CITY OF DEL RIO
PLANNING & ZONING COMMISSION
COUNCIL CHAMBERS - CITY HALL
109 WEST BROADWAY ST.
January 18, 2017
5:30 P.M.

AGENDA

1. CALL TO ORDER

2. ROLL CALL

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

a. Abner Martinez, P.E. Representing, David Breeden, President with Indian Hills Properties, Requesting a Preliminary Plat for the Buena Vista Hills No 3, Unit IX, Being a 1.20 acre tract of Land Survey 9, Block 4 Abstract 1047 and a 5.91 acre Tract of Land Survey 5, Block 4, Abstract 1047 I.& G.N.R.R. Co., in Del Rio, Texas

b. Abner Martinez, P.E. Representing Justin Burk Requesting a Preliminary Plat for the Agarita Hills Unit 2 Subdivision, Being 5.27 acre tract of land Survey 8, Block 4, Abstract 1046 and Survey 13, Block 4, Abstract 1050 I.& G.N.R.R. Co., in Del Rio, Texas

c. Hector Canales, P.E. is Requesting a Replat of Lots 34 & 35, Block F, Lakeridge Estates, Establishing Lot 35A, Block F, in Val Verde County Texas.

d. Discussion and Possible Action on a Street Name Change for Pecan Circle - Janice Pokrant, City Planner

4. ADJOURNMENT

I, Alma Levrie, 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 13th day of January.

Alma Levrie

Alma Levrie, City Secretary

Planning & Zoning Commission **3. a.**

Meeting Date: 01/18/2017

Submitted By: Janice Pokrant, Engineering Department

Information

SUBJECT:

Abner Martinez, P.E. Representing, David Breeden, President with Indian Hills Properties, Requesting a Preliminary Plat for the Buena Vista Hills No 3, Unit IX, Being a 1.20 acre tract of Land Survey 9, Block 4 Abstract 1047 and a 5.91 acre Tract of Land Survey 5, Block 4, Abstract 1047 I.& G.N.R.R. Co., in Del Rio, Texas

BACKGROUND:

Applicant: Abner Martinez, P.E. representing Indian Hills Properties Ltd.
Requested action: Approval of the preliminary plat for the Buena Vista No.3 Subdivision Unit IX
Location: Off of Tomahawk Trail west of White Dove Trail.
Size of Development: 15 Lots over 7 acres of land with 1233 linear feet of streets, water and sewer lines.
Flood Plain Clearance: This proposed development is not located within the FEMA designated flood prone area.
Utility Commission: Approval of Water and Sewer Plans: December 13, 2017

DISCUSSION:

The City Engineering and Public Works Divisions have reviewed the plans as shown in the preliminary plat for the Buena Vista No. 3 Unit IX subdivision and advised the applicant of the required corrections to the preliminary plat. The required corrections are as follows:

- Sewer manhole instead of a cleanout
- Gas line needs to be shown on plans
- Water line is required to be looped
- What is the location of the nearest existing fire hydrant?
- Each lot on the plat page needs to have widths
- A street light will be required midblock
- Please include the addresses for the owners/subdividers
- Please show the feet for the setback line
- Please make darker the 10’ easement – it hard to read on the page

PROS:

Approving this preliminary plat will allow the developer to start working on the installation of the infrastructure which will eventually provide 15 new residential lots within the city limits.

CONS:

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

RECOMMENDATION:

Staff recommends approval of the requested preliminary plat for the Buena Vista Hills No 3, Unit IX Subdivision with the stipulation that the items listed above are addressed.

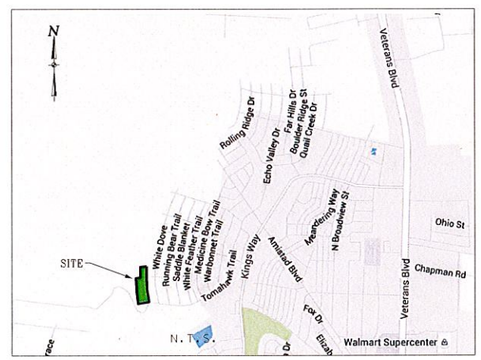
Attachments

Buena Vista Hills No 3 Unit IX Prelim Plat

BUENA VISTA No. 3 SUBDIVISION - UNIT IX
STREET & UTILITIES PROJECT

A PROJECT FOR

INDIAN HILLS PROPERTIES, LTD.



CITY OF Del Rio TEXAS

APPROVED BY THE UTILITIES COMMISSION OF THE CITY OF DEL RIO, TEXAS.

THIS _____ DAY OF _____ 20__.

MAYOR ROBERTO GARZA - CHAIRPERSON

SUSAN CORP - SECRETARY

INDEX OF SHEETS

Buena Vista No. 3 - Unit IX Subdivision Plat
1. Cover Sheet
2. Buena Vista No. 3 Subdivision - Unit IX Site Drainage Plan
3. Buena Vista No. 3 Subdivision - Unit IX Utility Layout
4. Sanitary Sewer Line "A" Sta. 0+00 to Sta. 6+55
5. Tomahawk Plan Profile Sheet Sta. 0+00 to Sta. 11+10.32
6. Cougar Pass Trail Plan Profile Sta. 0+00 to Sta. 1+22.45
7. Easement Plan Profile Sheet Sta. 0+00 to Sta. 1+38.31

JULY, 2016

Prepared

By

AMISTAD CONSULTING SERVICES
CIVIL - ENVIRONMENTAL - SURVEYING
ENGINEERING FIRM F-24, TEXAS
SURVEYING FIRM • 101472, TEXAS
501 E. Garfield
Del Rio, Texas 78840
Phone: (830) 775-4579, Fax: (888) 383-6704

STATE OF TEXAS ABNER MARTINEZ 65618 REGISTERED PROFESSIONAL ENGINEER

PROJECT ENGINEER _____
ABNER MARTINEZ, P.E.

Job No. E16-01

cover.dgn 7/12/2016 6:19:46 PM

PLAT OF THE BUENA VISTA No. 3 SUBDIVISION UNIT IX DEL RIO, TEXAS

Establishing lots 8 thru 14 Block 19, and Lots 28 thru 34, Block 1, Out of Survey 9, Block 4, Abstract 1047 and Survey 5, Block 4, Abstract 1047, I. & GN. RR. CO. in Val Verde County, Texas

Being a 1.20 Acre Tract of Land, Survey 9, Block 4, Abstract 1047 and 5.91 Acre Tract of Land, Survey 5, Block 4, Abstract 1047, I & GN. RR. Co., Val Verde County, Texas

INDIAN HILLS PROPERTIES LTD., THROUGH ITS PRESIDENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND PLAT THIS 7.11 ACRE TRACT OF LAND CONVEYED TO INDIAN HILLS PROPERTIES LTD BY CONVEYANCE OF RECORD IN DOCUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF VAL VERDE COUNTY, TEXAS

_____
INDIAN HILLS PROPERTIES LTD. By David Breeden, President

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

THIS TH DAY OF , 2016

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 , 2016

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

SYMBOLOGY

○	FOUND "½" IRON ROD	⌀	POWER POLE
●	SET ⅝" IRON ROD	θ	WATER VALVE
×	"+" IN CONCRETE	⊗	WATER METER
⊙	MANHOLE	○	CLEAN OUT
	FIRE HYDRANT	⊠	TELEPHONE PEDESTAL
110	STREET ADDRESS	●	STREET LIGHT
		○—○	PROP'D LIGHT

NOTES:
25' Radius on all corner lots

Total Area: 238,534.87 S.F. = 5.48 Acres

This plat contains, 7.11 acres of land, INCLUDING 15 lots and 1233 linear feet of streets.

BUENA VISTA DEVELOPMENT CO.
Volume 324, Page 126
VVCDR

Survey 5, Block 4
I.& G.N. RR Co.
Abstract 1043

Survey 9, Block 4
I.& G.N. RR Co.
Abstract 1047

Scale 1" = 60'

METES AND BOUNDS DESCRIPTION FOR BUENA VISTA No. 3 SUBDIVISION, UNIT IX

Located in Val Verde County and being a 1.20 acre tract out of and part of Survey 9, Block 4, Abstract 1047, and 5.91 acres out of and part of Survey 5, Block 4, Abstract 1043, I. GN. RR. Co., for a total of 7.11 acres, same area being the proposed Buena Vista No. 3, Unit IX, and more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2"iron pin found at the Southwest corner of Lot 27, Block 1, of the Buena Vista No. 3 Subdivision, Unit VIII;

THENCE, along the south side of the herein described tract of land, N 8051' 55" W, 313.18 ft., to a 5/8"iron pin set for the corner of this tract;

THENCE, N 14º15' 23" W, 112.43 ft. to a 5/8"iron pin set for a corner of this tract;

THENCE, on a curve to the right, with a radius of 2774.07 ft., a delta of 1251' 21" and a length of 622.55 ft. to a 5/8" iron pin set for the corner of this tract;

THENCE, N 8836' 06" E, 135.00 ft. to a 5/8"iron pin set for a corner of this tract;

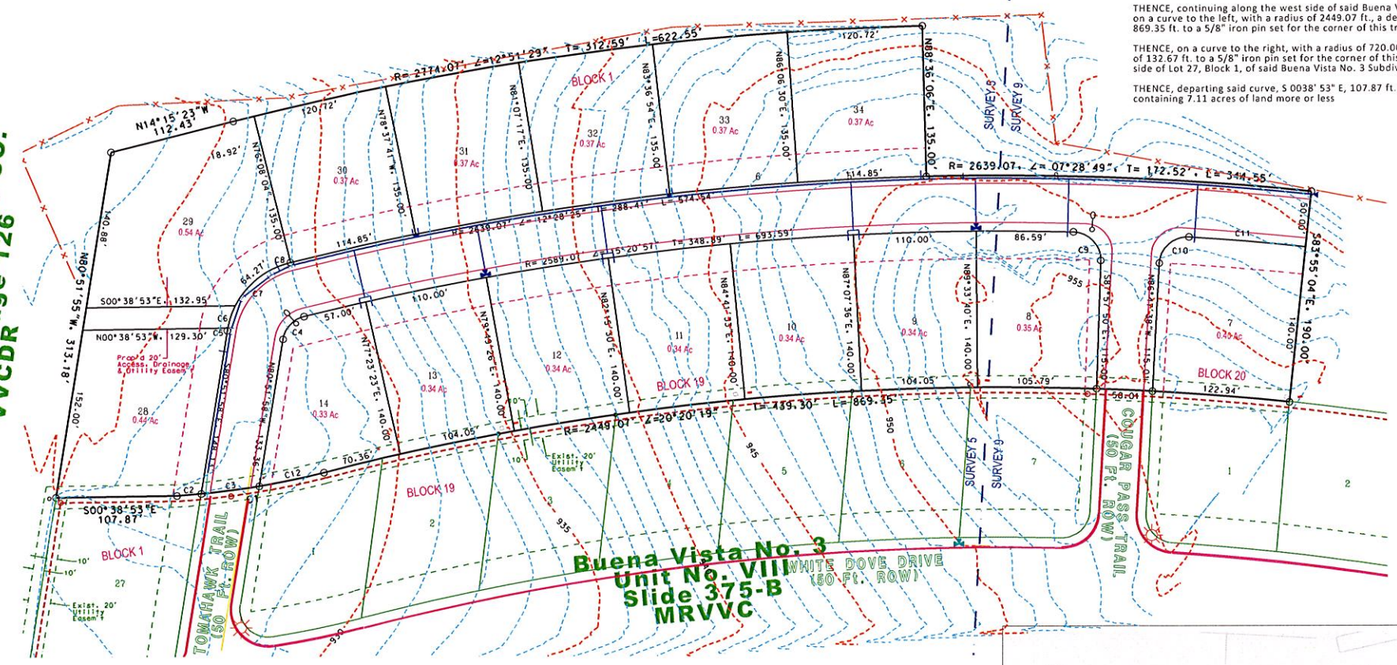
THENCE, on a curve to the right, with a radius of 2639.07 ft., a delta of 0728' 49" and a length of 344.55 ft. to a 5/8" iron pin set for the corner of this tract;

THENCE, S 8355' 04" E, 190.00 ft. to a 5/8"iron pin set for the Northwest corner of Lot 1, Block 20, of the Buena Vista No. 3 Subdivision, Unit VIII, and a corner of this tract;

THENCE, continuing along the west side of said Buena Vista No. 3 Subdivision, Unit VIII; on a curve to the left, with a radius of 2449.07 ft., a delta of 2020' 19" and a length of 869.35 ft. to a 5/8" iron pin set for the corner of this tract;

THENCE, on a curve to the right, with a radius of 720.00 ft., a delta of 1033'281" and a length of 132.67 ft. to a 5/8" iron pin set for the corner of this tract; same point located on the west side of Lot 27, Block 1, of said Buena Vista No. 3 Subdivision, Unit VIII;

THENCE, departing said curve, S 0038' 53" E, 107.87 ft. to the Place of Beginning and containing 7.11 acres of land more or less



CURVE DATA				
No.	LENGTH	TANGENT	RADIUS	DELTA
C1	132.67	66.52	720.00	10°33'28"
C2	21.71	10.86	720.00	01°43'39"
C3	52.19	26.11	720.00	04°09'11"
C4	28.31	16.60	25.00	67°10'40"
C5	2.36	1.18	75.00	01°48'21"
C6	21.29	10.72	75.00	16°16'07"
C7	87.93	49.80	75.00	67°10'40"
C8	0.29	0.14	2639.07	00°00'22"
C9	39.39	25.12	25.00	90°16'46"
C10	39.39	25.12	25.00	90°16'46"
C11	104.72	52.37	2589.07	02°19'03"
C12	58.77	29.40	720.00	07°57'51"

Notes:
1. - 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. 48465C 1645D. Effective July 22, 2010.
2. - 1/2" iron rods were found on all original corners and 5/8" iron rods were set on all new corners unless otherwise marked.
3. - 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.
4. - 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.
5. - 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.
6. - 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.

This plat has been reviewed and approved by the following:

_____
Chairman - Del Rio, Texas Planning & Zoning Commission

Date:_____

_____
Chairman - Del Rio, Texas Utilities Commission

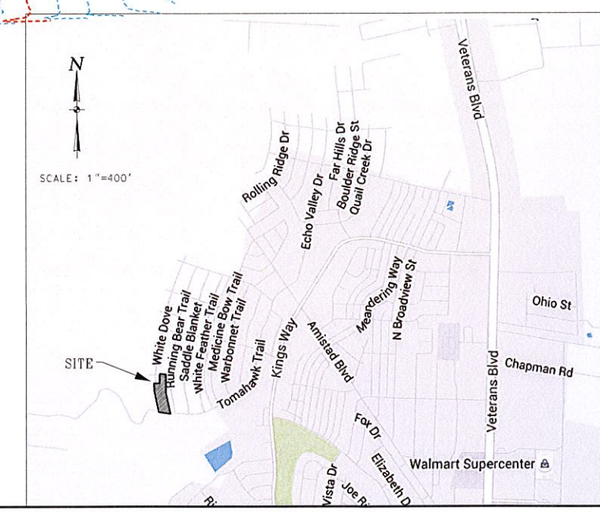
Date:_____

_____
Mayor - Del Rio, Texas City Council

Date:_____

Attest:
_____
City Secretary - City of Del Rio

Date:_____



PLAT OF THE
BUENA VISTA No. 3 SUBDIVISION, UNIT IX
DEL RIO, TEXAS

AMISTAD CONSULTING SERVICES
CIVIL - ENVIRONMENTAL - SURVEYING
ENGINEERING FIRM F-24, TEXAS
SURVEYING FIRM # 101472, TEXAS
501 E. Garfield
Del Rio, Texas 78840
Phone: (830) 775-4579, Fax: (888) 383-6704

No.	Date	Revisions	App.

