



CITY OF EAGLE PASS
AGENDA
ZONING BOARD OF ADJUSTMENTS AND APPEALS
REGULAR MEETING
Council Chambers, City Hall
100 S. Monroe Street, Eagle Pass,
Maverick County, Texas
Wednesday, August 5, 2026 at 5:30 PM

ESTABLISHMENT OF QUORUM

CITIZENS COMMUNICATIONS

MINUTES

1. Approval of the minutes of the June 3, 2026 meeting.

PUBLIC HEARINGS

2. Public hearing on the petition submitted by Eduardo F. Salazar, seeking a variance from Appendix A Zoning Ordinance, particularly Section 6(C)(1) governing the minimum depth of a front yard for the R-2 second one-family dwelling district. The applicant seeks to reduce the required 25-foot setback area to 9 feet, to allow for the construction of a carport on property located at 1707 Camarinos Drive; closing of public hearing and possible action.
3. Public hearing on the petition submitted by Laura R. and Victor R. Lara, seeking a variance from Appendix A Zoning Ordinance, particularly Section 6(C) governing the yard regulations for the R-2 (Second One-Family Dwelling) District. The applicant seeks to reduce the required 25-foot front setback to 0 feet with a 3'5" encroachment into the Right-of-Way (ROW), and the required 10-foot side setback to 0 feet with a 5'5" encroachment into the ROW, to allow for the construction of carports on the property located at 2195 Stone Street.; closing of public hearing and possible action.

ADJOURNMENT

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

CERTIFICATION

I, the undersigned community development director, do hereby certify that the agenda mentioned above was posted on the bulletin board located in the lobby at City Hall, 100 South Monroe Street, Eagle Pass, Texas, on July, 29, 2026 at 4:45 p.m.

Guadalupe Negrete
Community Development Director

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

The Zoning Board of Adjustments and Appeals of the City of Eagle Pass held their regular meeting on Wednesday, June 3, 2026, at 5:30 p.m. inside Council Chambers, City Hall, 100 S. Monroe Street. All legal notices were duly posted in accordance with the law.

ESTABLISHMENT OF QUORUM

Present: Vice-Chairperson Tohui Valero, Board Members, Ernesto Fuentes, Alternate Board Members Jose Martinez, Myrna Almaguer and Crawford Rhodes

Absent: Chairwoman, Priscilla Puente-Chacon and Board Member, Larry Martin

Staff present: Community Development Director, Guadalupe Negrete; Assistant City Attorney, Marcos Segura, Records Management Specialist, Brenda Garza

With a quorum being established, Vice-Chairperson Tohui Valero called the meeting to order, and the items were considered as follows:

CITIZENS COMMUNICATIONS

Anyone in the audience wishing to address the Board on any item, including one which did not appear on the agenda, was welcome to do so, keeping in mind that although the Board would be unable to take formal action on such an item, they would be glad to take it under advisement.

There were no citizens communications.

MINUTES

1. Approval of the minutes of February 4, 2026, meeting,

Board member Fuentes moved to approve the minutes. Seconded by alternate board member Martinez. **MOTION PASSES:** Unanimously

AYES: Fuentes, Valero, Martinez, Almaguer and Rhodes
NAYS: None
ABSTAINED: None
ABSENT: Puente-Chacon and Martin

PUBLIC HEARING

2. Public hearing on the petition submitted by Eduardo F. Salazar, seeking a variance from Appendix A Zoning Ordinance, particularly Section 6(C)(1) governing the minimum depth of a front yard for the R-2 second one-family dwelling district. The applicant seeks to reduce the required 25-foot setback area to 8'4", to allow for the construction of an attached carport on property located at 1707 Camarinos Drive; closing of public hearing and possible action.

Vice-Chairperson Valero opened the public hearing at 5:33 p.m.

Community Development Director Negrete stated that the applicant recommended denying the item.

Assistant City Attorney, Marcos Segura made a pause to announce the arrival of Alternate Board Member Almaguer at 5:39 p.m.

Vice-Chairperson Valero closed the public hearing at 5:49 p.m.

Assistant City Attorney, Marcos Segura asked Vice-Chairperson Valero to open the public hearing again to allow the applicant to speak.

Vice-Chairperson Valero reopened the public hearing at 5:49 p.m.

Applicant Eduardo Salazar was able to speak about his variance request and gave his opinion on the setback he was requesting.

Vice-Chairperson Valero closed the public hearing at 6:00 p.m.

Alternate Board Member Martinez moved to deny the item. Seconded by Alternate Board Member Rhodes.

MOTION PASSES : Unanimously.

