

AGENDA



**ZONING BOARD OF ADJUSTMENTS AND APPEALS REGULAR MEETING
WEDNESDAY, OCTOBER 7, 2020, AT 5:30 P.M.
COUNCIL CHAMBERS, CITY HALL BUILDING
100 SOUTH MONORE STREET, EAGLE PASS, MAVERICK COUNTY, TEXAS**

PURSUANT TO SECTION 551.125(b); 551.127(b)(g); 551.007 OF THE TEXAS GOVERNMENT CODE AND THE DECLARATION BY GOVERNOR GREG ABBOTT ON MARCH 16, 2020, THIS MEETING OF THE ZONING BOARD OF ADJUSTMENT AND APPEALS OF THE CITY OF EAGLE PASS, TEXAS SHALL BE OPEN AND ACCESSIBLE TO THE PUBLIC VIA THE FOLLOWING FREE-OF-CHARGE VIDEOCONFERENCE LINK: <https://www.facebook.com/OfficialCityEaglePassTexas> AN ELECTRONIC COPY OF THE AGENDA PACKET FOR THE REGULAR MEETING OF THE ZONING BOARD OF ADJUSTMENT AND APPEALS IS ALREADY AVAILABLE TO THE PUBLIC AT THE FOLLOWING URL: <https://www.eaglepasstx.us/AgendaCenter>. IN LIGHT OF THE ONGOING NATIONAL EMERGENCY AND URGENT THREAT TO PUBLIC HEALTH CAUSED BY THE COVID-19 PANDEMIC, MEMBERS OF THE PUBLIC ARE ENCOURAGED TO FOLLOW THE RECOMMENDATIONS OF GOVERNMENT LEADERS AND THE CDC REGARDING SOCIAL DISTANCING AND SELF-QUARANTINE.

IF YOU ARE A CITIZEN WISHING TO PARTICIPATE IN CITIZENS COMMUNICATIONS PLEASE CALL ON WEDNESDAY, OCTOBER 7, 2020 FROM 2:00 P.M. TO 4:30 P.M. AT 830-773-1111 OR SEND EMAIL TO irodriguez@eaglepasstx.us

ESTABLISHMENT OF QUORUM

CITIZENS COMMUNICATIONS

MINUTES

1. Approval of the minutes of the July 1, 2020 meeting.

PUBLIC HEARING(S)

2. Public hearing on a variance request submitted by Jose Rodriguez, to reduce the required side yard building setback area from 5-feet to 1-ft and the rear yard building setback area from 5-feet to 16-inches to allow for the construction of a detached palapa, on property located at 1769 Amanda Lane ; closing of public hearing and possible action.
3. Public hearing on a variance request submitted by Terra Tech Engineering and Construction Services, to reduce the required front yard building setback area from 25-feet to 12-feet and the side yard building setback area from 5-feet to 0-feet for compliance of existing homes, on property located at 780 Ave B; closing of public hearing and possible action.
4. Public hearing on a variance request submitted by Cristina Jimenez, to reduce the required front yard building setback area from 25-feet to 17-feet to allow for the construction of an attached carport, on property located at 1012 Spies Drive; closing of public hearing and possible action.

ADJOURNMENT

Note: The Board 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 October 2, 2020 at 3:00 p.m.

for Mauboli 
Placido C. Madera
Planning Director

Item #1

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

The Zoning Board of Adjustments and Appeals of the City of Eagle Pass held their Regular meeting on Wednesday, July 1, 2020, at 5:30 p.m. in the City Council Chambers of Eagle Pass City Hall, 100 S. Monroe Street. All legal notices were duly posted in accordance with the law.

ESTABLISHMENT OF QUORUM

Present: Chairperson, Eugenio Mireles, Jr; Board Members, Ruben Herrera, and Jessica Perez.

Absent: Board Member, Jesus Diaz-Wever and Onesimo Elizondo; Alternate Board Members, Marisela Rodriguez, and Janina Ayers.

Other staff present: Planning Director, Placido Madera; and City Secretary, Imelda B. Rodriguez

With a quorum being present, Chairperson Mireles called the meeting to order and the Zoning Board of Adjustments and Appeals considered the items as follows.

CITIZENS COMMUNICATIONS

At this moment, anyone wishing to address the Board, on any item, even one not appearing on the agenda, was welcome to speak, keeping in mind that although the Board would be unable to take formal action on such item, they would be glad to take it under consideration. Planning Director, Placido Madera along with City Secretary, Imelda B. Rodriguez responded that there were none submitted via email or telephone.

MINUTES

1. Approval of the minutes of the June 3, 2020 meeting.

Motion: To approve the minutes of June 3, 2020.
Made: Perez
Second: Elizondo
Ayes: 3
Nays: 0
Abstained 0
Absent: Diaz-Wever and Herrera

PUBLIC HEARING(S)

2. Public hearing on a variance request submitted by Gina H. Godina, for a variance to reduce the front yard building setback, to allow for the construction of a 6-foot wooden picket fence on property located at 1410 Bryan Street; closing of public hearing and

possible action.

Chairperson Mireles opened the public hearing at 5:37 p.m.

Planning Director, Placido Madera informed the Board with details on the request, stating this is an R-3A Apartment District. He stated that 18 notices were sent out to abutting property owners; one was received in favor and none in opposition. Mr. Madera also informed the Board of the ordinances for Front yard setbacks and presented them with images of other adjacent property line distance from street with fences. The Planning Department is recommending approval of this Front Yard Setback reduction.

Ms. Diana Sandoval, a tenant at this location expressed her concerns with privacy issues and stolen items in having a 4-foot fence Vs. a 6-foot fence which would be better.

Mr. Margil Lopez, a future tenant at this location also expressed his concerns with the safety in the back yard of the accessibility a 4-foot would be more exposed for a tenant. He stated that rental homes are more exposed to being burglarized in studies and having a 6-foot fence would help and hopes the Board approves this request.

Ms. Gina M. Godina the requestor thanked the Board for their time and stated that her main goal was to have separate private units and fencing to have tenants feel at home. She felt that at 4-foot fence would expose everything and a 6-foot fence would be safer.

Board Member Elizondo stated that the plan was very professionally done and approves the 6-foot fence.

Board Member Perez stated that after hearing the tenants and owner's privacy and safety issues of the 6-foot fence as well concurs with the approval of the request.

Chairperson Mireles expressed his concerns in setting presidents to this unusual setting but will go the majority.

Chairperson Mireles closed the public at 5:57 p.m.

Motion:	To approve the variance request submitted by Gina M. Godina.
Made:	Elizondo
Second:	Perez
Ayes:	3
Nays:	0
Abstained:	0
Absent:	Diaz-Wever and Herrera

ADJOURNMENT

Zoning Board of Adjustments and Appeals Regular Meeting
July 1, 2020
Page 3

Motion: To adjourn the meeting at 6:00 p.m.
Made: Elizondo
Second: Perez
Ayes: 3
Nays: 0
Abstained: 0
Absent: Diaz-Wever and Herrera

ATTEST:

Eugenio Mireles
Chairperson

Imelda B. Rodriguez
City Secretary

Item #2



Planning Department

Report to the Zoning Board of Adjustment and Appeals

I. APPLICANT & PROPERTY INFORMATION

Applicant: Jose Rodriguez

Location: 1769 Amanda Lane

Legal Desc: Lot 3, Block 13, Lewis Farms Estates Unit #4

MCAD PIN: 8711183

Parcel Size: .1359 acres (5,921.10 - square feet)

Existing Use: Residential

Zoning: R-2 Second One-Family Dwelling District

Master Plan: Residential

Request: Reduction of the side yard building setback area from 5-feet to 1-ft and the rear yard building setback area from 5-feet to 16-inches to allow for the construction of a detached palapa.

