 FEET) TO ½" IRON ROD FOUND FOR A POINT OF TANGENCY HEREOF;

THENCE, CONTINUING WITH THE EASTERLY RIGHT OF WAY LINE OF SAID PATSY WINN BLVD, NORTH 01 DEGREES 08 MINUTES 25 SECONDS EAST, 456.75 FEET TO A ½" IRON ROD FOUND AT THE MOST WESTERLY NORTHWEST CORNER HEREOF;

THENCE, NORTH 45 DEGREES 23 MINUTES 33 SECONDS EAST, 34.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.06 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS: TEXAS SOUTH CENTRAL ZONE – 4204 – NAD 83

STATE OF TEXAS)(
COUNTY OF MAVERICK)(

I, JULIAN JAVIER RUIZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION OF AMIGOS SUBDIVISION WAS PREPARED FROM AN ACTUAL SURVEY CONDUCTED ON APRIL 21, 2022 UNDER MY SUPERVISION ON THE GROUND AND THE MONUMENTS SHOWN ARE WITHIN THE POSITIONAL TOLERANCE REQUIRED BY 22 TAC SEC 663.15.

____
JULIAN JAVIER RUIZ
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 5304

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

SIGNATURE NOTARY PUBLIC STATE OF TEXAS

MY COMMISSION EXPIRES:__________

STATE OF TEXAS)(
COUNTY OF MAVERICK)(

I, FLORENTINO CABALLERO, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS (NO. 66952), HEREBY CERTIFY THAT THE WATER AND WASTEWATER FACILITIES FOR THIS SUBDIVISION WERE DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF EAGLE PASS, TEXAS, THAT THESE SERVICES ARE CONNECTED TO THE PUBLIC WATER AND SEWER UTILITIES OPERATED AND MAINTAINED BY THE CITY OF EAGLE PASS, TEXAS, ALL AS SHOWN ON THE DRAWINGS PRESENTED TO, AND APPROVED BY, THE CITY OF EAGLE PASS, TEXAS. THESE WATER AND SEWER DESIGNS ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343 OF THE TEXAS WATER CODE.

____
FLORENTINO CABALLERO, P.E.
REGISTERED PROFESSIONAL ENGINEER 66952

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

SIGNATURE NOTARY PUBLIC STATE OF TEXAS

MY COMMISSION EXPIRES:__________

STATE OF TEXAS)(
COUNTY OF MAVERICK)(

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

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

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

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

AMIGOS SUBDIVISION

SIGNATURE:__________

NAME: SAUL RODRIGUEZ
MANAGING MEMBER OF AMIGOS HOSPITALITY, LLC,
A TEXAS LIMITED LIABILITY COMPANY

SIGNATURE:__________

NAME: OSCAR DE LO SANTOS
MANAGING MEMBER OF AMIGOS HOSPITALITY, LLC,
A TEXAS LIMITED LIABILITY COMPANY

STATE OF TEXAS
COUNTY OF MAVERICK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

____
BY SAUL RODRIGUEZ AND OSCAR DE LO SANTOS, MANAGING MEMBERS OF AMIGOS HOSPITALITY, LLC, A TEXAS LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

SIGNATURE NOTARY PUBLIC STATE OF TEXAS

MY COMMISSION EXPIRES:__________

CITY OF EAGLE PASS
CERTIFICATE OF PLAT APPROVAL

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

MAYOR OF THE CITY OF EAGLE PASS DATE

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ________ 202_

SIGNATURE NOTARY PUBLIC STATE OF TEXAS

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

CHAIRMAN–CITY OF EAGLE PASS DATE
PLANNING AND ZONING COMMISSION

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ________ 202_

SIGNATURE NOTARY PUBLIC STATE OF TEXAS

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

CITY MANAGER OF THE CITY OF EAGLE PASS DATE

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ________ 202_

SIGNATURE NOTARY PUBLIC STATE OF TEXAS

COUNTY CLERK'S RECORDING CERTIFICATE

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

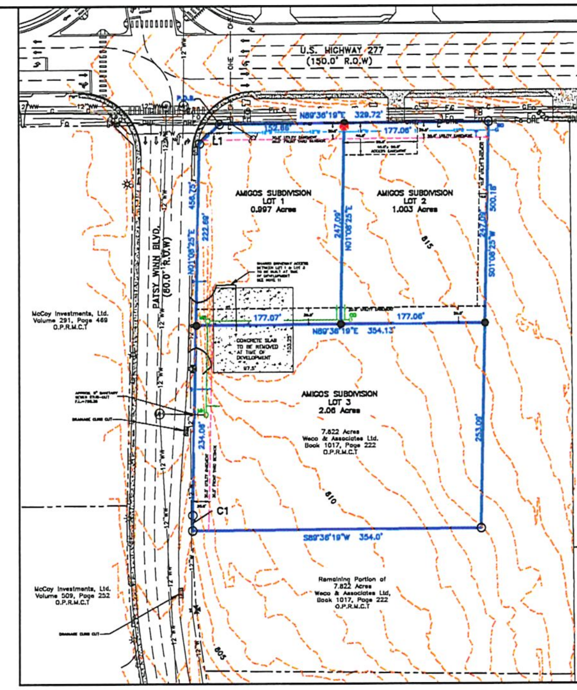
MAVERICK COUNTY CLERK

VICINITY MAP
N.T.S

PLAT SUBDIVISION LOT INFORMATION		
LOT	AREA	911 ADDRESS
1	0.997 ACRES (43,429 SQ.FT.)	1028 PATSY WINN BLVD.
2	1.003 ACRES (43,691 SQ.FT.)	3104 E. MAIN ST.
3	2.06 ACRES (89,734 SQ.FT.)	1060 PATSY WINN BLVD.

