



CITY OF EAGLE PASS
AGENDA
PLANNING AND ZONING COMMISSION SPECIAL MEETING
Council Chambers, City Hall
100 S. Monroe Street, Eagle Pass,
Maverick County, Texas
Thursday, September 25, 2025 at 5:30 PM

ESTABLISHMENT OF QUORUM

CITIZENS COMMUNICATIONS

PUBLIC HEARINGS

1. Public hearing on the request submitted by AEP Texas for the rezoning of a 4.998 acre tract, lying in the G. C. & S. F. RR. Co. Section 6, Abstract 1110, Maverick County, Texas, same being all of a called 5.0-acre tract of land conveyed to Margarita Villarreal De Velasco, as described and recorded in volume 997, page 246, Official Public Records of Maverick County, Texas, from B-1 Neighborhood Business District to I - Industrial District; closing of public hearing and possible action.
2. Public hearing on the request submitted by AEP Texas for the rezoning of a 4.997 acre tract, lying in the G. C. & S. F. RR. Co. Section 6, Abstract 1110, Maverick County, Texas, same being all of a called 5.0-acre tract of land conveyed to Elysa USA, LLC as described and recorded in volume 1800, page 549, Official Public Records of Maverick County, Texas, also known as 3200 US Hwy 57, from B-1 Neighborhood Business District to I Industrial District; closing of public hearing and possible action.
3. Public hearing on the subdivision variance request submitted by Dirksen Engineering for property located at 3581 El Indio Highway, also known, as Lot 2, in Block 4 of Paraiso Estates Unit 2. The applicant seeks not to install a sanitary sewer service as the lot's use is a detention pond and is unbuildable; closing of public hearing and possible action.
4. Public hearing on the sidewalk waiver request submitted by Hector Canales, P.E. for property legally known as Eagle Development Subdivision 1, Tract 27, located off the Rosita Valley Road. The applicant is proposing to not install the required sidewalk along the perimeter of the road for the proposed re-plat of the lot to create two additional lots; closing of public hearing and possible action.
5. Public hearing on the subdivision variance request submitted by Lique Engineers, LLC for the following properties Located in the proposed Rio

Grande Estates Subdivision Unit 2 and in the R-2 Second One-Family Dwelling District:

- Lot 21 in Block 4 reduce average width of 55 feet to 50.75 feet. Lot 22 in Block 4 reduce the intensity use of 5,500 square feet to 5,179 square feet, and reduce the minimum depth of 100 feet to 85.11 feet.
- Lot 23 in Block 4 reduce the average width of 55 feet to 25 feet, and reduce the minimum depth of 100 feet to 85.11 feet.
- Lot 24 in Block 4 reduce the intensity use of 5,500 square feet to 5,331 square feet, reduce the average width of 55 feet to 25 feet, and reduce the minimum depth of 100 feet to 86.60 feet.
- Lot 25 in Block 4 reduce the intensity use of 5,500 square feet to 4,972 square feet, and reduce the minimum depth of 100 feet to 86.60 feet.
- Lot 26 in Block 4 reduce the average width of 55 feet to 41.56 feet.
- Lot 5 in Block 5 reduce the intensity use of 5,500 square feet to 5,173 square feet, and reduce the average width of 55 feet to 37.80 feet.
- Lot 21 in Block 5 reduce the average width of 55 feet to 49.68 feet.

The applicant seeks a variance from Section 23-69 of Chapter 23 of the City of Eagle Pass Code of Ordinances regulating lot size requirements; thus, reducing the minimum depth, the intensity use area, and the average lot width; closing of public hearing and possible action.

ADJOURNMENT

The Board reserves the right to consider business out of the posted order and the right to adjourn into Executive Session to discuss items which are not listed as Executive Session Items, but which qualify to be discussed in closed session as permitted by the Texas Open Meetings Act, under Chapter 551 of the Texas Government Code.

CERTIFICATION

I, the undersigned Community Development Director, do hereby certify that the agenda mentioned above was posted on the bulletin board located in the lobby at City Hall, 100 South Monroe Street, Eagle Pass, Texas, on September 19, 2025 at 3:30pm

Placido Madera
Community Development Director



Community Development Department Executive Summary REPORT TO THE PLANNING & ZONING COMMISSION

AEP Texas Rezone Request - 3158 US Highway 57

I. BACKGROUND

General Information

Applicant: AEP Texas c/o Nicole Burigana

Property Owner: Velasco, Margarita V.

911 Validated Address: 3158 US Hwy 57

PID: 50788

Legal Description: a 4.998-acre tract, lying in the G. C. & S. F. RR. Co. Section 6, Abstract 1110, Maverick County, Texas, same being all of a called 5.0-acre tract of land conveyed to Margarita Villarreal De Velasco, as described and recorded in volume 997, page 246, Official Public Records of Maverick County, Texas

Request: Rezone parcel from B-1 Neighborhood Business District to I Industrial District

Subject Property Information

Parcel Size: 217,710 square feet

Current Zoning: B-1 Neighborhood Business District

Master Plan: Partial Public and Semi-Public, Industrial, and Commercial

Current Use: Vacant and undeveloped

Proposed Use: A yard for AEP fleet and equipment

Vicinity Data

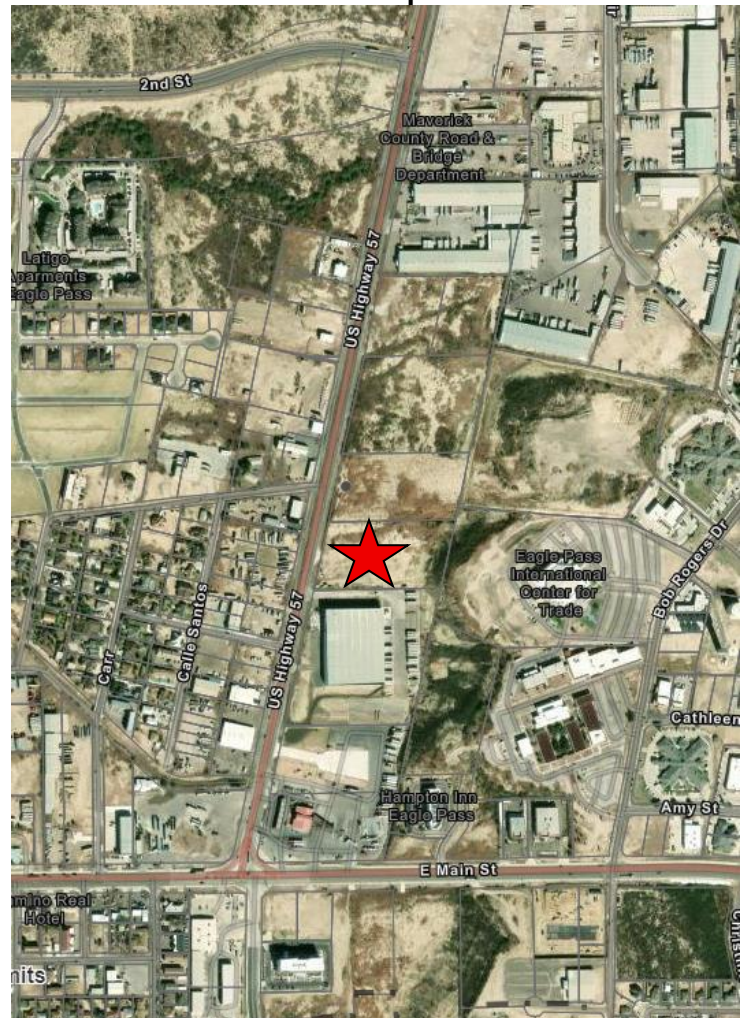
The site is in an area that is comprised of commercial developments.

Infrastructure

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

It appears that access to the site is to be provided by US Highway 57.

Aerial Map



II. PUBLIC NOTICE

Public notification of the rezone request before the Planning and Zoning Commission was completed consistent with the provisions of *Chapter 211 of the State of Texas Local Government Code Title 7*. A legal notice was published in the Eagle Pass News Gram on September 11, 2025. Per House Bill 24, notices to neighbors are not required to be mailed.

III. RECOMMENDED FINDINGS OF FACT

A. Conclusions

1. *Section 1(b)(4) of Eagle Pass City Charter Article IX* authorizes the Planning and Zoning Commission to recommend or disapprove proposed changes to the *City of Eagle Pass Zoning Plan*. A request for a change in a zoning district designation for a property constitutes a change to the *Zoning Plan* and the *Zoning Plan Map*.
2. The applicant's request contains sufficient information for consideration by the Eagle Pass Planning and Zoning Commission. Information contained in this report and the Commission's associated public meeting will be used by the City Council in their consideration of the rezone request. Please refer to Attachment 1.
3. The *Master Plan* is the primary document used in the analysis as to the appropriateness of a rezone request. The *Master Plan Map* provides direction as to the areas of the City in which residential, commercial, and industrial development is to be situated.
4. The rezone request is not consistent with the 'Land Use Development Goals' of the *City of Eagle Pass Master Plan*. The request to change from the *B-1 Neighborhood Business District* to *I - Industrial District* will not allow for a continuation of the development in the neighborhood and not retaining the community's character and scale. The change will negatively impact the ultimate development of urban uses in a non-compatible arrangement that will make the community unattractive to both residents and visitors and undesirable to quality investments or improving the residential and commercial environment of the city.

The purpose of the rezone is to allow for the construction of a yard to keep and maintain AEP fleet and equipment which may be allowed under the current zoning designation, with the approval of a Conditional Use Permit.

5. The rezone request is not consistent with the *Master Plan's* 'Street Objectives', 'Thoroughfare Goals', and 'Thoroughfare Objectives', as access to the rezone site currently does not hold an approved driveway permit by TxDOT off US Highway 57. In addition, all subdivisions must have at least 2 points of vehicular access for ingress and egress to the subdivision, which must be connected to the city's improved street grid.
6. The rezone request does not conform to the purpose of the City's zoning code, as the allowed uses under Industrial zoning may result in a use that is incompatible with the adjacent *commercial properties* in the vicinity of the site, with a view not conserving the value of buildings and not encouraging the most appropriate use of land adjacent that currently does not have access to a public street. City Staff believe that a Conditional Use Permit is more appropriate as the zoning change will cause a major impact in the future for the neighboring commercial properties and the Zoning Map. Please refer to Attachment 2 for a copy of the City's *Zoning District Map*.

7. The property is in an area that has commercial use and should not allow the property to be rezoned to Industrial. The site is within 500 feet of a public convention center and approximately 0.3 miles from the regional medical center. In the past the area was considered outskirts or perimeter of the City. The current and future growth shows this area to be near the center of the City, making it inappropriate for Industrial Zoning. Please refer to Attachment 1 for a photograph of the rezone site.
8. The rezone request is not consistent with both the goals and objectives of the *Master Plan* and the purpose of the *City of Eagle Pass Code of Ordinances Appendix A* governing zoning as set forth in Conclusion 1 through 7 of this Report. The rezone request, therefore, should be denied.

B. Community Development Department Recommendation

The Planning and Zoning Commission **DENY** a zoning district change from B-1 Neighborhood Business District to I Industrial District, for property legally known as 3158 US Hwy 57, as is not consistent with future growth of the City, the goals and objectives of the *Master Plan* and the purpose of the *City of Eagle Pass Code of Ordinances Appendix A* governing zoning.

TRANSMITTED to the parties listed hereafter:

Nicole Burigana, AEP Representative via e-mail
Eagle Pass City Secretary Erika Rodriguez via e-mail
Eagle Pass City Manager Homero Balderas via e-mail
Eagle Pass Assistant City Manager Ivan Morua via e-mail
Eagle Pass City Attorney Ana Sophia Garcia via e-mail
Eagle Pass Community Development Department Report dated September 11, 2025

Attachment 1 Application



ZONING CHANGE APPLICATION

Planning Department
3295 Bob Rogers Drive
Eagle Pass, TX 78852
(830) 773-7781
(830) 773-7803 fax
www.eaglepasstx.us

Applicant Information

Name AEP Texas (Contact: Nicole Burigana)

Phone 614-477-1532

E-mail ncburigana@aep.com

1 Riverside Plaza, 16th Floor
Mailing Address

Columbus
City

OH
State

43215
Zip

Note: if you are not the owner of the property, you must attach a letter from the owner giving you permission to submit this application.

Property Owner Information

Name Margarita Villarreal De Velasco

Phone _____

E-mail _____

Avenida 16 de Septiembre #447, Col. Las Fuentes
Mailing Address

Piedras Negras
City

Coahuila
State

26000
Zip

Property Information

Site Address UNPLATTED. US Hwy 57, near intersection of US Hwy 57 & De Los Santos Street

Legal Description (from deed): Lot(s) N/A Block N/A Subdivision N/A
(Property must be legally subdivided or be lot of record)

Survey Name(s) Survey No. 6 Abstract No(s) Vol. 1110 Tract(s) _____

Maverick County Identification # 50788 Total Acreage & Square Feet 4.998

Front Yard Width (feet) _____ Rear Yard Width (feet) _____ Side Yard Width (feet) _____

Proposed Project

Amend Zoning Regulations contained in section _____

Amend the Official Zoning Map & Master Plan by changing 4.998 acres of land currently zoned

B-1 Neighborhood Business

to be zoned

I Industrial

Conforms with the Zoning Map? ☐ Yes ☒ No

Conforms with Master Plan Designation? ☒ Yes ☐ No

☒ Vacant Land ☐ Vacant Building ☐ Single Family Dwelling ☐ Commercial

☐ Multi-Family Dwellings ☐ Industrial ☐ Other _____

Detailed Explanation of Proposed Use

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

- Proposed Use of Property/Reason for Change

Service Center for Electric Utility Service Provider, including office, warehouse, vehicle

maintenance, vehicle storage, material storage yard, and above-ground fuel station

- Describe the character and/or nature of uses surrounding the property.

Industrial, warehousing

- Will the rezoned designation be compatible with the classification and use of adjoining lands?

☒ Yes ☐ No

If No, how do you propose to reduce any adverse impact?

Applicant Authorization

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

DocuSigned by:
Nicole Burigana
D673CE3480DD47E

8/11/2025 | 7:43 PM EDT

Applicant Signature

Date

Office Use

Application Accepted for Review: Date: _____ By: _____

Contact Date for Supplemental Info: _____ Supplemental Info Received: _____

Completeness Review By: _____ Date: _____

Fee Processing Date _____ Check # _____ Receipt # _____

Application Returned to Applicant: _____

AFFIDAVIT

Appointment of Representative

Maverick County Parcel Identification #50788

STATE OF TEXAS

COUNTY OF MAVERICK

BEFORE ME, the undersigned official, on this day personally appeared MARGARITA VELASCO, who is personally known to me, and first being duly sworn according to the law upon his/her oath deposed and said:

"My name is MARGARITA VELASCO; I am over eighteen (18) years of age and I reside at 2900 E. MAIN ST., EAGLE PASS, TX 78852. I have personal knowledge of the facts stated herein; and they are all true and correct.

I own the property which is the subject of this proposed zone change.

I have designated AEP Texas (Nicole Burigana) to represent me in filing an application for a zone change with the Planning Department of the City of Eagle Pass; and, to appear on my behalf at all necessary meetings of the Planning and Zoning Commission and they City Council of the City of Eagle Pass with respect to this zoning change.

In relation to this, it is my understanding that as owner of the aforementioned property, either I or my designated representative may appear on behalf of the proposed zoning change.

It has been explained to me and I understand that written notice must be filed with the Director of Planning for the City of Eagle Pass, Texas, to give notice to the City of the termination or substitution of representation in this zoning case."

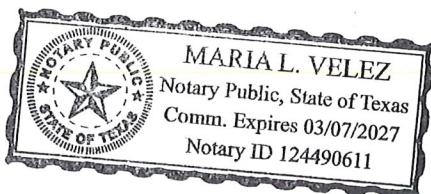
Margarita Velasco

Affiant's Signature

MARGARITA VELASCO

Affiant's Name (Print)

On August 26, 2025, personally appeared Margarita Velasco and having been duly sworn by me, subscribed to the foregoing affidavit and has stated that the facts therein are true and correct.



Maria L. Velez

Notary Public, State of Texas

Site Photos



BEARING BASIS: GRID NORTH
 COORDINATE SYSTEM: TEXAS STATE PLANE, NAD
 1983(2011), EPOCH:2010
 TEXAS SOUTH CENTRAL ZONE (4204)

ALL DISTANCES SHOWN ARE SURFACE.
 (GRID X 1.00011 = SURFACE)
 U.S. SURVEY FEET

LINE	BEARING	DISTANCE	RECORD BEARING	RECORD DISTANCE	RECORD SOURCE
L1	N89°45'25"E	642.36'	N88°00'00"E	642.41'	"1"
L2	N12°40'32"E	347.69'			
L3	S12°40'32"W	347.69'	S10°54'00"W	347.65'	"1"
L4	S89°47'01"W	642.98'	S88°00'00"W	643.04'	"1"
L5	N12°47'08"E	347.53'	N11°00'00"E	347.79'	"1"

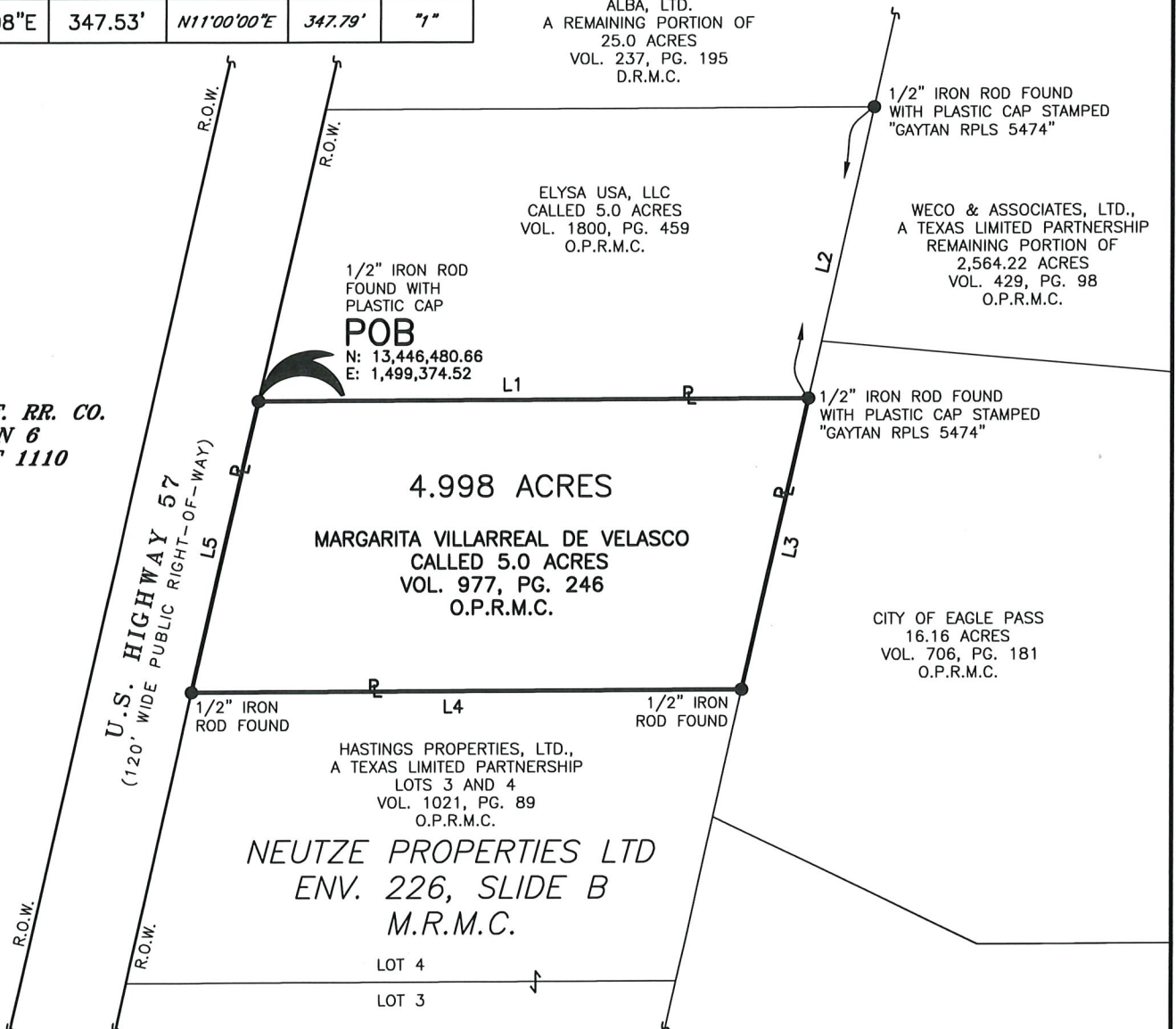
ALBA, LTD.
 A REMAINING PORTION OF
 25.0 ACRES
 VOL. 237, PG. 195
 D.R.M.C.

