



CITY OF EAGLE PASS
AGENDA
PLANNING AND ZONING COMMISSION REGULAR MEETING
Council Chambers, City Hall
100 S. Monroe Street, Eagle Pass,
Maverick County, Texas
Thursday, May 14, 2026 at 5:30 PM

ESTABLISHMENT OF QUORUM

CITIZENS COMMUNICATIONS

MINUTES

1. Approval of the minutes of the April 9, 2026 meeting.

PUBLIC HEARINGS

2. Public hearing on the request submitted by Ernesto Fuentes for a proposed mixed-use development consisting of residential apartment units and a gym on property zoned B-1 (Neighborhood Business District), located in Lots 10 and 11 in the North Hills Subdivision, also known as 2015 Bibb; closing of public hearing and possible action.

ADJOURNMENT

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

CERTIFICATION

I, the undersigned community development director, do hereby certify that the agenda mentioned above was posted on the bulletin board located in the lobby at City Hall, 100 South Monroe Street, Eagle Pass, Texas, on May, 07, 2026 at 2:30 p.m.

Guadalupe Negrete
Interim Community Development Director

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

The Planning and Zoning Commission of the City of Eagle Pass held a regular meeting on Thursday, April 9, 2026, at 5:30 p.m. in the Council Chambers, City Hall, 100 South Monroe Street, Eagle Pass, Texas. All legal notices were duly posted in accordance with the State Code.

ESTABLISHMENT OF QUORUM

Present: Vice-Chairman, Noe Rodriguez; and Commissioners: Luis Velez, and Seth Garza

Absent: Chairwoman, Tiffany Velazquez-Sanchez, and Commissioner, Jesus Casas

Staff Present: Interim Community Development Director, Guadalupe Negrete; Assistant City Secretary, Ita A. Cortinas; and Asst. City Attorney, Ricardo Ramos, Jr.

With a quorum being present, Vice-Chairman Rodriguez called the meeting to order, and the Planning & Zoning Commission considered the items in the following order:

CITIZENS COMMUNICATIONS

Vice-Chairman Rodriguez asked if anyone in the audience wished to address the Commission on any item which did not appear on the agenda, reminding them that although the Commission would be unable to take formal action on such items, they would be glad to take it under advisement.

There were no comments or concerns presented.

MINUTES

- 1. Approval of the minutes of the March 12, 2026 meeting.

Commissioner Garza moved to approve the minutes. Seconded by Commissioner Velez. MOTION PASSES: Unanimously

Ayes: Rodriguez, Velez, and Garza
Nays: None
Abstained: None
Absent: Velazquez-Sanchez, and Casas

- 2. Public hearing on the request submitted by Bravo Estates, LLC for property legally known as G&S Estate, located at 3524 Hwy 57. The applicant seeks sidewalk waiver from Section 23-64 regulating sidewalks, closing of public hearing and possible action.

Commissioner Casas arrived as the item was being read.

Vice-Chairman Rodriguez opened the public hearing at 5:32 p.m.

Interim Community Development Director Negrete provided details on the item and suggested that the Planning and Zoning Commission deny the sidewalk waiver request for property located at 3524

Hwy 57.

The applicant approached the Commission and stated his reasons for requesting the waiver, as did his son.

Chairman Rodriguez closed the public hearing at 6:17 p.m.

Commissioner Velez moved to deny the request. Seconded by Commissioner Garza. **MOTION PASSES:** Unanimously

Ayes: Rodriguez, Velez, and Garza
Nays: None
Abstained: Casas
Absent: Velazquez-Sanchez

3. Public hearing on the request submitted by Mayra Y. Barrientos for property legally known as Chula Vista School Block, Lot 5, located at 537 FM 2030. The applicant seeks a sidewalk waiver from Section 23-64 regulating sidewalks; closing of public hearing and possible action.

Vice-Chairman Rodriguez opened the public hearing at 6:18 p.m.

Interim Community Development Director Negrete provided details on the item and suggested that the Planning and Zoning Commission grant the sidewalk waiver as there is no curb or gutter in place for property located at 537 FM 2030.

Engineer, Carlo Velarde spoke in favor of the item being approved.

Vice-Chairman Rodriguez closed the public hearing at 6:27 p.m.

