

**CITY OF EAGLE PASS
A G E N D A**



ZONING BOARD OF ADJUSTMENTS AND APPEAL SPECIAL MEETING
Council Chambers, City Hall,
100 S. Monroe Street, Eagle Pass,
Maverick County, Texas
Wednesday, March 5, 2025, at 5:30 p.m. CST



ESTABLISHMENT OF QUORUM

CITIZENS COMMUNICATIONS

MINUTES

1. Approval of the minutes of January 8, 2025 meeting.

PUBLIC HEARING(S)

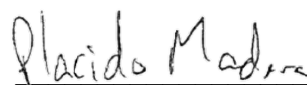
2. Public hearing on the petition submitted by Paco Mondragon, requesting a variance from *City of Eagle Pass Code of Ordinances Appendix A Zoning Ordinance Section 12(d)(5)* governing landscape requirements. The applicant seeks to reduce the required thirty-nine (39) trees to five (5), and seventy-eight (78) shrubs to ten (10), to allow for the construction of a 51,000 square foot industrial warehouse on property located at 1188 Industrial Boulevard; closing of public hearing and possible action.
3. Public hearing on the petition submitted by Christina Becerra for property located at 482 Bliss Street. The applicant is seeking variances from the *City of Eagle Pass Code of Ordinances Appendix A Zoning Ordinance Section 15(h)(d)(1)* regulating maximum number of signs; and *Section 15(h)(d)(1)(a)* regulating aggregate (total) area of the signs and 1.5 square feet for each one (1) linear foot of the lot's frontage abutting the primary street. The applicant seeks to install 4 signs in addition to the 2 allowed signs and increase the allowed aggregate total area from 250 square feet to 438.76 square feet; closing of public hearing and possible action.

ADJOURNMENT

Note: The Board 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.

C E R T I F I C A T I O N

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 S. Monroe Street, Eagle Pass, Texas, on February 28, 2025, at 4:00 p.m.



Placido Madera
Community Development Director

Item #1

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 a special meeting on Wednesday, Wednesday, January 8, 2025, at 5:30 p.m. in the City Council Chambers of Eagle Pass City Hall, 100 S. Monroe Street. All legal notices were duly posted in accordance with the law.

ESTABLISHMENT OF QUORUM

Present: Vice-Chairman, Antonio Elizondo; Board Members: Maria Chio, and Priscilla Puente-Chacon; and Alternate Board Member, Lucia Rosas

Absent: Chairman, Matthew Gary, and Board Member: Julie Mathiwos

Staff present: Community Development Director, Placido Madera; Assistant Community Development Director; Mariebelle Rodriguez; City Attorney, Ana Sophia Garcia; and Assistant City Secretary, Ita A. Cortinas

A quorum being present, Vice-Chairman Elizondo called the meeting to order, and the items were considered as follows:

CITIZENS COMMUNICATIONS

At this moment, anyone wishing to address the Board on any item, was welcome to speak, keeping in mind that, although the Board would be unable to take formal action on such item, they would be glad to take it under consideration.

There were not any citizens communication forms submitted.

MINUTES

1. Approval of the minutes of the October 2, 2024 and November 6, 2024 meetings.

Alternate Board Member, Lucia Rosas moved to approve the minutes. Seconded by Board Member Puente-Chacon

AYES:	Elizondo, Chio, Puente-Chacon, and Rosas
NAYS:	None
ABSTAINED:	None
ABSENT:	Gary and Mathiwos

PUBLIC HEARINGS

2. Public hearing on the petition submitted by Ernesto Fuentes, requesting a variance from City of Eagle Pass Code of Ordinances Appendix A Zoning Ordinance Section 7.1(c)(3). The applicant seeks to reduce the rear yard building setback from 16 feet to 12 feet, to accommodate the construction of apartments on property located at 597 Medina Street; closing of public hearing and possible action.

Vice-Chairman Elizondo opened the public hearing at 5:53 p.m.

Assistant Community Development Department Director Rodriguez provided details on the item and recommended Staff recommend granting of the applicant’s variance request of a reduction to the rear yard building setback from 16-feet to 12-feet for property located at 597 Medina Street, also referred to as Maverick County Appraisal District Property Identification Number 9750, subject to the following condition: 1) Subsequent development pf the property shall comply with the following sections in the City of Eagle Pass Code of Ordinances: Chapter 8, governing buildings; Chapter 12, governing the electrical code; Chapter 13, governing the fire code; Chapter 14, governing garbage and rubbish; Chapter 21, governing plumbing; Chapter 16, governing health and sanitation; Chapter 22, governing street, sidewalks, and other public places; Chapter 23,

governing subdivisions, including landscaping; Chapter 27, governing water and sewers, including drainage; Appendix A, governing zoning, including off-street parking.

The applicant, Ernesto Fuentes spoke and provided additional details on the item.

There being no further comments from the public, Vice-Chairman Elizondo closed the public hearing at 5:58 p.m.

Vice-Chairperson Elizondo stated he would like to consider the item into Executive Session, pursuant to Section 551.071 of the Texas Government Code-Consultation with attorney.

Board Member Chio moved as recommended. Seconded by Board Member Puente-Chacon. **MOTION PASSES:** Unanimously.

AYES: Elizondo, Chio, Puente-Chacon, and Rosas
NAYS: None
ABSTAINED: None
ABSENT: Gary, and Mathiwos

The Board reconvened in open session at 6:17 p.m.

Chairman Elizondo moved to grant the applicant's variance request, reducing the rear yard building setback from 16 feet to 12 feet, on property located at 597 Medina Street. Seconded by Board Member Chio. **MOTION PASSES:** Unanimously.

AYES: Elizondo, Chio, Puente-Chacon, and Rosas
NAYS: None
ABSTAINED: None
ABSENT: Gary, and Mathiwos

3. Public hearing on the petition submitted by Christopher Judge, requesting a variance from City of Eagle Pass code of Ordinances Appendix A Zoning Section 12(d)(5) governing landscape requirements. The applicant seeks to reduce the required landscaping, to zero, to allow for the construction of a battery energy storage facility on property located at 2282 N. Veteran's Boulevard; closing of public hearing and possible action.

Community Development Department Director Madera provided details on the item and recommends approving the request as proposed.

Board Member Puente-Chacon moved to table the item, pending City Council's outcome. Seconded by Alternate Board Member Rosas. **MOTION PASSED:** Unanimously

AYES: Elizondo, Chio, Puente-Chacon, and Rosas
NAYS: None
ABSTAINED: None
ABSENT: Gary, and Mathiwos

ADJOURNMENT

Board Member Puente-Chacon moved to adjourn the meeting at 6:31 p.m. Seconded by Alternate Board Member Rosas. **MOTION PASSED**

Passed and approved on _____, 2025

ATTEST:

Antonio Elizondo
Vice-Chairperson

Ita A. Cortinas
Assistant City Secretary

Item #2



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

Landscape Variance Request – 1188 Industrial Boulevard

I. BACKGROUND

General Information

Applicant & Property Owner:
Paco Mondragon

Legal Description: Re-Plat of Lot 1 in Eagle
Pass Port of entry Industrial Park

Parcel Size: 5.06-acre lot and 220,413-sq ft

Current Zoning: I - Industrial

Current Use: warehouse under construction

Master Plan: no depiction of site on the map

Request: A variance from *City of Eagle Pass Code of Ordinances Appendix A Zoning Ordinance Section 12(d)(5)* governing landscape requirements. The applicant seeks to reduce the required thirty-nine (39) trees to five (5), and seventy-eight (78) shrubs to ten (10), to allow for the construction of a 51,000 square foot industrial warehouse.

