

Rudy Cruz Jr.
Mayor

Ruben Reyes
At Large

Cesar Nevarez
District 1



Alejandro Garcia
District 2

Gina Cordero
District 3/ Mayor Pro-Tem

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 INSTALACION ES ACCESIBLE PARA SILLAS DE RUEDAS Y HAY PLAZAS DE ESTACIONAMIENTOS DISPONIBLES. LAS SOLICITUDES DE ADAPTACION PARA SERVICIOS DE TRADUCCION DEBEN HACERSE 48 HORAS ANTES DE ESTA REUNION. COMUNIQUESE CON LA OFICINA DEL SECRETARIO DE LA CIUDAD AL (915) 858-2915 PARA OBTENER MAS INFORMACION.

NOTICE IS HEREBY GIVEN THAT A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF SOCORRO, TEXAS WILL BE HELD ON TUESDAY THE 3RD OF NOVEMBER 2026 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 323610 BY 4:30 PM MOUNTAIN STANDARD TIME (MST) ON NOVEMBER 3, 2026, TO SIGN UP FOR PUBLIC COMMENT AND THE AGENDA ITEM THEY WISH TO COMMENT ON. THE PUBLIC THAT SIGNED UP TO SPEAK WIL 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) Consider and Take Action on an Ordinance Amending the City of Socorro Unified Development Code, Ordinance No. 764, as Amended, by Revising Section 3.02.01.B.1 (Applicability) and Section 3.02.01.G (Landscape Plan) to Exempt Detached Single-Family and Duplex Residential Development from Landscape Plan and Irrigation Plan Requirements.
- b) Consider and Take Action on an Ordinance Amending the City of Socorro Unified Development Code, Ordinance No. 764, as Amended, to Revise the Minimum Lot Area Requirements for Duplex, Triplex, Quadplex, and Other Multi-Unit Residential Development Within the R-2 Medium Density Residential District.
- c) Consider and Take Action on an Ordinance Amending Chapter 28, Noise Regulations, of the City of Socorro Code of Ordinances, to Establish Updated Residential Noise Standards, Including Daytime and Nighttime Sound Levels; Provide Standards for Unreasonable or Disturbing Noise; Provide Enforcement Criteria for Amplified Sound and Other Noise Affecting Residential Properties; and Provide for Related Provisions.
- d) Consider and Take Action on an Ordinance Amending the City of Socorro Unified Development Code, Ordinance No. 764, as Amended, to Establish the Business District Overlay (BDO) District; Provide Development, Design, Land Use, Site Improvement, and Property Maintenance Standards Applicable Within the Overlay District; and Provide for Related Provisions.
- e) Approval of Meeting minutes of October 6, 2026.

Approved by: 

REGULAR AGENDA

5. **Consider and Take Action** on the Request for approval of a Preliminary Plat, including a Variance Request from Section 2.04.06.D.2.a. – Minimum Lot Areas With and Without Ponding, to allow lots smaller than 6,000 sq. ft., for Paseo de la Garza, being Tracts 2-G, 2H, and 2H-1, Block 4, Socorro Grant, located on N. Moon Rd., City of Socorro, El Paso County, Texas, for residential development.
6. **Planning and Zoning Commissioners Report.**
7. **Planning and Zoning Department Report.**
8. **Adjournment**

EXECUTIVE SESSION

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

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

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 the City of Socorro, Texas, is a correct copy and that I posted this notice at least three (3) business days prior to the scheduled meeting date at City Council Chambers, 860 N. Rio Vista, Socorro, Texas.

DATED 28th DAY OF OCTOBER 2026.

By: Myrian Apodaca
Myrian Apodaca Planning and Zoning Secretary

DATE & TIME POSTED: 10/28/2026 5:00 pm

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

<https://costx.us/boards-commission/>

Approved by: 

Rudy Cruz, Jr.
Mayor

Ruben Reyes
*Representative
At Large*

Cesar Nevarez
District 1



Alejandro Garcia
District 2

Gina Cordero
District 3 / Mayor Pro Tem

Irene Rojas
District 4

Adriana Rodarte
City Manager

DATE: October 28, 2026

TO: Planning & Zoning Commission

CC: Adriana Rodarte, City Manager

FROM: Lorraine Quimiro, City Planner

SUBJECT: CONSIDER AND TAKE ACTION ON AN ORDINANCE AMENDING THE CITY OF SOCORRO UNIFIED DEVELOPMENT CODE, ORDINANCE NO. 764, AS AMENDED, BY REVISING SECTION 3.02.01.B.1 (APPLICABILITY) AND SECTION 3.02.01.G (LANDSCAPE PLAN) TO EXEMPT DETACHED SINGLE-FAMILY AND DUPLEX RESIDENTIAL DEVELOPMENT FROM LANDSCAPE PLAN AND IRRIGATION PLAN REQUIREMENTS.

SUMMARY

The proposed ordinance amends the landscaping standards of the Unified Development Code to exempt detached single-family and duplex residential development from the requirement to submit landscape plans and irrigation plans as part of the building permit process. The amendment maintains all applicable landscaping requirements, including required trees, landscaping materials, and ongoing maintenance requirements, while reducing administrative requirements for residential development.

BACKGROUND

The Planning & Zoning Department routinely evaluates the Unified Development Code to identify provisions that may create unnecessary administrative burdens or unintended regulatory requirements. During a recent review of Article 3.02, Landscaping Standards, staff identified language in Section 3.02.01.B.1 and Section 3.02.01.G that applies landscape plan and irrigation plan requirements to all new construction, additions, and structural modifications unless otherwise exempted.

As currently written, the ordinance requires detached single-family and duplex residential development to submit landscape plans and irrigation plans in conjunction with building permit applications. While the City's landscaping objectives remain important, staff believes that requiring formal landscape and irrigation plans for individual homes and duplexes creates additional permitting requirements that may not be necessary to achieve the intent of the ordinance.

STATEMENT OF THE ISSUE

Section 3.02.01.B.1 broadly applies landscaping requirements to all new construction, additions, and structural modifications. Additionally, Section 3.02.01.G requires the submission of a landscape plan and irrigation plan as part of the building permit process. As a result, detached single-family and duplex residential developments are currently subject to the same plan submittal requirements as larger multifamily, commercial, industrial, and mixed-use developments. The proposed amendment would exempt detached single-family and duplex residential development from submitting landscape and irrigation plans while preserving compliance with all applicable landscaping standards contained within the Unified Development Code.

The amendment streamlines the residential permitting process while continuing to require property owners to provide and maintain required landscaping improvements.

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FINANCIAL IMPACT

None

ALTERNATIVE

Deny

STAFF RECOMMENDATION:

Staff Recommends APPROVAL.