Designed by:
Drawn by:
Checked by:
Approved by:

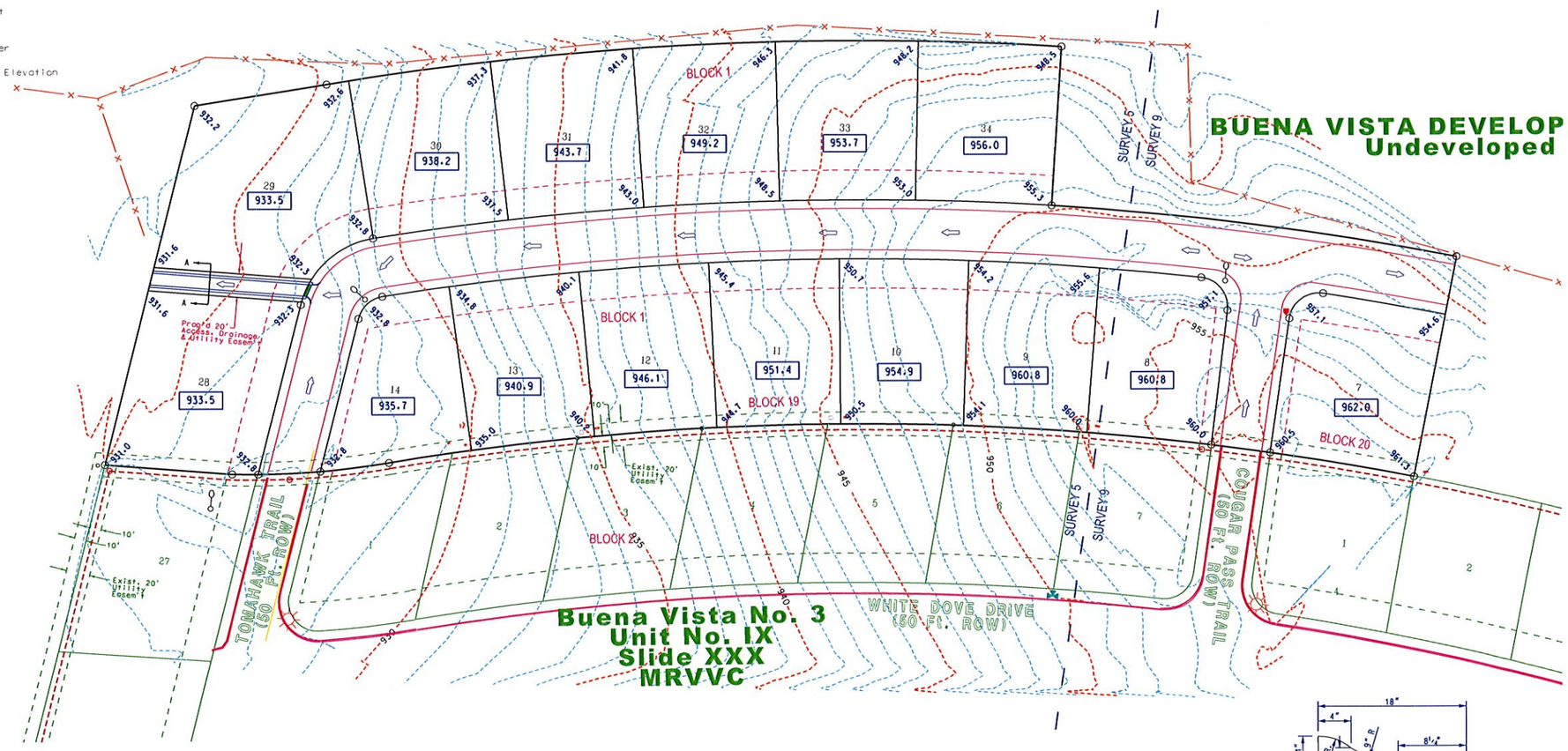
Job No. E16-01
DATE
July, 2016
SHEET
1
OF
1

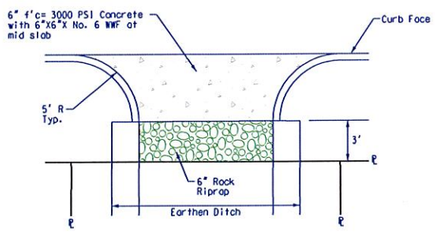
Plat.dgn 7/12/2016 6:23:05 PM

LEGEND

2	Lot No.
1026.4	Lot Corner Elev.
⇨	Flow Direction Arrow
☼	Exist. Light
o—o	Prop'd Light
▶	Stop Sign
210	Street Number
1098.6	Minimum Pad Elevation

SCALE: 1"= 50'

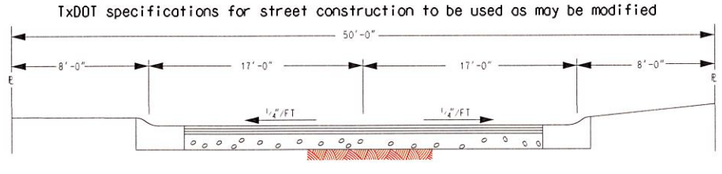




DRAIN DETAIL

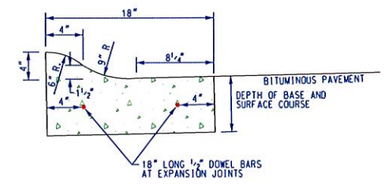
For Profile See Sheet 7 of 7

TxDOT specifications for street construction to be used as may be modified

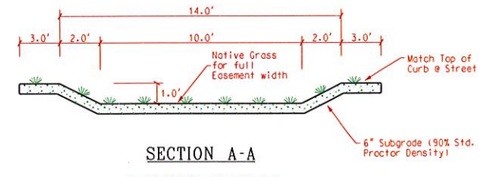


CITY OF DEL RIO STANDARD CROSS SECTION

150 Lb./SY Cold mix Limestone Rock Asphalt Pavement (TxDOT Item 330)(Type CS)
On Prime Coat (TxDOT Item 310)(MC-30)
On 6" Depth Flexible Base (TxDOT Item 247, Type A or B, Grade 2 or Grade 3 compacted to 100% Std. Proctor Density)
On 6" Compacted Subgrade (98% Std. Proctor Density)



MOUNTABLE CURB



SECTION A-A

For Profile See Sheet 7 of 7

PROP'D BUENA VISTA No. 3 SUBDIVISION, UNIT 11
Drainage Plan

AMISTAD CONSULTING SERVICES
CIVIL - ENVIRONMENTAL - SURVEYING
ENGINEERING FIRM F-24, TEXAS
SURVEYING FIRM # 101472, TEXAS
501 E. Garfield
Del Rio, Texas 78840
Phone: (830) 775-4579, Fax: (888) 383-6704

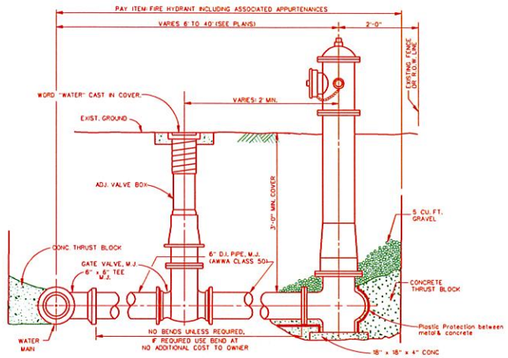
No.	Date	Revisions	App.

Designed by:
Drawn by:
Checked by:
Approved by:

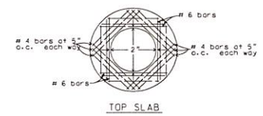
Job No. C16-001
DATE
July, 2016
SHEET
2
OF
7

STATE OF TEXAS
JOHN MARTINEZ
65618
REGISTERED
PROFESSIONAL ENGINEER

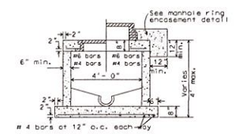
sha.dgn 7/12/2016 6:20:49 PM



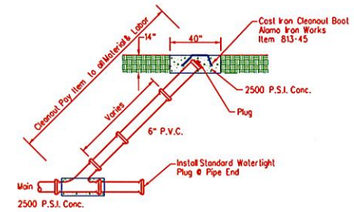
FIRE HYDRANT DETAIL
N.T.S



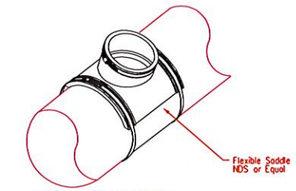
TOP SLAB



SHALLOW MANHOLE
PRECAST OR MONOLITHIC



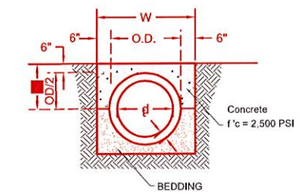
END OF MAIN CLEANOUT DETAIL
N.T.S



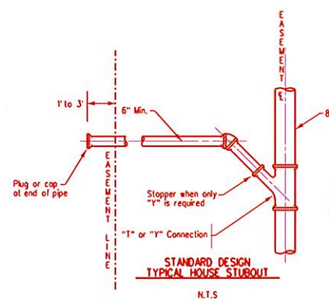
SEWER FLEXIBLE SADDLE TO BE USED ONLY WHEN SERVICE LATERAL NOT FOUND ON EXISTING MAINS
N.T.S

SCALE: 1" = 60'

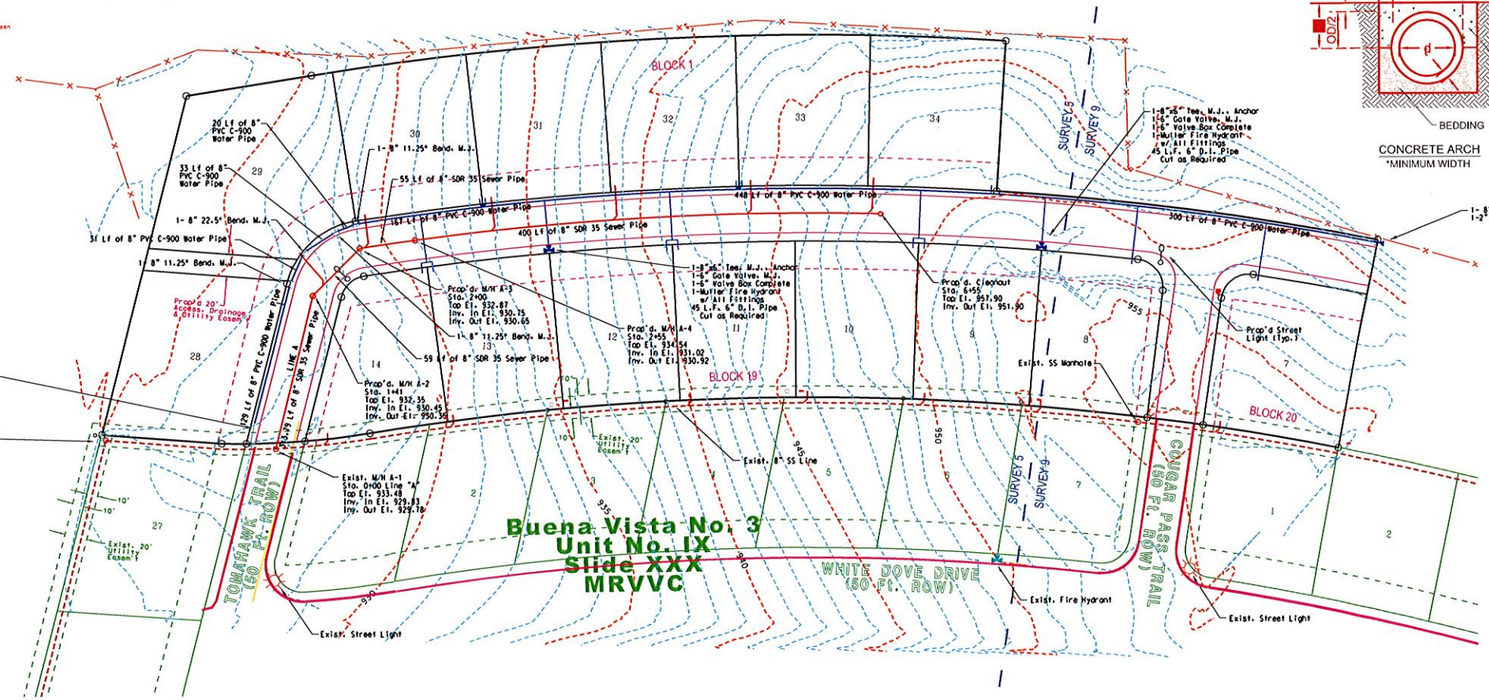
BUENA VISTA DEVELOPMENT Co.
Undeveloped

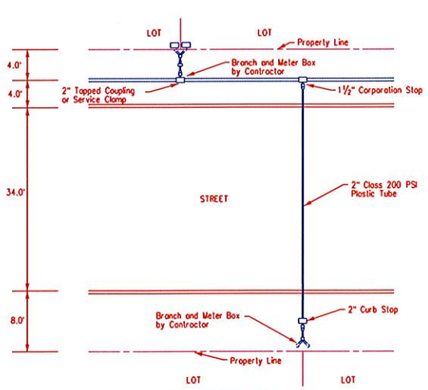


CONCRETE ARCH
*MINIMUM WIDTH

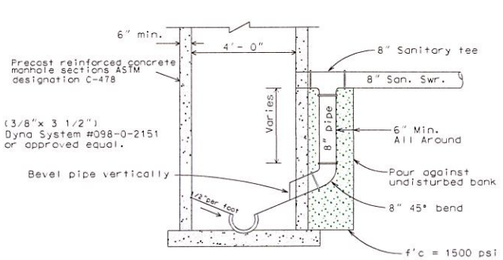


STANDARD DESIGN
TYPICAL HOUSE STUBOUT
N.T.S

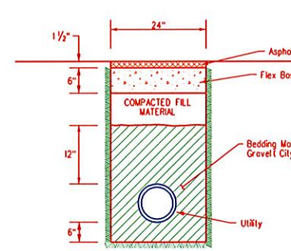




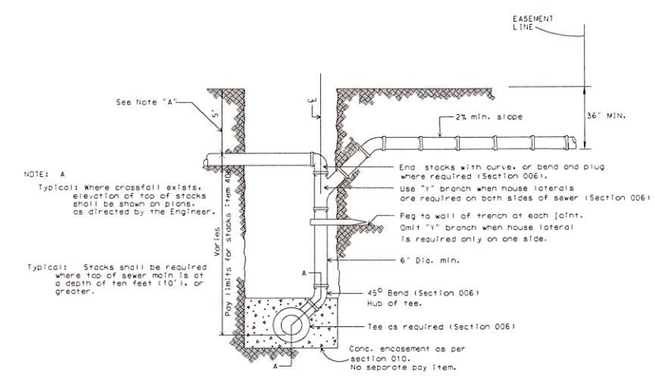
WATER SERVICE DETAIL
N.T.S



EXTERNAL DROP MANHOLE
Note: Straps shall be spaced @ 4'-0" max. minimum of two per drop.



