

*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 15<sup>TH</sup> DAY OF APRIL 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 APRIL 15, 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 amendment to the City of Socorro's Master Plan and rezoning of Tract 6, Block 5, Socorro Grant, located near the intersection of Gateway East Blvd., and Nuevo Hueco Tanks Rd., Socorro, TX from A-1 (Agricultural) to IC-MUD (General Commercial) and a variance request from Sec. 46-451. - General regulations. (subsection d) Height Requirements to allow a 60' - 0" maximum allowable building height instead of the 45' - 0" maximum height limitation , a variance request from Sec. 46-452. - Procedures. (subsection j) to waive the required traffic impact analysis, a variance request from Sec. 46-631. -Off-Street Parking Requirements. (16-a) to allow a reduction in parking space requirements of 1 space per 400 s.f. of net leasable office space

Approved by:






instead of the 1 space per 350 s.f. requirement, and a variance request from Sec. 46-631. -Off-Street Parking Requirements. (17-a) to allow a reduction in parking space requirements of 1 space per 5,000 s.f. of net leasable warehouse space instead of the 1 space per 500 s.f. requirement to allow for distribution and warehousing facilities.

- b) Public hearing request for the proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 2-C-2 and 2-C-3, Block 15, Socorro Grant, located at 10191 Haynes Rd., Socorro, TX from R-1 (Single-Family Residential) to RM-1 (Residential Mobile Home Subdivision) to allow for the placement of a mobile home.
- c) Public hearing request for the proposed amendment to the City of Socorro's Master Plan and rezoning of Lot 1, Block 9, Alameda Estates Replat Subdivision, located at 340 Escalante Dr., Socorro, TX from R-1 (Single-Family Residential) to R-2 (Medium Density Residential) to allow for two duplexes.
- d) Public hearing request for the proposed Conditional Use Permit and variance request from Sec. 46-237. - *Conditional Uses (requires permit) subsection 5-c.*, to allow concrete pavers instead of the concrete slab requirement to allow for commercial truck parking in an R-1 Single-Family Residential zoning district on Tract 4-E, Block 28, Socorro Grant, and located at 11541 Dindinger Rd., Socorro, TX.
- e) Approval of Meeting minutes of April 1, 2025.

### **REGULAR AGENDA**

- 5. Presentation and Discussion** regarding The City of Socorro's Unified Development Code (UDC) project.
- 6. Consider and Take Action** on the approval of the Replat for Eastwind Hills Unit One Subdivision, being Lot 3, Block 2, Eastwind Hills Unit One Subdivision, and located on Gateway West Blvd., Socorro, TX.
- 7. Consider and Take Action** on the approval of a Master Plan Resubmission for Eastwind Hills (Section 38-7.11.- Master Plan- -Changes).
- 8. Consider and Take Action** on the approval of a Preliminary Plat for Horizon Park Unit Three Subdivision, being Tract 10-J, Block 3, Socorro Grant, and located at 10971 E. Burt Rd., Socorro, TX.


Approved by: 

9. **Consider and Take Action** on the approval of a Master Plan Resubmission for Horizon Park (Section 38-7.11.- Master Plan- -Changes).
10. **Consider and Take Action** on the approval of a Preliminary and Final Plat for the Campoya Subdivision, being Tract 17, Block 15, Socorro Grant, and located at Melendez Dr., Socorro, TX.
11. **Consider and Take Action on a Tabled Item from the March 18, 2025, Meeting** on an ordinance to amend Chapter 46 Zoning Article V supplemental regulations for all districts Sec. 46-631.- Off-street Parking Requirements.
12. **Planning and Zoning Commissioners Report.**
13. **Planning and Zoning Department Report.**
14. **Adjourn**

### **EXECUTIVE SESSION**

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

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

Approved by: 

**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 11TH DAY OF APRIL 2025.**

By:   
Judith Rodriguez, Planning & Zoning Secretary.

DATE & TIME POSTED: 4/11/2025 @ 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 APRIL 1, 2025 @ 5:30 P.M.**

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

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

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

A quorum was established with 4 commissioners present.

#### **Members Present:**

Andrew Arroyos  
David Estrada  
Julie Dominguez  
Yolanda Rodriguez

#### **Members Absent:**

Enrique Cisneros  
Osvaldo Reza

#### **Staff Present:**

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

### **3. Notice to the Public-Open Forum**

Jose Alcala called during Open Forum for Item #9.

### **4. Consent Agenda**

- a. Approval of Meeting minutes of March 18, 2025.

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

Ayes: Andrew Arroyos, David Estrada, and Julie Dominguez.

Nays:

Abstain: Yolanda Rodriguez

Absent: Enrique Cisneros and Osvaldo Reza.

### **REGULAR AGENDA-DISCUSSION AND ACTION**

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

**Chairman Opened Public Hearing: 5:34 PM**

Speakers: Vanessa Zuñiga: Expressed concerns about the deteriorating bridge, increased traffic, and potential fire hazard.

Daniel Trejo: Said “he can continue doing what he’s doing up to now, as long as he doesn’t mess with me.”

**Chairman Closed Public Hearing: 5:39 PM**

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

A motion was made by David Estrada and seconded by Yolanda Rodriguez *to approve Item Six (6) as it’s requested both for the conditional use permit to allow for the commercial truck parking and for the alternative fencing*. Motion carried.

Ayes: Andrew Arroyos, David Estrada, Julie Dominguez, and Yolanda Rodriguez.

Nays:

Abstain:

Absent: Enrique Cisneros and Osvaldo Reza.

- 7. Public hearing** for the proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 1-J and 1-J-1, Block 6, Socorro Grant, located at 270 N. Nevarez Rd., Socorro, TX from A-1 (Agricultural) to C-2 (General Commercial) to allow for a self-storage facility.

**Chairman Opened Public Hearing: 6:10 PM**

No Speakers for Public Hearing

**Chairman Closed Public Hearing: 6:10 PM**

- 8. Consider and Take Action** on the proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 1-J and 1-J-1, Block 6, Socorro Grant, located at 270 N. Nevarez Rd., Socorro, TX from A-1 (Agricultural) to C-2 (General Commercial) to allow for a self-storage facility.

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

Ayes: Andrew Arroyos, David Estrada, Julie Dominguez, and Yolanda Rodriguez.

Nays:

Abstain:

Absent: Enrique Cisneros and Osvaldo Reza.

- 9. Public hearing** request for the proposed Conditional Use Permit and variance request from Sec. 46-237. - Conditional Uses (requires permit) subsection 5-a., to allow a 0.459-acre property instead of the half-acre requirement to allow for commercial truck parking in an R-1 Single-Family Residential zoning district on Lot 24, Block 4, La Jolla Subdivision located at 155 Santa Paula Dr., Socorro, TX.

**Chairman Opened Public Hearing: 6:16 PM**

No Speakers for Public Hearing

**Chairman Closed Public Hearing: 6:16 PM**

**Chairman Re-Opened Public Hearing: 6:17 PM**

Speaker: The applicant, Jose Alcalá, spoke during the public hearing and explained his reasons for requesting approval of the conditional permit.

**Chairman Closed Public Hearing: 6:19 PM**

- 10. Consider and Take Action** on the proposed Conditional Use Permit and variance request from Sec. 46-237. - Conditional Uses (requires permit) subsection 5-a., to allow a 0.459-acre property instead of the half-acre requirement to allow for commercial truck parking in an R-1 Single-Family Residential zoning district on Lot 24, Block 4, La Jolla Subdivision located at 155 Santa Paula Dr., Socorro, TX.

A motion was made by Julie Dominguez and seconded by Andrew Arroyos *to deny Item Ten (10). Motion carried.*



Ayes: Andrew Arroyos, David Estrada, Julie Dominguez, and Yolanda Rodriguez.

Nays:

Abstain:

Absent: Enrique Cisneros and Osvaldo Reza.

**11. Consider and Take Action on a Tabled Item from the March 18, 2025, Meeting** on an ordinance to amend Chapter 46 Zoning Article V supplemental regulations for all districts Sec. 46-631.- Off-street Parking Requirements.

A motion was made by Andrew Arroyos and seconded by Julie Dominguez *to postpone Tabled Item Eleven (11). Motion carried.*

Ayes: Andrew Arroyos, David Estrada, Julie Dominguez, and Yolanda Rodriguez.

Nays:

Abstain:

Absent: Enrique Cisneros and Osvaldo Reza.

**5. Planning and Zoning Commissioners Report.**

There were no reports from the Commissioners.

**6. Planning and Zoning Department Report.**

The Planning and Zoning Department had no reports.

**7. Adjournment**

A motion was made by Andrew Arroyos and seconded by Julie Dominguez, *to adjourn at 6:37 PM.*

Ayes: Andrew Arroyos, David Estrada, Julie Dominguez, and Yolanda Rodriguez.

Nays:

Abstain:

Absent: Enrique Cisneros and Osvaldo Reza.

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Andrew Arroyos, Chairman

---

Date minutes were approved.

---

Judith Rodriguez, Secretary

---

Date minutes were approved.



Presentation to the PNZ  
April 15, 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

able  
.city

## 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 lining a street with parked cars and a few pedestrians. A dotted line originates from the 'able.city' logo and branches out to connect to five circular callouts, each representing a different professional certification or achievement.

**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

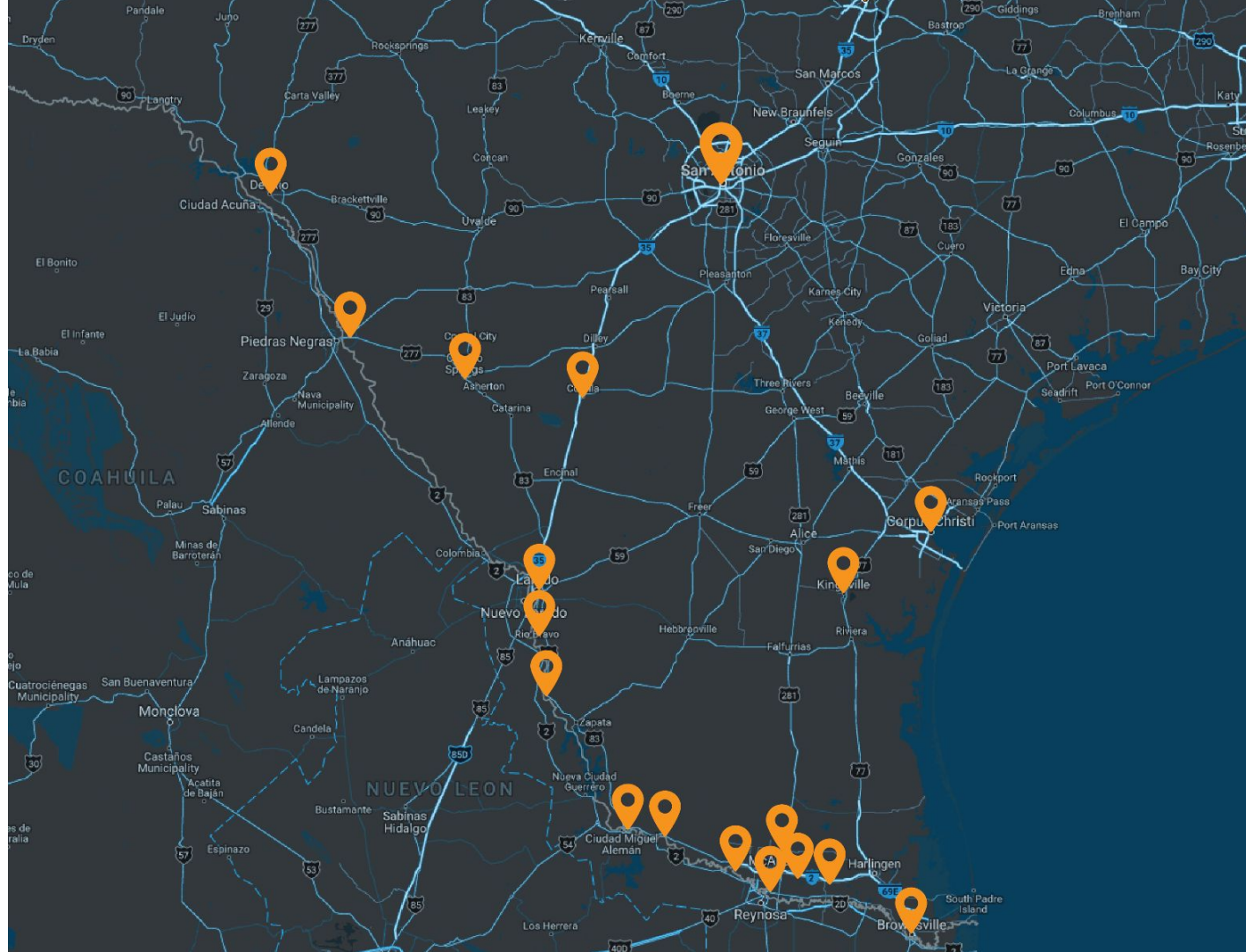




ARCHITECTURE. URBANISM. CITY MAKING

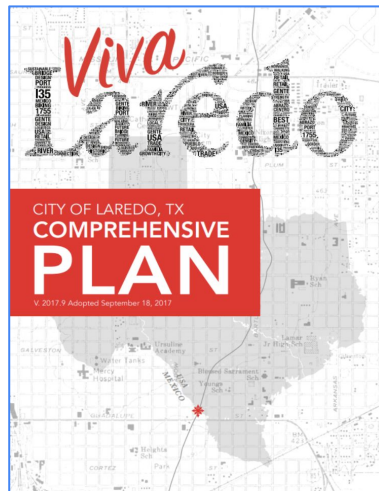
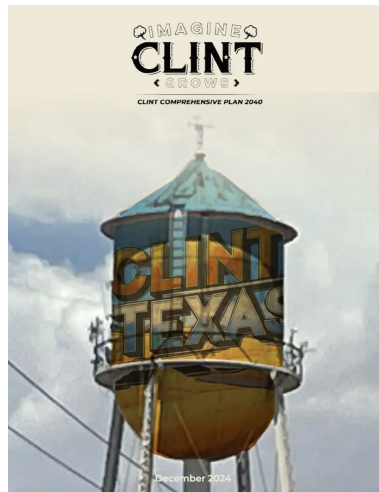
## WE KNOW THE BORDER:

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



## Comprehensive Plans

### MISSION TRAIL COMPREHENSIVE PLAN



## 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 Project)
11. Clint Code Rewrite (Current Project)
12. Socorro UDC (Current Project)