CURRENT CONDITIONS

Infrastructure: Property is serviced by public utilities/franchises

Vegetation: Residential landscaping

Vicinity: Property is bordered by residential developments and adjacent to subject property a city park and the Perfecto Mancha Elementary School are in the vicinity.

II. STAFF ANALYSIS

Applicant is requesting a reduction of the side yard building setback area from 5-ft to 1-ft and the rear yard building setback area from 5-ft to 16-inches, to allow for the construction of a detached palapa as shown in Figure 1.



PLANNING DEPARTMENT

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

VARIANCE APPLICATION (ZBAA)

Case No. 48391

Applicant Information	Name: <u>Jose Rodriguez</u>
	Mailing Address: <u>1769 Amanda</u>
Property Owner Information	Phone: <u>(830) 212-2464</u> E-mail: <u>Jrodriguez_851@yahoo.com</u>
	Note: if you are not the owner of the property, you must attach a letter from the owner authorizing you to submit this application.
Property Information	Name: <u>Jose Rodriguez</u>
	Mailing Address: <u>1769 Amanda Lane</u>
Property Information	Phone: <u>(830) 212-2464</u> E-mail: <u>Jrodriguez_851@yahoo.com</u>
	Site Address: <u>1769 Amanda Lane</u> MCAD Property ID # <u>8711183</u>
Property Information	Legal Description: Lot(s) <u>3</u> Block <u>13</u> Subdivision <u>Lewis Farms Estates Unit 4</u>
	(Property must be legally subdivided or be lot of record)
Property Information	Front Yard Width (feet) <u>54</u> Rear Yard Width (feet) <u>54</u> Side Yard Width (feet) <u>109.70</u>
Description of Project:	
<u>16x22 palapa with 2 walls</u>	
Detailed Explanation of Variance Request	
How does the strict application of the zoning code impose practical difficulties or particular hardship for your project?	
<u>building is about 2ft from fence line</u>	
How is your variance request consistent with the general purpose and intent of the zoning code?	
<u>When building the palapa I was not aware of zoning codes in my back yard. I thought it was ok since other properties in the same subdivision are just as close or more to their fence line.</u>	
How will the granting of the variance not merely serve as a convenience to you, but will alleviate some demonstrable hardship or difficulty so great as to warrant the variance?	

RECEIVED
09/02/2014

* Complete app via email 9/11/2014 MK

Scanned with CamScanner

Is your variance request necessary because of exceptional narrowness, shallowness, or shape of your property?

No

Is your variance necessary because of exceptional topographical conditions or other extraordinary or exceptional situation or condition of your property?

No

Will the strict application of the zoning code result in peculiar and exceptional practical difficulties and particular hardship to you, and amount to a practical confiscation of the property and not a mere inconvenience?

No

Will the granting of the variance create substantial detriment to the public good?

No

Will your variance impair an adequate supply of light and air to adjacent property?

No

Will your variance materially increase the traffic congestion on public streets?

No

Will your variance increase the public danger of fires and safety?

No

Will your variance materially diminish or impair established property values within the surrounding area?

No

Will your variance impair the public health, safety, comfort, morals and welfare of the City of Eagle Pass?

No

Applicant Authorization	I authorize the City of Eagle Pass to conduct any site visits necessary to evaluate this 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 variance request. I further attest that I have the authority to submit this application and agree to comply with any and all conditions of variance approval. I agree to provide any additional information requested by the City as they deem necessary for the processing of this application.
	<u>[Signature]</u> <u>8-2-20</u> Applicant Signature Date

Office Use	Date Application Accepted for Review: <u>09-02-20</u> By: <u>LV</u>
	Contact Date for Supplemental Info: <u>09/02/20</u> Supplemental Info Received: <u>09/17/20</u>
	Completeness Review Date: <u>9-17-20</u> By: <u>ML</u>
	Application Returned to Applicant: <u>NA</u> (when applicable)
	Note: Processing fee of \$100.00. <u>✓ LV/ML</u>

MR/G/2020

VARIANCE PROCESS

THE VARIANCE PROCESS IS INTENDED TO PROVIDE AGGRIEVED PESONS WITH A MECHANISM THAT ALLOES FOR POSSIBLE VARIATIONS TO THE ORDINANCE. A PROPERTY OWNER AND/OR APPLICANT IS REQUIRED TO DEMONSTRATE THAT THE STRICT COMPLIANCE OF AN

Maverick CAD

Property Search Results > 8711183 RODRIGUEZ, JOSE EMMANUEL & DARIELA for Year 2020

Tax Year: 2020

Property

Account

Property ID:	8711183	Legal Description:	LEWIS FARM ESTATES UNIT # 4, BLOCK 13, LOT 3
Geographic ID:	L4604130000300	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address:	1769 AMANDA LANE EAGLE PASS, TX 78852	Mapsco:	
Neighborhood:		Map ID:	
Neighborhood CD:			

Owner

Name:	RODRIGUEZ, JOSE EMMANUEL & DARIELA	Owner ID:	100152
Mailing Address:	1769 AMANDA LANE EAGLE PASS, TX 78852	% Ownership:	100.000000000000%
		Exemptions:	

Values

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

Taxing Jurisdiction

Owner: RODRIGUEZ, JOSE EMMANUEL & DARIELA
% Ownership: 100.000000000000%

Total Value: N/A

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

Improvement / Building

Improvement #1: RESIDENTIAL State Code: A1 Living Area: 1265.7 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	F4	ST	2011	1265.7
OP	OPEN PORCH	*		2011	25.5
OP	OPEN PORCH	*		2011	16.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RS	RES SINGLE FAMILY	0.1359	5921.10	0.00	0.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2021	N/A	N/A	N/A	N/A	N/A	N/A
2020	N/A	N/A	N/A	N/A	N/A	N/A
2019	\$103,500	\$29,610	0	133,110	\$0	\$133,110
2018	\$104,590	\$29,610	0	134,200	\$0	\$134,200
2017	\$95,480	\$29,610	0	125,090	\$0	\$125,090
2016	\$95,480	\$29,610	0	125,090	\$0	\$125,090
2015	\$97,460	\$25,460	0	122,920	\$0	\$122,920
2014	\$97,460	\$25,460	0	122,920	\$0	\$122,920
2013	\$97,460	\$25,460	0	122,920	\$0	\$122,920
2012	\$84,170	\$24,570	0	108,740	\$0	\$108,740
2011	N/A	N/A	N/A	N/A	N/A	N/A
2010	N/A	N/A	N/A	N/A	N/A	N/A

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/28/2011	WD-VL	WARRANTY DEED WITH VENDORS LIEN	RUBIO HOMES, LLC	RODRIGUEZ, JOSE EMMANUEL & DARIELA	1323	314	168795
2	11/15/2011	WD	WARRANTY DEED	MAVERICK MI TIERRA DEVELOPMENT, LTD	RUBIO HOMES, LLC	1323	310	168794

