

Rudy Cruz Jr.
Mayor

Ruben Reyes
At Large

Cesar Nevarez
District 1/Mayor Pro-Tem



Alejandro Garcia
District 2

Gina Cordero.
District 3

Irene Rojas
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 18TH DAY OF MARCH 2025 AT 5:30 P.M. AT THE CITY HALL 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 CAN ALSO ACCESS THE MEETING BY CALLING TOLL FREE NUMBER 844-854-2222 ACCESS CODE 579797 BY 4:30 PM MOUNTAIN STANDARD TIME (MST) ON MARCH 18, 2025 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.

.....

Approved by: LG.

1. Call to order.
2. Establishment of Quorum.

PUBLIC COMMENT

3. Open Forum.

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

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.

4. Consent Agenda

- a. Public hearing request for the proposed Conditional Use Permit to allow for commercial truck parking in a C-2 (General Commercial) zoning district and a variance request from Sec. 46-637. - Wall and fence requirements > subsection C. - Screening requirements between zoning districts > (2) A six-foot-high masonry fence shall be erected: b. Between all residential and commercial districts by the owner of the commercial district., to construct a metal siding fence instead of the six-foot-high masonry fence requirement on Tract 8-C-1 and Tract 8-C-18, Block 15, Socorro Grant located at 10950 Alameda Ave., Socorro, TX.

- b. Public hearing request for the proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 1-J and 1-J-1, Block 6, Socorro Grant, located at 270 N. Nevarez Rd., Socorro, TX from A-1 (Agricultural) to C-2 (General Commercial) to allow for a self-storage facility.**
- c. Public hearing request for the proposed Conditional Use Permit and variance request from Sec. 46-237. - Conditional Uses (requires permit) subsection 5-a., to allow a 0.459 acre property instead of the half-acre requirement to allow for commercial truck parking in an R-1 Single-Family Residential zoning district on Lot 24, Block 4, La Jolla Subdivision located at 155 Santa Paula Dr., Socorro, TX.**
- d. Approval of Meeting minutes of March 4, 2025.**

REGULAR AGENDA

- 5. Public hearing request for the proposed Conditional Use Permit to allow for commercial use over 3,000 square feet but less than 10,000 square feet for a tortilleria in a C-1 Neighborhood Commercial (Light Commercial) zoning district on Lot 5, Block 11, McAdoo Acres Subdivision located at 11401 North Loop Dr., Socorro, TX.**
- 6. Consider and Take Action on the proposed Conditional Use Permit to allow for commercial use over 3,000 square feet but less than 10,000 square feet for a tortilleria in a C-1 Neighborhood Commercial (Light Commercial) zoning district on Lot 5, Block 11, McAdoo Acres Subdivision located at 11401 North Loop Dr., Socorro, TX.**
- 7. Consider and Take Action on an ordinance to amend Chapter 46 Zoning Article V supplemental regulations for all districts Sec. 46-631.- Off-street Parking Requirements.**
- 8. Planning and Zoning Commissioners Report.**
- 9. Planning and Zoning Department Report.**
- 10. Adjourn**

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 the 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

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 the 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 14TH DAY OF MARCH 2025.

By: Myrian Apodaca
For Judith Rodriguez, Planning & Zoning Secretary.

DATE & TIME POSTED: 3/14/2025 @ 3:40 PM BY: MA.

Approved by: LQ.

**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/)**

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**PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES
MARCH 4, 2025 @ 5:30 P.M.**

1. Call to Order

The Chairman called the meeting to order at 5:32 PM.

2. Establishment of Quorum

A quorum was established with 4 commissioners present.

Members Present:

Andrew Arroyos
Enrique Cisneros
David Estrada
Yolanda Rodriguez

Members Absent:

Julie Dominguez
Osvaldo Reza

Staff Present:

Lorraine Quimiro, City Planner
Jose Botello, Planner.
Armando Morales, Planner.
Judith Rodriguez. Planning Clerk.
Myrian Apodaca, Planning Clerk.
Alfredo Ferando, IT Technician.
Juan Zamorano, IT Technician
Merwan Bhatti, City Attorney

3. Notice to the Public-Open Forum

No speakers for the Public-Open Forum.

4. Consent Agenda

- a) Public hearing request for the proposed Conditional Use Permit to allow for commercial use over 3,000 square feet but less than 10,000 square feet for a

tortilleria in a C-1 Neighborhood Commercial (Light Commercial) zoning district on Lot 5, Block 11, McAdoo Acres Subdivision located at 11401 North Loop Dr., Socorro, TX.

b) Approval of Meeting minutes of February 18, 2025.