TRENCH SECTION
N.T.S



TYPICAL STACK DETAIL

Utility Plan.dgn 7/21/2016 4:43:35 PM

PROP'D BUENA VISTA No. 3 SUBDIVISION, UNIT IX
Utility Plan

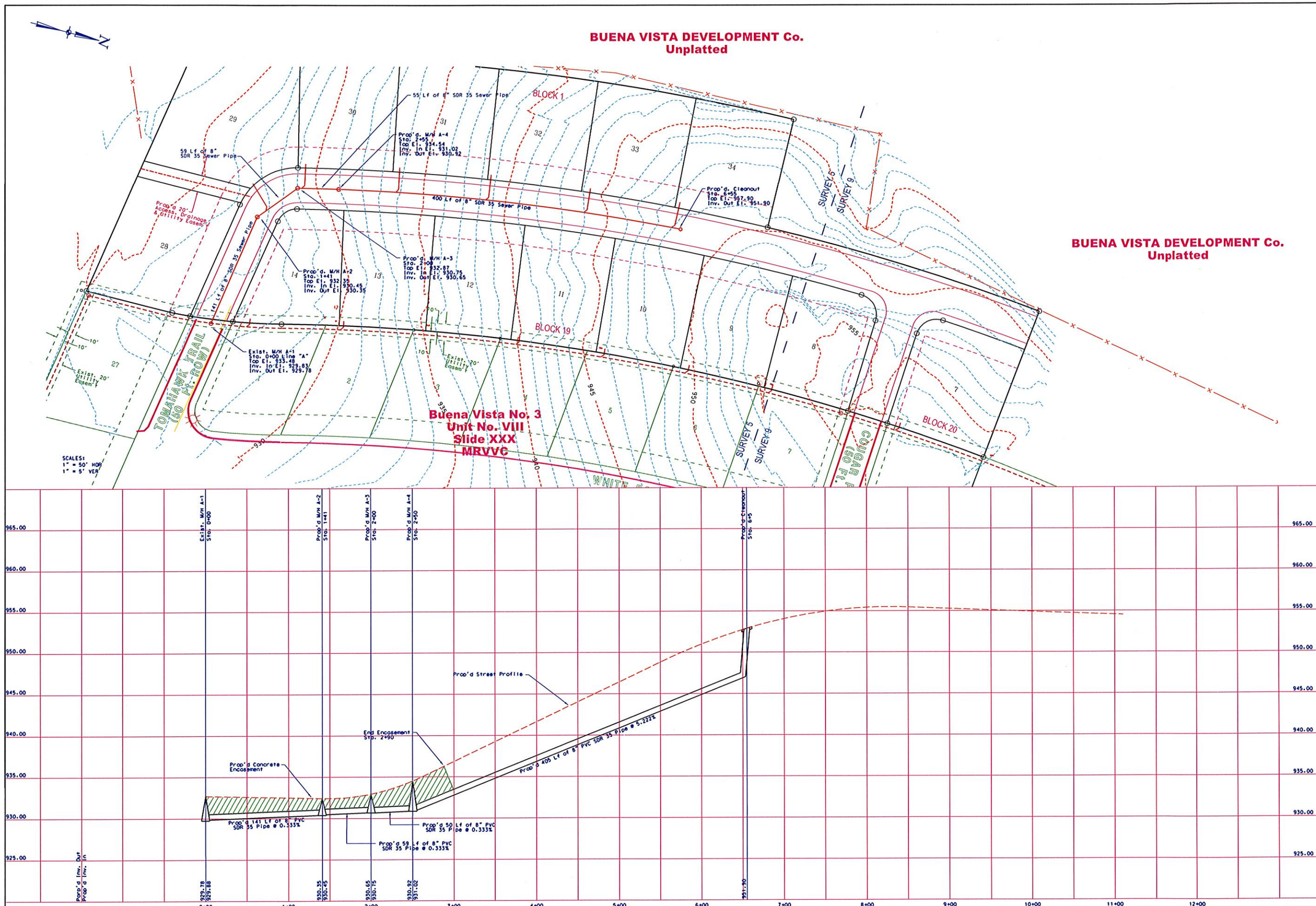
AMISTAD CONSULTING SERVICES
CIVIL - ENVIRONMENTAL - SURVEYING
501 E. Garfield
Del Rio, Texas 78840
Phone: (830) 775-4579, Fax: (830) 774-6705

No.	Date	Revisions	Rev.

Designed by:
Drawn by:
Checked by:
Approved by:

Job No. E16-01
DATE
July, 2016
SHEET
3
OF
7

STATE OF TEXAS
ABNER MARTINEZ JR.
65618
REGISTERED
PROFESSIONAL ENGINEER



PROP'D BUENA VISTA No. 3
UNIT IX
Sanitary Sewer Line "A" Plan & Profile Sheet
Sta. 0+00 to Sta. 6+55

AMISTAD CONSULTING SERVICES
CIVIL - ENVIRONMENTAL - SURVEYING
ENGINEERING FIRM F-24, TEXAS
SURVEYING FIRM # 101472, TEXAS
501 E. Garfield
Del Rio, Texas 78840
Phone: (830) 775-4579, Fax: (888) 383-6704

No.	Date	Revisions	Rev.

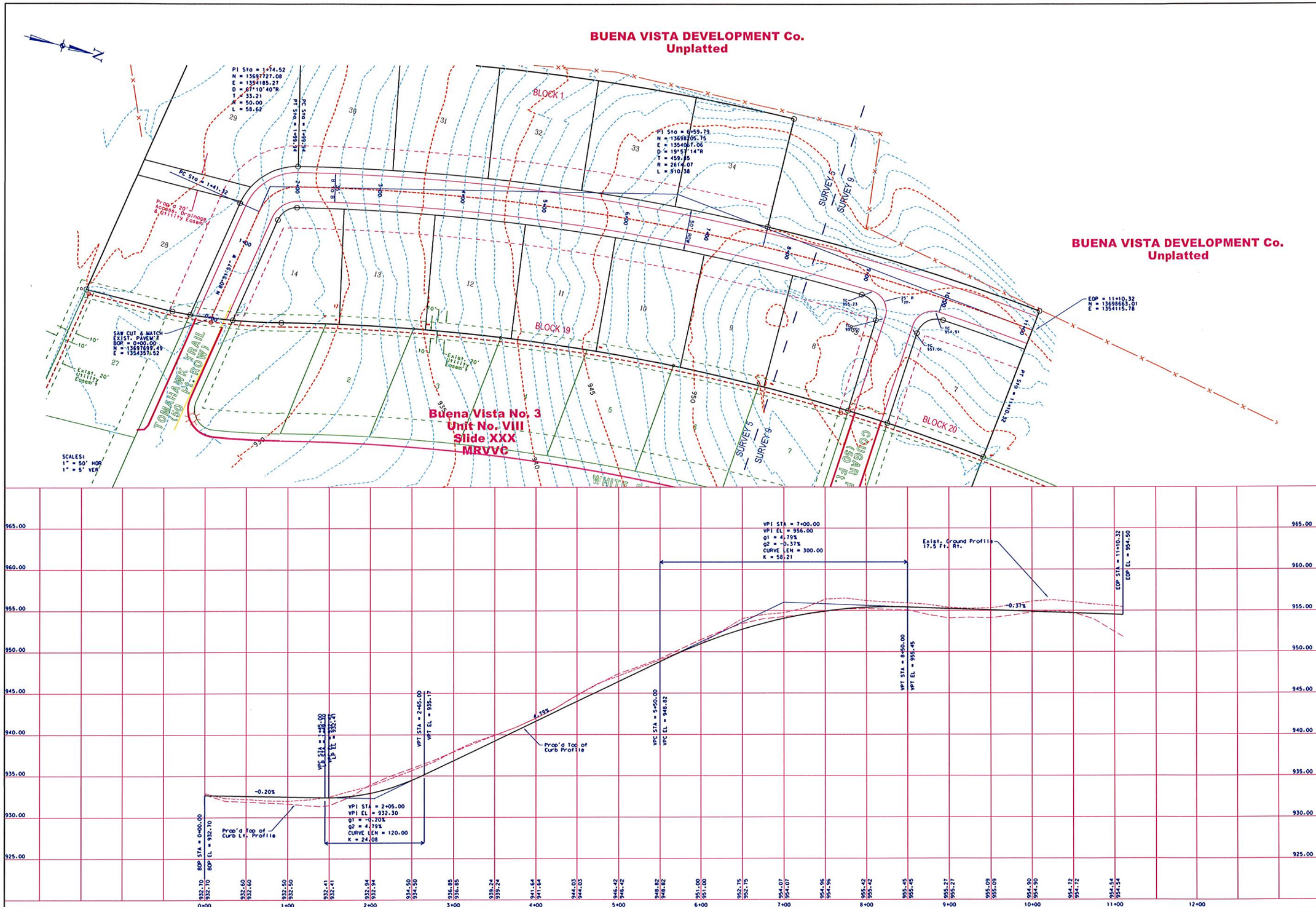
Designed by:
Drawn by:
Checked by:
Approved by:

Job No. E16-01
DATE
July, 2016

SHEET
4
OF
7

STATE OF TEXAS
ASHER MARTINEZ
65618
REGISTERED
PROFESSIONAL ENGINEER

88-A.dgn 7/12/2016 6:28:54 PM



PROP'D BUENA VISTA No. 3
UNIT IX
Tomahawk Trail Plan & Profile Sheet
Sta. 0+00 to Sta. 11+10.32

AMISTAD CONSULTING SERVICES
CIVIL - ENVIRONMENTAL - SURVEYING
ENGINEERING FIRM F-24, TEXAS
SURVEYING FIRM • 101472, TEXAS
501 E. Garfield
Del Rio, Texas 78840
Phone: (830) 775-4579, Fax: (888) 383-6704

No.	Date	Revisions	App.

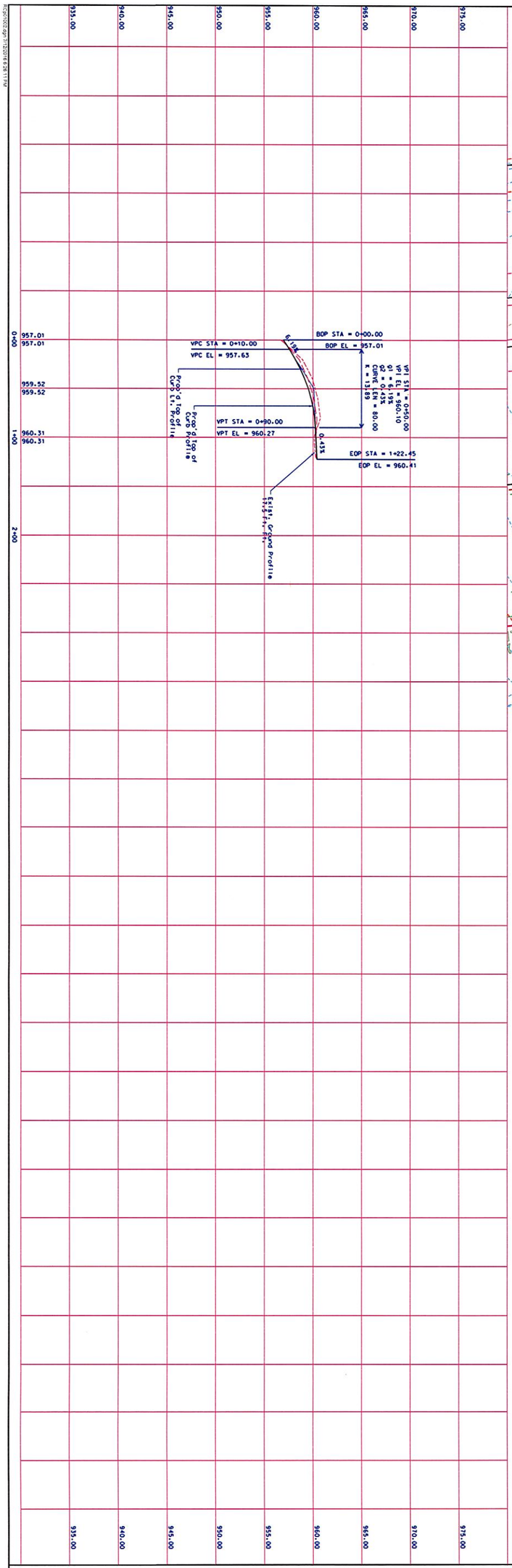
Designed by:
Drawn by:
Checked by:
Approved by:

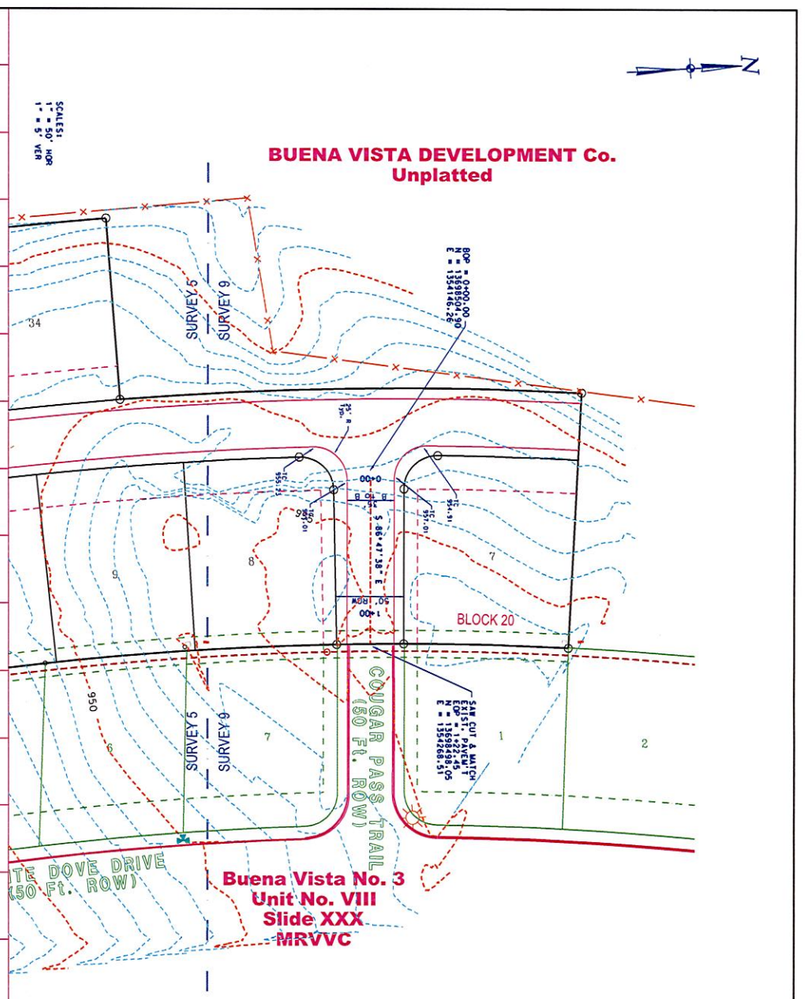
Job No. E16-01
DATE
July, 2016

SHEET
5
OF
7

STATE OF TEXAS
ABNER MARTINEZ JR.
66618
REGISTERED PROFESSIONAL ENGINEER

RCp0100.dgn 7/12/2016 6:25:01 PM





AMISTAD CONSULTING SERVICES
CIVIL - ENVIRONMENTAL - SURVEYING
ENGINEERING FIRM F-24, TEXAS
SURVEYING FIRM • 101472, TEXAS
501 E. Garfield
Del Rio, Texas 78840
Phone: (830) 775-4579, Fax: (888) 383-6704

Job No. E16-01
DATE: July, 2016
SHEET 7 OF 7

Designed by:
Drawn by:
Checked by:
Approved by:

No.	Date	Revisions	App.

PROP'D BUENA VISTA No. 3
UNIT IX
Cougar Pass Trail Plan & Profile Sheet
Sta. 0+00 to Sta. 1+22.45

Planning & Zoning Commission **3. b.**

Meeting Date: 01/18/2017

Submitted By: Janice Pokrant, Engineering Department

Information

SUBJECT:

Abner Martinez, P.E. Representing Justin Burk Requesting a Preliminary Plat for the Agarita Hills Unit 2 Subdivision, Being 5.27 acre tract of land Survey 8, Block 4, Abstract 1046 and Survey 13, Block 4, Abstract 1050 I.& G.N.R.R. Co., in Del Rio, Texas

BACKGROUND:

Applicant: Abner Martinez, P.E., Representing, Justin Burk
Requested Action: Approval of Preliminary Plat for the Agarita Hills Unit 2 Subdivision
Location: This property is located off of Agarita Drive adjacent to the City water towers
Size of Development: 15 lots over 5.72 acres, with 1,000 linear feet of street, water and sewer lines.
Flood Plain Clearance:
This proposed subdivision is not located in the FEMA designate flood prone area.
Utilities Commission Meeting: Approval of water and sewer plans on December 13, 2016

DISCUSSION:

The City Engineering and Public Works Divisions have reviewed and advised the applicant of the required corrections to the preliminary plat for the Agarita Hills Unit 2 Subdivision. The required corrections are as follows:

- The structure shown on Lot 6 will be removed in construction - please exclude it from the plat page
- Include linear feet of streets, water and sewer, total number of lots acreage of subdivision on plat page
- Please shown gas lines on plans
- FYI - Water pressure will only be about 40-45 psi
- The sidewalk construction is fine but will need to comply with ADA regulations – verify the regulations on the width and the required passing lane. We believe that the width needs to be at least 4' with a passing lane every 150' – please verify and include in the plans. Also please show that the sidewalks will be constructed on Phase 1 & 2.
- Show the street lights on the corner and midblock and the existing fire hydrant and the new one on the plat page – fire hydrants need to be a maximum of 500' apart
- Manhole instead of cleanout
- Include the addresses for the owners/subdividers
- Show the scale for the key map
- Please make the size of the easements legible on the plat page

PROS:

Approving this preliminary plat will allow the developer to start working on the installation of the infrastructure which will eventually provide 15 new residential lots within the city limits.