Ayes: Valero, Almaguer, Martinez and Rhodes
Nays: Fuentes
Abstained: None
Absent: Puente-Chacon and Martin

ADJOURNMENT

Board Member Fuentes moved to adjourn the meeting at 6:02 p.m. Seconded by Alternate Board Member Rhodes. **MOTION PASSES:** Unanimously

ATTEST:

Tohui Valero
Vice-Chairperson

Brenda Garza
Records Management Specialist



Community Development Department Executive Summary Report to the Eagle Pass Zoning Board of Adjustment and Appeals

Front and Side Yard Building Setback Variance Request – 2195 Stone Street

I. BACKGROUND

General Information

Applicant & Property Owner: Laura R. and Victor R. Lara

Property ID Number: 80462

Legal Description: Mavland Subdivision, Block 4, Lot 8

Request: Applicant seeks a variance from Appendix A Zoning Ordinance, particularly Section 6(C) governing the yard regulations for the R-2 (Second One-Family Dwelling) District. The applicant seeks to:

- Reduce the required 25-foot front setback to 0 feet, including a 3'5" encroachment into the ROW
- Reduce the required 10-foot side setback to 0 feet, including a 5'5" encroachment into the ROW

Subject Property Information

Parcel Size: 7,377 square feet

Master Plan: Residential

Zoning: R2 (second one-family dwelling district)

Current Use: single-family structure

Vicinity Data

Infrastructure: Property is serviced by public utilities/franchises

Access to the lot is provided by Stone Street.

Aerial Map (Figure 1)



Street View Photos



II. PUBLIC NOTICE

Public notification for the variance request before the Zoning Board of Adjustment and Appeals was completed in accordance with Chapter 211, Title 7 of the Texas Local Government Code. A total of 34 notices were mailed to abutting property owners, and a legal notice was published in the Eagle Pass News-Gram on July 18, 2026.

III. STAFF ANALYSIS

The applicant is seeking to reduce both the front and side yard building setbacks to allow for the construction of carports at 2195 Stone Street. Specifically, the request involves a reduction of the front yard setback from 25 feet to 0 feet (with a 3'5" ROW encroachment) and the side yard setback from 10 feet to 0 feet (with a 5'5" ROW encroachment).

IV. STAFF RECOMMENDATION

Staff recommends **DENYING** the applicant's variance request for a reduction of the front and side yard building setbacks.

TRANSMITTED to the parties listed hereafter:

Laura R. Lara via e-mail
Eagle Pass City Secretary Erika Rodriguez via e-mail
Eagle Pass City Attorney Ana Sophia Garcia via e-mail
Eagle Pass Community Development Department Report

Attachment 1 Application



City of Eagle Pass Planning Department
Zoning Board of Adjustment Appeal
to Eagle Pass Zoning Ordinance

3295 Bob Rogers Drive
Eagle Pass, TX 78852
(830) 773-7781
planning@eaglepasstx.us
eaglepasstx.us

Project	Legal Description: _____ Site Address: <u>2195 Stone Street Eagle Pass TX 78852</u> Acres: _____ Square feet: _____ Existing land use: _____
Owner	Name: <u>Victor R Lara & Laura R Lara</u> Phone: <u>830 352-1031</u> Address: <u>2195 Stone Street</u> E-mail: _____ City: <u>Eagle Pass</u> State: <u>TX</u> Zip: <u>78852</u>
Applicant If not owner	Name: <u>Victor R Lara, Laura Lara</u> Phone: <u>830 352-1031</u> Address: <u>2195 Stone Street</u> E-mail: _____ City: <u>Eagle Pass</u> State: <u>TX</u> Zip: <u>78852</u> Relationship to owner: _____
Authorization	To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated? Yes _____ No ☒ I certify that I am the actual owner of the property described above and this application is being submitted with my consent (included corporate name if applicable). Attach written evidence (i. e. corporate documents) of such authorization. I acknowledge that application and publication fees are non-refundable, and that incomplete applications will not be accepted or processed. If additional information or documentation is pending submittal before a deadline, the item is subject to be removed from the agenda and the applicant is subject to cover re-advertising fees. Signature: <u>[Signature]</u> Date: _____ Print Name: _____ ☐ Applicant ☐ Authorized Agent

5. Does the municipality consider the structure to be a nonconforming structure?

Yes ☐ No ☒ Explain: The proposed carport is not considered a nonconforming structure. It will be a professionally constructed structure approved by the city.

6. Is the variance necessary for the preservation and enjoyment of a substantial property right of the applicant?

Yes ☒ No ☐

Explain: Not, respectfully request approval for a variance to construct a carport on our property to provide adequate protection from severe weather.

7. Could the granting of the variance be detrimental to the public health, safety, or welfare, or injurious to other property in the area? Yes ☐ No ☒

Explain: Our carports do not cause any danger to others.