# OUR TEAM

LEAD STAFF FOR SOCORRO



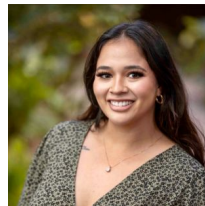
**CARLOS GALLINAR**  
AICP CNU-A  
PLANNING DIRECTOR  
PROJECT MANAGER



**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





# PROJECT SCOPE

PRESENTATION TO THE SOCORRO PNZ

# PROJECT SCOPE



**TASK 1: PROJECT KICK-OFF**

**TASK 2: BRANDING**

**TASK 3: CODE DIAGNOSTIC  
& ANALYSIS**



**TASK 4:  
COMMUNITY  
OUTREACH**



**TASK 5:  
DRAFT  
UNIFIED  
DEVELOPMENT  
CODE**



**TASK 6:  
ADOPTION PROCESS &  
DELIVERABLES**

# PROJECT SCHEDULE





# KICK-OFF MEETING



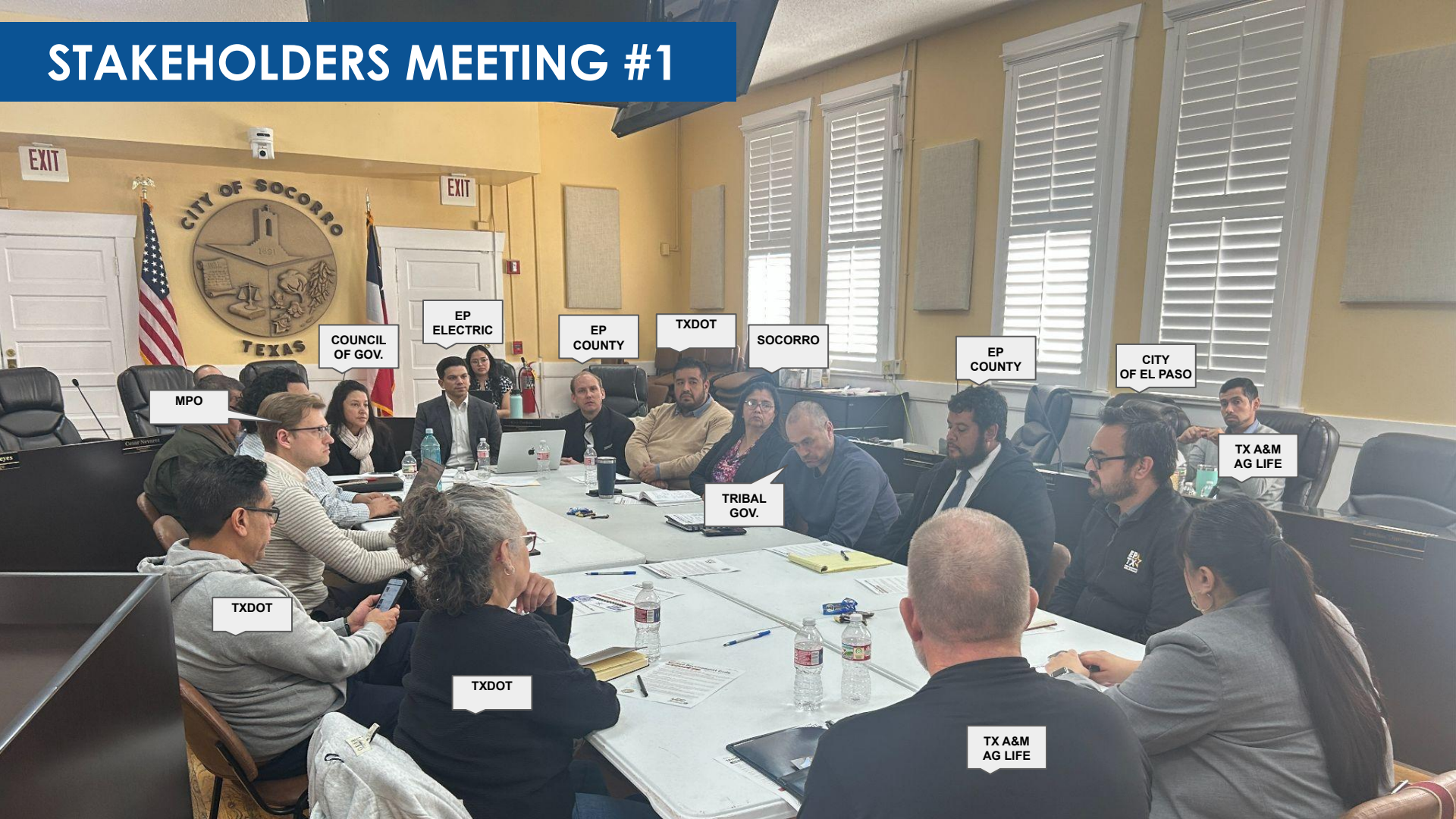


# COMMUNITY MEETING #1





# 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 IS A UDC?

PRESENTATION TO THE SOCORRO PNZ

**LAND  
DEVELOPMENT  
REGULATIONS**

**=**

**THE BUILT-  
ENVIRONMENT**

**BUILT-ENVIRONMENT  
INFLUENCES OUR LIVES.**

**BUILT-ENVIRONMENT  
IS CREATED BY US.**



# What are **LAND DEVELOPMENT** **REGULATIONS?**



Rules and guidelines that  
regulate how cities are  
Designed & Built

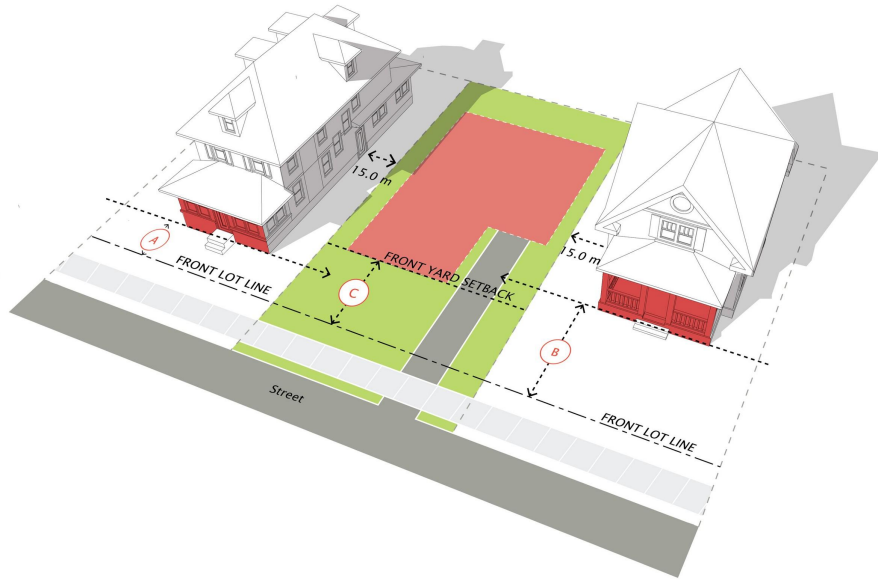
# LAND DEVELOPMENT REGULATIONS



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...



# 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

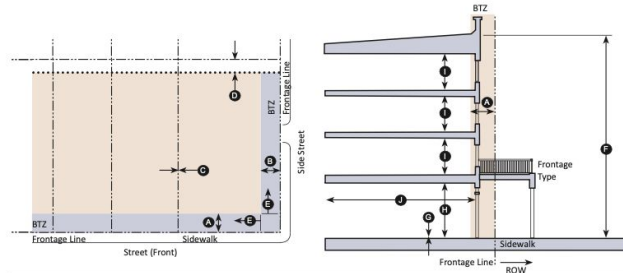
T5

## 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	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.	E		
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 TS zones.			
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

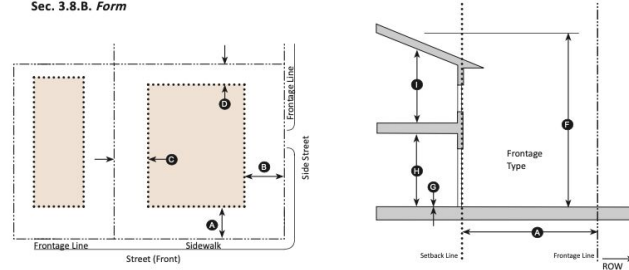
## Sec. 3.8 T2 Rural

### 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	Build-to-Zone (BTZ)	Potential Building Area
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		
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

## 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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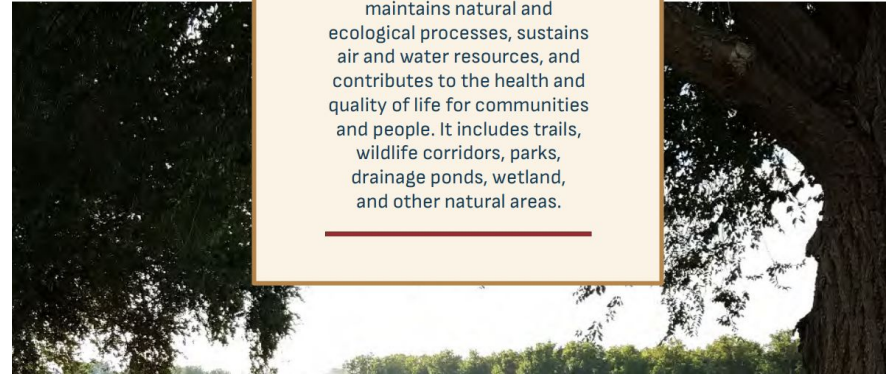
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# Socorro 2040

## Future Land Use

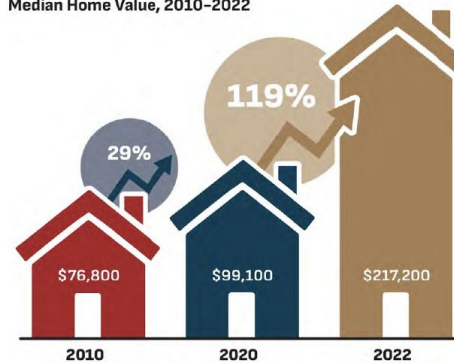
Throughout the development of the 2040 Comprehensive Plan, residents emphasized the importance of preserving Socorro's unique agricultural heritage and lands. Not only should historical areas be preserved and protected, but the development surrounding these sites should also align with their character.

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.

# Socorro 2040

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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





## Presentation to the PNZ April 15, 2025







**CITY OF SOCORRO  
PLANNING & ZONING COMMISSION  
MEETING DATE: APRIL 15, 2025**

**REPLAT APPLICATION  
STAFF REPORT**

**SUBJECT:**

**REQUEST IS FOR APPROVAL OF A REPLAT FOR EASTWIND HILLS UNIT ONE SUBDIVISION, BEING LOT 3, BLOCK 2, EASTWIND HILLS UNIT ONE SUBDIVISION, AND LOCATED ON GATEWAY WEST BLVD., SOCORRO, TX.**

**NAME:** EASTWIND HILLS UNIT ONE REPLAT A

**PROPERTY ADDRESS:** GATEWAY WEST BLVD.

**PROPERTY LEGAL DESCRIPTION:** LOT 3, BLOCK 2, EASTWIND HILLS UNIT ONE SUBDIVISION, SOCORRO, TX.

**PROPERTY OWNER:** CLINT LAND HOLDING CO., LLC.

**REPRESENTATIVE:** JORGE AZCARATE | CEA GROUP

**PROPERTY AREA:** 24.16 ACRES

**CURRENT ZONING:** IC-MUD

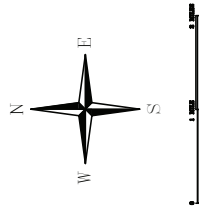
**CURRENT LAND USE:** VACANT

**FLOOD MAP:** According to the Flood Insurance Rate Maps, the referenced property lies within Zone X; (Community Panel # 480212 0277-B & 0281-B/ FEMA, September 4, 1991).

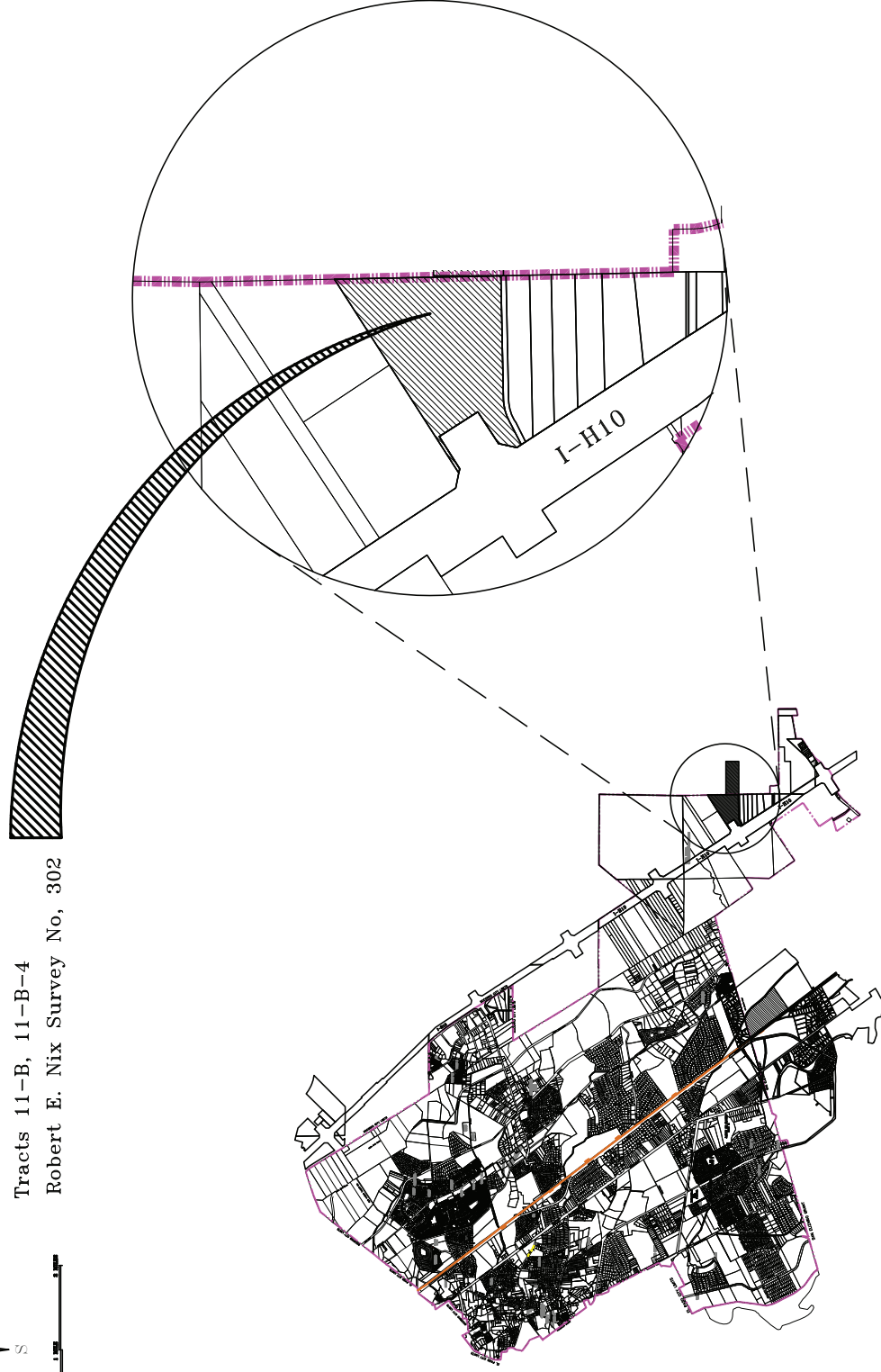
**SUMMARY OF REQUEST:** Request is for approval of a Replat for Eastwind Hills Unit One Replat A Subdivision.