CONS:

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

RECOMMENDATION:

Staff recommends approval of the requested preliminary plat for the Agarita Hills Unit 2 Subdivision with the stipulation that the above mentioned comments are addressed.

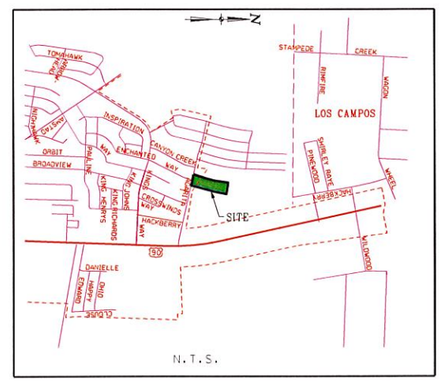
Attachments

Agarita Hills Unit 2 Prelim Plat

AGARITA HILLS SUBDIVISION - UNIT 2
STREET & UTILITIES PROJECT

A PROJECT FOR

BURK PROPERTIES DEVELOPMENT COMPANY



CITY OF DEL RIO

APPROVED BY THE UTILITIES COMMISSION OF THE CITY OF DEL RIO, TEXAS.

THIS _____ DAY OF _____, 2016.

_____
MAYOR ROBERTO GARZA - CHAIRPERSON

_____
SUSAN CORP - SECRETARY

INDEX OF SHEETS

Agarita Hills - Unit 2 Subdivision Plat
1. Cover Sheet
2. Agarita Hills Subdivision - Unit 2 Site Drainage Plan
3. Agarita Hills Subdivision - Unit 2 Utiltiy Layout
4. Sanitary Sewer Line "A" Sta. 0+00 to Sta. 1+58.40
5. Sanitary Sewer Line "B" Sta. 0+00 to Sta. 4+76.51
6. Sanitary Sewer Line "C" Sta. 0+00 to Sta. 1+20
7. Enchanted Way Plan Profile Sta. 0+00 to Sta. 7+20.92
8. Creed Drive Plan Profile Sheet Sta. 0+00 to Sta. 3+20.75

JULY 2016

Prepared

By

AMISTAD CONSULTING SERVICES
CIVIL - ENVIRONMENTAL - SURVEYING
ENGINEERING FIRM F-24, TEXAS
SURVEYING FIRM • 101472, TEXAS
501 E. Garfield
Del Rio, Texas 78840
Phone: (830) 775-4579, Fax: (888) 383-6704

STATE OF TEXAS
ABNER MARTINEZ
85618
REGISTERED PROFESSIONAL ENGINEER

PROJECT ENGINEER _____
ABNER MARTINEZ, P.E.

Job No. C16-007

cover.dgn 7/21/2016 5:24:44 PM

PLAT
RESTABLISHING LOTS 1 THRU 15
IN THE
AGARITA HILLS SUBDIVISION, UNIT 2
OUT OF SURVEY 8, BLOCK 4, ABSTRACT 1046
AND SURVEY 13, BLOCK 4, ABSTRACT 1050,
I. & GN. RR. CO.
DEL RIO, TEXAS

Being a 5.72 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 OWNERS OF THE LAND SHOWN ON THIS REPLAT AND WHOSE NAMES ARE SUBSCRIBED HERETO AND IN PERSON, ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY THIS 5.72 ACRE TRACT OF LAND CONVEYED TO MAUDE S. NEWTON TESTAMENTARY TRUST IN VOLUME 590, PAGE 622, OFFICIAL PUBLIC RECORDS OF VAL VERDE COUNTY, TEXAS

_____
JUSTIN BURK

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

THIS TH DAY OF , 2016

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

STATE OF TEXAS REGISTERED A. MARTINEZ-GUADARRAMA 5009 PROFESSIONAL LAND SURVEYOR

SWORN AND SUBSCRIBED BEFORE ME, THIS DAY OF , 2016

NOTARY PUBLIC - VAL VERDE COUNTY, TEXAS

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

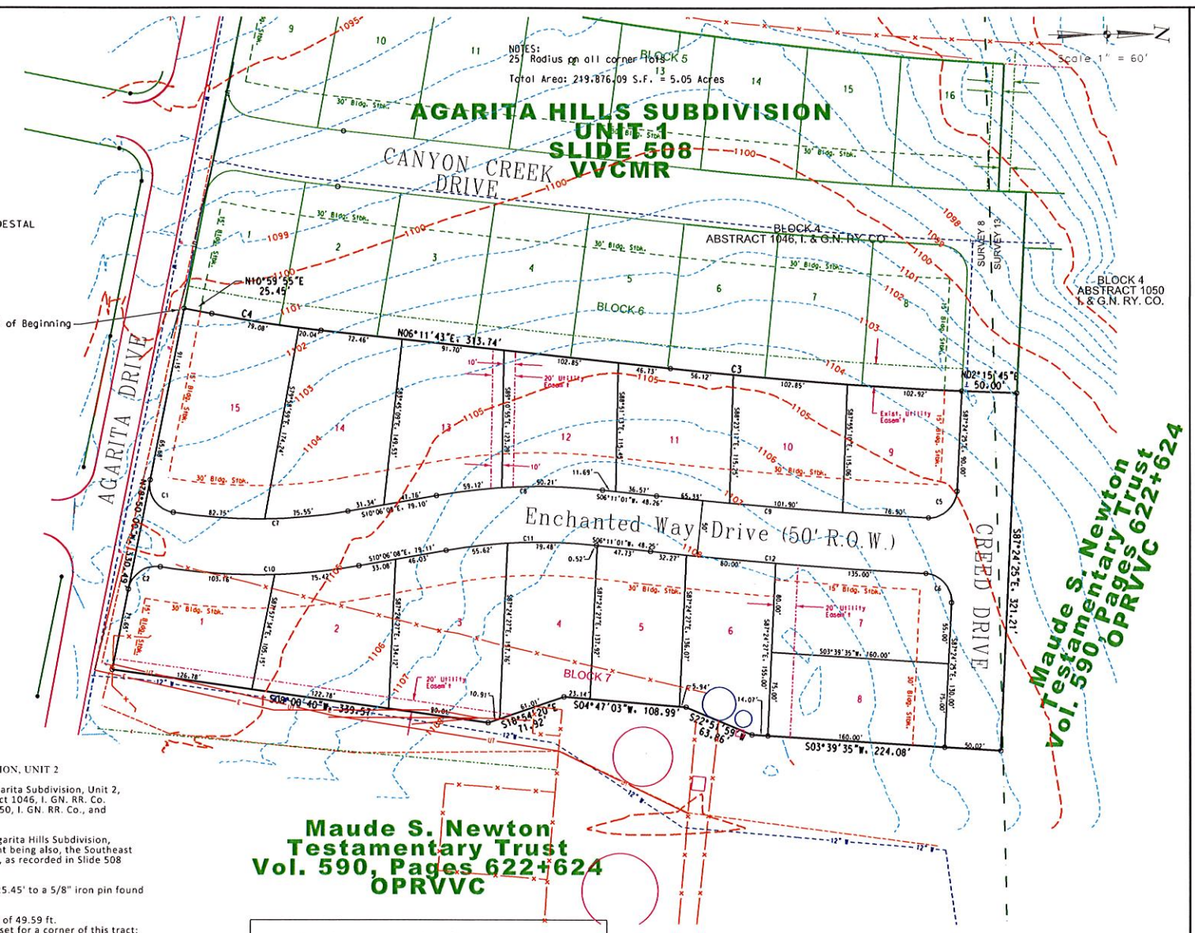
_____
ABNER MARTINEZ GUADARRAMA, COUNTY SURVEYOR
VAL VERDE COUNTY, TEXAS

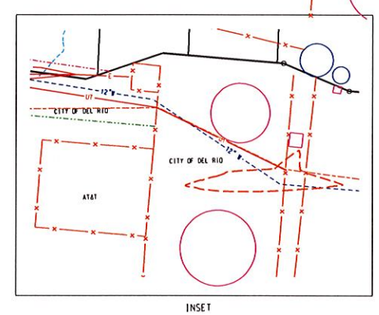
SYMBOLOGY

○	FOUND 1/2" IRON ROD	⊘	POWER POLE
●	SET 5/8" IRON ROD		WATER VALVE
×	"x" IN CONCRETE		WATER METER
	MANHOLE		CLEAN OUT
	FIRE HYDRANT		TELEPHONE PEDESTAL
	STREET ADDRESS		STREET LIGHT

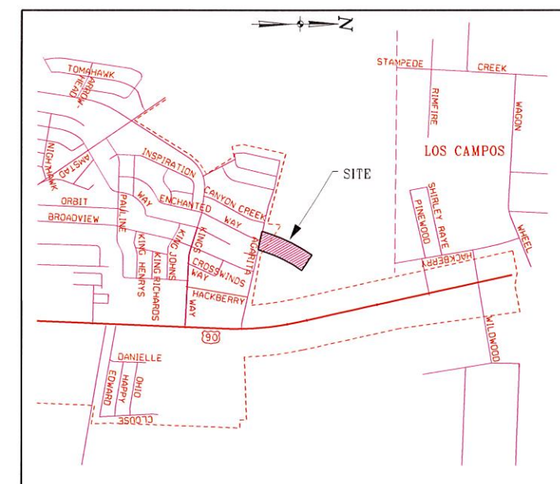
CURVE DATA

No.	LENGTH	TANGENT	RADIUS	DELTA
C1	39.96	25.70	25.00	91°55'31"
C2	38.70	24.44	25.00	88°41'52"
C3	261.89	130.99	4180.00	03°35'23"
C4	99.12	49.59	1180.00	04°48'46"
C5	39.19	24.92	25.00	89°49'12"
C6	39.35	25.08	25.00	90°10'34"
C7	158.30	79.89	475.00	19°05'41"
C8	149.33	75.17	525.00	16°17'48"
C9	244.13	122.10	4295.00	03°15'24"
C10	178.58	90.16	525.00	19°29'23"
C11	135.10	68.01	475.00	16°17'48"
C12	247.27	123.67	4345.00	03°15'38"
C13	80.50	40.27	1025.00	04°29'58"
C14	76.57	38.30	975.00	04°29'58"





INSET



METES AND BOUNDS DESCRIPTION FOR AGARITA SUBDIVISION, UNIT 2

Being a 5.70 acres tract of land, the same being the proposed Agarita Subdivision, Unit 2, and being 5.63 acres out of and part of Survey 8, Block 4, Abstract 1046, I. GN. RR. Co. and 0.07 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:

BEGINNING at a 5/8"iron pin found at the Southeast corner of Agarita Hills Subdivision, Unit 1 and the North Right-of-Way line of Agarita Drive, this point being also, the Southeast corner of Lot 1, in Block 2, of the Agarita Hills Subdivision Unit 1, as recorded in Slide 508 of the Map Records of Val Verde County, Texas ;

THENCE, along the East line of said subdivision, N 10°59' 55" E, 25.45' to a 5/8" iron pin found for a corner of this tract;

THENCE, on a curve to the left, with radius of 1180 ft., a tangent of 49.59 ft. a delta of 04°48' 46" and a length of 99.12 ft., to a 5/8"iron pin set for a corner of this tract;

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

THENCE, on a curve to the left, with radius of 4180 ft., a tangent of 130.99 ft. a delta of 03°35' 23", and a length of 261.85 ft., to a 5/8"iron pin set for a corner of this tract;

THENCE, N 02°15' 45"E, 50.00 ft., to a 5/8"iron pin found on the North Right-of-Way line of Creed Drive, for the Northwest corner of this tract;

THENCE, along said line, S 87°24' 25"E, 321.21 ft., to a 5/8"iron pin set for a corner of this tract;

THENCE, departing said line, S 03°39' 35"W, 224.08 ft., to a 5/8"iron pin set for corner of this tract;

THENCE, S 22°51' 59"W, 63.86 ft., to a 5/8"iron pin set for corner of this tract;

THENCE, S 04°47' 03"W, 108.99 ft., to a 5/8"iron pin set for corner of this tract;

THENCE, S 18°54' 20"E, 71.92 ft., to a 5/8"iron pin set for corner of this tract;

THENCE, S 08°00' 40"W, 339.57 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, 330.49 ft., to the Place of Beginning and containing 5.70 acres of land more or less in Val Verde County, Texas.

Notes:

1. - 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. 48465C 1645D. Effective July 22, 2010.
2. - 1/2" iron rods were found on all original corners and 5/8" iron rods were set on all new corners unless otherwise marked.
3. - The lots in this subdivision are currently served by a public water system, maintained and operated by the city of Del Rio, Val Verde County, Texas.
4. - Lots in this replat are be served by a central sewer system, maintained and operated by the City of Del Rio, Val Verde County, Texas.
5. - This subdivision is 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.
6. - 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.

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:_____

PROP'D AGARITA HILLS SUBDIVISION, UNIT 2
Subdivision Plat

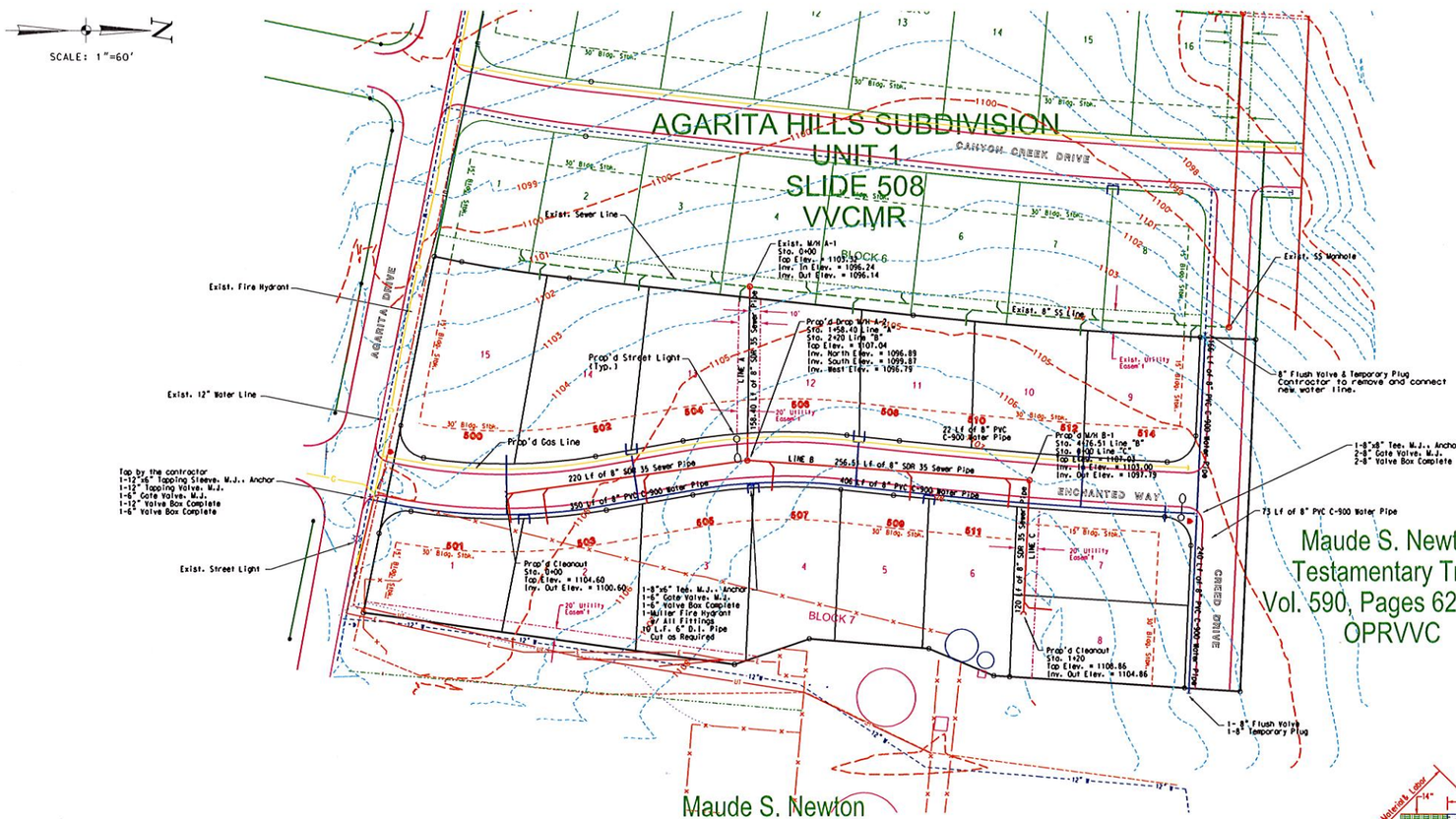
AMISTAD CONSULTING SERVICES
CIVIL - ENVIRONMENTAL - SURVEYING
ENGINEERING FIRM F-24, TEXAS
SURVEYING FIRM # 101472, TEXAS
501 E. Garfield
Del Rio, Texas 78840
Phone: (830) 775-4579, Fax: (888) 383-6704

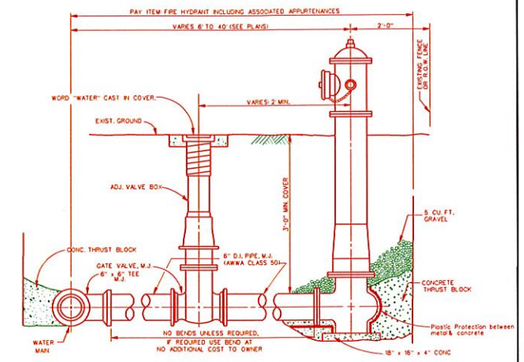
No.	Date	Revisions	App.

