

## AGENDA



**ZONING BOARD OF ADJUSTMENTS AND APPEALS REGULAR MEETING  
WEDNESDAY, AUGUST 4, 2021, AT 5:30 P.M.  
COUNCIL CHAMBERS, CITY HALL BUILDING  
100 SOUTH MONORE STREET, EAGLE PASS, MAVERICK COUNTY, TEXAS**

### **ESTABLISHMENT OF QUORUM**

### **OATH OF OFFICE**

### **CITIZENS COMMUNICATIONS**

### **SELECTION OF CHAIRPERSON**

### **SELECTION OF VICE-CHAIRPERSON**

### **MINUTES**

1. Approval of the minutes of the May 5, 2021 and the minutes of the July 7, 2021.

### **PUBLIC HEARING(S)**

2. Public hearing on a variance request submitted by Eagle Pass Independent School District, to reduce the required landscaping, to allow for the construction of additional parking at the Student Activity Center on property located at 5021 E. Hwy 277; closing of public hearing and possible action.

### **EXECUTIVE SESSION**

3. Executive Session pursuant to Section 551.071, Chapter 551, Texas Government Code - Consultation with legal counsel regarding Commission responsibilities, Ethics Ordinance, and Standards of Conduct; possible action in open session regarding same.

### **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 July 29, 2021 at 10:45 a.m.

*for* Marichelle Rodriguez  
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 May 5, 2021, 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.; Vice-Chairperson, Ruben Herrera; Board Members: Jessica Perez, Jesus Diaz-Wever, and Onesimo Elizondo

Absent: None

Staff present: Planning Director, Placido Madera, Assistant Planning Director, Mariebelle Rodriguez, and Records Management Specialist, Ita A. Cortinas

A quorum being present, Chairperson Mireles called the meeting to order, and the items were considered as follows:

## **CITIZENS COMMUNICATIONS**

At this moment, anyone wishing to address the Board on any item 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.

There were not any citizens communication forms submitted.

## **MINUTES**

1. Approval of the minutes of the April 7, 2021 meeting.

Motion: To approve the minutes, as presented.  
Made: Elizondo  
Second: Herrera  
Ayes: 5  
Nays: 0  
Absent: 0

## **PUBLIC HEARING(S)**

2. Public hearing on a variance request submitted by Joe Villa, to reduce the required off-street parking from fifty (50) spaces to twenty-nine (29) spaces, to allow for the construction of

an athletic gymnasium on property located at 2008 N. Bibb Ave; closing of public hearing and possible action.

Chairperson Mireles opened the public hearing at 5:38 p.m. and invited the public to express their comments.

Planning Director, Placido Madera provided the Board with details on the variance request and recommends the denial of the variance request, based on City Ordinance.

Mr. Joe Villa spoke, stating that he does not foresee the reduction in parking spaces being an issue because he does not anticipate much traffic, being that most of his clients are dropped off. He also mentioned that the gymnasium is for a very specific group of clientele, and therefore will not be open to the general public, per se.

There being no further comments from the public, Chairperson Mireles closed the public hearing at 6:10 p.m.

Motion: To approve the request of Mr. Joe Villa.  
Made: Diaz-Wever  
Second: Elizondo  
Ayes: 5  
Nays: 0  
Absent: 0

## **ADJOURNMENT**

Motion: To adjourn the meeting at 6:13 p.m.  
Made: Elizondo  
Second: Herrera  
Ayes: 5  
Nays: 0  
Absent: 0

ATTEST:

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Eugenio Mireles, Jr.  
Chairperson

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Ita A. Cortinas  
Records Management Specialist

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 July 7, 2021, 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: Board Members, Maria A. Chio, Antonio Elizondo, and Alternate Board Member, Lucia Rosas

Absent: Board Members, Julie Mathiws, Priscilla Chacon, and Matt Gary

Staff present: Planning Director, Placido Madera, Assistant Planning Director, Mariebelle Rodriguez, and Records Management Specialist, Ita A. Cortinas

A quorum being present, Acting Chairperson Elizondo called the meeting to order, and the items were considered as follows:

### **OATH OF OFFICE**

Assistant City Secretary, Erika Rodriguez administered the oaths of office before the meeting commenced.