**STAFF RECOMMENDATION:** Staff recommends **APPROVAL** of the Replat for Eastwind Hills Unit One Replat A Subdivision.

# LOCATION MAP



PROJECT SITE;  
Eastwind Hills U-1  
Tracts 11-B, 11-B-4  
Robert E. Nix Survey No, 302



CITY OF SOCORRO

**LOCATION MAP**

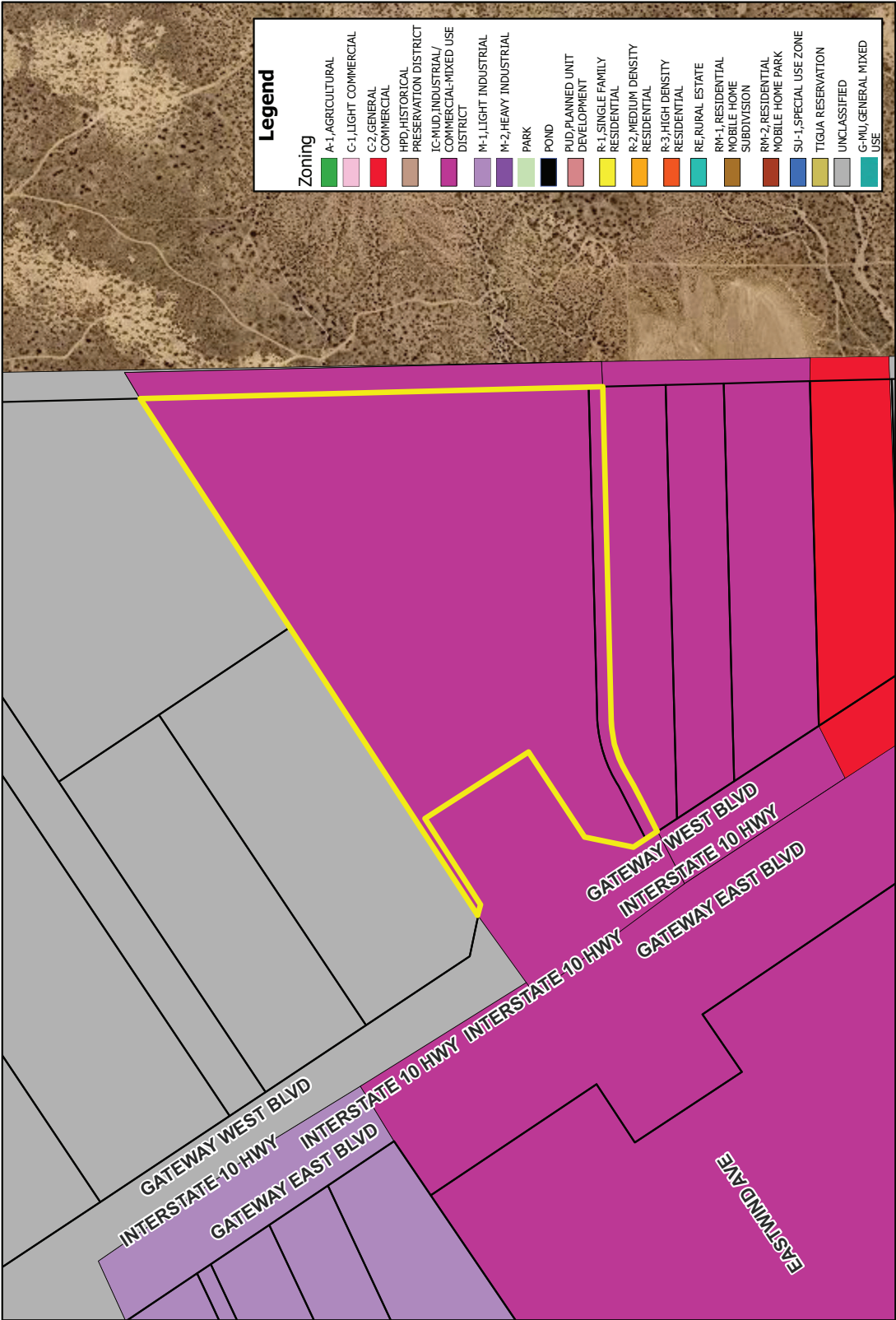
Scale: AS SHOWN

**Planning and Zoning Department**

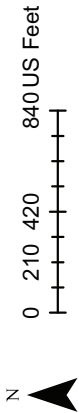
800 N. Rio Vista Socorro, Texas 79027 Tel: (505) 872-5531 Fax: (505) 872-8673

# ZONING MAP

Zoning Map - Eastwind Hills Unit One



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



# SITE PICTURES

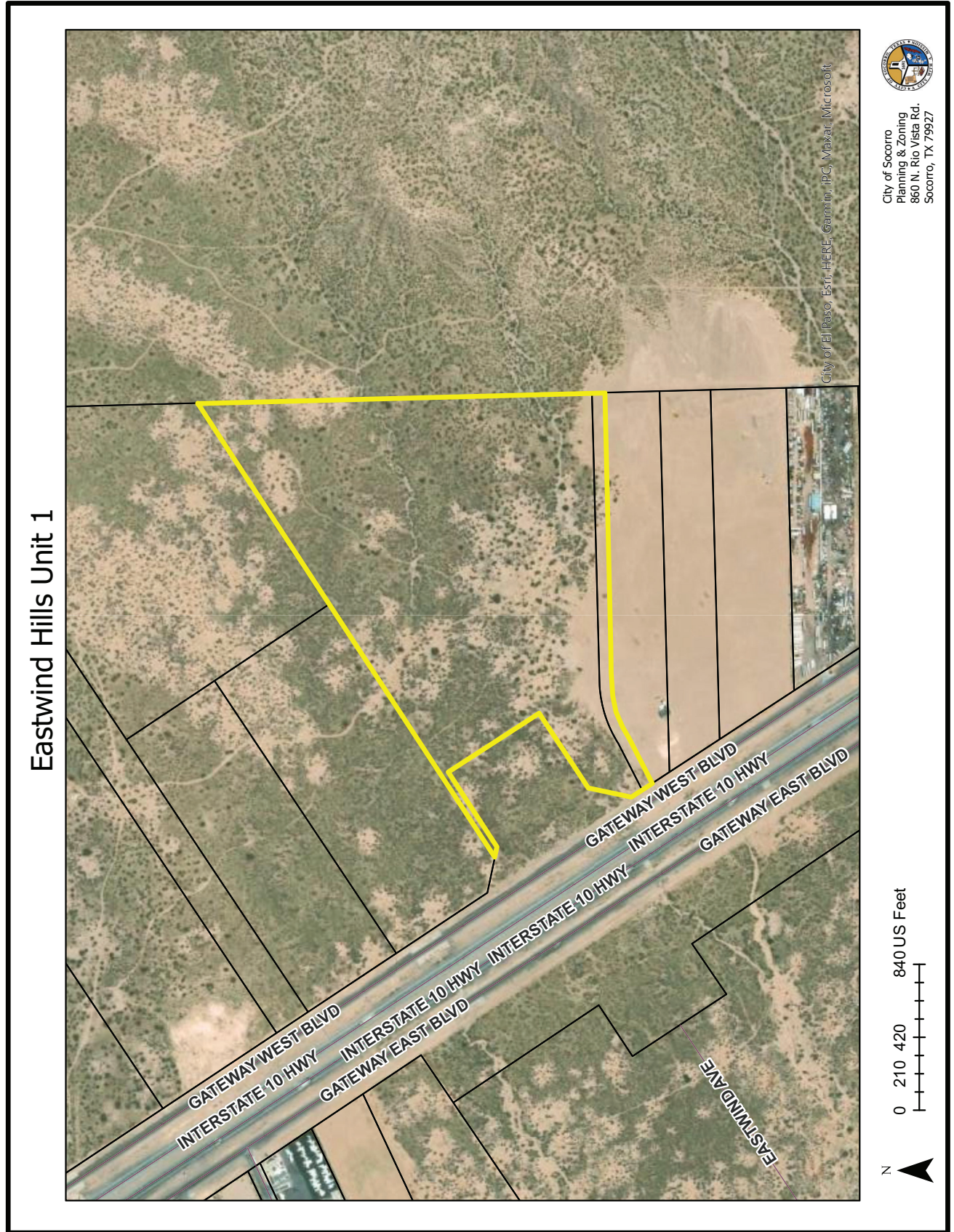


View of property from Eastwind Ave.



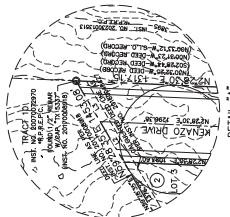


# AERIAL IMAGE





A REPLAT OF LOT 3, BLOCK 2,  
EASTWIND HILLS UNIT ONE,  
CITY OF SOCORRO, EL PASO COUNTY, TEXAS  
CONTAINING 24.16 ACRES ±

[illegible]

PRELIMINARY PLAT



SURVEYOR



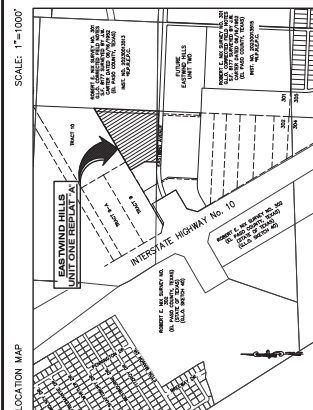
**ENGINEER**

**CSA**

2020 N. Mendenhall  
Suite 100  
El Paso, TX 79902  
915.944.6222

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

DATE OF PREPARATION: NOVEMBER 2024

[illegible][illegible]

NOTES:  
(\*) STREET TRANSVERSE SLOPE AS SHOWN IN PLANS  
SIDEWALK WIDTH IS REQUIRED TO COMPLY WITH ADA/AS  
REGULATIONS.  
64' ROW STREET SECTION DETAIL  
M.T.S.

TRACT 9  
INST. NO. 20170008918  
#20000000

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA

LINE TABLE		
LINE	BEARING	LENGTH
L1	N02°28'30"E	42.00'
L2	N59°28'30"E	38.15'
L3	N59°28'30"E	36.15'

NON-RESIDENTIAL =	2
LOTS	
TOTAL	2

**FLOOD ZONE:**  
THIS SUBDIVISION LIES WITHIN THE ZONE "X" AND IS  
DESIGNATED BY FIRM PANEL NO. 480212 0281 B  
EFFECTIVE DATE: SEPTEMBER 4, 1991.

**BENCHMARK:**  
FOUND TIDOT ALUMINUM CAP  
MONUMENT  
ELEVATION: 3638.87 (NAVD 88)  
N: 10-595,255.96 (GRID)

[illegible]



# CITY OF SOCORRO PLANNING & ZONING COMMISSION MEETING DATE: APRIL 15, 2025

## MASTER PLAN RESUBMISSION APPLICATION STAFF REPORT

### SUBJECT:

REQUEST FOR APPROVAL OF A MASTER PLAN RESUBMISSION FOR EASTWIND HILLS  
(SECTION 38-7.11. - MASTER PLAN -- CHANGES).

### NAME:

EASTWIND HILLS MASTER PLAN RESUBMISSION

### PROPERTY ADDRESS:

GATEWAY WEST BLVD.

### PROPERTY LEGAL DESCRIPTION:

LOT 1 AND 2, BLOCK 1, LOT 1, 2, AND 3, BLOCK 2, EASTWIND  
HILLS UNIT ONE SUBDIVISION, SOCORRO, TX.

### PROPERTY OWNER:

CLINT LAND HOLDING CO., LLC.

### REPRESENTATIVE:

JORGE AZCARATE | CEA GROUP

### PROPERTY AREA:

66.44 ACRES

### CURRENT ZONING:

IC-MUD

### CURRENT LAND USE:

VACANT

### FLOOD MAP:

According to the Flood Insurance Rate Maps, the referenced property lies within Zone X; (Community Panel # 480212 0277-B & 0281-B/ FEMA, September 4, 1991).

### SUMMARY OF REQUEST:

Master Plan: Applicant is requesting the approval of a resubmission. A Master Plan Resubmission is required when proposing major modifications of vehicular traffic circulation to adjacent existing streets (*Sec.38-7.11 - Master Plan -- Changes. [2]*).

### MASTER PLAN APPROVAL:

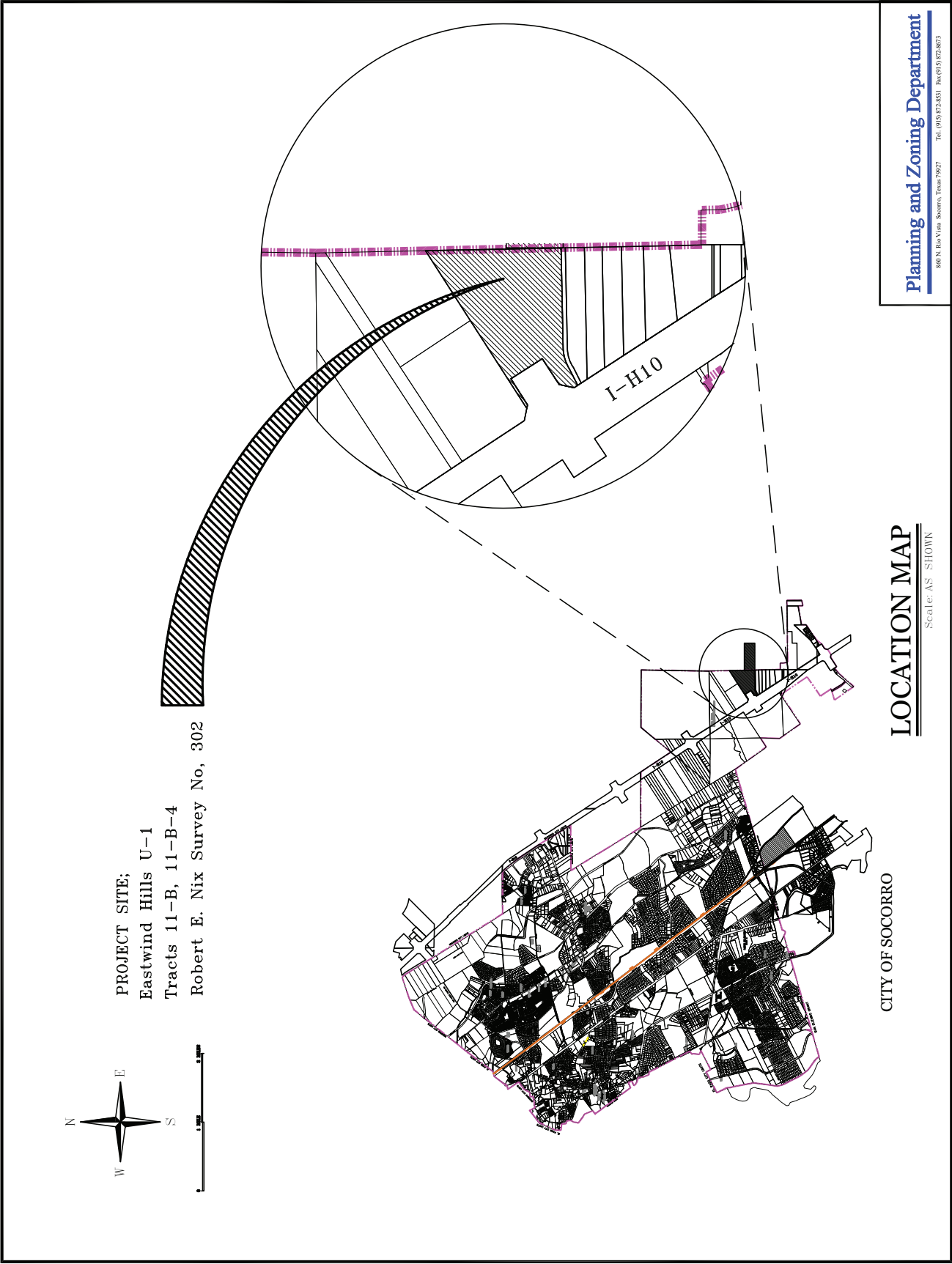
City Council voted for **APPROVAL** of the original Eastwind Hills Master Plan at their October 16, 2023 special meeting.

### STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of the resubmission for the Eastwind Hills Master Plan.

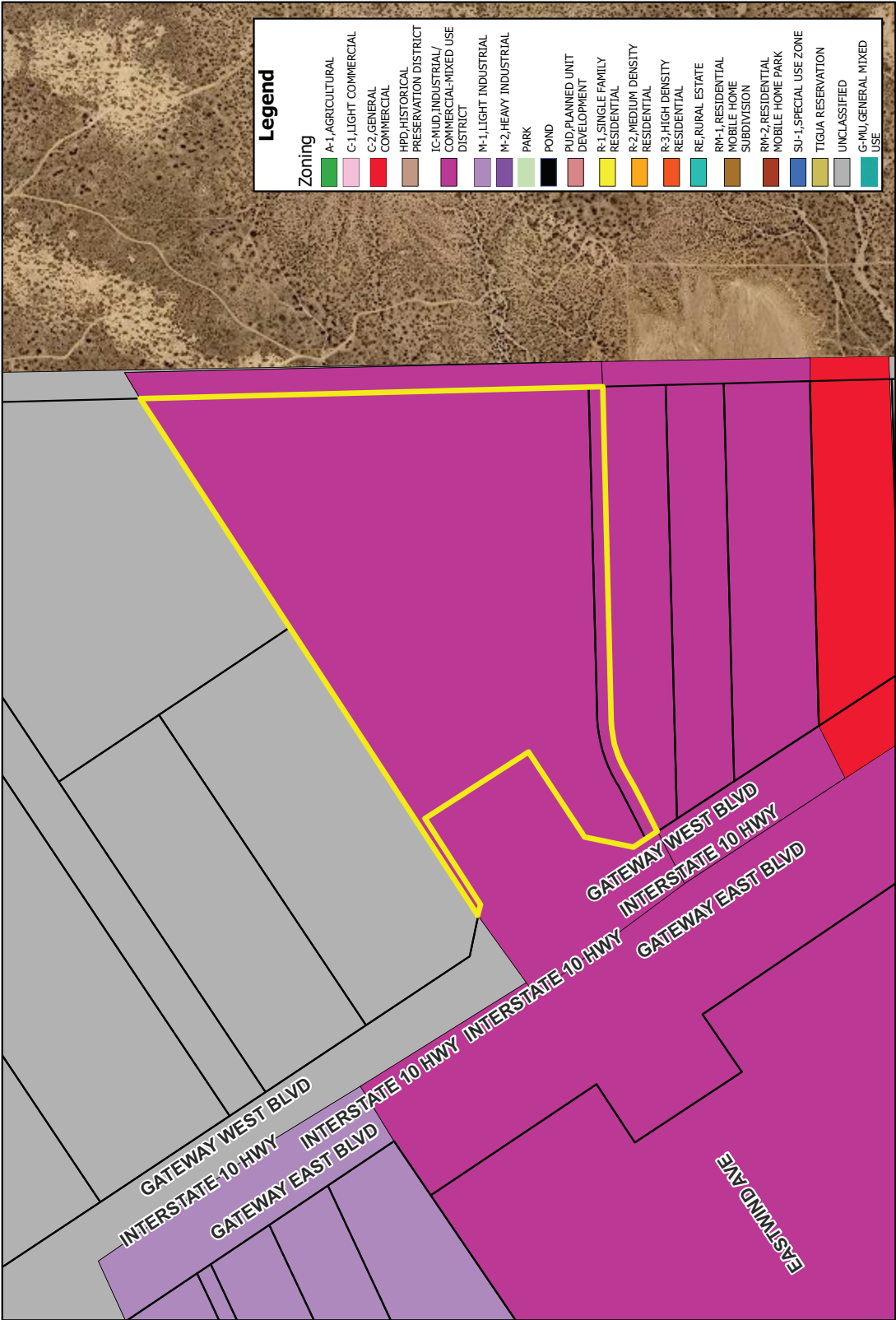


# LOCATION MAP

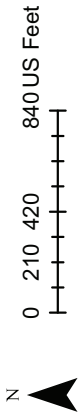


# ZONING MAP

Zoning Map - Eastwind Hills Unit One



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



# SITE PICTURES

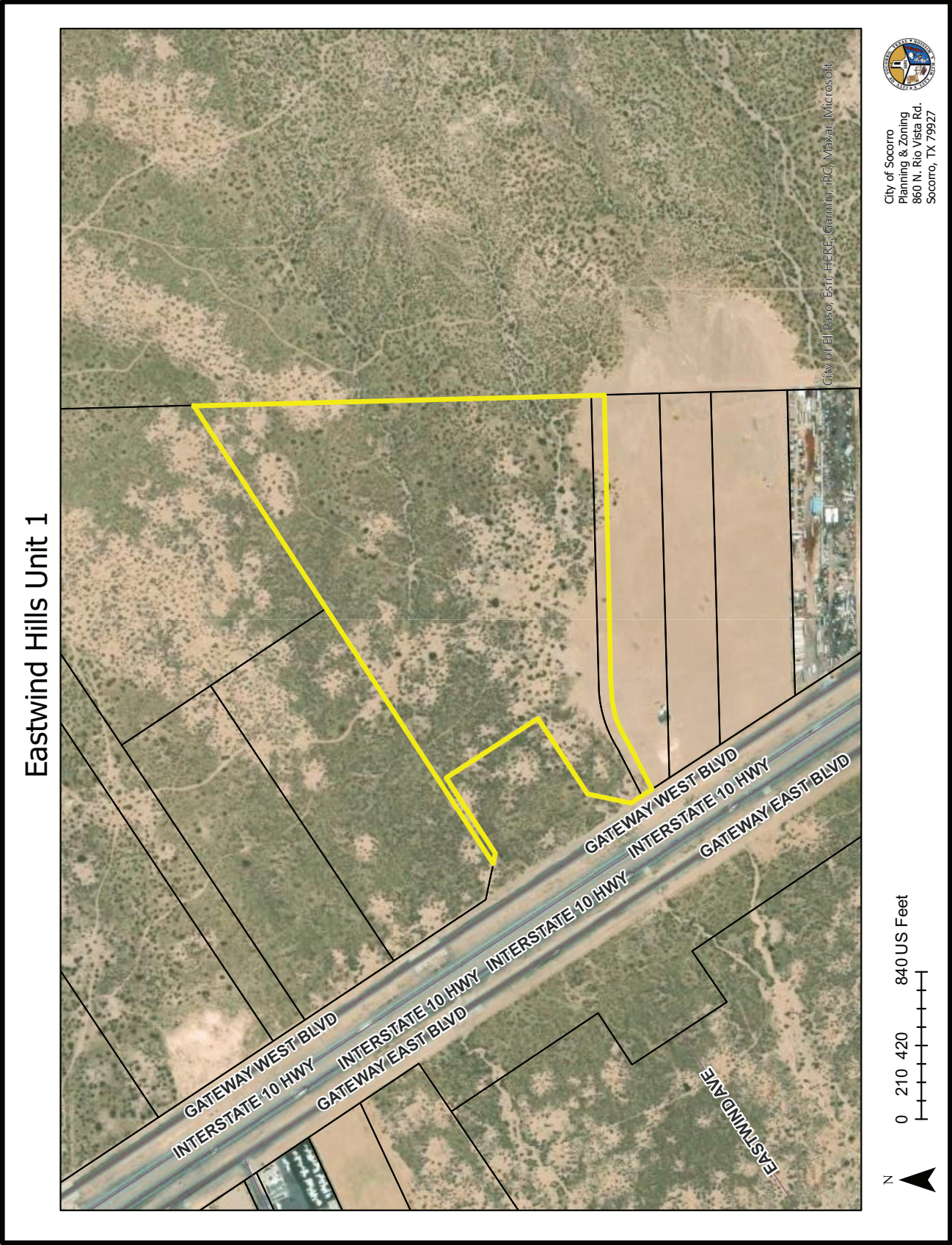


View of property from Eastwind Ave.





# AERIAL IMAGE





# DEVELOPMENT PLAN

## EASTWIND HILLS UNIT ONE

BEING A PORTION OF TRACT 11 (ALSO KNOWN AS TRACT 11-B AND TRACT 11-B-4) ROBERT E. NIX SURVEY NO. 302, CITY OF SOCORRO, EL PASO COUNTY, TEXAS, ACCORDING TO THE RESURVEY OF SAID ROBERT E. NIX SURVEY NO. 302 MADE BY EL PASO COUNTY, TEXAS CONTAINING 66.44 ACRES ±

CURVE TABLE			
STATION	CHORD BEARING	CHORD LENGTH	ARC LENGTH
10+00.00	284.85°	297.37'	171.69'
10+70.00	102°15'00"	127.03'	127.03'

LINE TABLE		
LINE	BEARING	LENGTH
1-1	N87°02'07"W	1165.02'
1-2	S29°28'57"W	1335.35'

BLOCKS		TOTAL AREA/AC	
1	2	28.39	AC
2	5	5.40	AC
2	5	5.40	AC
2	5	5.00	AC
2	5	5.00	AC
2	5	5.00	AC
2	5	5.00	AC
2	5	5.00	AC
2	5	5.00	AC
2	5	5.00	AC



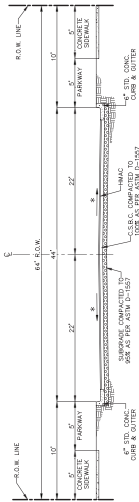
NOTES:

1. LOTS SHALL HAVE SET BACK AS FOLLOWS:  
FROM REAR LOT LINE - 35 FEET  
FROM SIDE LOT LINE - 10 FEET  
FROM FRONT LOT LINE - 35 FEET
2. HEIGHT OF ALL BUILDING STRUCTURES SHALL BE LIMITED TO A MAXIMUM OF 45 FEET.



## DETAILED SITE PLAN

**cea**  
Group  
813 N. Kansas St.  
Suite 300  
El Paso, TX 79902  
915.544.5232  
www.ceagroup.net  
TOTAL ROADBED ENGINEERING F-4864



84' ROW STREET SECTION DETAIL  
(MINOR ARTERIAL)

N.T.S.

ROBERT E. NIX SURVEY NO. 302  
CL. 11-B-4, 11-B-5, 11-B-6, 11-B-7, 11-B-8, 11-B-9, 11-B-10, 11-B-11, 11-B-12, 11-B-13, 11-B-14, 11-B-15, 11-B-16, 11-B-17, 11-B-18, 11-B-19, 11-B-20, 11-B-21, 11-B-22, 11-B-23, 11-B-24, 11-B-25, 11-B-26, 11-B-27, 11-B-28, 11-B-29, 11-B-30, 11-B-31, 11-B-32, 11-B-33, 11-B-34, 11-B-35, 11-B-36, 11-B-37, 11-B-38, 11-B-39, 11-B-40, 11-B-41, 11-B-42, 11-B-43, 11-B-44, 11-B-45, 11-B-46, 11-B-47, 11-B-48, 11-B-49, 11-B-50, 11-B-51, 11-B-52, 11-B-53, 11-B-54, 11-B-55, 11-B-56, 11-B-57, 11-B-58, 11-B-59, 11-B-60, 11-B-61, 11-B-62, 11-B-63, 11-B-64, 11-B-65, 11-B-66, 11-B-67, 11-B-68, 11-B-69, 11-B-70, 11-B-71, 11-B-72, 11-B-73, 11-B-74, 11-B-75, 11-B-76, 11-B-77, 11-B-78, 11-B-79, 11-B-80, 11-B-81, 11-B-82, 11-B-83, 11-B-84, 11-B-85, 11-B-86, 11-B-87, 11-B-88, 11-B-89, 11-B-90, 11-B-91, 11-B-92, 11-B-93, 11-B-94, 11-B-95, 11-B-96, 11-B-97, 11-B-98, 11-B-99, 11-B-100, 11-B-101, 11-B-102, 11-B-103, 11-B-104, 11-B-105, 11-B-106, 11-B-107, 11-B-108, 11-B-109, 11-B-110, 11-B-111, 11-B-112, 11-B-113, 11-B-114, 11-B-115, 11-B-116, 11-B-117, 11-B-118, 11-B-119, 11-B-120, 11-B-121, 11-B-122, 11-B-123, 11-B-124, 11-B-125, 11-B-126, 11-B-127, 11-B-128, 11-B-129, 11-B-130, 11-B-131, 11-B-132, 11-B-133, 11-B-134, 11-B-135, 11-B-136, 11-B-137, 11-B-138, 11-B-139, 11-B-140, 11-B-141, 11-B-142, 11-B-143, 11-B-144, 11-B-145, 11-B-146, 11-B-147, 11-B-148, 11-B-149, 11-B-150, 11-B-151, 11-B-152, 11-B-153, 11-B-154, 11-B-155, 11-B-156, 11-B-157, 11-B-158, 11-B-159, 11-B-160, 11-B-161, 11-B-162, 11-B-163, 11-B-164, 11-B-165, 11-B-166, 11-B-167, 11-B-168, 11-B-169, 11-B-170, 11-B-171, 11-B-172, 11-B-173, 11-B-174, 11-B-175, 11-B-176, 11-B-177, 11-B-178, 11-B-179, 11-B-180, 11-B-181, 11-B-182, 11-B-183, 11-B-184, 11-B-185, 11-B-186, 11-B-187, 11-B-188, 11-B-189, 11-B-190, 11-B-191, 11-B-192, 11-B-193, 11-B-194, 11-B-195, 11-B-196, 11-B-197, 11-B-198, 11-B-199, 11-B-200, 11-B-201, 11-B-202, 11-B-203, 11-B-204, 11-B-205, 11-B-206, 11-B-207, 11-B-208, 11-B-209, 11-B-210, 11-B-211, 11-B-212, 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**CITY OF SOCORRO  
PLANNING & ZONING COMMISSION  
MEETING DATE: APRIL 15, 2025**

**PRELIMINARY PLAT APPLICATION  
STAFF REPORT**

**SUBJECT:**

**REQUEST FOR APPROVAL OF A PRELIMINARY PLAT FOR HORIZON PARK UNIT THREE SUB-DIVISION, BEING TRACT 10-J, BLOCK 3, SOCORRO GRANT, AND LOCATED AT 10971 E. BURT RD., SOCORRO, TX.**

**NAME:** HORIZON PARK UNIT THREE SUBDIVISION

**PROPERTY ADDRESS:** 10971 E. BURT RD.

**PROPERTY LEGAL DESCRIPTION:** BEING TRACT 10-J, BLOCK 3, SOCORRO GRANT, SOCORRO, TX.

**PROPERTY OWNER:** BOWLING BROTHERS DEVELOPMENT COMPANY, LLC.,

**REPRESENTATIVE:** ENRIQUE ESCOBAR

**PROPERTY AREA:** 5.16 ACRES

**CURRENT ZONING:** R-2 (MEDIUM DENSITY RESIDENTIAL)

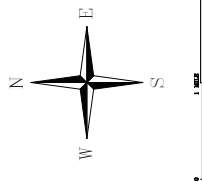
**CURRENT LAND USE:** RESIDENTIAL/AGRICULTURAL

**FLOOD MAP:** According to the Flood Insurance Rate Maps, the referenced property lies within Zone X; (Community Panel # 480212 0239-B/ FEMA, September 4, 1991).

