



AGENDA

**PLANNING & ZONING COMMISSION SPECIAL MEETING
THURSDAY, FEBRUARY 23, 2023, AT 5:30 P.M.
COUNCIL CHAMBERS, CITY HALL BUILDING
100 SOUTH MONROE STREET, EAGLE PASS, MAVERICK COUNTY, TEXAS**

VIDEOCONFERENCE: This meeting will also be held by videoconference call. The location where the quorum of the governmental body will be physically present is in Council Chambers at 100 South Monroe, Eagle Pass, Texas, 78852 and it is the intent to have a quorum present at that location. The location where the presiding member is physically present will be open to the public during the open portions of the meeting. A member of the public may testify from a remote location by videoconference at: <https://meet.goto.com/946290837>

ESTABLISHMENT OF QUORUM

CITIZENS COMMUNICATIONS

MINUTES

1. Approval of the minutes of the February 7, 2023 meeting.

PUBLIC HEARINGS

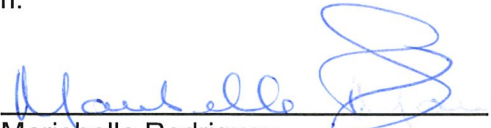
2. Public hearing on the request submitted by Maria I. Galindo for a Conditional Use Permit to allow the establishment of a hair salon business on property located at 364 Susan Circle; closing of public hearing and possible action.
3. Public hearing on the request submitted by Cavazos Leos Enterprises, LLC for the rezoning of Lots 4, 5, 6, 7, and 8 (north 33 feet) in Block 23 of Hillcrest Addition, from B-1 Neighborhood Business District to B-3 General Business District; closing of public hearing and possible action.

ADJOURNMENT

NOTE: The Commission reserves the right to consider business out of the posted agenda order and reserves the right to adjourn into executive session to discuss an item(s) not listed as an executive session on the posted agenda, but which qualifies to be discussed in closed session pursuant to Texas Government Code Chapter 551.

CERTIFICATION

I, THE UNDERSIGNED ASSISTANT PLANNING DIRECTOR, do hereby certify that the agenda mentioned above was posted on the Bulletin Board located in the Lobby at City Hall, 100 S. Monroe Street, Eagle Pass, Texas on February 17, 2023 at 4:00 p.m.



Mariebelle Rodriguez
Assistant Planning Director

Item #1

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

The Planning and Zoning Commission of the City of Eagle Pass held a Special Meeting on Tuesday, February 7, 2023 at 5:30 p.m. in the City Council Chambers, City Hall, 100 South Monroe Street, Eagle Pass, Texas. All legal notices were duly posted in accordance with State code.

ESTABLISHMENT OF QUORUM

Present: Vice-Chairperson, Luis Velez, and Commission Members: Doris Salinas-Sanchez, and Kenneth Gross

Absent: Chairperson, Rolando Jasso; Commission Member, Aaron Valdez; Interim City Manager, Ivan Morua; and Ex-Officio Member: Mayor, Rolando Salinas, Jr.

Staff Present: Planning Director, Placido Madera, and Assistant City Secretary, Ita A. Cortinas

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

CITIZENS COMMUNICATIONS

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

There were not any comments or concerns submitted.

MINUTES

1. Approval of the minutes of the December 8, 2022 meeting, January 12, 2023 meeting, and the January 26, 2023 meeting.

Commission member Gross motioned to approve the minutes. Seconded by Commission member Salinas-Sanchez. **MOTION PASSES:** Unanimously

Ayes: Velez, Salinas-Sanchez, and Gross
Nays: None
Abstained: None
Absent: Jasso, Valdez, Morua, and Salinas

NEW BUSINESS

2. Consideration and possible action on the preliminary plat of Cenizo Industrial Subdivision, including a sidewalk waiver request.

Planning Director Madera provided details on the item and stated that the Planning and Building Department recommend that the Commission deny the sidewalk waiver request and grant preliminary approval of the Cenizo Industrial Subdivision, subject to the plat complying with the provisions of Article III in the City of Eagle Pass Code of Ordinances Chapter 23 governing procedures and specifications of Final Plats.

Commission member Gross motioned to approve with the recommendations of the Planning Department. Seconded by Commission member Salinas-Sanchez. **MOTION PASSES:** Unanimously

Ayes: Velez, Salinas-Sanchez, and Gross
Nays: None
Abstained: None
Absent: Jasso, Valdez, Morua, and Salinas

ADJOURNMENT

Commission member Salinas-Sanchez motioned to adjourn meeting at 6:05 p.m. Seconded by Commission member Gross. **MOTION PASSES:** Unanimously

Passed and Approved on: _____, 2023

Luis Velez
Vice-Chairperson

ATTEST:

Ita A. Cortinas
Assistant City Secretary

Item #2



**Planning Department Executive Summary
Report to the Planning & Zoning Commission**

Maria I. Galindo Conditional Use Permit Request – 364 Susan Circle

I. BACKGROUND

General Information

Applicant & Property Owner: Maria I. Galindo

Property ID Number: 62188

Legal Description: Lot 18 in Block 2 of Rancho Escondido Subdivision #2 Unit 2

Parcel is located at the corner of Susan Circle and Lazar Drive and with an area featuring residential developments. Access to the site is provided by Susan Circle.