VARIANCE APPLICATION CHECKLIST

APPLICATION COMPLETENESS REQUIREMENTS:

- ☐ Development Application signed by owner or notarized affidavit
☐ This checklist (signed by applicant/representative)

Applicant	Staff	Not Applicable	TECHNICAL REQUIREMENTS Any application that is missing information will be considered incomplete and will not be processed.	
			1	A scaled site plan of the subject property showing property dimensions, building locations, setback dimensions, and other applicable information.
	✓		2	Application Fee of \$100.00 is due upon submittal. (Money order or check made out to City of Eagle Pass) A Publication Fee will be invoiced and collected before the meeting date. These fees are non-refundable.
	1/4	✓	3	Notarized owner authorization letter if application is submitted by individual other than the property owner. Proof of ownership as follows: Estate documents (i. e. Probate, Affidavit of Heirship, Administration), copy of the recorded warranty deed or copy of a purchase contract, copy of lease agreement.
	✓		4	Copy of subdivision restrictions for subject property, as recorded in the Maverick County Court House. If no subdivision restrictions are filed, a copy of the certificate of no restrictions will be required.
	✓		5	Photographs of site, project, and adjacent areas deemed appropriate for justification. Prior construction history, as applicable to the situation.

NOTE: By state law public hearing notices shall be published in a newspaper with a second-class postage.

Applicant Acknowledgment

Date

Dear Members of the Committee Board,

July 8, 2026

We, Victor R. Lara and Laura R. Lara, respectfully submit this letter requesting your approval to keep and complete the construction of our carports so that we can protect our vehicles from the severe weather conditions that frequently affect our area, including heavy rain, hail, and damaging thunderstorms.

Our request is based on necessity rather than convenience. Every time severe weather is forecast, we are forced to leave the safety of our home—often during the late evening or early morning hours—to move one vehicle beneath the overpass off Flores Street while parking the other under one of our trees in hopes of minimizing weather-related damage. This routine has become increasingly difficult and places us in potentially dangerous situations, requiring us to drive in poor visibility, heavy rain, and severe storm conditions simply to protect the only vehicles we own.

As we are both in our late 50s, these circumstances present significant physical and safety challenges. Laura has undergone a total knee replacement and is currently receiving treatment for advanced arthritis in the other knee. Her mobility is limited, and walking, standing, and moving vehicles during severe weather is painful and difficult. Traveling during storms, particularly at night, increases the risk of falls, traffic accidents, and further injury. We are simply trying to avoid placing ourselves in harm's way each time threatening weather approaches.

We sincerely apologize for constructing one of the carports without first obtaining the required permit. At the time, we were unaware that prior approval was required. We fully acknowledge the Committee's responsibility to uphold community standards and sincerely regret our oversight. It was never our intention to disregard the rules or create a hardship for the Association.

Our only objective has been to provide adequate protection for our vehicles. Due to our financial circumstances, replacing a vehicle damaged by hail or severe weather would create a substantial financial burden. Likewise, filing weather-related insurance claims could result in increased insurance premiums that would be difficult for us to absorb. The carports would provide a practical and preventative solution while allowing us to remain safely at home during dangerous weather events.

We understand the importance of maintaining the appearance and integrity of our neighborhood. We have also observed that similar carports exist within other areas of the community, and we recognize that each homeowner may have unique circumstances that warranted their approval or construction. We respectfully ask that our request be considered on its own merits, taking into account our age, medical limitations, financial hardship, and genuine concern for our personal safety.

We respectfully ask the Committee to exercise its discretion and grant our request to allow us to keep and complete our carports. Doing so would not only protect our vehicles but, more importantly, would eliminate the need for us to risk our health and safety by traveling during severe weather.

Thank you for taking the time to review our request and for your thoughtful consideration. We appreciate the Committee's service to our community and sincerely hope you will find our circumstances worthy of your approval.

