CITY OF EAGLE PASS
AGENDA
CITY COUNCIL SPECIAL MEETING AND JOINT WORKSHOP
WITH
THE CITY OF EAGLE PASS WATER WORKS SYSTEM
International Center for Trade-West Room
3295 Bob Rogers Drive
Maverick County, Texas
Wednesday, January 28, 2026 at 5:00 PM

CALL TO ORDER

PLEDGE OF ALLEGIANCE

MOMENT OF REVERENCE

CITIZENS COMMUNICATIONS AND RECOGNITIONS

WORKSHOP

1. Discussion and update on the Eagle Pass Water Works System 2025-2026 Budget.

2. Discussion and update on the current and proposed projects.

3. Discussion and update on the goods and services Eagle Pass Water Works System provides for the City of Eagle Pass.

CONSENT AGENDA ITEMS

4. Second reading of an ordinance of the City of Eagle Pass, Texas, amending Appendix A, Zoning Ordinance, Section 7.1.2, of the Code of Ordinances to modify development standards within the “R-3(F)” Fourplex Dwelling District in order to promote housing affordability and efficient land use.

5. Second reading of an ordinance of the City of Eagle Pass, Texas, amending Appendix A, Zoning Ordinance, Section 7.4, of the Code of Ordinances to modify development standards within the “R-6” third one family dwelling district in order to promote housing affordability and efficient land use.

6. Second reading of an ordinance of the City of Eagle Pass, Texas, amending Appendix A, Zoning Ordinance, Section 7.5, of the Code of Ordinances to modify development standards within the "R-7" Fourth One Family Dwelling District in order to promote housing affordability and efficient land use.

7. Second reading of an ordinance of the City of Eagle Pass, Texas, amending

Appendix A, Zoning Ordinance, Section 7.6, of the Code of Ordinances to modify development standards within the “R-8" High Density Single Family Dwelling District in order to promote housing affordability and efficient land use.

8. Third and final reading of an 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.

9. Third and final reading of 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.

10. Third and final reading of 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; and declaring an effective date.

11. Third and final reading of 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-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.

12. Third and final reading of an 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.

13. Third and final reading of an 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.

14. Third and final reading of 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.

15. Third and final reading of an ordinance of the City of Eagle Pass, Texas, amending Ordinance No. 2025-37, the FY 2025–2026 budget of the City of Eagle Pass, Texas, to implement position title adjustments and adding new full-time employees across multiple departments; authorizing the use of available revenue surplus and grant funds to fund the amendment; and allowing contributions to others for Eagle Pass Youth Center.

ADJOURNMENT

Entrance and parking spaces for disabled persons are available in front of the International Center for Trade.

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 21st day of January 2026, at 11:00 a.m., which is more than three (3) business days prior to the meeting on the 28th day of January 2026.

Erika Rodriguez
City Secretary

ORDINANCE NO. 2026-

AN ORDINANCE OF THE CITY OF EAGLE PASS, TEXAS, AMENDING APPENDIX A, SECTION 7.1.2, OF THE CODE OF ORDINANCES BY ADDING R3(F) FOURPLEX DISTRICT AND ALLOWING ZONING REDUCTIONS BY ADMINISTATION; 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.

WHEREAS, the City recognizes the need to provide diverse and attainable housing options for residents, and establishing a Fourplex District promotes efficient land use, supports housing affordability, and encourages walkable, mixed-income neighborhoods by allowing up to four dwelling units on a single lot in appropriate areas.

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.

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, amending Appendix A by adding section 7.1.2 is hereby amended as follows:

Sec. 7.1.2 "R-3(F)" Fourplex district.

The following regulations shall apply to the "R-3(F)" 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 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 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 ten (10) feet in depth.

(4) Depth of lot. The lot shall have a minimum depth of 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.

(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 a residential lot in R-3(F) district is seventy five (75) 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, 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. Minimum tree requirement for a residential lot in R-3(F) district shall be two (2) trees per lot.

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

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.