Tax Due

Property Tax Information as of 09/02/2020

Amount Due if Paid on: 

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

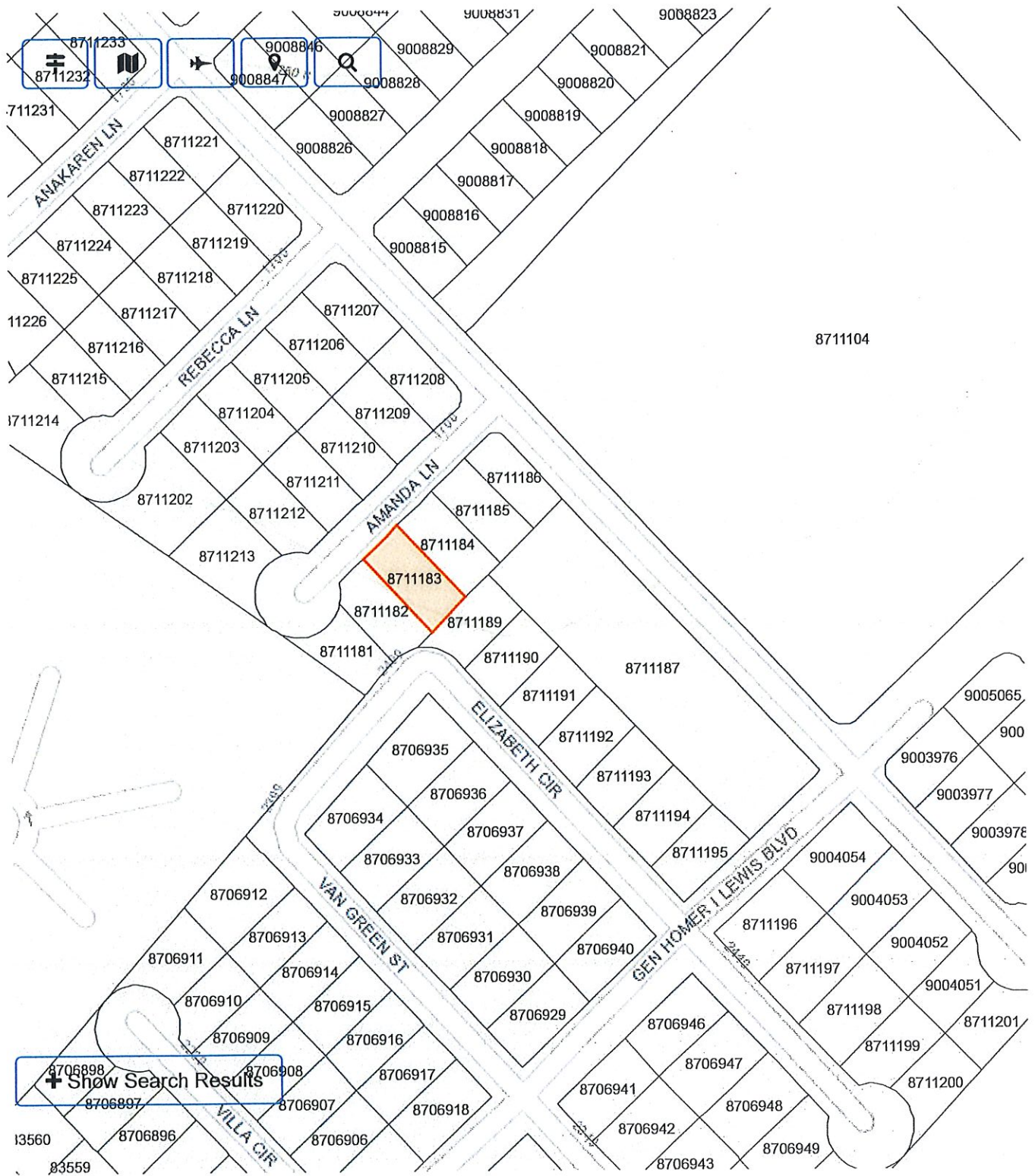
NOTE: Penalty & interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (830) 773-0255