A motion was made by Andrew Arroyos and seconded by Yolanda Rodriguez *to approve the Consent Agenda*. Motion carried.

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

Nays:

Abstain:

Absent: Julie Dominguez and Osvaldo Reza

REGULAR AGENDA-DISCUSSION AND ACTION

5. Presentation and Discussion regarding The City of Socorro's Unified Development Code (UDC) project.

Planner Jose Botello announced that the presenter has postponed this item for the next meeting on March 18, 2025.

6. Public hearing request for the proposed amendment to the City of Socorro's Master Plan and rezoning of Lot 11, Block 2, Las Milpas Subdivision, located at 166 Tassie Way, Socorro, TX from R-1 (Single Family Residential) to R-2 (Medium Density Residential) to allow for three apartment units.

Chairman Opened Public Hearing: 5:34 PM

Speakers:

Susana Morales- Opposition to Proposed Rezoning, citing the following concerns:

- No improvements on Tassie Way like streetlights and sidewalks.
- Proposed duplexes will cause more traffic.

Paula Barrera and Heidi Arredondo- Opposition to Proposed Rezoning, citing the following concerns:

- Our neighborhood has been very neglected.
- Patholes on the street
- No Streetlights

Chairman Closed Public Hearing: 5:38 PM

7. Consider and Take Action on the proposed amendment to the City of Socorro's Master Plan and rezoning of Lot 11, Block 2, Las Milpas Subdivision, located at 166 Tassie Way, Socorro, TX from R-1 (Single Family Residential) to R-2 (Medium Density Residential) to allow for three apartment units.

A motion was made by Enrique Cisneros and seconded by Andrew Arroyos *to go to Executive Session at 5:49 PM.* Motion carried.

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

Nays:

Abstain:

Absent: Julie Dominguez and Osvaldo Reza

Chairman resumed regular meeting at 6:01 PM.

A motion was made by Enrique Cisneros and seconded by Andrew Arroyos *to approve Item Seven (7) with the condition to allow two units or less with no accessory buildings.* Motion failed.

Ayes: Andrew Arroyos and Enrique Cisneros

Nays: David Estrada and Yolanda Rodriguez

Abstain:

Absent: Julie Dominguez and Osvaldo Reza

Reason for denial motion from Commissioner David Estrada:

- He thinks those lots should be minimum 10, 000 sq. ft.

Reasons for denial motion from Commissioner Yolanda Rodriguez:

- Residents' opposition in the neighborhood
- Character of the community single residential neighborhood

A motion was made by Andrew Arroyos and seconded by Enrique Cisneros *to open Public Hearing.* Motion carried.

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

Nays:

Abstain:

Absent: Julie Dominguez and Osvaldo Reza

Chairman Opened Public Hearing: 6:19 PM

Speakers have 3 minutes to speak:

Lou Almanza- She prefers 1 unit to be built.

Leonor Tellez- Her concerns are the flooding and damage that the new construction could cause to her house. She prefers 1 unit.

Heidi Arredondo- She prefers 1 unit with the condition that the bridge at Place Rd. must be repaired.

Jaime Barbosa- He prefers 1 unit to be built.

Chairman Closed Public Hearing: 6:28 PM

A motion was made by Enrique Cisneros and seconded by Andrew Arroyos *to approve Item Seven (7) with the condition to allow two units or less with no accessory buildings.* Motion passed.

Ayes: Andrew Arroyos, Enrique Cisneros, and Yolanda Rodriguez.

Nays: David Estrada

Abstain:

Absent: Julie Dominguez and Osvaldo Reza

8. Consider and Take Action on an ordinance amending Chapter 38 Article I Sec. 38-4.- Exemptions of the Code of Ordinances of the City of Socorro, Texas to add platting exemptions.

A motion was made by Enrique Cisneros and seconded by Andrew Arroyos *to approve Item Eight (8)* Motion carried.

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

Nays:

Abstain:

Absent: Julie Dominguez and Osvaldo Reza

9. Consider and Take Action on an ordinance amending Chapter 46 Article I- In General and Article IV District Regulations of the Code of Ordinances of the City of Socorro, Texas to add Definitions, Permitted Uses, and Conditional Uses.

A motion was made by Andrew Arroyos and seconded by Enrique Cisneros *to approve Item Nine (9)* Motion carried.

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

Nays:

Abstain:

Absent: Julie Dominguez and Osvaldo Reza

10. Planning and Zoning Commissioners Report.

Chairman Mr. Arroyos asked the staff: "For these duplex lots that are coming up, we currently require a minimum of 10,000 sq. ft. to allow for a duplex. How quickly can we move forward with changing that ordinance?"