### **CITIZENS COMMUNICATIONS**

At this moment, anyone wishing to address the Board on any item 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.

There were not any citizens communication forms submitted.

### **SELECTION OF CHAIRPERSON**

Motion:        To table the item.  
Made:          Elizondo  
Second:       Rosas  
Ayes:          3  
Nays:          0  
Absent:        Mathiws, Chacon, and Gary

### **SELECTION OF VICE-CHAIRPERSON**

Motion: To table the item.  
Made: Rosas  
Second: Chio  
Ayes: 3  
Nays: 0  
Absent: Mathiwas, Chacon, and Gary

## **MINUTES**

1. Approval of the minutes of the May 5, 2021 meeting.

Motion: To table the item.  
Made: Elizondo  
Second: Rosas  
Ayes: 3  
Nays: 0  
Absent: Mathiwas, Chacon, and Gary

## **PUBLIC HEARING(S)**

2. Public hearing on a variance request submitted by Jesus R. Perez, to reduce the required rear and side yard building setback areas from 5-feet to 0-feet, to allow for an extension of an existing storage and future construction of a carport and an additional storage, including a variance from the minimum fence height, on property located at 3094 Calle Carr; closing of public hearing and possible action.

Planning Director, Placido Madera provided the Board with details on the variance request and recommends the denial of the variance request, based on City Ordinance.

Acting Chairperson Elizondo opened the public hearing at 5:50 p.m. and invited the public to express their comments.

Mr. Perez spoke, stating the reasons he believes the application should be approved.

There being no further comments from the public, Acting Chairperson Elizondo closed the public hearing at 6:04 p.m.

Motion: To approve the existing structure and deny the future construction projects.  
Made: Elizondo  
Second: Chio  
Ayes: 3  
Nays: 0  
Absent: Mathiwas, Chacon, and Gary

3. Public hearing on a variance request from Section 15 (h)(c) of Appendix A Zoning Ordinance regulating for placement of signs and billboards submitted by Ernesto Fuentes, to allow for the construction of a sign, on property located at 269 Ceylon Street; closing of public hearing and possible action.

Planning Director, Placido Madera provided the Board with details on the variance request and recommends the denial of the variance request, based on City Ordinance.

Acting Chairperson Elizondo opened the public hearing at 6:12 p.m. and invited the public to express their comments.

Mr. Fuentes spoke and stated that the sign, although larger, will not be encroaching the street, but will be placed closer to the building.

There being no further comments from the public, Acting Chairperson Elizondo closed the public hearing at 6:20 p.m.

Motion: To approve the variance request.  
Made: Elizondo  
Second: Chio  
Ayes: 3  
Nays: 0  
Absent: Mathiwas, Chacon, and Gary

4. Public hearing on a variance request, submitted by Mauricio Perches, Jr., to reduce the required side yard building setback area from 10-feet to 5-feet, to allow for the construction of a new home, on property located at 1204 Bryan Street; closing of public hearing and possible action.

Planning Director, Placido Madera provided the Board with details on the variance request and recommends the denial of the variance request, based on City Ordinance.

Acting Chairperson Elizondo opened the public hearing at 6:30 p.m. and invited the public to express their comments.

Mr. Perches, the applicant, spoke, stating his reasons as to why he believes the variance request should be approved.

There being no further comments from the public, Acting Chairperson Elizondo closed the public hearing at 6:35 p.m.

Motion: To approve the variance request.  
Made: Elizondo  
Second: Rosales  
Ayes: 3

Nays: 0

Absent: Mathiwos, Chacon, and Gary

5. Public hearing on a variance request, submitted by Manuel and Eglantina Lopez, to reduce the required front yard building setback area from 25-feet to 11-feet, to allow for the construction of an attached carport, on property located at 1004 Salonika Drive; closing of public hearing and possible action.

Planning Director, Placido Madera provided the Board with details on the variance request and recommends the denial of the variance request, based on City Ordinance.

Acting Chairperson Elizondo opened the public hearing at 6:41 p.m. and invited the public to express their comments.

Ms. Diana Lopez, daughter of the applicants, spoke, stating the reasons the carport is already erected, the misunderstanding that occurred between the applicants and the Planning Department, and the reasons the carport is needed.