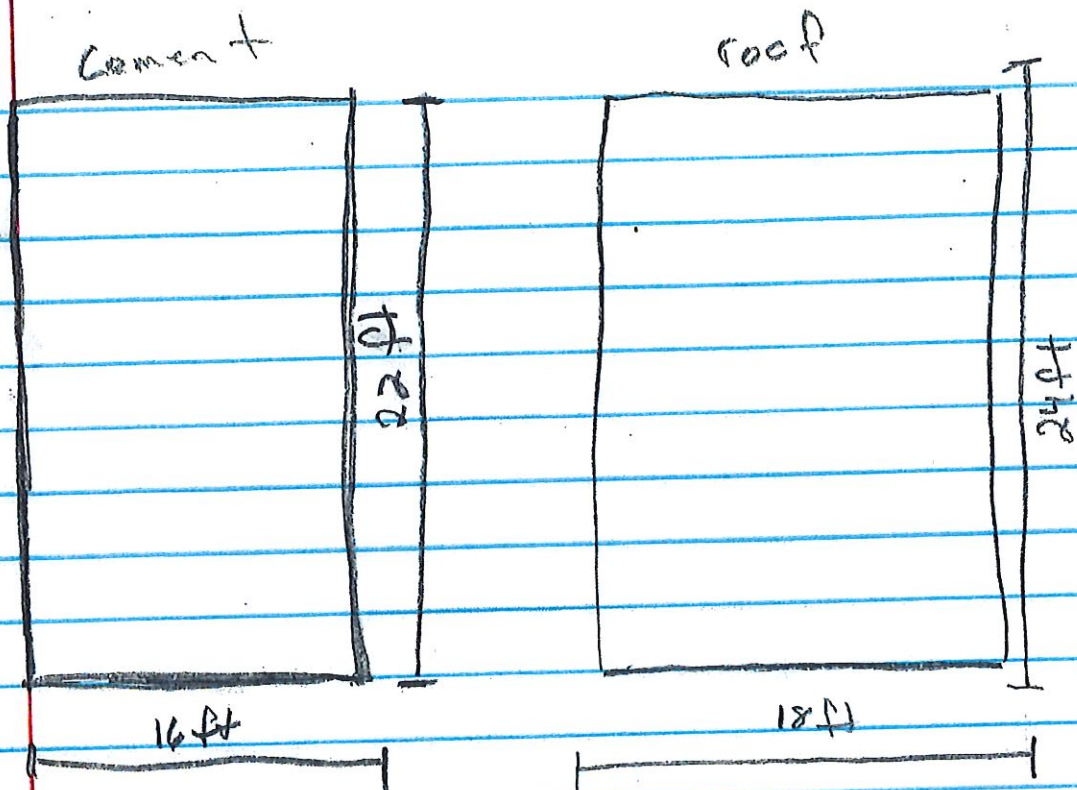
Website version: 1.2.2.31

Database last updated on: 9/1/2020 7:04 PM

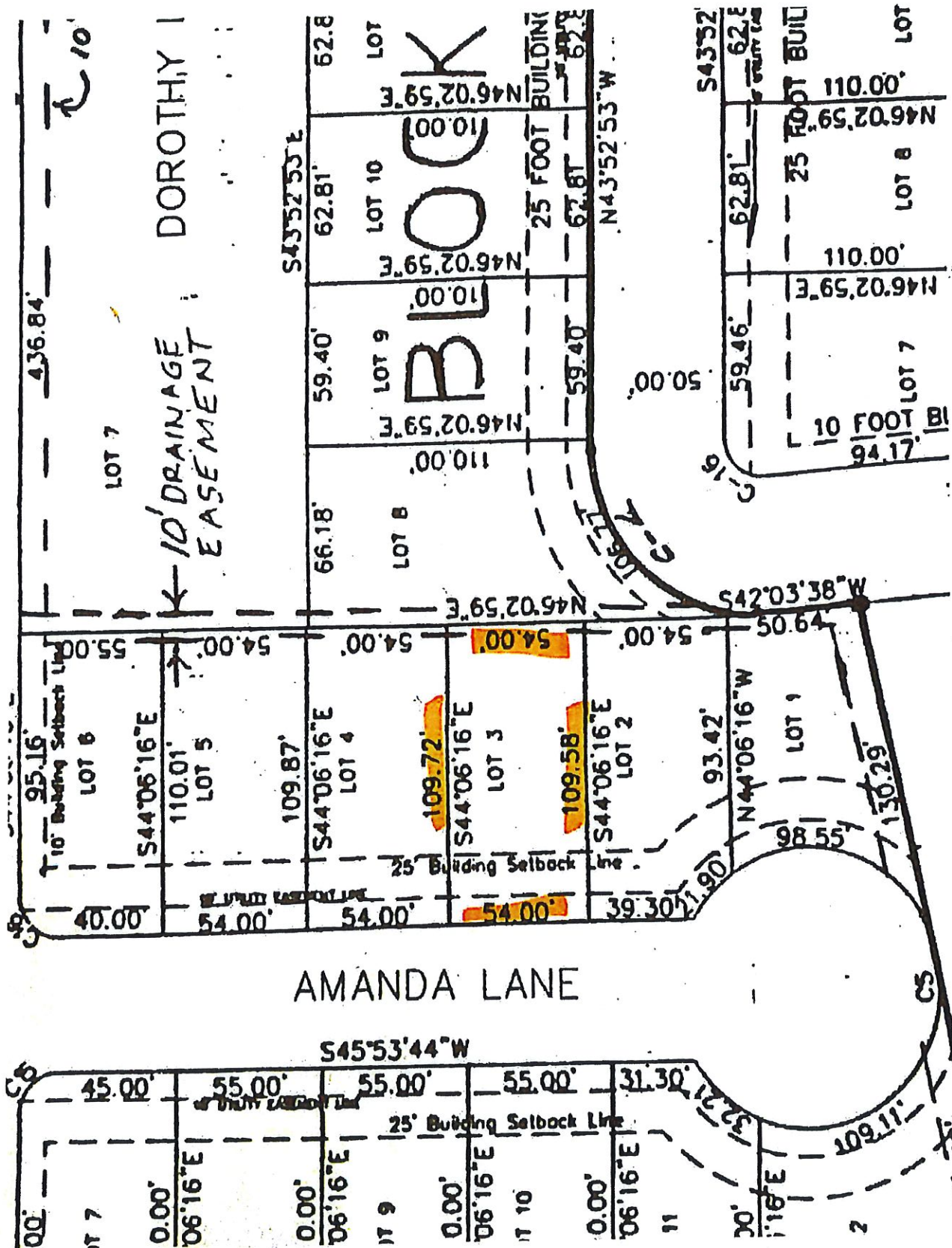
© N. Harris Computer Corporation



60m
200ft



Hand



Google Maps 1768 Amanda Ln



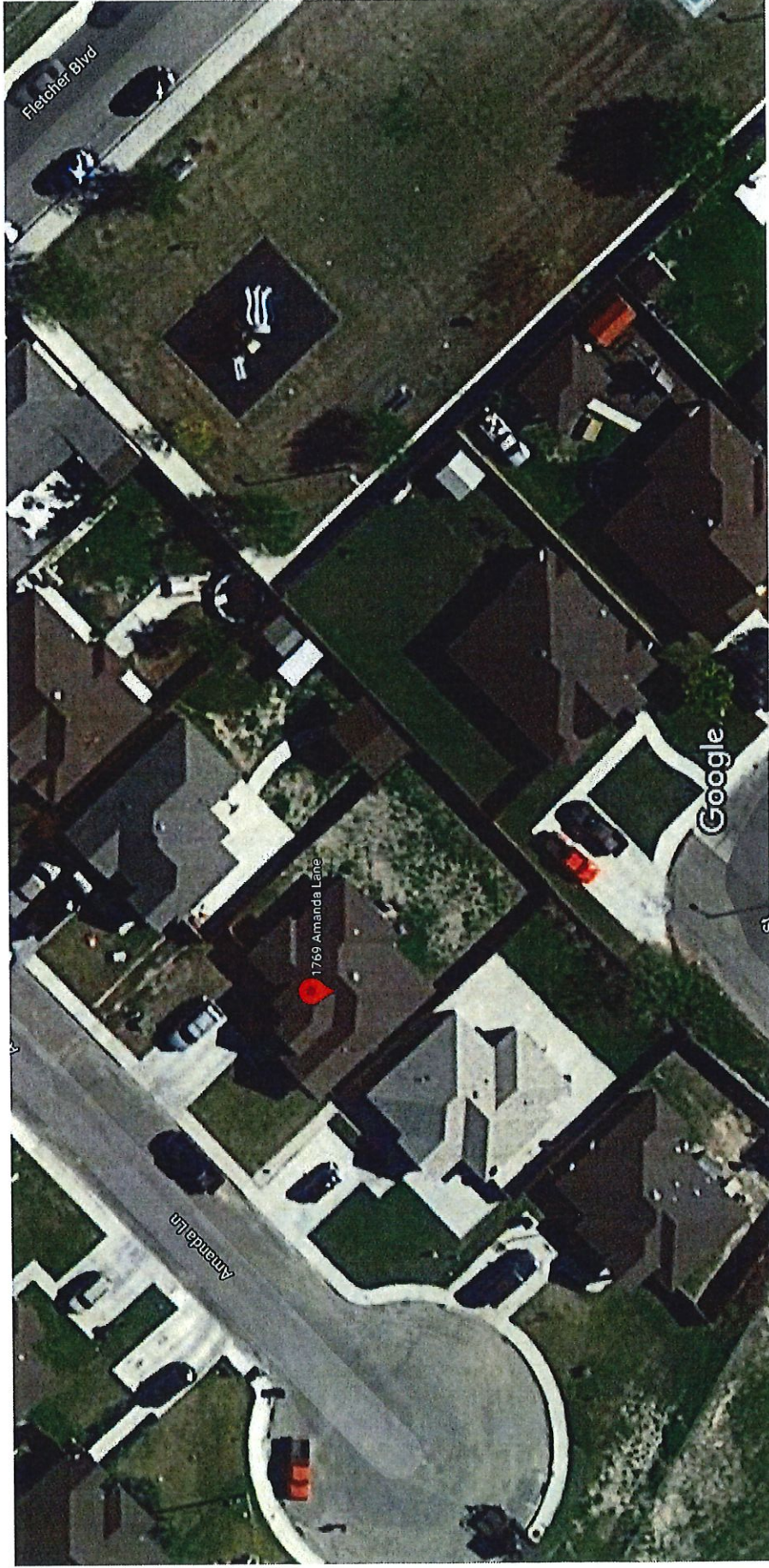
Image capture: Feb 2013 © 2020 Google

Eagle Pass, Texas

Google

Street View







Item #3

This report will be provided at a later date, before the meeting date.

