



**THE PLANNING & ZONING COMMISSION OF THE CITY OF CRYSTAL  
CITY WILL MEET IN REGULAR SESSION ON JUNE 30, 2025 AT 6:00 P.M.  
AT THE CRYSTAL CITY MEMORIAL LIBRARY, 101 E. DIMMIT ST.  
CRYSTAL CITY, TEXAS**

*(The City of Crystal City reserves the right to recess and convene at a later time stated during this meeting. The City Council reserves the right to proceed into Executive Session during this meeting as per the Open Meetings Law, Texas Local Government Code 551 in accordance with the authority contained in: Legal Section 551.071; Real Estate 551.072; Gifts or Donations 551.073; Personnel 551.074 and Security 551.076)*

**A G E N D A**

- 1. CALL THE MEETING TO ORDER**
- 2. ROLL CALL & ESTABLISHMENT OF QUORUM**
- 3. WELCOME & RECOGNITION OF GUESTS**
- 4. PLEDGE OF ALLEGIANCE**
- 5. APPROVAL OF MINUTES**

- **Regular Meeting – August 26, 2024**

**6. ACTION ITEMS**

**6.1 CONSIDERATION AND APPROPRIATE ACTION REGARDING  
APPLICATION FOR A CHANGE IN ZONING FOR ARMANDO  
REYES.**

**7. ADJOURNMENT**

*If during the course of the meeting, discussion of any item on the agenda should be held in closed meeting, the board will conduct a closed meeting in accordance with the Texas Open Meeting Act, Tex. Gov't. Code, Chapter 551, Subchapters D and E. Before any closed meeting is convened, the presiding officer will publicly identify the section or sections of the Act authorizing the closed meeting. All final votes, actions or decisions will be taken in open meeting.*

***I HEREBY CERTIFY THAT THE ABOVE NOTICE OF MEETING WAS POSTED ON THE BULLETIN BOARD IN THE MUNICIPAL BUILDING, 101 E. DIMMIT ST., CRYSTAL CITY, TEXAS ON THE 27<sup>th</sup> DAY OF June 2025 AT 3:39 A.M./P.M.***

  
***Santa Jimenez, Interim City Clerk***



**DISABILITY ACCESS STATEMENT**



This meeting is wheelchair accessible. The accessible entrance is located at 101 E. Dimmit Street. Accessible parking spaces are located at City Hall.



**CRYSTAL CITY  
PLANNING & ZONING COMMISSION  
REGULAR SESSION-MINUTES**

**THE STATE OF TEXAS                   §  
COUNTY OF ZAVALA                 §  
CITY OF CRYSTAL CITY             §**

**NOTICE IS HEREBY GIVEN THAT** the Planning and Zoning Commission of the City of Crystal City has called a Regular Session at the Crystal City Memorial Library, 101 E. Dimmit Street, Crystal City, Texas 78839 on August 26, 2024 commencing at 6:00 p.m. for the purpose of considering the following items of business:

**ITEM 1:    CALL THE MEETING TO ORDER**

Vice- Chairperson Josef Adam called the meeting to order at approximately 6:00 p.m.

**ITEM 2:    ROLL CALL AND ESTABLISHMENT OF QUORUM**

Deputy City Clerk Evelyn Navejar conducted roll call and declared the following Planning & Zoning members present:

Vice-Chairman Josef Adam  
Secretary/Treasurer Lorena Serna  
Member Roel Jimenez  
Member Jose Manuel Peinado

Absent:

Chairman Alejandro Silvas

A quorum was established.

**ITEM 3:    WELCOME AND RECOGNITION OF GUESTS**

No guests were present.

Ex-Officio Members present:

City Manager Felix Benavides  
Code Enforcer Carmelo Moctezuma  
Deputy City Clerk Evelyn Navejar

**ITEM 4: PLEDGE OF ALLEGIANCE**

Planning and Zoning members recited the Pledge of Allegiance.

**ITEM 5: APPROVAL OF MINUTES**

Motion made by member Jose Manuel Peinado, second by Secretary/Treasurer Lorena Serna to approve the Regular Meeting November 07, 2023 minutes as presented.

Vote for approval 4-0 (unanimous)

Motion carried.