Request: A request for a Conditional Use Permit to allow for the establishment of a hair salon out of the master bedroom. See Attachment 1 for floor plan.

Parcel Size: 7,318-square feet

Current Use: residential dwelling

Proposed Use: master bedroom conversion to hair salon

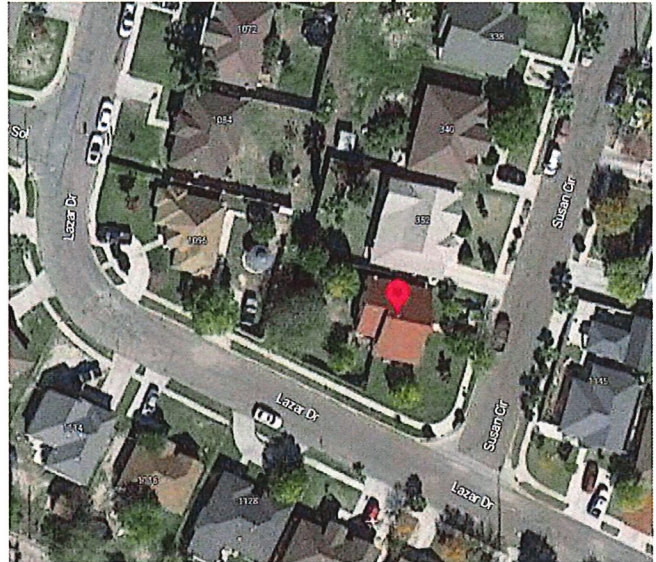
Zoning District: R-2 (Second One-Family Dwelling District) (Attachment 2)

Master Plan: Commercial (Attachment 2)

II. PUBLIC NOTICE

Public notification of the *Conditional Use Permit* (CUP) request before the Planning and Zoning Commission was completed consistent with the provisions of *Chapter 211 of the State of Texas Local Government Code Title 7*. Thirty-one (31) notices were mailed to the abutting property owners within a 200 foot radius of the subject property.

Aerial Map



Site Photos



Existing driveway to be utilized for customer parking.

III. RECOMMENDATION FINDINGS OF FACTS

Eagle Pass Code of Ordinances Appendix A: Zoning Ordinance

A. Conclusions

1. The application contains sufficient information upon which the Planning and Zoning Commission may render a decision. Please refer to Attachment 1 for a copy of the request.
2. The request involves the establishment of a hair salon, which is a prohibited home occupation therefore requires undergoing the CUP process per *Section 13* regulating home occupations. Please refer to Attachment 3 for a copy of the Code of Ordinances.

Establishments such as this shall be permitted only with a conditional use permit, as required by [Section 21](#), Conditional Use Permits under *Eagle Pass Code of Ordinances Appendix A – Zoning Ordinance*.

3. *Section 21(d)* of *City of Eagle Pass Code of Ordinances Appendix A* states, in part, that the Planning and Zoning Commission may approve, conditionally approve or deny an application for a *Conditional Use Permit*, and in authorizing a conditional use, may impose such requirements and conditions with respect to location, construction, time period, maintenance and operation as deemed necessary for the protection of adjacent properties and the public interest when reasonably related to the use of the property.

In a circumstance where the proposal is to establish a business, the primary focus should be the on the project's compliance with current development codes and its compatibility with surrounding uses, especially those residential uses located in the area. To address these issues, The Planning Department recommendation to approve the *Conditional Use Permit* contains conditions intended to address these issues.

4. *Section 21(d)* of *City of Eagle Pass Code of Ordinances Appendix A* further states, in part, that before granting any *Conditional Use Permit*, The Planning Department shall be satisfied that the proposed structure or use conforms to the requirements and the intent of this chapter and the general plans(s) of the City of Eagle Pass.

The Planning Department utilizes the *City of Eagle Pass Master Plan* and the associated *Master Plan* as guidance in providing a recommendation to the Planning and Zoning Commission on their consideration of land use issues, including those involving a *Conditional Use Permit Application*. Please refer to Attachment 2 for a copy of the *City's Master Plan Map*.

This application is consistent with the *Plan's Land use Development Goals*, as the establishment of a hair salon will allow for continued development of the community while retaining the community's character and scale.

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

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

5. The *Conditional Use Permit*, if granted, would be consistent with the purpose of the zoning code. *Section 21* of the *City of Eagle Pass Code of Ordinances Appendix A* states that the purpose of the zoning code is to promote the health, safety, morals, and general welfare of the City by, (a) lessening the congestion of streets, (b) securing safety from fire, panic, or dangers, (c) providing adequate light and air, (d) preventing the overcrowding of land, (e) avoiding undue concentration of population, (f)

facilitating the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements. Please refer to Attachment 2 for a copy of the *City's Zoning District Map*.

