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 ESTACIONAMENTOS 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 17TH 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 lITTP://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 17, 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) Public hearing request for approval of a replat for Horizon Park Unit One Replat C, being a replat of Lots 17, 18, and 19, Block 1, Horizon Park Unit One Replat B, and a Variance from *Section 2.04.06(D)(2)(a)-. Special Requirements*, of the City of Socorro Unified Development Code, to allow Lots 17 and 18 to remain below the required minimum lot area of 6,000 sq. ft. for the R-2 (Medium Density Residential) zoning district. The property is located on Andrew Arroyos Drive, City of Socorro, El Paso County, Texas.

   b) Public hearing request for a proposed amendment to the City of Socorro's Master Plan and rezoning of Lot 14, Block 3, Aljo Estates, located at 210 Wewoka Drive, City of Socorro, El Paso County, Texas, from R-1 (Single-Family Residential) to R-2 (Medium Density Residential) to allow for the development of a duplex.

   c) Public hearing request for approval of a Conditional Use Permit from Sec. 2.06.04.2-. Auto Dealership (Conditional Use), of the City of Socorro Unified Development Code, to allow for an Auto Dealership within a lot currently used for an Auto Mechanic Shop, within a C-2 Commercial Zoning District, on Tract 4-C-1-K-2, Block 3, Socorro Grant, located at 890 Horizon Blvd, City of Socorro, El Paso County, Texas.

Approved by: _____

d) Public hearing request for approval of an Ordinance Amending the City of Socorro Unified Development Code, Ordinance No. 764, as Amended, to Establish the Socorro Road / Mission Trail Warehouse Restriction Overlay District and Restrict the Development and Expansion of Warehouse Facilities Within 1.5 Miles North and South of Socorro Road Within the City Limits.

e) Approval of Meeting minutes of November 3, 2026.

REGULAR AGENDA

5. **Public hearing** 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.

6. **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.

7. **Public hearing** 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.

8. **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.

9. **Public hearing** 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.

10. **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.

11. **Public hearing** 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.

Approved by: _____

12. **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.

13. **Consider and Take Action** the request for approval of a Replat for Baba Unit Two Replat A, being a replat of Lot 1, Block 1, Baba Unit Two Subdivision, and located at Gateway East, City of Socorro, El Paso County, Texas.

14. **Discussion and Action** to Approve a Special Use Agreement – Temporary Use Between the City of Socorro and WIWYNN TECHNOLOGY CORPORATION, Authorizing the Temporary Use of Designated Properties Within Valle Nuevo Commercial Center #1 for Off-Site Employee Parking, and Authorizing the Mayor to Execute the Agreement

15. **Planning and Zoning Commissioners Report.**

16. **Planning and Zoning Department Report.**

17. **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 10th DAY OF NOVEMBER 2026.

By: Myrian Apodaca
Myrian Apodaca Planning and Zoning Secretary

DATE & TIME POSTED: 11/10/2026 5:03pm

ALL PLANNING AND ZONING COMMISSION AGENDAS ARE PLACED ON THE INTERNET AT THE ADDRESS BELOW:
https://costx.us/boards-commission/

Approved by: JL

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: November 10, 2026

TO: Planning & Zoning Commission

CC: Adriana Rodarte, City Manager

FROM: Lorrine 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 SOCORRO ROAD / MISSION TRAIL WAREHOUSE RESTRICTION OVERLAY DISTRICT AND RESTRICT THE DEVELOPMENT AND EXPANSION OF WAREHOUSE FACILITIES WITHIN 1.5 MILES NORTH AND SOUTH OF SOCORRO ROAD WITHIN THE CITY LIMITS.

SUMMARY

The proposed ordinance would amend the City of Socorro Unified Development Code by establishing the Socorro Road / Mission Trail Warehouse Restriction Overlay District. The overlay district would apply to all properties located within 1.5 miles north and south of Socorro Road within the City limits and would prohibit the establishment of new warehouse facilities, the expansion of existing warehouse facilities, and the conversion of existing buildings to warehouse uses within the overlay area. The amendment is intended to preserve the historic, cultural, and residential character of the Mission Trail corridor while implementing the goals and policies of the Socorro 2040 Comprehensive Plan.

BACKGROUND

The Warehouse Prohibition Overlay District ordinance references the City's adopted Socorro 2040 Comprehensive Plan, which identifies preservation of Socorro's historic character and Mission Trail assets as important community goals. Community engagement conducted during the comprehensive planning process reflected support for protecting the Mission Trail corridor and maintaining land use compatibility near historic resources and established neighborhoods.

The proposed overlay district would establish additional regulations that supplement underlying zoning districts without changing existing zoning classifications. Where conflicts exist between the overlay district standards and underlying zoning regulations, the overlay regulations would prevail.

