



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-East Room
3295 Bob Rogers Drive, Eagle Pass
Maverick County, Texas
Tuesday, February 17, 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 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 consistent with the City's Zoning Ordinance; providing that this ordinance shall be cumulative; providing a severability clause; and declaring an effective date.
5. Third and final 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.
6. Third and final 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.

7. Third and final 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.
8. Third and final 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.

RESOLUTION

9. A resolution of the City Council of the City of Eagle Pass, Texas appointing a member to the Tax Increment Reinvestment Zone (TIRZ) Board of Directors for an unexpired term.

ADJOURNMENT

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

CERTIFICATION

I, the undersigned authority, do hereby certify that the above notice of the meeting of the City Council of the City of Eagle Pass is true and correct copy of said notice and was posted on the bulletin board located in the lobby at City Hall in a convenient place to the public, 100 South Monroe Street, Eagle Pass, Texas, and said notice was posted the 10th day of February 2026, at 4:55 p.m., which is more than three (3) business days prior to the meeting on the 17th day of February 2026.

Erika Rodriguez
City Secretary

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.

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

ATTEST:

Aaron Valdez
Mayor

Erika Rodriguez
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 7.1.2, OF THE CODE OF ORDINANCES BY ADDING R3(F) FOURPLEX DISTRICT AND ALLOWING ZONING REDUCTIONS BY ADMINISTRATION; 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
Mayor

Erika Rodriguez
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
Mayor

Erika Rodriguez
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
Mayor

Erika Rodriguez
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
Mayor

Erika Rodriguez
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
Mayor

Erika Rodriguez
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
Mayor

Erika Rodriguez
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 ADMINISTRATION; 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
Mayor

Erika Rodriguez
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
Mayor

Erika Rodriguez
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
Mayor

Erika Rodriguez
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 ADMINISTRATION; 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
Mayor

Erika Rodriguez
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
Mayor

Erika Rodriguez
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
Mayor

Erika Rodriguez
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

RESOLUTION NO. 2026- R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAGLE PASS, TEXAS APPOINTING A MEMBER TO THE TAX INCREMENT REINVESTMENT ZONE (TIRZ) BOARD OF DIRECTORS FOR AN UNEXPIRED TERM

WHEREAS, the City of Eagle Pass, Texas (the “City”), pursuant to Chapter 311 of the Texas Tax Code, as amended (the “Act”), may designate a geographic area as a tax increment reinvestment zone if the area satisfies the requirements of the Act; and

WHEREAS, the TIRZ board of directors for the Zone consists of seven (7) members. Three (3) members shall be appointed by the City Council, three (3) members shall be appointed by the Commissioners Court of Maverick County (the “Commissioners Court”) if Maverick County participates in the Zone, and the remaining member shall be appointed by the developer of the property located within the Zone, their successors, and assigns (the “Developer”). If the Commissioners Court does not appoint its members by May 31, 2024, the Commissioners Court shall be deemed to have waived its right to appoint such members in the future and the Board shall consist of six members.

WHEREAS, a Board member appointed to the Board shall be eligible to serve on the Board if that person is at least 18 years of age and: (1) is a resident of the county in which the Zone is located or a county adjacent to that county; or (2) owns real property in the Zone, whether or not the individual resides in the county in which the Zone is located or a county adjacent to that county. Members of the Board shall be appointed for terms of two (2) years. The terms of the Board members may be staggered. The City Council may remove and replace any Board member at any time during the term.

WHEREAS, there is a need to replace Rolando Salinas, Jr. as Place 1.

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

SECTION 1. The people listed herein are appointed as city representatives to the TIRZ Board of Directors.

1.

SECTION 2. The unexpired term of office of the above-mentioned members will expire on the 4th Day of May 2026.

READ, PASSED, AND APPROVED this 17TH Day of February, A.D., 2026.

ATTEST:

Aaron Valdez
Mayor

Erika Rodriguez
City Secretary