

*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 4<sup>TH</sup> 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 4, 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: 

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 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.


Approved by: 

## **REGULAR AGENDA**

- 5. Presentation and Discussion** regarding The City of Socorro's Unified Development Code (UDC) project.
- 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.
- 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.
- 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.
- 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.
- 10. Planning and Zoning Commissioners Report.**
- 11. Planning and Zoning Department Report.**
- 12. 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.

Approved by: 


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 28TH DAY OF FEBRUARY 2025.**

By:   
Judith Rodriguez, Planning & Zoning Secretary.

DATE & TIME POSTED: 2/28/2025@ 4 PM 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/))**

Approved by: 



**Rudy Cruz Jr.**  
*Mayor*

**Ruben Reyes**  
*At Large*

**Cesar Nevarez**  
*District 1/Mayor Pro-Tem*



**Alejandro García**  
*District 2*

**Gina Cordero**  
*District 3*

**Irene Rojas**  
*District 4*

**Adriana Rodarte**  
*City Manager*

## **PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES FEBRUARY 18, 2025 @ 5:30 P.M.**

### **1. Call to Order**

The Chairman called the meeting to order at 5:31 PM.

### **2. Establishment of Quorum**

A quorum was established with 6 commissioners present.

#### **Members Present:**

Andrew Arroyos  
David Estrada  
Enrique Cisneros  
Julie Dominguez  
Osvaldo Reza  
Yolanda Rodriguez

#### **Members Absent:**

No members absent

#### **Staff Present:**

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 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.
- b) Approval of Meeting minutes of February 4, 2025.

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

Ayes: Andrew Arroyos, Julie Dominguez, Osvaldo Reza, and Yolanda Rodriguez.

Nays:

Abstain: David Estrada

Absent: Enrique Cisneros was absent for this item, he arrived at 5:34 PM.

#### **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 to the next meeting.

#### 6. **Consider and Take Action** on an ordinance amending Chapter 46 Article IV District Regulations of the Code of Ordinances of the City of Socorro, Texas to add the District Regulations for A-1 - Agricultural District.

Speaker: Haig Rickerby

During the discussion of this item, Commissioner Enrique Cisneros excused himself from the meeting at 5:45 PM and returned at 6:04 PM.

A motion was made by Andrew Arroyos and seconded by Osvaldo Reza *to approve Item Six (6) with the condition to adjust the acreage, the burdens, the square footages on the building, and any other adjustments needed to be made*. Motion carried.

Ayes: Andrew Arroyos, Julie Dominguez, Osvaldo Reza, and Yolanda Rodriguez.

Nays: David Estrada

Abstain: Enrique Cisneros

Absent:

7. **Public hearing** request for the proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 9, 10-A and 11-A, Block 2, Socorro Grant, located near the intersection of Bauman Rd., and North Loop Dr., Socorro, TX from A-1 (Agricultural) to C-2 (General Commercial) to allow for commercial uses for the surrounding development.

Chairman opened Public Hearing at 6:10 PM  
No Speakers for Public Hearing

Chairman closed Open Hearing at 6:10 PM

8. **Consider and Take Action** on the proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 9, 10-A and 11-A, Block 2, Socorro Grant, located near the intersection of Bauman Rd., and North Loop Dr., Socorro, TX from A-1 (Agricultural) to C-2 (General Commercial) to allow for commercial uses for the surrounding development.

Planner Mr. Botello made the presentation on this item.

Following the planner's presentation, the applicant, Enrique Escobar, presented the proposed project and explained the reasons for the rezoning.

A motion was made by Andrew Arroyos and seconded by Julie Dominguez *to reopen the Public Hearing at 6:29 PM*. Motion carried.

Ayes: Andrew Arroyos, Enrique Cisneros, David Estrada, Julie Dominguez, Osvaldo Reza, and Yolanda Rodriguez.

Nays:

Abstain:

Absent:

Speaker: Jessica Delgadillo

*Chairman closed Public Hearing at 6:37 PM*

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, Julie Dominguez, Osvaldo Reza, and Yolanda Rodriguez.

Nays:

Abstain:

Absent:

9. **Public hearing** request for the proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 10-J, Block 3, Socorro Grant, located at 10971 E. Burt Rd., Socorro,

TX from A-1 (Agricultural) to R-2 (Medium Density Residential) to allow for the development of a single-family residential subdivision.

Chairman opened Public Hearing at 6:39 PM

No Speakers for Public Hearing

Chairman closed Open Hearing at 6:39 PM

- 10. Consider and Take Action** on the proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 10-J, Block 3, Socorro Grant, located at 10971 E. Burt Rd., Socorro, TX from A-1 (Agricultural) to R-2 (Medium Density Residential) to allow for the development of a single-family residential subdivision.

After the item was read, Mr. Arroyos abstained from this case due to his relationship with the owner. Mr. Botello then proceed with the case presentation.

A motion was made by Enrique Cisneros and seconded by David Estrada *to reopen the Public Hearing at 6:44 PM and allow three minutes for public comment.* Motion carried.

Ayes: Enrique Cisneros, David Estrada, Julie Dominguez, Osvaldo Reza, and Yolanda Rodriguez.

Nays:

Abstain: Andrew Arroyos

Absent:

Speakers: Ana and Cesar Ordoñez  
Enrique Escobar (applicant)

Public Hearing closed at 7:00PM

A motion was made by Enrique Cisneros and seconded by Julie Dominguez *to approve Item Ten (10) as per staff recommendation.* Motion carried.

Ayes: Enrique Cisneros, Julie Dominguez, Osvaldo Reza, and Yolanda Rodriguez.

Nays: David Estrada

Abstain: Andrew Arroyos

Absent:

Commissioner Estrada asked the staff when the last item would be presented to the City Council. Mr. Botello responded that it is scheduled for March 20, 2025. Commissioner Estrada then inquired whether letters would be sent out, and Mr. Botello confirmed that they would.

## **11. Planning and Zoning Commissioners Report.**

Commissioner Enrique Cisneros apologized for arriving late and for briefly stepping out during the meeting.



Chairman Mr. Arroyos requested staff guidance on the time frames for making changes to A-1 zoning. Mr. Botello responded that there are approximately two weeks and two days until the item goes before the City Council for introduction. Regarding the agricultural portion of the ordinance amendment, items typically need to be submitted by Thursday before the 27th, making the hard deadline February 25.

Chairman Mr. Arroyos then asked whether the submission should be made in writing, by phone, or through another method. Mr. Botello clarified that submissions could be sent via email to Ms. Lorraine or himself, so they could begin reviewing the proposed changes.

Commissioner Ms. Rodriguez inquired whether the Planning and Zoning staff could provide backup materials for proposed items one to two weeks in advance of their presentation. She emphasized the importance of receiving communication at least a week before.

Mr. Bhatti explained that commissioners are not allowed to deliberate on items outside of public meetings, as discussions must remain transparent. He noted that items and public notices are posted at least three days before the meeting, and background materials are made available at that time. He also stated that commissioners can always request additional information or table an item if they need more time for review. The City Council follows the same procedure.

Commissioner Mr. Reza highlighted the importance of the A-1 zone, particularly in relation to burn permits. He stressed the need for clear regulations on permitted activities and expressed his commitment to protecting farmland and farmers.

Mr. Bhatti added that any missing provisions commissioners believe should be included in the A-1 ordinance should be brought to the City Council's attention, either by reaching out to council members directly or by sending an email.

Additionally, Mr. Botello emphasized that commissioner input is critical to the rewriting of the code. He encouraged all commissioners to attend the Unified Development Code Rewrite meetings to contribute to the process.

## **12. Planning and Zoning Department Report.**

Nothing to report

## **13. Adjournment**

A motion was made by Julie Dominguez and seconded by Andrew Arroyos, *to adjourn at 7:17 PM.*

Ayes: Andrew Arroyos, Enrique Cisneros, David Estrada, Julie Dominguez, Osvaldo Reza, and Yolanda Rodriguez.

Nays:

Abstain:

Absent:

---

Andrew Arroyos, Chairman

---

Date minutes were approved.

---

Judith Rodriguez, Secretary

---

Date minutes were approved.



## Presentation to the PNZ March 4, 2025





# AGENDA

## CITY OF SOCORRO PNZ PRESENTATION FOR THE UDC PROJECT



INTRODUCTION



PROJECT SCOPE



WHAT IS A UDC?



WE WANT TO HEAR FROM YOU





# INTRODUCTION

PRESENTATION TO THE SOCORRO PNZ

## Urbanism

## Architecture



## Economic Development

## City-Making



# INTEGRATED APPROACH TO DESIGN



The background of the entire graphic is a blue-tinted illustration of a modern urban neighborhood. It features multi-story townhouses or small apartment buildings, a street with cars, and pedestrians. A dotted line originates from the 'able.city' logo and branches out to connect to five circular callouts. The 'able.city' logo itself is a white semi-circle containing the text 'able.city' in a dark blue, sans-serif font.

**able  
.city**

**3**  
**AICP**  
CERTIFIED

Carlos Gallinar  
Jason King  
Mario Peña

**4**  
**CNU**  
ACCREDITED

Carlos Gallinar  
Mario Peña  
Diana Peña  
Viviana Frank

**1 CeCD**  
CERTIFIED  
ECONOMIC  
DEVELOPER

Viviana Frank

**6**  
**Licensed  
Architects**

Frank Rotnofsky  
Viviana Frank  
Mario Peña  
Ricardo Solís  
Claudio León  
Teresa Barker

**40**  
YEARS OF EXPERIENCE

**30+**  
EMPLOYEES

**10+**  
CODE REWRITES

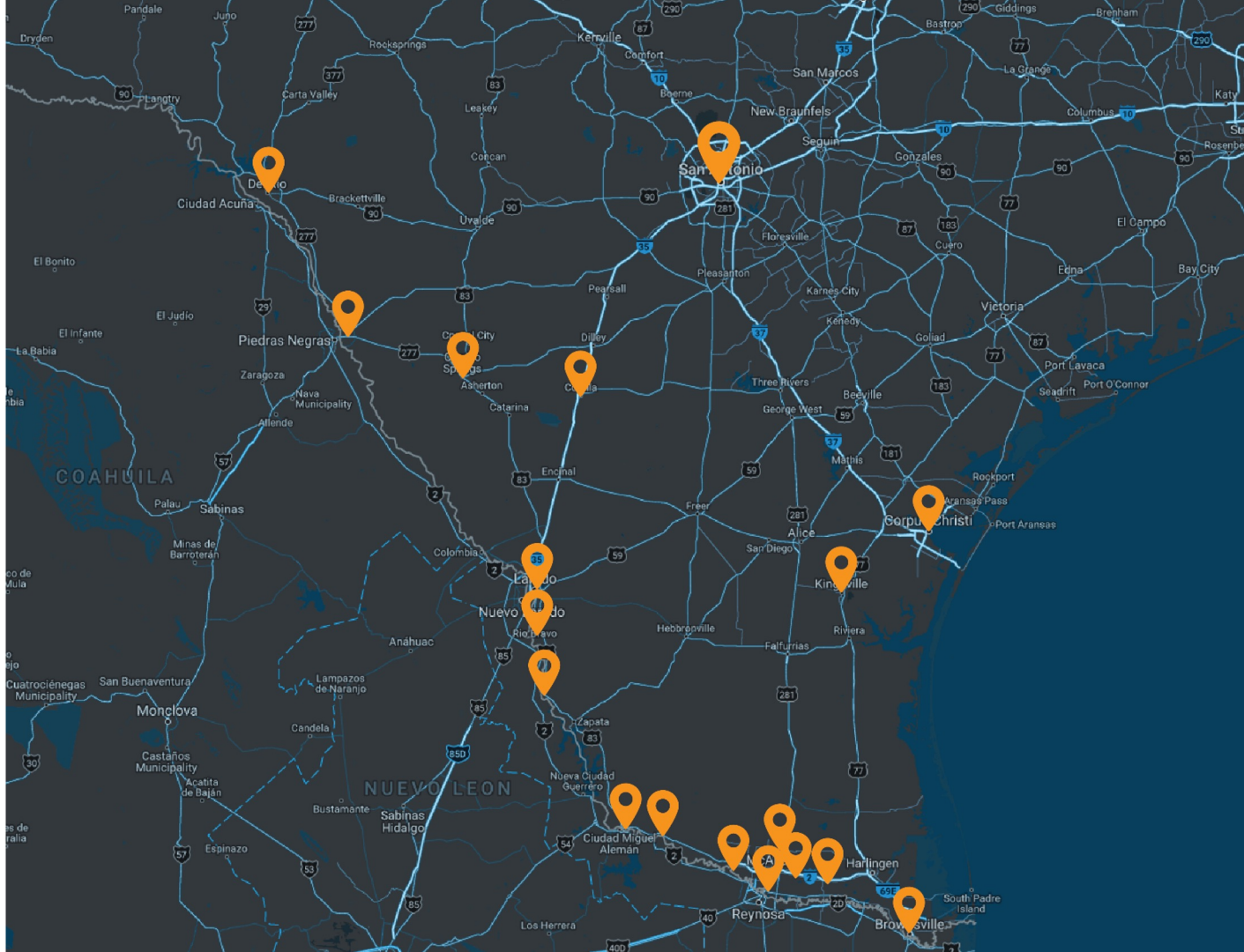
**40+**  
PLANNING AND  
POLICY PROJECTS



ARCHITECTURE. URBANISM. CITY MAKING

## WE KNOW THE BORDER:

- RIO GRANDE VALLEY
  - LAREDO
  - EL PASO
  - SAN ANTONIO
- 
- *BILINGUAL & BICULTURAL STAFF*



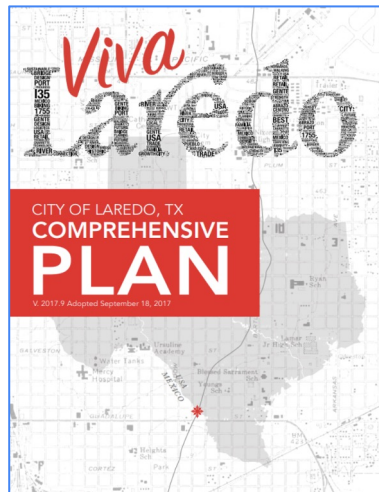
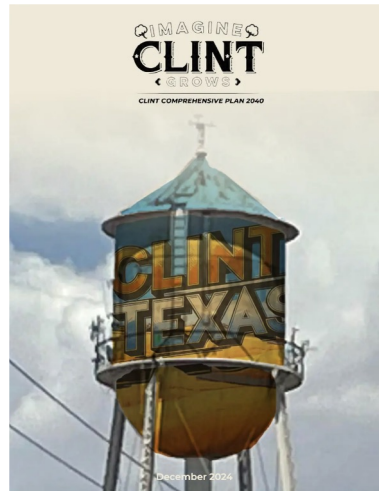


able.city

ARCHITECTURE. URBANISM. CITY MAKING

## Comprehensive Plans

### MISSION TRAIL COMPREHENSIVE PLAN



### EAGLE PASS DOWNTOWN MASTER PLAN

CITY OF EAGLE PASS, TEXAS



## 10+ Texas Codes and Standards Projects



1. San Antonio UDC (with White and Smith)
2. Laredo ReCode (with White and Smith)
3. Victoria UDC
4. Eagle Pass Downtown Code Diagnostic
5. El Milagro PUD Regulations and Arch Standards
6. Laredo Heights Historic Architectural Guidelines
7. Downtown Laredo Historic Architectural Guidelines
8. San Antonio Mixed Use Districts
9. San Antonio ETJ Illustrations
10. Town of Horizon Transit Oriented Development Form-Based Code (Current)
11. Clint Code Rewrite (Current)
12. Socorro UDC (Current)