II. CURRENT CONDITIONS

Infrastructure: Property is serviced by public utilities/franchises

Vicinity: the lot is surrounded by industrial developments and also by undeveloped industrial parcels.

Access to this property is off Industrial Boulevard via Loop 480

III. PUBLIC NOTICE

Public notification of the variance request before the Zoning Board of Adjustment and Appeals was completed consistent with the provisions of *Chapter 211 of the State of Texas Local Government Code Title 7*. There were fourteen (14) notices mailed to the abutting property owners, with a legal notice published in the Eagle Pass News Gram on February 19, 2025.

Figure 1. Aerial Map



IV. STAFF ANALYSIS

The applicant is requesting a requesting a variance from *City of Eagle Pass Code of Ordinances Appendix A Zoning Ordinance Section 12(d)(5)* governing landscape requirements. This section references *Section 23-89(b)(4)* regulating landscape plan requirements under *Chapter 23-Subdivisions / Article VI – Landscape and Tree Preservation*. The applicant seeks to reduce the required 39 trees to 5, and 78 shrubs to 10, to allow for the construction of a 51,000 square foot industrial warehouse.

Although the construction itself will conform with all applicable building codes it does not meet the requirements set forth in the *Eagle Pass Code of Ordinances* regulating landscaping.

V. STAFF RECOMMENDATION

Staff recommends denying the request as proposed application does not comply with regulations set forth in *Section 23-89(b)(4)* regulating landscape plan requirements under *Chapter 23-Subdivisions / Article VI – Landscape and Tree Preservation*.

TRANSMITTED to the parties listed hereafter:

Paco Mondragon via e-mail
Eagle Pass City Secretary Erika Rodriguez via e-mail
Eagle Pass City Attorney Ana Sophia Garcia via e-mail
Community Development Department Report dated February 25, 2025

Attachment 1
Application



**City of Eagle Pass Planning Department
Zoning Board of Adjustment Appeal
to Eagle Pass Zoning Ordinance**

3295 Bob Rogers Drive
Eagle Pass, TX 78852
(830) 773-7781
planning@eaglepasstx.us
eaglepasstx.us

Project	Legal Description: <u>Replat of Lot 1 Eagle Pass port of Entry Industrial Park</u> Site Address: <u>1188 Industrial Blvd</u> Acres: <u>5.06</u> Square feet: <u>220,413</u> Existing land use: <u>Industrial</u>
Owner	Name: <u>Paco Mondragon</u> Phone: <u>830-352-6186</u> Address: <u>2741 Crown Hill</u> E-mail: <u>paco@bltexas.com</u> City: <u>Eagle Pass</u> State: <u>TX</u> Zip: <u>78852</u>
Applicant If not owner	Name: _____ Phone: _____ Address: _____ E-mail: _____ City: _____ State: _____ Zip: _____ Relationship to owner: _____
Authorization	To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated? Yes ____ No <u>XX</u> I certify that I am the actual owner of the property described above and this application is being submitted with my consent (included corporate name if applicable). Attach written evidence (i. e. corporate documents) of such authorization. I acknowledge that application and publication fees are non-refundable, and that incomplete applications will not be accepted or processed. If additional information or documentation is pending submittal before a deadline, the item is subject to be removed from the agenda and the applicant is subject to cover re-advertising fees. Signature: <u>[Signature]</u> Date: <u>01-27-25</u> Print Name: <u>Paco Mondragon</u> ☒ Applicant ☐ Authorized Agent

Board Action	Description:	
	Board Chairman Signature	Date
Office	Accepted by <u>Wk</u> Payment received by <u>Wk</u> Date <u>1/30/25</u>	
	Zoning Classification <u>Industrial</u>	Case No. <u>-</u>

The commission may authorize a variance from these regulations when, in its opinion, undue hardship will result from requiring strict compliance. In granting a variance, the board shall prescribe only conditions that it deems necessary or desirable to the public interest. No such variance shall be granted unless the board finds that the applicant meets the following conditions.

Description of variance request: _____

Variance #1: To reduce from 39 trees to 5 trees and from 78 shrubs to 10 shrubs

Variance #2: To not be required to install sidewalks as allowed by zoning clasification

For each question, check yes or no and provide a detailed explanation.

1. Is the financial cost of compliance greater than 50 percent of the appraised value of the structure?

Yes ☐ No ☒ Explain: _____

2. Will compliance result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development may physically occur?

Yes ☒ No ☐ Explain: Yes we do not have the space to plant 39 trees on the property
we would have to reduce the total site area to accommodate

3. Will compliance result in the structure not following a requirement of a municipal ordinance, building code, or other requirement?

Yes ☐ No ☒ Explain: _____

4. Will compliance result in the unreasonable encroachment on an adjacent property or easement?

Yes ☐ No ☒ Explain: _____

5. Does the municipality consider the structure to be a nonconforming structure?

Yes ☐ No ☒ Explain: _____

6. Is the variance necessary for the preservation and enjoyment of a substantial property right of the applicant?

Yes ☒ No ☐

Explain: Yes requesting to comply will be a cost that is not required and not requested by the tenant

7. Could the granting of the variance be detrimental to the public health, safety, or welfare, or injurious to other property in the area? Yes ☐ No ☒

Explain: No, granting of the variance makes sense as the development is industrial, in an industrial area

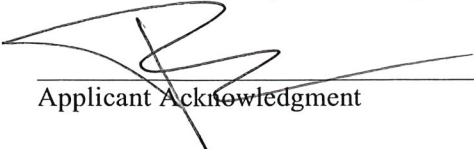
VARIANCE APPLICATION CHECKLIST

APPLICATION COMPLETENESS REQUIREMENTS:

- ☒ Development Application signed by owner or notarized affidavit
- ☒ This checklist (signed by applicant/representative)

