



CITY OF EAGLE PASS
AGENDA
PLANNING AND ZONING COMMISSION REGULAR MEETING
Council Chambers, City Hall
100 S. Monroe Street, Eagle Pass,
Maverick County, Texas
Thursday, October 9, 2025 at 5:30 PM

ESTABLISHMENT OF QUORUM

CITIZENS COMMUNICATIONS

NEW BUSINESS

1. Presentation on City Affordable Housing Initiative and Public Survey.

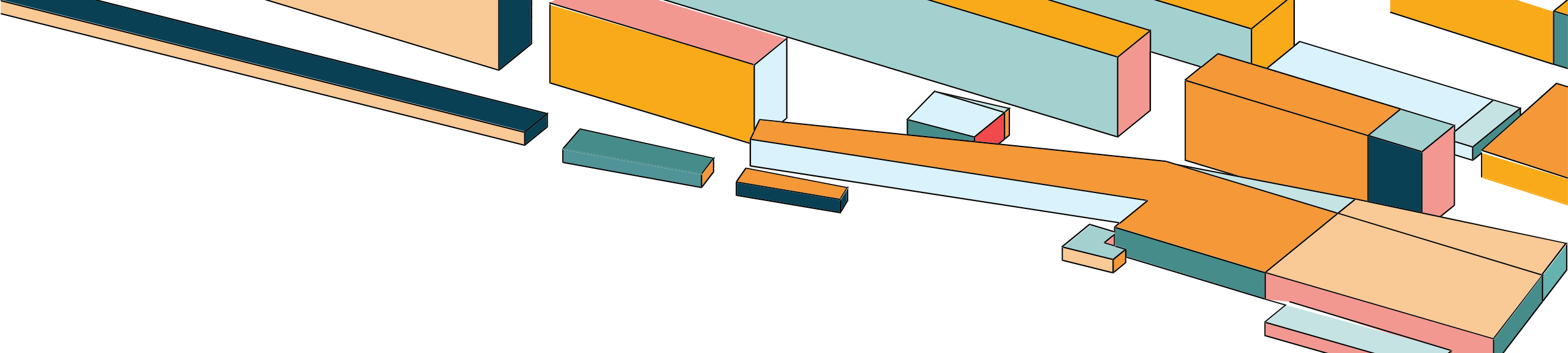
ADJOURNMENT

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 October, 03, 2025 at 5:00 p.m.

