



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, January 7, 2026 at 5:30 PM

CALL TO ORDER

CITIZENS COMMUNICATIONS

MINUTES

1. Approval of the minutes of the November 5, 2025 meeting.

PUBLIC HEARINGS

2. Public hearing on the petition submitted by Mario E. Garcia, requesting a variance from *Appendix A Zoning Ordinance*, particularly *Section 6(c)(3) and (4)* governing yard regulations. The applicant seeks to reduce the required 16-foot rear yard setback to 10.4 feet and the minimum depth of 100 feet to 75.73 feet, to allow for the construction of a single-family dwelling on property located at 1902 Flowers Drive; closing of public hearing and possible action.
3. Public hearing on the petition submitted by Jeremy Francis, seeking 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 3386 E Main Street; 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 December, 29, 2026 at 4:30 p.m.

Guadalupe Negrete
Interim 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, November 5, 2025, 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: Chairperson Priscilla Puente-Chacon, Vice-Chairperson Tohui Valero, Board Member George Antuna, Alternative Board Members Adolfo Olivares and Jose Martinez

Absent: None

Staff present: Assistant City Manager , Placido Madera; Assistant Community Development Director, Mariebelle Rodriguez; City Attorney, Ana Sophia Garcia and Assistant City Attorney, Ricardo Ramos; Records Management Specialist, Brenda Garza

With a quorum being established, Chairperson, 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.

There were no citizen communications forms submitted.

MINUTES

1. Approval of the minutes of the August 6, 2025, meeting, and the September 3, 2025 meetings.

Alternate Board member Olivares moved to approve the minutes. Seconded by board member Valero **MOTION PASSES:** Unanimously

AYES: Olivares, Chacon, Antuna, Valero and Martinez
NAYS: None
ABSTAINED: None
ABSENT: None

PUBLIC HEARING

2. Public hearing on the petition submitted by The Investing Solutions Group, LLC, requesting a variance from Appendix A Zoning Ordinance, particularly Section 12.1(c)3(g)(ii) regulating off-street parking. The applicant seeks to reduce the parking spaces from twenty-two (22) to eighteen (18), to obtain a certificate of occupancy for a multifamily development under construction located at 3212 Bob Rogers Drive; closing of public hearing and possible action.

Chairperson Chacon opened the public hearing at 5:43 pm.

The Assistant City Manager Madera gave details about the item, clarified the variance requests, and answered questions about it. He suggested that the petition be rejected because the criteria are not currently met and variances are not applicable. The ordinances are not currently in place, and they were not the same when the plans were received.

Attorney Catrina Longoria, who was guest speaker, addressed and responded to questions regarding the item. She brought up that Section 20 of the zoning ordinance pertains to practical and hardship difficulties. She added that it relates to the use of construction or alteration of buildings or structures, and the board may consider or allow a variance.

Applicant Jesus Casas mentioned that he has a current agreement with the City of Eagle Pass regarding off-street parking requirements for the additional parking needed. There are four additional spaces in the off-street parking, and the monthly fee is \$50.00 per space. His primary concern is the danger to the tenants while crossing a congested street.

Chairperson Chacon closed the public hearing at 6:12 pm.

Board Member Martinez moved to approve the variance request. Seconded by Board Member Valero. **MOTION PASSES** : By majority vote.

Ayes: Chacon, Valero, Olivares and Martinez
Nays: Antuna
Abstained: None
Absent: None

3. Public hearing on the petition submitted by Mario E. Garcia, requesting a variance from Appendix A Zoning Ordinance, particularly Section 6(c)(3) and (4) governing yard regulations. The applicant seeks to reduce the required 16- foot rear yard setback to 10.4 feet and the minimum depth of 100 feet to 75.73 feet, to allow for the construction of a single-family dwelling on property located at 1902 Flowers Drive; closing of public hearing and possible action.

Chairperson Chacon opened the public hearing at 6:21 pm.

Mr. Madera made the presentation and advised he will not be making any staff recommendations regarding this matter. But he will try to present the facts as much as he can and be impartial and allow the board to make the decision. Reason been that this item belongs to city council Mario Garcia.

Mr. Madera provided the presentation and stated that he won't be making any recommendations for staff in regards to this matter. His goal is to present the facts as much as possible while maintaining impartiality and allowing the board to make the final decision. The reason is that this item belongs to Mario Garcia, who is part of the city council.

According to Board Member Antuna, this item is a true definition of hardship.

Chairperson Chacon closed the public hearing at 6:22 pm.

Board Member Antuna moved to grant the variance request. Seconded by Board Member Olivares.
MOTION DOES NOT CARRY :

Ayes: Antuna, Olivares and Martinez
Nays: Chacon
Abstained: None
Absent: Valero

4. Public hearing on the petition submitted by David Mikel, requesting a variance from Appendix A Zoning Ordinance, particularly Section 15(h)(d)(1)(a) regulating placement of signs. The applicant seeks to erect five signs when ordinance allows two per establishment, for property located at 2059 N. Veterans Boulevard; closing of public hearing and possible action

Chairperson Chacon opened the public hearing at 6:29 pm.

Mr. Madera spoke about the item and recommend granting the applicant's variance request for property located at 2059 N. Veterans Boulevard.

Nine notices were mailed out, and the department received 2 letters in favor 0 letters in opposition and 0 undeliverable.

Applicant David Michael spoke about the item and clarified the importance of the variance to erect more of the allowed signs for a corner lot.

Chairperson Chacon closed the public hearing at 6:29 pm.

Alternate Board Member Olivares moved to approve the variance request. Seconded by Board Member Antuna. **MOTION PASSES:** Unanimously

Ayes: Antuna, Chacon, Olivares and Martinez
Nays: None
Abstained: None
Absent: None

ADJOURNMENT

Board Member Valero moved to adjourn the meeting at 6:30 p.m. Seconded by Alternate Board Member Olivares. **MOTION PASSES:** Unanimously

ATTEST:

Priscilla Puente-Chacon
Chairperson

Brenda Garza
Records Management Specialist

DRAFT



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

Variance Request – 1902 Flowers Drive

GENERAL INFORMATION:

Applicant & Property Owner: Mario E. Garcia is requesting a variance from *Appendix A Zoning Ordinance*, particularly *Section 6(c)(3) and (4)* governing yard regulations. The applicant seeks to reduce the required 16 feet rear yard setback to 10.4 feet and the minimum depth of 100 feet to 75.73 feet, to allow for the construction of a single-family dwelling on subject property.

Location: 1902 Flowers Drive

Property ID Number: 61017

Legal Description: Lot 1 in Block 3 of Timber Creek Unit 2

Parcel Size: 5,672 square feet / 0.1302 acres

Zoning: The property is currently zoned R-2 (Second One-Family Dwelling District). The surrounding area is zoned R-2 to the north, west, and south; and R-1 to the east. The area is generally designated for single-family residential use.

Liberty Elementary School is located immediately adjacent south of the lot.

Master Plan: Residential

Notification of Public: 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*. A legal notice was published in the Eagle Pass News Gram on December 23, 2025 and fourteen (14) notices were mailed out to the surrounding property owners within the 200-foot radius.

FOR YOUR INFORMATION: The variance request is for the following:

Proposed:

1. Applicant is proposing a 10.4-foot rear setback as opposed to the required 16-foot setback on the irregular lot, all other setbacks will be adhered to and followed in a Second One-Family Dwelling District (R-2).
2. Applicant is proposing a 75.73-foot lot depth as opposed to the required minimum depth of 100 feet on the irregular lot.

City Requirements:

1. As per Section 6(c)(3), the depth of the rear yard shall not less than sixteen (16) feet in depth.
2. As per Section 6(c)(4), the lot shall have a minimum depth of one hundred (100) feet.

III. STAFF ANALYSIS

Although the proposed construction will meet the construction requirements set forth in the Building Code it does not meet regulations of the *Zoning Ordinance* of the *City of Eagle Pass*, particularly *Section 6(c)(3) and (4)* governing yard regulations for the R-2 (second one-family dwelling district).

Due to lot's irregular shape City Staff believe that the petition should be warranted as the hardship is not self-created.

Furthermore, this process will deprive the applicant of the reasonable use of the property that was legally acquired.

IV. STAFF RECOMMENDATION

The Zoning Board of Adjustment and Appeals Board **GRANT** the applicant's variance request as recommended by the Community Development Department for property located at 1902 Flowers Drive.

TRANSMITTED to the parties listed hereafter:

Mario E. Garcia 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 dated December 29, 2025

Attachment 1

Application

Photographs, Rendering (Site Plan) or Survey, Recorded Plat



**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>Timber Creek Unit #2, Block 3, Lot 1</u> Site Address: <u>1902 Flowers Drive</u> Acres: <u>.1302</u> Square feet: <u>5,672</u> Existing land use: <u>Res. Sing. Fam</u>
Owner	Name: <u>Mario E. Garcia</u> Phone: <u>210 324 0394</u> Address: <u>1611 Rio Vista</u> E-mail: <u>mgt116@gmail.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>X</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>12/19/2015</u> Print Name: <u>Mario E. Garcia</u> ☒ 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: Reducing Setbacks.

