

Ivy Avalos
Mayor

Ruben Reyes
At Large/Mayor Pro Tem

Cesar Nevarez
District 1



Alejandro Garcia
District 2

Rudy Cruz, Jr.
District 3

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

NOTICE OF A REGULAR MEETING
OF THE
PLANNING AND ZONING COMMISSION
OF THE
CITY OF SOCORRO, TEXAS

THE FACILITY IS WHEELCHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR ACCOMMODATION FOR INTERPRETIVE SERVICES MUST BE MADE 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT THE CITY CLERK'S OFFICE AT (915) 858-2915 FOR FURTHER INFORMATION.

LA INSTALACIÓN ES ACCESIBLE PARA SILLAS DE RUEDAS Y HAY PLAZAS DE ESTACIONAMIENTOS DISPONIBLES. LAS SOLICITUDES DE ADAPTACIÓN PARA SERVICIOS DE TRADUCCIÓN DEBEN HACERSE 48 HORAS ANTES DE ESTA REUNIÓN. COMUNÍQUESE CON LA OFICINA DEL SECRETARIO DE LA CIUDAD AL (915) 858-2915 PARA OBTENER MÁS INFORMACIÓN.

NOTICE IS HEREBY GIVEN THAT A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF SOCORRO, TEXAS WILL BE HELD ON TUESDAY THE 15TH, DAY OF NOVEMBER 2022 AT 5:30 P.M. AT THE CITY COUNCIL CHAMBERS, 860 N. RIO VISTA RD., SOCORRO, TEXAS AT WHICH TIME THE FOLLOWING WILL BE DISCUSSED:

THIS WRITTEN NOTICE, THE MEETING AGENDA, AND THE AGENDA PACKET, ARE POSTED ONLINE AT [HTTP://COSTX.US/PLANNING-ZONING/](http://COSTX.US/PLANNING-ZONING/) THE PUBLIC MUST CALL IN 844-854-2222 ACCESS CODE 579797 BY 4:30 PM MOUNTAIN STANDARD TIME (MST) ON NOVEMBER 15TH, 2022 TO SIGN UP FOR PUBLIC COMMENT AND THE AGENDA ITEM THEY WISH TO COMMENT ON. THE PUBLIC THAT SIGNED UP TO SPEAK WILL BE CALLED UPON BY THE PRESIDING OFFICER DURING THE MEETING.

1. CALL TO ORDER.
2. ESTABLISHMENT OF QUORUM.

**REGULAR MEETING AGENDA – SOCORRO PLANNING & ZONING COMMISSION
NOVEMBER 15TH 2022, A 5:30 PM**

3. NOTICE TO THE PUBLIC – OPEN FORUM

The time is reserved for members of the public who would like to address the Commission on any items that are not of the Commission Agenda and that are within the jurisdiction of the Commission. No action shall be taken.

4. CONSENT AGENDA

- a) Public Hearing request for the proposed amendment to the City of Socorro’s Master Plan and Rezoning of Block 1, Lot1 Horn Subdivision, Block 1, Lot 2, Horn Subdivision, Block 1, Lot 3, Horn Subdivision, and Block 1, Lot 4, Horn Subdivision located at 10678, 10680, 10682 and 10684 Horn Circle, Socorro, Texas from R-1 (Single Family Residential) to R-2 (Medium Density Residential).
- b) Public Hearing request for the proposed amendment to the City of Socorro’s Master Plan and Rezoning of 3 Socorro Tract 4-C-16 located at 793 Horizon Blvd., Socorro, Texas from R-1 (Single Family Residential) to C-2 (General Commercial).
- c) Approval of Meeting minutes of November 1, 2022.

NOTICE TO THE PUBLIC AND APPLICANTS

The staff report for an agenda item may include conditions, exceptions, or modifications. The Commission’s motion to approve an item in accordance with the staff report or with all staff comments means that any modifications, waivers, exceptions requested by the applicant and recommended for approval by staff and any staff recommended conditions, have been approved, without necessitating that the Commission restate the modifications, exceptions, waivers, or conditions as part of the motion to approve and that any findings required to be made by the Commission, have been made.

5. Consider and Take Action:

On the proposed approval of Final Subdivision Plat for Socorro Logistics Center Unit #2 located at the intersection of North Loop Road and Nuevo Huevo Tanks Road, being a portion of Tracts 8, 9, 10A, and 11C and a portion of Tracts 10A1 and 11C1, Block 5, Socorro Grant, Socorro, Texas.

6. Consider and Take Action:

On the proposed approval of Preliminary Subdivision Plat for Socorro Logistics Commercial Unit #1 located at North Loop & Inglewood, being a portion of Tracts 13A, 13A2B, and all Tracts 14A and 14F, Block 5, Socorro Grant, Socorro TX.

**REGULAR MEETING AGENDA - SOCORRO PLANNING & ZONING COMMISSION
NOVEMBER 15TH 2022, A 5:30 PM**

7. Consider and Take Action:
On a recommendation to City Council to Amend Chapter 46 Zoning, Article IV. District Regulations by adding Division 16. General Mixed-Used District.
8. Consider and Take Action:
On a recommendation to City Council to Amend Chapter 46 Zoning, Article V. Supplemental Regulations for all districts, Section 46-634. Signs by modifying Subsection 24.
9. Planning and Zoning Commissioners Report.
10. Planning and Zoning Department Report.
11. Adjournment

EXECUTIVE SESSION

The Planning and Zoning Commission of the City of Socorro may retire into EXECUTIVE SESSION pursuant to Section 3.08 of the City of Socorro Charter and the Texas Government Code, Sections 551, Subchapter D to discuss any of the following: (The items listed below are matters of the sort routinely discuss in Executive Session, but the Planning and Zoning Commission of the City of Socorro may move to Executive Session any of the items on this agenda, consistent with the terms of the Open Meetings Act.) The Planning and Zoning Commission will return to open session to take any final action and may also, at any time during the meeting, bring forward any of the following items for public discussion, as appropriate.

Section 551.071 CONSULTATIONS WITH ATTORNEY
Section 551.072 DELIBERATION REGARDING REAL PROPERTY
Section 551.073 DELIBERATION REGARDING PROSPECTIVE GIFT
Section 551.074 PERSONNEL MATTERS
Section 551.076 DELIBERATION REGARDING SECURITY
Section 551.087 DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATION

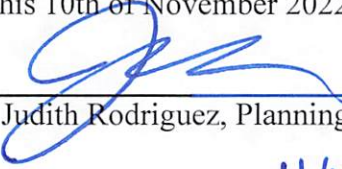
NOTICE TO PROPERTY OWNER

REGULAR MEETING AGENDA - SOCORRO PLANNING & ZONING COMMISSION
NOVEMBER 15TH 2022, A 5:30 PM

The Commission Policy requires that the applicant or representative be present at the public hearing for their item(s). Failure of the applicant or his/her/its representative to be present may result in the deletion of the matter from the agenda or such matter may be tabled until such time as the applicant or his/her/its representative is present.

I, the undersigned authority hereby, certify that the above notice of meeting of the Planning and Zoning Commission of Socorro, Texas is a correct copy and that I posted this notice at least seventy-two (72) hours preceding the scheduled meeting at City Council Chambers, 860 N. Rio Vista, Socorro, Texas.

Dated this 10th of November 2022.



