



CITY OF EAGLE PASS
AGENDA
ZONING BOARD OF ADJUSTMENTS AND APPEALS
REGULAR MEETING
Council Chambers, City Hall
100 S. Monroe Street, Eagle Pass,
Maverick County, Texas
Wednesday, February 4, 2026 at 5:30 PM

ESTABLISHMENT OF QUORUM

CITIZENS COMMUNICATIONS

MINUTES

1. Approval of the minutes of the January 7, 2026 meeting

PUBLIC HEARINGS

2. Public hearing on the petition submitted by Generations Signs, Inc., requesting a variance from Appendix A Zoning Ordinance, particularly Section 15(h)(d)(1)(a) regulating the allowed number of signs. The applicant seeks to erect three signs when ordinance allows two per establishment, for property located at 564 S Bibb Street; closing of public hearing and possible action.

OTHER BUSINESS

3. Presentation describing the pending zoning ordinance that impact affordability.

ADJOURNMENT

The Board reserves the right to consider business out of the posted order and the right to adjourn into Executive Session to discuss items which are not listed as Executive Session Items, but which qualify to be discussed in closed session as permitted by the Texas Open Meetings Act, under Chapter 551 of the Texas Government Code.

CERTIFICATION

I, the undersigned Interim Community Development Director, do hereby certify that the agenda mentioned above was posted on the bulletin board located in the lobby at City Hall, 100 South Monroe Street, Eagle Pass, Texas, on January, 29, 2026 at 4:45 p.m.

Guadalupe Negrete
Interim Community Development Director

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

The Zoning Board of Adjustments and Appeals of the City of Eagle Pass held their regular meeting on Wednesday, January 7, 2026, at 5:30 p.m. inside Council Chambers, City Hall, 100 S. Monroe Street. All legal notices were duly posted in accordance with the law.

ESTABLISHMENT OF QUORUM

Present: Chairperson Priscilla Puente-Chacon, Board Member Ernesto Fuentes, Larry Martin, Alternate Board Members Jose Martinez and Crawford Rhodes

Absent: Board Members Tohui Valero and George Antuna

Staff present: Interim Community Development Director, Guadalupe Negrete; Assistant City Attorney, Ricardo Ramos; Records Management Specialist, Brenda Garza

With a quorum being established, Chairperson, Priscilla Puente-Chacon called the meeting to order, and the items were considered as follows:

CITIZENS COMMUNICATIONS

Anyone in the audience wishing to address the Board on any item, including one which did not appear on the agenda, was welcome to do so, keeping in mind that although the Board would be unable to take formal action on such an item, they would be glad to take it under advisement.

Elishoel Reyes Diaz has provided concerns on the frequency on which city ordinances are reviewed and changed and the reapplication/appeals process.

MINUTES

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

Board member Martin moved to approve the minutes. Seconded by alternate board member Rhodes **MOTION PASSES:** Unanimously

AYES: Martin, Chacon, Fuentes, Martinez and Rhodes
NAYS: None
ABSTAINED: None
ABSENT: Valero and Antuna

PUBLIC HEARING

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

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

Interim Community Development Director Negrete stated that the applicant recommended to table the item.

Chairperson Chacon closed the public hearing at 5:45 pm.

Alternate Board Member Rhodes moved to approve the item. Seconded by Board Member Fuentes

MOTION PASSES : Unanimously.

Ayes: Chacon, Martin, Fuentes, Martinez and Rhodes
Nays: None
Abstained: None
Absent: Valero and Antuna

3. Public hearing on the petition submitted by Jeremy Francis, seeking a variance from Appendix A Zoning Ordinance, particularly Section 15(h)(d)(1)(a) regulating the allowed number of signs. The applicant seeks to erect three signs when ordinance allows two per establishment, for property located at 3386 E Main Street; closing of public hearing and possible action

Chairperson Chacon opened the public hearing at 5:47 pm.

Interim Community Development Director Negrete provided details on the item and explained the variance requests and answered questions regarding the item. Recommending granting the applications variance since the third sign is not impeding or obstructing the visibility.

Chairperson Chacon closed the public hearing at 5:53 pm.

Board Member Fuentes moved to grant the variance request. Seconded by Alternate Board Member Martinez.

MOTION PASSES: Unanimously

Ayes: Chacon, Martin, Fuentes, Martinez and Rhodes
Nays: None
Abstained: None
Absent: Valero and Antuna

ADJOURNMENT

Board Member Fuentes moved to adjourn the meeting at 5:54 p.m. Seconded by Board Member Martin. **MOTION PASSES:** Unanimously

ATTEST:

Priscilla Puente-Chacon
Chairperson

Brenda Garza
Records Management Specialist

DRAFT



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

Variance Request – 564 S Bibb Street

I. BACKGROUND

General Information

Applicant: Generations Signs, Inc.

Property Owner: MA Investments LLC

Location: Site is located adjacent to Denny's, Jack in the Box, and Texas Roadhouse

Property ID Number: 7333

Legal Description: G A Gilbert Holding Subdivision, Lot 2a, (Amended Plat)

Parcel Size: 2.0147 acres

Current Use: 7 Brew

Current Zoning: B-3 (General Business District)

Master Plan: Commercial

Request: A variance from Appendix A Zoning Ordinance, particularly Section 15(h)(d)(1)(a) regulating the allowed number of signs. The applicant seeks to erect three signs when ordinance allows two per establishment