Commissioner Garza moved to approve. Seconded by Commissioner Casas. **MOTION PASSES:** Unanimously

Ayes: Rodriguez, Velez, Garza, and Casas
Nays: None
Abstained: None
Absent: Velazquez-Sanchez

ADJOURNMENT

Commissioner Velez moved to adjourn the meeting at 6:28 p.m. Seconded by Commissioner Casas. **MOTION PASSES.**

Attest:

Noe Rodriguez
Vice-Chairman

Ita A. Cortinas
Assistant City Secretary

DRAFT



Community Development Department Executive Summary REPORT TO THE PLANNING & ZONING COMMISSION

Conditional Use Permit Request - 2015 Bibb Ave

I. BACKGROUND

A. General Information

Applicant: Ernesto Fuentes

Property Owner: TOURQUOISE 4, LLC

Location: 2015 Bibb Ave **Property ID Number:** 84016

Legal Description: North Hills Commercial Subdivision, Lot 10

Request: A request for a Conditional Use Permit to allow the construction of a proposed mixed-use development consisting of residential apartment units and a gym on property zoned B-1 (Neighborhood Business District)

B. Subject Property Information

Total gross acreage: 1.25 acres

Total Square Feet: 54,500 sq ft

Existing Use: Vacant

Current Zoning: B-1 (Neighborhood Business District)

Master Plan: Not Shown

C. Vicinity Data

The site is in an area that is primarily comprised of residential homes and commercial use buildings.

II. PUBLIC NOTICE

Public notification of the Planning and Zoning Commission public hearing to consider the petition request was completed consistent with the provisions of *Chapter 211* of the *State of Texas Local Government Code Title 7*, with a legal notice published in the Eagle Pass News Gram on May 2, 2026. Twenty-seven (27) notices were mailed to the abutting property owners within the 200 feet radius of the subject property on May , 2026.

III. RECOMMENDED FINDINGS OF FACT

A. Eagle Pass City Charter Article IX: Municipal Planning and Zoning

- Section 9.1 Planning and zoning commission

The city council shall appoint a city planning and zoning commission consisting of five (5) regular members who shall be residents of the City of Eagle Pass and who own real estate within the city, and such ex-officio members as are provided

herein. The regular members shall receive such compensation as the council shall prescribe by ordinance and shall hold no other elective position in the city government. The ex-officio members shall include the mayor, the city manager, and such other ex-officio members as the council may by resolution provide. Ex-officio members shall participate in the work of the commission but shall not have a vote in its official actions.

- (a) Term of office. The term of the appointive members shall be five (5) years, except that, of the five (5) members first appointed, one shall be appointed for a term of one year, one for two (2) years, one for three (3) years, and one for four (4) years.
- (b) Powers and duties. The commission shall have the power and shall be required to:
 - (1) Make, amend, extend, and add to the master plan for the physical development of the city.
 - (2) Approve or disapprove plats of proposed subdivisions submitted in accordance with section 9-2 of this article and any other applicable laws. In considering such plats, the commission shall require that the proposed subdivisions shall meet all the standards of layout and street and sidewalk construction on comparable property within the corporate limits of the City of Eagle Pass as specified in the City of Eagle Pass Construction Standards Manual. Upon approving such plats, and before they are released for recording, the planning commission shall submit all copies of approved plats to the city council for final approval.
 - (3) Draft, and recommend to the council for adoption, an official map of the city and recommend or disapprove proposed changes in such map.
 - (4) Make, and recommend to the council for adoption, a zoning plan and recommend or disapprove proposed changes in such plan.
 - (5) Make, and recommend to the council for adoption, plans for the clearance and rebuilding of slum districts and blighted areas which may develop within the city.
 - (6) Compile, and recommend to the council for adoption, a building code, which code shall include the minimum standards of construction for buildings, the minimum standards for plumbing, and the minimum standard for wiring and gas piping.
 - (7) Submit annually to the city manager, not less than ninety (90) days prior to the beginning of the budget year, a list of recommendations for capital improvement which, in the opinion of the commission, are necessary or desirable to be constructed during the forthcoming five (5) years. Such list shall be arranged in order of preference, with recommendations as to which projects shall be constructed in which year.
 - (8) Meet not less than once each month; meetings to be held at the city hall unless prior notice of change of meeting place be given by publication in the official newspaper of the City of Eagle Pass.
 - (9) Perform such other duties and be vested with such other powers as the council shall from time to time prescribe.
- (c) Rules of procedure. The commission shall elect annually, one of its members chairman, and shall establish its own rules of procedure

which shall include the following: A quorum shall consist of a majority of the members of the commission qualified and serving. The affirmative vote of a majority of those present shall be necessary to pass upon pending questions. All meetings shall be open to the public and a record of all proceedings shall be kept, which record shall be filed with the person performing the duties of city secretary and shall be a public record.

- (d) Vacancies. Membership of the commission shall be accompanied by active participation in the activities of the commission, and any member who is absent from three (3) consecutive meetings of the commission without valid excuse, as determined by the commission, shall automatically be dismissed from membership. The commission shall at once notify the council that a vacancy in the commission exists. Vacancies occurring in the commission, for whatever reason, shall be filled within thirty (30) days by appointment by the council for the remainder of the unexpired term.