Judith Rodriguez, Planning & Zoning Secretary

DATE & TIME POSTED: 11/10/22 11:30 am /BY: JR

**ALL PLANNING AND ZONING COMMISSION AGENDAS ARE PLACED ON THE
INTERNET AT THE ADDRESS BELOW:**

([HTTP://COSTX.US/PLANNING-ZONING/](http://costx.us/planning-zoning/))

Ivy Avalos
Mayor

Ruben Reyes
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Cesar Nevarez
District 1



Alejandro Garcia
District 2

Rudy Cruz Jr.
District 3

Yvonne Colon-Villalobos
District 4

**PLANNING AND ZONING COMMISSION MEETING MINUTES
NOVEMBER 1ST, 2022 @ 5:30 P.M.**

MEMBERS PRESENT:

Andrew Arroyos
David Estrada
Juan Baquera
Miriam Cruz
Enrique Cisneros- via ZOOM

MEMBERS ABSENT:

Julie Dominguez

STAFF PRESENT

Yadira Magana, Planning and Zoning Clerk
Myrian Duron, Planning and Zoning Clerk
Judith Rodriguez, Planning and Zoning Clerk
Merwan Bhatti, City Attorney
Carlos Gallinar, City Planner-Via Zoom
Victor Reta, Director of Communication & Historic Preservation
Lizbeth Castro, Recreation Coordinator
Estevan Gonzales, IT Technician

1. CALL TO ORDER

Mr. Arroyos called to order at: 5:31 pm.

2. ESTABLISHMENT OF QUORUM

Quorum with 4 commissioners present and one commissioner by Zoom.

3. NOTICE TO THE PUBLIC-OPEN FORUM

None

4. CONSENT AGENDA

- a) Approval of Meeting minutes of October 18, 2022.

A motion was made by Andrew Arroyos to Approve. Seconded by Juan Baquera.

Motion Carried

Ayes: Andrew Arroyos, David Estrada, Miriam Cruz, Enrique Cisneros, and Juan Baquera.

Nays:

Abstain:

Absent: Julie Dominguez

REGULAR AGENDA-DISCUSSION AND ACTION

5. Consider and Take Action:

On the proposed approval of Final Plat for Rancho Resendez Subdivision located at 911 Sparks Circle, being Block 3, Tract 4C15A, Socorro Grant, Socorro TX.

A motion was made by Andrew Arroyos to approve. Seconded by Enrique Cisneros.

Motion carried

Ayes: Andrew Arroyos, Miriam Cruz, and Juan Baquera

Nays:

Abstain: David Estrada

Absent: Julie Dominguez

6. Consider and Take Action:

On a recommendation to City Council to Amend Chapter 46 Zoning, Article IV. District Regulations by adding Division 16. General Mixed-Used District.

A motion was made by Miriam Cruz to recommend Mr. Gallinar to inform the City Council of the decision to postpone. Seconded by Enrique Cisneros.

Motion carried

Ayes: David Estrada, Miriam Cruz, Enrique Cisneros, and Juan Baquera.

Nays: Andrew Arroyos

Abstain:

Absent: Julie Dominguez

7. Consider and Take Action:

On a recommendation to City Council to Amend Chapter 38 Subdivisions, Article I. General, Section 38-20 Dedication of Land for Public use, by deleting this section in its entirety and adding a new Section 38-20 Parkland Dedication.

A motion was made by Andrew Arroyos to approve. Seconded by David Estrada
Motion carried

Ayes: Andrew Arroyos, David Estrada, and Enrique Cisneros.

Nays: Miriam Cruz and Juan Baquera.

Abstain:

Absent: Julie Dominguez

8. Planning and Zoning Commissioners Report.

Commissioner Miriam Cruz was concerned if it is allowed for commission members to wear their logos on shirts during meetings. The City attorney Merwan Bhatti clarified there's no restriction regarding dress code in the City of Socorro ordinance since commissioners are volunteers.

9. Planning and Zoning Department Report.

Nothing to report

10. Adjournment:

A motion was made by Andrew Arroyos to adjourn. Seconded by David Estrada.
Motion Carried.

Ayes: Andrew Arroyos, David Estrada, Miriam Cruz, Enrique Cisneros, and Juan Baquera.

Nays:

Abstain:

Absent: Julie Dominguez

Meeting adjourned at **6:56 pm.**

City of Socorro
and Zoning Meeting
November 1, 2022

Andrew Arroyos, Chairman

Date minutes were approved

Judith Rodriguez, Secretary

Date minutes were approved



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: NOVEMBER 17, 2022**

**FINAL SUBDIVISION PLAT
STAFF REPORT**

SUBJECT:

APPROVAL OF A FINAL SUBDIVISION PLAT.

NAME:

SOCORRO LOGISTICS CENTER UNIT 2 FINAL PLAT

PROPERTY ADDRESS:

Intersection of North Loop Road and Nuevo Hueco Tanks Road

**PROPERTY LEGAL
DESCRIPTION:**

Being a portion of Tracts 8, 9, 10A, and 11C and a portion of Tracts 10A1 and 11C1, Block 5, Socorro Grant, Socorro, Texas.

PROPERTY OWNER:

Hunt Eastlake Industrial, LLC

REPRESENTATIVE:

Jorge Grajeda, CEA Group

PROPERTY AREA:

60.74 Acres

CURRENT ZONING:

IC-MUD

CURRENT LAND USE:

Vacant

FUTURE LAND USE MAP:

Light Industrial

PROPOSED LAND USE:

Warehousing / Logistics Center

FLOOD MAP:

According to the Flood Insurance Rate Maps, the referenced property lies within Zone X; (Community Panel # 480212 0236-B/ FEMA, September 4, 1991)

SUMMARY OF REQUEST:

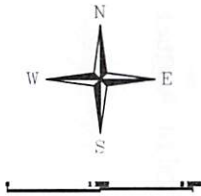
Final Plat: Request to approve a preliminary plat as part of the Socorro Logistics Master Plan. Plat includes two lots and one public right-of-way. Ponds will be privately maintained.

Preliminary Plat was approved by City Council on August 18, 2022.