ELYSA USA, LLC
 CALLED 5.0 ACRES
 VOL. 1800, PG. 459
 O.P.R.M.C.

WECO & ASSOCIATES, LTD.,
 A TEXAS LIMITED PARTNERSHIP
 REMAINING PORTION OF
 2,564.22 ACRES
 VOL. 429, PG. 98
 O.P.R.M.C.

CITY OF EAGLE PASS
 16.16 ACRES
 VOL. 706, PG. 181
 O.P.R.M.C.

G. C. & S. F. RR. CO.
 SECTION 6
 ABSTRACT 1110



LEGEND

- - 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CDS/MUERY S.A. TX."
- - FOUND MONUMENTATION
- POB - PLACE OF BEGINNING
- - PROPERTY LINES
- ↗ - LAND HOOK
- R.O.W. - RIGHT-OF-WAY
- D.R.M.C. - DEED RECORDS OF MAVERICK COUNTY
- M.R.M.C. - MAP RECORDS OF MAVERICK COUNTY
- O.P.R.M.C. - OFFICIAL PUBLIC RECORDS OF MAVERICK COUNTY
- RECORD "1" - RECORD CALL TAKEN FROM VOLUME 977, PAGE 246, O.P.R.M.C.

MONUMENTATION SHOWN HEREON WILL BE SET UPON ACCEPTANCE OF THIS DOCUMENT AND RIGHT OF ENTRY HAS BEEN GRANTED TO CDSMUERY.

[Signature]
 DARRYL L. ZERCHER
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5609



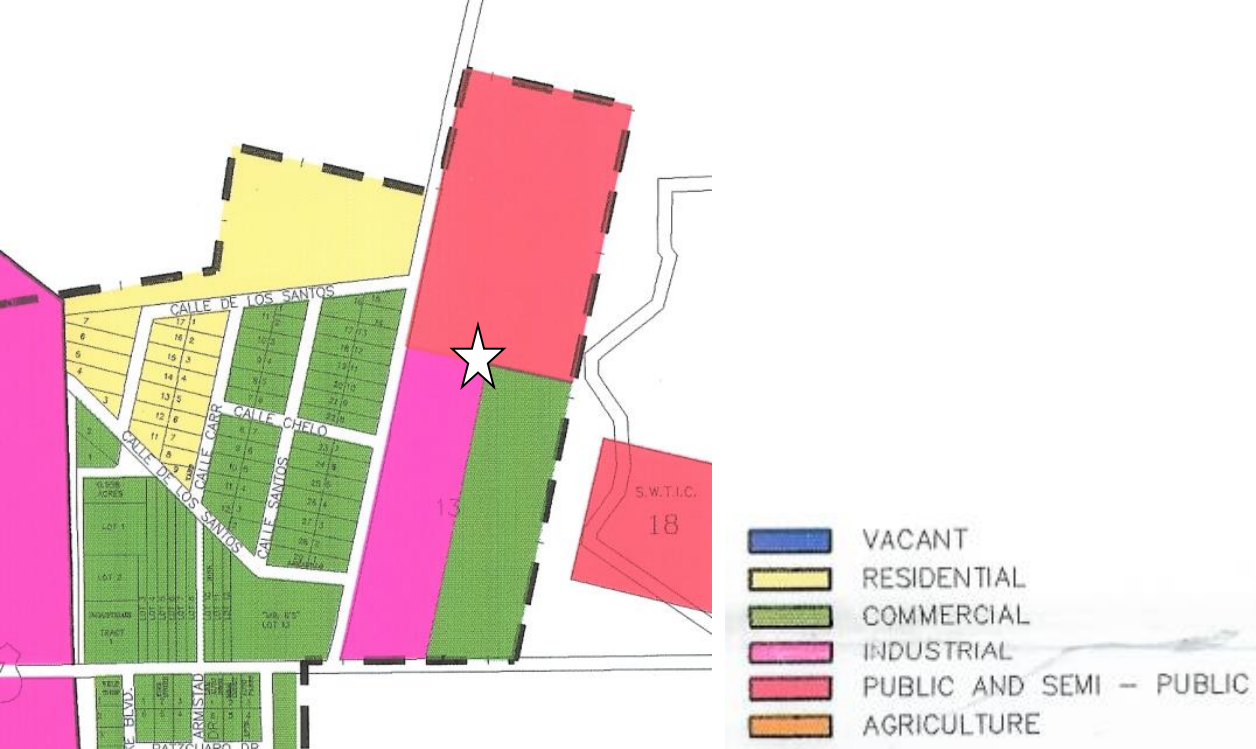
200' 100' 0 200'

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF AN ON THE GROUND SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION, IN APRIL THRU MAY 2025.

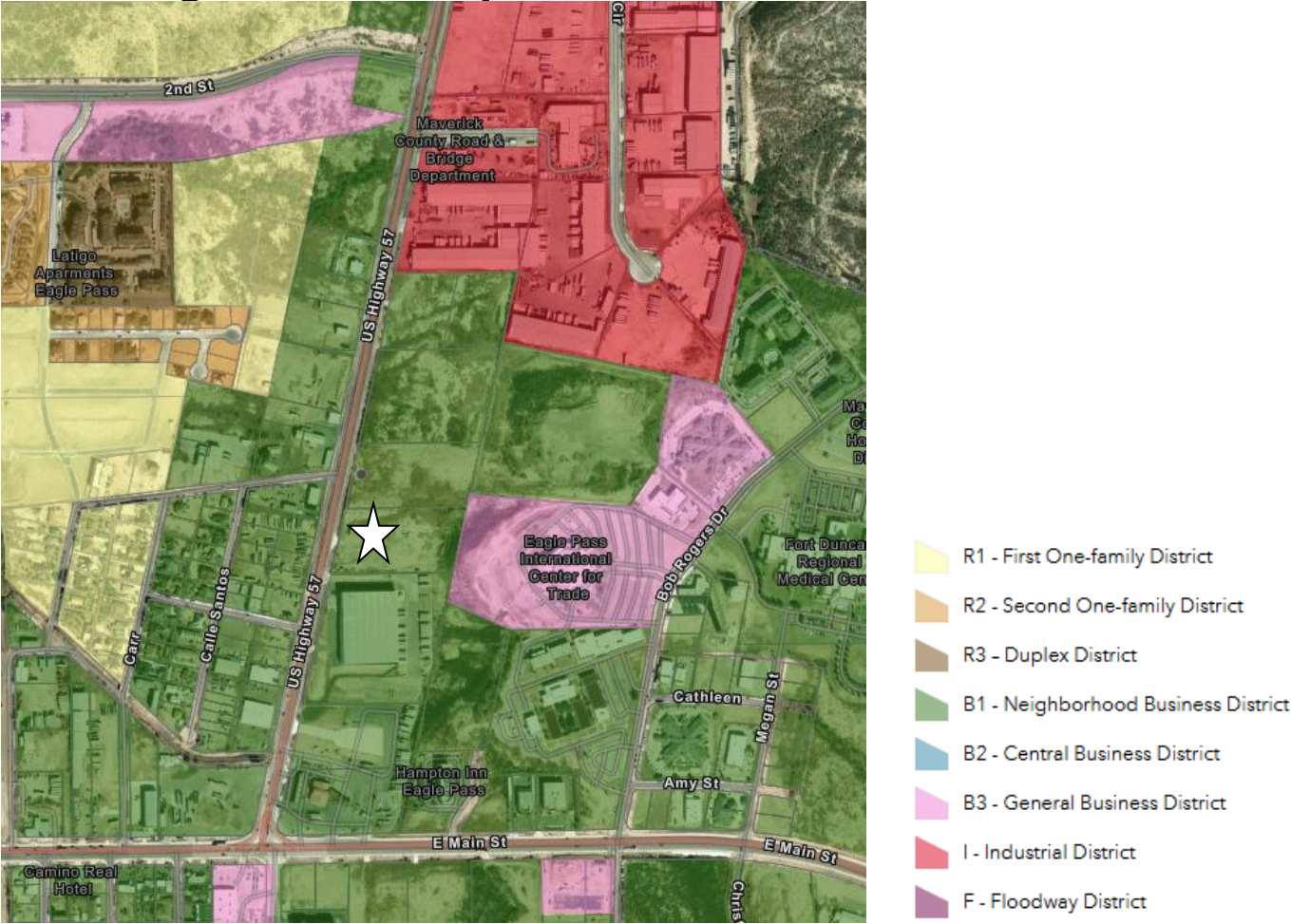
Attachment 2

Master Plan & Zoning Map

Master Plan Map



Zoning District Map





Community Development Department Executive Summary REPORT TO THE PLANNING & ZONING COMMISSION

AEP Texas Rezone Request - 3200 US Highway 57

I. BACKGROUND

General Information

Applicant: AEP Texas c/o Nicole Burigana

Property Owner: Elysa USA, LLC

Subject Address: 3200 US Hwy 57

PID: 8708463

Legal Description: a 4.997-acre tract, lying in the G. C. & S. F. RR. Co. Section 6, Abstract 1110, Maverick County, Texas, same being all of a called 5.0-acre tract of land conveyed to Elysa USA, LLC as described and recorded in volume 1800, page 549, Official Public Records of Maverick County, Texas

Request: Rezone parcel from B-1 Neighborhood Business District to I Industrial District

Subject Property Information

Parcel Size: 217,683 square feet

Current Zoning: B-1 Neighborhood Business District

Master Plan: Public and Semi-Public

Current Use: Vacant and undeveloped

Proposed Use: A yard for AEP fleet and equipment

Vicinity Data

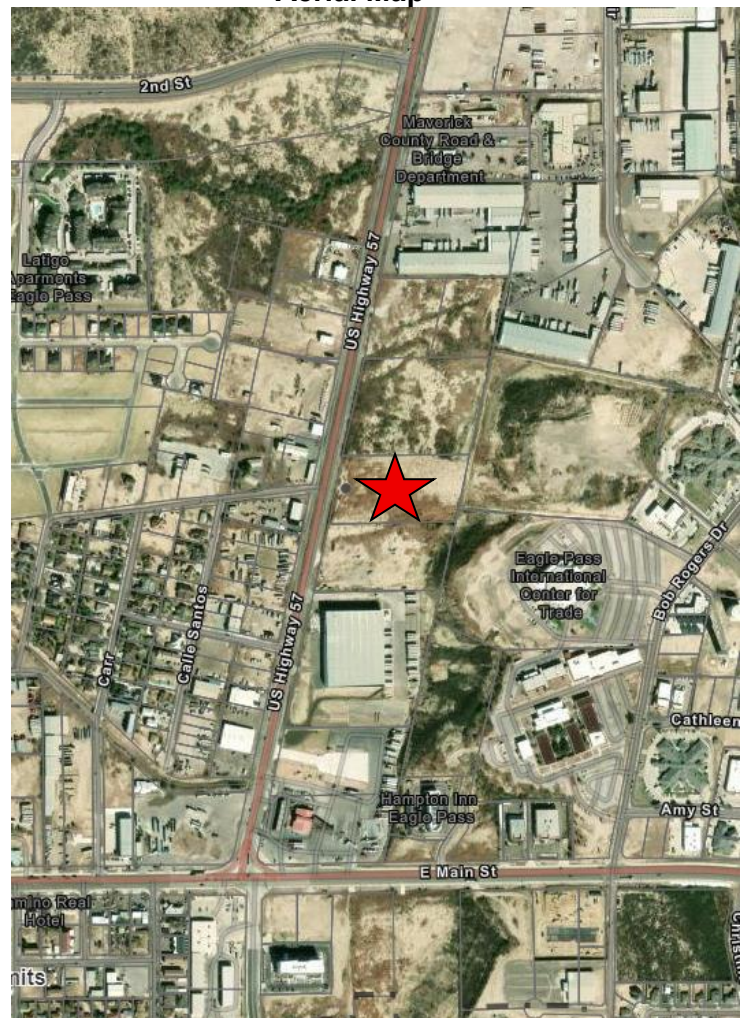
The site is in an area that is comprised of commercial developments.

Infrastructure

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

It appears that access to the site is to be provided by US Highway 57.

Aerial Map



II. PUBLIC NOTICE

Public notification of the rezone request before the Planning and Zoning Commission was completed consistent with the provisions of *Chapter 211 of the State of Texas Local Government Code Title 7*. A legal notice was published in the Eagle Pass News Gram on September 11, 2025. Per House Bill 24, notices to neighbors are not required to be mailed.

III. RECOMMENDED FINDINGS OF FACT

A. Conclusions

1. *Section 1(b)(4) of Eagle Pass City Charter Article IX* authorizes the Planning and Zoning Commission to recommend or disapprove proposed changes to the *City of Eagle Pass Zoning Plan*. A request for a change in a zoning district designation for a property constitutes a change to the *Zoning Plan* and the *Zoning Plan Map*.
2. The applicant's request contains sufficient information for consideration by the Eagle Pass Planning and Zoning Commission. Information contained in this report and the Commission's associated public meeting will be used by the City Council in their consideration of the rezone request. Please refer to Attachment 1.
3. The *Master Plan* is the primary document used in the analysis as to the appropriateness of a rezone request. The *Master Plan Map* provides direction as to the areas of the City in which residential, commercial, and industrial development is to be situated.
4. The rezone request is not consistent with the 'Land Use Development Goals' of the *City of Eagle Pass Master Plan*. The request to change from the *B-1 Neighborhood Business District* to *I - Industrial District* will not allow for a continuation of the development in the neighborhood and not retaining the community's character and scale. The change will negatively impact the ultimate development of urban uses in a non-compatible arrangement that will make the community unattractive to both residents and visitors and undesirable to quality investments or improving the residential and commercial environment of the city.

The purpose of the rezone is to allow for the construction of a yard to keep and maintain AEP fleet and equipment which may be allowed under the current zoning designation, with the approval of a Conditional Use Permit.

5. The rezone request is not consistent with the *Master Plan's* 'Street Objectives', 'Thoroughfare Goals', and 'Thoroughfare Objectives', as access to the rezone site currently does not hold an approved driveway permit by TxDOT off US Highway 57. In addition, all subdivisions must have at least 2 points of vehicular access for ingress and egress to the subdivision, which must be connected to the city's improved street grid.
6. The rezone request does not conform to the purpose of the City's zoning code, as the allowed uses under Industrial zoning may result in a use that is incompatible with the adjacent *commercial properties* in the vicinity of the site, with a view not conserving the value of buildings and not encouraging the most appropriate use of land adjacent that currently does not have access to a public street. City Staff believe that a Conditional Use Permit is more appropriate as the zoning change will cause a major impact in the future for the neighboring commercial properties and the Zoning Map. Please refer to Attachment 2 for a copy of the City's *Zoning District Map*.

7. The property is in an area that has commercial use and should not allow the property to be rezoned to Industrial. The site is within 500 feet of a public convention center and approximately 0.3 miles from the regional medical center. In the past the area was considered outskirts or perimeter of the City. The current and future growth shows this area to be near the center of the City, making it inappropriate for Industrial Zoning. Please refer to Attachment 1 for a photograph of the rezone site.
8. The rezone request is not consistent with both the goals and objectives of the *Master Plan* and the purpose of the *City of Eagle Pass Code of Ordinances Appendix A* governing zoning as set forth in Conclusion 1 through 7 of this Report. The rezone request, therefore, should be denied.

B. Community Development Department Recommendation

The Planning and Zoning Commission **DENY** a zoning district change from B-1 Neighborhood Business District to I Industrial District, for property legally known as 3200 US Hwy 57, as is not consistent with future growth of the City, the goals and objectives of the *Master Plan* and the purpose of the *City of Eagle Pass Code of Ordinances Appendix A* governing zoning.

TRANSMITTED to the parties listed hereafter:

Nicole Burigana, AEP Representative via e-mail
Eagle Pass City Secretary Erika Rodriguez via e-mail
Eagle Pass City Manager Homero Balderas via e-mail
Eagle Pass Assistant City Manager Ivan Morua via e-mail
Eagle Pass City Attorney Ana Sophia Garcia via e-mail
Eagle Pass Community Development Department Report dated September 11, 2025

Attachment 1 Application



ZONING CHANGE APPLICATION

Planning Department
3295 Bob Rogers Drive
Eagle Pass, TX 78852
(830) 773-7781
(830) 773-7803 fax
www.eaglepasstx.us

Applicant Information

Name AEP Texas (Contact: Nicole Burigana)

Phone 614-477-1532

E-mail ncburigana@aep.com

1 Riverside Plaza, 16th Floor
Mailing Address

Columbus
City

OH
State

43215
Zip

Note: if you are not the owner of the property, you must attach a letter from the owner giving you permission to submit this application.

Property Owner Information

Name ELYSA USA, LLC

Phone _____

E-mail _____

PO Box 1122

Mailing Address

Eagle Pass
City

Texas
State

78853
Zip

Property Information

Site Address UNPLATTED. US Hwy 57, near intersection of US Hwy 57 & De Los Santos Street

Legal Description (from deed): Lot(s) N/A Block N/A Subdivision N/A
(Property must be legally subdivided or be lot of record)

Survey Name(s) Survey No. 6 Abstract No(s) Vol 1110 Tract(s) _____

Maverick County Identification # 8708463 Total Acreage & Square Feet 4.997

Front Yard Width (feet) _____ Rear Yard Width (feet) _____ Side Yard Width (feet) _____

Proposed Project

Amend Zoning Regulations contained in section _____

Amend the Official Zoning Map & Master Plan by changing 4.997 acres of land currently zoned

B-1 Neighborhood Business to be zoned I Industrial

Conforms with the Zoning Map? ☐ Yes ☒ No

Conforms with Master Plan Designation? ☒ Yes ☐ No

☒ Vacant Land ☐ Vacant Building ☐ Single Family Dwelling ☐ Commercial

☐ Multi-Family Dwellings ☐ Industrial ☐ Other _____

Detailed Explanation of Proposed Use

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

- Proposed Use of Property/Reason for Change

Service Center for Electric Utility Service Provider, including office, warehouse, vehicle

maintenance, vehicle storage, material storage yard, and above-ground fuel station

- Describe the character and/or nature of uses surrounding the property.

Industrial, warehousing

- Will the rezoned designation be compatible with the classification and use of adjoining lands?

☒ Yes ☐ No

If No, how do you propose to reduce any adverse impact?

Applicant Authorization

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

DocuSigned by:

Nicole Burigana

8/11/2025 | 7:45 PM EDT

D673CE3480DD47E

Applicant Signature

Date

Office Use

Application Accepted for Review: Date: _____ By: _____

Contact Date for Supplemental Info: _____ Supplemental Info Received: _____

Completeness Review By: _____ Date: _____

Fee Processing Date _____ Check # _____ Receipt # _____

Application Returned to Applicant: _____

AFFIDAVIT

Appointment of Representative

Maverick County Parcel Identification #8708463

STATE OF TEXAS

COUNTY OF MAVERICK

BEFORE ME, the undersigned official, on this day personally appeared Gabriel Castaño Ruiz, who is personally known to me, and first being duly sworn according to the law upon his/her oath deposed and said:

"My name is Gabriel Castaño Ruiz; I am over eighteen (18) years of age and I reside at 349 N Comal Eagle Pass, Texas. I have personal knowledge of the facts stated herein; and they are all true and correct.

I own the property which is the subject of this proposed zone change.

I have designated AEP Texas (Nicole Burigana) to represent me in filing an application for a zone change with the Planning Department of the City of Eagle Pass; and, to appear on my behalf at all necessary meetings of the Planning and Zoning Commission and they City Council of the City of Eagle Pass with respect to this zoning change.

In relation to this, it is my understanding that as owner of the aforementioned property, either I or my designated representative may appear on behalf of the proposed zoning change.

It has been explained to me and I understand that written notice must be filed with the Director of Planning for the City of Eagle Pass, Texas, to give notice to the City of the termination or substitution of representation in this zoning case."

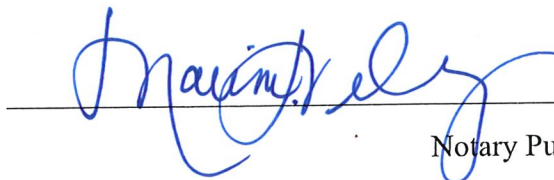
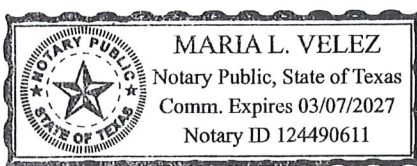


Affiant's Signature

Gabriel Castaño Ruiz

Affiant's Name (Print)

On August 26, 2025, personally appeared Gabriel Castaño Ruiz and having been duly sworn by me, subscribed to the foregoing affidavit and has stated that the facts therein are true and correct.