STATEMENT OF THE ISSUE

The City Council directed staff to evaluate land use regulations that would protect the Mission Trail corridor from development patterns that may be incompatible with the area's historic significance, cultural identity, and surrounding residential neighborhoods. The proposed ordinance establishes an overlay district that would prohibit warehouse and logistics-related development within designated areas surrounding Socorro Road while allowing existing lawful warehouse facilities to continue as nonconforming uses subject to applicable regulations.

FINANCIAL IMPACT

None

ALTERNATIVE

Deny

STAFF RECOMMENDATION:

Staff recommends approval of the ordinance amending the City of Socorro Unified Development Code to establish the Socorro Road / Mission Trail Warehouse Restriction Overlay District.

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

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOCORRO, TEXAS, AMENDING THE CITY OF SOCORRO UNIFIED DEVELOPMENT CODE, ORDINANCE NO. 764, AS AMENDED, TO ESTABLISH A "SOCORRO ROAD / MISSION TRAIL WAREHOUSE RESTRICTION OVERLAY DISTRICT"; RESTRICTING THE DEVELOPMENT OF WAREHOUSE FACILITIES WITHIN 1.5 MILES NORTH AND SOUTH OF SOCORRO ROAD WITHIN THE CITY LIMITS; PROVIDING FINDINGS, PURPOSE, DEFINITIONS, APPLICABILITY, ENFORCEMENT, NONCONFORMING PROVISIONS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS

1. The City Council previously directed staff to research and prepare an ordinance restricting the development of warehouse facilities within 1.5 miles north and south of Socorro Road within the city limits, preserving the historical and cultural character of the Mission Trail and protecting the health, safety, and welfare of nearby residents;

2. The City of Socorro adopted the Socorro 2040 Comprehensive Plan on July 18, 2024, which emphasizes preserving Socorro's distinctive history and character while planning for future growth;

3. Public engagement for the Socorro 2040 Comprehensive Plan reflects community pride in the Mission Trail and a desire to maintain historic attributes and agricultural character while welcoming strategic growth;

4. The Socorro 2040 Comprehensive Plan materials emphasize themes to celebrate Socorro's rural and historic roots and protect historic assets, and that land uses around historic sites should protect and enhance those sites;

5. The Mission Trail Historic District design guidelines describe preservation objectives including preventing incompatible new construction and preserving the unique character and identity of Mission Trail landmarks and their environments, and reflect that protection/preservation of the Mission Trail is a matter of public welfare;

6. Warehouse and logistics facilities commonly generate truck trips, idling, noise, lighting impacts, and industrial-scale site design that may be incompatible with historic corridors and nearby residential neighborhoods; and

7. The City Council finds that establishing a geographically targeted restriction on new warehouse facilities within a defined corridor area is a reasonable land-use

measure to protect the public health, safety, and welfare, and to implement the Socorro 2040 Comprehensive Plan's historic preservation direction.

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

SECTION 1. INCORPORATION OF RECITALS

The foregoing recitals are incorporated as findings of the City Council.

SECTION 2. PURPOSE

The purpose of this ordinance is to:
A. Preserve and enhance the historical and cultural character of the Mission Trail/Socorro Road corridor;
B. Protect nearby residents from land-use incompatibilities associated with warehouse/logistics development;
C. Implement the Socorro 2040 Comprehensive Plan direction to protect historic assets and ensure compatible land uses around historic sites;
D. Provide clear, objective standards for administration and enforcement.

SECTION 3. AMENDMENT CREATION OF OVERLAY DISTRICT

Chapter 46 (Zoning) is hereby amended to establish a new overlay district:

"Socorro Road / Mission Trail Warehouse Restriction Overlay District" ("Overlay District").

SECTION 4. OVERLAY DISTRICT BOUNDARY

A. The Overlay District shall include all real property within the corporate limits of the City of Socorro that lies within 1.5 miles north or 1.5 miles south of the centerline of Socorro Road, measured perpendicularly from the road centerline.
B. The Overlay District boundary shall be depicted on the official map attached hereto as Exhibit "A" ("Overlay Map"), which is adopted as part of this ordinance.
C. If a parcel is only partially within the Overlay District, the restrictions of this ordinance apply to the portion within the Overlay District; provided, however, that no warehouse facility may be sited such that any warehouse building footprint, truck court, or primary truck access is located within the Overlay District.

SECTION 5. APPLICABILITY AND RELATIONSHIP TO UNDERLYING ZONING

A. The Overlay District is an overlay and does not change base zoning classifications; it imposes additional use restrictions within its boundary.