Ms. Quimiro responded that it generally takes about two months to go through the Planning and Zoning process before reaching the City Council. She added that they could also consult with the planning consultants, as there is another year to ensure that any ordinance changes align with the development of the UDC. If there are additional considerations the commission believes should be addressed, those can also be brought forward.

Commissioner Mr. Estrada noted that there are many infilled lots and condemned homes that need to be demolished, making it essential to have clear criteria in place. Ms. Quimiro

agreed, stating that it would have been interesting to gather feedback on how people feel about vacant lots that have remained undeveloped for long periods, despite being zoned for residential use. She suggested consulting with Able City for feedback on the 10,000 sq. ft. requirement and reviewing what the comprehensive plan says regarding density.

Commissioner Ms. Rodriguez suggested that if they could speed up unifying codes without waiting for the consultants, it would be beneficial to bring the matter directly to the City Council for approval. This, she said, would help streamline commission planning.

Mr. Bhatti added that due to numerous past issues, the decision to involve consultants was necessary. Every proposed change must be carefully reviewed, as these are significant policy matters.

Commissioner Mr. Cisneros asked whether, in the commissioner report to City Council, staff could investigate future plans for lighting and sidewalks in the area.

Commissioner Ms. Rodriguez also raised concern about the school zone on North Loop, which currently extends from one side of Speedway to the other side of the shopping center on North Loop. She asked whether the city could work with TXDOT to shorten the school zone, as its current length causes more confusion than it resolves.

11. Planning and Zoning Department Report.

Ms. Quimiro announced several upcoming events either hosted or co-sponsored by the City of Socorro. The first is the launch of the Metropolitan Transportation Plan through El Paso MPO, which is currently collecting public input for its long-range transportation plan online. Additionally, El Paso MPO is conducting public outreach for the BorderPlex Safe Mobility Plan, which focuses on safety and mobility.

Ms. Quimiro reported that Phase 3 of the Sidewalk Improvements Project is wrapping up, with a walk-through scheduled in the coming days, pending weather conditions. Meanwhile, Phase 4 has begun on Lupe Anna and is progressing toward Poona. She also provided an update on the Bejar Lift Station project. Despite a setback with the re-do of the streets, the project is nearing completion, and a walk-through is expected in the coming weeks. Additionally, the Passmore Shared Use Path is expected to be completed by March 7, 2025, pending a final walk-through. The Bovee project is on schedule and is anticipated to be completed in early to mid-April.

Ms. Quimiro also announced the upcoming Community Cleanup on March 8, 2025. For more details, visit the City of Socorro's website, Facebook, or Instagram. Additionally, the annual Easter Eggtravaganza and Color Run is set to take place on April 19, 2025.

12. Adjournment

A motion was made by Andrew Arroyos and seconded by Yolanda Rodriguez, *to adjourn at 7:25 PM.*

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

Nays:

Abstain:

Absent: Julie Dominguez and Osvaldo Reza

Andrew Arroyos, Chairman

Date minutes were approved.

Judith Rodriguez, Secretary

Date minutes were approved.



CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: MARCH 18, 2025
CONDITIONAL USE PERMIT REQUEST
STAFF REPORT

SUBJECT:

PUBLIC HEARING REQUEST FOR THE PROPOSED CONDITIONAL USE PERMIT TO ALLOW FOR A COMMERCIAL USE OVER 3,000 SQUARE FEET BUT LESS THAN 10,000 SQUARE FEET FOR A TORTILLERIA IN A C-1 NEIGHBORHOOD COMMERCIAL (LIGHT COMMERCIAL) ZONING DISTRICT ON LOT 5, BLOCK 11, MCADOO ACRES SUBDIVISION LOCATED AT 11401 NORTH LOOP DR., SOCORRO, TX.

NAME: 11401 NORTH LOOP DR. C.U.P.

PROPERTY ADDRESS: 11401 NORTH LOOP DR.

PROPERTY LEGAL DESCRIPTION: LOT 5, BLOCK 11, MCADOO ACRES SUBDIVISION

PROPERTY OWNER: ARMANDO S. DE LUNA

REPRESENTATIVE: ARMANDO S. DE LUNA

PROPERTY AREA: 22,968.92 S.F.