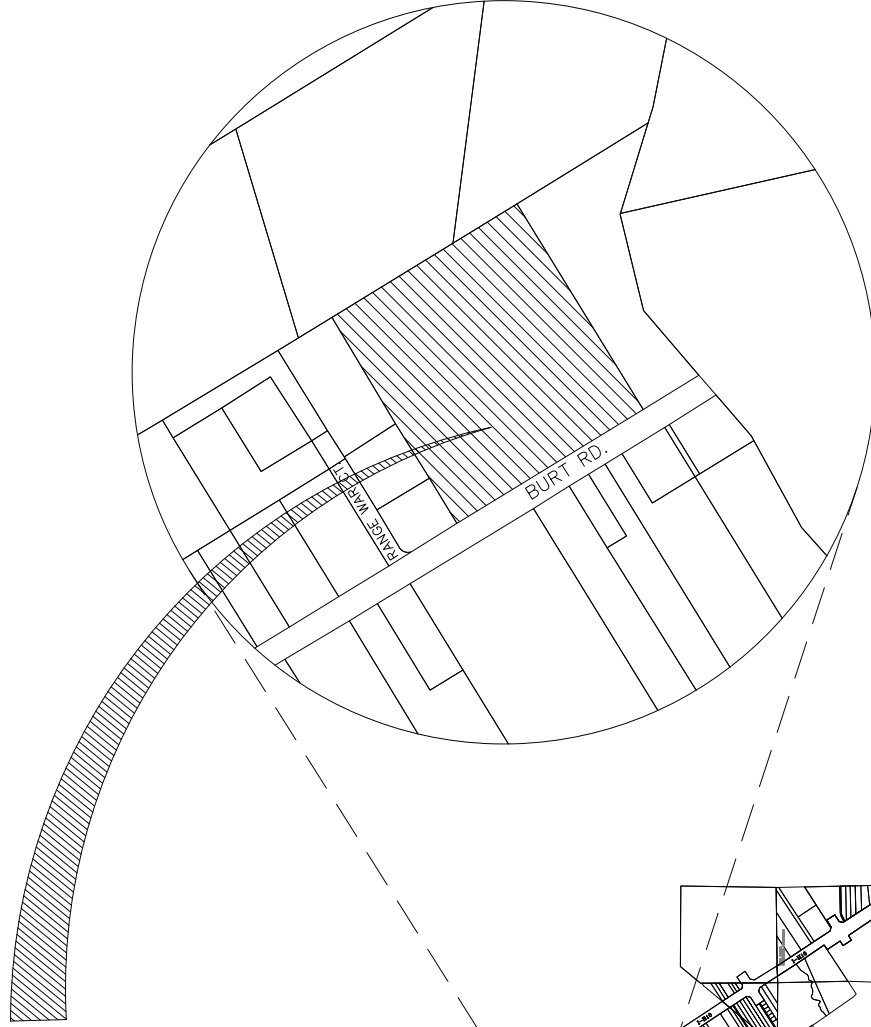
**SUMMARY OF REQUEST:** Request is for approval of a Preliminary Plat for Horizon Park Unit Three Subdivision.

**STAFF RECOMMENDATION:** Staff recommends **APPROVAL** of the Preliminary Plat for Horizon Park Unit Three Subdivision.

# LOCATION MAP



PROJECT SITE;  
Horizon Park U-3  
Tract- 10J, Block-3  
Socorro Grant



CITY OF SOCORRO

**LOCATION MAP**

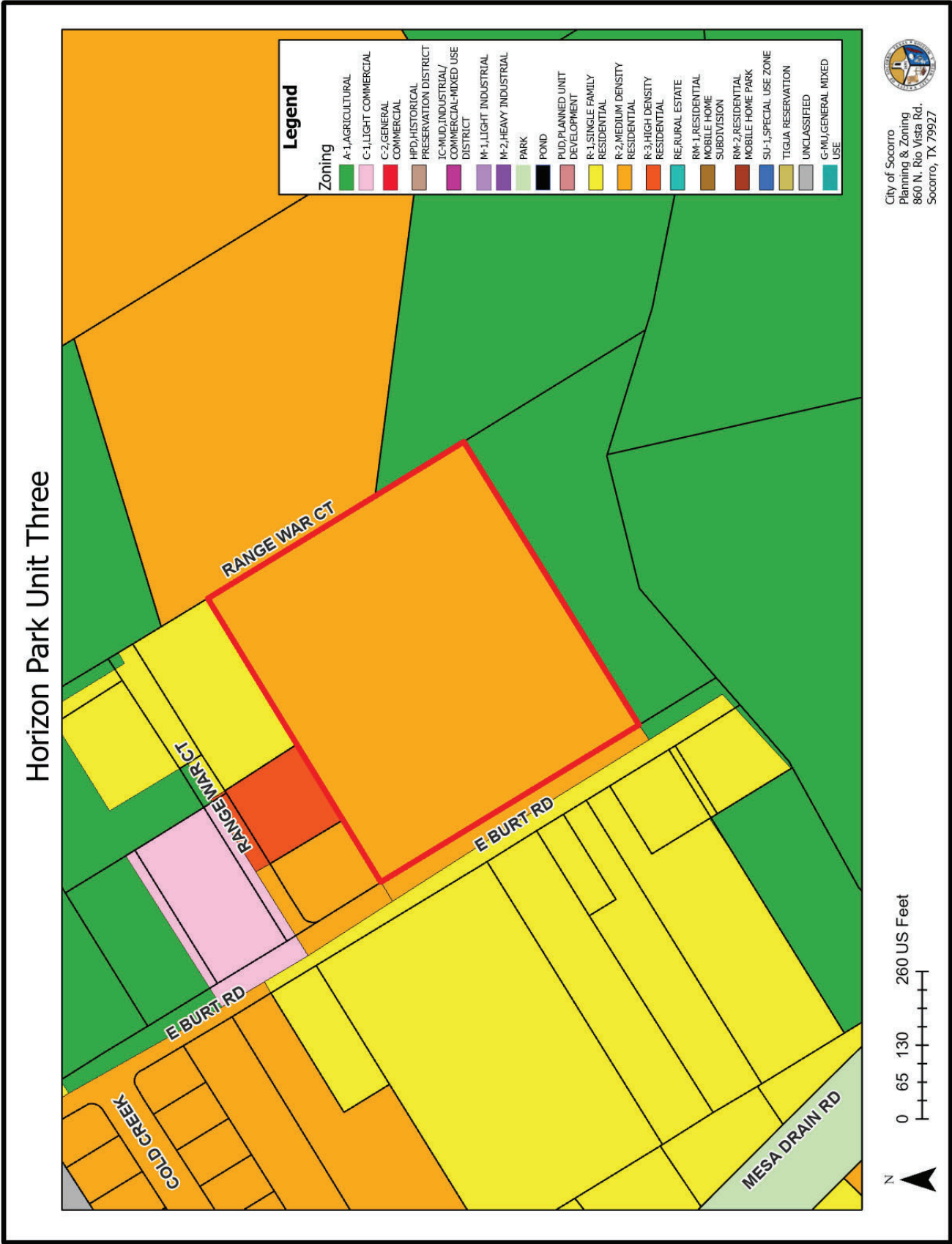
Scale: AS SHOWN

**Planning and Zoning Department**

860 N. Rio Vista, Socorro, Texas 79087 Tel: (505) 872-4331 Fax: (505) 872-3463



# ZONING MAP



# SITE PICTURES



View of property from E. Burt Rd.





# AERIAL IMAGE

Horizon Park Unit Three



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

0 65 130 260 US Feet





# HORIZON PARK

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## UNIT THREE

BEING TRACT 10-J,  
BLOCK 3, SOCORRO GRANT,  
EL PASO COUNTY, TEXAS  
CONTAINING 5.16± ACRES

**LEGEND**

SEWER/STORM BOUNDARY LINE	10" UTILITY CENTER (10" U.S.)
STREET RIGHT OF WAY	5' MINIMUM CROWN
TOP OF CURB	LOW FLOW NUMBER
SEWALK	APPROVED STREET LIGHT POLE
PROPERTY LINE	SEWERAGE FLOW
STREET CENTERLINE	LOW POINT
10" UTILITY CENTER (10" U.S.)	EXISTING DRAINAGE FLOW
5' MINIMUM CROWN	EXISTING HIGH POINT
LOW FLOW NUMBER	EXISTING LOW POINT
APPROVED STREET LIGHT POLE	APPROVED WARDEN
SEWERAGE FLOW	EXISTING MAJOR CONTAINMENT LINE
LOW POINT	EXISTING MINOR CONTAINMENT LINE
EXISTING DRAINAGE FLOW	EXISTING ROAD WALL
EXISTING HIGH POINT	EXISTING POWER POLE
EXISTING LOW POINT	EXISTING LIGHT POLE
APPROVED WARDEN	EXISTING STREET LIGHT
EXISTING MAJOR CONTAINMENT LINE	EXISTING WARDEN LINE
EXISTING MINOR CONTAINMENT LINE	EXISTING CONTAINMENT LINE

<b>SCHOOL DISTRICT</b>  SOCORRO INDEPENDENT SCHOOL DISTRICT 12440 WILKINS DRIVE, EL PASO, TX 79928	<b>TOTAL LOTS</b> RESIDENTIAL = 18 TOTAL = 18
	<b>BENCHMARK:</b> SET "C" MARK ELEVATION: 3672.71 (NAVD 83)

**FLOOD ZONE:**  
THIS SUBDIVISION LIES WITHIN UNGUAGED ZONE "X" PER  
F.I.R.M. PANEL NO. 480212 0239 B, REVISED DATE SEPTEMBER  
4, 1991, OF THE FLOOD INSURANCE RATE MAPS, EL PASO  
COUNTY, TEXAS. UNGUAGED ZONE "X" INDICATES AREAS  
THATSE, 500-YEAR OCCUR-AM.

**SURVEYOR**  
**Barragan**  
**&**  
**Associates**  
**Inc.**

LAND PLANNING & LAND SURVEYING  
10050 Pellicano Dr., Bldg. F - El Paso TX 79937  
Phone (915) 581-3708 Fax (915) 581-0708

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

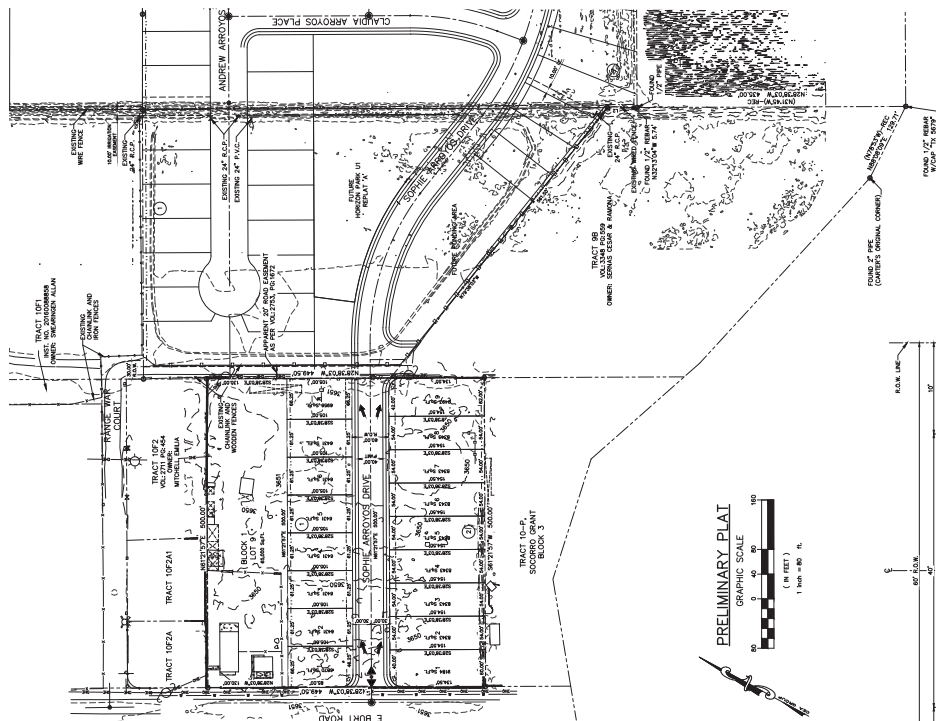
**ENGINEER**

**CSA**

CSA, Member  
of the  
American  
Institute of  
Chemical Engineers  
1000, 14th Street  
N.W., Washington, D.C. 20004  
Tel: (202) 331-6000  
Fax: (202) 331-6001  
E-Mail: [info@csa.org](mailto:info@csa.org)  
Web: <http://www.csa.org>

For more information, please contact the Project Director  
CONTACT: JORGE L. AZCARATE, P.E.  
Tel: (202) 331-6000  
Fax: (202) 331-6001  
E-Mail: [jazcarate@csa.org](mailto:jazcarate@csa.org)  
Web: <http://www.csa.org>

Phone (915) 591-5709 Fax (915) 591-5708  
CONTACT: BENITO BARRAGAN, R.P.L.S.  
DATE OF PREPARATION: OCTOBER 2024



**OWNER/DEVELOPER**  
**BOWLING BROTHERS DEVELOPMENT COMPANY, LLC**  
2505 E. MADISON AVE., STE. 300  
LITTLE ROCK, AR 72206  
PHONE: 501-781-3000  
FAX: 501-781-3050  
CONTACT: RANDY BOWLING

NOTES:

- (\*) STREET TRANSVERSE SLOPE AS SHOWN IN PLANS
- SIDEWALK WIDTH IS REQUIRED TO COMPLY WITH ADA/TAS

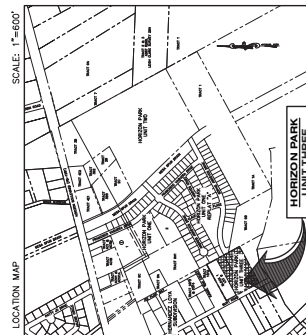
REGULATIONS,  
TYPICAL 60' ROW STREET SECTION DETAIL  
N.Y.C.

**PLAT NOTES AND RESTRICTIONS:**

- [illegible]

LINE TABLE		
LINE	BEARING	LENGTH
L1	N61°21'57"E	25.00'
L2	N28°38'03"W	47.68'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	20.00'	31.42'	20.00'	28.28'	S73°38'03"E	090°00'00"
C2	20.00'	31.42'	20.00'	28.28'	S16°21'57"W	090°00'00"
C3	20.00'	31.42'	20.00'	28.28'	N73°38'03"E	090°00'00"





# CITY OF SOCORRO PLANNING & ZONING COMMISSION MEETING DATE: APRIL 15, 2025

## MASTER PLAN APPLICATION STAFF REPORT

### SUBJECT:

REQUEST FOR APPROVAL OF A MASTER PLAN RESUBMISSION FOR HORIZON PARK  
(SECTION 38-7.11. - MASTER PLAN -- CHANGES).