Notary Public, State of Texas

Site Photos



LINE	BEARING	DISTANCE	RECORD BEARING	RECORD DISTANCE	RECORD SOURCE
L1	N12°47'08"E	348.19'			
L2	N89°47'14"E	641.60'			
L3	S12°40'32"W	347.69'			
L4	S12°40'32"W	347.69'	S10°54'00"W	347.65'	"1"
L5	S89°45'25"W	642.36'	S88°00'00"W	642.41'	"1"

Pg. 3 of 3

CDS JOB NO. 125090

BEARING BASIS: GRID NORTH
 COORDINATE SYSTEM: TEXAS STATE PLANE, NAD
 1983(2011), EPOCH:2010
 TEXAS SOUTH CENTRAL ZONE (4204)
 ALL DISTANCES SHOWN ARE SURFACE.
 (GRID X 1.00011 = SURFACE)
 U.S. SURVEY FEET

G. C. & S. F. RR. CO.
SECTION 3
ABSTRACT 1007

G. C. & S. F. RR. CO.
SECTION 6
ABSTRACT 1110

ALBA, LTD.
 A REMAINING PORTION OF
 25.0 ACRES
 VOL. 237, PG. 195
 D.R.M.C.

WECO & ASSOCIATES, LTD.
 REMAINING PORTION OF
 2,564.22 ACRES
 VOL. 429, PG. 98
 O.P.R.M.C.

CITY OF EAGLE PASS
 16.16 ACRES
 VOL. 706, PG. 181
 O.P.R.M.C.

MARGARITA VILLARREAL DE VELASCO
 CALLED 5.0 ACRES
 VOL. 977, PG. 246
 O.P.R.M.C.

LOT 4
 HASTINGS PROPERTIES, LTD.,
 A TEXAS LIMITED PARTNERSHIP
 LOTS 3 AND 4
 VOL. 1021, PG. 89
 O.P.R.M.C.

NEUTZE PROPERTIES LTD
ENV. 226, SLIDE B
M.R.M.C.

DARRYL L. ZERCHER
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5609

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE ABOVE
 PLAT IS A TRUE AND CORRECT REPRESENTATION OF AN ON THE
 GROUND SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION,
 IN APRIL THRU MAY 2025.



LEGEND

- - FOUND MONUMENTATION
- POB - PLACE OF BEGINNING
- P - PROPERTY LINES
- S - APPROXIMATE SURVEY LINES
- R.O.W. - RIGHT-OF-WAY
- D.R.M.C. - DEED RECORDS OF MAVERICK COUNTY
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- O.P.R.M.C. - OFFICIAL PUBLIC RECORDS OF MAVERICK COUNTY
- RECORD "1" - RECORD CALL TAKEN FROM VOLUME 977, PAGE 246, O.P.R.M.C.



DRAWN BY:
 T.R./M.C.

SCALE:
 1" = 200'

DATE:
 7/31/2025

SHEET:
 3 OF 3

SURVEY PROJECT #:
 125090

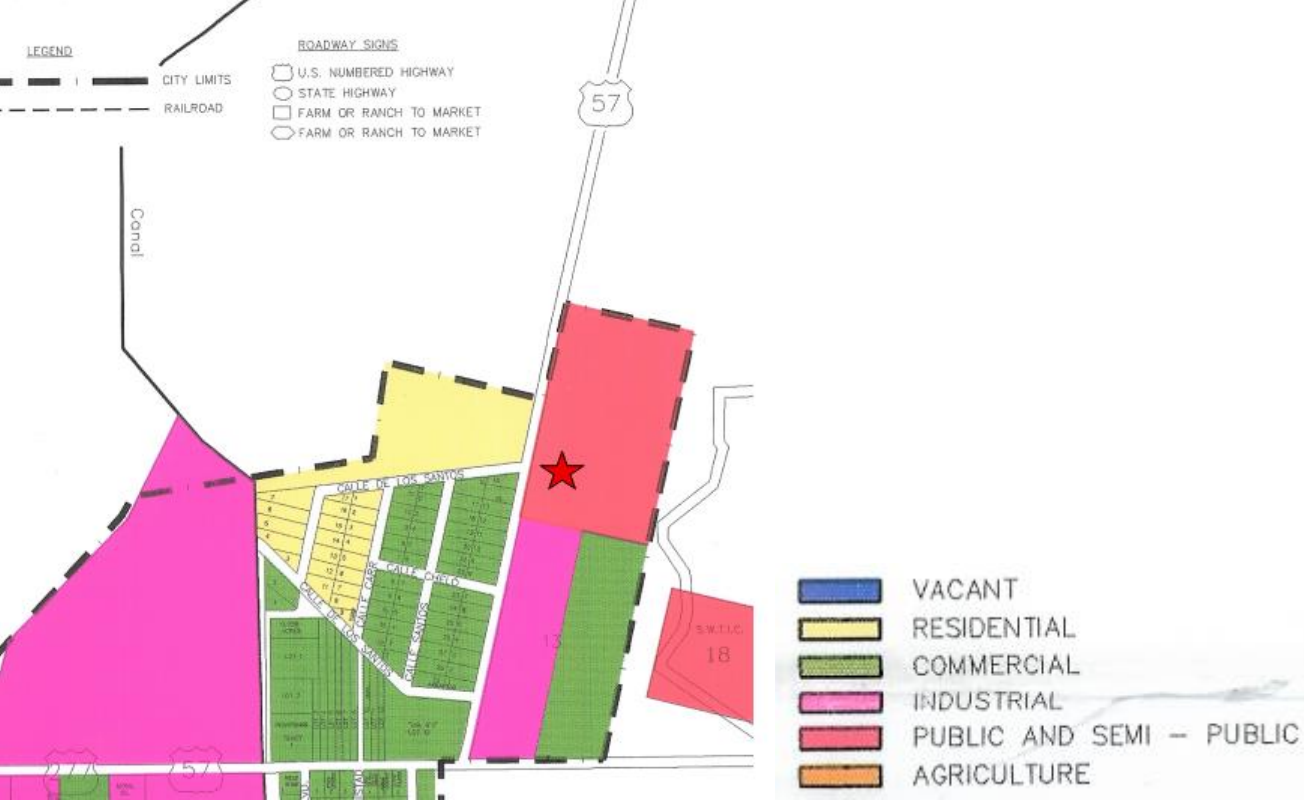
DRAWING NAME:
 TRACT 1_ELYSA USA LLC

4.997 ACRES
ELYSA USA, LLC
BOUNDARY SURVEY

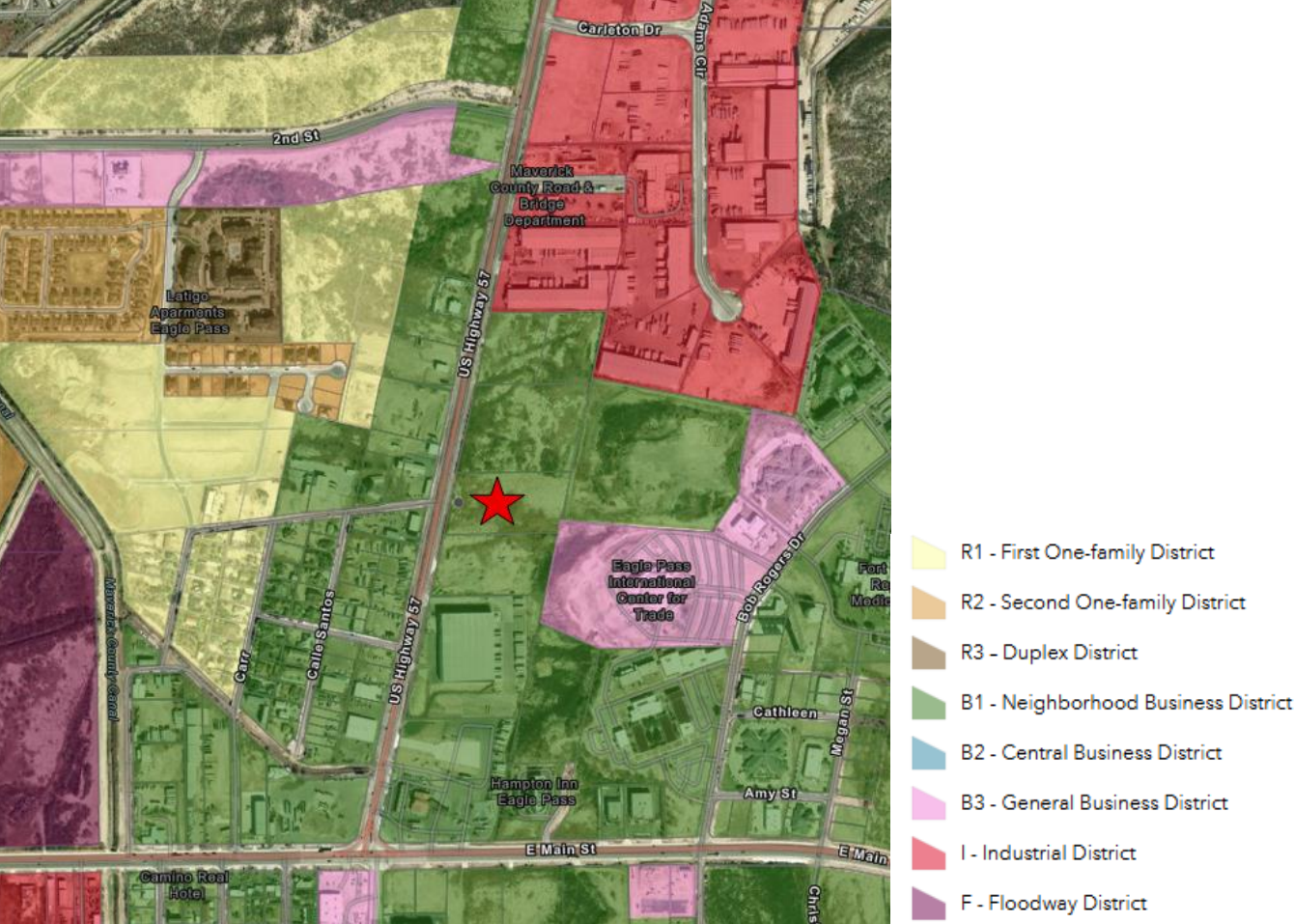
Attachment 2

Master Plan & Zoning Map

Master Plan Map



Zoning Map





Community Development Department Executive Summary REPORT TO THE PLANNING & ZONING COMMISSION

AEP Texas Rezone Request - 3200 US Highway 57

I. BACKGROUND

General Information

Applicant: AEP Texas c/o Nicole Burigana

Property Owner: Elysa USA, LLC

Subject Address: 3200 US Hwy 57

PID: 8708463

Legal Description: a 4.997-acre tract, lying in the G. C. & S. F. RR. Co. Section 6, Abstract 1110, Maverick County, Texas, same being all of a called 5.0-acre tract of land conveyed to Elysa USA, LLC as described and recorded in volume 1800, page 549, Official Public Records of Maverick County, Texas

Request: Rezone parcel from B-1 Neighborhood Business District to I Industrial District

Subject Property Information

Parcel Size: 217,683 square feet

Current Zoning: B-1 Neighborhood Business District

Master Plan: Public and Semi-Public

Current Use: Vacant and undeveloped

Proposed Use: A yard for AEP fleet and equipment

Vicinity Data

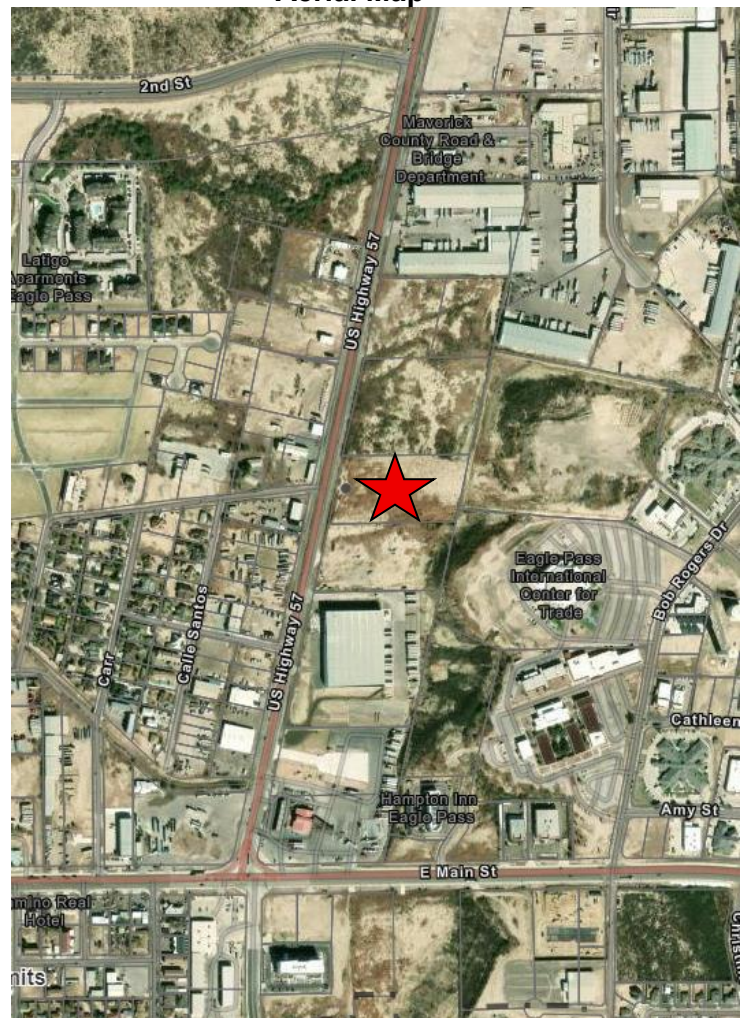
The site is in an area that is comprised of commercial developments.

Infrastructure

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

It appears that access to the site is to be provided by US Highway 57.

Aerial Map



II. PUBLIC NOTICE

Public notification of the rezone request before the Planning and Zoning Commission was completed consistent with the provisions of *Chapter 211 of the State of Texas Local Government Code Title 7*. A legal notice was published in the Eagle Pass News Gram on September 11, 2025. Per House Bill 24, notices to neighbors are not required to be mailed.

III. RECOMMENDED FINDINGS OF FACT

A. Conclusions

1. *Section 1(b)(4) of Eagle Pass City Charter Article IX* authorizes the Planning and Zoning Commission to recommend or disapprove proposed changes to the *City of Eagle Pass Zoning Plan*. A request for a change in a zoning district designation for a property constitutes a change to the *Zoning Plan* and the *Zoning Plan Map*.
2. The applicant's request contains sufficient information for consideration by the Eagle Pass Planning and Zoning Commission. Information contained in this report and the Commission's associated public meeting will be used by the City Council in their consideration of the rezone request. Please refer to Attachment 1.
3. The *Master Plan* is the primary document used in the analysis as to the appropriateness of a rezone request. The *Master Plan Map* provides direction as to the areas of the City in which residential, commercial, and industrial development is to be situated.
4. The rezone request is not consistent with the 'Land Use Development Goals' of the *City of Eagle Pass Master Plan*. The request to change from the *B-1 Neighborhood Business District* to *I - Industrial District* will not allow for a continuation of the development in the neighborhood and not retaining the community's character and scale. The change will negatively impact the ultimate development of urban uses in a non-compatible arrangement that will make the community unattractive to both residents and visitors and undesirable to quality investments or improving the residential and commercial environment of the city.

The purpose of the rezone is to allow for the construction of a yard to keep and maintain AEP fleet and equipment which may be allowed under the current zoning designation, with the approval of a Conditional Use Permit.

5. The rezone request is not consistent with the *Master Plan's* 'Street Objectives', 'Thoroughfare Goals', and 'Thoroughfare Objectives', as access to the rezone site currently does not hold an approved driveway permit by TxDOT off US Highway 57. In addition, all subdivisions must have at least 2 points of vehicular access for ingress and egress to the subdivision, which must be connected to the city's improved street grid.
6. The rezone request does not conform to the purpose of the City's zoning code, as the allowed uses under Industrial zoning may result in a use that is incompatible with the adjacent *commercial properties* in the vicinity of the site, with a view not conserving the value of buildings and not encouraging the most appropriate use of land adjacent that currently does not have access to a public street. City Staff believe that a Conditional Use Permit is more appropriate as the zoning change will cause a major impact in the future for the neighboring commercial properties and the Zoning Map. Please refer to Attachment 2 for a copy of the City's *Zoning District Map*.

7. The property is in an area that has commercial use and should not allow the property to be rezoned to Industrial. The site is within 500 feet of a public convention center and approximately 0.3 miles from the regional medical center. In the past the area was considered outskirts or perimeter of the City. The current and future growth shows this area to be near the center of the City, making it inappropriate for Industrial Zoning. Please refer to Attachment 1 for a photograph of the rezone site.
8. The rezone request is not consistent with both the goals and objectives of the *Master Plan* and the purpose of the *City of Eagle Pass Code of Ordinances Appendix A* governing zoning as set forth in Conclusion 1 through 7 of this Report. The rezone request, therefore, should be denied.

B. Community Development Department Recommendation

The Planning and Zoning Commission **DENY** a zoning district change from B-1 Neighborhood Business District to I Industrial District, for property legally known as 3200 US Hwy 57, as is not consistent with future growth of the City, the goals and objectives of the *Master Plan* and the purpose of the *City of Eagle Pass Code of Ordinances Appendix A* governing zoning.

TRANSMITTED to the parties listed hereafter:

Nicole Burigana, AEP Representative via e-mail
Eagle Pass City Secretary Erika Rodriguez via e-mail
Eagle Pass City Manager Homero Balderas via e-mail
Eagle Pass Assistant City Manager Ivan Morua via e-mail
Eagle Pass City Attorney Ana Sophia Garcia via e-mail
Eagle Pass Community Development Department Report dated September 11, 2025

Attachment 1 Application



ZONING CHANGE APPLICATION

Planning Department
3295 Bob Rogers Drive
Eagle Pass, TX 78852
(830) 773-7781
(830) 773-7803 fax
www.eaglepasstx.us

Applicant Information

Name AEP Texas (Contact: Nicole Burigana)

Phone 614-477-1532

E-mail ncburigana@aep.com

1 Riverside Plaza, 16th Floor
Mailing Address

Columbus
City

OH
State

43215
Zip

***Note:** if you are not the owner of the property, you must attach a letter from the owner giving you permission to submit this application.*

Property Owner Information

Name ELYSA USA, LLC

Phone _____

E-mail _____

PO Box 1122
Mailing Address

Eagle Pass
City

Texas
State

78853
Zip

Property Information

Site Address UNPLATTED. US Hwy 57, near intersection of US Hwy 57 & De Los Santos Street

Legal Description (from deed): Lot(s) N/A Block N/A Subdivision N/A
(Property must be legally subdivided or be lot of record)

Survey Name(s) Survey No. 6 Abstract No(s) Vol 1110 Tract(s) _____

Maverick County Identification # 8708463 Total Acreage & Square Feet 4.997

Front Yard Width (feet) _____ Rear Yard Width (feet) _____ Side Yard Width (feet) _____

Proposed Project

Amend Zoning Regulations contained in section _____

Amend the Official Zoning Map & Master Plan by changing 4.997 acres of land currently zoned

B-1 Neighborhood Business to be zoned I Industrial

Conforms with the Zoning Map? ☐ Yes ☒ No

Conforms with Master Plan Designation? ☒ Yes ☐ No

☒ Vacant Land ☐ Vacant Building ☐ Single Family Dwelling ☐ Commercial

☐ Multi-Family Dwellings ☐ Industrial ☐ Other _____

Detailed Explanation of Proposed Use

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

- Proposed Use of Property/Reason for Change

Service Center for Electric Utility Service Provider, including office, warehouse, vehicle

maintenance, vehicle storage, material storage yard, and above-ground fuel station

- Describe the character and/or nature of uses surrounding the property.

Industrial, warehousing

- Will the rezoned designation be compatible with the classification and use of adjoining lands?

☒ Yes ☐ No

If No, how do you propose to reduce any adverse impact?

Applicant Authorization

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

DocuSigned by:

Nicole Burigana

8/11/2025 | 7:45 PM EDT

D673CE3480DD47E

Applicant Signature

Date

Office Use

Application Accepted for Review: Date: _____ By: _____

Contact Date for Supplemental Info: _____ Supplemental Info Received: _____

Completeness Review By: _____ Date: _____

Fee Processing Date _____ Check # _____ Receipt # _____

Application Returned to Applicant: _____

AFFIDAVIT

Appointment of Representative

Maverick County Parcel Identification #8708463

STATE OF TEXAS

COUNTY OF MAVERICK

BEFORE ME, the undersigned official, on this day personally appeared Gabriel Castaño Ruiz, who is personally known to me, and first being duly sworn according to the law upon his/her oath deposed and said:

"My name is Gabriel Castaño Ruiz; I am over eighteen (18) years of age and I reside at 349 N Comal Eagle Pass, Texas. I have personal knowledge of the facts stated herein; and they are all true and correct.

