



CITY OF EAGLE PASS
AGENDA
CITY COUNCIL REGULAR MEETING
Council Chambers, City Hall
100 S. Monroe Street, Eagle Pass,
Maverick County, Texas
Tuesday, January 6, 2026 at 5:30 PM

Once convened, the City Council will take up the following items in any order during the meeting but no sooner than the designated times. Meetings are broadcast live on the Official City Eagle Pass, Texas Facebook Page.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

MOMENT OF REVERENCE

ANNOUNCEMENTS

CITIZENS COMMUNICATIONS AND RECOGNITIONS

MAYOR'S CONSENT AGENDA ANNOUNCEMENT

A Consent Agenda is contained in this meeting agenda. The consent agenda is designed to assist in making the meeting shorter and more efficient. Items left on the Consent Agenda may not be discussed when the Consent Agenda comes before the Council. If any Council Member wishes to discuss a Consent Agenda item, please tell me now and I will remove the item from the Consent Agenda and place it in an appropriate place on the meeting agenda so it can be discussed when that item is taken up by the Council. Does any Council Member request removal of a Consent Agenda item?

CONSENT AGENDA ITEMS

1. Approval of minutes for the December 9, 2025 meeting.
2. Second reading of an ordinance of the City of Eagle Pass, Texas, amending Chapter 2, Article I, Section 2-3.2, of the Code of Ordinances by adding subsections (d) to include the adopted 1995 Comprehensive Plan, and (e) to include the 2025 Thoroughfare Master Plan; providing that this ordinance shall be cumulative; providing a severability clause; and declaring an effective date.
3. Third and final reading of an ordinance for the extension of the "Wet Zone" to include 1.513 acres, part of an 11.35 acres remainder of Lot 1, Block 1, as shown on the Re-Plat of Lot 1, Block 1 of the Vista Hermosa Commercial Subdivision (2071 N. Veteran's Blvd.), where the sale and consumption of alcoholic beverages may be permitted, finding that the meeting at which this

ordinance is passed is open to the public, as required by law.

ORDINANCE(S)

4. Introductory ordinance of the City of Eagle Pass, Texas, amending the FY 2025–2026 budget of the City of Eagle Pass, Texas, to implement position title adjustments and adding new FTE's across multiple departments; authorizing the use of available revenue surplus and grant funds to fund the amendment; finding that the meeting at which this ordinance is passed is open to the public as required by law; providing a severability clause; providing for publication, and establishing an effective date.
5. Introductory ordinance of the City of Eagle Pass, Texas, amending Chapter 2, Article VI, Division II, Subdivision G, Sections 2-250.41, 250.42, and 250.43 of the Code of Ordinances by updating the financial disclosure reporting guidelines to align with Chapter 145 of the Texas Local Government Code and Chapter 572 of the Texas Government Code; providing that this ordinance shall be cumulative; providing a severability clause; and declaring an effective date.
6. Introductory ordinance of the City of Eagle Pass, Texas, amending Appendix A- Zoning Ordinance, Section 12-1-off-street parking requirements subsection 3. (g) and 8. (b) of the Code of Ordinances by reducing the required parking for a three-bedroom unit from two and one half to two; providing that this ordinance shall be cumulative; providing a severability clause; and declaring an effective date.
7. Introductory ordinance of the City of Eagle Pass, Texas, amending Appendix A, Section 5, of the Code of Ordinances by reducing the zoning requirements by reducing minimum lot depth, lot area, and lot width requirements and increasing maximum impervious cover in the R-1 first one-family dwelling district; providing that this ordinance shall be cumulative; providing a severability clause; and declaring an effective date.
8. Introductory ordinance of the City of Eagle Pass, Texas, amending Appendix A, Section 6, of the Code of Ordinances by modifying development standards within the “R-2” second one-family dwelling district, including reductions to minimum lot dimensions, yard requirements, and impervious cover limitations; providing that this ordinance shall be cumulative; providing a severability clause; and declaring an effective date.
9. Introductory ordinance of the City of Eagle Pass, Texas, amending Appendix A, Section 7, of the Code of Ordinances by modifying development standards within the “R-3” duplex district, including reductions to height, lot dimensions, yard requirements, and impervious cover limitations; providing that this ordinance shall be cumulative; providing a severability clause; and declaring an effective date.

10. Introductory ordinance of the City of Eagle Pass, Texas, amending Appendix A, Section 7.1, of the Code of Ordinances to modify development standards within the "R-3(A)" apartment district, including adjustments to height, yard requirements, lot dimensions, and impervious cover standards; providing that this ordinance shall be cumulative; providing a severability clause; and declaring an effective date.
11. Introductory ordinance of the City of Eagle Pass, Texas, amending Appendix A, Section 7.2, of the Code of Ordinances to modify development standards within the "R-4" Townhouse Residence District in order to promote housing affordability and efficient land use; providing that this ordinance shall be cumulative; providing a severability clause; and declaring an effective date.
12. Second reading of an ordinance of the City of Eagle Pass, Texas, amending Chapter 27, Article I, Division 1, Section 27-26 (c) of the Code of Ordinances by modifying the percentage of gross revenues paid from City Waterworks System to the city from 2 percent to a tiered schedule increasing the transfer rate from one percent for the first two years, then one and a half percent for year three, two percent for year four, three percent for year five, four percent for year six, and five percent for year seven to continue until a new agreement is in place; providing that this ordinance shall be cumulative; providing a severability clause; providing for publication; and declaring an effective date.

RESOLUTION(S)

13. A resolution of the City Council of the City of Eagle Pass, Texas, supporting and requesting the establishment of a local Texas CASA program in Eagle Pass, Texas, to advocate for abused and neglected children and to strengthen the child welfare system.
14. A resolution of the City Council of the City of Eagle Pass, Texas, providing for the approval of the agreement between the Texas Department of Transportation and the City of Eagle Pass, for the temporary closure of Bus US 277 and Spur 240, Main Street (downtown portion), during various 2026 events.

OTHER BUSINESS

15. Confirmation by City Council of Civil Service Commission appointee, Mr. Enrique Montalvo, per Texas Local Government Code Chapter 143, Section 143.006 (b).
16. Discussion and possible action allowing City Manager to negotiate and execute a Municipal Maintenance Agreement with Texas Department of Transportation to assist the City in the maintenance and operation of State Highways within the City.

17. Consideration and possible approval of a partnership agreement between the City of Eagle Pass and South Texas All Abilities Center to establish a Mosaic Eagle Kids Museum.

EXECUTIVE SESSION

The City Council reserves the right to adjourn into executive session at any time during this meeting to discuss any posted agenda item when authorized by Texas Government Code, Chapter 551, Subchapter D, Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and/or 551.087 (Economic Development). Following a closed session, the open meeting will reconvene at which time action, if any, may be taken.

18. Executive Session pursuant to Texas Government Code, Chapter 551, Section 551.071 and 551.072 discussion, and possible action regarding various downtown properties, and any other matters incident thereto.
19. Executive Session pursuant to Texas Government Code, Chapter 551, Section 551.071 and 551.087 discussion, and possible action regarding a memorandum of understanding between the City of Eagle Pass and a potential investor, and any other matters incident thereto.
20. Executive Session pursuant to Texas Government Code, Chapter 551, Section 551.071 discussion, and possible action regarding an agreement regarding drainage improvements for Terra Verde Estates Subdivision Unit 2, and any other matters incident thereto.
21. Executive Session pursuant to Texas Government Code, Chapter 551, Section 551.071 and 551.087 — Discussion, and possible action regarding a memorandum of understanding between the City of Eagle Pass and a potential investor, and any other matters incident thereto.

ADJOURNMENT

Entrance and parking spaces for disabled persons are available in front of City Hall.

CERTIFICATION

I, the undersigned authority, do hereby certify that the above notice of the meeting of the City Council of the City of Eagle Pass is true and correct copy of said notice and was posted on the bulletin board located in the lobby at City Hall in a convenient place to the public, 100 South Monroe Street, Eagle Pass, Texas, and said notice was posted the 23rd day of December 2025, at 5:10 p.m., which is more than three (3) business days prior to the meeting on the 6th day of January 2026.

Ita A. Cortinas

Assistant City Secretary

THE STATE OF TEXAS)
COUNTY OF MAVERICK)
CITY OF EAGLE PASS)

The City Council of the City of Eagle Pass held their Special meeting on Tuesday, December 09, 2025, at 5:30 p.m. in the Council Chambers at Eagle Pass City Hall, 100 S. Monroe St., Eagle Pass, Texas. All legal notices were duly posted in accordance with the law.

ESTABLISHMENT OF QUORUM

City Council present: Mayor Aaron Valdez.; Mayor Pro-Tem, William "Billy Davis; Councilors: Mario E. Garcia, Elias Diaz and Jessica Rey Ramon

Absent: Mayor Pro-Tem William "Billy Davis

City staff present: City Manager, Homero Balderas; Assistant City Manager, Ivan Morua; Assistant City Manager, Placido Madera; City Attorney, Ana Sophia Garcia; City Secretary, Erika Rodriguez; Public Works Director, Daniel Ibarra; Finance Director, Felix Castillo; Assistant Finance Director, Valeria Mendoza; Interim Economic Development Director, Adislada Mendoza; Municipal Court Administrator, Mayra Huerta; Public Relations Coordinator, Valeria Flores; Fire Chief, Manuel Mello; Assistant Fire Chief, Rodolfo Cardona; Administrative Captain, Gerardo Fuentes; Police Chief, Amy Rodriguez; Lieutenant Barrientos; Parks and Recreation Director, Ricardo Gutierrez; Marketing Director, Aide Castano; Human Resources Director, Cynthia Campos; Library Director, Cristina Olivas.

With a quorum being established, Mayor Valdez called the meeting to order, and the items were considered as follows:

MOMENT OF REVERANCE

Pastor Chavez provided an opening prayer.

ANNOUNCEMENTS

The city staff provided announcements on upcoming events:

Chief of Police- Eagle Pass Police Department in accepting gifts for a Toy Drive.

Parks Director- Christmas lights on San Juan Plaza and Main Street along with the holiday market every Friday in December/ New Placement of batting cages.

Library Director- Very Merry Christmas night at the library.