# OUR TEAM

LEAD STAFF FOR SOCORRO



**CARLOS GALLINAR**  
AICP CNU-A  
PLANNING DIRECTOR  
PROJECT MANAGER



**JASON KING**  
AIA LEED-AP  
CODE ASSISTANCE



**ALFONSO  
CAMACHO**  
SENIOR PLANNER



**VICTORIA  
CHAVEZ**  
SENIOR PLANNER



**JAY FIRSCHING**  
HRTC SERVICES  
HISTORIC  
PRESERVATION  
CONSULTANT



**MARK WHITE**  
WHITE & SMITH, LLC  
LEGAL QA / QC





# PLANNING IN PUBLIC







# PROJECT SCOPE

PRESENTATION TO THE SOCORRO PNZ

# PROJECT SCOPE



## PROJECT KICKOFF

- PROJECT INITIATION
- STAFF WORKSHOP
- JOIN WORKSHOP



## CODE DIAGNOSTIC

- REVIEW 15 ITEMS FROM SOCORRO CODES AND POLICIES
- PROVIDE DIAGNOSTIC MEASURING AGAINST VARIOUS OTHER DOCUMENTS, STATE AND FEDERAL CODES



## COMMUNITY OUTREACH

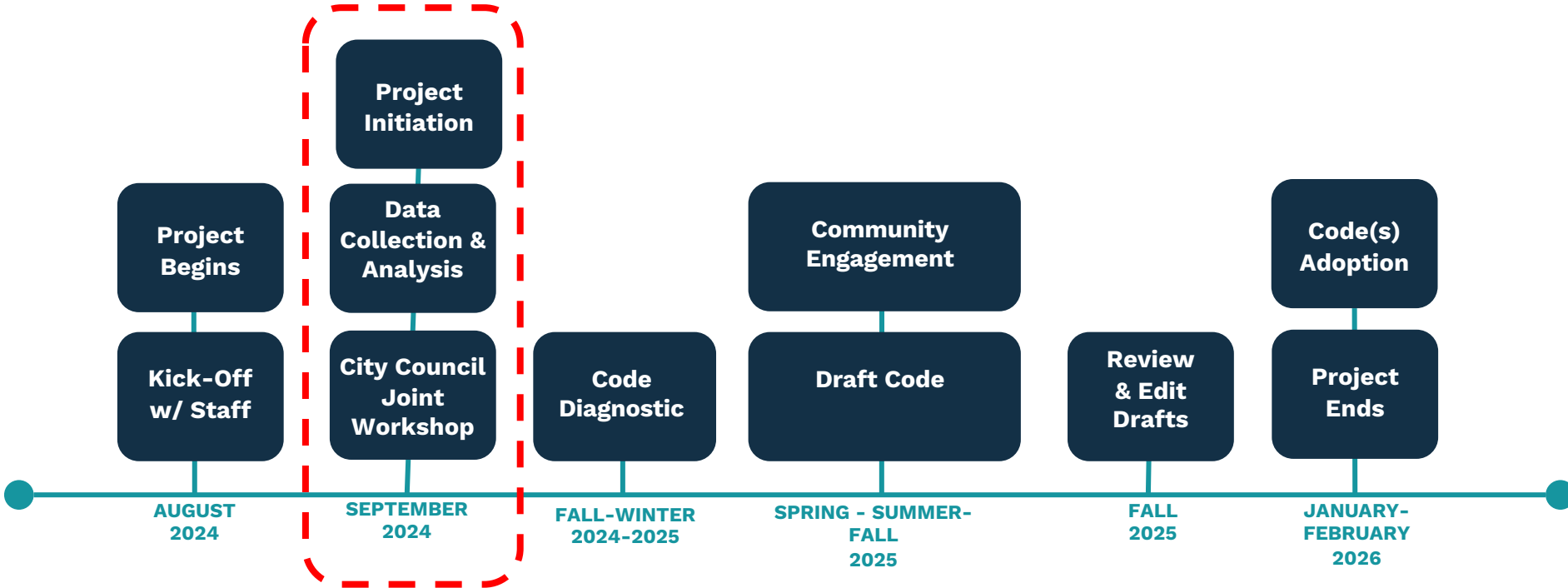
- MEET WITH THE PUBLIC
- STAKEHOLDER MEETINGS
- STAFF MEETINGS



## DRAFT UDC & ADOPTION

- DRAFT UDC
- REVIEW AND EDIT UDC
- ADOPTION

# PROJECT SCHEDULE





# KICK-OFF MEETING



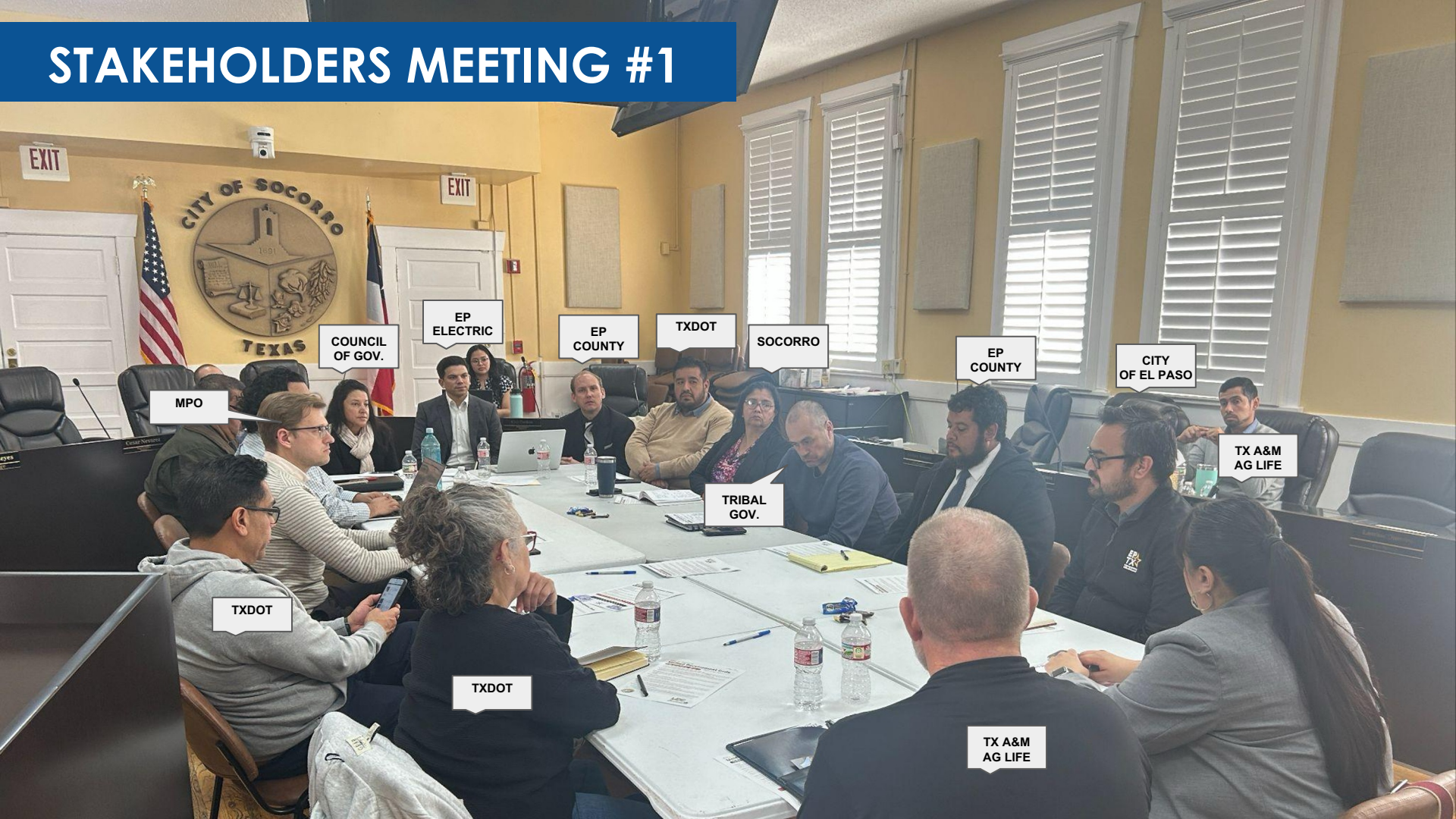


# COMMUNITY MEETING #1





# STAKEHOLDERS MEETING #1



MPO

COUNCIL  
OF GOV.

EP  
ELECTRIC

EP  
COUNTY

TXDOT

SOCORRO

EP  
COUNTY

CITY  
OF EL PASO

TX A&M  
AG LIFE

TRIBAL  
GOV.

TXDOT

TXDOT

TX A&M  
AG LIFE

## What we heard...

“WE NEED MORE ‘TEETH’ ALONG THE MISSION TRAIL.”

“BETTER DEFINE THE ACCESSORY DWELING UNITS VS THE ACCESSORY STRUCTURE ORDINANCE.”

“LET’S FIX THE CONTRADICTIONS IN THE CODE THAT ARE CAUSING CONFUSION.”

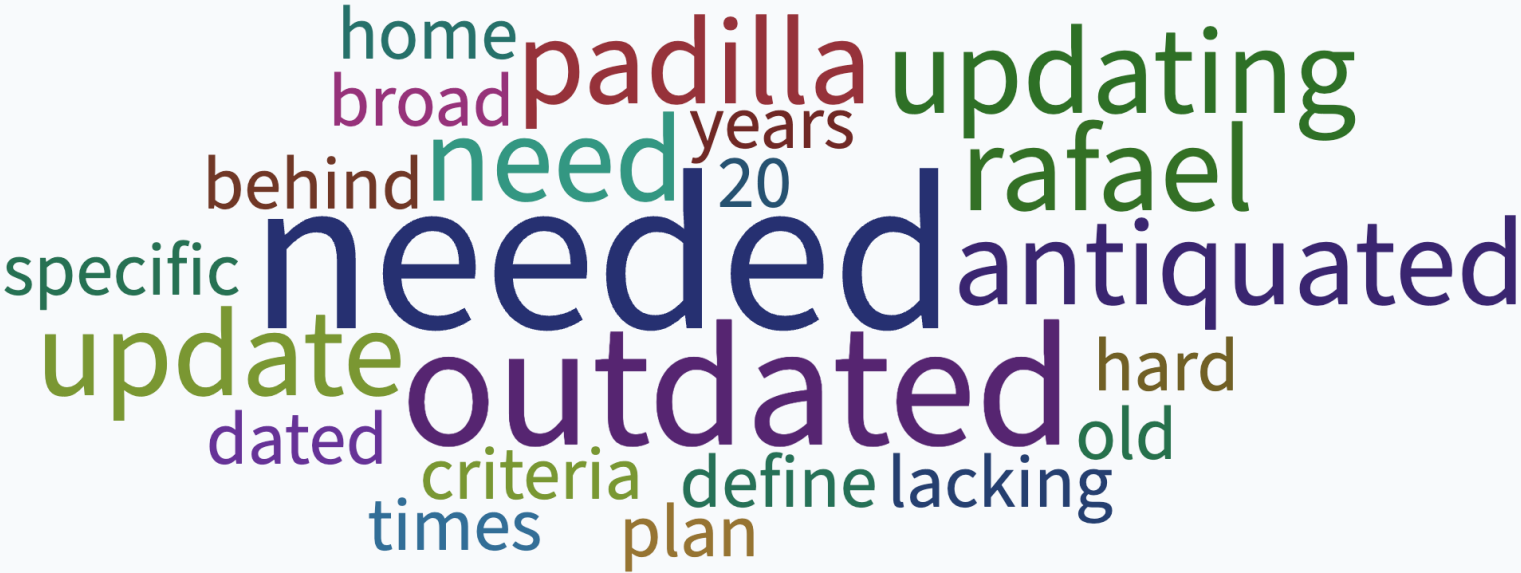
“OUTLINE THE REQUIREMENTS FOR A COMPLETE SUBDIVISION APPLICATION”

“HOW CAN WE WORK WITH OUR OTHER JURISDICTIONS?”

“IN ORDER TO BEAUTIFUL SOCORRO, WE NEED A LANDSCAPE ORDINANCE THAT PROVIDES TREES AND A BETTER SIGN ORDINANCE THAT ENHANCES OUR AESTHETICS.”







When Completed, Socorro's UDC Should Be . . .





# WHAT IS A UDC?

PRESENTATION TO THE SOCORRO PNZ



# THE BUILT ENVIRONMENT.

THINGS THAT ARE HUMAN MADE = PHYSICAL FEATURES OF WHERE WE LIVE.

# THE BUILT ENVIRONMENT.

THINGS THAT ARE HUMAN MADE = PHYSICAL FEATURES OF WHERE WE LIVE.

# THE BUILT ENVIRONMENT IS CREATED BY US.

ZONING CODES. REGULATIONS. DEVELOPERS. GOVERNMENTS.

US = ALL OF US

THE BUILT ENVIRONMENT.  
INFLUENCES  
HOW WE LIVE.

# What are **LAND DEVELOPMENT REGULATIONS**?



Rules and guidelines  
that regulate how cities  
are Designed & Built



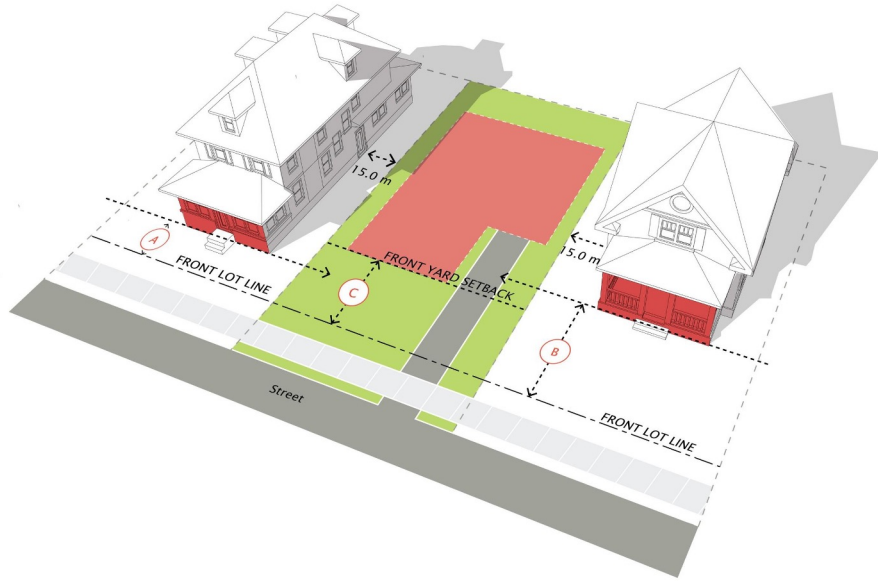
# LAND DEVELOPMENT REGULATIONS



HOW YOU USE  
YOUR PROPERTY



# LAND DEVELOPMENT REGULATIONS



## PROPERTY DIMENSIONAL STANDARDS



# LAND DEVELOPMENT REGULATIONS



WHAT CAN OR  
CANNOT BE BE  
BUILT IN A CITY





# LAND DEVELOPMENT REGULATIONS



HOW STREETS  
ARE DESIGNED  
AND ORGANIZED



# LAND DEVELOPMENT REGULATIONS



HOW  
COMFORTABLE  
YOUR COMMUTE IS



# LAND DEVELOPMENT REGULATIONS



IF AND HOW MUCH  
PARKING THE CITY  
REQUIRES YOU TO  
BUILD



# LAND DEVELOPMENT REGULATIONS



& MORE

Fencing, Drainage,  
Curb Types, Sidewalk  
Widths,  
Lot Sizes, Density,  
Permit Process, Access  
To Lots, Processes,  
Signage...





