



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, June 3, 2026 at 5:30 PM

ESTABLISHMENT OF QUORUM

CITIZENS COMMUNICATIONS

MINUTES

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

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 May, 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, February 4, 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: Chairwoman, Priscilla Puente-Chacon, Board Members, Ernesto Fuentes and Tohui Valero, Alternate Board Members Jose Martinez and Crawford Rhodes

Absent: Board Members Larry Martin and George Antuna

Staff present: Interim Community Development Director, Guadalupe Negrete; Temporary Planner, Gabriel Castaneda, Assistant City Attorney, Ricardo Ramos; Records Management Specialist, Brenda Garza

With a quorum being established, Chairwoman, Priscilla Puente-Chacon 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.

No citizens communications.

MINUTES

1. Approval of the minutes of January 7, 2026, advice Records Management Specialist Garza of some minor changes that she would make.

Alternate board member Martinez moved to approve the minutes with the minor changes. Seconded by alternate board member Rhodes **MOTION PASSES:** Unanimously

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

PUBLIC HEARING

2. Public hearing on the petition submitted by Generations Signs, Inc., requesting a variance from Appendix A Zoning Ordinance, particularly Section 15(h)(d)(1)(a) regulating the allowed number of signs. The applicant seeks to erect three signs when ordinance allows two per establishment, for property located at 564 S Bibb Street; closing of public hearing and possible action.

Chairwoman Puente-Chacon opened the public hearing at 5:38 pm.

Interim Community Development Director Negrete provided a presentation on the variance since they had a temporary sign, and it will be replaced with a 3D one. The Community Development Department recommended granting the applications variance by replacing the sign.

Board Member Fuentes moved to approve the variance. Seconded by Board Member Rhodes

Chairwoman Puente-Chacon closed the public hearing at 5:39 pm.

MOTION PASSES : Unanimously.

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

Other Business

3. Presentation describing the pending zoning ordinance that impacts affordability.

Interim Community Development Director Negrete and Temporary Planner Gabriel Castaneda provided details on the ordinances that had been approved by council and explained the variance requests and answered questions regarding the items below:

Blocks and Lots Amendment 01.20.2026

R-3 Duplex Dwelling District Ordinance Amendment

R-3(A) Apartment Dwelling District Ordinance Amendment

R-3(F) Fourplex Dwelling District Ordinance Amendment

R-4 Townhouse Dwelling District Ordinance Amendment

R-6 Third One Single Family Ordinance

R-7 Fourth One Single Family Ordinance Amendment

R-8 High Density Single Family Ordinance

R-1 First One Family Dwelling District Ordinance Amendment

R-2 Second One Family Dwelling District Ordinance Amendment

ADJOURNMENT

Board Member Fuentes moved to adjourn the meeting at 5:58 p.m. Seconded by Alternate Board Member Martinez. **MOTION PASSES:** Unanimously

ATTEST:

Priscilla Puente-Chacon
Chairwoman

Brenda Garza
Records Management Specialist



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

Front Yard Building Setback Variance Request – 1707 Camarinos Drive

I. BACKGROUND

General Information

Applicant & Property Owner: Eduardo F Salazar

Property ID Number: 52666

Legal Description: Carthage Place Unit # 9,
Block 18, Lot 22

Request: Applicant seeks 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.

Subject Property Information

Parcel Size: 7,200 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 Camarinos Drive

Aerial Map (Figure 1)



Street View Photos



II. PUBLIC NOTICE

Public notification of the variance request before the Zoning Board of Adjustments and Appeals was completed consistent with the provisions of *Chapter 211* of the *State of Texas Local Government Code Title 7*. 30 notices were mailed to the abutting property owners, with a legal notice published in the Eagle Pass News Gram on May 23, 2026.

III. STAFF ANALYSIS

The applicant is seeking to reduce the front yard building setback, to allow for the construction of a carport on property located at 1707 Camarinos Drive as shown in **Figure 1** (above). The applicant seeks to reduce the front yard building setback area from 25 feet to 8 feet 4 inches.

