



CITY OF EAGLE PASS  
**AGENDA**  
PLANNING AND ZONING COMMISSION REGULAR MEETING  
Council Chambers, City Hall  
100 S. Monroe Street, Eagle Pass,  
Maverick County, Texas  
Thursday, November 13, 2025 at 5:30 PM

**ESTABLISHMENT OF QUORUM**

**CITIZENS COMMUNICATIONS**

**MINUTES**

1. Approval of the minutes of the July 10, 2025 meeting, the August 14, 2025 meeting, the September 25, 2025 meeting, and the October 9, 2025 meeting.

**PUBLIC HEARINGS**

2. Public hearing on the request submitted by AEP Texas for a Conditional Use Permit to allow the establishment of an above-ground filling station on property located at 3200 US Hwy 57 and 3158 US Hwy 57; closing of public hearing and possible action.
3. Public hearing on the request submitted by Rosa I. Guadarrama De Nevarez for the rezoning of Lot 9 in Block 1 of Debona Heights, also known as 1313 Blesse Street, from R-1 First One Family Dwelling District to R-3(A) Apartment District; closing of public hearing and possible action.

**OTHER BUSINESS**

4. Presentation and possible adoption of the City of Eagle Pass Thoroughfare Master Plan.
5. Presentation and possible action on the amendment of the Zoning Code of the City of Eagle Pass, Texas.

**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 Interim Community Development Interim 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 November, 04, 2025 at 1:30 p.m.

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Placido Madera  
Interim Community Development Director

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

The Planning and Zoning Commission of the City of Eagle Pass held a Regular Meeting on Thursday, July 10, 2025, at 5:30 p.m. in the Council Chambers, City Hall, 100 South Monroe Street, Eagle Pass, Texas. All legal notices were duly posted in accordance with state code.

### **OATH OF OFFICE TO MR. CASAS**

The Oath of Office was administered by City Secretary Erika Rodriguez.

### **ESTABLISHMENT OF QUORUM**

Present: Vice-Chairperson, Noe Rodriguez; and Commission Members: Luis Velez and Jesus Casas

Absent: Chairperson, Tiffany Velasquez-Sanchez and Commission Member: Seth Garza

Staff Present: Community Development Director, Placido Madera; Assistant Community Development Director, Mariebelle Rodriguez; Records Management Specialist, Brenda Garza

With a quorum being present, Vice-Chairperson, Noe Rodriguez called the meeting to order, and the Planning & Zoning Commission considered the following items.

### **CITIZENS COMMUNICATIONS**

Vice-Chairperson, Noe Rodriguez asked if anyone in the audience wished to address the Commission, on any item which did not appear on the agenda, reminding them, that although the Commission would be unable to take formal action on such items, they would be glad to take it under advisement.

There were not any comments or concerns submitted.

### **MINUTES**

1. Approval of the minutes of the March 13, 2025 meeting, the April 10, 2025 meeting, and the May 22, 2025 meeting.

Vice-Chairman Rodriguez moved to approve the minutes. Seconded by Commissioner Velez  
**MOTION PASSES:** Unanimously

AYES: Velez, Rodriguez and Casas  
NAYS: None  
ABSTAINED: None  
ABSENT: Velasquez-Sanchez and Garza

## **PUBLIC HEARING(S)**

2. Continuation of a public hearing on the request submitted by Victor M. Guadarrama for a Conditional Use Permit to allow for a fourth detached multi-family building to the existing development on property located at 231 N. Ceylon Street; closing of public hearing and possible action.

Vice-Chairman Rodriguez opened the public hearing at 5:38 pm.

Community Development Director Madera provided details on the item, recommending that: the Planning and Zoning Commission grant the Conditional Use Permit to allow for multi-family addition to an existing development on property located at 231 Ceylon Street, subject in the City of Eagle Pass Code of Ordinances: Chapter 8 governing buildings, Chapter 12 governing the electrical code, Chapter 13 governing the fire code, Chapter 14 governing garbage and rubbish, Chapter 21 governing plumbing, Chapter 22 governing streets, sidewalks, and other public places, Chapter 23 governing final plats, Chapter 23 governing landscaping and tree preservation, Chapter 27 governing water and sewer, including drainage & stormwater, Appendix A governing signs and fences

Vice-chairman Rodriguez closed the public hearing at 5:53 pm.

Commissioner Casas moved to approve the item based on the recommendations made by the Community Development Department and the condition that the plans will be corrected. Seconded by Commissioner Velez. **MOTION PASSES:** Unanimously

AYES: Rodriguez, Velez and Casas  
NAYS: None  
ABSTAINED:None  
ABSENT: Velasquez-Sanchez and Garza

3. Public hearing on the variance requests submitted by Cavel Engineering for the proposed Final Replat of Lot 28 of Loma Linda Subdivision Unit 4, also known as 1411 Wagon Wheel Road. The applicant seeks variances from the City of Eagle Pass Code of Ordinances as follows: (1) a sidewalk waiver from Section 23-64 regulating sidewalks, and (2) a subdivision variance from Section 23-69(b)2(b) regulating lot size requirements for the R-5 Garden Home District, to reduce the minimum depth of lot from one hundred (100) feet to seventy (70) feet; closing of public hearing and possible action.

Vice-Chairman Rodriguez opened the public hearing at 5:55 pm.

The Planning and Zoning commission:



- (1) Grant the sidewalk waiver as there is no curb and gutter in place
- (2) Grant the subdivision variance from Section 23-69(b)(2)(b) regulating lot size requirements for the R-5 Garden Home District, to reduce the minimum depth of lot from one hundred (100) feet to seventy (70);

for property located at 1411 Wagon wheel Road, also known as Lot 28 in Loma Linda subdivision Unit 4.

Vice-Chairman Rodriguez closed the public hearing 6:03 pm.

Commissioner Velez moved to approve the item based on the recommendations made by the Community Development Department. Seconded by Commissioner Casas. **MOTION PASSES:** Unanimously

AYES: Rodriguez, Velez and Casas  
NAYS: None  
ABSTAINED: None  
ABSENT: Velasquez-Sanchez and Garza

4. Public hearing on the request by Cynthia Villa Penalver for a Conditional Use Permit to allow the establishment of reptile education and exhibit home occupation on property located at 1678 Paseo Encinal Drive: closing of public hearing and possible action.

Vice-Chairman Rodriguez opened the public hearing at 6:03 pm.

The applicant, Cynthia Penalver, spoke on the item and answered questions. Chief of Police Gonzalez approached the commission and answered questions. In considering applications for conditional use permits for home occupations, the Planning and Zoning Commission of Eagle Pass shall be guided by the following considerations:

- (1) The legislative intent as set forth in section 1 above.
- (2) No materials or equipment shall be permitted which would be detrimental to the residential use of nearby residences such as vibration, noise, dust, smoke, odor, interferences with radio or television reception and other factors detrimental to residential use.
- (3) A home business shall not be permitted which requires frequent home deliveries for commercial purposes.
- (4) A home business shall not be permitted which will result in the parking of customers' automobiles in a manner, frequency, or number which will cause traffic congestion or will unduly inconvenience nearby residences.
- (5) Signs for home occupations shall be located on the lot for which the conditional use permit is issued. One (1) sign, unlighted and attached to the building which shall not exceed six square feet in area may be permitted.

(6) Employment in a home occupation shall be limited to persons residing in the dwelling unit where the home occupation is conducted.

(7) No conditional use permit for a home occupation shall be granted by the planning and zoning commission unless the applicant has furnished proof of having registered with the State of Texas Comptroller's Office.

(8) There shall be no exterior indication of the home occupation or variation from the residential character of the principal or accessory buildings except for a sign in conformance with this chapter.

(9) There shall be no outside storage or display of items for sale, materials or equipment to be used in conjunction with the home occupation.

(10) In no case shall a home occupation be open to the public at times earlier than 7:00 a.m. nor later than 10:00 p.m.

Vice-Chairman Rodriguez closed the public hearing at 6:15pm.

Commissioner Casas moved to approve the item based on the recommendations made by the Community Development Department and the conditions that the applicant comply with the state regulations, conditions of the parking, oversight of animal control, and 1 year permit. Seconded by Commissioner Velez. **MOTION PASSES:** Unanimously

AYES: Rodriguez, Velez and Casas  
NAYS: None  
ABSTAINED: None  
ABSENT: Velasquez-Sanchez and Garza

5. Public hearing on the request by Sandra Tovar for a Conditional Use Permit to allow the establishment of a pet grooming home occupation on property located at 1964 Misty Hollow Drive; closing of public hearing and possible action.

Vice-Chairman Rodriguez opened the public hearing at 6:20 pm.

The applicant Sandra Tovar spoke on the item and answered questions.

Vice-Chairman Rodriguez closed the public hearing at 6:38pm.

Commissioner Velez moved to table the item. Seconded by Commissioner Casas **MOTION PASSES:** Unanimously

AYES: Velez, Rodriguez and Casas  
NAYS: None  
ABSTAINED: None  
ABSENT: Garza and Velasquez-Sanchez

## **OTHER BUSINESS**

### **6. Discussion and possible approval of the City's Capital Improvement Plan**

Community Development Director Madera provided an overview of the item for City's Capital Improvement Plan. Finance Director Castillo and Fix Asset Coordinator Rodriguez provided a brief explanation and answered questions.

Vice-chairman Rodriguez to approve the item. Seconded by Commissioner Velez **MOTION PASSES:** By majority vote

AYES: Velez, Rodriguez  
NAYS: None  
ABSTAINED: Casas  
ABSENT: Velasquez-Sanchez and Garza

## **ADJOURNMENT**

Commissioner Casas motioned to adjourn meeting at 7:17 p.m. Seconded by Commissioner Member Vélez. **MOTION PASSES**

Passed and Approved on .

ATTEST:

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Noe Rodriguez  
Vice-Chairman

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Brenda Garza  
Records Management Specialist

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

The Planning and Zoning Commission of the City of Eagle Pass held a regular meeting on Thursday, August 14, 2025 at 5:30 p.m. in the Council Chambers, City Hall, 100 South Monroe Street, Eagle Pass, Texas. All legal notices were duly posted in accordance with the State Code.

### **ESTABLISHMENT OF QUORUM**

Present: Chairwoman, Tiffany Velazquez-Sanchez, Vice-Chairman, Noe Rodriguez and Commissioners: Luis Velez, Seth Garza, and Jesus Casas

Staff Present: Community Development Director, Placido Madera; Assistant Community Development Director, Mariebelle Cortez; Assistant City Secretary, Ita A. Cortinas; and City Attorney, Ana Sophia Garcia

With a quorum being present, Chairwoman Velazquez-Sanchez called the meeting to order, and the Planning & Zoning Commission considered the items in the following order:

### **CITIZENS COMMUNICATIONS**

Chairwoman Velazquez-Sanchez asked if anyone in the audience wished to address the Commission on any item which did not appear on the agenda, reminding them that although the Commission would be unable to take formal action on such items, they would be glad to take it under advisement.

There were no comments or concerns presented.

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

1. Continuation of a public hearing on the request by Sandra Tovar for a Conditional Use Permit to allow the establishment of a pet grooming home occupation on property located at 1964 Misty Hollow Drive; closing of public hearing and possible action..

Chairwoman Velazquez-Sanchez opened the public hearing at 5:34 p.m.

Community Development Director Madera provided details on the item, recommending that the The Planning and Zoning Commission grant the Sandra Tovar request to establish a pet grooming home occupation on property located at 1964 Misty Hollow Drive, subject to the conditions listed as follows: 1. Section 13(e)(1-10) of the Zoning Ordinance of Eagle Pass, regulating home occupations. 2. Section 6-101 of Chapter 6, regulating animal licenses and permits. Section 21(1) Revocation- In the event the conditions of a use permit have not been or are not being complied with, the community development department shall give the permittee notice of intention to revoke such permit at least ten days prior to a planning and zoning commission review thereon. After the conclusion of the review, the planning and zoning commission may revoke such permit. Section 6-103 Revocation- All permits issued under this chapter may be revoked by the director, or authorized designee, for violation by the permit holder thereof of any of provisions in this chapter. Revocation of the permit is accomplished by mailing to the holder of such permit a written notice of revocation by certified mail. Revocation

of the permit may also be accomplished by personally delivering to the holder thereof a written notice stating the permit is revoked. 3. Pets need to be leashed for pickups and drop offs to avoid loose animals in the neighborhood. 4. Pets are not to stay overnight. 5. Follow up review of the operation to be held on the one-year mark.

Ms. Tovar approached the Commission and provided details on the items and clarified a few details that were brought up.

Chairwoman Velazquez-Sanchez opened the public hearing at 5:39 p.m.

Commissioner Casas moved to approve as recommended. Seconded by Commissioner Rodriguez. **MOTION PASSES:** Unanimously.

Ayes: Velázquez-Sanchez, Rodriguez, Velez, Garza, and Casas  
Nays: None  
Abstained: None  
Absent: None

2. Public hearing on the request submitted by Angel Lopez for a Conditional Use Permit to allow the establishment of a mechanic shop on property located at 2173 El Indio Highway; closing of public hearing and possible action.

Chairwoman Velazquez-Sanchez opened the public hearing at 5:40 p.m.

Assistant Community Development Director Cortez provided details on the item, recommending that the Planning and Zoning Commission grant the Angel Lopez request to establish an auto mechanic shop business on property located at 2173 El Indio Highway, subject to the compliance of Section 21 and Section 12.1 of the Zoning Ordinance for the City of Eagle Pass.

Chairwoman Velazquez-Sanchez closed the public hearing at 5:43 p.m.

Commissioner Rodriguez moved to approve, subject to the applicant meeting the requirements. Seconded by Commissioner Casas. **MOTION PASSES:** Unanimously

Ayes: Velázquez-Sanchez, Rodriguez, Velez, Garza, and Casas  
Nays: None  
Abstained: None  
Absent: None

3. Public hearing on the subdivision variance request submitted by Jose Martinez for property located at 1382 Las Quintas Boulevard, also known, as Quintas Fronterizas, Block 4, Tract 1, Lot 3 (south ½ of Lot 3). The applicant seeks a subdivision variance from Section 23-69(b)(2)(b) regulating lot size requirements for the R-5 Garden Home District, to reduce the minimum lot depth from 100 feet to 82.5 feet; closing of public hearing and possible action.

Chairwoman Velazquez-Sanchez opened the public hearing at 5:45 p.m.

Assistant Community Development Director Cortez provided details on the item, recommending that the Planning and Zoning Commission grant the subdivision variance from Section 23

69(b)(2)(b) regulating lot size requirements for the R-5 Garden Home District, to reduce the minimum depth of lot from one hundred (100) feet to 82.5 feet, for property located at 1382 Las Quintas Boulevard.

Chairwoman Velazquez-Sanchez closed the public hearing at 5:48 p.m.

Commissioner Rodriguez moved to approve as recommended. Seconded by Commissioner Casas.

**MOTION PASSES:** Unanimously

Ayes: Velázquez-Sanchez, Rodriguez, Velez, Garza, and Casas

Nays: None

Abstained: None

Absent: None

## **ADJOURNMENT**

Commissioner Velez moved to adjourn the meeting at 5:49 p.m. Seconded by Commissioner Rodriguez. **MOTION PASSES.**

Passed and approved on

Attest:

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Tiffany Velazquez-Sanchez  
Chairwoman

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Ita A. Cortinas  
Assistant City Secretary



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

The Planning and Zoning Commission of the City of Eagle Pass held a Regular Meeting on Thursday, September 25, 2025, at 5:30 p.m. in the Council Chambers, City Hall, 100 South Monroe Street, Eagle Pass, Texas. All legal notices were duly posted in accordance with state code.

## **ESTABLISHMENT OF QUORUM**

Present: Chairperson, Tiffany Velasquez-Sanchez, Vice-Chairperson, Noe Rodriguez; and Commission Members: Luis Velez, Seth Garza and Jesus Casas

Staff Present: Assistant Community Development Director, Mariebelle Rodriguez; City Attorney Ana Sophia Garcia, and Records Management Specialist, Brenda Garza

With a full quorum being present, Chairperson, Tiffany Velasquez-Sanchez called the meeting to order, and the Planning & Zoning Commission considered the following items.

## **CITIZENS COMMUNICATIONS**

Chairperson Tiffany Velasquez-Sanchez asked if anyone in the audience wished to address the Commission, on any item which did not appear on the agenda, reminding them that although the Commission would be unable to take formal action on such items, they would be glad to take it under advisement.

There were not any comments or concerns submitted.

## **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.

Chairman Velasquez-Sanchez opened the public hearing at 5:34 pm.

Assistant Community Development Director Mariebelle Rodriguez provided details on the item, recommending that the item be tabled as per the applicant's request.

Chairman Velasquez-Sanchez closed the public hearing at 5:35 pm.



Commissioner Rodriguez moved to table the item based on the recommendations made by the Community Development Department, Seconded by Commissioner Casas. **MOTION PASSES:** Unanimously

AYES: Garza, Rodriguez, Velez, Velasquez-Sanchez and Casas  
NAYS: None  
ABSTAINED:None  
ABSENT: None

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.

Chairman Velasquez-Sanchez opened the public hearing at 5:35 pm.

Assistant Community Development Director Mariebelle Rodriguez provided details on the item, recommending that the item be table as per applicant's request.

Chairman Velasquez-Sanchez closed the public hearing 5:36 pm.

Commissioner Casas moved to table the item based on the recommendations made by the Community Development Department. Seconded by Commissioner Rodriguez. **MOTION PASSES:** Unanimously

AYES: Garza, Rodriguez, Velez, Velasquez-Sanchez and Casas  
NAYS: None  
ABSTAINED:None  
ABSENT: None

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.

Chairman Velasquez-Sanchez opened the public hearing at 5:36 pm.

Assistant Community Development Director Mariebelle Rodriguez provided details on the item, and the recommendation from the Planning and Zoning Commission is to grant a variance from the 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). The developer was present in the audience for any questions.

Chairman Velasquez-Sanchez closed the public hearing at 5:39 pm.

Commissioner Velez moved to approve the item grant recommendation made by the Community Development Department. Seconded by Commissioner Rodriguez. **MOTION PASSES:** Unanimously

AYES: Garza, Rodriguez, Velez, Velasquez-Sanchez and Casas  
NAYS: None  
ABSTAINED:None  
ABSENT: None

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.

Chairman Velasquez-Sanchez opened the public hearing at pm. 5:43 pm.

Assistant Community Development Director Mariebelle Rodriguez provided details on the item, and the recommendation from the Planning and Zoning Commission is to grant the sidewalk waiver as there is no curb or gutter in place for property located in Rosita Valley Road, Eagle Development Subdivision 1, Tract 27. Mr. Canales was in the audience to answer any questions.

Chairman Velasquez-Sanchez closed the public hearing at 5:44 pm.

Commissioner Rodriguez moved to approve the item based on the recommendations made by the Community Development Department. Seconded by Commissioner Garza. **MOTION PASSES:** Unanimously

AYES: Garza, Rodriguez, Velez, Velasquez-Sanchez and Casas  
NAYS: None  
ABSTAINED:None  
ABSENT: None

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:

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

Chairman Velasquez-Sanchez opened the public hearing at pm. 5:46 pm.

Assistant Community Development Director Mariebelle Rodriguez provided details on the item, and the recommendation from the Planning and Zoning Commission is to grant the variance requested for subject lots located in the proposed Rio Grande Estates Subdivision Unit 2. The major point in the recommendation from staff is affordable housing.

Chairman Velasquez-Sanchez closed the public hearing at 5:53 pm.

Commissioner Casas moved to approve the item based on the recommendations made by the Community Development Department. Seconded by Commissioner Garza. **MOTION PASSES:** By majority of vote

AYES: Garza, Velez, Velasquez-Sanchez and Casas  
 NAYS: None  
 ABSTAINED: Rodriguez  
 ABSENT: None

## ADJOURNMENT

Commissioner Rodriguez motioned to adjourn the meeting at 5:53 p.m. Seconded by Commissioner Member Velez. **MOTION PASSES**

Passed and Approved on .

ATTEST:

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Noe Rodriguez  
 Vice-Chairman

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Brenda Garza  
 Records Management Specialist

Planning and Zoning Commission Special Meeting

October 9, 2025

Page 1

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

The Planning and Zoning Commission of the City of Eagle Pass held a regular meeting on Thursday, October 9, 2025 at 5:30 p.m. in the Council Chambers, City Hall, 100 South Monroe Street, Eagle Pass, Texas. All legal notices were duly posted in accordance with the State Code.

**ESTABLISHMENT OF QUORUM**

Present: Chairwoman, Tiffany Velazquez-Sanchez, and Commissioners: Luis Velez, Seth Garza, and Jesus Casas

Absent: Vice-Chairman, Noe Rodriguez

Staff Present: Community Development Director, Placido Madera; Assistant Community Development Director, Mariebelle Cortez; Assistant City Secretary, Ita A. Cortinas; and City Attorney, Ana Sophia Garcia

With a quorum being present, Chairwoman Velazquez-Sanchez called the meeting to order, and the Planning & Zoning Commission considered the items in the following order:

**CITIZENS COMMUNICATIONS**

Chairwoman Velazquez-Sanchez asked if anyone in the audience wished to address the Commission on any item which did not appear on the agenda, reminding them that although the Commission would be unable to take formal action on such items, they would be glad to take it under advisement.

There were no comments or concerns presented.

**NEW BUSINESS**

1. Presentation on City Affordable Housing Initiative and Public Survey.

Mr. Madera provided a presentation on affordable housing. A copy of the slides are available in the City Secretary's office.

**ADJOURNMENT**

Commissioner Casas moved to adjourn the meeting at 6:52 p.m. Seconded by Commissioner Garza.  
**MOTION PASSES.**

Passed and approved on

Attest:

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Tiffany Velazquez-Sanchez  
Chairwoman

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Ita A. Cortinas  
Assistant City Secretary





## Community Development Department Executive Summary Report to the Planning & Zoning Commission

AEP Texas Conditional Use Permit Request – 3200 US Hwy 57 and 3158 US Hwy 57

### I. BACKGROUND

#### General Information

**Applicant:** AEP Texas

**Property Owner:** Elysa USA, LLC  
& Margarita V. Velasco

#### **Legal Description:**

**Property ID 8708463:** ABSTRACT A1110, FOX, F. & J. BYRNE, SURVEY #6, ACRES 4.997; 217,800 square feet

**Property ID 50788:** ABSTRACT A1110, FOX, F. & J. BYRNE, SURVEY #6, ACRES 4.997; 217,800 square feet

**Current Zoning:** B-3 General Business District

**Current Use:** Vacant and unplatted

**Master Plan:** Industrial

**Request:** Approval of a Conditional Use Permit to allow the establishment of an above-ground filling station for AEP facilities.

#### Vicinity Data

Access to this property is off a TxDOT ROW known as Hwy 57.

### II. CURRENT CONDITIONS

#### Vicinity Data

Access to this property is off a TxDOT ROW known as Hwy 57.

### III. PUBLIC NOTICE

Public notification of the *Conditional Use Permit* (CUP) 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*. There were eleven (11) notices mailed to the abutting property owners, with a legal notice published in the Eagle Pass News Gram on October 30, 2025.

**Figure 1. Aerial View**



## IV. RECOMMENDATION FINDINGS OF FACTS

### Eagle Pass Code of Ordinances Appendix A: Zoning Ordinance

#### A. Conclusions

1. The application contains sufficient information upon which the Planning and Zoning Commission may render a decision. Please refer to Attachment 1 for a copy of the request.

The request involves the establishment of an above-ground filling station for AEP facilities. This use in the B-3 district shall be permitted only with a conditional use permit, as required by *Section 21(d)* of *City of Eagle Pass Code of Ordinances Appendix A* states, in part, that the Planning and Zoning Commission may approve, conditionally approve or deny an application for a *Conditional Use Permit*, and in authorizing a conditional use, may impose such requirements and conditions with respect to location, construction, time period, maintenance and operation as deemed necessary for the protection of adjacent properties and the public interest when reasonably related to the use of the property.

It further states, in part, that before granting any *Conditional Use Permit*, the Community Development Department shall be satisfied that the proposed use conforms to the requirements and the intent of this chapter and the general plans(s) of the City of Eagle Pass.

The Community Development Department utilizes the *City of Eagle Pass Master Plan* as guidance in providing a recommendation to the Planning and Zoning Commission on their consideration of land use issues, including those involving a *Conditional Use Permit Application*.

This application is consistent with the *Plan's Land Use Development Goals*, as the establishment of an above-ground filling station will allow for continued development of the community while retaining the community's character and scale.

This application is also consistent with the *Plan's Land Use Objectives*, as the approval of the Conditional Use Permit provides a mechanism that will allow for the development of the local capacity to monitor, evaluate, and promote the sound development of the community.

Finally, the application is also consistent with the *Plans Short-Term Land Use Objectives*, as it provides a method for the city to continue enforcement of the provisions of the zoning ordinance.

Please refer to Attachment 2 for a copy of the *Master Plan Map*.

2. The *Conditional Use Permit*, if granted, would be consistent with the purpose of the zoning code. *Section 2* of the *City of Eagle Pass Code of Ordinances Appendix A* states



that the purpose of the zoning code is to promote the health, safety, morals, and general welfare of the City by, (a) lessening the congestion of streets, (b) securing safety from fire, panic, or dangers, (c) providing adequate light and air, (d) preventing the overcrowding of land, (e) avoiding undue concentration of population, (f) facilitating the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements.

Section 2 emphasizes the importance of the character of a specific zoning district and its peculiar suitability for uses, conserving the value of buildings, and encouraging the most appropriate use of land throughout the city. The use of an above-ground filling station will facilitate the retention of the character of the neighborhood.

The *Conditional Use Permit*, if granted by the Commission will not constitute any change in the City's zoning district map, it will not impair an adequate supply of light and air to adjacent property, it will not materially increase the congestion in public streets, it will not increase the public danger of fires and safety, it will not materially diminish or impair established property values within the surrounding area, and it will not impair the public health, safety, comfort, morals and welfare of the City of Eagle Pass, Texas.

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

3. The *Conditional Use Permit* application is consistent with the approval criteria set forth in Section 21 of the *City of Eagle Pass Code of Ordinances Appendix* for the reasons set forth above in Conclusion 1 through and including Conclusion 2 and should be granted by the Commission.