READ, PASSED, AND APPROVED ON FIRST READING on this 19th Day of August, A.D., 2025.

ATTEST:

Aaron Valdez . **Erika Rodriguez**
Mayor **City Secretary**

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

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

ATTEST:

Aaron Valdez **Erika Rodriguez**
Mayor **City Secretary**

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

READ, PASSED, AND APPROVED ON THIRD AND FINAL READING this 16th Day of September A.D., 2025.

ATTEST:

Aaron Valdez . **Erika Rodriguez**
Mayor **City Secretary**

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

APPROVED AS TO FORM AND LEGALITY:

_____
Ana Sophia Garcia
City Attorney

ORDINANCE NO. 2026-

AN ORDINANCE OF THE CITY OF EAGLE PASS, TEXAS, AMENDING APPENDIX A, SECTION 7.4, OF THE CODE OF ORDINANCES BY REDUCING THE MINIMUM LOT DEPTH, LOT AREA, AND LOT WIDTH REQUIREMENTS AND INCREASING MAXIMUM IMPERVIOUS COVER IN THE R-6 THIRD 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.

WHEREAS, the City recognizes the need to provide diverse and attainable housing options for residents, and establishing a third one family dwelling district which promotes efficient land use, supports housing affordability, and encourages walkable, mixed-income neighborhoods by allowing up to four dwelling units on a single lot in appropriate areas

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.

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, amending appendix A, Section 7.4 is hereby amended as follows:

Sec. 7.4 "R-6" third one-family dwelling district.

The following regulations shall apply to the "R-6" third 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" one-family dwelling district or the "R-2" second one-family dwelling district.

B. *Height regulations:* No building shall exceed two and one-half (2½) stories or thirty-five (35) 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 fifteen (15) 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 a minimum of fifteen (15) feet.

(4) *Depth of lot.* The lot shall have a minimum depth of [~~one hundred (100) feet~~] ***seventy five (75) 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 [~~five thousand (5,500) square feet~~] ***four thousand (4000) square feet*** and an average width of not less than [~~fifty-five (55) feet~~] ***forty (40) feet***.

(2) Maximum impervious cover for a residential lot in R-6 district is seventy five (75) 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)~~] ***one (1***) 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.

G. Landscaping. Minimum tree requirement for a residential lot in R-6 district shall be one (1) tree per lot.

(Ord. No. 2020-01, § 1, 1-7-2020)

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.

READ, PASSED, AND APPROVED ON FIRST READING on this 19th Day of August, A.D., 2026.

ATTEST:

_____ _____

Aaron Valdez . Erika Rodriguez
Mayor City Secretary

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

ABSTAINED: None
ABSENT: None

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

ATTEST:

_____ _____

Aaron Valdez Erika Rodriguez
Mayor City Secretary

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

READ, PASSED, AND APPROVED ON THIRD AND FINAL READING this 16th Day of September A.D., 2025.

ATTEST:

_____ _____

Aaron Valdez . Erika Rodriguez
Mayor City Secretary

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

APPROVED AS TO FORM AND LEGALITY:

_____

Ana Sophia Garcia
City Attorney

ORDINANCE NO. 2026-

AN ORDINANCE OF THE CITY OF EAGLE PASS, TEXAS, AMENDING APPENDIX A, SECTION 7.5, OF THE CODE OF ORDINANCES BY ADDING R7 FOURTH ONE FAMILY DWELLING DISTRICT AND ALLOWING ZONING REDUCTIONS BY ADMINISTATION; 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 establish a new zoning classification to address emerging development needs and provide greater flexibility in land use planning within the City of Eagle Pass.

WHEREAS, the City recognizes the need to provide diverse and attainable housing options for residents, and establishing a Fourth One Family Dwelling District promotes efficient land use, supports housing affordability, and encourages walkable, mixed-income neighborhoods by allowing up to four dwelling units on a single lot in appropriate areas.

WHEREAS, the creation of a new zoning district is necessary to encourage innovative development, support economic growth, and ensure the orderly and sustainable expansion of the City while preserving public health, safety, and welfare.