City Manager- Pasaino Program

CITIZENS COMMUNICATIONS AND RECOGNITIONS

Mayor Valdez asked if there was anyone in the audience wishing to express their comments on items which did not appear on the agenda, reminding them, that although they were unable to take formal action on such items, they would be glad to take it under advisement.

At the consensus of city council, the meeting went out of order to discuss item #9.

9. An introductory ordinance of the City of Eagle Pass, Texas, amending Chapter 27, Article I, Division 1, Section 27-26 (c) of the Code of Ordinances by modifying the percentage of gross revenues paid from City Waterworks System to the city from 2 percent to a tiered schedule increasing the transfer rate from one percent for the first two years, then one and a half percent for year three, two percent for year four, three percent for year five, four percent for year six, and five percent for year seven to continue until a new agreement is in place; providing that this ordinance shall be cumulative; providing a severability clause; providing for publication; and declaring an effective date.

Councilwoman Ramon moved to approve ordinance on first reading and negotiate the percentage with waterworks manager and be brought back for second reading with the reflected agreeable percentage.
Seconded by Councilwoman Ramon-MOTION PASSED

AYES: Valdez, Garcia, Ramon, and Diaz
NAYS: None
ABSTAINED: None
ABSENT: Davis

CONSENT AGENDA ITEMS

1. Approval of minutes for October 21, November 4, and November 18, 2025.
2. Second reading of an ordinance for the extension of the "Wet Zone" to include 1.513 acres, part of an 11.35 acres remainder of Lot 1, Block 1, as shown on the Re-Plat of Lot 1, Block 1 of the Vista Hermosa Commercial Subdivision (2071 N. Veteran's Blvd.), where the sale and consumption of alcoholic beverages may be permitted, finding that the meeting at which this ordinance is passed is open to the public, as required by law.
3. Consideration and possible approval of a resolution of the City Council of the City of Eagle Pass, Texas supporting the Future Interstate Highway Program.
4. Consideration and possible approval of a resolution of the City Council of the City of Eagle Pass, Texas supporting the future interstate feasibility study for Heartland Expressway, Theodore Roosevelt Express, and a portion of Ports-To-Plains high priority corridors.
5. Consideration and possible approval of a resolution of the City Council of the City of Eagle Pass, Texas supporting future interstate designation for Heartland Expressway, Theodore Roosevelt Expressway, and a portion of Ports-to-Plains high priority corridors and numbering future interstate segments.
6. Consideration and possible approval of a resolution of the City Council of the City of Eagle Pass, Texas casting the City's vote for Aaron Valdez for Board of Directors of the Maverick County Appraisal District.

7. Consideration and possible approval of a resolution of the City Council of the City of Eagle Pass, Texas authorizing the submission of a grant application with the Texas Office of the Governor for the FY 26 for Bullet-Resistant components for law enforcement vehicles in the amount of \$107,314.20 with no cash match requirements.
8. Consideration and possible approval of a resolution of the City Council of the City of Eagle Pass, Texas approving the submission of an application to the Office of the Governor Homeland Security Grant, for the Operation Stonegarden Program, for \$313,291.80 with no cash match requirements.

Councilman Garcia moved to approve consent agenda items 1-8. Seconded by Councilwoman Ramon-MOTION PASSED

AYES: Valdez, Garcia, Ramon, and Diaz
NAYS: None
ABSTAINED: None
ABSENT: Davis

ORDINANCE (S)

10. An introductory ordinance of the City of Eagle Pass, Texas, amending Chapter 2, Article I, Section 2-3.2, of the Code of Ordinances by adding subsections (d) to include the adopted 1995 Comprehensive Plan, and (e) to include the 2025 Thoroughfare Master Plan; providing that this ordinance shall be cumulative; providing a severability clause; and declaring an effective date.

Councilman Garcia moved to approve first reading. Seconded by Councilwoman Ramon-MOTION PASSED.

AYES: Valdez, Garcia, Ramon, and Diaz
NAYS: None
ABSTAINED: None
ABSENT: Davis

RESOLUTION (S)

11. Consideration and possible approval of a resolution of the City Council of the City of Eagle Pass, Texas, pledging collaboration with the Eagle Pass Independent School District to strengthen joint public safety protocols, consistent with the requirements of House Bill 121 (HB 121).

Councilman Diaz moved approve (Resolution 2025-82). Seconded by Councilwoman Ramon-MOTION PASSED

AYES: Valdez, Garcia, Ramon, Davis, and Diaz
NAYS: None
ABSTAINED: None
ABSENT: None

12. Consideration and possible approval of a resolution of the City Council of the City of Eagle Pass, Texas establishing the "Events for all Advisory Board" of the City of Eagle Pass; providing for membership, powers, and duties; and providing an effective date.

Councilman Diaz moved to table item. Seconded by Councilman Garcia-MOTION PASSED

AYES: Valdez, Garcia, Ramon, and Diaz
NAYS: None
ABSTAINED: None
ABSENT: Davis

OTHER BUSINESS

13. Consideration and possible approval of an agreement between the City of Eagle Pass Police Department and Motorola Solutions for a purchase of a Video Management Cloud Base Storage System not to exceed \$85,137.50 per fiscal year not to exceed 3 years under Texas Smart Buy contract TX-DIR-CPO-5433.

Councilman Garcia moved to approve agreement. Seconded by Councilwoman Ramon-MOTION PASSED.

AYES: Valdez, Garcia, Ramon, and Diaz
NAYS: None
ABSTAINED: None
ABSENT: Davis

14. Consideration and possible approval between the City of Eagle Pass Police Department and Motorola Solutions to purchase 11 APX Next Portable Radios under the LoneStar Grant not to exceed \$117,440.95 under Texas Smart Buy contract TX-DIR-CPO-5433.

Councilman Diaz moved to approve agreement. Seconded by Councilwoman Ramon-MOTION PASSED.

AYES: Valdez, Garcia, Ramon, and Diaz
NAYS: None
ABSTAINED: None
ABSENT: Davis

15. Consideration and possible approval between the City of Eagle Pass Police Department and WCCTV Wireless CCTV for the purchase of a Wireless CCTV's Mini Dome System under the LoneStar Grant not to exceed \$61,469.69.

Councilman Diaz moved to approve agreement. Seconded by Councilwoman Ramon-MOTION PASSED.

AYES: Valdez, Garcia, Ramon, and Diaz
NAYS: None
ABSTAINED: None
ABSENT: Davis

16. Presentation and possible action by Keep Texas Recycling (KTR) for a possible grant award from H-E-B towards the City of Eagle Pass Recycling Center equipment purchase.

Councilman Diaz moved to approve grant award. Seconded by Councilwoman Ramon-MOTION PASSED

AYES: Valdez, Garcia, Ramon, and Diaz
NAYS: None
ABSTAINED: None
ABSENT: Davis

17. Discussion and possible action regarding recycling services.

Placido Madera, Assistant City Manager, informed the council that the city wants to maintain recycling services. In addition, he explained that if the council wants to evaluate private businesses for the services, he will request that the council open a solicitation that will enable the administration to evaluate the cost.

Councilwoman Ramon questioned the current employees of the recycling center and how they will be impacted if the service moves to third party.

Councilman Diaz moved to keep the recycling services in house. Seconded by Councilwoman Ramon-MOTION PASSED

AYES: Valdez, Garcia, Ramon, and Diaz
NAYS: None
ABSTAINED: None
ABSENT: Davis

18. Discussion and possible action on the awarding/rejection of Request for Proposal (RFP) #2025-031 City of Eagle Pass Design and Build of Recycling Collection Center to Pilot Construction and authorize the City Manager to negotiate and execute contract.

Councilman Diaz moved to take item into executive session. Seconded by Councilwoman Ramon-MOTION PASSED

AYES: Valdez, Garcia, Ramon, and Diaz
NAYS: None
ABSTAINED: None
ABSENT: Davis

19. Consideration and possible approval to award IFB#2026-001 Street Construction Maintenance Materials to Dubai Construction LLC for concrete, South Texas Aggregates Inc. for hot mix, Vulcan Construction Materials LLC with LRA precoat PB-5S, LRA precoat PB-4 rock and cold mix.

Mayor Valdez stepped down for this item.

Councilman Diaz moved award IFB#2026-001 as presented. Seconded by Councilwoman Ramon-MOTION PASSED

AYES: Valdez, Garcia, Ramon, and Diaz
NAYS: None
ABSTAINED: None
ABSENT: Davis

20. Consideration and possible approval to award Mello Construction with IFB#2026-003 Lay Down Asphalt Pavement HMAC throughout the City.

Councilman Diaz moved award IFB#2026-003 as presented. Seconded by Councilwoman Ramon-MOTION PASSED

AYES: Valdez, Garcia, Ramon, and Diaz
NAYS: None
ABSTAINED: None
ABSENT: Davis

21. Presentation and possible action of the Core Messaging Deliverables for The City of Eagle Pass.

Councilman Diaz moved to go with Option 3 for Mission and Option 3 for Vision. Seconded by Councilwoman Ramon-MOTION PASSED

AYES: Valdez, Garcia, Ramon, and Diaz
NAYS: None
ABSTAINED: None
ABSENT: Davis

22. Consideration and possible approval between the City of Eagle Pass Fire Department and Motorola Solutions for the purchase of 10 portable APX Next dual-band radios under the Operation Lonestar Grant, not to exceed \$109,267.38 under contract #TX-DIR-CPO-5433.

Councilman Diaz moved to approve as presented. Seconded by Councilwoman Ramon-MOTION PASSED

AYES: Valdez, Garcia, Ramon, and Diaz
NAYS: None
ABSTAINED: None
ABSENT: Davis

23. Consideration and possible approval between the City of Eagle Pass Fire Department and Siddons Martin Emergency Group, LLC for the purchase of a custom-built utility all task vehicle under the Operation Lone Star Grant, not to exceed \$102,423.00 under Buyboard contract #746-24.

Councilwoman Ramon moved to approve as presented. Seconded by Councilman Diaz -MOTION PASSED

AYES: Valdez, Garcia, Ramon, and Diaz
NAYS: None
ABSTAINED: None
ABSENT: Davis

24. Consideration and possible approval between the City of Eagle Pass Fire Department and Rescue Gear for the purchase of specialized swift water and technical rescue equipment, not to exceed \$60,458.59 under Buyboard contract 698-23.