There being no further comments from the public, Acting Chairperson Elizondo closed the public hearing at 6:47 p.m.

Motion: To approve the variance request.

Made: Elizondo

Second: Rosales

Ayes: 3

Nays: 0

Absent: Mathiwos, Chacon, and Gary

## **ADJOURNMENT**

Motion: To adjourn the meeting at 6:52 p.m.

Made: Elizondo

Second: Rosas

Ayes: 3

Nays: 0

Absent: 0

ATTEST:

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Antonio Elizondo  
Acting Chairperson

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Ita A. Cortinas  
Records Management Specialist



Item #2



## *Planning Department*

### Report to the Zoning Board of Adjustment and Appeals

#### I. APPLICANT & PROPERTY INFORMATION

Applicant: Eagle Pass Independent School District Case #6581  
Location: 5021 E. Highway 277  
Legal Desc: Abstract A1139, Townsend, Mrs. L. H., Survey #513, Acres 53.36 and  
Abstract A1139, Townsend, Mrs. L. H., Survey #513, Acres 26.64  
MCAD PIN: 8711285 and 8711286  
Parcel Size: 1,160,438.40-square feet and 2,324,361.60-square feet  
Existing Use: Commercial Building and Parking Lot (Student Activity Center – SAC)  
Zoning: B-3 General Business District  
Master Plan: Commercial  
Request: Reduction of required landscaping, to allow for the construction of additional parking.

#### II. CURRENT CONDITIONS

Infrastructure: Property is serviced by public utilities/franchises  
Vegetation: commercial vegetation  
Vicinity: Property is bordered by commercial undeveloped parcels directly across Highway 277 the new DPS site is located.

#### III. STAFF ANALYSIS

Applicant is requesting a reduction of required landscaping, to allow for the construction of additional parking on property located at 5021 E. Hwy 277 as shown in Figure 1 and 2.



**Figure 1. Area Map**



**Figure 2. Area Map**

The proposed construction measures approximately 185,000-square feet as shown in the enclosed proposed Site Layout. Although the construction will conform with all applicable building codes it does not meet the requirements set forth in the *Eagle Pass Code of Ordinances Chapter 23 Subdivisions Article VI Section 23-90* regulating landscaping.

Two (2) notices were mailed to the abutting property owners within a 200 foot radius of the subject property. None were returned in favor, opposition or as undeliverable.

**Staff Recommendation**

Staff recommends the **APPROVAL** of the applicant's variance request for the reduction of required landscaping from 123 new trees to zero (0) new trees, to allow for the construction of additional parking on property located at 5021 E. Highway 277.



## PLANNING DEPARTMENT

3295 Bob Rogers Drive, Eagle Pass, Texas 78852 • Phone: (830) 773-7778 • Fax: (830) 773-7803

### SUBDIVISION VARIANCE APPLICATION

#### Applicant Information

Applicant (If not owner): Davis Powell for Eagle Pass I.S.D.

Address: 1152 Ferry Street Suite B Eagle Pass, TX 78852

Phone: 830.757.6750

E-mail: davispowell@sbcglobal.net

Owner: Eagle Pass Independent School District

Address: 587 Madison Eagle Pass, TX 78852

Phone: 830.758.7078

E-mail: rsalinas3@eaglepassisd.net

#### Property Information

Site Address: 5021 E. Hwy 277

MCAD Property ID No. 8711286

Legal Description (from deed): Student Activity Center

#### Description of Subdivision Variance Request

EPISD is requesting a variance to Chapter 23 Article VI (Landscape Ordinance) of the City of Eagle Pass Code of Ordinances at this site.

#### Detailed Explanation of Subdivision Variance Request

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

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

See Attachments

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



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.

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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.