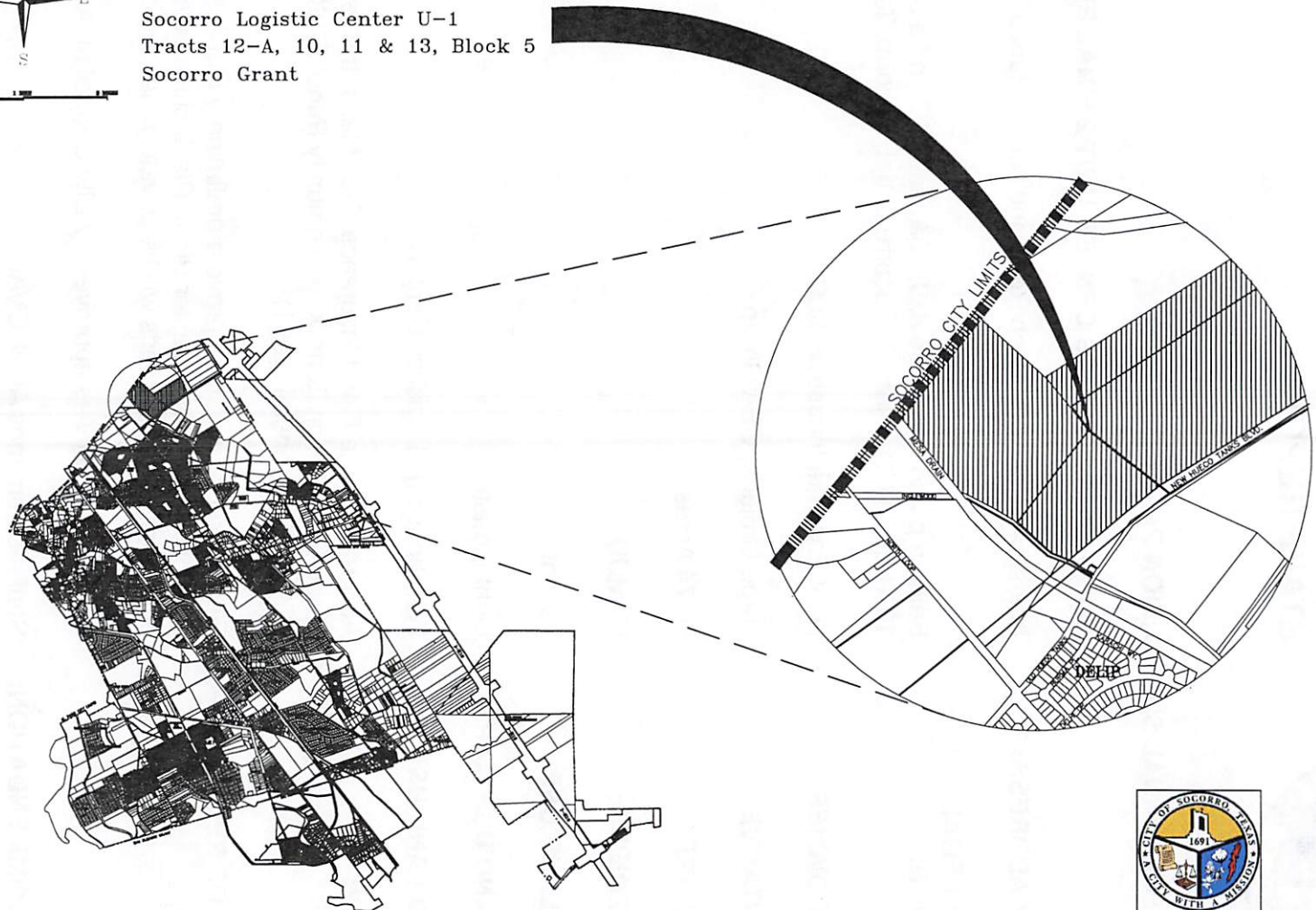
STAFF RECOMMENDATION:

Staff recommends APPROVAL.

LOCATION MAP



PROJECT SITE;
Socorro Logistic Center U-1
Tracts 12-A, 10, 11 & 13, Block 5
Socorro Grant