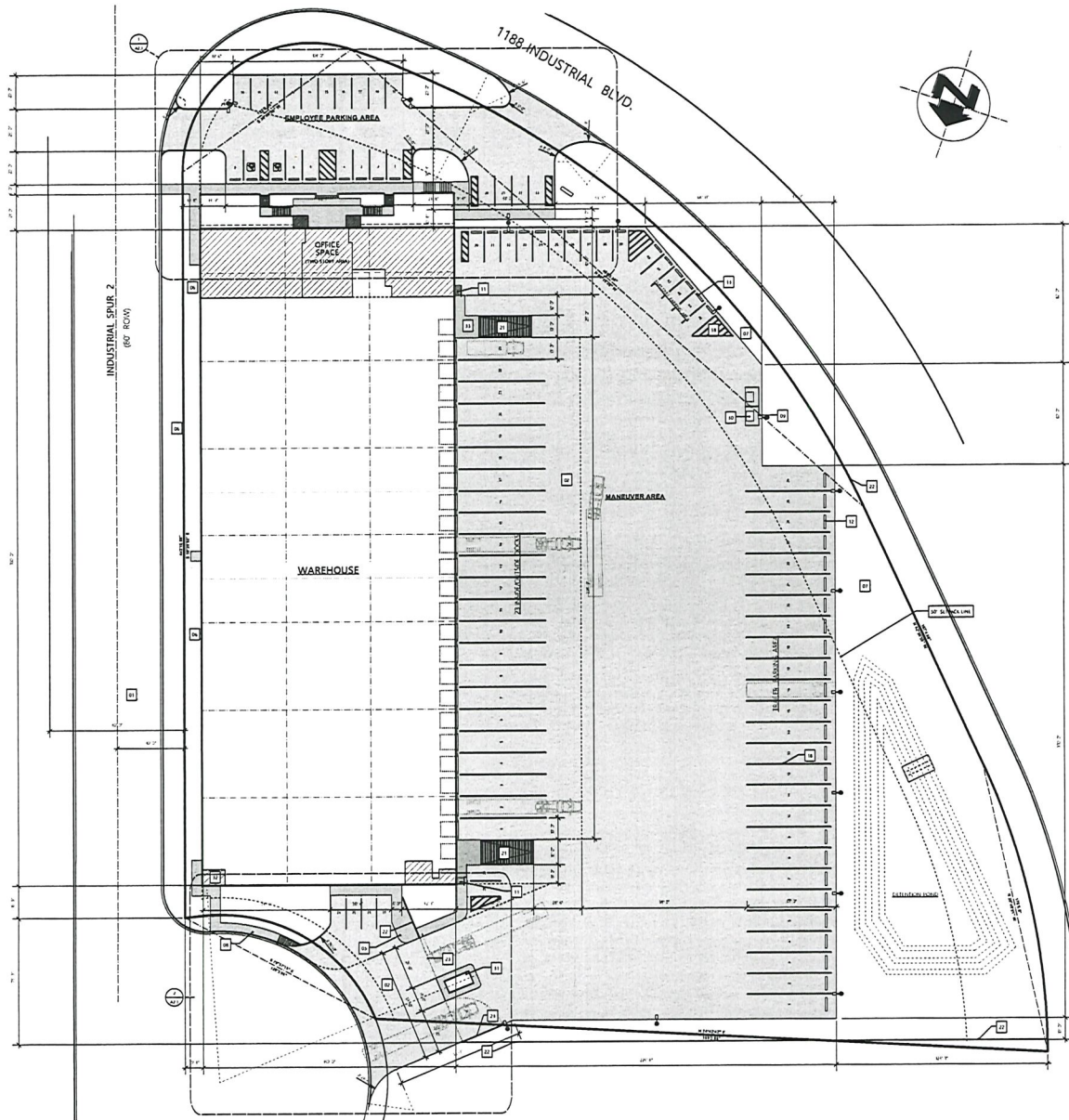
Applicant	Staff	Not Applicable	TECHNICAL REQUIREMENTS	
			Any application that is missing information will be considered incomplete and will not be processed.	
☒	☒		1	A scaled site plan of the subject property showing property dimensions, building locations, setback dimensions, and other applicable information.
☒	☒		2	Application Fee of \$100.00 is due upon submittal. (Money order or check made out to City of Eagle Pass) A Publication Fee will be invoiced and collected before the meeting date. These fees are non-refundable.
	☒ NA	☒	3	Notarized owner authorization letter if application is submitted by individual other than the property owner. <u>Proof of ownership</u> as follows: Estate documents (i. e. Probate, Affidavit of Heirship, Administration), copy of the recorded <u>warranty deed</u> or copy of a purchase contract, copy of lease agreement.
☒	☒		4	Copy of subdivision restrictions for subject property, as recorded in the Maverick County Court House. If no subdivision restrictions are filed, a copy of the certificate of no restrictions will be required.
☒	☒		5	Photographs of site, project, and adjacent areas deemed appropriate for justification. Prior construction history, as applicable to the situation.

NOTE: By state law public hearing notices shall be published in a newspaper with a second-class postage.


Applicant Acknowledgment


Date

Jan 27, 2025



NOMENCLATURE	
01	ASPHALT PAVEMENT
02	HEAVY DUTY CONC. PAVEMENT
03	STANDARD DUTY CONC. PAVEMENT
04	SMOOTH CURB
05	CONCRETE SIDEWALK - CURB
06	INTERLOCK BRICK PAVING OVER WEED FABRIC
07	LANDSCAPED AREA
08	CONCRETE SIDEWALK
09	DUMPSTER ENCLOSURE
10	ADA RAMP (SLOPE 1:12 OR 3:36) OR LESS
11	CONCRETE STEPS WITH HANDRAIL AS REQ.
12	CONCRETE TRUCK WHEEL STOP
13	CONCRETE WHEEL STOP
14	BRICK WALL AS REQ.
15	ACCESSIBLE PARKING SIGN
16	TYPICAL PAVEMENT SYMBOL
17	ACCESSIBLE ROUTE
18	PAVEMENT STOPPING
19	CONCRETE RETAINING WALL
20	PARKING LIGHTS
21	PORTABLE RAMP
22	CHAIN LINK FENCE
23	GATE ACCESS ENT.
24	48" PEDESTRIAN GATE
25	NOT USED
26	SMOOTH CURB
27	CONCRETE CURB
28	MONUMENT SIGN
29	DUMPSTER CONTAINER
30	8' x 16' SECURITY GUARD KIOSK (OPTIONAL)
31	WIRE RISER ROOM
32	OPEN DOCK

1 SITE PLAN
1"=30'

Andrew Perez, AIA
Architect
LVLB Consulting, LLC
17849 Johnson Rd.
Lubbock, TX 79411
807-438-4954

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REVISION

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LANDSCAPE SUMMARY					
MANDATORY CRITERIA					
SECTION 23-89					
LANDSCAPED AREA REQUIRED					
15% OF CONSTRUCTED IMPERVIOUS COVERAGE OF LOT					
TOTAL SITE AREA					
			212,677SF		
BUILDING STRUCTURE					
			51,000SF		
EMPLOYEE PARKING AREA					
			10,714SF		
MANEUVER AND TRAILER PARKING					
			110,342SF		
SIDEWALKS AND RAMPS					
			4,627SF		
LANDSCAPE COVERED			177,161SF x 15%	26,503SF REQUIRED	
			SEEDDED BERMUDA	SB	26,953SF
			XERISCAPE AREA	RR/SRR	19,431SF
					46,384SF PROVIDED
TREES AND SHRUBS REQUIREMENTS					
TWO TREES FOR EVERY 600 SF. OF LANDSCAPE AREA.					
FOUR SHRUBS FOR EVERY 600 SF. OF LANDSCAPE AREA.					
TREES FOR SITE					
			26,503SF/	600SF x 2	89 REQUIRED
SHRUBS FOR SITE					
			26,503SF/	600SF x 4	177 REQUIRED
- THE UNPAVED PORTIONS OF THE PUBLIC RIGHT-OF-WAR ABUTTING THE ENTIRE FRONTAGE AND SIDES OF LOT BE LANDSCAPED WITH LIVE VEGETATIVE COVER ONLY.					
- THE CITY SHALL NO BE RESPONSIBLE FOR TE MAINTENANCE OF LANDSCAPING INSTALLED IN PUBLICRIGHT-OF-WAY, AND FOR THE REPLACEMENTS OF MATERIALS WHICH MUST BE REMOVED DURING THE REPAIR OR MAINTENANCE OF UTILITIES.					
- UNDERGROUND SPRINKLER SYSTEM SHALL NO BE INSTALED WITHIN STREET RIGHT-OF-WAY					