II. CURRENT CONDITIONS

Infrastructure: Property is serviced by public utilities/franchises

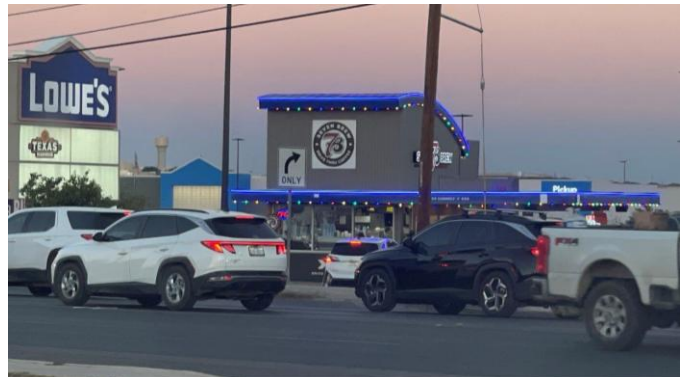
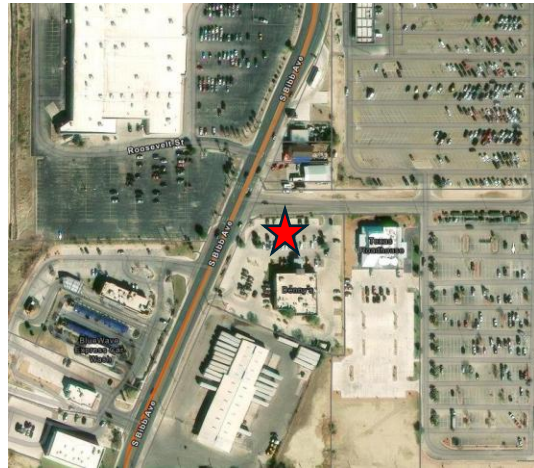
Vicinity: Property is bordered by commercial developments

Access to the site is provided on the west side of the property, as well as from the private road to the north also known as Bibb Street.

III. PUBLIC NOTICE

Public notification of the variance request before the Zoning Board of Adjustment and Appeals was completed consistent with the provisions of *Chapter 211* of the *State of Texas Local Government Code Title 7*. Twelve (12) notices were mailed to the abutting property owners, with a legal notice published in the Eagle Pass News Gram on January 22, 2025.

Figure 1. Aerial Map



IV. STAFF ANALYSIS

The proposed construction, as shown in the enclosed proposed Site Layout, does meet the requirements set forth in the Building Code. However, the sign regulations are not being met as proposed and do not conform to Appendix A of the Zoning Ordinance, particularly *Section 15(h)(d)(1)(a)* regulating the allowed number of signs. The Ordinance states only two signs per legal lot are allowed.

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

V. STAFF RECOMMENDATION

Staff recommend **GRANTING** the applicant's variance request for property located at 564 S Bibb.

TRANSMITTED to the parties listed hereafter:

Generation Signs Inc via e-mail

Eagle Pass City Secretary via e-mail

Eagle Pass City Attorney Ana Sophia Garcia via e-mail

Community Development Department Report dated January 29, 2026

Attachment 1 Application



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

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

Project

Legal Description: GA Gilbert Holding Sub division Lot 2A Lot 2A Amendment Plat
Site Address: 564 S Bibb
Acres: _____ Square feet: _____ Existing land use: Restaurant

Owner

Name: Texas Coffee Stores LLC Phone: 214-725-1112
Address: 3838 Oak Lawn Ave., Suite 600 E-mail: bmartens@7brewtexas.com
City: Dallas State: TX Zip: 75219

Applicant
If not owner

Name: Generations Signs, Inc. Phone: 210-688-3449
Address: 6540 Little Joe Trl E-mail: Jennife@generationssigns.net
City: San Antonio State: TX Zip: 78253
Relationship to owner: Authorized Representative - Permit ^{Licensor} holder.

Authorization

To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated?

Yes _____ No X

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

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

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

Signature: Will S. Martens

Date: 11/11/25

Print Name: Bill Martens

☒ Applicant

☐ Authorized Agent

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

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

Description of variance request: A 72" round, single-faced illuminated cabinet sign (36 sqft). This property is at the maximum number of building signs allowed by code, so a variance is required to add (1) additional building sign.

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

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

Yes ☐ No ☒ Explain: No, the additional sign's value is less than 50% of the total value of the full sign package.

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

Yes ☐ No ☒ Explain: No, the proposed wall sign would not impact the lot that the building is located on.

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

Yes ☐ No ☒ Explain: No, the proposed sign would be fabricated to conform with the international building code, and regulations set forth in section 15 of the municipal code.

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

Yes ☐ No ☒ Explain: No, the sign would be installed on the front elevation of the building which is not encroaching an adjacent property or easment.

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

Yes ☒ No ☐ Explain: Yes, the additional sign would exceed the allowable quantity of building signs, but all signs would be in compliance with the municipal code with the exception of quantity.

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

Yes ☒ No ☐

Explain: Yes, the applicant is only asking for the brand standard sign package which would allow them to inform the community of the services and goods that are provided at this establishment.

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

Explain: No, the proposed sign does not pose any health, safety, or welfare risk to the community. It would not harm or damage other nearby property.

VARIANCE APPLICATION CHECKLIST

APPLICATION COMPLETENESS REQUIREMENTS:

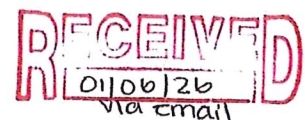
- ☒ Development Application signed by owner or notarized affidavit
- ☒ This checklist (signed by applicant/representative)

Applicant	Staff	Not Applicable	TECHNICAL REQUIREMENTS	
			Any application that is missing information will be considered incomplete and will not be processed.	
☒	☒		1	A scaled site plan of the subject property showing property dimensions, building locations, setback dimensions, and other applicable information. <i>missing HOE126 Rcvd 1/15/26</i>
☒	☒		2	Application Fee of \$100.00 is due upon submittal. (Money order or check made out to City of Eagle Pass) A Publication Fee will be invoiced and collected before the meeting date. These fees are non-refundable. <i>missing HOE126 Rcvd 01/15/26</i>
☒	☒		3	Notarized owner authorization letter if application is submitted by individual other than the property owner. Proof of ownership as follows: Estate documents (i. e. Probate, Affidavit of Heirship, Administration), copy of the recorded warranty deed or copy of a purchase contract, copy of lease agreement. <i>missing HOE126 Rcvd 01/15/26</i>
☒	☒		4	Copy of subdivision restrictions for subject property, as recorded in the Maverick County Court House. If no subdivision restrictions are filed, a copy of the certificate of no restrictions will be required.
☒	☒		5	Photographs of site, project, and adjacent areas deemed appropriate for justification. Prior construction history, as applicable to the situation.

