

CITY OF DEL RIO
PLANNING & ZONING COMMISSION
COUNCIL CHAMBERS - CITY HALL
109 WEST BROADWAY ST.
WEDNESDAY, MAY 20, 2015
5:30 P.M.

AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MINUTES
 - a. Approve April 2015 Meeting Minutes

4. **OPEN PUBLIC HEARING**

5. **OTHER BUSINESS**
(ACTION MAY BE TAKEN ON THESE MATTERS)

- a. **Annexation 15-01** - Request by Abner Martinez, P.E. Representing Maude S. Newton for Voluntary Annexation, being a 5.03 acre Tract of Land, Survey 8, Block 4, Abstract 1046 and Survey 13, Block 4, Abstract 1050, I & GN.RR. Co., Val Verde County, Texas.
- b. **Annexation 15-02** - Request by Abner Martinez, P.E. Representing Newton Partnership (William Frank, Nancy Ann and Paul Terry Newton), for Voluntary Annexation, being an 11.44 acre tract of land, the same being a portion of the proposed Buena Vista Hills Unit No. 10 Subdivision, a portion of the proposed future Buena Vista Hills Unit No. 11, and a portion of a proposed park area. This 11.44 Acre tract, being out of and part of Survey 9, Block 4, Abstract 1047, I. G N RR Co.
- c. **Preliminary and Final Plat 15-07** Abner Martinez, P.E. Representing W.S. Nixon, Co-Trustee and Maude S. Newton Testamentary Trust Requesting Approval of a Preliminary and Final Plat and Letter of Credit for the Agarita Hills Subdivision, Unit I Being a 5.03 Acre Tract of Land, Survey 8, Block 4, Abstract 1046 and Survey 13, Block 4, Abstract 1050, I & GN.RR.Co., Val Verde County, Texas.
- d. **Preliminary Plat 15-08** Kenneth R. Dirksen P.E. Representing David Breeden, President with Indian Hills Properties Requesting Approval of a Preliminary Plat for the Buena Vista Hills Subdivision, Unit No. 10 Being a 5.40 Acre out of I. & G. N.R.R. Co., Block 4, Survey 9, Abstract 1047, Val Verde County, Texas.

6. ADJOURNMENT

I, Susan Corp, City Secretary, hereby certify that the above agenda was posted on the bulletin board in the Municipal Building and on the bulletin board immediately outside the Municipal Building on or before 5:30 p.m. on the 15th day of May.



Susan Corp, City Secretary

Meeting Date: 05/20/2015

Submitted By: Janice Pokrant, City Planner, Engineering Department

Information

SUBJECT:

Approve April 2015 Meeting Minutes

SUMMARY:

NA

BACKGROUND:

NA

DISCUSSION:

NA

PROS:

NA

CONS:

NA

RECOMMENDATION:

NA

Fiscal Impact

FISCAL IMPACT:

NA

Attachments

April 2015 Meeting Minutes

CITY OF DEL RIO
PLANNING & ZONING COMMISSION
COUNCIL CHAMBERS - CITY HALL
109 WEST BROADWAY ST.

April 15, 2015
5:30 P.M.

MINUTES

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MINUTES
 - a. Approval of Meeting Minutes

4. OPEN PUBLIC HEARING

5. OTHER BUSINESS
(ACTION MAY BE TAKEN ON THESE MATTERS)

- a. **Plat 15-05** Kenneth Dirksen, P.E., Representing David Breeden, President of Indian Hills Properties, LTD. requesting a Final Plat for the Buena Vista Hills Unit No. 9 Subdivision being 6.62 Acres out of I.&G.N.R.R. Co., Block 4, Survey 9, Abstract 1047 Described in Conveyance Document to Indian Hill Properties, LTD Recorded in Document 282409 of the Val Verde County Official Records, Del Rio, Texas.

Mrs. Pokrant presented the staff report and recommendation.

Board member Salgado asked if there was going to be a dedication of land with this plat.

Mrs. Pokrant stated that the Buena Vista Development Co. is dedicating over 30 acres of land off of Kingsway for a sports complex. She also stated that there is another 10 plus acres with the annexation of the next area.

Board member Salgado asked if the land is usable land and not just flood plain property.

Mr. Breeden explained that the land is developable land and is very flat and stated that none of the 10 plus acres are in the flood plain.

Mrs. Pokrant stated that out of the 30 plus acres of land about 19 acres were located in the flood plain.

Board member Salgado asked about why sidewalks were not shown in the plat.

Mrs. Pokrant stated that our ordinance only requires sidewalks along one side of a collector street such as Kingsway, Amistad, Agarita.

Board member Salgado stated that she thought we could require them but the city just wasn't enforcing.

Mrs. Pokrant stated that staff could not enforce sidewalks on every street. She went on to say that staff recommended sidewalks on every street years ago and petitioned the community to see what their feelings were on the matter. Then presented those results to the City Council. The City Council did not give any direction to staff at that time to revise the ordinance to require sidewalks on every street.

Board member Salgado asked if an environmental impact was required for the school system or other facilities.

Mrs. Pokrant stated that environmental impact studies are not required, but that our ordinance does require a land dedication for school sites. She mentioned that Buena Vista Development Co. did donate the land for the Buena Vista Elm and the North Side Fire Station in coordination with the overall development of the area. She mentioned that the school district was going to meet with Mr. Nixon

and some local developers again to see if there is any possibility for additional land for a school site.

Board member Salgado asked about the drainage for the site.

Mrs. Pokrant stated that the water was running to the rear of the property so that it wouldn't impact any of the neighboring properties.

Board member Salgado stated that she had a concern about the requested 15' front yard setback variance. There was a discussion of the requested 15' variance for the cul-de-sac lots.

Mrs. Pokrant stated that every one of the cul-de-sacs in the Ceniza area has been approved with the 15' setback variance. She said that you can't tell there is a difference between the setbacks on the cul-de-sacs versus the straight street lots.

There was further discussion of the requested setback variance.

- b. Plat 15--05 A Re-plat of Lots 1 2, 3, 7 and 8 a Portion of the Alley and Establishing Lot A, Block D of the Rowland and Cook Addition, Del Rio Texas

Mrs. Pokrant presented the staff report and recommendation.

Board member Salgado stated that Mrs. Pokrant answered all of her questions within the staff report.

6. ADJOURNMENT

The meeting was adjourned at 5:59 p.m.

Meeting Date: 05/20/2015

Submitted By: Janice Pokrant, City Planner, Engineering Department

Information

SUBJECT:

Annexation 15-01 - Request by Abner Martinez, P.E. Representing Maude S. Newton for Voluntary Annexation, being a 5.03 acre Tract of Land, Survey 8, Block 4, Abstract 1046 and Survey 13, Block 4, Abstract 1050, I & GN.RR. Co., Val Verde County, Texas.

SUMMARY:

Request for voluntary annexation of a 5.03 acre tract of land which will be platted as the Agarita Hills, Unit I Subdivision.

BACKGROUND:

The Planning and Zoning Department received a request for annexation from the property owner in March 2, 2015.

Notifications:

The Public Hearings for the Annexation will be posted on May 15, 2015 in the Del Rio News Herald and on the City of Del Rio Website

The 1st and 2nd Public Hearings will be held on May 26, 2015 at the City Council Meeting Ordinance Adoption by the City Council on June 23, 2015

Applicant: Abner Martinez, P.E. Representing Maude S. Newton

Requested Action: Voluntary Annexation of the property associated with the Agarita Hills Unit I Preliminary and Final Plat

Location: A road off of Agarita Drive just before Lookout Drive

Public Services:

A Municipal Services Plan for this area has been prepared and is attached.

Flood Plain Clearance:

This property is not located in the FEMA designated flood prone area.

DISCUSSION:

The voluntary annexation is being requested in conjunction with a preliminary & final plat for the Agarita Hills Unit I subdivision. This plat consists of 16 single family residential lots with 845.72 linear feet of streets, water and sewer lines. The developer will complete all of the infrastructure to meet the minimum standards for the City of Del Rio and has a Letter of Credit for assurance to the city that this will be completed within a year of approval of the plat. The Local Government Code requires two public hearings be held by the City Council between the

21st and 40th days before the date of adoption of the annexation ordinance. Both public hearings were held by the City Council on May 26, 2015 with the City Council approving the ordinance on June 23, 2015.

PROS:

Approval of this requested annexation will ensure that this proposed subdivision will be located within the city limits and will eventually allow for the collection of taxes on 16 single family residential lots.

CONS:

There is not a "con" associated with this agenda item.

RECOMMENDATION:

Staff recommends approval of the request for voluntary annexation of the area being known as the Agarita Hills Unit I Subdivision, being a 5.03 acre tract of land, Survey 8, Block 4, Abstract 1046 and Survey 13, Block 4, Abstract 1050, I & GN.RR.Co, Val Verde County, Texas.

Fiscal Impact

FISCAL IMPACT:

There is not a fiscal impact associated with this agenda item.

Attachments

Annexation Petition

Services Plan

Agarita Hills Unit I Plat


**VOLUNTARY ANNEXATION PETITION
 APPLICATION & CHECKLIST**

Date of Submittal: January 5, 2015

Required Items for Submittal Package:

**** The following items must be included for the Annexation Application to be accepted.****

- 1. Completed annexation petition with each owner's original signature notarized. Must include all owner signatures if there are multiple owners of record.
- 2. Copy of deed showing current ownership.
- 3. A clear and legible copy of certified field notes (metes and bounds) describing the boundary of the property that is being petitioned for annexation with a graphic exhibit (map or plat) clearly showing the property. If the property is a subdivided lot, please submit a copy of the recorded subdivision plat.

Property Information

Total Number of Acres: 5.03 Total Number of Tracts: 16

Property ID: 14736 and others

Survey Name and Abstract No.: Survey 8, Abs 1046, & Survey 13 Abs 1050, Block 4 I & GNRR Co

Current Land Use: None

Proposed Land Use and Purpose of Annexation: Residential

Property Owner/Agent Information

Owner's Name: Maude S. Newton Testamentary Trust

Owner's Mailing Address: 1 Buena Vista Drive, Del Rio, Texas 78840

Phone: 830-775-9131 Email: wsn@bvdevelopmentco.net

Agent Authorization

Please check one of the following:

I will represent my petition before the city staff and the City Council of the City of Del Rio.

I hereby authorize the person named below to act as my agent in representing this application before the city staff and the City Council of the City of Del Rio.

Agent's Name: Alma Martinez

Agent's Mailing Address: 501 E. GARFIELD

Phone: 830-775-4579 Email: ama@amistadconsulting.net

If an agent is representing the owner of the property, please complete the following information:

I hereby authorize the person named above to act as my agent in processing this application before the City Council of the City of Del Rio:

Owner's Signature: W.S. Olij, Trustee of Maude S. Newton Testamentary Trust

Date: 2/20/15

**REQUEST FOR ANNEXATION FOR SPARSELY POPULATED AREAS
BY THE OWNERS OF AREA**

TO THE HONORABLE MAYOR AND CITY COUNCIL
OF THE CITY OF DEL RIO, TEXAS:

The undersigned owner(s) of the hereinafter described tract of land, pursuant to Texas Local Government Code Section 43.028, hereby petition your honorable body to extend the present city limits so as to include and annex as a part of the City of Del Rio, Texas, the property described by metes and bounds on the attached Exhibit "A" attached hereto and made a part hereof.