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 a zoning classification in order to attract investment, diversify land use options, 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 by amending Appendix A adding section 7.5 is hereby amended as follows:

Sec. 7.5. "R-7" fourth one-family dwelling districts.

The following regulations shall apply to the "R-7" fourth 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 three (3) stories or forty two (42) 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 (20) 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 ten (10) feet in depth.

(4) Depth of lot. The lot shall have a minimum depth of seventy (70) feet.

D. Intensity of use:

(1) Every lot or tract of land shall have an area of not less than three thousand (3000) square feet and an average width of not less than twenty five (25) 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-7 district is eighty (80) 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 one (1) 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-7 district shall be one (1) tree per lot.

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

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.

READ, PASSED, AND APPROVED ON FIRST READING on this 19th Day of August, A.D., 2026.

ATTEST:

_____ _____

Aaron Valdez . Erika Rodriguez
Mayor City Secretary

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

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

ATTEST:

_____ _____
Aaron Valdez Erika Rodriguez
Mayor City Secretary

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

READ, PASSED, AND APPROVED ON THIRD AND FINAL READING this 16th Day of September A.D., 2025.

ATTEST:

_____ _____
Aaron Valdez . Erika Rodriguez
Mayor City Secretary

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

APPROVED AS TO FORM AND LEGALITY:

_____
Ana Sophia Garcia
City Attorney

ORDINANCE NO. 2026-

AN ORDINANCE OF THE CITY OF EAGLE PASS, TEXAS, AMENDING APPENDIX A, SECTION 7.6, OF THE CODE OF ORDINANCES BY ADDING R-8 HIGH DENSITY SINGLE FAMILY DWELLING DISTRICT AND ALLOWING ZONING REDUCTIONS BY ADMINISTATION; 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 establish a new zoning classification to address emerging development needs and provide greater flexibility in land use planning within the City of Eagle Pass.

WHEREAS, the City recognizes the need to provide diverse and attainable housing options for residents, and establishing a High Density Single Family Dwelling District which promotes efficient land use, supports housing affordability, and encourages walkable, mixed-income neighborhoods by allowing up to four dwelling units on a single lot in appropriate areas.

WHEREAS, the creation of a new zoning district is necessary to encourage innovative development, support economic growth, and ensure the orderly and sustainable expansion of the City while preserving public health, safety, and welfare.

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 a zoning classification in order to attract investment, diversify land use options, 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, by adding section 7.6 in Appendix A is hereby amended as follows:

Sec. 7.6. "R-8" High density single family dwelling districts.

The following regulations shall apply to the "R-8" High density Single 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 three (3) stories or forty two (42) 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 (20) 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 ten (10) feet in depth.

(4) Depth of lot. The lot shall have a minimum depth of fifty five (55) feet.

D. Intensity of use:

(1) Every lot or tract of land shall have an area of not less than one thousand eight hundred (1800) square feet and an average width of not less than twenty five (25) 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-8 district is eighty five(85) 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 one (1) 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-8 district shall be one (1) tree per lot.

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

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.

READ, PASSED, AND APPROVED ON FIRST READING on this 19th Day of August, A.D., 2026.

ATTEST:

_____ _____

Aaron Valdez . Erika Rodriguez
Mayor City Secretary

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

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

ATTEST:

_____ _____

Aaron Valdez Erika Rodriguez
Mayor City Secretary

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

READ, PASSED, AND APPROVED ON THIRD AND FINAL READING this 16th Day of September A.D., 2025.

ATTEST:

_____ _____

Aaron Valdez . Erika Rodriguez
Mayor City Secretary

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

APPROVED AS TO FORM AND LEGALITY:

_____

Ana Sophia Garcia
City Attorney

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF EAGLE PASS, TEXAS, AMENDING CHAPTER 2, ARTICLE VI, DIVISION II, SUBDIVISION G, SECTIONS 2-250.41, 250.42, 250.43 AND ADDING 250.44 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.