IV. STAFF RECOMMENDATION

Staff recommends **DENYING** the applicant's variance request of a reduction to the front yard building setback from 25 feet to 8 feet 4 inches for property located at 1707 Camarinos Drive

TRANSMITTED to the parties listed hereafter:

Ernesto Fuentes 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



PLANNING DEPARTMENT

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

VARIANCE APPLICATION (ZBAA)

Case No. _____

Applicant Information	Name: <u>Eduardo F. Salazar</u>
	Mailing Address: <u>1707 Camarinos Eagle Pass, Tx</u>
	Phone: <u>830-213-0703</u> E-mail: <u>esalazar3691@gmail.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>Eduardo F. Salazar, Cintia M. Sandoval</u>
	Mailing Address: <u>1707 Camarinos dr. Eagle Pass, Tx</u>
	Phone: <u>830-213-0703</u> E-mail: <u>gabidary@yahoo.com</u>

Property Information	Site Address: <u>1707 Camarinos</u> MCAD Property ID # <u>52666</u>
	Legal Description: Lot(s) <u>22</u> Block <u>18</u> Subdivision <u>Carthage place unit 9</u> (Property must be legally subdivided or be lot of record)
	Front Yard Width (feet) _____ Rear Yard Width (feet) _____ Side Yard Width (feet) _____

Description of Project:
<u>Carport</u>

Detailed Explanation of Variance Request
How does the strict application of the zoning code impose practical difficulties or particular hardship for your project? <u>I have a daughter that has special needs when it rains the rain flows there, we have a hard time getting her down so she doesn't get wet. She uses a walker and needs the area to be covered. We have palm trees and the leaves fall and cut us so we need protection.</u>
How is your variance request consistent with the general purpose and intent of the zoning code? <u>We want to stay within the limits to be allowed.</u>

Will your variance increase the public danger of fires and safety?

NO.

Will your variance materially diminish or impair established property values within the surrounding area?

NO It shouldn't.

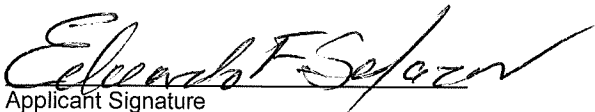
Will your variance impair the public health, safety, comfort, morals and welfare of the City of Eagle Pass?

NO.

Applicant Authorization

I authorize the City of Eagle Pass to conduct any site visits necessary to evaluate this variance 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 variance request. I further attest that I have the authority to submit this application and agree to comply with any and all conditions of variance approval. I agree to provide any additional information requested by the City as they deem necessary for the processing of this application.


Applicant Signature

5/2/26
Date

Office Use

Date Application Accepted for Review: _____ By: _____

Contact Date for Supplemental Info: _____ Supplemental Info Received: _____

Completeness Review Date: _____ By: _____

Application Returned to Applicant: _____ (when applicable)

Note: Processing fee of \$100.00.

MR-6/2020

Dirección Eduardo SALAZAR
1707 Camerinos

Eagle pass Tex. 78852

MATERIAL. Metal. 2 aguas
De Acuerdo a la Facha de la
Casa. Medidas. de Acuerdo A
LAS ordenanzas. y si hay cambios
En la medidas ESTAMOS de Acuerdo
Con los cambios que se ordenen.
MATERIAL polínd. 4" y Tubo de 4x4"

Razon de construir El corport.
por que el dueño tiene una hija incapacita-
DA. y necesita con urgencia esa facilidad.
por motivos de INdlemencias Te climas
color lluvia granizo-yotros.
ESTAMOS de Acuerdo En todo lo que
ordenen