CITY OF SOCORRO

LOCATION MAP

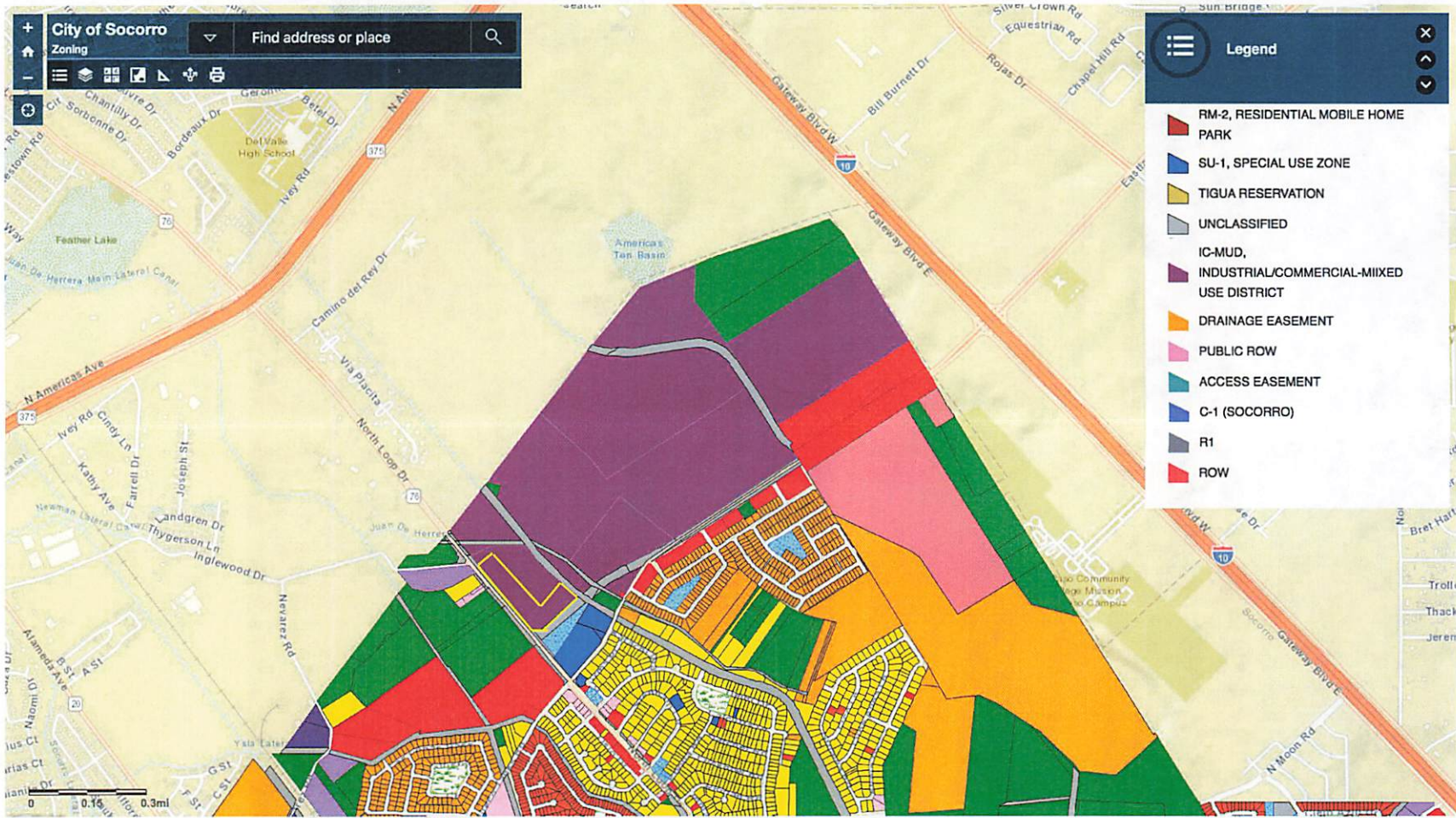
Scale: AS SHOWN



Planning and Zoning Department

860 N. Rio Vista Socorro, Texas 79927 Tel: (951) 872-4031 Fax: (951) 872-8071

ZONING MAP



SITE PICTURES

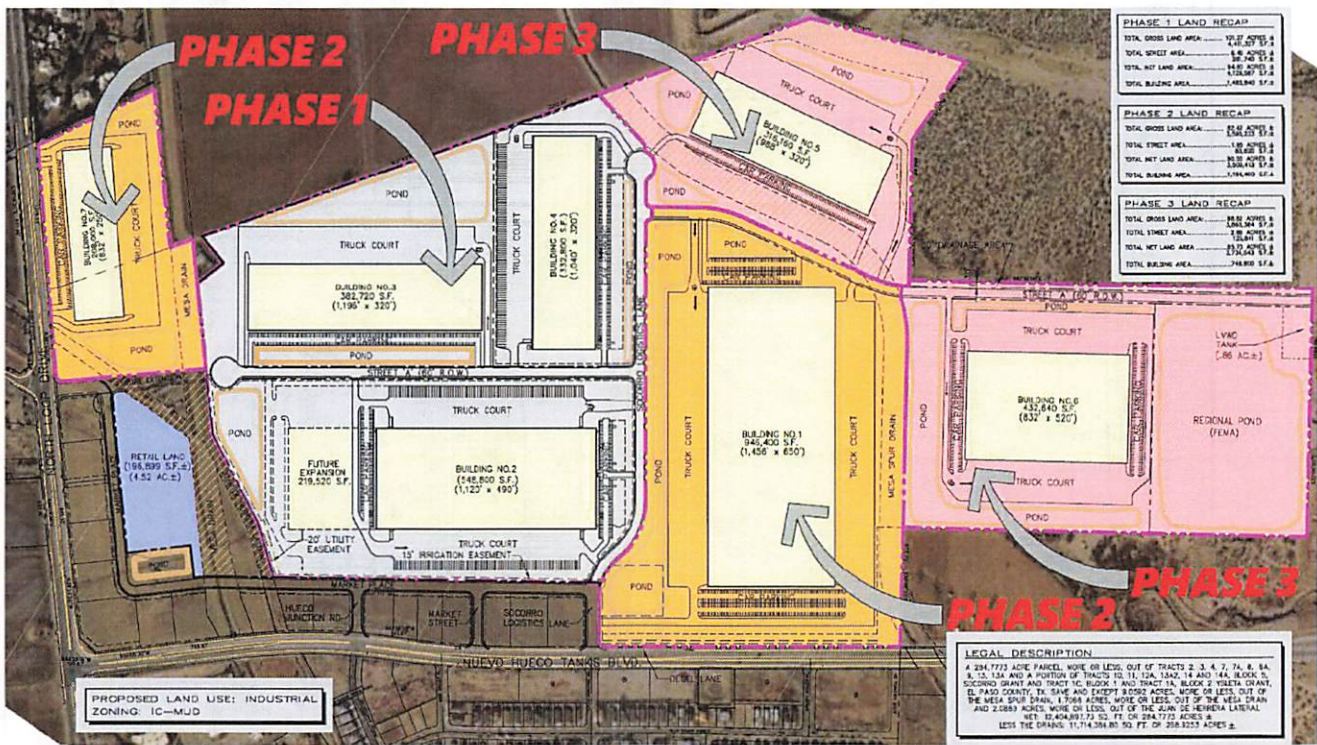


AERIAL PHOTO



FINAL PLAN

SOCORRO LOGISTICS - DEVELOPMENT PHASING OVERVIEW



PSRBB
 MCM
 INDUSTRIAL GROUP, INC.
 180 WASHINGTON STREET, N.E.
 EL PASO, TEXAS 75102
 (972) 870-0200 FAX
 (972) 870-0200

SOCORRO LOGISTICS CENTER MASTER PLAN
 SCALE: 1" = 400'-0"
 21404-C-MFR.DWG
 DATE: 08-10-21

TPAGROUP
 1776 PEACHTREE STREET, N.W. | SUITE 100 | ATLANTA, GA 30309



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: NOVEMBER 15, 2022**

**PRELIMINARY PLAT APPROVAL
STAFF REPORT**

SUBJECT:

DISCUSSION AND ACTION TO APPROVE PRELIMINARY PLAT

NAME:

**SOCORRO LOGISTICS COMMERCIAL UNIT #1
PRELIMINARY PLAT**

PROPERTY ADDRESS:

North Loop & Inglewood

**PROPERTY LEGAL
DESCRIPTION:**

Being a portion of Tracts 13A, 13A2B, and all Tracts 14A and 14F,
Block 5, Socorro Grant

PROPERTY OWNER:

Socorro Logistics Land, LLC

REPRESENTATIVE:

Jorge Grajeda, CEA Group

PROPERTY AREA:

8.4 Acres

CURRENT ZONING:

IC-MUD (Industrial Commercial Mixed Used Development)

CURRENT LAND USE:

Vacant

FUTURE LAND USE MAP:

Commercial

PROPOSED LAND USE:

Commercial

FLOOD MAP:

According to the Flood Insurance Rate Maps, the referenced
property lies within Zone X; (Community Panel # 480212 0203-B/
FEMA, September 4, 1991)

SUMMARY OF REQUEST:

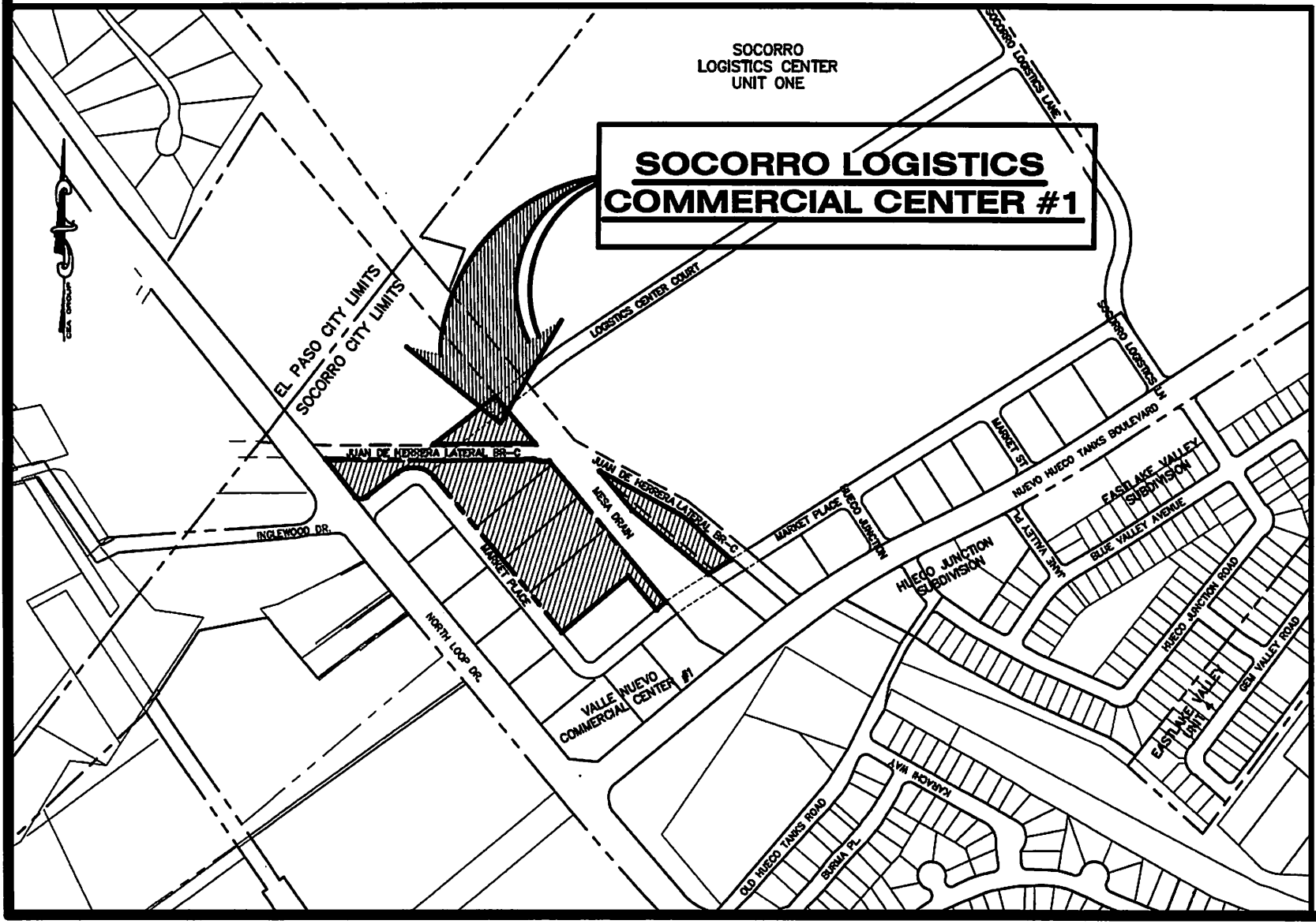
Request to Approve Preliminary Plat. Plat shows 6 Commercial
Lots, one public ROW, and 1 Private Pond.