I own the property which is the subject of this proposed zone change.

I have designated AEP Texas (Nicole Burigana) to represent me in filing an application for a zone change with the Planning Department of the City of Eagle Pass; and, to appear on my behalf at all necessary meetings of the Planning and Zoning Commission and they City Council of the City of Eagle Pass with respect to this zoning change.

In relation to this, it is my understanding that as owner of the aforementioned property, either I or my designated representative may appear on behalf of the proposed zoning change.

It has been explained to me and I understand that written notice must be filed with the Director of Planning for the City of Eagle Pass, Texas, to give notice to the City of the termination or substitution of representation in this zoning case."

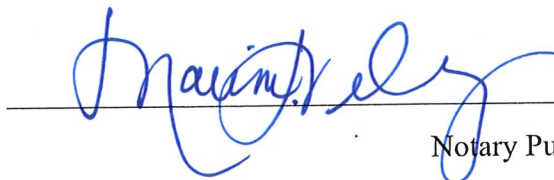
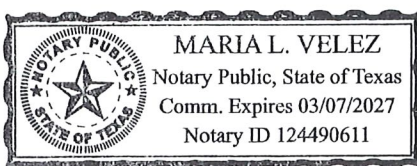


Affiant's Signature

Gabriel Castaño Ruiz

Affiant's Name (Print)

On August 26, 2025, personally appeared Gabriel Castaño Ruiz and having been duly sworn by me, subscribed to the foregoing affidavit and has stated that the facts therein are true and correct.



Notary Public, State of Texas

Site Photos



LINE	BEARING	DISTANCE	RECORD BEARING	RECORD DISTANCE	RECORD SOURCE
L1	N12°47'08"E	348.19'			
L2	N89°47'14"E	641.60'			
L3	S12°40'32"W	347.69'			
L4	S12°40'32"W	347.69'	S10°54'00"W	347.65'	"1"
L5	S89°45'25"W	642.36'	S88°00'00"W	642.41'	"1"

Pg. 3 of 3

CDS JOB NO. 125090

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 LOTS 3 AND 4
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ENV. 226, SLIDE B
M.R.M.C.

DARRYL L. ZERCHER
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5609

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE ABOVE
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 GROUND SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION,
 IN APRIL THRU MAY 2025.



LEGEND

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- S - APPROXIMATE SURVEY LINES
- R.O.W. - RIGHT-OF-WAY
- D.R.M.C. - DEED RECORDS OF MAVERICK COUNTY
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DRAWN BY:
 T.R./M.C.

SCALE:
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SHEET:
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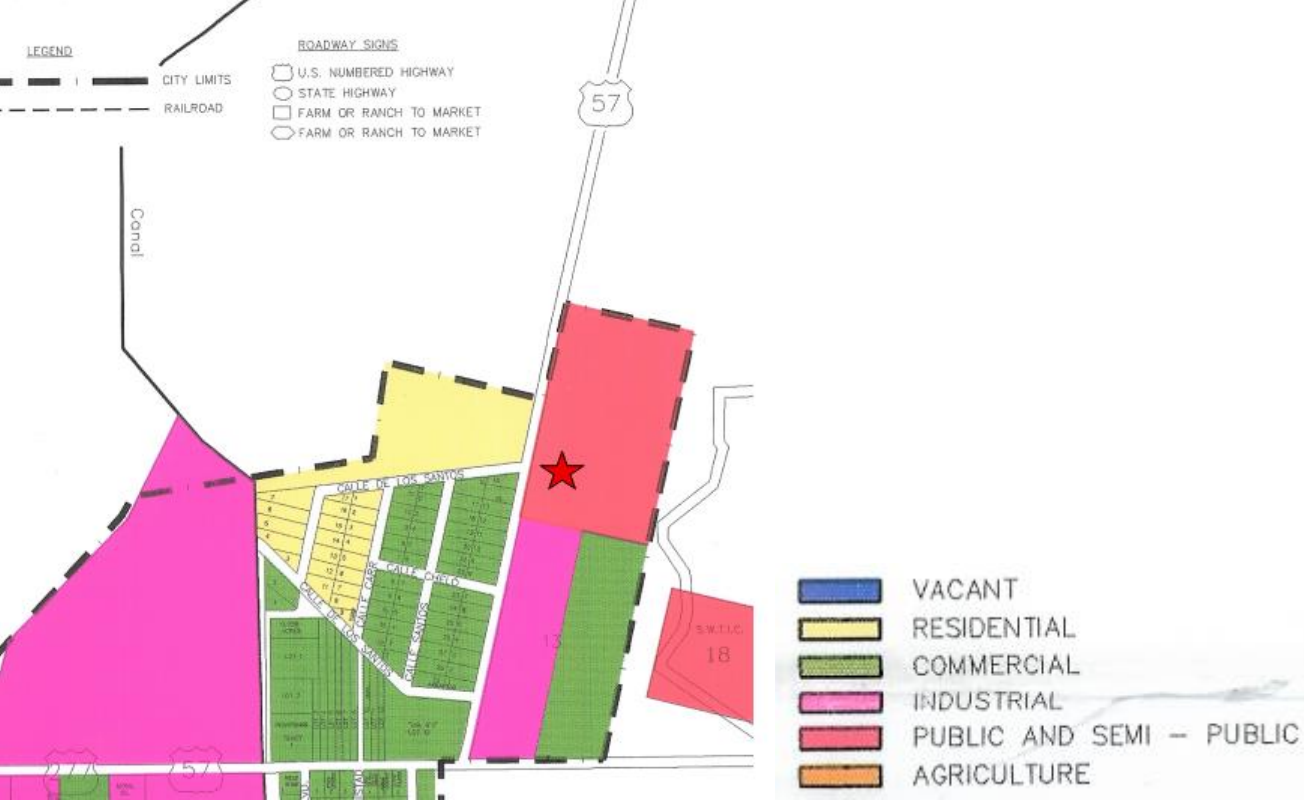
DRAWING NAME:
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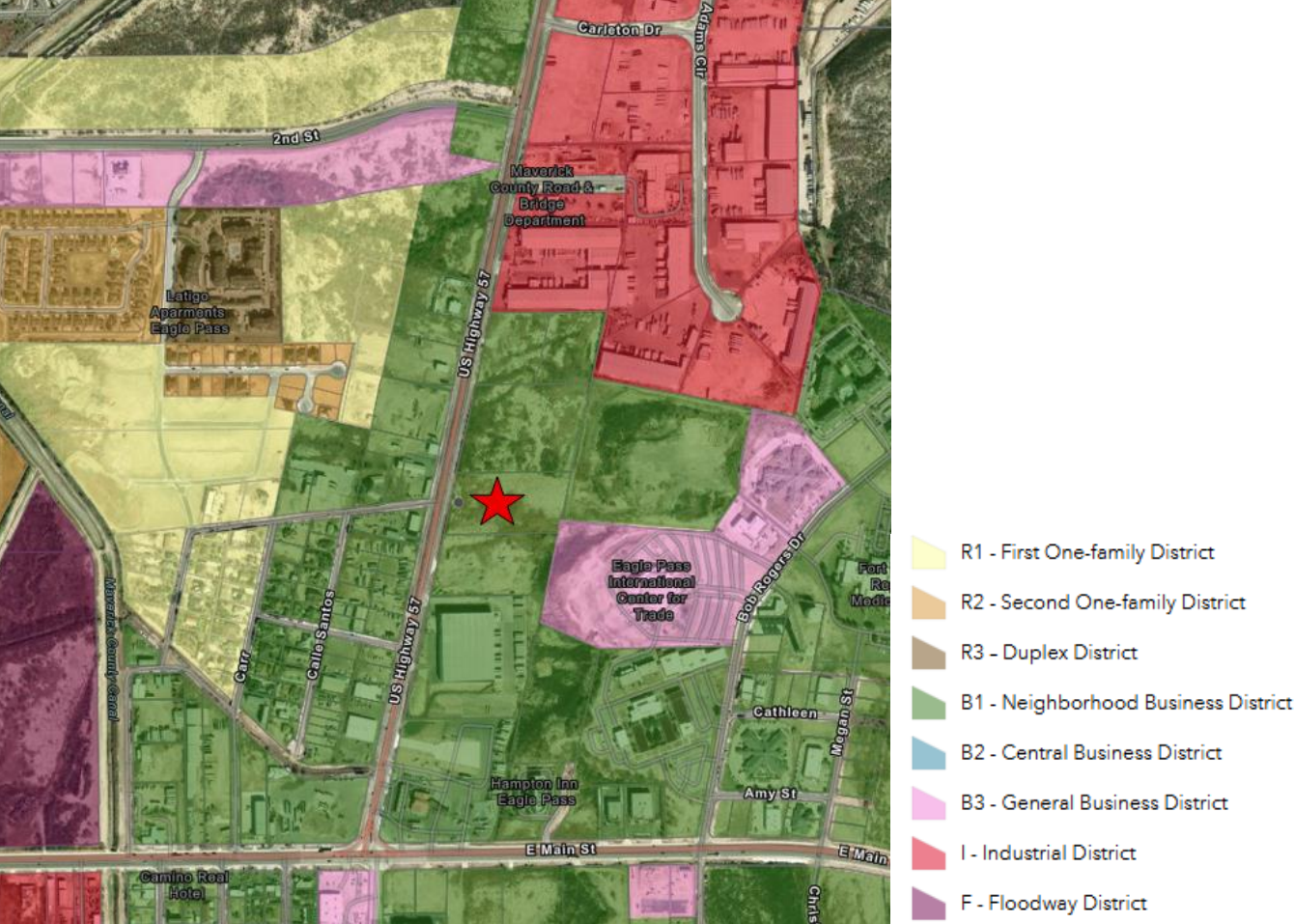
Attachment 2

Master Plan & Zoning Map

Master Plan Map



Zoning Map





Community Development Department Executive Summary REPORT TO THE PLANNING & ZONING COMMISSION

Subdivision Variance Request from Section 23-66 of the Code of Ordinances

I. BACKGROUND

A. General Information

Applicant: Diksen Engineering I 441 Fort Clark Rd, Ste B | Uvalde, Texas 78840

Developer: Oscar De Los Santos | Eagle Pass, Texas 78852

Location: 3581 El Indio Hwy

Property ID Number: 8706981

Legal Description: Lot 2, in Block 4 of Paraiso Estates Unit 2

Request: Approval of subdivision variance request from *City of Eagle Pass Code of Ordinances Chapter 23 -66* regulating sanitary sewer, to not have to service the lot is developed as a drainage detention pond serving the Microstar facility.

B. Subject Property Information

Parcel Size: 1.9740 acres and 85,987 square feet

Vegetation: Native vegetation

Existing Use: Detention pond

Proposed Use: keep the current use of a detention pond. A plat amendment application is in process to make subject lot smaller due to its current use and allow Lot 3 to have a larger density for future development.

Zoning District: B-1 Neighborhood Business District

Master Plan: Commercial

C. Vicinity Data

The site is in an area that is primarily comprised of commercial and Industrial developments.

D. Infrastructure

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

Access to the site is provided by El Indio Highway.

II. PUBLIC NOTICE

Public Notification of the Planning and Zoning Commission public hearing to consider the variance request was completed consistent with the provisions of *Chapter 211* of the *State of Texas Local Government Code Title 7*, with a legal notice published in the Eagle Pass News Gram on September

11, 2025. Nine (9) notices were mailed to the abutting property owners within the 200 feet radius of the subject property on September 11, 2025.

III. RECOMMENDED FINDINGS OF FACT

A. Conclusions

1. The applicant's request contains sufficient information for consideration by the Planning and Zoning Commission. The information contained in this report and the Commission's public meeting will be used as part of the Committee's deliberation process for approval or denial of application. Please refer to Attachment 1 for a copy of the request.
2. The subdivision variance rests entirely upon whether the applicant has demonstrated that the proposal complies with the subdivision variance criteria set forth in Section 23-11(a) and Section 23-11(c).

First Variance Decision Criteria

Section 23-11(a)(1). The variance is consistent with this section of the city code, as the strict application of the requirement to receive approval to not install sewer service, for 2 of the subdivision that currently contain all required supporting public infrastructure would deprive the applicant of the reasonable subdivision of their land.

Second Variance Decision Criteria

Section 23-11(a)(2). The variance is also consistent with this section of the city code, as the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant. The subdivision design is consistent with the purpose of the B-1 Neighborhood Business District. The commercial use of the property will allow the enjoyment of property rights permitted by the City code.

Third Variance Decision Criteria

Section 23-11(a)(3). The variance is also consistent with this section of the city code, as there is no anecdotal evidence which indicates that the granting of the variance would be detrimental to the public health, safety, or welfare, or injurious to other property in the area.

Fourth Variance Decision Criteria

Section 23-11(a)(4). The variance is also consistent with this section of the city code, as there is no documentation which indicates that granting the variance would have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of *Chapter 23*.

Fifth Variance Decision Criteria

Lastly, the variance is also consistent with *Section 23-11(c)*, as the granting of the variance will allow for the creation of a subdivision that was in harmony with the general purpose and intent of *City of Eagle Pass Code of Ordinances Chapter 23*. The subdivision contains design features which will secure public health, safety and welfare and provide for the fair and equitable processing of the proposed plat amendment.

The variance is consistent with the subdivision variance criteria set forth in *Section 23-11(a)* and *Section 23-11(c)* and, therefore, should be granted.

The request conforms to the criteria mentioned above, therefore, shall be granted.

B. Community Development Department Recommendation

The Planning and Zoning Commission **GRANT** a variance from *City of Eagle Pass Code of Ordinances Chapter 23 Article IV Section 23-66* regulating sanitary service as it complies with the criteria set forth in *Section 23-11(a)* and *Section 23-11(c)*.

TRANSMITTED to the parties listed hereafter:

Dirksen Engineering via e-mail
Eagle Pass City Manager Homero Balderas via e-mail
Eagle Pass Assistant City Manager Ivan Morua via e-mail
Eagle Pass City Secretary Erika Rodriguez via e-mail
Eagle Pass City Attorney Ana Sophia Garcia via e-mail
Eagle Pass Community Development Department Report dated 9/11/2025

Attachment 1 Application



PLANNING DEPARTMENT

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

SUBDIVISION VARIANCE APPLICATION

Applicant Information

Applicant (If not owner): Ken Dirksen dba Dirksen Engineering

Address: 441 Fort Clark Rd, Ste B

Phone: 830-278-2100

E-mail: kendirksen@sbcglobal.net

Owner: Felix De Los Santos, Cristina De Los Santos, & Oscar De Los Santos

Address: 6810 Mickey Mantle Drive, San Antonio, TX 78240

Phone: 210-260-3592

E-mail: fsantos@partsservice.com

Property Information

Site Address: 3581 & 3659 El Indio Highway MCAD Property ID No. 8706980, 87006981

Legal Description (from deed): 3.945 acres, Lots 1 & 2, Block 4 of the Paraiso Estates Unit No.2

Description of Subdivision Variance Request

Variance from Section 23-66. Requiring Sanitary Sewer Service.

Detailed Explanation of Subdivision Variance Request

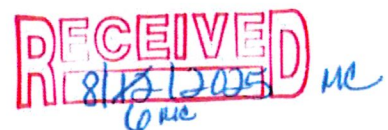
Please answer, on a separate sheet of paper if necessary, the following questions:

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?

Sanitary Sewer Clean out is not provided to Lot 2 and will not be necessary
as the lot is developed as drainage detention.

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

Requiring Sanitary Sewer Service will be a burden to Developer.



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.

The Property is being used as Detention Pond. Not Further Development

Sanitary Sewer is not needed.

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.

All Adjoined property is Served by Sanitary Sewer.

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.

Kenneth R. Dickson
Applicant Signature

7/31/2025

Date

Plat Amendment of Lot 1 and Lot 2, Block 4,
Pairaiso Estates Unit No. 2

Felix De Los Santos

Being 3.945 acres, Lots 1 and 2, Block 4 of the Paraiso Estates Unit No. 2, as shown on the plat recorded in Envelope 298, Side B of the Maverick County Plat Records, Maverick County, Texas and more particularly described by metes and bounds as follows: (The bearings and distances shown herein conform to the Texas Coordinate System, North American Datum 1983, Texas South Central Zone.) (All corners called for as being set are marked on the ground with 1/8 inch steel stakes with plastic identification caps stamped "DIRKSEN/6260" attached unless otherwise noted or shown.)

BEGINNING at a point (S.P.C. N:13432985.82, E:1500270.19) in the northwest line of Microstar Way at the east corner of Lot 1 for the east corner of the herein described tract;

THENCE S 47°28'38" W, 405.00 feet to a point for the beginning of a tangent curve to the right;

THENCE Northwesteily with said tangent curve to the right, having a radius of 25.00 feet, chord N87°31'22"W, 35.36 feet, delta angle of 90°00'00", for an arc length of 39.27 feet to a point in the northeast line of El Indio Highway for a south corner of the herein described tract;

THENCE N 42°31'22" W, 375.00 feet to a point at the south corner of Lot 3, at the west corner of Lot 2 for the west corner of the herein described tract;

THENCE N 47°28'38" E, 430.00 feet to a point at the east corner of Lot 3, at the north corner of Lot 2 for the north corner of the herein described tract;

THENCE S 42°31'22" E, 400.00 feet to the POINT OF BEGINNING containing 3.945 acres of land within the herein described tract surveyed by Dirksen Engineering on May 27, 2025.

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 public of Maverick County.

The owner certifies that this plat complies with the requirements of Texas Local Government Code 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 standards, and
(D) Gas connections, if available, provided to the lots meet, or will meet, the minimum standards.
The owner attests that the matters asserted on this plat are true and complete.

Signature _____ Signature _____
Felix De Los Santos Cristina De Los Santos
Signature _____
Oscar De Los Santos

STATE OF TEXAS)
COUNTY OF MAVERICK)

Before me, the undersigned notary public, on this day personally appeared Felix De Los Santos proved to me to be the persons whose name(s) are subscribed to the foregoing instrument, who being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that they executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this _____ day of _____.

Signature Notary Public State of Texas

State of Texas)
County of Maverick)

Before me, the undersigned notary public, on this day personally appeared Cristina De Los Santos proved to me to be the persons whose name(s) are subscribed to the foregoing instrument, who being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that they executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this _____ day of _____.

Signature Notary Public State of Texas

State of Texas)
County of Maverick)

Before me, the undersigned notary public, on this day personally appeared Oscar De Los Santos proved to me to be the persons whose name(s) are subscribed to the foregoing instrument, who being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that they executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this _____ day of _____.

Signature Notary Public State of Texas

CITY OF EAGLE PASS
CERTIFICATE OF PLAT APPROVAL

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT AMENDMENT WAS REVIEWED AND APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF EAGLE PASS ON _____.

COMMUNITY DEVELOPMENT DIRECTOR _____ DATE _____
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____.

SIGNATURE NOTARY PUBLIC STATE OF TEXAS

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT AMENDMENT WAS REVIEWED AND APPROVED BY THE AUTHORIZED CITY ENGINEER UNDER CONTRACT OF THE CITY OF EAGLE PASS ON _____.

AUTHORIZED CITY ENGINEER UNDER CONTRACT _____ DATE _____
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____.

SIGNATURE NOTARY PUBLIC STATE OF TEXAS

NOTES:

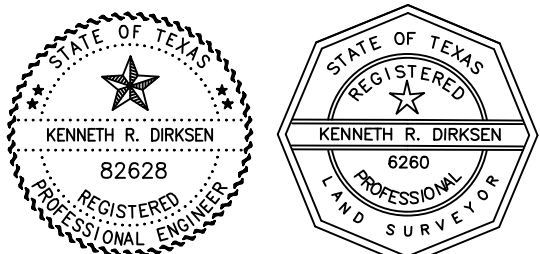
- THIS PLAT AMENDS LOT 1 AND LOT 2, BLOCK 4, PAIRAISSO ESTATES UNIT NO. 2 OF THE PLAT PREVIOUSLY RECORDED IN THE PLAT RECORDS OF MAVERICK COUNTY, ENVELOPE 298, SIDE B.
- THE LAND SHOWN ON THIS PLAT IS IN THE CITY OF EAGLE PASS IN MAVERICK COUNTY, ZONED B1 - NEIGHBORHOOD BUSINESS DISTRICT. THE LOT AREAS AND SETBACKS CONFORM TO LAND USE B-1. 20' FRONT SETBACK, 10' SIDE SETBACK, NO REAR SETBACK.
- LOT 1 WILL ACCESS MICROSTAR WAY. NO DIRECT ACCESS PERMITTED FROM LOT 1 TO FM 1021. LOT 2 WILL ACCESS THE PLATTED SHARED ACCESS WITH LOT 3.
- LOT 2 IS IN USE AS A DETENTION POND. LOT 2 WILL NOT REQUIRE SANITARY SEWER. A VARIANCE FROM THE REQUIREMENT OF SANITARY SEWER SERVICE IS REQUESTED.
- THE SUBDIVISION SHOWN ON THIS PLAT IS LOCATED INSIDE OF AREA OF MINIMAL FLOOD HAZARD, ZONE X, AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 48323C0475D FOR MAVERICK COUNTY, TEXAS AND INCORPORATED AREAS BOTH DATED APRIL 4, 2011.
- EASEMENTS MUST BE KEPT CLEAR OF ANY OBSTRUCTIONS.