Item #4



Planning Department

Report to the Zoning Board of Adjustment and Appeals

I. APPLICANT & PROPERTY INFORMATION

Applicant: Cristina Jimenez

Location: 1012 Spies Drive

Legal Desc: Lot 6, Block 9, Carthage Place Unit 3

MCAD PIN: 6269

Parcel Size: 0.1846 (8,042-square feet)

Existing Use: Residential

Zoning: R-2 (Second One-Family Dwelling District)

Master Plan: Residential

Request: Reduction of front yard building setback area from 25-feet to 17-feet to allow for the construction of an attached carport, on property located at 1012 Spies Drive.

II. CURRENT CONDITIONS

Infrastructure: Property is serviced by public utilities/franchises

Vegetation: Residential landscaping

Vicinity: Property is bordered by residential developments to the north, south, east, and west.

III. STAFF ANALYSIS

Applicant is requesting a front yard setback reduction from 25-feet to 17-feet to allow for the construction of an attached carport measuring approximately 440-square feet on property located at 1012 Spies Drive as shown in Figure 1.



PLANNING DEPARTMENT

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

VARIANCE APPLICATION (ZBAA)

Case #

Applicant Information

Name: Cristina Jimenez
Mailing Address: 1012 Spies Dr., Eagle Pass, TX 78852
Phone: 830-421-9311 E-mail: cjimenez-6@hotmail.com
Note: if you are not the owner of the property, you must attach a letter from the owner authorizing you to submit this application.

Property Owner Information

Name: Cristina Jimenez
Mailing Address: 1012 Spies Dr., Eagle Pass, TX 78852
Phone: 830-421-9311 E-mail: cjimenez-6@hotmail.com

Property Information

Site Address: 1012 Spies Dr. MCAD Property ID # 6269
Legal Description: Lot(s) 6 Block 9 Subdivision Carthage Place Unit #3
(Property must be legally subdivided or be lot of record)
Front Yard Width (feet) _____ Rear Yard Width (feet) _____ Side Yard Width (feet) _____

Description of Project:

Construction of Partial roof over existing driveway

Detailed Explanation of Variance Request

How does the strict application of the zoning code impose practical difficulties or particular hardship for your project?

My new carport roof will extend ~10' from the front wall of my home into the 25' setback

How is your variance request consistent with the general purpose and intent of the zoning code?

This type of variance request is required to be able to build within the front setback area of my existing driveway, and will enhance the overall finish of our home and protect our vehicles.

How will the granting of the variance not merely serve as a convenience to you, but will alleviate some demonstrable hardship or difficulty so great as to warrant the variance?

Again, this addition to our home will improve aesthetic of our home and protect our vehicles from the everyday weather.

Is your variance request necessary because of exceptional narrowness, shallowness, or shape of your property?

N/A

Is your variance necessary because of exceptional topographical conditions or other extraordinary or exceptional situation or condition of your property?

N/A

Will the strict application of the zoning code result in peculiar and exceptional practical difficulties and particular hardship to you, and amount to a practical confiscation of the property and not a mere inconvenience?

N/A

Will the granting of the variance create substantial detriment to the public good?

No

Will your variance impair an adequate supply of light and air to adjacent property?

No

Will your variance materially increase the traffic congestion on public streets?

No

Will your variance increase the public danger of fires and safety?

NO

Will your variance materially diminish or impair established property values within the surrounding area?

NO

Will your variance impair the public health, safety, comfort, morals and welfare of the City of Eagle Pass?

NO

Applicant Authorization

I authorize the City of Eagle Pass to conduct any site visits necessary to evaluate this 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 variance request. I further attest that I have the authority to submit this application and agree to comply with any and all conditions of variance approval. I agree to provide any additional information requested by the City as they deem necessary for the processing of this application.

Cristina Jimenez
Applicant Signature

6/5/20
Date

Office Use

Date Application Accepted for Review: 9-23-20 By: MR

Contact Date for Supplemental Info: NA Supplemental Info Received: NA

Completeness Review Date: 9/23/20 By: MR

Application Returned to Applicant: NA (when applicable)

Note: Processing fee of \$100.00. check # 1023

MR:8/2019

Maverick CAD

Property Search Results > 6269 JIMENEZ, CRISTINA for Year 2020

Tax Year: 2020

Property

Account

Property ID: 6269 Legal Description: CARTHAGE PLACE UNIT # 3, BLOCK 9, LOT 6
Geographic ID: C1003090000600 Zoning: R2
Type: Real Agent Code:
Property Use Code:
Property Use Description:

Location

Address: 1012 SPIES DRIVE Mapsco:
EAGLE PASS, TX 78852
Neighborhood:
Neighborhood CD: Map ID:

Owner

Name: JIMENEZ, CRISTINA Owner ID: 110350
Mailing Address: 1012 SPIES DRIVE % Ownership: 100.000000000000%
EAGLE PASS, TX 78852
Exemptions: HS

Values

(+) Improvement Homesite Value:	+	\$86,070	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$40,210	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$126,280	
(-) Ag or Timber Use Value Reduction:	-	\$0	
(=) Appraised Value:	=	\$126,280	
(-) HS Cap:	-	\$0	
(=) Assessed Value:	=	\$126,280	

Taxing Jurisdiction

Owner: JIMENEZ, CRISTINA
% Ownership: 100.000000000000%
Total Value: \$126,280

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
--------	-------------	----------	-----------------	---------------	---------------

CAD	Central Appraisal District	0.000000	\$126,280	\$126,280	\$0.00
CIT	City of Eagle Pass	0.540743	\$126,280	\$126,280	\$682.85
GMC	Maverick County	0.568700	\$126,280	\$126,280	\$718.16
HOS	Hospital	0.148960	\$126,280	\$126,280	\$188.11
SCH	Eagle Pass ISD	1.161600	\$126,280	\$101,280	\$1,176.46
Total Tax Rate:		2.420003			
				Taxes w/Current Exemptions:	\$2,765.58
				Taxes w/o Exemptions:	\$3,055.98

Improvement / Building

Improvement #1:	RESIDENTIAL	State Code:	A1	Living Area:	1532.0 sqft	Value: \$86,070
------------------------	--------------------	--------------------	-----------	---------------------	--------------------	------------------------