- **Section 9.3 Master Plan.**

The *Master Plan* for the physical development of the city, with the accompanying maps, plats, charts, descriptive and explanatory matter, shall show the commission's recommendations for the development of city territory, and may include, among other things, (a) the general location, character, and extent of streets, bridges, parks, waterways, and other public ways, grounds and spaces; (b) the general location of public buildings and other public property; (c) the general location and extent of public utilities, whether publicly or privately owned; (d) the removal, relocation, widening, extension, narrowing, vacation, abandonment or change of use of such existing or future public ways, grounds, spaces, buildings, property or utilities; (e) the general extent and location of public housing projects and slum-clearance projects.

- (a) Adoption of *Master Plan*. The commission may adopt the master plan as a whole by single resolution or may by successive resolutions adopt successive parts of the plan, said parts corresponding to major geographical sections of the city or to functional divisions of the subject matter of the plan, and may adopt any amendment or extension thereof or addition thereto. The adoption of the plan, or of any part, amendment, extension or addition, shall be by resolution carried by the affirmative votes of not less than a majority of the commission, but before the adoption of the plan or any such part or any modification, extension or addition, the commission shall hold at least one public hearing on the proposed action. An attested copy of the plan or part thereof shall be certified to the council.
- (b) Legal effect of *Master Plan*. No street, park, or other public way, ground or space, no public building or structure and no public utility whether publicly or privately owned, shall be constructed or authorized in the city, nor shall any real property be acquired by the city, until and unless the location and extent thereof shall have been submitted to and approved by the commission; provided that, in case of disapproval, the commission shall communicate its reasons to the council, which shall have the power by 2/3 vote to overrule such disapproval, and, upon such overruling, the council or the appropriate office, department or agency shall have power to proceed. The widening, narrowing, relocation, vacation or change in the use of any street or other public way or ground or the sale of any public building or real property shall be subject to

similar submission and approval, and failure to approve may be similarly overruled by the council. The failure of the commission to act within thirty (30) days after the date of official submission to the commission shall be deemed approval, unless a longer period be granted by the council or the submitting official.

Land Use Development

The formulation of a land use development plan includes establishing goals and objectives, broad goals for land uses and achievable objectives for the implementation of the desired development.

The following land use development goals and objectives were proposed in the *Master Plan*, on page A-43 through and including page A-45, after local participation in the planning process for the *Master Plan*.

Land Use Development Goals

- The sound development of the local land resources to achieve a balance between the man-made and natural environments.
- The continuing development of the community while retaining the community's character and scale.
- The ultimate development of urban uses in a compatible arrangement which will make the community attractive to residents and visitors, and desirable to quality investments.
- Provision and use of utility services in the most efficient and equitable manner.
- Preservation of natural and man-made beauty of Eagle Pass.
- Improvement of business and commercial district conditions.

Land Use Objectives

- Development of the local capacity to monitor, evaluate, and promote the sound development of the community.
- Promotion of development standards and guidelines to minimize wasteful land subdivision and to improve local resource utilization in a compatible land use relationship.
- Coordination with area-wide, county, and state agencies which deal with land and resource utilization to eliminate substandard development in the Extra Territorial Jurisdiction (ETJ) and beyond, and to improve existing substandard areas.

Short-Term Land Use Objectives

- Establish the planning process as a continuing municipal function.
- Review planning studies and material from agencies, such as the American Planning Association, the Texas Municipal League, and the Texas

Department of Housing and Community Affairs, that can be applicable to the City of Eagle Pass.

- Continue enforcement of the provisions of the zoning and subdivision ordinances.
- Strict review of proposed subdivisions, particularly those located in environmentally sensitive areas such as sloping areas or those areas with soils which pose limitation to development.
- Annex colonia areas located within the City's Extra Territorial Jurisdiction which affect to the City.

B. Eagle Pass Code of Ordinances Appendix A: Zoning Ordinance

- **Section 1: Title.**

This Ordinance shall be known, and may be cited, as the Zoning Ordinance for the City of Eagle Pass, Texas.

- **Section 2: Purpose.**

The zoning regulations and districts herein established have been made in accordance with a comprehensive plan for the purpose of promoting health, safety, morals, and the general welfare of the City of Eagle Pass, Texas. They have been designed to lessen the congestion of streets; to secure safety from fire, panic, or other dangers; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; and to facilitate the adequate provision of transportation, water, sewage, schools, parks, and other public requirements. They have been made with reasonable consideration, among other things, to the character of the district and its peculiar suitability for particular uses, and with the view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City of Eagle Pass, Texas.