Councilman Diaz moved to approve as presented. Seconded by Councilwoman Ramon -MOTION PASSED

AYES: Valdez, Garcia, Ramon, and Diaz
NAYS: None
ABSTAINED: None
ABSENT: Davis

EXECUTIVE SESSION

The Council adjourned into Executive Session at 6:58 p.m. to consider the items below. The Council reconvened in open session at 8:26 p.m. to take action as noted below.

18. Discussion and possible action on the awarding/rejection of Request for Proposal (RFP) #2025-031 City of Eagle Pass Design and Build of Recycling Collection Center to Pilot Construction and authorize the City Manager to negotiate and execute contract.

Councilman Diaz moved to proceed as recommended by the city attorney and reject all proposals and reopen solicitation. Seconded by Councilwoman Ramon-MOTION PASSED

AYES: Valdez, Garcia, Ramon, and Diaz
NAYS: None

ABSTAINED: None
ABSENT: Davis

25. Executive Session pursuant to Texas Government Code Chapter 551, Section 551.087—
Presentation on Project Madison and discussion in regard to a Chapter 380 agreement between the
City of Eagle Pass and a private investor; and possible action in open session regarding the same.

Councilman Diaz moved to proceed with negotiation as stated in executive session and bring back to
council for final approval. Seconded by Councilwoman Ramon-MOTION PASSED

AYES: Valdez, Garcia, Ramon, and Diaz
NAYS: None
ABSTAINED: None
ABSENT: Davis

26. Executive Session pursuant to Texas Government Code, Chapter 551, Section 551.071 and 551.087
— Discussion, and possible action regarding a memorandum of understanding between the City of
Eagle Pass and a potential investor; and any other matters incident thereto.

No action.

ADJOURNMENT

Councilor Diaz moved to adjourn the meeting at 8:29 p.m. Seconded by Councilor Garcia. **MOTION
PASSED** - Unanimously

Aaron Valdez
Mayor

ATTEST:

Erika Rodriguez
City Secretary

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF EAGLE PASS, TEXAS, AMENDING CHAPTER 2, ARTICLE I, SECTION 2-3.2, OF THE CODE OF ORDINANCES BY ADDING SUBSECTIONS (D) TO INCLUDE THE ADOPTED 1995 COMPREHENSIVE PLAN, AND (E) TO INCLUDE THE 2025 THOROUGHFARE MASTER PLAN; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the City of Eagle Pass operates under a Home Rule Charter and possesses the authority to implement comprehensive planning measures necessary for the efficient physical development of the City and its extraterritorial jurisdiction (ETJ);

WHEREAS, effective master planning requires continuous review of the City's physical characteristics, economic status, and social dynamics to determine long-range goals and policies;

WHEREAS, the City of Eagle Pass initiated a comprehensive planning effort, which resulted in the document titled the CITY OF EAGLE PASS 2005 MASTER PLAN, with initial preparation conducted through February 15, 1995, which analyzed and set forth goals and objectives concerning the City's housing inventory, population projections, existing land use, street system, thoroughfare system, and storm drainage;

WHEREAS, the adoption of a Master Plan component is crucial for providing a strong basis upon which to develop policies and programs for housing development, land use patterns, and population characteristics;

WHEREAS, the City conducted numerous meetings and public workshops, including a City Council Special Workshop on September 13, 1995, to receive input from the community, the Planning & Zoning Commission, the City Council, and the Master Plan Steering Committee regarding the development and contents of the Master Plan;

WHEREAS, a City's transportation system, particularly its thoroughfare system, is a vital component of its infrastructure, essential for effective master planning, economic well-being, and communication;

WHEREAS, the City recognized the necessity of developing detailed plans, in coordination with the Texas Department of Transportation

(TxDOT), to alleviate traffic safety concerns while maximizing the potential to bring people to the community;

WHEREAS, the analysis of the existing thoroughfare system requires objective criteria and data comparison to determine the system's capacity, capability, and future improvement needs; and

WHEREAS, the City has commissioned a subsequent detailed study concerning traffic and circulation, resulting in the 2025 Thoroughfare Master Plan CITY OF EAGLE PASS, TX, dated OCTOBER 2025, intended to guide the physical development of the City's traffic network.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EAGLE PASS, TEXAS THAT:

Section 1. The City of Eagle Pass Code of Ordinances, Chapter 2, Article I, Section 2-3.2, is hereby amended as follows:

Sec. 2-3.2. Same—Subsequent adoption.

(a) There is hereby adopted, approved and accepted, as the Master Plan for the physical development of the City of Eagle Pass, Texas, through January 2008, all of those certain instruments of writing together with the surveys, charts, plats, data, and appendixes, attached hereto [Ords. Nos. 72-11 and 92-05], and being composed and consisting of nine (9) bound volumes entitled and dated as follows: (1) Comprehensive Development Plan, April, 1972; (2) Administrative Controls, April, 1972; (3) Eagle Pass: A Report on Tourism; (4) Housing Report, May, 1972; (5) Capital Improvements Program, June, 1972; (6) Central Business District Plan, March, 1972 and its supplement dated April, 2003; (7) Historic Preservation Plan, March, 1972; (8) Parks & Open Spaces, April, 2003, and (9) Economic Development Report, April, 2003; the official copy of said plan, attached hereto [Ord. No. 72-11], shall be maintained on file by the city secretary of this city in such complete form, all pursuant to the provisions of the Home Rule Charter of this city. Notwithstanding anything to the contrary in this chapter, the City of Eagle Pass public works department's construction specifications as set forth in its construction specifications manual, and any revisions thereto, are hereby adopted by reference and, as adopted, shall apply to the activities contemplated by this chapter. Any provision of this chapter, and any ordinance, resolution, or part thereof, in conflict with the construction specifications hereby adopted are repealed to the extent of such conflict. The construction specifications set forth in the construction specifications manual shall apply not only to any project, work or development located within the city limits of the City of Eagle Pass, but also to any such activities located within the extraterritorial jurisdiction of the City of Eagle Pass, Texas. A copy of the City of Eagle Pass public works department's construction specifications manual shall be available for inspection in the following offices of the City of Eagle Pass: city secretary, planning department and public works department.

- (b) It is not intended by this section to interfere with, abrogate or to annul section 2-3.1 of the Code of Ordinances, City of Eagle Pass, Texas, and "The 1965 Comprehensive (City) Plan for the City of Eagle Pass" thereby adopted, to the extent that said plan is not in conflict with or inconsistent with any of the provisions of the master plan hereby adopted; but all ordinances, parts of ordinances or plans previously adopted to the extent of conflict with the master plan adopted herewith are hereby repealed.
- (c) It is further intended that the master plan adopted hereby shall not be conclusive or determinative of the matters relating to traffic flow in the central business district of the City of Eagle Pass, Texas.
- (d) *There is hereby adopted, approved and accepted, as a component of the Master Plan for the physical development of the City of Eagle Pass, Texas, the instrument entitled and dated Comprehensive Plan, 1995, together with any accompanying surveys, charts, plats, data, and appendixes. The official copy of said plan shall be maintained on file by the City Secretary of this city.*
- (e) *There is hereby adopted, approved and accepted, as a component of the Master Plan for the physical development of the City of Eagle Pass the instrument entitled and dated 2025 Thoroughfare Master Plan City of Eagle Pass, Texas, together with any accompanying surveys, charts, plats, data, and appendixes. This plan shall govern matters relating to traffic and circulation. The official copy of said instrument shall be maintained on file by the City Secretary of this city.*

Section 2. This ordinance shall be cumulative of all provisions of ordinances of the City of Eagle Pass, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

Section 3. It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

Section 4. This Ordinance shall become effective immediately upon publication.

**PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR
ON THIS __ DAY OF _____ 2025.**

AARON VALDEZ
MAYOR

ATTESTED:

ERIKA RODRIGUEZ
CITY SECRETARY

APPROVED AS TO FORM:

ANA SOPHIA GARCIA
CITY ATTORNEY

ORDINANCE NO. 2025-

**AN ORDINANCE OF THE CITY OF EAGLE PASS, TEXAS
AMENDING CHAPTER 5, ARTICLE III, SECTION 5-32, OF
THE CODE OF ORDINANCES TO INCLUDE 1.513 ACRES,
PART OF AN 11.35 ACRES REMAINDER OF LOT 1,
BLOCK 1, AS SHOWN ON THE RE-PLAT OF LOT 1,
BLOCK 1 OF THE VISTA HERMOSA COMMERCIAL
SUBDIVISION (2071 N. VETERAN'S BLVD.), WITHIN THE
AREAS IN WHICH THE SALE OF ALCOHOLIC
BEVERAGES FOR CONSUMPTION ON THE PREMISES IS
PERMITTED; FINDING THAT THE MEETING AT WHICH
THIS ORDINANCE IS PASSED IS OPEN TO THE PUBLIC
AS REQUIRED BY LAW; PROVIDING A SEVERABILITY
CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE**

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
EAGLE PASS, TEXAS, as follows:**

SECTION 1. Section 5-32, Article III, Chapter 5 of the Code of Ordinances of the City of Eagle Pass, Texas, is hereby amended by adding at the end of the description, therein contained, of the areas in which alcoholic beverages may be sold, given, or dispensed, or delivered for consumption on the premises, the following language to-wit:

1.513 acres, part of an 11.35 acres remainder of Lot 1, Block 1, as shown on the Re-Plat of Lot 1, Block 1 of the Vista Hermosa Commercial Subdivision (2071 N. Veteran's Blvd.)

SECTION 2. If any section, part, or provision of this Ordinance is declared unconstitutional or invalid by a court of competent jurisdiction, then, in that event, it is expressly provided, and it is the intention of the City Council in passing this Ordinance that its parts shall be severable, and all other parts of this Ordinance shall not be affected thereby, and they shall remain in full force and effect.

SECTION 3. This Ordinance shall be in full force and effect from and after its final passage in accordance with the City Charter of the City of Eagle Pass.