Placido Madera
Community Development Director



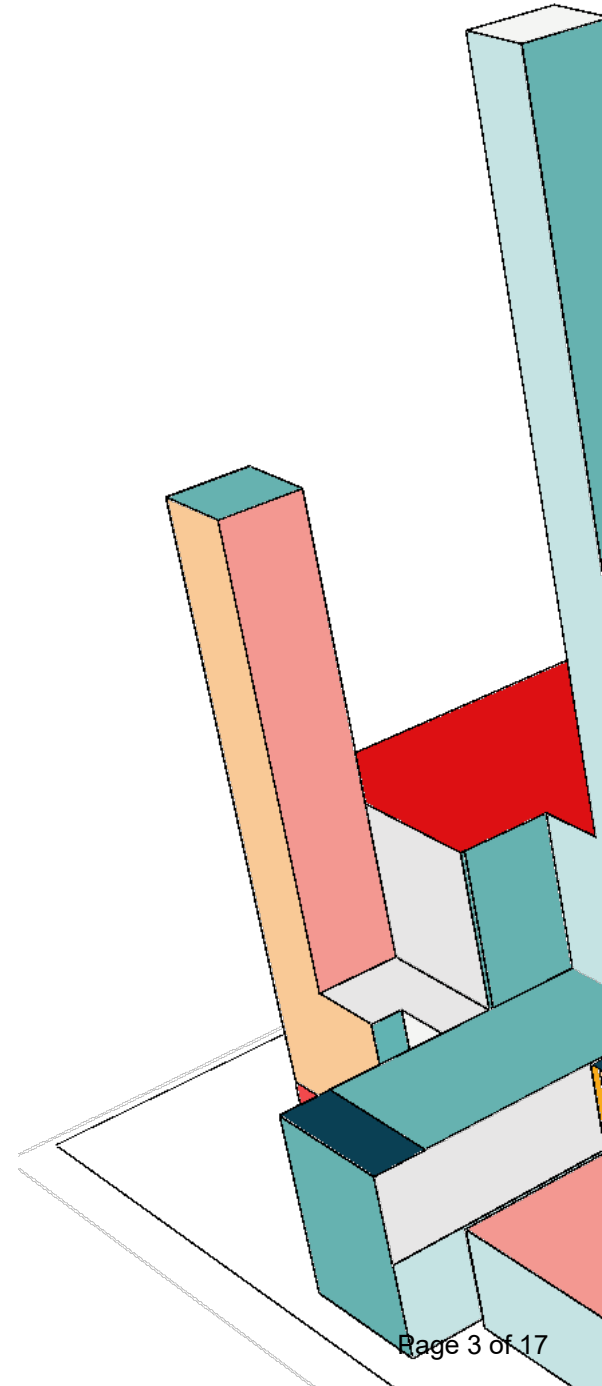
AFFORDABLE HOUSING SOLUTIONS FOR EAGLE PASS – CITY COUNCIL PRESENTATION

**CITY OF EAGLE PASS, COMMUNITY DEVELOPMENT DEPT.
10/07/2025**



WHAT IS AFFORDABLE HOUSING AND HOW DO WE INCREASE THE SUPPLY?

- What is affordable housing?
- Stats and local policies
- Questions and Suggestions
- Take Action – Complete the survey
- Where do we go from here: Future Meetings, Working Groups?



WHAT IS AFFORDABLE HOUSING?



What is **Affordable Housing**?



The government says housing is "affordable" if a family spends **no more than 30%** of their income to live there.



<https://salud-america.org/6-emerging-ways-cities-can-solve-the-affordable-housing-crisis/>

HOUSEHOLD INCOME

Household Income

Please note that the buckets used in this visualization were not evenly distributed by ACS when publishing the data.

\$51,270

MEDIAN HOUSEHOLD INCOME
± \$5,723

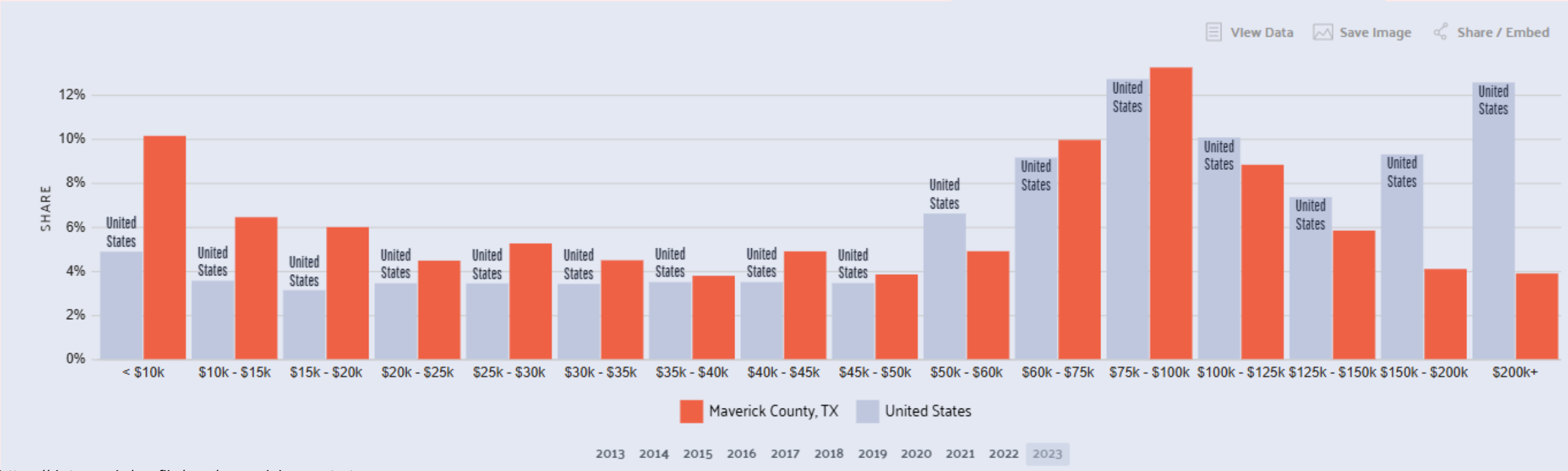
18.3k

NUMBER OF HOUSEHOLDS
± 1,372

In 2023, the median household income of the 18.3k households in Maverick County, TX grew to \$51,270 from the previous year's value of \$48,497.