- **Section 3 Definitions.**

For the purpose of this ordinance, certain terms and words are hereby defined. Words used in the present tense shall include the future; the singular number shall include the plural and the plural the singular. The word 'building' shall include the word 'structure'; the word 'lot' includes the word 'plot'; and the word 'shall' is mandatory and not merely permissive or directory.

- **Section 4 Districts.**

For the purpose of regulating and restricting the height and size of buildings and other structures, the percentage of the lot that may be occupied, the size of yards, the other open spaces, the density of population, and the location and use of buildings, structures, and land for trade, industry, residence, or other purpose, the City of Eagle Pass, Texas is hereby divided into districts, of which there shall be seven classes in number, and shall be known as:

R-1	First One-Family Dwelling District
R-2	Second One-Family Dwelling District

R-3	Duplex District
R-3(A)	Apartment District
R-4	Townhouse Residence District
B-1	Neighborhood Business District
B-2	Central Business District
B-3	General Business District
I	Industrial District
F	Floodway District

...Except as hereinafter provided:

- (1) No building shall be erected, converted, enlarged, reconstructed, or structurally altered, and no building or land shall be used for any purpose that is not permitted in the district in which the building or land is situated.

Sec. 8. "B-1" Neighborhood business district.

The following regulations shall apply to the "B-1" Neighborhood business districts:

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

- (1) Any use permitted in the "R-1," "R-2," and "R-3" districts.
- (2) Advertising signs which advertise the building on this same property, on-premise signs shall be limited to one (1) per establishment. See section 15 for additional sign information.
- (3) Automobile parking lots with spaces for rent.
- (4) Bakery.
- (5) Bank.
- (6) Barbershop.
- (7) Beauty parlor.
- (8) Doctor's office or small clinic, but not exceeding five thousand (5,000) square feet in size.
- (9) Filling station, service station, provided all storage tanks for gasoline shall be below the surface of the ground, and not including auto repair, and only with a conditional use permit as specified by section 21.
- (10) Job printing.
- (11) Dry cleaning, and Laundromats.
- (12) Medical offices.
- (13) Funeral home.
- (14) Offices up to a total building size of ten thousand (10,000) square feet.
- (15) Radio repair and sales shop.
- (16) Restaurant, cafe, cafeteria.
- (17) Studio.
- (17a) Used car lot.
- (18) Any retail business, not to exceed five thousand (5,000) square feet for each individual retail establishment, and provided that such use is not noxious or offensive by reason of vibrations, smoke, odor, dust, gas, or noise, and which is not prohibited by the City Charter.

- 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.* For uses permitted in the "R-3(A)" District, the front yard requirements for the "R-3(A)" District shall apply. For other uses permitted in this district a front yard of twenty (20) feet in depth is required.
 - (2) *Side yards.* For uses permitted in the "R-3(A)" District, the side yard requirements for the "R-3(A)" District shall apply. For other uses a ten foot side yard is required.
 - (3) *Rear yard.* For uses permitted in the "R-3(A)" District, the "R-3(A)" District regulations shall apply. There are no rear yard regulations for other uses.
 - (4) *Depth of lot.* The minimum depth of lot shall be one hundred (100) feet.
- D. *Intensity of use:* For uses permitted in the "R-3(A)" District the minimum lot area and minimum lot width shall be the same as the "R-3(A)" District. For other uses a maximum lot area of eight thousand (8,000) square feet is required.
- E. *Parking regulations:*
- (1) Parking shall be provided as required in section 12.1, Parking Requirements Ordinance.
- F. *Additional use, height, and area regulations:* Additional use, height, and area regulations and exceptions are found in section 12 herein.

- **Section 12.1: Parking Requirements.**

- (a) Authority and purpose. This ordinance is adopted for the purpose of providing an adequate number of parking spaces for residential, commercial, Institutional and industrial uses in the City of Eagle Pass. This ordinance is enacted in accordance with the home rule powers of the city, granted under the Texas Constitution, and the Statutes of the State of Texas.
- (b) Parking regulations and requirements.
 - (2) Parking required. In all districts there shall be provided at the time any building permit or structure is erected or structurally altered, off-street parking and maneuvering spaces in accordance with the minimum requirements set out in this ordinance. All parking and maneuvering space shall be provided on private property unless otherwise stated in this Ordinance. When, in the opinion of the city, the provisions of this ordinance are not adequate, such additional requirements as may be necessary and desirable may be required.
 - (5) Rules for computing parking requirements. In the interpretation of the parking requirements set out in this ordinance, the following rules shall apply:
 - i. "Floor area" shall mean the gross floor area of specific use. "Use" shall mean any use of the specific floor area.