Designed by:
Drawn by:
Checked by:
Approved by:

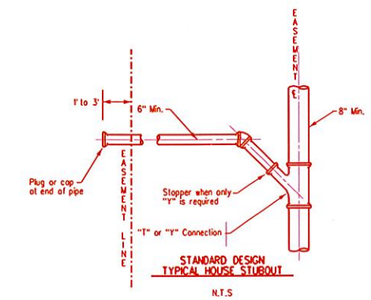
Job No. 16-087
DATE
May, 2016
SHEET
1
OF
1

plat.dgn 7/21/2016 5:27:26 PM

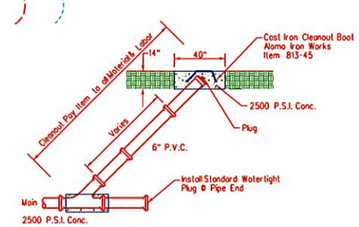




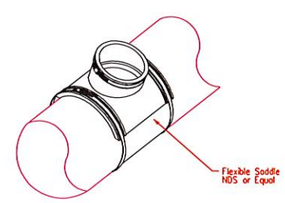
FIRE HYDRANT DETAIL
N.T.S.



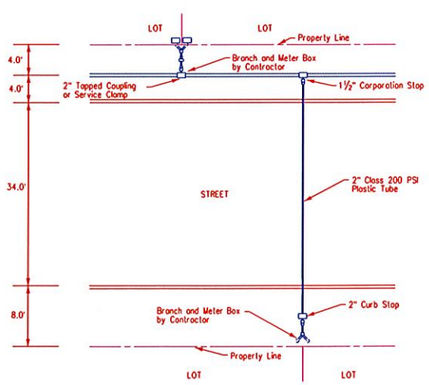
STANDARD DESIGN
TYPICAL HOUSE STUBOUT
N.T.S



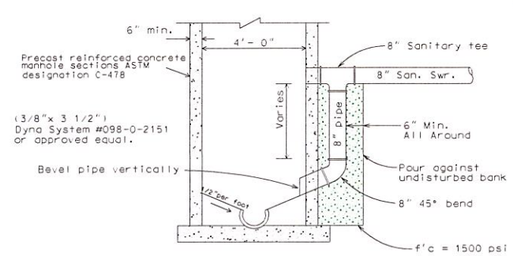
END OF MAIN CLEANOUT DETAIL
N.T.S



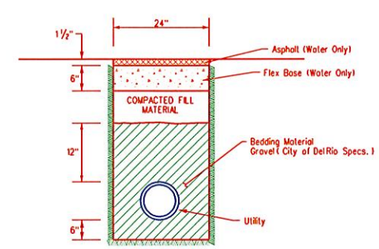
SEWER FLEXIBLE SADDLE
N.T.S



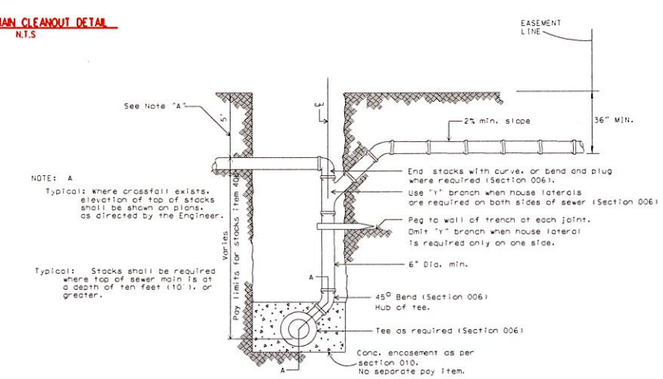
WATER SERVICE DETAIL
N.T.S



EXTERNAL DROP MANHOLE
Note: Straps shall be spaced @ 4'-0" max. minimum of two per drop.



TRENCH SECTION
N.T.S



TYPICAL STACK DETAIL

PROP'D AGARITA HILLS SUBDIVISION, UNIT 2
Utility Plan

AMISTAD CONSULTING SERVICES
CIVIL - ENVIRONMENTAL - SURVEYING
501 E. Garfield
Del Rio, Texas 78840
Phone: (830) 775-4579, Fax: (830) 774-6705

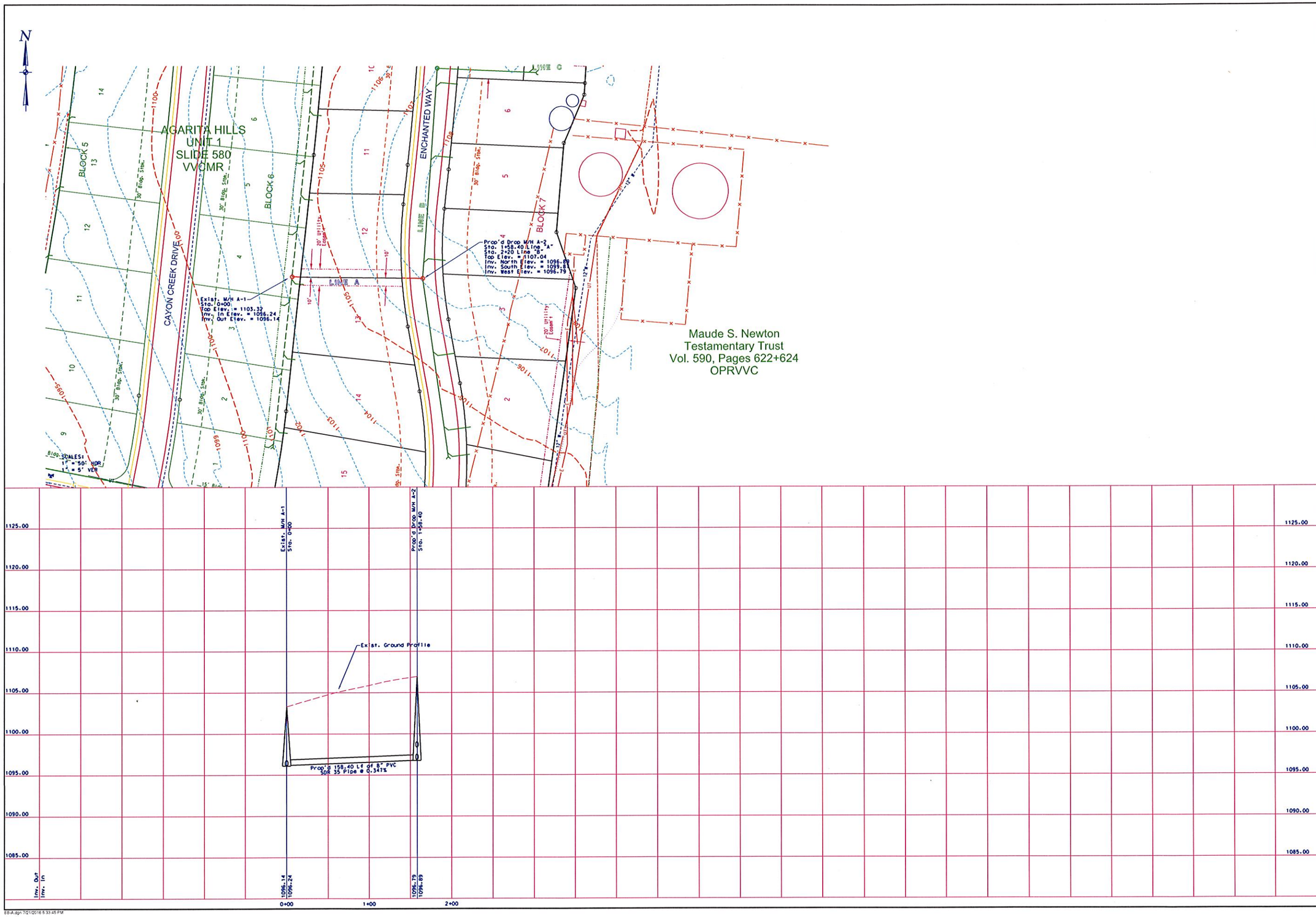
No.	Date	Revisions	App.

Designed by:
Drawn by:
Checked by:
Approved by:

JobNo. C16-007
DATE
July, 2016
SHEET
3
OF
8

STATE OF TEXAS
ABNER MARTINEZ
65618
REGISTERED PROFESSIONAL ENGINEER

ut.dgn 7/21/2016 8:30:37 PM



PROP'D AGARITA HILLS SUBDIVISION, UNIT 2
Sanitary Sewer Line "A" Plan & Profile Sheet
Sta. 0+00 to Sta. 1+58.40

AMISTAD CONSULTING SERVICES
CIVIL - ENVIRONMENTAL - SURVEYING
ENGINEERING FIRM F-24, TEXAS
SURVEYING FIRM • 101472, TEXAS
501 E. Garfield
Del Rio, Texas 78840
Phone: (830) 775-4579, Fax: (888) 383-6704

No.	Date	Revisions	Appr.

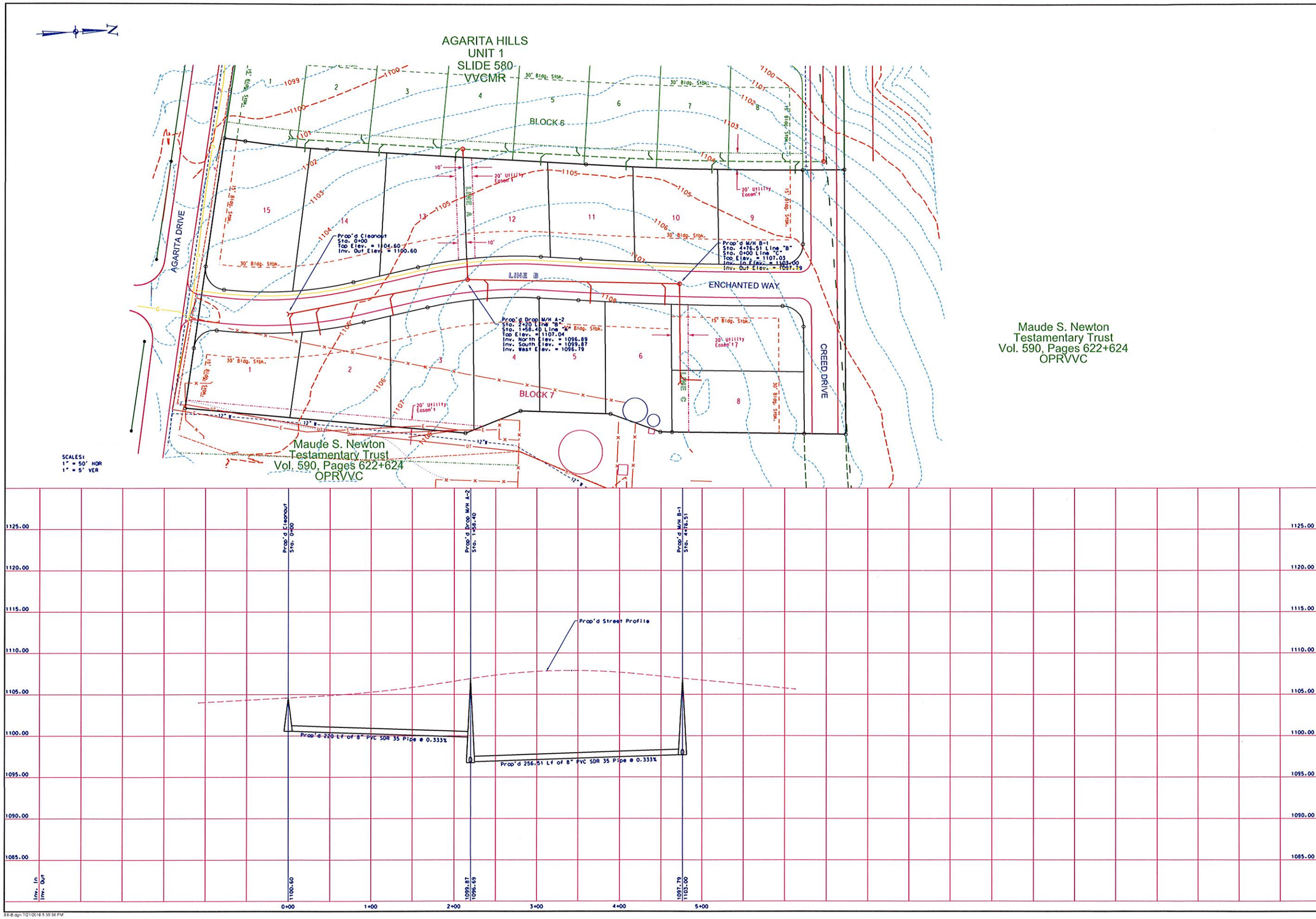
Designed by:
Drawn by:
Checked by:
Approved by:

JobNo. C16-007
DATE
July, 2016

SHEET
4
OF
8

STATE OF TEXAS
ISHER MARTINEZ
65618
REGISTERED
PROFESSIONAL ENGINEER

SS-A.dgn 7/21/2016 5:33:45 PM



PROP'D AGARITA HILLS SUBDIVISION, UNIT 2
Sanitary Sewer Line "B" Plan & Profile Sheet
Sta. 0+00 to Sta. 4+76.51

AMISTAD CONSULTING SERVICES
CIVIL - ENVIRONMENTAL - SURVEYING
ENGINEERING FIRM F-24, TEXAS
SURVEYING FIRM • 101472, TEXAS
501 E. Garfield
Del Rio, Texas 78840
Phone: (830) 775-4579, Fax: (888) 383-6704

No.	Date	Revisions	App.