#### **B. Community Development Department Recommendation**

The Planning and Zoning Commission **GRANT** the request to establish an above-ground filling station on property located at 3200 US Hwy 57 and 3158 US Hwy 57, subject to the following condition(s):

1. The establishment complies with all state and local laws and ordinances.

**TRANSMITTED** to the parties listed hereafter:

Nicole Burigana via e-mail  
Eagle Pass Fire Marshal Eleazar Cuevas Jr.  
Eagle Pass Planning and Zoning Commission Members 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 November 3, 2025

## **Attachment 1 Application**



## PLANNING DEPARTMENT

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

### CONDITIONAL USE PERMIT APPLICATION

|                              |                                                                                                                                            |
|------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Applicant Information</b> | Name: <u>AEP Texas (Contact: Nicole Burigana)</u>                                                                                          |
|                              | Mailing Address: <u>1 Riverside Plaza, 16th Floor, Columbus, OH 43215</u>                                                                  |
|                              | Phone: <u>614-477-1532</u> E-mail: <u>ncburigana@aep.com</u>                                                                               |
|                              | <u>Note: if you are not the owner of the property, you must attach a letter from the owner authorizing you to submit this application.</u> |

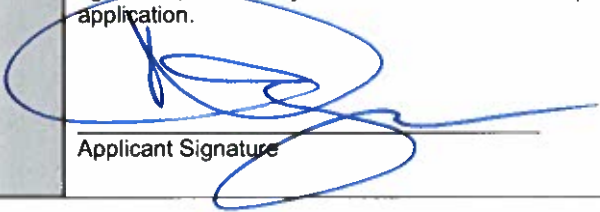
|                                   |                                                                                                                                                               |
|-----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Property Owner Information</b> | Name: <u>Margarita Villarreal De Velasco &amp; ELYSA USA, LLC</u>                                                                                             |
|                                   | Mailing Address: <u>Avenida 16 de Septiembre #447, Col. Las Fuentes, Piedras Negras, Coahuila 26000 &amp; PO Box 1122, Eagle Pass, TX 78853, respectively</u> |
|                                   | Phone: _____ E-mail: <u>gilma_cervera@hotmail.com</u>                                                                                                         |
|                                   |                                                                                                                                                               |

|                             |                                                                                                                                  |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| <b>Property Information</b> | Site Address: <u>3158 &amp; 3200 US Hwy 57, Eagle Pass, TX 78852</u> MCAD Property ID # <u>50788 &amp; 8708463</u>               |
|                             | Legal Description: Lot(s) _____ Block _____ Subdivision _____<br>(Property must be legally subdivided or be lot of record)       |
|                             | Front Yard Width (feet) _____ Rear Yard Width (feet) _____ Side Yard Width (feet) _____                                          |
|                             | Current Use <u>B-1 Neighborhood Business (Incorporated); B-3 General Business by 2022 zoning verification letter designation</u> |
|                             | Proposed Use <u>Retain as currently zoned for a Service Center but with a CUP for the aboveground fuel tank</u>                  |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Description of Project:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| AEP Texas is building a new state-of-the-art service center on 2 - 5 acre vacant lots where AEP Texas employees will be housed. This includes service, line, engineering, customer service, stores and other employees to serve infrastructure of Eagle Pass and surrounding areas. The two sites being developed as a Service Center will consist of a 24,000 square foot service center building with offices, fleet truck maintenance and storage bays, 4,800 square footage storage shed, pull-through wash bay industrial equipment material storage yard, and a generator-backed fuel supply to be able to support power restoration for customers during storm events |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Detailed Explanation of Proposed Conditional Use</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| What development measures regarding location, construction, time period, maintenance, and operation will you use to protect adjacent properties from impacts from your project?                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| The proposed conditional use is for the installation of the generator-backed fuel supply that will be located in the rear of the site. The installation will be an above-ground storage tank. A wood privacy fence will block the fuel tank from street view. The site will have security fencing to prevent unauthorized entry. The construction duration is expected to be 18 months from Apr. 2026 through Sept. 2027. AEP will apply for the Fire Protection - Fuel Tank Install Permit simultaneously with this CUP request, which AEP will adhere to these requirements for operation and maintenance to protect adjacent properties. |

|                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Describe how your project is reasonably related to the use of the property.                                                                                                                                                                                                                                                                                                                                                             |  |
| The new location will accommodate the growing needs and to serve infrastructure of Eagle Pass and the surrounding areas. The facility includes offices, fleet garage & truck bays, fuel storage tank with the exception that it is above-ground opposed to below-ground, and is more accessible for the flow of AEP's utility vehicle traffic.                                                                                          |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
| Describe how your project conforms to the purpose of the zoning district in which the project will be established.                                                                                                                                                                                                                                                                                                                      |  |
| The project conforms within the the current B-3 zoning district, due to the majority of the site being office/warehouse facilities. The exception is the above-ground fuel tank, which B-3 zoning district requires to be below-ground. The CUP will provide approval for the installation of an aboveground fuel storage tank to be in zoning compliance. All other design elements meet the current B-3 zoning district requirements. |  |

|                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Applicant Authorization | I authorize the City of Eagle Pass to conduct any site visits necessary to evaluate this conditional use permit 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 conditional use permit request. I further attest that I have the authority to submit this application and agree to comply with any and all conditions of the conditional use permit approval. I agree to provide any additional information requested by the City as they deem necessary for the processing of this application. |
|                         | <br>Applicant Signature                                                                                                                                                                                                                                                                                                                                                                                                             |
|                         | <u>10-21-2025</u><br>Date                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

|            |                                                                                     |
|------------|-------------------------------------------------------------------------------------|
| Office Use | Date Application Accepted for Review: <u>10/21/225</u> By: <u>Mariebelle Cortez</u> |
|            | Contact Date for Supplemental Info: <u>NA</u> Supplemental Info Received: <u>NA</u> |
|            | Completeness Review Date: <u>10/28/25</u> By: <u>MC</u>                             |
|            | Application Returned to Applicant: <u>NA</u> (when applicable)                      |
| MR. 6/2020 |                                                                                     |



**MARGARITA V. DE V.**

CALLED 5.0 ACRES



Google Earth

©2015 Google

468 ft





**MARGARITA V. DE V.**  
CALLED 5.0 ACRES



200 ft

Google Earth

Image © 2025 PHAS



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"           |

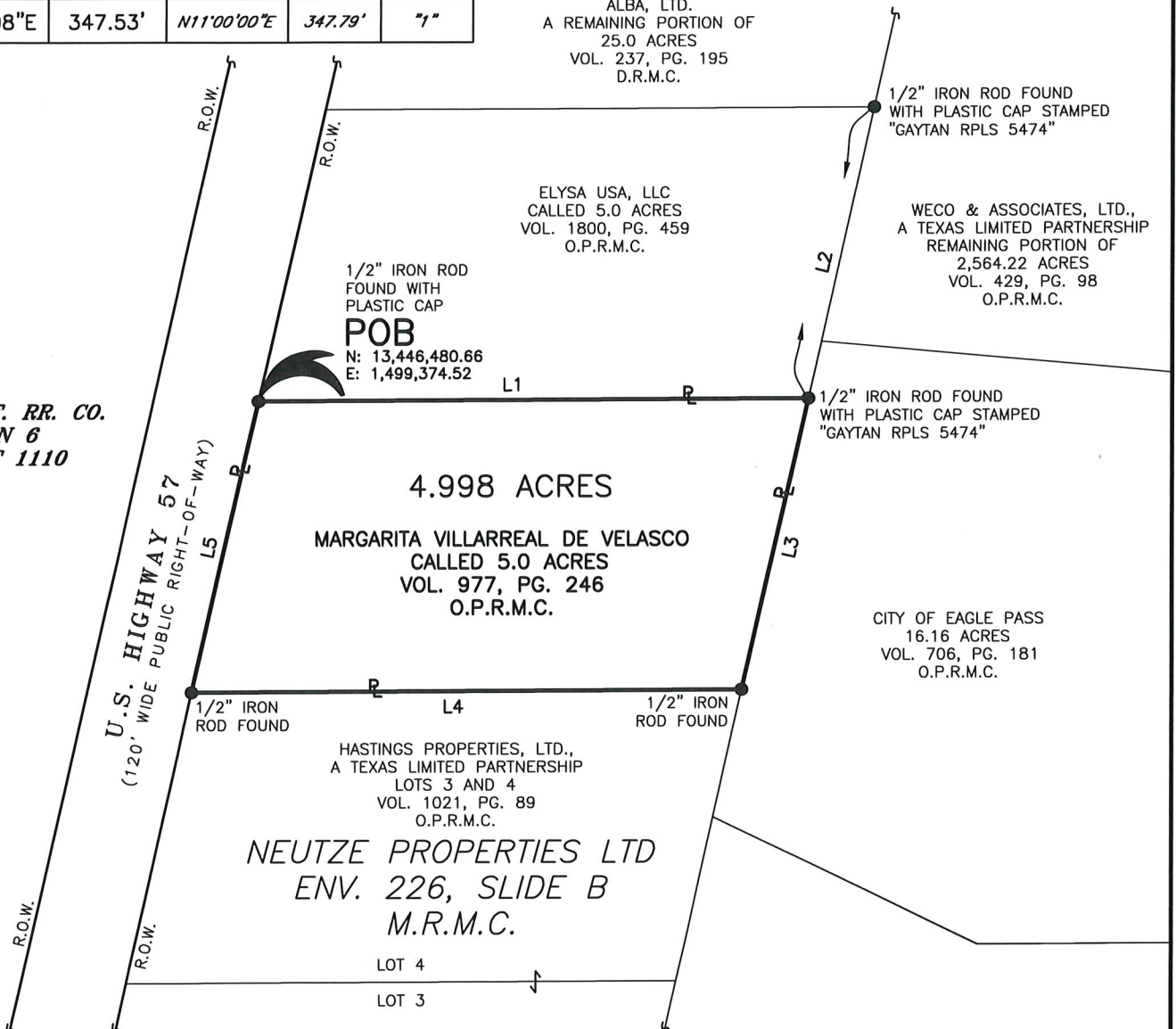
ALBA, LTD.  
 A REMAINING PORTION OF  
 25.0 ACRES  
 VOL. 237, PG. 195  
 D.R.M.C.

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
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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.

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

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.



200' 100' 0 200'





ELYSA USA LLC  
CALLED 5.0 ACRES

Google Earth

© 2025 Google

435 ft







ELYSA USA LLC  
CALLED 5.0 ACRES



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   | 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"           |

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

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

ALBA, LTD.  
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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.

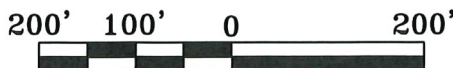
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**LEGEND**

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- S - APPROXIMATE SURVEY LINES
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# Eagle Pass Fire Department

## Permit to Install Fuel Tank

### **For AEP Texas Eagle Pass Service Center**

Installation Address: 3158 US Hwy 57, Eagle Pass, TX 78852

#### System Design Description:

AEP Texas desires to maintain a generator-backed fuel supply on its property to be able to support power restoration for customers during storm events.

The proposed system will be an above-ground diesel, DEF, and unleaded gasoline fueling station for AEP Texas fleet vehicles. The system will include a 4,000 gallon UL2085 fireguard above-ground split compartment storage tank, leaded and unleaded dispensers, remote fill boxes, and a Diesel Exhaust Fluid (DEF) Storage Tank and Dispenser. The equipment will be protected with bollards and installed on a reinforced concrete pad. Equipment is currently installed and operational at Owner's property located at 1276 Eidson Road, Eagle, Pass TX . Equipment will be decommissioned, relocated, and reinstalled at the new installation address listed above.

#### Submittal Package Contents:

- A. List of Materials
- B. Scaled Plans
- C. Specifications for Piping
- D. Manufacturer's Product Information Sheets for Listed Devices
- E. Fuel System Electrical Specifications
- F. Copy of Licenses for System Designers/Installers JF Petroleum

## **A. List of Materials**

## **A. List of Materials**

1. Fuel Tanks:
  - a. (1) Watco UL2085 Fireguard AST – 4,000 Gallons Split 2K/2K – 30 Year Warranty
  - b. Bolt On Observation Ladders
  - c. Tank Gauge Sticks
  - d. Anchor Bolts
2. Dispenser Hardware:
  - a. (2) Gasboy 9153 Mechanical Fleet Dispensers – Dual Hose Single Product – 1 UNL & 1 DSL
  - b. (2) Stainless Steel Panels
  - c. (2) Light Kit s
  - d. (2) Pulsers 10:1
  - e. (2) Internal Filter Cap
3. Tank Monitor Hardware:
  - a. (1) Veeder-Root TLS450+ Console with Touch Screen Display
  - b. (1) Veeder-Root TLS450+ Application Software
  - c. (1) USM – Universal Sensor Module
  - d. (3) Inventory Only – Level Probes
  - e. (3) Float Kits – 1 UNL & 1 DSL & 1 DEF
  - f. (2) Dispenser Sump Sensors
  - g. (1) Interstitial Space Sensor
  - h. (1) Overfill Alarm Box with Acknowledgement Switch
4. Fleet Management System:
  - a. (1) Fuel Master FMU 2550 PLUS
  - b. (4) Hose Controller
  - c. (1) Wireless Communication Kit
5. DEF System:
  - a. (1) Benecor 500 Gallon AST and Dispenser for DEF
  - b. (1) Pulse Meter with Display
  - c. (1) 2" Dry Break
  - d. (1) ½ HP Sub Pump
6. Fuel System Hardware:
  - a. (1) Morrison 15G Remote Fill Box with (1) 2" Opening – Stainless Steel
  - b. (1) Morrison 15G Remote Fill Box with (2) 2" Openings – Stainless Steel
  - c. (2) Bravo Dispenser Sump Boxes with Penetrations and Shear Valve Brackets
  - d. (2) Red Jacket 1.5HP Sump Pump
  - e. (2) Isolation Relay Boxes
  - f. (2) Digi Modems for remote communication



7. Lighting Hardware:

- a. (1) Light Pole
- b. (1) Anchor Bolt Kit
- c. (1) Base Cover
- d. (2) LSI 38,000 Lumen

8. Hanging Hardware:

- a. (2) Hanging Hardware Kit – Unleaded: Hoses, Nozzle, Swivel, Break-a-way, Splash Guard
- b. (2) Hanging Hardware Kit – Diesel: Hoses, Nozzle, Swivel, Break-a-way, Splash Guard
- c. (2) High Flow Diesel Filters
- d. (2) High Flow Unleaded Filters
- e. (2) Dual Head Filter Housing
- f. (4) Morrison Hose Retractors

9. Fuel System Hardware:

- a. (2) Morrison Overfill Prevention Valve
- b. (2) Morrison External Emergency Valve
- c. (2) Morrison Expansion Relief Valve
- d. (2) Morrison Strainers
- e. (2) Morrison Swing Check
- f. (2) Morrison Fill Cap & Adaptor
- g. (2) Morrison Solenoid Valve
- h. (2) Morrison Clock Gauge
- i. (2) Morrison Flame Arrestors
- j. (2) OPW Dry Break and Adaptor
- k. (25) 6" x 6' Steel Impact Bollards
- l. (6) 2" Ball valves
- m. (2) OPW Shear Valves
- n. 2" Galvanized Piping, 90's, Tee's, Couplings, and Unistrut
- o. (2) AST Decals Kit – 1 UNL & 1 DSL

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

ALL DISTANCES SHOWN ARE SURFACE.  
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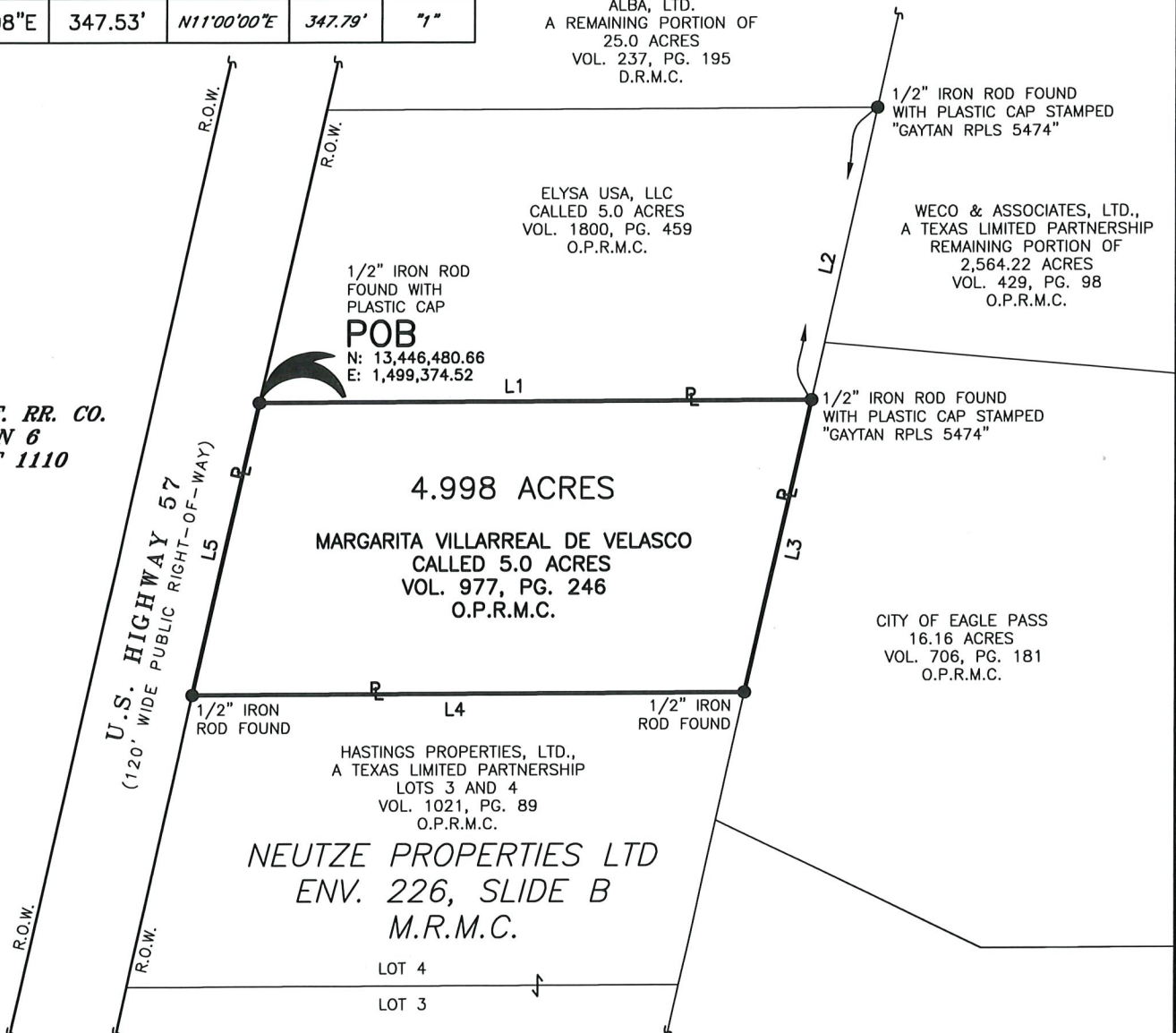
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ELYSA USA, LLC  
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CITY OF EAGLE PASS  
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G. C. & S. F. RR. CO.  
 SECTION 6  
 ABSTRACT 1110



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*[Signature]*

DARRYL L. ZERCHER  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5609

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200' 100' 0 200'

## **B. Scaled Plans**



# AEP Eagle Pass Service Center

Eagle Pass, TX 78852

FOR  
American Electric Power

MN PROJECT NO: 24551

## CONDITIONAL USE PERMIT 10/14/2025

PROJECT IMAGE



PROJECT TEAM

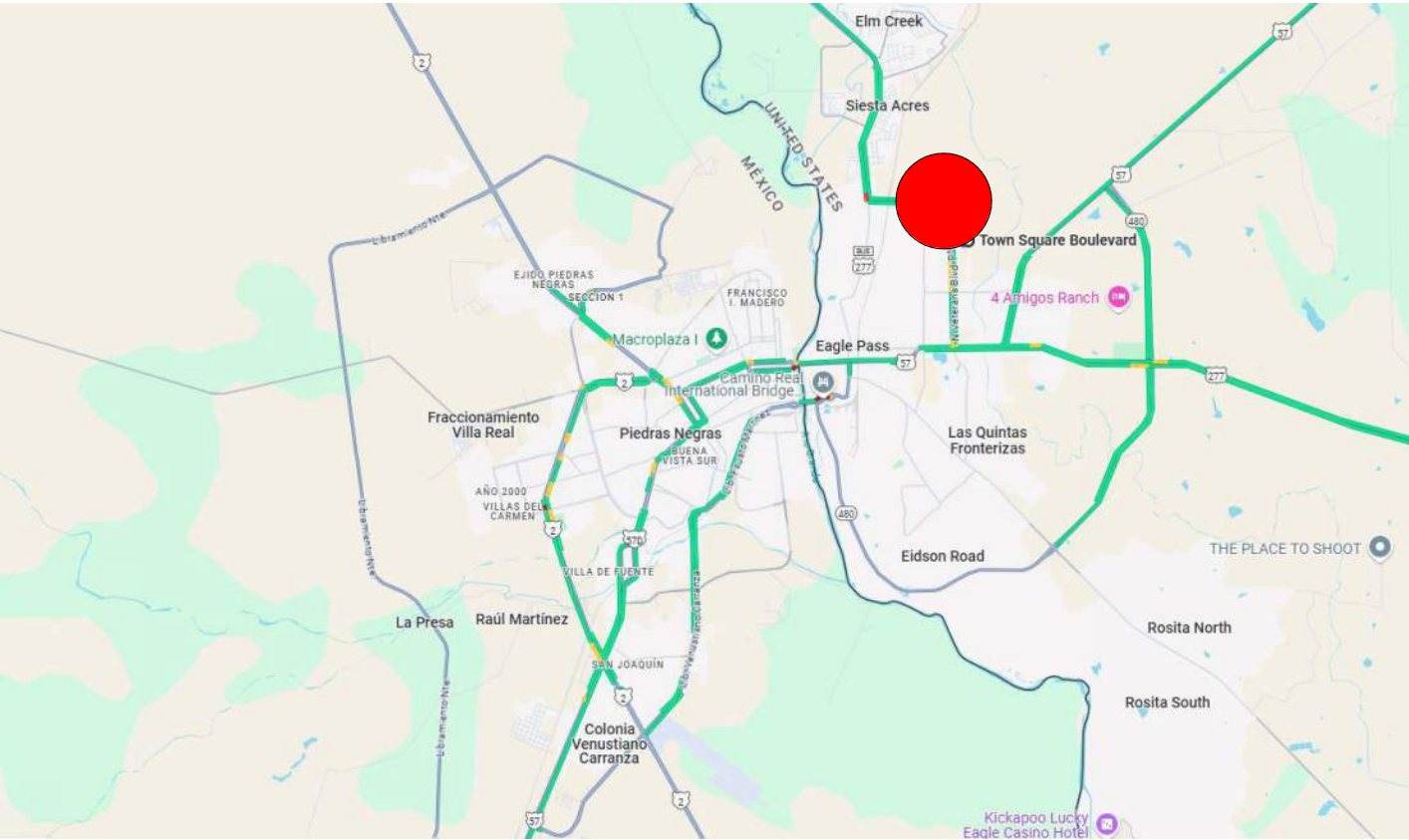
ARCHITECT  
 Moody Nolan  
300 SPRUCE ST.  
COLUMBUS, OH 43215  
PHONE: (614) 461-4664

CIVIL ENGINEER  
**HOWLAND**  
ENGINEERING AND SURVEYING CO.  
TSPE Firm Registration No. F-4097 | TSPS Firm Registration No. 100464-09  
7615 N. Bartlett Avenue | P.O. Box 451126 (78045) | Laredo, TX, 78041  
P: (956) 722-4411 | F: (956) 722-5414  
www.howlandcompanies.com  
7615 N. BARTLETT AVE.  
LAREDO, TX 78041  
PHONE: (956) 722-4411

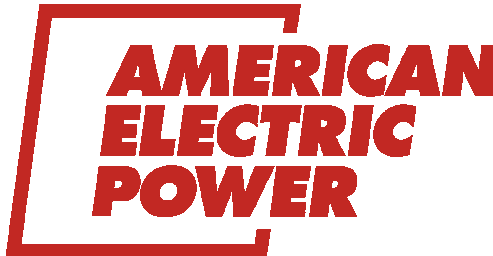
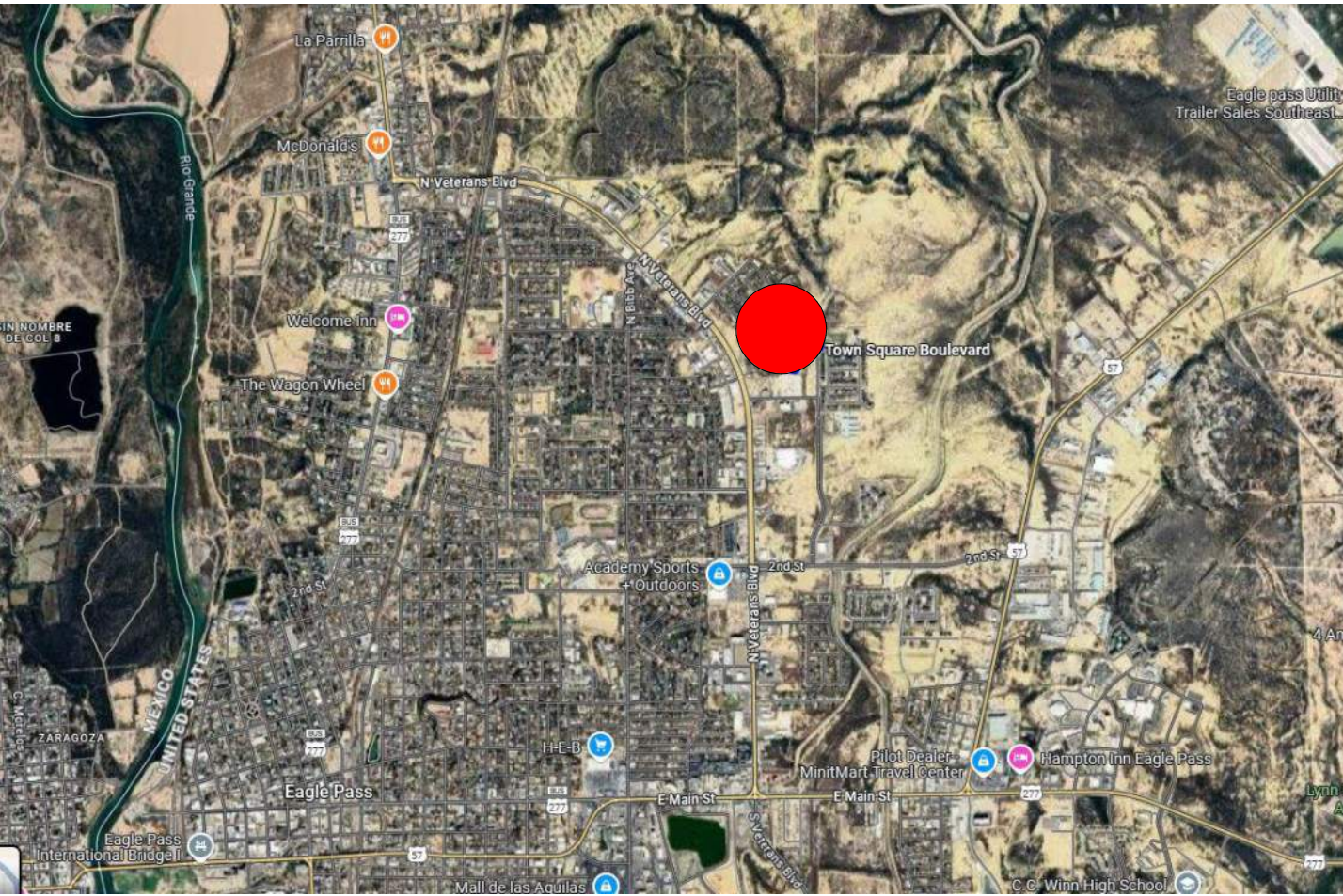
STRUCTURAL ENGINEER  
**KORDA**  
1650 WATERMARK DR  
COLUMBUS, OH 43215  
PHONE: (614) 487-1650

MEP ENGINEER  
**KORDA**  
1650 WATERMARK DR  
COLUMBUS, OH 43215  
PHONE: (614) 487-1650

LOCATION MAP



VICINITY MAP



1 RIVERSIDE PLAZA  
COLUMBUS, OH 43215

PHONE: (614) 716-1000

AEP Eagle Pass Service Center

Eagle Pass, TX 78852  
for  
American Electric Power



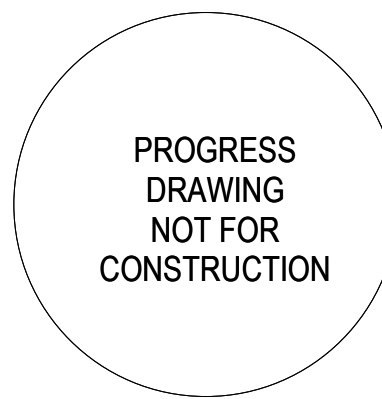
Moody Nolan

300 SPRUCE STREET  
SUITE 300  
COLUMBUS, OHIO 43215

PHONE: 614-461-4664

DRAWING TITLE:

COVER SHEET - VOLUME 1



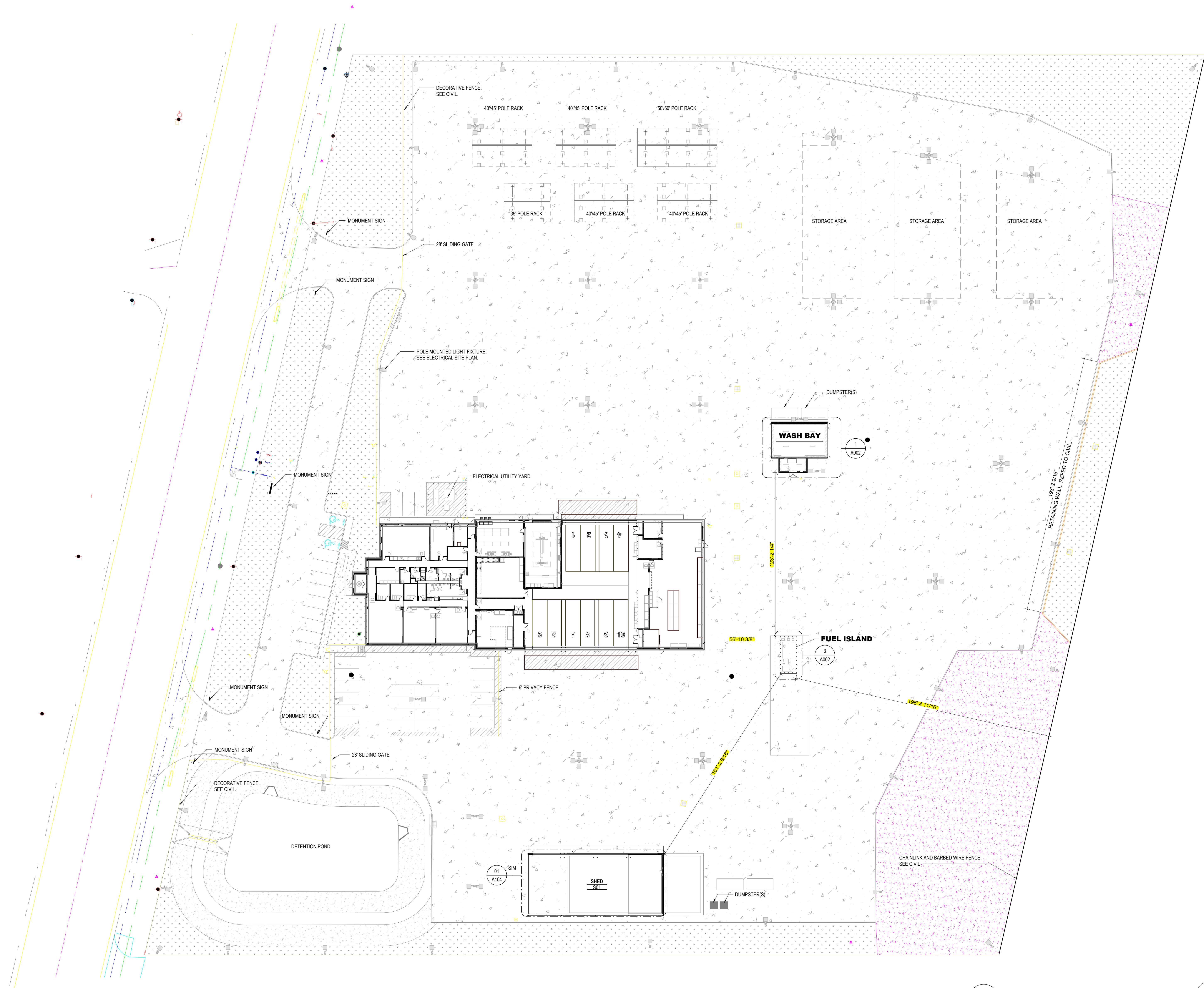
10/14/2025

24551

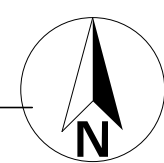
**G000-1**

CONDITIONAL USE PERMIT





1 PLAN SITE PLAN  
1" = 30'-0"



#### GENERAL NOTES - SITE PLAN

- A. CONTRACTOR TO RELOCATE EXISTING FUEL ISLAND EQUIPMENT, AS NOTED BELOW, FROM OWNER'S PROPERTY LOCATED AT 1276 EDISON RD, EAGLE PASS, TX AND REINSTALL AT PROJECT SITE. PROVIDE ALL POWER AND PIPING REQUIRED FOR OPERATION.