The undersigned owners hereby certify that:

- (1) The tract of land described in Exhibit "A" is located contiguous and adjacent to the existing corporate limits of the City of Del Rio, Texas; and
- (2) The tract of land described in Exhibit "A" is one-half (1/2) mile or less in width; and
- (3) The tract of land described in Exhibit "A" is vacant and without residents, or on which less than three (3) qualified voters reside; and
- (4) This petition is signed and duly acknowledged by each and every individual or corporation having a proprietary interest in said land.

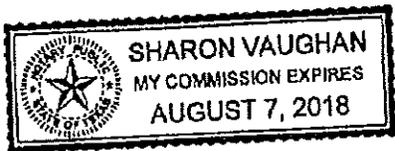
By: W.D. Nixon Trustee of Maude S. Newton Testamentary Trust

ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF VAL VERDE §

This instrument was acknowledged before me on this 20th day of FEBRUARY 2015 by W.S. Nixon, Trustee.



Sharon Vaughan

Notary Public in and for the State of Texas

My Commission Expires: Aug. 7, 2018

List all qualified voting age person living on each tract of land. *Per state law, for an area to be eligible for annexation by petition of the land owners, the area must be vacant or inhabited by fewer than three (3) qualified voters.*

| <u>Tract #</u> | <u>Name</u> | <u>Mailing Address</u> |
|----------------|-------------|------------------------|
| <i>None</i> | | |
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| | | |

144062

GIFT DEED

THE STATE OF TEXAS ||
 || KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF VAL VERDE ||

THAT I, W. S. Nixon, acting herein as Co-Trustee of the Maude Stevenson Newton Testamentary Trust, said Trust being established by the Last Will and Testament of Maude Stevenson Newton, probated in the County Court of McLennan County, Texas, by Order No. 920181PR1, dated April 21, 1992, and in accordance with the terms set forth in the said Last Will and Testament, HAVE, GIVEN, GRANTED, DONATED and CONVEYED, and by these presents DO GIVE, GRANT, DONATE and CONVEY unto each of the following Grantees, Maude S. Newton Testamentary Trust fbo William Frank Newton; Maude S. Newton Testamentary Trust fbo Nancy Ann Newton; and Maude S. Newton Testamentary Trust fbo Paul Terry Newton; a one-third undivided interest in and to the following described real property in Val Verde County, Texas, to-wit:

1. 44.31 acres out of and a part of Survey 8, Block 4, I. & G. N. Ry. Co, Val Verde County, Texas; being more particularly described in Deed from W. S. Stevenson and wife, Bertha E. Stevenson, recorded in Volume 110, Page 319 of the Deed Records of Val Verde County, Texas.
2. 174.66 acres out of and a part of the South part of Survey 13, Block 4, I. & G. N. Ry. Co, Val Verde County, Texas; being more particularly described in Deed from W. S. Stevenson and wife, Bertha E. Stevenson, recorded in Volume 110, Page 319 of the Deed Records of Val Verde County, Texas.
3. 640 acres out of and a part of Survey 16, Block 5, G. C. & S. F. Ry. Co., Val Verde County, Texas; being more particularly described in Deed from W. S. Stevenson and wife, Bertha E. Stevenson, recorded in Volume 168, Page 526 of the Deed Records of Val Verde County, Texas.
4. A one-half undivided community interest in 293.63 acres out of and part of Survey 4, Block 4, I. & G. N. Ry. Co., Val Verde County, Texas; being more particularly described in Deed from Nicholas L. Cantu to Frank Newton, dated February 25, 1959 and recorded in Volume 151, Page 305 of the Deed Records of Val Verde County, Texas.

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5. A one-half undivided community interest in 160 acres out of and part of Survey 10, Block 4, I. & G. N. Ry. Co., Val Verde County, Texas; being more particularly described in Deed from W. S. Stevenson and wife, Bertha E. Stevenson, recorded in Volume 110, Page 319 of the Deed Records of Val Verde County, Texas.

TO HAVE AND TO HOLD the above described premises in the stated interests, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantees, their successors and assigns, forever; and said Trust does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantees, their successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED THIS 24th day of March, 1992.

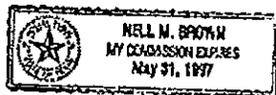


W. S. NIXON, Co-Trustee of the
Maude Stevenson Newton Tes-
tamentary Trust

THE STATE OF TEXAS ||

COUNTY OF VAL VERDE ||

This instrument was acknowledged before me on the 5th day of January, 1994, by W. S. Nixon, Co-Trustee of the Maude Stevenson Newton Testamentary Trust.




Notary Public, State of Texas
Notary's Name (printed): Nell M. Brown
Notary's Commission Expires: 5/31/97

Grantees' Address:

1 Buena Vista Circle
Del Rio, Texas 78840

THE STATE OF TEXAS
COUNTY OF VAL VERDE

I, Maria Elena Cardenas, Clerk of the County Court in and for said County,
do hereby certify that the foregoing instrument dated the 24TH day of MARCH
A.D. 19 92 together with its certificate of authentication, was filed for record
in my office the 6TH day of JAN A.D. 19 94 at 8:05 o'clock P. M. and
duly recorded on the 7TH day of JAN A.D. 19 94 at 9:40 o'clock A. M.
in the OFFICIAL PUBLIC Records of Val Verde County, in volume 590 - pages 622-624
Witness my hand and official seal, at my office in Del Rio, Texas, the 7TH day
of JANUARY A.D. 19 94.



MARIA ELENA CARDENAS
Clerk County Court, Val Verde County, Texas
By Antonio Villareal Deputy

SUBDIVISION PLAT
ESTABLISHING LOTS 1 THRU 16
IN THE

AGARITA HILLS SUBDIVISION, UNIT 1
OUT OF SURVEY 8, BLOCK 4, ABSTRACT 1046
AND SURVEY 13, BLOCK 4, ABSTRACT 1050,
I. & G.N. RR. CO.
DEL RIO, TEXAS

Being a 2-D copy of the original plat, it is hereby certified that the same is a true and correct copy of the original plat as recorded in the public records of Del Rio, Texas County, Texas.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of my office on this 25th day of February, 2015.

NOTARY PUBLIC

THIS INSTRUMENT WAS RECORDED BEFORE ME, THIS 25th DAY OF FEBRUARY, 2015.

NOTARY PUBLIC - DEL RIO COUNTY, TEXAS

I HEREBY CERTIFY THAT THE FOREGOING PLAT IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAT AS RECORDED IN THE PUBLIC RECORDS OF DEL RIO COUNTY, TEXAS.



RECORDED PROFESSIONAL LAND SURVEYOR - 3009

APPROVED AND SUBSCRIBED BEFORE ME, THIS 25th DAY OF FEBRUARY, 2015.

NOTARY PUBLIC - DEL RIO COUNTY, TEXAS

THIS INSTRUMENT WAS RECORDED BEFORE ME, THIS 25th DAY OF FEBRUARY, 2015.

NOTARY PUBLIC - DEL RIO COUNTY, TEXAS

- 1. 1/4" = 100'
- 2. 1/8" = 50'
- 3. 1/16" = 25'
- 4. 1/32" = 12.5'
- 5. 1/64" = 6.25'
- 6. 1/128" = 3.125'
- 7. 1/256" = 1.5625'
- 8. 1/512" = 0.78125'
- 9. 1/1024" = 0.390625'
- 10. 1/2048" = 0.1953125'
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Exhibit “A”
City of Del Rio
MUNICIPAL SERVICE PLAN
Agarita Hills Unit I Subdivision

FIRE

Existing Services: This area is currently undeveloped has been served by the County Volunteer Fire Department.

Services to be Provided: Fire suppression will be available to the area upon annexation. Primary fire response will be provided by Del Rio Fire and Rescue. Adequate fire suppression activities can be afforded to the annexed area within current budget appropriation.

POLICE

Existing Services: This area is currently undeveloped has been served by the Val Verde County Sherriff’s Department

Services to be Provided: Upon annexation, the City of Del Rio Police Department will extend regular and routine patrols to the area. It is anticipated that the implementation of the police patrol activities can be effectively accommodated within the current budget and staff appropriation.

BUILDING INSPECTION

Existing Services: This area is currently undeveloped and as such has not required any services

Services to be Provided: The Code Compliance Division will provide building construction compliance upon annexation. This includes issuing building, electrical and plumbing permits for any new construction and remodeling, and enforcing all other applicable codes which regulate building construction within the City of Del Rio. The oversight of the construction can be regulated within the current budget and staff appropriation.

PLANNING AND ZONING

Existing Services: The Planning and Zoning Division currently enforces the City of Del Rio Subdivision regulations in the areas within its 5 mile extraterritorial jurisdiction.

Services to be Provided: The Planning and Zoning Division’s responsibility for regulating development and land use through the administration of the City of Del Rio Zoning Ordinance will extend to this area on the effective date of the annexation. The property will also continue to be regulated under the requirements of the City of Del Rio

Subdivision Ordinance. These services can be provided within the division's current budget.

HEALTH DEPARTMENT – HEALTH CODE ENFORCEMENT SERVICE

Existing Services: This area is currently undeveloped as such has not required any services

Services to be Provided: The City of Del Rio Health Department will implement the enforcement of the City of Del Rio's health ordinances and regulations on the effective date of the annexation. Such services can be provided with current Health Department Personnel and within the current budget appropriation. In addition, animal control services will be provided to the area as needed.

STREET

Existing Services: This area is currently undeveloped and as such does not have streets.

Services to be Provided: Maintenance to the street infrastructure will be provided by the City after the streets in this area are constructed, inspected and approved for maintenance through the subdivision inspection process. This service can be provided within the current budget appropriation.

STORM WATER MANAGEMENT

Existing Services: The developer has designed the subdivision with the approved drainage flows.

Services to be Provided: There are no drainage structures proposed within the subdivision that is designed for this area.

STREET LIGHTING

Existing Services: This area is currently undeveloped as such does not have any lighting

Services to be Provided: The developer will install the required lighting with the development of the plat for this area.

TRAFFIC ENGINEERING

Existing Services: This area is currently undeveloped as such does not have any traffic signs

Services to be Provided: Maintenance to the traffic signs will be provided by the City after the traffic signs in this area are constructed, inspected and approved for maintenance through the subdivision inspection process. This service can be provided within the current budget appropriation.

GAS

Existing Services: This area is currently undeveloped as such does not have gas services

Services to be Provided: The developer will work with the city to install gas lines with the development of the plat for this area.

WATER SERVICE

Existing Services: This area is currently undeveloped as such does not have water lines

Services to be Provided: Maintenance to the water lines will be provided by the City after the lines in this area are constructed, inspected and approved for maintenance through the subdivision inspection process. This service can be provided within the current budget appropriation.

SANITARY SEWER SERVICE

Existing Services: This area is currently undeveloped as such does not have sewer lines

Services to be Provided: Maintenance to the sewer lines will be provided by the City after the lines in this area are constructed, inspected and approved for maintenance through the subdivision inspection process. This service can be provided within the current budget appropriation.

SOLID WASTE SERVICES

Existing Services: This area is currently undeveloped as such require these services

Services to be Provided: Solid waste services will start after the development of the area.