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	F3P	BV	0	1300.0
STGF	STORAGE FRAME	*		0	100.0
ADDN	ADDITION	*		2016	232.0
OP	OPEN PORCH	*		2016	160.0
OP	OPEN PORCH	*		2016	100.0
OP	OPEN PORCH	*		2016	65.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RS	RES SINGLE FAMILY	0.1846	8042.00	0.00	0.00	\$40,210	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2021	N/A	N/A	N/A	N/A	N/A	N/A
2020	\$86,070	\$40,210	0	126,280	\$0	\$126,280
2019	\$86,070	\$40,210	0	126,280	\$0	\$126,280
2018	\$86,070	\$40,210	0	126,280	\$0	\$126,280
2017	\$96,660	\$32,170	0	128,830	\$0	\$128,830
2016	\$56,050	\$32,170	0	88,220	\$1,683	\$86,537
2015	\$48,510	\$30,160	0	78,670	\$0	\$78,670
2014	\$48,510	\$30,160	0	78,670	\$0	\$78,670
2013	\$48,510	\$30,160	0	78,670	\$3,441	\$75,229
2012	\$38,230	\$30,160	0	68,390	\$0	\$68,390

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/29/2017	WD-VL	WARRANTY DEED WITH VENDORS LIEN	LACH INVESTMENTS, LLC	JIMENEZ, CRISTINA	1668	37	199334
2	11/4/2016	WD-VL	WARRANTY DEED WITH VENDORS LIEN	JIMENEZ, CRISTINA	LACH INVESTMENTS, LLC	1611	479	194588
3	2/10/2005	WD	WARRANTY DEED	ANSON	JIMENEZ,	863	166	128732

Tax Due

Property Tax Information as of 10/05/2020

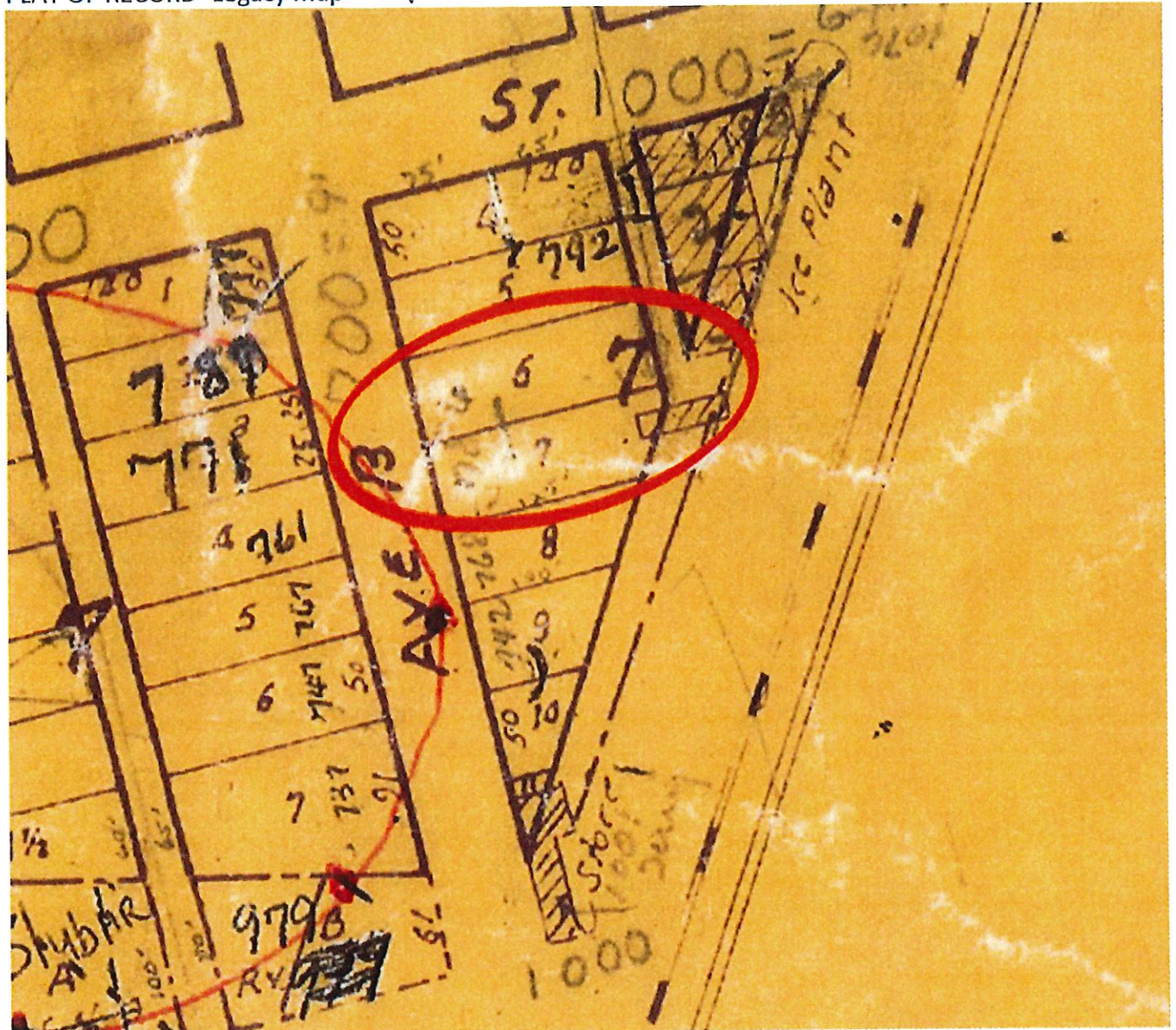
Amount Due if Paid on: 