B. Where the Overlay District standards conflict with underlying zoning, the Overlay District standards control.

SECTION 6. DEFINITIONS

For purposes of this ordinance, the following definitions apply:

A. Warehouse Facility. A building or group of buildings used primarily for the receipt, storage, warehousing, distribution, sorting, transloading, fulfillment, or shipment of goods, merchandise, or materials, including but not limited to: distribution centers, fulfillment centers, logistics centers, cross-dock terminals, freight facilities, and similar uses.

B. Accessory Storage. Incidental storage customarily accessory to a permitted principal use (e.g., retail backroom storage) that is not operated or designed as a warehouse facility and does not include dedicated truck courts designed for tractor-trailers.

C. Expansion. Any increase in building floor area, truck docks/doors, truck courts, or operational capacity (as evidenced by site design) of an existing warehouse facility.

SECTION 7. PROHIBITION / RESTRICTION ON WAREHOUSE FACILITIES

A. Prohibited Uses. Within the Overlay District, no permit, certificate, approval, or other authorization shall be issued for the establishment of a new Warehouse Facility, nor for the Expansion of an existing Warehouse Facility.
B. Change of Use. No existing building within the Overlay District may be converted to a Warehouse Facility use.
C. Accessory Storage Allowed. Accessory Storage associated with an otherwise lawful principal use may continue, provided it does not meet the definition of Warehouse Facility.

SECTION 8. VESTED RIGHTS; PROJECTS IN PROCESS

A. This ordinance shall not be construed to impair a lawful vested right recognized under applicable Texas law.
B. Applications deemed complete prior to the effective date may be processed under prior regulations only if (1) a building permit is issued within ___ days of the effective date and (2) substantial construction commences within ___ days thereafter; otherwise, this ordinance applies.

SECTION 9. NONCONFORMING USES

A. Warehouse facilities lawfully existing within the Overlay District as of the effective date may continue as nonconforming uses subject to the City's nonconforming regulations.
B. Nonconforming warehouse facilities shall not be expanded, intensified, or enlarged within the Overlay District.

SECTION 10. ADMINISTRATION AND ENFORCEMENT

A. The City's Planning and Zoning Department (or designee) shall administer this ordinance.

B. The City may require applicants to provide operational and site-design information sufficient to determine whether a proposal is a Warehouse Facility.
C. Any approval issued in conflict with this ordinance is voidable as provided by law.

SECTION 11. APPEALS

Administrative determinations under this ordinance may be appealed in the same manner as other zoning administration decisions under Chapter 46.

SECTION 12. SEVERABILITY

If any section, subsection, sentence, clause, or phrase of this ordinance is held invalid, the remainder shall remain in effect.

SECTION 13. EFFECTIVE DATE

This ordinance shall take effect immediately upon adoption (or as otherwise required by law).

PASSED AND APPROVED on the ___ day of _____, 2026.

CITY OF SOCORRO

ATTEST:

_____
Rudy Cruz, Jr., Mayor

_____
Olivia Navarro, City Clerk

_____
James A. Martinez, City Attorney

Prohibition

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

Rudy CruzJr.
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
November 3, 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 3 commissioners present.

Members Present:
Andrew Arroyos
Rafael Carillo
Rogelio Corral

Members Absent
Osvaldo Reza
Isidro Torres
Yolanda Rodriguez

Staff Present:
Lorrine Quimiro, *City Planner Development Director*
Judith Rodriguez, *Planner*
Diego Ruiz*, Planner*
Myrian Apodaca, *Planning Technician*
Yadira Magana*, Planning Clerk*
Alfredo Ferando, *I.T. Systems Administrator*
Merwan Bhatti, *City Attorney*

3. Notice to the Public- Open Forum
No Speak

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.

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

Ayes: Andrew Arroyos, Rafael Carillo and Rogelio Corral.
Nays:
Abstain:
Absent: Osvaldo Reza, Yolanda Rodriguez and, Isidro Torres

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.

Mr. Diego Ruiz gave presentation.

A motion was made by Andrew Arroyos and seconded by Rafael Carillo **approve** item *Five* (5) **Motion carried**.

Ayes: Andrew Arroyos, Rafael Carillo and Rogelio Corral.
Nays:
Abstain:
Absent: Osvaldo Reza, Yolanda Rodriguez and, Isidro Torres

6. Planning and Zoning Commissioners Report.

Nothing to report.

7. Planning and Zoning Department Report.

Staff attended the Accela Conference earlier last month, where they gained valuable knowledge and information. Staff also discussed the City's software program, which is designed to help manage applications, zoning, land development, permits, and licensing more efficiently. The City plans to explore additional features and hopes to implement them at the beginning of the year.

Additionally, staff attended a TxDOT webinar regarding its latest Safety Improvement Program Call for Projects. The program provides funding opportunities for safety improvements in areas that are not located directly on TxDOT roadways but could benefit from improvements such as lighting, pavement striping, and intersection enhancements.