# 1986

## Socorro Becomes A City

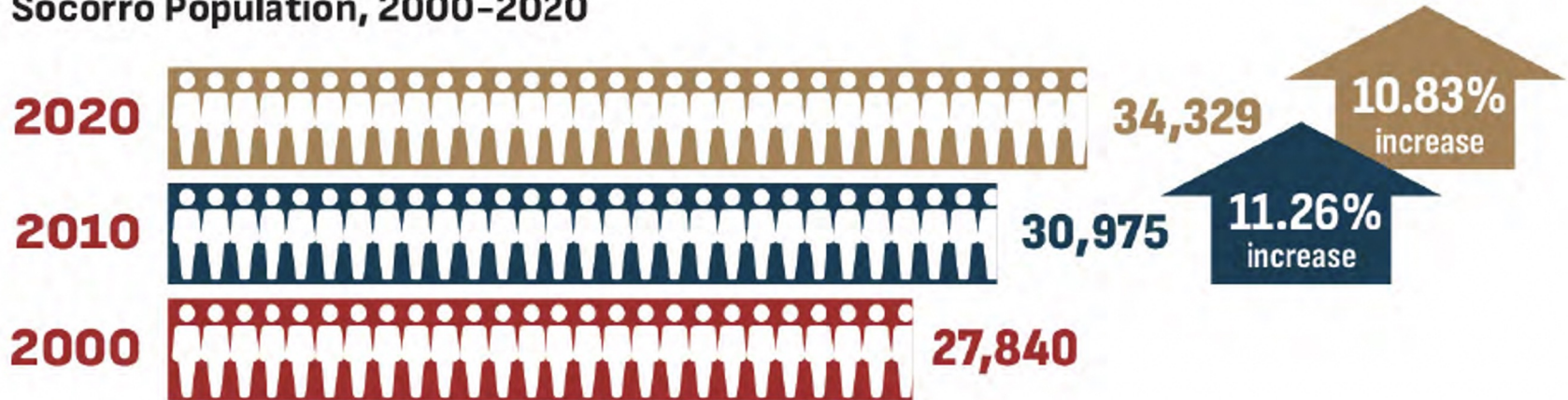
# 1986

**Socorro Becomes A City  
& Planning Becomes Technical  
in**

# 1989

# Socorro Becomes A City

## Socorro Population, 2000-2020



Source: 2000 US Decennial Census, 2010 ACS 5-Year Estimates, 2020 ACS 5-Year Estimates

# WHAT IS A UNIFIED DEVELOPMENT CODE

- **A Unified Development Code (UDC) is a comprehensive set of regulations that consolidates various land use and development regulations into a single document.**
- It typically includes zoning laws, subdivision regulations, design standards, and other development-related rules.
- The UDC aims to streamline and simplify the regulatory framework governing land use and development within a jurisdiction.



# HOW DOES A UDC BENEFIT THE COMMUNITY

**Clarity and Consistency:** A UDC provides a clear and consistent set of rules for land use and development. This can reduce confusion and make it easier for residents to understand what is permitted in their neighborhoods.

**Predictability:** With a unified code, the development process becomes more predictable. This helps residents know what to expect in terms of new developments and how they might impact their community.

**Implement Socorro 2040 with Enhanced Planning:** A UDC often integrates aspects of land use planning, such as zoning and design standards, leading to more cohesive and thoughtful community development. This can improve the quality of life by promoting well-planned and aesthetically pleasing developments.

**Community Engagement:** A well-organized UDC can make it easier for community members to participate in the planning process, as it consolidates information and makes it more accessible.

# HOW DOES A UDC BENEFIT CITY OF SOCORRO GOVERNMENT

**Efficiency:** By consolidating regulations into a single document, the city of Socorro can streamline the review and approval processes for new developments. This can lead to faster processing times and reduced administrative burdens.

**Consistency in Enforcement:** A UDC provides a uniform set of rules, making it easier for city officials and city staff to enforce regulations consistently across different areas of the city.

**Improved Planning and Development:** The integration of various regulations into a single code helps city planners and officials ensure that development aligns with broader city goals and plans like Socorro 2040, such as preservation of agricultural land, sustainability, and growth management.

**Easier Updates and Amendments:** Updating or amending a single comprehensive code is often simpler than managing multiple, separate regulations. This can facilitate timely adjustments to address new challenges or opportunities.

# HOW DOES A UDC BENEFIT DEVELOPERS

**Simplified Process:** A UDC simplifies the development process by consolidating rules and requirements, which can reduce the time and effort needed to understand and comply with regulations.

**Predictability and Transparency:** Developers benefit from the predictability and transparency that a UDC provides. Knowing exactly what is required helps developers plan their projects more effectively and reduces the risk of unexpected issues.

**Streamlined Approvals:** With a unified code, developers often experience a more streamlined approval process, as the consolidated regulations reduce the need for navigating multiple sets of rules and jurisdictions.

**Improved Project Design:** The design standards and guidelines integrated into a UDC can help developers create projects that are better aligned with community goals and expectations, potentially increasing their appeal and success.

# SOCORRO UDC WILL INCLUDE:

**CHAPTER 1: Authority, Jurisdiction, and Effective Date**

**CHAPTER 2: Zoning Districts & Land Uses**

**CHAPTER 3: Development & Design Standards**

**CHAPTER 4: Accessory Use & Structure Standards**

**CHAPTER 5: Subdivision Regulations & Standards**

**CHAPTER 6: Environmental Management**

**CHAPTER 7: Utilities**

**CHAPTER 8: Building & Construction**

- Fire Prevention

**CHAPTER 9: Historic Landmarks & Mission Trail Historic District**

**CHAPTER 10: Non Conformities**

- Lots
- Uses
- Structures
- Signs

**CHAPTER 11: Administrative Bodies & Approval Authorities**

**CHAPTER 12: Permits & Procedures**

**CHAPTER 13: Enforcement**

**APPENDIX A: Definitions**

**APPENDIX B: Submittal Requirements–Forms & Applications**

**APPENDIX C: International Building Codes Adopted**



# EASY TO READ & EASY TO UNDERSTAND

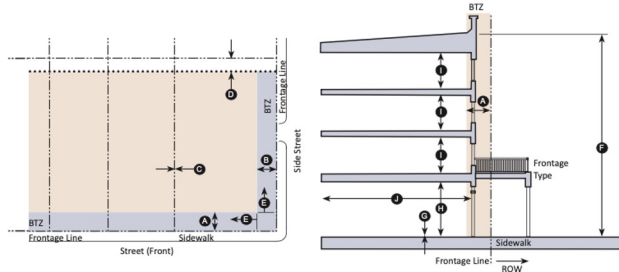
T5

## Sec. 3.5 T5 Mixed Use Center

### Sec. 3.5.A. Overview

This Transect Zone is found in the mixed-use commercial areas of the El Milagro PUD Urban Neighborhoods and may be found in other neighborhoods as well. Priority is placed on optimizing the physical characteristics of the built environment for increased walkability and a vibrant center with buildings located close to the sidewalk, plentiful shade for pedestrians, and parking lots screened from public view. This transect created a Main Street for the surrounding community.

### Sec. 3.5.B. Form



Key			
-----	Frontage/Property Line	-----	Setback Line
-----	Build-to-Zone (BTZ)	-----	Potential Building Area (in addition to BTZ)

#### a. Building Placement

##### Setbacks

Front Build-to-Zone	0' min., 10' max.	A
Side Street Build-to-Zone	0' min., 10' max.	B
Interior Side Property Line Setback	0' min.	C
Rear Setback	5' min.	D

##### Frontage Buildout

Building Façade within Build-to-Zone		
Front Street Frontage	70% min.	
Side Street Frontage	30% min.	
Street Façades must be built to the BTZ for the first 30' on a corner.		

#### b. Lot and Block Standards

Maximum Block Perimeter	2,000 linear feet max.
Lot Width	24' min., 180' max.
Lot Depth	30' min., 180' max.
Lot Coverage	80% max.
Alleys are required in T5 zones.	

Key		
-----	Frontage Line	-----
-----	Build-to-Zone (BTZ)	-----

#### c. Building Form

##### Height

Main Building	4 Stories max.	F
Ground Floor Elev. Above Sidewalk	Comm. 6" max., Res. 24" min.	G
Ground Floor Office / Retail Ceiling	14' min. clear	H
Ceiling Height	9' min. clear	I

##### Footprint

Depth, ground floor commercial space:	30' min.	J
---------------------------------------	----------	---

#### d. Allowed Frontage Types

Shopfront	Gallery
Forecourt	Stoop

\*See General Standards for Frontage details.

T2

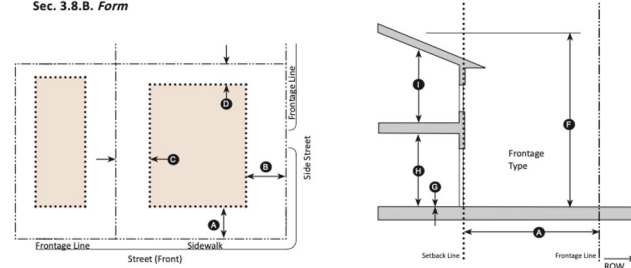
## Sec. 3.8 T2 Rural

### Sec. 3.8.A. Overview

The Rural Transect Zone depicts a mix of uses such as recreation, farming, equestrian facilities, and open space, and is less formal than the other Transect Zones, allowing more flexibility in building placement. Development associated with these uses is permitted in this Transect Zone.

This Transect Zone facilitates the transition from the more developed areas to the natural areas of the El Milagro PUD.

### Sec. 3.8.B. Form



Key	
-----	Frontage/Property Line
-----	Potential Building Area
-----	Setback Line

#### a. Building Placement

##### Setbacks

Front Setback	20' min.	A
Side Street Setback	20' min.	B
Interior Side Property Line Setback	30' min.	C
Rear Setback	30' min.	D

##### Frontage Buildout

Building Façade along:		
Front Street Frontage	N/A	
Side Street Frontage	N/A	

#### b. Lot and Block Standards

Maximum Block Perimeter	N/A
Lot Width	N/A
Lot Depth	N/A
Lot Coverage	30% max

Key		
-----	Frontage Line	----- Setback Line
	Building	

#### c. Building Form

##### Height

Main Building	2 Stories max.	F
Ground Floor Elev. Above Sidewalk	Comm. 6" max., Res. 24" min.	G
Ground Floor Ceiling Height	9' min. clear	H
Ceiling Height	9' min. clear	I

#### d. Allowed Frontage Types

Common Yard	Porch
Stoop	Other

\*See General Standards for Frontage details.

# Socorro 2040

## Growth and Development (GD) Goals and Policies

### Land Use

#### **Goal GD-1 The Unified Development Code is aligned with the Future Land Use Map and Comprehensive Plan.**

- Policy GD-1.a** Create a Unified Development Code to include site and architectural design standards that reflect Socorro's agricultural character and implement the vision, goals, and policies of the Comprehensive Plan.
- Policy GD-1.b** Amend the Unified Development Code to align zoning districts with the Comprehensive Plan land use categories.
- Policy GD-1.c** Amend the Unified Development Code for compliance with new state laws, case law, and federal requirements.

#### **Goal GD-2 Low-intensity land uses are located, transitioned, and buffered from higher-intensity uses.**

- Policy GD-2.a** Establish Unified Development Code standards to improve the buffering and transition of higher-intensity land uses to lower-intensity residential land uses.
- Policy GD-2.b** Evaluate and update development standards to improve land use compatibility through on-site setbacks, landscaping, screening, lot size, and building height and to align them with development codes and standards.
- Policy GD-2.c** Evaluate and update development standards for commercial and industrial development to fully screen, buffer, and transition to protect residential areas and preserve the agricultural character of the community.
- Policy GD-2.d** Allow for compatible mixed-use development in focused areas that encourages a range of uses and development styles.

#### **Goal GD-3 New development supports the historic assets and rural, and agricultural character of Socorro.**

- Policy GD-3.a** Coordinate with willing agricultural landowners for the use of preservation or conservation easements.
- Policy GD-3.b** Update the Unified Development Code to include passive and active open space requirements to preserve agricultural areas, with a focus on retaining connections between agricultural uses.
- Policy GD-3.c** Allow boutique farm and commercial uses that support agrarian uses in coordination with agricultural and open space use.
- Policy GD-3.d** Within the historic district overlay, establish architectural design standards to ensure visual compatibility with existing historic assets and promote the agricultural heritage of the community.
- Policy GD-3.e** Encourage uses in the historic district overlay that align with heritage tourism, such as restaurants, retail, and entertainment.
- Policy GD-3.f** Provide land density bonuses for subdivisions providing large continuous open space in the form of conservation easements or parkland dedication.
- Policy GD-3.g** Partner with Texas A&M University's AgriLife Research and Extension Center to protect open space in conservation easements.
- Policy GD-3.h** Expand and connect the protected rural open space network, including floodplains and stream corridors, through open space programs, land dedications, walking paths, and parks while working with land trusts for a possible voluntary conservation easement program.
- Policy GD-3.i** Promote conservation subdivisions and utilize a Transfer of Development Rights (TDR) to permanently preserve open space, protect the rural character of the community, and reduce development pressure on agricultural land.

#### **Goal GD-4 Conservation subdivisions protect the open space and agricultural character of Socorro.**

- Policy GD-4.a** Utilize Development Agreements for master-planned developments for subdivisions larger than twenty-five (25) acres or more than one hundred (100) residential units so that development is compatible with and reflects the agricultural character of Socorro.
- Policy GD-4.b** Encourage the integration of the natural landscape into new developments to preserve views and open space.
- Policy GD-4.c** Collaborate with agricultural organizations, land trusts, and conservation groups to identify priority agricultural areas and funding options, and work with willing landowners to secure development rights.
- Policy GD-4.d** Employ best practices for developing in conformance with natural site topography to avoid significant alterations of the landscape and to limit grading impacts.