LANDSCAPE SYMBOLS	
	(SRR)-STONE RIP-RAP 6"-9"
	(SB)-SEEDDED BERMUDA
	(RR)-RIVER ROCK 2"-3"
	2" OAK TREE
	MESQUITE TREE
	4" PVC IRRIGATION SLEEVE
	CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	PROPERTY LINE
	CURB AND GUTTER

1 LANDSCAPE PLAN
1"=30'

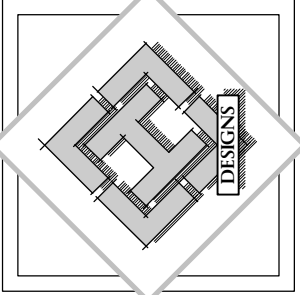
TRANSIT
A-8.0

REVISION	DATE
GATE BARRIER DRIVEWAY MODIFY	05/03/2023
ADD 2 DOCKS	01/12/2023
INCREASE WAREHOUSE AND OFFICE SPACE	07/12/2023
INCREASE WAREHOUSE AND OFFICE SPACE	08/21/2023
OFFICE ACCESS & FACADE MODIFICATION	10/26/2023

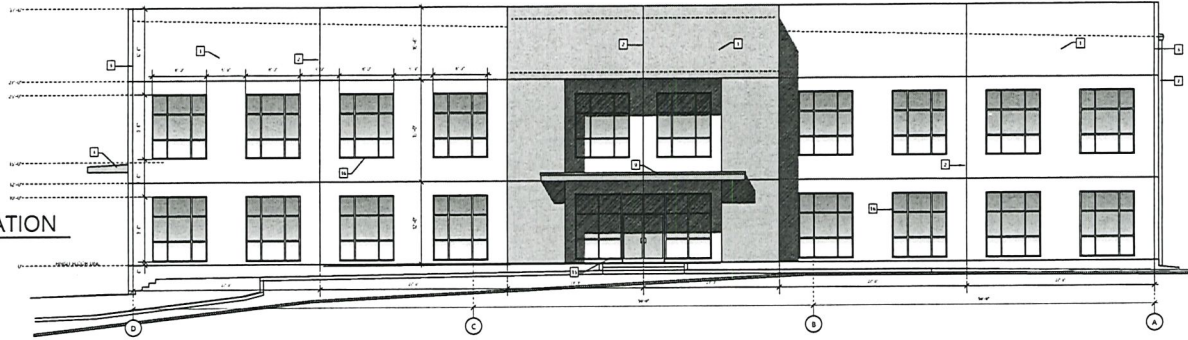
Project:	EM4375-127rdoc.docx	Date:	NOV. 02, 2023
1188 INDUSTRIAL BLVD. 911 ADDRESS			
EAGLE PASS PORT OF ENTRY INDUSTRIAL PARK			
LOT #1 BLOCK # 1			
Drawn by:	O CHV. 80796839	Sheet:	1 of 1

51,000 S.F. WAREHOUSE
27 IN/OUT LOADING DOCKS
5,088 S.F.OFFICE SPACE

TENANT:
INVERMEX LLC

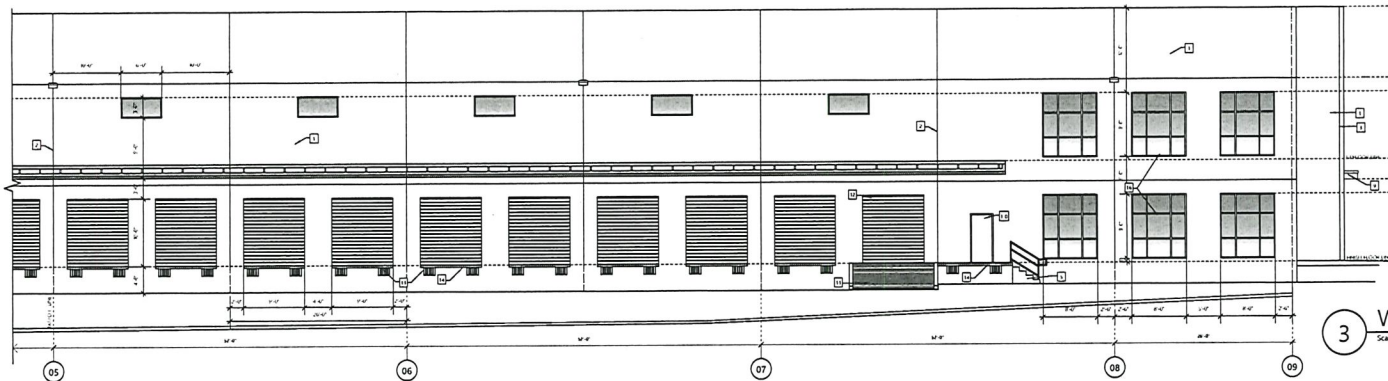
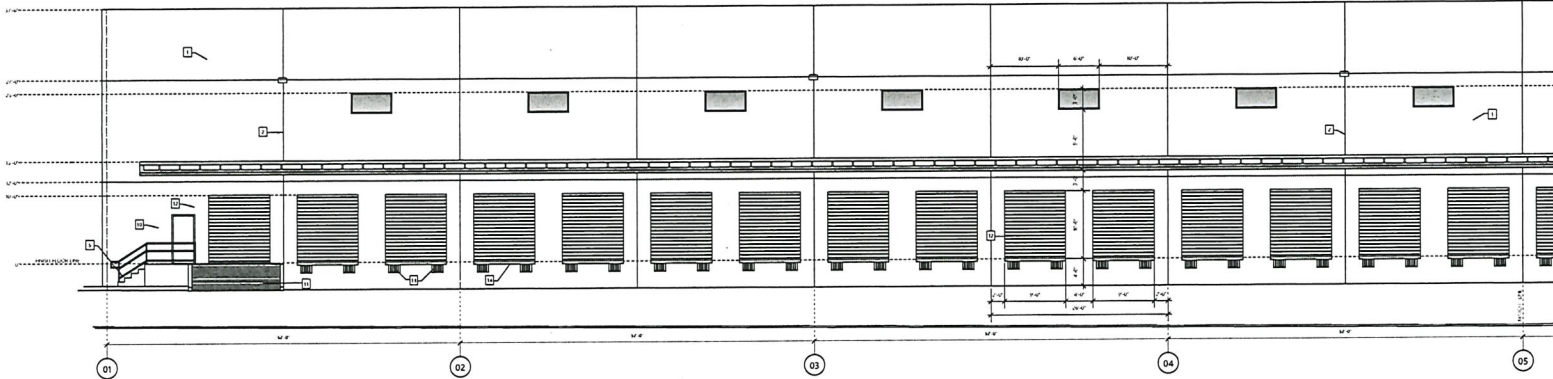