The City plans to take advantage of this funding opportunity by submitting a list of potential projects that could improve roadway safety throughout the community. These improvements would support TxDOT's goal of reducing roadway fatalities through its Road to Zero initiative.

8. Adjournment

A motion was made by Andrew Arroyos and seconded by Rafael Carillo, *to* ***adjourn at 5:44 PM*** **Motion carried**.

Ayes: Andrew Arroyos, Rafael Carillo and Rogelio Corral.
Nays:
Abstain:
Absent: Osvaldo Reza, Yolanda Rodriguez and, Isidro Torres

_____ _____
Andrew Arroyos, Chairman Date Minutes Were Approved

_____ _____
Myrian Apodaca, Secretary Date Minutes Were Approved

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: Lorrine 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
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, 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: Lorrine 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

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At Large

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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: Lorrine 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

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Adriana Rodarte
City Manager

DATE: October 28, 2026

TO: Planning & Zoning Commission

CC: Adriana Rodarte, City Manager

FROM: Lorrine 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
District 2

Gina Cordero
District 3 / Mayor Pro Tem

Irene Rojas
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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

_____
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: :

CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: NOVEMBER 17, 2026

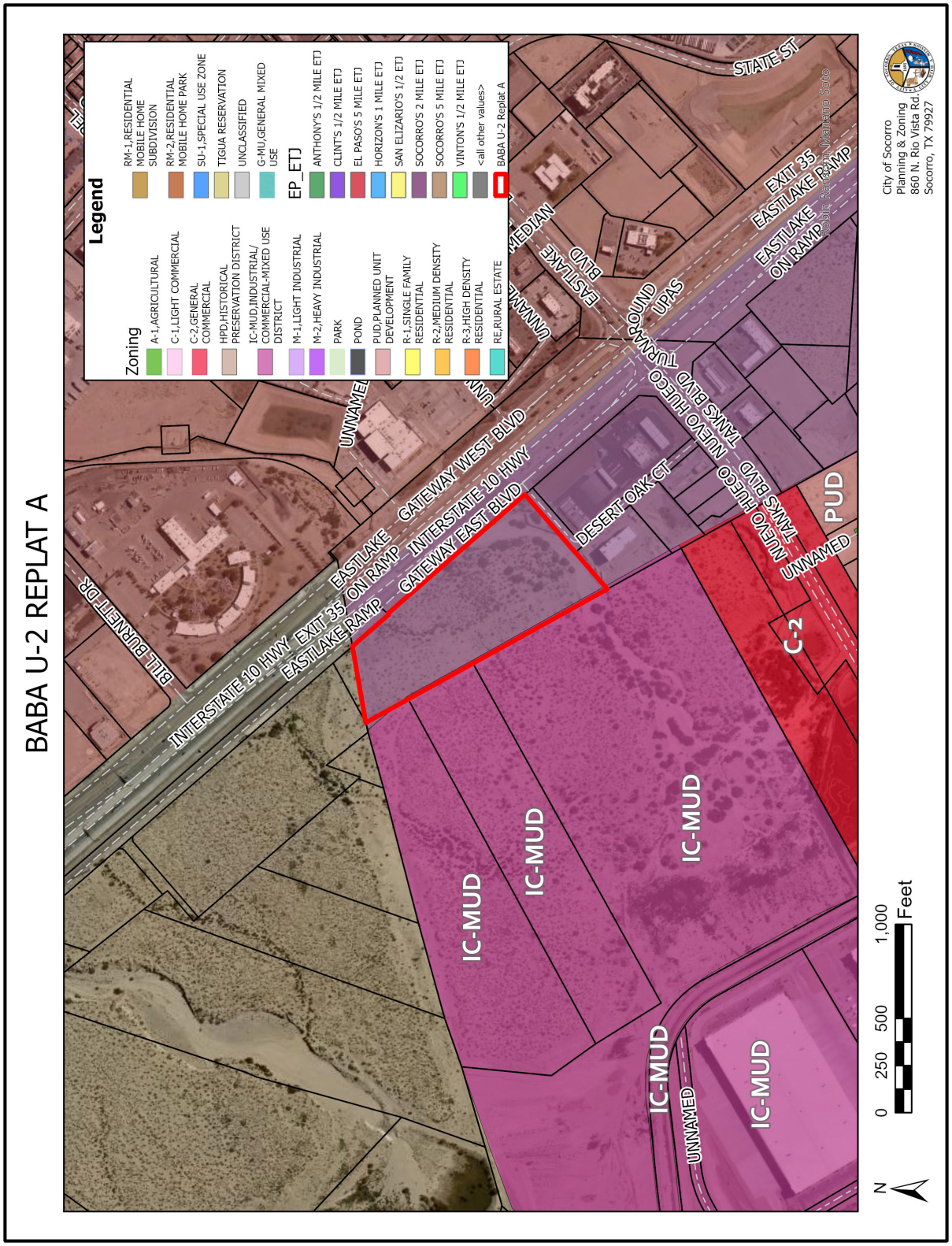
REPLAT APPLICATION
STAFF REPORT