Section 21 empathizes the importance of the character of a specific zoning district and its peculiar suitability for particular uses, conserving the value of buildings, and encouraging the most appropriate use of land throughout the City. The use of the existing residential structure as a hair salon establishment will facilitate the retention of the neighborhood's commercial character.

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

6. The *Conditional Use Permit* application is consistent with the approval criteria set forth in *Section 21* of the *City of Eagle Pass Code of Ordinances Appendix A*, as detailed in Conclusion 1 through and including Conclusion 5 of this report and should be granted by the Commission.

B. Planning Department Recommendation

The Planning and Zoning Commission **GRANT** the Maria I Galindo request to establish a hair salon on property located at 364 Susan Circle, subject to the following conditions:

1. The establishment comply with the provision of *City of Eagle Pass Code of Ordinances*.
2. The establishment be restricted to comply with hours operation as follows:
 - Tuesdays through Saturdays from 10:00 a.m. to 7:00 p.m.
3. That the parking of customers' automobiles will not cause traffic congestion or will unduly inconvenience nearby residences. All customers are by appointment.
4. Employment in a home occupation shall be limited to persons residing in the dwelling unit.
5. Note: This *Conditional Use Permit* is non-transferrable.

TRANSMITTED to the parties listed hereafter:

Maria I Galindo via telephone and regular mail
Eagle Pass Planning and Zoning Commission Members via e-mail
Eagle Pass Planning Department Report dated February 16, 2023

Attachment 1

#8890



PLANNING DEPARTMENT

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

CONDITIONAL USE PERMIT APPLICATION

Applicant Information	Name: <u>Maria Isabel Galindo</u>
	Mailing Address: <u>364 Susan CR</u>
	Phone: <u>(830) 325-0479</u> E-mail: <u>Isabellaseya@hotmail.com</u>
	Note: if you are not the owner of the property, you must attach a letter from the owner authorizing you to submit this application.

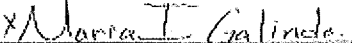
Property Owner Information	Name: <u>Maria Isabel Galindo</u>
	Mailing Address: <u>364 Susan CR</u>
	Phone: <u>(830) 325-0479</u> E-mail: <u>Isabellaseya@hotmail.com</u>

Property Information	Site Address: <u>364 Susan Cr</u> MCAD Property ID # <u>62188</u>
	Legal Description: Lot(s) <u>18</u> Block <u>2</u> Subdivision <u>Rancho Escondido Surd. #2</u> (Property must be legally subdivided or be lot of record) <u>Unit #2</u>
	Front Yard Width (feet) <u>43.61'</u> Rear Yard Width (feet) <u>55.00'</u> Side Yard Width (feet) <u>112.77' + 96.29'</u>
	Current Use <u>residential dwelling located in a corner</u>
	Proposed Use <u>hair salon</u>
	<u>7.318 sq. ft. R2 district</u>

Description of Project:
<u>Salon de belleza</u>
<u>7 days 10:00am to 7:00pm</u>
<u>Monday's a sabado solamente</u>