1 SOUTH ELEVATION
Scale: 1/8" = 1'-0"



KEYNOTES	
1	TILT WALL PANEL - SEE A-02
2	TILT PANEL VERTICAL JOINT - SEE B-04-05
3	WUTT CORNER TILT WALL JOINT - SEE B-04-06
4	CANDY BLANK - SEE STRUCTURAL PLANS
5	CONCRETE DOCK STAIR WOOD PIPE RAILING
6	METAL ROOF PANEL - SEE STRUCTURAL PLANS
7	LAKE BUTTER AND DOWNPOUT - SEE STRUCTURAL PLANS
8	ALUMINUM WALL PANEL SYSTEM
9	CANTILEVERED OFF-HAND METAL GANTRY
10	HOLLOW METAL DOOR AND FRAME - SEE A-01
11	CONCRETE RAMP
12	COMMERCIAL VULCANIZING DOOR - SEE A-01
13	HORIZONTAL DOCK BUMPER
14	STEEL CURB ANGLE
15	ALUMINUM SIDEWALK ENTRY GRILL AND WINDOW ASSEMBLY W/ INSULATED GLASS - SEE A-01
16	ALUMINUM SIDEWALK WINDOW ASSEMBLY W/ INSULATED GLASS - SEE A-01

2 WEST SIDE ELEVATION
Scale: 1/8" = 1'-0"
FROM LINE 01 - 05



3 WEST SIDE ELEVATION
Scale: 1/8" = 1'-0"
FROM LINE 05 - 09



Andrew Perez, AIA
Architect
LVL Consulting, LLC
1949 Johnson Rd
Lubbock, TX 79401
(817) 438-4954

DATE	BY	CHKD	REV	DESCRIPTION

1888 INDUSTRIAL BLVD. - INTERMEDIARY EAGLE PASS PORT OF ENTRY INDUSTRIAL PARK LOT #1	SHEET NO. 2014 BLOCK # 1	PROJECT NO. 1888 DATE: 01/01/2014 DRAWN BY: J. P. PEREZ CHECKED BY: J. P. PEREZ
--	-----------------------------	--

EPPE LLC WAREHOUSE
WAREHOUSE BUILDING
INDUSTRIAL PARK BLVD. EAGLE PASS, TX

A-5.1

1188 Industrial Blvd
Replat of Lot 1 Eagle Pass Port of Entry Industrial Park



View from Industrial Blvd



View from Industrial Spur 2

1188 Industrial Blvd
Replat of Lot 1 Eagle Pass Port of Entry Industrial Park



View from Industrial Spur 2



View from Industrial Spur 2
towards Industrial Blvd

1188 Industrial Blvd
Replat of Lot 1 Eagle Pass Port of Entry Industrial Park



View from Industrial Spur 2 to
Industrial Blvd



View from Industrial Blvd

1188 Industrial Blvd
Replat of Lot 1 Eagle Pass Port of Entry Industrial Park



View from Industrial Spur 2
towards Industrial Blvd



View from Industrial Blvd

Item #3



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

Variance Request – 482 Bliss Street

I. BACKGROUND

General Information

Applicant: Christina Becerra

Property Owner: Eagle Hospitality Group, LLC

Proposed Legal Description: Lot 2, Fort Duncan West Subdivision

Parcel Size: 4.740 acres & 53,633-sq ft lot

Current Use: Commercial building under construction

Proposed Use: Hotel

Current Zoning: B-3 (General Business District)

Master Plan: No depiction

Request: The applicant is seeking variances from the *City of Eagle Pass Code of Ordinances Appendix A Zoning Ordinance Section 15(h)(d)(1)* regulating maximum number of signs; and *Section 15(h)(d)(1)(a)* regulating aggregate (total) area of the signs and 1.5 square feet for each one (1) linear foot of the lot's frontage abutting the primary street. The applicant seeks to install 4 signs in addition to the 2 allowed signs and increase the allowed aggregate total area from 250 square feet to 438.76 square feet.

II. CURRENT CONDITIONS

Infrastructure: Property has access to services by public utilities/franchises.

Vicinity: Property is bordered by commercial developments and Parkland.

Access to the site is provided by Bliss Street via El Indio Highway and Garrison Street. The site is located directly across from the City Golf Course.

III. PUBLIC NOTICE

Public notification of the variance request before the Zoning Board of Adjustment and Appeals was completed consistent with the provisions of *Chapter 211 of the State of Texas Local Government Code Title 7*. Six (6) notices were mailed to the abutting property owners, with a legal notice published in the Eagle Pass News Gram on February 19, 2025.

Figure 1. Aerial Map



IV. STAFF ANALYSIS

The proposed construction does meet the requirements set forth in the Building Code. However, the sign regulations are not being met as proposed and do not conform to Appendix A of the Zoning Ordinance, particularly *Section 15(h)(d)(1)* regulating maximum number of signs; and *Section 15(h)(d)(1)(a)* regulating aggregate (total) area of the signs. The applicant seeks to install 4 signs in addition to the 2 allowed signs and increase the allowed aggregate total area from 250 square feet to 438.76 square feet.

The applicant is seeking the following variances:

1. Section 15(h)(d)(1) regulating maximum number of signs
2. Section 15(h)(d)(1)(a) regulating aggregate (total) area of the signs. The aggregate (total) area of the signs shall not exceed two hundred fifty (250) feet per legal lot.

V. STAFF RECOMMENDATION

The Community Development Department recommends **GRANTING** the applicant's variance requests for property located at 482 Bliss Street.

TRANSMITTED to the parties listed hereafter:

Christina Becerra via e-mail

Eagle Pass City Secretary Erika Rodriguez via e-mail

Eagle Pass City Attorney Ana Sophia Garcia via e-mail

Community Development Department Report dated February 25, 2025

Attachment 1
Application



City of Eagle Pass Planning Department
Zoning Board of Adjustment Appeal
to Eagle Pass Zoning Ordinance

3295 Bob Rogers Drive
Eagle Pass, TX 78852
(830) 773-7781
planning@eaglepasstx.us
eaglepasstx.us

Project

Legal Description: FORT DUNCAN WEST SUBD, LOT 2, ACRES 5.441
Site Address: 482 BLISS STREET EAGLE PASS, 78852
Acres: 4.740 Ac Square feet: 53,633 SF Existing land use: COMERCIAL

Owner

Name: Eagle Hospitality Group, LLC Phone: 830.703.6677
Address: 2352 El Indio Hwy E-mail: clauoyarvidas@eaglehospitalitygroup.com
City: EAGLE PASS State: TEXAS Zip: 78852

Applicant
If not owner

Name: Christina Becerra Phone: 210.648.1928
Address: 7280 S. Ww White Rd. E-mail: christina@swtss.com
City: San Antonio State: TX Zip: 78222
Relationship to owner: SUBCONTRACTOR

Authorization

To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated?
Yes ☐ No ☒

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (included corporate name if applicable). Attach written evidence (i. e. corporate documents) of such authorization.