STATE OF TEXAS)
COUNTY OF MAVERICK)

I HEREBY CERTIFY THAT THE WATER AND SEWER FOR THIS SUBDIVISION WERE DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF EAGLE PASS AND MAVERICK COUNTY, TEXAS, THAT THESE SERVICES WILL BE 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.

I CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY CONDUCTED ON April 10, 2025 ON THE GROUND UNDER MY SUPERVISION AND THE MONUMENTS SHOWN ARE WITHIN THE POSITIONAL TOLERANCE REQUIRED BY 22TAC SEC 663.15.

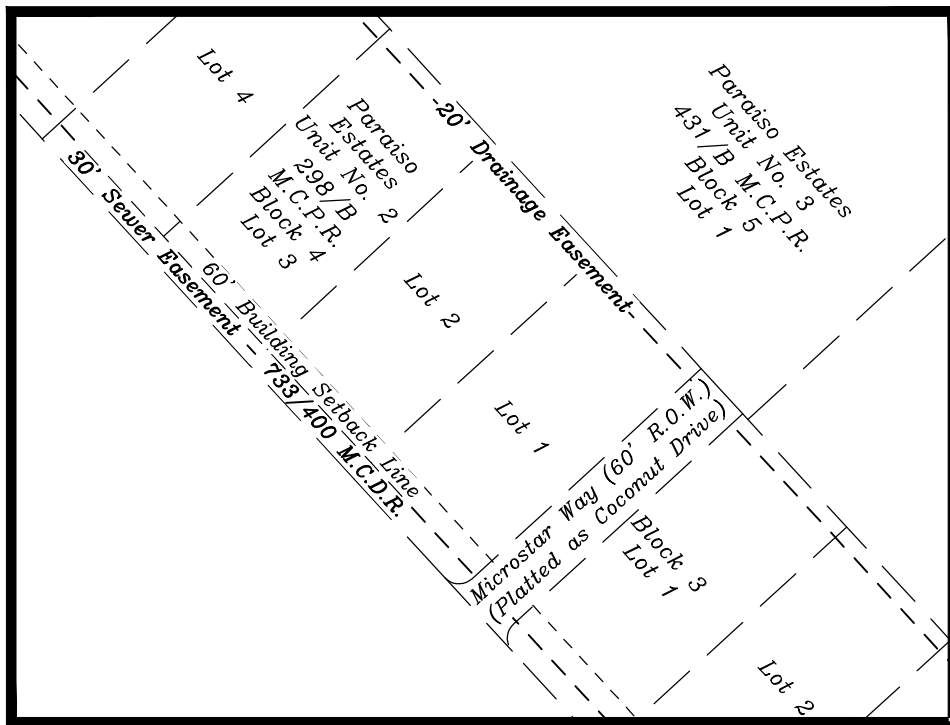
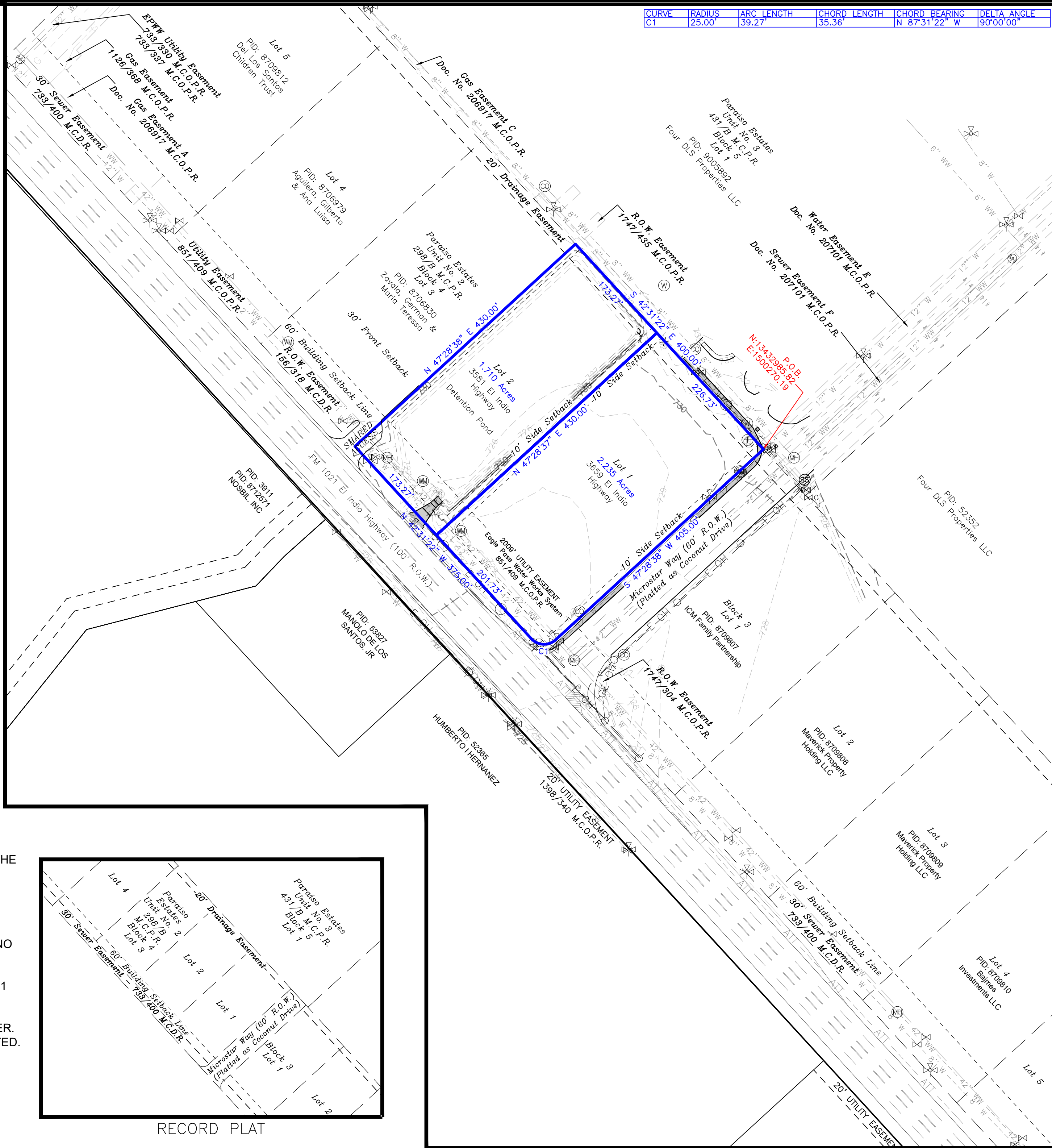
KENNETH R. DIRKSEN, P.E. 82628, R.P.L.S. 6260
DIRKSEN ENGINEERING PROJECT 25-3543



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, OF _____ BY KENNETH R. DIRKSEN, P.E.

SIGNATURE NOTARY PUBLIC _____ STATE OF TEXAS

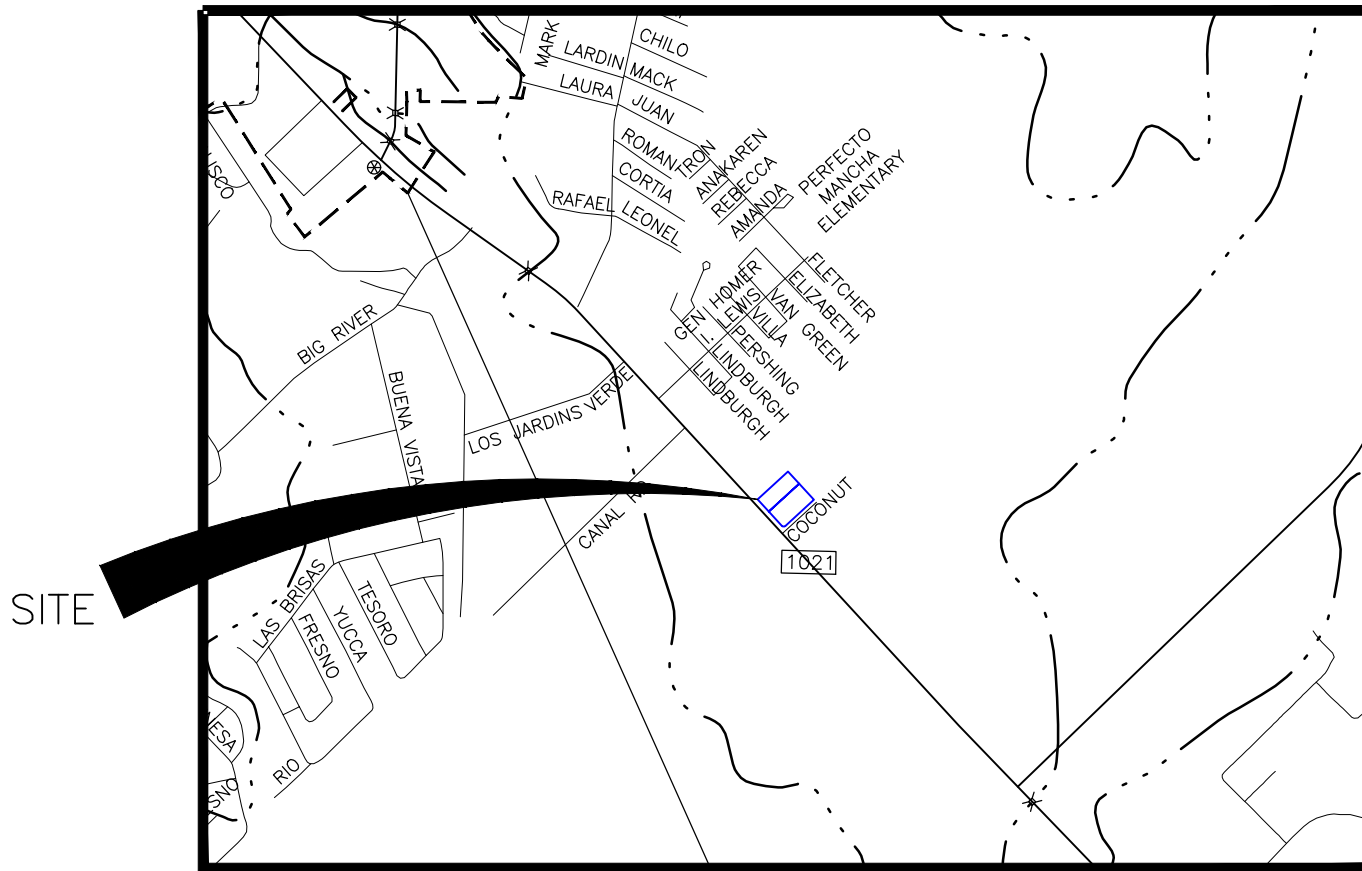
MY COMMISSION EXPIRES ON: _____



RECORD PLAT

REVISED: 8/6/2025:mc

VICINITY MAP: EAGLE PASS, TX

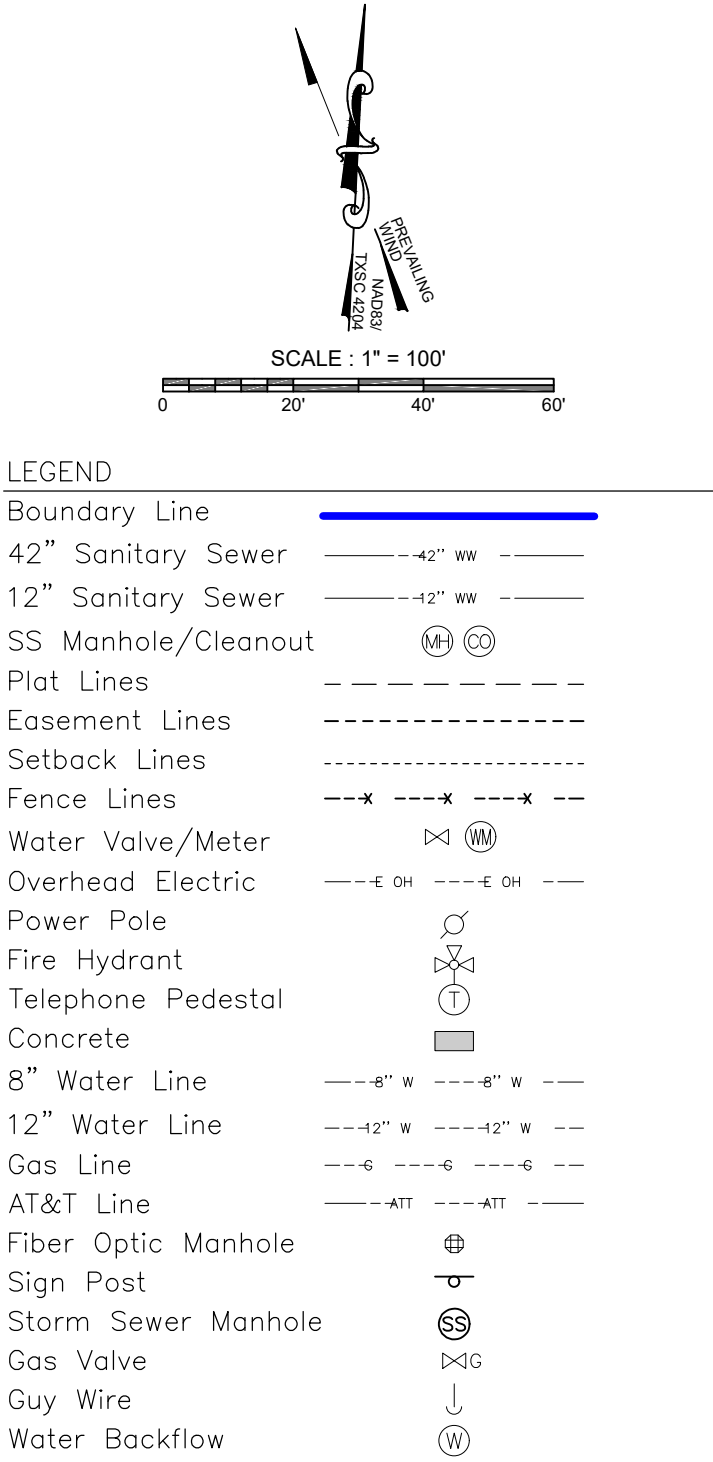


COUNTY CLERK'S RECORDING CERTIFICATE

I, _____, COUNTY CLERK OF MAVERICK COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT ____ O'CLOCK ____ M. ON _____, AND WAS RECORDED IN ENVELOPE _____, SIDE ____ IN THE MAP RECORDS OF MAVERICK COUNTY AT ____ O'CLOCK ____ M. ON _____.

MAVERICK COUNTY CLERK _____

PLAT AMENDMENT OF
LOT 1 AND LOT 2, BLOCK 4,
PARAISSO ESTATES
UNIT NO. 2



THESE DRAWINGS ARE THE PROPERTY OF DIRKSEN ENGINEERING AND SHALL NOT BE USED ON OTHER WORK WITHOUT THEIR APPROVAL. IF THIS SHEET DOES NOT MEASURE 24"x36" IT HAS BEEN MODIFIED. COPYRIGHT 2025.

FIRM NAME & ADDRESS

DIRKSEN ENGINEERING
UVALDE EAGLE PASS
TBPE FIRM #F-8848, TBPLS FIRM #F10193741
441 FORT CLARK ROAD, SUITE B, UVALDE, TX 78801
PH: (830) 278-2100, FAX: (830) 278-2102
EMAIL: KENDIRKSEN@SBCGLOBAL.NET
WEBSITE: WWW.DIRKSENENGINEERING.COM

PROJECT# 25-3543

PROJECT NAME & ADDRESS

PLAT AMENDMENT OF
LOT 1 AND LOT 2, BLOCK 4,
PARAISSO ESTATES UNIT NO. 2
Eagle Pass, TX

SHEET TITLE

PRELIMINARY

5-27-2025

PREPARED FOR:
Felix De Los Santos
6810 Mickey Mantle Drive
San Antonio, Texas 78240

SHEET
1
OF 1 SHEETS
DES'D : KRD
DRAWN : FJL
APP'VD : KRD
DATE : 5-27-2025



Community Development Department Executive Summary REPORT TO THE PLANNING AND ZONING COMMISSION

Subdivision Variance - Sidewalk Waiver Request from City of Eagle Pass Code of Ordinances

*Rt 1 Box 2 off Rosita Valley Rd. - Proposed Final Re-Plat of Lot Eagle
Development Subdivision 1, Tract 27*

I. BACKGROUND

A. General Information

Applicant: Hector Canales, P.E. | 2107 Veterans Blvd, #4 | Del Rio, Tx 78840

Property Owner: Rurico A. Driscoll, Jr. / Eagle Pass, Tx 78852

Location: Off Rosita Valley Road

Property ID Number: 17749

Legal Description: Tract 27 in Eagle Development Subdivision 1

Request: Approval of a sidewalk waiver from Section 23-64 regulating sidewalks. The Developer is proposing to subdivide the subject lot to create 3 lots, for which will require administrative review and approval by the Subdivision Review.

B. Subject Property Information

Parcel Size: 5 acres & 174,240 square feet

Existing Use: Vacant and undeveloped

Vegetation: Native vegetation

Zoning: Not applicable as the lot is in the 5-mile ETJ

Master Plan: No depiction as the lot is in the 5-mile ETJ

C. Vicinity Data

The surrounding area is comprised of residential land uses.

D. Infrastructure

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

The subject lot gains access via Rosita Valley Road.

II. PUBLIC NOTICE

Public notification of the variance requests before the Planning and Zoning Commission was completed consistent with the provisions of *Chapter 211* of the *State of Texas Local Government Code Title 7*, with a legal notice published in the Eagle Pass News Gram on September 11, 2025. Five (5) notices were mailed to the abutting property owners within the 200 feet radius of the subject property on September 11, 2025.

III. RECOMMENDED FINDINGS OF FACT

A. Conclusions

1. The applicant's request contains sufficient information for consideration by the Planning and Zoning Commission. The information contained in this report and the Commission's public meeting will be used as part of the Committee's and County Commissioners' Court deliberation process for approval or denial of the application. Please refer to Attachment 1 for a copy of the request.
2. The approval is contingent upon the Maverick County Commissioners' Court approval of a sidewalk waiver request.
3. *City of Eagle Pass Code of Ordinances Section 23-64* authorizes a waiver from the requirement if it meets the criteria set forth.

Please refer to Attachment 1 for a copy of the application and photographs of the property frontage adjacent to Rosita Valley Road.

Enclosed is Section 23-64 for reference.

4. The subdivision variance rests entirely upon whether the applicant has demonstrated that the proposal complies with the subdivision variance criteria set forth in Section 23-11(a) and Section 23-11(c). Please refer to Attachment 2 for a copy of the variance request.

First Variance Decision Criteria

Section 23-11(a)(1). The variance is consistent with this section of the city code, as the strict application of the requirement to install curb and gutter would deprive the applicant of the reasonable subdivision of their land.

Second Variance Decision Criteria

Section 23-11(a)(2). The variances is also consistent with this section of the city code, as the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant. The subdivision design is consistent with the purpose of the *R-1 District*. The residential use of the property will allow the enjoyment of property rights permitted by the City code.

Third Variance Decision Criteria

Section 23-11(a)(3). The variance is also consistent with this section of the city code, as there is no anecdotal evidence which indicates that the granting of the variance would be detrimental to the public health, safety, or welfare, or injurious to other property in the area.

Fourth Variance Decision Criteria

Section 23-11(a)(4). The variances are also consistent with this section of the city code, as there is no documentation which indicates that granting the variance would have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of *Chapter 23*.

Fifth Variance Decision Criteria

Lastly, the variance is also consistent with *Section 23-11(c)*, as the granting of the variance will allow for the creation of a subdivision that was in harmony with the general purpose and intent of *City of Eagle Pass Code of Ordinances Chapter 23*. The subdivision contains design features which will secure public health, safety and welfare and provide for the fair and equitable processing of the final replat.