MISCELLANEOUS

All other applicable municipal service will be provided to the area in accordance with the City of Del Rio's established policies governing extension of municipal services to newly annexed areas.

PLAT OF THE
 AGARITA HILLS SUBDIVISION, UNIT I
 DEL RIO, TEXAS
 Establishing lots 1 thru 16
 Out of Survey 8, Block 4, Abstract 1046
 and Survey 13, Block 4, Abstract 1050,
 I. & GN. RR. CO. in Val Verde County, Texas

Being a 5.03 Acre Tract of Land, Survey 8, Block 4, Abstract 1046
 and Survey 13, Block 4, Abstract 1050, I. & GN. RR. Co., Val Verde County, Texas

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME
 IS SUBSCRIBED HERETO AND IN PERSON, ACKNOWLEDGE THAT THIS
 PLAT WAS MADE FROM AN ACTUAL SURVEY AND PLAT THIS 5.03
 ACRE TRACT OF LAND CONVEYED TO HIM BY CONVEYANCE OF RECORD
 IN DOCUMENT NUMBER _____ OF THE OFFICIAL
 PUBLIC RECORDS OF VAL VERDE COUNTY, TEXAS

JUSTIN BURK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MR. JUSTIN BURK,
 OWNER OF THIS TRACT OF LAND.

THIS _____TH DAY OF _____, 2015

NOTARY PUBLIC - VAL VERDE COUNTY, TEXAS

I HEREBY CERTIFY THAT THE FOREGOING PLAT IS TRUE AND CORRECT
 AND WAS PREPARED FROM AN ACTUAL SURVEY CONDUCTED ON THE
 GROUND, UNDER MY SUPERVISION, AND THAT IT WAS PREPARED IN
 ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF VAL VERDE
 COUNTY, TEXAS.

ABNER MARTINEZ - GUADARRAMA
 REGISTERED PROFESSIONAL LAND SURVEYOR # 5009



SWORN AND SUBSCRIBED BEFORE ME, THIS _____ DAY OF _____, 2015

NOTARY PUBLIC - VAL VERDE COUNTY, TEXAS

PLAT INSPECTED AND APPROVED FOR FILING IN
 MAP RECORDS OF VAL VERDE COUNTY, TEXAS

ABNER MARTINEZ GUADARRAMA, COUNTY SURVEYOR
 VAL VERDE COUNTY, TEXAS

| NO. | LENGTH | TANGENT | RADIUS | DELTA |
|-----|--------|---------|---------|-----------|
| C1 | 501.86 | 251.28 | 3865.00 | 07°26'23" |
| C2 | 24.99 | 12.49 | 4000.00 | 00°21'29" |
| C3 | 261.90 | 130.99 | 4180.00 | 03°35'24" |
| C4 | 99.12 | 49.59 | 1180.00 | 04°48'46" |
| C5 | 83.93 | 41.99 | 1000.00 | 04°48'32" |
| C6 | 83.20 | 44.13 | 1050.00 | 04°48'46" |
| C7 | 265.60 | 132.85 | 4000.00 | 03°48'16" |
| C8 | 228.89 | 114.47 | 4050.00 | 03°14'17" |
| C9 | 39.11 | 24.84 | 25.00 | 89°38'10" |
| C10 | 39.27 | 25.00 | 25.00 | 90°00'00" |
| C11 | 39.34 | 25.07 | 25.00 | 90°10'16" |

METES AND BOUNDS DESCRIPTION FOR AGARITA HILLS SUBDIVISION, UNIT I

Located in Val Verde County and being a 5.03 acres tract of land, the same being the proposed Agarita Subdivision, Unit I, and being 4.89 acres out of and part of Survey 8, Block 4, Abstract 1046, I. GN. RR. Co. and 0.14 acres out of and part of Survey 13, Block 4, Abstract 1050, I. GN. RR. Co., and more particularly described by metes and bounds as follows:

COMMENCING, at a 5/8" iron pin found at the Southeast corner of Geniza Hills Subdivision, Unit XII and the North Right-of-Way line of Agarita Drive;

THENCE, along said Right-of-Way, S 78° 50' 09" E, 10.00' to a 5/8" iron pin set for the Southwest corner of this tract and the POINT OF BEGINNING;

THENCE, departing said Right-of-Way line, N 10° 59' 55" E, 177.53 ft. to a 5/8" iron pin set for a corner of this tract;

THENCE, on a curve to the left, with radius of 3865.00 ft., a tangent of 251.28 ft., a length of 501.86 ft., and a delta of 07° 26' 23" to a 5/8" iron pin set for a corner of this tract;

THENCE, S 87° 24' 36" E, 114.18 ft., to a 5/8" iron pin set for the Northwest corner of this tract;

THENCE, on a curve to the left, with radius of 4000.00 ft., a tangent of 12.49 ft., a length of 24.99 ft., and a delta of 00° 21' 29" to a 5/8" iron pin set for a corner of this tract;

THENCE, S 87° 24' 25" E, 180.01 ft., to a 5/8" iron pin set for the Northeast corner of this tract;

THENCE, S 02° 15' 45" W, 50.00 ft., to a 5/8" iron pin set for corner of this tract;

THENCE, on a curve to the right, with radius of 4180.00 ft., a tangent of 130.99 ft., a length of 261.90 ft., and a delta of 03° 35' 24" to a 5/8" iron pin set for a corner of this tract;

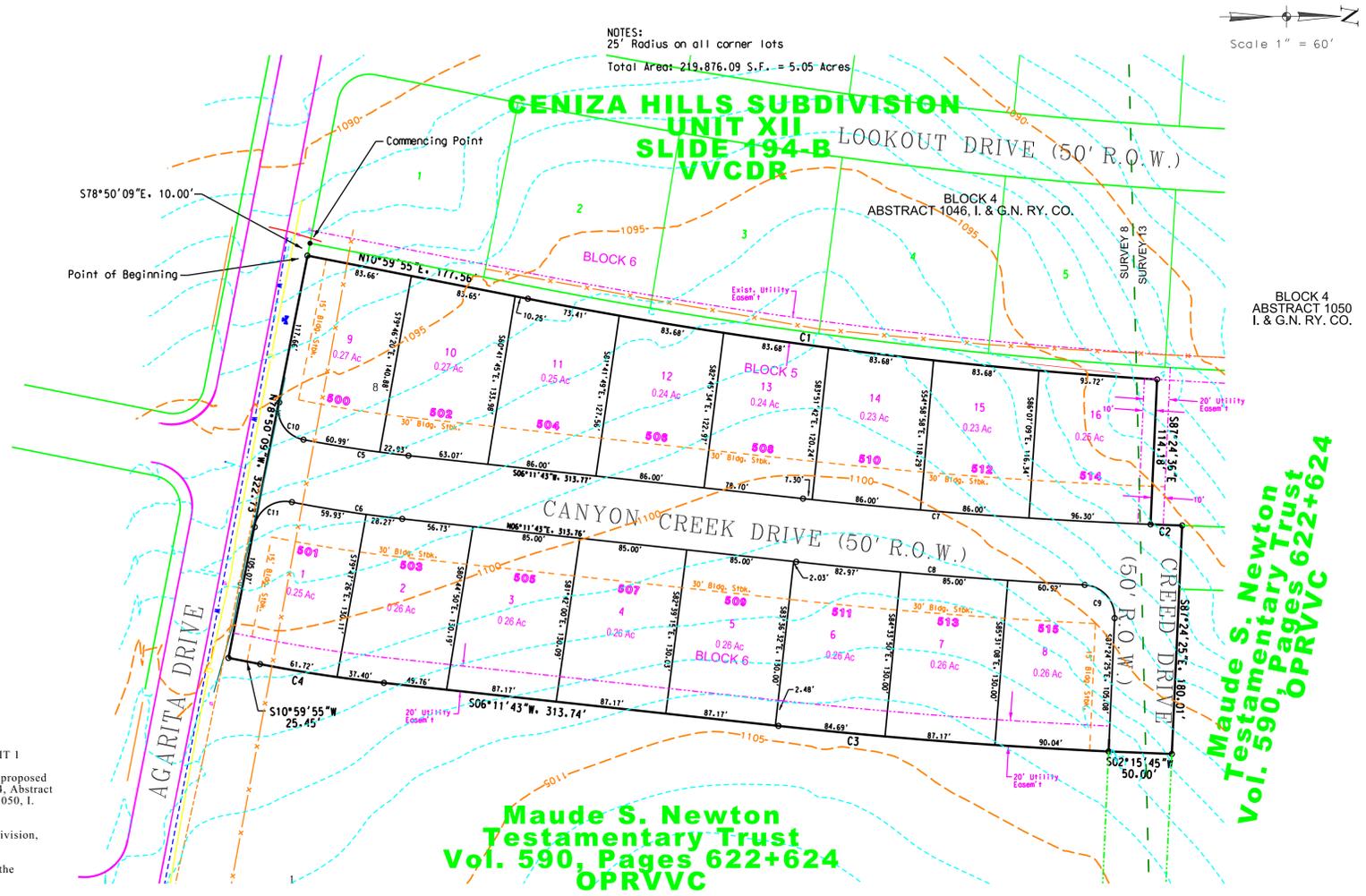
THENCE, S 06° 11' 43" W, 313.74 ft., to a 5/8" iron pin set for a corner of this tract;

THENCE, on a curve to the right, with radius of 1180.00 ft., a tangent of 49.59 ft., a length of 99.12 ft., and a delta of 04° 48' 46" to a 5/8" iron pin set for a corner of this tract;

THENCE, S 10° 59' 55" W, 25.45 ft., to a 5/8" iron pin set on the North Right-of-Way Line of Agarita Drive and for the Southeast corner of this tract;

THENCE, along said line N 78° 50' 09" W, 322.73 ft., to the Place Of Beginning and containing 5.03 acres of land more or less.

- Notes:
- This subdivision is located within the city limits of Del Rio, Texas, no part of this property is located in a special flood hazard area (100 yr flood) as depicted in FIRM MAP No. 484655, 16450, Effective July 22, 2010.
 - 1/2" iron rods were found on all original corners and 5/8" iron rods were set on all new corners unless otherwise marked.
 - The lots in this subdivision will be served by a public water system, maintained and operated by the city of Del Rio, Val Verde County, Texas.
 - Lots in this replat will be served by a central sewer system, maintained and operated by the City of Del Rio, Val Verde County, Texas.
 - This subdivision will be served with electricity by a system owned and operated by AEP Central Power and Light Company, a public utility operated under the laws and regulations of the state of Texas.
 - There may be additional buried or underground utilities in the area, which the surveyor is unaware of and no liability for such is assumed herein.



**Maude S. Newton
 Testamentary Trust
 Vol. 590, Pages 622+624
 OPRVVC**

**Maude S. Newton
 Testamentary Trust
 Vol. 590, Pages 622+624
 OPRVVC**

This plat contains 16 lots and 845.72 linear feet of streets.