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

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

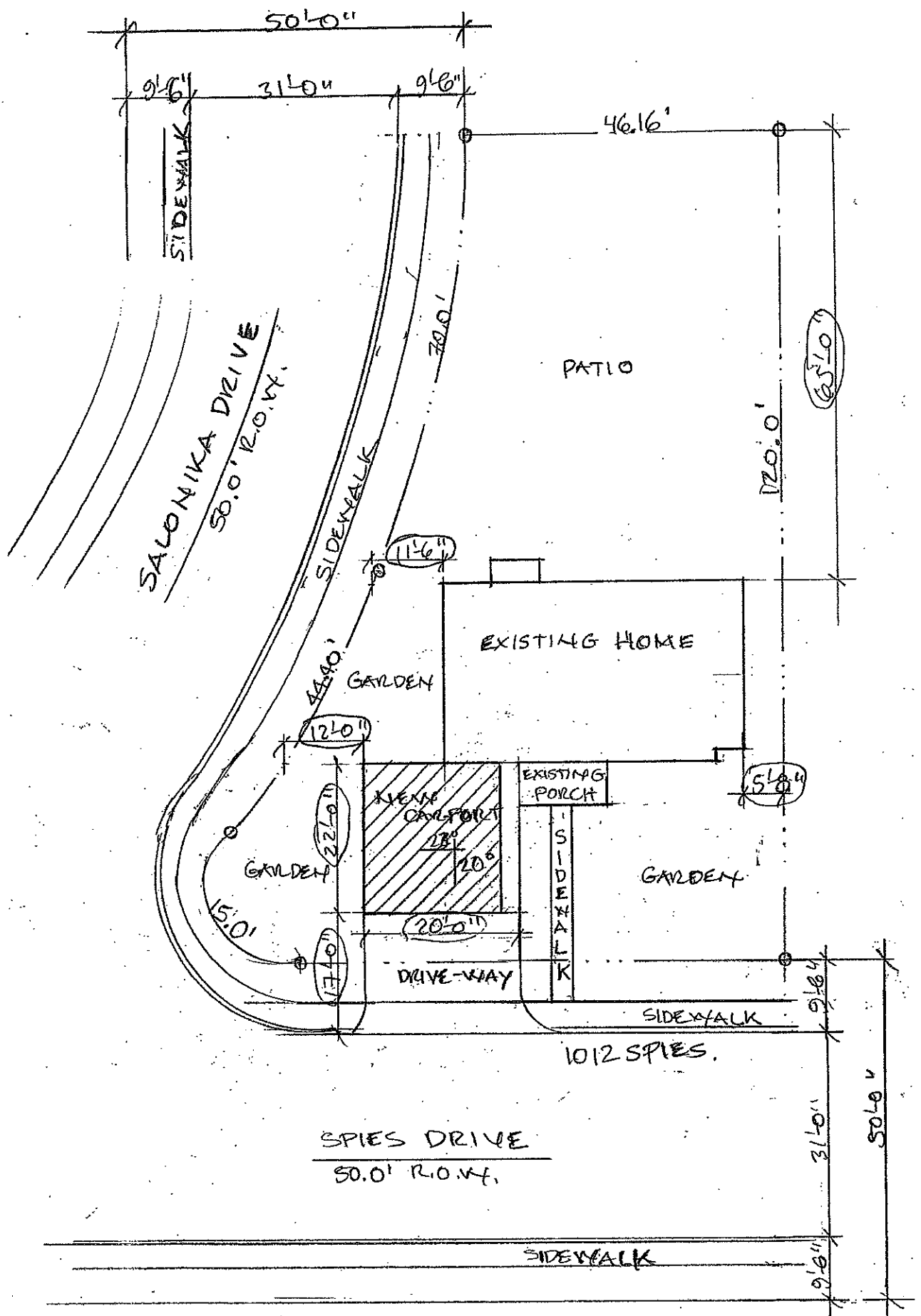
Questions Please Call (830) 773-0255

PLAT OF RECORD- Legacy Map



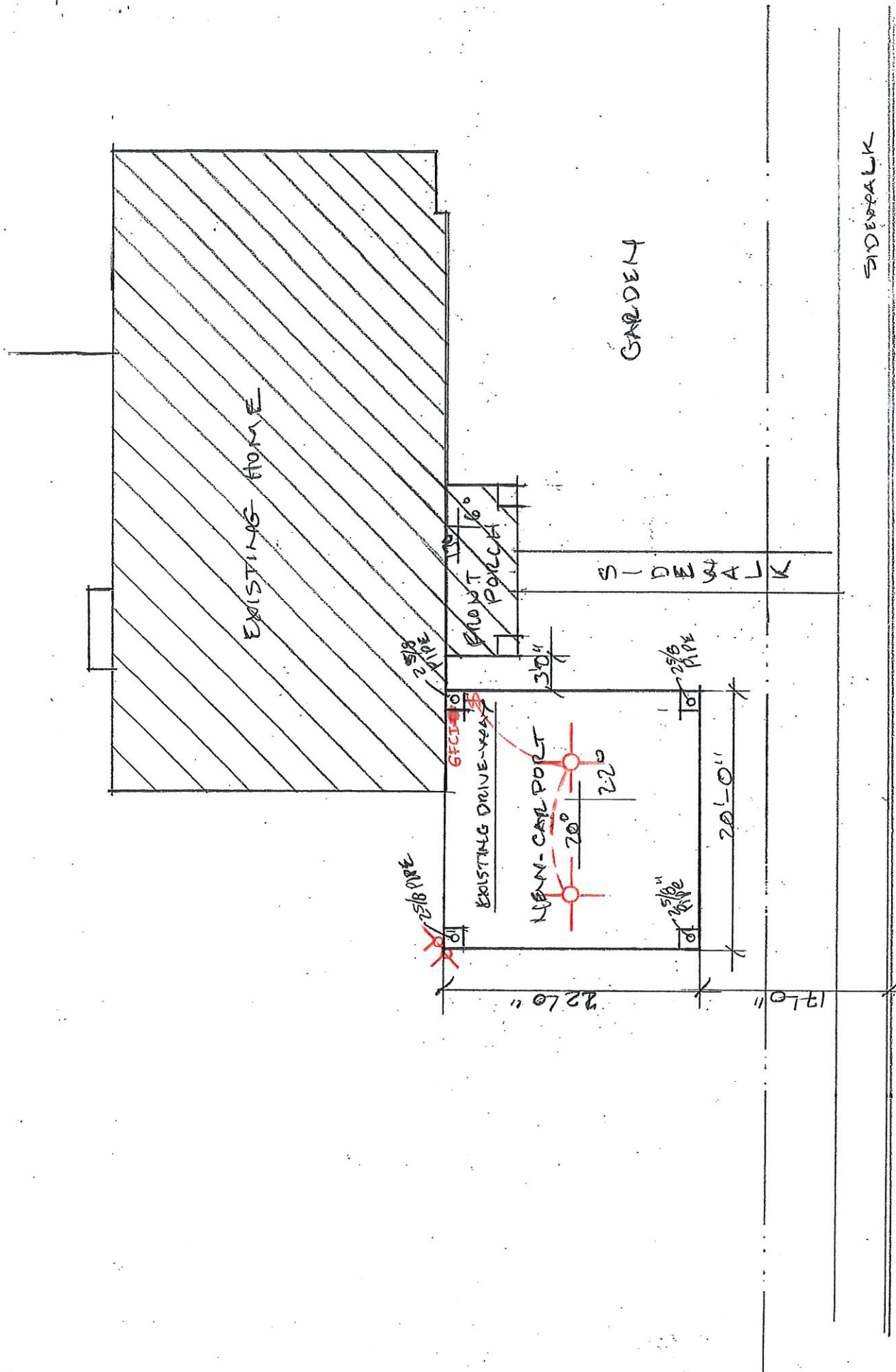
Mariebelles Rodriguez

Assistant Planning Director
3295 Bob Rogers Drive
Eagle Pass, Texas 78852



SITE PLAN
1" = 20'

LOT #6, BLOCK #9
UNIT # 3 AT
CARRIAGE PLACE SUBDIVISION

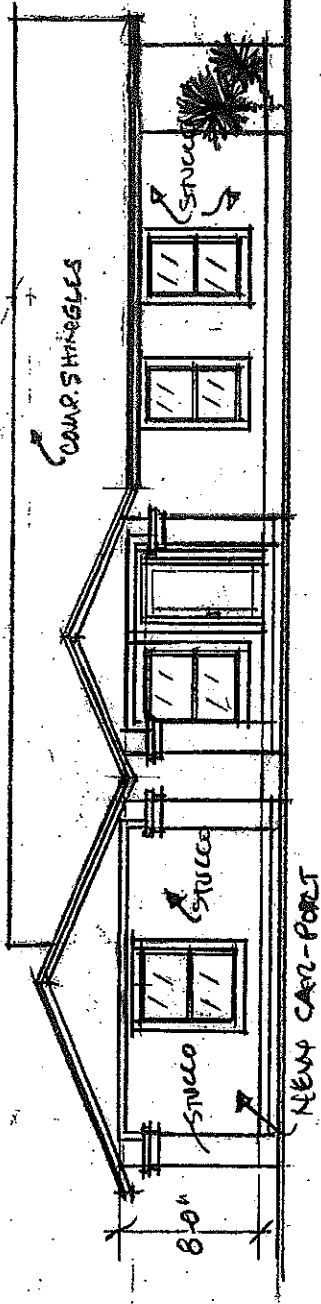


1012 SPIES.

FLOOR PLAN. SC. 1' = 3/32"

440 sq. ft.