SUBJECT:
REQUEST IS FOR APPROVAL OF A REPLAT FOR BABA UNIT TWO REPLAT "A", BEING A REPLAT OF LOT 1, BLOCK 1, BABA UNIT TWO SUBDIVISION, AND LOCATED AT GATEWAY EAST, CITY OF SOCORRO, EL PASO COUNTY, TEXAS.

NAME:	Baba Unit Two Replat “A”
PROPERTY ADDRESS:	Gateway East
PROPERTY LEGAL DESCRIPTION:	Lot 1 Block 1 Baba Unit Two Subdivision
PROPERTY OWNER:	Arroyo Crossing Investments, LP
REPRESENTATIVE:	Denise Hernandez / TRE & Associates, LLC
PROPERTY AREA:	16.078 Acres (700,357 sq.ft.)
CURRENT ZONING:	Not Applicable (Socorro 2-mile ETJ)
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 replat for Baba Unit Two Replat "A".

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the replat for Baba Unit Two Replat "A".

ZONING MAP


BABA U-2 REPLAT A
Legend
Zoning
A-1,AGRICULTURAL
C-1,LIGHT COMMERCIAL
C-2,GENERAL COMMERCIAL
HPD,HISTORICAL PRESERVATION DISTRICT
IC-MUD,INDUSTRIAL/ COMMERCIAL-MIXED USE DISTRICT
M-1,LIGHT INDUSTRIAL
M-2,HEAVY INDUSTRIAL
PARK
POND
PUD,PLANNED UNIT DEVELOPMENT
R-1,SINGLE FAMILY RESIDENTIAL
R-2,MEDIUM DENSITY RESIDENTIAL
R-3,HIGH DENSITY RESIDENTIAL
RE,RURAL ESTATE
RM-1,RESIDENTIAL MOBILE HOME SUBDIVISION
RM-2,RESIDENTIAL MOBILE HOME PARK
SU-1,SPECIAL USE ZONE
TIGUA RESERVATION
UNCLASSIFIED
G-MU,GENERAL MIXED USE
EP_ETJ
ANTHONY'S 1/2 MILE ETJ
CLINT'S 1/2 MILE ETJ
EL PASO'S 5 MILE ETJ
HORIZON'S 1 MILE ETJ
SAN ELIZARIO'S 1/2 ETJ
SOCORRO'S 2 MILE ETJ
SOCORRO'S 5 MILE ETJ
VINTON'S 1/2 MILE ETJ
<all other values>
BABA U-2 Replat A
IC-MUD
C-2
PUD
INTERSTATE 10 HWY
EXIT 35 EASTLAKE RAMP
EASTLAKE ON RAMP
GATEWAY WEST BLVD
GATEWAY EAST BLVD
DESERT OAK CT
NUEVO HUECO TANKS BLVD
UNNAMED
EASTLAKE BLVD
STATE ST
BILL BURNETT DR
0 250 500 1,000 Feet
N
City of Socorro
Planning & Zoning
860 N. Rio Vista Rd.
Socorro, TX 79927

AERIAL IMAGE



SITE PICTURES

View of the property from Hackberry Dr.