### NAME:

HORIZON PARK MASTER PLAN

### PROPERTY ADDRESS:

HORIZON BLVD.

### PROPERTY LEGAL DESCRIPTION:

BEING LOT 1, 2, AND 4, BLOCK 1, HORIZON PARK UNIT ONE,  
ALL OF LOT 3, BLOCK 1, HORIZON PARK UNIT ONE REPLAT A,  
TRACT 2, 3-B, 3-B-5, AND 10-J, BLOCK 3, SOCORRO GRANT,  
SOCORRO, TX.

### PROPERTY OWNER:

BOWLING BROTHERS DEVELOPMENT COMPANY, LLC./  
FIESTA PALMS LTD.

### REPRESENTATIVE:

JORGE AZCARATE | CEA GROUP

### PROPERTY AREA:

73.2 ACRES

### CURRENT ZONING:

C-2 & R-2

### CURRENT LAND USE:

RESIDENTIAL/AGRICULTURAL/VACANT

### FLOOD MAP:

According to the Flood Insurance Rate Maps, the referenced  
property lies within Zone X; (Community Panel # 480212 0239-B  
FEMA, September 4, 1991).

### SUMMARY OF REQUEST:

Master Plan: Applicant is requesting the approval of a  
resubmission. A Master Plan Resubmission is required when  
proposing an increase in residential density (*Sec.38-7.11 - Master  
Plan -- Changes. [3]*).

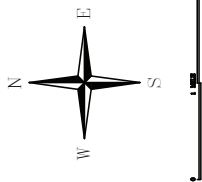
### MASTER PLAN APPROVAL:

City Council voted for **APPROVAL** of the original Horizon Park  
Master Plan at their January 25, 2024 special meeting.

### STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of the resubmission for the  
Horizon Park Master Plan.

# LOCATION MAP



PROJECT SITE;  
Horizon U-1-2-3  
Fiesta Apartments



CITY OF SOCORRO

**LOCATION MAP**

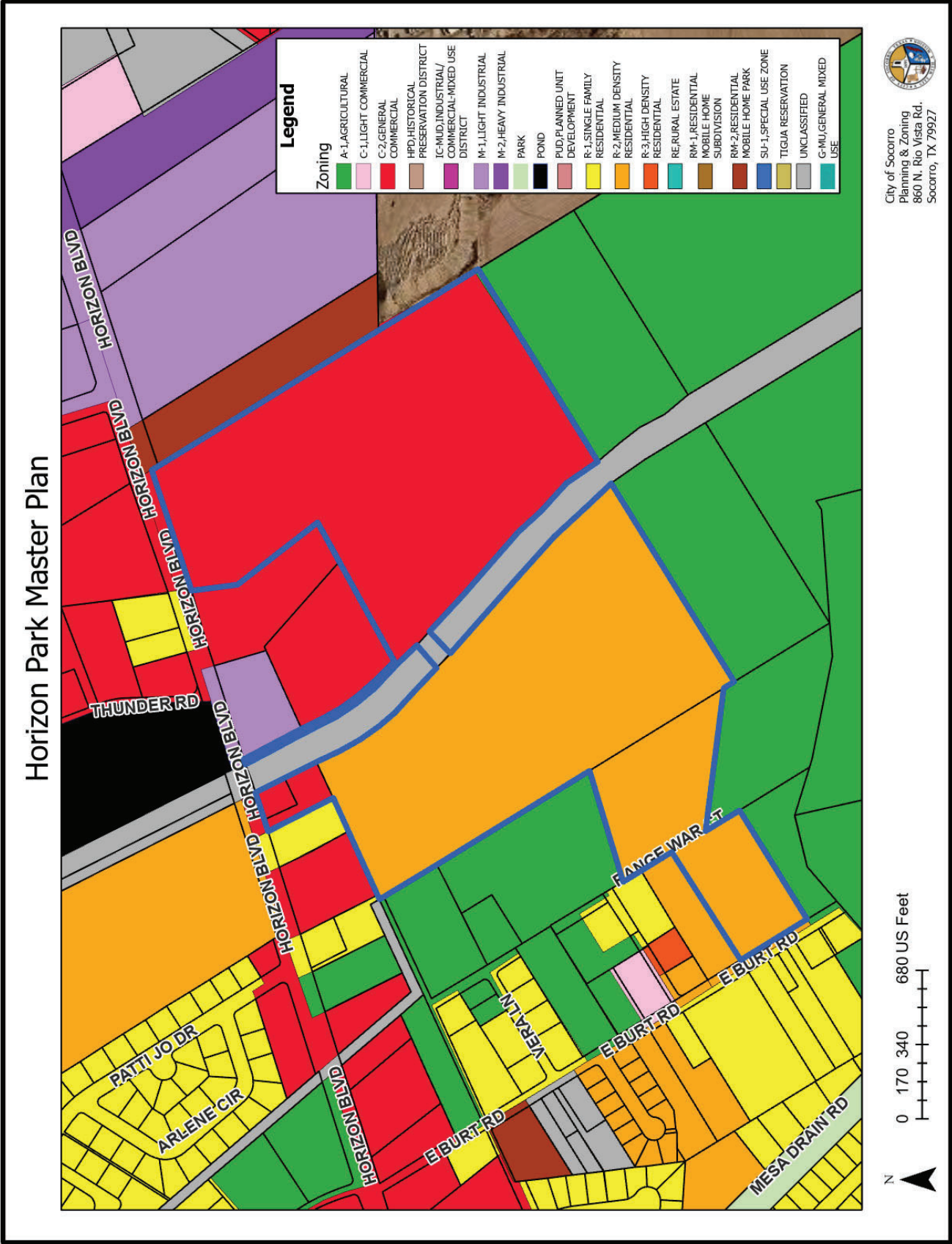
Scale: AS SHOWN

**Planning and Zoning Department**

800 N. Rio Vista, Socorro, Texas 78927 Tel: (915) 872-4331 Fax: (915) 872-4673



# ZONING MAP



# SITE PICTURES

View of property from Francisco Vaquera Dr.

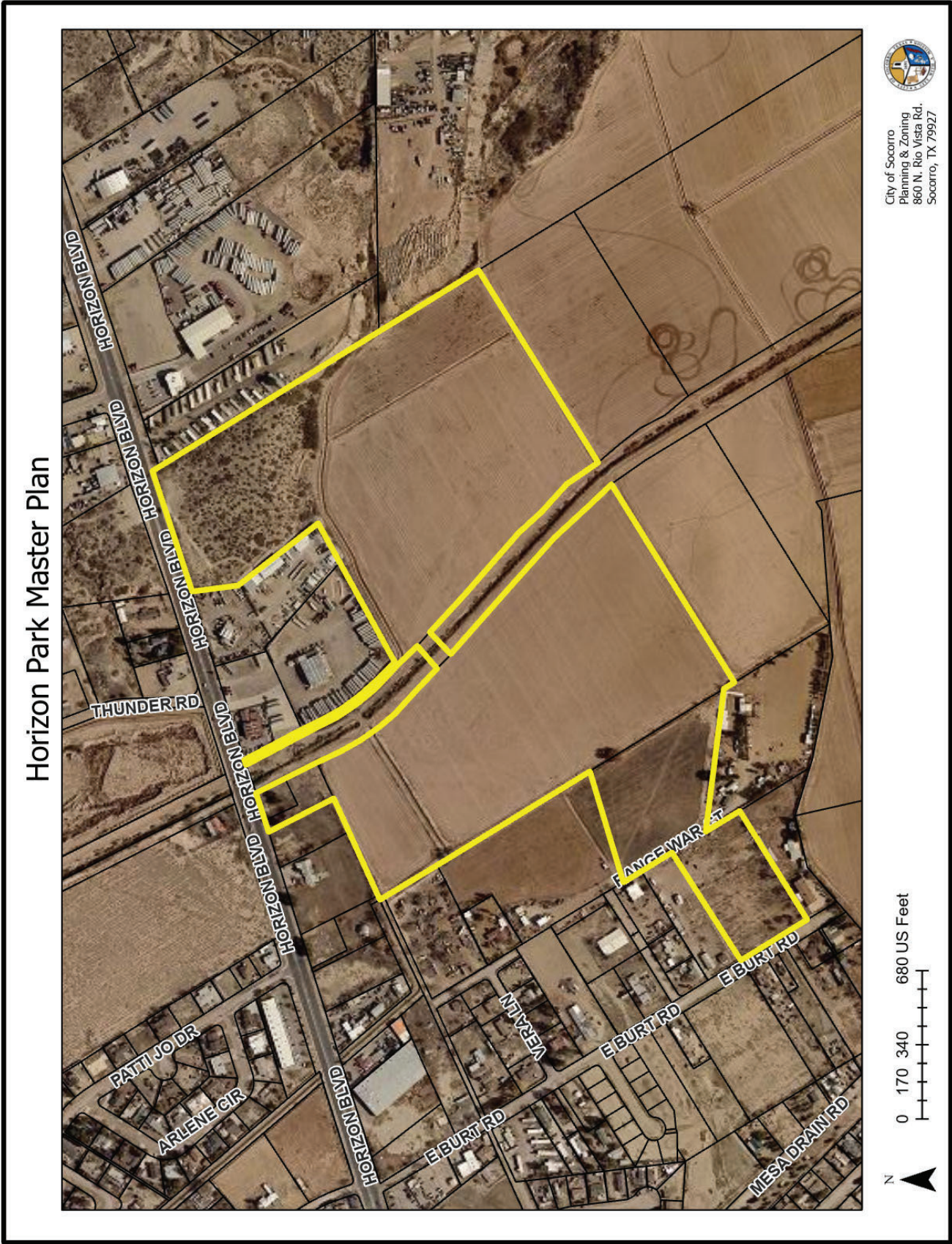


View of property from E. Burt Rd.





# AERIAL IMAGE







[illegible]



**CITY OF SOCORRO  
PLANNING & ZONING COMMISSION  
MEETING DATE: APRIL 15, 2025**

**PRELIMINARY AND FINAL PLAT APPLICATION  
STAFF REPORT**

**SUBJECT:**

**REQUEST FOR APPROVAL OF A PRELIMINARY AND FINAL PLAT FOR THE CAMPOYA SUBDIVISION, BEING TRACT 17, BLOCK 15, SOCORRO GRANT, AND LOCATED AT MELENDEZ DR., SOCORRO, TX.**

**NAME:** CAMPOYA SUBDIVISION

**PROPERTY ADDRESS:** MELENDEZ DR.

**PROPERTY LEGAL DESCRIPTION:** TRACT 17, BLOCK 15, SOCORRO GRANT, SOCORRO, TX.

**PROPERTY OWNER:** ERIC A. CAMPOYA & ZAGNITTEE ANELY CASTORENA

**REPRESENTATIVE:** ERIC CAMPOYA

**PROPERTY AREA:** 1.265 ACRES

**CURRENT ZONING:** R-1 (SINGLE-FAMILY RESIDENTIAL)

**CURRENT LAND USE:** VACANT

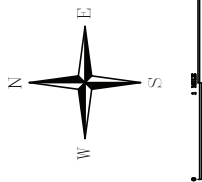
**FLOOD MAP:** According to the Flood Insurance Rate Maps, the referenced property lies within Zone X; (Community Panel # 480212 0250-B / FEMA, September 4, 1991).

**SUMMARY OF REQUEST:** Request is for approval of a Preliminary and Final Plat for the Campoya Subdivision.

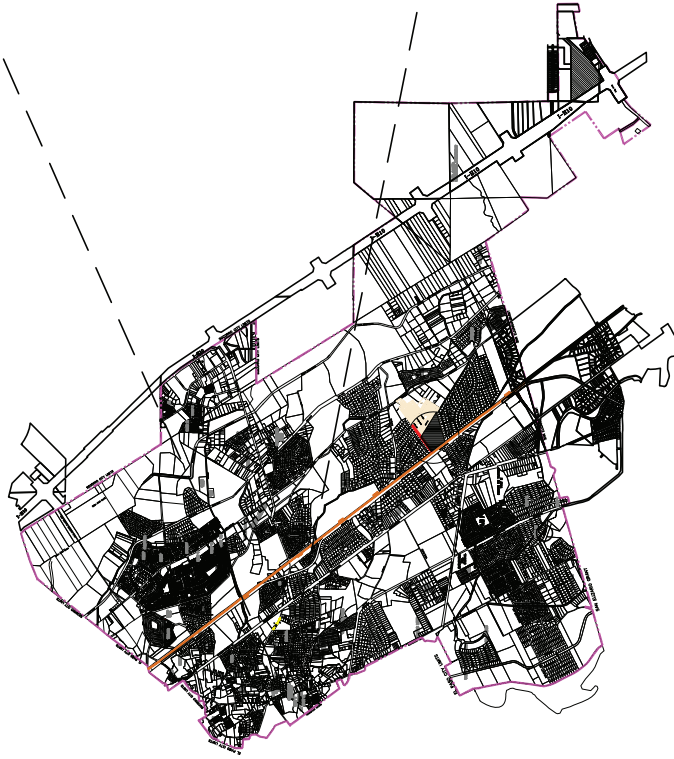
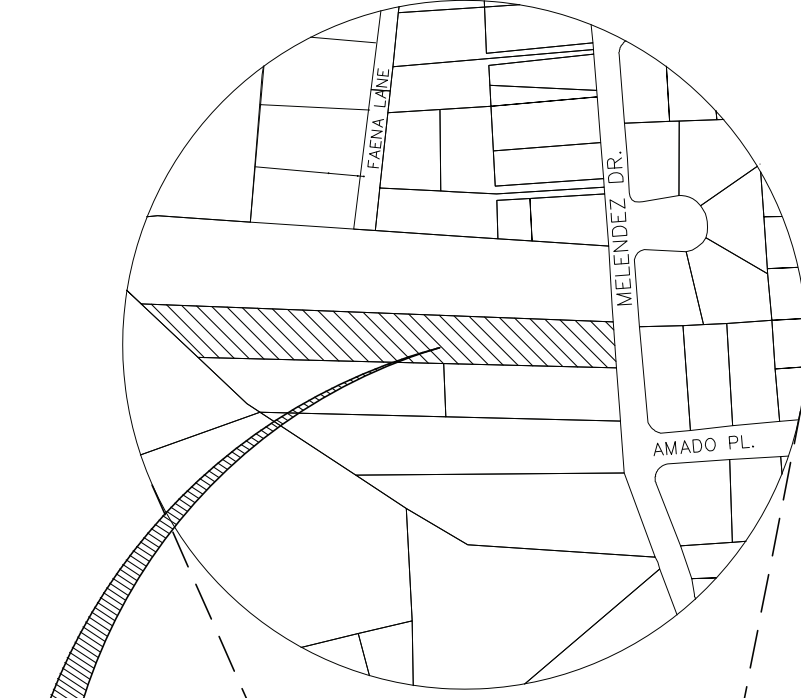
**STAFF RECOMMENDATION:** Staff recommends **APPROVAL** of the Preliminary and Final Plat for Campoya Subdivision with the condition that Engineering review comments are met and Soils Analysis and Storm Water Drainage Plan is submitted prior to recording the Final Plat.