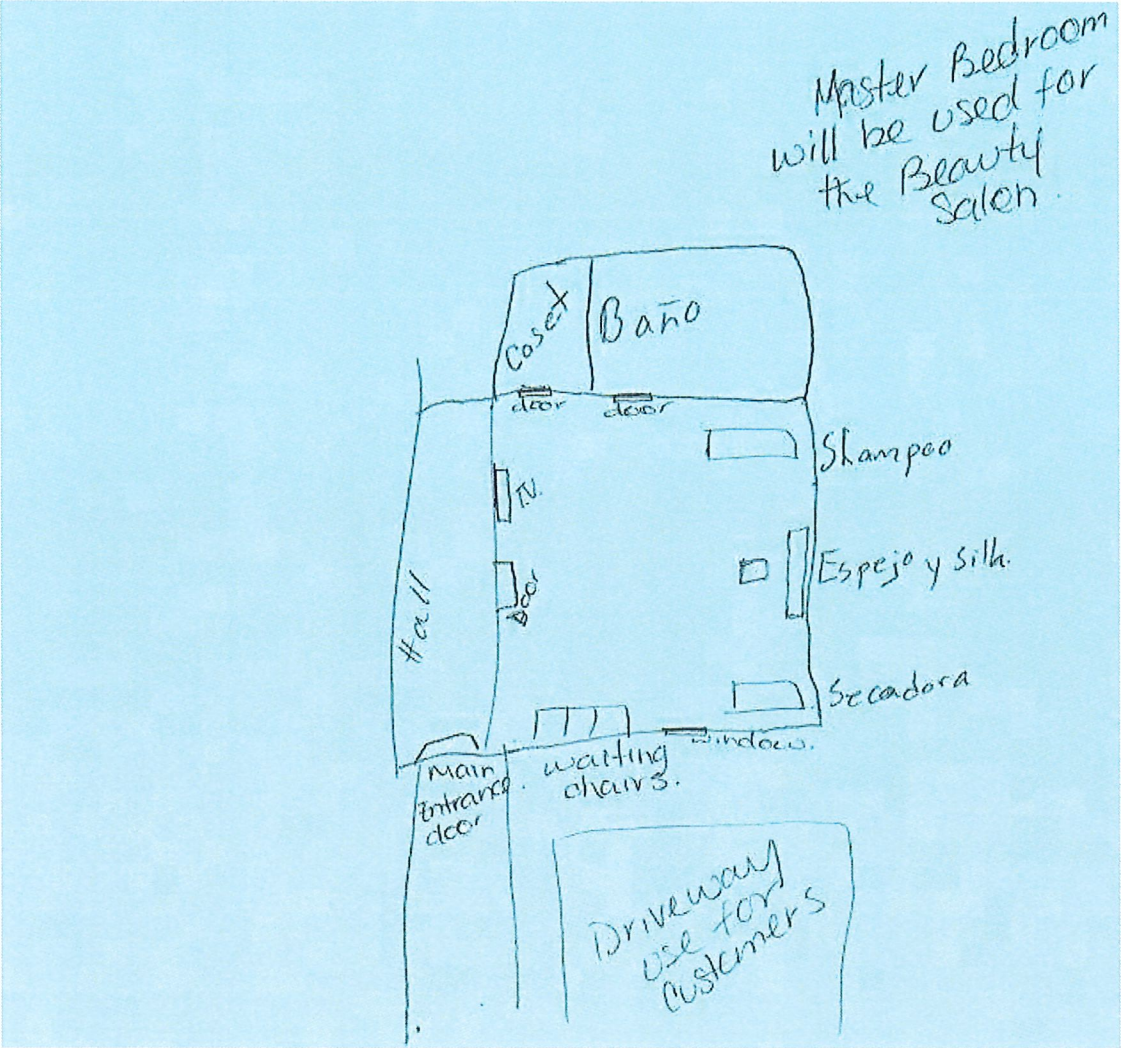
Detailed Explanation of Proposed Conditional Use
What development measures regarding location, construction, time period, maintenance, and operation will you use to protect adjacent properties from impacts from your project?
<u>No afectaria las propiedades vecinas respecto estacionamiento porque trabajo de pja sola cliente y no necesito anuncios o publicidad porque me llaman antes para sus cita.</u>

Describe how your project is reasonably related to the use of the property.
el sector no afecta en ninguna forma a la colonia porque seria solo por ella
Describe how your project conforms to the purpose of the zoning district in which the project will be established.
Pueden ser como una visita, no creo que haya algo inconveniente con mis vecinos

Applicant Authorization	I authorize the City of Eagle Pass to conduct any site visits necessary to evaluate this conditional use permit application.
	I hereby state that I have prepared this application and that, to the best of my knowledge, the information contained herein is complete, accurate, and a true representation of the conditional use permit request. I further attest that I have the authority to submit this application and agree to comply with any and all conditions of the conditional use permit approval. I agree to provide any additional information requested by the City as they deem necessary for the processing of this application.
	 2-1-23 Applicant Signature Date

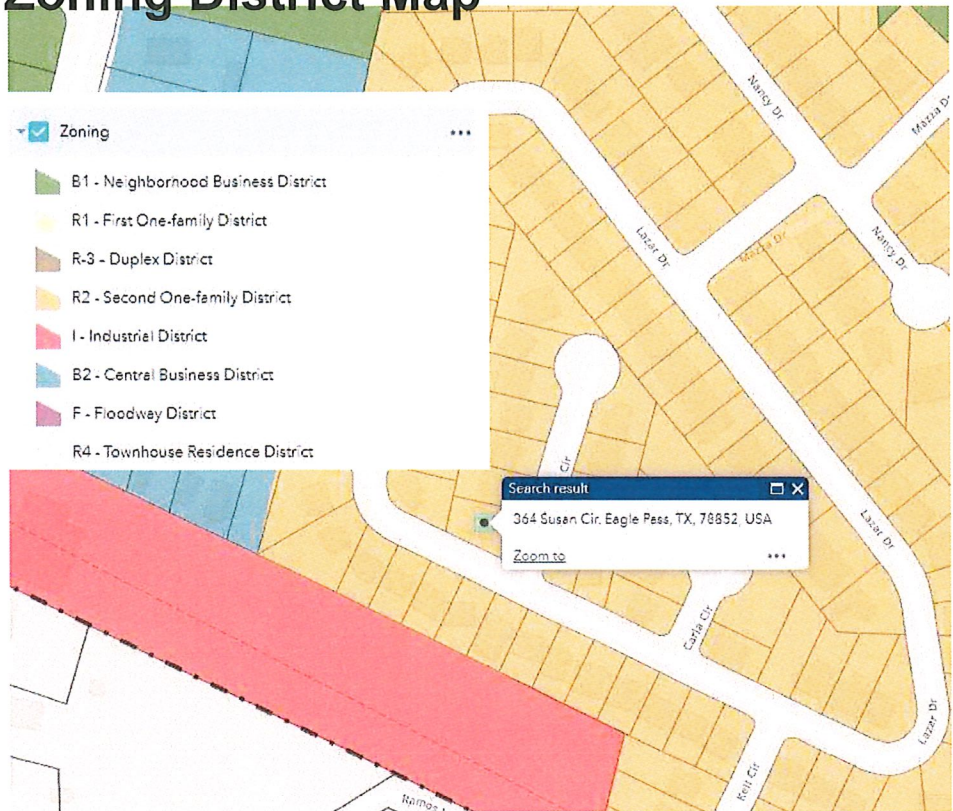
Office Use	Date Application Accepted for Review: 2-1-23 By: ML
	Contact Date for Supplemental Info: Supplemental Info Received:
	Completeness Review Date: 2-1-23 By: ML
	Application Returned to Applicant: (when applicable)
	process done and all documents collected MH 6/2/22