CURRENT ZONING: C-1 NEIGHBORHOOD COMMERCIAL

CURRENT LAND USE: COMMERCIAL

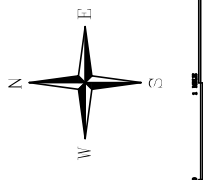
FUTURE LAND USE: NEIGHBORHOOD COMMERCIAL (NC)

FLOOD MAP: According to the Flood Insurance Rate Maps, the referenced property lies within Zone X; (Community Panel # 480212 0250-B/ FEMA, September 4, 1991).

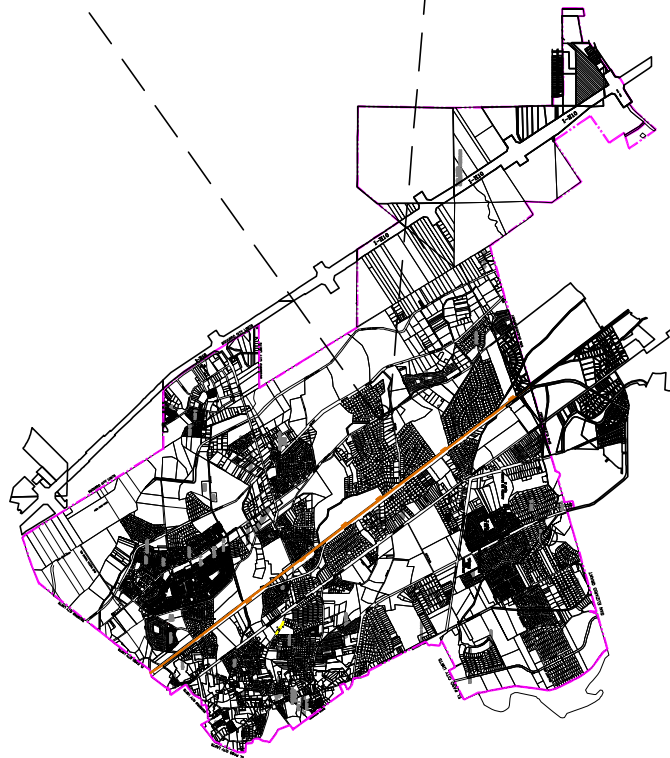
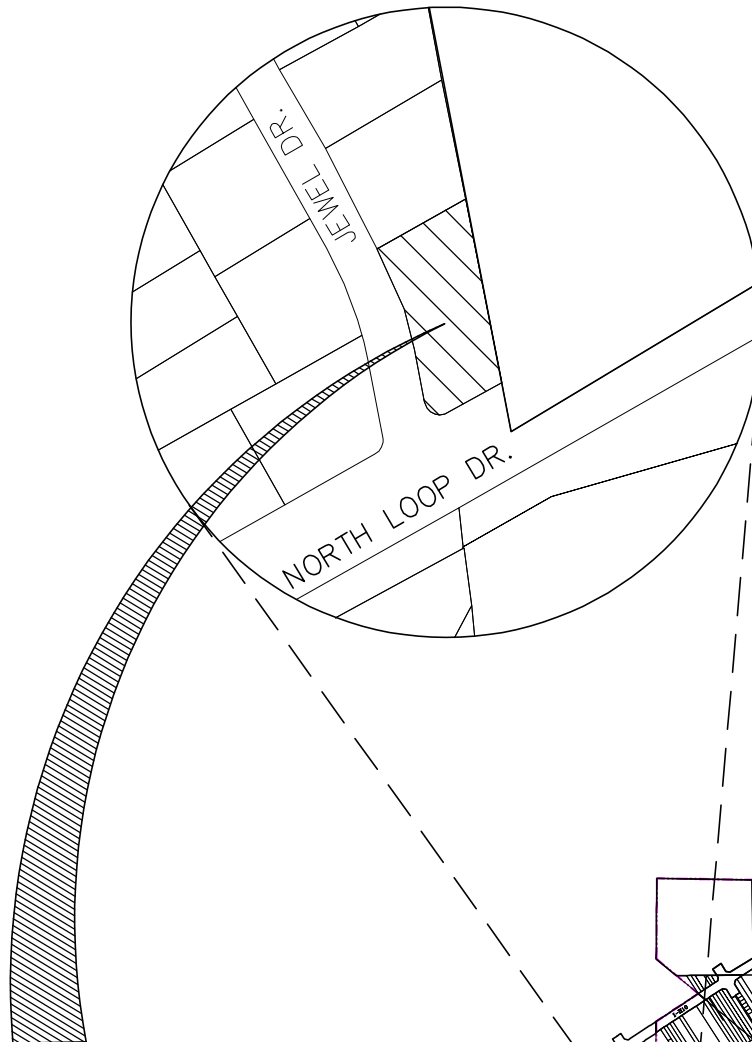
SUMMARY OF REQUEST: Request is for approval of a Conditional Use Permit to allow for a commercial use over 3,000 square feet but less than 10,000 square feet for a tortilleria in a C-1 Neighborhood Commercial Zoning District.