Rudy Cruz, Jr.
Mayor

Ruben Reyes
Representative
At Large

Cesar Nevarez
District 1



Alejandro Garcia
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Gina Cordero
District 3 / Mayor Pro Tem

Irene Rojas
District 4

Adriana Rodarte
City Manager

ORDINANCE _____

AN ORDINANCE OF THE CITY OF SOCORRO, TEXAS, AMENDING THE CITY OF SOCORRO UNIFIED DEVELOPMENT CODE, ORDINANCE NO. 764, AS AMENDED, BY REVISING SECTION 3.02.01.B.1 (APPLICABILITY) AND SECTION 3.02.01.G (LANDSCAPE PLAN) TO EXEMPT DETACHED SINGLE-FAMILY AND DUPLEX RESIDENTIAL DEVELOPMENT FROM LANDSCAPE PLAN AND IRRIGATION PLAN REQUIREMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

SECTION 1. PURPOSE

The purpose of this Ordinance is to amend the landscaping regulations of the City of Socorro Unified Development Code to eliminate the requirement for detached single-family and duplex residential development to submit formal landscape plans and irrigation plans while maintaining applicable landscaping standards and requirements for such development.

SECTION 2. AMENDMENT TO SECTION 3.02.01.B.1 (APPLICABILITY)

Section 3.02.01.B.1 of the Unified Development Code is hereby amended to read as follows:

B. Applicability

1. The requirements herein apply to all new construction, additions, or structural modifications unless otherwise noted herein. Detached single-family residential development and duplex residential development shall be exempt from the Landscape Plan and Irrigation Plan requirements contained in Section 3.02.01.G; however, such development shall remain subject to all applicable landscaping requirements, including required trees, plant materials, maintenance requirements, and any other landscaping standards expressly applicable under this Section.

SECTION 3. AMENDMENT TO SECTION 3.02.01.G (LANDSCAPE PLAN)

Section 3.02.01.G of the Unified Development Code is hereby amended to add the following subsection:

G. Landscape Plan

8. Exemption for Detached Single-Family and Duplex Development

- a. Detached single-family residential development and duplex residential development shall not be required to submit a Landscape Plan or Irrigation Plan as part of a building permit application.
- b. The exemption provided herein shall not relieve the property owner or applicant from compliance with any applicable landscaping, tree planting, maintenance, screening, buffering, or other development standards required by this Unified Development Code.
- c. The City Planner or designee may require the applicant to demonstrate compliance with applicable landscaping requirements through a site plan, plot plan, building permit application, or other documentation deemed necessary to verify compliance with this Code.

SECTION 4. EXISTING DEVELOPMENT AND APPLICATIONS

Development legally established prior to the effective date of this Ordinance shall be governed by the applicable provisions of the Unified Development Code concerning legal nonconforming lots, structures, and uses.

Applications possessing vested rights under applicable state law shall be processed in accordance with applicable law.

SECTION 5. SEVERABILITY

Should any section, subsection, sentence, clause, phrase, or provision of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 5. REPEALER

All ordinances or portions of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION 6. EFFECTIVE DATE

This Ordinance shall become effective following its adoption and publication as required by law and the City Charter.

READ, APPROVED AND ADOPTED this _____ day of ____ 2026.

CITY OF SOCORRO, TEXAS

Rudy Cruz Jr., Mayor

ATTEST:

Olivia Navarro, City Clerk

APPROVED AS TO FORM:

James A. Martinez
Socorro City Attorney

Introduction, First Reading and Calling for a Public Hearing:
Second Reading and Adoption: :

Rudy Cruz, Jr.
Mayor

Ruben Reyes
*Representative
At Large*

Cesar Nevarez
District 1



Alejandro Garcia
District 2

Gina Cordero
District 3 / Mayor Pro Tem

Irene Rojas
District 4

Adriana Rodarte
City Manager

DATE: October 28, 2026

TO: Planning & Zoning Commission

CC: Adriana Rodarte, City Manager

FROM: Lorraine Quimiro, City Planner

SUBJECT: CONSIDER AND TAKE ACTION ON AN ORDINANCE AMENDING THE CITY OF SOCORRO UNIFIED DEVELOPMENT CODE, ORDINANCE NO. 764, AS AMENDED, TO REVISE THE MINIMUM LOT AREA REQUIREMENTS FOR DUPLEX, TRIPLEX, QUADPLEX, AND OTHER MULTI-UNIT RESIDENTIAL DEVELOPMENT WITHIN THE R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT.

SUMMARY

The proposed ordinance amends the minimum lot area requirements for duplex, triplex, quadplex, and other multi-unit residential development within the R-2 Medium Density Residential District. The amendment establishes minimum lot area standards that correspond to the number of dwelling units proposed on a site to ensure adequate development area, accommodate infrastructure and parking needs, and maintain the intended character of the district.

BACKGROUND

At the direction of City Council a need to establish clearer minimum lot area requirements for multi-unit residential development within the R-2 Medium Density Residential District.

As residential development continues to occur throughout the City, it is important to ensure that lot sizes are appropriate for the number of dwelling units proposed. Establishing minimum lot area standards based upon dwelling unit count provides predictable development standards while helping to ensure adequate space for buildings, parking, drainage, landscaping, and other site improvements.

STATEMENT OF THE ISSUE

The current regulations do not provide sufficient minimum lot area standards that increase proportionally with the number of dwelling units proposed within the R-2 Medium Density Residential District. As a result, higher-density residential development may be proposed on sites that do not provide adequate area to accommodate the intensity of development.

The proposed amendment establishes the following minimum lot area requirements:

- Duplex (2 dwelling units): 10,000 square feet
- Triplex (3 dwelling units): 15,000 square feet
- Quadplex (4 dwelling units): 20,000 square feet
- More than four (4) dwelling units: 20,000 square feet plus 2,000 square feet for each dwelling unit exceeding four (4) units

The amendment provides a clear and predictable framework for evaluating multi-unit residential development while ensuring appropriate lot area is provided in relation to the number of dwelling units proposed.

FINANCIAL IMPACT

None

ALTERNATIVE

Deny

STAFF RECOMMENDATION:

Staff Recommends APPROVAL.

Rudy Cruz, Jr.
Mayor

Ruben Reyes
Representative
At Large

Cesar Nevarez
District 1



Alejandro Garcia
District 2

Gina Cordero
District 3 / Mayor Pro Tem

Irene Rojas
District 4

Adriana Rodarte
City Manager

ORDINANCE _____

AN ORDINANCE OF THE CITY OF SOCORRO, TEXAS, AMENDING THE CITY OF SOCORRO UNIFIED DEVELOPMENT CODE, ORDINANCE NO. 764, AS AMENDED, TO REVISE THE MINIMUM LOT AREA REQUIREMENTS FOR DUPLEX, TRIPLEX, QUADPLEX, AND OTHER MULTI-UNIT RESIDENTIAL DEVELOPMENT WITHIN THE R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

SECTION 1. PURPOSE

The purpose of this Ordinance is to amend the minimum lot area requirements applicable to duplex, triplex, quadplex, and other multi-unit residential development within the R-2 Medium Density Residential District in order to provide appropriate lot area in relation to the number of dwelling units proposed and to maintain the intended character and development intensity of the R-2 District.