**ITEM 6: ACTION ITEMS**

**6.1 CONSIDERATION AND APPROPRIATE ACTION  
REGARDING REQUEST FROM ADRIAN GUEVARA  
TO APPROVE VACATING PLAT AND RESUBDIVISION  
PLAT VACATING LOTS 8 & 9, BLOCK 353 OF THE  
CITY OF CRYSTAL CITY ACCORDING TO THE PLAT  
THEREOF RECORDED IN VOLUME 1, PAGE 180 OF THE  
PLAT RECORDS OF ZAVALA COUNTY, TEXAS  
CREATING LOTS 8A, 9A AND 9B, BLOCK 353.**

City Manager Felix Benavides presented the Planning and Zoning Commission members a map showing Adrian Guevara's properties. Code Enforcer Carmelo Moctezuma explained to the Planning & Zoning Commission members what Mr. Guevara was trying to do to his property and made a recommendation to approve this action item.

Motion made by member Jose Manuel Peinado, second by member Roel Jimenez to approve the request from Adrian Guevara to vacate plat and resubdivision plat vacating lots 8 & 9, Block 353 of the City of Crystal City according to the plat thereof recorded in volume 1, Page 180 of the plat records of Zavala County, Texas creating lots 8A, 9A & 9B, Block 353.

Vote for approval 4-0 (Unanimous)

Motion carried.

#### **ITEM 7: ADJOURNMENT**

Motion made by member Roel Jimenez, second by member Jose Manuel Peinado to adjourn the meeting.

Vote for approval 4-0 (unanimous)

Motion carried.

Meeting adjourned at approximately 6:11 p.m.

---

*Sandra D. Zavala, City Clerk*

APPLICATION FOR A CHANGE IN ZONING

Zoning Case No. \_\_\_\_\_

(PLEASE TYPE OR PRINT)

The Following Information Supplied By The Applicant:

Name: Jose Armando Reyes

Contact: \_\_\_\_\_

Address: 2206 Old Uvalde Hwy Trailer #29

Email: \_\_\_\_\_

City: Crystal City State: TX Zip: 78839

Telephone: 830-448-8765 Fax: \_\_\_\_\_

Email: mandareyes106@gmail.com

  
Signature of Applicant

The Following Information Supplied By The Owner:

Name: Raul Reyes


Address: 106 North Madero Street

Email: \_\_\_\_\_

City: Crystal City State: TX Zip: 78839

Telephone: 836-694-9407 Fax: \_\_\_\_\_

I Am The Owner Of The Herein Described Property, And Jose Armando Reyes  
Is Authorized To File This Application On My Behalf.

  
Signature of Owner

Location Request: 106 North Madero Street

Existing Zoning: Lot 13 and 14 Block 2 EVANS Acreage .2342

\*Requested Zoning: Split Lot 13 and 14 for Two Dwelling home

Explanation: Placing a mobile Home on one of the lots

\* All requests shall be advertised for the requested district and/or any other district which is more restrictive by area requirements, land use and height.

A legal description of the property for which the zoning change is requested **must** be completed as "EXHIBIT A" and attached hereto. The description shall include the distance and bearing of the point of beginning from the nearest intersection of streets or roads.