The following chart displays the households in Maverick County, TX distributed between a series of income buckets compared to the national averages for each bucket. The largest share of households have an income in the \$75k - \$100k range.

Data from the Census Bureau ACS 5-year Estimate.



LOCAL HOUSEHOLD DATA

Demographics	Base Year: 2012	Most Recent Year: 2022	% Change
Population	26, 383	28, 166	6.8%
Households	8, 273	9, 150	10.6%
Median Income	\$32, 370	\$52,254	61.4%

Table 5 - Housing Needs Assessment Demographics

Alternate Data Source Name:

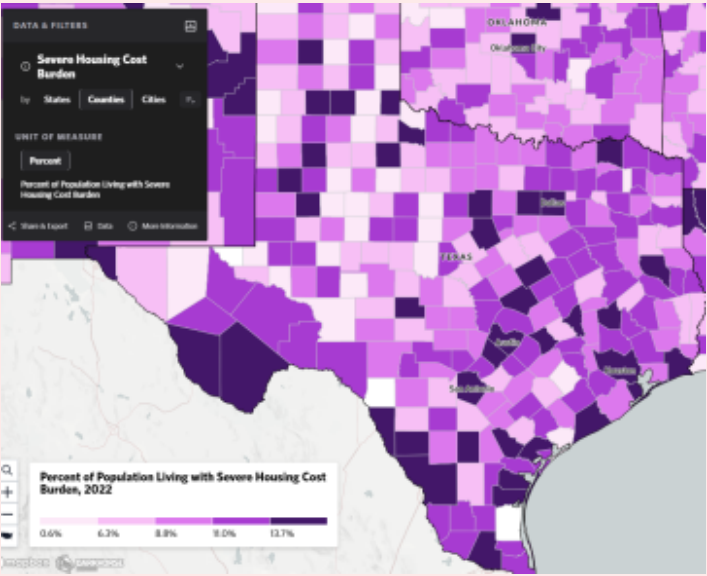
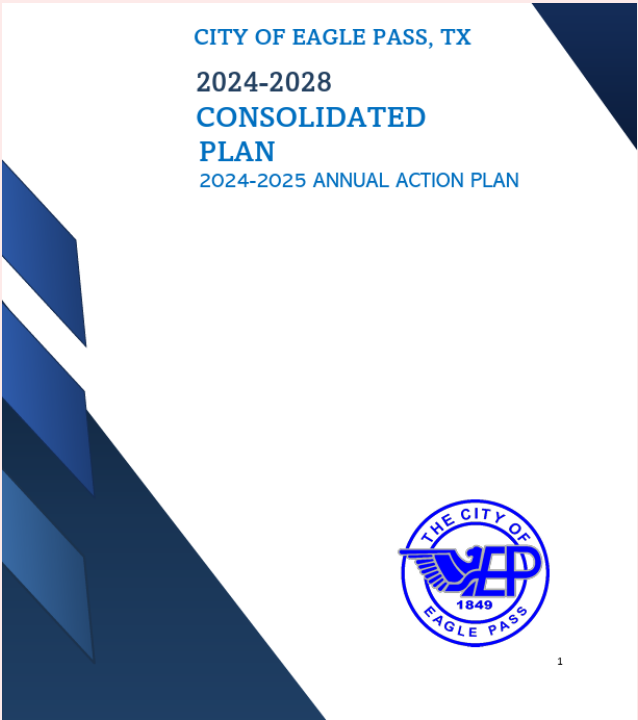
2008-2012 ACS (Base Year), 2018-2022 ACS (Most Recent Year)

Label	Maverick County, Texas		Eagle Pass city, Texas	
	Estimate	Margin of Error	Estimate	Margin of Error
▼ Total:	20,258	±30	10,341	±308
Occupied	18,320	±367	9,571	±369
Vacant	1,938	±371	770	±228

The [American Community Survey](#) (ACS) is the premier source of detailed information about the nation's people and housing. As an ongoing survey conducted by the U.S. Census Bureau since 2005, the ACS collects detailed social, economic, housing, and demographic information from a sample of households across the 50 states, the District of Columbia, and Puerto Rico.