WHEREAS, the City of Eagle Pass is committed to promoting transparency, accountability, and public confidence in City government; and

WHEREAS, City employees, appointed officials, and members of boards and commissions exercise discretionary authority that may affect contracts, regulatory decisions, and the expenditure of public funds; and

WHEREAS, the City Council finds that disclosure of certain financial interests is necessary to identify and address potential conflicts of interest and to ensure ethical decision-making in the conduct of City business; and

WHEREAS, state law, including Chapter 176 of the Texas Local Government Code and Chapter 572 of the Texas Government Code, establishes minimum disclosure requirements for certain public officials and employees; and

WHEREAS, the City Council desires to adopt a local financial disclosure requirement that supplements, but does not conflict with, state law and that applies to designated City employees and appointed officials whose duties involve discretionary or policy-making authority; and

WHEREAS, the City Council recognizes the importance of limiting required disclosures to information reasonably related to identifying conflicts of interest and protecting the privacy of City employees and their families; and

WHEREAS, the City Council determines that adoption of this ordinance is in the best interest of the City of Eagle Pass and its residents to ensure ethical governance while maintaining compliance with applicable state law.

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 VI, Division II, Subdivision G, Sections 2-250.41, 250.42, 250.43, and adding section 250.44***, is hereby amended as follows:

Sec. 2-250.41. Financial disclosure report.

(a) *Persons required to file.*

(1) *City officials and designated city employees.* ~~Before initially accepting appointment or assuming the duties of office, and annually thereafter, the city officials defined in section 2-212 and all employees in salaried positions listed on the pay plan are required to file with the city secretary a sworn financial disclosure report.~~

For this article, city official means the mayor, members of the city council, municipal court judges, city manager, assistant city managers, city secretary, city attorney, assistant city attorney, department directors, any other executive employees or employees as designated by the city manager, members of the board of adjustment, and members of the planning and zoning commission.

(2) *Candidates for city council.* A non-incumbent candidate for a place on the city council shall file a sworn financial disclosure report with the city secretary containing all information required by subsections (a) through (m) of section 2-250.42 within fifteen (15) days from the date of filing as a candidate.

(b) *Open records.* Financial disclosure reports are open records subject to the Public Information Act, and shall be maintained in accordance with the Local Government Records Act, as amended.

(c) *Annual filing dates.* Annual financial disclosure reports filed by salaried officials, and employees who are required to report must be received by the city secretary by 4:30 p.m. on the ~~15th day of January~~ ***1st of March***. Annual statements from all others who are required to file (non-salaried officials) must be received by the city secretary by 4:30 p.m. on the 15th day of July. When the deadline falls on a Saturday or Sunday, or on an official city holiday as established by the city council, the deadline for receipt by the city secretary is extended to 4:30 p.m. of the next day which is not a Saturday or Sunday or official city holiday. The city secretary shall grant an extension of time in which to file a report upon written request submitted in advance of the deadline. The extension shall not exceed ~~fifteen (15)~~ *sixty (60)* days.

(d) *Reporting periods.* Each initial or annual financial disclosure report filed by an individual designated in section 2-250.41(a)(1), and each report filed by a candidate for city council, shall disclose information relating to the prior calendar year, as well as any material changes in that information which occurred between the end of the prior calendar year and the date of filing.

(e) *City secretary.* The city secretary shall:

(1) Prior to January 15 of each year, notify city officials and employees specified in subsection (a)(1) of their obligation to file financial disclosure reports and provide forms to be completed;

(2) Provide forms to all new city council appointees and those filing for elective office, and advise them of reporting requirements and deadlines;

(3) Provide guidance and assistance on the reporting requirements for persons required to file financial disclosure reports and develop common standards, rules, and procedures for compliance with this subdivision;

(4) Review reports for completeness and timeliness;

(5) Maintain filing, coding, and cross-indexing systems to carry out the purpose of this subdivision, including:

(A) A publicly available list of all persons required to register; and

(B) Computerized systems designed to minimize the burden of filing and maximize public access to materials filed under this subdivision;