**READ, PASSED, AND APPROVED ON FIRST READING, on this 18th Day of
November, A.D., 2025.**

ATTEST:

Aaron Valdez
Mayor

Erika Rodriguez
City Secretary

AYES:
NAYS:
ABSTAINED:
ABSENT:

**READ, PASSED, AND APPROVED ON SECOND READING, this 9th Day of December
A.D., 2025.**

ATTEST:

Aaron Valdez
Mayor

Erika Rodriguez
City Secretary

AYES:
NAYS:
ABSTAINED:
ABSENT:

**READ, PASSED, AND APPROVED ON THIRD AND FINAL READING this 1st Day
of January , A.D., 2026.**

ATTEST:

Aaron Valdez
Mayor

Erika Rodriguez
City Secretary

AYES:
NAYS:

ABSTAINED:
ABSENT:

APPROVED AS TO FORM AND LEGALITY:

Ana Sophia Garcia
City Attorney

New Full-Time Employees (FTE)

Number	Department	New Request	Funding	Increase in Pay Y/N	Budget	Proposed	Difference
10-640	PARD Facilities	Parks & Facilities Superintendent	General Fund	Y	\$ -	\$ 91,000.00	\$ 91,000.00
10-105	Human Resources	Resource Program Administrator	Grant Funded	Y	\$ -	\$ -	\$ -
NEW	Police Department	4 Police Officers	COPS Grant	Y	\$ -	\$ -	\$ -
Budget Impact New FTE's							\$ 91,000.00

Position Title Changes

Number	Department	As Presented in Budget Book 25-26	Correct Position/Title	Increase in Pay Y/N	Budget	Proposed	Difference
10-109	Engineering	Construction Coordinator	Construction Coordinator, Sr.	N	\$ -	\$ -	\$ -
10-200	Community Development	Planning Director	Community Development Director	N	\$ -	\$ -	\$ -
10-200	Community Development	Assistant Planning Director	Assistant Community Development Director	N	\$ -	\$ -	\$ -
10-200	Community Development	Health Inspector I	Environmental Health Inspector I	N	\$ -	\$ -	\$ -
10-200	MPO	Administrative Assistant I	Executive Assistant	N	\$ -	\$ -	\$ -
10-200	Community Development	Permit Specialist II	Permit Technician I	Y	\$ 39,913.00	\$ 42,403.00	\$ 2,490.00
10-200	Community Development	Building Inspector I	Permit Technician I	Y	\$ 43,472.00	\$ 42,403.00	\$ (1,069.00)
10-200	Community Development	Administrative Clerk I	Administrative Assistant I	Y	\$ 33,541.00	\$ 34,582.00	\$ 1,041.00
10-205	Police Department	Administrative Clerk II	Victims Advocate	Y	\$ 37,459.00	\$ 47,353.00	\$ 9,894.00
10-318	Auto Shop	Fleet Maintenance Supervisor	Auto Shop Supervisor	N	\$ -	\$ -	\$ -
10-610	PARD Administration	Business Service Management	Business Service Manager	N	\$ -	\$ -	\$ -
10-640	PARD Facilities	Facilities Maintenance Coordinator	Facilities Maintenance Supervisor	N	\$ -	\$ -	\$ -
10-640	PARD Facilities	Facilities Maintenance Specialist, Sr.	Facilities Maintenance Coordinator	y	\$ 39,000.00	\$ 42,752.00	\$ 3,752.00
10-640	PARD Facilities	Custodial Supervisor	Facilities Maintenance Specialist	N	\$ -	\$ -	\$ -
31-630	PARD Recreation	Recreation Supervisor	Recreation Center Supervisor	N	\$ -	\$ -	\$ -
38-550	Convention Center & Tourism	Marketing & Tourism Manager	Marketing Director	N	\$ -	\$ -	\$ -
38-540	Convention Center & Tourism	Custodian Supervisor	Custodial Supervisor	N	\$ -	\$ -	\$ -
52	Bridge	Bridge Operations Manager	Bridge General Manager	N	\$ -	\$ -	\$ -
52	Bridge	Toll Collections Supervisor	Assistant Bridge General Manager	N	\$ -	\$ -	\$ -
52	Bridge	Toll Collections Supervisor	Bridge Operations Supervisor	N	\$ -	\$ -	\$ -
					\$ 193,385.00	\$ 300,493.00	\$ 16,108.00

Budget Impact Title Changes \$ 16,108.00

Total Combined Budget Impact \$ 107,108.00

Fund	Budget Revenues	YTD Revenue (17%)	%	Surplus Revenues
General Fund	22,576,897	5,608,353	25%	448,668.24
Bridge Fund	19,781,219	4,677,913	24%	327,453.91
Total YTD Surplus				776,122.15

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF EAGLE PASS, TEXAS, AMENDING APPENDIX A- ZONING ORDINANCE, SECTION 12-1-OFF-STREET PARKING REQUIREMENTS SUBSECTION 3. (g) AND 8. (b) OF THE CODE OF ORDINANCES BY REDUCING THE REQUIRED PARKING FOR A THREE-BEDROOM UNIT FROM TWO AND ONE HALF TO TWO; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the City of Eagle Pass seeks to periodically review and update its off-street parking standards to reflect current land use patterns, housing needs, and best practices in municipal planning; and

WHEREAS, the City Council finds that the existing requirements may exceed present-day parking demand and create unnecessary site design and development constraints; and

WHEREAS, the City Council further finds that optimizing land use by calibrating minimum off-street parking requirements to actual residential parking demand can increase the proportion of a site dedicated to living space, open space, and other community-serving amenities; and

WHEREAS, the City Council of the City of Eagle Pass, Texas, finds that enhancing housing affordability is a matter of city-wide importance and that targeted amendments to parking requirements can reduce housing costs by enabling more efficient residential design and construction.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EAGLE PASS, TEXAS THAT:

Section 1. The City of Eagle Pass Code of Ordinances, Appendix A-Zoning Ordinance, Section 12-1, is hereby amended as follows:

(g) Residential group R. The use of a building or portion thereof for sleeping purposes.

Residential occupancies shall include, but not limited to, single-family residential dwelling units, duplex residential dwelling units, triplex residential dwelling units, apartment dwelling units, bed and breakfast operations, and hotels.

The required number of improved off-street parking spaces per use is as follows:

- i. Single-family residence: Two (2) parking spaces per dwelling unit.
 - ii. Duplex, triplex and multi-family dwellings: One and one-half (1.5) spaces for a one-bedroom unit; two (2) spaces for a two-bedroom unit; ~~[two and one-half (2½)]~~ **two (2)** spaces for a three-bedroom unit ~~[; plus additional five (5) percent of total number of required spaces for visitors]~~.
 - iii. Hotel or motel: One (1) parking space for each room, plus one (1) parking space for every two hundred (200) square feet for an associated restaurant, retail, conference, or office area.
8. Design standards. Design standards for off-street parking shall be as follows:
- (a) Ninety-degree angle parking. Each ninety-degree angle parking space shall not be less than nine (9) feet in width and eighteen (18) feet in length. Maneuvering space shall be not less than twenty-four (24) feet.
 - (b) Sixty-degree angle parking. Each sixty-degree angle parking space shall be not less than nine (9) feet wide perpendicular to the parking angle ~~[or]~~ **nor** less than twenty and one-half (20½) feet in length when measured at right angles to the building or parking line. Maneuvering space shall be not less than sixteen (16) feet perpendicular to the building or parking line.

Section 2. This ordinance shall be cumulative of all provisions of ordinances of the City of Eagle Pass, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

Section 3. It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

Section 4. This Ordinance shall become effective immediately upon publication.

**PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR
ON THIS __DAY OF _____, 2025.**

AARON VALDEZ
MAYOR

ATTESTED:

ERIKA RODRIGUEZ
CITY SECRETARY

APPROVED AS TO FORM:

ANA SOPHIA GARCIA
CITY ATTORNEY

ORDINANCE NO. 2026-

AN ORDINANCE OF THE CITY OF EAGLE PASS, TEXAS, AMENDING APPENDIX A, SECTION 5, OF THE CODE OF ORDINANCES BY REDUCING THE ZONING REQUIREMENTS BY REDUCING MINIMUM LOT DEPTH, LOT AREA, AND LOT WIDTH REQUIREMENTS AND INCREASING MAXIMUM IMPERVIOUS COVER IN THE R-1 FIRST ONE-FAMILY DWELLING DISTRICT; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Eagle Pass, Texas (“City Council”) desires to revise and update certain zoning regulations to promote flexibility and efficiency in land use within the City of Eagle Pass; and

WHEREAS, the reduction of certain zoning requirements is necessary to encourage economic development, streamline permitting processes, and support the orderly growth of the City while maintaining public health, safety, and welfare; and

WHEREAS, the City Manager of the City of Eagle Pass is of the opinion that it is in the best interest of the City to implement such reductions in order to foster investment, improve housing availability, and enhance the overall quality of life for residents; and

WHEREAS, reducing minimum lot dimensions and allowing modest increases in impervious cover enables more efficient use of residential land while maintaining neighborhood character and development standards; and

WHEREAS, the City Council finds that the amendments to the R-1 First One-Family Dwelling District will support responsible growth, reduce housing costs, and expand homeownership opportunities within the City; and

WHEREAS, the City Council has determined that these amendments are consistent with the City’s long-term planning objectives and are in the best interest of the residents of Eagle Pass.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EAGLE PASS, TEXAS THAT:

Section 1. The City of Eagle Pass Code of Ordinances, Appendix A, Section 5, is

hereby amended as follows:

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~~] **one-hundred (100) 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~~ **seven thousand (7000) square feet** and an average width of not less than [~~seventy (70) feet~~] **sixty (60) 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~~ **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 of this ordinance.
- (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 flat-wise 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.

G. Landscaping. Minimum tree requirement for a residential lot in R-1 district shall be two (2) trees per lot.

Section 2. This ordinance shall be cumulative of all provisions of ordinances of the City of Eagle Pass, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

Section 3. It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

Section 4. This Ordinance shall become effective immediately upon passage.

**PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR
ON THIS ___DAY OF _____2026.**

**AARON VALDEZ
MAYOR**

ATTESTED:

ERIKA RODRIGUEZ
CITY SECRETARY

APPROVED AS TO FORM:

ANA SOPHIA GARCIA
CITY ATTORNEY

ORDINANCE NO. 2026-

**AN ORDINANCE OF THE CITY OF EAGLE PASS, TEXAS,
AMENDING APPENDIX A, SECTION 6, OF THE CODE OF
ORDINANCES BY MODIFY DEVELOPMENT STANDARDS
WITHIN THE “R-2” SECOND ONE-FAMILY DWELLING
DISTRICT, INCLUDING REDUCTIONS TO MINIMUM
LOT DIMENSIONS, YARD REQUIREMENTS, AND
IMPERVIOUS COVER LIMITATIONS; PROVIDING THAT
THIS ORDINANCE SHALL BE CUMULATIVE;
PROVIDING A SEVERABILITY CLAUSE; AND
DECLARING AN EFFECTIVE DATE.**

WHEREAS, the City Council of the City of Eagle Pass, Texas (“City Council”) desires to revise and update certain zoning regulations to promote flexibility and efficiency in land use within the City of Eagle Pass; and

WHEREAS, the reduction of certain zoning requirements is necessary to encourage economic development, streamline permitting processes, and support the orderly growth of the City while maintaining public health, safety, and welfare; and

WHEREAS, the City Council finds that certain minimum lot size, yard, and impervious cover requirements within the “R-2” Second One-Family Dwelling District may be adjusted without compromising public health, safety, or welfare, while promoting more efficient land use and orderly residential development; and

WHEREAS, reducing certain development standards is intended to encourage reinvestment, support the creation of additional housing opportunities, including more affordable housing options, and reduce development costs within the City of Eagle Pass; and

WHEREAS, the City Manager of the City of Eagle Pass is of the opinion that it is in the best interest of the City to implement such reductions in order to foster investment, improve housing availability, and enhance the overall quality of life for residents.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF
THE CITY OF EAGLE PASS, TEXAS THAT:**

Section 1. The City of Eagle Pass Code of Ordinances, Chapter 6, Appendix A is hereby amended as follows:

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]~~ **twenty two (22) 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]~~ **five thousand (5000) square feet** and an average width of not less than ~~[fifty five (55) feet]~~ **fifty (50) 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]~~ **sixty five (65) 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.

G. Landscaping. Minimum tree requirement for a residential lot in R-1 district shall be two (1) trees per lot.

Section 2. This ordinance shall be cumulative of all provisions of ordinances of the City of Eagle Pass, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

Section 3. It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

Section 4. This Ordinance shall become effective immediately upon passage.

**PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR
ON THIS__DAY OF_____2026.**

**AARON VALDEZ
MAYOR**

ATTESTED:

**ERIKA RODRIGUEZ
CITY SECRETARY**

APPROVED AS TO FORM:

**ANA SOPHIA GARCIA
CITY ATTORNEY**

ORDINANCE NO. 2026-

**AN ORDINANCE OF THE CITY OF EAGLE PASS, TEXAS,
AMENDING APPENDIX A, SECTION 6, OF THE CODE OF
ORDINANCES BY MODIFYING DEVELOPMENT
STANDARDS WITHIN THE “R-3” DUPLEX DISTRICT,
INCLUDING REDUCTIONS TO HEIGHT, LOT
DIMENSIONS, YARD REQUIREMENTS, AND
IMPERVIOUS COVER LIMITATIONS; PROVIDING THAT
THIS ORDINANCE SHALL BE CUMULATIVE;
PROVIDING A SEVERABILITY CLAUSE; AND
DECLARING AN EFFECTIVE DATE.**

WHEREAS, the City Council of the City of Eagle Pass, Texas (“City Council”) has the authority and responsibility to adopt and amend zoning regulations to promote the public health, safety, morals, and general welfare of the community; and

WHEREAS, the City Council desires to revise certain development standards within the “R-3” Duplex District to allow for more efficient use of land, respond to current housing needs, and encourage compatible residential development; and

WHEREAS, adjustments to height, yard setbacks, lot dimensions, and impervious cover requirements are intended to reduce development constraints while maintaining neighborhood compatibility and adequate infrastructure capacity; and

WHEREAS, the City Council finds that these amendments will support the creation of additional housing opportunities, including duplex housing, help reduce development costs, and promote reinvestment within existing residential areas of the City; and

WHEREAS, the City Manager has recommended adoption of these amendments as being in the best interest of the City of Eagle Pass and its residents, and consistent with the City’s long-term growth and housing objectives.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF
THE CITY OF EAGLE PASS, TEXAS THAT:**

Section 1. The City of Eagle Pass Code of Ordinances, Chapter 7, Appendix A is hereby amended as follows:

Sec. 7. "R-3" Duplex district.

The following regulations shall apply to the "R-3" Duplex district:

- A. *Use regulations:* A building or premises shall be used only for the following purposes:
- (1) Any use permitted in the "R-1" One-family dwelling district or the "R-2" Second one-family dwelling district.
 - (2) Two-family or duplex attached dwellings.
 - (3) Institution of a religious, educational or philanthropic nature.
- B. *Height regulations:* No building shall exceed ~~[two and one-half (2½) stories or thirty-five (35) feet in height]~~ **three (3) stories or forty two (42) feet.**
- 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]~~ **twenty two (22) feet.** No structures will be permitted in the front yard setback area.
 - (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 not less than sixteen ~~[(16) feet]~~ **ten (10) feet** in depth.
 - (4) *Depth of lot.* The lot shall have a minimum depth of ~~[one hundred ten (110) feet]~~ **one hundred (100) feet.**
- D. *Intensity of use:* Except as hereinafter provided, all dwellings hereafter erected, enlarged, relocated or reconstructed, shall be located on lots containing the following areas:
- (1) A lot on which there is erected a single-family dwelling shall contain an area of not less than ~~[seven thousand (7,000) square feet]~~ **six thousand (6000) square feet.**
 - (2) A lot on which there is erected a two-family dwelling shall contain an area of not less than ~~[seven thousand (7,000) square feet]~~ **six thousand (6000) square feet.**
- (3) Maximum impervious cover for a residential lot in R-3 district is seventy (70) 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:* Whenever a structure is erected, converted, or structurally altered for two-family dwelling, two (2) paved parking spaces shall be provided and maintained on the lot for each dwelling unit. Such parking spaces shall be on the lot and so arranged as to permit satisfactory egress and ingress of an automobile, and such parking area shall be in addition to driveways. 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 sign, which shall not exceed eighteen (18) square feet, for church or school.
 - (b) 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.
- G. Landscaping. Minimum tree requirement for a residential lot in R-1 district shall be two (1) trees per lot.**

Section 2. This ordinance shall be cumulative of all provisions of ordinances of the City of Eagle Pass, Texas, except where the provisions of this ordinance are in

direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

Section 3. It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

Section 4. This Ordinance shall become effective immediately upon passage.

**PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR
ON THIS __ DAY OF _____ 2026.**

**AARON VALDEZ
MAYOR**

ATTESTED:

**ERIKA RODRIGUEZ
CITY SECRETARY**

APPROVED AS TO FORM:

**ANA SOPHIA GARCIA
CITY ATTORNEY**

ORDINANCE NO. 2026-

AN ORDINANCE OF THE CITY OF EAGLE PASS, TEXAS, AMENDING APPENDIX A, SECTION 6, OF THE CODE OF ORDINANCES TO MODIFY DEVELOPMENT STANDARDS WITHIN THE “R-3(A)” APARTMENT DISTRICT, INCLUDING ADJUSTMENTS TO HEIGHT, YARD REQUIREMENTS, LOT DIMENSIONS, AND IMPERVIOUS COVER STANDARDS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Eagle Pass, Texas (“City Council”) desires to revise and update certain zoning regulations to promote flexibility and efficiency in land use within the City of Eagle Pass; and

WHEREAS, the City Council desires to revise certain development standards within the “R-3(A)” Apartment District in order to promote efficient land use, support appropriate multi-family development, and respond to current housing needs within the City; and

WHEREAS, the City Council finds that adjustments to height, yard setbacks, lot dimensions, and impervious cover standards within the R-3(A) District may be made without adversely affecting surrounding properties or existing infrastructure, while maintaining compatibility with adjacent land uses; and

WHEREAS, the City Council further finds that these amendments will encourage reinvestment, reduce development constraints, increase housing availability, and support orderly growth within the City of Eagle Pass; and

WHEREAS, the reduction of certain zoning requirements is necessary to encourage economic development, streamline permitting processes, and support the orderly growth of the City while maintaining public health, safety, and welfare; and

WHEREAS, the City Manager of the City of Eagle Pass is of the opinion that it is in the best interest of the City to implement such reductions in order to foster investment, improve housing availability, and enhance the overall quality of life for residents.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EAGLE PASS, TEXAS THAT:

Section 1. The City of Eagle Pass Code of Ordinances, Appendix A, Section 7.2 is hereby amended as follows:

Sec. 7.1 "R-3(A)" Apartment district.

The following regulations shall apply to the "R-3(A)" Apartment district:

- A. *Use regulations:* A building or premises shall be used only for the following purposes:
 - (1) Apartment houses or multiple-family dwellings.

- (2) Institution of a religious, educational or philanthropic nature, with conditional use permit.
- B. *Height regulations:* No building shall exceed three (3) stories or ~~[forty (40) feet in height]~~ **forty two (42) feet in height.**
- 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]~~ **twenty two (22) 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 be less than ~~[sixteen (16) feet]~~ **ten (10) feet** in depth.
 - (4) *Depth of lot.* The lot shall have a minimum depth of one hundred ten (110) feet.
- D. *Intensity of use:* Except as hereinafter provided, all dwellings hereafter erected, enlarged, relocated or reconstructed, shall be located on lots containing the following areas:
- (1) A lot on which there is erected a single-family dwelling shall contain an area of not less than seven thousand (7,000) square feet.
 - (2) A lot on which there is erected a two-family dwelling shall contain an area of not less than seven thousand (7,000) square feet.
 - (3) A lot on which there is erected an apartment house or multiple-family dwelling shall contain a minimum lot area of not less than seven thousand (7,000) square feet and one thousand eight hundred (1,800) square feet per dwelling unit for each unit over four (4) units.
 - (4) Where a lot or tract has less area than herein required and its boundary lines along their entire length touched lands under other ownership on the effective date of this ordinance and have not since been changed, such parcel of land may be used for a single-family dwelling.
- (5) Maximum impervious cover for the residential lot in R-3(A) shall comply with commercial impervious cover standards. Impervious surfaces include any artificial structure that are covered by water resistant materials such as concrete, Brick, Stone, Pavement, and rooftops.**
- E. *Parking regulations:* Whenever a structure is erected, converted, or structurally altered for two-family dwelling, or a multi-family dwelling, two (2) parking spaces shall be provided and maintained on the lot for each dwelling unit in the building. Such parking spaces shall be on the lot and so arranged as to permit satisfactory egress and ingress of an automobile, and such parking area shall be in addition to driveways. 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: Signs shall be as permitted by the section 15 of this ordinance.