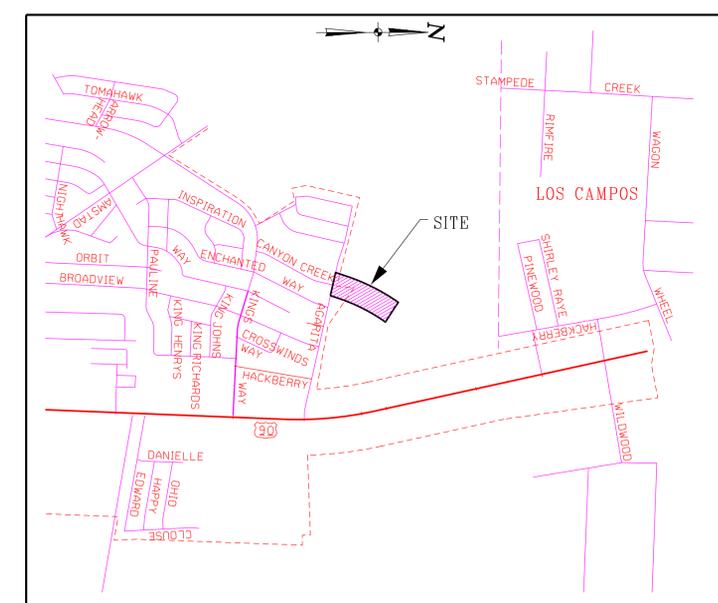
This plat has been reviewed and approved by the following:

Chairman - Del Rio, Texas Planning & Zoning Commission
 Date: _____

Chairman - Del Rio, Texas Utilities Commission
 Date: _____

Mayor - Del Rio, Texas City Council
 Date: _____

Attest:
 City Secretary - City of Del Rio
 Date: _____



AMISTAD CONSULTING SERVICES
 CIVIL - ENVIRONMENTAL - SURVEYING
 ENGINEERING FIRM F-24, TEXAS
 SURVEYING FIRM # 101472, TEXAS
 501 E. Garfield
 Del Rio, Texas 78840
 Phone: (830) 776-4579, Fax: (888) 383-6704

| Designed by: ... | Drawn by: ... | Checked by: ... | Approved by: ... |
|------------------|---------------|-----------------|------------------|
| | | | |

Job No. 14-087
 DATE
 May, 2015
 SHEET
 OF
 1

Meeting Date: 05/20/2015

Submitted By: Janice Pokrant, City Planner, Engineering Department

Information

SUBJECT:

Annexation 15-02 - Request by Abner Martinez, P.E. Representing Newton Partnership (William Frank, Nancy Ann and Paul Terry Newton), for Voluntary Annexation, being an 11.44 acre tract of land, the same being a portion of the proposed Buena Vista Hills Unit No. 10 Subdivision, a portion of the proposed future Buena Vista Hills Unit No. 11, and a portion of a proposed park area. This 11.44 Acre tract, being out of and part of Survey 9, Block 4, Abstract 1047, I. G N RR Co.

SUMMARY:

Request for voluntary annexation of a 11.44 acre tract of land which will include some of the land being platted in the Buena Vista Hills Unit No. 10 Subdivision, a few lots located in the proposed Buena Vista Hills Unit No. 11 Subdivision and a portion of a proposed park.

BACKGROUND:

The Planning and Zoning Department received a request for annexation from the property owner in May of 2015.

Notifications:

The Public Hearings for the Annexation will be posted on May 15, 2015 in the Del Rio News Herald and on the City of Del Rio Website

The 1st and 2nd Public Hearings will be held on May 26, 2015 at the City Council Meeting Ordinance Adoption by the City Council on June 23, 2015

Applicant: Abner Martinez, P.E. Representing Newton Partnership (William Frank, Nancy Ann and Paul Terry Newton)

Requested Action: Voluntary Annexation of the property associated with a portion of the Buena Vista Hills Unit No. 10 Preliminary Plat, a portion of the proposed Buena Vista Hills Unit No. 11 Plat and a portion of proposed park land

Location: Off of White Dove Trail and extending off of Amistad Blvd.

Public Services:

A Municipal Services Plan for this area has been prepared and is attached.

Flood Plain Clearance:

This property is not located in the FEMA designated flood prone area.

DISCUSSION:

The voluntary annexation is being requested in conjunction with a preliminary plat for the Buena Vista Hills Unit No.10 subdivision . The proposed annexation will be a portion of the lots within the Buena Vista Hills Unit No. 10 preliminary plat. a few lots out of the proposed Buena Vista Hills Unit No. 11 preliminary plat and a portion of a land that will be dedicated to the city for park use. The adjacent land that is located within the city limits was voluntarily annexed in 1984 and 1996.

The Local Government Code requires two public hearings be held by the City Council between the 21st and 40th days before the date of adoption of the annexation ordinance. Both public hearings will be held on the City Council on May 26, 2015 with the City Council approving the ordinance on June 23, 2015.

PROS:

Approval of this requested annexation will ensure that this proposed subdivision will be located within the city limits and will eventually allow for the collection of taxes for all of the properties that are proposed within the two proposed subdivision plats.

CONS:

There is not a "con" associated with this agenda item.

RECOMMENDATION:

Staff recommends approval of the request for voluntary annexation of the area being an 11.44 acre tract of land, the same being a portion of the proposed Buena Vista Hills Unit No. 10 Subdivision, a portion of the proposed future Buena Vista Hills Unit No. 11, and a portion of a proposed park area. This 11.44 Acre tract, being out of and part of Survey 9, Block 4, Abstract 1047, I. GN . RR. Co.

Fiscal Impact

FISCAL IMPACT:

There is no fiscal impact associated with this agenda item.

Attachments

Annexation Petition Buena Vista Hills May 2015

Annexation Services Plan Buena Vista Hills 2015

Buena Vista Hills Annexation Site Plan



VOLUNTARY ANNEXATION PETITION APPLICATION & CHECKLIST

Date of Submittal: April 5, 2015

Required Items for Submittal Package:

** The following items must be included for the Annexation Application to be accepted.**

1. Completed annexation petition with each owner's original signature notarized. Must include all owner signatures if there are multiple owners of record.
2. Copy of deed showing current ownership.
3. A clear and legible copy of certified field notes (metes and bounds) describing the boundary of the property that is being petitioned for annexation with a graphic exhibit (map or plat) clearly showing the property. If the property is a subdivided lot, please submit a copy of the recorded subdivision plat.

Property Information

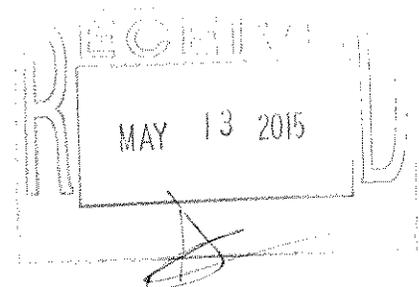
Total Number of Acres: 11.44 Total Number of Tracts: 1

Property ID: 14696

Survey Name and Abstract No.: Survey 9, Abs 1047, , Block 4 I & GNRR Co.

Current Land Use: None

Proposed Land Use and Purpose of Annexation: Residential & Park



Property Owner/Agent Information

Owner's Name: Newton Partnership (William Frank, Nancy Ann and Paul Terry Newton)

Owner's Mailing Address: 1 Buena Vista Drive, Del Rio, Texas 78840

Phone: (830) 775-9131 Email: sv@bvdevelopmentco.net

Agent Authorization

Please check one of the following:

I will represent my petition before the city staff and the City Council of the City of Del Rio.

I hereby authorize the person named below to act as my agent in representing this application before the city staff and the City Council of the City of Del Rio.

Agent's Name: Abner Martinez, P.E.

Agent's Mailing Address: 501 E. E. Garfield, Del Rio, TX 78840

Phone: (830) 775-4579 Email: amg@amistadconsulting.net

If an agent is representing the owner of the property, please complete the following information:

I hereby authorize the person named above to act as my agent in processing this application before the City Council of the City of Del Rio:

Owner's Signature: W. A. Ruiz for Newton Partnership

Date: 5-13-15

**REQUEST FOR ANNEXATION FOR SPARSELY POPULATED AREAS
BY THE OWNERS OF AREA**

TO THE HONORABLE MAYOR AND CITY COUNCIL
OF THE CITY OF DEL RIO, TEXAS:

The undersigned owner(s) of the hereinafter described tract of land, pursuant to Texas Local Government Code Section 43.028, hereby petition your honorable body to extend the present city limits so as to include and annex as a part of the City of Del Rio, Texas, the property described by metes and bounds on the attached Exhibit "A" attached hereto and made a part hereof.

The undersigned owners hereby certify that:

- (1) The tract of land described in Exhibit "A" is located contiguous and adjacent to the existing corporate limits of the City of Del Rio, Texas; and
- (2) The tract of land described in Exhibit "A" is one-half (1/2) mile or less in width; and
- (3) The tract of land described in Exhibit "A" is vacant and without residents, or on which less than three (3) qualified voters reside; and
- (4) This petition is signed and duly acknowledged by each and every individual or corporation having a proprietary interest in said land.

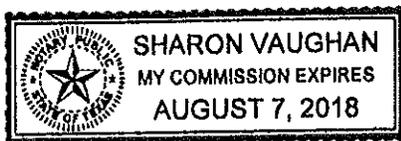
By: _____

ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF VAL VERDE §

This instrument was acknowledged before me on this 13th day of May, 2015, by
Abner R. Martinez



Sharon Vaughan

Notary Public in and for the State of Texas

My Commission Expires: Aug. 7, 2018

List all qualified voting age person living on each tract of land. *Per state law, for an area to be eligible for annexation by petition of the land owners, the area must be vacant or inhabited by fewer than three (3) qualified voters.*

Tract #

Name

Mailing Address

Exhibit “A”
City of Del Rio
MUNICIPAL SERVICE PLAN
Buena Vista Hills Services Plan
2015

FIRE

Existing Services: This area is currently undeveloped has been served by the County Volunteer Fire Department.

Services to be Provided: Fire suppression will be available to the area upon annexation. Primary fire response will be provided by Del Rio Fire and Rescue. Adequate fire suppression activities can be afforded to the annexed area within current budget appropriation.

POLICE

Existing Services: This area is currently undeveloped has been served by the Val Verde County Sherriff’s Department

Services to be Provided: Upon annexation, the City of Del Rio Police Department will extend regular and routine patrols to the area. It is anticipated that the implementation of the police patrol activities can be effectively accommodated within the current budget and staff appropriation.

BUILDING INSPECTION

Existing Services: This area is currently undeveloped and as such has not required any services

Services to be Provided: The Code Compliance Division will provide building construction compliance upon annexation. This includes issuing building, electrical and plumbing permits for any new construction and remodeling, and enforcing all other applicable codes which regulate building construction within the City of Del Rio. The oversight of the construction can be regulated within the current budget and staff appropriation.

PLANNING AND ZONING

Existing Services: The Planning and Zoning Division currently enforces the City of Del Rio Subdivision regulations in the areas within its 5 mile extraterritorial jurisdiction.

Services to be Provided: The Planning and Zoning Division’s responsibility for regulating development and land use through the administration of the City of Del Rio Zoning Ordinance will extend to this area on the effective

date of the annexation. The property will also continue to be regulated under the requirements of the City of Del Rio Subdivision Ordinance. These services can be provided within the division's current budget.