#### CODED NOTES

- 4,000 GALLON SPLIT FUEL TANK BY OWNER
- DUAL HOSE DIESEL DISPENSER BY OWNER
- DUAL HOSE UNLEADED DISPENSER BY OWNER
- FILL BOX WITH (1) 2" OPENING BY OWNER. PROVIDE NEW BRAVO DISPENSER SUMP BOXES W/ PENETRATIONS AND SHEAR VALVE BRACKETS, RED JACKET 1.5 HP SUMP PUMPS, ISOLATION RELAY BOXES, DIGI MODEMS FOR REMOTE COMMUNICATION.
- FILL BOX WITH (2) 2" OPENING BY OWNER. PROVIDE NEW BRAVO DISPENSER SUMP BOXES W/ PENETRATIONS AND SHEAR VALVE BRACKETS, RED JACKET 1.5 HP SUMP PUMPS, ISOLATION RELAY BOXES, DIGI MODEMS FOR REMOTE COMMUNICATION.
- DEF. SYSTEM, 500 GALLON AST AND DISPENSER BY OWNER
- FUEL MASTER FUEL ISLAND TERMINAL BY OWNER
- LIGHT POLE AND BASE COVER WITH NEW FIRE EXTINGUISHER, BY OWNER. PROVIDE NEW ANCHOR BOLT KIT.
- TANK MONITOR HARDWARE: (BY CONTRACTOR)
  - CONSOLE WITH TOUCH SCREEN DISPLAY, RELOCATE EXISTING. PROVIDE NEW SOFTWARE LICENSE FOR 1 YEAR. INSTALL IN STORE ROOM OFFICE.
  - UNIVERSAL SENSOR MODULE, RELOCATE EXISTING.
  - LEVEL PROBES, PROVIDE NEW.
  - FLOAT KITS, 1 UNLEADED, 1 DIESEL, 1 DEF, PROVIDE NEW.
  - DISPENSER SUMP SENSORS, PROVIDE NEW.
  - INTERSTITIAL SPACE SENSOR, PROVIDE NEW.
  - OVERFILL ALARM BOX WITH ACKNOWLEDGEMENT SWITCH, PROVIDE NEW.
- AIR COMPRESSOR
- YARD HYDRANT

#### KEYNOTE LEGEND

| # | DATE | CHANGE DESCRIPTION |
|---|------|--------------------|
|   |      |                    |
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**AMERICAN ELECTRIC POWER** AEP Eagle Pass Service Center  
Eagle Pass, TX 78852  
FOR  
American Electric Power

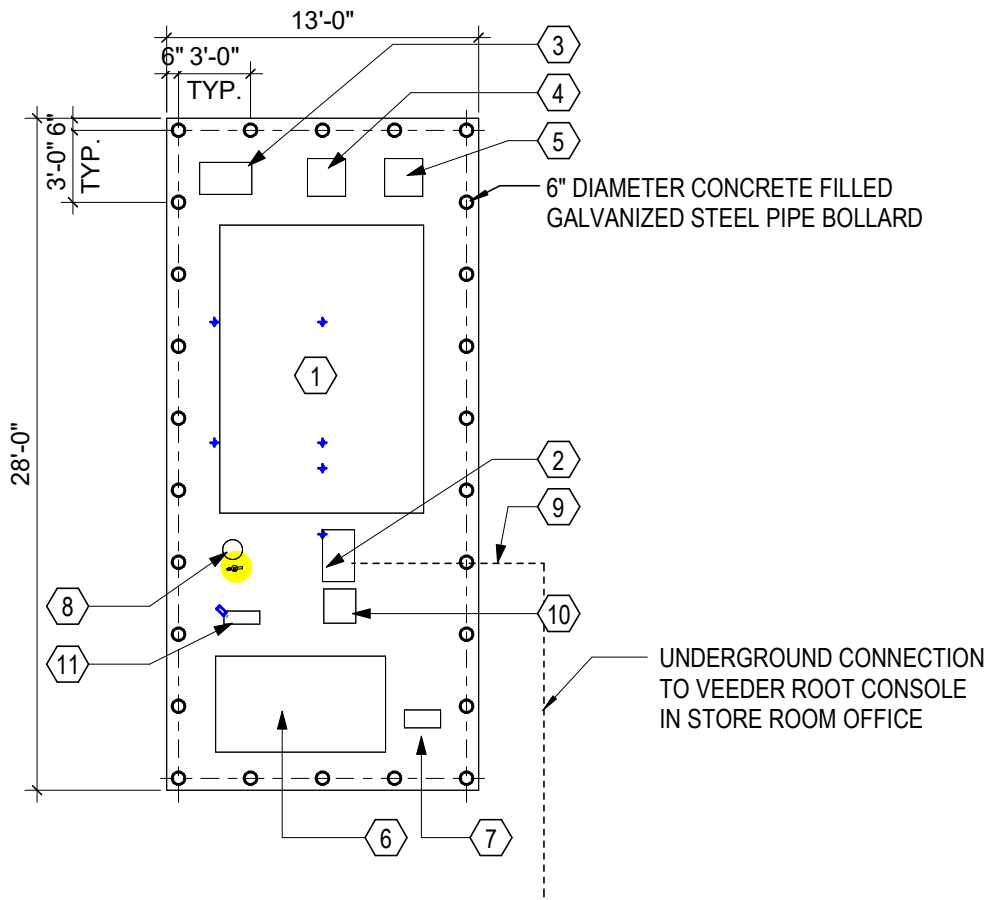
**Moody Nolan** PHONE: 614-461-4664  
300 SPRUCE STREET  
SUITE 300  
COLUMBUS, OHIO 43215

DRAWING TITLE:

ARCHITECTURAL SITE PLAN

|                                                |                        |
|------------------------------------------------|------------------------|
| PROGRESS<br>DRAWING<br>NOT FOR<br>CONSTRUCTION | 10/14/2025             |
|                                                | 24551                  |
|                                                | <b>A001</b>            |
|                                                | CONDITIONAL USE PERMIT |





**3 PLAN** FUEL ISLAND  
1/8" = 1'-0"

GENERAL NOTES - SITE PLAN

- A. CONTRACTOR TO RELOCATE EXISTING FUEL ISLAND EQUIPMENT, AS NOTED BELOW, FROM OWNER'S PROPERTY LOCATED AT 1276 EDISON RD, EAGLE PASS, TX AND REINSTALL AT PROJECT SITE. PROVIDE ALL POWER AND PIPING REQUIRED FOR OPERATION.

CODED NOTES

- 4,000 GALLON SPLIT FUEL TANK BY OWNER
- DUAL HOSE DIESEL DISPENSER BY OWNER
- DUAL HOSE UNLEADED DISPENSER BY OWNER
- FILL BOX WITH (1) 2' OPENING BY OWNER. PROVIDE NEW BRAVO DISPENSER SUMP BOXES W/ PENETRATIONS AND SHEAR VALVE BRACKETS, RED JACKET 1.5 HP SUMP PUMPS, ISOLATION RELAY BOXES, DIGI MODEMS FOR REMOTE COMMUNICATION.
- FILL BOX WITH (2) 2' OPENING BY OWNER. PROVIDE NEW BRAVO DISPENSER SUMP BOXES W/ PENETRATIONS AND SHEAR VALVE BRACKETS, RED JACKET 1.5 HP SUMP PUMPS, ISOLATION RELAY BOXES, DIGI MODEMS FOR REMOTE COMMUNICATION.
- DEF SYSTEM, 500 GALLON AST AND DISPENSER BY OWNER
- FUEL MASTER FUEL ISLAND TERMINAL BY OWNER
- LIGHT POLE AND BASE COVER WITH NEW **FIRE EXTINGUISHER**, BY OWNER. PROVIDE NEW ANCHOR BOLT KIT.
- TANK MONITOR HARDWARE: (BY CONTRACTOR)
  - CONSOLE WITH TOUCH SCREEN DISPLAY, RELOCATE EXISTING. PROVIDE NEW SOFTWARE LICENSE FOR 1 YEAR. INSTALL IN STORE ROOM OFFICE.
  - UNIVERSAL SENSOR MODULE, RELOCATE EXISTING.
  - LEVEL PROBES, PROVIDE NEW.
  - FLOAT KITS, 1 UNLEADED, 1 DIESEL, 1 DEF, PROVIDE NEW.
  - DISPENSER SUMP SENSORS, PROVIDE NEW.
  - INTERSTITIAL SPACE SENSOR, PROVIDE NEW.
  - OVERFILL ALARM BOX WITH ACKNOWLEDGEMENT SWITCH, PROVIDE NEW.
- AIR COMPRESSOR
- YARD HYDRANT

KEYNOTE LEGEND

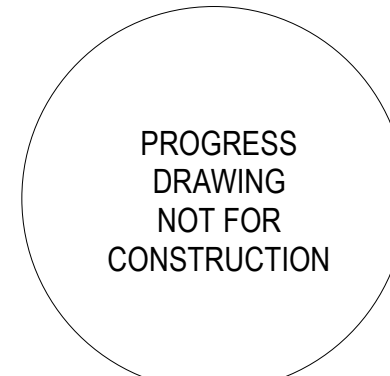
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**AEP Eagle Pass Service Center**  
Eagle Pass, TX 78852  
FOR  
**American Electric Power**

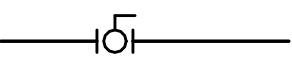
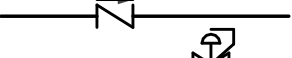
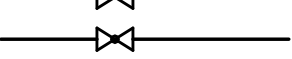
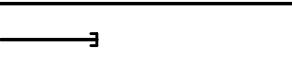
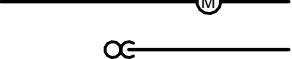
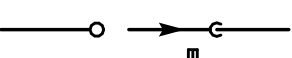
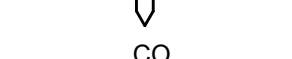
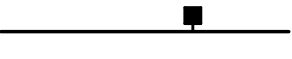
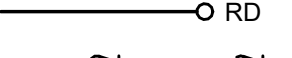
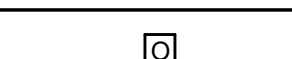
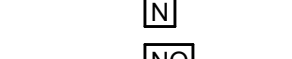
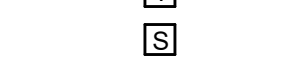
**Moody Nolan**  
300 SPRUCE STREET  
SUITE 300  
COLUMBUS, OHIO 43215  
PHONE: 614-461-4664

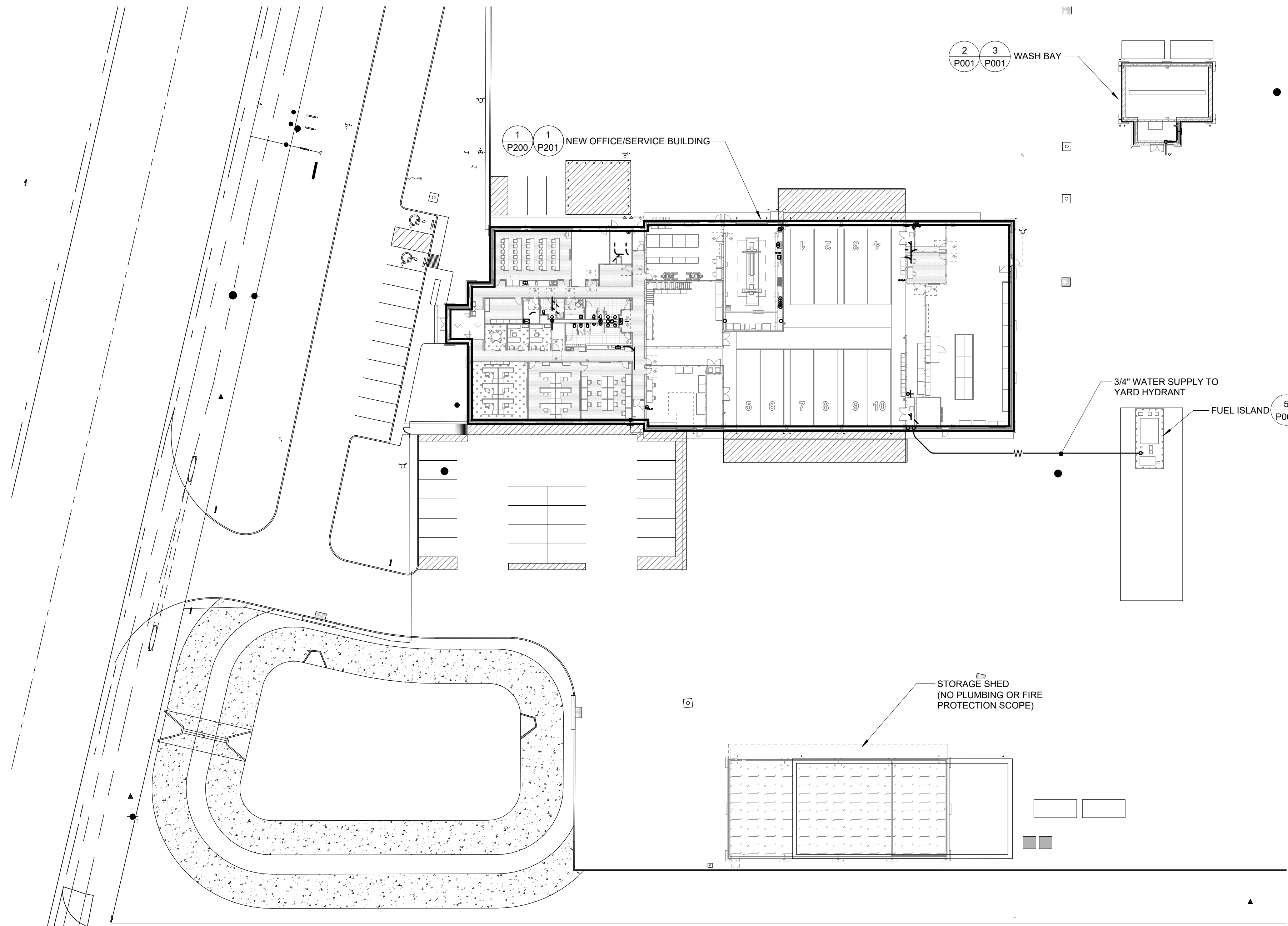
DRAWING TITLE:

SITE STRUCTURES

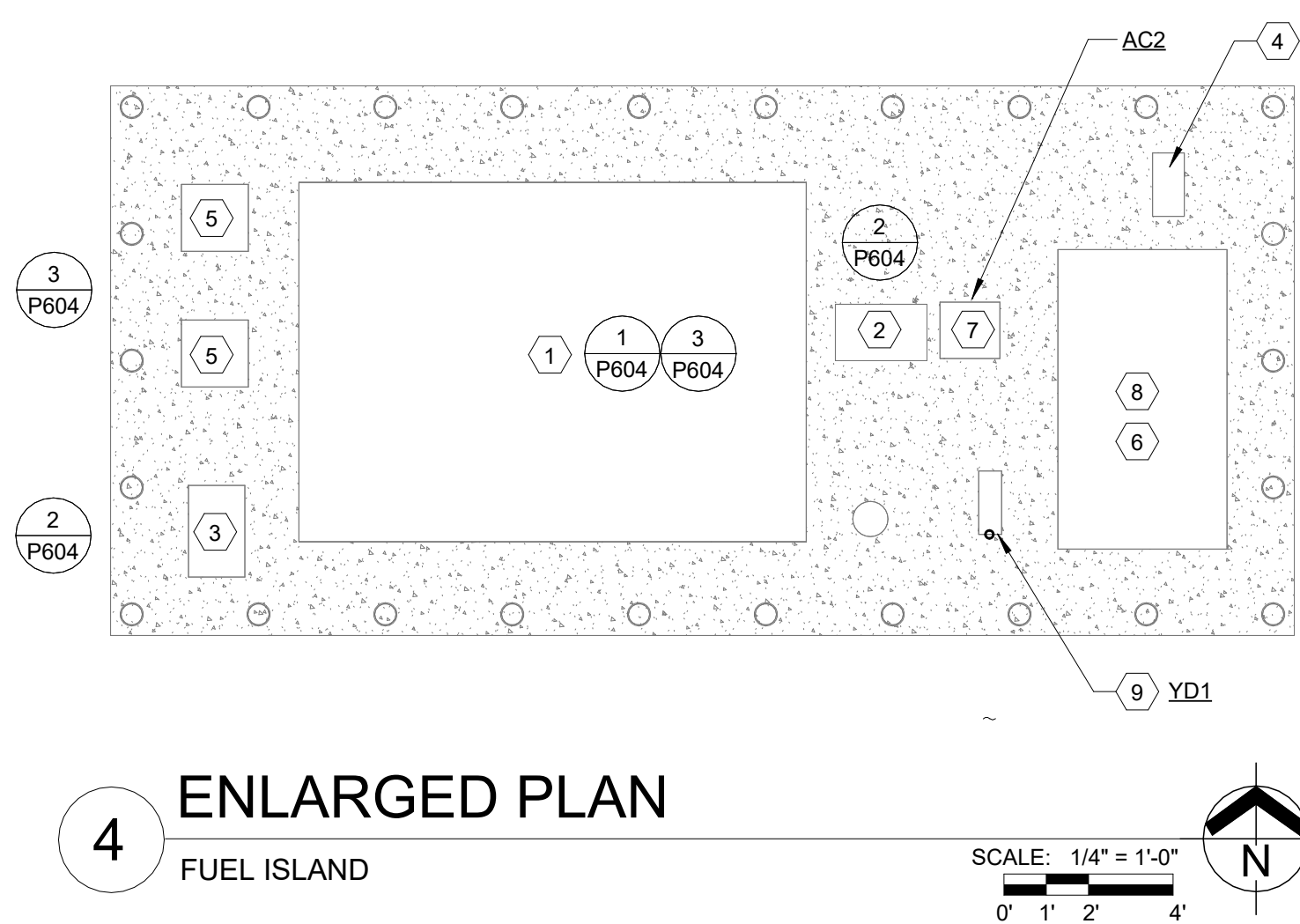
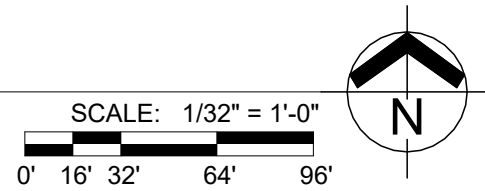
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|---------------------------------------------------------------------------------------|------------------------|
|  | 10/14/2025             |
|                                                                                       | 24551                  |
|                                                                                       | <b>A002</b>            |
|                                                                                       | CONDITIONAL USE PERMIT |



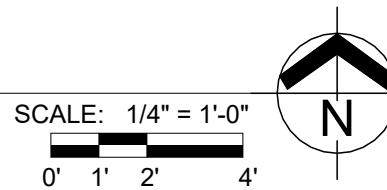
| PLUMBING SYMBOLS LIST                  |                                                                                   |                                              |                                                                                     |
|----------------------------------------|-----------------------------------------------------------------------------------|----------------------------------------------|-------------------------------------------------------------------------------------|
| NOTE: ALL SYMBOLS NOT NECESSARILY USED |                                                                                   |                                              |                                                                                     |
| GENERAL                                |                                                                                   | VALVES                                       |                                                                                     |
| EXISTING TO REMAIN                     | -----                                                                             | BACKFLOW PREVENTER                           |    |
| EXISTING TO BE REMOVED                 | -----                                                                             | BALANCING/SHUT-OFF VALVE WITH GAUGE TAPPINGS |    |
| EXISTING TO BE ABANDONED               | -----                                                                             | BALL VALVE                                   |    |
| FUTURE                                 | -----                                                                             | BUTTERFLY VALVE                              |    |
| FLOW ARROW                             | -----                                                                             | CHECK VALVE                                  |    |
| UNDER FLOOR PIPING                     | -----                                                                             | GAS PRESSURE REGULATOR                       |    |
| TYPICAL                                | (TYP), (TYP #)                                                                    | GATE VALVE                                   |    |
| INVERT ELEVATION                       | IE                                                                                | GLOBE VALVE                                  |    |
| UNLESS NOTED OTHERWISE                 | UNO                                                                               | PLUG VALVE                                   |    |
| ABOVE FINISHED FLOOR                   | AFF                                                                               | PRESSURE REDUCING VALVE                      |    |
| NOT IN CONTRACT                        | NIC                                                                               | PRESSURE RELIEF VALVE                        |    |
| ITEM PROVIDED BY ANOTHER CONTRACTOR    | OC                                                                                | SOLENOID VALVE                               |    |
| CONNECT TO EXISTING                    |  | STRAINER                                     |    |
| SANITARY STACK                         | SS                                                                                |                                              |                                                                                     |
| VENT RISER                             | VR                                                                                |                                              |                                                                                     |
| EXISTING TO REMAIN                     | (E)                                                                               |                                              |                                                                                     |
| EXISTING TO BE REMOVED / DEMOLISHED    | (R)                                                                               |                                              |                                                                                     |
| EXISTING TO BE ABANDONED               | (AB)                                                                              |                                              |                                                                                     |
| PIPING                                 |                                                                                   | SPECIALTIES AND MISCELLANEOUS                |                                                                                     |
| WATER SERVICE                          | W                                                                                 | CAPPED PIPE                                  |    |
| DOMESTIC COLD WATER                    | DCW                                                                               | PIPE SLEEVE                                  |    |
| SOFT WATER                             | SW                                                                                | FLEXIBLE CONNECTION                          |    |
| DOMESTIC HOT WATER (XXX°F)             | DHW (XXX°F)                                                                       | GAUGE                                        |    |
| TEMPERED WATER (XXX°F)                 | TW (XXX°F)                                                                        | METER                                        |    |
| DOMESTIC HOT WATER RETURN (XXX°F)      | DHWR (XXX°F)                                                                      | P-TRAP                                       |    |
| RAW WATER                              | RW                                                                                | PIPE DROP                                    |    |
| DISTILLED WATER                        | DW                                                                                | PIPE RISE                                    |    |
| DEIONIZED WATER                        | DE                                                                                | THERMOMETER                                  |  |
| SANITARY                               | SAN                                                                               | THROUGH FLOOR AT LEVEL SHOWN                 |  |
| ACID WASTE                             | AW                                                                                | UNION                                        |  |
| HOT WASTE                              | HW                                                                                | VENT THROUGH ROOF (VTR)                      |  |
| INDIRECT WASTE                         | IND                                                                               | CLEANOUT                                     |  |
| COMBINATION SEWER                      | COMB                                                                              | WALL HYDRANT (FREEZE PROOF)                  |  |
| FAT, OIL AND GREASE WASTE              | FOG                                                                               | HOSE BIBB                                    |  |
| STORM                                  | STM                                                                               | YARD HYDRANT                                 |  |
| UNDER DRAIN                            | UD                                                                                | SHOCK ABSORBER                               |  |
| EMERGENCY STORM                        | E-STM                                                                             | FLOOR OR AREA DRAIN                          |  |
| PUMPED DISCHARGE                       | PD                                                                                | ROOF DRAIN                                   |  |
| VENT                                   | V                                                                                 | VALVE IN RISER/DROP                          |  |
| ACID VENT                              | AV                                                                                | HEAT TRACED PIPE                             |  |
| FUEL OIL SUPPLY                        | FOS                                                                               |                                              |                                                                                     |
| FUEL OIL RETURN                        | FOR                                                                               |                                              |                                                                                     |
| FUEL OIL VENT                          | FOV                                                                               |                                              |                                                                                     |
| NATURAL GAS                            | G                                                                                 |                                              |                                                                                     |
| PROPANE                                | P                                                                                 |                                              |                                                                                     |
| MEDICAL OXYGEN                         | O2                                                                                |                                              |                                                                                     |
| MEDICAL AIR                            | MA                                                                                |                                              |                                                                                     |
| INSTRUMENT AIR                         | IA                                                                                |                                              |                                                                                     |
| COMPRESSED AIR                         | CA                                                                                |                                              |                                                                                     |
| VACUUM                                 | VAC                                                                               |                                              |                                                                                     |
| VACUUM CLEANING                        | VC                                                                                |                                              |                                                                                     |
| MEDICAL VACUUM                         | MV                                                                                |                                              |                                                                                     |
| WASTE GAS DISPOSAL                     | WAGD                                                                              |                                              |                                                                                     |
| NITROGEN                               | N2                                                                                |                                              |                                                                                     |
| NITROUS OXIDE                          | N2O                                                                               |                                              |                                                                                     |
| CARBON DIOXIDE                         | CO2                                                                               |                                              |                                                                                     |
|                                        |                                                                                   | MEDICAL GAS OUTLETS                          |                                                                                     |
|                                        |                                                                                   | MEDICAL OXYGEN OUTLET                        |    |
|                                        |                                                                                   | MEDICAL AIR OUTLET                           |    |
|                                        |                                                                                   | MEDICAL VACUUM OUTLET                        |    |
|                                        |                                                                                   | CARBON DIOXIDE OUTLET                        |   |
|                                        |                                                                                   | NITROGEN OUTLET                              |  |
|                                        |                                                                                   | NITROUS OXIDE OUTLET                         |  |
|                                        |                                                                                   | INSTRUMENT AIR OUTLET                        |  |
|                                        |                                                                                   | SLIDE                                        |  |
|                                        |                                                                                   | WASTE ANESTHESIA GAS DISPOSAL                |  |



1 SITE PLAN  
PLUMBING SITE PLAN



4 ENLARGED PLAN  
FUEL ISLAND



CODED NOTES:

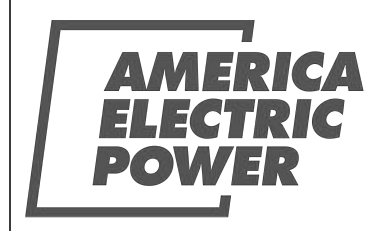
1. ABOVE GROUND DUEL FUEL STORAGE TANK, 4,000 GAL DOUBLE WALL, 2,000 GALLON GASOLINE/2,000 GALLON DIESEL TO BE RELOCATED FROM EXISTING SITE.
2. FUEL DISPENSER (DIESEL), DUAL HOSE TO BE RELOCATED FROM EXISTING SITE.
3. FUEL DISPENSER (GASOLINE), DUAL HOSE TO BE RELOCATED FROM EXISTING SITE.
4. FUEL MASTERFLEET MANAGEMENT SYSTEM, TO BE RELOCATED FROM EXISTING SITE (DISPLAY TO FACE NORTH).
5. REMOTE FILL BOX, TO BE RELOCATED FROM EXISTING SITE.
6. 500 GALLON DEF TANK AND DISPENSING EQUIPMENT, TO BE RELOCATED FROM EXISTING SITE.
7. AIR COMPRESSOR INSIDE WEATHER PROOF CABINET.
8. NOT USED.
9. 3/4" POST YARD HYDRANT.
10. BUILDING SANITARY, COORDINATE CONNECTION TO SITE SEWER WITH SITE UTILITY CONTRACTOR.
11. 3" VENT RISER.

| PLUMBING SHEET INDEX |                                        |
|----------------------|----------------------------------------|
| SHEET NUMBER         | SHEET NAME                             |
| P001                 | PLUMBING INDEX SHEET                   |
| P200                 | PLUMBING GARAGE UNDERGROUND FLOOR PLAN |
| P201                 | PLUMBING GARAGE GROUND FLOOR PLAN      |
| P501                 | PLUMBING SCHEDULES                     |
| P601                 | PLUMBING DETAILS                       |
| P602                 | PLUMBING DETAILS                       |
| P603                 | PLUMBING LUBE AND WASTE OIL PIPING     |
| P604                 | PLUMBING DETAILS                       |
| P701                 | PLUMBING STACKS                        |

GENERAL NOTES - PLUMBING (APPLY TO ALL PLUMBING DRAWINGS)

1. THE SYSTEM DESIGN IS BASED ON THE LATEST EDITION OF THE OHIO PLUMBING CODE, INCLUDING ALL AMENDMENTS THROUGH THE DATE OF DRAWING ISSUE.
2. FINISHED GROUND FLOOR ELEVATION IS 100.00' U.N.O. (USGS ELEVATION XXX.X).
3. INVERTS AND LOCATIONS SHOWN FOR PIPING CONNECTIONS TO THE VARIOUS SITE UTILITIES HAVE BEEN COORDINATED WITH THE CIVIL ENGINEER'S DOCUMENTS PRIOR TO BIDDING. CONTRACTOR SHALL VERIFY INVERTS, PIPE SIZES, AND LOCATIONS WITH SITE CONTRACTOR PRIOR TO ANY INSTALLATION. REPORT ANY DISCREPANCIES TO THE ARCHITECT.
4. COORDINATE ALL PIPING WITH CEILING ELEVATIONS, STRUCTURE, MECHANICAL AND ELECTRICAL WORK, UNLESS DESIGNATED AS BELOW SLAB. ALL PIPING IS INTENDED TO BE CONCEALED ABOVE FINISHED CEILING IN AREAS WITH CEILINGS. IF THERE IS NO CEILING, COORDINATE PIPING TO RUN AS HIGH AS POSSIBLE. DO NOT INSTALL PIPING IN FRONT OF OR OVER TOP OF ELECTRICAL SWITCH GEAR OR PANELS.
5. ALL STACKS, RISERS, ETC. SHALL BE CAREFULLY INSTALLED SO AS TO BE CONCEALED BY FINISHED CONSTRUCTION. WHERE PIPING IS EXPOSED, LOCATIONS SHALL BE COORDINATED WITH OTHER TRADES.
6. UNLESS NOTED OTHERWISE, SLOPE ALL SANITARY PIPING AT NO LESS THAN 1/8" PER FOOT. ALL SANITARY PIPING SMALLER THAN 3" SHALL BE SLOPED AT NO LESS THAN 1/4" PER FOOT.
7. REFER TO PIPING DIAGRAMS, DETAILS, AND STACKS FOR PIPING AND PIPE SIZES NOT SHOWN ON THE FLOOR PLANS. PIPE SIZES SERVING INDIVIDUAL FIXTURES ARE INDICATED ON THE PLUMBING FIXTURE SCHEDULE.
8. ALL FLOOR DRAINS SHALL BE PROVIDED WITH ASSE 1072 COMPLIANT BARRIER TYPE TRAP SEAL.
9. PROVIDE ISOLATION VALVES IN ALL SUPPLY BRANCHES SERVING MULTIPLE FIXTURES. PROVIDE ADDITIONAL ISOLATION VALVES AS SHOWN ON THE DRAWINGS. PROVIDE BALANCING VALVES ON ALL HOT WATER RETURN PIPE BRANCHES.
10. ALL EXPOSED INSULATED PIPING IN FINISHED AREAS SHALL HAVE A PVC JACKET.

| # | DATE | CHANGE DESCRIPTION |
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**AEP Eagle Pass Service Center**  
Eagle Pass, TX 78852  
FOR  
American Electric Power