Floor Plan

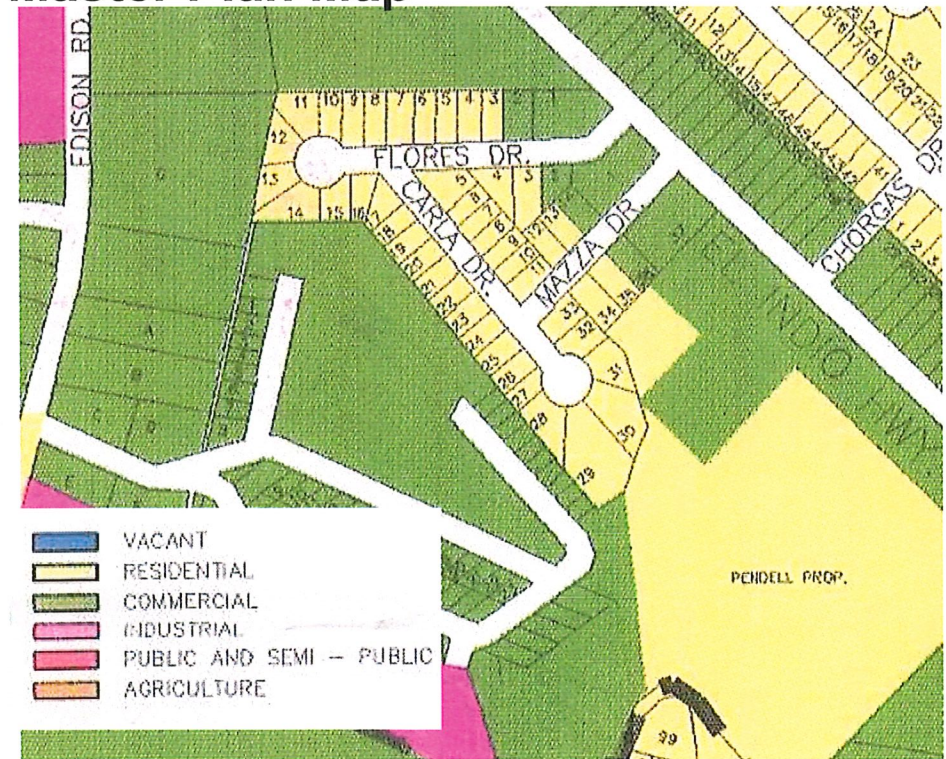


Attachment 2

Zoning District Map



Master Plan Map



Attachment 3

Sec. 13. Home occupations.

- (a) *Purpose and intent.* The City of Eagle Pass recognizes the need for some citizens to use their place of residence for limited nonresidential activities. However, the city believes that the need to protect the residential character of residential areas is of paramount concern. In essence, the objective of this chapter is to allow limited commercial type activity in residential areas only to the extent that such commercial activity is not obtrusive to neighbors or passersby.
- (b) *Permitted home occupations.* The following home occupations shall be permitted in any residential zone without conditional use permits providing they meet the performance standards in section e. of this chapter:
 - (1) Dressmaking, sewing and tailoring;
 - (2) Painting, sculpturing or writing;
 - (3) Telephone answering or soliciting;
 - (4) Home crafts such as model making, rug weaving and lapidary;
 - (5) Tutoring limited to two (2) students at a time;
 - (6) Home cooking and preserving;
 - (7) Computer programming.
- (c) *Prohibited home occupations.* The following home occupations are prohibited in all residential zones:
 - (1) Animal hospitals;
 - (2) Dancing studios, exercise studios;
 - (3) Mortuaries;
 - (4) Private clubs;
 - (5) Restaurants;
 - (6) Stables or kennels;
 - (7) Automobile body shops;
 - (8) Occupations involving explosives or other hazardous materials.
- (d) *Conditional use permits.* All home occupations not specifically listed in subsection (b) above shall obtain a conditional use permit from the planning and zoning commission prior to conducting any business activity. The conditional use permit shall be obtained in the manner provided in section 21 of this chapter.
- (e) *Performance standards.* In considering applications for conditional use permits for home occupations, the Planning and Zoning Commission of Eagle Pass shall be guided by the following considerations:
 - (1) The legislative intent as set forth in section 1 above; This ordinance shall be known and may be cited as the Zoning Ordinance of the City of Eagle Pass, Texas.
 - (2) No materials or equipment shall be permitted which would be detrimental to the residential use of nearby residences such as vibration, noise, dust, smoke, odor, interferences with radio or television reception and other factors detrimental to residential use;
 - (3) A home business shall not be permitted which requires frequent home deliveries for commercial purposes;
 - (4) A home business shall not be permitted which will result in the parking of customers' automobiles in a manner, frequency, or number which will cause traffic congestion or will unduly inconvenience nearby residences;

