



**Planning & Zoning  
Regular Meeting  
June 11, 2020**



## A G E N D A

### PLANNING & ZONING COMMISSION REGULAR MEETING

THURSDAY, JUNE 11, 2020, AT 5:30 P. M.

COUNCIL CHAMBERS, CITY HALL BUILDING

100 SOUTH MONROE STREET, EAGLE PASS, MAVERICK COUNTY, TEXAS

PURSUANT TO SECTION 551.122 OF THE TEXAS GOVERNMENT CODE AND THE DECLARATION BY GOVERNOR GREG ABBOTT ON MARCH 16, 2020, THIS MEETING OF THE PLANNING AND ZONING OF THE CITY OF EAGLE PASS, TEXAS SHALL BE OPEN AND ACCESSIBLE TO THE PUBLIC VIA THE FOLLOWING FREE-OF-CHARGE VIDEOCONFERENCE LINK: <https://www.facebook.com/OfficialCityEaglePassTexas> AN ELECTRONIC COPY OF THE AGENDA PACKET FOR THE REGULAR MEETING OF THE PLANNING AND ZONING IS ALREADY AVAILABLE TO THE PUBLIC AT THE FOLLOWING URL: <https://www.eaglepasstx.us/AgendaCenter>. IN LIGHT OF THE ONGOING NATIONAL EMERGENCY AND URGENT THREAT TO PUBLIC HEALTH CAUSED BY THE COVID-19 PANDEMIC, MEMBERS OF THE PUBLIC ARE ENCOURAGED TO FOLLOW THE RECOMMENDATIONS OF GOVERNMENT LEADERS AND THE CDC REGARDING SOCIAL DISTANCING AND SELF-QUARANTINE.

If you are a citizen wishing to participate in Citizens Communications, please call on Thursday, June 11, 2020 from 12:00 pm to 2:00 pm at 830-773-1111.

#### ESTABLISHMENT OF QUORUM

#### CITIZENS COMMUNICATIONS

#### MINUTES

1. Approval of the minutes of the May 14, 2020 meeting.

#### OTHER BUSINESS

2. Discussion and possible approval of the City's Capital Improvement Plan.

#### 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 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 June 8, 2020 at 3:20 p.m.

for   
Plácido C. Madera  
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 its Regular Meeting on Thursday, May 14, 2020 at 5:30 p.m. in the Council Chambers at City Hall, 100 South Monroe Street, Eagle Pass, Texas. All legal notices were duly posted in accordance with state code.

### **ESTABLISHMENT OF QUORUM**

Present: Chairperson Enrique Montalvo, and Commission Members, Mario Escobar, Marcos Villalpando and Doris Salinas-Sanchez.

Absent: Vice-Chairperson Rolando Jasso; Planning Director, Placido Madera; Ex- Officios'; City Manager, George Antuna, and Mayor, Luis E. Sifuentes.

Staff present: Assistant Planning Director, Mariebelle Rodriguez; and City Secretary, Imelda B. Rodriguez.

With a quorum being present, Chairperson Montalvo called the meeting to order and the Planning & Zoning Commission considered the items as follows.

### **CITIZENS COMMUNICATIONS**

Chairperson Montalvo asked whether anyone in the audience wished to address the Commission on any item which did not appear on the agenda, reminding them at the same time, that although the Commission would be unable to take formal action on such items, they would be glad to take it under advisement. City Secretary, Imelda B. Rodriguez responded there were no citizens communications submitted.

### **MINUTES**

1. Approval of the minutes of the February 13, 2020 meeting and the April 9, 2020 meeting.

Motion: To approve the minutes of the February 13, 2020 and April 9, 2020 as presented.  
Moved: Villalpando  
Second: Salinas-Sanchez  
Ayes: 4  
Nays: 0  
Absent: Jasso

### **OLD BUSINESS**

2. Consideration and possible action on the final plat of the Elm Creek Ranch Subdivision

Unit 2.

Assistant Planning Director, Mariebelle Rodriguez informed the Council that this request is for the final plat approval consisting of a 4.542-acre tract to subdivide into 15 residential lots; including a subdivision variance to plat a property less than 5-acres that was conveyed prior to 1984, and a side walk waiver. The sidewalk waiver was denied at the preliminary stage. The Planning Department recommends approval of the Final Plat.

In response to a question posed by Commissioner Villalpando regarding the sidewalk waiver. Mrs. Rodriguez responded yes this was denied and they will be constructed at each one of the residential lots.

Commissioner Villalpando then asked if there will be cluster mailboxes. Mrs. Rodriguez responded yes, they will be provided. Commissioner Villalpando expressed his concerns for the safety excess to these. Mr. Johnny Ruiz stated they have agreed to provide the sidewalks and have discussed with the United States Post Office that there will be Cluster Boxes for the mail and it will be accessible in an area to all the residents of this subdivision.

Commissioner Salinas-Sanchez expressed her concerns with cluster mailboxes and the developer installing these boxes ahead of time before residents move into subdivisions. Mr. Johnny Ruiz briefed the Commission on how they provide delivery services to the areas. Mrs. Rodriguez stated that they do bring this issue up at the staff review meetings and they can look into implementing at the time of infrastructure is being placed or part of the construction plan.

Motion: To approve final plat of the Elm Creek Ranch Subdivision Unit 2  
Moved: Villalpando  
Second: Salinas-Sanchez  
Ayes: 4  
Nays: 0  
Absent: Jasso

**NEW BUSINESS**

3. Consideration and possible action on the preliminary plat of the Santa Maria Estates Subdivision.

Assistant Planning Director Rodriguez informed the Commission that the applicant is TEC Services for this preliminary plat approval to subdivide an approximately 7.92-acre tract into 29-residential lots. This will be considered on R-2 zoning district. The Planning Department recommendation is granting this preliminary plat approval.

Chairperson Enrique Montalvo stated to include the recommendation of the cluster mailboxes.

Motion: To approve preliminary plat of the Santa Maria Estates Subdivision Unit 1.  
Moved: Escobar

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Second: Salinas-Sanchez  
Ayes: 4  
Nays: 0  
Absent: Jasso

**ADJOURNMENT**

Motion: To adjourn meeting at 5:46 p.m.  
Move: Villalpando  
Second: Salinas-Sanchez  
Ayes: 4  
Nays: 0  
Absent: Jasso

ATTEST:

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Enrique Montalvo  
Chairperson

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Imelda B. Rodriguez  
City Secretary