STAFF RECOMMENDATION:

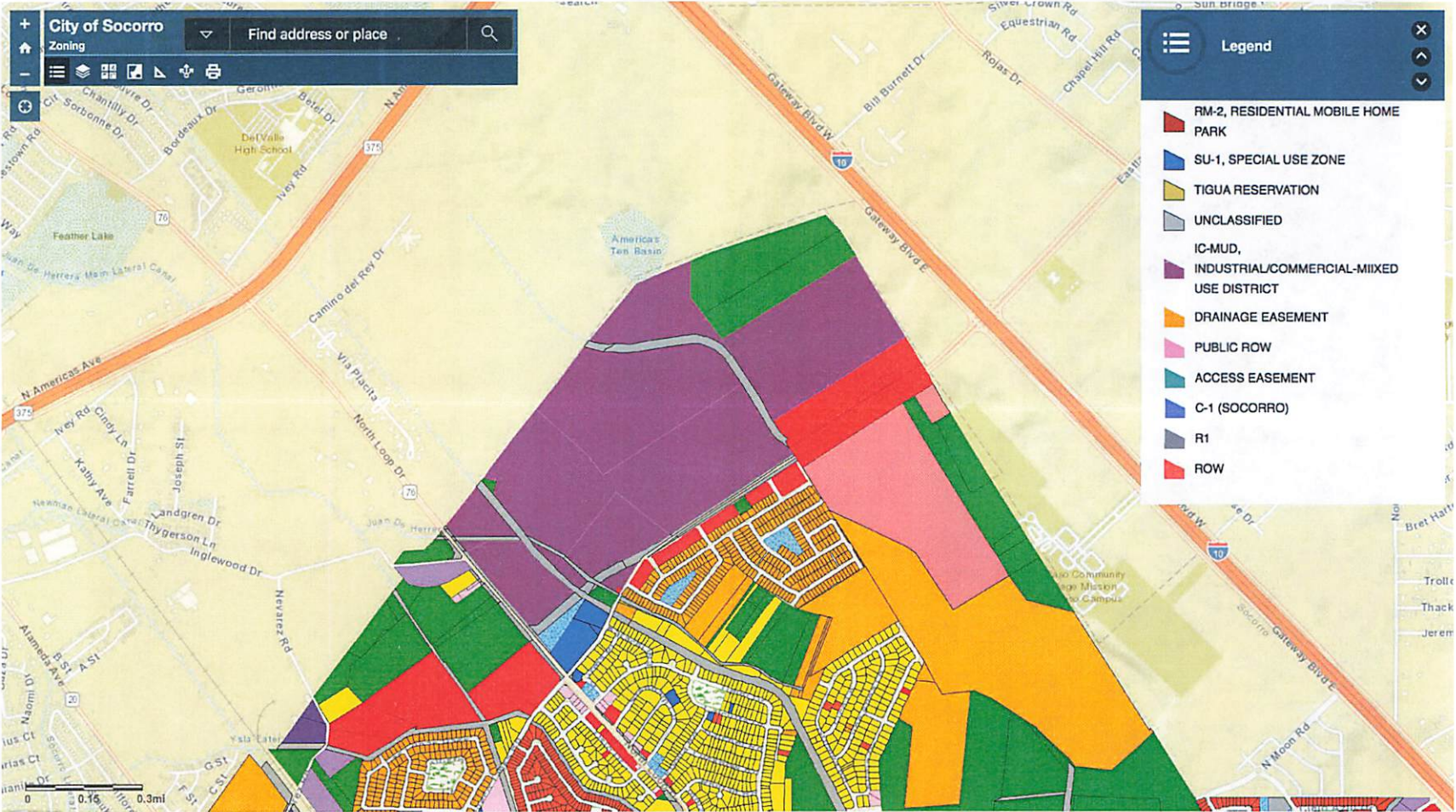
Staff recommends APPROVAL.

LOCATION MAP

SCALE: 1"=600'