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the Conditional Use Permit request.

LOCATION MAP



PROJECT SITE;
11401 North Loop Dr.
Lot-5, Block-11
Mc Adoo Acres



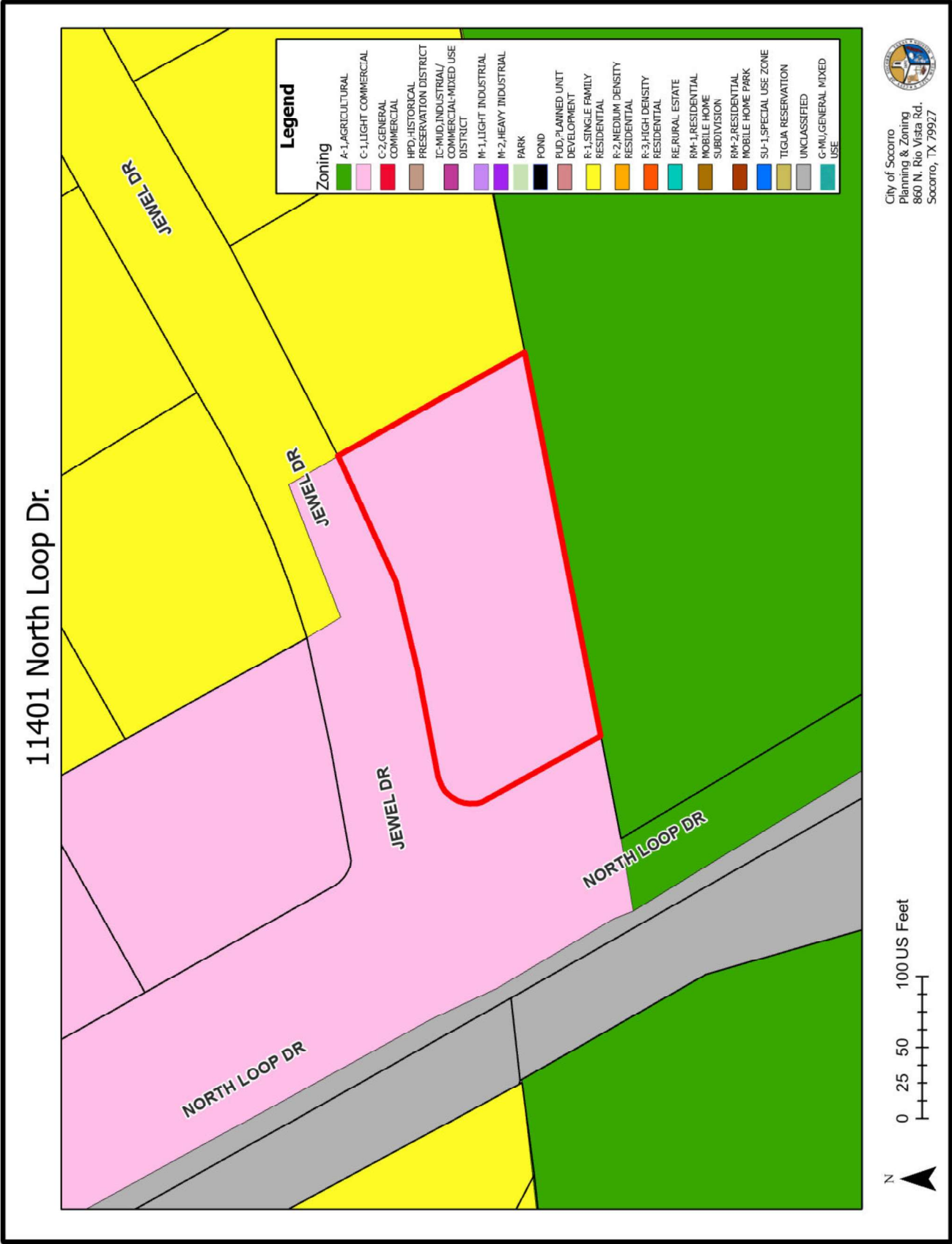
CITY OF SOCORRO

LOCATION MAP
Scale: AS SHOWN

Planning and Zoning Department

860 N. Rio Vista, Socorro, Texas 78927 Tel: (512) 872-4531 Fax: (512) 872-4673

ZONING MAP



SITE PICTURES



View of property from Jewel Dr.