Contratista Juan M. Morales
830 -421 7378 -

3'6" CARPORT shingles

Note
All materials
be same like
the house
Metal Brick-wood
MAY-26-26

Disigning
by

Juan
Morales

830-4217378

#580000

8' FT

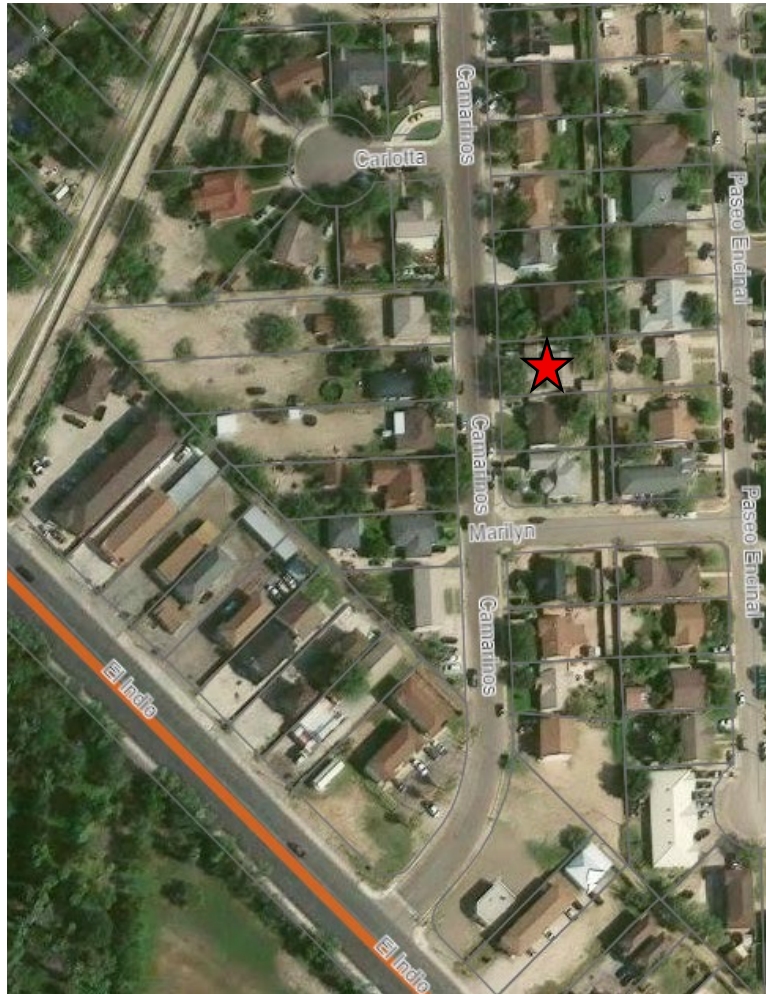
sat wood.

Brick

20' FT

20' FT

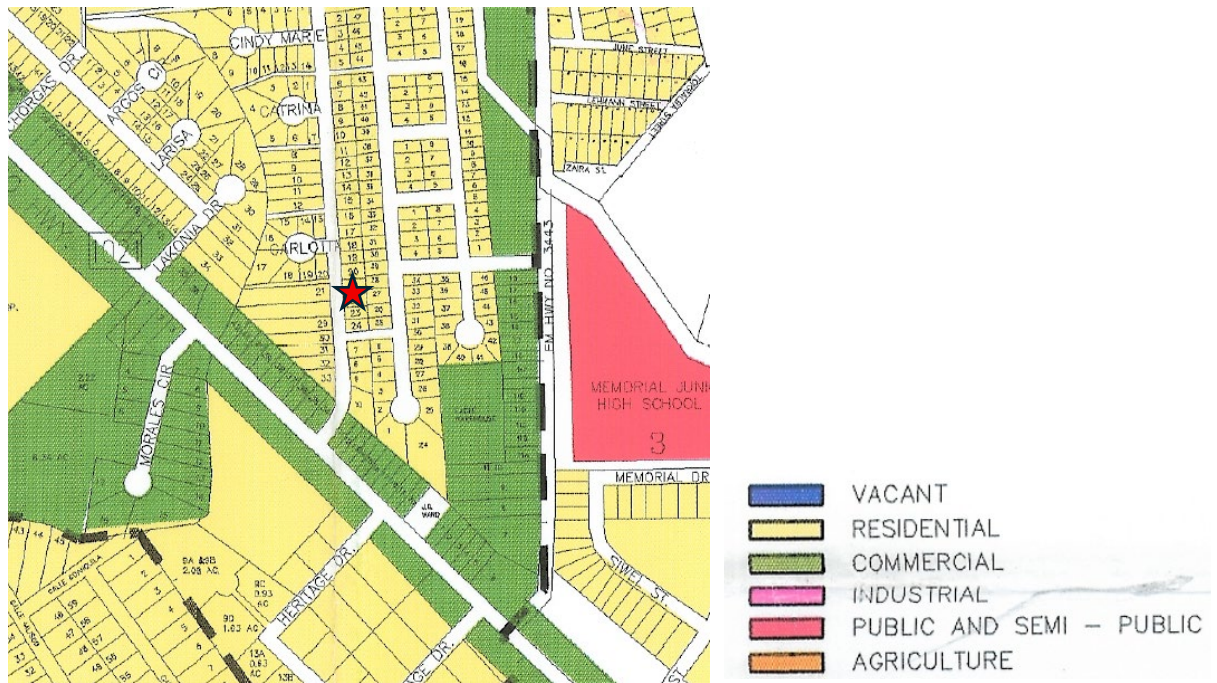
Aerial View



Site Photos



Master Plan Map



Zoning Map