Designed by:
Drawn by:
Checked by:
Approved by:

JobNo. C16-007
DATE
July, 2016

SHEET
5
OF
8

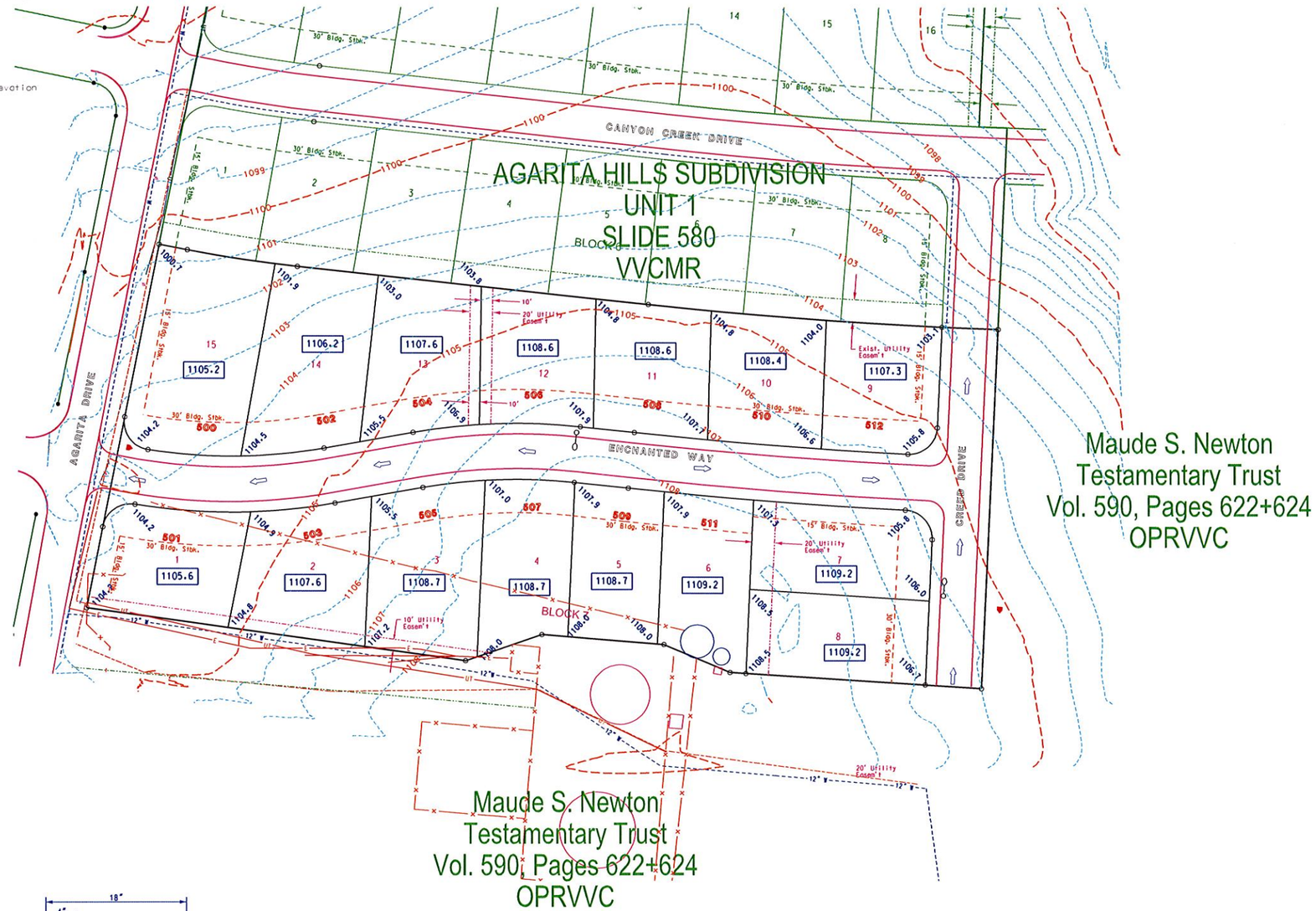
STATE OF TEXAS
ISHER HARTING
65618
REGISTERED
PROFESSIONAL ENGINEER

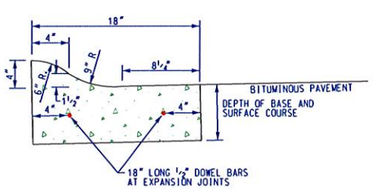
88-B.dgn 7/21/2016 5:35:38 PM

LEGEND

- 2 — Lot No.
- 1026.4 — Lot Corner Elev.
- Flow Direction Arrow
- Exist. Light
- Prop'd Light
- Stop Sign
- 210 — Street Number
- 1098.6 — Minimum Pad Elevation

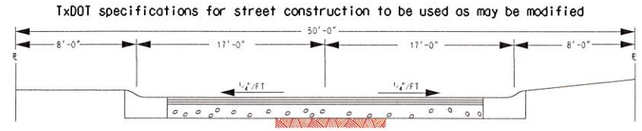
SCALE: 1"=50'





MOUNTABLE CURB

TxDOT specifications for street construction to be used as may be modified



CITY OF DEL RIO STANDARD CROSS SECTION

150 Lb./Sy Cold mix Limestone Rock Asphalt Pavement (TxDOT Item 330)(Type CS)
On Prime Coat (TxDOT Item 310)(MC-30)
On 6" Depth Flexible Base (TxDOT Item 247, Type A or B, Grade 2 or Grade 3 compacted to 100% Std. Proctor Density)
On 6" Compacted Subgrade (98% Std. Proctor Density)

PROP'D AGARITA HILLS SUBDIVISION, UNIT 2
Drainage Plan

AMISTAD CONSULTING SERVICES
CIVIL - ENVIRONMENTAL - SURVEYING
ENGINEERING FIRM F-24, TEXAS
SURVEYING FIRM • 101472, TEXAS
501 E. Garfield
Del Rio, Texas 78840
Phone: (830) 775-4579, Fax: (888) 383-6704

No.	Date	Revisions	Rev.

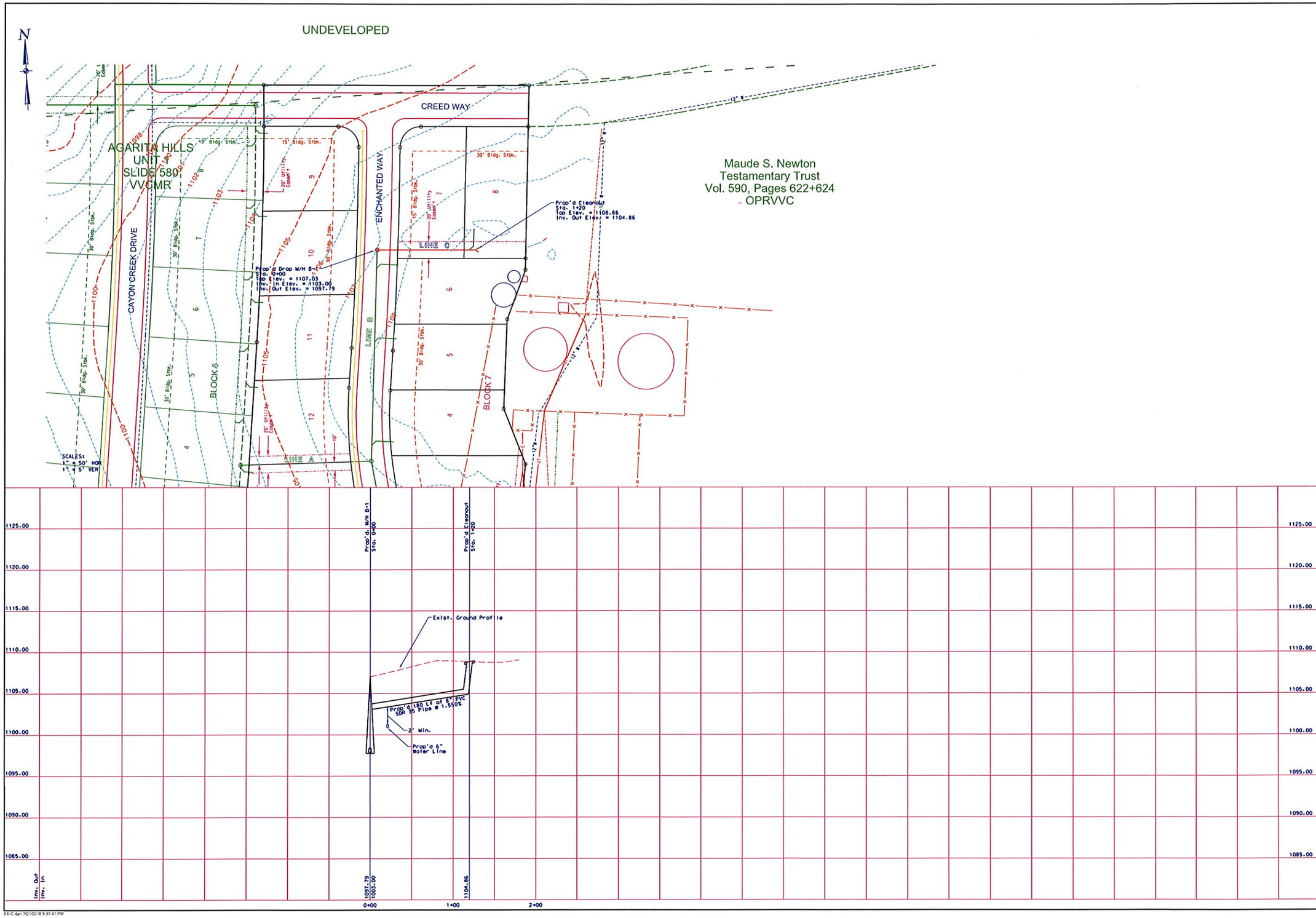
Designed by:
Drawn by:
Checked by:
Approved by:

JobNo. C16-007
DATE
July, 2016

SHEET
2
OF
8

STATE OF TEXAS
ASHER HUNTLEY
66618
REGISTERED
PROFESSIONAL ENGINEER

dra.dgn 7/21/2016 5:26:12 PM



PROP'D AGARITA HILLS SUBDIVISION, UNIT 2
Sanitary Sewer Line "C" Plan & Profile Sheet
Sta. 0+00 to Sta. 1+20

AMISTAD CONSULTING SERVICES
CIVIL - ENVIRONMENTAL - SURVEYING
ENGINEERING FIRM F-24 TEXAS
SURVEYING FIRM # 101472, TEXAS
501 E. Garfield
Del Rio, Texas 78840
Phone: (830) 775-4579, Fax: (888) 383-6704

No.	Date	Revisions	By

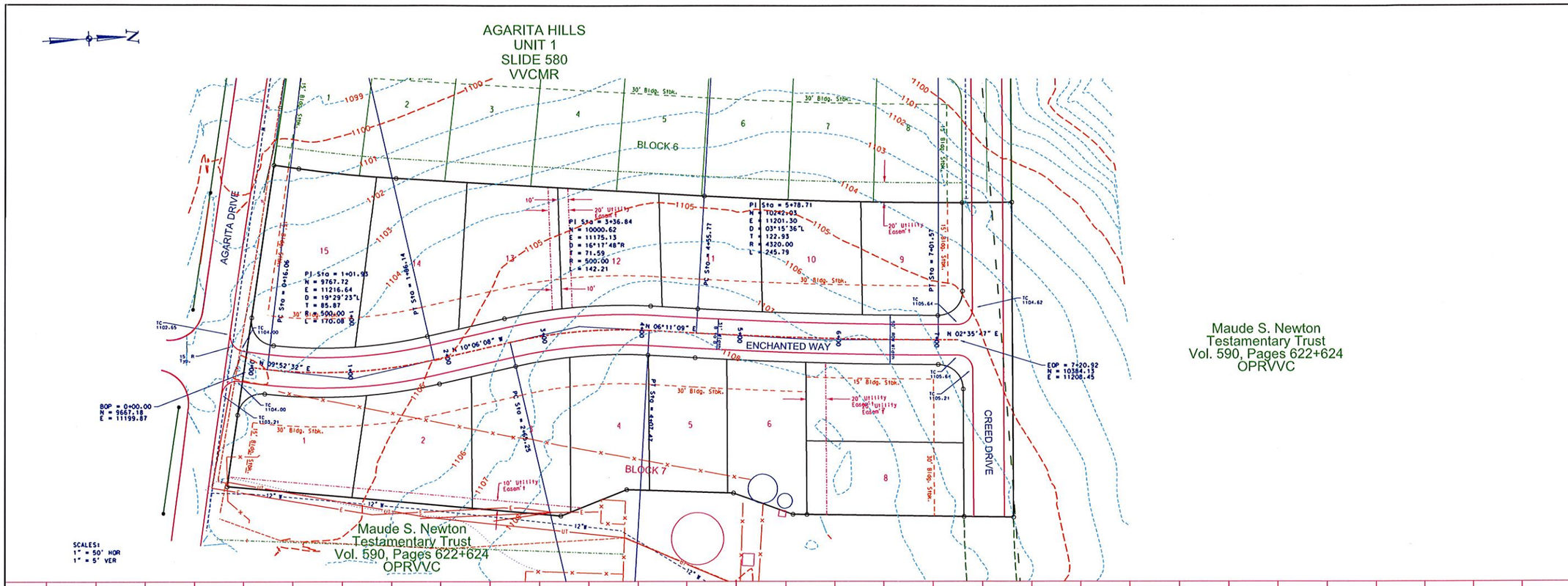
Designed by:
Drawn by:
Checked by:
Approved by:

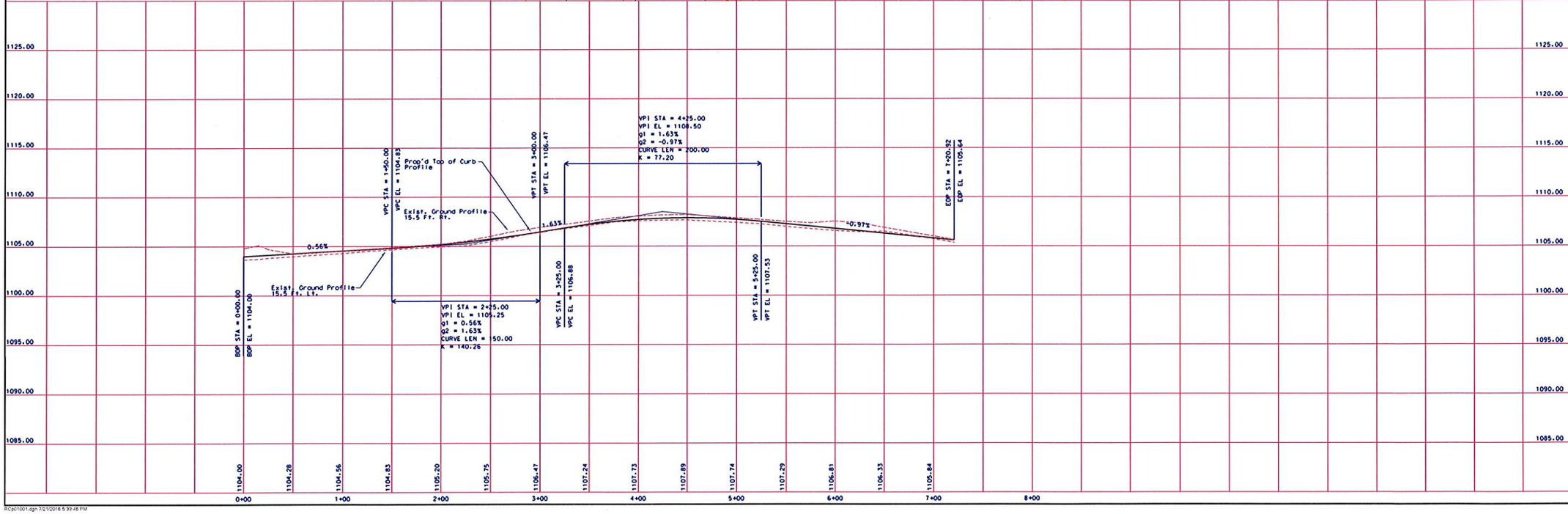
JobNo. C16-007
DATE
June, 2016

SHEET
6
OF
8

STATE OF TEXAS
ABIER MARTINEZ
65618
REGISTERED
PROFESSIONAL ENGINEER

88-C.dgn 7/21/2016 5:37:41 PM





PROP'D AGARITA HILLS SUBDIVISION, UNIT 2
Enchanted Way Plan & Profile Sheet
Sta. 0+00 to Sta. 7+20.92

AMISTAD CONSULTING SERVICES
CIVIL - ENVIRONMENTAL - SURVEYING
ENGINEERING FIRM F-24, TEXAS
SURVEYING FIRM • 101472, TEXAS
501 E. Garfield
Del Rio, Texas 78840
Phone: (830) 775-4579, Fax: (888) 383-6704

No.	Date	Revisions	App.