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**Required Application Attachments**

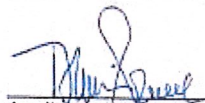
The following documentation is required to be attached to this application:

- 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 /

6/28/21  
Date

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

1. The SAC parking situation is unique in the city where 2000+ cars all come together and exit at the same time. This is not a situation that would be enhanced by including trees in the parking lots.
2. EPISD hired a consultant to evaluate the soil and climate conditions then make recommendations on what could be done at the SAC in regard to landscaping to enhance the facility. The soil was characterized as primarily being low quality clay and loam. In Addition, the soil has moderate to high salinity, which is problematic for many tree species. In the end, the cost to benefit ratio for landscaping was not recommended as a practical use of public funds at this site.
3. The SAC parking lot is in the middle of the 80 acre site and surrounded by the sporting event venues to act as a buffer to the city. The site is 60% playing fields and green spaces complimented by 100 trees located between the parking lot and the venues making the SAC "park-like". By comparison, the city landscape ordinance requires 20% green area.

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

1. Due to the size and number of the irrigated planting areas required by the ordinance on this site, EPISD would have to hire additional staff and maintenance personnel to care for the landscaping. The maintenance and water usage required would be intensive due to the soil conditions. The cost would be burdened by the tax payer,

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.

1. The site is 60% playing fields and green spaces complimented by 100 trees located between the parking lot and the venues making the SAC "park-like". By comparison, the city landscape ordinance requires 20% green area.
2. Proposed parking will be located 75' from HWY 277 and 70' from loop 480. Parking areas are 150' from West neighbor and 300' from North neighbor. Ordinance requires 10'.
3. Due to the nature of the soil, intensive use of water would be necessary to maintain the landscaped areas. This is a direct conflict with the intent of the ordinance.

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.

1. The site is 60% playing fields and green spaces complimented by 100 trees located between the parking lot and the venues making the SAC "park-like". By comparison, the city landscape ordinance requires 20% green area.

**GENERAL INFO****ACCOUNT**

Property ID: 8711285  
 Geographic ID: 11390513001170  
 Type: R  
 Zoning:  
 Agent:  
 Legal Description: ABSTRACT A1139, TOWNSEND, MRS.  
 L. H., SURVEY #513, ACRES 26.64

**OWNER**

Name: EAGLE PASS INDEPENDENT SCHOOL  
 Secondary Name:  
 Mailing Address: P.O. BOX 1530 1420 EIDSON ROAD  
 Owner ID: 3976  
 % Ownership: 100.00  
 Exemptions: EX-XV

Property Use:

**LOCATION**

Address: US 277 EAGLE PASS TX 78852

Market Area:

Market Area CD:

Map ID: WINN

**PROTEST**

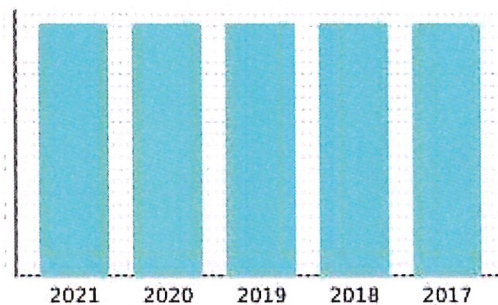
Protest Status:

Informal Date:

Formal Date:

**VALUES****CURRENT VALUES**

|                                  |           |
|----------------------------------|-----------|
| Land Homesite:                   | \$0       |
| Land Non-Homesite:               | \$532,800 |
| Special Use Land Market:         | \$0       |
| Total Land:                      | \$532,800 |
| Improvement Homesite:            | \$0       |
| Improvement Non-Homesite:        | \$0       |
| Total Improvement:               | \$0       |
| Market:                          | \$532,800 |
| Special Use Exclusion (-):       | \$0       |
| Appraised:                       | \$532,800 |
| Value Limitation Adjustment (-): | \$0       |
| Net Appraised:                   | \$532,800 |

**VALUE HISTORY**

Values for the current year are preliminary and are subject to change

**VALUE HISTORY**

| Year | Land Market | Improvement | Special Use Exclusion | Appraised | Value Limitation Adj (-) | Net Appraised |
|------|-------------|-------------|-----------------------|-----------|--------------------------|---------------|
| 2021 | \$532,800   | \$0         | \$0                   | \$532,800 | \$0                      | \$532,800     |
| 2020 | \$532,800   | \$0         | \$0                   | \$532,800 | \$0                      | \$532,800     |
| 2019 | \$532,800   | \$0         | \$0                   | \$532,800 | \$0                      | \$532,800     |
| 2018 | \$532,800   | \$0         | \$0                   | \$532,800 | \$0                      | \$532,800     |
| 2017 | \$532,800   | \$0         | \$0                   | \$532,800 | \$0                      | \$532,800     |