SECTION 2. AMENDMENT TO R-2 MINIMUM LOT AREA REQUIREMENTS

The applicable minimum lot area requirements of the R-2 Medium Density Residential District are hereby amended to establish the following minimum lot areas:

Residential Use	Minimum Lot Area
Duplex (2 dwelling units)	10,000 square feet
Triplex (3 dwelling units)	15,000 square feet
Quadplex (4 dwelling units)	20,000 square feet
More than four (4) dwelling units	20,000 square feet, plus 2,000 square feet for each dwelling unit exceeding four (4) units

For purposes of determining compliance with this Section, the minimum lot area shall be calculated based upon the total number of dwelling units located or proposed on the lot or parcel.

All other applicable requirements of the R-2 Medium Density Residential District, including setbacks, building height, lot coverage, parking, landscaping, drainage, access, density, and other development standards, shall continue to apply.

Where another provision of this Unified Development Code establishes a more restrictive requirement, the more restrictive requirement shall govern.

SECTION 3. EXISTING DEVELOPMENT AND APPLICATIONS

Development legally established prior to the effective date of this Ordinance shall be governed by the applicable provisions of the Unified Development Code concerning legal nonconforming lots, structures, and uses.

Applications possessing vested rights under applicable state law shall be processed in accordance with applicable law.

SECTION 4. SEVERABILITY

Should any section, subsection, sentence, clause, phrase, or provision of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 5. REPEALER

All ordinances or portions of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION 6. EFFECTIVE DATE

This Ordinance shall become effective following its adoption and publication as required by law and the City Charter.

READ, APPROVED AND ADOPTED this ____ day of ____ 2026.

CITY OF SOCORRO, TEXAS

Rudy Cruz Jr., Mayor

ATTEST:

Olivia Navarro, City Clerk

APPROVED AS TO FORM:

James A. Martinez
Socorro City Attorney

Introduction, First Reading and Calling for a Public Hearing:
Second Reading and Adoption: :

Rudy Cruz, Jr.
Mayor

Ruben Reyes
Representative
At Large

Cesar Nevarez
District 1



Alejandro Garcia
District 2

Gina Cordero
District 3 / Mayor Pro Tem

Irene Rojas
District 4

Adriana Rodarte
City Manager

DATE: October 28, 2026

TO: Planning & Zoning Commission

CC: Adriana Rodarte, City Manager

FROM: Lorraine Quimiro, City Planner

SUBJECT: CONSIDER AND TAKE ACTION ON AN ORDINANCE AMENDING CHAPTER 28, NOISE REGULATIONS, OF THE CITY OF SOCORRO CODE OF ORDINANCES, TO ESTABLISH UPDATED RESIDENTIAL NOISE STANDARDS, INCLUDING DAYTIME AND NIGHTTIME SOUND LEVELS; PROVIDE STANDARDS FOR UNREASONABLE OR DISTURBING NOISE; PROVIDE ENFORCEMENT CRITERIA FOR AMPLIFIED SOUND AND OTHER NOISE AFFECTING RESIDENTIAL PROPERTIES; AND PROVIDE FOR RELATED PROVISIONS.

SUMMARY

The proposed ordinance updates the City's residential noise regulations by establishing objective daytime and nighttime level standards, creating enforcement criteria for unreasonable or disturbing noise, and clarifying regulations related to amplified sound affecting residential properties. The amendment is intended to protect the peace, comfort, and quality of life of residents while providing clear standards for enforcement.

BACKGROUND

The City of Socorro periodically reviews its ordinances to ensure regulations remain effective, enforceable, and consistent with community needs. Noise complaints are among the most common quality-of-life concerns reported by residents, particularly those involving loud music, amplified sound systems, and prolonged disturbances during nighttime hours.

While the City currently regulates noise, staff has identified the need to establish clearer standards that provide guidance to both residents and enforcement personnel. The proposed ordinance introduces objective sound level thresholds for residential areas while also providing enforcement mechanisms for unreasonable or disturbing noise that may negatively impact neighboring properties, even when sound-level measurements are unavailable.

The amendment is intended to strike a balance between allowing reasonable use of private property and protecting residents from excessive or disruptive noise conditions.

STATEMENT OF THE ISSUE

The existing code does not provide comprehensive standards for evaluating noise impacts on residential properties. This can create challenges for enforcement personnel when responding to noise complaints and may result in uncertainty regarding what constitutes a violation.

The proposed ordinance establishes maximum sound levels of 65 dBA during daytime hours and 55 dBA during nighttime hours when measured at or within the property line of a residential property receiving the sound. The ordinance also prohibits unreasonably loud, disturbing, or unnecessary noise that interferes with the peace, comfort, or repose of neighboring residents.

Additionally, the ordinance creates specific standards for amplified music and sound systems during nighttime hours and provides factors that may be considered when determining whether noise is unreasonable. These provisions are intended to improve enforcement consistency while protecting residential neighborhoods from excessive noise impacts.

FINANCIAL IMPACT

None

ALTERNATIVE

Deny

STAFF RECOMMENDATION:

Staff Recommends APPROVAL.

Rudy Cruz, Jr.
Mayor

Ruben Reyes
Representative
At Large

Cesar Nevarez
District 1



Alejandro Garcia
District 2

Gina Cordero
District 3 / Mayor Pro Tem

Irene Rojas
District 4

Adriana Rodarte
City Manager

ORDINANCE _____

AN ORDINANCE AMENDING CHAPTER 28, NOISE REGULATIONS, OF THE CITY OF SOCORRO CODE OF ORDINANCES, TO ESTABLISH UPDATED RESIDENTIAL NOISE STANDARDS, INCLUDING DAYTIME AND NIGHTTIME SOUND LEVELS; PROVIDE STANDARDS FOR UNREASONABLE OR DISTURBING NOISE; PROVIDE ENFORCEMENT CRITERIA FOR AMPLIFIED SOUND AND OTHER NOISE AFFECTING RESIDENTIAL PROPERTIES; AND PROVIDE FOR RELATED PROVISIONS.

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

Sec. 28-32. Residential Noise Standards.

(a) Maximum sound levels.

It shall be unlawful for any person to make, cause, permit, or allow sound originating from any property that, when measured at or within the property line of a residential property receiving the sound, exceeds the following maximum sound levels:

1. Daytime Hours – 7:00 a.m. to 10:00 p.m.: 65 dBA.
2. Nighttime Hours – 10:00 p.m. to 7:00 a.m.: 55 dBA.

Where the receiving property is residential, the residential sound level shall apply regardless of the zoning classification of the property from which the sound originates.

(b) Unreasonable noise prohibited.

Regardless of whether the maximum sound levels established by subsection (a) are exceeded, it shall be unlawful for any person to make, cause, permit, or allow any unreasonably loud, disturbing, or unnecessary noise that unreasonably disturbs or interferes with the peace, comfort, or repose of a person of ordinary sensibilities at a residential property.