LOCATION MAP



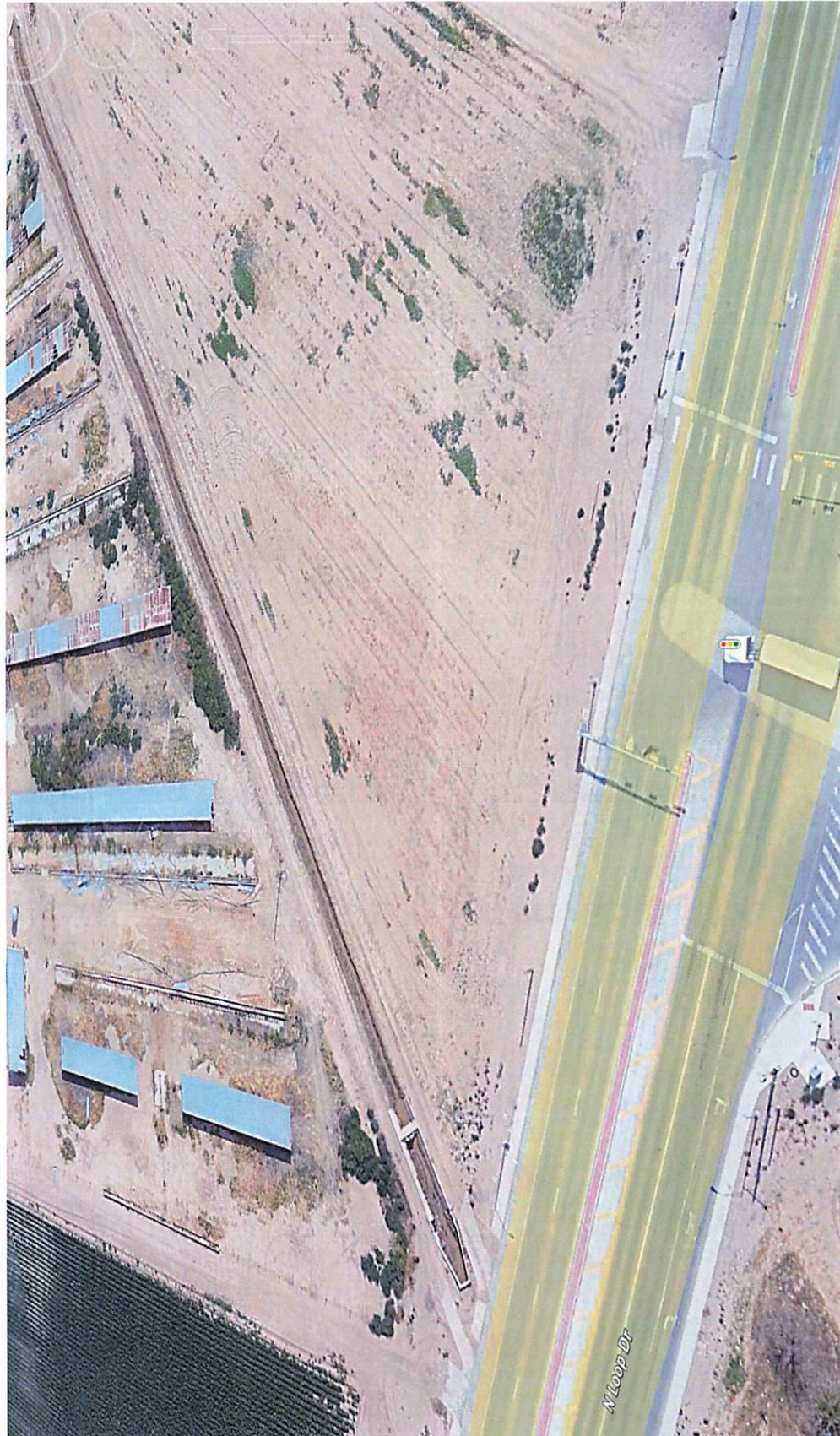
ZONING MAP

1517019 5712

SITE PICTURES

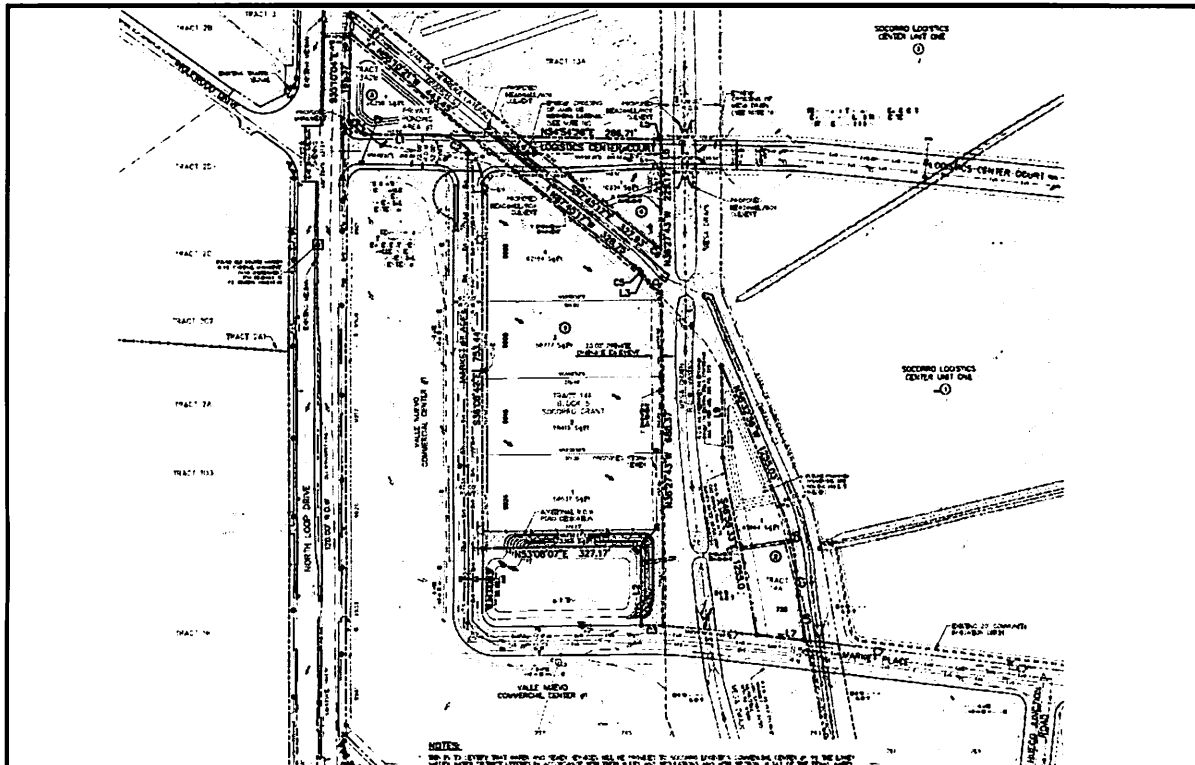


AERIAL PHOTO



SOCORRO LOGISTICS COMMERCIAL CENTER #1

BEING A PORTION OF TRACTS 13A, 13A2B, AND ALL
OF 14A AND 14F, BLOCK 5, SOCORRO GRANT
CITY OF SOCORRO, EL PASO COUNTY TEXAS
CONTAINING: 8.40 ACRES ±



LEGEND

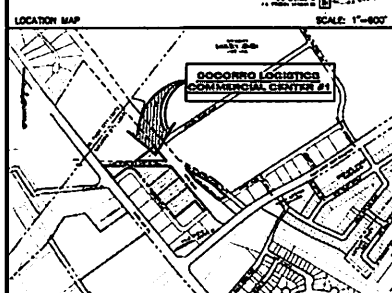
- PROPOSED PLUMBING LINE
- STREET RIGHT OF WAY
- TOP OF CURB
- SEWER
- WATER MAIN
- STREET CENTERLINE
- PROPOSED ELECTRICAL LINE
- EXISTING ELECTRICAL LINE
- PROPOSED GAS LINE
- EXISTING GAS LINE
- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED SEWER
- EXISTING SEWER
- PROPOSED GAS MAIN
- EXISTING GAS MAIN
- PROPOSED WATER SERVICE
- EXISTING WATER SERVICE
- PROPOSED SEWER SERVICE
- EXISTING SEWER SERVICE
- PROPOSED GAS SERVICE
- EXISTING GAS SERVICE

CURVE TABLE							LINE TABLE		
STATION	ANGLE	LENGTH	CHORD	PERCENT	BEARING	BEARING	CHORD	BEARING	CHORD
1	90.00	100.00	100.00	100.00	N00°00'00"W	N00°00'00"W	100.00	N00°00'00"W	100.00

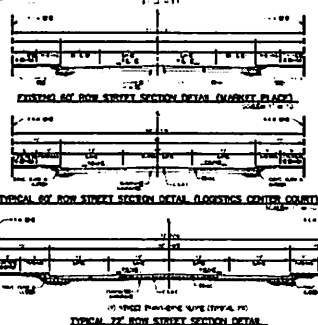
FLOOD ZONE

ALL AREAS WITHIN THE SHADDED AREA ARE DESIGNATED AS FLOOD ZONE. ALL DEVELOPMENT IN THESE AREAS SHALL BE IN ACCORDANCE WITH THE FLOOD DAMAGE PREVENTION AND MITIGATION ACT AND ALL APPLICABLE REGULATIONS.

TOTAL LOTS	10
RESIDENTIAL LOTS	0
COMMERCIAL LOTS	10



- NOTES:**
1. THE PLAT IS SUBJECT TO ALL ORDINANCES AND REGULATIONS OF THE CITY OF SOCORRO, TEXAS, AND THE STATE OF TEXAS.
 2. THE PLAT IS SUBJECT TO ALL ORDINANCES AND REGULATIONS OF THE CITY OF SOCORRO, TEXAS, AND THE STATE OF TEXAS.
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 29. THE PLAT IS SUBJECT TO ALL ORDINANCES AND REGULATIONS OF THE CITY OF SOCORRO, TEXAS, AND THE STATE OF TEXAS.
 30. THE PLAT IS SUBJECT TO ALL ORDINANCES AND REGULATIONS OF THE CITY OF SOCORRO, TEXAS, AND THE STATE OF TEXAS.