HEALTH DEPARTMENT – HEALTH CODE ENFORCEMENT SERVICE

Existing Services: This area is currently undeveloped as such has not required any services

Services to be Provided: The City of Del Rio Health Department will implement the enforcement of the City of Del Rio's health ordinances and regulations on the effective date of the annexation. Such services can be provided with current Health Department Personnel and within the current budget appropriation. In addition, animal control services will be provided to the area as needed.

STREET

Existing Services: This area is currently undeveloped and as such does not have streets.

Services to be Provided: Maintenance to the street infrastructure will be provided by the City after the streets in this area are constructed, inspected and approved for maintenance through the subdivision inspection process. This service can be provided within the current budget appropriation.

STORM WATER MANAGEMENT

Existing Services: This area is currently undeveloped and as such does not have any storm drainage structures.

Services to be Provided: The developer will design the proposed subdivisions with the approved drainage flows.

STREET LIGHTING

Existing Services: This area is currently undeveloped as such does not have any lighting

Services to be Provided: The developer will install the required lighting with the development of any proposed plats for this area.

TRAFFIC ENGINEERING

Existing Services: This area is currently undeveloped as such does not have any traffic signs

Services to be Provided: Maintenance to the traffic signs will be provided by the City after the traffic signs in this area are constructed, inspected and

approved for maintenance through the subdivision inspection process. This service can be provided within the current budget appropriation.

GAS

Existing Services: This area is currently undeveloped as such does not have gas services

Services to be Provided: The developer will work with the city to install gas lines with the development of the plats for this area.

WATER SERVICE

Existing Services: This area is currently undeveloped as such does not have water lines

Services to be Provided: Maintenance to the water lines will be provided by the City after the lines in this area are constructed, inspected and approved for maintenance through the subdivision inspection process. This service can be provided within the current budget appropriation.

SANITARY SEWER SERVICE

Existing Services: This area is currently undeveloped as such does not have sewer lines

Services to be Provided: Maintenance to the sewer lines will be provided by the City after the lines in this area are constructed, inspected and approved for maintenance through the subdivision inspection process. This service can be provided within the current budget appropriation.

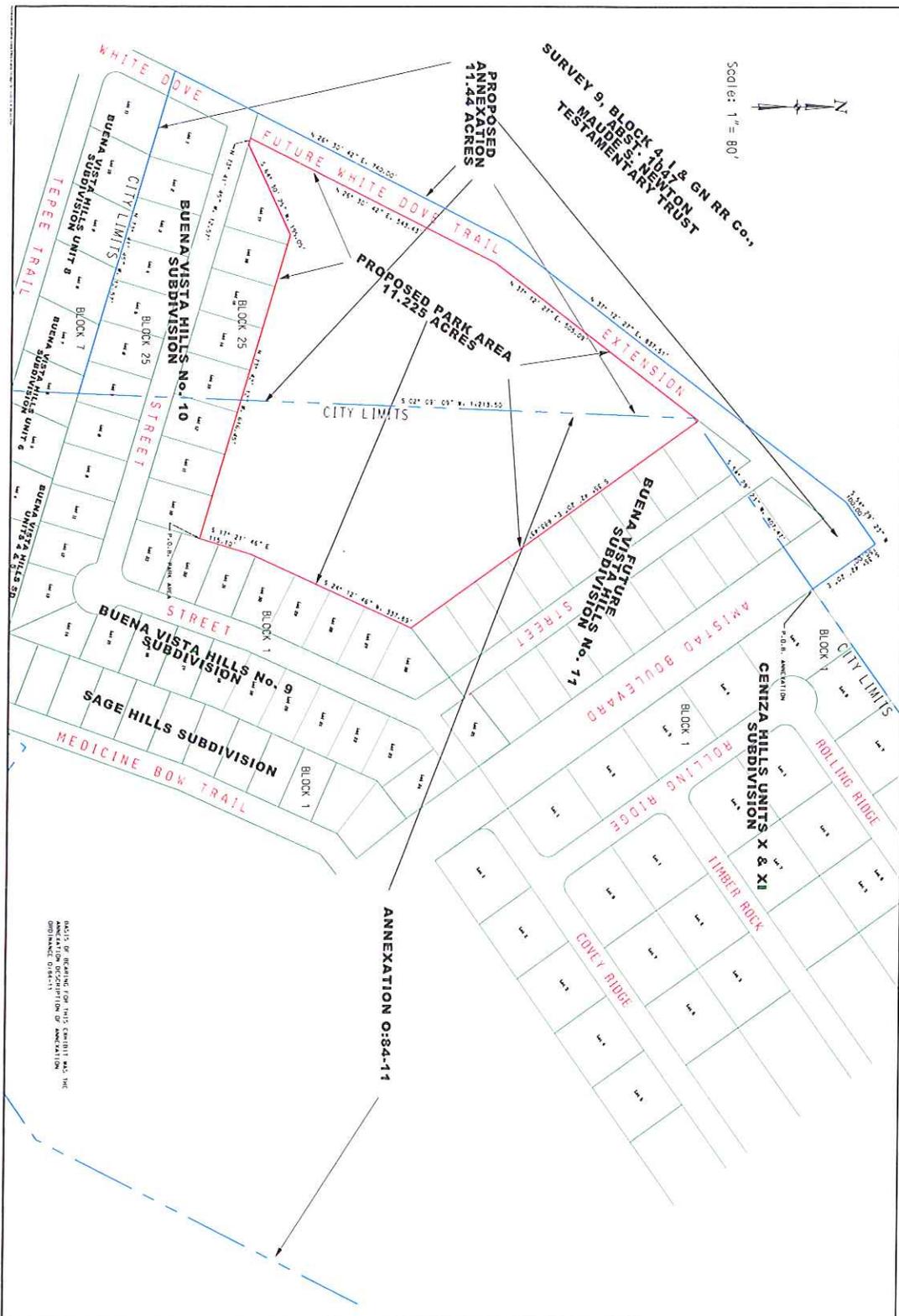
SOLID WASTE SERVICES

Existing Services: This area is currently undeveloped as such require these services

Services to be Provided: Solid waste services will start after the development of the area.

MISCELLANEOUS

All other applicable municipal service will be provided to the area in accordance with the City of Del Rio's established policies governing extension of municipal services to newly annexed areas.



MADE BY MEASUREMENT FOR THIS CERTIFICATE WAS THE ORIGINAL DISTRICT 111

Job No. 15-034
 Date: 4-11-2013
 SHEET 3

| | |
|-------------|----------|
| Designed by | |
| Drawn by | |
| Checked by | |
| Approved by | |
| Scale | As Shown |

AMISTAD CONSULTING SERVICES
 CIVIL - ENVIRONMENTAL - SURVEYING
 ENGINEERING FIRM P.C., TEXAS
 SURVEYING FIRM - 101472, TEXAS
 Ed E. Carlfield
 Del Rio, Texas 78840
 Phone: 832/775-4579, Fax: 832/353-8704

EXHIBIT SHOWING PROPOSED ANNEXATION
 AND PROPOSED PARK AREA OUT OF
 SURVEY 9, BLOCK 4, I. & G. N. R.R. Co.,
 ABSTRACT 1047, VAL VERDE COUNTY, TEXAS.

Meeting Date: 05/20/2015

Submitted By: Janice Pokrant, City Planner, Engineering Department

Information

SUBJECT:

Preliminary and Final Plat 15-07 Abner Martinez, P.E. Representing W.S. Nixon, Co-Trustee and Maude S. Newton Testamentary Trust Requesting Approval of a Preliminary and Final Plat and Letter of Credit for the Agarita Hills Subdivision, Unit I Being a 5.03 Acre Tract of Land, Survey 8, Block 4, Abstract 1046 and Survey 13, Block 4, Abstract 1050, I & GN.RR.Co., Val Verde County, Texas.

SUMMARY:

Requested approval of a preliminary and final plat and letter of credit for the Agarita Hills Subdivision, Unit 1.

BACKGROUND:

Applicant: Abner Martinez P.E., representing W.S. Nixon, Co-Trustee and Maude S. Newton Testamentary Trust

Requested Action: Approval of a preliminary and final plat and letter of credit

Location: Off of Agarita Drive just before Lookout Drive

Public Utilities:

Water: Developer will be constructing

Sewer: Developer will be constructing

Gas: Developer will provide the trench work and the city will install

Garbage: Will be available

Public Services:

Police: Del Rio Police Department

Fire: Del Rio Fire Department

Floodplain Clearance:

There are no lots included within the floodplain

DISCUSSION:

The developer of the subdivision is requesting approval of the preliminary and final plat in conjunction with the attached Letter of Credit which allows for the approval of the final plat prior to the infrastructure being installed. This letter of credit encompass the full cost associated with the construction of the infrastructure as shown in the memorandum attached by the City Engineer and Interim Public Works Director.

The Subdivision Ordinance for the City of Del Rio allows for developers to obtain a bond or Letter of Credit in conjunction with the development plats. City staff has reviewed the

information submitted for the Letter of Credit and has found it to be in compliance with the regulations.

The plat is currently located outside of the city limits, but the land owner has requested voluntary annexation of the area which will be brought to City Council for approval in June 23, 2015.

The plat has been reviewed by the Engineering Department, Public Works Department Water, Waste Water, Streets, Planning and Zoning and Fire Department who have found it to comply with all applicable local and state requirements.

PROS:

Approval of the Preliminary and Final Plat and Letter of Credit for the plat will allow the developer to start/complete construction of the infrastructure while at the same time market the proposed lots for construction.

CONS:

Approving the utility plans and the Letter of Credit will require that the City closely follow up with the construction progress of the subdivision to ensure the timelines listed in the Letter of Credit are adhered to.

RECOMMENDATION:

Staff recommends approval of the Preliminary and Final Plat as submitted in the Agarita Hills Subdivision Unit I.