LEGEND

- SET 1/2" IRON ROD (I.R.)
- FOUND 1/2" IRON ROD (I.R.)
- NEW PROPERTY CORNER
- EXISTING LUMINAIRE
- EXISTING POWER POLE
- EXISTING SEWER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING ELECTRIC METER
- PROPOSED FIRE HYDRANT
- PROPOSED WATER MAIN
- REPLAT BOUNDARY
- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING GAS MAIN
- EXISTING FIBRE OPTIC MAIN



BEARINGS, DISTANCES, AND AREAS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM ESTABLISHED FOR SOUTH CENTRAL ZONE. ELEVATIONS SHOWN ARE BASED ON NAVD 88, GEOID 18A.

GRAPHIC SCALE
0 35 70
1"=70'

LINE TABLE		
Line #	Length	Bearing
L1	34.97	N45°23'33"E

CURVE TABLE				
Curve #	Length	Radius	Chord Bearing	Chord Distance
C1	19.03 FT	999 Ft	N00°35'41"E	19.03 Ft

NOTES:

1. THE TOTAL AREA OF THIS SUBDIVISION PLAT IS 4.06 ACRES AND CONTAINS THREE (3) COMMERCIAL LOTS.
2. THE AREA OF THIS SUBDIVISION PLAT LIES INSIDE THE CITY LIMITS OF EAGLE PASS, TX.
3. SET ½" I.R. AT ALL CORNERS EXCEPT INDICATED.
4. THE ZONING FOR THIS PLAT WILL BE B–3: GENERAL BUSINESS DISTRICT.
5. AS PER B–3 ZONING DISTRICT, LOTS 1–3 OF THIS SUBDIVISION PLAT ARE SUBJECT TO A TWENTY (20') FOOT WIDE FRONT YARD SETBACK. NO SIDE OR REAR YARD SETBACKS ARE REQUIRED.
6. NO PORTION OF THE SUBDIVISION SHOWN ON THIS PLAT IS WITHIN SPECIAL FLOOD HAZARD AREAS THAT ARE SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 48323C0455D, DATED APRIL 4, 2011 FOR MAVERICK COUNTY, TEXAS AND INCORPORATED AREAS.
7. ALL LOTS WITHIN THIS SUBDIVISION SHALL BE CONVEYED LEGAL ACCESS TO ALL EASEMENTS, RIGHT–OF–WAYS, AND ANY PUBLIC DETENTION FACILITIES.
8. ALL EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND ANY OTHER OBSTRUCTIONS.
9. VERIFY ALL UNDERGROUND UTILITY SERVICE LINES AS REQUIRED, PRIOR TO ANY EXCAVATION.
10. THE SUBSEQUENT DEVELOPMENT OF ALL LOTS SHOWN WITHIN THIS SUBDIVISION PLAT SHALL COMPLY WITH THE CITY OF EAGLE PASS CODE OF ORDINANCES PERTAINING TO THE PROVISIONS OF CHAPTER 23, ARTICLES IV, V,AND VI, GOVERNING SUBDIVISION DESIGN AND CONSTRUCTION STANDARDS; CHAPTER 27 GOVERNING WATER SERVICES, SEWER SERVICES, AND SURFACE WATER MANAGEMENT; AND CHAPTER 13 GOVERNING FIRE PROTECTION.
11. ACCESS TO LOT 1 OF THIS SUBDIVISION VIA PATSY WINN BLVD. SHALL BE LIMITED TO THE SHARED DRIVEWAY BETWEEN LOT 1 AND LOT 3, AS SHOWN ON THE PLAT DRAWING ABOVE.

PRELIMINARY SUBDIVISION PLAT
AMIGOS SUBDIVISION
EAGLE PASS, TEXAS, MAVERICK COUNTY

REVISED 7-8-22 VB

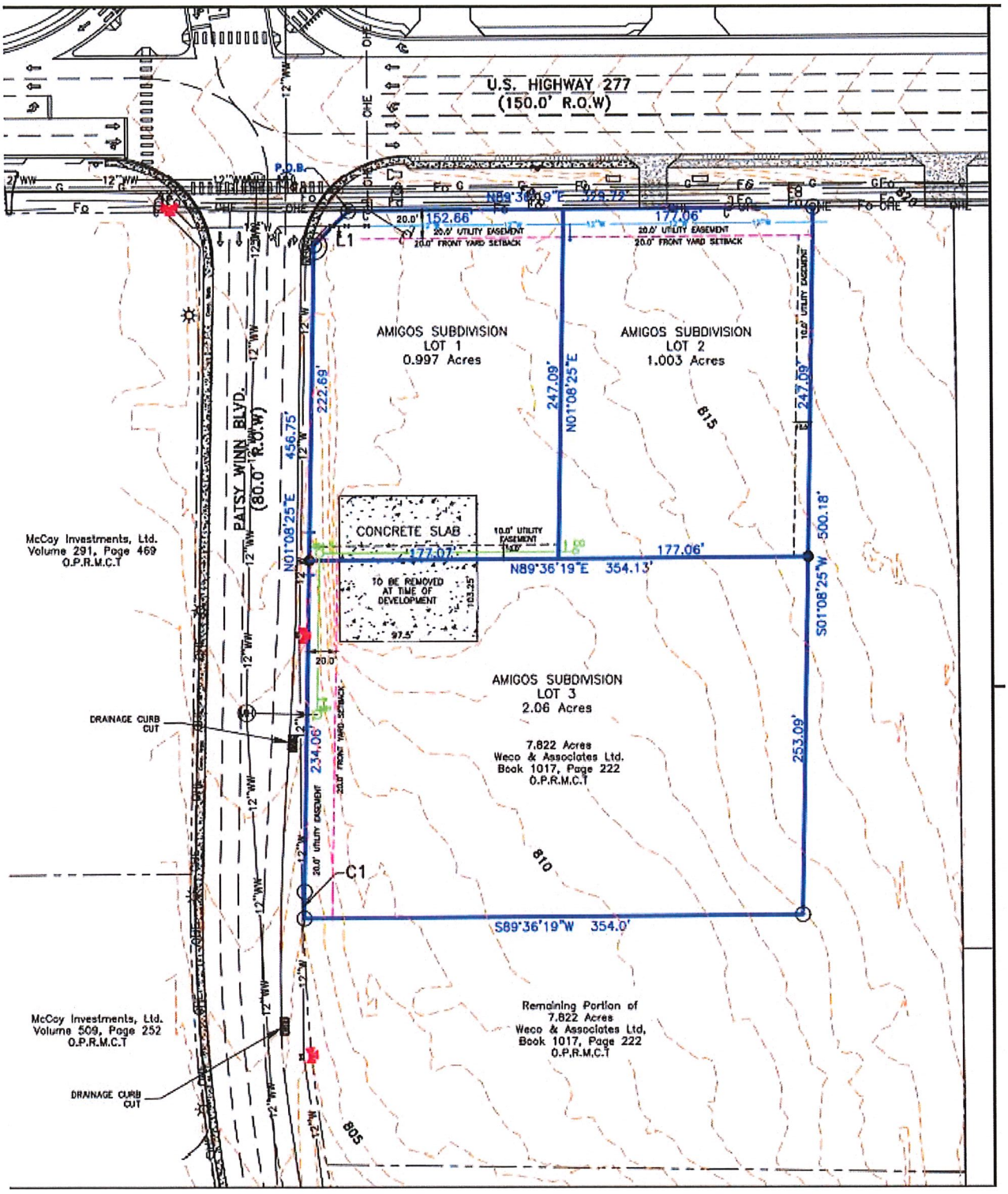
TERRATECH ENGINEERING
AND CONSTRUCTION SERVICES
3292 EL INDIO HWY, EAGLE PASS, TX
(830)-773-0579
ajlibson@terratechengineering.com
FIRM #14118
www.terratechengineering.com