- ii. Where fractional spaces result, the parking spaces required shall be construed to be the next largest whole.
- iii. The parking space required for a use not specifically mentioned in this ordinance shall be the same as required for a use of similar nature.
- iv. After the effective date of the ordinance from which this chapter is derived, whenever a property is changed or enlarged in floor area, number of employees, number of dwelling units, seating capacity or otherwise, to create a need for an increase to 25-percent or more in the number of existing spaces, such additional spaces shall be provided on the basis of the enlargement or change. Whenever a building or use existing prior to the effective date of the ordinance from which this chapter is derived is enlarged to the extent of 50-percent or more in floor area used, such building or use shall then and thereafter comply with the parking requirements set forth in this ordinance.
- v. In the case of mixed uses, the parking spaces required in this ordinance shall equal the sum of the requirements of the various uses computed separately.
- vi. Where none of the foregoing rules are applicable to an existing fact situation, the method for computing the parking requirement shall be based on other parking data from acceptable publications.

• **Section 21: Conditional Use Permits.**

- (a) Purpose. The purpose of this section is to allow the proper integration into the community of uses which may be suitable only in specific locations in a zoning district or only if such uses are designed or laid out on the site in a particular manner.
- (b) Application. A conditional use permit shall be required for all uses listed as conditional uses in the residential, commercial and industrial land use descriptions or elsewhere in the Zoning Ordinance of the City of Eagle Pass.
 - (1) Filing. Application shall be made in writing by the property owner or his authorized agent, on forms provided by the planning department, and accompanied by such data and information as may be necessary to fully describe the request.
 - (2) Fee. The filing and investigation fee shall be \$100.00.
- (c) Public hearing. A public hearing shall be held in accordance with law. A notice of hearing shall be mailed at least ten calendar days prior to said hearing to all property owners, any part of whose property lies within a radius of two hundred 200-feet of the applicant's property, using for this purpose the names of such owners as shown on the last equalized assessment roll, or alternatively, from such other records of the assessor or the tax collector as contain more recent addresses. In addition, if warranted in the determination of Planning Director, notice shall be provided by conspicuously posting it on the subject property for at least ten days prior to the hearing. Failure to receive the notice required by

this section shall not invalidate the action of the planning and zoning commission.

- (d) Planning and zoning commission action. The planning and zoning commission may approve, conditionally approve or deny an application for a *Conditional Use Permit*, and in authorizing a conditional use, may impose such requirements and conditions with respect to location, construction, time period, maintenance and operation as deemed necessary for the protection of adjacent properties and the public interest when reasonably related to the use of the property. Before granting any conditional use permit the planning director shall be satisfied that the proposed structure or use conforms to the requirements and the intent of this chapter and the general plan(s) of the City of Eagle Pass.
- (e) Appeals. The planning and zoning commission action on the conditional use permit shall be final unless, within fourteen (14) calendar days after the decision, the applicant or any other person, including the city council, any individual city council member, or the city manager, not satisfied with the decision of the planning and zoning commission, may appeal to the city council. No conflict of interest shall exist solely by reason of the filing of an appeal by the city council, an individual city council member, or the city manager. Any appeal shall be filed with the city secretary's office and, except an appeal by the city council, a council member, or the city manager, shall be accompanied by a filing fee \$100.00. The city secretary shall set a date for a public hearing and shall give notice to the appellant, the applicant and neighboring property owners in the manner provided in the zoning ordinance.
- (f) Issuance. No conditional use permit which has been approved by the planning and zoning commission shall be issued prior to the expiration of the appeal period as set forth in the Ordinances of the City of Eagle Pass, or the final action on an appeal to the city council.
- (g) Expiration. In the event the planning and zoning commission finds the use permit has not been exercised within the time limit set by the commission, or within one 1-year if no specific time limit has been set, the permit shall be null and void without further action; except that the planning director may extend the approval of a use permit for one 1-additional year, with the same conditions of approval, if circumstances have not changed. The request in writing must be received prior to the expiration of the use permit.
- (h) Minor modification to use permit. The planning director may approve minor modifications to an approved use permit.
- (i) Revocation. In the event the conditions of a use permit have not been or are not being complied with, the planning department shall give the permittee notice of intention to revoke such permit at least ten days prior to a planning and zoning commission review thereon. After the conclusion of the review, the planning and zoning commission may revoke such a permit.