## TAXING UNITS

| Unit                                     | Description     | Tax Rate | Net Appraised | Taxable Value | Estimated Tax |
|------------------------------------------|-----------------|----------|---------------|---------------|---------------|
| GMC                                      | Maverick County | 0.538571 | \$532,800     | \$0           | \$0.00        |
| HOS                                      | Hospital        | 0.148960 | \$532,800     | \$0           | \$0.00        |
| SCH                                      | Eagle Pass ISD  | 1.146640 | \$532,800     | \$0           | \$0.00        |
| TOTAL TAX RATE:                          |                 | 1.83417  |               |               |               |
| ESTIMATED TAXES WITH CURRENT EXEMPTIONS: |                 |          |               |               | \$0.00        |
| ESTIMATED TAXES WITHOUT EXEMPTIONS:      |                 |          |               |               | \$9,772.47    |

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

## IMPROVEMENT

### LAND

| Land | Description      | Acres | SQFT      | Cost per SQFT | Market Value | Special Use Value |
|------|------------------|-------|-----------|---------------|--------------|-------------------|
| RN   | NATIVE RANGELAND | 26.64 | 1,160,438 | \$0.46        | \$532,800    | \$0               |

### DEED HISTORY

| Deed Date | Type | Description          | Grantor/Seller        | Grantee/Buyer          | Book ID | Volume | Page | Instrument |
|-----------|------|----------------------|-----------------------|------------------------|---------|--------|------|------------|
| 9/24/08   | WD   | WARRANTY DEED        | WINN EXPLORATION CO   | EAGLE PASS INDEPENDENT | 1120    | 1120   | 402  | 151492     |
| 9/4/90    | STD  | SUBSTITUTE TRUSTEE'S | DUVAL COUNTY RANCH CO | WINN EXPLORATION CO    | 285     | 285    | 117  |            |



## GENERAL INFO

## ACCOUNT

Property ID: 8711286  
 Geographic ID: 11390513001180  
 Type: R  
 Zoning:  
 Agent:  
 Legal Description: ABSTRACT A1139, TOWNSEND, MRS.  
 L. H., SURVEY #513, ACRES 53.36

## OWNER

Name: EAGLE PASS INDEPENDENT SCHOOL  
 Secondary Name:  
 Mailing Address: P.O. BOX 1530 1420 EIDSON ROAD  
 Owner ID: 3976  
 % Ownership: 100.00  
 Exemptions: EX-XV

Property Use:

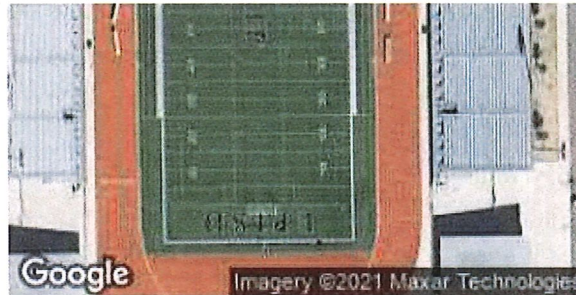
## LOCATION

Address: 5021 E MAIN ST EAGLE PASS TX  
 78852

Market Area:  
 Market Area CD:  
 Map ID: WINN

## PROTEST

Protest Status:  
 Informal Date:  
 Formal Date:

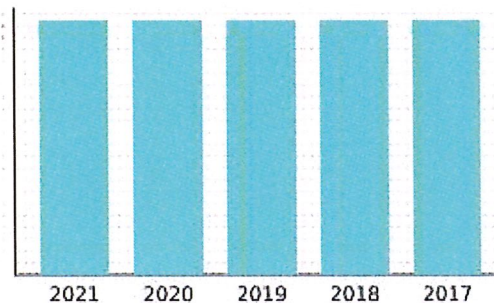


## VALUES

## CURRENT VALUES

Land Homesite: \$0  
 Land Non-Homesite: \$1,067,200  
 Special Use Land Market: \$0  
 Total Land: \$1,067,200  
 Improvement Homesite: \$0  
 Improvement Non-Homesite: \$0  
 Total Improvement: \$0  
 Market: \$1,067,200  
 Special Use Exclusion (-): \$0  
 Appraised: \$1,067,200  
 Value Limitation Adjustment (-): \$0  
 Net Appraised: \$1,067,200

## VALUE HISTORY



Values for the current year are preliminary and are subject to change.