The ACS provides up-to-date information annually, which helps local officials, community leaders, and businesses make informed decisions.

DATA, NEEDS ASSESSMENT REPORT, LOCAL POLICIES



Eagle Pass, TX

Municode Codification

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SHOW CHANGES

Eagle Pass, Texas - Code of Ordinances / APPENDIX A - ZONING ORDINANCE / Sec. 5. - "R-1" First one-family dwelling district.

VERSION: APR 2, 2025 (CURRENT)

APPENDIX A - ZONING ORDINANCE

- Sec. 1. - Title.
- Sec. 2. - Purpose.
- Sec. 3. - Definitions.
- Sec. 4. - Districts.
- Sec. 5. - "R-1" First one-family dwelling district.**
- Sec. 6. - "R-2" Second one-family dwelling districts.
- Sec. 7. - "R-3" Duplex district.
- Sec. 7.1 - "R-3(A)" Apartment district.
- Sec. 7.2. - "R-4" Townhouse residence district.
- Sec. 7.3. - "R-5" garden home district.
- Sec. 7.4. - "R-6" third one-family dwelling district.
- Sec. 8. - "B-1" Neighborhood business district.
- Sec. 9. - "B-2" Central business district.
- Sec. 9.1. - "B-3" General business district.

Sec. 5. - "R-1" First one-family dwelling district.

The following regulations shall apply to the "R-1" First one-family dwelling district:

A. *Use regulations:* A building or premises shall be used only for the following purposes:

- (1) Single-family dwellings.
- (2) Boardinghouse with a conditional-use permit.
- (3) Church (except temporary revival), with conditional use permit.
- (4) School, public or private, having a curriculum equal to a public elementary, high school, or institution of higher learning, but shall require a conditional use permit
- (5) Public parks, playgrounds, golf courses (except miniature golf).
- (6) Police and fire stations only as required for safety requirements
- (7) Customary home occupations, as permitted by [section 13](#) (Home Occupations) and with a conditional use permit.
- (8) Accessory buildings and accessory uses, customarily incident to the above uses (not involving the conduct of a business), when located on the same lot, including a private garage for one (1) or more cars. Accessory buildings shall not be used for rent or used for commercial purposes.
- (9) Temporary sales office.

B. *Height regulations:* No building shall exceed two and one-half (2½) stories or thirty-five (35) feet in height except as provided in [section 12](#) hereof.