C. Conclusions

1. The application contains sufficient information upon which the Planning and Zoning Commission may render a decision. Please refer to Attachment 1 for a copy of the *Conditional Use Permit* (CUP) application.
2. The request involves the construction of apartment units and a gym on the subject vacant property

3. Section 21(d) of *City of Eagle Pass Code of Ordinances Appendix A* states, in part, that the Planning and Zoning Commission may approve, conditionally approve or deny an application for a *Conditional Use Permit*, and in authorizing a conditional use, may impose such requirements and conditions with respect to location, construction, time period, maintenance and operation as deemed necessary for the protection of adjacent properties and the public interest when reasonably related to the use of the property.
4. Section 21(d) of *City of Eagle Pass Code of Ordinances Appendix A* further states, in part, that before granting any *Conditional Use Permit*, The Community Development Department shall be satisfied that the proposed structure or use conforms to the requirements and the intent of this chapter and the general plans(s) of the City of Eagle Pass.

The Community Development Department utilizes the *City of Eagle Pass Master Plan* as guidance in providing a recommendation to the Planning and Zoning Commission on their consideration of land use issues, including those involving a *Conditional Use Permit* application.

The application is consistent with the *Plan's Land use Development Goals*, as the development of multi-family use will allow for continued development of the community while retaining the community's character and scale.

This application is consistent with the *Plan's Land Use Objectives*, as the Conditional Use Permit would provide a mechanism that will allow for the development of the local capacity to monitor, evaluate, and promote the sound development of the community.

Finally, the application is consistent with the *Plans Short-Term Land Use Objectives*, as it does provide a method for the city to continue enforcement of the provisions of the zoning ordinance.

Please refer to Attachment 2 for a copy of the *Master Plan Map*.

5. The *Conditional Use Permit*, if granted, will be consistent with the purpose of the zoning code. Section 2 of the *City of Eagle Pass Code of Ordinances Appendix A* states that the purpose of the zoning code is to promote the health, safety, morals, and general welfare of the City by, (a) lessening the congestion of streets, (b) securing safety from fire, panic, or dangers, (c) providing adequate light and air, (d) preventing the overcrowding of land, (e) avoiding undue concentration of population, (f) facilitating the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements.

Section 2 emphasizes the importance of the character of a specific zoning district and its peculiar suitability for particular uses, conserving the value of buildings, and encouraging the most appropriate use of land throughout the city. The proposed use will facilitate the retention of the character of the neighborhood.

The *Conditional Use Permit*, if granted by the Commission will not constitute any change in the City's zoning district map, and will not impair adequate supply of light or air to adjacent property, it will not materially increase the congestion in public streets, it will not increase the public danger of fires and safety, it will not materially diminish or impair established property values within the surrounding area, and it will not impair the public health, safety, comfort, morals and welfare of the City of Eagle Pass, Texas.

Please refer to Attachment 2 for a copy of the *City of Eagle Pass Zoning District Map*.

6. The *Conditional Use Permit* application is consistent with the approval criteria set forth in Section 21 of the *City of Eagle Pass Code of Ordinances Appendix* for the reasons set forth above in Conclusion 1 through and including Conclusion 5 and should be granted by the Commission.

D. Community Development Department Recommendation

The Planning and Zoning Commission **GRANT** the Conditional Use Permit to allow the construction of apartment units and a gym on the vacant property located at 2015 Bibb Ave, subject to the following conditions:

1. Subsequent development of the property shall comply with the following sections in the *City of Eagle Pass Code of Ordinances*:
 - Chapter 8 governing buildings
 - Chapter 12 governing the electrical code
 - Chapter 13 governing the fire code
 - Chapter 14 governing garbage and rubbish
 - Chapter 21 governing plumbing
 - Chapter 22 governing streets, sidewalks, and other public places
 - Chapter 23 governing final plats
 - Chapter 23 governing landscaping and tree preservation
 - Chapter 27 governing water and sewers, including drainage & stormwater
 - Appendix A governing signs and fences

TRANSMITTED to the parties listed hereafter:

Ernesto Fuentes via e-mail
Eagle Pass Planning and Zoning Commission Members via e-mail
Eagle Pass City Manager Homero Balderas via e-mail
Eagle Pass City Attorney Ana Sophia Garcia via e-mail
Eagle Pass City Secretary Erika Rodriguez via e-mail
Eagle Pass Community Development Department Report dated May 6, 2026

Attachment 1 Application



PLANNING DEPARTMENT

3295 Bob Rogers Drive, Eagle Pass, TX 78852 • Telephone: (830) 773-7781 • Fax: (830) 773-7803
www.eaglepasstx.us • planning@eaglepasstx.us

CONDITIONAL USE PERMIT APPLICATION

Applicant Information	Name: <u>Ernesto Fuentes</u>
	Mailing Address: <u>405 S. Monroe Suite A</u>
	Phone: <u>8309680033</u> E-mail: <u>ernesto@efuenteslaw.com</u>
	Note: if you are not the owner of the property, you must attach a letter from the owner authorizing you to submit this application.