PROPERTY OWNER:
AMIGOS HOSPITALITY, LLC
774 TURNPIKE DRIVE
EAGLE PASS, TX 78852

JOB: 0113–22
SHEET 1 OF 1
DESIGNED: FJC, AJL
DRAWN: GGZA
CHECKED: FJC, AJL

SCALE: 1" = 70'
JULY 7, 2022

Preliminary Plat Drawing



Attachment 2
Variance Application(s)

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 book1017,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 if their land?

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

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

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

RECEIVED 9-16-22 MK

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

PARTIAL RELEASE OF LIEN

THE STATE OF TEXAS]

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF MAVERICK]

THAT the undersigned, of the County of Bexar, and State of Texas, the present legal and equitable owner and holder of that certain promissory note in the principal sum of One Hundred Fifty Thousand & No/100 Dollars ($150,000.00) dated August 9th, 1971, executed by Art Homes, Inc., fully described in a Deed of Trust duly recorded in Vol. 57, page 5 of the Deed of Trust Records of Maverick County, Texas; and further described in Extension of Real Estate Note and Lien dated October 30, 1972, and duly recorded in Vol. 113, page 22, Deed of Trust Records of Maverick County, Texas; said note being secured by Deed of Trust Liens, among other property, against the following described property, to-wit:

> Being all that certain tract or parcel of land, together with all improvements thereon, lying and being situated in Maverick County, Texas, and described as being Lot [redacted], Block 6, Siesta Acres Subdivision, Unit II, near the City of Eagle Pass, Texas;

for and in consideration of the sum of Ten & No/100 Dollars ($10.00) and other valuable considerations paid to the undersigned by Art Homes, Inc., the receipt of which is hereby acknowledged, does hereby RELEASE, DISCHARGE, and FOREVER ACQUIT unto the said Art Homes, Inc., the above described property said said Deed of Trust against the same securing the payment of the above described note.

BUT it is expressly agreed and understood that this is a Partial Release and that the same shall in no wise release, affect or impair said lien or liens against any other property in said instrument mentioned, securing the remainder owing on said note not heretofore and hereby released by the undersigned.

EXECUTED this 22nd day of December, 1972, with corporate seal affixed.

ATTEST: NATIONAL BANK OF COMMERCE OF SAN ANTONIO

Assistant Cashier By L. D. Maltsberger
Senior Vice President

(Corporate Seal)

THE STATE OF TEXAS]

COUNTY OF BEXAR]

Before me, the undersigned authority, on this day personally appeared L. D. Maltsberger, Senior Vice President of National Bank of Commerce of San Antonio, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said corporation.

Given under my hand and seal of office this 22nd day of December, 1972.

(L.S.)

Maybelle C. Doerr
Notary Public, Bexar County, Texas

MAYBELLE C. DOERR
Notary Public, Bexar County, Texas

Filed for record the 2 day of January, 1973 at 8:31 o'clock A.M.

E. Lopez, County Clerk By Ermelinda G. Sumpter, Deputy

Purchase to View Full Image

Vol [redacted] Pg 228.

DEED

THE STATE OF TEXAS)
)
COUNTY OF MAVERICK)

Know all men by these presents, that I, C.C. WINN, grantor, of Maverick County, Texas, for and in consideration of Ten and no/100 Dollars ($10.00) to me in hand paid by Winn Exploration Co.,Inc., grantee, a Texas Corporation with offices at 900 N.E. Loop 410, San Antonio, Texas, the receipt of which is hereby acknowledged, do by these presents grant, bargain, sell and convey unto the grantee, its successors and assigns, all of that certain tract or parcel of land in Maverick County, Texas, described as follows, to wit:

4506.7 acres of land, more or less, patented by the State of Texas to the International and Great Northern Railroad Company, being all of Surveys 18 and 19, Block 6; all of Surveys 223,224, 249 and 250, Block 7; approximately the East one-third of Survey 20, Block 6; and approximately the West one-third of Surveys 222 and 251, Block 7, and more particularly described by metes and bounds as follows:

BEGINNING at an iron pipe, the Southeast corner of Survey 18, Block 6, I&GN RR Co;
THENCE, S.89deg.27 min. W. 1916 varas to an iron pipe, the Southwest corner of Survey 18 and the Southeast corner of Survey 19;
THENCE 89 deg. 00 min. W. 1936.5 varas to the Southwest corner of Survey 19, and the Southeast corner of Survey 20;
THENCE S. 89 deg. 00 min. W. 606 varas to a point on the South line of Survey 20, Block 6, I&GN RR Co.;
THENCE N. 1 deg. 07 min W. 1730 varas to a point in the North line of Survey 222 located 518.2 varas West of its Northeast corner, crossing Survey 20, Block 6, Survey 251, Block 7 and Survey 222, Block 7;
THENCE N.89 deg. 25 min. E. 518.2 varas to the Northeast corner of Survey 222 and the Northwest corner of Survey 223;
THENCE N.89 deg. 25 min E. 1957.5 varas to the Northeast corner of Survey 223 and the Northwest corner of Survey 224;
THENCE N. 89 deg. 25 min. E. 1952.3 varas to the Northeast corner of Survey 224, passing a fence corner at 716.3 varas (fence runs Northeast);
THENCE S. 1 deg. 07 min E. 1900 varas to an iron pipe the Southeast corner of Survey 224 and the Northeast corner of Survey 249;
THENCE S. 1 deg. 07 min E. 1901 varas to the Southeast corner of Survey 249 and the Northeast corner of Survey 18;
THENCE S. 1 deg. 07 min. E. 1915 varas to an iron pipe, the Southeast corner of Survey 18, the point of beginning; and being the same land described in that certain deed dated January 6, 1944, from Hugh Greer et ux. to Charlie Gaebler, recorded in Volume 35,Page 215, Deed Records of Maverick County, Texas, to which reference is here made,
together with all and singular the improvement situated thereon and used or obtained in connection therewith.

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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.

REVISED
7-8-22

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:

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

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

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

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

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

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

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

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

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

Master Plan Map

Zoning Map

Item #2

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: 1558 Main Street / 285 Colorado Street / 261 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 are 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 FINDINGSOF FACT

A. Conclusions

1. The applicant's request contains sufficient information for consideration by the Planning and Zoning Commission. Please refer to Attachment 1.

2. The *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 assigns 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, with the condition that an opaque fence be constructed to serve as a buffer between residential and commercial zoned districts.

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 20, 2022

Attachment 1
Application

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 __X__Applicant ____Surveyor __X__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

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 (X) No ( ); If so, Zoning District: B1 & ~~R3 (Lot 7)~~

Existing Land Use: Commercial Proposed Land Use: Commercial

Requested Variances: _____

PROPERTY OWNER:

Name: Domingo Sanchez Contact: _____

Address: P O Box 1932 Phone: 830 968 4743

City: Eagle Pass Fax: _____

State: TX Zip: 78852 E-mail: _____

Signature: _____ Date: 6/10/2022

PROPERTY OWNER:

Name: _____ Contact: _____

Address: _____ Phone: _____

City: _____ Fax: _____

State: _____ Zip: _____ E-mail: _____

Signature: _____ Date: _____

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.

STATE OF TEXAS
HECTOR CANALES
97388
LICENSED
PROFESSIONAL ENGINEER

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.