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

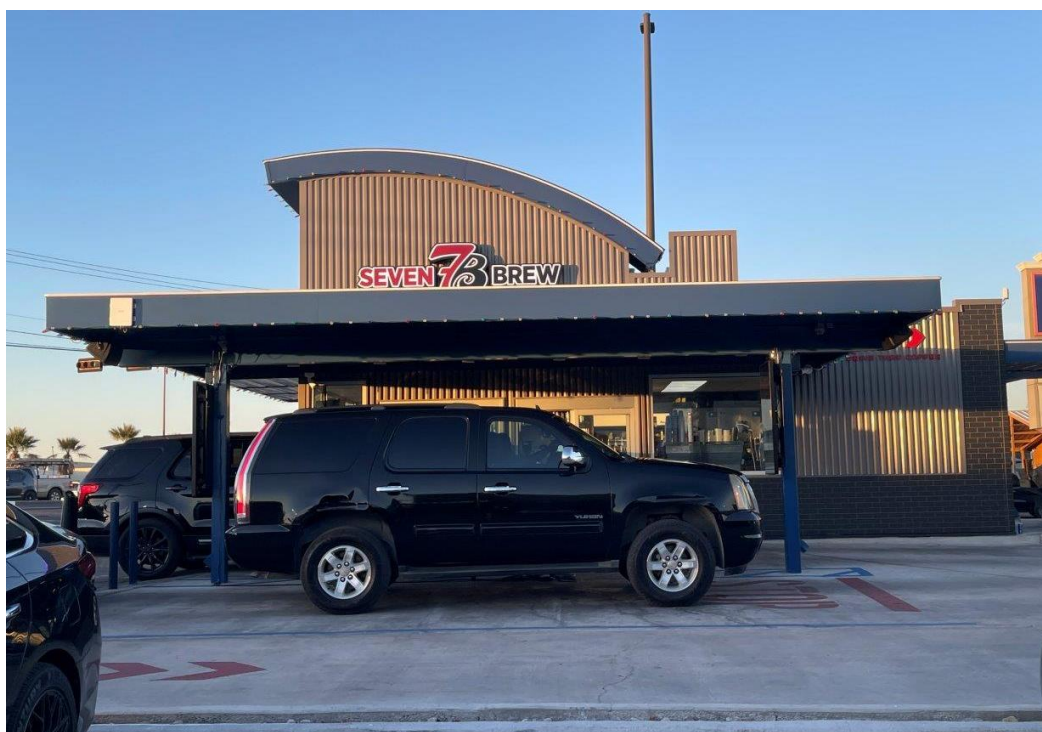
Jennifer Starnes
Applicant Acknowledgment

1/14/2026
Date



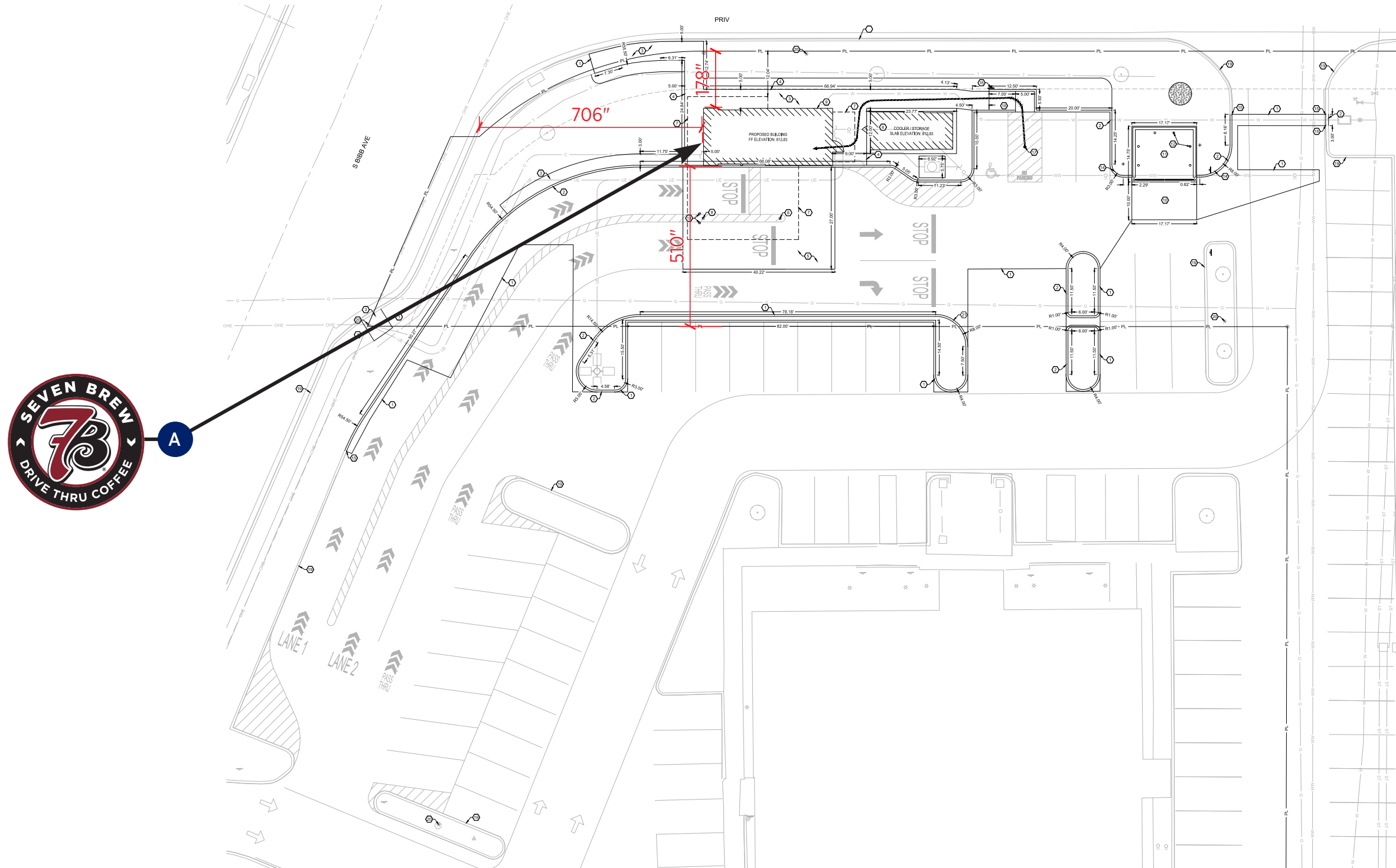
Site Photos





Photos Provided of Nearby Establishments





Site & Sign Location Plan

Scale: 1" = 30'-0"