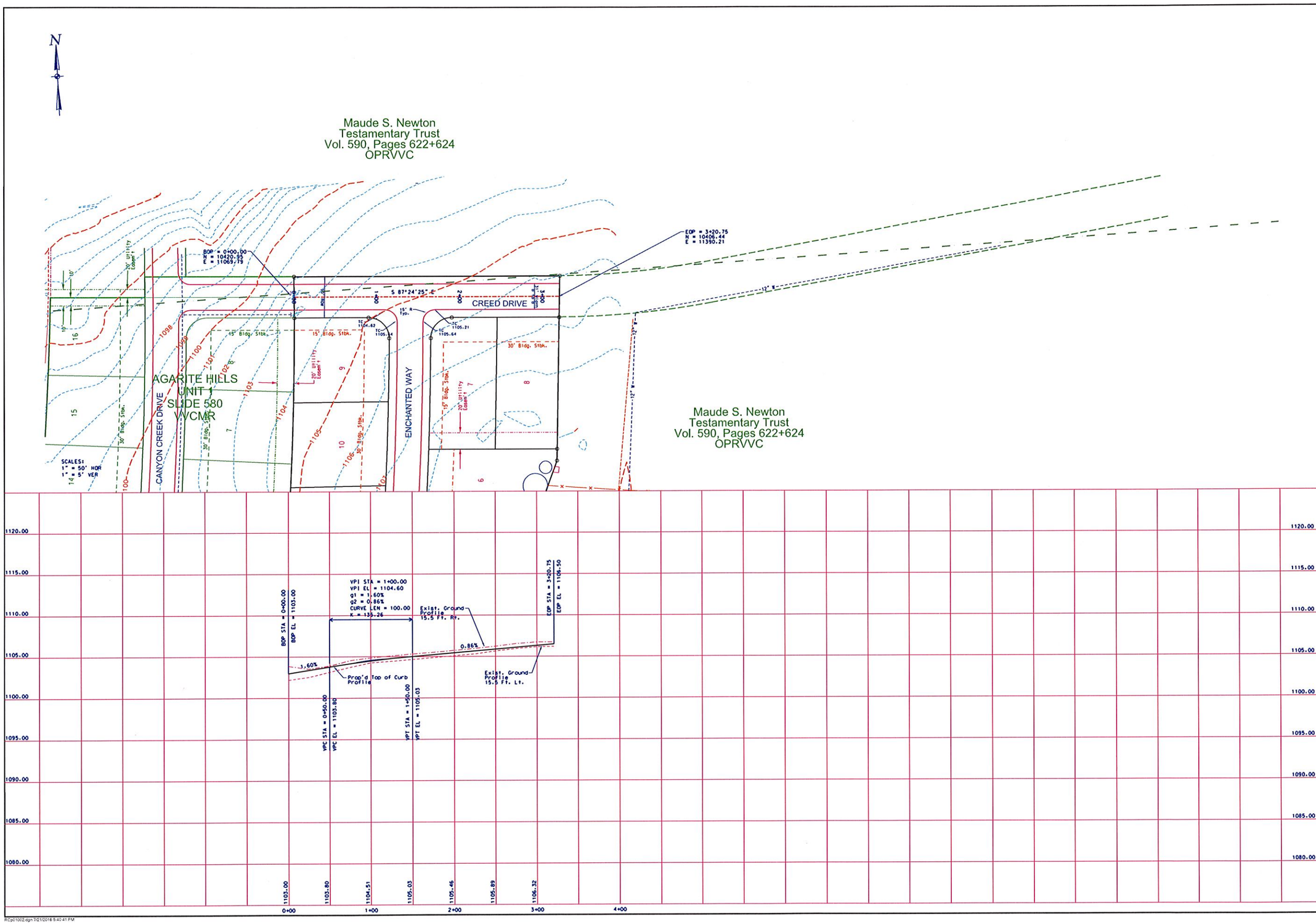
Designed by:
Drawn by:
Checked by:
Approved by:

JobNo. C16-007
DATE
July, 2016

SHEET
7
OF
8

STATE OF TEXAS
JISHER MARTINEZ
65618
REGISTERED
PROFESSIONAL ENGINEER

RCp01001.dgn 7/21/2016 5:39:46 PM



PROP'D AGARITA HILLS SUBDIVISION, UNIT 2

Creed Drive Plan & Profile Sheet

Sta. 0+00 to Sta. 3+20.75

AMISTAD CONSULTING SERVICES
CIVIL - ENVIRONMENTAL - SURVEYING
ENGINEERING FIRM F-24, TEXAS
SURVEYING FIRM = 101472, TEXAS
RD. E. Garfias #840
Del Rio, Texas
Phone: (830) 775-4579, Fax: (888) 383-6704

No.	Date	Revisions	App.

Designed by:
Drawn by:
Checked by:
Approved by:

JobNo. C16-007
DATE
June, 2016

SHEET
8
OF
8

STATE OF TEXAS
ASHER MARTINEZ
65618
REGISTERED
PROFESSIONAL ENGINEER

RCp0100Z.dgn 7/21/2016 5:40:41 PM

Planning & Zoning Commission **3. c.**

Meeting Date: 01/18/2017

Submitted By: Janice Pokrant, Engineering Department

Information

SUBJECT:

Hector Canales, P.E. is Requesting a Replat of Lots 34 & 35, Block F, Lakeridge Estates, Establishing Lot 35A, Block F, in Val Verde County Texas.

BACKGROUND:

Applicant: Hector Canales, P.E. representing Susan B. Newsome**,** Manager of CBL Boat Storages, LLC
Requested Action: Combine Lots 34 and 35 to make one lot being Lot 34A
Location: Outside the City limits, but within the ETJ off of Hwy 90 & St. Andrews past the Y.
Flood Plain Clearance:
The properties within this replat are not located in the FEMA designate flood prone area.

DISCUSSION:

The property owner is the requesting replat in order to combine both of the lots into one lot. The plat meets the minimum requirements listed in the Local Government Code and City of Del Rio Municipal Code. The Val Verde Commissioners Court approved the replat in May of 2016, the Amistad Zoning Authority approved the replat in June of 2016 and the plat was brought over to the city to review after that. The applicant was then informed that the plat was considered a minor plat as per the Local Government Code and could be signed administratively by the City Planner in compliance with the City of Del Rio Municipal Code. He was going to inform staff if he wanted to proceed to the Planning and Zoning Commission and City Council for approval or revise the plat signature lines to have the City Planner signature included. Staff checked in with the applicant before the holiday to see what the desire of the applicant was and then heard back from applicant after the new year that he wanted to proceed with approval from the Planning and Zoning Commission and City Council.

PROS:

Approving this plat will be incompliant with the Local Government Code and City of Del Rio Municipal Code.

CONS:

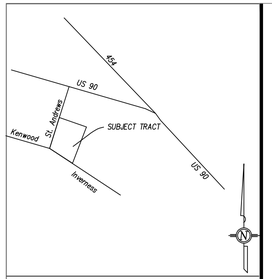
There is not a "con" associated with this agenda item.

RECOMMENDATION:

Staff's recommendation is for approval of the replat.

Attachments

Lakeridge Estates Replat



LOCATION MAP
NOT TO SCALE

MOUNTAIN VIEW ENGINEERING F-15053

CONSULTING ENGINEER:
HECTOR CANALES, P.E.
2400 VETERANS BLVD SUITE 8
DEL RIO, TEXAS 78840

SURVEYOR:
KOCH & KOCH LAND SURVEYORS, INC.
HILMAR A. KOCH, RPLS
P.O. BOX 246
D'HANIS, TEXAS 78850

THIS PLAT HAS BEEN REVIEWED AND APPROVED BY THE FOLLOWING:

_____ _____ _____
CHAIRMAN – DEL RIO PLANNING AND ZONING COMMISSION DATE

_____ _____ _____
MAYOR – CITY OF DEL RIO DATE

_____ _____ _____
CITY SECRETARY – CITY OF DEL RIO DATE

STATE OF TEXAS
COUNTY OF VAL VERDE
PLAT INSPECTED FOR FILING IN THE MAP RECORDS OF VAL VERDE COUNTY, TEXAS, AND APPROVED BY THE VAL VERDE COUNTY COMMISSIONER'S COURT.

_____ __ _____
DATE COUNTY JUDGE
VAL VERDE COUNTY

PLAT INSPECTED FOR FILING IN THE MAP RECORDS OF VAL VERDE COUNTY TEXAS

_____
ABNER MARTINEZ
COUNTY SURVEYOR
VAL VERDE COUNTY, TEXAS

THIS REPLAT WAS INSPECTED FOR FILING IN THE MAP RECORDS OF VAL VERDE COUNTY TEXAS.

AMISTAD LAND USE AND ZONING COMMISSION

_____ _____ _____
CHAIRMAN DATE

STATE OF TEXAS
COUNTY OF VAL VERDE
I, HON. GENEROSA GRACIA–RAMON, COUNTY CLERK OF VAL VERDE COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS

FILED IN MY OFFICE ON THE _____ DAY OF _____

2016 AT _____ IN THE RECORDS OF SAID COUNTY, IN

VOL. _____, PAGE _____ IN TESTIMONY

WHEREOF WITNESS MY HAND AND OFFICAL SEAL OF OFFICE

THIS THE _____ DAY OF _____ 2016.

_____
HON. GENEROSA GRACIA–RAMON
VAL VERDE COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION FOR REPLAT OF LOTS 35 AND 34; BLOCK F; OUT OF THE LAKERIDGE ESTATES SUBDIVISION; ESTABLISHING LOT 35A, BLOCK F.

Being Lot 35A, Block F, Lakeridge Estates Subdivision of Val Verde County, according to the map or plat of record in Volume 4, Page 65, of the Map Records of Val Verde County, Texas, said lot being more particularly described by metes and bounds as follows:

BEGINNING at a Railroad Spike found at a steel "T" post at the Northwest corner of Lot 35 in the east ROW of St. Andrews Ave., as shown in Volume 4, Page 65, Val Verde County Map Records;

THENCE eastwardly, S 81° 49' 57" E, 80.61' to a railroad spike at a steel "T" post found;

THENCE eastwardly, S 82° 19' 39" E, 153.05' to a $\frac{1}{2}$" steel pin found at the Northeast corner of Lot 35, the Northwest corner of Lot 34;

THENCE eastwardly, S 82° 29' 26" E, 99.48' to a $\frac{5}{8}$" steel pin set at the Northeast corner of Lot 34, the Northwest corner of Lot 33;

THENCE southerly, S 07° 06' 45" W, 205.88' to a $\frac{5}{8}$" steel pin found at the Southeast corner of Lot 34, the Southwest corner of Lot 33;

THENCE westwardly, N 82° 52' 05" W, 99.86' to a $\frac{5}{8}$" steel pin found at the Southwest corner of Lot 34, the Southeast corner of Lot 35;

THENCE westwardly, N 82° 51' 50" W, 142.65' to a $\frac{5}{8}$" steel pin set;

THENCE westwardly, N 83° 34' 59" W, 78.71' to a $\frac{5}{8}$" steel pin found at the southwest corner of Lot 35, the Southeast corner of St Andrews Ave ROW;

THENCE northerly, along the East ROW St. Andrews Ave., N 03° 52' 31" E, 210.74' to the Point of Beginning; and containing 1.558 acres of land, more or less, in Val Verde County, Texas.

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

THE OWNER OF THE LAND SHOWN ON THIS SUBDIVISION RE–PLAT AND WHOSE NAME IS SUBSCRIBED HERETO AND IN PERSON ACKNOWLEDGES THAT THIS RE–PLAT WAS MADE FROM AN ACTUAL SURVEY OF THIS 1.558 ACRE TRACT OF LAND, BEING LOTS 34 & 35, BLOCK F, OUT OF LAKERIDGE ESTATES, RECORDED IN VOLUME 4, PAGE 65, OF THE VAL VERDE OFFICAL COUNTY MAP RECORDS, VAL VERDE COUNTY, TEXAS.

OWNERS HEREBY ATTEST TO THE VERACITY AND COMPLETENESS OF THE MATTERS ASSERTED TO ON THE PLAT AND IN THE ATTACHED DOCUMENTS.

_____
SUSAN B. NEWSOME
MANAGER OF CBL BOAT STORAGES, LLC
3902 VETERANS BLVD
DEL RIO, TX 78840

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE

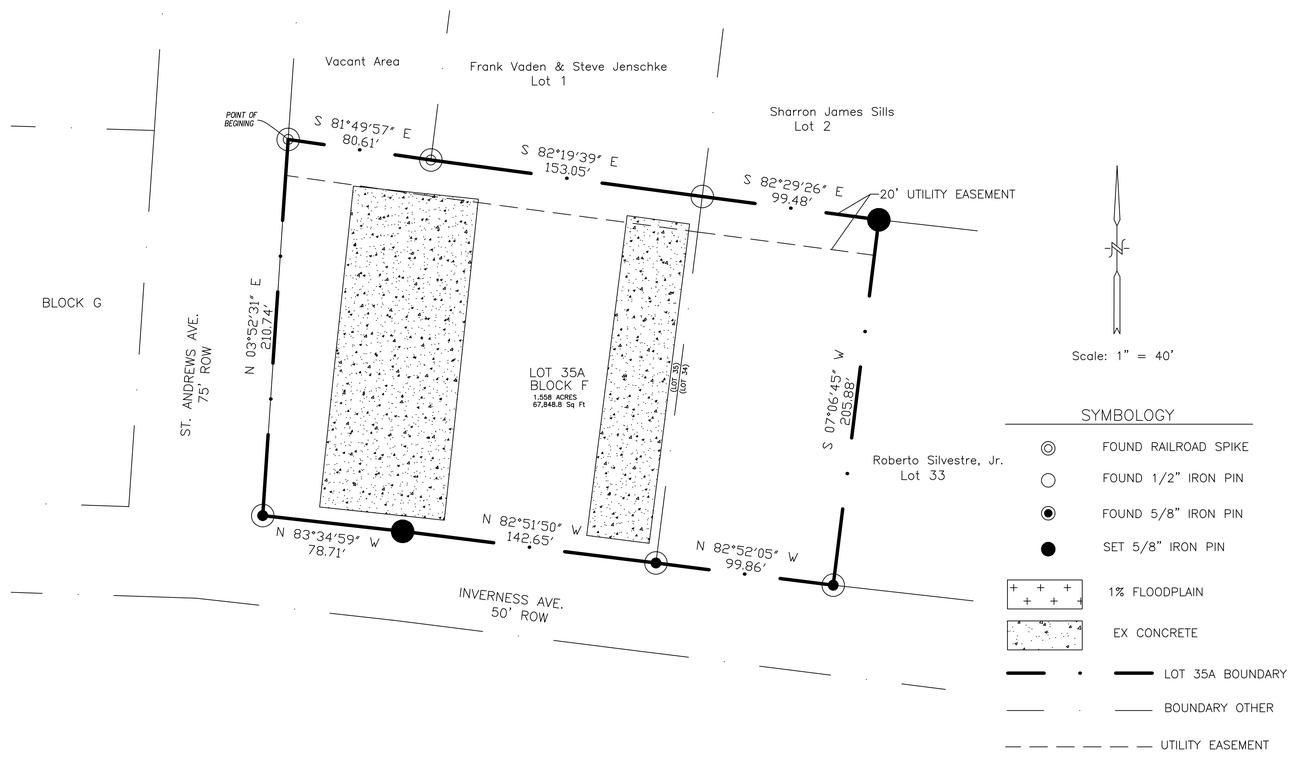
_____ DAY OF _____, 2016

BY CBL BOAT STORAGES, LLC

_____ _____

MY COMMISSION EXPIRES: _____

SIGNATURE NOTARY PUBLIC STATE OF TEXAS



STATE OF TEXAS
COUNTY OF MEDINA

I HEREBY CERTIFY THAT THIS FOREGOING PLAT CONFORMS WITH THE "MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING", SET FORTH BY THE STATE OF TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, THAT IT 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.

_____
HILMAR A. KOCH
REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO. 2082

STATE OF TEXAS
COUNTY OF VAL VERDE

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

_____
HECTOR CANALES, P.E. 97388

NOTES:

1. BEARINGS SHOWN HEREON ARE TRUE GEODETIC BEARINGS BASED ON GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) OBSERVATIONS (WGS '84 DATUM).