Date Filed: \_\_\_\_\_ Receipt No.: \_\_\_\_\_ \$ \_\_\_\_\_

Pending Plat: \_\_\_\_\_

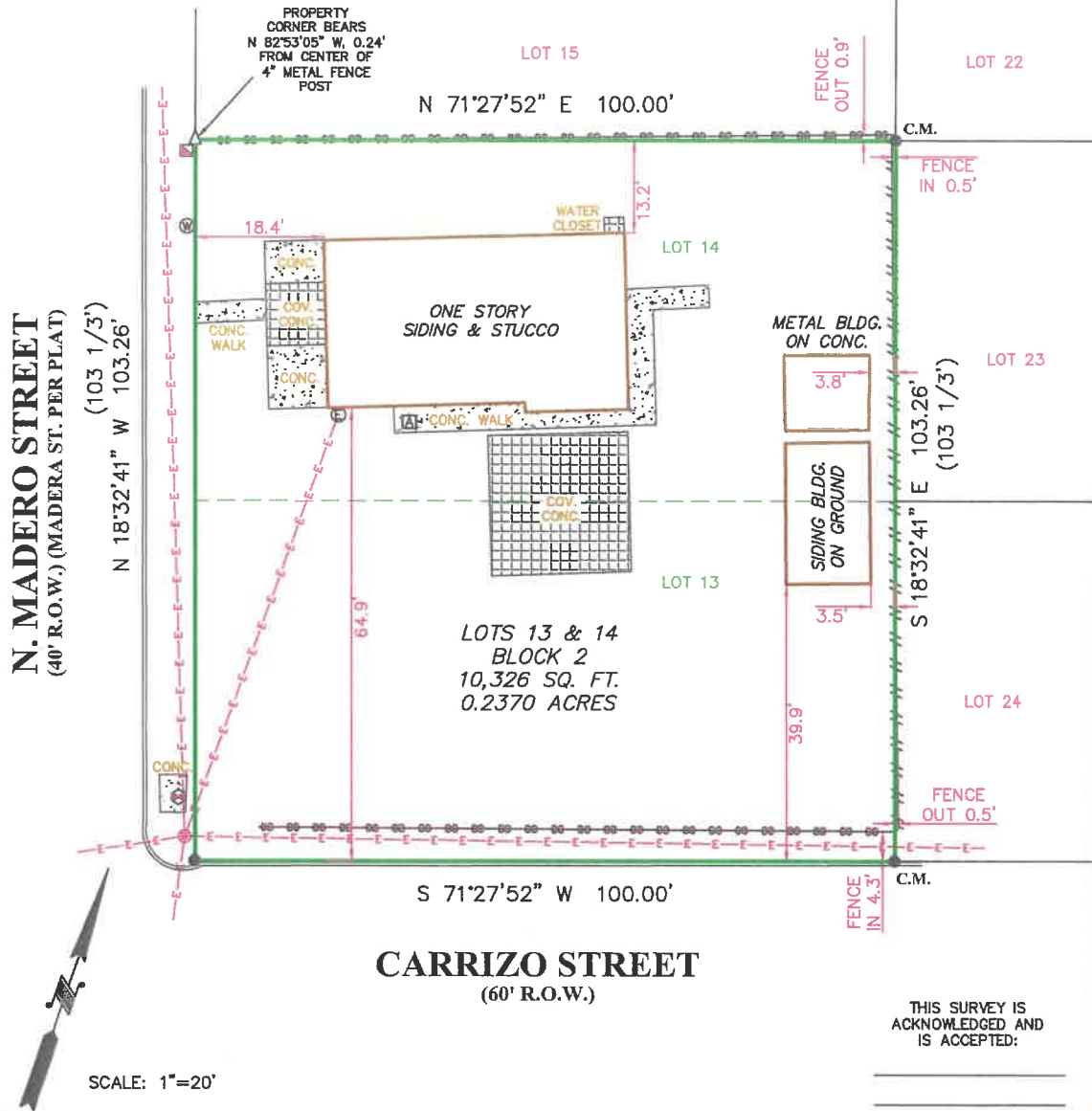
NOTE:  
BEARINGS SHOWN HEREON ARE BASED ON ACTUAL GPS  
OBSERVATIONS, TEXAS STATE PLANE COORDINATES,  
SOUTH CENTRAL ZONE, GRID.

NOTE:  
THE ORIGINAL PLAT OF RECORD IS WITHOUT BEARINGS.

NOTE:  
THE ORIGINAL PLAT OF RECORD IS WITHOUT  
BEARINGS. THIS IS THE SURVEYOR'S BEST  
INTERPRETATION OF RECORD INFORMATION.

NOTE:  
THE SIGNING SURVEYOR WAS NOT PROVIDED A CURRENT  
TITLE COMMITMENT AND THERE MAY BE EASEMENTS,  
RIGHTS OF WAY OR OTHER INSTRUMENTS OF RECORD  
WHICH MAY AFFECT THIS PROPERTY WHICH ARE NOT  
SHOWN ON THE FACE OF THIS SURVEY.

NOTE:  
THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS,  
EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF  
ANY) AS FOLLOWS: VOLUME 1, PAGE 163, PLAT  
RECORDS, ZAVALA COUNTY, TEXAS.



FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48068888, Panel No. 2, which is Dated 8/1/1987. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s). Because this is a boundary survey, the survey did not take any action to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THE SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <https://www.fema.gov/portals>.



Property Address:  
106 N. MADERO STREET (MADERA ST. PER PLAT)

Property Description:  
LOT 13 AND 14, BLOCK 2, EVANS ADDITION TO THE  
CITY OF CRYSTAL CITY, ZAVALA COUNTY, TEXAS,  
ACCORDING TO THE OFFICIAL MAP AND PLAT THEREOF  
RECORDED IN VOLUME 1, PAGE 163, PLAT RECORDS,  
ZAVALA COUNTY, TEXAS.