**Moody Nolan**

300 SPRUCE STREET  
SUITE 300  
COLUMBUS, OHIO 43215  
PHONE: 614-461-4664

DRAWING TITLE:  
**PLUMBING INDEX SHEET**

|                                                |                            |
|------------------------------------------------|----------------------------|
| PROGRESS<br>DRAWING<br>NOT FOR<br>CONSTRUCTION | 10/10/2025                 |
|                                                | 24551                      |
|                                                | <b>P001</b>                |
|                                                | 90% CONSTRUCTION DOCUMENTS |

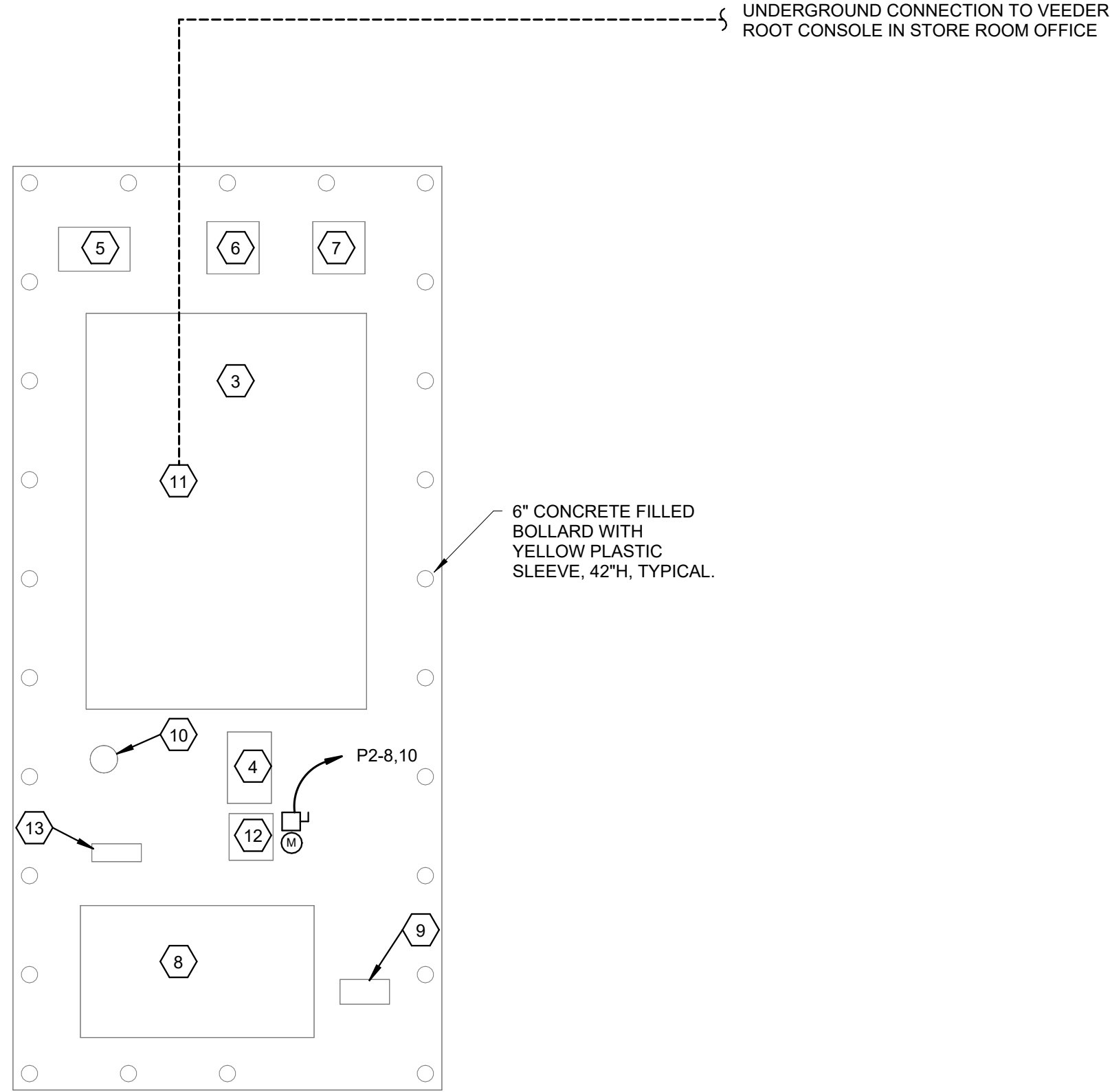
**NOT FOR CONSTRUCTION**

○ CONCEPTUAL DESIGN  
○ SCHEMATICS  
○ DESIGN DEVELOPMENT  
● WORKING DRAWINGS FOR REVIEW

**KORDA**  
KORDA, NEMETH ENGINEERING  
1650 WATERMARK DRIVE  
SUITE 200  
COLUMBUS, OHIO 43215

DRAWN BY: *James Whithead*  
DESIGNED BY: *Greg Duffley*  
CHECKED BY: *Greg Duffley*  
PROJECT NUMBER: 2025-0211





2 ENLARGED PLAN  
FUEL ISLAND

SCALE: 1/4" = 1'-0"  
0 1 2 4'

GENERAL NOTES

- CONTRACTOR SHALL RELOCATE EXISTING FUEL ISLAND EQUIPMENT, AS NOTED BELOW, FROM OWNERS PROPERTY LOCATED AT 1276 EIDSON RD., EAGLE PASS, TX, AND REINSTALL AT PROJECT SITE. PROVIDE ALL POWER AND PIPING REQUIRED FOR OPERATION.

CODED NOTES

- LIGHTING CONTROL PANEL.
- SURFACE MOUNTED ELECTRICAL RECEPTACLE AND CONDUIT SHALL BE CLAMPED TO SIDE OF LADDER RACK.
- TANK: WATCO UL2085 FIREGUARD AST - 4,000 GALLONS SPLIT 2K/2K TANK. RELOCATE EXISTING EQUIPMENT.
- DIESEL DISPENSER: GASBOY 9153 MECHANICAL FLEET DISPENSER, DUAL HOSE, SINGLE PRODUCT. RELOCATE EXISTING EQUIPMENT.
- UNLEADED DISPENSER: GASBOY 9153 MECHANICAL FLEET DISPENSER, DUAL HOSE, SINGLE PRODUCT. RELOCATE EXISTING EQUIPMENT.
- REMOTE FILL BOX: MORRISON 156 REMOTE FILL BOX WITH (1) 2" OPENING. RELOCATE EXISTING EQUIPMENT. PROVIDE NEW BRAVO DISPENSER SUMP BOXES WITH PENETRATIONS AND SHEAR VALVE BRACKETS, RED JACKET 1.5 HP SUMP PUMPS, ISOLATION RELAY BOXES, DIGI MODEMS FOR REMOTE COMMUNICATION.
- REMOTE FILL BOX: MORRISON 156 REMOTE FILL BOX WITH (2) 2" OPENING. RELOCATE EXISTING EQUIPMENT. PROVIDE NEW BRAVO DISPENSER SUMP BOXES WITH PENETRATIONS AND SHEAR VALVE BRACKETS, RED JACKET 1.5 HP SUMP PUMPS, ISOLATION RELAY BOXES, DIGI MODEMS FOR REMOTE COMMUNICATIONS.
- DEF SYSTEM: BENECOR 500 GALLON AST AND DISPENSER FOR DEF, 2" DRY BREAK, 1/3" PH SUB PUMP. RELOCATE EXISTING EQUIPMENT.
- FUEL MASTER: FMU 2550 PLUS, RELOCATE EXISTING EQUIPMENT.
- LIGHTING: LSI 38,000 LUMEN LIGHT POLE AND BASE COVER. RELOCATE EXISTING. PROVIDE NEW ANCHOR BOLT KIT. PROVIDE NEW FIRE EXTINGUISHER, MOUNTED TO LIGHT POLE.
- TANK MONITOR HARDWARE:  
**9A** - VEEDER ROOT TLS450+ CONSOLE WITH TOUCH SCREEN DISPLAY. RELOCATE EXISTING EQUIPMENT. PROVIDE NEW SOFTWARE LICENSE FOR 1 YEAR. INSTALL IN STORE ROOM OFFICE.  
**9B** - USM UNIVERSAL SENSOR MODULE. RELOCATE EXISTING EQUIPMENT.  
**9C** - LEVEL PROBES. PROVIDE NEW.  
**9D** - FLOAT KITS, 1 UNLEADED, 1 DIESEL, 1 DEF. PROVIDE NEW.  
**9E** - DISPENSER SUMP SENSORS. PROVIDE NEW.  
**9F** - INTERSTITIAL SPACE SENSOR. PROVIDE NEW.  
**9G** - OVERALL ALARM BOX WITH ACKNOWLEDGEMENT SWITCH. PROVIDE NEW.
- AIR COMPRESSOR.
- YARD HYDRANT.
- POWER WASHER (7.5 HP, 480 V, 3 PHASE).
- JUNCTION BOX FOR POWER CONNECTION TO OIL INTERCEPTOR PANEL (120 V). COORDINATE EXACT LOCATION AND REQUIREMENTS WITH PLUMBING DRAWINGS.
- GENERATOR BATTERY CHARGER (120 V).
- GENERATOR ENCLOSURE LIGHTING (120 V).
- GENERATOR ENGINE JACKET WATER HEATER (208 V, 1 PHASE).
- EMERGENCY OFF PUSHBUTTON FOR GENERATOR.
- PROVIDE EMERGENCY GENERATOR ON CONCRETE PAD WITH PROTECTIVE CONCRETE BOLLARDS ALL AROUND AT 4'-0" O.C.
- UTILITY SERVICE TRANSFORMER ON CONCRETE PAD WITH POST MOUNTED METER AND CONCRETE BOLLARD PROTECTION ALL AROUND PAD AT 4'-0" O.C. COORDINATE EXACT LOCATION IN FIELD WITH OWNER.

| # | DATE | CHANGE DESCRIPTION |
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CLIENT  
LOGO IF  
AVAILABLE

**AEP Eagle Pass Service Center**  
Enter address here  
FOR  
Owner



300 SPRUCE STREET  
SUITE 300  
COLUMBUS, OHIO 43215

**Moody Nolan** PHONE: 614-461-4664

| DRAWING TITLE:                                 |                               |
|------------------------------------------------|-------------------------------|
| ELECTRICAL ENLARGED PLANS                      |                               |
| PROGRESS<br>DRAWING<br>NOT FOR<br>CONSTRUCTION | 10/10/2025                    |
|                                                | 24551                         |
|                                                | <b>E401</b>                   |
|                                                | 90% CONSTRUCTION<br>DOCUMENTS |

**KORDA**  
KORDA - NEMETH ENGINEERING  
WWW.KORDA.COM

DRAWN BY: Jacob L. Ruby  
DESIGNED BY: Dustin J. Ruby  
CHECKED BY: Stanley J. Kromk  
PROJECT NUMBER: 2025-0211



## **C. Specifications for Piping**



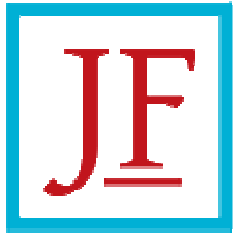
## Ashley B Trepal

**From:** Bob Bissen <BBissen@jfpetrogroup.com>  
**Sent:** Monday, October 20, 2025 6:29 PM  
**To:** Ashley B Trepal  
**Cc:** Lance Bissen; James M Tirpak  
**Subject:** [EXTERNAL] Re: AEP Eagle Pass Fuel Island - Permit to Install  
**Attachments:** Typical Electrical Plan-gasboy (2).pdf; AEP - Eagle Pass Fire Code Decals.pdf; AEP ELECTRIC MARFA (1).pdf; slm-specsheet.pdf -Area Light - 2020.pdf; A6000\_AST Disp Sump Bravo.pdf; WTC-ASTM-A53\_Spec-Sheet\_040412.pdf

### This Message Is From an EXTERNAL Sender

This is an **EXTERNAL** email. **STOP. THINK** before you click links or open attachments. If suspicious, please click the 'Report to Incidents' button. No button, forward to incidents@aep.com.

The fuel lines are made of Domestic American made steel pipe, All aboveground  
The enclosed drawing for Marfa site can be altered for the Eagle Pass location id needed  
Please call me to discuss what may be needed



### Bob Bissen

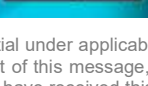
Commercial Sales Manager

📍 14833 Bulverde Road, San Antonio TX 78247  
📞 210-661-2489 Ext. 7105 | 📠 (210) 389-4449  
✉️ BBissen@jfpetrogroup.com  
📞 24/7 Service 800-286-4133

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**From:** Ashley B Trepal <abtrepal@aep.com>  
**Sent:** Monday, October 20, 2025 3:02 PM  
**To:** Bob Bissen <BBissen@jfpetrogroup.com>  
**Cc:** Lance Bissen <LBissen@jfpetrogroup.com>; James M Tirpak <jmtirpak@aep.com>  
**Subject:** AEP Eagle Pass Fuel Island - Permit to Install

**CAUTION: EXTERNAL**

## **D. Manufacturer's Cut Sheets**

# FIREGUARD®:

## Advanced Fire-Protected Aboveground Storage Tanks



The **FIREGUARD** aboveground storage tank, built the Watco Way, features a double-wall, fire-protected aboveground storage solutions featuring an inner steel tank encased within a unique lightweight thermal insulation material. This design enables FIREGUARD® tanks to meet temperature requirements even under extended four-hour fire testing. The insulating material is 75% lighter than concrete, reducing shipping, installation, and relocation costs. Complete with STICO Mutual's 30-year limited warranty.



### Fireguard Advantages:

- **Compliance and safety:** Meets UL 2085, NFPA 30/30A, IFC, CARB, and STI F941 standards, ensuring adherence to industry regulations.
- **Thermal insulation:** Insulates the product in the tank from ambient temperature variations, reducing emissions.
- **Leak detection:** Primary and secondary tanks can be tightness tested on-site with standard testing procedures, and the interstitial space can be monitored for leak detection.
- **Fuel compatibility:** Steel construction ensures compatibility with all hydrocarbons and can be lined for DEF and JetA/AV Gas applications.
- **Durability:** The steel outer wall provides low-cost maintenance and protection from weathering.
- **Customizable:** Available in horizontal designs with capacities of up to 30,000 gallons.
- **Versatility:** Tank can be compartmentalized to store multiple fuel types.
- **Cost-effective insulation:** The lightweight insulation reduces shipping, installation, and relocation costs.
- **Environmental responsibility:** Steel construction allows for recycling, supporting environmental sustainability.



# FIREGUARD®: Length & Weight



| Diameter | Capacity   | Length +/- 2" | Weight +/- 5% |
|----------|------------|---------------|---------------|
| 45.5"    | 1,000 gal  | 12'-10"       | 5,000 lbs     |
| 72"      | 5,000 gal  | 24'-10"       | 18,000 lbs    |
| 96"      | 5,000 gal  | 14'-4"        | 18,000 lbs    |
| 96"      | 10,000 gal | 27'-10"       | 31,000 lbs    |
| 96"      | 12,000 gal | 33'-3"        | 35,000 lbs    |
| 120"     | 12,000 gal | 21'-6"        | 33,000 lbs    |
| 120"     | 15,000 gal | 26'-9"        | 39,000 lbs    |
| 120"     | 20,000 gal | 35'-5"        | 49,000 lbs    |
| 120"     | 30,000 gal | 52'-8"        | 68,000 lbs    |

## Additional Tank Options:

- Rain Hood
- Remote Fill Line
- Bolt-On Pump Platform
- Pump Shelf
- Internal Lining for Jet A / AV Gas
- Bolt-On Observation Ladder
- Maintenance Platform
- Catwalks
- Stairways
- Custom Fabrications



Choose **FIREGUARD®** for a reliable, compliant, and efficient aboveground storage solution that reflects our commitment to quality and customer satisfaction.

**It's the Watco Way.**

Watco has been a leading manufacturer of storage tanks since 1964. Our products are known for their quality, durability, and safety. We are committed to providing our customers with the best products and services.

## Proven Quality Through Independent Oversight

Watco Tanks undergoes rigorous third-party inspections by UL and STI, with eight unannounced audits each year. Since the inception of the inspection program over 25 years ago, Watco has maintained a flawless record—one of only three STI-certified manufacturers to do so.







# The Red Jacket Submersible Turbine Pump for Alternate Fuels

The cornerstone of your alternative fueling infrastructure. The Red Jacket AG series submersible turbine pump is built on the foundation of The Red Jacket model and is specially designed for resiliency in the harsh alternative fuel environment.

## Specifications:

### Fuel Compatibility

- 100% Gasoline
- 100% Diesel
- 0-100% Biodiesel blends
- Jet fuel
- AVGAS
- Kerosene and Fuel Oil
- Methanol concentrations up to 100%
- Ethanol concentrations up to 90%
- MTBE, ETBE, or TAME concentrations up to 20%

### Designed for Hazardous Locations

- Class 1, Group D atmospheres

Fits installations from 3 ½' to 19' in depth

### 4 Motor Sizes Available:

- ¾ HP, 60 Hz, 1 – phase
- 1 ½ HP, 60 Hz, 1 – phase
- X3 1 ½ HP, 60 Hz, 1 – phase, high pressure
- 2 HP, 60 Hz, 1 – phase

## Key Features:

- Industry's newest motor design
- Track record of unsurpassed reliability
- Designed to maximize safety and ease of installation
- UL listed biofuel compatibility

### Siphon Ports:

- Two ports available, ¼" NPT
- Equipped with stainless siphon cartridge for survivability in corrosive fuels (410151-002)

### Compatible with check valve housing models:

- Standard VR ready check valve for PLLD (410152-001)
- High pressure check valve for high pressure applications (410152-002)

Line Pressure Port: 1 Available, ¼" NPT

Vent Port: 1 Available, ¼" NPT

### UL Listings:

- 100% Diesel
- 100% Gasoline
- 100% Biodiesel (B100)
- Kerosene and Fuel Oil
- 85% Ethanol (E85)
- 0-20% Biodiesel blends
- Gasoline and up to: 15% Methanol, 20% MTBE, 20% ETBE, 20% TAME

### Other Agency Listings: cUL

Optional stainless steel trapper intake screen blocks corroded tank debris from clogging dispenser filters



## Quick Set Final Assemblies (Adjustable)

| Horsepower | KW   | Length          | Floating Suction Adapter | Model Number       | Part Number |
|------------|------|-----------------|--------------------------|--------------------|-------------|
| 0.75       | 0.56 | 72" - 102"      |                          | AGP75S1 RJ1        | 410140-019  |
| 0.75       | 0.56 | 102" - 162"     |                          | AGP75S1 RJ2        | 410140-020  |
| 0.75       | 0.56 | 162" - 222"     |                          | AGP75S1 RJ3        | 410140-021  |
| 0.75       | 0.56 | 74.3" - 104.3"  | •                        | AGP75S1 RJ1 FSA    | 410140-022  |
| 0.75       | 0.56 | 104.3" - 164.3" | •                        | AGP75S1 RJ2 FSA    | 410140-023  |
| 0.75       | 0.56 | 164.3" - 224.3" | •                        | AGP75S1 RJ3 FSA    | 410140-024  |
| 1.5        | 1.13 | 74.5" - 105"    |                          | AGP150S1 RJ1       | 410141-019  |
| 1.5        | 1.13 | 104.5" - 165"   |                          | AGP150S1 RJ2       | 410141-020  |
| 1.5        | 1.13 | 164.5" - 225"   |                          | AGP150S1 RJ3       | 410141-021  |
| 1.5        | 1.13 | 76.8" - 107.3"  | •                        | AGP150S1 RJ1 FSA   | 410141-022  |
| 1.5        | 1.13 | 106.8" - 167.3" | •                        | AGP150S1 RJ2 FSA   | 410141-023  |
| 1.5        | 1.13 | 166.8" - 227.3" | •                        | AGP150S1 RJ3 FSA   | 410141-024  |
| 1.5        | 1.13 | 75.5" - 105.5"  |                          | X3AGP150S1 RJ1     | 410143-019  |
| 1.5        | 1.13 | 105.5" - 165.5" |                          | X3AGP150S1 RJ2     | 410143-020  |
| 1.5        | 1.13 | 165.5" - 225.5" |                          | X3AGP150S1 RJ3     | 410143-021  |
| 1.5        | 1.13 | 77.8" - 107.8"  | •                        | X3AGP150S1 RJ1 FSA | 410143-022  |
| 1.5        | 1.13 | 107.8" - 167.8" | •                        | X3AGP150S1 RJ2 FSA | 410143-023  |
| 1.5        | 1.13 | 167.8" - 227.8" | •                        | X3AGP150S1 RJ3 FSA | 410143-024  |
| 2          | 1.5  | 78.5" - 108.5"  |                          | AGP200S1-3 RJ1     | 410142-019  |
| 2          | 1.5  | 108.5" - 168.5" |                          | AGP200S1-3 RJ2     | 410142-020  |
| 2          | 1.5  | 168.5" - 228.5" |                          | AGP200S1-3 RJ3     | 410142-021  |
| 2          | 1.5  | 80.8" - 110.8"  | •                        | AGP200S1-3 RJ1 FSA | 410142-022  |
| 2          | 1.5  | 110.8" - 170.8" | •                        | AGP200S1-3 RJ2 FSA | 410142-023  |
| 2          | 1.5  | 170.8" - 230.8" | •                        | AGP200S1-3 RJ3 FSA | 410142-024  |

Fixed-Speed, single phase STP assemblies. Length measured from the top of the eyebolt to the bottom of the motor inlet. All 208/230 Volts.

## Fixed Length Final Assemblies (Non-Adjustable)

| Horsepower | KW   | Length          | Floating Suction Adapter | Model Number      | Part Number |
|------------|------|-----------------|--------------------------|-------------------|-------------|
| 0.75       | 0.56 | 42" - 132"      |                          | AGP75S1 RJ        | 410166-010  |
| 0.75       | 0.56 | 133" - 168"     |                          | AGP75S1 RJ        | 410166-011  |
| 0.75       | 0.56 | 169" - 222"     |                          | AGP75S1 RJ        | 410166-012  |
| 0.75       | 0.56 | 44.3" - 134.3"  | •                        | AGP75S1 RJ FSA    | 410166-028  |
| 0.75       | 0.56 | 135.3" - 170.3" | •                        | AGP75S1 RJ FSA    | 410166-029  |
| 0.75       | 0.56 | 171.3" - 224.3" | •                        | AGP75S1 RJ FSA    | 410166-030  |
| 1.5        | 1.13 | 45" - 135"      |                          | AGP150S1 RJ       | 410173-010  |
| 1.5        | 1.13 | 136" - 171"     |                          | AGP150S1 RJ       | 410173-011  |
| 1.5        | 1.13 | 172" - 225"     |                          | AGP150S1 RJ       | 410173-012  |
| 1.5        | 1.13 | 47.3" - 173.3"  | •                        | AGP150S1 RJ FSA   | 410173-028  |
| 1.5        | 1.13 | 138.3" - 173.3" | •                        | AGP150S1 RJ FSA   | 410173-029  |
| 1.5        | 1.13 | 174.3" - 227.3" | •                        | AGP150S1 RJ FSA   | 410173-030  |
| 1.5        | 1.13 | 46" - 135"      |                          | X3AGP150S1 RJ     | 410175-010  |
| 1.5        | 1.13 | 136" - 171"     |                          | X3AGP150S1 RJ     | 410175-011  |
| 1.5        | 1.13 | 172" - 225"     |                          | X3AGP150S1 RJ     | 410175-012  |
| 1.5        | 1.13 | 48.3" - 137.3"  | •                        | X3AGP150S1 RJ FSA | 410175-028  |
| 1.5        | 1.13 | 138.3" - 173.3" | •                        | 3AGP150S1 RJ FSA  | 410175-029  |
| 1.5        | 1.13 | 174.3" - 227.3" | •                        | X3AGP150S1 RJ FSA | 410175-030  |
| 2          | 1.5  | 49" - 138"      |                          | AGP200S1-3 RJ     | 410174-010  |
| 2          | 1.5  | 139" - 174"     |                          | AGP200S1-3 RJ     | 410174-011  |
| 2          | 1.5  | 174.9" - 227.9" |                          | AGP200S1-3 RJ     | 410174-012  |
| 2          | 1.5  | 51.3" - 140.3"  | •                        | AGP200S1-3 RJ FSA | 410174-028  |
| 2          | 1.5  | 141.3" - 176.3" | •                        | AGP200S1-3 RJ FSA | 410174-029  |
| 2          | 1.5  | 177.2" - 230.2" | •                        | AGP200S1-3 RJ FSA | 410174-030  |

Fixed length pumps may not be returned to stock.



To learn more, contact us at 888.561.7942  
or visit [www.redjacket.com](http://www.redjacket.com)

# Fig. 346 External Emergency Valves

## Specification Sheet

### DESCRIPTION

The Morrison Fig. 346 Series External Emergency Valve is for installation at the outlet of an AST or in a liquid transfer line where product flow must be stopped in the event of a fire. Fig. 346 flanged external emergency valves conform to ANSI B16.42 specifications for class 150 raised face ductile iron flanges. Cold non-shock pressure rating is 200 P.S.I. W.O.G. for sizes 1.5", 2" 3" and 250 P.S.I. W.O.G. for the 4". Ductile iron valves are painted green and stainless steel valves are painted blue for designation purposes.



### SPECIFICATION / DETAIL OPTIONS

**A** - Size: In inches



**B** - Mounting Connection: Flanged (F) or Female (Blank)

**C** - Body / Cap Material: Ductile Iron (DI) or Stainless Steel (SS)

**D** - Gasket Material: PTFE (TFE)

**E** - Poppet: Ductile Iron (DI) or Stainless Steel (SS)

O-ring: PTFE Encapsulated Fluorocarbon Elastomer  
Spring: Stainless Steel

Seal Nut/Plug: Stainless Steel

Handle: Brass

Fulcrum Shaft: Stainless Steel

Groove Pin: Steel

Hold Open Hook: Stainless Steel

**F** - Lever Arm: Ductile Iron (DI) or Stainless Steel (SS)

**G** - Fuse Link: 165° F STD. (212°F Optional)

**H** - Height of valve (inches)

**I** - Length of valve (inches)

**J** - Bolt Circle Diameter: (Flanged only) in inches

**K** - Shipping Weight (lbs.)

| I.D. NUMBER   | A   | B | C  | D   | E  | F  | G   | H    | I    | J    | K   |
|---------------|-----|---|----|-----|----|----|-----|------|------|------|-----|
| 346FDI0200 AV | 2   | F | DI | TFE | DI | DI | 165 | 3.18 | 6.5  | 4.75 | 15  |
| 346FDI0300 AV | 3   | F | DI | TFE | DI | DI | 165 | 4.37 | 8.63 | 6    | 27  |
| 346FDI0400 AV | 4   | F | DI | TFE | DI | DI | 165 | 7.25 | 11.5 | 7.5  | 71  |
| 346DI-0400 AV | 1.5 |   | DI | TFE | DI | DI | 165 | 3.18 | 5.44 |      | 4.5 |
| 346SS-0100 AV | 1.5 |   | SS | TFE | SS | SS | 165 | 2.78 | 5    |      | 6   |
| 346DI-0500 AV | 2   |   | DI | TFE | DI | DI | 165 | 3.18 | 5.44 |      | 6.5 |
| 346SS-0200 AV | 2   |   | SS | TFE | SS | SS | 165 | 3    | 5.5  |      | 7   |
| 346DI-0600 AV | 3   |   | DI | TFE | DI | DI | 165 | 4.37 | 8.31 |      | 15  |
| 346FSS0200 AV | 2   | F | SS | TFE | SS | SS | 165 | 6    | 6.5  | 4.75 | 8   |

# Model 9095AA 2" Overfill Prevention Valve

SPECIFICATION SHEET

## Application

The 9095AA 2" series overfill prevention valve is designed to prevent overfilling storage tanks by providing a positive shut-off during a pressurized fill.

## Features

- Installs directly onto a 4" riser or top mounted spill container
- Minimum shut-off height is 2" from the tank top
- 2.35" of float height adjustment
- Drop tube adaptor accepts 2" drop fill tubes (Morrison 419)
- Full flow to shut-off point, cushioned closure eliminates shock
- Integral pressure relief
- Integral anti-siphon function
- Optional test mechanism

## Materials of Construction

- Direct fill adaptor...passivated aluminum
- Remote adaptor...ductile iron, powder coated
- Shaft, linkage and hardware...stainless steel
- Lower pipe nipple...e-coated steel
- Drop tube adaptor...passivated aluminum
- Body...passivated aluminum

## Operational Criteria

- Minimum 5 PSI flow requirements
- Maximum operating pressure is 100 PSI
- Maximum viscosity of 3000 centistokes (See examples on next page)
- A tight fill connection is required for the valve to operate
- The estimated flow rate is 230 GPM at 10 PSI pressure drop (See flow curve)

## Code Compliance

ULC-S661-10 listed, NFPA 30, 30A, UFC, IFC, PEI /RP200, PEI/RP 600, Florida DEP EQ-851, and California EVR models available



9095AA0200  
(2")

RECENTLY TESTED AND  
APPROVED FOR FLUIDS  
WITH VISCOSITIES UP TO  
3000 centistokes

### NOTE

For use on clean liquids only.

### NOTE

9095A models have been  
replaced with 9095AA models.