C. *Area regulations:*

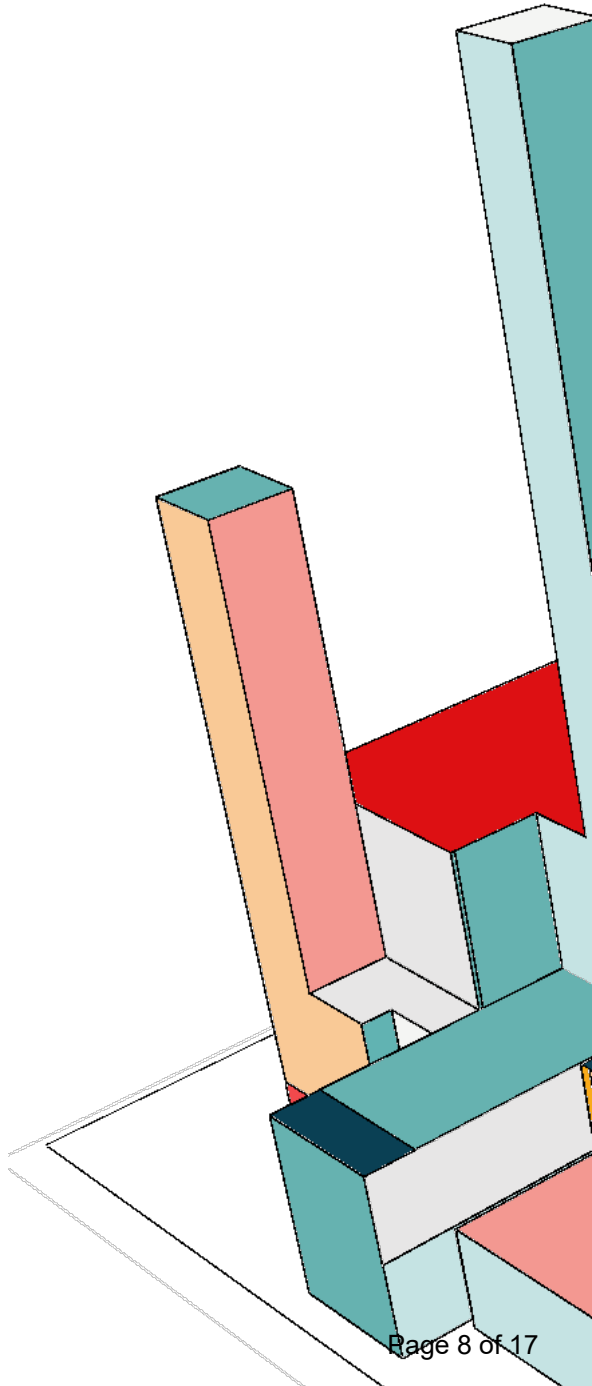
- (1) *Front yard.* There shall be a front yard along the front line of the lot. The minimum depth of such front yard shall be twenty-five (25) feet.
- (2) *Side yards.* There shall be a side yard on each side of a building and shall not be less than five (5) feet in width. Where there is a corner lot, side yard shall not be less than ten (10) feet from the side of the building to the property line running adjacent to any street.
- (3) *Rear yard.* The depth of the rear yard shall be at least twenty (20) feet in depth.
- (4) *Depth of lot.* The lot shall have a minimum depth of one hundred ten (110) feet.

D. *Intensity of use:*

- (1) Every lot or tract of land shall have an area of not less than seven thousand seven hundred (7,700) square feet and an average width of not less than seventy (70) feet, except that if a lot or tract should have less area or width than is herein required and its boundary lines along their entire length should touch lands under other ownership on the effective date of the ordinance from which this section is derived and shall not have been changed since said date, such parcel of land may be used for a single-family dwelling.
- (2) Maximum impervious cover for a residential lot in R-1 district is fifty (50) percent. Impervious surfaces include any artificial structures that are covered by water-resistant materials such as: concrete, brick, stone, pavement and rooftops.

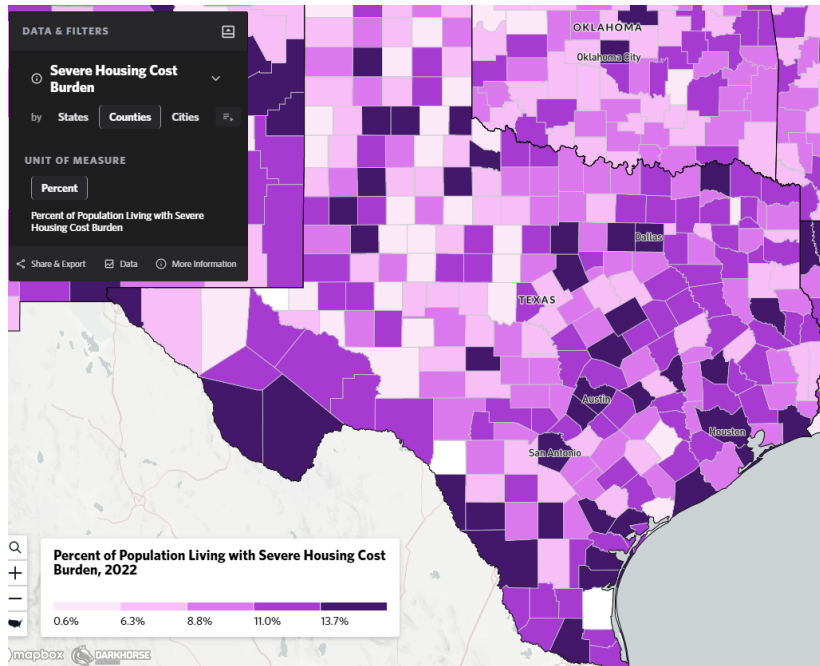
NEEDS ASSESSMENT REPORT

- City conducted a needs assessment as part of CDBG grant funding requirements that included analysis of the following:
- Demographic and economic indicators
- Broad trends in population, income, and household demographics
- Housing supply, homelessness, public services and infrastructure