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

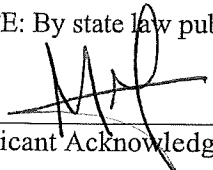
APPLICATION COMPLETENESS REQUIREMENTS:

☐
☐

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

12/19/2025
Date

Site Photos







PLOT PLAN
 1902 FLOWERS DR LOT 1
 BLK 3 TIMBER CREEK #2
 EAGLE PASS TX OCTOBER 2025
 SCALE 1:10

FLOWERS DR

CURB

149.78'

PROPERTY LINE

25' BLDG STBK LINE

168.25'

PROPERTY LINE

16 feet - 5.6' = 10.4'

Rear

DWY

42.0'

75.73'

PROPERTY LINE

Rear

AREA			PLAN OF NEW RESIDENCE MARIO GARCIA 1902 FLOWERS DR LOT 1 BLK 3 TIMBER CREEK #2 EAGLE PASS TX. OCTOBER 2025
LIVING	909.00		
PORCH	12.00		
TOTAL	921.00 SQ. FT.		
JG Homes Design 830-946-1509 m.garcia@jghomesdesign.com tx.com/jghomesdesign			

depth = 25 + 24 = 49' - 100 depth = 51 feet

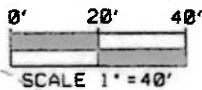
STEWART TITLE GUARANTY COMPANY
COMMITMENT FILE NO. 2655760

BEARINGS ACCORDING PLAT OF RECORD
ENVELOPE 230, SIDE B OF THE M.C.M.R.

NOTES:

EXCEPT INDICATED ALL CORNERS

- SET 1/2" IR AT
- FOUND IRON ROD
- SET 1/2" IRON ROD
- FENCE CORNER



J. TREMINO
SURVEY 41 A-836

REMIGIO CASANOVA
SURVEY 40
A-77



16.316 ACRES
LIBERTY SCHOOL
REMAINING OF 61.29 ACRES
(VOLUME 52, PAGE 238)

FOR LOCATION UNDERGROUND UTILITIES SERVICE LINE
GAS, WATER, SEWER, PHONE, ELECTRIC LINE
VERIFY AS REQUIRED

FOR ADDITIONAL RESTRICTIONS CONSTRUCTION PERMIT OR FENCE RELOCATION
SEE CITY OF EAGLE PASS ORDINANCE OR CITY INSPECTOR

FOR ADDITIONAL RESTRICTIONS SEE DEED RECORD VOLUME 584, PAGE 417
CENTRAL POWER & LIGHT CO. TERMS AND CONDITIONS
VOLUME 571, PAGE 213

REPLAT LOT 40, BLOCK 1,
MAVLAND SUBDIVISION
ENVELOPE 328, SIDE A

LOT 43
#1906

59.93'
N89°08'41"W
FOUND CM

S89°37'20"E

POSTS ONLY

75.74'

FOUND CM

STO.

(UNBUILDABLE)

#1902

TIMBER CREEK II

SUBDIVISION

ENVELOPE 230, SIDE B

LOT 1

BLOCK 3

500°01'30"W

149.78'

FOUND CM

GATE

WOODEN FENCE

500°01'30"W

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500°01'30"W

149.78'

FOUND CM

GATE

WOODEN FENCE

MAVLAND SUBDIVISION
BLOCK 1

SCALE: 1" = 50'

LOT 2 LOT 1

S89°10'00"E
59.93'
50.00' ACCESS EASM'T 50.00'

N89°08'41"W
59.93'

25' BLDG. S/B

N0°49'47"E
106.69' LOT 41
59.93'
S89°08'41"E

LOT 42
106.69' 25' BLDG. S/B
59.93'

N89°08'41"W
ACCESS EASM'T
S89°08'41"E
59.93'

25' BLDG. S/B

P.U.E. N0°49'47"E
106.69' LOT 43
106.69' 10'
59.93'

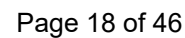
N89°08'41"W

FLOWERS STREET

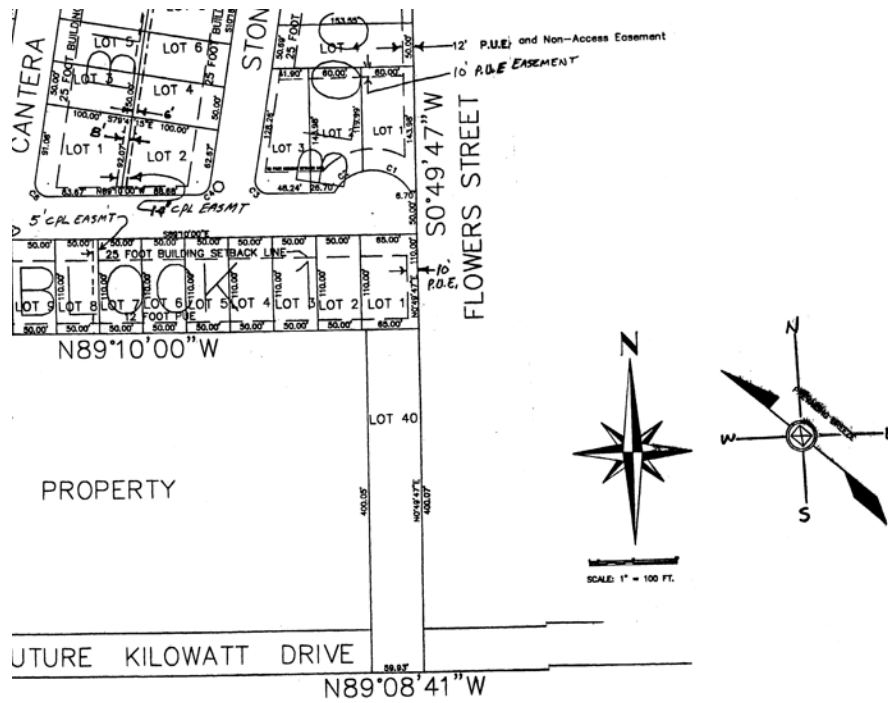
DRIVEWAY

DRIVEWAY

P.U.E.



AMENDING PLAT OF MAVLAND SUBDIVISION



Attachment 2
Sec. 6. - "R-2" Second one-family dwelling districts

Sec. 6. "R-2" Second one-family dwelling districts.

The following regulations shall apply to the "R-2" Second one-family dwelling district:

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

(1) Any use permitted in the "R-1" First one-family dwelling district.

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 11 hereof.

C. *Yard 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 not less than sixteen (16) feet in depth.

(4) *Depth of lot.* The lot shall have a minimum depth of one hundred (100) feet.

D. *Intensity of use:*

(1) Every lot or tract of land shall have an area of not less than five thousand five hundred (5,500) square feet and an average width of not less than fifty-five (55) 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-2 district is fifty-five (55) percent. Impervious surfaces include any artificial structures that are covered by water-resistant materials such as: concrete, brick, stone, pavement and rooftops.

E. *Parking regulations:* Off-street parking shall be provided on a basis of two (2) concrete surfaced off-street parking spaces per dwelling. Other standards contained in Section 12.1, Parking Requirements shall also apply.

F. *Additional use, height, and area regulations:*

(1) Additional use, height, and area regulations and exceptions are found in section 12 herein.

(2) Signs:

(a) One unlighted sign, which shall not exceed one (1) square foot in area, indicating the name of the occupant or occupation of a customary home occupation, provided the sign is attached flatwise to the building.

(b) One sign, which shall not exceed eighteen (18) square feet, for church or school.

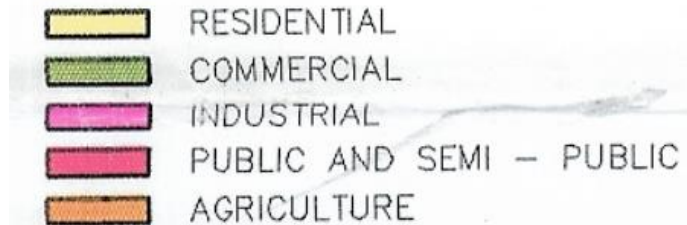
(c) One sign which shall not exceed four (4) square feet in area for temporary unlighted sign pertaining to the lease, hire, or sale of building or premises, provided the sign is immediately removed upon the lease, hire, or sale of such building or premises.

(Ord. No. 06-13, § 2, 7-11-2006; Ord. No. 2020-08, § 1, 4-21-2020; Ord. No. 2022-08, § 1, 3-17-2022)

Attachment 3
Master Plan Map and Zoning District Map



- ☒ Zoning
- R1 - First One-family District
 - R2 - Second One-family District
 - R3 - Duplex District
 - B1 - Neighborhood Business District
 - B2 - Central Business District
 - B3 - General Business District
 - I - Industrial District
 - F - Floodway District
- ☐ Historic Preservation





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

Variance Request – 3386 E. Main Street

I. BACKGROUND

a legal notice published in the Eagle Pass News Gram on December 23, 2025.

General Information

Applicant: Jeremy Francis

Property Owner: H2EP LLC

Location: Site is located adjacent to Roca Firme Church, and across the street from two governmental buildings.

Property ID Number: 52476 & 52474

Legal Description: Abstract A1110, Fox, F. & J. Byrne, Survey #6, (Maverick Estate Lot 1 A), Acres 1.0254

Parcel Size: 3.05 acres

Current Use: Hotel- Home 2 Suites

Current Zoning: B-3 (General Business District)

Master Plan: Commercial

Request: A variance from Appendix A Zoning Ordinance, particularly Section 15(h)(d)(1)(a) regulating the allowed number of signs. The proposal consists of 2 wall signs and 1 monument sign.

II. CURRENT CONDITIONS

Infrastructure: Property is serviced by public utilities/franchises

Vicinity: Property is bordered by commercial developments to the north and south, and undeveloped land to the east and west of the property.