In determining whether noise is unreasonable, an enforcement officer may consider the totality of the circumstances, including:

1. The volume and intensity of the noise;

2. Whether the noise is amplified;
3. The time of day or night;
4. The duration and frequency of the noise;
5. The proximity of the noise source to residential dwelling units;
6. Whether the noise is recurrent, intermittent, or continuous;
7. The character and nature of the surrounding area; and
8. Whether the noise is plainly audible within or upon neighboring residential property.

(c) Amplified music during nighttime hours.

The operation of any radio, stereo, speaker, television, musical instrument, sound amplification system, or similar device in such a manner as to unreasonably disturb the peace, comfort, or repose of neighboring residents during nighttime hours is prohibited.

A violation of this subsection does not require proof that the sound exceeded the maximum dBA level established by subsection (a).

(d) Measurement.

When enforcement is based upon the maximum sound levels established by subsection (a), sound measurements shall be made using a properly functioning sound-level meter and in accordance with procedures established by the City.

The inability to obtain a sound-level measurement shall not prevent enforcement of subsection (b) or (c) when sufficient evidence exists to establish a violation under those provisions.

(e) Exemptions.

The provisions of this section shall not apply to emergency vehicles or emergency activities; authorized public safety activities; emergency utility work; warning devices; City-sponsored or City-permitted events conducted in accordance with the applicable permit; or other activities specifically exempted by this Chapter.

(f) Other applicable law.

Nothing in this section shall prohibit enforcement of any other applicable City ordinance or state law regulating unreasonable noise, nuisance conditions, or disorderly conduct.

READ, APPROVED AND ADOPTED this ____ day of ____ 2026.

CITY OF SOCORRO, TEXAS

Rudy Cruz Jr., Mayor

ATTEST:

Olivia Navarro, City Clerk

APPROVED AS TO FORM:

James A. Martinez
Socorro City Attorney

Introduction, First Reading and Calling for a Public Hearing:
Second Reading and Adoption: :

Rudy Cruz, Jr.
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Irene Rojas
District 4

Adriana Rodarte
City Manager

DATE: October 28, 2026

TO: Planning & Zoning Commission

CC: Adriana Rodarte, City Manager

FROM: Lorraine Quimiro, City Planner

SUBJECT: CONSIDER AND TAKE ACTION ON AN ORDINANCE AMENDING THE CITY OF SOCORRO UNIFIED DEVELOPMENT CODE, ORDINANCE NO. 764, AS AMENDED, TO ESTABLISH THE BUSINESS DISTRICT OVERLAY (BDO) DISTRICT; PROVIDE DEVELOPMENT, DESIGN, LAND USE, SITE IMPROVEMENT, AND PROPERTY MAINTENANCE STANDARDS APPLICABLE WITHIN THE OVERLAY DISTRICT; AND PROVIDE FOR RELATED PROVISIONS.

SUMMARY

The proposed ordinance establishes the Business District Overlay (BDO) District within the City of Socorro Unified Development Code. The overlay district is intended to promote high-quality development, redevelopment, property maintenance, business compatibility, pedestrian-oriented design, and preservation of the character of the City's commercial corridors and business districts. The amendment establishes additional development, design, land use, site improvement, and property maintenance standards applicable to properties located within the overlay district.

BACKGROUND

The Planning & Zoning Department has been working to implement the goals and objectives of the City's long-range planning efforts by developing regulations that encourage economic development, enhance community appearance, and improve the quality of development throughout the City.

As commercial corridors continue to develop and redevelop, the City has identified the need for additional regulations that address building design, site layout, landscaping, signage, parking areas, property maintenance, pedestrian accessibility, and other development features beyond the minimum standards contained within the base zoning districts. Establishing the Business District Overlay District will provide a consistent

framework to guide future development while protecting existing investments and encouraging reinvestment in key business areas.

The overlay district is intended to supplement, rather than replace, the requirements of the underlying zoning district by establishing additional standards designed to enhance the appearance, functionality, and long-term viability of the City's business districts.

STATEMENT OF THE ISSUE

The current Unified Development Code does not contain a Business District Overlay District that provides unified development and design standards for designated commercial and mixed-use areas. As a result, development within important business corridors may occur without consistent standards governing building appearance, site design, landscaping, screening, pedestrian amenities, property maintenance, and other elements that contribute to the overall character of the area.

The proposed ordinance establishes the Business District Overlay District and creates additional standards applicable to properties located within the overlay boundary. These standards are intended to promote quality development, encourage reinvestment, improve aesthetics, enhance compatibility between adjacent land uses, strengthen the City's commercial corridors, and support economic development objectives.

The adoption of the Business District Overlay District will provide clear development expectations for property owners, developers, and businesses while helping to ensure that future improvements contribute positively to the character and appearance of the community.

FINANCIAL IMPACT

None

ALTERNATIVE

Deny

STAFF RECOMMENDATION:

Staff Recommends APPROVAL.

Rudy Cruz, Jr.
Mayor

Ruben Reyes
Representative
At Large

Cesar Nevarez
District 1



Alejandro Garcia
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Gina Cordero
District 3 / Mayor Pro Tem

Irene Rojas
District 4

Adriana Rodarte
City Manager

ORDINANCE _____

AN ORDINANCE OF THE CITY OF SOCORRO, TEXAS, AMENDING THE CITY OF SOCORRO UNIFIED DEVELOPMENT CODE, ORDINANCE NO. 764, AS AMENDED, BY ESTABLISHING THE BUSINESS DISTRICT OVERLAY (BDO) DISTRICT; PROVIDING PURPOSE, APPLICABILITY, DEVELOPMENT STANDARDS, DESIGN STANDARDS, SITE DESIGN REQUIREMENTS, SIGN STANDARDS, DEVELOPMENT REVIEW PROCEDURES, AND ECONOMIC DEVELOPMENT OBJECTIVES APPLICABLE WITHIN THE OVERLAY DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

The purpose of this Ordinance is to establish the Business District Overlay (BDO) District to create an attractive, cohesive, and economically vibrant commercial corridor that encourages quality retail, restaurant, service, office, entertainment, and other commercial development. The BDO is intended to capitalize on corridor visibility, accessibility, and economic potential while promoting coordinated development, attractive building design, quality site improvements, and enhanced economic development opportunities.

The BDO is intended to:

1. Encourage the development and redevelopment of properties for high-quality retail, restaurant, service, office, entertainment, and other commercial uses that serve residents and visitors.
2. Promote a distinctive and attractive commercial corridor that creates a positive first impression of the City.
3. Encourage development that is visible and accessible from major roadways while maintaining an attractive streetscape and pedestrian environment.
4. Establish minimum building, landscaping, parking, lighting, signage, and site design standards that promote a consistent level of quality throughout the overlay district.
5. Encourage businesses to locate along the corridor by providing predictable development standards while allowing flexibility for individual businesses to establish distinctive identities.
6. Promote coordinated access, shared parking, cross-access, and internal circulation where feasible to reduce unnecessary driveway cuts, traffic conflicts, and congestion along major roadways.