## VALUE HISTORY

| Year | Land Market | Improvement | Special Use Exclusion | Appraised   | Value Limitation Adj (-) | Net Appraised |
|------|-------------|-------------|-----------------------|-------------|--------------------------|---------------|
| 2021 | \$1,067,200 | \$0         | \$0                   | \$1,067,200 | \$0                      | \$1,067,200   |
| 2020 | \$1,067,200 | \$0         | \$0                   | \$1,067,200 | \$0                      | \$1,067,200   |
| 2019 | \$1,067,200 | \$0         | \$0                   | \$1,067,200 | \$0                      | \$1,067,200   |
| 2018 | \$1,067,200 | \$0         | \$0                   | \$1,067,200 | \$0                      | \$1,067,200   |
| 2017 | \$1,067,200 | \$0         | \$0                   | \$1,067,200 | \$0                      | \$1,067,200   |

## TAXING UNITS

| Unit                                     | Description     | Tax Rate | Net Appraised | Taxable Value | Estimated Tax |
|------------------------------------------|-----------------|----------|---------------|---------------|---------------|
| GMC                                      | Maverick County | 0.538571 | \$1,067,200   | \$0           | \$0.00        |
| HOS                                      | Hospital        | 0.148960 | \$1,067,200   | \$0           | \$0.00        |
| SCH                                      | Eagle Pass ISD  | 1.146640 | \$1,067,200   | \$0           | \$0.00        |
| TOTAL TAX RATE:                          |                 | 1.83417  |               |               |               |
| ESTIMATED TAXES WITH CURRENT EXEMPTIONS: |                 |          |               |               | \$0.00        |
| ESTIMATED TAXES WITHOUT EXEMPTIONS:      |                 |          |               |               | \$19,574.27   |

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

## IMPROVEMENT

### LAND

| Land | Description      | Acres | SQFT      | Cost per SQFT | Market Value | Special Use Value |
|------|------------------|-------|-----------|---------------|--------------|-------------------|
| RN   | NATIVE RANGELAND | 53.36 | 2,324,361 | \$0.46        | \$1,067,200  | \$0               |

### DEED HISTORY

| Deed Date | Type | Description   | Grantor/Seller        | Grantee/Buyer          | Book ID | Volume | Page | Instrument |
|-----------|------|---------------|-----------------------|------------------------|---------|--------|------|------------|
| 9/24/08   | WD   | WARRANTY DEED | WECO & ASSOCIATES LTD | EAGLE PASS INDEPENDENT | 1120    | 1120   | 407  | 151493     |
| 12/28/95  | WD   | WARRANTY DEED | WINN EXPLORATION CO   | WECO & ASSOCIATES LTD  | 429     | 429    | 98   |            |







Eagle Pass ISD Student Activity Center  
Impervious Surface Area Calculations

|                                                |               |
|------------------------------------------------|---------------|
| site area:                                     | 3481803 s.f.  |
| Football, Arena, Parking and drives:           | 2614255 s.f.  |
| SB / BB paving:                                | 80489.36 s.f. |
| Soc / Ten paving:                              | 1275483 s.f.  |
| Fine arts:                                     | 55269.63 s.f. |
|                                                |               |
| Total Impervious Surface:                      | 1302229 s.f.  |
| Detention Pond Capacity of Impervious Surface: | 1374754 s.f.  |
|                                                |               |
| Total s.f. Area:                               | 3481803 s.f.  |
| Total s.f. Impervious Surface:                 | 1302229 s.f.  |
| % Impervious surface                           | 37%           |
| % of green space                               | 63%           |
|                                                |               |
| Proposed s.f. additional impervious surface    | 185000 s.f.   |
| Proposed Impervious surface:                   | 1487229 s.f.  |
| Proposed % impervious surface                  | 43%           |
| Proposed % green space                         | 57%           |



# Item #3

Executive Session

Ethics Training by Langley & Banack, Inc.