Access to the site is provided by 3386 E. Main St. on the South East side of the property.

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*. Fifteen (15) notices were mailed to the abutting property owners, with

Figure 1. Aerial Map



IV. STAFF ANALYSIS

The proposed construction, as shown in the enclosed proposed Site Layout, 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)(a)* regulating the allowed number of signs. The Ordinance states only two signs per legal lot are allowed.

The applicant seeking to erect or install more than the allowed signs per legal lot. Being that the proposed third sign is not impeding or obstructing the visibility, the Community Development Department recommends the approval of the request to install a third sign.

V. STAFF RECOMMENDATION

Staff recommend **GRANTING** the applicant's variance request for property located at 3386 E. Main Street.

TRANSMITTED to the parties listed hereafter:

David Mikel via e-mail

Community Development Department Report dated December 29, 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>Fox and Byrne - Survey 6 - Abstract 1110</u> Site Address: <u>3386 East Main St Eagle Pass, TX 78852</u> Acres: _____ Square feet: _____ Existing land use: <u>B1 - Neighborhood Business</u>
Owner	Name: <u>H2EP LLC</u> Phone: <u>575-937-1954</u> Address: <u>3386 East Main Street</u> E-mail: <u>vipal.m.patel@gmail.com</u> City: <u>Eagle Pass</u> State: <u>TX</u> Zip: <u>78852</u>
Applicant If not owner	Name: <u>Jeremy Francis</u> Phone: <u>920-278-2837</u> Address: <u>1711 Scheuring Rd.</u> E-mail: <u>jfrancis@jonessign.com</u> City: <u>De Pere</u> State: <u>WI</u> Zip: <u>54115</u> Relationship to owner: <u>Sign Contractor</u>
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>X</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>Vipal Patel</u> Date: <u>10/18/25</u> Print Name: <u>Vipal Patel</u> ☐ 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: We are seeking a variance for the west elevation sign (CL.2)
as the current ordinance stands, we are only allowed 2 permanent signs.

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: The current ordinance only allows for two permanent signs per business.

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: The utilization of a third wall sign is essential for visibility of travelers along US Highway 277, the limitation of only two signs creates a legitimate challenge to identify the building from more than one vantage point.

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: The introduction of third sign shall not be of detriment to any of the surrounding businesses, we are strictly requesting for what other businesses (including other hotels) have been allowed within the vicinity.

For example, the Hampton Inn across the street (3301 E Main St) has a total of 4 permanent signs.

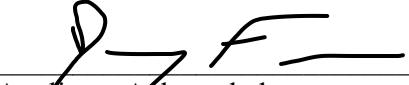
VARIANCE APPLICATION CHECKLIST

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.	
X			1	A scaled site plan of the subject property showing property dimensions, building locations, setback dimensions, and other applicable information.
X			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.
X			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.
X			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.
X			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

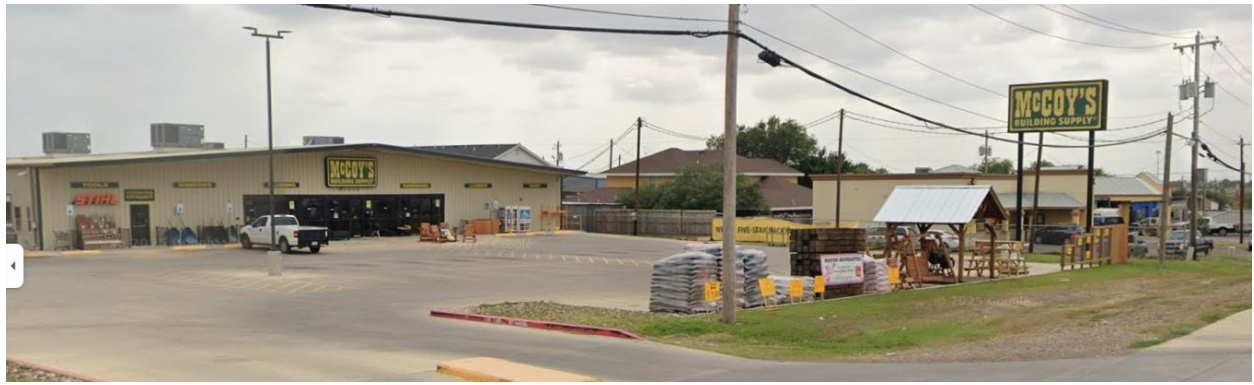
12/23/25
Date

Site Photos



Photos Provided of Nearby Establishments





DESIGNS PREPARED FOR:



SITE ADDRESS:

3386 E MAIN SREET
EAGLE PASS, TX 78852

JOB NUMBER:

306980

SALES REPRESENTATIVE:

E. ZEISE

PROJECT MANAGER:

J. FRANCIS

DESIGN REVISIONS:

REV. #	DATE	DESIGNER	REVISION COMPLETED	INTERNAL	PERMIT	CLIENT	REV. #	DATE	DESIGNER	REVISION COMPLETED	INTERNAL	PERMIT	CLIENT
1	06.26.25	SCW	ADD CL.2 LINEAR TO WEST ELEVATION. ADD PQ.1 TO NORTH ELEV.				13						
2	07.01.25	JS	INCREASE CL.2 AND MOVE DOWN ON ELEV.			•	14						
3							15						
4							16						
5							17						
6							18						
7							19						
8							20						
9							21						
10							22						
11							23						
12							24						

DESIGNER NOTES

DATE	DESIGNER	NOTE

PRE-FLIGHT PRINT LIST

GOOD TO GO	PRIMARY CHECKS	GOOD TO GO	ADDITIONAL CHECKS
	NO MISSING / UNPACKAGED / UNLINKED IMAGES		REMOVE ANY NON-PRINTING DATA
	ENSURE IMAGE RESOLUTION 100 PPI AT FULL SCALE - REFER TO JONES ART REQUIREMENTS REGARDING POSSIBLE EXCEPTIONS		FLATTEN TRANSPARENCIES (FLATTEN RASTER IMAGES AND EFFECTS, LEAVE VECTOR COPY, LOGOS ETC. INTACT AS VECTORS)
	COLORS - MUST BE CMYK OR PANTONE		CONVERT FONTS TO PATHS (OR CURVES)
	ENSURE IMAGE SIZE & PROPORTIONS ARE CORRECT FOR FINAL PRODUCT, AND ANY INCLUDED BLEED & TRIM MARKS MATCH CLIENT SPECS		EMBED IMAGES OR ENSURE UNEMBEDDED IMAGES ARE PROPERLY LOCATED FOR SYSTEM USE

JONES SIGN

Your Vision. Accomplished.

A MORTENSEN COMPANY

JOB #: 306980_R2

DATE: 06.17.2025

DESIGNER: J. SOTKA

SALES REP: E. ZEISE

PROJ MGR: J. FRANCIS

REQUIRED:

☐ FIELD SURVEY

☐ VECTOR ARTWORK

☐ PAINT COLOR

☐ CLIENT PMS COLOR

☐ FONTS

☐ ENGINEERING

OTHER:

LANDLORD APPROVAL

DATE

CLIENT APPROVAL

DATE

HOME2

SUITES BY HILTON

HOME 2 SUITES

3386 E MAIN STREET

EAGLE PASS, TX 78852

SHEET NUMBER

1.0



VICINITY MAP

SIGN CODE REVIEW



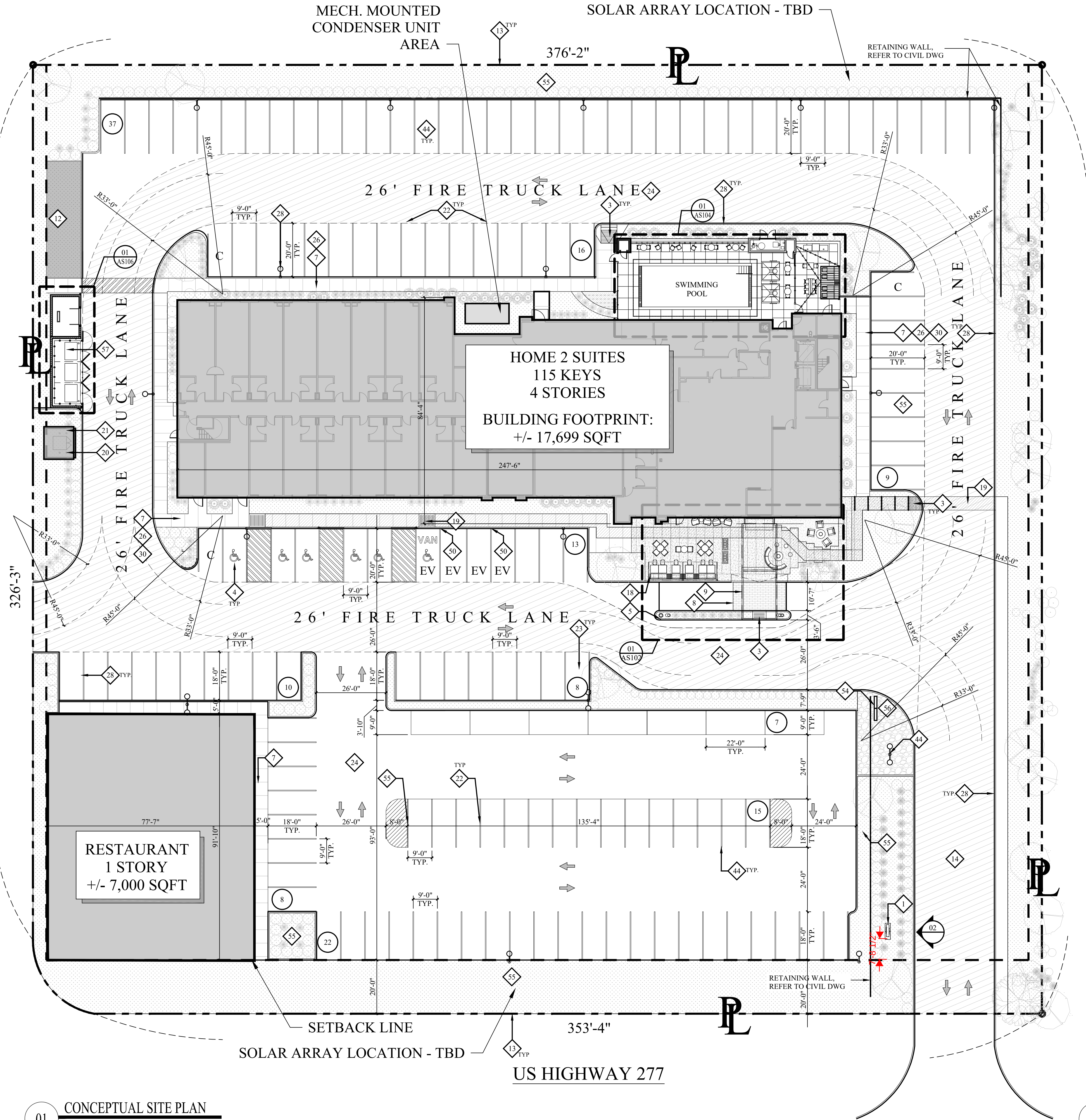
SCALE: NTS

JONES SIGN Your Vision. Accomplished. A MORTENSEN COMPANY	JOB #: 306980_R2 DATE: 06.17.2025 DESIGNER: J. SOTKA SALES REP: E. ZEISE PROJ MGR: J. FRANCIS	REQUIRED: ☐ FIELD SURVEY ☐ VECTOR ARTWORK ☐ PAINT COLOR ☐ CLIENT PMS COLOR ☐ FONTS ☐ ENGINEERING
--	--	---

OTHER:

BOB ROGERS

PRIVATE ENTRANCE ACCESS
(CLINTO AVENUE UNRECORDED)



CONCEPTUAL SITE PLAN

1" = 20'-0"

KEYED NOTES - SITE PLAN

- MONUMENT SIGN LOCATION
- ACCESSIBLE PASSENGER DROP OFF AREA W/ ADJACENT CLEAR ACCESS AISLE - DROP OFF AND ACCESS AISLE SHALL BE AT THE SAME LEVEL & SHALL HAVE A SLOPE NOT TO EXCEED 1:48 (1:64 RECOMMENDED) - DRIVE AISLES SHALL RAMP UP TO LEVEL OF WALK AT DROP-OFF AREA - REFER TO MATERIAL LEGEND FOR SPECIFIC PAVING OF THIS AREA. REFER TO THE HADG FOR MORE INFORMATION REGARDING ACCESSIBLE PASSENGER LOADING ZONES.
- ACCESSIBLE CURB RAMP TO MEET ALL ACCESSIBILITY REQUIREMENTS, MAXIMUM SLOPE OF RUN 1:12 (1:14 RECOMMENDED), MAXIMUM CROSS SLOPE OF 1:48 (1:64 RECOMMENDED), REFER TO THE HAD FOR FURTHER INFORMATION
- ACCESSIBLE PARKING SPACES, SIGNAGE, LOGOS, WHEEL STOPS AND ACCESS AISLES MUST MEET ALL ACCESSIBILITY REQUIREMENTS - PROVIDE SPACES IN SIZE, QUANTITY AND LOCATIONS REQ'D BY ACCESSIBILITY AND BY APPLICABLE CODES AS DETERMINED BY LOCAL JURISDICTION. PROVIDE A MAXIMUM SLOPE IN EITHER DIRECTION OF 1:48 (1:64 RECOMMENDED), REFER TO HADG FOR FURTHER INFORMATION.
- OPTIONAL FLAGPOLE WITH IN-GROUND UPLIGHT
- PET RELIEF STATION
- PAVED WALKWAY - SLOPE AWAY FROM BLDG. (MAX 2% CROSS SLOPE) - SILICA-BASED AGGREGATE WITH BROOM-FINISHED CONCRETE
- DECORATIVE NON-SLIP PAVING
- LINE OF CANOPY ROOF ABOVE
- UNUSED
- EXTERIOR GARDEN STORAGE AREA
- PET RELIEF STATION
- PROPERTY LINE
- CURB CUT & DRIVEWAY ACCESS - SIZE & LOCATE CURB CUTS & DRIVE AISLES PER LOCAL REQUIREMENTS - MAINTAIN APPROPRIATE SIGHT LINES
- OUTDOOR LOUNGE - REFER TO FF&E SPECS FOR LOOSE FURNISHINGS
- POOL PATIO - REFER TO FF&E SPECS FOR LOOSE FURNISHINGS
- ACCENT PLANTINGS - SPECIES DETERMINED BY LOCAL CLIMATE CONDITIONS - REFER TO LANDSCAPE DESIGN INTENT PLAN FOR LANDSCAPING GUIDELINES
- TRELLIS ABOVE - SEE DETAILS SHEET A-305
- ACCESSIBLE ROUTE FROM ACCESSIBLE PARKING TO BUILDING ENTRANCE. PROVIDE A RUNNING SLOPE OF MAXIMUM 1:20 AND A CROSS SLOPE OF MAXIMUM 1:48 (1:64 RECOMMENDED). REFER TO HADG FOR FURTHER INFORMATION.
- BOLLARDS - 48" HIGH 6" DIA. CONC. FILLED STL.
- PROPOSED TRANSFORMER & CONCRETE PAD LOCATION - ADJUST LOCATION AS REQUIRED TO MEET LOCAL CODES & UTILITY ACCESS
- PARKING LOT STRIPING MUST BE WHITE, EXCEPT WHERE OTHER COLORS ARE REQUIRED BY LOCAL CODES FOR FIRE LANES, ACCESSIBLE PARKING, NO PARKING ZONES, ETC.
- TREES - SPECIES DETERMINED BY LOCAL CLIMATE COND. - TREES SHALL NOT INTERFERE W/ PARKING OR PEDESTRIAN ACTIVITY - REFER TO LANDSCAPE DESIGN INTENT PLAN FOR LANDSCAPING GUIDELINES
- ASPHALT OR CONC. PAVING SHALL COMPLY W/ LOCAL REQUIREMENTS - PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. - COORDINATE SITE DRAINAGE & DETENTION W/ CIVIL ENGINEER
- PARTIAL HEIGHT WALL
- ACCESSIBLE WALKWAY: RUNNING SLOPE OF MAXIMUM 1:20 AND CROSS SLOPE OF MAXIMUM 1:48 (1:64 RECOMMENDED). REFER TO HADG FOR FURTHER INFORMATION. SCORE DECORATIVE CONC.
- CONTINUOUS CONCRETE CURB - TYP.
- CONDENSING UNIT LOCATION - SCREENED FROM VIEW
- ACCESSIBLE PATH AWAY FROM BUILDING
- EXTERIOR FIRE PIT WITH MANUAL EMERGENCY REMOTE SHUT-OFF VALVE. SECURE IN PLACE TO RESIST MOVEMENT. FEED WITH UNDERGROUND LINE FROM BUILDING GAS SERVICE. PROVIDE APPROPRIATELY SIZED SAFETY SCREEN
- EXPANSION JOINT
- CONTROL JOINT
- LANDSCAPE AREA - REFER TO LANDSCAPE SHEETS FOR PLANTING PLAN
- REFER TO FLOOR PLANS FOR HATCHED AREA
- PRIMED AND PAINTED TUBE STEEL CANOPY COLUMNS
- ACCESSIBLE ROUTE TO PUBLIC RIGHT OF WAY (1 REQUIRED). MAX. RUNNING SLOPE OF 1:20 AND MAX. CROSS SLOPE OF 1:48 (1:64 RECOMMENDED). ALL PAVED SURFACES, CURB RAMP AND TRANSITIONS ALONG PATH TO MEET ACCESSIBILITY REQ'S
- EXTERIOR GAS GRILL. GRILLS REQUIRE REMOTE EMERGENCY SHUT OFF.
- PARKING LOT & DRIVEWAY LIGHTING (P-1) - SHOWN FOR DESIGN INTENT
- FLUSH CURB ALONG ENTIRE LENGTH OF ACCESSIBLE DROP OFF
- TRASH, RECYCLING, AND ASH BIN
- 24" X 54" FRC PLANTERS
- POOL
- EV CHARGING STATION. PROVIDE CONCRETE FOOTING AND ELECTRICAL
- EMERGENCY GAS SHUT OFF
- PROVIDE POWER FOR PLUG IN STRIP LIGHT AT TRELLIS
- PROVIDE POWER FOR PLUG IN STRING LIGHTS
- INFORMATION KIOSK
- SOLAR CONDUIT STUB - FINAL QUANTITY AND LOCATION TO BE VERIFIED IN FIELD
- THREE 3" KIOSK CONDUIT STUB - FINAL LOCATION TO BE VERIFIED IN FIELD
- PUBLIC WORKS SOLID WASTE DEPARTMENT HAS A COMMERCIAL DRIVER'S SIDE LOADER WITH SPACE REQUIREMENTS OF 14' CLEARANCE TO THE FRONT OF THE PAD AND 20' CLEARANCE TO THE REAR OF THE PAD. IF OUTWARD OPENING DOORS ARE INSTALLED, DOORS WILL HAVE TO ALLOW 180 DEGREE OPENING FOR COMMERCIAL SIDE LOADER TRUCK TO BE ABLE TO REACH THE CONTAINER.