7. Encourage buildings to be oriented toward public streets and designed with prominent entrances, attractive facades, and architectural features that contribute to an active commercial environment.
8. Protect and enhance Socorro's unique cultural, historic, and visual character while encouraging new investment and economic development.
9. Encourage development that is compatible with surrounding properties and minimizes adverse impacts related to lighting, noise, traffic, drainage, and visual appearance.
10. Establish a recognizable commercial corridor that encourages visitors to stop, shop, dine, and conduct business within the City.

SECTION 2. ESTABLISHMENT OF OVERLAY DISTRICT

The Business District Overlay (BDO) District is hereby established as an overlay zoning district. The BDO shall be applied in conjunction with the underlying zoning district.

Property within the BDO may be used only for those uses permitted by the underlying zoning district and any additional limitations established by the BDO.

The regulations of both the underlying zoning district and the BDO shall apply to all property located within the BDO. In the event of a conflict between the regulations of the underlying zoning district and the BDO, the more restrictive regulation shall govern.

SECTION 3. BUILDING DESIGN STANDARDS

All new construction, additions, expansions, and substantial exterior renovations within the BDO shall comply with the following minimum design standards.

A. Building Orientation

1. Buildings shall be oriented toward the primary public street whenever practicable.
2. The primary entrance of a building shall be clearly visible from the primary street or from an internal pedestrian walkway connecting to the primary street.
3. Large parking areas shall not be the dominant visual feature between the primary building entrance and the public street.
4. Buildings located on corner lots shall provide enhanced architectural treatment on both street-facing facades.

B. Building Facades

1. Building facades visible from a public right-of-way shall incorporate architectural features that provide visual interest and avoid large, uninterrupted wall surfaces.
2. Architectural features may include:
 - Building projections and recesses;
 - Canopies and awnings;
 - Windows and storefront systems;
 - Columns, pilasters, or architectural elements;
 - Changes in building materials;

- Architectural detailing;
 - Covered pedestrian entrances; and
 - Variations in roofline or building height.
3. Blank walls exceeding thirty (30) feet in horizontal length and visible from a public right-of-way shall incorporate architectural relief, landscaping, windows, or other approved design elements.
 4. Building facades shall incorporate changes in plane, materials, colors, or architectural features sufficient to reduce the appearance of long, uninterrupted walls.

C. Primary Building Materials

1. Primary exterior building materials shall consist of durable, high-quality materials appropriate for commercial development.
2. Acceptable primary materials include masonry, brick, stone, stucco, architectural concrete, architectural metal panels, glass, or other materials approved by the City.
3. Exposed concrete block, unfinished concrete, corrugated metal siding, or similar utilitarian materials shall not constitute the predominant exterior finish visible from a public right-of-way.
4. Architectural metal may be used as an accent material but shall not constitute the predominant facade material unless specifically approved by the City.

D. Entrances

1. Each principal building shall have a clearly defined primary entrance.
2. Primary entrances shall incorporate at least one architectural feature such as a canopy, awning, covered entry, portico, tower element, enhanced storefront, or similar feature.
3. Multi-tenant buildings shall provide clearly identifiable entrances serving individual tenant spaces or a clearly defined common entrance.

E. Windows and Storefronts

1. Street-facing facades shall incorporate transparent windows or storefront systems.
2. Windows shall contribute to the architectural design of the building.
3. Highly reflective, mirrored, or opaque treatments that substantially reduce visibility into the building shall not be utilized on primary street-facing facades unless approved for a specific business function.

F. Drive-Through Facilities

1. Drive-through facilities shall be located to the side or rear of the principal building whenever practicable.
2. Drive-through lanes, stacking areas, menu boards, speaker boxes, and related equipment shall not be the dominant visual feature of the site.
3. Drive-through facilities shall be designed to avoid interference with pedestrian circulation and vehicular movement.
4. Drive-through facilities shall be screened from public rights-of-way through landscaping, architectural walls, or a combination thereof where feasible.

G. Service Areas, Loading Areas, and Mechanical Equipment

1. Loading areas, service areas, dumpsters, compactors, utility equipment, and similar facilities shall be located to the rear or side of buildings whenever practicable.
2. Such facilities shall be screened from public rights-of-way and adjacent properties.
3. Rooftop mechanical equipment shall be screened from public view.

H. Parking Lot Design

1. Parking areas shall be designed to minimize visual impacts from public rights-of-way.
2. Large parking areas shall be divided through landscaped islands, medians, pedestrian walkways, or similar design elements.
3. Shade trees shall be distributed throughout parking areas.
4. Landscaping shall provide shade and visual separation while maintaining visibility and safety.
5. Parking areas located between buildings and public streets shall incorporate landscaping and pedestrian connections.

I. Landscaping and Streetscape

1. Landscaped frontage areas shall be provided for all properties within the BDO.
2. Landscaping shall include canopy trees, ornamental trees, shrubs, groundcover, and other appropriate plant materials.
3. Existing mature trees should be preserved where feasible.
4. Landscaping shall provide shade along pedestrian routes and within parking areas.
5. Coordinated streetscape improvements, lighting, landscaping, and pedestrian amenities are encouraged.

J. Pedestrian Connectivity

1. Development shall provide accessible pedestrian connections between building entrances and public sidewalks or rights-of-way.
2. Pedestrian connections between adjacent commercial developments shall be provided where feasible.
3. Internal walkways shall minimize conflicts with vehicular circulation.
4. Cross-access connections between commercial properties are encouraged.

K. Lighting

1. Site lighting shall provide adequate illumination while minimizing glare and light trespass.
2. Lighting fixtures shall complement the architectural character of the development.
3. Shielded fixtures shall be utilized where necessary to direct illumination downward.
4. Lighting shall not create excessive glare for motorists.
5. Accent lighting may be used for architectural features, landscaping, and entrances.

L. Color and Architectural Character

1. Buildings shall utilize coordinated color palettes.

2. Bright or highly saturated colors may be used as accent features but shall not constitute the predominant facade color unless approved by the City.
3. Corporate architecture and branding shall be permitted provided compliance with BDO standards is maintained.

M. Building Articulation for Large Buildings

Buildings exceeding twenty thousand (20,000) square feet of gross floor area shall incorporate additional architectural articulation, including changes in plane, roofline variation, architectural towers, recessed or projecting entrances, material changes, windows, or similar design features.

N. Corner Lots

Buildings located at the intersection of two public streets shall provide enhanced architectural treatment on both street-facing facades. Corner entrances, architectural towers, enhanced landscaping, pedestrian plazas, and similar features are encouraged.

O. Compatibility with Adjacent Development

Commercial development adjacent to residential uses or residential zoning districts may be required to provide enhanced screening, landscaping, lighting controls, noise mitigation measures, and other buffering techniques to minimize adverse impacts.

SECTION 4. SITE DESIGN AND CORRIDOR ACCESS

To promote safe and efficient movement throughout the corridor:

1. New development shall minimize direct driveway access to major roadways where alternative access is available.
2. Shared driveways and cross-access easements between adjacent commercial properties are encouraged and may be required when necessary.
3. Internal circulation systems shall be designed to facilitate movement between commercial uses.
4. Parking, loading, drive-through, and service areas shall be designed to minimize conflicts with pedestrian routes and public rights-of-way.
5. Traffic impact analyses or related traffic studies may be required when warranted by projected traffic volumes.