# LOCATION MAP



PROJECT SITE;  
Campoya Subdivision  
Tract-17, Block-15  
Socorro Grant



CITY OF SOCORRO

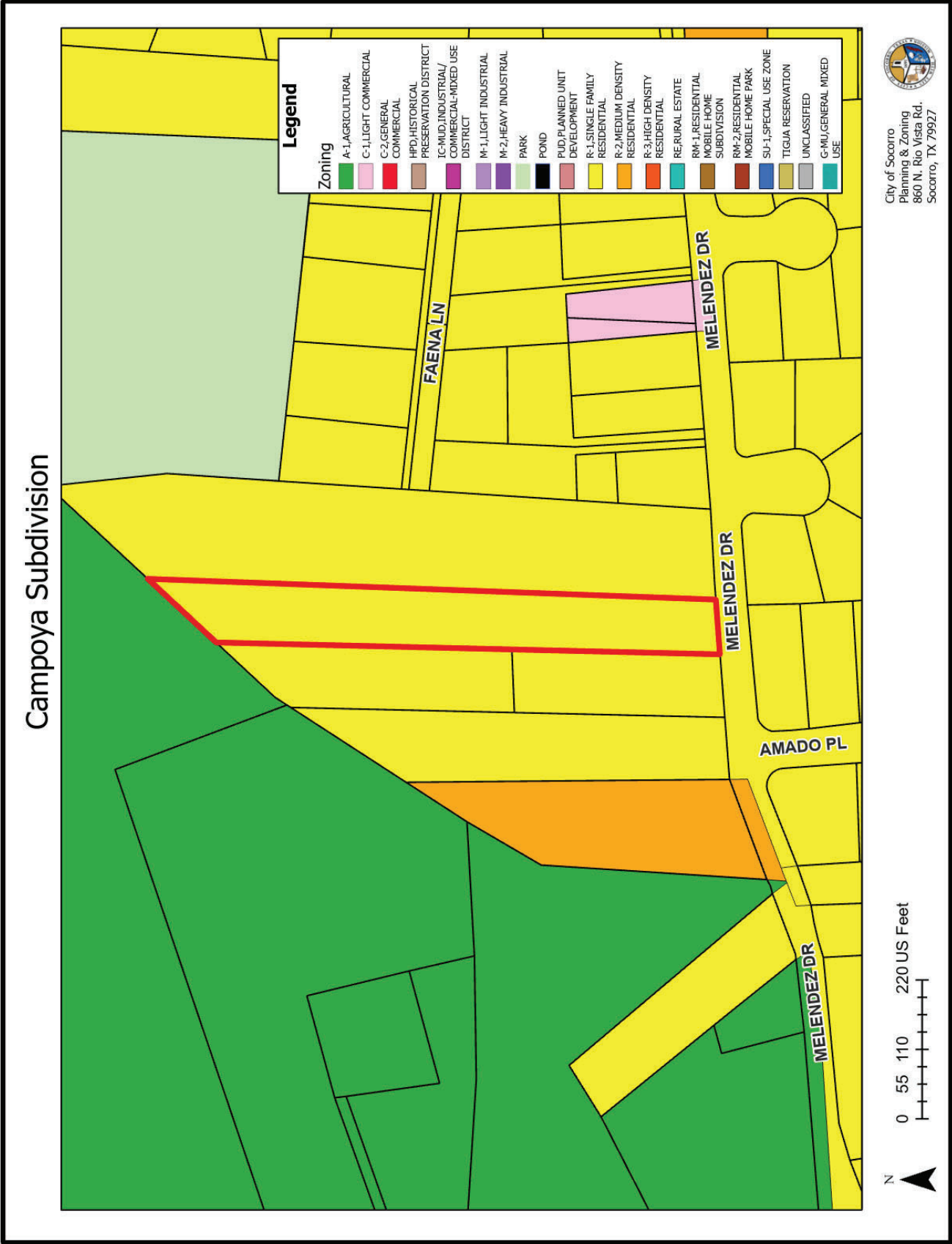
## LOCATION MAP

Scale: AS SHOWN

Planning and Zoning Department

860 N. Rio Vista Socorro, Texas 79027 Tel: (505) 872-4531 Fax: (505) 872-8673

# ZONING MAP



# SITE PICTURES



View of property from Melendez Dr.





# AERIAL IMAGE

Campoya Subdivision



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

0 55 110 220 US Feet



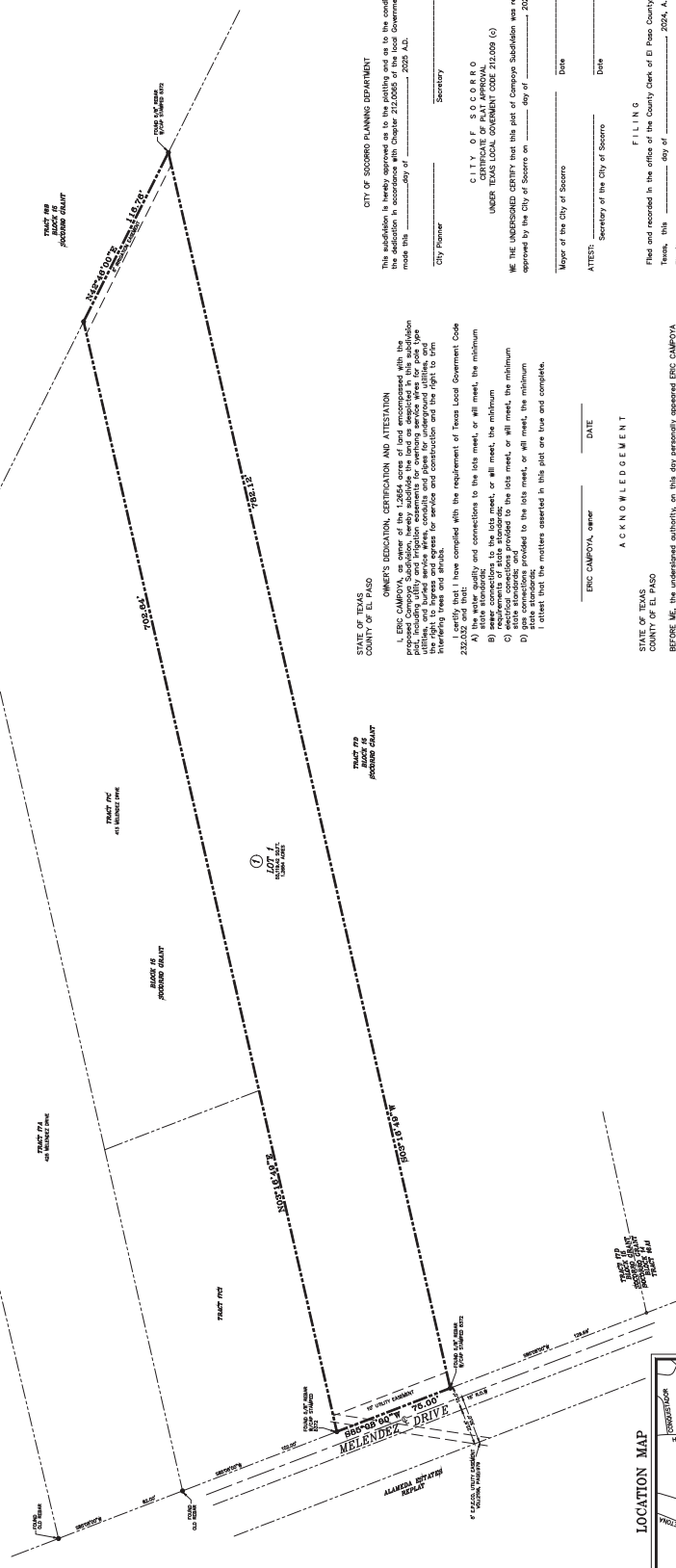
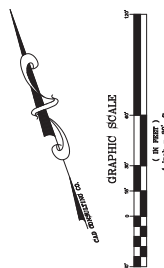
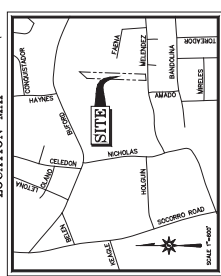


## CAMPOYA SUBDIVISION

TRACT 17, BLOCK 15, SOCORRO GRANT,  
CITY OF SOCORRO, EL PASO COUNTY TEXAS

**CONTAINING:**

55,119.42 SQ. FT. OR 1.2654 ACRES ±

[illegible]

DATE OF PREPARATION: 02/14/2025

STATE OF TEXAS  
COUNTY OF EL PASO

TRACT 7D  
BLOCK 18  
DODURO CANT.

[illegible]

CITY OF SORCRO PLANNING DEPARTMENT

CITY OF SOCORRO  
 CERTIFICATE OF PLAT APPROVAL  
 ORDER TEXAS LOCAL GOVERNMENT CODE 212.009 (c)

THE UNDERSIGNED CERTIFY that this plat of Campayo Subdivision was reviewed and approved by the City of Socorro on \_\_\_\_\_ day of \_\_\_\_\_, 2025 A.D.

\_\_\_\_\_  
Mayor of the City of Socorro

\_\_\_\_\_  
Date

**TEST:** HOW MANY WORDS CAN YOU RECALL FROM THIS LIST? WRITE DOWN THE NUMBER OF WORDS YOU CAN RECALL AND THE NUMBER OF WORDS YOU CANNOT RECALL.

FILING

Filed and recorded in the office of the County Clerk of El Paso County,

Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2024, A.D. in

File No. \_\_\_\_\_

---

County Clerk                      By Deputy

**Figure 1**

THIS PLAN REPRESENTS A SURVEY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION AND COMPLIES WITH THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS' REQUIREMENTS.

STATE OF TEXAS  
REGISTERED  
Professional and Technical Standards.



 Carlos M. Jimenez, R.P.L.S.  
Registered Professional Land Surveyor  
Tucson, Arizona, 85701

ISSN 0000-0000  
 License No. 3000  
 Firm No. 10099300

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**CITY OF SOCORRO  
PLANNING & ZONING COMMISSION  
MEETING DATE: APRIL 15, 2025  
ORDINANCE AMENDMENT  
STAFF REPORT**

**SUBJECT:**

**CONSIDER AND TAKE ACTION ON AN ORDINANCE AMENDING ARTICLE V. - SUPPLEMENTAL REGULATIONS FOR ALL DISTRICTS > SECTION 46-631. - OFF-STREET PARKING REQUIREMENTS TO REVISE THE WAREHOUSE AND DISTRIBUTION OFF-STREET PARKING REQUIREMENTS AND ADD MANUFACTURING OFF-STREET PARKING REQUIREMENTS.**

**BACKGROUND:**

Section 46-631. - Off-Street Parking Requirements currently specifies a parking requirement of one space per 500 s.f. of net leasable area for specific warehouse and distribution centers under subsection 17, Industrial Uses.

**STATEMENT OF THE ISSUE:**

The Planning and Zoning Department has received an increase in variance requests to the current off-street parking requirements for Industrial and Warehousing developments. The current Off-Street Parking Requirements Ordinance also omits parking requirements for manufacturing developments.

**FINANCIAL IMPACT:**

N/A

**SUMMARY:**

Request is for approval of an amendment to the City of Socorro's Municipal Ordinance Chapter 46 - Zoning > Article V. Supplemental Regulations For All Districts > Section 46-631. - Off-Street Parking Requirements to revise the warehouse and distribution off-street parking requirements and to add manufacturing off-street parking requirements.

**STAFF RECOMMENDATION:**

Staff recommends **APPROVAL** of the Amendment to Chapter 46 - Zoning > Article V. Supplemental Regulations For All Districts > Section 46-631. - Off-Street Parking Requirements to revise the warehouse and distribution off-street parking requirements and to add manufacturing off-street parking requirements.

**ALTERNATIVE:**

Denial

# BACKGROUND

## SECTION 46.631 - OFF-STREET PARKING REQUIREMENTS

(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.

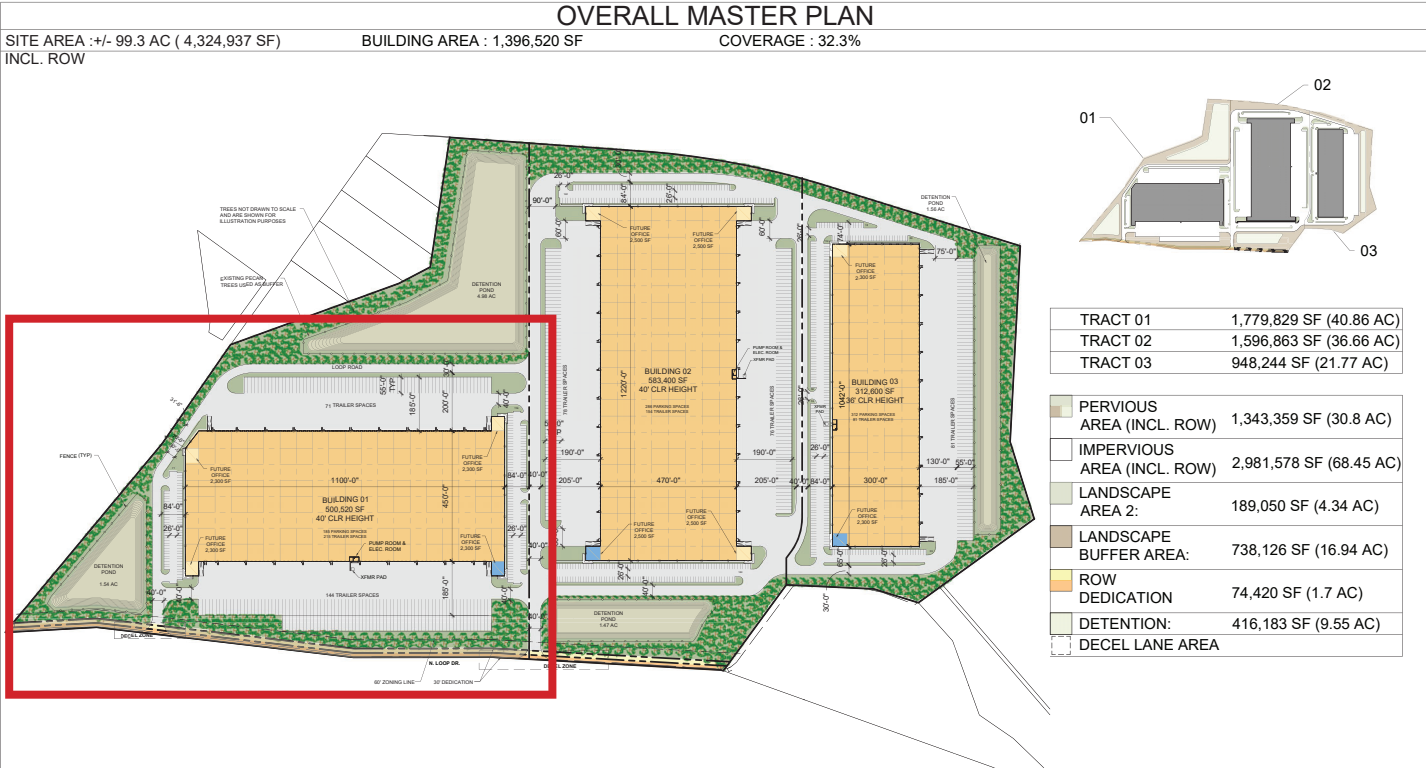
(Ord. No. 76, § 9, 5-1-1989; Ord. of 1-19-1995, § II; Ord. of 11-7-2002, § 9; Ord. of 10-5-2010)

# STATEMENT OF THE ISSUE

## SUBDIVISION: HERMANOS INDUSTRIAL

### VARIANCE REQUEST:

- ONE SPACE PER 400 S.F. OF NET LEASABLE OFFICE SPACE
- ONE SPACE PER 5,000 S.F. OF NET LEASABLE WAREHOUSE AREA





# STATEMENT OF THE ISSUE

PARKING REQUIREMENT CALCULATIONS:

OFFICE S.F. = 44,690 S.F.