NOTE :

VERIFY WITH OWNER.

7'-4 3/8" CABINET

HOME 2

4'-0"

D/F MONUMENT SIGN

MONUMENT SIGN & PYLON SIGN ELEVATION

1/8" = 1'-0"

GENERAL NOTES - SITE PLAN

- A. BLDG. LIMITATIONS, AREA REQUIREMENTS, & SETBACKS ARE TO CONFORM TO APPLICABLE CODES AS DETERMINED BY LOCAL JURISDICTION.
- B. PROVIDE FIRE ACCESS LANE AS REQUIRED BY APPLICABLE CODES AS DETERMINED BY LOCAL JURISDICTION
- C. PROVIDE APPROPRIATE NUMBER OF CURB CUTS AND DRIVEWAY ACCESS WIDTHS TO SITE AS REQUIRED BY APPLICABLE CODES AS DETERMINED BY LOCAL JURISDICTION.
- D. TYP. PARKING SPACES SHALL BE REQUIRED BY APPLICABLE CODES AS DETERMINED BY LOCAL JURISDICTION.
- E. COORDINATE LIGHTING LOCATIONS WITH LANDSCAPE PLANTINGS - PROVIDE PHOTOMETRIC ANALYSIS AS REQUIRED BY APPLICABLE CODES.
- F. REFER TO BRANDS STANDARDS FOR ADDITIONAL INFORMATION AND PRECISE SIGNAGE REQUIREMENTS
- G. IRRIGATE ALL LANDSCAPED AREAS WITH AUTOMATIC UNDERGROUND SPRINKLER SYSTEM EXCEPT THOSE IMMEDIATELY ADJACENT TO EXTERIOR WALL OF THE HOTEL.
- H. ALL AREAS NOT WITHIN PLANTING BEDS TO BE XERISCAPE.
- I. ALL EQUIPMENT MUST BE SCREENED WITH LANDSCAPING OR OTHER MEANS.
- J. ALL SITE DIMENSIONS ARE MINIMUM REQUIREMENTS. COMPLY WITH APPLICABLE CODES AS DETERMINED BY LOCAL JURISDICTION.
- K. PROVIDE HOSE BIBS AROUND MAIN BUILDING PERIMETER AND AT DUMPSTER ENCLOSURE.
- L. REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL FOR ADDITIONAL REQUIREMENTS.
- M. PROVIDE AN ACCESSIBLE MEANS OF TRAVEL TO SITE PROPERTY LINE THAT MEETS ALL ACCESSIBILITY REQUIREMENTS
- N. CATCH BASINS ARE TO BE PLACED SO AS NOT TO INTERFERE WITH DESIGNATED ACCESSIBLE ROUTES, THEIR CLEARANCES & MAX. SLOPES
- O. PARKING LOT STRIPES MUST BE WHITE, EXCEPT WHERE OTHER COLORS ARE REQUIRED FOR FIRE LANES & NO PARKING ZONES.
- P. AVOID DEAD-END PARKING.

SITE DATA
B1 - Neighborhood Business District
Setbacks :
Front = 20'
Side = 5'
Rear = 0'

LOT SIZE: ± 132,858 SQFT
ACREAGE ± 3.05 ACRE

BUILDINGS SIZE
Hotel ± 17,699 SQFT
Restaurant ± 7,000 SQFT

PROPOSED BUILDING HEIGHT:
Hotel 48' - 8 1/4"
Restaurant 1 story

NUMBER OF ROOMS
Accessible Units 7 keys
Non-Accessible Unit 108 keys
Total Provided 115 keys

PARKING REQUIREMENTS
Hotel (115 spaces)
Peak Hour Employees (4 spaces)
Restaurant (23 spaces, 1 space per 300 SQFT)
Total Required 142 spaces

PARKING PROVIDED
Standard car 133 cars
Compact car 3 cars
HC car 6 cars
HC - EV car (Van) 1 car
Electric vehicle (EV) 4 cars
Total Provided 145 cars

Standard car parking stall is 9' x 20' and 9' x 18'
Parallel parking stall is 9' x 22'
Compact parking stall is 9' x 16'

GREEN SPACE AREA CALCULATION
LANDSCAPE SQ. AND % 26,012 SF (19.6%)

NOTE:
ALL LAWN TO BE XERISCAPE

LEGEND - SITE PLAN

- CONCRETE PAVING
- PAVED WALKWAY
- PAVING #1: CONCRETE
- PAVING #2: COLORED CONCRETE WITH EXPOSED AGGREGATE OR SAND FINISH
- PAVING #3: DECORATIVE NON-SLIP TILE PAVERS
- PARKING AND DRIVE STRIPING
- GRAVEL - SEE LANDSCAPE
- GROUND COVER - SEE LANDSCAPE
- PROPERTY LINE
- SETBACK LINE
- STREET LIGHT (P-1)
- IN-GROUND UPLIGHT (P-3)
- FLAG POLE



3827 BILLO ROAD
ALDEN, NY, 14004
716-631-0600
ARCHITECT OF RECORD

DONALD M. EDWARD
LICENSE # 20212
10800 ALABASTER DR.
DAVIDSON, NC 28036
donedwardarchitect@gmail.com



WARNING
IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT OR ENGINEER, TO ALTER OR REPRODUCE THESE DRAWINGS IN ANY WAY.

DRAWING QUESTIONS
CA@MWTUSA.COM
1-800-717-5816

REVIEW SET



EAGLE PASS, TX 78852
PROTOTYPE VERSION: 3.0

REVISIONS

NO.	DESCRIPTION	DATE	BY

ISSUED FOR:
PERMIT SET

PROJECT NO.: 22-014

DATE: 04/18/2023

DRAWN BY: RH/AA

CHKD. BY: AS/FS

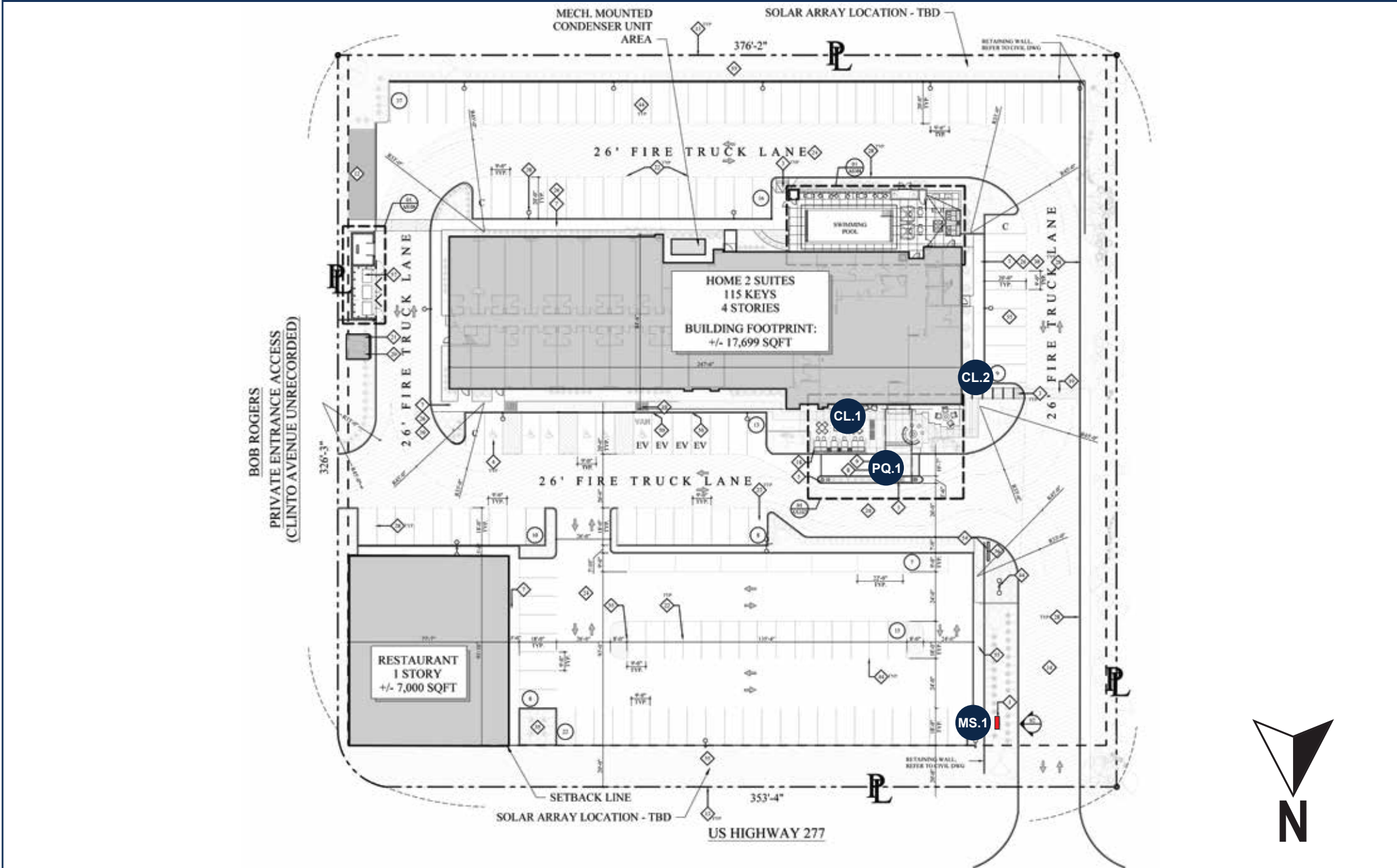
SITE PLAN

SHEET

AS100

22-014 AS100 SITE PLAN.dwg

SITEPLAN	SCOPE OF WORK
----------	---------------



SCALE: NTS

SCOPE OF WORK

[illegible]