I acknowledge that application and publication fees are non-refundable, and that incomplete applications will not be accepted or processed.

If additional information or documentation is pending submittal before a deadline, the item is subject to be removed from the agenda and the applicant is subject to cover re-advertising fees.

Signature: [Signature]
Print Name: Christina Becerra

Date: February 4, 2015
☒ Applicant ☐ Authorized Agent

Board Action	Description:	
	Board Chairman Signature _____	Date _____
Office	Accepted by _____ Payment received by _____ Date _____	
	Zoning Classification _____	Case No. _____

The commission may authorize a variance from these regulations when, in its opinion, undue hardship will result from requiring strict compliance. In granting a variance, the board shall prescribe only conditions that it deems necessary or desirable to the public interest. No such variance shall be granted unless the board finds that the applicant meets the following conditions.

Description of variance request:

The code allowance is 250 square feet of the total signage and a maximum of two signs.
 + 188.76 SURPLUS SQ. FT.
 + WE AGREE TO RUN THE AD AT 10 FT OF PROPERTY LEVEL.

For each question, check yes or no and provide a detailed explanation.

1. Is the financial cost of compliance greater than 50 percent of the appraised value of the structure?
 Yes ☐ No ☒ Explain: _____
2. Will compliance result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development may physically occur?
 Yes ☐ No ☒ Explain: _____
3. Will compliance result in the structure not following a requirement of a municipal ordinance, building code, or other requirement?
 Yes ☐ No ☒ Explain: _____
4. Will compliance result in the unreasonable encroachment on an adjacent property or easement?
 Yes ☐ No ☒ Explain: _____

5. Does the municipality consider the structure to be a nonconforming structure?

Yes ☐ No ☒ Explain: _____

6. Is the variance necessary for the preservation and enjoyment of a substantial property right of the applicant?

Yes ☐ No ☒

Explain: _____

7. Could the granting of the variance be detrimental to the public health, safety, or welfare, or injurious to other property in the area? Yes ☐ No ☒

Explain: _____

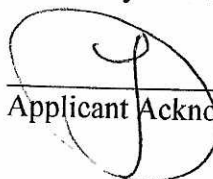
VARIANCE APPLICATION CHECKLIST

APPLICATION COMPLETENESS REQUIREMENTS:

- ☐ Development Application signed by owner or notarized affidavit
☐ This checklist (signed by applicant/representative)

Applicant	Staff	Not Applicable	TECHNICAL REQUIREMENTS Any application that is missing information will be considered incomplete and will not be processed.	
✓			1	A scaled site plan of the subject property showing property dimensions, building locations, setback dimensions, and other applicable information.
			2	Application Fee of \$100.00 is due upon submittal. (Money order or check made out to City of Eagle Pass) A Publication Fee will be invoiced and collected before the meeting date. These fees are non-refundable.
✓			3	Notarized owner authorization letter if application is submitted by individual other than the property owner. Proof of ownership as follows: Estate documents (i. e. Probate, Affidavit of Heirship, Administration), copy of the recorded warranty deed or copy of a purchase contract, copy of lease agreement.
✓			4	Copy of subdivision restrictions for subject property, as recorded in the Maverick County Court House. If no subdivision restrictions are filed, a copy of the certificate of no restrictions will be required.
✓			5	Photographs of site, project, and adjacent areas deemed appropriate for justification. Prior construction history, as applicable to the situation.

NOTE: By state law public hearing notices shall be published in a newspaper with a second-class postage.


Applicant Acknowledgment

February 04 2005
Date



Special Flood
Hazard Area
Zone AE
FEMA FIRM
48323C0434D
eff. 4/4/2011

Base Flood
Elevation
716 Feet

Fort Duncan Golf Course
City of Eagle Pass

Area of Flood Hazard
0.2% Annual Chance
Flood Hazard

DETENTION POND

Live Oak
—731.4'

NORTH

Fort Duncan West Subdivision
302/A M.C.P.R.
Lot 1

32308SF
0.742 Ac

Fort Duncan
City of Eagle Pass

The City of Eagle Pass
1,662 Acres
Doc. No. 148053 M.C.O.P.R.
MCAD# 3840

Pylon Sign

Customer Approval

Date: 2-14-2025

Note: Dimensions are Approximate and Subject to Change Pending Review by Dualite Engineering.

Dualite

One Dualite Lane
Williamsburg, Ohio 45176

WWW.DUALITE.COM / @DUALITEINC @DUALITETWEETS



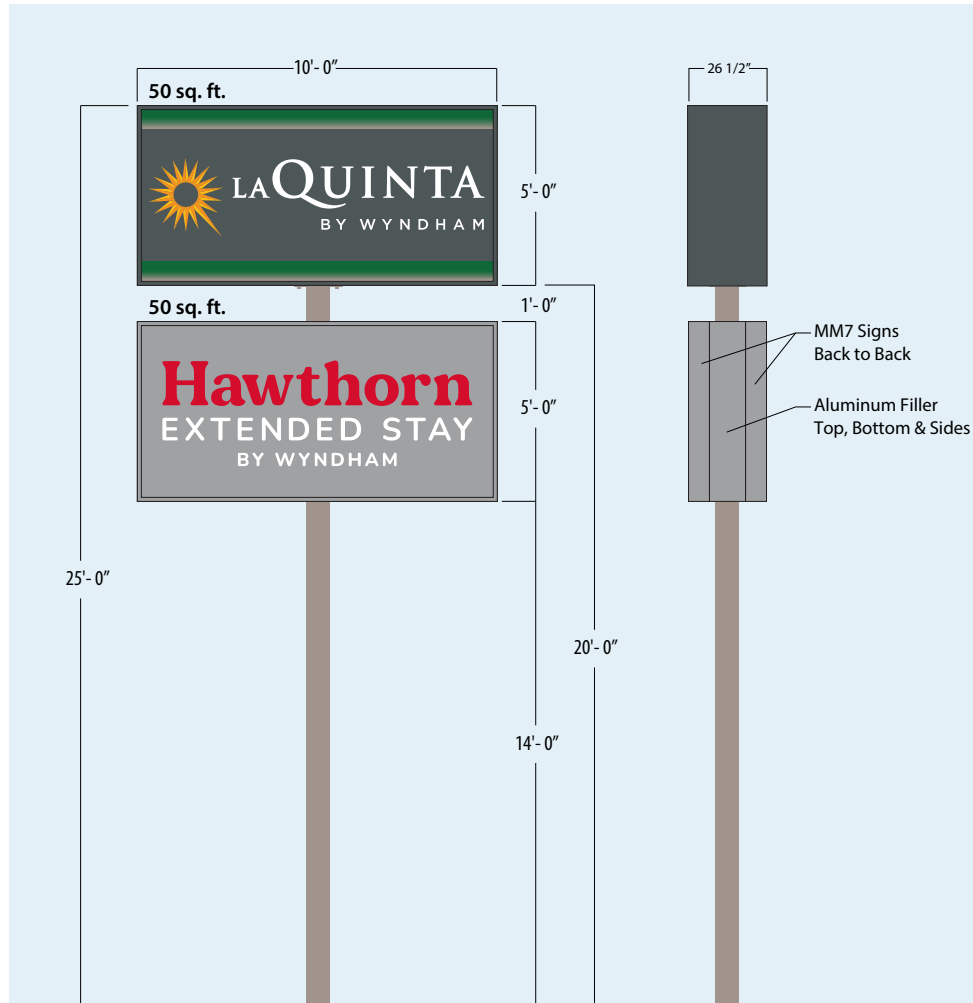
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NOTE:

Sign & Pole Designed for 115 mph Wind Speed Exposure C,
Importance Factor 1.0, Occupancy Cat II
Per IBC 2018 (ASCE 7-16)



Eagle Pass, TX
25' OAH Pylon Sign -
DF & SF BtB 5'x10' Flat Poly Signs



LA QUINTA:

Sunburst = Orange & Yellow - LA QUINTA = White
BY WYNDHAM = White
PMS 445 Gray Opaque Background
with Green & PMS 402 Gray Gadations
PMS 445 Gray Cabinet

Hawthorn = PMS 186 Red
EXTENDED STAY = White ... BY WYNDHAM = White
PMS 422 Gray Opaque Background
PMS 422 Gray Cabinet

LED Illumination

PMS 402 Gray Pole

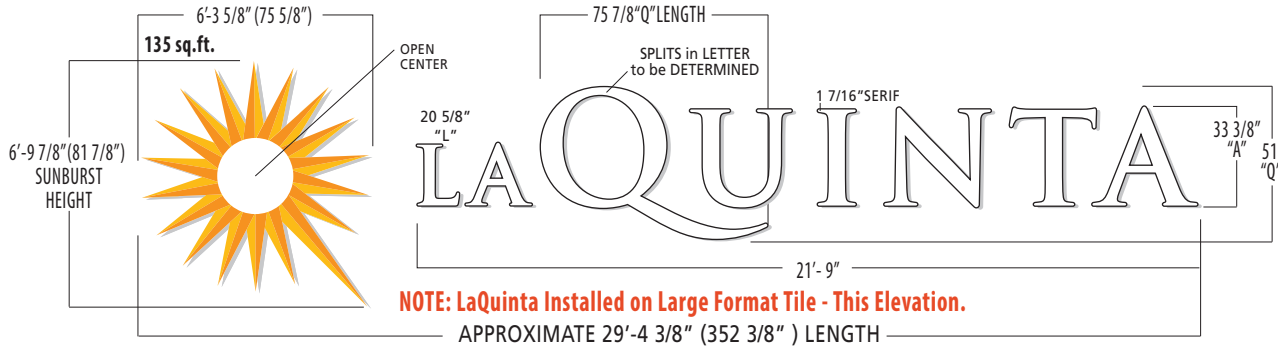


PMS 349 Green	PMS 445 Gray	PMS 402 Light Gray	PMS 160 Terracotta
LAQUINTA COLOR SPECS 2006			
3 COLORS	PMS	VINYL	
ORANGE	144 Orange	ORANGE# 84 Tangerine	
YELLOW	1235 Yellow	3M 3630-125 Yellow	

CONFIRMED PMS COLORS WITH SILK SCREENING DEPT. 6-22-17

FILE#24-7-6-F-LQHAW-D3	VW	Customer Approval
Scale: 3/16" = 1'-0"	Date: 12-23-2024	Note: Dimensions are Approximate and Subject to Change Pending Review by Dualite Engineering.
Dualite One Dualite Lane Williamsburg, Ohio 45176		WWW.DUALITE.COM / @DUALITEINC @DUALITETWEETS
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DS-200 LaQuinta Letter Set - Remote Mount

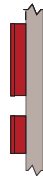


Hawthorn
EXTENDED STAY
2023 Hawthorn Logo

Eagle Pass, TX
FRONT - SOUTH ELEVATION

**NOTE: All Signs are designed
to meet current IBC requirements.**

3'- 7 9/16" x 14'- 0 5/16" (24"-H) Red LED Channel Letter Set - Remote Mount

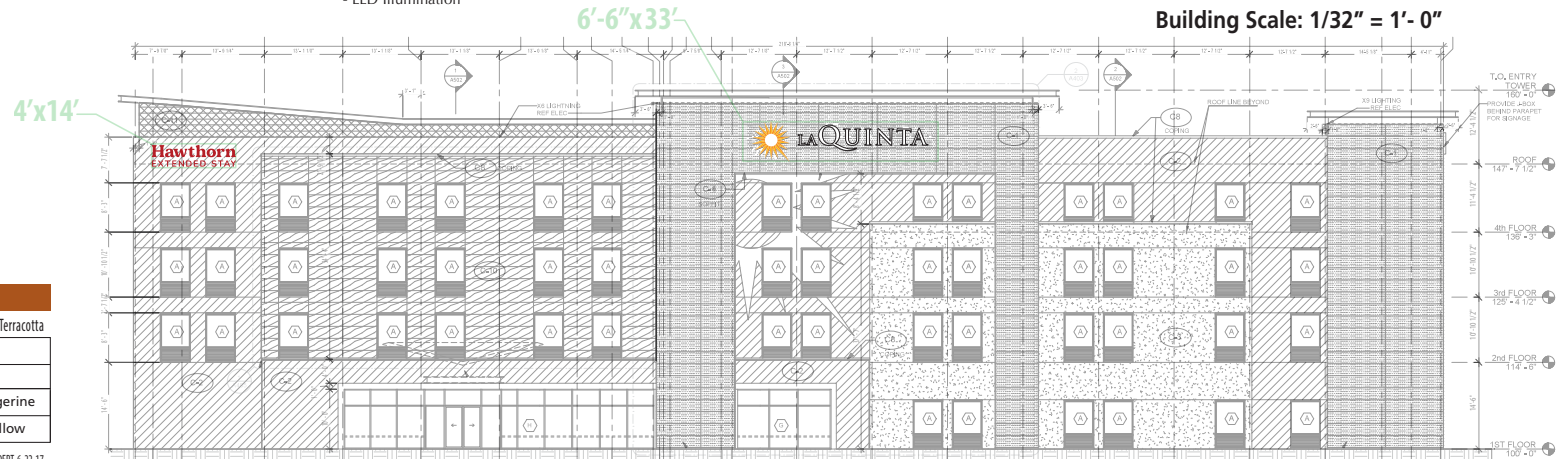


- Returns: .040" aluminum returns
- Trim Cap: 1" painted Pantone® Plus Series 7621 C Dark Red
- Back: 3mm ACM
- Exterior finish: paint Pantone® Plus Series 7621 C Dark Red
- Interior: white
- Face: 3/16" 2447 white acrylic face with digitally printed dual-color film to match 3M 3630-73 Dark Red applied 1st surface
- LED Illumination