(6) Make available for public inspection and copying at reasonable times the reports filed under this subdivision;

(7) Upon determining that a city council appointee who is required to file a financial disclosure report has failed to do so timely or has filed incomplete or unresponsive information, notify the individual by certified mail that failure to file or correct the filing within fifteen (15) days after the original deadline constitutes an automatic resignation. At the same time, the city secretary shall publicly announce to the city council the names of those who have not filed and to whom this notification is being sent. If such an appointee fails to file a completed report within fifteen (15) days from the original deadline, the position shall be considered vacant, and a new appointment shall be made by the city council; and

(8) Upon determining that the mayor, a member of city council, the city manager, or a municipal judge or magistrate has failed to timely file a financial disclosure report, or has filed incomplete or unresponsive information, notify the individual by certified mail that failure to file or correct the filing within fifteen (15) days after the original deadline will result in the matter being forwarded to the ethics review commission. If the person in question fails to file a completed report within fifteen days of the original deadline, a report of non-compliance shall be forwarded to the ethics review commission for appropriate action.

(9) Upon determining that a person other than (A) a city council appointee who is required to file a financial disclosure report, or (B) the mayor, a member of city council, the city manager, or a municipal judge or magistrate, has failed to timely file a financial disclosure report, or has filed incomplete or unresponsive information, notify the individual by certified mail that failure to file or correct the filing within fifteen (15) days after the original deadline will result in the matter being forwarded to the city manager. If the person in question fails to file a completed report within fifteen (15) days of the original deadline, a report of non-compliance shall be forwarded to the city manager for appropriate action.

The failure of the city secretary to provide any notification required by this section does not bar appropriate remedial action, but may be considered on the issue of culpability.

Sec. 2-250.42. Contents of financial disclosure reports.

Each initial or annual financial disclosure report shall disclose, on a form ~~provided by the city~~ ***Personal Financial Statement (PFS) designed by the Texas Ethics Commission***, the following information:

(a) The reporting party's name;

(b) The name of any person related to the reporting party:

(1) As parent, child, or spouse; or

(2) Otherwise within the second degree of consanguinity or affinity;

(c) The name of any member of the reporting party's household not disclosed under subsection (b) of this rule;

(d) The name of any employer of any person disclosed under subsections (a) or (b)(1) of this rule, ***including any outside employment, consulting, or self-employment***;

(e) The name of any business entity, ~~(~~including self employment ~~in the form of~~ or a sole proprietorship under a personal or assumed name~~)~~, in which the reporting party or his or her spouse hold an economic interest;

(f) The name of any business which the reporting party knows is an affiliated business or partner of a business entity owned, operated, or managed by the reporting party or his or her spouse;

(g) The name of any person or business entity from whom the reporting party or his or her spouse, directly or indirectly:

(1) Has received and not rejected an unsolicited offer of subsequent employment or business opportunities; or

(2) Has accepted an offer of subsequent employment or business opportunities which is binding or expected by the parties to be carried out;

(h) The name of each non-profit entity or business entity in which the reporting party serves as an officer or director, or in any other policy making position;

(i) The name of each business entity in which any individual listed in subsection (a) or (b)(1) is known to directly or indirectly own:

(1) Ten (10) percent or more of the voting stock or shares of the business entity, or

(2) Ten (10) percent or more, or ~~fifteen thousand dollars ($15,000.00)~~ ***twenty-five thousand dollars ($25,000.00)*** or more, of the fair market value of the business entity;

(j) The name of any business entity of which any individual or entity disclosed under subsection (a) or (i) is known to be:

(1) A subcontractor on a city contract ***on a City of Eagle Pass contract***; or

(2) An affiliated business or partner ***of a City contractor or subcontractor***;

(k) The name of each source of income, other than dividends or interest, amounting to more than ~~five thousand dollars ($5,000.00)~~ ***one-thousand one-hundred dollars, or as identified on the financial disclosure form,*** received during the reporting period by the reporting party or his or her spouse, unless that source has been disclosed under subsections (a) through (j) of this rule;