# Socorro 2040

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# Socorro 2040

## Housing

**Goal GD-5** Diverse housing options serve existing and future residents of all ages, incomes, and needs.

**Policy GD-5.a** Encourage a range of residential housing types, housing sizes, lot sizes, and densities.

**Policy GD-5.b** Consider regulatory incentives, such as Housing Tax Credit projects, to expand housing availability and facilitate the development of affordable housing options that are accessible to low- and moderate-income households, including workforce housing, rental units, and homeownership opportunities.

**Goal GD-6** Housing stock is abundant, attractive, and high-quality.

**Policy GD-6.a** Establish single-unit and multifamily design guidelines to reinforce the rural, agricultural character of the community.

**Policy GD-6.b** Amend the Unified Development Code to require neighborhood amenities such as pocket parks, trails, community gardens, and playgrounds.

**Policy GD-6.c** Promote pedestrian and vehicular mobility by designing connections to adjacent uses.

**Policy GD-6.d** Identify best practices for programs related to addressing housing rehabilitation, such as emergency repair funds and community maintenance events, to maintain existing housing stock.

**Goal GD-7** Mixed-use is strategically located throughout Socorro.

**Policy GD-7.a** Promote mixed-used development near El Paso Community College and in other active pedestrian districts.

**Policy GD-7.b** Create a Transit-Oriented Development district to encourage mixed-use opportunities around local transit lines.

## Green Infrastructure

Environmental planning practices that benefit current and future generations should be prioritized. Residents will benefit from creating an environment where the past and the present coexist and agriculture and the structures of progress intertwine, fostering a vibrant and sustainable community that cherishes its roots while reaching toward a promising future.

As Socorro grows, it is critical to balance the natural and built environments by supporting planning practices that emphasize conservation and preservation methods. This framework advocates for the integration of open spaces, contributing to the enhancement of community health.

**Green infrastructure** is an interconnected network of protected land and water that supports native species, maintains natural and ecological processes, sustains air and water resources, and contributes to the health and quality of life for communities and people. It includes trails, wildlife corridors, parks, drainage ponds, wetland, and other natural areas.



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# Socorro 2040

## Future Land Use

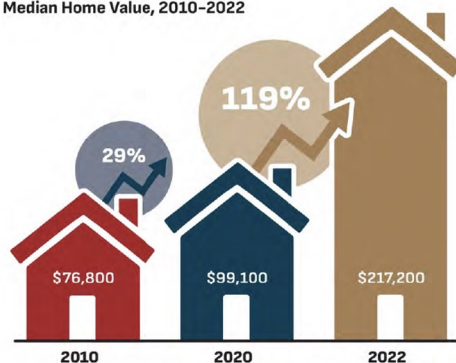
Throughout the development of the 2040 Comprehensive Plan, residents emphasized the importance of preserving Socorro's unique agricultural heritage and lands. Not only should historical areas be preserved and protected, but the development surrounding these sites should also align with their character.

Residents expressed a range of preferences on housing, from large agricultural properties to small-lot, single-unit and multifamily options, to support housing diversity and attainability. To promote responsible growth, blending these preferences by buffering and appropriately transitioning to smaller, denser lots from large-lot properties is essential. This approach preserves the cherished character while providing residents with diverse housing options and services.

Socorro community members advocated for expanded retail and commercial services to accommodate the City's growth and provide for increased shopping, restaurant, and employment. In response, the City created and adopted the Shopping District on Nuevo Tanks Hueco Road. This district prioritizes additional services and entertainment, including enhanced dining, family, and shopping experiences.

## Housing

Median Home Value, 2010-2022



Source: 2010 ACS 5-Year Estimates, 2020 ACS 5-Year Estimates,  
2022 National Association of Realtors

Socorro boasts an impressively high owner-occupancy rate, with 80.8% of housing units owner-occupied, according to 2022 Census data. This trend likely stems from the moderate increase in median home values from 2010 to 2020. However, between 2020 and 2022, the median home value surged by 119%, reflecting trends observed in other parts of Texas and the U.S. To maintain affordability and sustain high rates of homeownership, the housing inventory in Socorro should be diversified for various income levels. This will ensure that both long-time residents and prospective newcomers find housing options that align with their needs, thereby enhancing Socorro's appeal as a residential destination.

Addressing the availability and affordability of housing is crucial for both homeowners and renters in Socorro. Renters, in particular, face significant challenges due to limited options for mitigating housing costs. Large-lot, low-density residential developments, while appealing to those seeking Socorro's rural, agricultural atmosphere, often impede housing accessibility. To counteract this, it is essential to promote a variety of "missing middle" and multifamily housing options, including duplexes, townhomes, live-work units, and smaller-scale mixed-use and apartment buildings. These options bridge the gap between single-family homes and large multifamily complexes and are well-suited for infill development.

By strategically locating these developments near commercial centers, schools, and workplaces while preserving open spaces on the outskirts, Socorro can maintain its agricultural character while improving housing accessibility. Local housing options can also enhance the quality of life and reduce the cost of living for residents by shortening commutes and cutting transportation expenses.

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# Socorro 2040

## Site Design

Stormwater drainage is a significant issue in Socorro, with parts of the City, particularly those near the interstate, experiencing periodic flooding. To address this, the implementation and maintenance of detention and retention basins, outlet structures, and drainage channels is essential. Managing stormwater is critical for controlling runoff from storm events and for preserving and enhancing surface water quality, as well as ensuring resident safety. Development often increases the quantity of impervious areas with elements such as pavements, roofs, and roads. These impervious areas not only increase the volume of runoff entering surface water bodies but also trap contaminants like oil, heavy metals, and pollutants, which negatively impact water quality and riparian habitats.

By implementing low-impact development and green infrastructure, it is possible to replicate natural processes that encourage infiltration, evapotranspiration, and efficient utilization of stormwater. This approach helps protect water quality and the associated riparian habitats. Several practices adhere to these principles, including promoting reduced irrigation needs through xeriscaping and use of native plants in landscape designs, prioritizing non-turf areas that require less water and maintenance than turf lawns, and encouraging the use of permeable pavements in public and private developments to promote infiltration. Additionally, employing low-volume watering methods such as drip irrigation systems helps avoid excessive watering and reduces water usage. Minimizing the use of fertilizers and pesticides in favor of less-toxic alternatives like composted organic material, using mulch or straw to prevent erosion and reduce weed growth, and opting for less-hazardous household products for cleaning, car care, and home improvement can also mitigate stormwater pollution. Proper disposal of pet and livestock waste is crucial to prevent runoff pollution from reaching nearby water bodies or storm drains. By adopting these practices, Socorro can effectively manage stormwater and protect its environmental resources. Integrating sustainable practices into site design principles is a pivotal aspect of environmental planning efforts. These considerations should be codified and evaluated when reviewing new development or redevelopment proposals. Spaces should continue to evolve and adapt to changing environmental conditions and community needs over time.

**Infiltration** is the process by which water on the ground surface enters the soil.

**Evapotranspiration** is the process by which water evaporates from the land and passes into the atmosphere.

These play a key role in agricultural irrigation and water resource management.



## Conservation Subdivisions

Socorro should continue to integrate new development seamlessly into the existing fabric of ranching culture, fostering a sense of continuity and pride in the City's rich history. As a way to accomplish this, Socorro should develop conservation subdivisions to complement the existing traditional subdivisions. As the community grows, typical development patterns are not aligned with the community's desires to preserve agricultural and open spaces. Conservation subdivisions help protect environmentally sensitive areas. Typically, they preserve 40% to 70% or more of the total acreage as open space, which can include agricultural lands, parks, and other open spaces or natural areas. This open space is protected through conservation easements or deed restrictions and is managed by homeowners' associations or land trusts.

Homes are typically clustered on smaller lots, allowing for the preservation of larger contiguous areas of open space. This clustering reduces the overall footprint of the development and minimizes land disturbance. Conservation subdivisions enhance stormwater management by slowing and filtering runoff through natural landscapes and bioretention facilities, reducing the risk of flooding and protecting water quality. They also reduce infrastructure costs, as shorter roads and utility lines are needed. Residents benefit from recreational opportunities and scenic views provided by the preserved open spaces. These areas can include walking and biking trails, play areas, and community gardens, fostering a stronger sense of community.

### A conservation subdivision

is a type of residential development that preserves a significant portion of the site as permanently protected open space while clustering homes on the remaining portion of the site. This approach integrates environmental conservation with residential development.



## Sustainability Considerations

- **Landscaping:** Incorporating large-canopy trees and native plants can contribute to city cooling efforts and will support habitat for local wildlife.
- **Stormwater:** Proper stormwater management through intentional design principles can minimize runoff and limit the erosion of the environment. On-site ponding and stormwater mitigation can aid flood control if all properties replicate a site's predevelopment hydrologic function.
- **Low-Impact Infrastructure:** Encouraging the use of permeable surfaces and pavements can improve water drainage, reduce runoff, and minimize environmental impact, fostering sustainable development and mitigating the risks of flooding and erosion.

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# WE WANT TO HEAR FROM YOU

PRESENTATION TO THE SOCORRO PNZ

# POLL EVERYWHERE







Presentation to the PNZ  
March 4, 2025





**CITY OF SOCORRO  
PLANNING & ZONING COMMISSION  
MEETING DATE: MARCH 4, 2025  
REZONING REQUEST  
STAFF REPORT**

**SUBJECT: PUBLIC HEARING REQUEST FOR THE PROPOSED AMENDMENT TO THE CITY OF SOCORRO'S MASTER PLAN AND REZONING OF LOT 11, BLOCK 2, LAS MILPAS ADDITION SUBDIVISION, LOCATED AT 166 TASSIE WAY, SOCORRO, TX, FROM R-1 TO R-2 (MEDIUM DENSITY RESIDENTIAL) TO ALLOW FOR THREE APARTMENT UNITS.**

**NAME:** 166 TASSIE WAY REZONING

**PROPERTY ADDRESS:** 166 TASSIE WAY

**PROPERTY LEGAL DESCRIPTION:** LOT 11, BLOCK 2, LAS MILPAS ADDITION SUBDIVISION

**PROPERTY OWNER:** ERIK & YVONNE GOMEZ TRUJILLO

**REPRESENTATIVE:** ERIK TRUJILLO

**PROPERTY AREA:** 9,060 S.F.

**CURRENT ZONING:** R-1

**CURRENT LAND USE:** VACANT

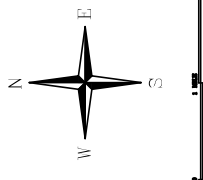
**FUTURE LAND USE:** SUBURBAN RESIDENTIAL (SR)

**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).

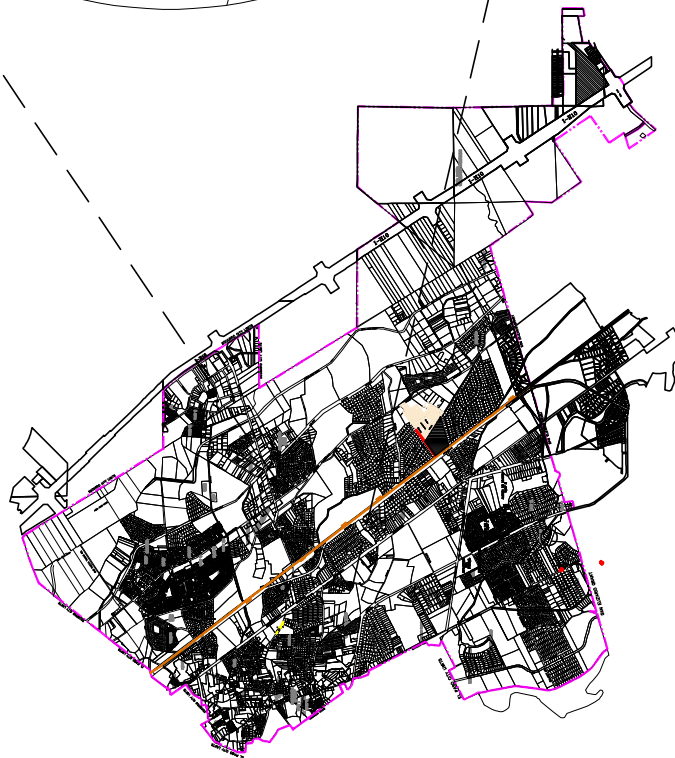
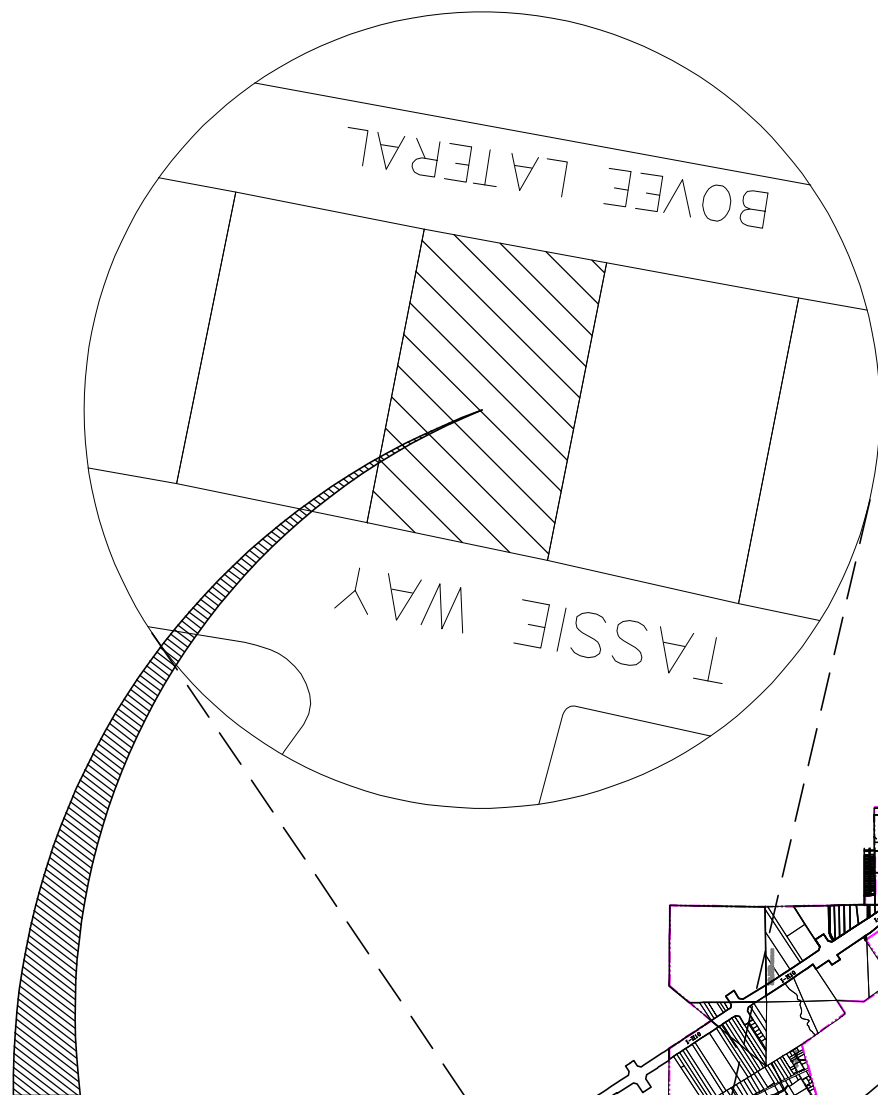
**SUMMARY OF REQUEST:** Request is for approval of a rezoning of a property from R-1 to R-2 to allow for three apartment units.