Property Owner Information	Name: <u>Tourquoise 4, LLC</u>
	Mailing Address: <u>405 S. Monroe Suite A</u>
	Phone: <u>8309680033</u> E-mail: _____

Property Information	Site Address: <u>2015 Bibb</u> MCAD Property ID # <u>84016 & 84017</u>
	Legal Description: Lot(s) <u>10 & 11</u> Block _____ Subdivision <u>North Hills Commercial Subdivision</u> (Property must be legally subdivided or be lot of record)
	Front Yard Width (feet) <u>180</u> Rear Yard Width (feet) <u>180</u> Side Yard Width (feet) <u>300</u>
	Current Use <u>Empty Lot</u>
	Proposed Use <u>Mix use with a Basketball gym in the front and apartments in the back</u>

Description of Project:
the project consists of building a basketball gym in the front of the property with parking and green area, and to build 4-8 apartments in the rear of the property with their own parking and green area.

Detailed Explanation of Proposed Conditional Use
What development measures regarding location, construction, time period, maintenance, and operation will you use to protect adjacent properties from impacts from your project?
There will not be any detrimental impacts to the nearby properties, all measures and guidelines will be followed during construction.
currently the adjacent properties are vacant.

Describe how your project is reasonably related to the use of the property.

there is a similar gym construction across the street, and in the rear where the apartments will be build the properties around the area are residential in nature.

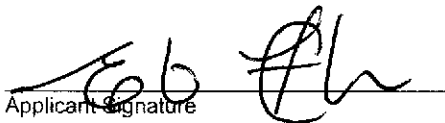
Describe how your project conforms to the purpose of the zoning district in which the project will be established.

I believe the city is encouraging mix use properties, and this would be a good scenario. we can construct a commerical establishment in the front to conform to the eye test as you drive by. But then be allowed to build apartments in the rear of the property to fully maximize the lot, the potential and the investment.

Aplicant Authorization

I authorize the City of Eagle Pass to conduct any site visits necessary to evaluate this conditional use permit application.

I hereby state that I have prepared this application and that, to the best of my knowledge, the information contained herein is complete, accurate, and a true representation of the conditional use permit request. I further attest that I have the authority to submit this application and agree to comply with any and all conditions of the conditional use permit approval. I agree to provide any additional information requested by the City as they deem necessary for the processing of this application.

Applicant Signature 

Date 4/15/24

Office Use

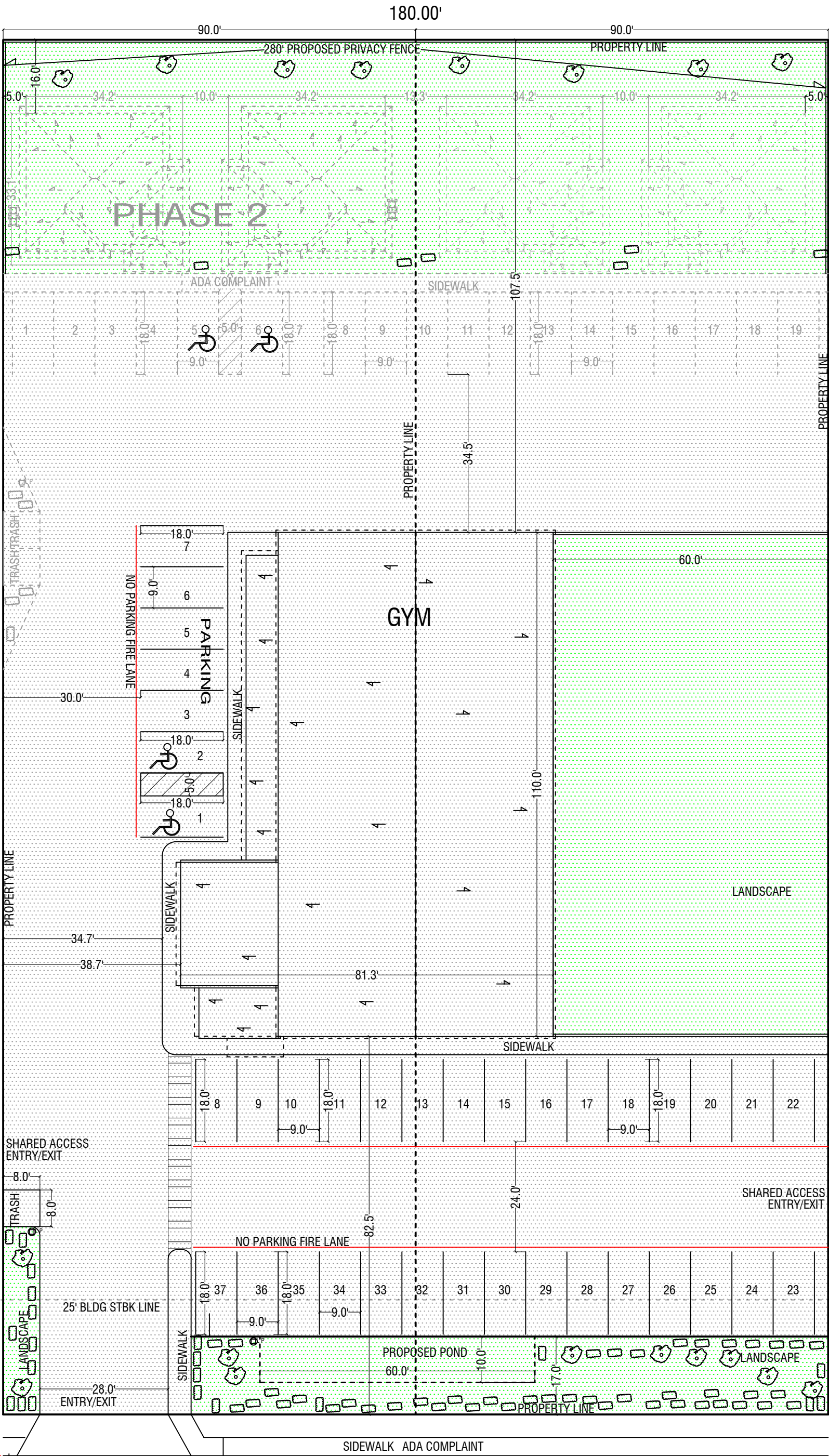
Date Application Accepted for Review: _____ By: _____