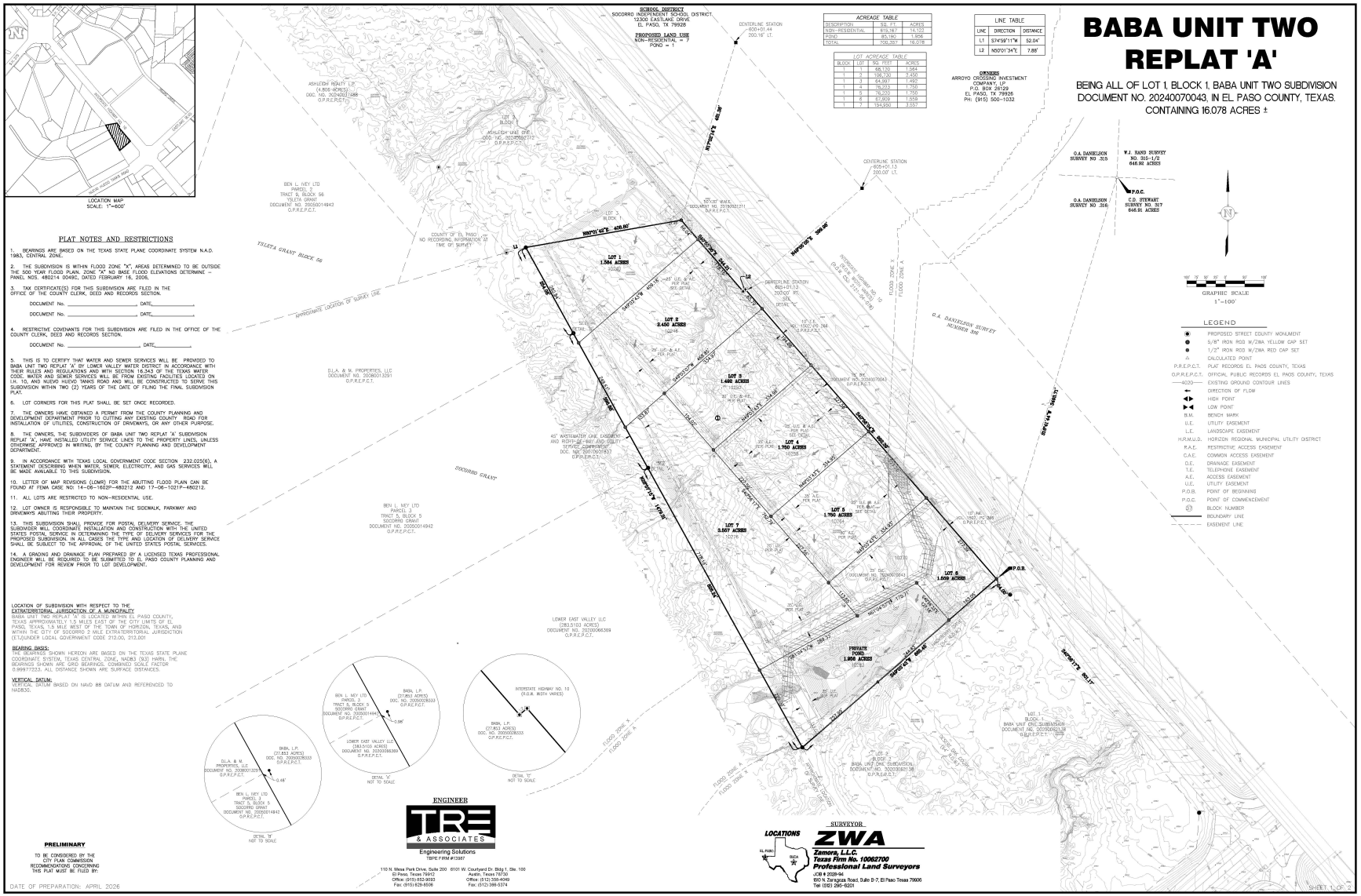
View of the property from Gateway E.



PRELIMINARY PLAT

BABA UNIT TWO REPLAT 'A'

BEING ALL OF LOT 1, BLOCK 1, BABA UNIT TWO SUBDIVISION DOCUMENT NO. 20240070043, IN EL PASO COUNTY, TEXAS. CONTAINING 16.078 ACRES ±



PLAT NOTES AND RESTRICTIONS

1. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM N.A.D. 1983, CENTRAL ZONE.

2. THE SUBDIVISION IS WITHIN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN, ZONE "A" NO BASE FLOOD ELEVATIONS DETERMINE – PANEL NOS. 480214 0048G, DATED FEBRUARY 16, 2006.

3. TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.

DOCUMENT No. _____, DATE_____.

DOCUMENT No. _____, DATE_____.

4. RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.

DOCUMENT No. _____ DATE_____.

5. THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO BABA UNIT TWO REPLAT 'A' BY LOWER VALLEY WATER DISTRICT IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE. WATER AND SEWER SERVICES WILL BE FROM EXISTING FACILITIES LOCATED ON I.H. 10, AND NUEVO HUEVO TANKS ROAD AND WILL BE CONSTRUCTED TO SERVE THIS SUBDIVISION WITHIN TWO (2) YEARS OF THE DATE OF FILING THE FINAL SUBDIVISION PLAT.

6. LOT CORNERS FOR THIS PLAT SHALL BE SET ONCE RECORDED.

7. THE OWNERS HAVE OBTAINED A PERMIT FROM THE COUNTY PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO CUTTING ANY EXISTING COUNTY ROAD FOR INSTALLATION OF UTILITIES, CONSTRUCTION OF DRIVEWAYS, OR ANY OTHER PURPOSE.