- (5) Signs for home occupations shall be located on the lot for which the conditional use permit is issued. One (1) sign, unlighted and attached to the building which shall not exceed six square feet in area may be permitted;
 - (6) Employment in a home occupation shall be limited to persons residing in the dwelling unit where the home occupation is conducted;
 - (7) No conditional use permit for a home occupation shall be granted by the planning and zoning commission unless the applicant has furnished proof of having registered with the State of Texas Comptroller's Office;
 - (8) There shall be no exterior indication of the home occupation or variation from the residential character of the principal or accessory buildings except for a sign in conformance with this chapter;
 - (9) There shall be no outside storage or display of items for sale, materials or equipment to be used in conjunction with the home occupation.
 - (10) In no case shall a home occupation be open to the public at times earlier than 7:00 a.m. nor later than 10:00 p.m.
- (f) *Pre-existing home occupations.* Any home occupation which lawfully existed on the effective date of this chapter shall be allowed to continue operation in accordance with section 16.

(Ord. No. 06-13, § 2, 7-11-2006)

Sec. 21. Conditional use permits.

- (a) *Purpose.* The purpose of this section is to allow the proper integration into the community of uses which may be suitable only in specific locations in a zoning district or only if such uses are designed or laid out on the site in a particular manner.
- (b) *Application.* A conditional use permit shall be required for all uses listed as conditional uses in the residential, commercial, and industrial land use descriptions or elsewhere in the Zoning Ordinance of the City of Eagle Pass.
 - (1) *Filing.* Application shall be made in writing by the property owner or his authorized agent, on forms provided by the planning department, and accompanied by such data and information as may be necessary to fully describe the request.
 - (2) *Fee.* The filing and investigation fee shall be one hundred dollars (\$100.00).
- (c) *Public hearing.* A public hearing shall be held in accordance with law. A notice of hearing shall be mailed at least ten calendar days prior to said hearing to all property owners, any part of whose property lies within a radius of two hundred (200) feet of the applicant's property, using for this purpose the names of such owners as shown on the last equalized assessment roll, or alternatively, from such other records of the assessor or the tax collector as contain more recent addresses. In addition, if warranted in the determination of Planning Director, notice shall be provided by conspicuously posting it on the subject property for at least ten days prior to the hearing. Failure to receive the notice required by this section shall not invalidate the action of the planning and zoning commission.
- (d) *Planning and zoning commission action.* The planning and zoning commission may approve, conditionally approve, or deny an application for a conditional use permit, and in authorizing a conditional use, may impose such requirements and conditions with respect to location, construction, time period, maintenance and operation as deemed necessary for the protection of adjacent properties and the public interest when reasonably related to the use of the property. Before granting any conditional use permit the planning director shall be satisfied that the proposed structure or use conforms to the requirements and the intent of this chapter and the general plan(s) of the City of Eagle Pass.
- (e) *Appeals.* The planning and zoning commission action on the conditional use permit shall be final unless, within fourteen (14) calendar days after the decision, the applicant, or any other person, including the city council, any individual city council member, or the city manager, not satisfied with the decision of the planning and zoning commission, may appeal to the city council. No conflict of interest shall exist solely by reason of the filing of an appeal by the city council, an individual city council member, or the city manager. Any appeal shall be filed with the city secretary's office and, except an appeal by the city council, a council member, or the city manager, shall be accompanied by a filing fee of one hundred dollars (\$100.00). The city secretary shall set a date for a public hearing and shall give notice to the appellant, the applicant and neighboring property owners in the manner provided in the zoning ordinance.
- (f) *Issuance.* No conditional use permit which has been approved by the planning and zoning commission shall be issued prior to the expiration of the appeal period as set forth in the Ordinances of the City of Eagle Pass, or the final action on an appeal to the city council.
- (g) *Expiration.* In the event the planning and zoning commission finds the use permit has not been exercised within the time limit set by the commission, or within one (1) year if no specific time limit has been set, the permit shall be null and void without further action; except that the planning director may extend the approval of a use permit for one (1) additional year, with the same conditions of approval, if circumstances have not changed. The request in writing must be received prior to the expiration of the use permit.
- (h) *Minor modification to use permit.* The planning director may approve minor modifications to an approved use permit.
- (i) *Revocation.* In the event the conditions of a use permit have not been or are not being complied with, the planning department shall give the permittee notice of intention to revoke such permit at least ten days prior to a planning and zoning commission review thereon. After the conclusion of the review, the planning and zoning commission may revoke such permit.