**STAFF RECOMMENDATION:** Staff recommends **APPROVAL** of the rezoning request.

# LOCATION MAP



PROJECT SITE;  
166 Tassie Way  
Lot-10, Blk.-2  
Las Milpas



CITY OF SOCORRO

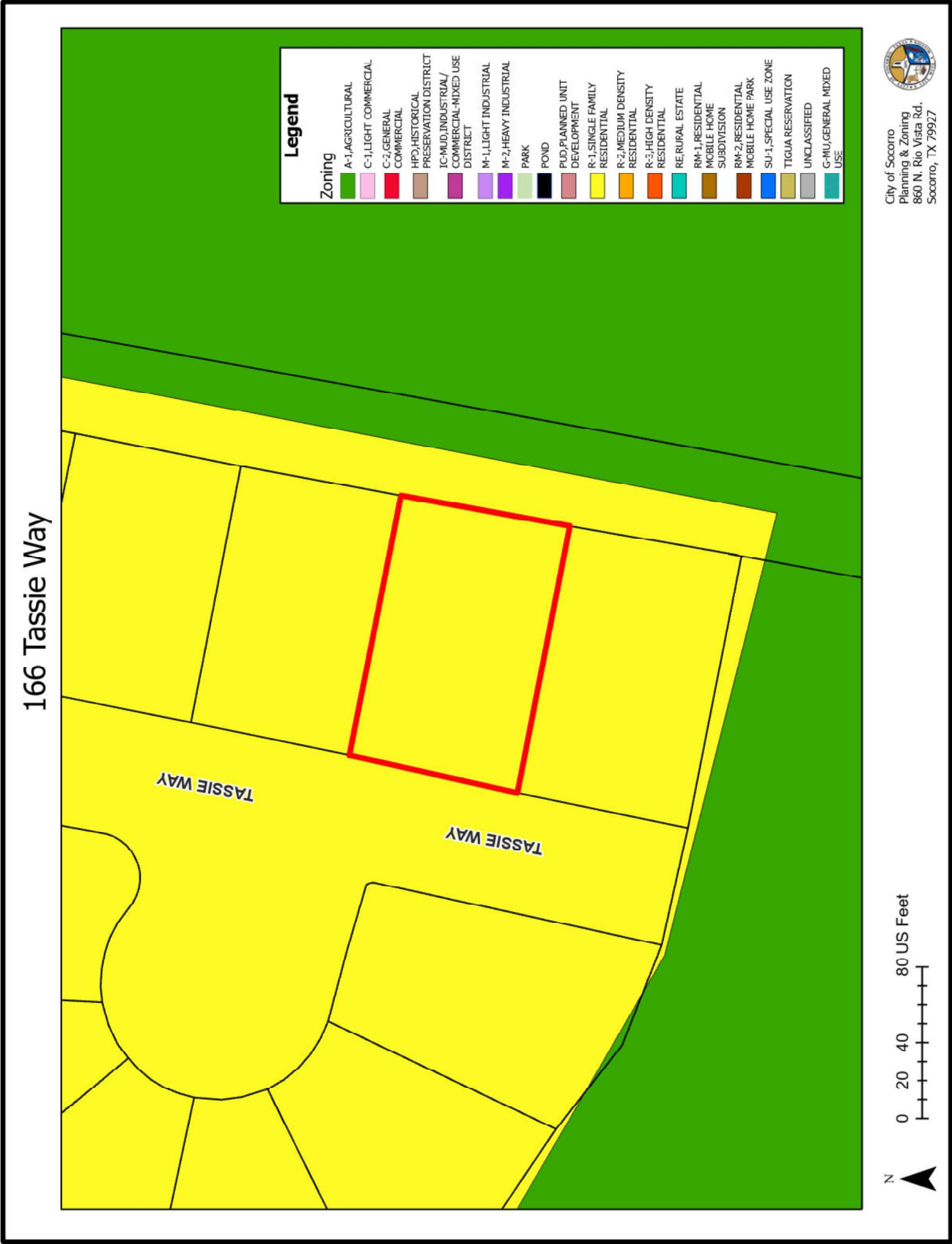
**LOCATION MAP**  
Scale: AS SHOWN

**Planning and Zoning Department**

860 N. Rio Vista, Socorro, Texas 79027 Tel: (915) 872-4431 Fax: (915) 872-4673



# ZONING MAP



# SITE PICTURES

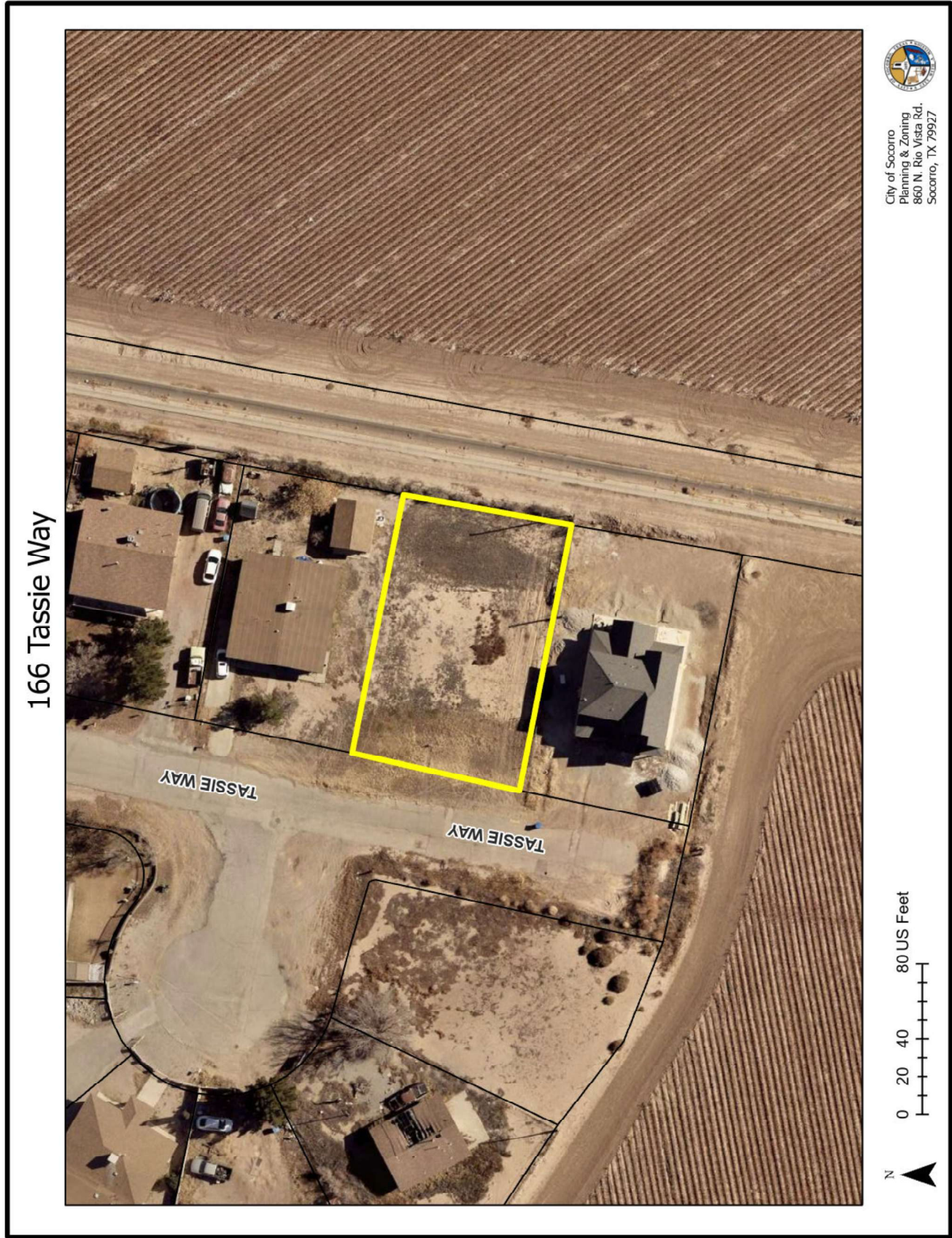


View of property from Tassie Way.