8. THE OWNERS, THE SUBDIVIDERS OF BABA UNIT TWO REPLAT 'A' SUBDIVISION REPLAT 'A', HAVE INSTALLED UTILITY SERVICE LINES TO THE PROPERTY LINES, UNLESS OTHERWISE APPROVED IN WRITING, BY THE COUNTY PLANNING AND DEVELOPMENT DEPARTMENT.

9. IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE SECTION 232.025(6), A STATEMENT DESCRIBING WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THIS SUBDIVISION.

10. LETTER OF MAP REVISIONS (LOMR) FOR THE ABUTTING FLOOD PLAIN CAN BE FOUND AT FEMA CASE NO: 14-06-1602P–480212 AND 17-06-1021P–480212.

11. ALL LOTS ARE RESTRICTED TO NON-RESIDENTIAL USE.

12. LOT OWNER IS RESPONSIBLE TO MAINTAIN THE SIDEWALK, PARKWAY AND DRIVEWAYS ABUTTING THEIR PROPERTY.

13. THIS SUBDIVISION SHALL PROVIDE FOR POSTAL DELIVERY SERVICE. THE SUBDIVIDER WILL COORDINATE INSTALLATION AND CONSTRUCTION WITH THE UNITED STATES POSTAL SERVICE IN DETERMINING THE TYPE OF DELIVERY SERVICES FOR THE PROPOSED SUBDIVISION IN ALL CASES THE TYPE AND LOCATION OF DELIVERY SERVICE SHALL BE SUBJECT TO THE APPROVAL OF THE UNITED STATES POSTAL SERVICES.

14. A GRADING AND DRAINAGE PLAN PREPARED BY A LICENSED TEXAS PROFESSIONAL ENGINEER WILL BE REQUIRED TO BE SUBMITTED TO EL PASO COUNTY PLANNING AND DEVELOPMENT FOR REVIEW PRIOR TO LOT DEVELOPMENT.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY

BABA UNIT TWO REPLAT 'A' IS LOCATED WITHIN EL PASO COUNTY, TEXAS APPROXIMATELY 1.5 MILES EAST OF THE CITY LIMITS OF EL PASO, TEXAS, 1.5 MILE WEST OF THE TOWN OF HORIZON, TEXAS, AND WITHIN THE CITY OF SOCORRO 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ)UNDER LOCAL GOVERNMENT CODE 213.00, 212.001

BEARING BASIS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 (93) HARN. THE BEARINGS SHOWN ARE GRID BEARINGS. COMBINED SCALE FACTOR (1.00017723). ALL DISTANCE SHOWN ARE SURFACE DISTANCES.

VERTICAL DATUM:

VERTICAL DATUM BASED ON NAVD 88 DATUM AND REFERENCED TO NADB30.

PRELIMINARY

TO BE CONSIDERED BY THE CITY PLAN COMMISSION. RECOMMENDATIONS CONCERNING THIS PLAT MUST BE FILED BY:

DATE OF PREPARATION: APRIL 2026

ENGINEER

TRE & ASSOCIATES
Engineering Solutions
TBPE Firm # 13387
110 N. Mesa Park Drive, Suite 200 | 8101 W. Courtyard Dr. Bldg.1, Ste. 100
El Paso, Texas 79912 | Austin, Texas 78730
Office: (915) 855-9093 | Office: (512) 355-4049
Fax: (915) 828-5506 | Fax: (512) 366-5374