G. Landscaping. For the residential Lot in the R-3(A) District, the minimum tree requirement shall follow commercial landscaping standards and specifications.

Section 2. This ordinance shall be cumulative of all provisions of ordinances of the City of Eagle Pass, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

Section 3. It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

Section 4. This Ordinance shall become effective immediately upon passage.

**PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS
_____DAY OF _____2026.**

**AARON VALDEZ
MAYOR**

ATTESTED:

**ERIKA RODRIGUEZ
CITY SECRETARY**

APPROVED AS TO FORM:

**ANA SOPHIA GARCIA
CITY ATTORNEY**

ORDINANCE NO. 2026-

AN ORDINANCE OF THE CITY OF EAGLE PASS, TEXAS, AMENDING APPENDIX A, SECTION 7.2, OF THE CODE OF ORDINANCES TO MODIFY DEVELOPMENT STANDARDS WITHIN THE “R-4” TOWNHOUSE RESIDENCE DISTRICT IN ORDER TO PROMOTE HOUSING AFFORDABILITY AND EFFICIENT LAND USE; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Eagle Pass, Texas (“City Council”) desires to revise and update certain zoning regulations to promote flexibility and efficiency in land use within the City of Eagle Pass; and

WHEREAS, the reduction of certain zoning requirements is necessary to encourage economic development, streamline permitting processes, and support the orderly growth of the City while maintaining public health, safety, and welfare; and

WHEREAS, the City Council finds that townhouse development provides a cost-effective housing option by allowing shared walls, smaller lots, and more compact development patterns, which help reduce per-unit construction and land costs; and

WHEREAS, the City Council further finds that modifying setback, density, and site development standards within the R-4 District will help implement affordable housing strategies by increasing the supply of attainable housing while maintaining neighborhood compatibility and adequate open space; and

WHEREAS, the City Manager of the City of Eagle Pass is of the opinion that it is in the best interest of the City to implement such reductions in order to foster investment, improve housing availability, and enhance the overall quality of life for residents.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EAGLE PASS, TEXAS THAT:

Section 1. The City of Eagle Pass Code of Ordinances, Appendix A, Section 7.2 is hereby amended as follows:

Sec. 7.2. "R-4" Townhouse residence district.

The following regulations shall apply to the "R-4" Townhouse residence district.

- A. *Use regulations:* Single-family attached dwellings (townhouses) are permitted in their appropriate district, provided each dwelling is located on a separate lot, fronts on a street, and complies with the following specifications:
- B. *Height regulations:* No building shall exceed two and one-half (2½) stories or thirty-five (35) feet in height.
- C. *Area regulations:*
- (1) *Front yard.* The minimum front (setback) yard shall be twenty (20) feet. If, however, all off-street parking is located in the rear of the townhouse, and such lot abuts an alley or driveway having a minimum width of twenty-four (24) feet, then the front yard may be reduced to ten (10) feet.
 - (2) *Side yards.* None permitted, except that no portion of a townhouse or accessory structure in, or relocated to, one (1) group of contiguous townhouses shall be closer than ten (10) feet to any portion of a townhouse or accessory structure related to another group. Each have a side yard of at least ten (10) feet, except that in the case of reversed frontage, a side yard equal, at least, to the depth of the front yard required for a structure fronting the side street shall be required. A minimum side yard of five (5) feet shall be provided when townhouse lots abut a side lot line outside the townhouse development.
 - (3) *Rear yard.* A rear yard setback shall not be required when the townhouse lot abuts an alley or driveway having a minimum width of twenty-four (24) feet which is used to provide ingress and egress to such townhouse development. In addition, six hundred (600) square feet of contiguous open area is to be provided behind the front setback of each townhouse lot. On townhouse lots that do not abut, at the rear, an alley or driveway having a minimum width of twenty-four (24) feet, a twelve-foot rear yard setback shall be required with six hundred (600) square feet of contiguous open area being provided behind the front setback.
 - (4) *Depth of lot.* The minimum depth of lot shall be eighty (80) feet.
- D. *Minimum area requirements:*
- (1) No site for townhouse development shall contain less than ten thousand (10,000) square feet.
 - (2) No townhouse development shall exceed a density of more than twenty (20) units per gross acre.
- E. *Units per building:* The total dwelling units in any single townhouse structure shall not exceed ten (10) nor be less than two (2).
- F. *Accessory structures:* Accessory structures and uses are permitted when located on the same lot and not involving the conduct of business.
- G. *Parking requirements:*
- (1) Off-street parking shall be provided on the basis of two (2) spaces per townhouse unit, which may be provided in a communal parking area. Other standards contained in section 12.1, Parking Requirements shall also apply.
- H. *Other requirements:*
- (1) *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.

I. Landscaping. Minimum tree requirement for a lot in R-4 district shall be one (1) tree per unit.

Section 2. This ordinance shall be cumulative of all provisions of ordinances of the City of Eagle Pass, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

Section 3. It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

Section 4. This Ordinance shall become effective immediately upon passage.

**PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR
ON THIS __DAY OF _____ 2026.**

**AARON VALDEZ
MAYOR**

ATTESTED:

**ERIKA RODRIGUEZ
CITY SECRETARY**

APPROVED AS TO FORM:

**ANA SOPHIA GARCIA
CITY ATTORNEY**

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAGLE PASS, TEXAS, SUPPORTING AND REQUESTING THE ESTABLISHMENT OF A LOCAL TEXAS CASA PROGRAM IN EAGLE PASS, TEXAS, TO ADVOCATE FOR ABUSED AND NEGLECTED CHILDREN AND TO STRENGTHEN THE CHILD WELFARE SYSTEM

WHEREAS, Court Appointed Special Advocates (“CASA”) are trained volunteers appointed by judges to advocate for the best interests of children who have experienced abuse or neglect, ensuring that each child’s voice is heard throughout court proceedings and related services; and

WHEREAS, Texas CASA is the statewide organization that supports and strengthens local CASA programs through training, resources, and advocacy in order to improve outcomes for children involved in the child welfare system; and

WHEREAS, CASA volunteers work collaboratively with judges, child welfare professionals, educators, caregivers, and families to promote safety, permanency, and well-being for children who have been removed from their homes due to abuse or neglect; and

WHEREAS, Eagle Pass and Maverick County have a growing population and unique community needs, and the establishment of a local CASA office would allow for more direct, effective, and timely advocacy for children and families, significantly expanding the capacity to serve a broad range of needs within the community; and

WHEREAS, the City Council of the City of Eagle Pass recognizes the importance of proactive, community-based partnerships that support vulnerable children and families and strengthen the overall health and stability of the community;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EAGLE PASS, TEXAS:

Section 1. That the City Council hereby expresses its strong support for and respectfully requests that Texas CASA consider establishing and supporting a local CASA program and office in Eagle Pass, Texas.

Section 2. That the City Council authorizes the City Manager to transmit this resolution to Texas CASA leadership and to engage in discussions regarding the feasibility and requirements for establishing a local CASA presence in Eagle Pass.

Section 3. That the City Council affirms its commitment to supporting this effort through collaboration, community engagement, and assistance with outreach, volunteer recruitment, and other reasonable initiatives necessary to help sustain a local CASA program.

Section 4. That this resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED this ____ day of _____, 2026.

RESOLUTION NO. 2026-R

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF EAGLE PASS, TEXAS, PROVIDING FOR THE
APPROVAL OF THE AGREEMENT BETWEEN THE
TEXAS DEPARTMENT OF TRANSPORTATION AND
THE CITY OF EAGLE PASS, FOR THE TEMPORARY
CLOSURE OF BUS US 277 AND SPUR 240, MAIN
STREET (DOWNTOWN PORTION), DURING VARIOUS
2026 EVENTS**

WHEREAS, from time-to-time, persons and organizations submit requests to the city of Eagle Pass seeking to temporarily close streets within festivals and other events; and

WHEREAS, the City Council of the City of Eagle Pass has previously authorized the City Manager to review and either approve or deny these requests; and

WHEREAS, these requests, at times, include streets within the city that are owned and maintained by the Texas Department of Transportation (TXDOT).

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EAGLE PASS, TEXAS, that:

SECTION 1. The City Manager is hereby directed and authorized to execute the agreement attached as exhibit A with TXDOT for any/all temporary street closures.

SECTION 2. Should any of the clauses, sentences, paragraphs, sections, or parts of this resolution be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this resolution.

READ, PASSED AND APPROVED, this 6th Day of January, A.D., 2026

ATTEST:

Aaron Valdez
Mayor

Erika Rodriguez
City Secretary



MUNICIPAL MAINTENANCE AGREEMENT

This Municipal Maintenance Agreement ("Agreement") is made this _____ day of _____, 20____, by and between the State of Texas through the Texas Department of Transportation ("State"), and the City of _____ (population _____, 2020, latest Federal Census) acting by and through its duly authorized officers ("City").

RECITALS

A. Chapter 311 of the Transportation Code gives the City exclusive dominion, control, and jurisdiction over and under the public streets within its corporate limits and authorizes the City to enter agreements with the State to fix responsibilities for maintenance, control, supervision, and regulation of State highways within and through its corporate limits; and

B. Section 221.002 of the Transportation Code authorizes the State, at its discretion, to enter agreements with cities to fix responsibilities for maintenance, control, supervision, and regulation of State highways within and through the corporate limits of such cities; and

C. The Executive Director, acting for and on behalf of the Texas Transportation Commission, has made it known to the City that the State will assist the City in the maintenance and operation of State highways within the City, conditioned that the City will enter into agreements with the State for the purpose of determining the respective responsibilities of the parties; and

D. The City has requested the State to assist in the maintenance and operation of State highways within the City as described herein. The Municipal Ordinance or Resolution authorizing the undersigned City Official to execute this Agreement on behalf of the City is attached as **Exhibit C**.