Item #3



Planning Department Executive Summary REPORT TO THE PLANNING & ZONING COMMISSION

Cavazos Leos Enterprises, LLC Rezone Request

I. BACKGROUND

General Information

Applicant: Cavazos Leos Enterprises, LLC

Property Owner: 711 Main Street Venture LLC

Location: Concho St and Trinity St

Property ID Number: 10027, 53308, 52865, and 10024

Legal Description: Hillcrest Addition, Block 23, Lots 4, 5, 6, 7 and 8 (north 33 feet)

Request: Rezone parcels from B-1 Neighborhood Business District to B-3 General Business District

Subject Property Information

Current Use: Lots 4 and 5 house a commercial building formerly known as a gas station, and Lots 6 through 8 (north 33 feet) are vacant and undeveloped.

Proposed Use: Landscaping retail store.

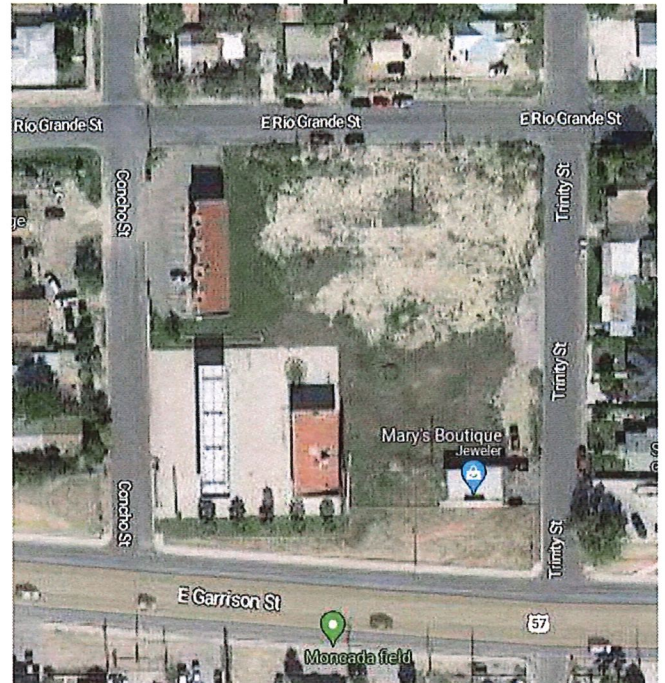
Zoning District: *B-1 Neighborhood Business*

Master Plan: Commercial

Vicinity Data

The site is located with an area that is primarily comprised of commercial and residential developments.

Aerial Map



Site Photos



II. PUBLIC NOTICE

Public Notification of the Planning and Zoning Commission public hearing to consider the rezone request was completed consistent with the provisions of *Chapter 211 of the State of Texas Local Government Code Title 7*.

III. RECOMMENDED FINDINGS OF FACT

A. Conclusions

1. *Section 1(b)(4) of Eagle Pass City Charter Article IX* authorizes the Planning and Zoning Commission to recommend or disapprove proposed changes to the *City of Eagle Pass Zoning Plan*. A request for a change in a zoning district designation for a property constitutes a change to the *zoning plan* and the *zoning plan map*.
2. The applicant's request contains sufficient information for consideration by the Eagle Pass Planning and Zoning Commission. Information contained in this report and the Commission's associated public meeting will be used by the City Council in their consideration of the rezone request. Please refer to Attachment 1.
3. The *Master Plan* is the primary document used in the analysis as to the appropriateness of a rezone request. The *Master Plan Map* provides direction as to the areas of the City in which residential, commercial, and industrial development is to be situated.
4. The rezone request is consistent with the 'Land Use Development Goals' of the *City of Eagle Pass Master Plan*. The request to change from the *B-1 Neighborhood Business District* to *B-3 General Business District* will allow for a continuation of the development in the neighborhood while retaining the community's character and scale. The change will facilitate the ultimate development of urban uses in a compatible arrangement that will make the community attractive to both residents and visitors and desirable to quality investments, while improving the residential and commercial environment of the city.

The purpose of the rezone is to allow for subsequent retail store for landscaping, irrigation, and supplies store. Any and all construction will comply with all applicable state and local codes.