JONES SIGN
Your Vision. Accomplished.
A MORTENSEN COMPANY

DATE: 06.17.2025

SALES REP: E. ZEISE

PROJ MGR: J. FRANCIS

REQUIRED:

- ☐ FIELD SURVEY ☐ PAINT COLOR ☐ FONTS
☐ VECTOR ARTWORK ☐ CLIENT PMS COLOR ☐ ENGINEERING

OTHER:

LANDLORD APPROVAL _____ DATE _____

DATE _____

CLIENT APPROVAL	DATE
-----------------	------

DATE _____



HOME 2 SUITES	SHEET NUMBER
3386 E MAIN STREET	
EAGLE PASS, TX 78852	3.0

SHEET NUMBER

3.0

NORTH ELEVATION

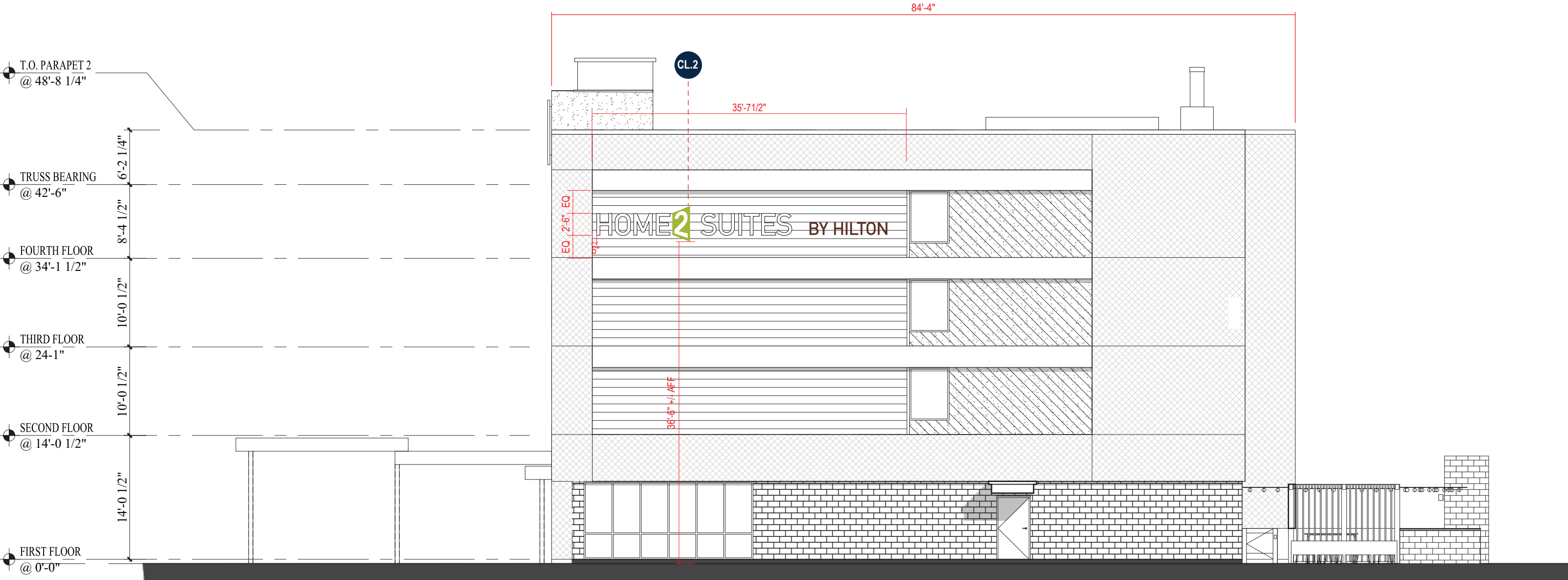


NORTH ELEVATION - PROPOSED SIGNAGE
SCALE: 1/16" = 1'-0"

JONES SIGN Your Vision. Accomplished. A MORTENSEN COMPANY	JOB #: 306980_R2 DATE: 06.17.2025 DESIGNER: J. SOTKA SALES REP: E. ZEISE PROJ MGR: J. FRANCIS	REQUIRED:	LANDLORD APPROVAL		DATE	HOME2 SUITES BY HILTON	HOME 2 SUITES 3386 E MAIN STREET EAGLE PASS, TX 78852	SHEET NUMBER 4.0
		☐ FIELD SURVEY ☐ PAINT COLOR ☐ FONTS ☐ VECTOR ARTWORK ☐ CLIENT PMS COLOR ☐ ENGINEERING OTHER:	CLIENT APPROVAL		DATE			

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WEST ELEVATION



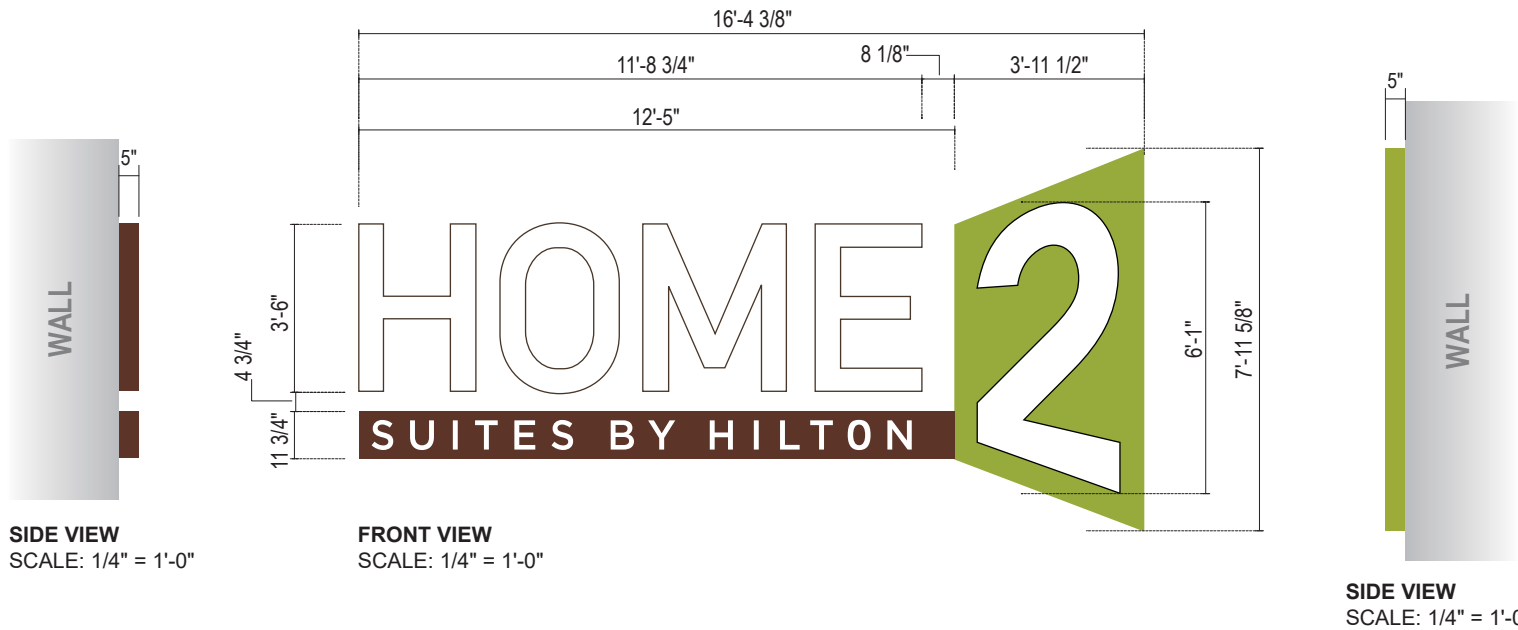
WEST ELEVATION - PROPOSED SIGNAGE
SCALE: 3/32" = 1'-0"

JONES SIGN Your Vision. Accomplished. A MORTENSEN COMPANY	JOB #: 306980_R2 DATE: 06.17.2025 DESIGNER: J. SOTKA SALES REP: E. ZEISE PROJ MGR: J. FRANCIS	REQUIRED: ☐ FIELD SURVEY ☐ VECTOR ARTWORK ☐ PAINT COLOR ☐ CLIENT PMS COLOR ☐ FONTS ☐ ENGINEERING
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OTHER:

CL.1 FACE LIT CHANNEL LETTER SET - STACKED (QTY 1)