**EGAN
SIGN**

222 NORTH KENHORST BOULEVARD, READING, PA 19607
PHONE: 844.460.6631 | FAX: 610.478.1332 | WWW.EGANSIGN.COM

This design/engineering proposal will remain the exclusive property of Egan Sign until approved & accepted through purchase by client named directly on drawing and may not be duplicated by other parties or design fee will apply @ \$95 per hour.

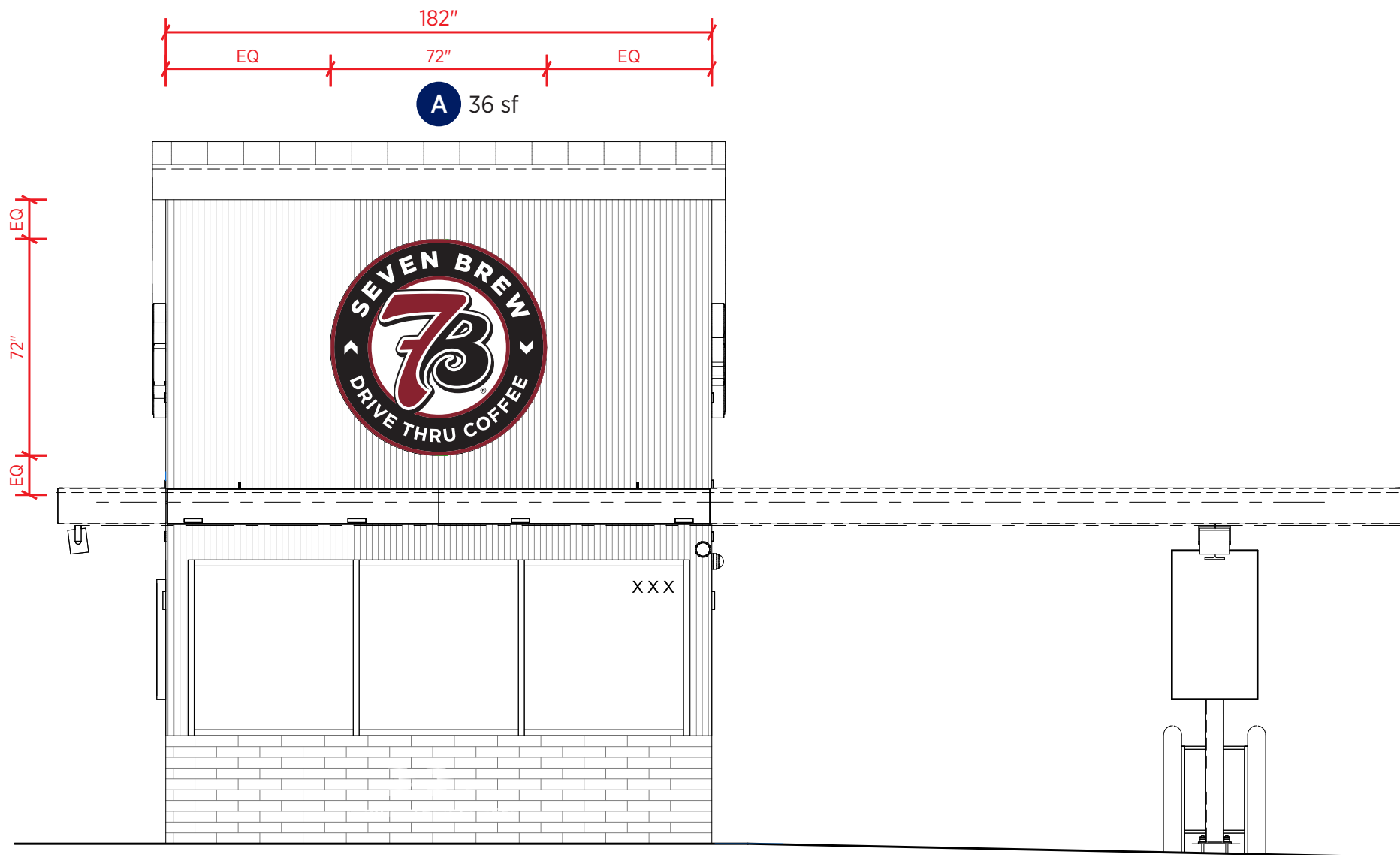


CLIENT
Texas Coffee Operations, LLC
7 Brew Texas
3625 N. Hall Street
Suite 900
Dallas, TX 75219

LOCATION ADDRESS
7 Brew
564 S Bibb Avenue
Eagle Pass, TX 78852

LAYOUT DATES
07/25/2025 - SK
11/12/2025 - AR

PROJECT NO.
33846



EL **Elevation - Front**
 Scale: 1/4" = 1'-0"



222 NORTH KENHORST BOULEVARD, READING, PA 19607
 PHONE: 844.460.6631 | FAX: 610.478.1332 | WWW.EGANSIGN.COM

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LAYOUT DATES
 07/25/2025 - SK

PROJECT NO.
 33846



NIGHT RENDERING



1

36 Sq Ft

Code:

Calculation:

Allowed:

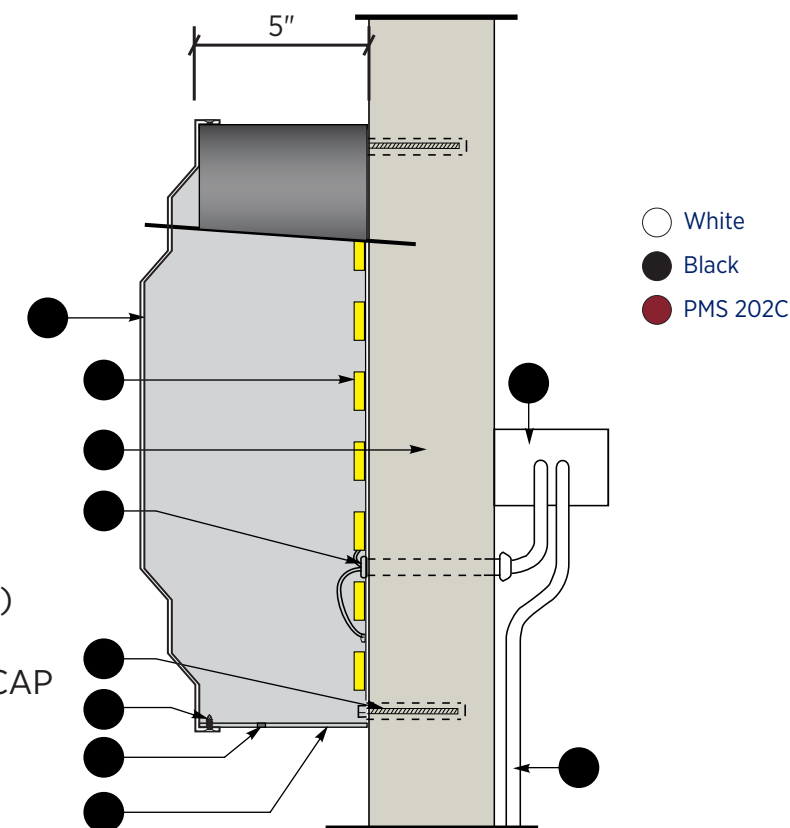
Provide illuminated channel letter per layout and detail.

CROSS SECTION OF UL LISTED SIGN CABINET w/ LEDS

- (1) 3/16 ACRYLIC VACUUM FORMED FACE W/ CAP OVER EMBOSSED RETURNS
- (2) .040 ALUMINUM RETURN (.063 BACK)
- (3) 1/4" DRAIN HOLES (Min. 2 per letter)
- (4) LED ILLUMINATION
- (5) LED POWER SUPPLY
- (6) FACADE
- (7) LOW VOLTAGE CLASS 2 POWER LINE
- (8) MOUNTING HARDWARE (3/8"x5" Bolts)
- (9) EXISTING 120 VOLT SERVICE
- (10) COUNTERSUNK SCREWS TO FASTEN CAP

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes.

This includes proper grounding and bonding of the sign.



A Illuminated Channel Letter

Scale: 1" = 1'-0"



EGAN
SIGN

222 NORTH KENHORST BOULEVARD, READING, PA 19607
PHONE: 844.460.6631 | FAX: 610.478.1332 | WWW.EGANSIGN.COM

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LAYOUT DATES
07/25/2025 - SK

PROJECT NO.
33846



Embossment Detail

A

Illuminated Channel Letter: Embossment Detail



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PHONE: 844.460.6631 | FAX: 610.478.1332 | WWW.EGANSIGN.COM