Owner:  
T.B.D.

FIRM REGISTRATION NO.  
10111700

**Westar  
Alamo**

LAND SURVEYORS, LLC.  
P.O. BOX 1845 BOERNE, TEXAS 78006  
PHONE (210) 372-9500 FAX (210) 372-9999

**LEGEND**

- CALCULATED POINT
- FOUND 1/2" IRON ROD
- RECORD INFORMATION
- BUILDING SETBACK
- CONTROLLING MONUMENT
- POWER POLE
- OVERHEAD ELECTRIC
- ELECTRIC METER
- WATER METER
- CHAIN LINK FENCE
- WOOD FENCE
- A/C PAD
- TELEPHONE PEDESTAL
- CABLE TELEVISION

DWG: AJS RVD: MJE



I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, certify that the above plat represents an actual survey made on the ground under my supervision, and that my professional opinion is that there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, except as may appear herein, to the best of my knowledge and belief.

*Mark J. Ewald*  
MARK J. EWALD  
Registered Professional Land Surveyor  
Texas Registration No. 5095

G.F. NO. N/A JOB NO. 131020 TITLE COMPANY: N/A DATE: 5/20/2025

## GIFT DEED

**Notice of confidentiality rights: if you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: your social security number or your driver license number.**

**Grantor: Raul Reyes, and wife Maria Ester Reyes aka Maria Esther Reyes**

**Grantor's Mailing Address (including county): 106 N. Madero St., Crystal City, Zavala County, Texas 78839.**

**Grantee: Jose Armando Reyes, Raul Reyes, and wife Maria Ester Reyes  
aka Maria Esther Reyes**

**Grantee's Mailing Address (including county): 106 N. Madero St., Crystal City, Zavala County, Texas 78839.**

**Consideration:** For no valuable consideration whatsoever and purely as a gift to the grantee as a result of love of, and affection for, grantee.

**Property (including any improvements):**

Being all of lot Thirteen (13) and Fourteen (14) in the Evans Addition to the City of Crystal City, Texas according to the map or plat thereof which is duly recorded in the Official Records of Zavala County, Texas, to which reference is here made for all purposes.

Subject to any and all easement or restrictions recorded or unrecorded.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the right and appurtenances thereto in any way belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantee's heirs, executors, administrators, and successor to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, and successors, and assigns against any part thereof, by, through or under me, but not otherwise, except as to the reservation from and exceptions to conveyance and warranty.

**When the context requires, singular nouns and pronouns include the plural.**

*This instrument was prepared based on information furnished by the parties and no independent title search has been made.*

V  
O  
L

0  
4  
7  
1

P  
G

0  
7  
4  
6



Executed this 14th day April, A.D, 2025.

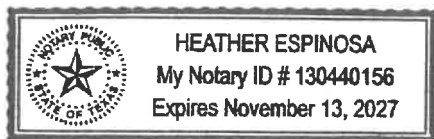
Raul Reyes  
Raul Reyes

Maria Ester Reyes  
Maria Ester Reyes aka Maria Esther Reyes

ACKNOWLEDGMENT

STATE OF TEXAS  
COUNTY OF ZAVALA

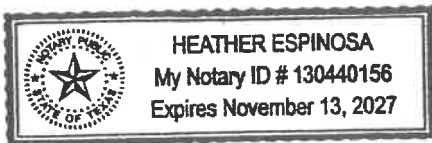
This instrument was acknowledgment before me on this the 14th day of April, A.D., 2025, by Raul Reyes.



Heather Espinosa  
Notary Public in and for the State of Texas

STATE OF TEXAS  
COUNTY OF ZAVALA

This instrument was acknowledgment before me on this the 14th day of April, A.D., 2025, by Maria Ester Reyes aka Maria Esther Reyes.



Heather Espinosa  
Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:

Raul, Maria Reyes and Jose Armando Reyes  
106 N. Madero St.  
Crystal City, Texas 78839

INST NO. 254911  
FILED FOR RECORD  
2025 Apr 21 at 01:52 PM  
MICHELLE B. URRABAZO, CLERK  
ZAVALA COUNTY, TEXAS  
AL A Loera DEPUTY

V  
O  
L  
  
0  
4  
7  
1  
  
P  
G  
  
0  
7  
4  
7