Fiscal Impact

FISCAL IMPACT:

There is not a fiscal impact associated with this agenda item

Attachments

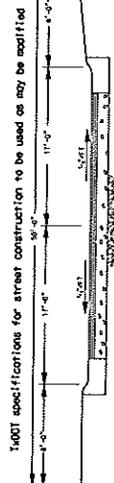
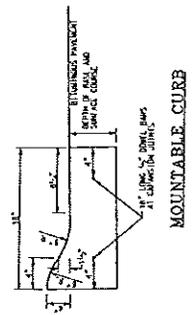
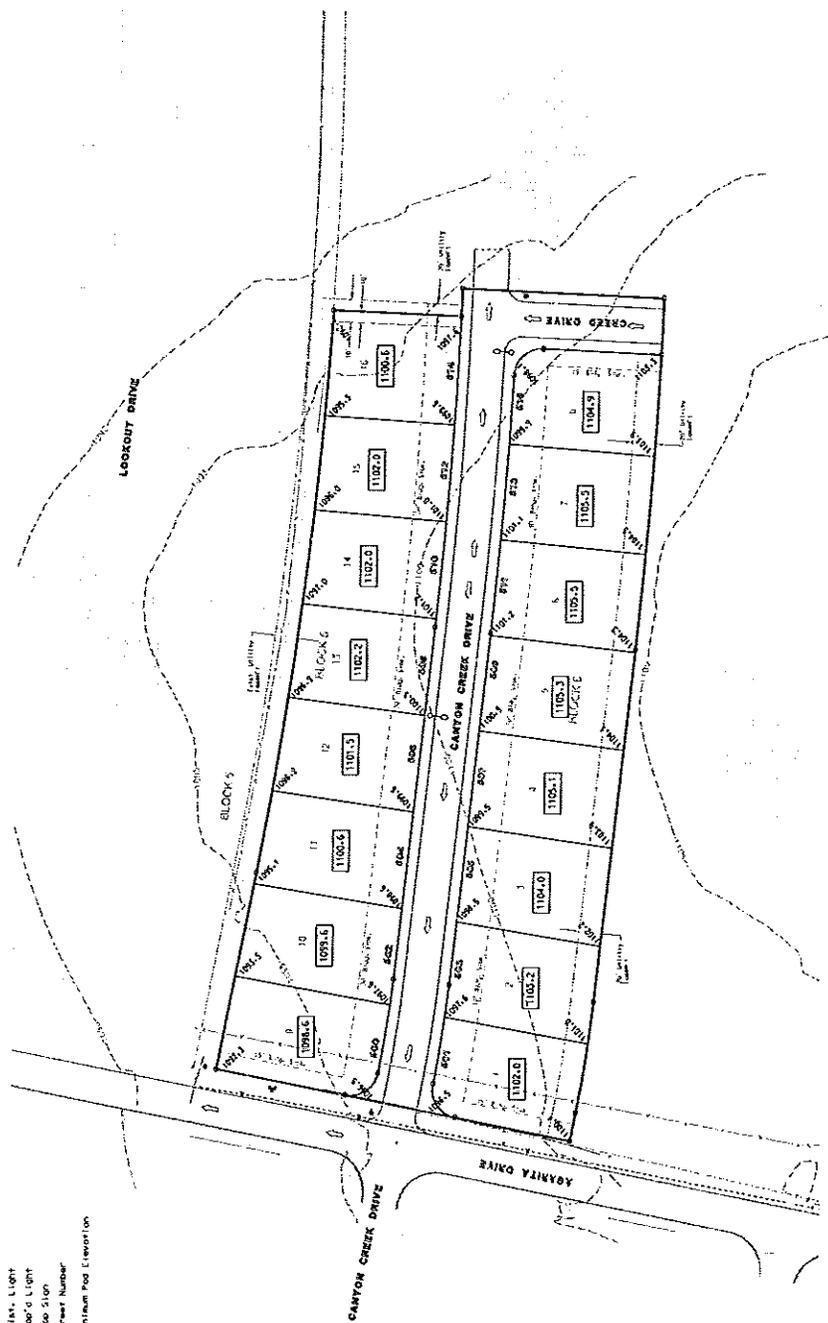
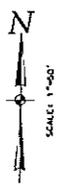
Plat 15-07 Construction Plans

Letter of Credit w Cost Estimate

Engineer Memo

Public Works Memo

Construction Schedule



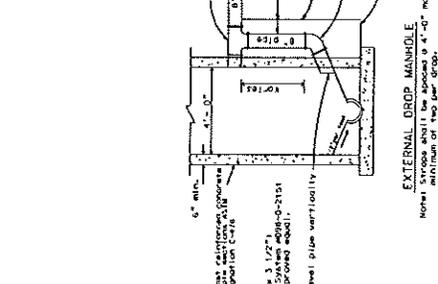
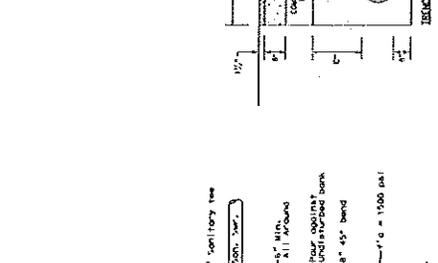
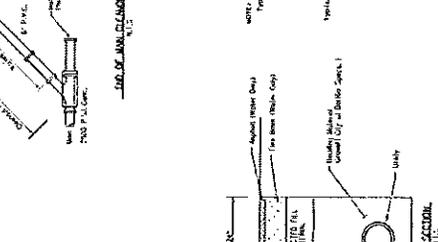
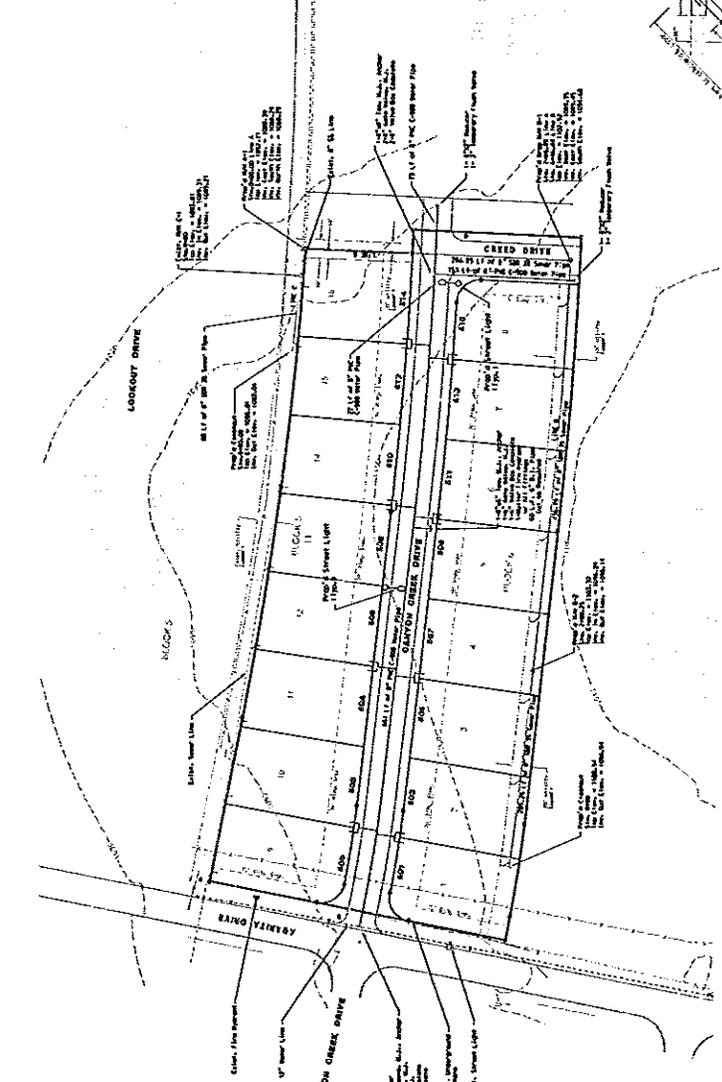
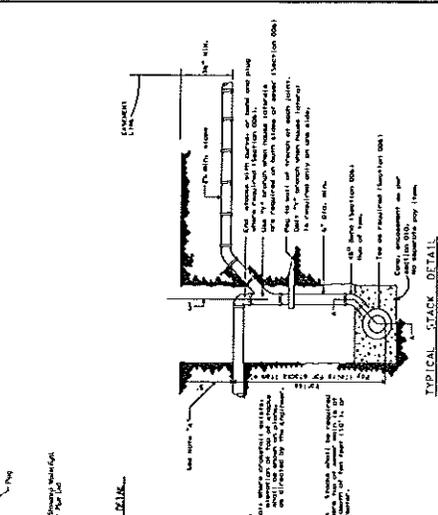
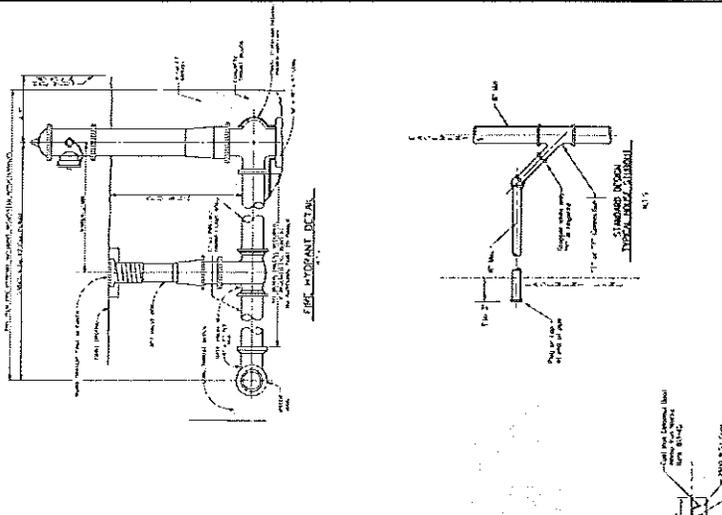
CITY OF DEL RIO STANDARD CROSS SECTION
 1/2\"/>

- LEGEND**
- Lot No.
 - Lot Corner Elev.
 - Flow Direction Arrow
 - Channel Light
 - Prop'd Light
 - State Sign
 - Stream Number
 - Minimum Pool Elevation

1100.0

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| Checked by | _____ |
| Drawn by | _____ |
| Scale | As Shown |
| Date | _____ |

No. 14-087
 Add'l No. 5015
 SHEET
 1 OF 1



N
 SCALE: 1"=40'
LEGEND
 1 Lot No.
 2 Electric Lines
 3 Water Lines
 4 Sewer Lines
 5 Easement Lines

1. 12" x 12" x 12" concrete manhole with 12" x 12" x 12" concrete cover.

2. 12" x 12" x 12" concrete manhole with 12" x 12" x 12" concrete cover.

3. 12" x 12" x 12" concrete manhole with 12" x 12" x 12" concrete cover.

4. 12" x 12" x 12" concrete manhole with 12" x 12" x 12" concrete cover.

5. 12" x 12" x 12" concrete manhole with 12" x 12" x 12" concrete cover.

6. 12" x 12" x 12" concrete manhole with 12" x 12" x 12" concrete cover.

7. 12" x 12" x 12" concrete manhole with 12" x 12" x 12" concrete cover.

8. 12" x 12" x 12" concrete manhole with 12" x 12" x 12" concrete cover.

9. 12" x 12" x 12" concrete manhole with 12" x 12" x 12" concrete cover.

10. 12" x 12" x 12" concrete manhole with 12" x 12" x 12" concrete cover.

11. 12" x 12" x 12" concrete manhole with 12" x 12" x 12" concrete cover.

12. 12" x 12" x 12" concrete manhole with 12" x 12" x 12" concrete cover.