PRELIMINARY PLAT

GRAPHIC SCALE

1" = 100'

ENGINEER

cea

CONTACT: JORGE ORAZOLA, P.E.

DATE OF PREPARATION: AUGUST 2022

SOCORRO LOGISTICS COMMERCIAL CENTER #1, LLC

CONTACT: ADAM BARRAN, DEVELOPMENT DIRECTOR

ENGINEER

Barragan & Associates, Inc.

CONTACT: DORIS BARRAGAN, R.P.L.S.

Ivy Avalos
Mayor

Ruben Reyes
At Large / Mayor Pro-Tem

Cesar Nevarez
District 1



Alejandro Garcia
District 2

Rudy Cruz Jr.
District 3

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

ORDINANCE _____

AN ORDINANCE TO AMEND CHAPTER 46 ZONING, ARTICLE IV. DISTRICT REGULATIONS BY ADDING DIVISION 16. GENERAL MIXED USE DISTRICT.

WHEREAS the City of Socorro desires to and believes it is in the best interest of the City to amend Chapter 46. Zoning, Article IV. District Regulations for the safety, general welfare, and health of the residents within the City of Socorro, Texas.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SOCORRO, TEXAS:

Sec. 46-620. Purpose.

The General Mixed Use (GMU) District is intended to provide for greater flexibility and discretion in the more integrated development of residential, neighborhood commercial, and institutional uses and combinations of such uses. The GMU district is intended to provide for a more unified plan for land parcels and provide flexibility to enhance and preserve the City's historic and rural characters.

Sec. 46-621. General Design Principles

1. General Design Principles. These design principles shall serve as guidelines and compliance with any guideline within a mixed-use development shall be determined on a case-by-case basis as part of the master zoning plan approval. A GMU development shall meet one or more of these Design Principles.

- a. That the development strategy encourages infill and redevelopment within existing neighborhoods.
- b. That a mixture of housing types and densities be distributed throughout the GMU development.
- c. That natural open space and agricultural lands be preserved as part of the development.
- d. That ordinary activity of daily living occurs within walking distance of most dwellings.
- e. That civic, institutional and commercial activity be embedded, and not isolated, in the development.

-
- f. That open spaces including parks, squares, and playgrounds be included within the development.
 - g. That buildings and landscaping contribute to the physical definition of the development.
 - h. That architecture and landscape design grow from local climate, topography, and local history.
 - i. That the preservation and renewal of historic buildings be facilitated.

2. General Design Elements. A GMU is characterized by any combination of the design elements described below. These design elements shall serve as guidelines and compliance with any design element within a mixed-use development shall be determined on a case-by-case basis as part of the master zoning plan approval. A GMU development shall meet one or more of these Design Principles.

- a. A mixture of housing types, jobs, shopping, services, and public facilities shall be incorporated into the development.
- b. Residences, shops, workplaces, and other buildings interwoven within the development, all within close proximity.
- c. Natural features and undisturbed areas that are incorporated into the open space of the development.
- d. Well-configured squares, plazas, greens, landscaped streets, preserves, greenbelts, or parks dedicated to the collective social activity, recreation, and visual enjoyment of the neighborhood.
- h. Buildings, spaces, and other features that act as landmarks, symbols, and focal points for community identity.
- i. Parking, parking lots, and vehicular access shall be subordinate to the design and shall not be the focal point of any development.
- j. Compatibility of buildings and other improvements as determined by their arrangement, bulk, form, character and landscaping to establish a livable and harmonious environment.
- k. Human-scale design of buildings, streets, corridors, and other public spaces is incorporated within the development.

Sec. 46-622. General regulations.

- (a). *Area requirements.* Defined by Master Zoning Plan.
- (b). *Setbacks.* Properties within GMU development shall be defined by the Master Zoning Plan, unless otherwise required by the city council as part of the review of the Master Zoning Plan.
- (c). *Permitted uses.* Uses permitted in a GMU development are as approved by city council through a Master Zoning Plan. A GMU may be authorized to encourage use schemes such as but not limited to, residential, neighborhood commercial, office, civic, and institutional uses. In no instance shall a mixed-

use development contain only one type of land use. City council can include uses not listed below as part of the Master Zoning Plan.

- (1). Single-family residential.
 - (2). Multifamily dwellings, including, duplexes, triplexes, quadplexes, townhouses, row houses, and other dwellings with a maximum density of 15 dwelling units per acre.
 - (3). Accessory structures and uses including garages, carports, private workshop, greenhouses, and other structures that are customarily incidental to the principled structures.
 - (4). Public park, playground, or ball field.
 - (5). Swimming pool. Permitted only when a protective fence, minimum five feet in height, is provided around the yard, lot or pool area.
 - (6). Churches, clinics, schools, and religious and philanthropic institutions.
 - (7). Food establishments including restaurants, cafes, coffee shops, bodegas, and food trucks.
 - (8). Specialty shops (antiques, art objects and supplies, books, cameras and photo supplies, candy, gift, greeting cards, framing, coins, stationary, tobacco, and pharmacies).
 - (9). Personal service shops (interior decorating, watch and jewelry repair, art gallery, museum, photography, dance or fine art).
 - (10). Veterinary clinics of up to 3,000 square feet floor space excluding overnight boarding of animals.
 - (11). Public building, fire stations, government offices and public libraries.
 - (12). Any other neighborhood office, retail, service, or commercial use occupying no more than 3,000 square feet.
- (d). *Height requirements.* Maximum heights of any building or structure shall be 35 feet.
- (e). Off-street parking requirements shall be as determined by the Master Zoning Plan. No loading or unloading is to be conducted on public rights-of-way.
- (f). *Signs.* Sign shall be as determined by the Master Zoning Plan.
- (g). *Compatibility.*
- (1). The GMU does not contemplate or authorize salvage yards, recycling businesses, vehicle storage facilities, auto-oriented businesses, regional commercial, large scale manufacturing, warehousing or industrial uses.
 - (2). No GMU shall be approved by the city council until it has been determined that the planned uses are compatible with the area that it will affect.

Sec. 46-623. Procedures.

Master Zoning Plan (MZP).

(a). As part of any zoning application for a GMU, a Master Zoning Plan shall be required and shall accompany the rezoning application. The MZP shall provide sufficient details necessary about the proposed land uses and proposed development so that the Socorro City Council may determine their compatibility within the proposed district and the impact on the adjacent properties.