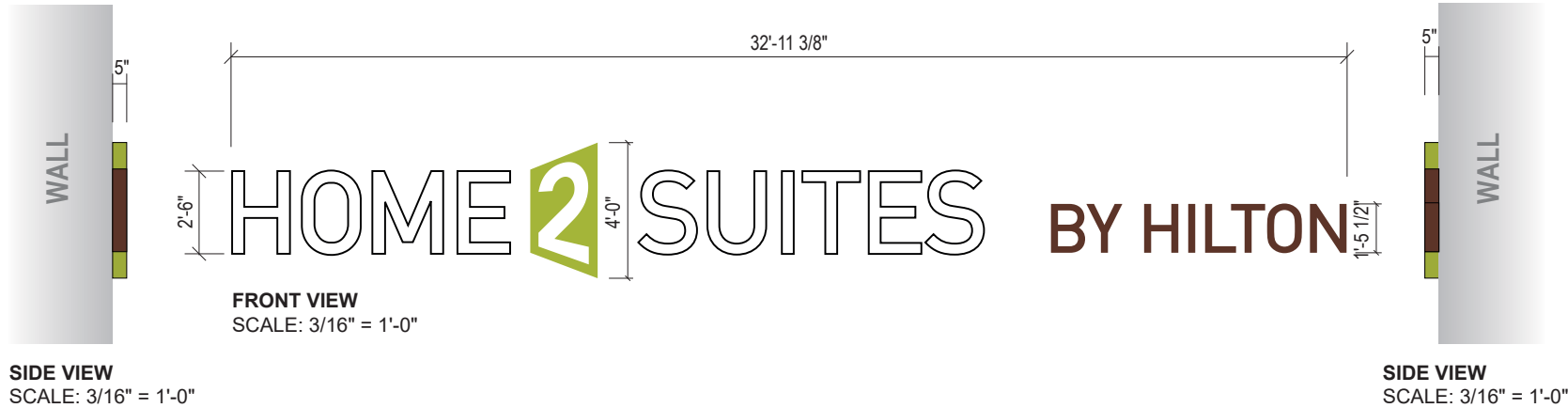
OVERALL SQUARE FOOTAGE: 130.41



JONES SIGN Your Vision. Accomplished. A MORTENSEN COMPANY	JOB #: 306980_R2 DATE: 06.17.2025 DESIGNER: J. SOTKA SALES REP: E. ZEISE PROJ MGR: J. FRANCIS	REQUIRED: ☐ FIELD SURVEY ☐ PAINT COLOR ☐ FONTS ☐ VECTOR ARTWORK ☐ CLIENT PMS COLOR ☐ ENGINEERING OTHER:	LANDLORD APPROVAL DATE	HOME2 SUITES BY HILTON	HOME 2 SUITES 3386 E MAIN STREET EAGLE PASS, TX 78852	SHEET NUMBER 6.0
			CLIENT APPROVAL DATE			

CL.2 FACE LIT CHANNEL LETTER SET - LINEAR (QTY 1)

OVERALL SQUARE FOOTAGE: 82.37



HOME 2 SUITES BY HILTON

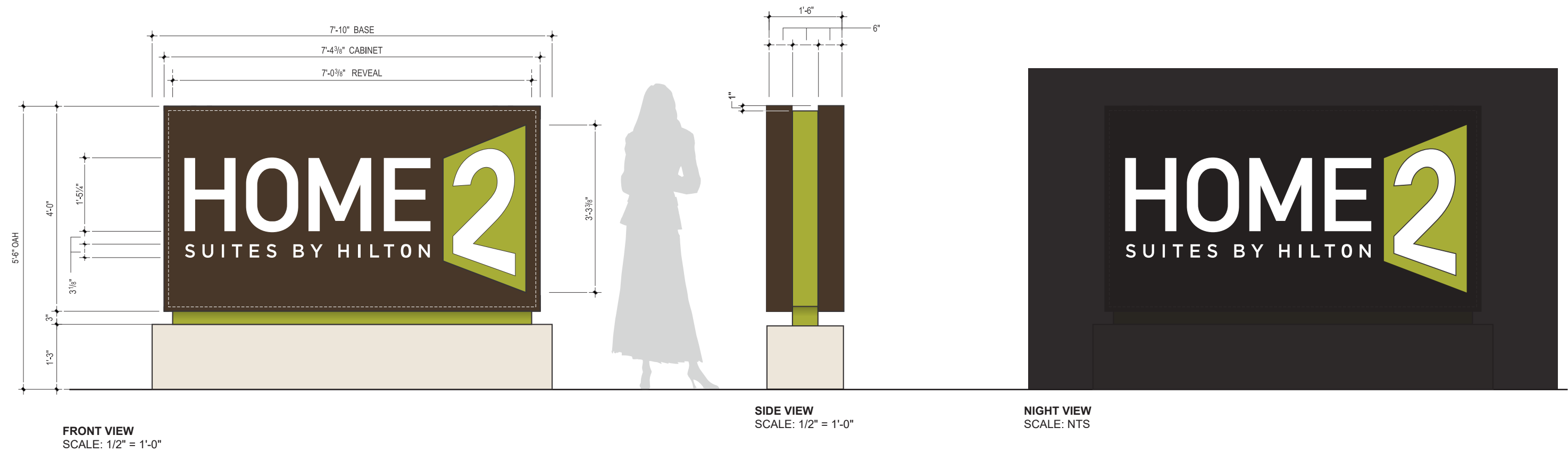
NIGHT VIEW
SCALE: NTS

JONES SIGN Your Vision. Accomplished. A MORTENSEN COMPANY	JOB #: 306980_R2 DATE: 06.17.2025 DESIGNER: J. SOTKA SALES REP: E. ZEISE PROJ MGR: J. FRANCIS	REQUIRED: ☐ FIELD SURVEY ☐ VECTOR ARTWORK ☐ PAINT COLOR ☐ CLIENT PMS COLOR ☐ FONTS ☐ ENGINEERING
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OTHER:

MS.1 D/F INTERNALLY LIT MONUMENT SIGN - M-28 (QTY 1)

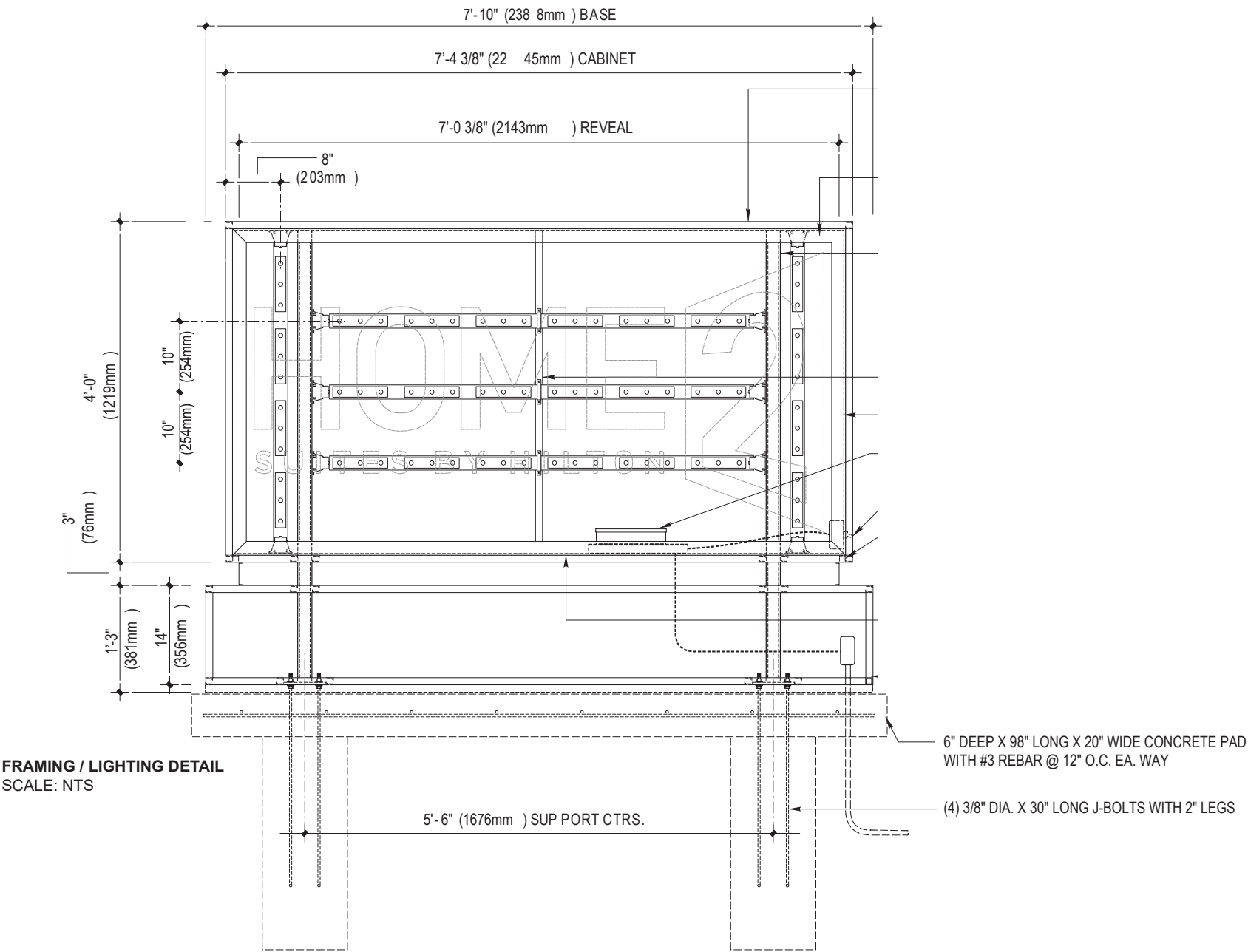
OVERALL SQUARE FOOTAGE: 31.33



JONES SIGN Your Vision. Accomplished. A MORTENSEN COMPANY	JOB #: 306980_R2 DATE: 06.17.2025 DESIGNER: J. SOTKA SALES REP: E. ZEISE PROJ MGR: J. FRANCIS	REQUIRED: ☐ FIELD SURVEY ☐ VECTOR ARTWORK ☐ PAINT COLOR ☐ CLIENT PMS COLOR ☐ FONTS ☐ ENGINEERING
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OTHER:

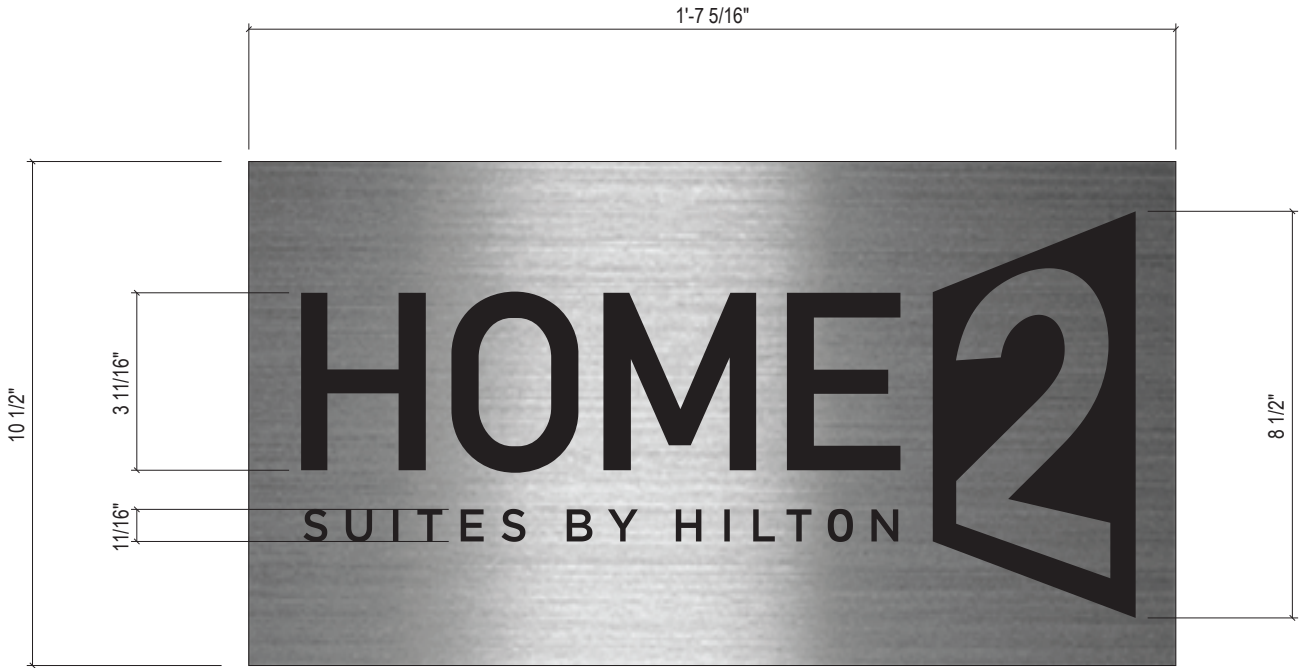
MS.1 D/F INTERNALLY LIT MONUMENT SIGN - DETAILS



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OTHER:

PQ.1 ENTRANCE PLAQUE (QTY. 1)

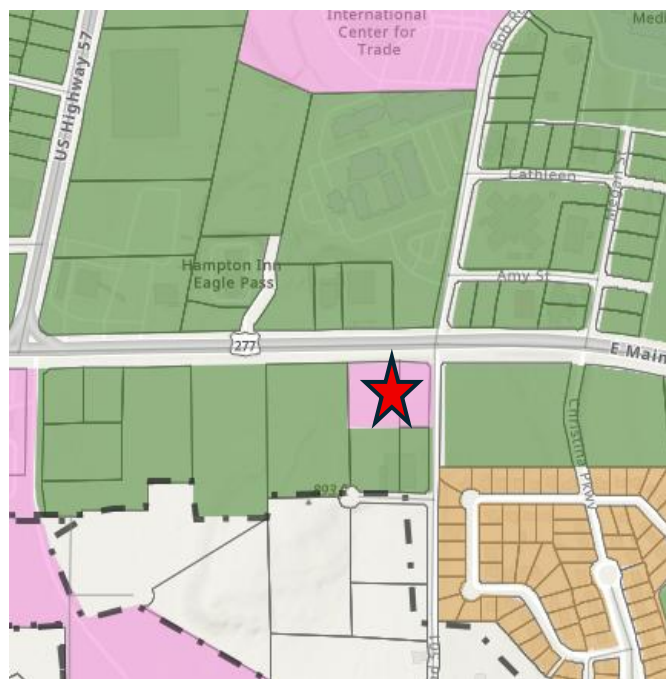
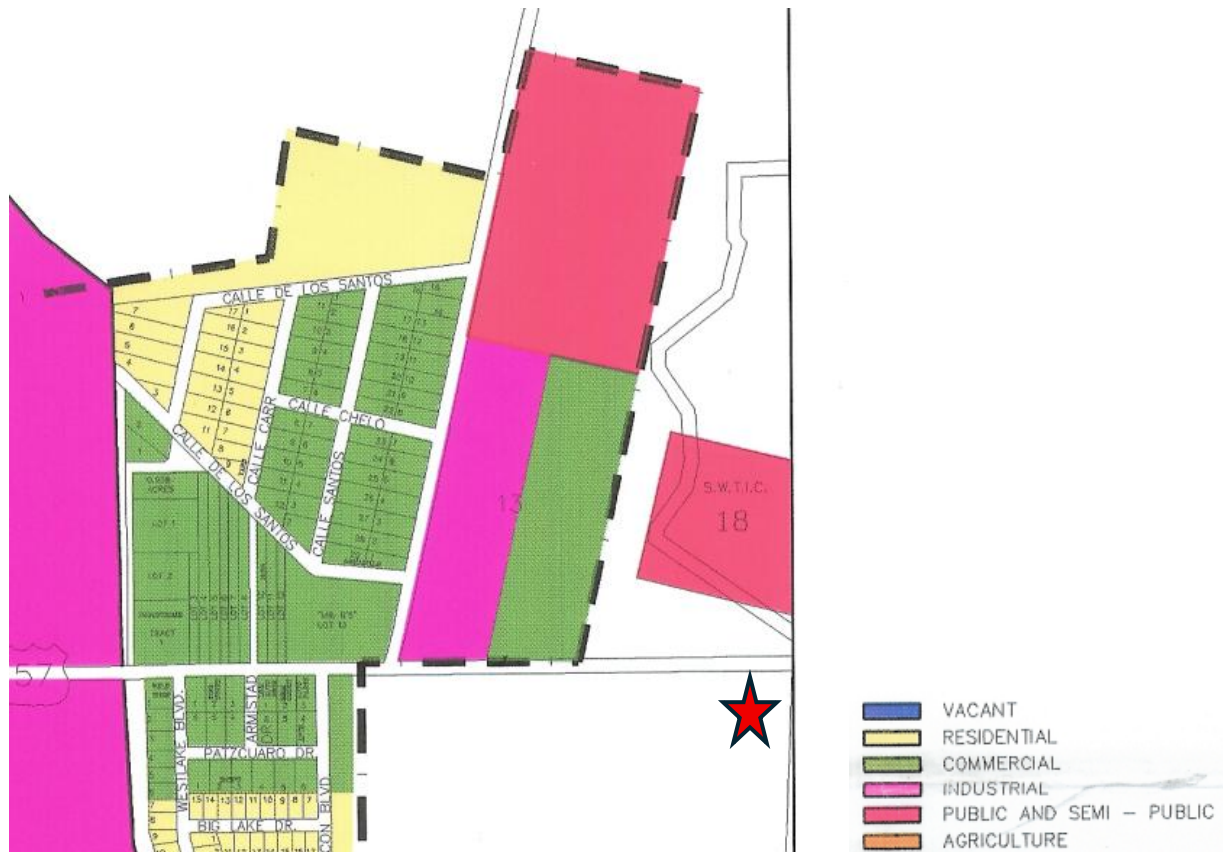


FRONT VIEW
SCALE: 3" = 1'-0"



SIDE VIEW
SCALE: 3" = 1'-0"

JONES SIGN Your Vision. Accomplished. A MORTENSEN COMPANY	JOB #: 306980_R2 DATE: 06.17.2025 DESIGNER: J. SOTKA SALES REP: E. ZEISE PROJ MGR: J. FRANCIS	REQUIRED: ☐ FIELD SURVEY ☐ PAINT COLOR ☐ FONTS ☐ VECTOR ARTWORK ☐ CLIENT PMS COLOR ☐ ENGINEERING OTHER:	LANDLORD APPROVAL	DATE	HOME2 SUITES BY HILTON	HOME 2 SUITES 3386 E MAIN STREET EAGLE PASS, TX 78852	SHEET NUMBER 10.0
			CLIENT APPROVAL	DATE			



☑ Zoning

- R1 - First One-family District
- R2 - Second One-family District
- R3 - Duplex District
- B1 - Neighborhood Business District
- B2 - Central Business District
- B3 - General Business District
- I - Industrial District
- F - Floodway District

☐ Historic Preservation