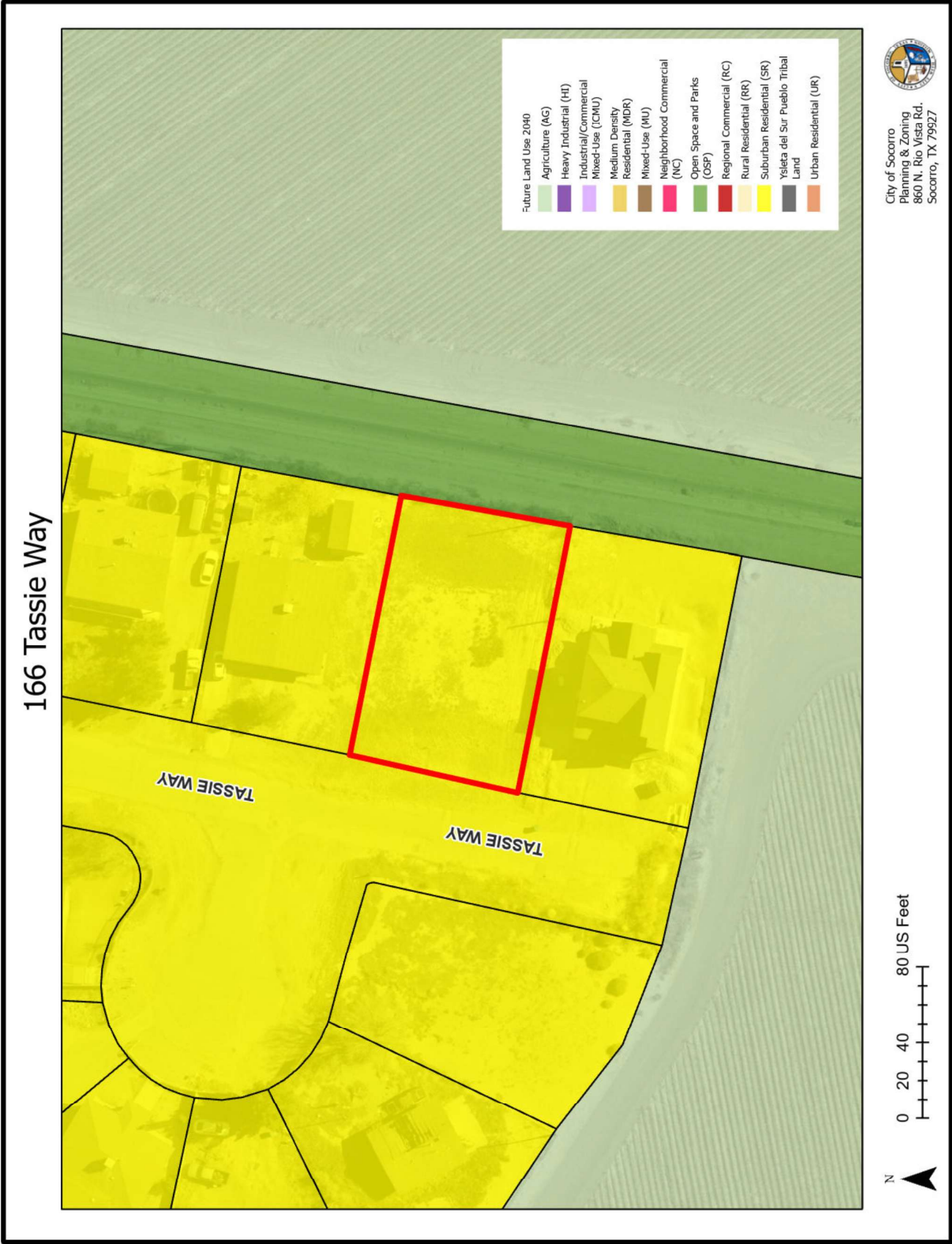




# AERIAL IMAGE



# FUTURE LAND USE MAP



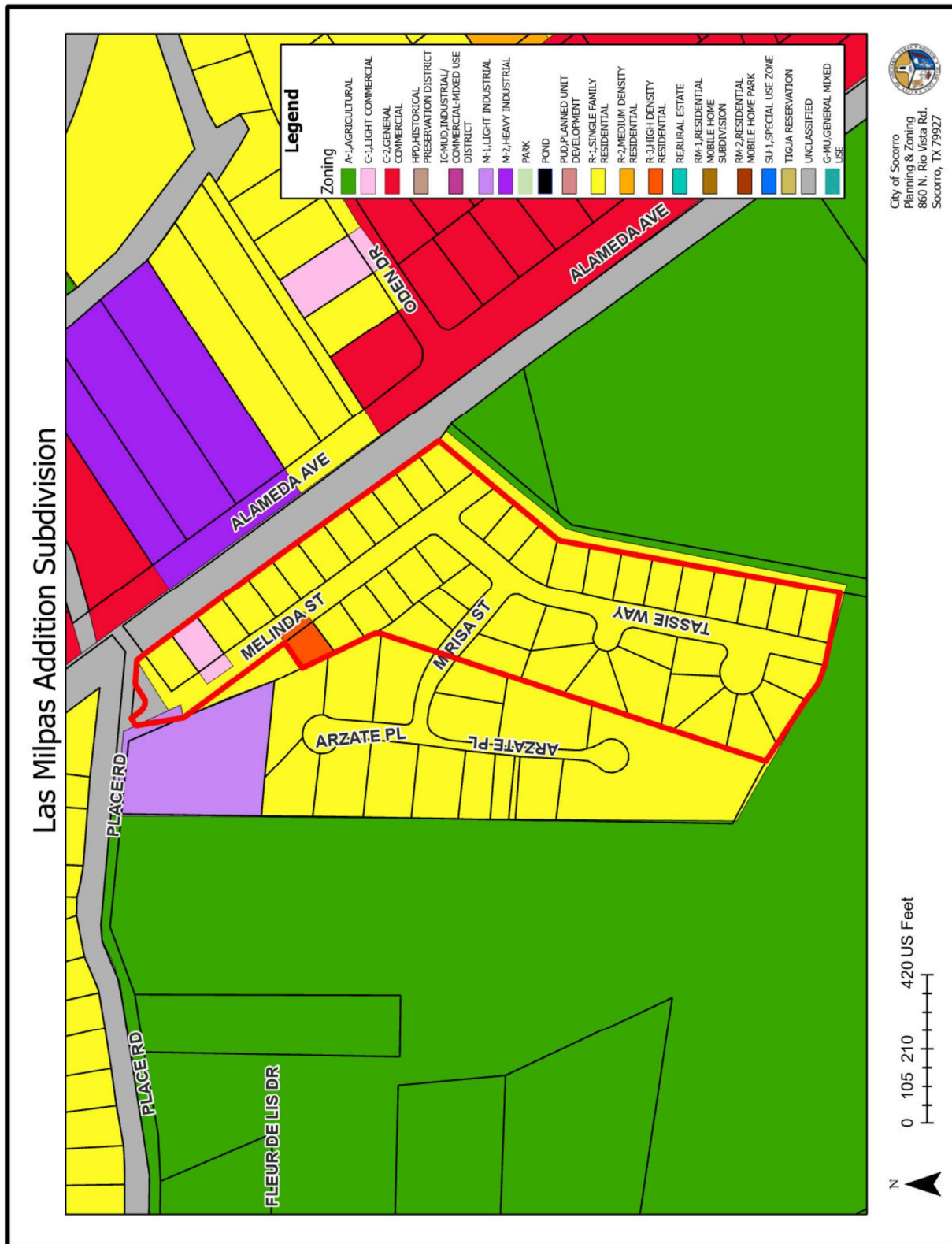


# SUBDIVISION ZONING MAP

Date Recorded: March 1973

# of Lots: 45

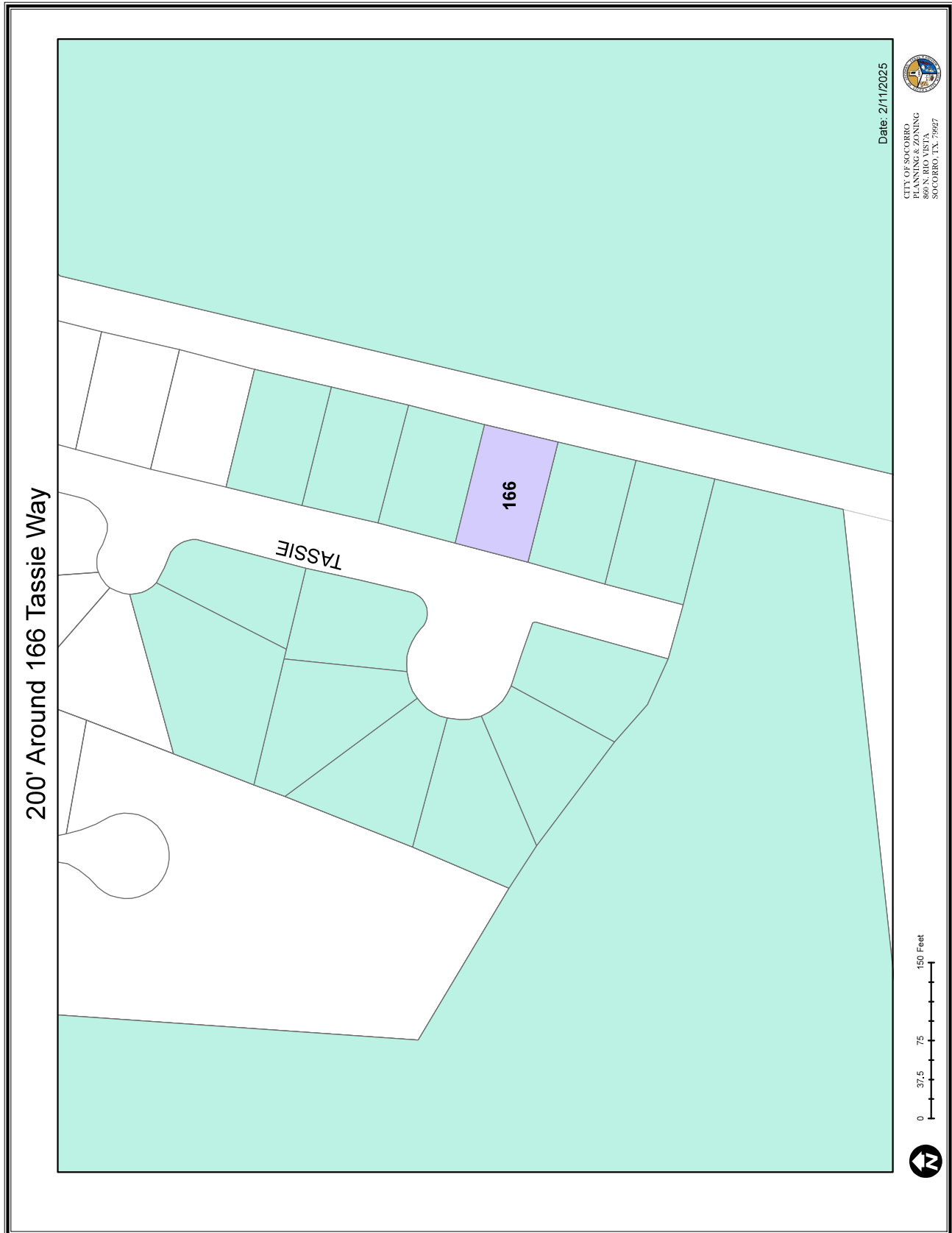
Zoning Information: R-1 Lots: 43 R-2 Lots: 0 R-3 Lots: 1 C-1 Lots: 1 Vacant Lots: 2





# PUBLIC NOTICE

- 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 12, 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 4, 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 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.

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 4, 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

*Rudy Cruz, Jr.*  
Mayor

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At Large

*Cesar Nevarez*  
District 1 Mayor Pro Tem



*Alejandro Garcia*  
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*Gina Cordero*  
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*Irene Rojas*  
District 4

*Adriana Rodarte*  
City Manager

12 de febrero de 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 4 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 la enmienda propuesta al Plan Maestro de la Ciudad de Socorro y la rezonificación del Lote 11, Bloque 2, Subdivisión Las Milpas, ubicado en 166 Tassie Way, Socorro, TX de R-1 (Residencial Unifamiliar) a R-2 (Residencial de Densidad Media) para permitir tres unidades de apartamentos.

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 4 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,

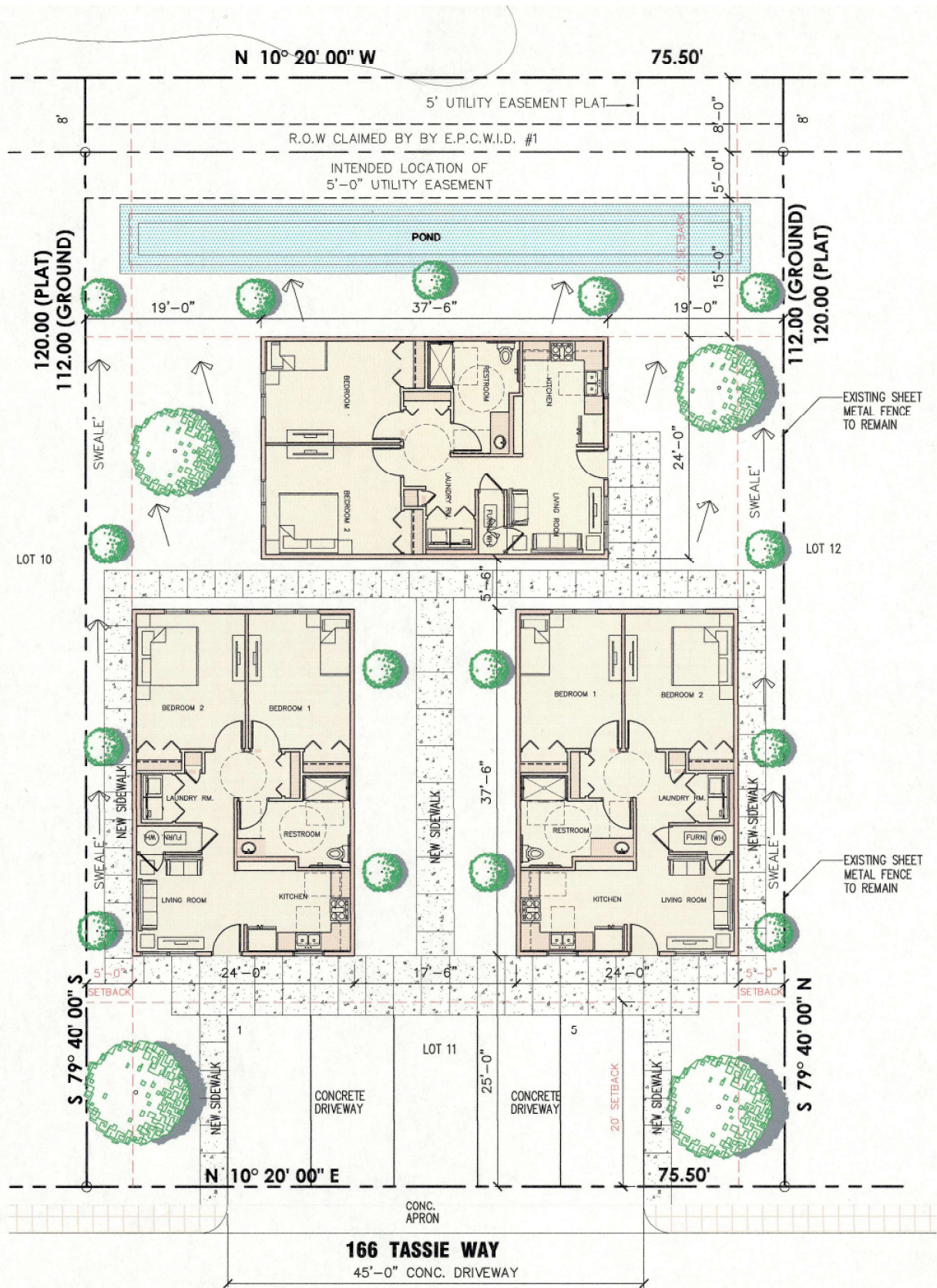
*Judith Rodriguez*

Secretaria de la Comisión de Planeación y Zonificación

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

[www.costx.us](http://www.costx.us)

# SITE PLAN



**1**

**DETAILED SITE DEVELOPMENT PLAN**

SCALE: 1" = 10'-0"



**Rudy Cruz Jr.**  
Mayor

**Ruben Reyes**  
Representative 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

**DATE:** March 28, 2025

**TO:** Planning & Zoning Commission

**CC:** Adriana Rodarte, City Manager

**FROM:** Lorraine Quimiro, City Planner Development Director

**SUBJECT:** 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.

### **SUMMARY**

Public utilities, such as substations and minor utility facilities, are essential services. Exempting them from platting requirements will ensure that these facilities can be installed and expanded efficiently to meet the community's needs. As land uses evolve, amendments to zoning regulations may be necessary to address changes or accommodate uses not currently covered by the zoning ordinance.

### **BACKGROUND**

Substations and minor utility facilities often need to cross property lines or be placed in locations that do not conform to standard platting regulations. While the City is undertaking a comprehensive revision of its zoning ordinance, there may be instances where targeted amendments are necessary to address immediate needs.

### **STATEMENT OF THE ISSUE**

With the county as a whole is experiencing rapid growth, Socorro itself is trying to meet the needs of expanding infrastructure. Granting platting exemptions for utility facilities will enable El Pasop Electric to meet the community's growing demand efficiently.

### **FINANCIAL IMPACT**

None

### **ALTERNATIVE**

Denial

**STAFF RECOMMENDATION**

Approval

**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

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## ORDINANCE \_\_\_\_\_

### AN ORDINANCE AMENDING CHAPTER 38 – SUBDIVISIONS, ARTICLE I – IN GENERAL – SECTION 38-4. EXEMPTIONS. OF THE CODE OF ORDINANCES OF THE CITY OF SOCORRO, TEXAS TO ADD PLATTING EXEMPTIONS

WHEREAS the City of Socorro Council has determined that the addition of

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

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

(~~Deletions of the current text are noted in red strike through font~~ and additions are noted in blue underline font)

#### CHAPTER 38 SUBDIVISIONS ARTICLE I. IN GENERAL

##### Sec. 38-4. Exemptions.

The following land divisions are exempt from the requirements of this chapter that apply to plats (provided that the subdivider has an approved exemption determination application in accordance with sections 38-9.1—38-9.9):

- (1) The combining of two or more legally recorded lots into one parcel will not be required to be replatted into one lot provided all lots are permanently joined by a structure or improvements built over the property line(s) in accordance with the zoning ordinance;
- (2) The division of a legally recorded lot into two portions and the combining of the portions of the lots with the adjacent lots on each side shall be allowed without replatting, provided each new lot complies with the zoning ordinance. The parcel line dividing the middle lot shall become the new lot line and the side setbacks required by zoning shall be measured from that line;

- (3) Provided, however, that on those parcels described in subsections (1) and (2) above, no additional right-of-way or public easements must be dedicated, or public utilities or roadways must be constructed;
- (4) Sale, inheritance, or gift of land by metes and bounds of tracts upon which no improvements, development, subdivision or alteration is intended, provided however, that prior to construction of improvements, a plat meeting the requirements of this chapter shall be completed and recorded;
- (5) Use of existing cemeteries complying with all state and local laws and regulations;
- (6) A division of land created by order of a court of competent jurisdiction, provided however, that prior to construction of improvements, a plat meeting the requirements of this chapter shall be completed and recorded prior to the issuance of permits;
- (7) Creation of a remainder tract provided such remainder tract is suitable for development in the future and does not make any other tracts undevelopable under current City of Socorro ordinances, and provided however, that prior to construction of improvements, a plat meeting the requirements of the ordinance codified in this title shall be completed and recorded prior to the issuance of permits;
- (8) Any development activity associated with a plat that conforms to the subdivision requirements set forth in this chapter;
- (9) Bona fide agricultural activities;
- (10) Construction of agricultural accessory structures and related development activities;
- (11) The acquisition of land for the purpose of widening or extending public rights-of-way, stormwater drainage and water or wastewater infrastructure facilities;
- (12) The division of a legally subdivided and recorded lot in which a duplex is constructed, located in a district where duplexes are permitted may be resubdivided by metes and bounds into two separate lots, provided that the following requirements are met:
  - a. One dwelling unit of the duplex must remain on each separate lot at the time that the division is created;
  - b. The metes and bounds survey and survey map are prepared by a licensed surveyor of the State of Texas;
  - c. No panhandle lots or lots without access are created;
  - d. The metes and bounds survey and survey map shall be duly recorded and filed with the office of the El Paso County Clerk;
  - e. A copy of the recorded instrument shall be provided with all building permit applications; and
  - f. Any future building construction of dwelling units shall comply with all provisions of the zoning code.

(13) Land to be used for electric company substations or minor utility facilities as defined in Chapter. 46- of the City Code.



(14) A division of land into parts greater than five acres, where each part has access and no public improvement is being dedicated.

**READ, APPROVED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

CITY OF SOCORRO, TEXAS

\_\_\_\_\_  
Rudy Cruz Jr., Mayor

ATTEST:

\_\_\_\_\_  
Olivia Navarro, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
James A. Martinez  
Socorro City Attorney

Introduction and First Reading: \_\_\_\_\_, 2025  
Second Reading and Adoption: \_\_\_\_\_, 2025

**Rudy Cruz Jr.**  
Mayor

**Ruben Reyes**  
At Large

**Cesar Nevarez**  
District 1



**Alejandro Garcia**  
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**Gina Cordero**  
District 3

**Irene Rojas**  
District 4

**Adriana Rodarte**  
City Manager

**DATE:** February 28, 2025

**TO:** Planning & Zoning Commission

**CC:** Adriana Rodarte, City Manager

**FROM:** Lorraine Quimiro, City Planner Development Director

**SUBJECT: 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.**

### **SUMMARY**

The current Code of Ordinances includes limited definitions, permitted uses, or conditional permitted uses for Electric Public Utilities, Public Utility Facilities, or Public Utility Services in various zoning districts. As land uses evolve, amendments to zoning regulations may be necessary to accommodate new or previously unaddressed uses.