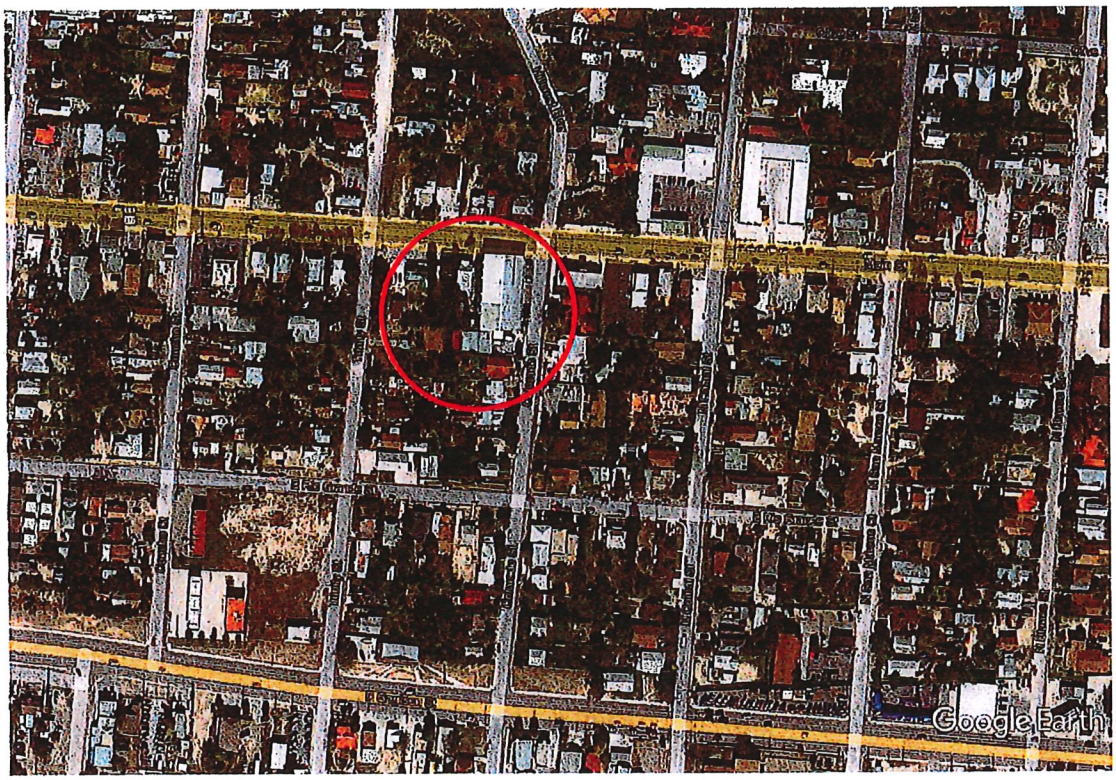
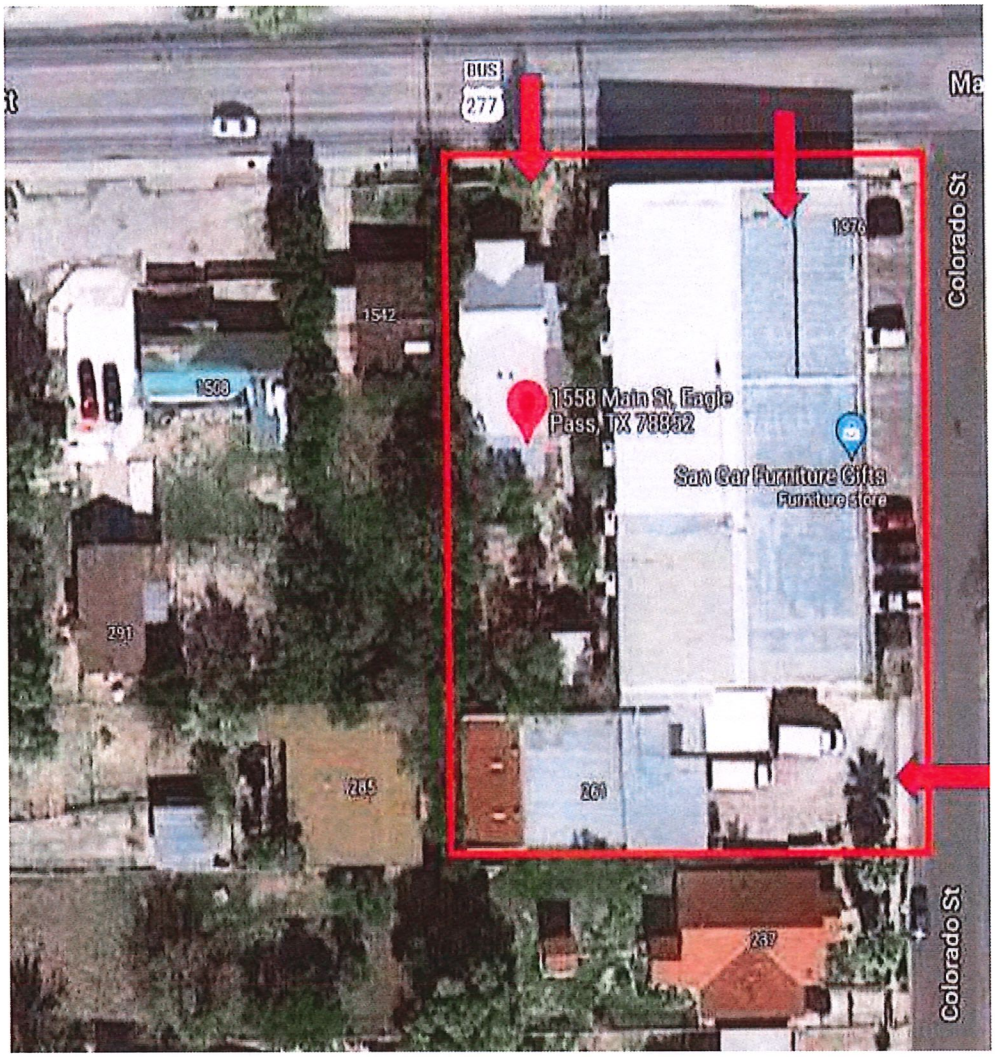


Figure 1: Location Map

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.

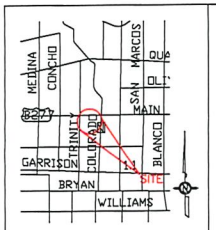

US 277
Colorado St
1542
1508
1976
1558 Main St, Eagle Pass, TX 78852
San Car Furniture Gifts
Furniture store
291
285
261
257
Colorado St

Main St
Main St
Trinity St
Colorado St
Comal St
Rio Grande St
Rio Gran

Main Street

Lot 4

Colorado Street



LOCATION MAP
NOT TO SCALE

MOUNTAIN VIEW ENGINEERING F-15053

CONSULTING ENGINEER:
HECTOR CANALES, P.E.
2400 VETERANS BLVD SUITE 8
DEL RIO, TEXAS 78840

SURVEYOR:
FRANSICO GAYTAN
RICHARD LANE AND ASSOCIATES
2805 ENCINO PARK DR.
EAGLE PASS, TEXAS 78852

I, THE UNDERSIGNED, CERTIFY THAT THIS AMENDING PLAT HILLCREST TERRACE ADDITION WAS REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF EAGLE PASS, TEXAS

CHAIRMAN OF THE CITY OF EAGLE PASS PLANNING AND ZONING COMMISSION — DATE

SWORN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2022

NOTARY PUBLIC — STATE OF TEXAS

I, THE UNDERSIGNED, CERTIFY THAT THIS AMENDING PLAT HILLCREST TERRACE ADDITION WAS REVIEWED AND APPROVED BY THE CITY MANAGER OF THE CITY OF EAGLE PASS, TEXAS

CITY MANAGER OF THE CITY OF EAGLE PASS — DATE

SWORN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2022

NOTARY PUBLIC — STATE OF TEXAS

STATE OF TEXAS
COUNTY OF MAVERICK

I, HON. SARA MONTEMAYOR, COUNTY CLERK OF MAVERICK COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS

FILED IN MY OFFICE ON THE _____ DAY OF _____

2022 AT _____ IN THE RECORDS OF SAID COUNTY, IN

THE ENVELOPE _____ SIDE _____ IN TESTIMONY

WHEREOF WITNESS MY HAND AND OFFICAL SEAL OF OFFICE

THIS THE _____ DAY OF _____ 2022.