The variance is also consistent with the subdivision variance criteria set forth in *Section 23-11(a)*, and *Section 23-11(c)*, therefore, should be granted.

5. The subdivision is not located within the boundary depicted on the *City of Eagle Pass Master Plan Map*. The *City of Eagle Pass Master Plan Map* does, however, provide direction regarding the re-plat of property both within the City and within the City's 5-mile wide Extraterritorial Jurisdiction (ETJ). The *Master Plan* emphasizes the importance of maintaining the character of the residential neighborhoods.
 - ✓ The proposed replat is consistent with the *Housing Goals* of the *Master Plan*, as the subdivision process will ensure appropriate land development regulation with appropriate lot sizes, paved streets with curb and gutters, and adequate utility services.
 - ✓ The proposed replat is consistent with the *Land Use Development Goals* of the *Master Plan*, as the project is designed to provide for a building lot density that is consistent with the purpose of the *R-1 First One-Family Dwelling 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 proposed replat is consistent with the *Street Goal* of the *Master Plan*, as access to the site from Rosita Valley Road is 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 proposed replat is consistent with the *Thoroughfare Goals* of the *Master Plan*, as Rosita Valley Road has been designed to be part of a safe and efficient thoroughfare system.
 - ✓ The replat is consistent with the *Storm Drainage Goals* of the *Master Plan*, as the size of the three (3) lots and the eventual density of 3-dwelling-units on the proposed re-plat site will not adversely impact existing area drainage effectiveness.
6. The re-subdivision design is consistent with the residential purpose of the *R-1 First One-Family Dwelling District*.
7. The proposed re-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, subject to a grant of a waiver by the Commission and Commissioners' Court
 - ✓ *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, subject to a grant of a waiver by the Commission and City Council
 - ✓ *Section 23-71* governing the installation and inspection of utility lines
8. 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 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 and County may have balanced land use.
 - Encourage a diversified economic base and encourage public and private investments in land and improvements.
 - Prevent and eliminate blight and slums, making the City and County attractive to people, commerce, and industry.
 - Create the desire for a more pleasing appearance of the City and County and incorporate into its physical development the basic principles of good design.
 - Protect and preserve the identity of each neighborhood through use of the guidance provided by the *Master Plan* and the *Code of Ordinances*.
 - Locate all land uses on land best suited for their needs, arranged in such a way as to be mutually beneficial and functional, with ample area to meet long-term needs.
 - Establish a proper relationship between open space, developed areas, building bulk, light, and air space, in all future development programs of land use.
 - Encourage and abet the development of civic, cultural, and other public and quasi-public buildings in harmonious and functional groupings.
9. The proposed re-plat will allow for a use of the property that is consistent with the residential purpose of the *R-1 District* for the following reasons:
- A. The proposed subdivision design bears a substantial relationship to the public's health, safety, and welfare.
 - B. The proposed subdivision is in accordance with the policies of the Master Plan and the business purpose of the *R-1 District*.

- C. The proposed subdivision is warranted because of the necessity to create additional building lots in the *R-1 District*, and because the proposed development is appropriate to accomplish the reasonable use of the property.
- D. The proposed subject property is suitable for development in general conformance with development standards of the *R-1 District*.
- E. The proposed subdivision will benefit the City as a whole and will not be detrimental to nearby land uses of a similar nature.
- F. The subsequent development will be designed and conditioned to comply with all applicable subdivision criteria and standards of the City of Eagle Pass.

Please refer to Attachment 2 for a copy of the *Master Plan Map* and a copy of the *Zoning District Map* for the City of Eagle Pass.

- 10. City Staff recommend the following actions based of Conclusion 1 through and including Conclusion 9 of this report.

B. Community Development Department Recommendation

The Planning and Zoning Commission **GRANT** the sidewalk waiver as there is no curb or gutter in place for property located off Rosita Valley Road, being Tract in Eagle Development Subdivision 1.

TRANSMITTED to the parties listed hereafter:

Hector Canales, P. E. via e-mail

Eagle Pass City Manager Homero Balderas via e-mail

Eagle Pass Assistant City Manager Ivan Morua via e-mail

Eagle Pass City Secretary Erika Rodriguez via e-mail

Eagle Pass City Attorney Ana Sophia Garcia via e-mail

Maverick County Building Inspector Israel Rodriguez via e-mail

Eagle Pass Community Development Department Report dated 9/11/2025

Attachment 1
Sidewalk Waiver Request



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 Sidewalk Waiver Application

City of Eagle Pass Code of Ordinances Section 23-64(a). Concrete sidewalks shall be required to be constructed in all residential, commercial, industrial, public and multi-family subdivision sites. Sidewalks shall have a minimum width of 4-feet and a minimum thickness of 4-inches and shall be required to be placed adjacent and/or contiguous to the property line within the streets right-of-way. Sidewalks shall be required on the subdivision side of adjacent or perimeter streets and on both sides of interior streets.

City of Eagle Pass Code of Ordinances Section 23-64(d). The Planning and Zoning Commission may waive the requirement for sidewalks in any of the following situations or circumstances:

- (1) Where construction of a sidewalk by a subdivider on either or both sides of a street or a portion of a street would be either unnecessary or unsafe due to the particular physical characteristics of the terrain in the subdivision, the safety and necessity of which shall be determined by the Planning and Zoning Commission; however, such waiver may only be granted if the Commission determines that either sound engineering or safety considerations dictate that a sidewalk should not be constructed, for example, where a proposed sidewalk would cross an arroyo, creek or steep embankment; or
- (2) Where a proposed sidewalk would be located adjacent to a utility easement and the land adjacent to such easement is unusable for development because of the nature of such easement, for example, a natural gas or electric utility easement or a railroad right-of-way or where a proposed sidewalk would be located adjacent to an easement and the land on the other side of the easement is of insufficient depth to allow future development on that side, provided that in either event that there is, or will be, a sidewalk on the side of the road opposite the easement; or
- (3) Where a residential subdivision has double-frontage lots and the rear lots abut a collector or arterial street, a sidewalk on the side of such collector or arterial street on which the rear lot lines abut, does not have to be constructed, provided that a sidewalk is or will be, constructed on the other side of such collector or arterial street; or
- (4) When the lot size in a new residential subdivision is equal to or exceeds 22,000-square-feet in area.

=====

Applicant Information

Applicant (if not owner): Hector Canales
Phone: 830 734 2991 Email: hcanales1463@yahoo.com
Owner: Rurico Driscoll
Owner Address: 459 San Marcos City: EP State: TX Zip: 78852
Phone: 1 830 968 2291 Email: _____

Property Information

Site Address: _____
Legal description (from deed): Trck 27 Eagle Pass Co. Posita Valley #1
(Property must be legally subdivided or be lot of record)
Maverick County Identification Number: 17749

Description of Subdivision Sidewalk Waiver Request, including exact location and distance

Intersection of Rosita Gardens & Rosita Valley

Please check one or more of the following code sections under which you are requesting the waiver

☒ Where construction of a sidewalk by a subdivider on either or both sides of a street or a portion of a street would be either unnecessary or unsafe due to the particular physical characteristics of the terrain in the subdivision, the safety and necessity of which shall be determined by the Planning and Zoning Commission; however, such waiver may only be granted if the Commission determines that either sound engineering or safety considerations dictate that a sidewalk should not be constructed, for example, where a proposed sidewalk would cross an arroyo, creek or steep embankment.

☐ Where a proposed sidewalk would be located adjacent to a utility easement and the land adjacent to such easement is unusable for development because of the nature of such easement, for example, a natural gas or electric utility easement or a railroad right-of-way or where a proposed sidewalk would be located adjacent to an easement and the land on the other side of the easement is of insufficient depth to allow future development on that side, provided that in either event that there is, or will be, a sidewalk on the side of the road opposite the easement.

☐ Where a residential subdivision has double-frontage lots and the rear lots abut a collector or arterial street, a sidewalk on the side of such collector or arterial street on which the rear lot lines abut, does not have to be constructed, provided that a sidewalk is or will be, constructed on the other side of such collector or arterial street.

☐ When the lot size in a new residential subdivision is equal to or exceeds 22,000-square-feet in area.

Describe how your waiver request complies with the section or sections checked above

Rosita Valley Rd has no sidewalks or curbs. The
condition of The pavement would not allow for
safety

Applicant Authorization

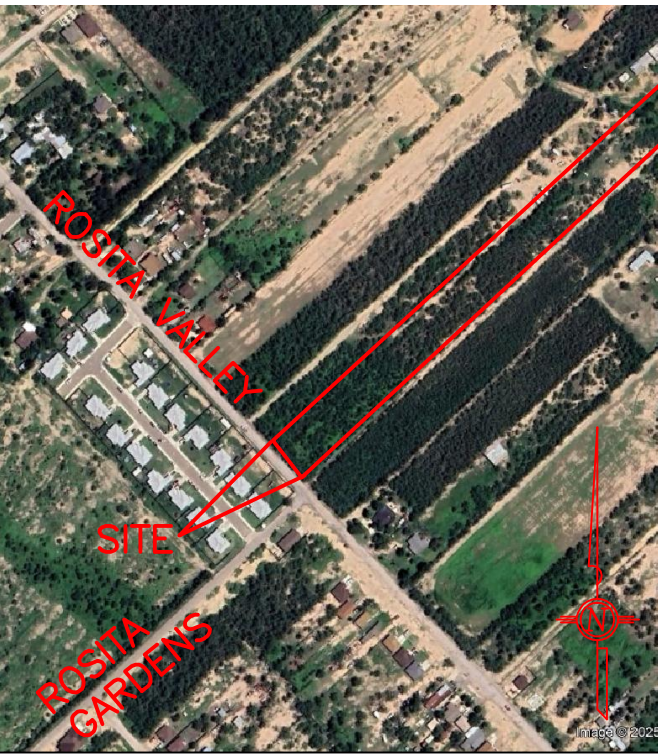
I authorize the City of Eagle Pass to conduct any site visits necessary to evaluate this subdivision sidewalk waiver application.

I further understand that provisions of *City of Eagle Pass Code of Ordinances Section 23-64* apply to all subdivisions within the city limits and all subdivisions outside the city limits. For subdivisions outside the city limits, a guarantee of performance for sidewalks as set out in *Section 23-40* shall be furnished prior to plat approval. For subdivisions inside the city limits, sidewalks shall be required as a condition at the time the building permits are obtained and no guaranty of performance shall be required as set out in *Section 23-40*. However, inside the city limits, all sidewalks must be in place within 18-months after plat recordation and it shall be the responsibility of the subdivider to see that this deadline is met. If the sidewalks are not in place within 18-months after recordation, the subdivider of the property will be assessed the full cost of constructing the sidewalks plus \$100.00 per month for each month beyond the 18-month period during which said construction remained uncompleted.

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 of subdivision sidewalk waiver approval by the Planning and Zoning Commission. I agree to provide any additional information requested by the City of Eagle Pass as they deem necessary for the processing of this application.

WKR
Applicant Signature

9/2/2025
Date



LOCATION MAP
NOT TO SCALE

MOUNTAIN VIEW
ENGINEERING F-15053

CONSULTING ENGINEER:
HECTOR CANALES, P.E.
2107 VETERANS BLVD SUITE 4
DEL RIO, TEXAS 78840

SURVEYOR:
FRANCISCO GAYTAN
RICHARD LANE AND ASSOCIATES
2605 ENCINO PARK DR.
EAGLE PASS, TEXAS 78852

STATE OF TEXAS)
COUNTY OF MAVERICK)

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

THE OWNERS OF TRACT 27 EAGLE COMPANY DEVELOPMENT ROSITA VALLEY UNIT 1 SUBDIVISION AND WHOSE NAMES 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 REQUIREMENTS OF THE STATE
(C) ELECTRICAL CONNECTION PROVIDED TO THE LOT(S) MEETS THE MINIMUM STATE STANDARDS
(D) THE GAS CONNECTIONS, IF AVAILABLE 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, CARLOS JR. & ADRIANA MOLINA, THE OWNERS OF LOT 8B, BLOCK 1, CHULA VISTA UNIT 5 SUBDIVISION, AS SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT ALTER, AMEND OR REMOVE ANY COVENANTS 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 REPLAT OF LOT 8, BLOCK 1, CHULA VISTA UNIT 5 SUBDIVISION, 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.

RURICO DRISCOLL JR.

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

_____, 2025

BY RURICO DRISCOLL JR

SIGNATURE NOTARY PUBLIC STATE OF TEXAS

MY COMMISSION EXPIRES: _____

ROSITA VALLEY RD.											
EAGLE DEVELOPMENT COMPANY ROSITA VALLEY UNIT 1 SD TRACT 24											
EAGLE DEVELOPMENT COMPANY ROSITA VALLEY UNIT 1 SD TRACT 25											
EAGLE DEVELOPMENT COMPANY ROSITA VALLEY UNIT 1 SD TRACT 26											
EAGLE DEVELOPMENT COMPANY ROSITA VALLEY UNIT 1 SD TRACT 27											
EAGLE DEVELOPMENT COMPANY ROSITA VALLEY UNIT 1 SD TRACT 28											
EAGLE DEVELOPMENT COMPANY ROSITA VALLEY UNIT 1 SD TRACT 29											
EAGLE DEVELOPMENT COMPANY ROSITA VALLEY UNIT 1 SD TRACT 30											

ORIGINAL PLAT OF RECORD

I, THE UNDERSIGNED, CERTIFY THAT THIS REPLAT TRACT 27 EAGLE DEVELOPMENT COMPANY ROSITA VALLEY UNIT 1 SUBDIVISION, 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

SWORN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025

NOTARY PUBLIC STATE OF TEXAS

STATE OF TEXAS
COUNTY OF MAVERICK
WE, THE UNDERSIGNED, CERTIFY THAT THIS RE-PLAT OF TRACT 27 EAGLE DEVELOPMENT COMPANY ROSITA VALLEY UNIT 1 SUBDIVISION WAS REVIEWED AND APPROVED BY THE COUNTY COMMISSIONER'S COURT OF THE COUNTY OF MAVERICK, TEXAS

MAVERICK COUNTY JUDGE DATE

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF

_____, 2025.

NOTARY PUBLIC, STATE OF TEXAS

CITY OF EAGLE PASS
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS REPLAT TRACT 27 EAGLE DEVELOPMENT COMPANY ROSITA VALLEY UNIT 1 SUBDIVISION, WAS REVIEWED AND APPROVED BY THE CITY MANAGER OF THE CITY OF EAGLE PASS, TEXAS

CITY MANAGER OF THE CITY OF EAGLE PASS

SWORN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025

NOTARY PUBLIC STATE OF TEXAS

P.O.B.
S.W.C. LOT 139 CHULA VISTA
UNIT 2, AS RECORDED IN
ENV 106, SIDE B THE
MAVERICK COUNTY MAP
RECORDS, MAVERICK COUNTY
TEXAS

STATE OF TEXAS
COUNTY OF MAVERICK

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

FILED IN MY OFFICE ON THE _____ DAY OF _____

2025 AT _____ IN THE RECORDS OF SAID COUNTY, IN

THE BOOK END _____ SLIDE _____ IN TESTIMONY

WHEREOF WITNESS MY HAND AND OFFICAL SEAL OF OFFICE

THIS THE _____ DAY OF _____ 2024.

HON. SARA MONTEYAYOR
MAVERICK COUNTY, TEXAS

METES AND BOUNDS

A TRACT OF LAND CONTAINING 5.12 ACRES, TRACT 27 EAGLE DEVELOPMENT COMPANY ROSITA VALLEY UNIT 1 SUBDIVISION, ACCORDING TO THE ORIGINAL PLAT THEREOF RECORDED IN ENVELOPR 76, SIDE A OF THE MAP RECORDS OF THE COUNTY CLERK OF MAVERICK COUNTY, TEXAS, (REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE), SAID IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

POINT OF BEGINNING (P.O.B) BEING AT A 1/2-INCH IRON ROD FOUND FOR THE APPARENT SOUTHWEST CORNER OF SAID TRACT 27 AND BEING THE APPARENT EXISTING SOUTHEAST R.O.W. LINE OF ROSITA VALLEY ROAD FOR THE SOUTHWEST CORNER OF AND BEING THE P.O.B. OF SAID 5.120 ACRE TRACT HEREIN DESCRIBED;

THENCE, S 46°17'00" E, WITH THE SAID SOUTHWEST LOT LINE OF TRACT 27 AND SOUTHEAST R.O.W. LINE OF ROSITA VALLEY ROAD, A DISTANCE OF 127.80' FEET TO A 1/2-INCH IRON ROD FOUND;

THENCE, S 44°38'00" W, WITH THE SAID SOUTHEAST LOT LINE OF TRACT 27, A DISTANCE OF 1745.50 FEET TO A 1/2-INCH IRON ROD FOUND;

THENCE, N 46°17'00" W, WITH THE SAID NORTHEAST LOT LINE OF TRACT 27, A DISTANCE OF 127.80 FEET TO A 1/2-INCH IRON ROD FOUND;

THENCE, N 44°36'00" E, WITH THE SAID SOUTHEAST LOT LINE OF TRACT 27, A DISTANCE OF 1745.80 FEET TO A 1/2-INCH IRON ROD FOUND; ALSO BEING THE P.O.B. CONTAINING 5.12 ACRES.

STATE OF TEXAS)
COUNTY OF VAL VERDE)

I, HECTOR CANALES, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS (NO. 97833), 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.
REGISTERED PROFESSIONAL ENGINEER

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

_____, 2025

NOTARY PUBLIC STATE OF TEXAS

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 REPLAT TRACT 27 EAGLE DEVELOPMENT COMPANY ROSITA VALLEY UNIT 1 SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION.

FRANCISCO GAYTAN
REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO. 5474

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

_____, 2025

NOTARY PUBLIC STATE OF TEXAS



LEGEND

- - FOUND 1/2" IRON ROD
- ⊕ - SET 1/2" IRON ROD
- ⊙ - FOUND 1" PIPE
- - SET 60-D NAIL
- P.O.B. - POINT OF BEGINNING
- ☆^{LP} - EX. STREET LIGHT POLE
- ⛑ - EX. FIRE HYDRANT
- - EX. UTILITY POLE
- EX CONCRETE
- 1% FLOODPLAIN
- EX BUILDING
- PLAT BOUNDARY
- PLAT INTERIOR BOUNDARY
- BOUNDARY OTHER
- UTILITY EASEMENT
- EX WASTE WATER LINE
- EX WATER LINE

Scale: 1" = 100'

Scale: 1" = 40'

LOT 27A -12,000 SF.
LOT 27B -12,000 SF.

PLAT NOTES:

- THIS SUBDIVISION IS LOCATED OUTSIDE THE CITY LIMITS OF EAGLE PASS, TEXAS BUT WITH IN THE 5 MILE ETJ.
- THIS SUBDIVISION IS NOT LOCATED WITHIN THE FEMA REGULATED 1% ANNUAL FLOODPLAIN AS DEPICTED ON FIRM PANEL #48323C 0475D, EFFECTIVE APRIL 4, 2011.
- THE LOTS IN THE SUBDIVISION ARE CURRENTLY SERVED BY A PUBLIC WATER SYSTEM OWNED, OPERATED, AND MAINTAINED BY EAGLE PASS WATER WORKS.
- THE LOTS IN THE SUBDIVISION ARE CURRENTLY SERVED BY A PUBLIC SEWER SYSTEM OWNED, OPERATED, AND MAINTAINED BY EAGLE PASS WATER WORKS.
- 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.
- NO MORE THAN ONE (1) SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.