Respectfully submitted,

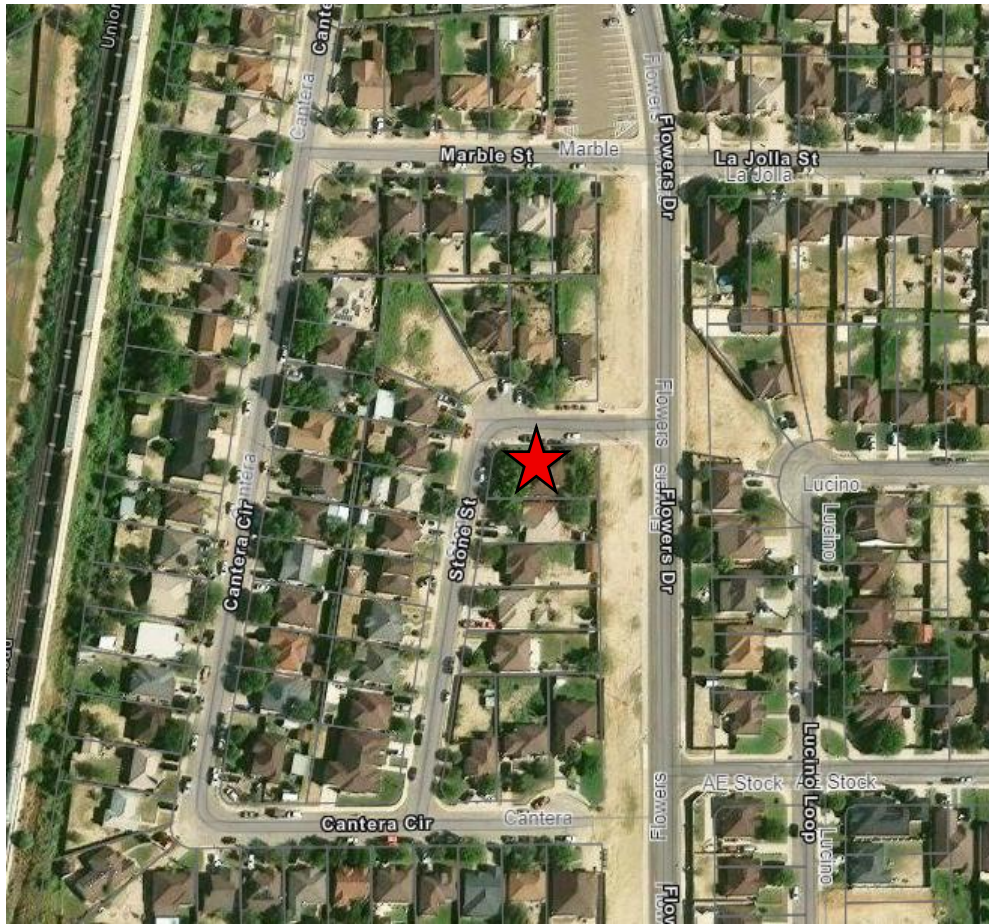
Victor R. Lara



Laura R. Lara



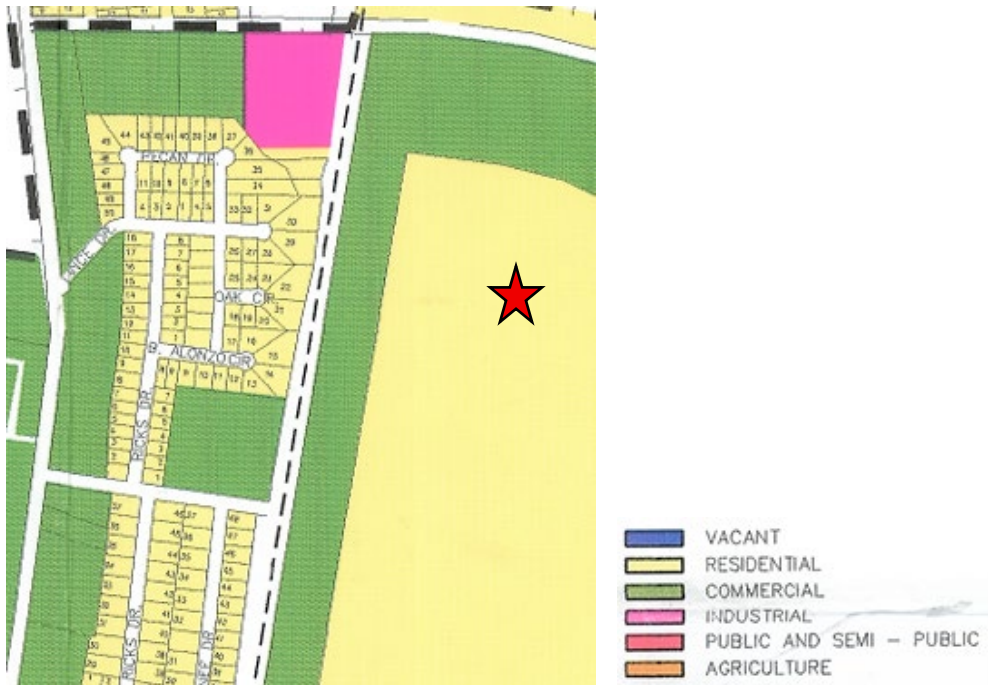
Aerial View



Site Photos



Master Plan Map



Zoning Map