AGREEMENT

NOW, THEREFORE, in consideration of the premises and of the mutual covenants and agreements of the parties hereto, it is agreed as follows:

ARTICLE I. COVERAGE

1. State assumption of maintenance and operations described in this Agreement shall be effective on the date of execution of this agreement by the Texas Department of Transportation.
2. In this Agreement, the use of the words "State Highway" shall be construed to mean all numbered highways that are part of the State's Highway System.

3. This Agreement is intended to cover and provide for State participation in the maintenance and operation of the following classifications of State Highways within the City:
 - A. Non-Controlled Access highways or portions thereof which are described as “State Maintained and Operated” highways in the document attached and incorporated as **Exhibit A**.
 - B. All State highways or portions thereof which have been designated by the Texas Transportation Commission, or are maintained and operated, as Controlled Access Highways and which are described in the document attached and incorporated as **Exhibit B**.
4. In the event that the present system of State highways within the City is changed by cancellation, modified routing, new routes, or a change to City boundaries, the State shall terminate maintenance and operation and this Agreement shall become null and void on those portions of the highways which are no longer on the State Highway System; and this Agreement shall apply to the new highways on the State Highway System within the City; and they shall be classified as “State Maintained and Operated” under paragraph 3 above, unless the execution of a new agreement on the changed or new portions of the highways is requested by either the City or the State.
5. Exhibits that are a part of this Agreement may be changed with both parties’ written concurrence. Additional exhibits may also be added with both parties’ written concurrence. The Parties shall periodically update any exhibits to reflect changes to the State Highway System under paragraph 3. Paragraph 4 shall apply to changes to the State Highway System regardless of whether an exhibit has been updated under this Paragraph.
6. The terms of the Agreement apply to a State Highway described by paragraphs 2-4 of this Article, unless provided otherwise in a specific project agreement.

ARTICLE II. GENERAL CONDITIONS

1. The City authorizes the State to maintain and operate the State highways covered by this agreement in the manner set out herein.
2. This agreement is between the State and the City only. No person or entity may claim third party beneficiary status under this contract or any of its provisions, nor may any non-party sue for personal injuries or property damage under this contract.
3. This agreement is for the purpose of defining the authority and responsibility of both parties for maintenance and operation of State highways through the City. This agreement shall supplement any special agreements between the State and the City for the maintenance, operation, and/or construction of the State highways covered herein, and this agreement shall supersede any existing Municipal Maintenance Agreements.

4. Traffic regulations, including speed limits, shall be established only after traffic and engineering studies have been completed by the State or City, as applicable and in accordance with 43 Tex. Admin. Code Ch. 25, Subch. B, and approved by the State.
5. The State shall install, maintain, and operate, when required, all traffic signs and associated pavement markings necessary to regulate, warn, and guide traffic on State highways within the State right-of-way, including main lanes and frontage roads, except as otherwise provided in this paragraph and elsewhere in this Agreement.
 - A. At the intersections of off-system approaches to State highways, the City shall install and maintain (1) all stop signs, yield signs, and one-way signs to regulate, warn, and guide traffic on the off-system street, even if such signs are to be installed on State right-of-way, and (2) any necessary stop or yield bars and pedestrian crosswalks outside the main lanes or outside the frontage roads, if such exist. These signs and markings must meet or exceed the latest State breakaway standards, if applicable, and be in accordance with the latest edition/revision of the Texas Manual on Uniform Traffic Control Devices
 - B. The City shall install and maintain all street name signs except for those mounted on State-maintained traffic signal poles or arms or special advance street name signs on State right-of-way.
 - C. Any other signs or pavement markings desired by the City on State right-of-way shall require prior written authorization by the State, and shall be installed and maintained by the City.
 - D. All signs and markings installed by the City under this Paragraph must meet or exceed the latest State breakaway standards, if applicable, and be in accordance with the latest edition/revision of the Texas Manual on Uniform Traffic Control Devices. All existing signs or markings shall be upgraded on a maintenance replacement basis to meet these requirements.
6. Traffic control devices such as signs, traffic signals, and pavement markings, with respect to type of device, points of installation, and necessity, shall be determined by traffic and engineering studies as provided by regulation in the Texas Administrative Code.
 - A. The City shall not install, maintain, or permit the installation of any type of traffic control device which will affect or influence the use of State highways unless approved in writing by the State. Traffic control devices installed prior to the date of this agreement are hereby made subject to the terms of this agreement and the City agrees to the removal of such devices which affect or influence the use of State highways unless their continued use is approved in writing by the State.
 - B. It is understood that basic approval for future installations of traffic control signals by the State or as a joint project with the City, shall be indicated by the

proper City official's signature on the title sheet of the plans. Both parties should retain a copy of the signed title sheet or a letter signed by both parties acknowledging which signalized intersections are covered by this agreement. Any special requirements not covered within this agreement shall be covered under a separate agreement.

- C.** This Agreement satisfies the agreement requirements of 43 Tex. Admin. Code § 25.5 concerning traffic signal installation, unless the parties determine a separate agreement is necessary to address project-specific issues that are not otherwise addressed by this Agreement.
- 7.** Subject to approval by the State, any State highway lighting system may be installed by the City provided the City shall pay or otherwise provide for all cost of installation, maintenance, and operation, except in those installations specifically covered by separate agreements between the City and State.

 - A.** For all highway lighting system projects, including those covered by separate agreements unless provided otherwise therein, (1) costs shall include the electricity required to construct and operate the lighting system, (2) the State shall not begin the trial phase of a newly installed lighting system until the applicable utility account is established by the City.
 - B.** Attached as **Exhibit D** is a list of lighting installations subject to this Agreement, but which do not have a separate agreement. Exhibit D shall be updated as necessary pursuant to Article 1, Section 6.
- 8.** The City shall enforce the State laws governing the movement of loads which exceed the legal limits for weight, length, height, or width as prescribed by Chapters 621, 622, and 623 of the Transportation Code for public highways inside corporate limits of cities. The City shall also, by ordinance/resolution and enforcement, prescribe and enforce lower weight limits when mutually agreed by the City and the State that such restrictions are needed to avoid damage to the highway and/or for traffic safety.
- 9.** The City shall prevent future encroachments within the right-of-way of the State highways and assist in removal of any present encroachments when requested by the State except where specifically authorized by separate agreement; and prohibit the planting of trees or shrubbery or the creation or construction of any other obstruction within the right-of-way without prior approval in writing from the State. Permitted landscaping and public art installations shall be handled through separate agreements.
- 10.** New construction of sidewalks, shared use pathways, curb ramps, or other accessibility-related items by either Party shall comply with current ADA standards. Except as otherwise provided in this paragraph, the City is responsible for the maintenance of these items, regardless of whether the City or the State constructed the item. Maintenance includes keeping sidewalks clear of debris and vegetation, but does not

include pavement work except as provided in the next sentence. If a Party's highway project is considered an "alteration" under the ADA that triggers the requirement to construct or upgrade accessibility-related items, that Party is responsible for the construction or upgrade, unless provided otherwise in a separate agreement.

11. If the City has a driveway permit process that has been submitted to and approved by the State, the City shall issue permits for access driveways on State highway routes and shall assure the grantee's conformance, for proper installation and maintenance of access driveway facilities, with either a Local Access Management Plan that the City has adopted by ordinance and submitted to the State or, if the City has not adopted by ordinance and submitted to the State a Local Access Management Plan, the State's Access Management Manual. If the City does not have an approved city-wide driveway permit process, the State shall issue access driveway permits on State highway routes in accordance with the City's Local Access Management Plan, adopted by city ordinance and submitted to the State or, if the City has not adopted by ordinance and submitted a Local Access Management Plan, the State's Access Management Manual.
12. The use of unused right-of-way and areas beneath structures for public functions, such as parking, recreation, and law enforcement use, shall be determined by a separate agreement.
13. The State shall be responsible for installation, repair, and maintenance of any mailbox supports installed on the State highway system, including any markings needed on the mailbox supports.
14. The State shall be responsible for installation, repair, and maintenance of any roadside barriers including guardrail, guardrail end treatments, cable barriers, and concrete barriers needed for traffic safety on the state highway system.
15. The State shall be responsible for any structural repairs needed at bridges, culverts, drainage pipes, embankments, and retaining walls on the state highway system.
16. For purposes of this Agreement, "grade separation structure" is defined as any bridge, overpass, or similar structure that raises the roadway above ground level, regardless of what is underneath the structure.

ARTICLE III. NON-CONTROLLED ACCESS HIGHWAYS

The following specific conditions and responsibilities shall apply to the non-controlled access State highways described in Exhibit A, in addition to the General Conditions in Article II above.

1. State's Responsibilities (Non-Controlled Access)

- A. Maintain the traveled surface and foundation beneath such traveled surface necessary for the proper support of vehicular loads encountered, and maintain the shoulders.

- B.** Assist in mowing and litter pickup within the right of way to supplement City resources, when requested by the City and if State resources are available.
- C.** Assist in sweeping and otherwise cleaning the traveled surface and shoulders to supplement City resources, when requested by the City and if State resources are available.
- D.** Assist in snow and ice control to supplement City resources, when requested by the City and if State resources are available.
- E.** Structural maintenance and repairs of drainage facilities within the limits of the right-of-way and State drainage easements. This does not relieve the City of its responsibility for drainage of the State highway facility outside of the right of way or State easements but within its corporate limits.
- F.** In cities with less than 50,000 population, the State shall install and maintain school safety devices, school crosswalks, and crosswalks installed in conjunction with pedestrian signal heads. This does not include other pedestrian crosswalks.
- G.** Install, operate, and maintain traffic signals in cities with less than 50,000 population.
- H.** In cities equal to or greater than 50,000 population, the State may provide for installation of traffic signals when the installation is financed in whole or in part with federal-aid funds, if the City agrees to enter into an agreement setting forth the responsibilities of each party.

