



CITY OF EAGLE PASS
AGENDA
ZONING BOARD OF ADJUSTMENTS AND APPEALS
REGULAR MEETING
ICT
3295 Bob Rogers Drive, Eagle Pass,
Maverick County, Texas
Wednesday, September 2, 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.
4. Public hearing on the petition submitted by Mario E. Garcia, requesting a variance from Appendix A Zoning Ordinance, particularly Section 6(c)(4) governing yard regulations. The applicant seeks to reduce the required minimum depth of 100 feet to 75.73 feet, to allow for the construction of a single-family dwelling on property located at 1902 Flowers Drive; 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 August, 27, 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