(l) The identification by street address, or legal or lot-and-block description, of all real property located in the State of Texas in which the reporting party or his or her spouse has a leasehold interest, a contractual right to purchase, or an interest as: fee simple owner; beneficial owner; partnership owner; joint owner with an individual or corporation; or owner of more than twenty-five (25) percent of a corporation that has title to real property. There is no requirement to list any property:

(1) Used as a personal residence of a peace officer;

(2) Over which the reporting party has no decision power concerning acquisitions or sale; or

(3) Held though a real estate investment trust, mutual fund, or similar entity, unless the reporting party or his or her spouse participates in the management thereof;

(m) The name of persons or entities to whom the reporting party or spouse owes an unsecured debt of more than ~~five thousand dollars ($5,000.00)~~ ***two-thousand two-hundred dollars or as identified in the financial disclosure form***, other than debts for:

(1) Money borrowed from a family member from his or her own resources; and

(2) Revolving charge accounts.

(n) The name of each person, business entity, or other organization from whom the reporting party and his or her spouse received one or more gifts with a total estimated fair market value in excess of two hundred fifty dollars ($250.00) during the reporting period and the estimated fair market value of those gifts. Excluded from this requirement are:

(1) Lawful campaign contributions which are reported as required by state statute;

(2) Gifts received from family members within the second degree of affinity or consanguinity;

(3) Ordinary social hospitality; and

(4) Admission to events in which the reporting party participated in connection with official duties.

(o) A statement disclosing whether the reporting party or any person disclosed under subsection (b) has a financial interest in any contract with the City of Eagle Pass; and

(p) A certification signed by the reporting party attesting that the information contained in the report is true and correct to the best of the reporting party's knowledge.

Sec. 2-250.43. Changes of financial disclosure information.

(a) *Periodic updating.* Within sixty (60) days after a material change in the information contained in his or her most recently filed financial disclosure report, a reporting party shall not intentionally fail to file a sworn amendment to the statement indicating the change.

(b) *Short form annual reports.* A person who is required to file an annual financial disclosure report may fulfill his or her filing obligations by submitting a short sworn statement on a form provided by the city, if there have been few or no changes in the information disclosed by that person in a complete financial disclosure report filed within the past five (5) years. The short statement shall indicate the date of the person's most recently filed complete financial disclosure report and shall state that there have been no material changes in that information or shall list any material changes that have occurred. Material change means that change that would obfuscate a reasonable individual. A person required to file an annual financial disclosure report must file a financial disclosure report as provided in section 2-250.42 above at least once every five (5) years regardless if there are no material changes to disclose.

Sec. 2-250.43. Relationship to state law disclosures.

(a) This article is intended to supplement, and not conflict with, the disclosure requirements of Chapter 176, Texas Local Government Code, Chapter 572, Texas Government Code, or any other applicable state law.

(b) A financial disclosure filed with the City under this article does not replace, satisfy, or excuse any disclosure required to be filed with the Texas Ethics Commission or any other governmental entity under state law.

(c) To the extent a reporting party is required to file a conflict of interest questionnaire or other disclosure under Chapter 176, Texas Local Government Code, the reporting party shall comply with such requirements independently of this article.

(d) In the event of a conflict between this article and applicable state law, state law shall control.

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_____2026.

AARON VALDEZ
MAYOR

ATTESTED:

ERIKA RODRIGUEZ
CITY SECRETARY

APPROVED AS TO FORM:

ANA SOPHIA GARCIA
CITY ATTORNEY

ORDINANCE NO. 2026-23

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.

READ, PASSED, AND APPROVED ON THIRD AND FINAL READING this 16th Day of September A.D., 2025.

ATTEST:

_____ _____

Aaron Valdez . Erika Rodriguez
Mayor City Secretary

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

APPROVED AS TO FORM AND LEGALITY:

_____

Ana Sophia Garcia
City Attorney

ORDINANCE NO. 2026-24

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; 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.

READ, PASSED, AND APPROVED ON THIRD AND FINAL READING this 16th Day of September A.D., 2025.