Contact Date for Supplemental Info: _____ Supplemental Info Received: _____

Completeness Review Date: _____ By: _____

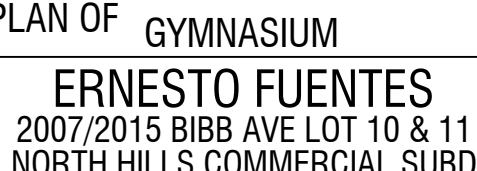
Application Returned to Applicant: _____ (when applicable)

MR:6/2020

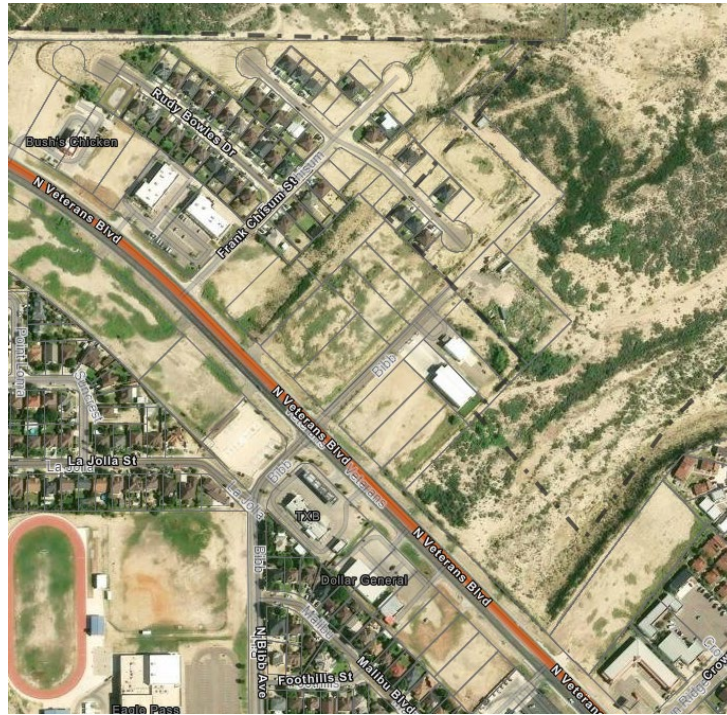


FIRE HYDRANT
ACROSS THE STREET

BIBB AVE

A R E A	GYMNASIUM	7,808.00		PLAN OF	GYMNASIUM
	PORCH	96.00			
	GYM	612.00			
	TOTAL	8,516.00 SQ. FT.			
					
		jg_homesdesign@hotmail.com 830-968-1509			
		Juan Garcia fb.com/jghomesdesign			

Aerial and Site Photos



Attachment 2

Master Plan Map & Zoning District Map

Master Plan Map

(Not Within Map's Boundary)

Zoning Map

