



CITY OF EAGLE PASS
AGENDA
PLANNING AND ZONING COMMISSION SPECIAL MEETING
Council Chambers, City Hall
100 S. Monroe Street, Eagle Pass,
Maverick County, Texas
Thursday, September 25, 2025 at 5:30 PM

ESTABLISHMENT OF QUORUM

CITIZENS COMMUNICATIONS

PUBLIC HEARINGS

1. Public hearing on the request submitted by AEP Texas for the rezoning of a 4.998 acre tract, lying in the G. C. & S. F. RR. Co. Section 6, Abstract 1110, Maverick County, Texas, same being all of a called 5.0-acre tract of land conveyed to Margarita Villarreal De Velasco, as described and recorded in volume 997, page 246, Official Public Records of Maverick County, Texas, from B-1 Neighborhood Business District to I - Industrial District; closing of public hearing and possible action.
2. Public hearing on the request submitted by AEP Texas for the rezoning of a 4.997 acre tract, lying in the G. C. & S. F. RR. Co. Section 6, Abstract 1110, Maverick County, Texas, same being all of a called 5.0-acre tract of land conveyed to Elysa USA, LLC as described and recorded in volume 1800, page 549, Official Public Records of Maverick County, Texas, also known as 3200 US Hwy 57, from B-1 Neighborhood Business District to I Industrial District; closing of public hearing and possible action.
3. Public hearing on the subdivision variance request submitted by Dirksen Engineering for property located at 3581 El Indio Highway, also known, as Lot 2, in Block 4 of Paraiso Estates Unit 2. The applicant seeks not to install a sanitary sewer service as the lot's use is a detention pond and is unbuildable; closing of public hearing and possible action.
4. Public hearing on the sidewalk waiver request submitted by Hector Canales, P.E. for property legally known as Eagle Development Subdivision 1, Tract 27, located off the Rosita Valley Road. The applicant is proposing to not install the required sidewalk along the perimeter of the road for the proposed re-plat of the lot to create two additional lots; closing of public hearing and possible action.
5. Public hearing on the subdivision variance request submitted by Lique Engineers, LLC for the following properties Located in the proposed Rio

Grande Estates Subdivision Unit 2 and in the R-2 Second One-Family Dwelling District:

- Lot 21 in Block 4 reduce average width of 55 feet to 50.75 feet. Lot 22 in Block 4 reduce the intensity use of 5,500 square feet to 5,179 square feet, and reduce the minimum depth of 100 feet to 85.11 feet.
- Lot 23 in Block 4 reduce the average width of 55 feet to 25 feet, and reduce the minimum depth of 100 feet to 85.11 feet.
- Lot 24 in Block 4 reduce the intensity use of 5,500 square feet to 5,331 square feet, reduce the average width of 55 feet to 25 feet, and reduce the minimum depth of 100 feet to 86.60 feet.
- Lot 25 in Block 4 reduce the intensity use of 5,500 square feet to 4,972 square feet, and reduce the minimum depth of 100 feet to 86.60 feet.
- Lot 26 in Block 4 reduce the average width of 55 feet to 41.56 feet.
- Lot 5 in Block 5 reduce the intensity use of 5,500 square feet to 5,173 square feet, and reduce the average width of 55 feet to 37.80 feet.
- Lot 21 in Block 5 reduce the average width of 55 feet to 49.68 feet.

The applicant seeks a variance from Section 23-69 of Chapter 23 of the City of Eagle Pass Code of Ordinances regulating lot size requirements; thus, reducing the minimum depth, the intensity use area, and the average lot width; 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 September 19, 2025 at 3:30pm

Placido Madera
Community Development Director