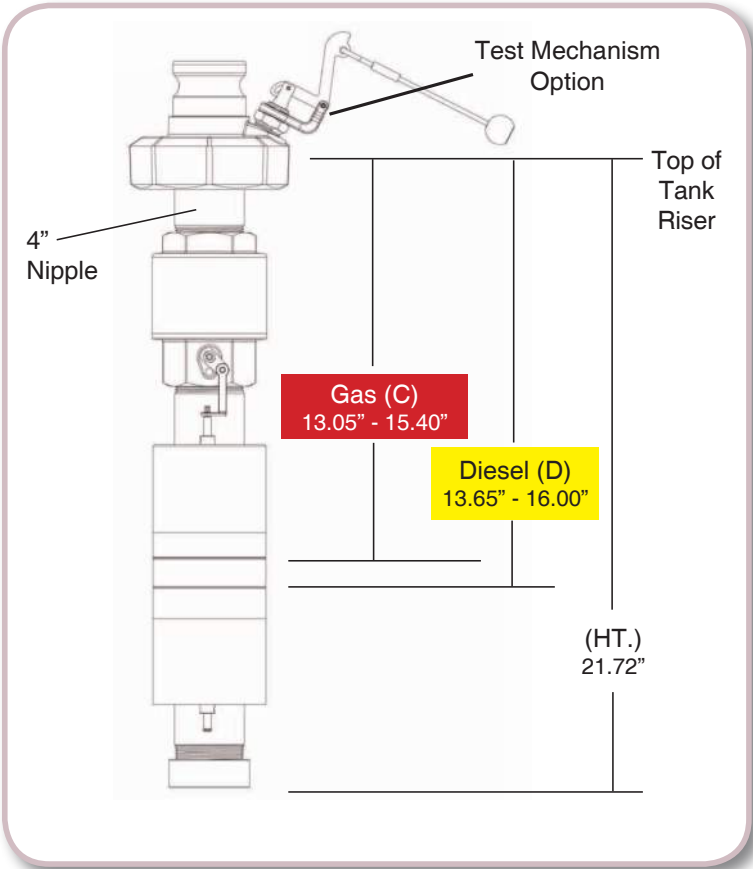


| Item Number      | Size    | Description                                                            | Tank Opening | Weight (lbs) |
|------------------|---------|------------------------------------------------------------------------|--------------|--------------|
| 9095AA0200 AV    | 2"      | Valve with 2" male quick disconnect x 4" female threads                | 4"           | 14.10        |
| 9095AA4000 AV    | 2"      | Valve with 3" male quick disconnect x 4" female threads                | 4"           | 16.80        |
| 9095AA3200AVEVR  | 2"      | Valve with 2" female threads x 4" female threads                       | 4"           | 14.10        |
| 9095AA4200AVEVR* | 2"      | Valve with 3" female threads x 4" female threads                       | 4"           | 21.25        |
| 9095AA5200AVEVR  | 2"      | Valve with 2" dry disconnect x 4" female threads                       | 4"           | 21.25        |
| 9095AA9200AVEVR  | 2"      | Valve less adaptor                                                     | 4"           | 14.10        |
| 9095ATM0100 AM   | 2" & 3" | Mechanical test mechanism kit for 9095AA Series (except 9095AA4000 AV) |              | .50          |
| 9095ATM1000 AK   | 2" & 3" | Mechanical test mechanism kit for 9095X Series and 9095AA4000AVEVR     |              |              |
| 9095A-KIT91 AV   | 2"      | Includes 9095AA0200 AV, 2" x 6' 419 drop tube, and 305C cap            |              |              |
| 9095ATKIT91 AV   | 2"      | Same as 9095A-KIT91 AV, with test mechanism                            |              |              |

\*No mechanical test mechanism available for 9095AA4200 AVEVR.

Diagram and flow curve on next page.

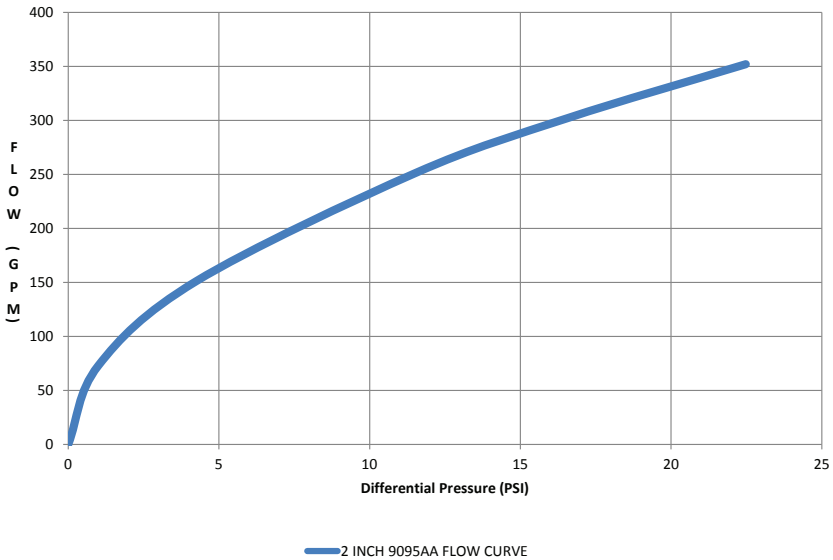


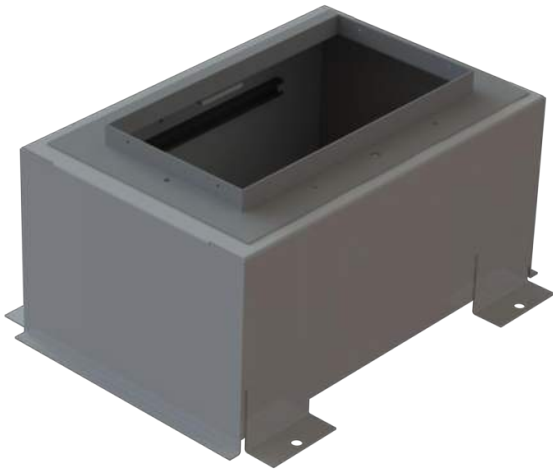


EXAMPLES OF OIL & MINIMUM TEMPERATURE  
FOR USE WITH 9095AA

| Oil Type | Temp (°F) | CentiStokes (cSt) |
|----------|-----------|-------------------|
| 15W-40   | 28        | 2720              |
| 10W-40   | 25        | 2800              |
| 10W-60   | 28        | 2850              |
| 5W-40    | 25        | 2750              |
| 0W-30    | 15        | 2900              |
| SAE 30   | 28        | 2950              |

2 INCH 9095AA FLOW CURVE (CV=74)





Product Shown  
A6210-1

## About the A6000 Series

Constructed of epoxy coated galvanized steel with an option for full stainless, Bravo's ADC series is designed to contain shear valves and provide dispenser containment on above ground fueling sites and marinas.

### Bravo Solution Center

Call or Text (323) 541-3851  
[orders@sbravo.com](mailto:orders@sbravo.com)

## SIZES

- 20" width at the base
- 31" width at the base

*\*See page 2 for dimension drawing and dimension chart*

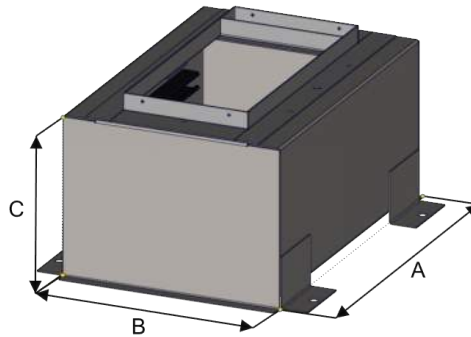
## MATERIAL

- Galvanized steel
- Stainless steel option

## SPECIFICATIONS

- Accommodates all types of mechanical and electronic shut-down devices
- Options available for mechanical float trip mechanisms
- Flush mount option available





### Pedestal-Mount ADC Epoxy Galvannealed Steel Without Sensor Cup

| Dispenser Model         | Part #  | Description                                                                                 | A   | B   | C      | D      | E      |
|-------------------------|---------|---------------------------------------------------------------------------------------------|-----|-----|--------|--------|--------|
| Wayne Reliance Select   | A6210-1 | Pedestal-mount for Reliance Select above-ground dispenser sump epoxy galvannealed steel     | 36" | 20" | 17.25" | 14.75" | 26.75" |
| Bennett 3000 Series     | A6430-1 | Pedestal-mount for Bennett 3000 Series above-ground dispenser sump epoxy galvannealed steel | 30" | 20" | 17.25" | 12"    | 23"    |
| Gasboy Atlas            | A6670-1 | Pedestal-mount Gasboy Atlas above-ground dispenser sump epoxy galvannealed steel            | 30" | 20" | 17.25" | 11"    | 23"    |
| PMC 510 Meter Hose Reel | A6951-1 | Pedestal-mount PMC 510 above-ground dispenser sump epoxy galvannealed steel                 | 31" | 31" | 17.25" | 23"    | 25.5"  |

### Pedestal-Mount ADC Stainless Steel Without Sensor Cup

| Dispenser Model         | Part #  | Description                                                                    | A   | B   | C   | D      | E      |
|-------------------------|---------|--------------------------------------------------------------------------------|-----|-----|-----|--------|--------|
| Wayne Reliance Select   | A6210-3 | Pedestal-mount Reliance Select above-ground dispenser sump stainless steel     | 36" | 20" | 14" | 14.75" | 26.75" |
| Bennett 3000 Series     | A6430-3 | Pedestal-mount Bennett 3000 Series above-ground dispenser sump stainless steel | 30" | 20" | 14" | 12"    | 23"    |
| Gasboy Atlas            | A6670-3 | Pedestal-mount Gasboy Atlas above-ground dispenser sump stainless steel        | 30" | 20" | 14" | 12.5"  | 23"    |
| PMC 510 Meter Hose Reel | A6951-3 | Pedestal-mount PMC510 above-ground dispenser sump stainless steel              | 31" | 31" | 14" | 23"    | 25.5"  |



# AST DECAL FORM

| Quantity | Item Description               | Item Number   | Cost EA | List    | Image                                                                |
|----------|--------------------------------|---------------|---------|---------|----------------------------------------------------------------------|
| 6        | DECAL, 4-COLOR HAZARD 10-3/4"  | US U-TD-30    | \$0.00  | \$0.00  |                                                                      |
| 9        | DECAL, #0 HAZARDOUS 4" VINYL   | US CVL-4B-0   | \$0.00  | \$0.00  | 0                                                                    |
| 3        | DECAL, #1 HAZARDOUS 4" VINYL   | US CVL-4B-1   | \$0.00  | \$1.80  | 1                                                                    |
| 3        | DECAL, #2 HAZARDOUS 4" VINYL   | US CVL-4B-2   | \$0.00  | \$1.80  | 2                                                                    |
| 3        | DECAL, #3 HAZARDOUS 4" VINYL   | US CVL-4B-3   | \$0.00  | \$1.80  | 3                                                                    |
|          | DECAL, #4 HAZARDOUS 4" VINYL   | US CVL-4B-4   | \$0.00  | \$1.80  | 4                                                                    |
| 1        | SIGN, E/F S/O SWITCH 18X24 W/R | US AS-62      | \$0.00  | \$55.92 | EMERGENCY<br>FUEL SHUT-OFF<br>SWITCH                                 |
| 2        | DECAL, NO SMK/STP ENG 18X9 R/W | US MD-1       | \$0.00  | \$7.58  | NO SMOKING<br>STOP YOUR ENGINE<br>BY ORDER OF THE STATE FIRE MARSHAL |
|          | SIGN, EMERG S/OFF SWITCH 12X8  | US U-MS-76    | \$0.00  | \$22.00 | EMERGENCY<br>SHUT-OFF<br>SWITCH                                      |
|          | DECAL, FIRE EXTINGUSHR 3X5 R/W | US MD-183     | \$0.00  | \$1.98  | FIRE<br>EXTINGUISHER                                                 |
| 1        | SIGN, OVERFILL ALARM 12X9 ALUM | US MS-203     | \$0.00  | \$19.90 | OVERFILL<br>ALARM                                                    |
|          | DECAL, UNLEADED 12X3 R/W       | US PD101R-12  | \$0.00  | \$2.38  | UNLEADED                                                             |
| 3        | DECAL, UNLEADED 25X5 R/W       | US PD101R-25  | \$0.00  | \$4.50  | UNLEADED                                                             |
|          | DECAL, DIESEL 12X3 G/W         | US U-PD105G-1 | \$0.00  | \$2.38  | DIESEL                                                               |
| 3        | DECAL, DIESEL 25X4 G/W         | US U-PD105G-2 | \$0.00  | \$4.50  | DIESEL                                                               |
|          | DECAL, GASOLINE 12X3 R/W       | US PD108R-12  | \$0.00  | \$2.38  | GASOLINE                                                             |
| 3        | DECAL, GASOLINE 25X5 R/W       | US PD108R-25  | \$0.00  | \$4.50  | GASOLINE                                                             |
|          | DECAL, NO SMOKING 12X3 R/W     | US PD168R-12  | \$0.00  | \$2.38  | NO SMOKING                                                           |
| 4        | DECAL, NO SMOKING 25X5 R/W     | US PD168R-25  | \$0.00  | \$4.50  | NO SMOKING                                                           |
| 3        | DECAL, FLAMMABLE 25X5 R/W      | US PD169R-25  | \$0.00  | \$4.50  | FLAMMABLE                                                            |



DEF Example (Above)



|            |          |
|------------|----------|
| Total Cost | \$0.00   |
| Total List | \$215.08 |

## ASTM A 53 TYPE E GRADE B PIPE

### SCOPE

Covers black and hot-dipped galvanized electric-resistance welded Grade B pipe. Pipe is intended for mechanical and pressure applications and is acceptable for ordinary uses in steam, water, gas and air lines. Wheatland ASTM A 53 is UL Listed and FM Approved, sizes 1" through 6" nominal, for use in Fire Sprinkler Pipe Applications. Pipe is suitable for welding, threading and grooving. Produced to the latest revision of ASTM A 53/ 53M, Federal Specification WW-P404 and ASME B36.10M.

### MANUFACTURE

The weld seam shall be heat treated after welding to a minimum of 1400 °F or be otherwise processed in such a manner that no untempered martensite remains.

### HOT-DIPPED GALVANIZED

The average weight of zinc coating shall be not less than 1.8 oz. per sq. ft. of surface (inside and outside).

When galvanized pipe is bent or otherwise fabricated to a degree which causes zinc coating to stretch or compress beyond the limit of elasticity, some flaking of the coating may occur.

### HYDROSTATIC AND NONDESTRUCTIVE ELECTRIC TESTING

Hydrostatic inspection test pressures for plain-end pipe are listed in Table X 2.2 of the A53/A 53M specification. Test pressures shall be maintained for a minimum of five seconds.

Nondestructive electric testing of the weld seam is required on each length of ERW pipe NPS 2 and larger.

### CHEMICAL REQUIREMENTS

Composition, max. %

|                |                  |                   |                    |                  |
|----------------|------------------|-------------------|--------------------|------------------|
| <u>Carbon</u>  | <u>Manganese</u> | <u>Phosphorus</u> | <u>Sulfur</u>      |                  |
| .30            | 1.20             | .05               | .045               |                  |
| <u>*Copper</u> | <u>*Nickel</u>   | <u>*Chromium</u>  | <u>*Molybdenum</u> | <u>*Vanadium</u> |
| .40            | .40              | .40               | .15                | .08              |

\*The combination of these five elements shall not exceed 1.00%.

### TENSILE REQUIREMENTS

|                        |                           |
|------------------------|---------------------------|
| Tensile Strength, min. | 60 000 psi                |
| Yield Strength, min.   | 35 000 psi                |
| Elongation in 2"       | Refer to A 53 Table x 4.1 |

### BENDING TEST (COLD)

|                     |                            |
|---------------------|----------------------------|
| Degree of Bend      | For NPS 2 and under<br>90° |
| Diameter of Mandrel | 12 x outside pipe diameter |

### FLATTENING TEST

As a test for ductility of the weld for pipe 2-1/2" NPS and larger, position the weld at 0° and alternately at 90° to the direction of force and flatten until the OD is 2/3 of the original outside diameter. No cracks shall occur along the inside or outside surface of the weld.

### FREQUENCY OF TESTS

Tensile tests are required on one length of pipe from each lot of 500 lengths or fraction thereof for each size. Refer to A 53 specification for frequency of flattening tests.

### END FINISH

**Plain End:** NPS 2 and larger, STD and XS weights: ends beveled to angle of 30°, +5°, -0° with a root face of 1/16" ± 1/32"

**Threaded:** To ANSI Standard B 1.20.1  
**Couplings:** To ASTM Standard A 865

### DIMENSIONS AND WEIGHTS

#### PERMISSIBLE VARIATIONS IN WALL THICKNESS

Minimum wall thickness at any point shall not be more than 12.5% under nominal wall thickness specified.

#### PERMISSIBLE VARIATIONS IN OUTSIDE DIAMETER

Pipe NPS 2 and larger shall not vary more than + 1% from the standard specified.

| STANDARD (SCH. 40)<br>BLACK PLAIN END    |             |              |                |
|------------------------------------------|-------------|--------------|----------------|
| Nominal Size                             | O.D. Inches | Nominal Wall | Weight/ Lb. Ft |
| 2"                                       | 2.375       | .154         | 3.66           |
| 2-1/2"                                   | 2.875       | .203         | 5.80           |
| 3"                                       | 3.500       | .216         | 7.58           |
| 4"                                       | 4.500       | .237         | 10.88          |
| 5"                                       | 5.563       | .258         | 14.63          |
| 6"                                       | 6.625       | .280         | 18.99          |
| 8"                                       | 8.625       | .322         | 28.58          |
| EXTRA STRONG (SCH.80)<br>BLACK PLAIN END |             |              |                |
| Nominal Size                             | O.D. Inches | Nominal Wall | Weight/ Lb. Ft |
| 2"                                       | 2.375       | .218         | 5.03           |
| 2-1/2"                                   | 2.875       | .276         | 7.67           |
| 3"                                       | 3.500       | .300         | 10.26          |
| 4"                                       | 4.500       | .337         | 15.00          |

### PERMISSIBLE VARIATIONS IN WEIGHT PER FOOT.

Pipe shall not vary more than ± 10% from the standard specified.

### PRODUCT MARKING

Each length of pipe is continuously stenciled to show the manufacturer, the grade of pipe (ASTM A 53), the kind of pipe E for Electric Resistance Welded, B for Grade B, the size, XS for extra strong, and length. Stencil markings indicate UL Listing and FM Approval for sizes 1" through 6" nominal for use in Fire Sprinkler Pipe Applications. Bar coding is acceptable as a supplementary identification method.

All information contained herein is accurate as known at the time of publication. Wheatland reserves the right to change product specifications without notice and without incurring obligations.

Wheatland Tube | 700 South Dock Street | Sharon, PA 16146 | (800) 257-8182

# AtlasX

## Next-Gen Commercial Refueling

### 9800G Electronic High Flow Pumps and Dispensers

Introducing AtlasX 9800G commercial series. Leveraging the strength of our legacy Atlas and Encore brands, AtlasX pumps and dispensers offer centralized, optimized, and efficient commercial refueling.

The AtlasX electronic series is built with anodized aluminum panels that enable greater durability without welding points. The AtlasX electronic dispenser incorporates enhanced security features and real-time monitoring and reporting capabilities.

The Gasboy electronic dispenser is equipped with advanced electronic metering technology, ensuring accurate and precise fuel measurements.



| Model number | Description      | Type      | Hoses | Products | Register | Flow rating |
|--------------|------------------|-----------|-------|----------|----------|-------------|
| 9853G        | Single Pump      | Pump      | 1     | 1        | Elec     | 22 gpm      |
| 9853GTW1M    | Twin Pump        | Pump      | 2     | 1        | Elec     | 22 gpm      |
| 9853GTW2     | Twin Pump        | Pump      | 2     | 2        | Elec     | 22 gpm      |
| 9853GX       | Single Dispenser | Dispenser | 1     | 1        | Elec     | 22 gpm      |
| 9853GXTW1    | Twin Dispenser   | Dispenser | 2     | 1        | Elec     | 22 gpm      |
| 9853GXTW2    | Twin Dispenser   | Dispenser | 2     | 2        | Elec     | 22 gpm      |

| Feature           | Description                                                                                      | 9853G  |
|-------------------|--------------------------------------------------------------------------------------------------|--------|
| Approvals         | Safety, UL and cUL Listed<br>W&M, NCWM, Measurement Canada (MC)                                  | S      |
| Working Pressure  | 50 psi maximum                                                                                   | S      |
| Unit of Measure   | Gallons/Liters Selectable                                                                        | S      |
| Filters           | Internal spin-on style<br>External canister style                                                | S<br>O |
| Piping            | Internal fuel piping                                                                             | 1"     |
| Discharge         | Hose connection-NPT                                                                              | 1"     |
| Satellite Piping  | Satellite piping connections (S)-dispenser only                                                  | O      |
| Inlet             | Island connection-NPT                                                                            | 1 1/2" |
| Junction Box      | Field wiring junction box                                                                        | S      |
| Housing           | G30 Galvanized steel                                                                             | 13GA   |
| Panels/Sheathing  | Lockable removeable-precoated aluminum 2mm thick<br>Lockable removeable-stainless steel-22 gauge | S<br>O |
| Motors/voltages   | 1HP 115/230 VAC, 60HZ<br>1HP 115/230 VAC, 50Hz                                                   | S<br>O |
| Meter             | Gilbarco 4 piston PD V10 meter                                                                   | S      |
| Calibration       | Electronic                                                                                       | S      |
| Pump models       | GPU + gear pump                                                                                  | S      |
| Solenoid valve    | 2-stage valve for preset operations (PP)                                                         | 1"     |
| Connectivity      | 2 Wire Communication Protocol<br>Pulse Output, Dual Channel                                      | S      |
| Brand Panel       | Lighted brand panel                                                                              | O      |
| Totalizer         | Mechanical 10-digit Totalizer                                                                    | O      |
| Power fail backup | Display retained 15 minutes                                                                      | S      |
| ATC               | Automatic Temperature Compensation (Canada only)                                                 | O      |

## Operating Environment

| Environment                             | Range                     |   |
|-----------------------------------------|---------------------------|---|
| Relative humidity                       | 20% to 95% non-condensing | S |
| Electronics Minimum Ambient Temperature | -22°F (-30° C)            | S |
| Electronics Maximum Ambient Temperature | 131°F (55° C)             | S |
| Hydraulics Minimum Ambient Temperature  | 29°C (-20°F)              | S |
| Hydraulics Maximum Ambient Temperature  | 52°C (125° F)             | S |



## 1 Year Warranty

Commercial and Retail Pumps and Dispensers are warranted against defects in material and workmanship for 12 months from date of installation or 24 months from date of original invoice, whichever occurs first. AtlasX PRIME factory installed fuel management system electronics are also warranted against defects in material and workmanship for 12 months from date of installation or 24 months from date of original invoice. Warranty coverage for AtlasX and AtlasX PRIME includes parts and labor. Field-installed kits are warranted against defects in material and workmanship for 12 months from date of installation or 24 months from date of original invoice, whichever occurs first. The warranty coverage is for parts only.

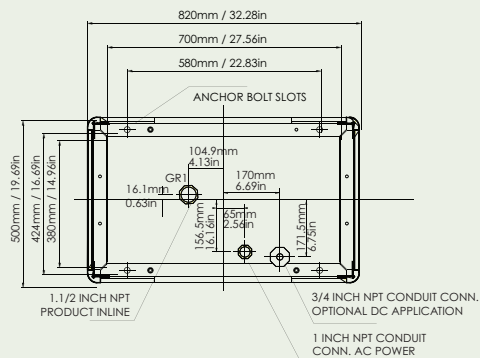
S = Standard  
O = Optional  
– = Not available



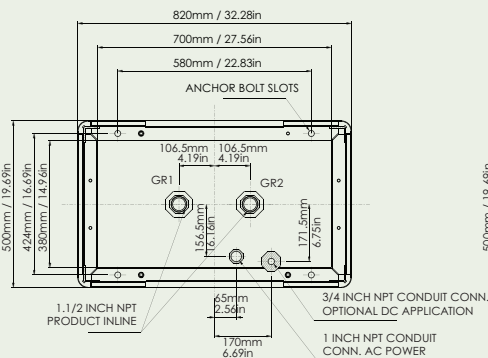
# Technical Specification and Foundation Layout

Measurements in mm (Measurements in inches)

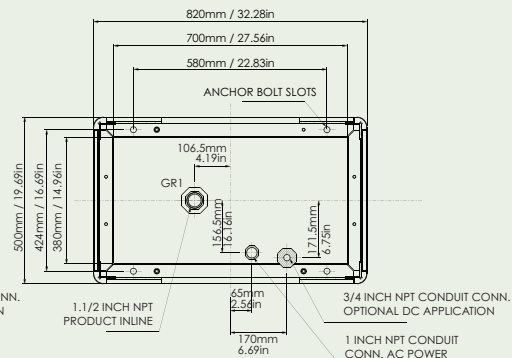
## 9853G



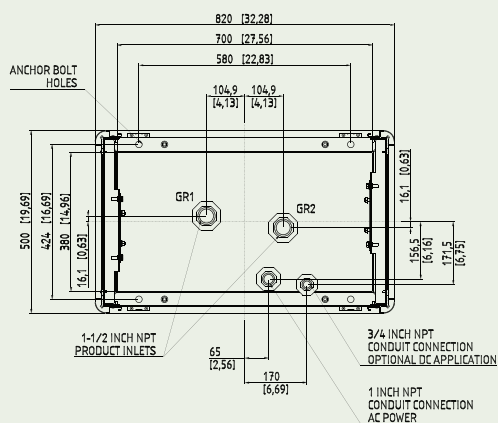
## 9853GXTW2



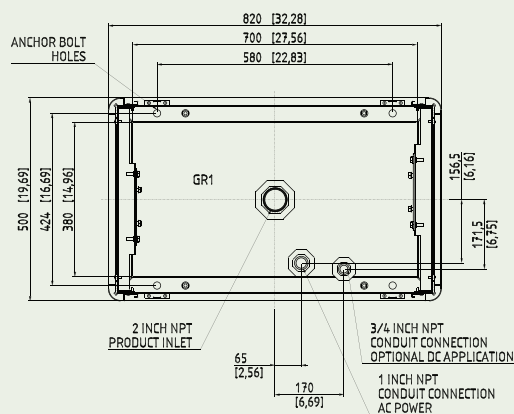
## 9853GX / 9853GXTW1



## 9853GTW2



## 9853GTW1M



# AtlasX Key Enhancements



### Best-in-class engineering

The Gasboy 4 piston PD V10 Meter includes enhanced performance features that reduce calibration drift over time.



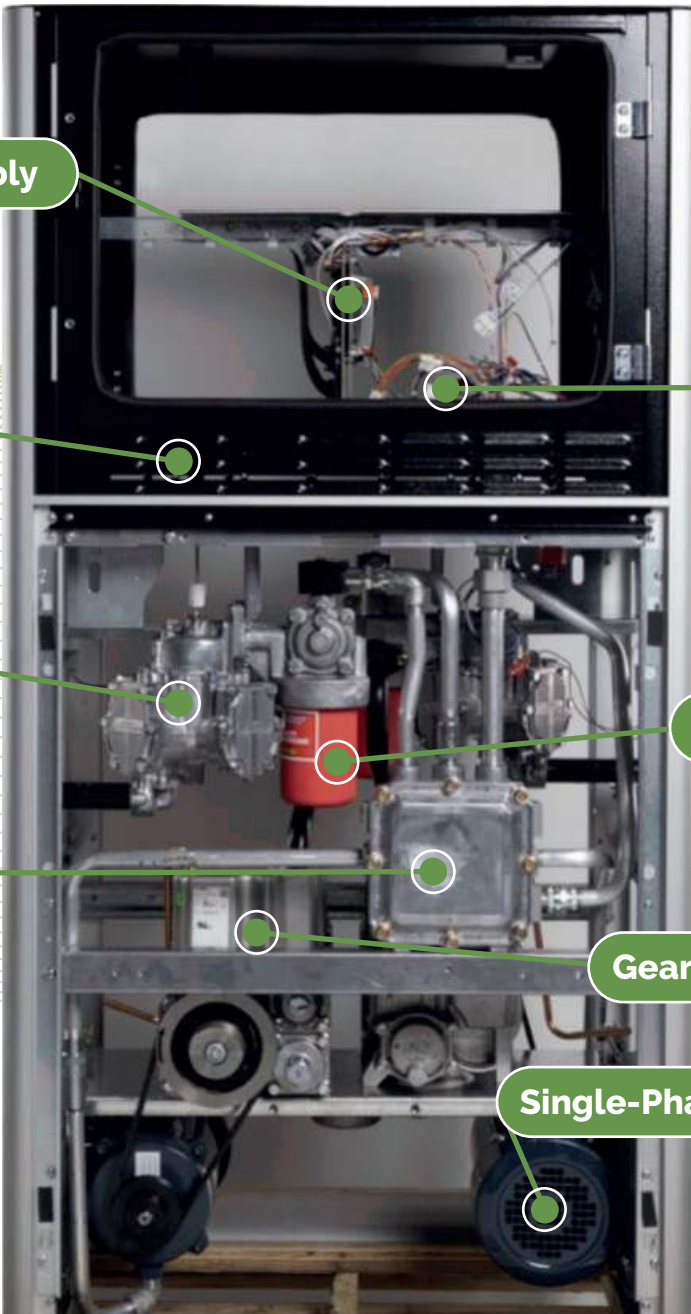
### Modern design

Taller, sleeker design with smooth modern lines built with anodized aluminum panels that enable greater durability.



### Future-proof

Modern Encore Electronics platform provides the foundation for future applications (remote diagnostics, remote software updates, secure payments etc.)



Electronic Board Assembly

UL Air Gap

V10 Meter

Junction Box

Pulser

Internal Filter

Gear Pumping Unit

Single-Phase 1 HP Motor



## BENECOR® DEF FLEET 500 GALLON DISPENSING & STORAGE SYSTEMS

BENECOR® DEF FLEET 500 GALLON DISPENSING & STORAGE SYSTEMS DELIVER THE ULTIMATE IN PROVEN DEPENDABLE OUTDOOR DEF DISPENSING & STORAGE.

### ENGINEERED FOR THE FLEET CUSTOMER

An original BENECOR® design, we specifically engineered our rugged system to withstand the challenging environment of the Fleet customer. Because DEF freezes at 12°F (-11°C), we offer a unique Cold Weather package designed to withstand even the harshest cold weather conditions many Fleet Customers experience.

### ISLAND-FRIENDLY

Our Fleet DEF 500 Gallon Dispensing & Storage Systems are designed to fit on a standard Fueling Island. Dimensions: 85" Wide x 89" High x 48" Deep.

### TURNKEY — NOTHING IS FASTER OR EASIER

Because our system is fully tested & pre-calibrated with DEF before shipment, our turnkey installation is a simple "BENECOR® PLUG & PUMP" design that will have you dispensing DEF fast. Just secure the system to your pre-determined site, hook-up electricity, fill with DEF & Start Pumping.