(b). The Master Zoning Plan shall include the following information:

- (1). Legal description of area proposed to be developed or metes and bounds description;
- (2). Total acreage as depicted on a survey;
- (3). Building footprints and layout of each proposed land use, labeled and color coded as per the city's zoning map;
- (4). Maximum proposed total number of dwelling units for all residential land uses combined;
- (5). Maximum proposed total floor area for all nonresidential land uses combined, expressed in square feet.
- (6). Abutting sites and all public and private rights-of-way and easements.
- (7). Height of all structures.
- (8). Proposed minimum area regulations including setbacks, lot sizes, depth, side yards, square footage of all structures.
- (9). The location of all off-street parking and loading facilities and location of lighting for the same, numbered and labeled.
- (10). The location and detail of all walls, fences, screening and landscaping, including existing and proposed tree lines. Shipping containers shall not be permissible as walls, fences, screening.
- (11). The location of all streams, ponds, drainage ditches, steep slopes, boundaries of floodway and floodplains and other supporting facilities that have been provided.
- (12). The location of all dumpsters.
- (11). The location of all fire hydrants.
- (13). The location of stormwater facilities.
- (14). The location of all streets, private roads, alleys, and sidewalks, including proposed surface materials.
- (15). The location of underground utility lines, including water, sewer, electric power, telephone, gas and cable television.

(16). The location of all signs and sign design by type and size.

(17). A table or list depicting the proposed land use type, park, open space, trail and school site (as applicable).

(c). A written report shall accompany the MZP that describes the purpose, characteristics, components and timing of the proposed mix of land uses within the development, and includes a general statement of how the development relates to the General Design Principles. A detailed description shall be required for each proposed land use, identifying the permissible uses.

(d). A development schedule indicating the approximate date of when construction begins and the rate of anticipated development to completion shall accompany the application.

(e). The procedure for hearing a request for a zoning change to IC-MUD shall be the same as for a requested change in any other district.

(f). Any revision to a Master Zoning Plan between the public hearing before the planning and zoning commission and the public hearing before the city council, shall necessitate the MZP being referred back to the planning and zoning commission for review and evaluation unless the revision is a minor change in accordance with the list in subsection (g) of this section or the city council orders otherwise.

(g). Minor changes in the development may be authorized by the city planner when such minor changes will not cause any of the following circumstances to occur:

(1). A change in the overall character of the development.

(2). An increase in the ratio of the gross floor area in structures to the area of any lot.

(3). An increase in the intensity of use.

(4). A reduction in the originally approved separations between buildings.

(5). Any adverse changes in traffic circulation, safety, drainage and utilities.

(6). Any adverse changes in such external effects on adjacent property as noise, heat, light, glare, vibration, height or proximity.

(7). A reduction in the originally approved setbacks from property lines.

(8). An increase in ground coverage by structures.

(9). A reduction in the ratio of off-street parking and loading space.

(10). A change in the subject, size, lighting, or orientation of originally approved signs.

(h). Any change deemed not to be a minor change, as indicated in subsection (g) of this section, shall be processed as new application in accordance with the provision of this section.

(i). Provision for public, private, and common open space shall be evaluated with regard to density, site coverage and physical characteristics. This shall be required in the MZP.

(j). A traffic impact analysis may be required.

(k). An MZP shall expire two years from the date of final city council approval unless any part of the mixed use development has already obtained a certificate of occupancy for the use of the property as described in the plan.

(l). General Mixed Used Development zoning shall be revoked if:

(1). Approval of the development was obtained by fraud or deception; or

(2). One or more of the conditions set by the city council has not been met or has been violated.

Sec. 46-624. City Planner.

The city planner shall have the authority to waive or modify the requirements of this division when in the interest of the city.

Section 2. Except as expressly herein amended, Chapter 46 (Zoning) of the Code of Ordinances of the City of Socorro, Texas, shall remain in full force and effect.

Section 3. Savings/Repealing Clause.

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such Ordinance on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance and for that purpose the Ordinance shall remain in full force and effect.

Section 4. Severability Clause.

Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City of Socorro hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences clauses and phrases be declared unconstitutional or invalid.

Section 5. Publication/Effective Date.

This ordinance shall take effect immediately from and after is passage and publication of the caption, as required by law.

READ, APPROVED AND ADOPTED this _____ day of _____ 2022.

CITY OF SOCORRO, TEXAS

Ivy Avalos, Mayor

ATTEST:

Olivia Navarro, City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

James A. Martinez
Socorro City Attorney

Adriana Rodarte, City Manager

Introduction and First Reading: _____, 2022
Second Reading and Adoption: _____, 202

Ivy Avalos
Mayor

Ruben Reyes
At Large / Mayor Pro-Tem

Cesar Nevarez
District 1



Alejandro Garcia
District 2

Rudy Cruz Jr.
District 3

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

ORDINANCE _____

AN ORDINANCE TO AMEND CHAPTER 46 ZONING, ARTICLE V. SUPPLEMENTAL REGULATIONS FOR ALL DISTRICTS, SECTION 46-634. SIGNS. BY MODIFYING SUBSECTION 24.

WHEREAS the City of Socorro desires to and believes it is in the best interest of the City to amend Chapter 46. Zoning, Article V. Supplemental Regulations for All Districts, for the safety, general welfare, and health of the residents within the City of Socorro, Texas.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SOCORRO, TEXAS:

~~(24) Any sign or advertisement structure lawfully existing on the effective date of the ordinance from which this chapter is derived but which does not conform to this chapter may be required to be removed by the city. The city council may, after notice to the owner or occupant of the premises on which the sign is located, declare that such sign or advertising structure be removed in the public interest. The city clerk shall then contact two sign companies in the area for a written appraisal of the value of the sign or advertising structure and payment by the higher appraised value to the owner thereof or to the occupant of the premises on which the sign or advertising structure is located.~~

(24). In Mixed Use Districts (IC-MUD, GMU), no sign intended to be read from off the premises shall be permitted, except there may be:

- a. One monument sign per lot and per dedicated street frontage.
- b. Size: 80 square feet maximum (support structure is not part of sign square feet).
- c. Height: 15 feet maximum to include the support structure.
- d. Locations: Not closer than 5 feet from property line or within sight triangle.
- e. Wall Signs: One wall sign per dedicated street per occupant with a 50 square feet maximum and may not project more than 18 inches beyond the face of building or project beyond corner of building.
- f. Wall Signs shall not interfere with building fenestration or architectural integrity of building.
- g. Illumination: No blinking or flashing lights are permitted for any sign. Neither direct nor reflected light from any light source shall create a traffic hazard or distraction to motorists.
- h. Poles signs shall not be permitted.

~~(24)~~-(25). Any sign or advertisement structure lawfully existing on the effective date of the ordinance from which this chapter is derived but which does not conform to this chapter may be required to be removed by the city. The city council may, after notice to the owner or occupant of the premises on which the sign is located, declare that such sign or advertising structure be removed in the public interest. The city clerk shall then contact two sign companies in the area for a written appraisal of the value of the sign or advertising structure and payment by the higher appraised value to the owner thereof or to the occupant of the premises on which the sign or advertising structure is located.

Section 2. Except as expressly herein amended, Chapter 46 (Zoning) of the Code of Ordinances of the City of Socorro, Texas, shall remain in full force and effect.

Section 3. Savings/Repealing Clause.

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such Ordinance on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance and for that purpose the Ordinance shall remain in full force and effect.

Section 4. Severability Clause.

Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City of Socorro hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences clauses and phrases be declared unconstitutional or invalid.

Section 5. Publication/Effective Date.

This ordinance shall take effect immediately from and after is passage and publication of the caption, as required by law.

READ, APPROVED AND ADOPTED this _____ day of _____ 2022.

CITY OF SOCORRO, TEXAS

Ivy Avalos, Mayor

ATTEST:

Olivia Navarro, City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

James A. Martinez
Socorro City Attorney

Adriana Rodarte, City Manager

Introduction and First Reading: _____, 2022

Second Reading and Adoption: _____, 202