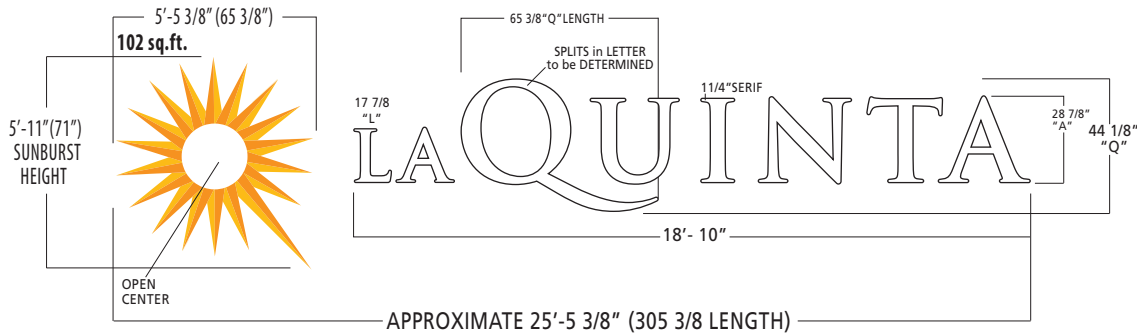


PMS 349 Green	PMS 445 Gray	PMS 402 Light Gray	PMS 160 Terracotta
LAQUINTA COLOR SPECS 2006			
3 COLORS	PMS	VINYL	
ORANGE	144 Orange	ORANGE# 84 Tangerine	
YELLOW	1235 Yellow	3M 3630-125 Yellow	

CONFIRMED PMS COLORS WITH SILK SCREENING DEPT. 6-22-17



DS-150 LaQuinta Letter Set - Remote Mount



Eagle Pass, TX
REAR - NORTH ELEVATION

NOTE: All Signs are designed to meet current IBC requirements.

3'-7 9/16" x 14'-0 5/16" (24"-H) Red LED Channel Letter Set - Remote Mount

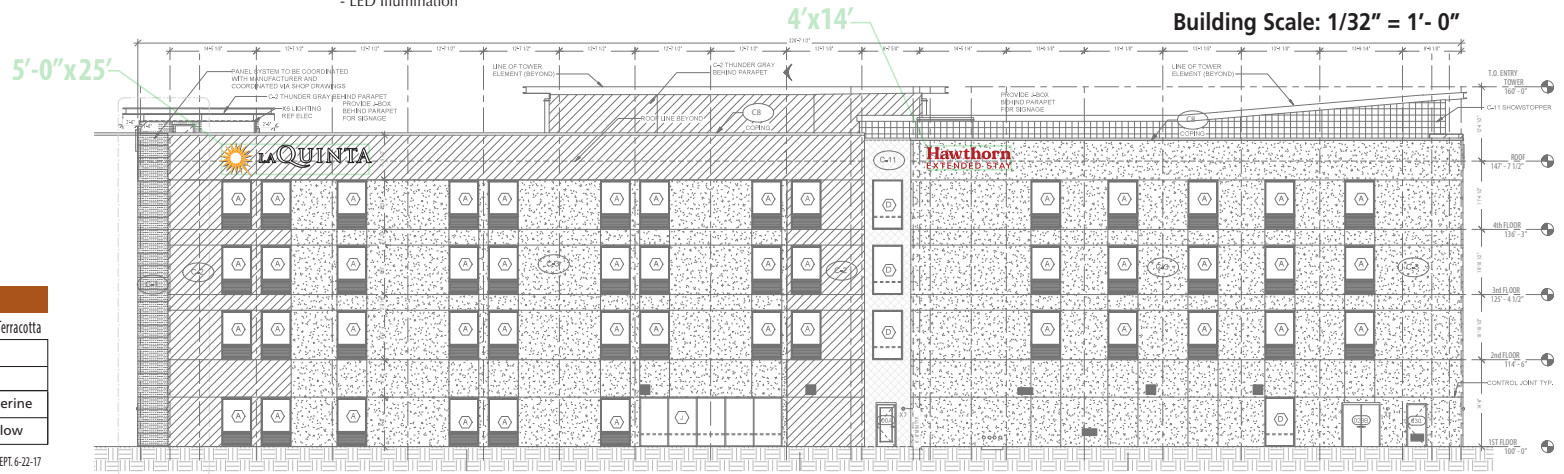


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LAQUINTA COLOR SPECS 2006			
3 COLORS	PMS	VINYL	
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YELLOW	1235 Yellow	3M 3630-125 Yellow	

CONFIRMED PMS COLORS WITH SILK SCREENING DEPT. 6-22-17



FILE#24-7-6-F-LQHAW-B3

VW

Customer Approval

Scale: 3/16" = 1'-0"

Date: 12-6-2024

Note: Dimensions are Approximate and Subject to Change Pending Review by Dualite Engineering.

Dualite

One Dualite Lane
Williamsburg, Ohio 45176

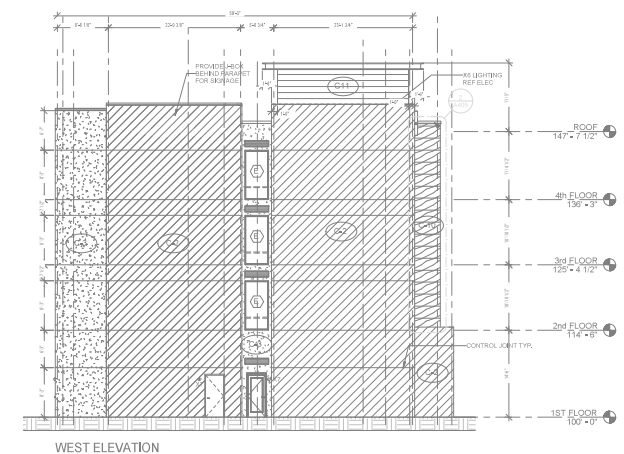
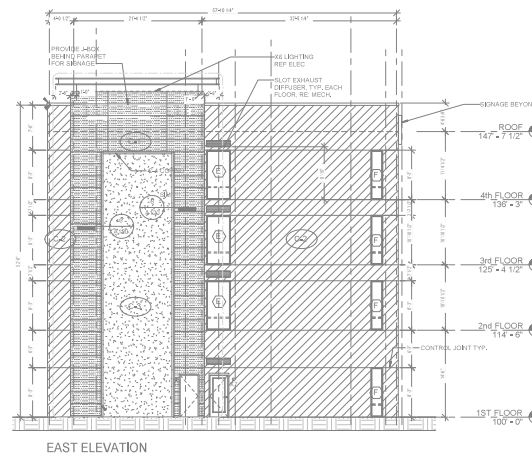
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Eagle Pass, TX
EAST & WEST ELEVATIONS

NO SIGNAGE ON THESE ELEVATIONS



FILE#24-7-6-F-LQHAW-C3	VW	Customer Approval
Scale: 1/32" = 1'- 0"	Date: 11-19-2024	
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