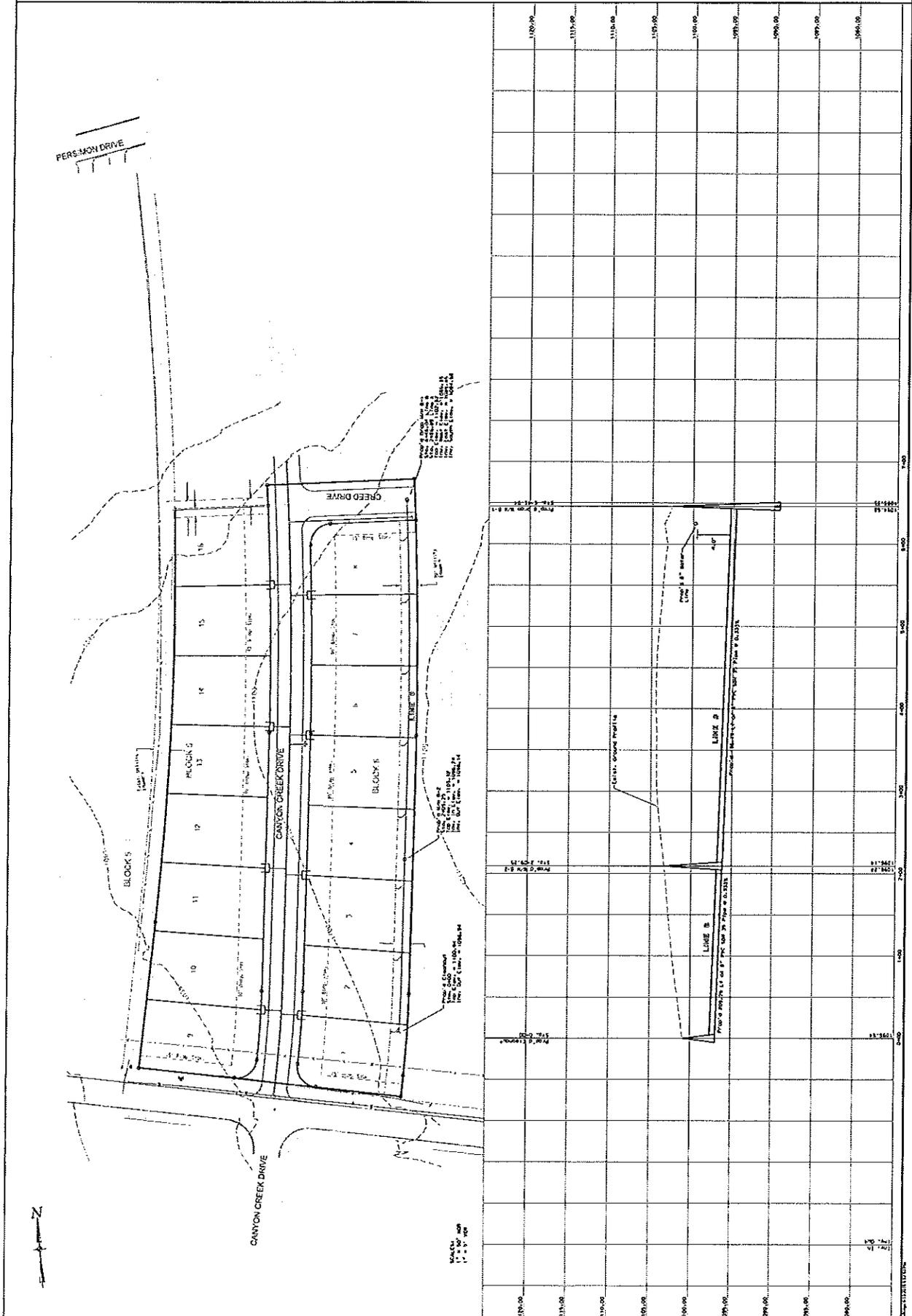


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 1015-08-01-08

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| Date | |

AMISTAD CONSULTING SERVICES
 CIVIL - ENVIRONMENTAL - SURVEYING
 SURVEYING FIRM - 101472, TEXAS
 601 E. Carroll
 P.O. Box 10840
 Austin, Texas 78768
 Phone: (512) 776-6070, Fax: (512) 503-6704

PROPD AGARITA HILLS SUBDIVISION, UNIT 1
 Sanitary Sewer Line "B" Plan & Profile Sheet
 Sta. 0+00 to Sta. 6+46.04



10
 11

1000.00
 1010.00
 1020.00
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| | |
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| 1070.00 | 0+70 |
| 1080.00 | 0+80 |
| 1090.00 | 0+90 |
| 1100.00 | 1+00 |
| 1110.00 | 1+10 |
| 1120.00 | 1+20 |
| 1130.00 | 1+30 |
| 1140.00 | 1+40 |
| 1150.00 | 1+50 |
| 1160.00 | 1+60 |
| 1170.00 | 1+70 |
| 1180.00 | 1+80 |
| 1190.00 | 1+90 |
| 1200.00 | 2+00 |
| 1210.00 | 2+10 |
| 1220.00 | 2+20 |
| 1230.00 | 2+30 |
| 1240.00 | 2+40 |
| 1250.00 | 2+50 |
| 1260.00 | 2+60 |
| 1270.00 | 2+70 |
| 1280.00 | 2+80 |
| 1290.00 | 2+90 |
| 1300.00 | 3+00 |
| 1310.00 | 3+10 |
| 1320.00 | 3+20 |
| 1330.00 | 3+30 |
| 1340.00 | 3+40 |
| 1350.00 | 3+50 |
| 1360.00 | 3+60 |
| 1370.00 | 3+70 |
| 1380.00 | 3+80 |
| 1390.00 | 3+90 |
| 1400.00 | 4+00 |
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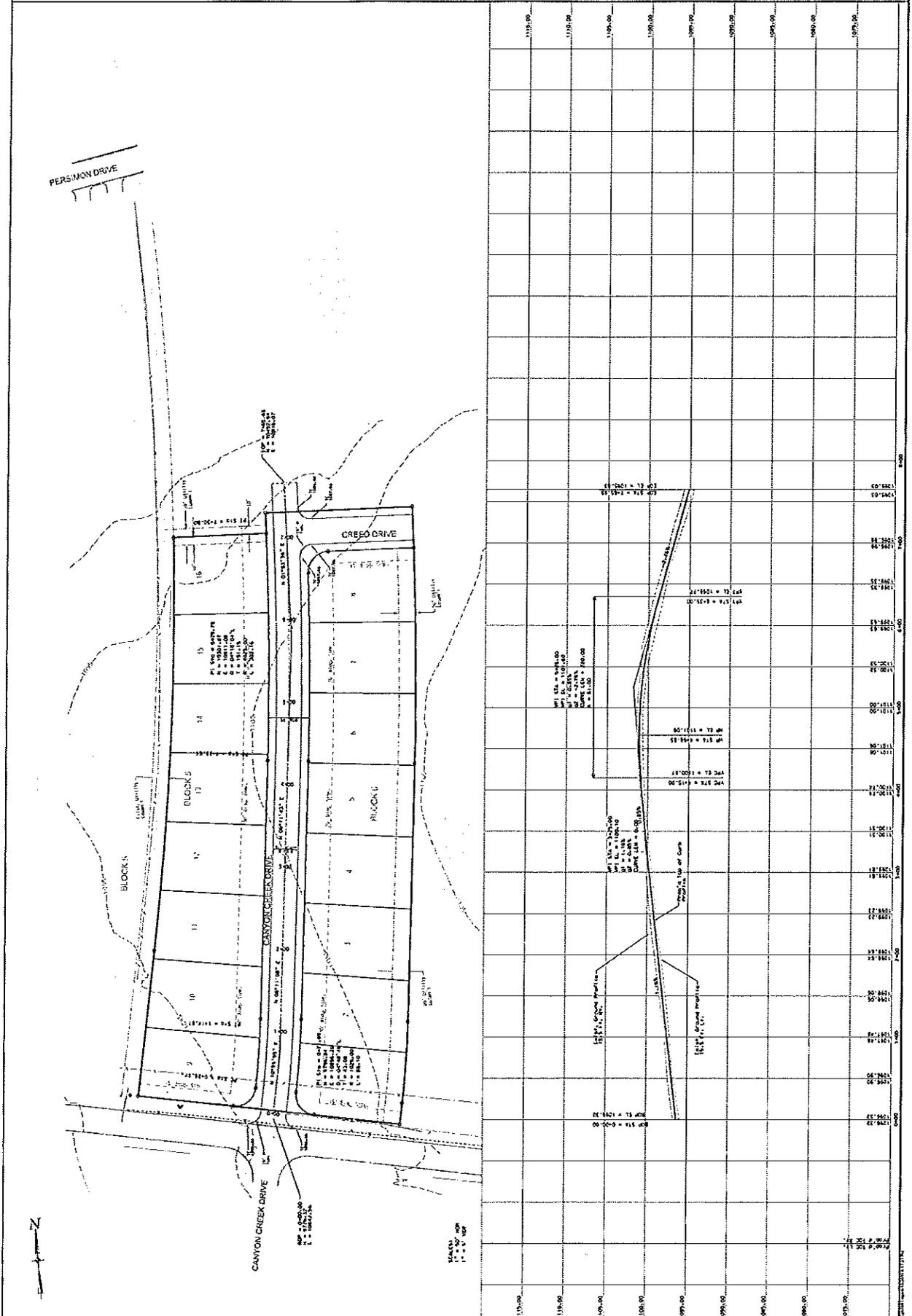


SHEET
 1 OF 1
 Job No. 14-00-00
 Date: 11/11/10

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| By: | Check: | Draw: | Scale: |
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AMISTAD CONSULTING SERVICES
 CIVIL - ENVIRONMENTAL - SURVEYING
 ENGINEERING FIRM
 101472, TEXAS
 101472, TEXAS
 101472, TEXAS
 Phone: (832) 775-4375, Fax: (832) 393-6704

PROP'D AGARITA HILLS SUBDIVISION, UNIT 1
 Canyon Creek Drive Plan & Profile Sheet
 Sta. 0+00 to Sta. 7+65.65



NORTH
 N

SCALE: 1" = 20' HORIZ.
 1" = 2' VERT.

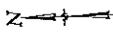
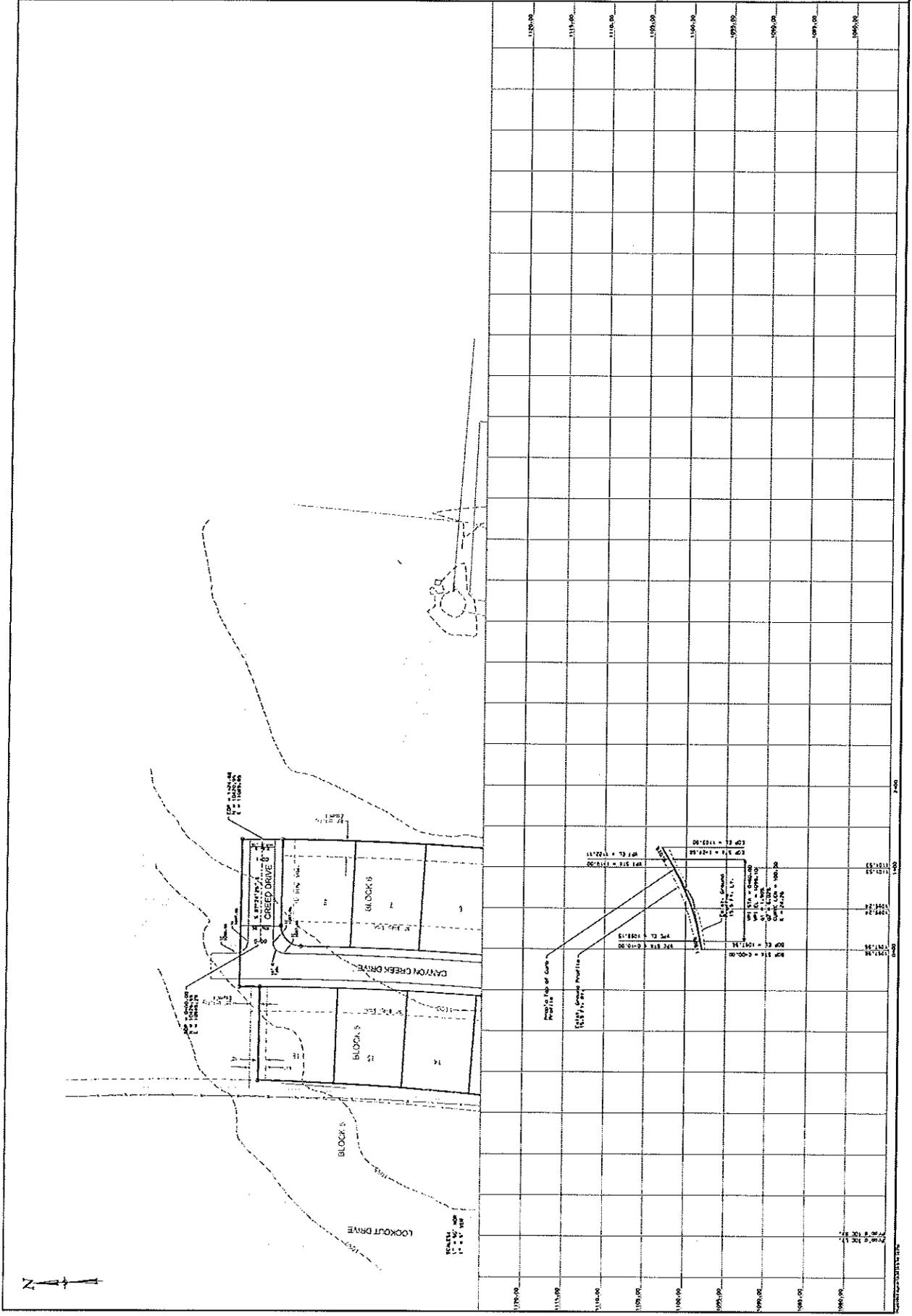