5. The rezone request is consistent with the *Master Plan's* 'Street Objectives', 'Thoroughfare Goals', and 'Thoroughfare Objectives', as access to the rezone site will be provided mainly Concho Street.
6. The rezone request conforms to the purpose of the City's zoning code, as the subsequent development of the property will result in a use that is consistent with intent of the *B-3 General Business District* and consistent with commercial uses in the vicinity of the site, with a view to conserving the value of buildings and encouraging the most appropriate use of land adjacent that will have access to a public street. Please refer to Attachment 2 for a copy of the City's *Zoning District Map*.
7. The property is in an area that contains commercial uses and should allow for property to be rezoned to a higher and better use. Please refer to Attachment 1 for photographs of the rezone sites.
8. The rezone request has been conditioned to insure conformance with the direction provided in the *Master Plan's* 'Storm Drainage Goals' and 'Storm Drainage Objectives'.
9. The rezone request is consistent with both the goals and objectives of the *Master Plan* and the purpose of the *City of Eagle Pass Code of Ordinances Appendix A* governing zoning as set forth in Conclusion 1 through 8 of this Report. The rezone request, therefore, should be approved.

B. Planning Department Recommendation

The Planning and Zoning Commission recommend that the City Council prepare and **ADOPT** an Ordinance granting a zoning district change *B-1 Neighborhood Business District* to *B-3 General Business District* for property legally defined as Hillcrest Addition, Block 23, Lots 4, 5, 6, 7 and 8 (north 33 feet).

Attachment 1 Application



PLANNING DEPARTMENT

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

ZONING CHANGE APPLICATION

Case No: _____

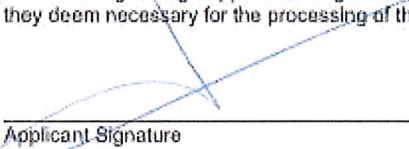
Applicant Information	Name: <u>Cavazos Leos Enterprises, LLC</u>	
	Mailing Address: <u>126 Concho St</u>	
	Phone: <u>(830) 968-8776</u> E-mail: <u>green1jl@hotmail.com</u>	
	Note: If you are not the owner of the property, you must attach a letter from the owner authorizing you to submit this application.	

Property Owner Information	Name: <u>711 Main Street Venture LLC</u>
	Mailing Address: <u>189 Commercial St Eagle Pass Tx 78852</u>
	Phone: <u>(830) 968-8572</u> E-mail: <u>hectorcerna@sbcglobal.net</u>

Property Information	Site Address: <u>See legal description</u> MCAD Property ID # <u>10027,53308,52865,4</u>
	Legal Description: Lot(s) <u>4-8</u> Block <u>23</u> Subdivision <u>HILLCREST ADDN</u> (Property must be legally subdivided or be lot of record)
	Front Yard Width (feet) <u>—</u> Rear Yard Width (feet) <u>—</u> Side Yard Width (feet) <u>—</u>

Proposed Project	Amend Zoning Regulations contained in section <u>8 - "B1" Neighborhood Bus. Dist.</u>
	Amend the Official Zoning Map & Master Plan by changing <u>—</u> acres of land currently zoned <u>B1</u> to be zoned <u>B3</u>
	Conforms with the Zoning Map? ☒ Yes ☐ No
	Conforms with Master Plan Designation? ☒ Yes ☐ No
	☒ Vacant Land ☒ Vacant Building ☐ Single Family Dwelling ☒ Commercial
	☐ Multi-Family Dwellings ☐ Industrial ☐ Other _____

Detailed Explanation of Proposed Use	
Proposed Use of Property/Reason for Change:	
Landscape, irrigation and supply store, the reason of change is because we dont offer the services the convenience store located previously offered	
Describe the character and/or nature of uses surrounding the property:	
Turn a piece of land into a productive business and give a better value to the surrounding properties.	
Will the rezoned designation be compatible with the classification and use of adjoining lands? ☒ Yes ☐ No	
If No, how do you propose to reduce any adverse impact?	

Applicant Authorization	I authorize the City of Eagle Pass to conduct any site visits necessary to evaluate this zoning change application. I hereby state that I have prepared this application and that, to the best of my knowledge, the information contained herein is complete, accurate, and a true representation of the zoning change request. I further attest that I have the authority to submit this application and agree to comply with any and all conditions of the zoning change approval. I agree to provide any additional information requested by the City as they deem necessary for the processing of this application.
	 Applicant Signature 2/3/2023 Date

Office Use	Date Application Accepted for Review: <u>2-2-23</u> By: <u>Me</u>
	Contact Date for Supplemental Info: <u>—</u> Supplemental Info Received: <u>—</u>
	Completeness Review Date: <u>2-2-23</u> By: <u>Me</u>
	Application Returned to Applicant: <u>—</u> (when applicable)
	<u>processing fee & publication fees paid</u>

 City Limits Outline
 B1 - Neighborhood Business District (<8,00 Sq. Ft.)
 B2 - Central Business District
 B3 - General Business District (>8,000 Sq. Ft.)
 I - Industrial District
 F - Floodway District
 R1 - First One-Family Dwelling District
 R2 - Second One-Family Dwelling District
 R3 - Duplex Dwelling District
 R3A - Apartment District
 R4 - Townhouse Residence District