### RELIABLE & DURABLE

Our rugged fiberglass based unit is fully tested to help ensure years of trouble-free use. Paired with the durable, high quality products you've come to expect from BENECOR®, our DEF Fleet 500 Gallon Systems are a smart solution built to suit the DEF dispensing and storage needs of the Fleet Customer.

### SECURE

All BENECOR DEF 500 Gallon Tank Enclosures are equipped with both a lockable front access fill door for security and service as well as a Rear Service Access Door.

### STANDARDS / APPROVALS

All BENECOR® DEF Fleet 500 Gallon Systems meet the ISO 22241-3 & 4 standards for the dispensing and storage of DEF.

FOR MORE INFORMATION CONTACT BENECOR DIRECTLY

**1-844-BENECOR**  
1 - 8 4 4 - 2 3 6 - 3 2 6 7

MOST ITEMS ARE  
IN-STOCK & SHIP  
WITHIN 24 HRS



## BENECOR® DEF FLEET 500 GALLON DISPENSING & STORAGE SYSTEMS

### FEATURES

#### DISPENSER

- BENECOR® 1/2 HP DEF Submersible Pump 
- Automatic DEF Stainless Steel Nozzle With Breakaway Swivel
- 25' Hose, 25' Hose Reel & All Necessary Hose Hardware
- Integrated Nozzle Boot Switch Relay To Operate Pump

#### ENCLOSURE

- Pre-Wired & Pre-Piped For Simple Fast & Easy Installation
- Lockable Door For Service & Security
- Fiberglass Enclosure
- UL, cUL Enclosed Electrical Panel & Components  
- Forklift Accessible
- Island-Friendly Enclosure Size: 85" Wide x 89" High x 48" Deep

#### TANK SIZE

- 500 Gallons – **Island-Friendly Design**

### OPTIONAL FEATURES INCLUDE

- Remote Level Monitoring System (Veeder-Root or others)
- BENECOR® DEF Flow Meter
  - Face Mounted Display Meter & In-Line Pulse Meter
- Strobe Light To Warn Against Low Temperature Inside Enclosure
- Anchor Brackets

#### COLD WEATHER PACKAGE

- Insulated & Heated Enclosure To Maintain Temperature
- Insulated Roll Lock Nozzle Door & Hardware Protects Nozzle & Optional Flow Meter
- Thermostatically Controlled Heater

### CONTACT BENECOR FOR PART NUMBERS

FOR MORE INFORMATION CONTACT BENECOR DIRECTLY

 **1-844-BENECOR**  
1 - 8 4 4 - 2 3 6 - 3 2 6 7

MOST ITEMS ARE  
IN-STOCK & SHIP  
WITHIN 24 HRS





# TLS Overfill Alarm

Early alert and backup protection for overfill conditions

## SPECIFICATIONS

### Alarm Unit

Form No. 790091-001

**Actuation:** From TLS alarm contact, individually programmable alarm levels for each tank (when used with a Veeder-Root ATG)

**Audible Alarm:** Noise level from 78 – 103dB at 10 ft  
Adjustable "Time On" 0 – 60 sec

**Visual Alarm:** Lamp Rating – 25 watt, 120 VAC  
Lens – Red Polycarbonate Flashing Rate – 75 per minute

**Dimensions:** Box: 10.3"L x 8"W x 4"D  
Lens – 4"Ø x 3.5"D

**Operating Temperature Range:**  
-40F to +150F (-40C to +65C)

**Supply Voltage:** 120 VAC, 50/60 Hz

### Alarm Acknowledgement Switch

Form No. 790095-001

**Function:** Turns off alarm unit while actuating acknowledgement lamp

**Acknowledgment Lamp:** 120 VAC, amber lens

**Box Dimensions:** 6.8"L x 4.3"W x 3"D

**Operating Temperature Range:**  
-40F to +150F (-40C to +65C)

**Supply Voltage:** 120 VAC, 50/60 Hz

**Compatibility:** TLS-450PLUS, TLS4 series, TLS-350 series, TLS-300 series automatic tank gauges

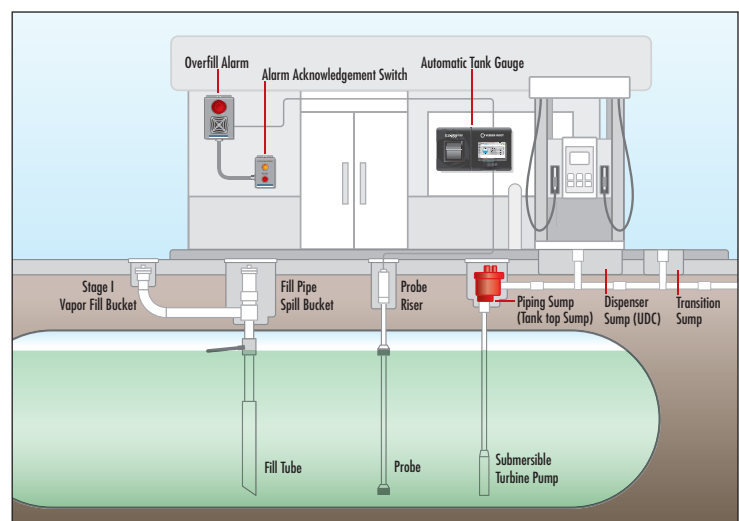
**Regulatory:** listed for use with Veeder-Root TLS systems for use in non-hazardous location

\*This represents Veeder-Root's sole interpretation of the latest UST regulations. Check your local, state and federal authorities for compliance and enforcement policies in your area.



## FEATURES

- Meets revised 2015 EPA UST regulations for Overfill Protection Equipment when used alone or in conjunction with an automatic shutoff device\*
- Designed to give driver and backoffice instant visibility to an overfill condition
- Light and horn provide a clear and distinct signal for overfill alarm condition
- Provides protection against flapper valve failure or compromise
- A single alarm unit monitors all tanks at a site
- Test button simplifies inspections while ensuring overfill prevention equipment is operational
- Built-in noise level adjustment and alarm expiration timer allows alert customization for your site environment
- May also be used as a remote alarm unit or general purpose alarm based on the console programming



Typical installation

125 Powder Forest Drive • PO Box 2003 • Simsbury, CT 06070

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All information contained in this document is subject to change without notice.





## Slice Medium - SLM Outdoor LED Area Light

The Slice's sleek design makes it perfectly-suited for Commercial & Industrial applications, while its cost-effective die-cast aluminum housing makes its acquisition cost very competitive. The Slice offers high performance silicone optics, die cast aluminum housing, 42,000+ lumens and is available with integral Airlink Synapse controls.

### Features & Specifications

#### Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, 5W, FT and FTA.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, 3000K, and 2700K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak intensity at 610nm.
- Minimum CRI of 70.
- Integral Louver (IL) option available for improved back-light control without sacrificing street side performance. See page 5 for more details.

#### Electrical

- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance on Page 3)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 42L lumen package rated to +40°C.
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

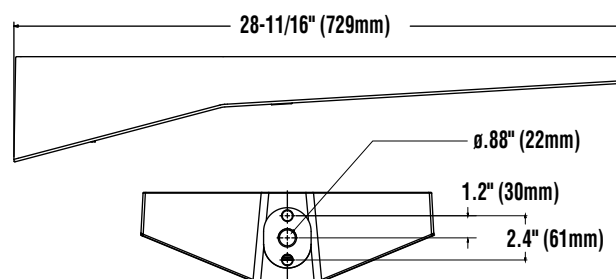
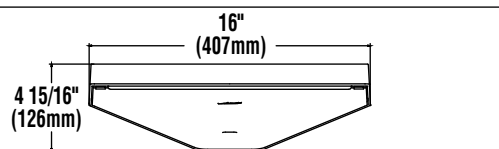


Bluetooth™

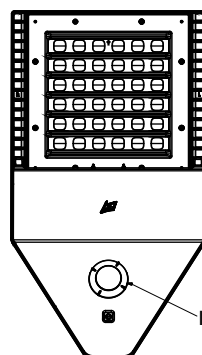
IP66

ARRA  
Funding Compliant

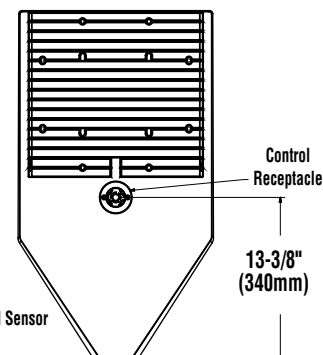
### Product Dimensions



B3 Pole Drill Pattern



Bottom View



Top View



# Slice Medium - SLM Outdoor LED Area Light

## Features & Specifications (Cont.)

### Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Designed to mount to square poles.
- Luminaire is proudly manufactured in the U.S. of U.S. and imported parts.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 30 lbs in carton.

### Controls

#### Wireless Controls System

To make this fixture AirLink ready, simply order one of the following options:

- The integrated [Wireless Lighting Controller](#): ALSC or ALSCH (see ordering guide) as the controls option, or
- Integrated Wireless Controller option (above) with integrated motion sensor: ALSCS (ordering guide for mounting heights) or
- The 7-Pin Photoelectric Control Receptacle: CR7P as the controls option; and either the [5-Pin](#) or [7-Pin Twist Lock Controller](#): ALSC UNV TL5 or ALSC UNV TL7 as an accessory

To see how the components of AirLink system work together, reference the diagram in the controls section of this spec sheet. For more information on our AirLink products, visit our website: [www.lsi-airlink.com/airlink-synapse/](http://www.lsi-airlink.com/airlink-synapse/)

#### Stand-Alone Controls

- Integral Passive Infrared Bluetooth™ Motion/Photocell Sensor (IMSBT)
  - Switches luminaire light levels based on motion and daylight (see the controls section for more details)
  - Fixtures operate independently and can be commissioned via iOS or Android configuration app
- 7-pin ANSI C136.41-2013 photocontrol receptacle (CR7P)
  - Available for twist lock photocontrols or wireless control modules

### Installation

- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional 3" drill pattern B3 for easy fastening of LSI products. (See drawing on page 1)

### Warranty

- LSI LED Fixtures carry a 5-year warranty.

### Listings

- Listed to UL 1598 and UL 8750.
- RoHS Compliant.
- American Recovery and Reinvestment Act Funding Compliant.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet Locations.
- IP66 rated Luminaire per IEC 60598. IP66 rated optical chamber.
- 3G rated for ANSI C136.31 high vibration applications

## Performance

### ELECTRICAL DATA (AMPS)\*

| Lumens | Watts | 120V | 208V | 240V | 277V | 347V | 480V |
|--------|-------|------|------|------|------|------|------|
| 9L     | 68.2  | 0.6A | 0.3A | 0.3A | 0.2A | 0.2A | 0.1A |
| 12L    | 93.1  | 0.8A | 0.4A | 0.4A | 0.3A | 0.3A | 0.2A |
| 18L    | 148.5 | 1.2A | 0.7A | 0.6A | 0.5A | 0.4A | 0.3A |
| 24L    | 188.8 | 1.6A | 0.9A | 0.8A | 0.7A | 0.5A | 0.4A |
| 30L    | 248.6 | 2.1A | 1.2A | 1.0A | 0.9A | 0.7A | 0.5A |
| 36L    | 317.8 | 2.6A | 1.5A | 1.3A | 1.1A | 0.9A | 0.7A |
| 42L    | 393.4 | 3.3A | 1.9A | 1.6A | 1.4A | 1.1A | 0.8A |

\*Electrical data at 25C (77F). Actual wattage may differ by +/-10%

### ELECTRICAL DATA - PHOSPHOR CONVERTED AMBER (AMPS)\*

| Lumens | Watts | 120V | 208V | 240V | 277V | 347V | 480V |
|--------|-------|------|------|------|------|------|------|
| 9L     | 74.3  | 0.6A | 0.4A | 0.3A | 0.3A | 0.2A | 0.2A |
| 12L    | 102.9 | 0.9A | 0.5A | 0.4A | 0.4A | 0.3A | 0.2A |

\*Electrical data at 25C (77F). Actual wattage may differ by +/-10%

### RECOMMENDED LUMEN MAINTENANCE\*(24-42L)

| Ambient | Initial <sup>2</sup> | 25 hr <sup>2</sup> | 50 hr <sup>2</sup> | 75 hr <sup>3</sup> | 100 hr <sup>3</sup> |
|---------|----------------------|--------------------|--------------------|--------------------|---------------------|
| 0-40 C  | 100%                 | 100%               | 97%                | 94%                | 92%                 |

### RECOMMENDED LUMEN MAINTENANCE\*(9-18L)

| Ambient | Initial <sup>2</sup> | 25 hr <sup>2</sup> | 50 hr <sup>2</sup> | 75 hr <sup>3</sup> | 100 hr <sup>3</sup> |
|---------|----------------------|--------------------|--------------------|--------------------|---------------------|
| 0-50 C  | 100%                 | 96%                | 91%                | 87%                | 83%                 |

- 1- Lumen maintenance values at 25C are calculated per TM-21 based on LM-80 data and in-situ testing.
- 2- In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times the IESNA LM-80-08 total test duration for the device under testing.
- 3- In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times the IESNA LM-80-08 total test duration for the device under testing

### DELIVERED LUMENS\*

| Lumen Package | Distribution | Phosphor Converted Amber (Peak 610nm) |          |            | Wattage |
|---------------|--------------|---------------------------------------|----------|------------|---------|
|               |              | Delivered Lumens                      | Efficacy | BUG Rating |         |
| 9L            | 2            | 5958                                  | 80       | B2-U0-G1   | 74      |
|               | 2 IL         | 3735                                  | 50       | B0-U0-G1   |         |
|               | 3            | 6196                                  | 83       | B1-U0-G1   |         |
|               | 3 IL         | 4205                                  | 56       | B0-U0-G1   |         |
|               | 5W           | 5528                                  | 74       | B3-U0-G1   |         |
|               | FT           | 5922                                  | 79       | B1-U0-G2   |         |
|               | FT IL        | 3712                                  | 50       | B0-U0-G1   |         |
|               | FTA          | 5997                                  | 80       | B2-U0-G2   |         |
| 12L           | FTA IL       | 4254                                  | 57       | B0-U0-G1   | 103     |
|               | 2            | 7559                                  | 73       | B2-U0-G2   |         |
|               | 2 IL         | 4738                                  | 46       | B0-U0-G1   |         |
|               | 3            | 7860                                  | 76       | B2-U0-G2   |         |
|               | 3 IL         | 5335                                  | 52       | B0-U0-G1   |         |
|               | 5W           | 7013                                  | 68       | B3-U0-G2   |         |
|               | FT           | 7513                                  | 73       | B2-U0-G2   |         |
|               | FT IL        | 4709                                  | 46       | B0-U0-G2   |         |
|               | FTA          | 7608                                  | 74       | B2-U0-G2   |         |
|               | FTA IL       | 5397                                  | 52       | B0-U0-G1   |         |

\*LED Chips are frequently updated therefore values are nominal

### LUMINAIRE EPA CHART - SLM

| Tilt Degree |     |     |     | Tilt Degree |     |     |     |
|-------------|-----|-----|-----|-------------|-----|-----|-----|
| 0°          |     |     |     | 0°          |     |     |     |
| Single      | 0.5 | 2.1 | 2.6 | T90°        | 1.2 | 2.9 | 3.6 |
| D180°       | 1.1 | 2.1 | 2.6 | TN120°      | 1.3 | 4.4 | 5.4 |
| D90°        | 0.9 | 2.5 | 3.1 | O90°        | 1.2 | 2.9 | 3.6 |

Specifications and dimensions subject to change without notice.



# Slice Medium - SLM Outdoor LED Area Light

| DELIVERED LUMENS* |              |       |                  |          |            |                  |          |            |                  |          |            |                  |          |            |         |
|-------------------|--------------|-------|------------------|----------|------------|------------------|----------|------------|------------------|----------|------------|------------------|----------|------------|---------|
| Lumen Package     | Distribution | CRI   | 2700K CCT        |          |            | 3000K CCT        |          |            | 4000K CCT        |          |            | 5000K CCT        |          |            | Wattage |
|                   |              |       | Delivered Lumens | Efficacy | BUG Rating | Delivered Lumens | Efficacy | BUG Rating | Delivered Lumens | Efficacy | BUG Rating | Delivered Lumens | Efficacy | BUG Rating |         |
| 9L                | 2            | 70    | 8349             | 122      | B2-U0-G2   | 8576             | 125      | B2-U0-G2   | 9396             | 137      | B2-U0-G2   | 9784             | 143      | B2-U0-G2   | 69      |
|                   | 2 IL         | 70    | 5185             | 76       | B0-U0-G1   | 5326             | 78       | B0-U0-G1   | 5835             | 85       | B0-U0-G1   | 6076             | 89       | B0-U0-G1   |         |
|                   | 3            | 70    | 8571             | 125      | B1-U0-G2   | 8804             | 129      | B1-U0-G2   | 9646             | 141      | B2-U0-G2   | 10044            | 147      | B2-U0-G2   |         |
|                   | 3 IL         | 70    | 6283             | 92       | B0-U0-G2   | 6454             | 94       | B0-U0-G2   | 7071             | 103      | B0-U0-G2   | 7363             | 107      | B0-U0-G2   |         |
|                   | 5W           | 70    | 8158             | 119      | B3-U0-G2   | 8380             | 122      | B3-U0-G2   | 9181             | 134      | B3-U0-G2   | 9560             | 140      | B4-U0-G2   |         |
|                   | FT           | 70    | 8337             | 122      | B2-U0-G2   | 8563             | 125      | B2-U0-G2   | 9382             | 137      | B2-U0-G2   | 9769             | 143      | B2-U0-G2   |         |
|                   | FT IL        | 70    | 5393             | 79       | B0-U0-G2   | 5540             | 81       | B0-U0-G2   | 6069             | 89       | B0-U0-G2   | 6320             | 92       | B0-U0-G2   |         |
|                   | FTA          | 70    | 8459             | 123      | B2-U0-G2   | 8689             | 127      | B2-U0-G2   | 9520             | 139      | B2-U0-G2   | 9913             | 145      | B2-U0-G2   |         |
| FTA IL            | 70           | 6200  | 91               | B1-U0-G1 | 6369       | 93               | B1-U0-G1 | 6978       | 102              | B1-U0-G1 | 7266       | 106              | B1-U0-G1 |            |         |
| 12L               | 2            | 70    | 11157            | 119      | B2-U0-G2   | 11461            | 122      | B2-U0-G2   | 12556            | 134      | B3-U0-G2   | 13075            | 139      | B3-U0-G2   | 94      |
|                   | 2 IL         | 70    | 6929             | 74       | B1-U0-G1   | 7117             | 76       | B1-U0-G2   | 7798             | 83       | B1-U0-G2   | 8119             | 86       | B1-U0-G2   |         |
|                   | 3            | 70    | 11454            | 122      | B2-U0-G2   | 11766            | 125      | B2-U0-G2   | 12890            | 137      | B2-U0-G2   | 13423            | 143      | B2-U0-G2   |         |
|                   | 3 IL         | 70    | 8396             | 89       | B0-U0-G2   | 8625             | 92       | B0-U0-G2   | 9449             | 101      | B0-U0-G2   | 9839             | 105      | B0-U0-G2   |         |
|                   | 5W           | 70    | 10902            | 116      | B4-U0-G2   | 11199            | 119      | B4-U0-G2   | 12269            | 131      | B4-U0-G2   | 12775            | 136      | B4-U0-G2   |         |
|                   | FT           | 70    | 11141            | 119      | B2-U0-G2   | 11444            | 122      | B2-U0-G2   | 12538            | 133      | B2-U0-G3   | 13055            | 139      | B2-U0-G3   |         |
|                   | FT IL        | 70    | 7207             | 77       | B0-U0-G2   | 7403             | 79       | B0-U0-G2   | 8110             | 86       | B0-U0-G2   | 8445             | 90       | B0-U0-G2   |         |
|                   | FTA          | 70    | 11304            | 120      | B2-U0-G2   | 11612            | 124      | B2-U0-G2   | 12722            | 135      | B2-U0-G2   | 13247            | 141      | B2-U0-G2   |         |
| FTA IL            | 70           | 8286  | 88               | B1-U0-G1 | 8511       | 91               | B1-U0-G1 | 9325       | 99               | B1-U0-G1 | 9710       | 103              | B1-U0-G1 |            |         |
| 18L               | 2            | 70    | 16714            | 112      | B3-U0-G3   | 17168            | 115      | B3-U0-G3   | 18809            | 126      | B3-U0-G3   | 19586            | 131      | B3-U0-G3   | 150     |
|                   | 2 IL         | 70    | 10379            | 69       | B1-U0-G2   | 10662            | 71       | B1-U0-G2   | 11681            | 78       | B1-U0-G2   | 12163            | 81       | B1-U0-G2   |         |
|                   | 3            | 70    | 17158            | 115      | B2-U0-G3   | 17625            | 118      | B2-U0-G3   | 19310            | 129      | B3-U0-G3   | 20107            | 134      | B3-U0-G3   |         |
|                   | 3 IL         | 70    | 12578            | 84       | B1-U0-G2   | 12920            | 86       | B1-U0-G2   | 14155            | 95       | B1-U0-G2   | 14739            | 99       | B1-U0-G2   |         |
|                   | 5W           | 70    | 16331            | 109      | B4-U0-G2   | 16776            | 112      | B4-U0-G2   | 18379            | 123      | B4-U0-G2   | 19138            | 128      | B5-U0-G3   |         |
|                   | FT           | 70    | 16689            | 112      | B3-U0-G3   | 17143            | 115      | B3-U0-G3   | 18781            | 126      | B3-U0-G4   | 19557            | 131      | B3-U0-G4   |         |
|                   | FT IL        | 70    | 10795            | 72       | B1-U0-G2   | 11089            | 74       | B1-U0-G2   | 12149            | 81       | B1-U0-G3   | 12651            | 85       | B1-U0-G3   |         |
|                   | FTA          | 70    | 16934            | 113      | B3-U0-G3   | 17395            | 116      | B3-U0-G3   | 19058            | 127      | B3-U0-G3   | 19844            | 133      | B3-U0-G3   |         |
| FTA IL            | 70           | 12412 | 83               | B1-U0-G1 | 12750      | 85               | B1-U0-G2 | 13969      | 93               | B1-U0-G2 | 14546      | 97               | B1-U0-G2 |            |         |
| 24L               | 2            | 70    | 20880            | 112      | B3-U0-G3   | 22701            | 121      | B4-U0-G3   | 24276            | 130      | B4-U0-G3   | 24784            | 133      | B4-U0-G3   | 187     |
|                   | 2 IL         | 70    | 13100            | 70       | B1-U0-G2   | 14243            | 76       | B1-U0-G2   | 15231            | 81       | B1-U0-G2   | 15550            | 83       | B1-U0-G2   |         |
|                   | 3            | 70    | 21739            | 116      | B3-U0-G3   | 23636            | 126      | B3-U0-G4   | 25275            | 135      | B3-U0-G4   | 25804            | 138      | B3-U0-G4   |         |
|                   | 3 IL         | 70    | 15828            | 85       | B1-U0-G3   | 17209            | 92       | B1-U0-G3   | 18403            | 98       | B1-U0-G4   | 18788            | 100      | B1-U0-G4   |         |
|                   | 5W           | 70    | 20632            | 110      | B5-U0-G3   | 22432            | 120      | B5-U0-G3   | 23988            | 128      | B5-U0-G3   | 24490            | 131      | B5-U0-G3   |         |
|                   | FT           | 70    | 21611            | 116      | B3-U0-G4   | 23496            | 126      | B3-U0-G4   | 25126            | 134      | B3-U0-G4   | 25652            | 137      | B3-U0-G4   |         |
|                   | FT IL        | 70    | 13692            | 73       | B1-U0-G3   | 14886            | 80       | B1-U0-G3   | 15919            | 85       | B1-U0-G3   | 16252            | 87       | B1-U0-G3   |         |
|                   | FTA          | 70    | 21496            | 115      | B3-U0-G3   | 23371            | 125      | B3-U0-G3   | 24992            | 134      | B3-U0-G3   | 25515            | 136      | B3-U0-G3   |         |
| FTA IL            | 70           | 15226 | 81               | B1-U0-G2 | 16555      | 89               | B1-U0-G2 | 17703      | 95               | B2-U0-G2 | 18073      | 97               | B2-U0-G2 |            |         |
| 30L               | 2            | 70    | 26581            | 108      | B4-U0-G3   | 28900            | 117      | B4-U0-G3   | 30905            | 125      | B4-U0-G3   | 31551            | 128      | B4-U0-G3   | 247     |
|                   | 2 IL         | 70    | 16677            | 68       | B1-U0-G2   | 18132            | 73       | B1-U0-G2   | 19390            | 79       | B1-U0-G2   | 19796            | 80       | B1-U0-G2   |         |
|                   | 3            | 70    | 27675            | 112      | B3-U0-G4   | 30089            | 122      | B3-U0-G4   | 32176            | 130      | B3-U0-G4   | 32850            | 133      | B3-U0-G4   |         |
|                   | 3 IL         | 70    | 20150            | 82       | B1-U0-G4   | 21908            | 89       | B1-U0-G4   | 23428            | 95       | B1-U0-G4   | 23918            | 97       | B1-U0-G4   |         |
|                   | 5W           | 70    | 26266            | 106      | B5-U0-G3   | 28557            | 116      | B5-U0-G3   | 30538            | 124      | B5-U0-G4   | 31177            | 126      | B5-U0-G4   |         |
|                   | FT           | 70    | 27512            | 111      | B3-U0-G4   | 29912            | 121      | B3-U0-G4   | 31987            | 130      | B3-U0-G4   | 32656            | 132      | B3-U0-G5   |         |
|                   | FT IL        | 70    | 17430            | 71       | B1-U0-G3   | 18951            | 77       | B1-U0-G4   | 20266            | 82       | B1-U0-G4   | 20690            | 84       | B1-U0-G4   |         |
|                   | FTA          | 70    | 27365            | 111      | B3-U0-G3   | 29752            | 120      | B4-U0-G3   | 31816            | 129      | B4-U0-G3   | 32482            | 132      | B4-U0-G3   |         |
| FTA IL            | 70           | 19384 | 78               | B2-U0-G2 | 21075      | 85               | B2-U0-G2 | 22537      | 91               | B2-U0-G2 | 23008      | 93               | B2-U0-G2 |            |         |
| 36L               | 2            | 70    | 32214            | 102      | B4-U0-G3   | 35025            | 111      | B4-U0-G3   | 37454            | 118      | B4-U0-G3   | 38238            | 121      | B4-U0-G4   | 317     |
|                   | 2 IL         | 70    | 20212            | 64       | B1-U0-G2   | 21975            | 69       | B1-U0-G3   | 23499            | 74       | B2-U0-G3   | 23991            | 76       | B2-U0-G3   |         |
|                   | 3            | 70    | 33540            | 106      | B3-U0-G4   | 36466            | 115      | B3-U0-G5   | 38996            | 123      | B3-U0-G5   | 39812            | 126      | B3-U0-G5   |         |
|                   | 3 IL         | 70    | 24421            | 77       | B1-U0-G4   | 26551            | 84       | B1-U0-G4   | 28393            | 90       | B1-U0-G4   | 28987            | 92       | B1-U0-G5   |         |
|                   | 5W           | 70    | 31832            | 101      | B5-U0-G4   | 34609            | 109      | B5-U0-G4   | 37010            | 117      | B5-U0-G4   | 37785            | 119      | B5-U0-G4   |         |
|                   | FT           | 70    | 33342            | 105      | B3-U0-G5   | 36251            | 114      | B3-U0-G5   | 38766            | 122      | B4-U0-G5   | 39577            | 125      | B4-U0-G5   |         |
|                   | FT IL        | 70    | 21125            | 67       | B1-U0-G4   | 22968            | 73       | B1-U0-G4   | 24561            | 78       | B1-U0-G4   | 25075            | 79       | B1-U0-G4   |         |
|                   | FTA          | 70    | 33164            | 105      | B4-U0-G3   | 36058            | 114      | B4-U0-G4   | 38559            | 122      | B4-U0-G4   | 39366            | 124      | B4-U0-G3   |         |
| FTA IL            | 70           | 23492 | 74               | B2-U0-G2 | 25541      | 81               | B2-U0-G2 | 27313      | 86               | B2-U0-G2 | 27885      | 88               | B2-U0-G2 |            |         |
| 42L               | 2            | 70    | 36785            | 94       | B4-U0-G3   | 39994            | 103      | B5-U0-G4   | 42768            | 110      | B5-U0-G4   | 43663            | 112      | B5-U0-G4   | 390     |
|                   | 2 IL         | 70    | 23079            | 59       | B1-U0-G3   | 25093            | 64       | B2-U0-G3   | 26833            | 69       | B2-U0-G3   | 27395            | 70       | B2-U0-G3   |         |
|                   | 3            | 70    | 38299            | 98       | B3-U0-G5   | 41640            | 107      | B4-U0-G5   | 44528            | 114      | B4-U0-G5   | 45460            | 117      | B4-U0-G5   |         |
|                   | 3 IL         | 70    | 27886            | 72       | B1-U0-G4   | 30319            | 78       | B1-U0-G5   | 32422            | 83       | B1-U0-G5   | 33100            | 85       | B1-U0-G5   |         |
|                   | 5W           | 70    | 36349            | 93       | B5-U0-G4   | 39520            | 101      | B5-U0-G4   | 42261            | 108      | B5-U0-G4   | 43145            | 111      | B5-U0-G4   |         |
|                   | FT           | 70    | 38073            | 98       | B4-U0-G5   | 41395            | 106      | B4-U0-G5   | 44266            | 114      | B4-U0-G5   | 45192            | 116      | B4-U0-G5   |         |
|                   | FT IL        | 70    | 24122            | 62       | B1-U0-G4   | 26226            | 67       | B1-U0-G4   | 28045            | 72       | B1-U0-G4   | 28632            | 73       | B1-U0-G4   |         |
|                   | FTA          | 70    | 37870            | 97       | B4-U0-G4   | 41174            | 106      | B4-U0-G4   | 44030            | 113      | B4-U0-G4   | 44951            | 115      | B4-U0-G4   |         |
| FTA IL            | 70           | 26825 | 69               | B2-U0-G2 | 29165      | 75               | B2-U0-G2 | 31188      | 80               | B2-U0-G2 | 31841      | 82               | B2-U0-G2 |            |         |

\*LED Chips are frequently updated therefore values are nominal

Specifications and dimensions subject to change without notice.