State of Texas
 License No. 14088
 Date: 08/14/92

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| Prepared by | |
| Checked by | |
| Drawn by | |
| Scale | |
| Sheet | |
| Job No. | |
| Date | |
| Project | |

AMISTAD CONSULTING SERVICES
 CIVIL - ENVIRONMENTAL - SURVEYING
 SURVEYING FIRM # 101472, TEXAS
 801 E. Garfield
 DALLAS, TEXAS 75260
 Phone: (850) 735-6322, Fax: (850) 383-6701

PROP'D AGARITA HILLS SUBDIVISION, UNIT 1
 Creed Drive Plan & Profile Sheet
 Sta. 0+00 to Sta. 1+14.92



IRREVOCABLE LETTER OF CREDIT

IRREVOCABLE LETTER OF CREDIT NO. 425

TO: City of Del Rio, Texas

DATE: May 26, 2015

We hereby authorize you to draw at sight on The Bank and Trust s,s,b, 1200 Veterans, Blvd., Del Rio, TX 78841-4010, for the account of JUSTIN BURK (the Customer), up to the aggregate amount of Two Hundred Ninety Three Thousand Six Hundred and Five DOLLARS (\$293,605) (the Stated Amount) available by our draft, accompanied by a certification by the City that the following condition exists:

“A Condition of Draw exists under Subdivision Construction Agreement dated May 26, 2015 by and between Subdivider and the City of Del Rio (the Agreement). City is in substantial compliance with the terms of said Agreement and has calculated the amount of this draft in accordance with the terms of the Agreement.”

Drafts must be drawn and presented by or on May 26, 2016 by the close of business of the Issuer of this credit and must specify the date and number of this credit. Drafts will be honored within five calendar days of presentment. We hereby engage all drawers that drafts drawn and presented in accordance with this credit shall be duly honored. Partial draws are permitted and the letter of credit shall be reduced by the amount of such partial draws as well as by any reduction letters authorized by the City. The sum of such partial draws shall on no account exceed the Stated Amount of this credit, and upon any draw or reduction letter which exhausts this credit, the original of this credit will be surrendered to us.

Except as expressly stated, this credit shall be subject to the Uniform Customs and Practice for Documentary Credits (1983 Revision), International Chamber of Commerce (Publication No. 400).

This credit is irrevocable prior to its expiration date unless both parties consent to revocation in writing.

Address of Issuer:
1200 Veterans Blvd.
Del Rio, TX 78841-4010
Title:
Chief Lending Officer

Signature of Issuer's Authorized Officer


Printed Name:
Larry R. Davis, Jr.

Agarita Hills Unit 1-16 Lots

| | |
|-----------------------------|---------------------|
| | |
| Sewer | \$35,800.00 |
| Water | \$29,024.00 |
| Paving | \$127,755.00 |
| Curbs | \$24,535.00 |
| | |
| | |
| Materials-Water & Sewer | \$37,491.00 |
| | |
| | |
| AEP Allowance | \$32,000.00 |
| | |
| | |
| | |
| Gas Ditch: | \$7,000.00 |
| 1400 feet 24" x 6" @ \$5 ft | |
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| | |
| | |
| Total Costs | \$293,605.00 |



Memorandum

DATE: May 4, 2015

TO: Janice Pokrant, City Planner

FROM: Bob Parker, City Engineer

SUBJECT: Letter of Credit – Project Cost Sheet
Agarita Hills Subdivision, Unit I

After meeting with Justin Burk and his Engineer, Abner Martinez, I have found the attached project cost sheet submitted by Mr. Burk on April 24, 2015 for the Agarita Hills Subdivision, Unit I to be sufficient for the infrastructure needs associated with the proposed subdivision and may be included for the requested Letter of Credit.

Thank you

A handwritten signature in black ink that reads "Bob Parker". The signature is written in a cursive style.

Bob Parker
City Engineer



Memorandum

DATE: May 4, 2015

TO: Janice Pokrant, City Planner

FROM: Alejandro Garcia, Interim Public Works Director

SUBJECT: Letter of Credit – Project Cost Sheet
Agarita Hills Subdivision, Unit I

I have reviewed the attached project cost sheet submitted by Justin Burk on April 24, 2015 for the Agarita Hills Subdivision, Unit I. I have found after an independent analysis of the numbers that the costs provided by Mr. Burk seem adequate for the infrastructure needs associated with the proposed subdivision and included with the proposed Letter of Credit.

Thank you


Alejandro Garcia
Interim Public Works

7-May-15

AGARITA HILLS SUBDIVISION UNIT I
SCHEDULE OF CONSTRUCTION (TENTATIVE)

| | | 2015 | | | | | | |
|---|-----------------------------|------|--|---|--------|-----------|---------|--|
| | ACTIVITY | May | June | July | August | September | October | |
| 1 | Street construction | | [Blue bar spanning June, July, August, September, and October] | | | | | |
| 2 | Sanitary sewer construction | | [Blue bar spanning June, July, and August] | | | | | |
| 3 | Water lines construction | | [Blue bar spanning June and July] | | | | | |
| 4 | Electrical and utilities | | | [Blue bar spanning July, August, and September] | | | | |
| | | | | | | | | |

Amistad Consulting Services, Inc.

Abner Martinez, P.E.

Meeting Date: 05/20/2015

Submitted By: Janice Pokrant, City Planner, Engineering Department

Information

SUBJECT:

Preliminary Plat 15-08 Kenneth R. Dirksen P.E. Representing David Breeden, President with Indian Hills Properties Requesting Approval of a Preliminary Plat for the Buena Vista Hills Subdivision, Unit No. 10 Being a 5.40 Acre out of I. & G. N.R.R. Co., Block 4, Survey 9, Abstract 1047, Val Verde County, Texas.

SUMMARY:

Discussion and possible action on the approval of the preliminary plat for the Buena Vista Hills Unit No. 10 Subdivision.

BACKGROUND:

Applicant: Kenneth Dirksen, P.E., Representing, David Breeden, President Indian Hills Properties, LTD

Requested Action: Approval of Preliminary Plat #15-08 for the Buena Vista Hills Unit No. 10 Subdivision

Location: A portion of the property is located inside the city limits. The land owner has petitioned for the remaining portion of the subdivision and other land to be voluntarily annexed within the city limits.

Size of Development: 17 lots over 5.40 acres, having .32 acres per lot and 1,106.5 linear feet of street, water and sewer lines.

Flood Plain Clearance:

This proposed subdivision is not located in the FEMA designate flood prone area.

DISCUSSION:

A portion of the preliminary plat is currently located outside of the city limits, but the land owner has requested voluntary annexation of the area which will be brought to City Council for approval in June 23, 2015.

The preliminary plat has been reviewed by the Engineering Department, Public Works Department, Water, Waste Water, Streets, Fire , and Planning & Zoning Departments who have found it to comply with all applicable local and state requirements.

PROS:

Approving the preliminary plat will allow the developer to start working on the installation of the infrastructure which will eventually provide 17 new residential lots within the city limits.

CONS:

There is not a "con" associated with this agenda item.

RECOMMENDATION:

Staff recommends approval of the request preliminary plat for the Buena Vista Hills Unit No. 10 Subdivision.

Fiscal Impact

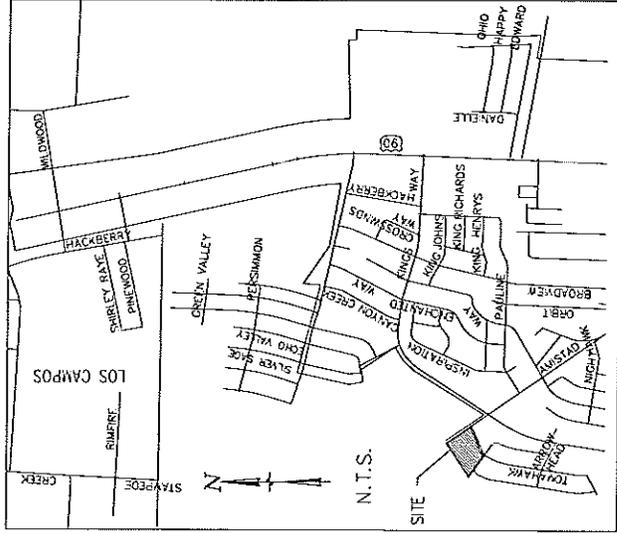
FISCAL IMPACT:

There is not a fiscal impact associated with this agenda item.

Attachments

Buena Vista Unit No 10 Subdivision Plans

CONSTRUCTION PLANS
FOR
BUENA VISTA HILLS UNIT NO. 10
INDIAN HILLS PROPERTIES LTD.
DEL RIO, TX



- SHEET INDEX
1. TITLE SHEET
 2. PLAT
 3. GENERAL NOTES
 4. UTILITY PLAN
 5. DRAINAGE PLAN
 6. PLAN & PROFILE SANITARY SEWER

| | | | |
|---|---|---|-------------------------------|
| <p>APPROVED BY: SD NAME: J. J. JAMES DATE: 03/27/14</p> | <p>DIRKSEN ENGINEERING TYPE FIRM # F-0818 TRPS FIRM # 10193741 311 NORTH GERTY STREET UVALDE, TEXAS 78801 TEL. 830-278-2100 FAX 830-278-2102</p> | <p>BUENA VISTA HILLS UNIT NO. 10 CONSTRUCTION PLANS TITLE SHEET</p> | <p>9 SHEET 1</p> |
| | | | |
| <p>Copyright © 2014</p> | | | |