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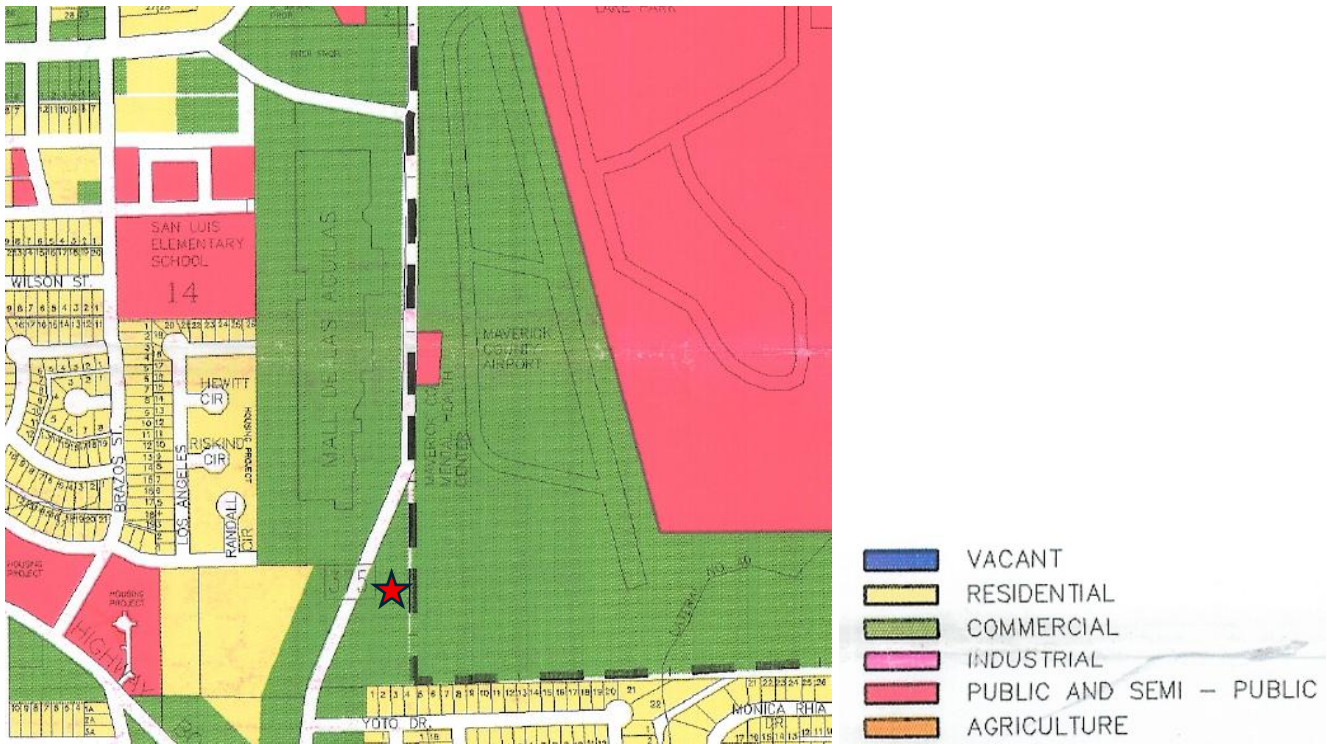
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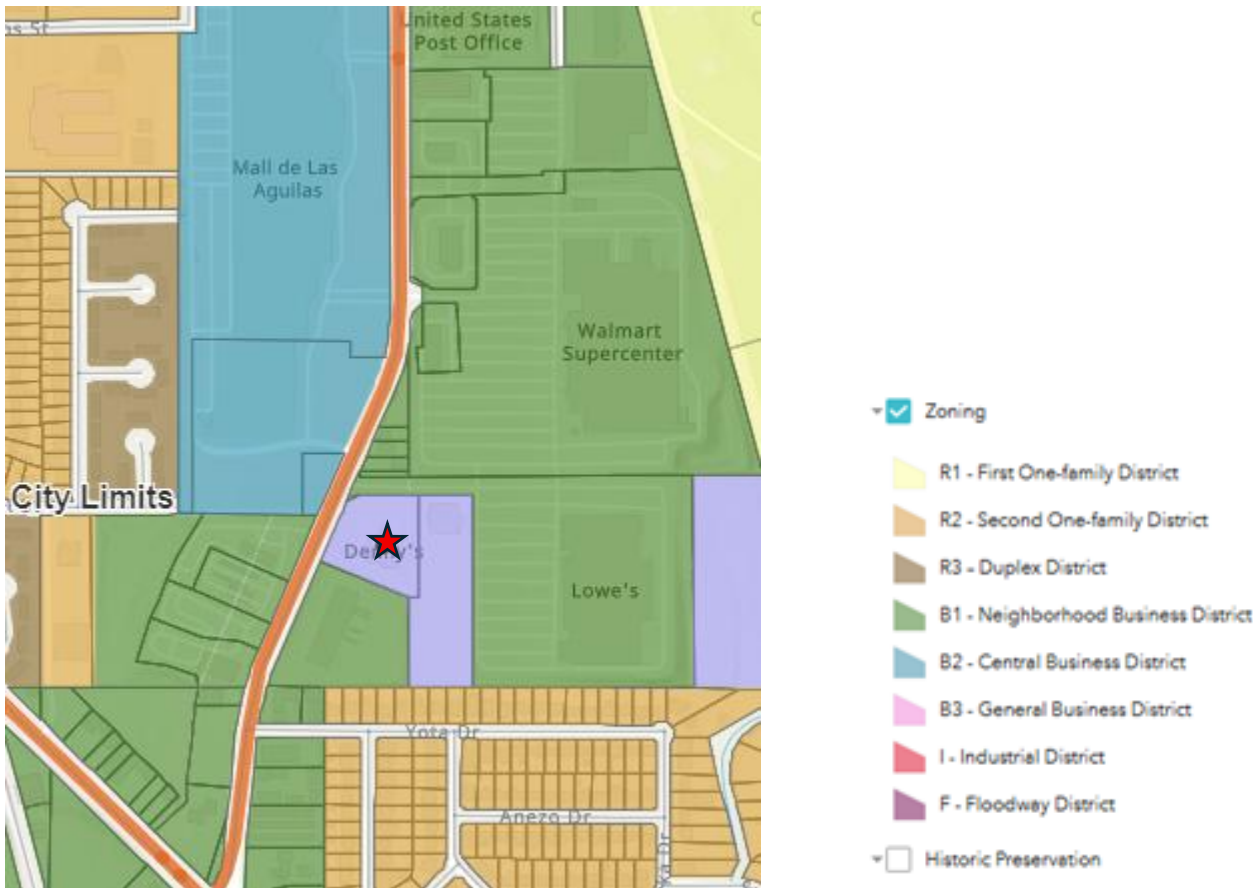
LAYOUT DATES
07/25/2025 - SK

PROJECT NO.
33846

Master Plan Map



Zoning Map



ORDINANCE NO. 2026-

AN ORDINANCE OF THE CITY OF EAGLE PASS, TEXAS, AMENDING ARTICLE IV, SECTION 23-69, OF THE CODE OF ORDINANCES BY AMENDING LOT SIZE REQUIREMENTS FOR RESIDENTIAL LOTS OUTSIDE CITY LIMITS; ESTABLISHING LOT SIZE REQUIREMENTS AND DEVELOPMENT STANDARDS FOR RESIDENTIAL LOTS THAT PERTAIN TO OUR ZONING ORDINANCE; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the City seeks to promote orderly growth and development in areas outside its corporate limits;

WHEREAS, establishing consistent lot size requirements ensures compatibility with existing and future land uses;

WHEREAS, the City's zoning ordinance provides standards for various zoning classifications to protect public health, safety, and welfare;

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 9.2, is hereby amended as follows:

Sec. 23-69. Blocks and lots.

(a) Blocks:

- (1) The lengths, widths, and shapes of blocks shall be determined with due regard to:
 - a. Provision of adequate building sites suitable to the special needs of the type of use contemplated.
 - b. Compatibility with adjacent development.
 - c. Needs for convenient access, circulation, control and safety of street traffic.
 - d. Limitations and opportunities of topography.
- (2) Block lengths shall not exceed one thousand two hundred (1,200) feet or be less than three hundred (300) feet, except as may be required by the commission in the proper projection of existing major thoroughfares, and except on existing platted blocks, and except where proper traffic impact mitigation measures have been incorporated into a site plan and submitted as part of the requirement for plat approval in accordance with adopted standards of the Institute of Transportation Engineers.
 - a. Block lengths may be waived by the planning and zoning commission for commercial developments.
 - b. To request a waiver from the one thousand two hundred foot block length requirement traffic impact mitigation measures must be incorporated into a site plan, submitted as part of and subject to approval along with the plat by the planning and zoning commission.
 - c. No waiver may be granted by the planning and zoning commission unless traffic impact mitigation measures comply with standards (herein adopted as minimum standards) of the Institute of Transportation Engineers. No waiver may be granted which modifies the any of the city's comprehensive plan or thoroughfare plan of the comprehensive plan addressing thoroughfares, highways, arterials, and collectors, or of the proper extension of any street.