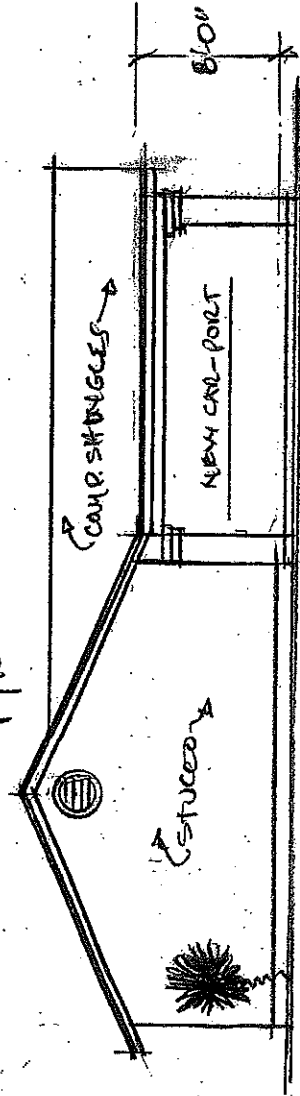
N N N
S
P. 12



NEW CAR-PORT

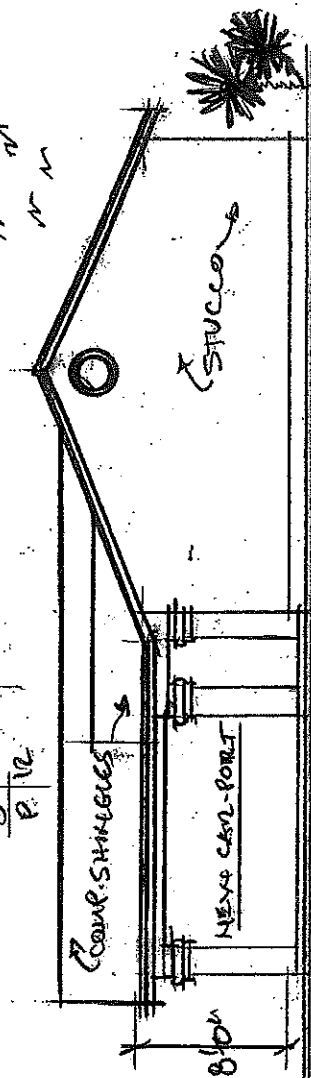
FRONT ELEVATION. SC. 1'-0" = 3/32"

S
P. 12

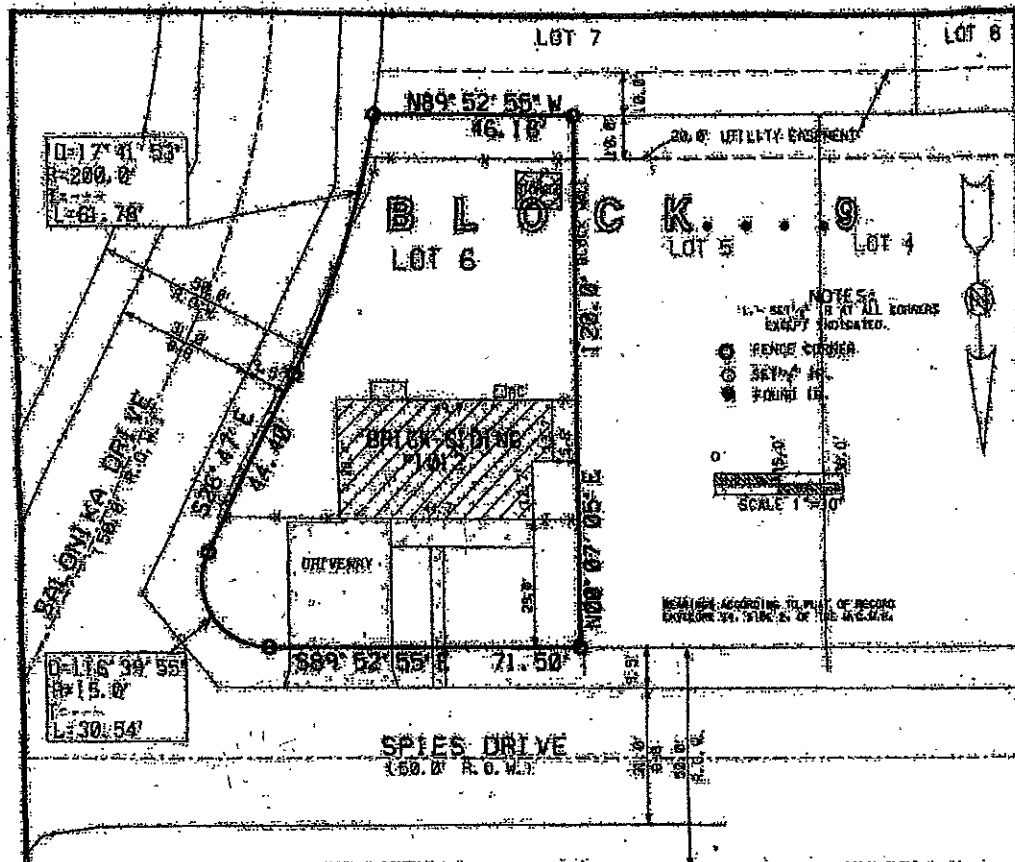


LEFT ELEVATION. SC. 1'-0" = 3/32"

N N N
S
P. 12



RIGHT ELEVATION. SC. 1'-0" = 3/32"



PROPERTY SURVEY SHOWING IMPROVEMENTS ON LOT 6, BLOCK 9, CARTHAGE PLACE SUBDIVISION UNIT NO. 3, CITY OF EAGLE PASS, MONTGOMERY COUNTY, TEXAS.

I, Francisco Gaytan, Registered Professional Land Surveyor, hereby certify that the foregoing plat was prepared from a survey conducted on the ground under my supervision on June 10, 2015, that it correctly shows the boundaries, area and location of said property as shown in Envelope 94, Site 2, of the Map Records of Montgomery County, Texas; and that there are no encroachments, protrusions or conflicts between the improvements and the boundaries of record except as shown above, and said property has access to and from a dedicated roadway, except as shown herein. And that this professional service conforms to the current Texas Surveyors Association Standards and Specifications for a Category VI, Condition II Survey. This property is not in the 100 year flood plain as published by the Federal Flood Insurance Program.

Francisco Gaytan

Francisco Gaytan
Registered Professional Land Surveyor
Texas No. 5474



2506 Enclave Park Drive
Eagle Pass, Texas 78852

RICHARD N. LANE & ASSOCIATES
CONSULTING LAND SURVEY SERVICES

Phone 850-743-8308
Fax 850-743-8590

(no subject)

1 message

Oscar Fernandez <oscarfernandez0313@gmail.com>
To: oscarfernandez0313@gmail.com

Mon, Jun 8, 2020 at 12:44 PM