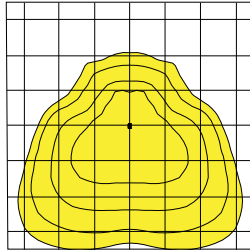




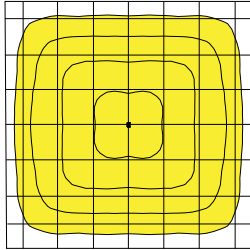
# Slice Medium - SLM Outdoor LED Area Light

## Performance (Cont.)

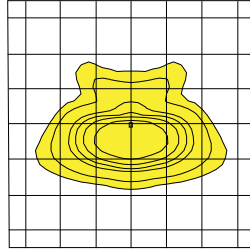
All published luminaire photometric testing performed to IESNA LM-79 standards. ISO footcandle plots below demonstrate the Slice (SLM) light patterns only. Not for total fixture output. For complete specifications and IES files, see website.



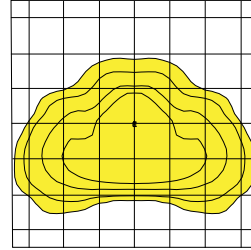
FT



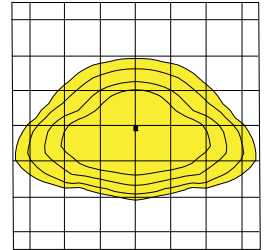
5W



FTA



Type 3



Type 2

## Ordering Guide

TYPICAL ORDER EXAMPLE: **SLM LED 36L SIL FTA UNV DIM 50 70CRI ALSCS04 BRZ IL**

| Luminaire Prefix       | Light Source | Lumen Package*                                                                                                                                                                                               | Light Output   | Distribution                                                                                         | Orientation <sup>1</sup>                                                        | Voltage                                                            | Driver                      |
|------------------------|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|--------------------------------------------------------------------|-----------------------------|
| SLM<br>Slice<br>Medium | LED          | 9L - 9,000 lms<br>12L - 12,000 lms<br>18L - 18,000 lms<br>24L - 24,000 lms<br>30L - 30,000 lms<br>36L - 36,000 lms<br>42L - 42,000 lms<br><br>* Consult factory for programmable wattages and lumen packages | SIL - Silicone | 2 - Type 2<br>3 - Type 3<br>5W - Type 5 Wide<br>FT - Forward Throw<br>FTA - Forward Throw Automotive | (blank) - standard<br>L - Optics rotated left 90<br>R - Optics rotated right 90 | UNV - Universal Voltage (120-277V)<br>HV - High Voltage (347-480V) | DIM - 0-10V Dimming (0-10%) |

| Color Temp                                                                                                                                      | Color Rendering | Controls (Choose One)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Finish                                                                                                                                  | Options                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|
| 50 - 5,000 CCT<br>40 - 4,000 CCT<br>30 - 3,000 CCT <sup>2</sup><br>27 - 2,700 CCT <sup>2</sup><br>AMB - Phosphor Converted Amber <sup>2,3</sup> | 70CRI - 70 CRI  | (Blank) - None<br><br><u>Wireless Controls System</u><br>ALSC - AirLink Synapse Control System <sup>4</sup><br>ALSCH - AirLink Synapse Control System Host / Satellite <sup>4,5</sup><br>ALSCS01 - AirLink Synapse Control System with 8-12' Motion Sensor <sup>4</sup><br>ALSCHS01 - AirLink Synapse Control System Host / Satellite with 8-12' Motion Sensor <sup>4,5</sup><br>ALSCS02 - AirLink Synapse Control System with 12-20' Motion Sensor <sup>4</sup><br>ALSCHS02 - AirLink Synapse Control System Host / Satellite with 12-20' Motion Sensor <sup>4,5</sup><br>ALSCS04 - AirLink Synapse Control System with 20-40' Motion Sensor <sup>4</sup><br>ALSCHS04 - AirLink Synapse Control System Host / Satellite with 20-40' Motion Sensor <sup>4,5</sup><br><br><u>Stand-Alone Controls</u><br>EXT - 0-10V Dimming leads extended to housing exterior<br>CR7P - 7 Pin Control Receptacle ANSI C136.41 <sup>7</sup><br>IMSBT1 - Integral Bluetooth™ Motion and Photocell Sensor max 8-24' mounting height <sup>4,6</sup><br>IMSBT2 - Integral Bluetooth Motion and Photocell Sensor max 25-40' mounting height <sup>4,6</sup><br><br><u>Button Type Photocells</u><br>PCI120 - 120V<br>PCI208-277 - 208 -277V<br>PCI347 - 347V | BRZ - Bronze<br>BLK - Black<br>GPT - Graphite<br>MSV - Metallic Silver<br>WHT - White<br>PLP - Platinum Plus<br>SVG - Satin Verde Green | (Blank) - None<br>IL - Integral Louver HSS <sup>1</sup> |



# Slice Medium - SLM Outdoor LED Area Light

## Accessory Ordering Information<sup>8</sup>

| Description                                                                  | Order Number | Description                                                       | Order Number |
|------------------------------------------------------------------------------|--------------|-------------------------------------------------------------------|--------------|
| PC120 Photocell for use with CR7P option (120V) <sup>9</sup>                 | 122514       | DFK480 Double Fusing (480V)                                       | DFK480       |
| PC208-277 Photocell for use with CR7P option (208V, 240V, 277V) <sup>9</sup> | 122515       | DFK347 Double Fusing (347V)                                       | DFK347       |
| PC347 Photocell for use with CR7P option (347V) <sup>9</sup>                 | 159516       | X5RPP - Round Pole Adapter for 5" Poles <sup>10</sup>             | 379968CLR    |
| PC480 Photocell for use with CR7P option (480V) <sup>9</sup>                 | 1225180      | IL - Integral Louver HSS                                          | 684812       |
| ALSC UNV TL5 - Airlink 5Pin Twist Lock Controller <sup>4,9</sup>             | 661409       | Universal Mounting Bracket (UMB) <sup>10</sup>                    | 684616CLR    |
| ALSC UNV TL7 - Airlink 7Pin Twist Lock Controller <sup>4,9</sup>             | 661410       | Adjustable Slip Fitter (ASF) <sup>10</sup>                        | 688138CLR    |
| PMOS24 - 24V Pole-Mount Occupancy Sensor (ALSC/H Compatible) <sup>10</sup>   | 663284CLR    | Pole Quick Mount Bracket - Square Pole <sup>10</sup>              | 687073CLR    |
| X3RPP - Round Pole Adapter for 3" Round Tapered Poles <sup>10</sup>          | 408273CLR    | Pole Quick Mount Bracket - 4-5" Round Pole <sup>10</sup>          | 689903CLR    |
| X4RPP - Round Pole Adapter for 4" Poles <sup>10</sup>                        | 379967CLR    | 15° Tilt Pole Quick Mount Bracket - Square Pole <sup>10</sup>     | 688003CLR    |
| FK120 Single Fusing (120V)                                                   | FK120        | 15° Tilt Pole Quick Mount Bracket - 4-5" Round Pole <sup>10</sup> | 689905CLR    |
| FK277 Single Fusing (277V)                                                   | FK277        | BKS XBO WM CLR Wall Mount Bracket <sup>10</sup>                   | 382132CLR    |
| DFK208, 240 Double Fusing (208V, 240V)                                       | DFK240       |                                                                   |              |

### FOOTNOTES:

- 1 - Not available on "Type 5W" distribution.
- 2 - Consult Factory for availability.
- 3 - Only available in 9L and 12L Lumen Packages
- 4 - Not available in HV.
- 5 - Consult Factory for Site Layout
- 6 - IMSBT is field configurable via the LSI app that can be downloaded from your smartphone's native app store.

7 - Control device must be ordered separately. 7 pin standard. See Accessory Ordering Information.

8 - Accessories are shipped separately and field installed.

9 - Factory installed CR7P option required. See Options.

10 - "CLR" denotes finish. See Finish options.

## Accessories/Options

### Integral Louver (IL)

Accessory Integral Louver available for improved back-light control without sacrificing street side performance. LSI's Integral Louver (IL) option delivers backlight control that significantly reduces light spill behind the pole for applications with pole locations close to adjacent properties. The integrated louvers' design maximizes forward-reflected light while - reducing glare, maintaining the optical distribution selected, and most importantly, eliminating light trespass. The Integral louver rotates with the optical distribution.

#### Luminaire Shown with Integral Louver (IL)



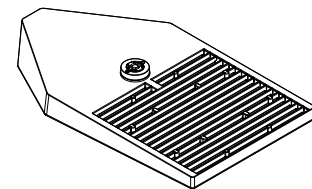
#### Luminaire Shown with IMSBT Option



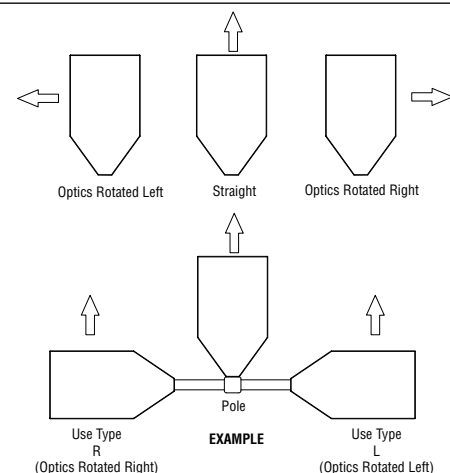
### 7 Pin Photoelectric Control

7-pin ANSI C136.41-2013 control receptacle option available for twist lock photocontrols or wireless control modules. Control accessories sold separately. Dimming leads from the receptacle will be connected to the driver dimming leads (Consult factory for alternate wiring).

#### Fixture Shown with CR7P



### Optics Rotation





# Slice Medium - SLM Outdoor LED Area Light

## Stand-alone Controls: Integral Bluetooth™ Motion and Photocell Sensor (IMSBT)

Slim low profile sensor provides multi-level control based on motion and/or daylight. Sensor controls 0-10 VDC LED drivers and is rated for cold and wet locations (-30 degrees C to 70 degrees C). Two unique PIR lenses are available and used based on fixture mounting height. All control parameters are adjustable via an iOS or Android App capable of storing and transmitting sensor profiles.

### Operation Modes

Dusk to Dawn operation via integral photocell switches lights on and off based on the ambient light levels. In this mode the lights remain on all night even with no motion in the area.

Dimming operation turns the lights on to the selected high level when motion is detected and the ambient light level is below the hold off set point. Once the sensor stops detecting motion and the time delay elapses, the lights will go to the low level. If no motion is detected during the cut off time delay period the lights will completely turn off or stay on at the low level depending on settings.

### Configurations

Initial setup and later adjustments made via iOS and Android App.

- Sensor settings are stored and maintained in the event of a power failure.

**Motion Level** - fully adjustable from 0-100% with default at 100%. Motion Level is defined as when the sensor detects motion the dimming control output goes to the selected high light level.

**Dim Level** - fully adjustable from off, 0-100% with default at 50%. Dim level is defined as when the sensor stops detecting motion and the time delay expires the dimming control output goes down to the selected low light level.

**Time Delay 1** - adjustable from 1 sec to 1 hour and 45 minutes with default 5 minutes. Time delay is defined as the time period that must elapse after the last time the sensor detects motion for the lights to go to low light level.

**Time Delay 2** - the time period that must elapse after the lights go to low light level and the sensor detects no motion for the lights to turn off. This feature may be enabled or disabled. If disabled there is no cut off and the lights stay in the low light level. Adjustable from 1 sec to 8 hours and 59 minutes with default set at 10 minutes.

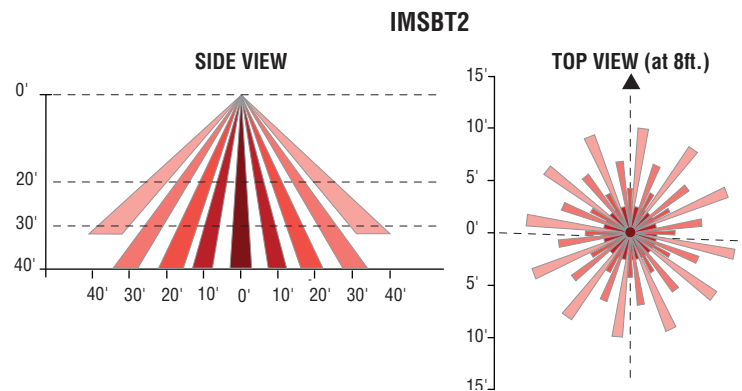
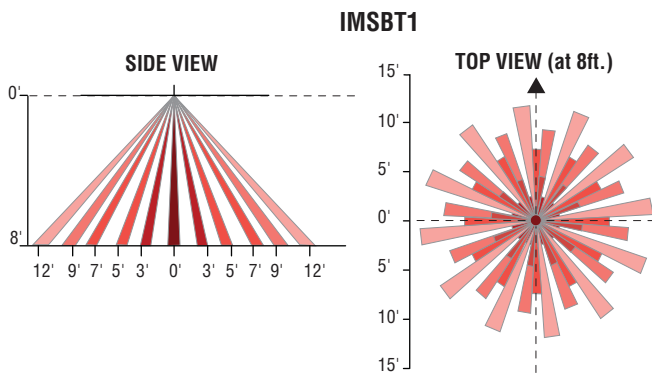
**Sensor sensitivity** – the response of the PIR detector to motion within the sensor's coverage area. Adjustable from low, medium, high. Default setting is low.

**Ambient Light** – when the light level exceeds this setting the lights will turn off even if motion is detected. When the light level goes below the setting the lights will turn on even if no motion is detected. A switch will allow you to enable or disable this feature. ON <30 LUX, OFF >100 LUX.

### Sensor Configuration App

- Range up to 65 ft. outdoor line of sight
- iOS11 or later
- Android 6.0 or later
- Password protected.
- Sensor profiles used for setting up parameters one time and then applying the profile to different sensors requiring the same settings.

## IMSBT Coverage Diagrams



## Configuration App





# Slice Medium - SLM Outdoor LED Area Light



**AirLink™**  
enabled by Synapse®

The AirLink enabled by Synapse Wireless Lighting Control System is the perfect solution for commercial, industrial and municipal applications, such as: auto dealerships, parking lots, garages, shopping complexes and warehouses.

AirLink utilizes robust wireless communication via 2.4 GHz Self-Healing Mesh Network which not only increases reliability and accuracy of system, but also eliminates single point of failure.

The flexibility of the system make it perfect for new construction and retrofit projects. The user-friendly AirLink web application is accessible through any device with an internet connection and allows for complete customization of the system's features.

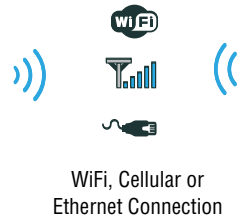
Some capabilities of the system include: occupancy/vacancy sensing, daylight harvesting, scheduling, high-end trim, dimming, zone control, BMS integration and energy monitoring.

## The AirLink System

### Wireless controls & sensors



### Centralized control & integration



### Simple-to-use software



AirLink Site Manager: Lighting control web app

## Contact LSI Controls



**Sales**  
controls.sales@lsi-industries.com



**Support**  
controls.support@lsi-industries.com  
1 (800) 436-7800 (support, option 8)



**More information**  
For more information on AirLink, visit our website at [www.lsi-airlink.com](http://www.lsi-airlink.com)





# Slice Medium - SLM Outdoor LED Area Light

## Poles and Brackets

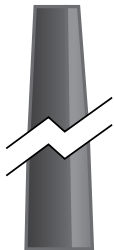
LSI offers a full line of poles and mounting accessories to complete your lighting assembly. Aluminum and steel in both square and round shafts. In addition, LSI offers round tapered, fluted and hinge based poles. Designed and engineered for durability and protected with our oven baked DuraGrip Protection System. Also available with our DuraGrip+ Protection system for unmatched corrosion resistance and an extended warranty. American made in our Ohio facility with industry leading lead times.



Square Pole  
14'-39'



Round Pole  
10'-30'



Tapered Pole  
20'-39'



### BKA UMB CLR

The 3G rated UMB allows for seamless integration of LSI luminaires onto existing/ retrofit or new construction poles. The UMB was designed for square or round (tapered or straight) poles with two mounting hole spacings between 3.5" - 5".



### BKA ASF CLR

The adjustable Slip Fitter is a 3G rated rugged die cast aluminum adapter to mount LSI luminaires onto a 2" iron pipe, 2 3/8 OD tenon. The Adjustable Slip Fitter can be rotated 180° allowing for tilting LSI luminaires up to 45° and 90° when using a vertical tenon.



### BKS PQMH CLR

The Pole Quick Mount Bracket allows for lightning fast installation of LSI luminaires onto existing and new construction poles with LSI's B3 or B5 standard pole bolt patterns.



### BKS PQM15 CLR

The Pole Quick Mount Bracket allows for preset 15° uptilt of LSI luminaires for greater throw of light and increased vertical illumination as well as fast installation onto poles with LSI's 3" or 5" bolt pattern.

# FUELMASTER *2500 Series*



## *Your Fixed Site* Fuel Management Solution

The FuelMaster 2500 series is engineered to provide a turnkey fuel management solution for capturing fuel transactions in any location. Each unit is built to custom specifications to meet the precise needs of the fueling site. With fuel access 24/7, organizations can be confident that transactions are being accurately tracked providing increased accountability & physical security at the fueling site as well as eliminating unauthorized use of fuel.

### *Durable*

Built to military specs with aircraft-quality aluminum and tested in conditions ranging from -40F to +140F

### *Customizable*

No matter how large or small your fueling operations may be, we have tailored solutions to fit your needs

### *Compatible*

Interfaces with mechanical and electrical dispensers in the retail or commercial markets

### *Tank Interface*

Integrates with a variety of automatic tank gauge manufacturers

### *Fleet Integration*

Transactional data can be exported to most fleet maintenance or accounting programs

# FUELMASTER *2500 Series*



## MODEL NUMBERS

|                |                        |
|----------------|------------------------|
| <b>FMU2500</b> | Prokee                 |
| <b>FMU2540</b> | Smartcard              |
| <b>FMU2550</b> | Prokee, Credit Card    |
| <b>FMU2560</b> | Smartcard, Credit Card |
| <b>FMU2580</b> | Prokee, Smartcard      |

All available with either 50A Pump relay or Dual Control relay. All can control up to 8 hoses.

## TECHNICAL SPECIFICATIONS

### Hardware

- Mechanical Dispensers
- Electronic Dispensers
- Tank Monitor Units
- Manual Firmware Updates
- Optional Advanced Surge Protection

### Compliance

- Weights and Measures Compliant
- PADSS Compliant

### Communication:

- Dial Up (POTS) Connection
- Integrated Wired Ethernet
- Wi-Fi with 3rd Party Bridge
- Cellular with 3rd Party Cellular Modem

### Fuel Security & Authorization

- Product / Quantity Limits
- Odometer Reasonability
- Lube Bay Operations

### User Access Devices

- Prokee / Prox / Magstripe (Local Auth)
- Prepaid Card
- Smartcard
- Bank / Fleet Card

### Credit/Fleet Card Authorization

- Multiple Credit Card Hosts
- Discounts by Specific Credit Card
- Multiple Fleet Card Networks
- Local Authorization

### Mobile Fueling

- Non-Automated Mobile Fueling
- Automated Mobile Fueling

### Software Platform

- FMPlus (client based)

### System Features

- Preventative Maintenance Alerts
- Invoicing
- Exports
- Reports
- Manual Software Updates
- Inventory Management
- User Accountability

### Operating Temperatures

- -40F to 140F

### Dimensions

- Enclosure: 19"W x 13"H x 10"D
- Pedestal: 12"W x 48"H x 6"D

### Certifications

- UL-1238 Ed. 6
- CSA C22.2 No. 22 (R2014)
- CSA C22.2 No. 142 (R2013)
- EN 61010-1:2010
- FCC Certified



800-888-9136 | **MYFUELMASTER.com**

marketing@myfuelmaster.com

100 Four Points Way, Tallahassee, FL 32305

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## **E. Fuel System Electrical Specifications**



## AEP

### Fuel System Electrical Specifications

9-18-2025

**Gasboy Fuel dispensers:** Use 20 AMP two pole breaker, 110-volt switch neutral breakers, (Uses 5 AMPS) (1) per dispenser. Use THNN oil and gas resistant stranded wire. Wire size will depend upon distance or wire runs. The dispenser and light kit need to be on their own circuit. Refer to owner's manual for quantity of wires per the site's application needs. (1) ¾" conduit for power and (1) ¾" conduit for data per dispensers. Need (2) circuits per dispenser. We will have two of these dispensers.

**DEF dispensing pump:** Use 20 AMP two pole breaker, 110-volt switch neutral breakers, (Uses 5 AMPS) (1) per dispenser. Use THNN oil and gas resistant stranded wire. Wire size will depend upon distance or wire runs. Refer to owner's manual for quantity of wires per the site's application needs. (1) ¾" conduit for power and (1) ¾" conduit for data for the fluid probe. Need (1) circuits per dispenser. We will have one of these def dispensers.

**Fleet Management System (Fuel Master):** The site will use (1) Island terminal. 20 AMP single breaker to each unit. (Uses 7 AMPS) 110-volt dedicated circuit. Cat 6 data communications wires from each island reader to the electrical room inside the building. Island reader controls the power and data wires going to each fuel dispenser. Need a two-wire data cable from gasoline dispenser to card reader. Need (1) ¾" conduit for power circuit and (1) ¾" conduit for data. We will have one of these readers.

#### **Submersible Pumps and Normally Closed Solenoid Valves:**

Two pole breakers per submersible pump, 20 AMP, (Uses 7 AMPS) single phase, 208 volts. 208-volt solenoid valves to be wired in series with the submersible pumps. (1) ¾" Conduit for power circuit per submersible pump. We will have two of these pumps.

#### **Area Lights:**

LED lights 110-volt circuit, 20 AMP single breaker. (Pulls .2 AMPS) Need (1) ¾" conduit for power

Need a photocell to operate lights or tie into lighting system timer. There will be two of these lights.

#### **Emergency Stop Switch:**

Use shunt trip breaker to control (1) 2 Pole relay for each 120-volt circuit breaking all current carrying conductors (Hot and Neutral) in fuel electrical service panel. Wire all powered devices on the fuel island into a push to activate emergency stop switch. The Emergency Stop Switch must be located not less than 20' or no more than 100' from the fuel dispensing equipment or

approved by the Authority Having Local Jurisdiction. Will have two of them, one at the fuel island and one on the shop building.

**Conduit count for power**

- 1 for the area lights
- 2 for the Gasboy fuel dispensers
- 1 for the DEF dispenser
- 2 for the submersible pumps
- 1 for the Fuel Master fleet management card reader
- 1 for the Veeder Root leak detection system inside the office
- 1 for the Veeder Root leak detection system overfill alarm siren
- 1 Emergency Stop Switch

**Conduit count for data**

- 2 for the Gasboy fuel dispensers to the island card reader
- 1 for the DEF dispenser to the island reader
- 1 for the Fuel Master fleet management card reader
- 1 for the Veeder Root leak detection system probes and sensors

**Not included in conduit quantity count:**

- Intercom system
- Cameras
- Spare Conduits for future expansion
- 110-volt electrical plugs for the fuel island

Will the site be using a generator for backup power? If yes, the fuel panel should be wired into the backup power system.

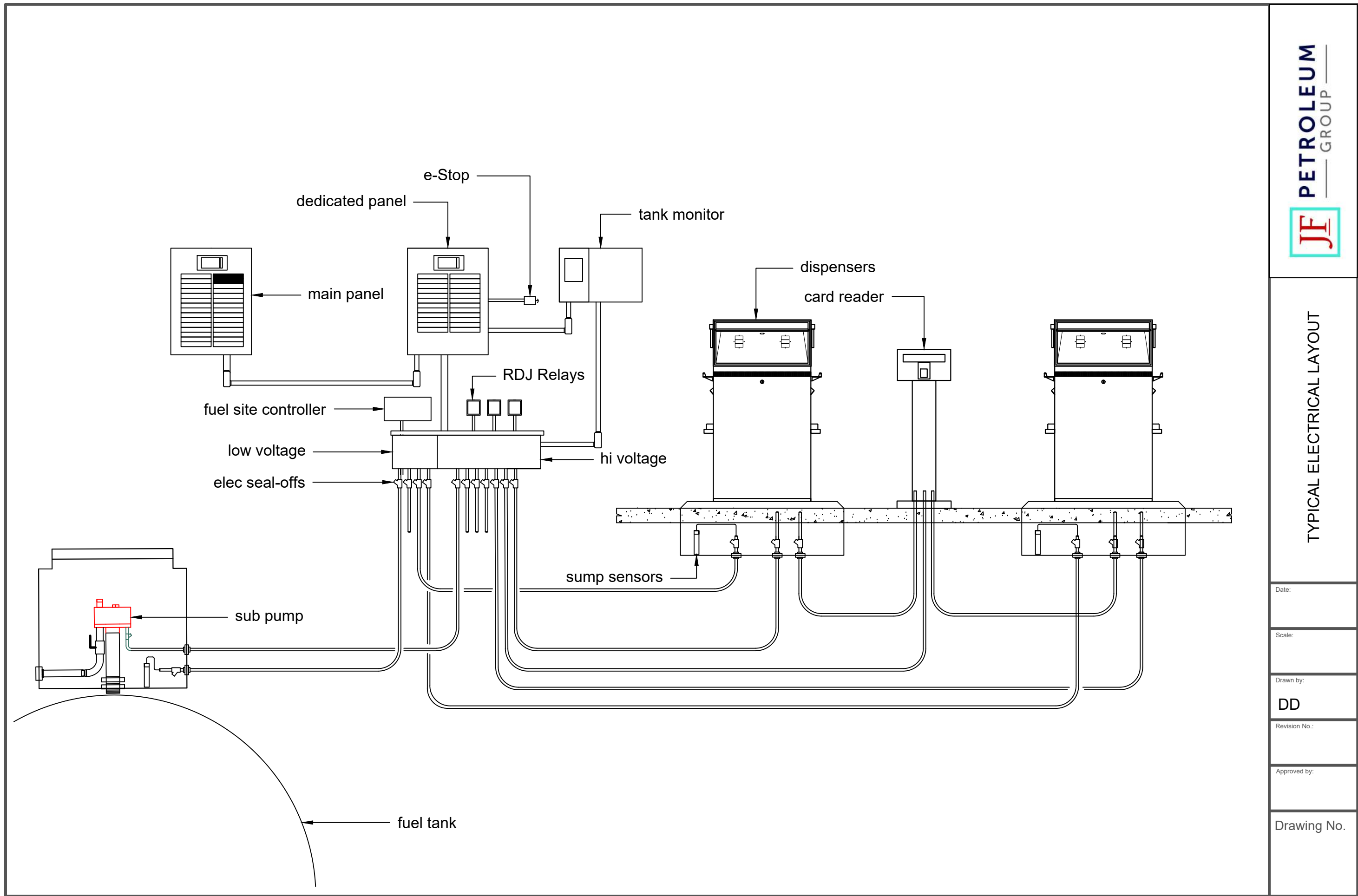
All fueling equipment must be in the same electrical power panel and must all be on the same single-phase circuit.

Underground ¾" conduits to be plastic PVC pipe. The last 10-foot joint of each conduit run that sweeps from underground to above ground needs to be steel rigid conduit with PVC coating. The brand normally used is Rob Roy. Fire Code does not allow PVC plastic pipe in an explosion proof area or inside the building.

At the ends of each conduit run needs a ¾" seal off for fuel vapor control & fire prevention. Both ends of each run needs seal offs. Make sure G.C. does this when roughing in building slab.

I hope this helps, be safe

Bobby Bissen  
Commercial Sales Manager  
210-661-2489 office    210-389-4449 cell



Date:

Scale:

Drawn by:

**DD**

Revision No.:

Approved by:

Drawing No.

## **F. Copy of Licenses for System Installers**



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



*Be it known that*

**PSI JF PETROLEUM GROUP INC**

*has fulfilled the requirements in accordance with the laws of the State of Texas for*

**UST CONTRACTOR**

License Number: CRP000821  
Issue Date: 07/12/2024  
Expiration Date: 07/31/2027

*K. Keel*

*Executive Director  
Texas Commission on Environmental Quality*

**TEXAS COMMISSION ON ENVIRONMENTAL QUALITY**

*Be it known that*

**BURTON R CLARK**

*has fulfilled the requirements in accordance with the  
laws of the State of Texas for*

**CLASS A&B UST ON-SITE SUPERVISOR**

*License Number:* **US0000699**

*Issue Date:* **01/06/2023**

*Expiration Date:* **02/28/2026**

*Erin E. Chamallo*

---

*Interim Executive Director  
Texas Commission on Environmental Quality*

**Attachment 2**  
**Master Plan Map & Zoning District Map**

[illegible]

**Zoning**

- R1 - First One-family District
- R2 - Second One-family District
- R3 - Duplex District
- B1 - Neighborhood Business District
- B2 - Central Business District
- B3 - General Business District
- I - Industrial District
- F - Floodway District





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

### Rosa I. Guadarrama De Nevarez Rezone Request

## I. BACKGROUND

### General Information

**Applicant:** Rosa I. Guadarrama De Nevarez

**Property Owner:** Casa R Inmobiliaria, LLC

**Validated Address:** 1313 Blesse Street

**PID:** 7339

**Legal Description:** Lot 9 in Block 1 of De Bona Heights

**Request:** Rezone parcel from R-1 First One Family Dwelling District to R-3(A) Apartment District, to allow for the construction of a multi-family structure(s).

### Subject Property Information

**Parcel Size:** 12,150 sq ft

**Current Zoning:** R-1 District

**Master Plan:** Residential

**Current Use:** single family dwelling

**Proposed Use:** multi-family building(s)

### Vicinity Data

The site is in an area that is comprised of single-family developments, multi-family developments and commercial developments.

### 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 5<sup>th</sup> Street.

### 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 October 30, 2025. Per House Bill 24, notices to neighbors are not required to be mailed. The applicant was required to place a sign informing of the rezone public hearing.