2. City's Responsibilities (Non-Controlled Access)

- A.** Prohibit angle parking, except upon written approval by the State after traffic and engineering studies have been conducted to determine if the State highway is of sufficient width to permit angle parking without interfering with the free and safe movement of traffic.
- B.** Install and maintain all parking restriction signs, pedestrian crosswalks (except as provided in Art. II.5), parking stripes, and special guide signs when agreed to in writing by the State. Cities greater than or equal to 50,000 population shall also install, operate, and maintain all school safety devices and school crosswalks.
- C.** Signing and marking of intersecting city streets with State highways shall be the full responsibility of the City (except as provided under Art. II.5).
- D.** Require installations, repairs, removals or adjustments of publicly or privately owned utilities or services to be performed in accordance with Texas Department of Transportation specifications and subject to approval of the State in writing.

- E.** Regular cleanups and litter control to ensure drainage facilities are clear. Further, State structural maintenance and repair of drainage facilities within the right-of-way does not relieve the City of its responsibility for drainage of the State highway facility outside of the right-of-way or State easements but within its corporate limits, except where participation by the State is specifically covered in a separate agreement between the City and the State.
- F.** Install, maintain, and operate all traffic signals in cities equal to or greater than 50,000 population. Any variations shall be handled by a separate agreement.
- G.** Perform mowing and litter pickup.
- H.** Sweep and otherwise clean the pavement, including grade separation structures. This includes cleaning and removing litter, trash, discarded personal property, unauthorized temporary shelters, or any other unauthorized item from all areas within the right of way, including underneath a grade separation structure.
- I.** Perform snow and ice control.
- J.** Retain all functions and responsibilities for maintenance and operations which are not specifically described as the responsibility of the State.

ARTICLE IV. CONTROLLED ACCESS HIGHWAYS

The following specific conditions and responsibilities shall apply to the controlled access State highways described in Exhibit B, in addition to the General Conditions in Article II above.

1. State's Responsibilities (Controlled Access)

- A.** Maintain the traveled surface and foundations of the main lanes, ramps, and frontage necessary for the proper support of vehicular loads encountered.
- B.** Mow and clean up litter within the outermost curbs of the frontage roads or the entire right-of-way width where no frontage roads exist. Assist in performing these operations between the right-of-way line and the outermost curb or crown line of the frontage roads on the City's request and if State resources are available.
- C.** Sweep and otherwise clean the traveled surface and shoulders of the main lanes, ramps, grade separation structures, and frontage roads.
- D.** Remove snow and control ice on the main lanes and ramps. Assist in these operations on the frontage roads and grade separation structures on the City's request and if State resources are available.

- E.** Install and maintain school safety devices, school crosswalks, and crosswalks installed in conjunction with pedestrian signal heads on frontage roads. This does not include other pedestrian crosswalks.
- F.** Install, operate and maintain traffic signals at ramps and frontage road intersections, unless covered by a separate agreement.
- G.** Structural maintenance and repair of drainage facilities within the limits of the right-of-way and State drainage easements. This does not relieve the City of its responsibility for drainage of the State highway facility outside of the right-of-way or State easement but within its corporate limits.

2. City's Responsibilities (Controlled Access)

- A.** Prohibit, by ordinance or resolution and through enforcement, all parking on frontage roads except when parallel parking on one side is approved by the State in writing. Prohibit all parking on main lanes and ramps and at such other places where such restriction is necessary for satisfactory operation of traffic, by passing and enforcing ordinances or resolution and taking other appropriate action in addition to full compliance with current laws on parking.
- B.** When considered necessary and desirable by both the City and the State, the City shall pass and enforce an ordinance or resolution providing for one-way traffic on the frontage roads except as may be otherwise agreed to by separate agreements with the State.
- C.** Secure the approval of the State before any utility installation, repair, removal or adjustment is undertaken, crossing over or under the highway facility or entering the right-of-way. In the event of an emergency, it being evident that immediate action is necessary for protection of the public and to minimize property damage and loss of investment, the City, without the necessity of approval by the State, may at its own responsibility and risk make necessary emergency utility repairs, notifying the State of this action as soon as practical.
- D.** Pass necessary ordinances or resolutions and retain responsibility for enforcing the control of access to an expressway/freeway facility.
- E.** Sweep and otherwise clean the pavement other than the traveled surface and shoulders, including underneath grade separation structures. This includes cleaning and removing litter, trash, discarded personal property, unauthorized temporary shelters, or any other unauthorized item.
- F.** Mow and clean up litter between the right-of-way line and the outermost curb or crown line of the frontage roads, including drainage facilities in this area.

- G.** Install and maintain all parking restriction signs, pedestrian crosswalks (except as provided by Art. II.5), and parking stripes when agreed to by the State in writing.
- H.** Signing and marking of intersecting city streets to State highways shall be the full responsibility of the City (except as provided by Art. II.5).
- I.** Retain all functions and responsibilities for maintenance and operations which are not specifically described as the responsibility of the State. State maintenance of drainage facilities within the right-of-way does not relieve the City of its responsibility for drainage of the State highway facility outside of the right-of-way but within its corporate limits except where participation by the State is specifically covered in a separate agreement between the City and the State.

ARTICLE V. TERMINATION

- 1.** All obligations of the State to maintain and operate a State highway covered by this agreement shall terminate if and when such highway ceases to be designated as part of the State highway system.
- 2.** Should either party fail to properly fulfill its obligations under this Agreement, the other party may terminate this agreement upon 30 days written notice.
- 3.** Upon termination, all maintenance and operation duties on non-controlled access State highways shall revert to City responsibilities, except that the State shall retain all maintenance and operation responsibilities on controlled access State highways.

City of _____

State of Texas

Signature

TxDOT District Engineer

Name

Name

Title

Date

Date

EXHIBIT A

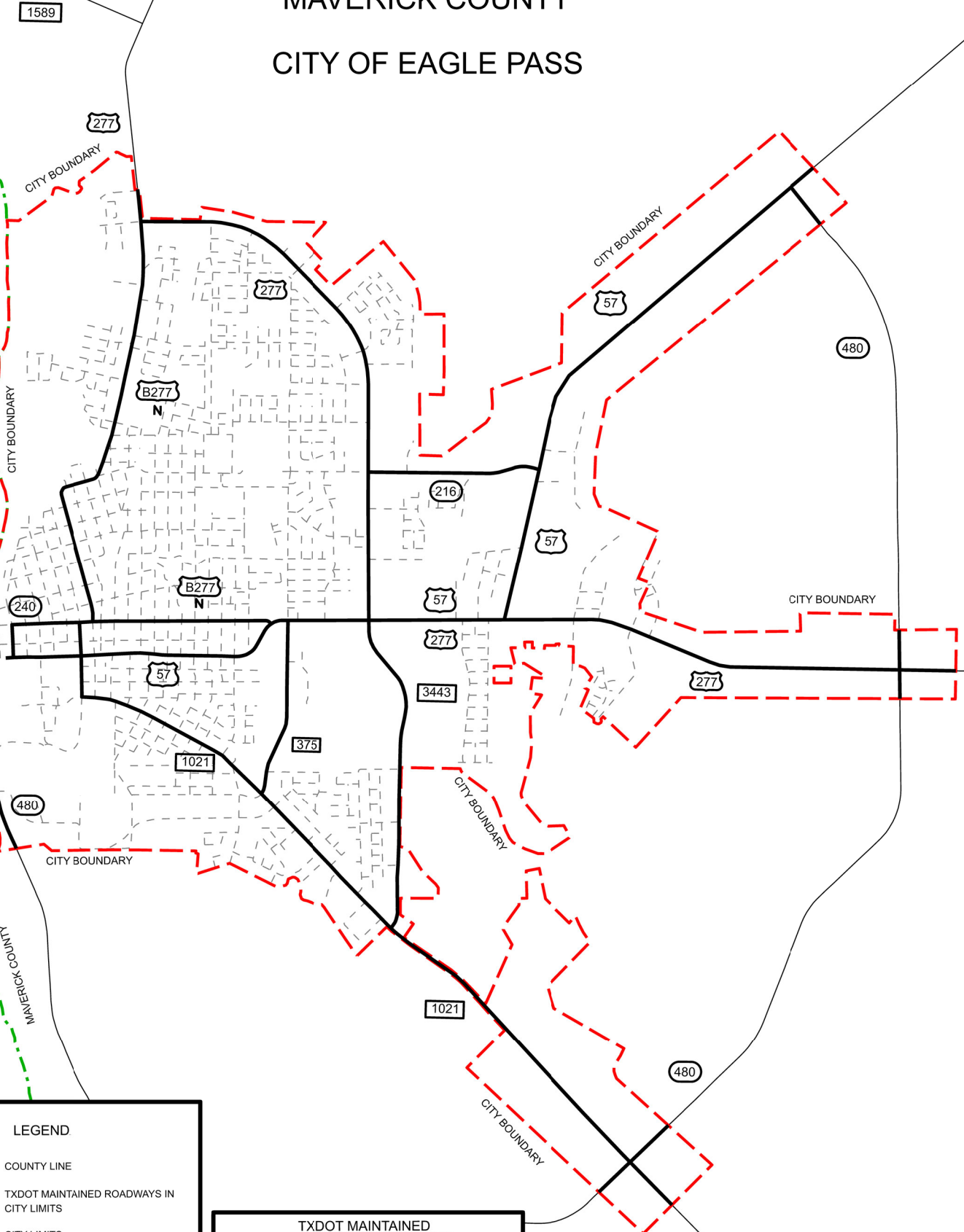
MAVERICK COUNTY

CITY OF EAGLE PASS

MEXICO
MAVERICK COUNTY

MEXICO

MEXICO
MAVERICK COUNTY



LEGEND

- COUNTY LINE
- TXDOT MAINTAINED ROADWAYS IN CITY LIMITS
- CITY LIMITS
- TXDOT ROADWAY
- CITY/COUNTY ROADWAY

TXDOT MAINTAINED ROADWAYS IN CITY LIMITS

- BU277
- US277
- US57
- SS240
- FM375
- FM3443
- SL480
- SS216
- FM1021