SECTION 5. SIGN STANDARDS

Signs within the BDO shall complement the architectural character of the corridor and provide business visibility while minimizing visual clutter.

1. Monument signs are encouraged in lieu of pole signs.
2. Freestanding signs shall be incorporated into landscaped settings.
3. Sign structures shall utilize materials and colors compatible with the principal building.
4. Multi-tenant developments shall utilize coordinated sign programs.

5. Electronic message signs shall comply with all applicable City regulations.
6. Signs shall not obstruct visibility or create traffic hazards.

SECTION 6. DEVELOPMENT REVIEW

All development within the BDO shall demonstrate compliance with applicable overlay district standards during development review.

Development applications shall include sufficient site plans, elevations, landscape plans, lighting plans, sign plans, material specifications, and related information to demonstrate compliance with this Ordinance.

The City may approve alternative design solutions when it is demonstrated that the proposed alternative provides an equal or greater level of architectural quality, streetscape enhancement, pedestrian connectivity, landscaping, screening, or visual interest.

SECTION 7. DESIGN STANDARDS AND ECONOMIC DEVELOPMENT

The standards established by the BDO are intended to establish a consistent minimum level of development quality while allowing businesses and property owners flexibility to establish unique architectural identities and commercial branding.

These standards shall be interpreted and applied in a manner that encourages investment, redevelopment, business recruitment, economic development, and increased commercial activity while maintaining an attractive and cohesive visual environment.

SECTION 8. OVERLAY DISTRICT BOUNDARIES

The Business District Overlay (BDO) District shall consist of the following overlay subdistricts as shown on the Official Business District Overlay Map adopted by the City Council and maintained by the City:

A. BDO-1 Nuevo Hueco Tanks Boulevard Corridor

The BDO-1 Nuevo Hueco Tanks Boulevard Corridor shall include those properties designated on the Official Business District Overlay Map located along and adjacent to Nuevo Hueco Tanks Boulevard. The purpose of this subdistrict is to promote high-quality commercial development, coordinated site design, attractive streetscapes, and economic development opportunities along this emerging commercial corridor.

B. BDO-2 North Loop Commercial Corridor

The BDO-2 North Loop Commercial Corridor shall include those properties designated on the Official Business District Overlay Map located along North Loop Drive beginning at the northern terminus of the BDO-1 Nuevo Hueco Tanks Boulevard Corridor and extending east to Anderson Street. The

purpose of this subdistrict is to encourage reinvestment, redevelopment, commercial growth, and corridor improvements along one of the City's primary commercial thoroughfares.

C. BDO-3 Historic Mission Trail District

The BDO-3 Historic Mission Trail District shall include those properties designated on the Official Business District Overlay Map located along Socorro Road (Historic Mission Trail). The purpose of this subdistrict is to promote economic development while preserving and enhancing the unique historic, cultural, architectural, and visual character of the Historic Mission Trail corridor.

D. Official Business District Overlay Map

The boundaries of the Business District Overlay District and each overlay subdistrict shall be depicted on the Official Business District Overlay Map, which is hereby adopted and incorporated by reference as part of this Unified Development Code.

The City Planner or designee shall maintain the Official Business District Overlay Map and may make administrative updates necessary to reflect approved ordinance amendments, mapping corrections, street name changes, parcel reconfigurations, or similar non-substantive revisions. Any modification of the boundaries of an overlay district or overlay subdistrict shall require approval by the City Council in accordance with applicable procedures of this Unified Development Code.

SECTION 9. SEVERABILITY

Should any section, subsection, sentence, clause, phrase, or provision of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 10. REPEALER

All ordinances or portions of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION 11. EFFECTIVE DATE

This Ordinance shall become effective following its adoption and publication as required by law and the City Charter.

READ, APPROVED AND ADOPTED this ____ day of _____, 2026.

CITY OF SOCORRO, TEXAS

ATTEST:

Rudy Cruz Jr., Mayor

Olivia Navarro, City Clerk

APPROVED AS TO FORM:

James A. Martinez
Socorro City Attorney

Introduction, First Reading and Calling for a Public Hearing:
Second Reading and Adoption: :

Rudy Cruz Jr.
Mayor

Ruben Reyes
At Large

Cesar Nevarez
District 1



Alejandro García
District 2

Gina Cordero
District 3/ Mayor Pro-Tem

Irene Rojas
District 4

Adriana Rodarte
City Manager

PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES **October 6, 2026@ 5:30 P.M.**

1. CALL TO ORDER.

Chairman, Andrew Arroyos, called the meeting to order at 5:32 PM

2. ESTABLISHMENT OF QUORUM.

A quorum was established with 5 commissioners present.

Members Present:

Andrew Arroyos
David Estrada
Isidro Torres
Yolanda Rodriguez
Rafael Carillo

Members Absent

Osvaldo Reza

Staff Present:

Diego Ruiz, *Planner*
Myrian Apodaca, *Planning Clerk*
Yadira Magana, *Planning Clerk*
Alfredo Ferando, *I.T. Systems Administrator*
Monica Perez *City Attorney via Zoom*

3. Notice to the Public- Open Forum

No Speak

4. CONSENT AGENDA

a) Approval of Meeting minutes of September 15, 2026.

A motion was made by Andrew Arroyos and seconded by Isidro Torres to **approve** the Consent Agenda under Item Four (4). **Motion carried.**

Ayes: Andrew Arroyos David Estrada, Yolanda Rodriguez, Isidro Torres and Rafael Carillo.

Nays:

Abstain:

Absent: Osvaldo Reza,

REGULAR AGENDA

5. Public hearing request for approval of a Conditional Use Permit and variance from Sec. 2.06.03 – Residential Zoning Districts Use-Specific Regulations, Subsection C.1.a.b(i), to allow commercial truck parking on a 0.46-acre property, which is below the minimum half-acre (0.50-acre) requirement, within an R-1 Single-Family Residential Zoning District, on Lot 4, Block 3, Valle Real, located at 531 Joya del Valle Dr, City of Socorro, El Paso County, Texas.

Public Hearing opened by Chairman at 5:34 p.m.

Speakers: No speakers

Public Hearing closed by Chairman at 5:34 p.m.

6. Consider and Take Action on the approval of a Conditional Use Permit and variance from Sec. 2.06.03 – Residential Zoning Districts Use-Specific Regulations, Subsection C.1.a.b(i), to allow commercial truck parking on a 0.46-acre property, which is below the minimum half-acre (0.50-acre) requirement, within an R-1 Single-Family Residential Zoning District, on Lot 4, Block 3, Valle Real, located at 531 Joya del Valle Dr, City of Socorro, El Paso County, Texas

Mr. Diego Ruiz gave presentation.

A motion was made by Andrew Arroyos and seconded by Isidro Torres to **approve** item Six (6) **Motion carried.**

Ayes: Andrew Arroyos David Estrada, Yolanda Rodriguez, Isidro Torres and Rafael Carillo.