HON. SARA MONTEMAYOR
MAVERICK COUNTY, TEXAS

STATE OF TEXAS)(
COUNTY OF MAVERICK)(

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

THE OWNER OF OF LOTS 4, 5, 6 & 7, BLOCK 25, HILLCREST ADDITION AND WHOSE NAME ARE SUBSCRIBED HERETO AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY DEDICATE TO PUBLIC USE THE STREET AND EASEMENTS SHOWN HEREIN, AND FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 212.032 AND THAT:

(A) THE WATER QUALITY AND CONNECTION TO THE LOT(S) WILL MEET THE MINIMUM STATE STANDARDS
(B) THE SEWER CONNECTION TO THE LOT(S) WILL MEET THE MINIMUM REQUIRMENTS OF THE STATE
(C) ELECTRICAL CONNECTION PROVIDED TO THE LOT(S) MEETS THE MINIMUM STATE STANDARDS
(D) THE GAS CONNECTIONS, IF AVALIBLE PROVIDED TO THE LOT(S) MEET OR WILL MEET THE MINIMUM STANDARDS, AND;

WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE

REPLAT CERTIFICATION (RESIDENTIAL DEED RESTRICTIONS)
I, DOMINGO GARCIA SANCHEZ, THE OWNER OF LOTS 4, 5, 6 & 7, BLOCK 25, HILLCREST ADDITION, AS SHOWN ON THIS AMENDING PLAT HEREBY CERTIFY THAT THIS AMENDING PLAT DOES NOT ALTER, AMEND OR REMOVE ANY COVANANTS OR RESTRICTIONS. I FURTHER CERTIFY THAT NO PORTION OF THE PROPOSED AREA TO BE REPLATTED WAS LIMITED WITHIN THE IMMEDIATE PRECEDING FIVE YEARS BY ANY INTERIM OR PERMANENT ZONING CLASSIFICATION TO RESIDENTIAL USE FOR NOT MORE THAN ONE RESIDENTIAL UNIT PER LOT; WE FURTHER CERTIFY THAT NO LOT COVERED BY THE AMENDING PLAT OF LOTS 4 & 7, BLOCK 25, HILLCREST ADDITION, APPROVED BY THE PLANNING COMMISSION IN THE PAST, WAS LIMITED BY DEED RESTRICTION TO RESIDENTIAL USE FOR NOT MORE THAN ONE RESIDENTIAL UNIT PER LOT.

DOMINGO GARCIA SANCHEZ

SWORN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF

_____ 2022

BY DOMINGO GARCIA SANCHEZ

SIGNATURE NOTARY PUBLIC STATE OF TEXAS

MY COMMISSION EXPIRES:_____

1. THIS SUBDIVISION IS LOCATED INSIDE THE CITY LIMITS OF EAGLE PASS, TEXAS.

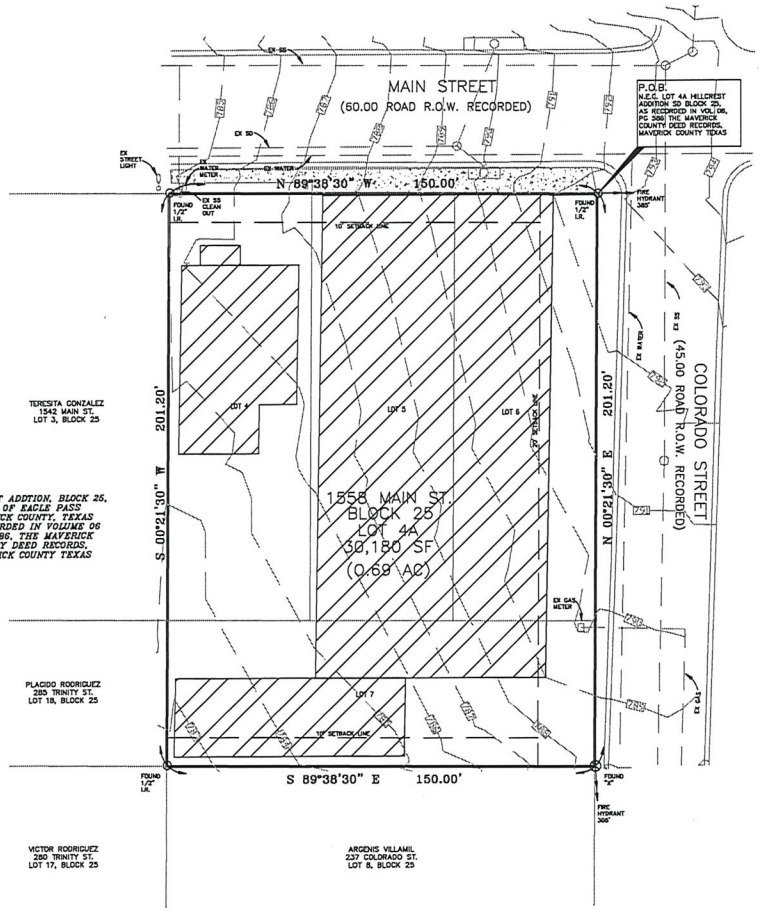
2. THIS SUBDIVISION IS NOT LOCATED WITHIN THE FEMA REGULATED 1% ANNUAL FLOODPLAIN AS DEPICTED ON FIRM PANEL #48323C 0453D, EFFECTIVE APRIL 4, 2011.

3. THE LOTS IN THE SUBDIVISION ARE CURRENTLY SERVED BY A PUBLIC WATER SYSTEM OWNED, OPERATED, AND MAINTAINED BY EAGLE PASS WATER WORKS.

4. THE LOTS IN THE SUBDIVISION ARE CURRENTLY SERVED BY A PUBLIC SEWER SYSTEM OWNED, OPERATED, AND MAINTAINED BY EAGLE PASS WATER WORKS.

5. THE LOTS IN THE SUBDIVISION ARE CURRENTLY SERVED ELECTRICITY PROVIDED BY AMERICAN ELECTRIC POWER, A PUBLIC UTILITY OPERATED UNDER THE LAWS AND REGULATIONS OF THE STATE OF TEXAS.