2. SET–BACK LINES ON ORIGINAL LOT 35 ARE AMBIGUOUS, AND THEREFORE CANNOT BE SHOWN HEREON.

NOTES:

1. THIS SUBDIVISION IS LOCATED OUTSIDE THE CITY LIMITS OF DEL RIO, BUT WITHIN THE ETJ OF SAID COUNTY.

2. THIS SUBDIVISION IS LOCATED OUTSIDE THE FEMA REGULATED 1% ANNUAL FLOODPLAIN AS DEPICTED ON FIRM PANEL #48465C 1650D, EFFECTIVE JULY 22, 2010.

3. THE LOTS IN THE SUBDIVISION ARE CURRENTLY SERVED BY A PUBLIC WATER SYSTEM OWNED, OPERATED, AND MAINTAINED BY LAKERIDGE RANCH WATER SYSTEM, LP.

4. THE LOTS IN THE SUBDIVISION ARE CURRENTLY SERVED ELECTRICITY PROVIDED BY AMERICAN ELECTRIC POWER, A PUBLIC UTILITY OPERATED UNDER THE LAWS AND REGULATIONS OF THE STATE OF TEXAS.

5. NO RESIDENTIAL HOUSING IS TO BE CONSTRUCTED WITHIN THE FEMA DESIGNATED 100–YR FLOODPLAIN.

6. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH RESIDENTIAL LOT.

RE–PLAT OF LOTS 35 & 34, BLOCK F, LAKERIDGE ESTATES ESTABLISHING LOT 35A, BLOCK F

BEING A TOTAL OF 1.558 ACRES OF LAND; BEING LOTS 34 & 35, BLOCK F, OF THE LAKERIDGE ESTATES SUBDIVISION; RECORDED IN VOL. 4, PAGE 65, OF THE VAL VERDE COUNTY MAP RECORDS; AND BEING THE SAME LANDS AS REFERRED TO AND RECORDED IN VOL. 555, PGS 308–310, DEED RECORDS; AND VOL 813, PGS 502–504, OFFICIAL PUBLIC RECORDS; SITUATED WITHIN SUR. NO. 746, C.L. KELLEY, ABST. NO. 1995, IN VAL VERDE COUNTY, TEXAS.

MAY 2016

Planning & Zoning Commission **3. d.**

Meeting Date: 01/18/2017

Submitted By: Janice Pokrant, Engineering Department

Information

SUBJECT:

Discussion and Possible Action on a Street Name Change for Pecan Circle - Janice Pokrant, City Planner

BACKGROUND:

The plat for the Pecan Subdivision which included a street named Pecan Circle, was approved in April of 2014 by the Planning and Zoning Commission and City Council. In August of 2015 Troy McGonagill, with 911 Mapping contacted City staff to voice a concern about the similarities of the existing Pecan Street and Pecan Circle. He stated that there could be some confusion on the names of the streets which could cause some problems for property owners in the future with postal service, UPS, and other address specific services as well as the 9-1-1 response. The issue was discussed with Mr. McGonagill and no action was taken on the matter.
In October of this year staff was approached on this issue because a resident of the area was getting contradicting information on the street name for the subdivision. Staff worked with the property owners within the subdivision and with Mr. McGonagill and determined that the best solution is to move forward with the renaming of the street.

DISCUSSION:

The owners living within the subdivision recommended changing the name from Pecan Circle to Vineyard Creek Circle. This name was also approved by the developer of the subdivision, Nick Khoury and Troy McGonagill from 911 Mapping.

PROS:

Approving this name change will now eliminate any confusion that could occur on this street.

CONS:

Approving this request will require changes to the current developments permitted on the street, as well as, require the one homeowner to change all address information.

RECOMMENDATION:

Staff recommends approval of the ordinance changing the street name from Pecan Circle to Vineyard Creek Circle.

Attachments

Pecan Subdivision Plat

PECAN SUBDIVISION

DEL RIO INVESTMENTS, LLC

PROPOSED SUBDIVISION BEING 4.92 acres out of J Mitchell Survey 183, Abstract 1295, Val Verde County, Texas described in conveyance to Del Rio Investments, L.L.C. *recorded in Volume 963, Pages 343-347 to the Val Verde County Official Public Records, Val Verde County, Texas.*

STATE OF TEXAS)(
COUNTY OF VAL VERDE)(

The Owner of the land shown on this subdivision plat and whose name is subscribed hereto and in person, acknowledges that this plat was made from an actual survey and dedicates to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purposes and considerations therein expressed, and the same are dedicated to the City of Del Rio for their use and perpetual maintenance.

_____ 4/10/14
Nick Khoury DATE
Del Rio Investments, LLC
P.O. Box 420217
Del Rio, Tx 78842

This instrument was acknowledged before me on the 11 day of April, of 2014 by Mr. Nick Khoury.

_____ My commission expires on: 12.17.2016
Signature Notary Public State of Texas

LAURA E. ESCOBAR
Notary Public
STATE OF TEXAS
My Comm Expires Dec. 17, 2016

CITY ENGINEER REVIEW

1. – THIS SUBDIVISION IS LOCATED WITHIN THE CITY LIMITS OF DEL RIO, TEXAS, AND IS OUTSIDE THE 100 YEAR FLOOD PRONE AREA AS DEPICTED ON FEMA COMMUNITY PANEL NO. 48465C1735D DATED JULY 22, 2010.

2. – STREET IMPROVEMENTS WERE COMPLETED BY THE DEVELOPER OF THIS SUBDIVISION AND ARE TO BE MAINTAINED BY THE CITY OF DEL RIO, TEXAS.

3. – THE LOTS IN THE SUBDIVISION ARE CURRENTLY SERVED BY A PUBLIC WATER SYSTEM, INSTALLED BY THE DEVELOPER AND MAINTAINED AND OPERATED BY THE CITY OF DEL RIO, VAL VERDE COUNTY, TEXAS.

4. – LOTS IN THE SUBDIVISION ARE SERVED BY ELECTRICITY PROVIDED BY AMERICAN ELECTRIC POWER, A PUBLIC UTILITY OPERATED UNDER THE LAWS AND REGULATIONS OF THE STATE OF TEXAS.

5. – LOTS ARE SERVED BY A CENTRAL SEWER SYSTEM, INSTALLED BY THE DEVELOPER AND MAINTAINED AND OPERATED BY THE CITY OF DEL RIO, VAL VERDE COUNTY, TEXAS.

THIS THE 10th DAY OF April, 2014
Robert C. Parker P.E.
ROBERT PARKER, P.E., CITY ENGINEER, CITY OF DEL RIO, TEXAS

This plat has been reviewed and approved by the following:

Liana Salgado Date: 4/7/14
Chairman – City of Del Rio Planning and Zoning Commission

_____ Date: 4/8/14
Chairman – City of Del Rio Utilities Commission

_____ Date: 4/8/14
Mayor – City of Del Rio City Council

_____ Date: 4/10/14
Attest:
City Secretary – City of Del Rio

REVIEWED BY COUNTY SURVEYOR
VAL VERDE COUNTY, TX
04-10-2014

STATE OF TEXAS)(
COUNTY OF UVALDE)(

I, the undersigned Affiant, a duly Licensed Registered Professional Land Surveyor in good standing under appropriate status of the State of Texas, hereby certify that this plat was prepared from an actual survey made on the ground under my direction and supervision as completed on March 4, 2010.

_____
Kenneth R. Dirksen
Registered Professional Land Surveyor 2046

STATE OF TEXAS REGISTERED KENNETH R. DIRKSEN 6260 PROFESSIONAL LAND SURVEYOR

This instrument was acknowledged before me on the 31 day of March, of 2014 by Kenneth R. Dirksen, R.P.L.S.

_____
Signature Notary Public State of Texas

My commission expires on: 05/02/2017

AMANDA RAE SUAREZ
NOTARY PUBLIC
State of Texas
Comm. Exp. 05/02/2017

STATE OF TEXAS)(
COUNTY OF UVALDE)(

I hereby certify that proper engineering consideration has been given to this plat in the design of the streets, lots and drainage systems.

_____
Kenneth R. Dirksen, P.E. 82628

STATE OF TEXAS KENNETH R. DIRKSEN 82628 REGISTERED PROFESSIONAL ENGINEER

This instrument was acknowledged before me on the 31 day of March, of 2014 by Kenneth R. Dirksen, P.E.

_____
Signature Notary Public State of Texas

My commission expires on: 05/02/2017

AMANDA RAE SUAREZ
NOTARY PUBLIC
State of Texas
Comm. Exp. 05/02/2017

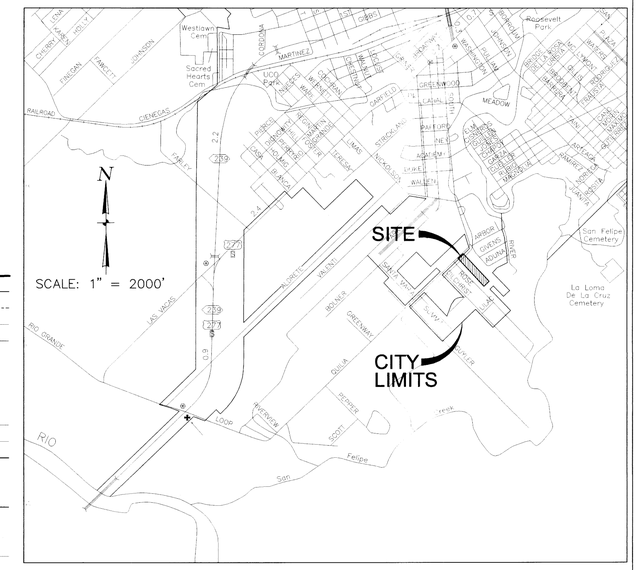
NOTES:
1. NO MORE THAN ONE (1) SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH TRACT OF THIS SUBDIVISION. ZONING WILL IS R-S.
2. THIS SUBDIVISION IS COMPOSED OF 1 BLOCK, 8 LOTS, 4.92 ACRES, 1.6 LOTS/ACRES, & 800 LF OF STREETS.
3. A 1 INCH WATER SERVICE IS INSTALLED AT EACH LOT FOR DOMESTIC USE ONLY. AN ADDITIONAL 1 INCH WATER SERVICE INSTALLED ON THE WATER MAIN IS REQUIRED FOR LANDSCAPE IRRIGATION.

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BRG	CHORD
C1	50.00'	219.04'	S11°25'59"W	81.41'
C2	50.00'	58.38'	S80°37'03"E	55.12'
C3	50.00'	160.66'	S44°52'53"W	99.94'

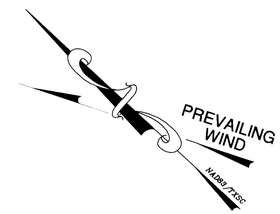
COPY
FILED
On: Apr 11,2014 at 11:23A
Receipt# - 112850
Generosa Gracia-Ramon
County Clerk, Val Verde County, TX
By: _____ Deputy
Vol 963 Page 465

LEGEND

SUBDIVISION BOUNDARY	
LOT LINES	
BUILDING SET BACK	
UTILITY EASEMENT	
SURVEY LINE	
FOUND MONUMENT	●
SET 1/2" STEEL STAKE	⊙
STREET ADDRESS	#102
MINIMUM SLAB ELEVATION	932.6
GAS UTILITY	GAS
EXISTING WATER UTILITY	W
FENCE	X
FIRE HYDRANT	
WATER VALVE	W
SANITARY SEWER UTILITY	
SANITARY SEWER MANHOLE	SS
SANITARY SEWER CLEANOUT	SS
ELECTRIC POWER UTILITY	E
PROPOSED WATER LINE	
CURB	
1' CONTOUR LINE	
5' CONTOUR INDEX	
CONCRETE	
ELECTRIC UTILITY	
LUMINAIRE	
ELECTRIC TRANSFORMER	
TELEPHONE PEDESTAL	T

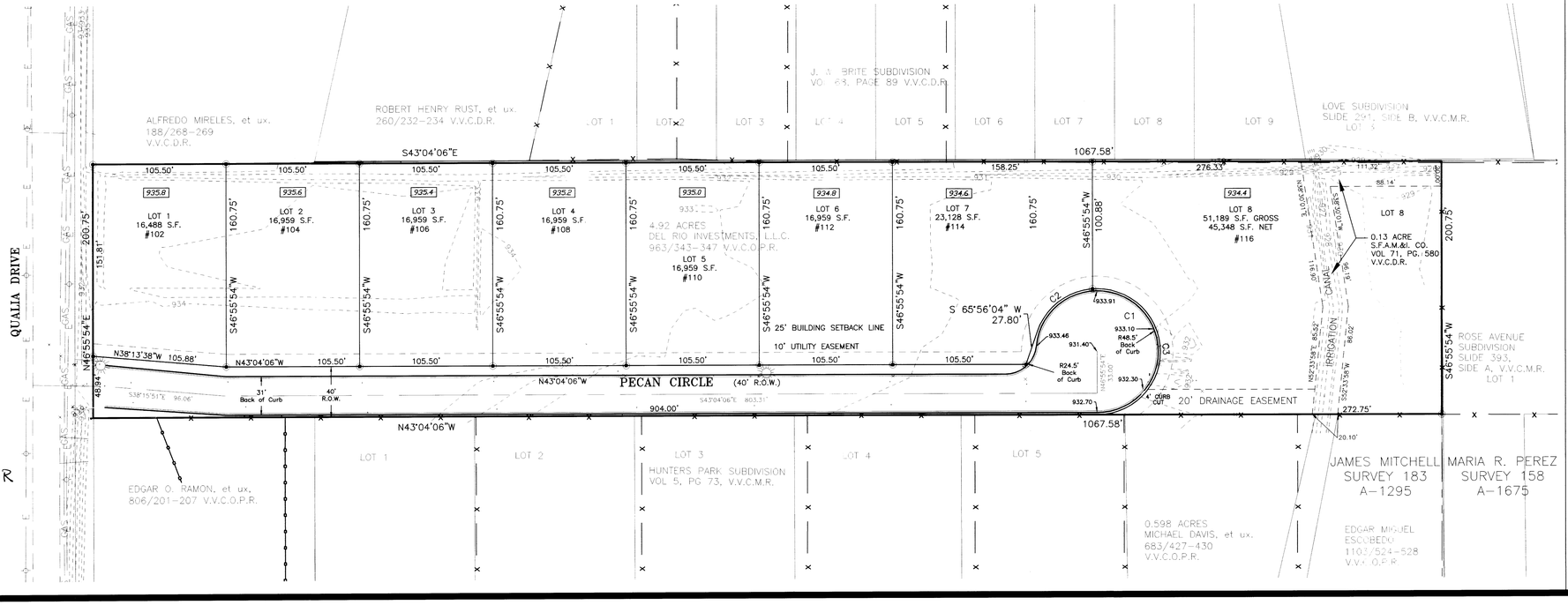


VICINITY MAP



50 0 50 100
SCALE IN FEET

BEARINGS, DISTANCES, AND AREAS SHOWN HEREON CONFORM TO THE TEXAS COORDINATE SYSTEM NORTH AMERICAN DATUM 1983, TEXAS SOUTH CENTRAL ZONE.



PECAN SUBDIVISION
CITY OF DEL RIO, TEXAS
VAL VERDE COUNTY, TEXAS

PREPARED FOR:
DEL RIO INVESTMENTS, L.L.C.
P.O. BOX 420217
DEL RIO, TX 78842
DRAWING DATE: 03/31/2014

DIRKSEN ENGINEERING
TBPE FIRM #F-8848
TBPLS FIRM #10193741
311 NORTH GETTY ST.
UVALDE, TEXAS 78801
PHONE 830-278-2100
kendirksen@bellglobal.net

THIS DRAWING WAS REPRESENTS THE RESULTS OF A SURVEY BEING PERFORMED BY DIRKSEN ENGINEERING. THIS DRAWING IS NOT A LEGAL DOCUMENT UNLESS IT BEARS THE SEAL OF THE SURVEYOR.
ALL RIGHTS AND LIMITATIONS, PLUS CONDITIONS FOR USE, REPRODUCTION, AND DISTRIBUTION OF THIS DRAWING ARE GOVERNED BY THE COPYRIGHT LAWS OF THE UNITED STATES. ALL RIGHTS RESERVED. COPYRIGHT 2010 DIRKSEN ENGINEERING.