Nays:

Abstain:

Absent: Osvaldo Reza,

7. **Consider and Take Action** on the request for approval of a Replat for Baba Unit Two Replat A, being a replat of Baba Unit Two Subdivision, and located at Gateway East, City of Socorro, El Paso County, Texas.

Mr. Diego Ruiz gave presentation.

A motion was made by Andrew Arroyos and seconded by Yolanda Rodriguez to **approve** item *Seven (7)* **Motion carried.**

Ayes: Andrew Arroyos David Estrada, Yolanda Rodriguez, Isidro Torres and Rafael Carillo.

Nays:

Abstain:

Absent: Osvaldo Reza,

8. **Consider and Take Action** on the request for approval of a Final Plat for Sunset Valley Estates Unit Three Subdivision, being a portion of Tract 6-A, Block 11, Socorro Grant, City of Socorro, El Paso County, Texas.

Mr. Diego Ruiz gave presentation.

A motion was made by Andrew Arroyos and seconded by Isidro Torres to **approve** item *Eight (8)* **Motion carried.**

Ayes: Andrew Arroyos David Estrada, Yolanda Rodriguez, Isidro Torres and Rafael Carillo.

Nays:

Abstain:

Absent: Osvaldo Reza,

9. **Planning and Zoning Commissioners Report.**

Commissioner Rodriguez announced her final meeting as a Planning & Zoning Commissioner.

10. **Planning and Zoning Department Report.**

Nothing to report.

11. **Adjournment**

A motion was made by Andrew Arroyos and seconded Isidro Torres, *to adjourn at 5:55 PM* **Motion carried.**

Ayes: Andrew Arroyos David Estrada, Yolanda Rodriguez, Isidro Torres and Rafael Carillo.

Nays:

Abstain:

Absent: Osvaldo Reza,

Andrew Arroyos, Chairman

Date Minutes Were Approved

Myrian Apodaca, Secretary

Date Minutes Were Approved



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: NOVEMBER 3, 2026**

**PRELIMINARY PLAT APPLICATION
STAFF REPORT**

SUBJECT:

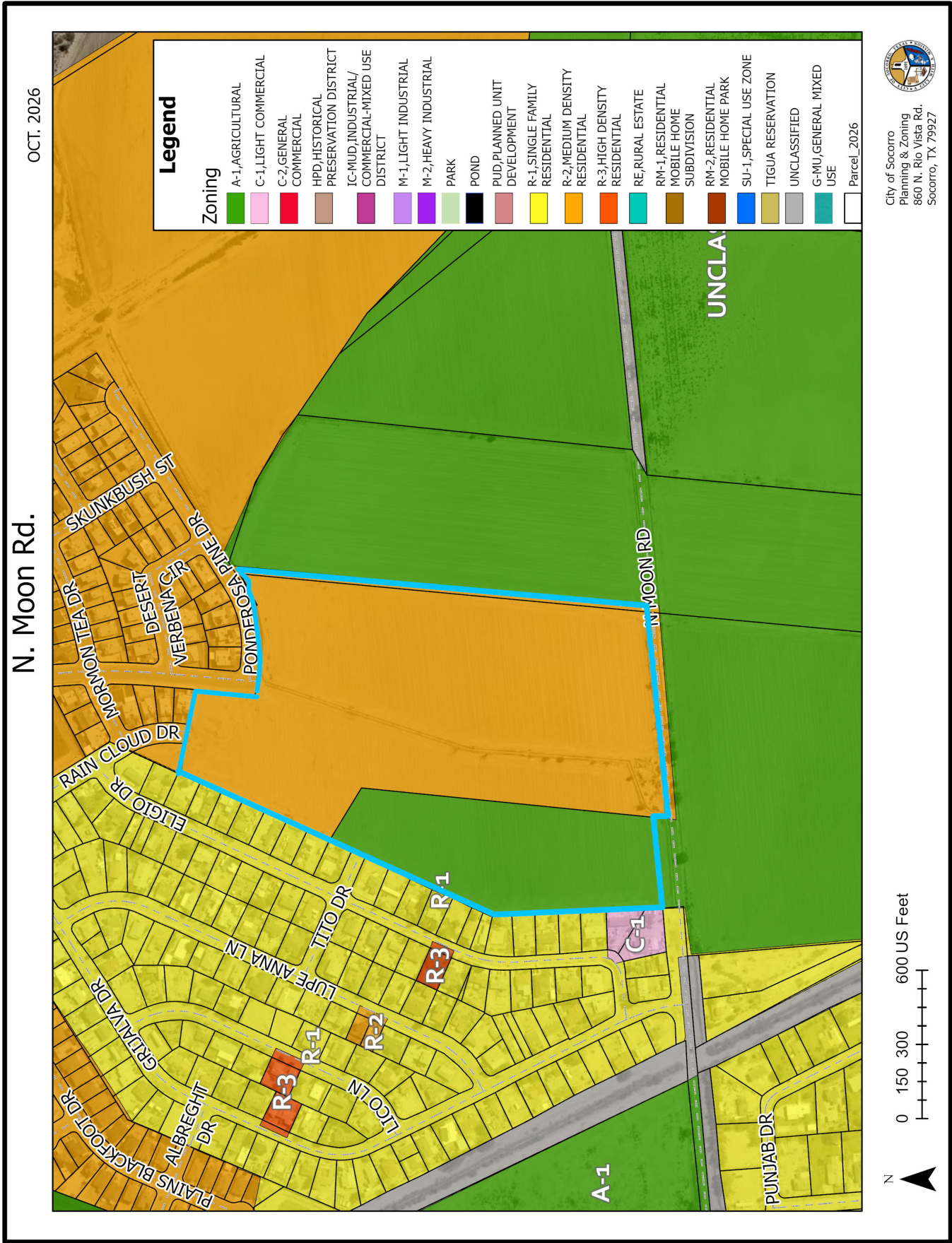
REQUEST FOR APPROVAL OF A PRELIMINARY PLAT INCLUDING A VARIANCE REQUEST FROM SECTION 2.04.06.D.2.a.- MINIMUM LOT AREAS WITH AND WITHOUT PONDING, TO ALLOW LOTS SMALLER THAN 6,000 SQ. FT., FOR PASEO DE LA GARZA, BEING TRACTS 2-G, 2H, AND 2H-1, BLOCK 4, SOCORRO GRANT, LOCATED ON N. MOON RD., CITY OF SOCORRO, EL PASO COUNTY, TEXAS, FOR RESIDENTIAL DEVELOPMENT.