- d. Where any conflict exists between the Institute of Transportation Engineers Standards and the comprehensive plan, the stricter of the two (2) shall apply.

(b) *Lots:*

- (1) The size, width, depth, shape and orientation of lots and the minimum building setback lines shall be appropriate for the location of the subdivision and for the type of development and use contemplated and in compliance with the Zoning Ordinance of the City of Eagle Pass. The subdividing of the land shall be such lot with satisfactory access to an existing public street.
- (2) Lot dimensions shall conform to the requirements of the existing zoning ordinances of the city, and in addition thereto:
 - a. Depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated.
 - b. Residential lots outside the city limits shall conform to the lot size requirements ~~of the first single family dwelling district~~ **established by the zoning classifications** as provided in the zoning ordinance, ~~except in areas where the city manager and the planning commission determine that it is sufficient for the lots to meet the lot size requirements of the second one family dwelling district as provided in the zoning ordinance.~~
 - c. The depth and width of properties reserved for or laid out for business or industrial purposes shall be adequate to provide for off-street parking and service facilities required by the type of use and development proposed.
- (3) The commission shall have authority to set higher minimum standard requirements in the following instances:
 - a. Where lots conforming to the minimum requirements would disrupt the essential character of the neighborhood.
 - b. Where lots conforming to the minimum requirements, in relation to existing or planned adjacent properties conforming to a larger spacing, would be so small as to cause substantial injury to such adjacent properties by decreasing the market value thereof or otherwise.
 - c. Where lots conforming to the minimum requirements would be inconsistent with the master development plan or good neighborhood planning.
 - d. Where lot widths or area as proposed would have adverse affects on health or welfare due to unusual topographic conditions, or soil conditions relative to proper functioning of any planned septic tank or water system.

If the commission shall determine that any or all of the above conditions exist, it may increase the minimum requirements as to area or width so that, in the judgment of the commission, the adverse conditions will be abated.

- (4) Double frontage and reverse frontage lots should be avoided except where essential to provide separation of residential development from traffic arteries, or to overcome specific disadvantages or topography and orientation. A planting screen easement of at least ten (10) feet, and across which there shall be no right of access, shall be provided along the line of lots abutting such traffic artery or other disadvantageous use and dedicated to the city on the plat.
- (5) Corner lots for residential use shall have extra width to permit appropriate building setback from, and orientation to, both streets. All other corner lots shall have sufficient width to provide appropriate building setback from and orientation to both streets as regulated by the Zoning Ordinance of the City of Eagle Pass.
- (6) Side lot lines shall be substantially at right angles to straight lines and radial to curved street lines.
- (7) Minimum setback lines:
 - a. Minimum front and side building setback lines at streets and crosswalks shall be shown on all plats and conform to the restrictions, if any, imposed on the subdivider, and in no event shall setback lines be less than required by the zoning ordinance of the City Code. For residential subdivisions, the setback lines shall not be less than those required under the Model Subdivision Rules (that is, ten (10) feet from roads and rights-of-way and five (5) feet from adjacent property lines).
 - b. No structure shall be located nearer than twenty-five (25) feet to a high pressure oil, gas or gasoline line. And further, adjacent to such high pressure lines, a twenty-five-foot building limit line (measured at right angles from the center line of the fuel line) shall be shown on the final plat. In any case in which there is an existing fuel line easement, then the twenty-five-foot building limit line shall be measured at right angles from the center line of said easement.
- (8) Lot grading:
 - a. Lot grading in developments will be such that lots drain toward the street. Accordingly, all lots graded within developments will be sloped such that a minimum grade of one-half of one (0.5) percent exists from the property

lines to the rear of the lot. In the event it is not practical to drain lots to the street (rear to front) then an alternate drainage plan may be submitted for approval by the City of Eagle Pass Public Works Department.

- b. If drainage from adjacent property crosses such development, drainage from adjacent property will be physically diverted to adequate drainage facilities or handled with the runoff from the development itself.
- c. A lot grading plan showing the finish floor elevation of the proposed structure shall be made part of the final plans and shall be considered an improvement for the development. Construction of same shall be a condition precedent to the final acceptance of the development by the city engineer.

(Ord. No. 05-22, § 1, 8-2-2005)

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. The City Secretary of the City of Eagle Pass is hereby directed to publish the proposed Ordinance as required by Section 2-5 of the Charter of the City of Eagle Pass. **[Publication is required if the ordinance imposes a fine, penalty, or forfeiture. City Charter 2-5]**

Section 5. This Ordinance shall become effective immediately upon passage.

ORDINANCE NO. 2025-

AN ORDINANCE OF THE CITY OF EAGLE PASS, TEXAS, AMENDING APPENDIX A, SECTION 6, OF THE CODE OF ORDINANCES BY REDUCING THE ZONING REQUIREMENTS BY CITY COUNCIL AND ALLOWING ZONING REDUCTIONS BY ADMINISTRATION; 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 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, 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 one (1) 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. The City Secretary of the City of Eagle Pass is hereby directed to publish the proposed Ordinance as required by Section 2-5 of the Charter of the City of Eagle Pass. **[Publication is required if the ordinance imposes a fine, penalty, or forfeiture. City Charter 2-5]**

Section 5. This Ordinance shall become effective immediately upon passage.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS
_____ DAY OF _____ 2024.

ROLANDO SALINAS
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 APPENDIX A, SECTION 6, OF THE CODE OF ORDINANCES BY REDUCING THE ZONING REQUIREMENTS BY CITY COUNCIL AND ALLOWING ZONING REDUCTIONS BY ADMINISTRATION; 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 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, Chapter 7.2 Appendix A 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.