SET BACK
REQUIREMENTS:
FRONT - 25 FEET
SIDE - 5 FEET
REAR - 20 FEET

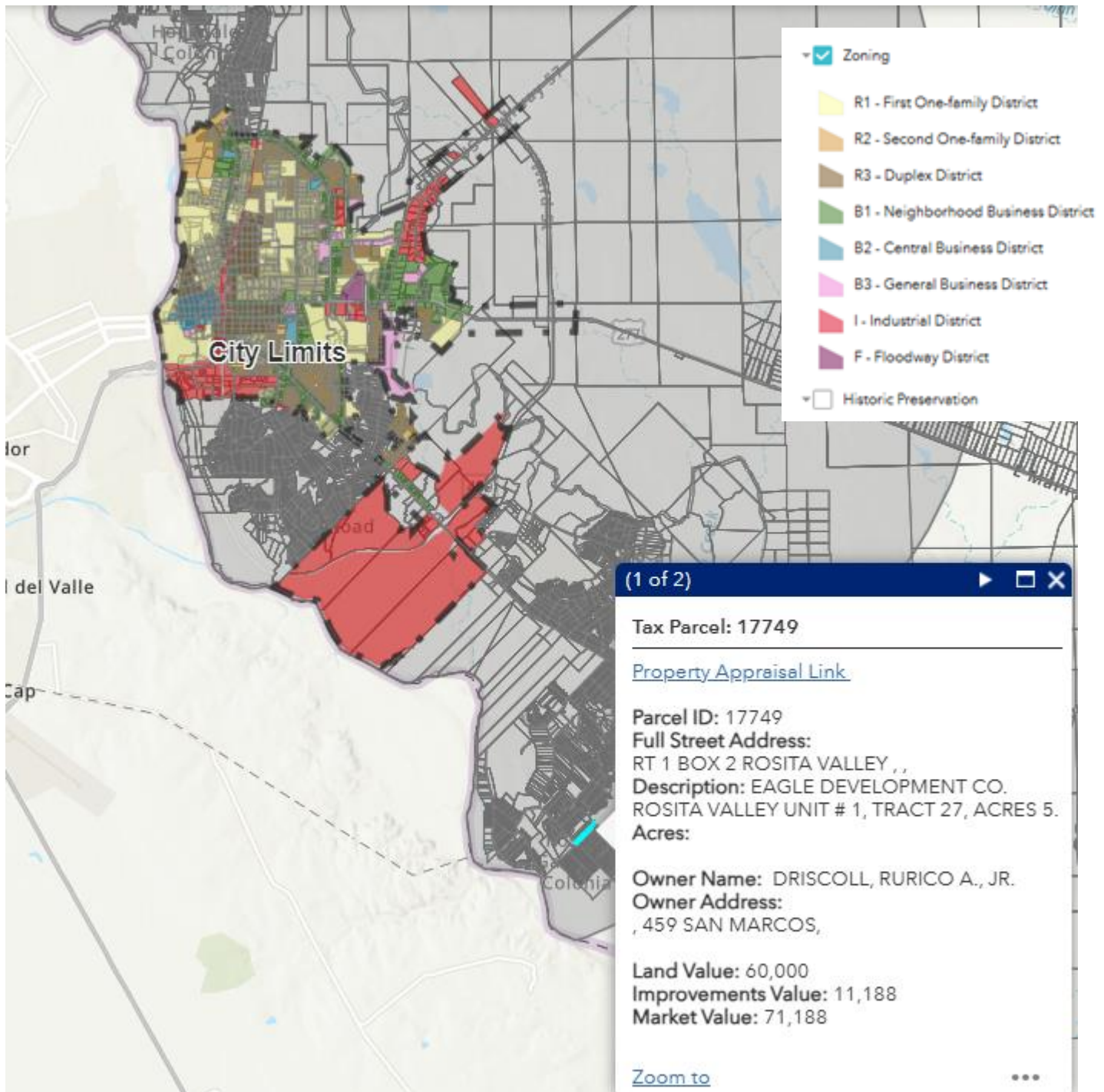
RE-PLAT OF TRACK 27 EAGLE DEVELOPMENT COMPANY ROSITA VALLEY UNIT 1 ROSITA VALLEY SUBDIVISION

BEING TRACT 27 EAGLE DEVELOPMENT COMPANY ROSITA VALLEY UNIT 1 SUBDIVISION, MAVERICK COUNTY RECORDED IN ENVELOPE 76, SIDE A OF THE MAVERICK COUNTY MAP RECORDS, MAVERICK COUNTY TEXAS

PLAT PREPARED
SEPT. 2025

Attachment 2
Master Plan Map & Zoning District Map

Zoning Map





Community Development Department Executive Summary REPORT TO THE PLANNING AND ZONING COMMISSION

Subdivision Variance Requests from City of Eagle Pass Code of Ordinances - Section 23-69 regulating lot size requirements
Proposed Final Plat of Rio Grande Estates Subdivision Unit 2

I. BACKGROUND

A. General Information

Applicant: Lique Engineers, LLC | 816 Camaron St, Ste 6, San Antonio, Tx 78212

Property Owner: Homero Martinez Montalvo

Location: approximately 2,200 feet south of the intersection of N. Veterans Boulevard and Del Rio Boulevard

Property ID Number: 3943

Legal Description: Lot 21 in Block 4, Lot 22 in Block 4, Lot 23 in Block 4, Lot 24 in Block 4, Lot 25 in Block 4, Lot 26 in Block 4, Lot 5 in Block 5, Lot 21 in Block 5 of the proposed Rio Grande Estates Subdivision Unit 2.

Request: Approval of a subdivision variance from Section 23-69 of Chapter 23 of the City of Eagle Pass Code of Ordinances regulating lot size requirements; thus, reducing the minimum depth, the intensity use area, and the average lot width for lots located in the Rio Grande Estates Subdivision Unit 2:

- Lot 21 in Block 4 reduce average width of 55 feet to 50.75 feet
- Lot 22 in Block 4 reduce the intensity use of 5,500 square feet to 5,179 square feet, and reduce the minimum depth of 100 feet to 85.11 feet
- Lot 23 in Block 4 reduce the average width of 55 feet to 25 feet, and reduce the minimum depth of 100 feet to 85.11 feet
- Lot 24 in Block 4 reduce the intensity use of 5,500 square feet to 5,331 square feet, reduce the average width of 55 feet to 25 feet, and reduce the minimum depth of 100 feet to 86.60 feet
- Lot 25 in Block 4 reduce the intensity use of 5,500 square feet to 4,972 square feet, and reduce the minimum depth of 100 feet to 86.60 feet
- Lot 26 in Block 4 reduce the average width of 55 feet to 41.56 feet
- Lot 5 in Block 5 reduce the intensity use of 5,500 square feet to 5,173 square feet, and reduce the average width of 55 feet to 37.80 feet
- Lot 21 in Block 5 reduce the average width of 55 feet to 49.68 feet

B. Subject Property Information

Existing Use: Vacant and undeveloped

Zoning: R-2 Second One-Family Dwelling District

Master Plan: Residential

C. Vicinity Data

The surrounding area is comprised of residential land uses.

D. Infrastructure

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

The subject development gains access via North Veterans Blvd and Del Rio Blvd.

II. PUBLIC NOTICE

Public notification of the variance requests before the Planning and Zoning Commission was completed consistent with the provisions of *Chapter 211* of the *State of Texas Local Government Code Title 7*, with a legal notice published in the Eagle Pass News Gram on September 11, 2025. Twenty-three (23) notices were mailed to the abutting property owners within the 200 feet radius of the subject property on September 11, 2025.

III. RECOMMENDED FINDINGS OF FACT

A. Conclusions

1. The applicant's requests contains sufficient information for consideration by the Planning and Zoning Commission. The information contained in this report and the Commission's public meeting will be used as part of the Committee's deliberation process for approval or denial of applications. Please refer to Attachment 1 for a copy of the request.
2. The subdivision variance rests entirely upon whether the applicant has demonstrated that the proposal complies with the subdivision variance criteria set forth in Section 23-11(a) and Section 23-11(c). Please refer to Attachment 2 for a copy of the variance request.

First Variance Decision Criteria

Section 23-11(a)(1). The variances are consistent with this section of the city code, as the strict application of the requirement to receive approval to reductions for lots in a subdivision that currently contains all required supporting public infrastructure would deprive the applicant of the reasonable subdivision of their land.

Second Variance Decision Criteria

Section 23-11(a)(2). The variances are also consistent with this section of the city code, as the variance is necessary for the preservation and enjoyment of a

substantial property right of the applicant. The subdivision design is consistent with the purpose of the R-2 Second One-Family Dwelling District. The residential use of the property will allow the enjoyment of property rights permitted by the City code.

Third Variance Decision Criteria

Section 23-11(a)(3). The variances are also consistent with this section of the city code, as there is no anecdotal evidence which indicates that the granting of the variance would be detrimental to the public health, safety, or welfare, or injurious to other property in the area.

Fourth Variance Decision Criteria

Section 23-11(a)(4). The variances are also consistent with this section of the city code, as there is no documentation which indicates that granting the variances would have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of *Chapter 23*.

Fifth Variance Decision Criteria

Lastly, the variances are also consistent with *Section 23-11(c)*, as the granting of the variances will allow for the creation of a subdivision that was in harmony with the general purpose and intent of *City of Eagle Pass Code of Ordinances Chapter 23*. The subdivision contains design features which will secure public health, safety and welfare and provide for the fair and equitable processing of the final replat.

The variances are consistent with the subdivision variance criteria set forth in *Section 23-11(a)* and *Section 23-11(c)* and, therefore, should be granted. This too would allow for affordable housing.

3. The *Master Plan* emphasizes the importance of maintaining the character of the residential neighborhoods.
 - ✓ The proposed final plat is consistent with the *Housing Goals* of the *Master Plan*, as the subdivision process will ensure appropriate land development regulation with appropriate lot sizes, paved streets with curb and gutters, and adequate utility services.
 - ✓ The proposed replat is consistent with the *Land Use Development Goals* of the *Master Plan*, as the project is designed to provide for a building lot density that is consistent with the purpose of the *R-2 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 proposed plat is consistent with the *Street Goal* of the *Master Plan*, as access to the site from North Veterans Blvd and Del Rio Blvd is 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 proposed plat is consistent with the *Thoroughfare Goals* of the *Master Plan*, as North Veterans Blvd and Del Rio Blvd have been designed to be part of a safe and efficient thoroughfare system.

- ✓ The replat is consistent with the *Storm Drainage Goals* of the *Master Plan*, as a pond has been designed for the proposed subdivision.
4. The subdivision design is consistent with the residential purpose of the *R-2 Second One-Family Dwelling District*.
 5. The proposed 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, subject to a grant of a waiver by the Commission and City Council
 - ✓ *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, subject to a grant of a waiver by the Commission
 - ✓ *Section 23-71* governing the installation and inspection of utility lines
 6. The subdivision of the property is in conformance with the provisions of the *Master Plan* and the *Eagle Pass Code of Ordinances* by facilitating the following benefits:
 - Protect private rights while considering public health, safety, and welfare.
 - Provide 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 and County may have balanced land use.
 - Encourage a diversified economic base and encourage public and private investments in land and improvements.
 - Prevent and eliminate blight and slums, making the City and County attractive to people, commerce, and industry.
 - Create the desire for a more pleasing appearance of the City and County and incorporate into its physical development the basic principles of good design.
 - Protect and preserve the identity of each neighborhood through use of the guidance provided by the *Master Plan* and the *Code of Ordinances*.
 - Locate all land uses on land best suited for their needs, arranged in such a way as to be mutually beneficial and functional, with ample area to meet long-term needs.

- Establish a proper relationship between open space, developed areas, building bulk, light, and air space, in all future development programs of land use.
 - Encourage and abet the development of civic, cultural, and other public and quasi-public buildings in harmonious and functional groupings.
7. The proposed plat will allow for a use of the property that is consistent with the residential purpose of the *R-2 District* for the following reasons:
- A. The proposed subdivision design bears a substantial relationship to the public's health, safety, and welfare.
 - B. The proposed subdivision is in accordance with the policies of the Master Plan and the business purpose of the *R-2 District*.
 - C. The proposed subdivision is warranted because of the necessity to create additional building lots in the *R-2 District*, and because the proposed development is appropriate to accomplish the reasonable use of the property.
 - D. The proposed subject property is suitable for development in general conformance with development standards of the *R-2 District*.
 - E. The proposed subdivision will benefit the City as a whole and will not be detrimental to nearby land uses of a similar nature.
 - F. The subsequent development will be designed and conditioned to comply with all applicable subdivision criteria and standards of the City of Eagle Pass.

Please refer to Attachment 2 for a copy of the *Master Plan Map* and a copy of the *Zoning District Map* for the City of Eagle Pass.

8. City Staff recommend the following action based of Conclusion 1 through and including Conclusion 7 of this report.

B. Community Development Department Recommendation

The Planning and Zoning Commission **GRANT** the variance request for subject lots located in the proposed Rio Grande Estates Subdivision Unit 2, as follows:

- Lot 21 in Block 4 reduce average width of 55 feet to 50.75 feet
- Lot 22 in Block 4 reduce the intensity use of 5,500 square feet to 5,179 square feet, and reduce the minimum depth of 100 feet to 85.11 feet
- Lot 23 in Block 4 reduce the average width of 55 feet to 25 feet, and reduce the minimum depth of 100 feet to 85.11 feet
- Lot 24 in Block 4 reduce the intensity use of 5,500 square feet to 5,331 square feet, reduce the average width of 55 feet to 25 feet, and reduce the minimum depth of 100 feet to 86.60 feet
- Lot 25 in Block 4 reduce the intensity use of 5,500 square feet to 4,972 square feet, and reduce the minimum depth of 100 feet to 86.60 feet

- Lot 26 in Block 4 reduce the average width of 55 feet to 41.56 feet
- Lot 5 in Block 5 reduce the intensity use of 5,500 square feet to 5,173 square feet, and reduce the average width of 55 feet to 37.80 feet
- Lot 21 in Block 5 reduce the average width of 55 feet to 49.68 feet

TRANSMITTED to the parties listed hereafter:

Lique Engineers, LLC via e-mail

Eagle Pass City Manager Homero Balderas via e-mail

Eagle Pass Assistant City Manager Ivan Morua via e-mail

Eagle Pass City Secretary Erika Rodriguez via e-mail

Eagle Pass City Attorney Ana Sophia Garcia via e-mail

Eagle Pass Community Development Department Report dated 9/12/2025

Attachment 1

Subdivision Variance Application



COMMUNITY DEVELOPMENT DEPARTMENT

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

SUBDIVISION VARIANCE APPLICATION

Applicant Information

Applicant (If not owner): LIQUE Engineers, LLC

Address: 816 Camaron St Ste 110, San Antonio, Texas 78212

Phone: 210-549-4207

E-mail: engineers@lique.us, damian@lique.us

Owner: Homero Martinez Montalvo

Address: 2487 El Indio Hwy, Ste 6, Eagle Pass, Texas 78552

Phone: 52.878.788.1250

E-mail: homeromm@hotmail.com

Property Information

Site Address: Approx. 2,200-ft south of the intersection of Veteran's Blvd. and Del Rio Blvd. MCAD Property ID No. _____

Legal Description (from deed): _____ Lot 22, 24, & 25 Rio Grande Estates Unit 2

Description of Subdivision Variance Request (include the section of the code)

Variance request is for the 5,500 square foot lot requirement as described in Appendix A Section 6 (D)(1) of the City of Eagle Pass Municipal Code for Lots 22, 24, and 25 of the Rio Grande Estates Unit 2 Plat. Lots 22, 24, and 25 are approximately 5178.53 sf, 5330.5 sf, and 4971.62 sf, respectively.

Detailed Explanation of Subdivision Variance Request

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

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

The variance is for the square footage of the lot. The subdivision has already been constructed to accommodate for drainage interceptor channels.

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

Granting the variance would allow for the proper drainage requirements for the development. The reduction of the square footage of the lots does not affect the constructability of the desired structures and would preserve the enjoyment of the 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.

Minimizing the lot square footage allowed proper drainage channels to be constructed
while maintaining adequate space to properly develop the desired structure.

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.

Granting the variance for the lots would not affect the size or development of the
neighboring lots. The variance only serves to allow the lots listed above to be under
minimum lot square footage.

Required Application Attachments

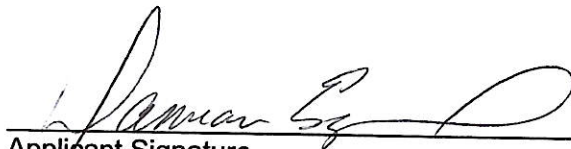
The following documentation is required to be attached to this application:

- 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

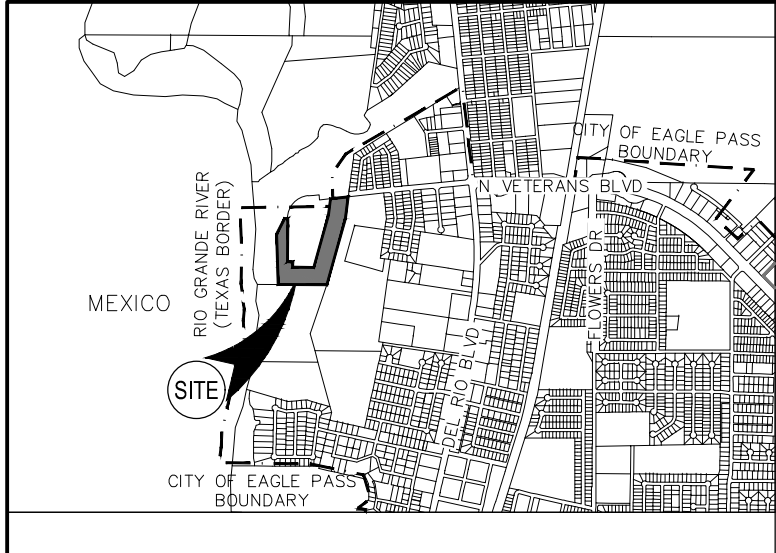
I authorize the City of Eagle Pass to conduct any site visits necessary to evaluate this subdivision variance application.

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

9/15/25
Date

Date: Sep 04, 2025, 4:39pm User ID: Dailia
File: P:\137010101\Plan\Preliminary\Plat1370101PL - U2.dwg



COUNTY CLERK'S RECORDING CERTIFICATE

I, _____, COUNTY CLERK OF MAVERICK COUNTY CERTIFY HE
THAT THE PLAT BEARING THE CERTIFICATE WAS FILED AT _____ O'CLOCK _____ ON
_____ 2025 AND WAS RECORDED IN ENVELOPE _____ SIDE _____ IN THE PLAT
RECORDS OF MAVERICK COUNTY AT _____ O'CLOCK _____ ON _____

MAVERICK COUNTY CLERK: _____

CITY OF EAGLE PASS ()
CERTIFICATE OF PLATE APPROVAL ()

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF _____ LOTS, RIO GRANDE ESTATES UNIT 2
WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF EAGLE PASS

MAYOR OF THE CITY OF EAGLE PASS _____
SWORN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____
2025.

NOTARY PUBLIC _____ STATE OF TEXAS

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF _____ LOTS, RIO GRANDE ESTATES UNIT 2
WAS REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF
EAGLE PASS

CHAIRMAN OF THE CITY OF EAGLE PASS _____
PLANNING AND ZONING COMMISSION

SWORN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____
2021.

NOTARY PUBLIC _____ STATE OF TEXAS

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF _____ LOTS, RIO GRANDE ESTATES UNIT 2
WAS REVIEWED AND APPROVED BY THE CITY MANAGER OF THE CITY OF EAGLE PASS

CITY MANAGER OF THE CITY OF EAGLE PASS _____
SWORN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____
2021.

NOTARY PUBLIC _____ STATE OF TEXAS

STATE OF TEXAS ()
COUNTY OF MAVERICK ()

OWNER'S OR SUBDIVIDER'S DEDICATION, CERTIFICATION, AND ATTESTATION

THE OWNER OF THE PROPERTY SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED
HEREIN AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY DEDICATE TO
PUBLIC USE THE STREET AND EASEMENTS SHOWN HEREON, AND FURTHER CERTIFY THAT THIS
PLAT COMPLES WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 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 OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM
REQUIREMENTS OF STATE STANDARDS.

(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM
STATE STANDARDS; AND

(D) GAS CONNECTION, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE
MINIMUM STANDARDS.

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

XXXXXX

XXXXXX

STATE OF TEXAS ()
COUNTY OF MAVERICK ()

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED,
PROVIDED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY
DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING
INSTRUMENT, WHO BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS
THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR
THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED.

SWORN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2025

NOTARY PUBLIC _____
STATE OF TEXAS

STATE OF TEXAS ()
COUNTY OF MAVERICK ()

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT WAS REVIEWED AND APPROVED BY THE
COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF EAGLE PASS.

COMMUNITY DEVELOPMENT DIRECTOR _____ DATE _____

NOTARY OF PUBLIC, STATE OF TEXAS _____

STATE OF TEXAS ()
COUNTY OF MAVERICK ()

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT WAS REVIEWED AND APPROVED BY THE
AUTHORIZED CITY ENGINEER UNDER CONTRACT OF THE CITY OF EAGLE PASS.

AUTHORIZED CITY ENGINEER UNDER CONTRACT _____ DATE _____

NOTARY OF PUBLIC, STATE OF TEXAS _____

STATE OF TEXAS
COUNTY OF MAVERICK

I CERTIFY THAT THE WATER AND WASTEWATER SERVICE FACILITIES DESCRIBED IN THE FINAL ENGINEERING
REPORT ATTACHED HERETO ARE IN COMPLIANCE WITH THE MODEL SUBDIVISION RULES ADOPTED UNDER §
16.343, TEXAS WATER CODE.