NAME:	Paseo de la Garza
PROPERTY ADDRESS:	N. Moon Rd.
PROPERTY LEGAL DESCRIPTION:	Tract 2G, 2H, and 2H-1, Block 4, Socorro Grant
PROPERTY OWNER:	FF Development of Texas III, LLC
REPRESENTATIVE:	Jaime Gallo, PE/ GECCA, LLC
PROPERTY AREA:	34.08 Acres
CURRENT ZONING:	Medium Density Residential (R-2) and Agricultural (AG)
CURRENT LAND USE:	Vacant
FLOOD MAP:	According to the Flood Insurance Rate Maps, the referenced property lies within Zone X; (Community Panel # 480212-0236-B/ FEMA, September 4, 1991.
SUMMARY OF REQUEST:	Request is for approval of a Preliminary Plat including a variance request, to allow lots smaller than 6,000 sq.ft., for Paseo de la Garza, for residential development.
STAFF RECOMMENDATION:	Staff recommends APPROVAL of the Preliminary Plat, including a variance request from <i>Section 2.04.06.D.2.a.- Minimum Lot Areas With and Without Ponding</i> , to allow lots smaller than 6,000 sq. ft for Paseo de la Garza, for residential development, subject to the condition that staff comments be addressed prior to submitting the Final Plat.

AERIAL MAP



ZONING MAP



SITE PICTURES

View from SW corner of property on Moon Rd.



View from SE corner of property on Moon Rd.



View from NE corner of property on Ponderosa Pine Dr.



(SHEET 1 OF 2)

ALL OF TRACT 2-G, 2-H, AND 2-H-1,
BLOCK 4, SOCORRO GRANT
CITY OF SOCORRO, EL PASO COUNTY, TEXAS
CONTAINING 33.013 ACRES ±

(SHEET 1 OF 3)

DEDICATION

OFF DEVELOPMENT OF TEXAS III, LLC, property owner of the 33.012-acre tract of land encompassed within the proposed PASEO DE LA GARZA UNIT ONE SUBDIVISION, as herein sold down and designated, including streets, ponding areas, park site and utility easements for overhead service wires for pole type utilities, and buried service wires, conduits, and pipes for underground utilities, and the right to ingress and egress for service and construction and the right to trim, interfere trees and shrubs.

Witness my signatures this _____ day of _____, 2026.

By: FF DEVELOPMENT OF TEXAS II, LLC, OWNER

Eduardo Fernandez
 Authorized Signer

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

Shame under my hood and seal of office this
 day of 2006

My Commission Expires

CITY OF SOCORRO
 CERTIFICATE OF PLAT APPROVAL
 UNDER LOCAL GOVERNMENT CODE 212.001

THE UNDERSIGNED CERTIFY THAT THIS PLOT OF PASO DE LA GARZA UNIT ONE SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY OF SOCORRO

Mayor of the City of Socorro

Date

ATTENTION

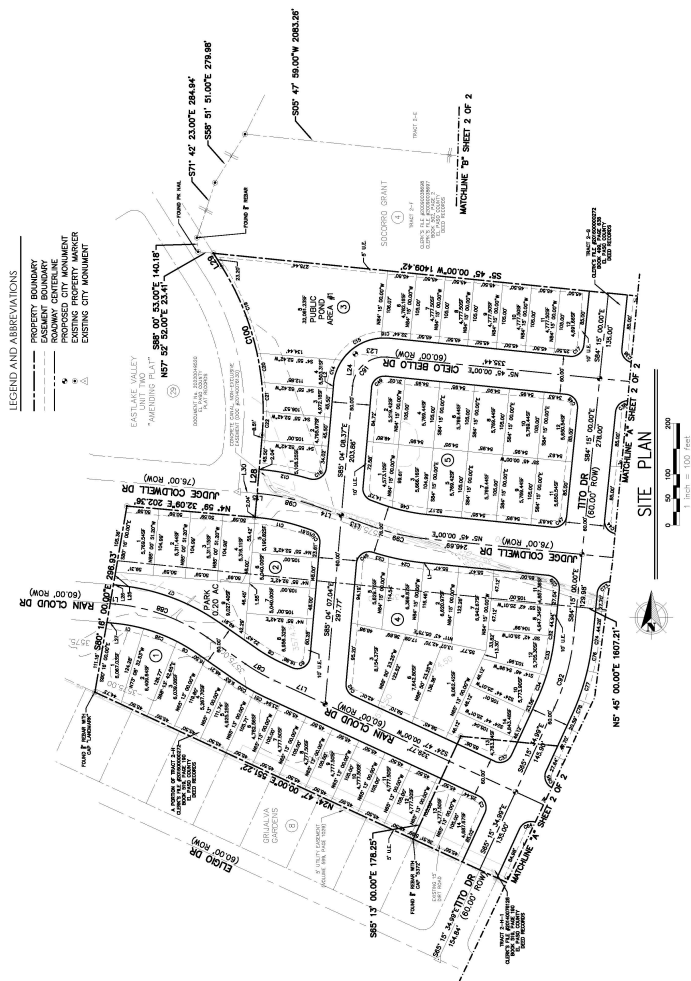
FILLING

County Clerk _____

By Deputy _____

I, a Registered Professional Engineer in Texas, hereby certify that the above plot and description were prepared by me or under my supervision.

Jaime Gallo, P.E.
Registered Professional Engineer
Texas License No. 107316

[illegible][illegible]

LINE TABLE		DIRECTION
LINE #	COORDINATE	
1	0.70	20° 45' 00.00"E
2	6.91	S60° 54' 33.66"E
3	2.70	S60° 57' 34.98"E
4	47.20	S60° 57' 34.98"E
5	44.98	S60° 57' 34.98"E
6	8.40	S60° 57' 34.98"E
7	43.30	S60° 57' 34.98"E
8	47.20	S60° 57' 34.98"E
9	0.90	S60° 57' 34.98"E
10	55.10	S60° 57' 34.98"E
11	0.71	S60° 57' 34.98"E
12	33.30	S60° 57' 34.98"E
13	8.40	S45° 50' 58.14"E
14	10.45	S60° 57' 34.98"E
15	136.77	S60° 57' 34.98"E
16	33.30	S60° 57' 34.98"E
17	55.10	S60° 57' 34.98"E
18	23.30	S60° 57' 34.98"E
19	55.10	S60° 57' 34.98"E
20	33.30	S60° 57' 34.98"E
21	55.10	S60° 57' 34.98"E
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87	55.10	S60° 57' 34.98"E
88	33.30	S60° 57' 34.98"E</

PLAT NOTES:

- [illegible]

SCHOOL DISTRICT

BENCH MARK:
CITY OF SOCORRO MONUMENT FOUND ON THE CENTERLINE
INTERSECTION OF VALLE FERTIL DRIVE AND VALLE AZUL
DRIVE ELEVATION = 3657.65 (NAVD 88)

FLOOD ZONE

THIS SUBDIVISION LIES WITHIN A ZONE "X" AS PER THE COMMUNITY PANEL No. 480212-0236B, DATED SEPTEMBER 4, 1991 OF THE FLOOD INSURANCE RATE MAPS, EL PASO COUNTY TEXAS. ZONE "X" INDICATES AREAS OF MINIMAL FLOODING.

GECCA, LLC
engineers1@gmail.com

701 BASSETT AVE., STE 107
EL PASO, TX 79901
FIRM #21686

PRELIMINARY PLAT

(SHEET 2 OF 2)