AERIAL IMAGE

11401 North Loop Dr.

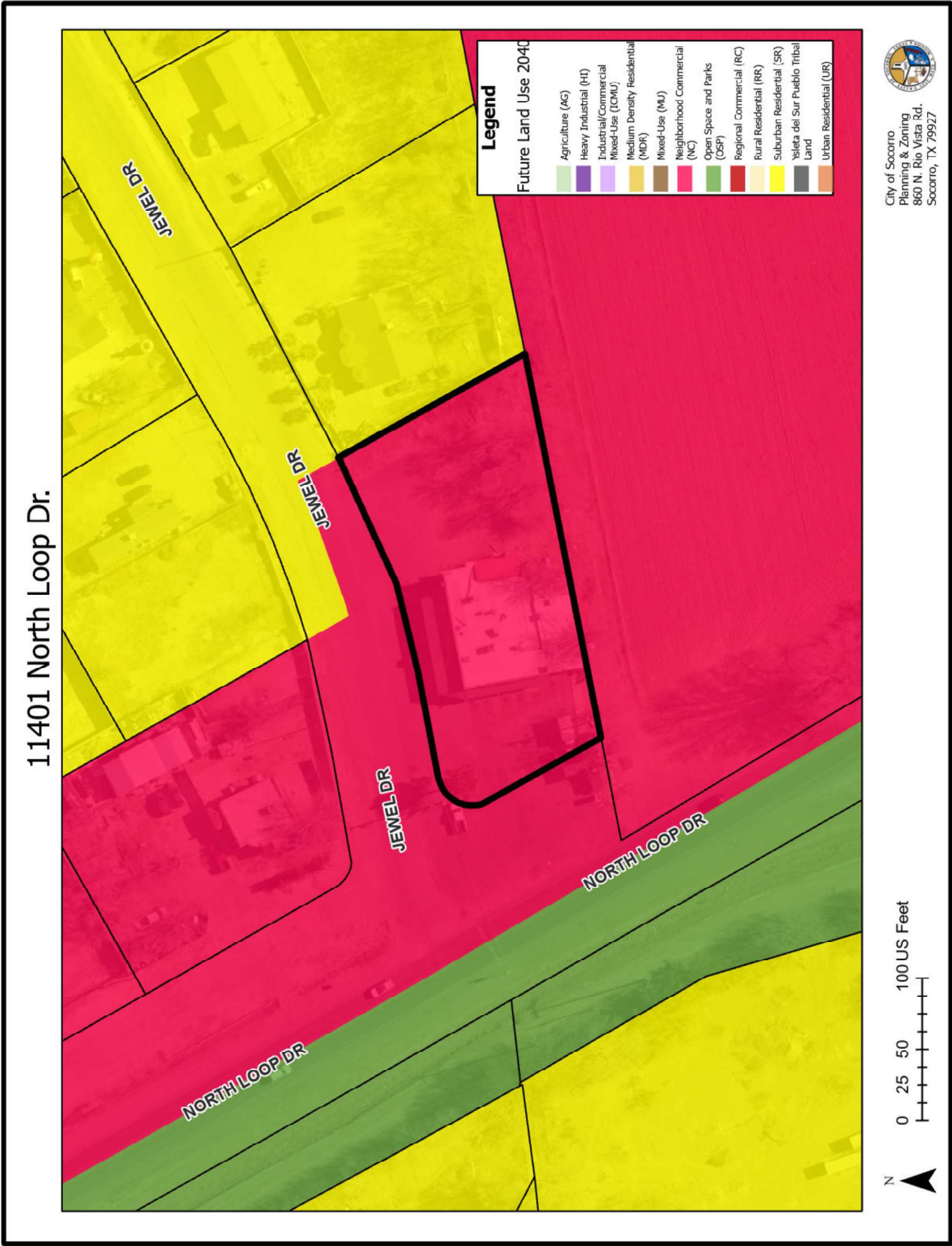


0 25 50 100 US Feet



City of Socorro
Planning & Zoning
860 N. Rio Vista Rd.
Socorro, TX 79927

FUTURE LAND USE MAP



PUBLIC NOTICE MAP

- No correspondence received for the rezoning request.