### **BACKGROUND**

The existing zoning regulations lack clear definitions, permitted uses, and conditional uses for public utility facilities, which are essential for serving the growing needs of the community. While the City is undertaking a comprehensive revision of its zoning ordinance, there may be instances where targeted amendments are necessary to address immediate needs.

### **STATEMENT OF THE ISSUE**

City staff is working in partnership with El Paso Electric, which is working to meet increasing service demands. Recognizing the county's rapid growth, El Paso Electric has identified Socorro as a key location to address potential future service gaps. Allowing minor utility facilities in various zoning districts will help ensure the community's needs are met efficiently.

### **FINANCIAL IMPACT**

None

### **ALTERNATIVE**

Denial

**STAFF RECOMMENDATION**

Approval

**Rudy Cruz Jr.**  
Mayor

**Ruben Reyes**  
At Large

**Cesar Nevarez**  
District 1/Mayor Pro Tem



**Alejandro Garcia**  
District 2

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District 3

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District 4

**Adriana Rodarte**  
City Manager

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## ORDINANCE \_\_\_\_\_

**AN ORDINANCE AMENDING CHAPTER 46 – ZONING, 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.**

**WHEREAS** the City of Socorro Council has determined that the addition of

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

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

~~(Deletions of the current text are noted in red strike through font~~ and additions are noted in blue underline font)

### **CHAPTER 46 ZONING ARTICLE I IN GENERAL**

#### **Sec. 46-1. Definitions**

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Public utility* means a closely regulated enterprise existing under the provisions of Chapter 402 of the Texas Local Government Code or of Title 32, Chapter 10 of the Texas Revised Civil Statutes, which provides to the public a utility service deemed necessary for the public health, safety, and general welfare. For purposes of this section, a municipality owning or operating a public utility system or an entity with a franchise with the municipality to provide a public utility system shall be considered a public utility.



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Public Utility Facility means the buildings, structures and facilities relating to the furnishing of public utility services to the public. Public utility facilities shall be categorized as follows:

- A. Minor Utility Facilities. Minor utility facilities shall include facilities which are necessary to support principal development including, but not limited to, lines, poles, pipes, drains, conduits, wires, meters, valves, hydrants, cross-connection control devices, transformers, gauges and other similar facilities which serve to distribute and transmit electrical power, gas, water and other essential public utilities; bus shelters, terminals and other similar facilities necessary for mass transportation service; bridges, catch basins, channels, culverts, detention ponds, ditches, flumes, pipes and other similar facilities which serve to carry, store, divert or collect storm drainage from land; and which minor utility facilities are customarily placed within a public right-of-way or public easement.
- B. Water and Wastewater Utility Facilities. Water and wastewater utility facilities shall include facilities providing service, maintenance or repair of essential public utilities to one or more developments including, but not limited to, wells, pumping stations, boosters, reservoirs, repeaters, water storage tanks, lift stations, regulators and other similar facilities; and which are not a minor or major utility facility.
- C. Communication Utility Facilities. Communication utility facilities are not minor or major utility facilities and shall include facilities that provide for the transmission, transfer and distribution of telephone service and related activities. Facilities include, but shall not be limited to, communications exchanges, mini-huts, maxi-huts and other similar facilities.
- D. Major Utility Facilities. Major utility facilities shall include facilities which are used primarily for the storage, treatment, distribution or collection of an essential public utility service including, but not limited to, facilities for generation of energy, water and wastewater treatment plants, storage yards, switching facilities, primary substations and similar facilities.

Public Utility Service means a service essential to the health, safety and general welfare of the public, such as the generation, transmission and/or distribution of electricity, gas, steam, communications, and water; the collection and treatment of sewage and solid waste; the collection, storage or diversion of surface waters from land; and the provision of mass transportation.

## **ARTICLE IV. DISTRICT REGULATIONS**

### ***DIVISION 2. RE - RURAL ESTATE DISTRICT***

#### **Sec. 46-207. Permitted uses.**

Permitted uses in this zone shall include:

- (1) Single-family detached dwelling on-site construction, one unit per lot. Only conventional building materials listed in the approved building codes will be used for structural and finish materials.

- 
- (2) Accessory structures and uses including garages, carports private workshop, greenhouse home occupations and other structures that are customarily incidental to the principal structures. Building materials and style will be similar to those of the primary structure.
  - (3) Storage of one boat, one camper, or other recreational vehicle, shall be limited to the side or rear yard separated by at least ten feet from any property line. The raising of nursery products; and the keeping of large or small animals.
  - (4) Manufactured homes of two sections (double wide) or more, which maintain the predominantly residential nature of the district. Manufactured homes will only be permitted in those subdivisions that were approved by the city prior to the year 2000, and will be subject to the following regulations. In addition to the other requirements under this section, all manufactured homes shall comply with the following standards:
    - a. Manufactured homes must be no older than eight years, measured from the date of manufacture to the date the permit application is filed with the city.
    - b. Maximum number of manufactured homes permitted per lot: one.
    - c. Minimum square footage of the manufactured home: 700 square feet and not less than ten feet in width.
    - d. The wheels, axles, and tongue of the mobile or manufactured home shall be removed prior to the tie down process.
    - e. Mobile or manufactured home undercarriages shall be skirted with permanent skirting. The skirt or apron shall be continually and properly maintained between the bottom of the unit and the ground, and obtain a certificate of completion from the zoning department.
    - f. Utility connections, foundation specifications, tie-down specifications, and all other installation requirements shall be done at time of placement in accordance with the Texas Department of Labor and Standards' (or successor agency) Texas Mobile Home Tie-Down Standards.
    - g. All manufactured homes shall be constructed according to the National Manufactured Housing Construction and Safety Standard Act of 1974, 42 USC 5401, et seq.
    - h. Designated driveway area constructed of reinforced concrete, and of a size to comply with [section 46-631], off-street parking regulations.

(5) [Minor Utility Facilities.](#)

**Sec. 46-208. Conditional uses (requires permit).**

Conditional uses in this zone shall include:

- 
- (1) Churches, hospitals, schools, and religious and philanthropic institutions provided, however, that such uses shall be located on sites of sufficient size to meet off-street parking requirements of this article and to provide setback from all property lines a distance of at least one foot for each foot of building height or yard setback minimum as set out in [section 46-238], whichever is greater;
  - (2) Private or commercial kennels and veterinary hospitals;
  - (3) Cemeteries and mausoleums; and
  - (4) Single wide manufactured homes may be permitted in those subdivisions that were approved by the city prior to the year 2000, and will be subject to the following regulations. In addition to the other requirements under this section, all manufactured homes shall comply with the following standards:
    - a. Manufactured homes must be no older than eight years, measured from the date of manufacture to the date the permit application is filed with the city.
    - b. Maximum number of manufactured homes permitted per lot: one.
    - c. Minimum square footage of the manufactured home: 700 square feet and not less than ten feet in width.
    - d. The wheels, axles, and tongue of the mobile or manufactured home shall be removed prior to the tie down process.
    - e. Mobile or manufactured home undercarriages shall be skirted with permanent skirting. The skirt or apron shall be continually and properly maintained between the bottom of the unit and the ground, and obtain a certificate of completion from the zoning department.
    - f. Utility connections, foundation specifications, tie-down specifications, and all other installation requirements shall be done at time of placement in accordance with the Texas Department of Labor and Standards' (or successor agency) Texas Mobile Home Tie-Down Standards.
    - g. All manufactured homes shall be constructed according to the National Manufactured Housing Construction and Safety Standard Act of 1974, 42 USC 5401, et seq.
    - h. Designated driveway area constructed of reinforced concrete, and of a size to comply with [section 46-631], off-street parking regulations.

(5) Major utility facilities, excluding sanitary landfills, incinerators, refuse and trash dumps.

***DIVISION 3. R-1 - SINGLE-FAMILY RESIDENTIAL DISTRICT***

**Sec. 46-236. Permitted uses.**

Permitted uses in this zone shall include:

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- (1) One single-family dwelling unit per lot. Only conventional building materials listed in the approved building codes will be used for structural and finish materials.
  - (2) Accessory structures and uses including garages, carports, private workshop, greenhouses, home occupations, and other structures that are customarily incidental to the principal structures.
  - (3) Storage of one boat, one camper, or one other recreational vehicle, shall be limited to the side or rear yard separated by at least ten feet from any property line.
  - (4) Public park, playground, or ball fields.
  - (5) Private kennels.
  - (6) Swimming pool. Permitted only when a protective fence, minimum five feet in height, is provided around the yard, lot, or pool area. The pool shall be no closer than five feet from any property line, and approval from all utilities is required to ensure overhead safety.
  - (7) Manufactured homes of two sections (double wide) or more, which maintain the predominantly residential nature of the district. Manufactured homes will only be permitted in those subdivisions that were approved by the city prior to the year 2000, and will be subject to the following regulations. In addition to the other requirements under this section, all manufactured homes shall comply with the following standards:
    - a. Manufactured homes must be no older than eight years, measured from the date of manufacture to the date the permit application is filed with the city.
    - b. Maximum number of manufactured homes permitted per lot: one.
    - c. Minimum square footage of the manufactured home 700 square feet and not less than ten feet in width.
    - d. The wheels, axles, and tongue of the mobile or manufactured home shall be removed prior to the tie down process.
    - e. Mobile or manufactured home undercarriages shall be skirted with permanent skirting. The skirt or apron shall be continually and properly maintained between the bottom of the unit and the ground, and obtain a certificate of completion from the zoning department.
    - f. Utility connections, foundation specifications, tie-down specifications, and all other installation requirements shall be done at time of placement in accordance with the Texas Department of Labor and Standards' (or successor agency) Texas Mobile Home Tie-Down Standards.
    - g. All manufactured homes shall be constructed according to the National Manufactured Housing Construction and Safety Standard Act of 1974, 42 USC 5401, et seq.
    - h. Designated driveway area constructed of reinforced concrete, and of a size to comply with [section 46-631] off-street parking regulations.



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(8) Minor Utility Facilities.

**Sec. 46-237. Conditional uses (requires permit).**

Conditional uses in this zone shall include:

- (1) Churches, hospitals, schools, and religious and philanthropic institutions provided, however, that such uses shall be located on sites of sufficient size to meet off-street parking requirements of this article and to provide setback from all property as required of this article and to provide setback for all property lines a distance of at least one foot for each foot of building height or yard setback minimums as set out in section 46-238, whichever is greater.
- (2) Real estate sales office in connection with a specific development, allowable only as a renewable condition for six months at a time.
- (3) Recreational facility (non-profit) such as a community center, swimming pool, or tennis club.
- (4) Child care homes.
- (5) Parking of commercial vehicles provided that,
  - a. The property on which the vehicle is parked consists of a lots of one-half an acre or more in size.
  - b. No mechanical work shall be allowed at such property.
  - c. Vehicles must be parked on a concrete slab. The location of the slab cannot interfere with onsite ponding areas.
  - d. Vehicles shall not idle for more than 15 minutes at any time.
  - e. Only one vehicle may be allowed per lot. The vehicle must stay onsite and at no time, shall it be parked on the public street or right-of-way.
  - f. At no time, shall tractor trailers be allowed to be stored on a residential lot.

(6) Major utility facilities, excluding sanitary landfills, incinerators, refuse and trash dumps.

***DIVISION 4. R-2 - MEDIUM DENSITY RESIDENTIAL DISTRICT***

**Sec. 46-260. Permitted uses.**

Permitted uses in this zone shall include:

- (1) Single-family detached dwellings. Only conventional building materials listed in the approved building codes will be used for structural and finish materials.
- (2) Multifamily dwellings, including, duplexes, triplexes, quadplexes, townhouses, row houses, and other dwellings with a maximum density of 15 dwelling units per acre.

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- (3) Accessory structures and uses including garages, carports, private workshop, greenhouses, home occupations, and other structures that are customarily incidental to the principal structures.
  - (4) Public parks, playgrounds, or ball fields.
  - (5) Private kennels.
  - (6) Real estate sales offices in connection with a specific development, allowable only as a renewable conditional for six-months at a time.
  - (7) Storage of one boat, one camper, or one other recreational vehicle shall be limited to a maximum of one per dwelling unit. Storage is limited to the side or rear yard separated by at least ten feet from any property line. Any stored vehicle visible from any right-of-way shall be screened behind an opaque fence/wall of at least six feet in height.
  - (8) A private swimming pool is permitted only when a protective fence four feet in height is provided around the yard, lot, or pool area. The pool shall be no closer than five feet from any property line and approval from all utilities is required to ensure safety.

(9) Minor Utility Facilities.

**Sec. 46-261. Conditional uses (requires use permit).**

Conditional uses in this zone shall include:

- (1) Child care homes, childcare group homes, and day care centers.
- (2) Schools (public, private).
- (3) Churches.
- (4) Recreational facility (nonprofit), such as a community center, swimming pool, or tennis club.
- (5) Golf course and country club.
- (6) Cemetery and mausoleums.
- (7) Nursing home assisted living facilities, and community homes.
- (8) ~~Public and private~~ Major utility facilities ~~services~~, excluding sanitary landfills, incinerators, refuse and trash dumps.

***DIVISION 6. RM-1 - MOBILE HOME SUBDIVISION DISTRICT***

**Sec. 46-325. Permitted uses.**

Permitted uses in this zone shall include:

- (1) Mobile homes as provided in section 46-327.
- (2) Manufactured homes, HUD Code.

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- (3) Modular homes.
  - (4) Accessory uses of buildings customarily incidental to a residential area including storage buildings, and carports.
  - (5) Public parks, playgrounds, ball fields.
  - (6) Private kennels.
  - (7) Real estate sales offices in connection with a specific development, allowable only as a renewable conditional use for six months at a time for a maximum of three years. Use shall discontinue upon completion of the development or within three years from date of original permit, whichever is sooner.
  - (8) Storage of one boat, one camper, or one other recreational vehicle shall be limited to a maximum of one per dwelling unit. Storage is limited to the side or rear yard separated a by at least ten feet from any property line. Any stored vehicle visible from any right-of-way shall be screened behind an opaque fence/wall of at least six feet in height.
  - (9) A swimming pool is permitted only when a protective fence four feet in height is provided around the yard, lot, or pool area. The pool shall be no closer than ten feet from any property line and approval from all utilities is required to ensure overhead safety.

(10) Minor Utility Facilities.

**Sec. 46-326. Conditional uses (requires use permit).**

Conditional uses in this zone shall include:

- (1) Child care center.
- (2) Cemeteries or mausoleums.
- (3) Churches.
- (4) Community building.
- (5) Golf course and country club.
- (6) Schools (private, public).
- (7) ~~Public and private~~ Major utility facilities services, excluding sanitary landfills, incinerators, refuse and trash dumps.

***DIVISION 7. RM-2 - RESIDENTIAL MOBILE HOME PARK DISTRICT***

**Sec. 46-348. Permitted uses.**

Permitted uses in this zone shall include:

- (1) Mobile homes as provided in section 46-350.
- (2) Manufactured homes, HUD Code.