SEVERE COST BURDEN HOUSEHOLDS IN EAGLE PASS

DARKER PURPLE = HIGHER PERCENT OF SEVERE HOUSING COST BURDEN



4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	385	40	0	425	120	40	40	200
Large Related	65	180	0	245	45	30	0	75
Elderly	30	55	0	85	90	15	25	130
Other	40	0	0	40	0	0	70	70
Total need by income	520	275	0	795	255	255	135	475

Table 10 – Cost Burden > 50%

Alternate Data Source Name:
2016-2020 CHAS

Local Policies: Ordinances regulate size of lots, setbacks, parking requirements

Eagle Pass, TX
Municode Codification

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- (2) Maximum impervious cover for a residential lot in R-1 district is fifty (50) percent. Impervious surfaces include any artificial structures that are covered by water-resistant materials such as: concrete, brick, stone, pavement and rooftops.

CITY RESIDENTIAL LOT TYPES.

WHAT IS MISSING?

WHAT CHANGES CAN BE MADE TO EXISTING ZONING DISTRICTS?

	R1	R2	R3	R3A	R4	R5	R6	?
	Single Family 1	Single Family 2	Duplex	Apartment Zoning	Townhouse District	Garden Home District	Single Family 3	High Density
Min Lot Size SF	7,700	5,500	7,000	7,000*	10,000	4,500	5,500	1,800
Front setback	25	25	25	25	20	10	15	20
Rear setback	20	16	16	16	0*	10	15	10
Min width	70	55	*	*	*	45	55	30
Min depth	110	100	110	110	80	100	100	60

MINIMUM LOT SIZES – WHAT IS HAPPENING AROUND THE STATE?



SB 15:

Legislative efforts to cap the minimum lot size for single-family homes in new subdivisions at 3,000 square feet. – Did not pass.

Developer discretion:

Developers can sometimes secure approval for smaller lots in new subdivisions, as seen in Houston's reforms.

Houston allows a 1,400 lot size in some areas.

Austin taking significant steps to advance affordable housing

- [Strategic Housing Blueprint](#) (2017) with 60,000 residences for households at or less than 80 percent of the median family income.
- **Code Amendments** - [Affordability Unlocked](#)
- The first phase of [HOME](#), (2023), allows up to three residences on a single-family lot. The second phase, adopted the following year, reduces minimum lot sizes from 5,750 square feet to 1,800 square feet.

LOT SIZE SCENARIOS

OVERSIMPLIFIED EXAMPLE – 10 ACRES OF LAND

How many lots per acre?

5,500 sf lots = **79 lots**

3,000 sf lots = **145 lots**

1,800 sf lots = **242 lots**

Cost per lot scenarios:

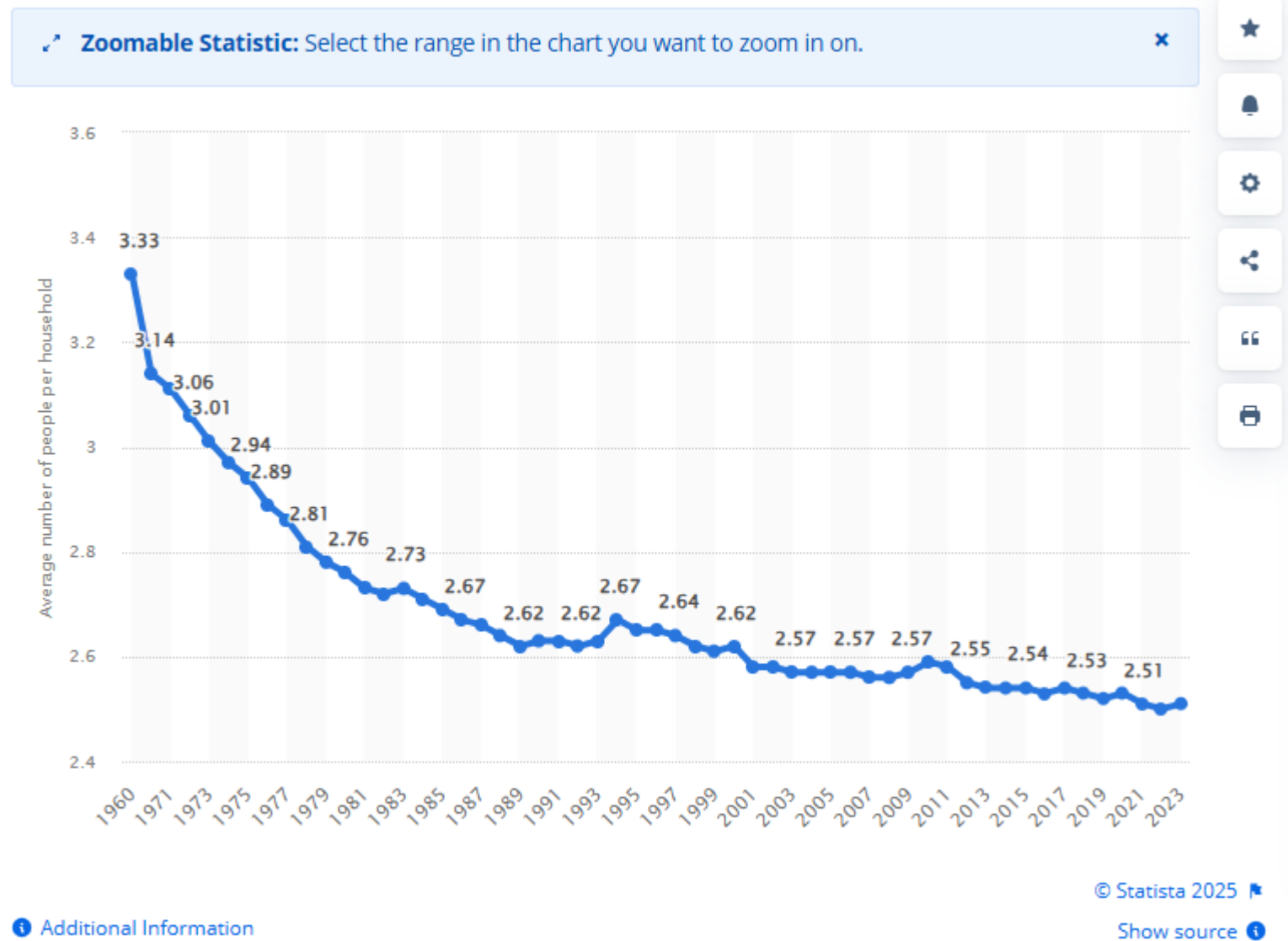
80 lots x **\$80k** = \$6.4M

145 lots x **\$44k** = \$6.4M

242 lots x **\$26k** = \$6.3M



DECLINE IN AVERAGE NUMBER OF PEOPLE PER HOUSEHOLD



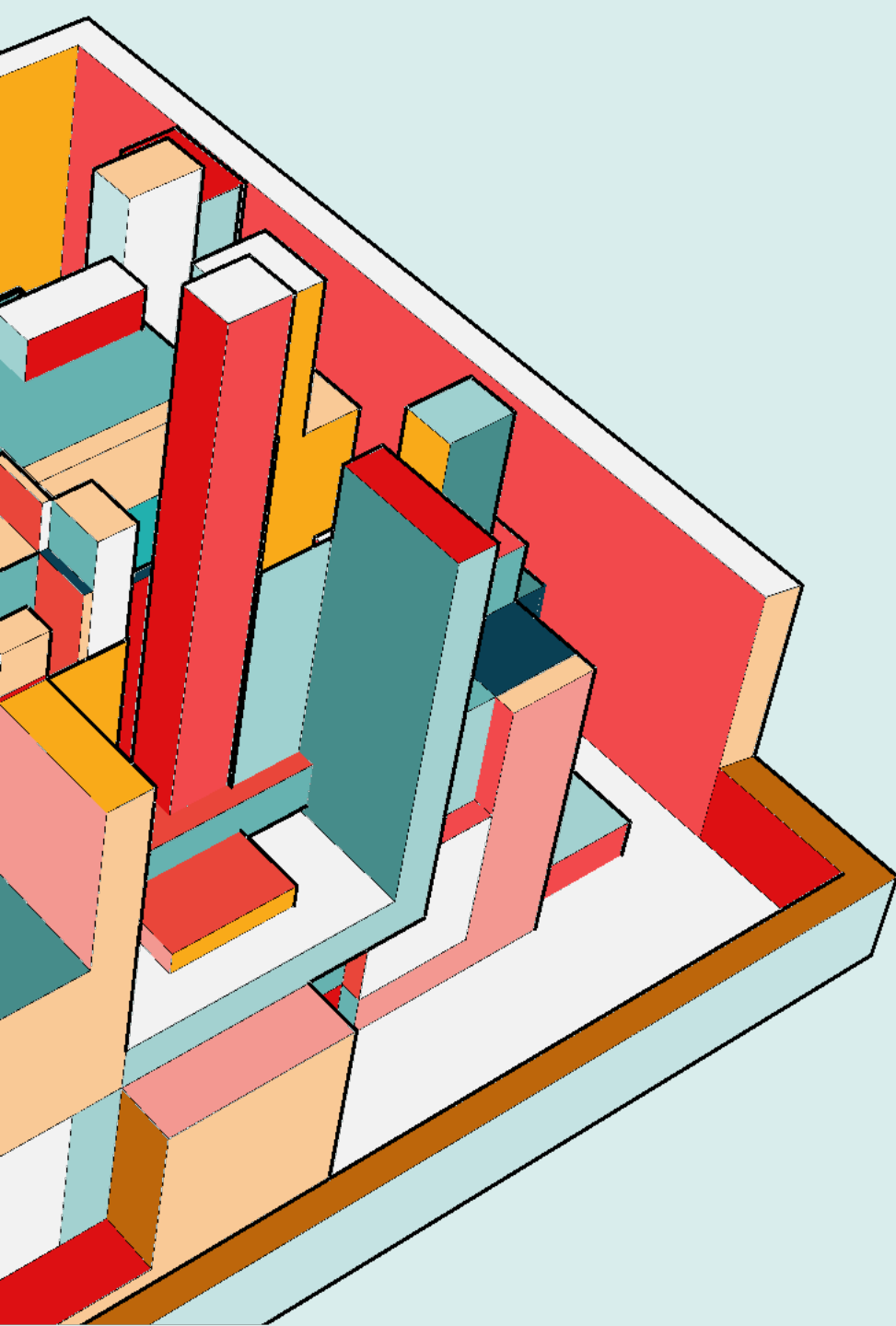
IS IT TIME FOR RESIDENTIAL DEVELOPMENT TO ADAPT?



Source: <https://markstewart.com/architectural-style/skinny-house-plans/?srsId=AfmBOoprRcg5Xq-EeohG4wvFTLZYda7eLGhAXL0VkdMvzVdQsKO0k6B>

ACCESSORY DWELLING UNITS

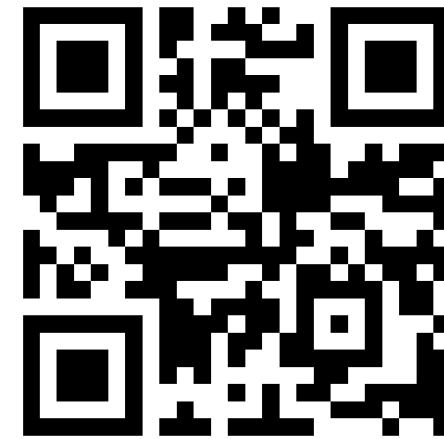




TAKE ACTION!

**WHAT CAN THE COMMUNITY DO TO
INCREASE AFFORDABLE HOUSING
OPTIONS?**

SHARE YOUR INPUT VIA SURVEY:



Contact Us: phone: 830-773-7781

email: planning@eaglepasstx.gov