ATTEST:

_____ _____

Aaron Valdez . Erika Rodriguez
Mayor City Secretary

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

APPROVED AS TO FORM AND LEGALITY:

_____
Ana Sophia Garcia
City Attorney

ORDINANCE NO. 2026-25

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) tree 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.

READ, PASSED, AND APPROVED ON THIRD AND FINAL READING this 16th Day of September A.D., 2025.

ATTEST:

_____ _____

Aaron Valdez . Erika Rodriguez
Mayor City Secretary

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

APPROVED AS TO FORM AND LEGALITY:

_____

Ana Sophia Garcia
City Attorney

ORDINANCE NO. 2026-26

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) tree 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.

READ, PASSED, AND APPROVED ON THIRD AND FINAL READING this 16th Day of September A.D., 2025.

ATTEST:

_____ _____

Aaron Valdez . Erika Rodriguez
Mayor City Secretary

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

APPROVED AS TO FORM AND LEGALITY:

_____

Ana Sophia Garcia
City Attorney

ORDINANCE NO. 2026-27

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.

READ, PASSED, AND APPROVED ON THIRD AND FINAL READING this 16th Day of September A.D., 2025.

ATTEST:

_____ _____

Aaron Valdez . Erika Rodriguez
Mayor City Secretary

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

APPROVED AS TO FORM AND LEGALITY:

_____

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.

l. ***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

ORDINANCE NO. 2026-

AN ORDINANCE AMENDING ORDINANCE NO. 2025-37, THE FY 2025–2026 BUDGET OF THE CITY OF EAGLE PASS, TEXAS, TO IMPLEMENT POSITION TITLE ADJUSTMENTS AND ADDING NEW FULL TIME EMPLOYEES ACROSS MULTIPLE DEPARTMENTS; AUTHORIZING THE USE OF AVAILABLE REVENUE SURPLUS AND GRANT FUNDS TO FUND THE AMENDMENT; AND ALLOWING CONRIBUTIONS TO OTHERS FOR EPYC; 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.

WHEREAS, the City Council of the City of Eagle Pass utilized diligent thought and attention to the preparation of the Fiscal Year 2025–2026 budget; and circumstances have arisen during the fiscal year which require changes to the adopted budget, including personnel actions and related appropriations; and the City has experienced revenue collections in excess of original budget projections and new Grant funding that will be utilized to pay for this amendment; and the City Council finds the proposed budget amendment reasonable and necessary.

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

SECTION 1. The City Council hereby approves the budget amendment for Fiscal Year 2025– 2026, as detailed in Exhibit "A," attached hereto and incorporated herein by reference.

SECTION 2. The budget amendments approved herein shall be funded from revenue surpluses realized throughout the fiscal year.

SECTION 3. The City Manager is authorized to file this ordinance and amended budget with the County Clerk of Maverick County and the City Secretary.

SECTION 4. Severability. If any portion of this ordinance is held invalid, such invalidity shall not affect the remaining provisions.

SECTION 5. This ordinance shall take effect immediately upon approval.

READ, PASSED, AND APPROVED ON FIRST READING on this 6th Day of January A.D., 2026.

ATTEST:

_____ _____

Aaron Valdez
Mayor

Erika Rodriguez
City Secretary

AYES:
NAYS:
ABSTAINED:
ABSENT:

READ, PASSED, AND APPROVED ON SECOND READING, this 3rd Day of February, A.D., 2026.

ATTEST:

_____ _____

Aaron Valdez
Mayor

Erika Rodriguez
City Secretary

AYES:
NAYS:
ABSTAINED:
ABSENT:

READ, PASSED, AND APPROVED ON THIRD AND FINAL READING this ___th Day of A.D., 2026.

ATTEST:

_____
Aaron Valdez
Mayor

_____
Erika Rodriguez
City Secretary

AYES:
NAYS:
ABSTAINED:
ABSENT:

APPROVED AS TO FORM AND LEGALITY:

_____
Sophia A. Garcia
City Attorney