WAREHOUSE S.F. = 402,210 S.F.

TOTAL S.F. = 446,900

$446,900 \div 195 \text{ (PARKING SPACES PROVIDED)} = 2,292 \text{ S.F. PER PARKING SPACE}$

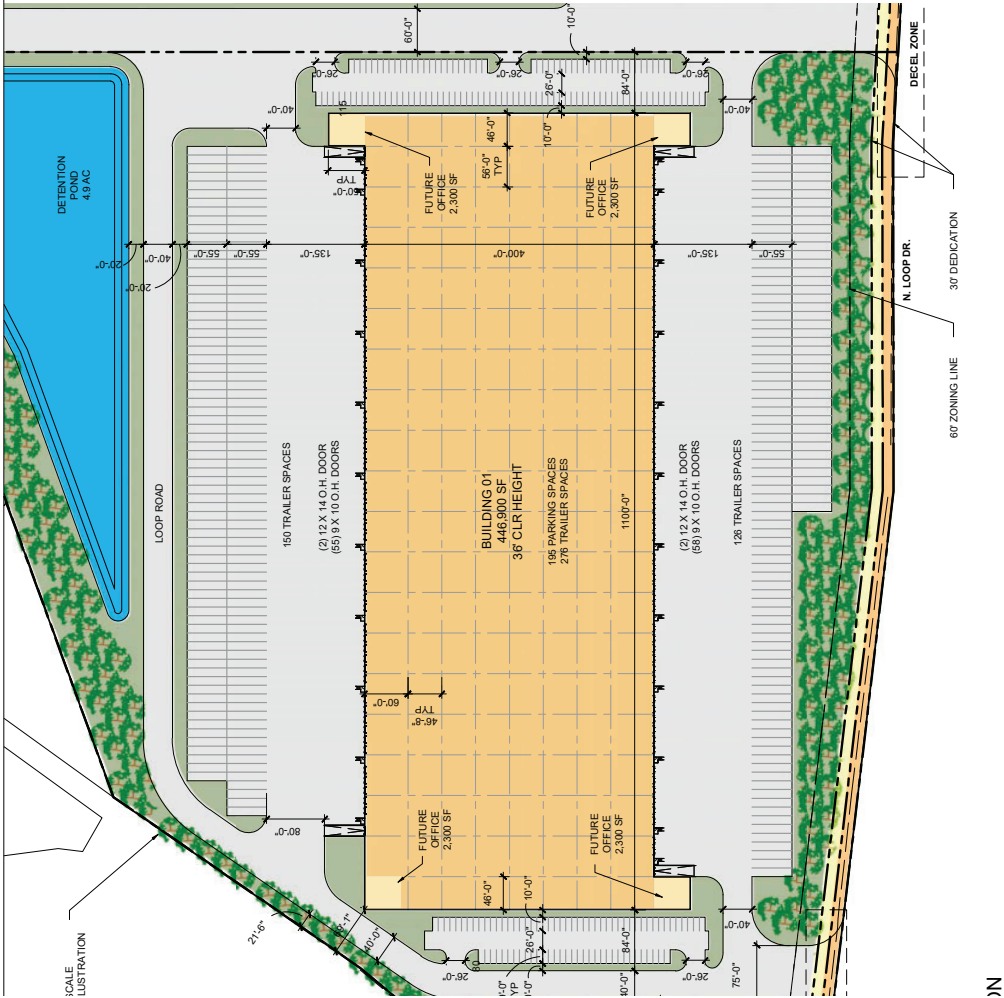
PROPOSED AMENDMENT:

$44,690 \div 500 = 89.39 \text{ OR } 90 \text{ SPACES}$

$402,210 \div 2,000 = 201.10 \text{ OR } 202 \text{ SPACES}$

OVERALL SITE PLAN - BUILDING 01\_OPTION 2

BUILDING AREA : 445,520 SF



BUILDING 01 DETAILS	
DIMENSIONS:	1,100' X 400' = 446,900 SF
BLDG HEIGHT:	TBD
CLEAR HEIGHT:	36'
BAY SPACING:	56' X 46' - 8"
END BAY:	46'
SPEED BAY:	60'
O.H. DOORS:	(113) 9x10, (4) 12x14

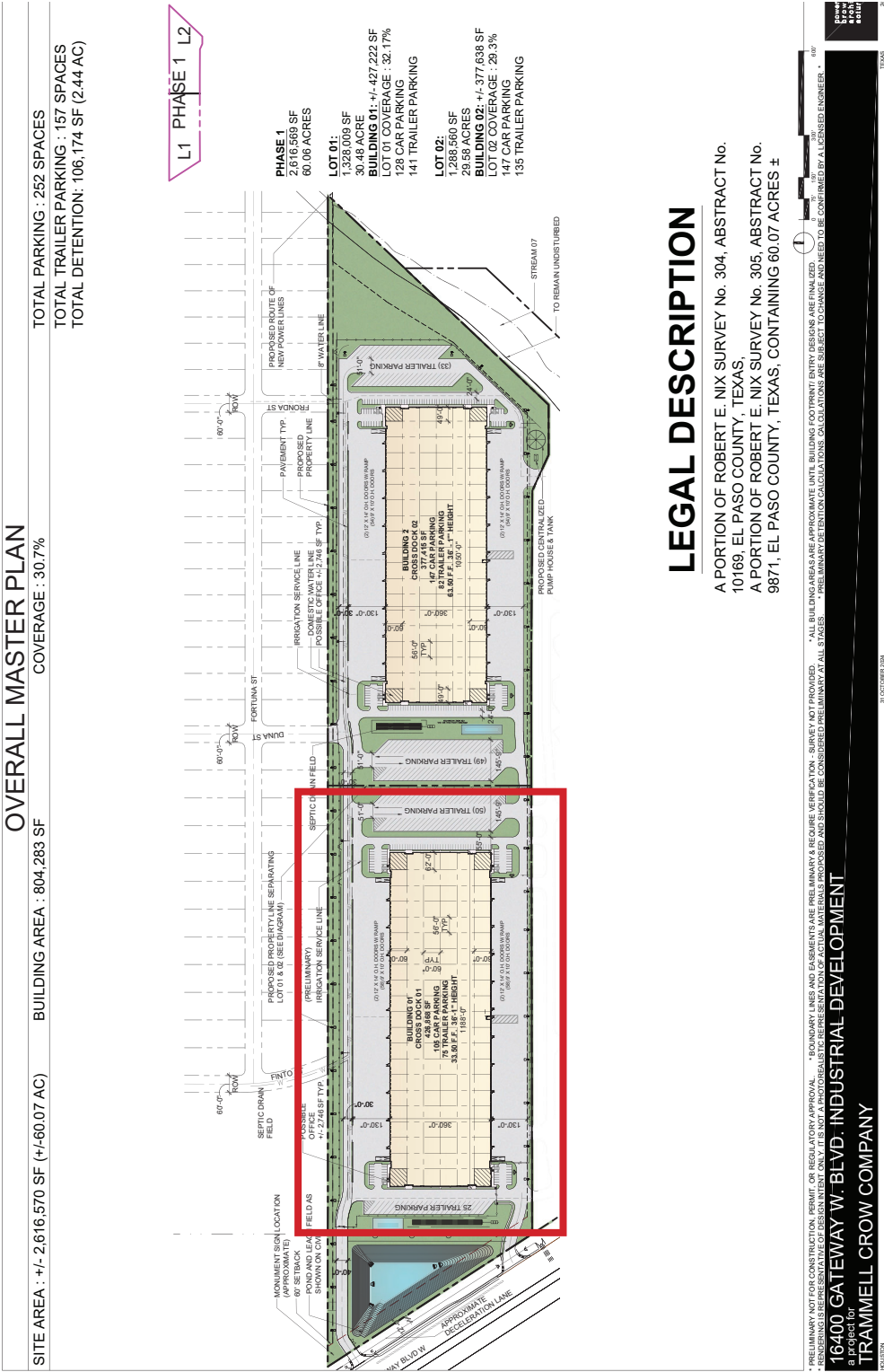
CITY OF SOCORRO PARKING REQUIREMENTS	
OFFICE: 1 / 350 SF NET LEASABLE AREA	
WAREHOUSE: 1/500 SF NET LEASABLE AREA	
BUILDING 01: 446,900 GROSS SF	
OFFICE @ 10% AREA	44,690 / 350 =
44,690 GSF	128 SPACES
WAREHOUSE	402,210 / 500 =
402,210 GSF	804 SPACES
TOTAL REQUIRED:	932 SPACES
TOTAL PROVIDED:	195 SPACES
TRAILER SPACES:	276 SPACES

# STATEMENT OF THE ISSUE

SUBDIVISION: GATEWAY INDUSTRIAL

VARIANCE REQUEST:

- ONE SPACE PER 400 S.F. OF NET LEASABLE OFFICE SPACE
- ONE SPACE PER 5,000 S.F. OF NET LEASABLE WAREHOUSE AREA



60'-0" ROW  
 SEPTIC DRAIN FIELD  
 PROPOSED PROPERTY LINE SEPARATING LOT 01 & 02 (SEE DIAGRAM)  
 LIGHT POLE LOCATION TYP. (PRELIMINARY)  
 IRRIGATION SERVICE LINE  
 POSSIBLE OFFICE +/- 2,746 SF TYP.  
 FINTO ST  
 BUILDING 01 CROSS DOCK 01  
 426,868 SF  
 105 CAR PARKING  
 75 TRAILER PARKING  
 33,50 F.F. 36'-1" HEIGHT  
 1188'-0"  
 130'-0"  
 360'-0"  
 130'-0"  
 30'-0"  
 51'-0"  
 62'-0"  
 56'-0" TYP  
 60'-0"  
 (2) 12' X 14' O.H. DOORS W/ RAMP (58) 9' X 10' O.H. DOORS  
 (50) TRAILER PARKING  
 145'-0"  
 55'-0"  
 (2) 12' X 14' O.H. DOORS W/ RAMP (58) 9' X 10' O.H. DOORS  
 25 TRAILER PARKING  
 IT SIGN LOCATION (MATE)  
 CK  
 D LEACH FIELD AS  
 ON CIVIL



# MUNICIPAL REGULATIONS - OTHER CITIES

**CITY:** EL PASO, TX

**POPULATION:** 678,958 (2023)

**ORDINANCE:** TITLE 20 - ZONING - APPENDIX C - TABLE OF PARKING REQUIREMENTS AND STANDARDS

## 2.0 COMMERCIAL STORAGE & PROCESSING

2.08 WAREHOUSE (MINIMUM) - 1/576 SF GFA (GROSS FLOOR AREA) OFFICE PLUS 1/7200 SF GFA WAREHOUSE

2.08 WAREHOUSE (MAXIMUM) - 1/400 SF GFA (GROSS FLOOR AREA) OFFICE PLUS 1/5000 SF GFA WAREHOUSE

## 5.0 MANUFACTURING, PROCESSING, & ASSEMBLING

5.09 COMMERCIAL & SERVICE INDUSTRY MANUFACTURING (MINIMUM) - 1/960 SF GFA

5.09 COMMERCIAL & SERVICE INDUSTRY MANUFACTURING (MAXIMUM) - 1/1500 SF GFA

**CITY:** LUBBOCK, TX

**POPULATION:** 266,788 (2023)

**ORDINANCE:** CHAPTER 39 - UNIFIED DEVELOPMENT CODE - ARTICLE 3 - BUILDING AND SITE DESIGN - DIVISION 3.3 - PARKING, LOADING, STACKING AND ACCESS - TABLE 39.03.009-2 OFF-STREET PARKING AND LOADING SCHEDULE

## INDUSTRIAL AND MANUFACTURING USES

WAREHOUSING AND STORAGE - 1 PER 4,000 SF GFA

MANUFACTURING (HEAVY) - 1 PER 4,000 SF GFA

MANUFACTURING (LIGHT) - 1 PER 1,000 SF GFA

# MUNICIPAL REGULATIONS - OTHER CITIES

**CITY:** McALLEN, TX

**POPULATION:** 146,593 (2023)

**ORDINANCE:** CHAPTER 138 - ZONING - ARTICLE VII - OFF-STREET PARKING AND LOADING

## SECTION 138-398 - SAME -- MANEUVERING SPACE REQUIRED

(o) LIGHT INDUSTRIAL, RESEARCH, OR TESTING LABORATORY, CREAMERY, BOTTLING PLANT, OR SIMILAR ESTABLISHMENT - ONE PARKING SPACE FOR EACH 500 S.F. OF ENCLOSED FLOOR AREA PLUS PARKING SPACE TO ACCOMMODATE ALL TRUCKS, TRAILERS AND OTHER VEHICLES IN CONNECTION THEREWITH.

(p) HEAVY INDUSTRIAL - ONE PARKING SPACE FOR EACH 800 S.F. OF ENCLOSED FLOOR AREA PLUS PARKING SPACE TO ACCOMMODATE ALL TRUCKS, TRAILERS AND OTHER VEHICLES IN CONNECTION THEREWITH.

(t) WAREHOUSE OR DISTRIBUTION CENTER - ONE PARKING SPACE FOR EACH 2,000 S.F. OF ENCLOSED FLOOR AREA, PLUS ONE PARKING FOR EACH 200 SQUARE FEET OF OFFICE USE, PLUS 0.5 ADDITIONAL TRAILER PARKING SPACE FOR EACH ACCESSIBLE DOCK AND/OR OVERHEAD DOOR AND PARKING SPACE TO ACCOMMODATE ALL TRUCKS AND OTHER VEHICLES IN CONNECTION THEREWITH.

**CITY:** SAN ANGELO, TX

**POPULATION:** 99,262 (2023)

**ORDINANCE:** CHAPTER 12 - PLANNING AND DEVELOPMENT - EXHIBIT A - ZONING ORDINANCE - ARTICLE 5 - GENERAL DEVELOPMENT STANDARDS - SECTION 511. - OFF-STREET PARKING STANDARDS

## D. REQUIRED OFF-STREET PARKING TABLE

NONRESIDENTIAL

WAREHOUSING, WHOLESALE TRADE, AND MANUFACTURING USES - 1 SPACE/1000 GFA UP TO 25,000; 1 SPACE/2000 GFA ABOVE 25,000; PLUS 1 SPACE/500 GFA FOR ASSOCIATED OFFICE AND RETAIL SALE AREAS