PUBLIC NOTICE LETTERS

Rudy Cruz Jr.
Mayor

Ruben Reyes
At Large

Cesar Nevarez
District 1 Mayor Pro Tem



Alejandro Garcia
District 2

Gina Cordero.
District 3

Irene Rojas
District 4

Adriana Rodarte
City Manager

February 27, 2025

Dear property owner,

You are hereby notified that a Planning and Zoning Commission meeting has been scheduled to hold a **PUBLIC HEARING** on March 18, 2025, at 5:30 p.m. **WILL BE BROADCASTED FROM CITY HALL CHAMBERS, 860 RIO VISTA RD., SOCORRO, TEXAS. YOU MAY ATTEND IN PERSON, VIA TELEPHONE CONFERENCE AND LIVE STREAMED.** The purpose of the Public Hearing is to receive public comments on the following:

- a) Public hearing request for the proposed Conditional Use Permit to allow for commercial use over 3,000 square feet but less than 10,000 square feet for a tortilleria in a C-1 Neighborhood Commercial (Light Commercial) zoning district on Lot 5, Block 11, McAdoo Acres Subdivision located at 11401 North Loop Dr., Socorro, TX.

You have been notified because you own a property located within the 200-foot radius mandated by Municode Chapter 46-53 (c).

Although you are not obligated to attend, interested parties are advised to attend the hearing to voice their concerns and/or comments. If you are unable to attend the hearing, your written comments will be considered. Written comments must be delivered to the City of Socorro Planning and Zoning Department during regular working hours, on or before the day of the hearing.

The public must call 844-854-2222 and use the access code 579797 by 5:00 p.m. mountain standard time (MST) on March 18, 2025, to join the meeting and to sign up to speak on the public hearing, the speaker will be called upon by the presiding officer during the public hearing.

Please contact our office the day of the scheduled meeting to confirm that the meeting will be held.

Respectfully,

Judith Rodriguez
Planning & Zoning Commission Secretary

PUBLIC NOTICE LETTERS

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City Manager

27 de febrero, 2025

Estimado dueño(a) de propiedad,

Se le notifica que habrá una **AUDIENCIA PUBLICA** durante la junta de la Comisión de Planeación y Zonificación el 18 de marzo del año 2025 a las 5:30 p.m. **TRANSMITIDO DESDE CÁMARAS DE AYUNTAMIENTO, 860 RIO VISTA RD., SOCORRO, TEXAS. USTED PODRA ATENDER A ESTA JUNTA EN PERSONA, ATRAVÉS DE LA CONFERENCIA TELEFÓNICA Y EN VIVO POR MEDIO VIRTUAL.** El propósito de la audiencia pública es para recibir comentarios u opiniones del público sobre lo siguiente:

- a) Solicitud de audiencia pública para el permiso de Uso Condicional propuesto que permitiría el uso commercial de más de 3,000 pies cuadrados, pero menos de 10,000 pies cuadrados, para una tortillería en un distrito de zonificación C-1 (Comercial Ligero) en el Lote 5, Bloque 11, Subdivisión McAdoo Acres, ubicado en el 11401 North Loop Dr., Socorro, TX.

Usted ha sido notificado porque es dueño(a) de una propiedad ubicada dentro del radio de 200 pies de la propiedad en cuestión, dispuesto por el Capítulo 46-53 (c) del Código Municipal.

Usted no está obligado(a) a asistir, pero si tiene algún comentario u opinión se le recomienda asistir a la audiencia. Si no puede asistir a la audiencia, se tendrán en cuenta sus observaciones por escrito. Los comentarios escritos deben ser entregados al Departamento de Planeación y Uso de Suelo durante las horas de trabajo regulares, antes o en el día de la audiencia.

El público debe llamar al 844-854-2222 y usar el código de acceso 579797 antes de las 5:00 p.m. el 18 de marzo del año 2025 para unirse a la reunión e inscribirse para hablar durante la audiencia pública. El oficial que conducirá la reunión llamará la persona para comentar en su artículo.

Por favor póngase en contacto con nuestra oficina el día de la junta para confirmar que la junta se llevará a cabo.