6. THE LOTS ARE ZONED B1.



METES AND BOUNDS
(LOT 4A)

A TRACT OF LAND CONTAINING 0.694 ACRES ; BEING LOTS 4, 5, 6 & 7, HILLCREST ADDITION BLOCK 25, ACCORDING TO THE ORIGINAL PLAT THEREOF RECORDED IN VOLUME 06, PAGE 586, OF THE DEED RECORDS OF THE COUNTY CLERK OF MAVERICK COUNTY, TEXAS, (REFERANCE TO WHICH IS HERE MADE FOR ALL PURPOSES), SAID IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

POINT OF BEGINNG (P.O.B) BEING AT A 1/2-INCH IRON ROD FOUND FOR THE APPARENT NORTHEAST CORNER OF LOT 4 AND BEING THE APPARENT EXISTING SOUTH R.O.W. LINE OF MAIN STREET FOR THE NORTHEAST CORNER OF AND BEING THE P.O.B. OF SAID 0.694 ACRE TRACT HEREIN DESCRIBED;

THENCE, N 89°38'30" W, AT A DISTANCE OF 50.00 FEET PASS THE NORTH LINE LOT 5, A DISTANCE OF 100.00 FEET PASS THE NORTH LINE LOT 6, A DISTANCE OF 100.00 PASS THE NORTH LINE OF LOT 6, CONTINUING FOR A TOTAL DISTANCE OF 150.00 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, S 00°21'30" E, AT A DISTANCE OF 100.00 FEET PASS THE WEST LINE OF LOT 6, A DISTANCE OF 201.20 FEET PASS THE WEST LINE OF LOT 7 FOR A TOTAL DISTANCE OF 201.20 TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, S 89°38'30" E, AT A DISTANCE OF 150.00 FEET WITH THE SOUTH LINE OF SAID LOT 7 TO A "X" MARKED IN CONCRETE FOUND FOR THE SOUTH EAST CORNER OF THIS TRACT;

THENCE, N 00°21'30" W, WITH THE EAST LINE OF SAID LOT 7 AND THE APARENT EXISTING EAST R.O.W. LINE OF COLORADO STREET A DISTANCE OF 81.20 PAST THE EAST LINE OF LOT 7; A DISTANCE OF 100.00 FEET PAST THE EAST LINE OF LOT 6, FOR A TOTAL DISTANCE OF 201.20 FEET TO A 1/2-INCH IRON ROD FOUND TO THE POINT OF BEGINNING, CONTAINING 30,180 SQUARE FEET OR 0.69 ACRES OF LAND MORE OR LESS.

BEARING BASIS AS PER THE MAP OR PLAT THEREOF RECORD IN VOLUME 06, PAGE 586, DEED RECORDS OF THE COUNTY CLERK OF MAVERICK COUNTY, TEXAS. FOUND SOUTH LINE OF MAIN STREET WITH BEARING N 89°38'30" E CALLING TO HAVE N 89°38'30" E.

STATE OF TEXAS)(
COUNTY OF VAL VERDE)(

I, HECTOR CANALES, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS (NO. 97388), HEREBY CERTIFY THAT THE WATER AND WASTEWATER SERVICES FOR THIS PLAT WERE DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF EAGLE PASS, TEXAS, THAT THESE SERVICES ARE CONNECTED TO A PUBLIC WATER AND SEWER UTILITIES OPERATED AND MAINTAINED BY THE CITY OF EAGLE PASS, TEXAS. THESE WATER AND SEWER DESIGNS ARE IN COMPLIANCE WITH THE MODEL SUBDIVISION RULES ADOPTED UNDER 16.343, TEXAS WATER CODE.

HECTOR CANALES, P.E. — DATE
REGISTERED PROFESSIONAL ENGINEER

SWORN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF

_____ 2022

NOTARY PUBLIC — STATE OF TEXAS

STATE OF TEXAS OF HECTOR CANALES 97388 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS)(
COUNTY OF MAVERICK)(

I, FRANCISCO GAYTAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE FOREGOING PLAT AND DESCRIPTION OF THE AMENDING PLAT OF HILLCREST ADDITION, BLOCK 25, WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION.

FRANCISCO GAYTAN — DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO. 5474

SWORN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF

_____ 2022

NOTARY PUBLIC — STATE OF TEXAS

STATE OF TEXAS FRANCISCO GAYTAN 5474 REGISTERED PROFESSIONAL LAND SURVEYOR

Scale: 1" = 20'

LEGEND

- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD
- FOUND "X" IN CONCRETE
- SET 60-D NAIL
- P.O.B. – POINT OF BEGINNING
- 1% FLOODPLAIN
- EX CONCRETE
- EX BUILDING
- PLAT BOUNDARY
- BOUNDARY OTHER
- SETBACK LINE