- 
- (3) Accessory uses of buildings customarily incidental to a residential area including storage buildings, and carports.
  - (4) Administrative and management offices for mobile home parks.
  - (5) Storage buildings related to principal structure or business related. (This does not include dry boat storage shed or workshops.)
  - (6) Laundry facilities.
  - (7) Club or game rooms, recreational facilities and uses intended for the use of the residents of the development and their guests.

(8) Minor Utility Facilities.

**Sec. 46-349. Conditional uses (requires permit).**

Conditional uses in this zone shall include:

- (1) Child care homes and day care centers.
- (2) Public and private utility services, excluding sanitary landfills, incinerators, refuse and trash dumps.
- (3) A swimming pool is permitted only when a protective fence four feet in height is provided around the yard, lot, or pool area. The pool shall be no closer than ten feet from any property line and approval from all utilities is required to ensure overhead safety.
- (3) Recreational vehicle lodging facilities or campgrounds.
- (4) Major utility facilities, excluding sanitary landfills, incinerators, refuse and trash dumps.

***DIVISION 8. C-1 - NEIGHBORHOOD COMMERCIAL (LIGHT COMMERCIAL)  
DISTRICT***

**Sec. 46-378. Purpose.**

The neighborhood commercial district is intended to permit a limited mixture of residential and retail commercial activities. This district establishes and preserves areas for those commercial facilities which are essentially useful in close proximity to residential areas, while minimizing the undesirable impact of such commercial uses on the neighborhoods which they service.

**Sec. 46-379. Permitted uses.**

Permitted uses in this zone shall include:



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- (1) One accessory dwelling per business.
  - (2) Filling or service stations (including food stores) occupying no more than 3,000 square feet.
  - (3) Specialty shops (antiques, art objects and supplies, books, cameras and photo supplies, candy, gift, greeting cards, framing, coins, stationary, tobacco, and pharmacies).
  - (4) Personal service shops (interior decorating, watch and jewelry repair, art gallery, museum, photography, dance or fine art).
  - (5) Churches, day care centers, childcare group homes, community homes, group homes, and hospices.
  - (6) Veterinary clinics of up to 3,000 square feet floor space excluding overnight boarding of animals.
  - (7) Public building, fire stations, government offices and public libraries.
  - (8) Any other neighborhood office, retail, service, or commercial use occupying no more than 3,000 square feet, except adult businesses.

(9) Minor Utility Facilities

**Sec. 46-380. Conditional uses (requires permit).**

Conditional uses in this zone shall include:

- (1) Office and retail uses that are over 3,000 square feet, but less than 10,000 square feet.
- (2) Public, private, or vocational schools.
- (3) Commercial kennels.
- (4) Child care institutions, nursing homes, and halfway houses.
- (5) Water wells, storage, or pumping facilities.

(6) Major utility facilities utility services, excluding sanitary landfills, incinerators, refuse and trash dumps.

***DIVISION 9. C-2 - GENERAL COMMERCIAL DISTRICT***

**Sec. 46-413. Permitted uses.**

Permitted uses in this zone shall include:

- (1) All retail sales of goods and services conducted entirely within a building as well as the incidental display of merchandise wholly under a permanent part of a main building, such as a marquee.
- (2) Movie theaters, bowling alleys and skating rinks; pool tables allowed as an accessory and secondary use to such permitted uses.

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- (3) Churches, post offices, fire stations, libraries and public buildings.
  - (4) Offices.
  - (5) Commercial kennels and veterinary clinics.
  - (6) Cafes, restaurants, cafeterias, and drive through eating establishments.
  - (7) Clubs and lodges without alcoholic beverages sale to members or the public.
  - (8) Child care institutions, day care centers, nursing homes, and halfway houses.
  - (9) Service establishments, including filling or service stations.
  - (10) Ambulance service with or without outdoor storage of ambulances.
  - (11) Spas, health studios or fitness centers, without outdoor activities.

(12) Minor Utility Facilities

**Sec. 46-414. Conditional uses (requires permit).**

Conditional uses in this zone shall include:

- (1) Shopping centers and shopping malls and all other commercial, office, retail and service uses requiring over 50,000 square feet.
- (2) Adult businesses, provided that:
  - a. No such businesses shall be located within 1,500 feet of the nearest point of a lot on which is located a religious and/or educational institution, a public park or recreation facility.
  - b. No such business shall be located within 1,500 feet of any lot within any residential zone.
  - c. No such business shall operate between the hours of 2:00 a.m. and 9:00 a.m.
- (3) Amusement parks.
- (4) Hospitals.
- (5) Colleges and universities.
- (6) Motor vehicle body shops, parts manufacturing, repair and maintenance facilities, provided that:
  - a. All body and fender repairing must be done within a completely enclosed building or room with stationary windows that may be opened only at intervals necessary for ingress and egress.
  - b. No spray painting may be done except in a completely enclosed spray booth especially designed for that purpose.
  - c. All other auto repairing, etc., must be conducted within a building enclosed on at least three sides.

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- d. Service stations primarily for automobiles and petroleum gas for consumption but not for resale and including lubricating, minor repairs and associated activities that are conducted within a completely enclosed building. A solid wall or fence at least six feet high shall be erected between the activity and any abutting or contiguous residential zone, or other buffer as may be required by the planning and zoning commission.
  - e. Garage for automotive repair and painting provided it complies with the following:
    - 1. All activities shall be conducted within a completely enclosed building.
    - 2. Storage of not more than five inoperable automobiles intended for repair, owned by customers only, provided that the outdoor area in which such cars are stored shall be enclosed by a solid wall or fence at least six feet high.
  - f. Shopping centers and malls. Applications for conditional use shall be submitted according to the following requirements:
    - 1. An applicant shall submit a general development plat for the shopping center including drawings showing the approximate location of proposed buildings; lighting control; protective screening; landscaping; the general design of pedestrian and vehicular entrance, and circulation; and the general design or parking, loading, and traffic handling facilities and methods.
    - 2. The general development plan shall be accompanied by parking and traffic-engineering plan designed to accept traffic-engineering practices and laid out so as to be an integral part of the center development. Pick-up or unloading points must be designed so those vehicles stopped for this purpose do not create congestion on abutting public ways. No loading or unloading is to be conducted in a public street.
    - 3. Upon approval, the applicant is responsible for payment of cost for the necessary channelization, shelter, and vehicular turning movements into the shopping center or shopping center site. These responsibilities shall be reduced to written enforceable agreement and agreed upon between the applicant and the city at the time of approval of the general development plan.

(7) Major Utility Facilities utility services, excluding sanitary landfills, incinerators, refuse and trash dumps.

***DIVISION 12. SU-1 - SPECIAL USE ZONE***

**Sec. 46-513. Purpose.**

The purpose of this zone is to permit only those uses which require special consideration because of their unusual nature, dimensions, effect on surrounding property, or other similar

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reason. The boundaries of this zone shall be determined only on a case-by-case basis following the procedures of an amendment as provided in this chapter. Supplementary regulations and special conditions may be imposed by the city council upon recommendations by the planning and zoning commission. The city council may not grant a zone change for special use without a public hearing and unless adequate conditions and safeguards in the opinion of the city council have been made:

- (1) To ensure that the degree of compatibility of property uses shall be maintained with respect to the special use and the surrounding uses of property in the general area;
  - (2) To preserve the integrity and character of the zone in which the use will be located, and the utility and value of property in the special use zone and in the adjacent zones; and
  - (3) To ensure that the use will not be or become detrimental to the public interest, health, safety, or general welfare.
- a. Procedures.
    1. An application for a change to SU-1 zoning must state the proposed use and must be accompanied by a plot plan showing the location and dimensions of the property.
    2. A certification copy of the approved development plan shall be placed on file with the city clerk.
  - b. Special uses.
    1. Airport or heliport.
    2. Amusement park of a permanent character.
    3. Cemetery, including, mausoleum, or crematory, provided the site contains at least five acres.
    4. Condominiums.
    5. Correction, detention, or penal institution.
    6. Golf course.
    7. Public buildings, structures, and facilities owned or operated by a political subdivision of the state.
    8. Race track.
    9. Shopping centers.
    10. Stadium.
    11. Townhouses.
    12. Travel trailer court or recreational vehicle campground facilities shall not be in conflict with the regulations established by the city and the city/health department concerning water and sewage treatment facilities. Travel trailer courts or recreational vehicle campgrounds are subject to the following requirements:
      - (i) The minimum park size shall be two acres.



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- (ii) The site shall be graded, drained, and free of rubbish and litter.
  - (iii) The site shall have a wall, fence, or planted area six feet in height that screens the site from adjoining areas.

### 13. Minor Utility Facilities

#### **Sec. 46-514. Conditional uses (requires permit).**

Conditional uses in this zone shall include:

- (1) Communications towers and related facilities, which shall be subject to adequate safeguards and conditions regarding structure and appearance of structure as may be required, including, camouflage or design of the appearance of the structure and total height of structure. All such communications tower structures shall be subject to the following minimum conditions:
  - a. An annual special permit requiring annual inspections of the structure with an annual permit fee that shall be established and periodically adjusted by resolution of the city council.
  - b. Owner must maintain general liability insurance covering the structure and property with limits of at least \$2,000,000.00 and provide proof of insurance as part of annual inspection.
  - c. City may require tower to be designed to accept additional server facilities to provide maximize coverage and reduce the number of towers needed for service within the city.
  - d. City may require the design of the tower to blend in with the neighborhood vegetation or structures.
  - e. City may impose limits upon the height of the tower.
  - f. City may require fencing and landscaping of the tower area.
- (2) Water, solid waste, and wastewater facilities, associated structures, and places of discharge, owned or operated by a state political subdivision, the jurisdiction and boundaries of which do not encompass the city. These uses shall be subject to appropriate safeguards and conditions as to materials being discharged and the method, volume of materials being discharged, and the protection of the health and welfare of the citizens of city.
- (3) Commercial billboards located along interstate highways and state highways subject to adequate safeguards and conditions regarding structure and construction of structure including the requirement of a monopole design. All such structures shall require a special permit providing for an annual inspection with an annual permit fee that shall be established and periodically adjusted by resolution of the city council.

#### (4) Major utility services, excluding sanitary landfills, incinerators, refuse and trash dumps.

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## ARTICLE V. SUPPLEMENTAL REGULATIONS FOR ALL DISTRICTS

### Sec. 46-631. Off-street parking requirements.

The following minimum number of off-street parking spaces are required for the following uses in all districts:

- (1) Dwellings:
  - a. Single-family dwelling unit: two spaces per dwelling.
  - b. Two-family dwelling unit: two spaces per dwelling.
  - c. Multiple-family dwelling unit 1.5 spaces per dwelling.
  - d. Roominghouses: one space per living unit.
  - e. Boardinghouses: one space per living unit.
- (2) Public and semi-public educational and institutional uses:
  - a. Elementary and junior high schools: one space for each classroom, workshop, laboratory, or office, plus one space per 200 square foot of auditorium, gymnasium, and cafeteria.
  - b. Senior high school: four spaces for each classroom, workshop, laboratory, or office, plus one space per 200 square foot of auditorium, gymnasium, and cafeteria.
- (3) City neighborhood, community buildings: one space per 250 square feet of net leasable area.
- (4) Libraries or museums: one space per 250 square feet of net leasable area.
- (5) Churches: one space for four seats.
- (6) Auditoriums: one space per 100 square feet of net leasable area.
- (7) Day care facilities: two spaces, plus one additional space for each ten children.
- (8) Public buildings other than elementary and high schools: one space per 250 square feet of net leasable area.
- (9) Recreational and entertainment:
  - a. Theater: one space per three seats.
  - b. Bowling alley: five spaces per lane.
  - c. Parks, athletic fields, tennis and pool facilities, golf courses, etc.: as determined by the planning and zoning commission.
  - d. Enclosed recreational buildings, specialized facilities, and related uses: as determined by the planning zoning commission.

- (10) Gymnasiums, stadiums, field houses, grandstands, and related facilities: one space per each four seats or spectator spaces.
- (11) Medical offices: one space per 200 square feet of net leasable area.
- (12) Nursing homes, sanitariums, convalescent homes, institutions for care of the aged, children, etc.: one space per each two beds.
- (13) Hospital, medical center, other treatment facility: one space per each two beds, plus the number required, based on square feet measurements for office, clinic, testing, research, administrative, teaching, and similar activities associated with the principal use, at one space per each 350 square feet of net leasable area, except for teaching facilities which shall be one per each four seats.
- (14) Uses for general public gatherings for uses involving public assembly of groups of people for whatever reason: one space per each four seats, based on total capacity.
- (15) Commercial uses; general:
  - a. Art galleries.
  - b. Automobile service station and garage for minor repair.
  - c. Barbershops.
  - d. Beauty shops.
  - e. Business machine sales and service.
  - f. Currency exchanges.
  - g. Carpet stores.
  - h. Private clubs.
  - i. Drug stores.
  - j. Food stores.
  - k. Dry cleaning establishments.
  - l. Garden supply and nursery.
  - m. Florist shops.
  - n. Furniture stores.
  - o. Fraternal organizations.
  - p. Funeral parlors.
  - q. Gift shops.
  - r. Other specific merchandise stores (e.g., draperies, fireplaces, glass, greeting cards, jewelry).
  - s. General merchandise and appliance stores.
  - t. Hardware store.
  - u. Paint and wallpaper stores.

- v. Opticians or optometrists.
- w. Interior decorators.
- x. Restaurants.
- y. Liquor stores.
- z. Radio and television service and repair shops.
- aa. Post offices.
- bb. Sporting good stores.
- cc. Bicycle sales and repair.
- dd. Blueprinting and photocopying.
- ee. Physical culture and health salons.
- ff. General repair shops (e.g., electrical).
- gg. Private schools of instruction (e.g., music, karate).
- hh. Transportation terminals.

One per each 200 square feet of net leasable area.

(16) Commercial uses; specific requirements:

- a. Office uses: one per 350 square feet of net leasable area.
- b. Home occupation: one per 200 square feet of area used for home occupation purposes.
- c. Neighborhood groceries and laundromats: one space per 400 square feet or net leasable area.
- d. Hotel and motel: one space per rental unit.
- e. Auto sales, new and used: one space per 200 square feet of building area including repair shop minus area used for displaying cars.
- f. Eating and drinking establishments: one space per 50 square feet of serving area.
- g. Drive-in eating and drinking establishments: one space per 30 square feet with a ten space minimum.
- h. Drive-in banks: one per 350 square feet of net leasable area, plus one space per 30 square feet of drive-in teller space, plus customer drive-in spaces as determined by the planning and zoning commission.
- i. Shopping centers: five spaces per 1,000 square feet of net leasable area.

(17) Industrial uses:

- a. Specific warehouse and distribution: one space per 500 square feet of net leaseable area.
- b. Auto and junkyards: one 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.

(18) Minor Utility Facilities: none.

**READ, APPROVED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

CITY OF SOCORRO, TEXAS

\_\_\_\_\_  
Rudy Cruz Jr., Mayor

ATTEST:

\_\_\_\_\_  
Olivia Navarro, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
James A. Martinez  
Socorro City Attorney

Introduction and First Reading: \_\_\_\_\_, 2025  
Second Reading and Adoption: \_\_\_\_\_, 2025