I FURTHER CERTIFY THAT THE DETAILED ESTIMATED COSTS TO COMPLETE THE UNCONSTRUCTED WATER AND
WASTEWATER SEWAGE FACILITIES, AS CONTAINED IN THE FINAL ENGINEERING REPORT ATTACHED HERETO, ARE:

DAMIAN M. ESQUIVEL
LICENSED PROFESSIONAL ENGINEER NO. 98362
LIQUE ENGINEERS, LLC
TBPELS FIRM #20405 & 10194727
816 CAMARON ST SUITE 110
SAN ANTONIO, TX 78212
PHONE: 210-549-4207

STATE OF TEXAS
COUNTY OF MAVERICK

I, THE UNDERSIGNED, A
PREPARED FROM AN ACTUAL SURVEY CONDUCTED ON _____ 20____ UNDER MY SUPERVISION ON THE
GROUND AND THE MONUMENTS SHOWN ARE WITHIN THE POSITIONAL TOLERANCE REQUIRED BY 22 TAC §
663.15.

JOSE GILBERTO GONZALEZ
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4682
LIQUE ENGINEERS & SURVEYING
816 CAMARON ST SUITE 110
SAN ANTONIO, TX 78212
PHONE: 210-549-4207

15.570 ACRES
METES AND BOUNDS DESCRIPTION

BEGINNING AT A POINT ON THE EASTERN BOUNDARY OF SAID CALLED 91.60 ACRE TRACT OF LAND ON THE SOUTHERN 80
FEET RIGHT-OF-WAY BOUNDARY OF VETERANS BOULEVARD AT A SET 1/4 INCH IRON ROD WITH YELLOW LIQUE ENG AND
SURVEYING PLASTIC CAP FOR THE POINT OF BEGINNING FROM WHENCE A FOUND 1/4 INCH IRON ROD FOR THE
SOUTHWESTERN CORNER OF RIO GRANDE ESTATES UNIT 3 BEARS 07°20'21" E 63.20 FEET.

THENCE S 07°25'25" W 339.47 FEET ALONG THE WESTERN BOUNDARY OF A PORTION OF A CALLED 120.900 ACRES TRACT
OF LAND DESCRIBED IN VOLUME 228, PAGE 54 (O.P.M.C.T.) TO A SET 1/4 INCH IRON ROD WITH YELLOW LIQUE ENG AND
SURVEYING PLASTIC CAP FOR AN ANGLE POINT.

THENCE S 15°15'18" W 1997.10 TO A FOUND 1/4 INCH IRON ROD WITH YELLOW LIQUE ENG AND SURVEYING PLASTIC CAP FOR THE
SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND, ALSO BEING THE NORTHEASTERN CORNER OF A
CALLED 74.400 ACRE TRACT OF LAND DESCRIBED IN VOLUME 621, PAGE 136 (O.P.M.C.T.).

THENCE N 8°45'39" W 755.75 FEET ALONG THE SOUTHERN BOUNDARY OF THIS HEREIN DESCRIBED TRACT OF LAND AND
ALSO BEING THE NORTHERN BOUNDARY OF SAID 74.400 ACRE TRACT TO A 3/4 INCH IRON ROD WITH YELLOW LIQUE ENG
AND SURVEYING PLASTIC CAP FOR THE SOUTHWESTERN CORNER CORNER OF THIS HEREIN DESCRIBED TRACT.

THENCE, ACROSS SAID CALLED 91.60 ACRE TRACT OF LAND THE FOLLOWING 13 CALLS TO SET 1/4 INCH IRON RODS WITH
YELLOW LIQUE ENG AND SURVEYING PLASTIC CAPS FOR POINTS ALONG THIS HEREIN DESCRIBED TRACT OF LAND'S
BOUNDARY.

- S 01°39'24" W 401.36 FEET TO A SET 1/4 INCH IRON ROD FOR A CORNER.
- S 70°31'18" W 284.99 FEET TO A SET 1/4 INCH IRON ROD FOR A WESTERN CORNER.
- N 00°00'00" E 230.57 FEET TO A SET 1/4 INCH IRON ROD FOR A WESTERN CORNER.
- N 70°31'18" E 451.09 FEET TO A SET 1/4 INCH IRON ROD FOR AN ANGLE POINT.
- S 07°10'04" W 1.41 FEET TO A SET 1/4 INCH IRON ROD FOR A CORNER POINT.
- S 89°40'06" E 177.71 FEET TO A SET 1/4 INCH IRON ROD FOR A CORNER POINT.
- S 07°10'04" W 152.01 FEET TO A SET 1/4 INCH IRON ROD FOR A CORNER POINT.
- S 89°45'39" E 330.00 FEET TO A SET 1/4 INCH IRON ROD FOR A CORNER POINT.
- S 07°10'04" W 30.00 FEET TO A SET 1/4 INCH IRON ROD FOR A CORNER POINT.
- N 15°15'18" E 784.77 FEET TO A SET 1/4 INCH IRON ROD FOR AN ANGLE POINT.
- N 07°25'25" E 256.25 FEET TO A SET 1/4 INCH IRON ROD FOR A CORNER POINT.
- S 84°05'39" W 389.77 FEET OVER AND ACROSS SAID 91.60 ACRES TRACT TO A SET 1/4 INCH IRON ROD FOR A TANGENT POINT OF A CURVE TO THE LEFT.

THENCE, CONTINUING ACROSS SAID CALLED 91.60 ACRE TRACT ALONG A TANGENT CURVE TO THE LEFT WITH RADIUS
258.83 FEET, LENGTH 381.40 FEET, DELTA 104°24'24", CHORD AND BEARING OF 347.81 FEET
S 41°11'11" W TO A SET 1/4 INCH IRON ROD WITH YELLOW LIQUE ENG AND SURVEYING PLASTIC CAP FOR A TANGENT POINT.

THENCE, CONTINUING ACROSS SAID CALLED 91.60 ACRE TRACT OF LAND THE FOLLOWING 8 CALLS TO SET 1/4 INCH IRON
RODS WITH YELLOW LIQUE ENG AND SURVEYING PLASTIC CAPS FOR POINTS ALONG THIS HEREIN DESCRIBED TRACT OF
LAND'S BOUNDARY.

- S 00°16'04" W 135.11 FEET TO A SET 1/4 INCH IRON ROD FOR A CORNER POINT.
- N 89°45'39" W 35.31 FEET TO A SET 1/4 INCH IRON ROD FOR A CORNER POINT.

BLOCK 5				
LOT #	AREA (SQ. FT.)	AREA ACREAGE	USAGE	TYPE
LOT 1	6050	0.139 AC.	SINGLE FAMILY	
LOT 2	6050	0.139 AC.	SINGLE FAMILY	
LOT 3	6050	0.139 AC.	SINGLE FAMILY	
LOT 4	6050	0.139 AC.	SINGLE FAMILY	
LOT 5	5173	0.119 AC.	SINGLE FAMILY	
LOT 6	6050	0.139 AC.	SINGLE FAMILY	
LOT 7	6050	0.139 AC.	SINGLE FAMILY	
LOT 8	6050	0.139 AC.	SINGLE FAMILY	
LOT 9	6050	0.139 AC.	SINGLE FAMILY	
LOT 10	6050	0.139 AC.	SINGLE FAMILY	
LOT 11	6050	0.139 AC.	SINGLE FAMILY	
LOT 12	6050	0.139 AC.	SINGLE FAMILY	
LOT 13	6050	0.139 AC.	SINGLE FAMILY	
LOT 14	6050	0.139 AC.	SINGLE FAMILY	
LOT 15	6050	0.139 AC.	SINGLE FAMILY	
LOT 16	6050	0.139 AC.	SINGLE FAMILY	
LOT 17	6050	0.139 AC.	SINGLE FAMILY	
LOT 18	6050	0.139 AC.	SINGLE FAMILY	
LOT 19	6050	0.139 AC.	SINGLE FAMILY	
LOT 20	9745	0.224 AC.	SINGLE FAMILY	
LOT 21	6050	0.139 AC.	SINGLE FAMILY	
LOT 22	6050	0.139 AC.	SINGLE FAMILY	
LOT 23	6050	0.139 AC.	SINGLE FAMILY	
LOT 24	6050	0.139 AC.	SINGLE FAMILY	
LOT 25	6050	0.139 AC.	SINGLE FAMILY	
LOT 26	5916	0.136 AC.	SINGLE FAMILY	

OPEN SPACE				
LOT #	AREA (SQ. FT.)	AREA ACREAGE	USAGE	TYPE
LOT 900	7399.25	0.169 AC.	OPEN SPACE	
LOT 901	5049.35	0.12 AC.	OPEN SPACE	
LOT 902	58724.91	1.34 AC.	OPEN SPACE	
LOT 903	67326.16	1.54 AC.	OPEN SPACE	

BLOCK 4				
LOT #	AREA (SQ. FT.)	AREA ACREAGE	USAGE	TYPE
LOT 1	6050	0.139 AC.	SINGLE FAMILY	
LOT 2	6050	0.139 AC.	SINGLE FAMILY	
LOT 3	6050	0.139 AC.	SINGLE FAMILY	
LOT 4	6050	0.139 AC.	SINGLE FAMILY	
LOT 5	6947	0.159 AC.	SINGLE FAMILY	
LOT 6	6050	0.139 AC.	SINGLE FAMILY	
LOT 7	6050	0.139 AC.	SINGLE FAMILY	
LOT 8	6050	0.139 AC.	SINGLE FAMILY	
LOT 9	6050	0.139 AC.	SINGLE FAMILY	
LOT 10	6050	0.139 AC.	SINGLE FAMILY	
LOT 11	6050	0.139 AC.	SINGLE FAMILY	
LOT 12	6050	0.139 AC.	SINGLE FAMILY	
LOT 13	6050	0.139 AC.	SINGLE FAMILY	
LOT 14	6050	0.139 AC.	SINGLE FAMILY	
LOT 15	6050	0.139 AC.	SINGLE FAMILY	
LOT 16	6050	0.139 AC.	SINGLE FAMILY	
LOT 17	6050	0.139 AC.	SINGLE FAMILY	
LOT 18	6050	0.139 AC.	SINGLE FAMILY	
LOT 19	6050	0.139 AC.	SINGLE FAMILY	
LOT 20	6050	0.139 AC.	SINGLE FAMILY	
LOT 21	6049	0.139 AC.	SINGLE FAMILY	
LOT 22	5179	0.119 AC.	SINGLE FAMILY	
LOT 23	5562	0.128 AC.	SINGLE FAMILY	
LOT 24	5331	0.122 AC.	SINGLE FAMILY	
LOT 25	4972	0.114 AC.	SINGLE FAMILY	
LOT 26	6033	0.138 AC.	SINGLE FAMILY	
LOT 27	6050	0.139 AC.	SINGLE FAMILY	
LOT 28	6050	0.139 AC.	SINGLE FAMILY	
LOT 29	6050	0.139 AC.	SINGLE FAMILY	
LOT 30	6050	0.139 AC.	SINGLE FAMILY	
LOT 31	6050	0.139 AC.	SINGLE FAMILY	
LOT 32	5916	0.136 AC.	SINGLE FAMILY	

OPEN SPACE				
LOT #	AREA (SQ. FT.)	AREA ACREAGE	USAGE	TYPE
LOT 900	7399.25	0.169 AC.	OPEN SPACE	
LOT 901	5049.35	0.12 AC.	OPEN SPACE	
LOT 902	58724.91	1.34 AC.	OPEN SPACE	
LOT 903	67326.16	1.54 AC.	OPEN SPACE	

BLOCK 4				
LOT #	AREA (SQ. FT.)	AREA ACREAGE	USAGE	TYPE
LOT 1	6050	0.139 AC.	SINGLE FAMILY	
LOT 2	6050	0.139 AC.	SINGLE FAMILY	
LOT 3	6050	0.139 AC.	SINGLE FAMILY	
LOT 4	6050	0.139 AC.	SINGLE FAMILY	
LOT 5	6947	0.159 AC.	SINGLE FAMILY	
LOT 6	6050	0.139 AC.	SINGLE FAMILY	
LOT 7	6050	0.139 AC.	SINGLE FAMILY	
LOT 8	6050	0.139 AC.	SINGLE FAMILY	
LOT 9	6050	0.139 AC.	SINGLE FAMILY	
LOT 10	6050	0.139 AC.	SINGLE FAMILY	
LOT 11	6050	0.139 AC.	SINGLE FAMILY	
LOT 12	6050	0.139 AC.	SINGLE FAMILY	
LOT 13	6050	0.139 AC.	SINGLE FAMILY	
LOT 14	6050	0.139 AC.	SINGLE FAMILY	
LOT 15	6050	0.139 AC.	SINGLE FAMILY	
LOT 16	6050	0.139 AC.	SINGLE FAMILY	
LOT 17	6050	0.139 AC.	SINGLE FAMILY	
LOT 18	6050	0.139 AC.	SINGLE FAMILY	
LOT 19	6050	0.139 AC.	SINGLE FAMILY	
LOT 20	6050	0.139 AC.	SINGLE FAMILY	
LOT 21	6049	0.139 AC.	SINGLE FAMILY	
LOT 22	5179	0.119 AC.	SINGLE FAMILY	
LOT 23	5562	0.128 AC.	SINGLE FAMILY	
LOT 24	5331	0.122 AC.	SINGLE FAMILY	
LOT 25	4972	0.114 AC.	SINGLE FAMILY	
LOT 26	6033	0.138 AC.	SINGLE FAMILY	
LOT 27	6050	0.139 AC.	SINGLE FAMILY	
LOT 28	6050	0.139 AC.	SINGLE FAMILY	
LOT 29	6050	0.139 AC.	SINGLE FAMILY	
LOT 30	6050	0.139 AC.	SINGLE FAMILY	
LOT 31	6050	0.139 AC.	SINGLE FAMILY	
LOT 32	5916	0.136 AC.	SINGLE FAMILY	

OPEN SPACE				
LOT #	AREA (SQ. FT.)	AREA ACREAGE	USAGE	TYPE
LOT 900	7399.25	0.169 AC.	OPEN SPACE	
LOT 901	5049.35	0.12 AC.	OPEN SPACE	
LOT 902	58724.91	1.34 AC.	OPEN SPACE	
LOT 903	67326.16	1.54 AC.	OPEN SPACE	

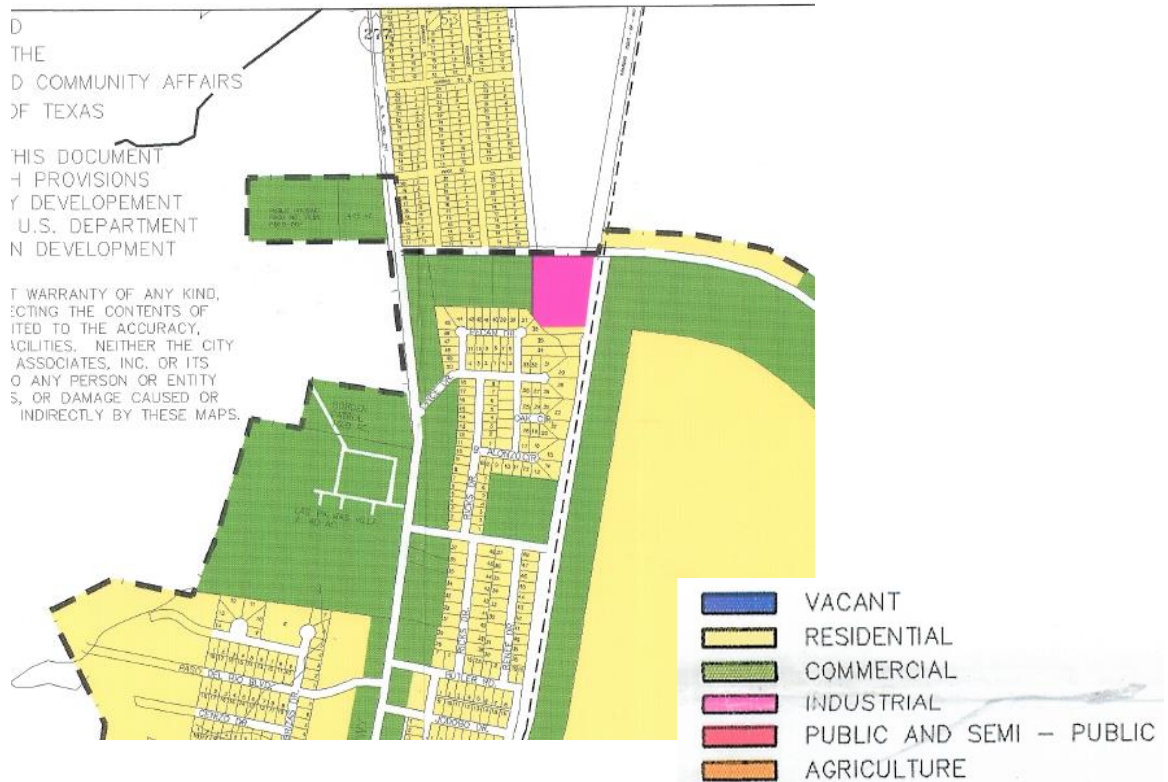
BLOCK 4				
LOT #	AREA (SQ. FT.)	AREA ACREAGE	USAGE	TYPE
LOT 1	6050	0.139 AC.	SINGLE FAMILY	
LOT 2	6050	0.139 AC.	SINGLE FAMILY	
LOT 3	6050	0.139 AC.	SINGLE FAMILY	
LOT 4	6050	0.139 AC.	SINGLE FAMILY	
LOT 5	6947	0.159 AC.	SINGLE FAMILY	
LOT 6	6050	0.139 AC.	SINGLE FAMILY	
LOT 7	6050	0.139 AC.	SINGLE FAMILY	
LOT 8	6050	0.139 AC.	SINGLE FAMILY	
LOT 9	6050	0.139 AC.	SINGLE FAMILY	
LOT 10	6050	0.139 AC.	SINGLE FAMILY	
LOT 11	6050	0.139 AC.	SINGLE FAMILY	
LOT 12	6050	0.139 AC.	SINGLE FAMILY	
LOT 13	6050	0.139 AC.	SINGLE FAMILY	
LOT 14	6050	0.139 AC.	SINGLE FAMILY	
LOT 15	6050	0.139 AC.	SINGLE FAMILY	
LOT 16	6050	0.139 AC.	SINGLE FAMILY	
LOT 17	6050	0.139 AC.	SINGLE FAMILY	
LOT 18	6050	0.139 AC.	SINGLE FAMILY	
LOT 19	6050	0.139 AC.	SINGLE FAMILY	
LOT 20	6050	0.139 AC.	SINGLE FAMILY	
LOT 21	6049	0.139 AC.	SINGLE FAMILY	
LOT 22	5179	0.119 AC.	SINGLE FAMILY	
LOT 23	5562	0.128 AC.	SINGLE FAMILY	
LOT 24	5331	0.122 AC.	SINGLE FAMILY	
LOT 25	4972	0.114 AC.	SINGLE FAMILY	
LOT 26	6033	0.138 AC.	SINGLE FAMILY	
LOT 27	6050	0.139 AC.	SINGLE FAMILY	
LOT 28	6050	0.139 AC.	SINGLE FAMILY	
LOT 29	6050	0.139 AC.	SINGLE FAMILY	
LOT 30	6050	0.139 AC.	SINGLE FAMILY	
LOT 31	6050	0.139 AC.	SINGLE FAMILY	
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LOT #	AREA (SQ. FT.)	AREA ACREAGE	USAGE	TYPE
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LOT #	AREA (SQ. FT.)	AREA ACREAGE	USAGE	TYPE
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LOT 4	6050	0.139 AC.	SINGLE FAMILY	
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LOT 7	6050	0.139 AC.	SINGLE FAMILY	
LOT 8	6050	0.139 AC.	SINGLE FAMILY	
LOT 9	6050	0.139 AC.	SINGLE FAMILY	
LOT 10	6050	0.139 AC.	SINGLE FAMILY	
LOT 11	6050	0.139 AC.	SINGLE FAMILY	
LOT 12	6050	0.139 AC.	SINGLE FAMILY	
LOT 13	6050	0.139 AC.	SINGLE FAMILY	
LOT 14	6050	0.139 AC.	SINGLE FAMILY	
LOT 15	6050	0.139 AC.	SINGLE FAMILY	
LOT 16	6050	0.139 AC.	SINGLE FAMILY	
LOT 17	6050	0.139 AC.	SINGLE FAMILY	
LOT 18	6050	0.139 AC.	SINGLE FAMILY	
LOT 19	6050	0.139 AC.	SINGLE FAMILY	
LOT 20	6050	0.139 AC.	SINGLE FAMILY	
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LOT 27	6050	0.139 AC.	SINGLE FAMILY	
LOT 28	6050	0.139 AC.	SINGLE FAMILY	
LOT 29	6050	0.139 AC.	SINGLE FAMILY	
LOT 30	6050	0.139 AC.	SINGLE FAMILY	

Attachment 2
Master Plan Map & Zoning District Map

Master Plan Map



Zoning Map