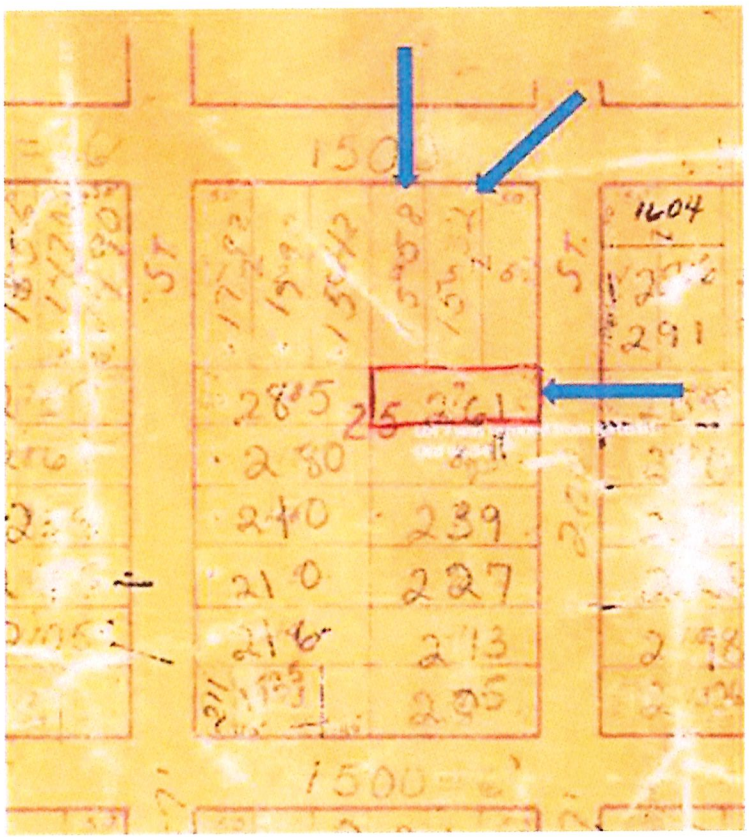
AMENDING PLAT OF HILLCREST ADDITION, BLOCK 25, LOTS 4, 5, 6 & 7

THIS PLAT AMENDS THE PLAT PREVIOUSLY RECORDED IN VOLUME 06, PAGE 586 OF THE MAVERICK COUNTY DEED RECORDS, MAVERICK COUNTY TEXAS

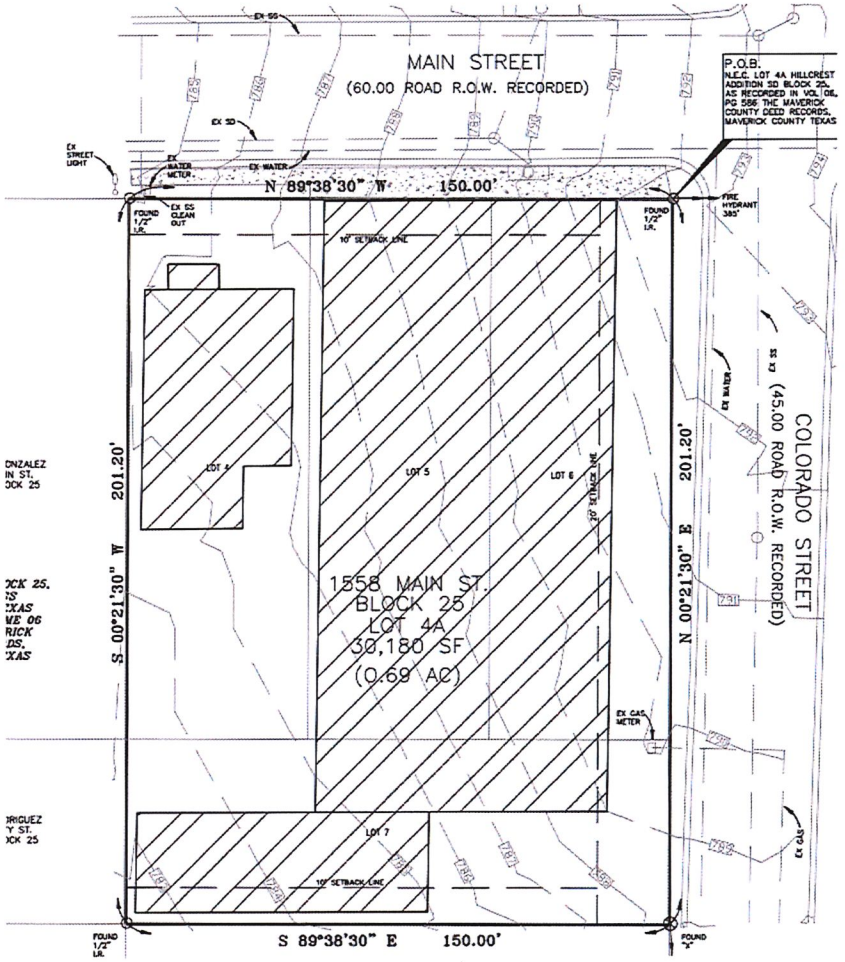
JULY 2022

REVISED 7-8-22 MM/VB

Legacy Map

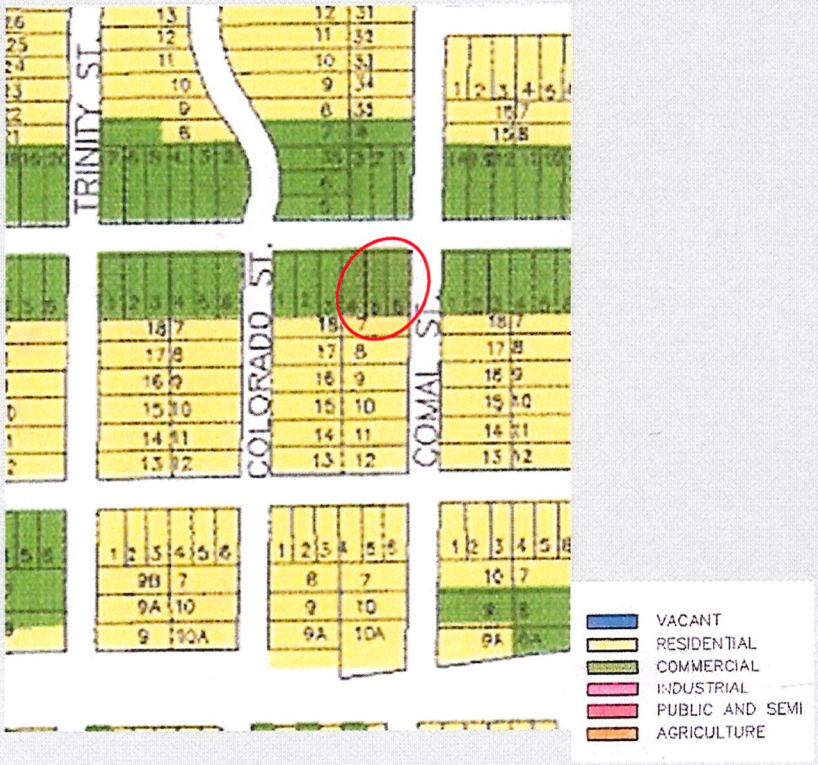


Amended Plat



Attachment 2
Master Plan Map
Zoning District Map

Master Plan



Zoning Map