## 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, if granted, will result in construction activities that will include the enforcement of the appropriate land development regulations resulting in appropriate lot sizes, setback requirements, paved streets with curb gutters, sidewalks, and adequate utility services.
5. The rezone request is consistent with the 'Land Use Development Goals' of the *City of Eagle Pass Master Plan*. The request to change from the R-1 District to R-3(A) District will allow for a continuation of the development in the neighborhood while retaining the community's character and scale. The change will facilitate the ultimate development of urban uses in a compatible arrangement that will make the community attractive to both residents and visitors and desirable to quality investments, while improving the residential and commercial environment of the city.

The purpose of the rezone is to allow for subsequent construction of a detached multi-family development, subject to conformance with all applicable city codes. What is being proposed is yet to be reviewed and accepted by the Review Team. The team consists of our City Planners, Building Official, Fire Marshall, City Engineer, Public Works, and Waste Management.

6. The rezone request is consistent with the *Master Plan's* 'Street Objectives', 'Thoroughfare Goals', and 'Thoroughfare Objectives', as, access to the rezone site will be provided by 5<sup>th</sup> Steet via Del Rio Blvd.
7. The rezone request conforms to the purpose of the City's zoning code, as the subsequent development of the property will result in a use that is consistent with intent of the R-3(A) Apartment District and consistent with uses in the vicinity of the site, with a view to conserving the value of buildings and encouraging the most appropriate use of land

adjacent that will have access to a public street. Please refer to Attachment 2 for a copy of the City's *Zoning District Map*

8. The property is in an area that has commercial / multi-family, and residential uses and should allow the property to be rezoned to a higher and better use. Please refer to Attachment 1 for a photograph of the rezone site.
9. The rezone request has been conditioned to ensure conformance with direction provided in the *Master Plan's* Storm Drainage Goals' and 'Storm Drainage Objectives'.
10. The rezone request is 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 9 of this Report. The rezone request, therefore, should be approved.

**B. Community Development Department Recommendation**

The Planning and Zoning Commission grant a zoning district change from R-1 First One Family Dwelling District to R-3(A) Apartment District B, for property legally known as 1313 Blesse Street, subject to the following conditions:

1. Subsequent development of the property shall comply with the following sections in the City of Eagle Pass *Code of Ordinances*:
  - Chapter 8 governing buildings
  - Chapter 12 governing the electrical code
  - Chapter 13 governing the fire code
  - Chapter 14 governing garbage and rubbish
  - Chapter 21 governing plumbing
  - Chapter 22 governing streets, sidewalks, and other public places
  - Chapter 23 governing landscaping and tree preservation
  - Chapter 27 governing water and sewers, including drainage & stormwater
  - Appendix A governing off-street parking
  - Appendix A governing signs and fences

**TRANSMITTED** to the parties listed hereafter:

Rosa I. Guadarrama De Nevarez 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 Assistant City Manager Placido Madera via e-mail  
Eagle Pass City Attorney Ana Sophia Garcia via e-mail  
Eagle Pass Community Development Department Report dated November 3, 2025

## **Attachment 1 Application**





## PLANNING DEPARTMENT

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

### ZONING CHANGE APPLICATION

Case No: \_\_\_\_\_

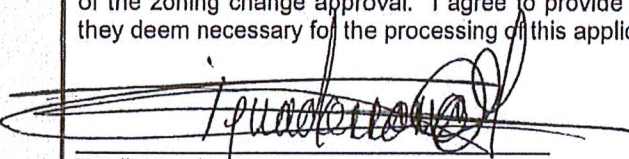
|                          |                                                                                                                                            |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Applicant<br>Information | Name: <u>ROS A J. GUADARRAMA DE NEVAREZ</u>                                                                                                |
|                          | Mailing Address: <u>780 RIO GRANDE ST, EAGLE PASS, TX 78852</u>                                                                            |
|                          | Phone: <u>(830) 352-9020</u> E-mail: <u>rqn@nevarezwilliams.com</u>                                                                        |
|                          | <u>Note: if you are not the owner of the property, you must attach a letter from the owner authorizing you to submit this application.</u> |

|                                  |                                                                     |
|----------------------------------|---------------------------------------------------------------------|
| Property<br>Owner<br>Information | Name: <u>CASA R., INMOBILIARIA, LLC</u>                             |
|                                  | Mailing Address: <u>780 RIO GRANDE ST. EAGLE PASS, TX 78852</u>     |
|                                  | Phone: <u>(830) 352-9020</u> E-mail: <u>rqn@nevarezwilliams.com</u> |
|                                  |                                                                     |

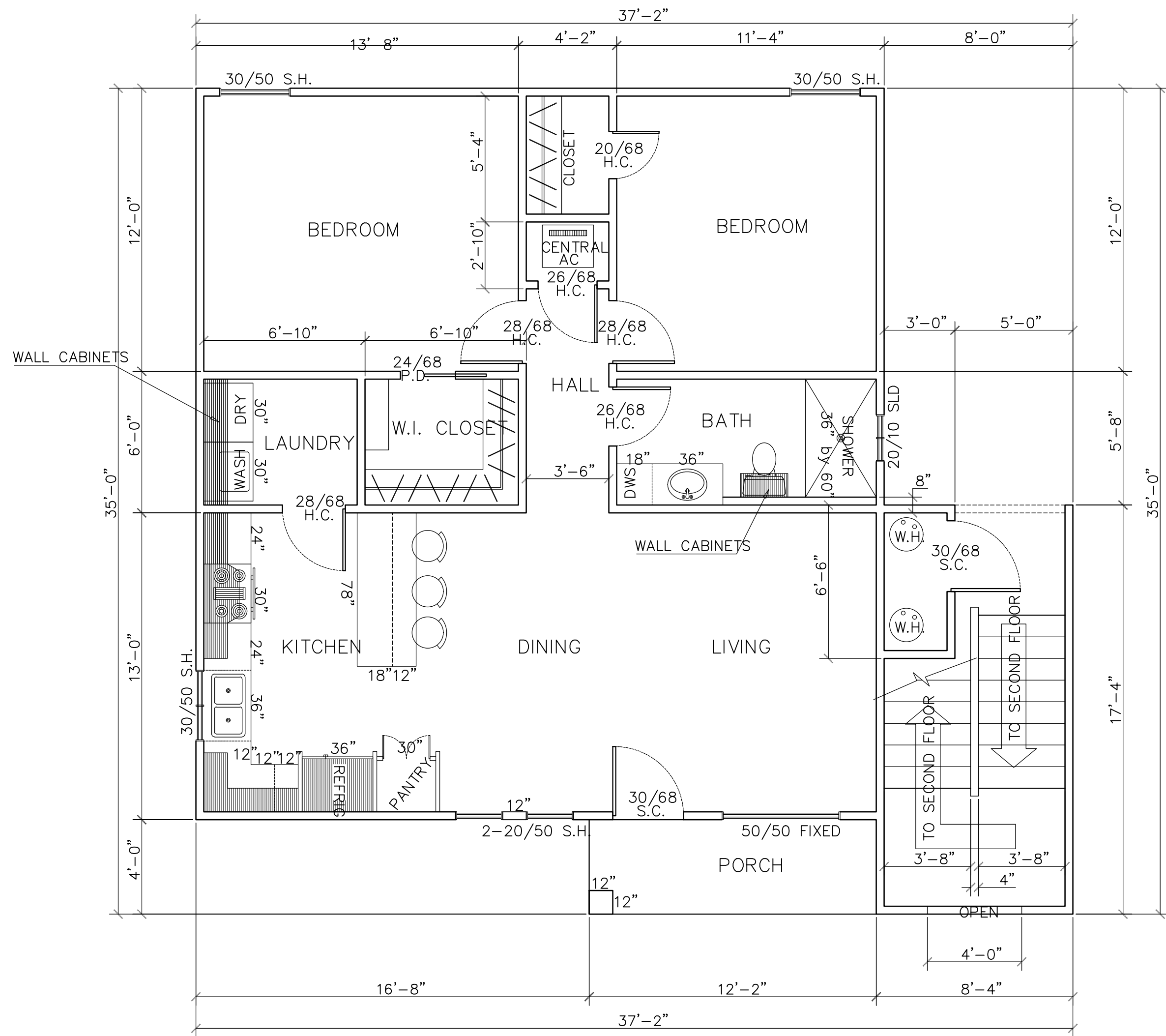
|                         |                                                                                                                                                   |
|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Property<br>Information | Site Address: <u>1313 BIESSE</u> MCAD Property ID # _____                                                                                         |
|                         | Legal Description: Lot(s) <u>9</u> Block <u>1</u> Subdivision <u>DE BONA HEIGHTS</u><br>(Property must be legally subdivided or be lot of record) |
|                         | 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 _____ acres of land currently zoned _____ to be zoned _____                                               |
|                  | Conforms with the Zoning Map? <input type="checkbox"/> Yes <input type="checkbox"/> No                                                                            |
|                  | Conforms with Master Plan Designation? <input type="checkbox"/> Yes <input type="checkbox"/> No                                                                   |
|                  | <input type="checkbox"/> Vacant Land <input type="checkbox"/> Vacant Building <input type="checkbox"/> Single Family Dwelling <input type="checkbox"/> Commercial |
|                  | <input type="checkbox"/> Multi-Family Dwellings <input type="checkbox"/> Industrial <input type="checkbox"/> Other _____                                          |
|                  |                                                                                                                                                                   |

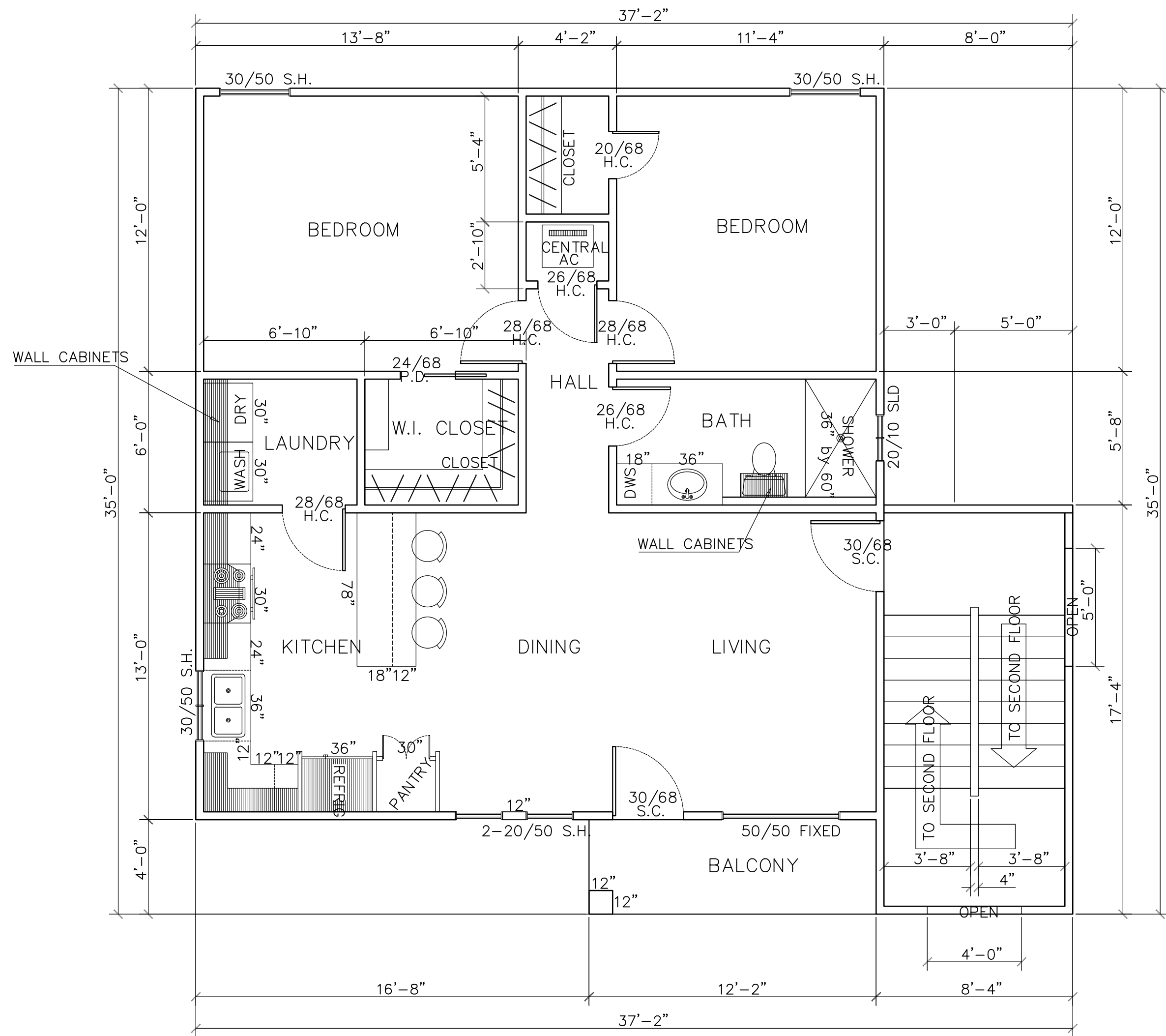
| Detailed Explanation of Proposed Use                                                                                                                                                                             |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Proposed Use of Property/Reason for Change:                                                                                                                                                                      |  |
| Departamentos multifamiliares                                                                                                                                                                                    |  |
| Describe the character and/or nature of uses surrounding the property: Al cruzar la calle Esten unos complejos multifamiliares. y por la calle Quinta unos departamentos y Unidades multifamiliares de Gobierno. |  |
| Will the rezoned designation be compatible with the classification and use of adjoining lands? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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. |
|                         | <br>Applicant Signature                                                                                                                                                                                                                                                                                                                                                                                           |
|                         | Date <u>10/20/2025</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

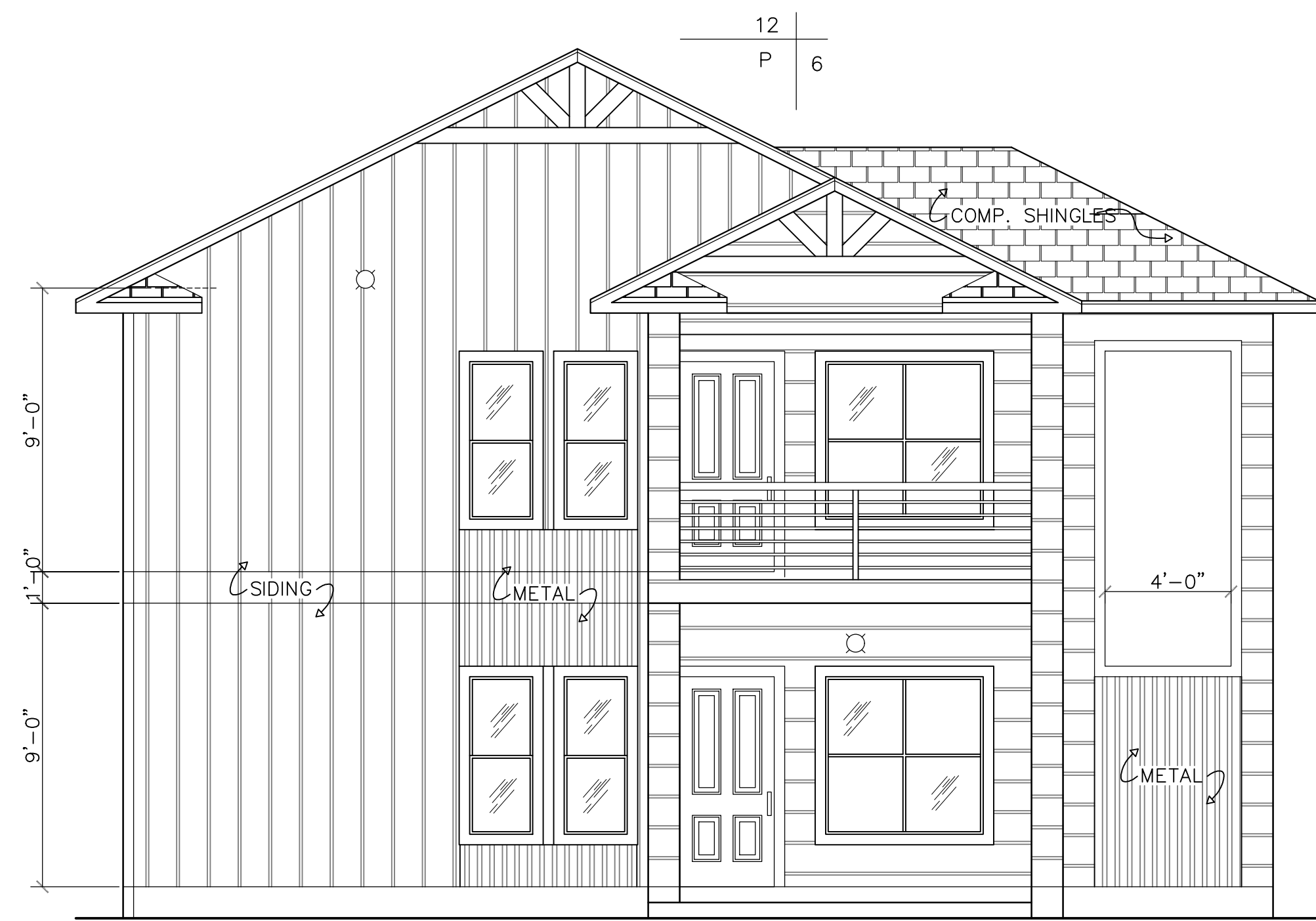
|            |                                                                                   |
|------------|-----------------------------------------------------------------------------------|
| Office Use | Date Application Accepted for Review: <u>10/20/25</u> By: <u>uc</u>               |
|            | Contact Date for Supplemental Info: <u>—</u> Supplemental Info Received: <u>—</u> |
|            | Completeness Review Date: <u>10/20/25</u> By: <u>uc</u>                           |
|            | Application Returned to Applicant: <u>PR</u> (when applicable)                    |
|            | <u>Paid: application &amp; publication</u>                                        |
|            | MR:7/2020                                                                         |



FLOOR PLAN (1st FLOOR)  
SCALE 1/4" = 1'-0"



FLOOR PLAN (2nd FLOOR)  
SCALE 1/4" = 1'-0"



FRONT ELEVATION  
SCALE 1/4" = 1'-0"

| CONSTRUCTION AREAS      |                 |
|-------------------------|-----------------|
| LIVING AREA (1st FLOOR) | 904.0           |
| FRONT PORCH (1st FLOOR) | 48.6            |
| TOTAL AREA (1st FLOOR)  | 952.6 SQ. FT.   |
| LIVING AREA (2nd FLOOR) | 1,032.6         |
| FRONT PORCH (2nd FLOOR) | 48.6            |
| TOTAL AREA (2nd FLOOR)  | 1,081.2 SQ. FT. |
| TOTAL AREAS             | 2,033.8 SQ. FT. |

1. all construction shall conform to all local building codes.  
2. All dimensions shown on floor plan are from face to studs and /or stone veneer unless otherwise noted.  
3. Contractor shall notify designer upon discovery of any errors or discrepancy of dimensions, clearances, or other items as shown or noted in these drawings.  
4. Coordinate all window sizes and locations as noted on floor plan with selected ejection options.  
5. HT/AC system shall be designed by mechanical sub-contractor and approved by designer or general contractor. system shall have a s.e.e.r. rating of 14 or as required by local building codes. units shall be designed with two zones as directed by contractor, provide all suction lines from units to exterior condenser units as indicated on site plan, provide 4" thick concrete pads with 6x6x10 wwf reinforcing. locate air handling units in attic space near return air chases as indicated on the floor plan.  
6. House to be located within building setback lines.  
7. Exact location of house to be determined at jobsite by builder & home owner.  
8. Landscaping to be designed by landscape architect & to be approved by the home owner.  
9. Verify with professional engineer drainage plan. Unique Design is not responsible for any drainage issues.

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FLOOR PLAN & ELEVATIONS

Project: HOME DESIGN  
131E BELLE ST.

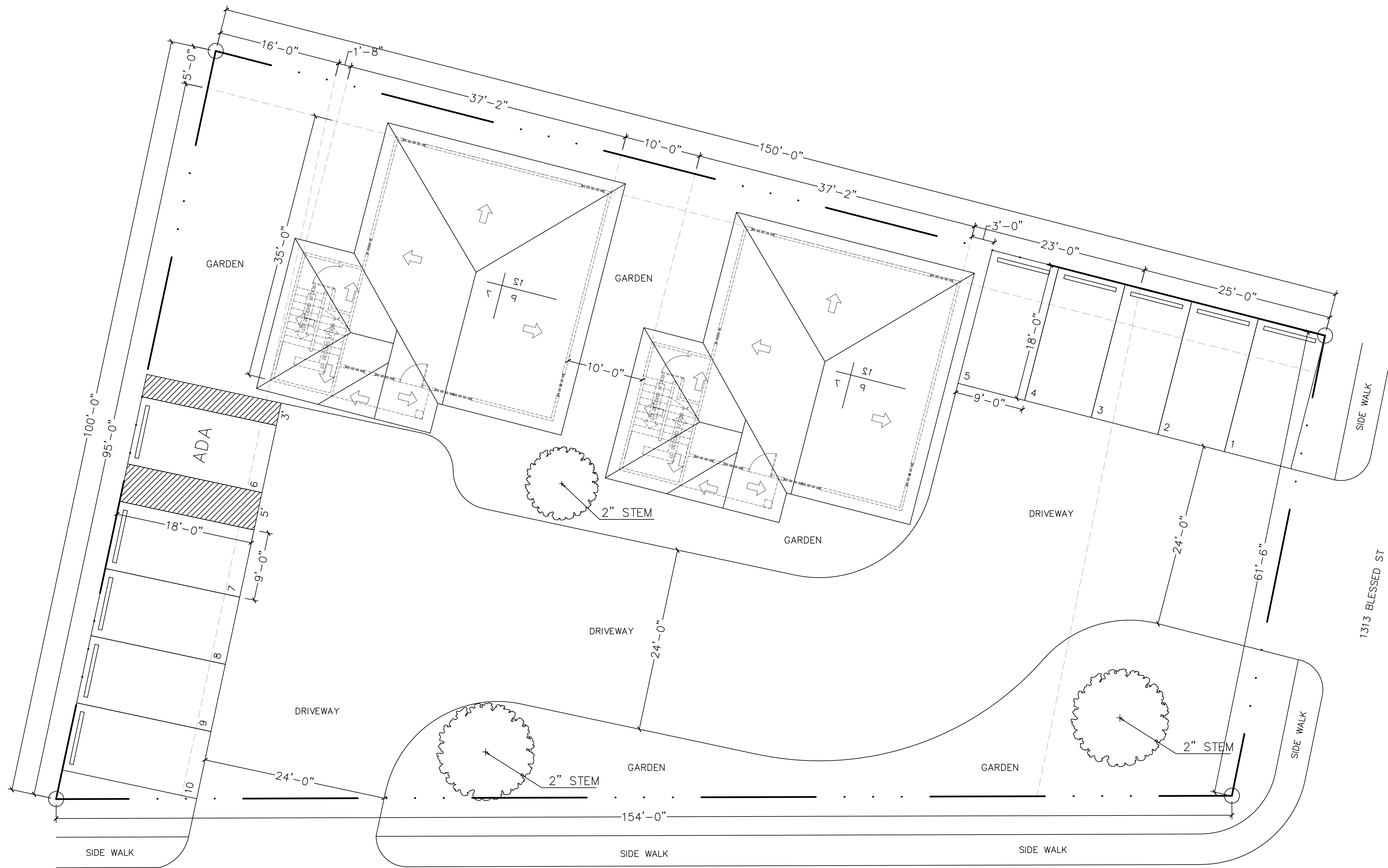
Design by: O. Fernandez

Scale: Indicate  
Units: Ft - In

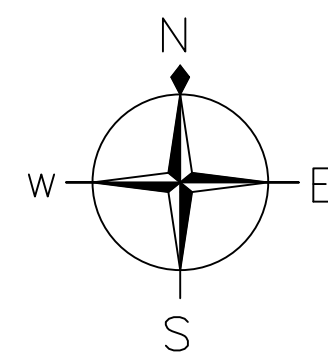
Date: OCT-08-2025

Sheet: A-01





5th St.  
SITE PLAN  
SCALE 1/8" = 1'-0"



COPYRIGHT

| CONSTRUCTION AREAS      |                |
|-------------------------|----------------|
| LIVING AREA (1st FLOOR) | 904.0          |
| FRONT PORCH (1st FLOOR) | 48.6           |
| TOTAL AREA (1st FLOOR)  | 952.6 SQ. FT.  |
| LIVING AREA (2nd FLOOR) | 1,032.6        |
| FRONT PORCH (2nd FLOOR) | 48.6           |
| TOTAL AREA (2nd FLOOR)  | 1,081.2SQ. FT. |
| TOTAL AREAS             | 2,033.8SQ. FT. |

1. all construction shall conform to all local building codes.  
2. All dimensions shown on floor plan are from face to studs and /or stone veneer unless otherwise noted.  
3. Contractor shall notify designer upon discovery of any errors or discrepancy of dimensions, elevations, or other items as shown or noted in these drawings.  
4. Coordinate all window sizes and locations as noted on floor plan with selected elevation options.  
5. HT/AC system shall be designed by mechanical sub-contractor and approved by designer or general contractor. system shall have a s.e.e.r. rating of 14 or as required by local building codes. units shall be designed with two zones as directed by contractor, provide all suction lines from units to exterior condenser units as indicated on site plan, provide 4" black concrete pads with 6x6x10 waf reinforcing. locate air handling units in attic space near return air chases as indicated on the floor plan.  
6. House to be located within building setback lines.  
7. Exact location of house to be determined at jobsite by builder & home owner.  
8. All firework & landscaping to be designed by landscape architect & to be approved by the home owner.  
9. Verify with professional engineer drainage plan Unique Design is not responsible for any drainage issues.
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SITE PLAN

Project : HOME DESIGN  
1313 BLESSE ST.  
XXXXX  
Property : X

Design by : O. Fernandez  
Scale : Indicate  
Units : Ft - In  
Date : OCT-08-2025

Sheet : A-02

FIFTH

154'

9

150'

615

1313 BUESSE, ST.



## Existing House







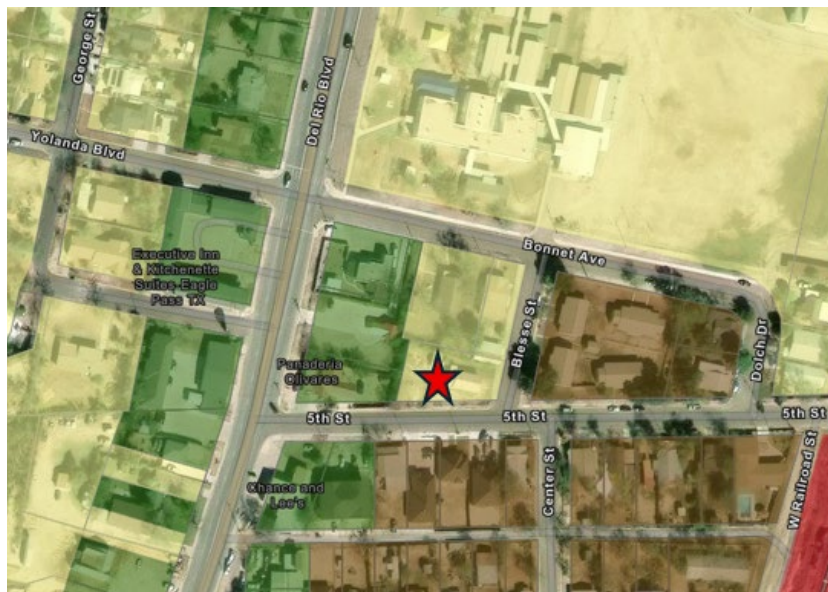
## New Project



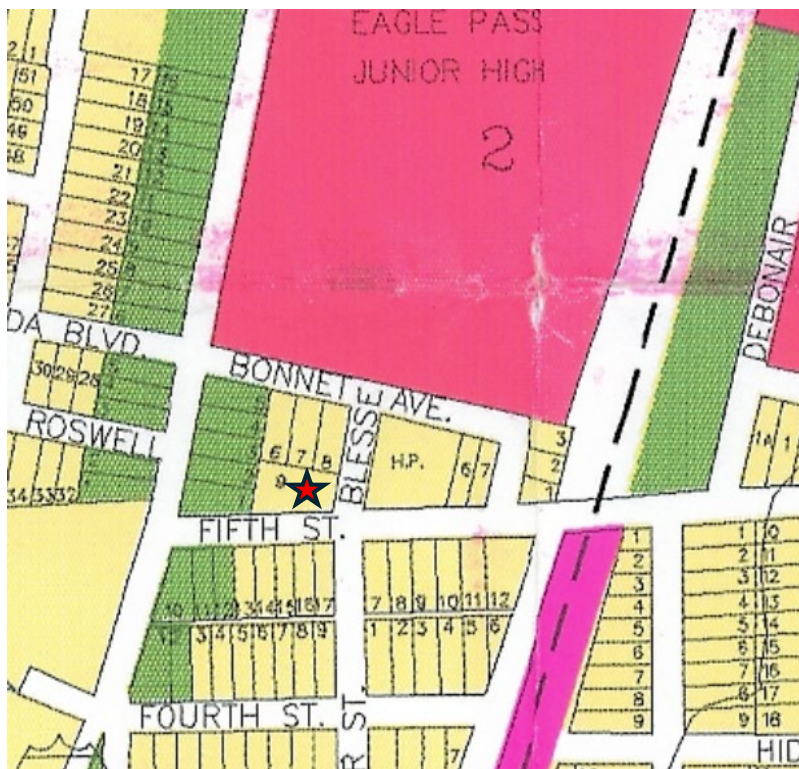
## **Attachment 2**

# **Master Plan & Zoning Map**





- ✓ Zoning
- R1 - First One-family District
  - R2 - Second One-family District
  - R3 - Duplex District
  - B1 - Neighborhood Business District
  - B2 - Central Business District
  - B3 - General Business District
  - I - Industrial District
  - F - Floodway District



Lot 9 in Block 1 of Debona Heights, also known as 1313 Blesse Street, from R-1 First One Family Dwelling District to R-3(A) Apartment District.

## LAND

| Land | Description      | Acres  | SQFT   | Cost per SQFT | Market Value | Special Use Value |
|------|------------------|--------|--------|---------------|--------------|-------------------|
| RM   | RES MULTI-FAMILY | 0.2789 | 12,150 | \$6.50        | \$78,975     | \$0               |