Atentamente,

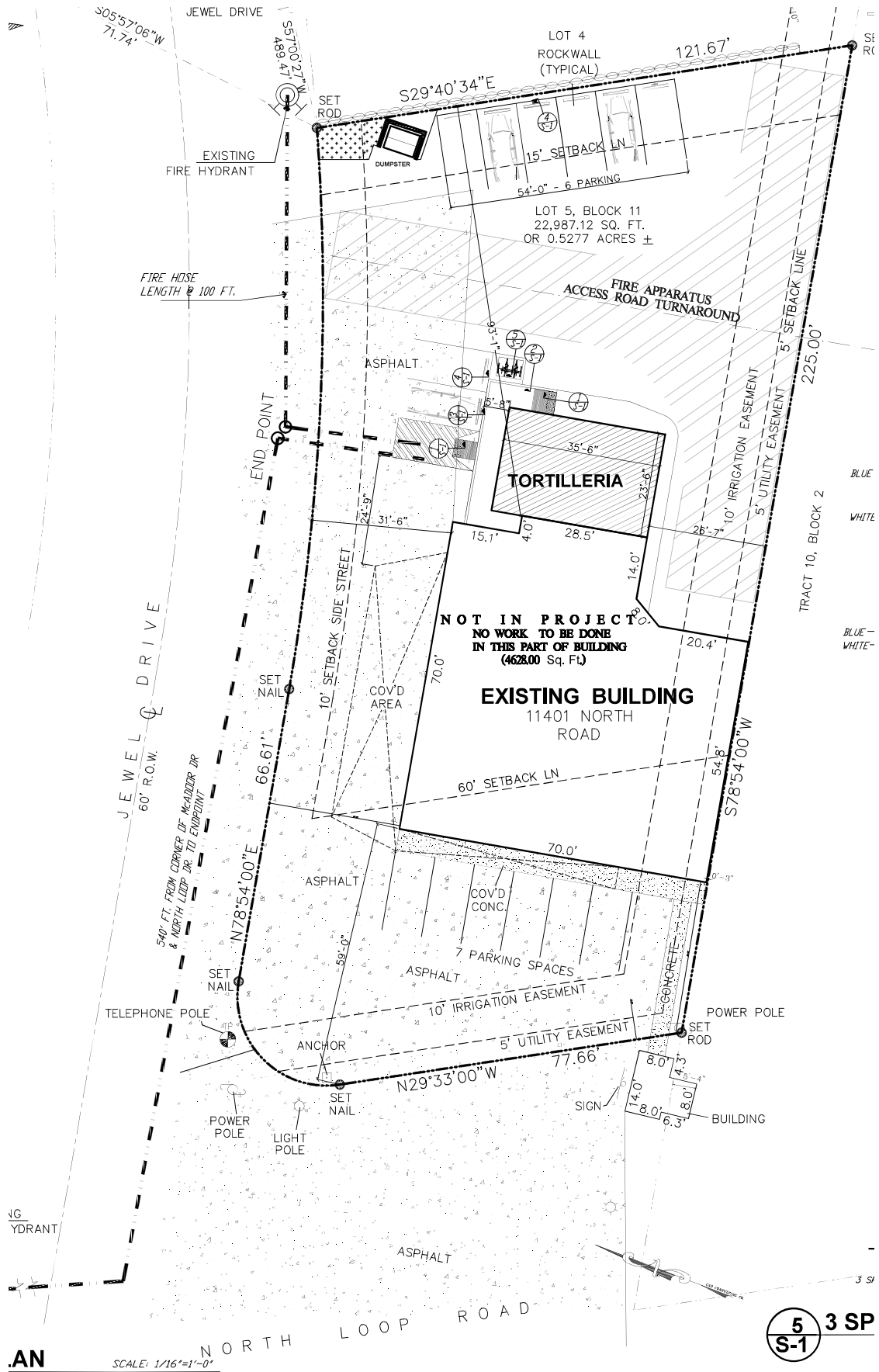
Judith Rodriguez

Secretaria de la Comisión de Planeación y Zonificación

860 N. Rio Vista Rd., Socorro, Texas 79927 Tel. (915) 872-8531 Fax (915)872-8724

www.costx.us

SITE PLAN



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Representative
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City Manager

ORDINANCE _____

AN ORDINANCE TO AMEND CHAPTER 46 ZONING, ARTICLE V. – SUPPLEMENTAL REGULATIONS FOR ALL DISTRICTS, SECTION 46-631. - OFF STREET PARKING REQUIREMENTS BY MODIFYING THIS SECTION AS FOLLOWS.

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, Section 46-631. – Off-street Parking Requirements, to provide 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:

ARTICLE V. - SUPPLEMENTAL REGULATIONS FOR ALL DISTRICTS

Sec. 46-631. – Off-street Parking Requirements.

(17) Industrial uses:

~~(a) Specific warehouse and distribution: one space per 500 square feet of net leasable area.~~

(a) Warehouse and distribution: one space per 2,000 square feet on enclosed floor area, plus one parking space for each 500 square feet of office space, plus 0.5 additional trailer parking space for each accessible dock and/or overhead door.

(b) Auto and junkyards: one space per 1,700 square feet of land and building area.

(c) Mini warehouses: one per ten storage areas

(d) other industrial uses and industrial parks: as determined by the planning and zoning commission.

Section 2. Except as expressly herein amended, Chapter 38 (Subdivision) 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.