(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. The City Secretary of the City of Eagle Pass is hereby directed to publish the proposed Ordinance as required by Section 2-5 of the Charter of the City of Eagle Pass. **[Publication is required if the ordinance imposes a fine, penalty, or forfeiture. City Charter 2-5]**

Section 5. This Ordinance shall become effective immediately upon passage.

**PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS
_____DAY OF _____2024.**

**ROLANDO SALINAS
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 APPENDIX A, SECTION 6, OF THE CODE OF ORDINANCES BY REDUCING THE ZONING REQUIREMENTS BY CITY COUNCIL AND ALLOWING ZONING REDUCTIONS BY ADMINISTRATION; 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 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, Chapter 7.1, Appendix A is hereby amended as follows:

Sec. 7.1 "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 (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]~~ **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-1 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-1 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. The City Secretary of the City of Eagle Pass is hereby directed to publish the proposed Ordinance as required by Section 2-5 of the Charter of the City of Eagle Pass. **[Publication is required if the ordinance imposes a fine, penalty, or forfeiture. City Charter 2-5]**

Section 5. This Ordinance shall become effective immediately upon passage.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS

_____ DAY OF _____ 2024.

ROLANDO SALINAS
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 APPENDIX A, SECTION 6, OF THE CODE OF ORDINANCES BY REDUCING THE ZONING REQUIREMENTS BY CITY COUNCIL AND ALLOWING ZONING REDUCTIONS BY ADMINISTRATION; 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 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, Chapter 7.3, Appendix A 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 residential lot in R-1 district shall be one (1) tree per unit.

(Ord. No. 06-13, § 2, 7-11-2006)

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. The City Secretary of the City of Eagle Pass is hereby directed to publish the proposed Ordinance as required by Section 2-5 of the Charter of the City of Eagle Pass. **[Publication is required if the ordinance imposes a fine, penalty, or forfeiture. City Charter 2-5]**

Section 5. This Ordinance shall become effective immediately upon passage.

**PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS
_____ DAY OF _____ 2024.**

**ROLANDO SALINAS
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 APPENDIX A, SECTION 6, OF THE CODE OF ORDINANCES BY REDUCING THE ZONING REQUIREMENTS BY CITY COUNCIL AND ALLOWING ZONING REDUCTIONS BY ADMINISTRATION; 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 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:

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-1 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-1 district shall be one (1) trees 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. The City Secretary of the City of Eagle Pass is hereby directed to publish the proposed Ordinance as required by Section 2-5 of the Charter of the City of Eagle Pass. **[Publication is required if the ordinance imposes a fine, penalty, or forfeiture. City Charter 2-5]**

Section 5. This Ordinance shall become effective immediately upon passage.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS
_____ DAY OF _____ 2024.

ROLANDO SALINAS
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 APPENDIX A, SECTION 6, OF THE CODE OF ORDINANCES BY ADDING A NEW ZONING TYPE BY CITY COUNCIL AND ALLOWING ZONING REDUCTIONS BY ADMINISTRATION; 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 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 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, Chapter 7.5, Appendix A is hereby amended as follows:

Sec. 7.5. "R-7" fourth 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 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-2 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 (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-1 district shall be one (1) trees 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. The City Secretary of the City of Eagle Pass is hereby directed to publish the proposed Ordinance as required by Section 2-5 of the Charter of the City of Eagle Pass. **[Publication is required if the ordinance imposes a fine, penalty, or forfeiture. City Charter 2-5]**

Section 5. This Ordinance shall become effective immediately upon passage.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS
_____ DAY OF _____ 2024.

ROLANDO SALINAS
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 APPENDIX A, SECTION 6, OF THE CODE OF ORDINANCES BY ADDING A NEW ZONING TYPE BY CITY COUNCIL AND ALLOWING ZONING REDUCTIONS BY ADMINISTRATION; 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 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 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, Chapter 7.5, Appendix A is hereby amended as follows:

Sec. 7.5. "R-7" fourth 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 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-2 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 two (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-1 district shall be one (1) trees 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. The City Secretary of the City of Eagle Pass is hereby directed to publish the proposed Ordinance as required by Section 2-5 of the Charter of the City of Eagle Pass. **[Publication is required if the ordinance imposes a fine, penalty, or forfeiture. City Charter 2-5]**

Section 5. This Ordinance shall become effective immediately upon passage.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS
_____ DAY OF _____ 2024.

ROLANDO SALINAS
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 APPENDIX A, SECTION 5, OF THE CODE OF ORDINANCES BY REDUCING THE ZONING REQUIREMENTS BY CITY COUNCIL AND ALLOWING ZONING REDUCTIONS BY ADMINISTRATION; 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 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, Chapter 5, Appendix A 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.

(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. The City Secretary of the City of Eagle Pass is hereby directed to publish the proposed Ordinance as required by Section 2-5 of the Charter of the City of Eagle Pass. **[Publication is required if the ordinance imposes a fine, penalty, or forfeiture. City Charter 2-5]**

Section 5. This Ordinance shall become effective immediately upon passage.

**PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS
_____ DAY OF _____ 2024.**

**ROLANDO SALINAS
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 APPENDIX A, SECTION 6, OF THE CODE OF ORDINANCES BY REDUCING THE ZONING REQUIREMENTS BY CITY COUNCIL AND ALLOWING ZONING REDUCTIONS BY ADMINISTRATION; 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 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, 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 one (1) trees 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. The City Secretary of the City of Eagle Pass is hereby directed to publish the proposed Ordinance as required by Section 2-5 of the Charter of the City of Eagle Pass. **[Publication is required if the ordinance imposes a fine, penalty, or forfeiture. City Charter 2-5]**

Section 5. This Ordinance shall become effective immediately upon passage.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS
_____ DAY OF _____ 2024.

ROLANDO SALINAS
MAYOR

ATTESTED:

ERIKA RODRIGUEZ
CITY SECRETARY

APPROVED AS TO FORM:

ANA SOPHIA GARCIA
CITY ATTORNEY