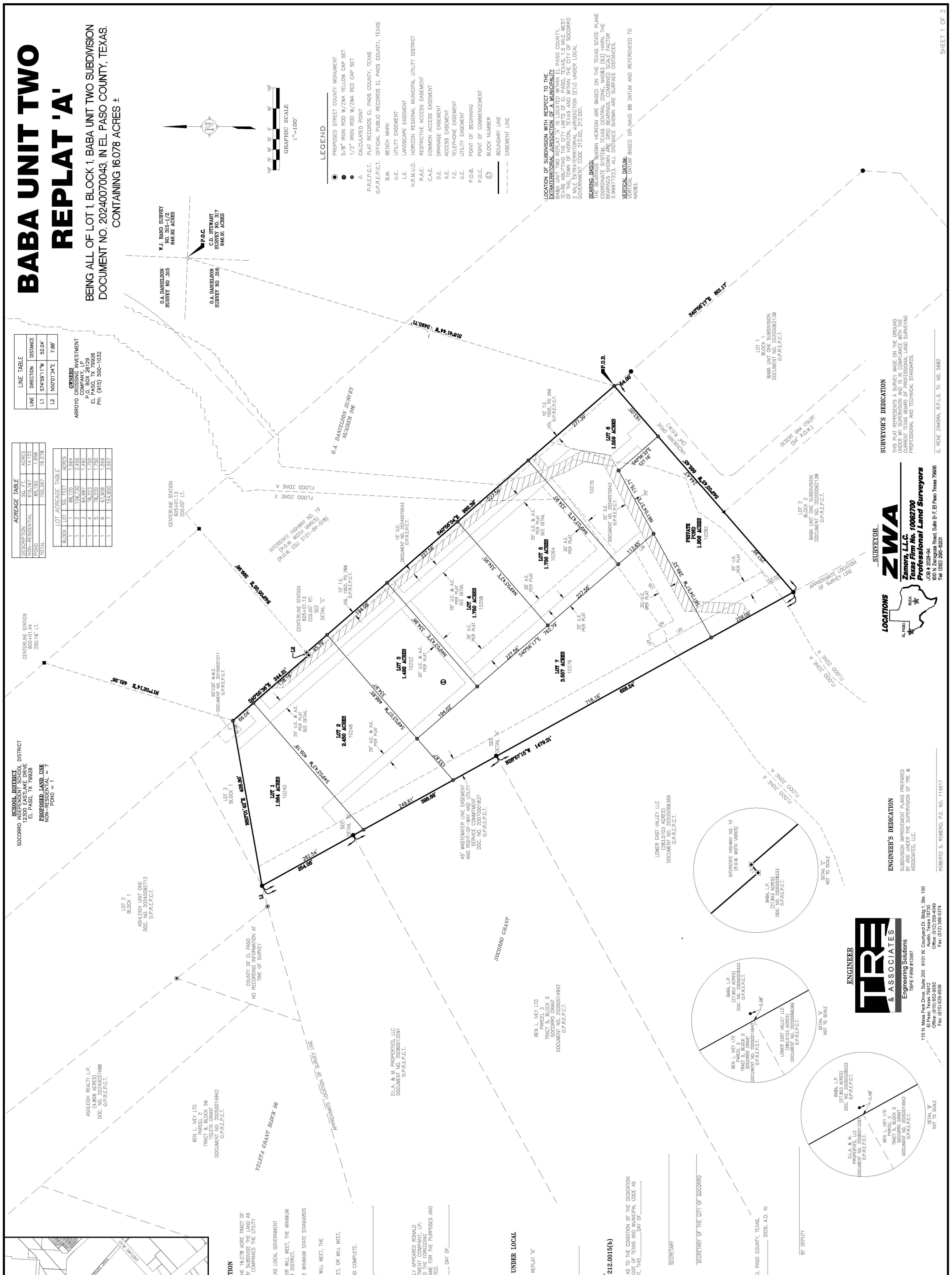
SURVEYOR

LOCATIONS
EL PASO
BABA

ZWA
Zamora, L.L.C.
Texas Firm No. 10062700
Professional Land Surveyors
JOB # 2029-94
100 N. Zaragosa Road, Suite B-7, El Paso Texas 79906
Tel: (052) 295-9201

SHEET 1 OF 2

FINAL PLAT


BABA UNIT TWO
REPLAT 'A'
BEING ALL OF LOT 1, BLOCK 1, BABA UNIT TWO SUBDIVISION
DOCUMENT NO. 20240070043, IN EL PASO COUNTY, TEXAS.
CONTAINING 16.078 ACRES ±
LEGEND
LINE TABLE
ACREAGE TABLE
LOT ACREAGE TABLE
OWNERS
ARROYO CROSSING INVESTMENT COMPANY, LP
SURVEYOR
ZWA
ENGINEER
TRE & ASSOCIATES
SURVEYOR'S DEDICATION
ENGINEER'S DEDICATION
OWNERS DEDICATION, CERTIFICATION AND ATTESTATION
STATE OF TEXAS
COUNTY OF EL PASO
EL PASO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE 232.028 (A):
CITY OF SOCORRO CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE 212.009(c) and 212.0015(b)
COUNTY CLERK'S RECORDING CERTIFICATE FILING
LOCATION MAP
DATE OF PREPARATION: APRIL, 2026
SHEET 1 OF 2

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

DATE: November 10, 2026

TO: Planning & Zoning Commission

FROM: Adriana Rodarte, City Manager

SUBJECT: DISCUSSION AND ACTION TO APPROVE A SPECIAL USE AGREEMENT – TEMPORARY USE BETWEEN THE CITY OF SOCORRO AND WIWYNN TECHNOLOGY CORPORATION, AUTHORIZING THE TEMPORARY USE OF DESIGNATED PROPERTIES WITHIN VALLE NUEVO COMMERCIAL CENTER #1 FOR OFF-SITE EMPLOYEE PARKING, AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT.

SUMMARY

The City Council will consider approving a Special Use Agreement with Wiwynn Technology Corporation to allow the temporary use of designated properties along Nuevo Hueco Tanks Road and Market Place for off-site employee parking.

The agreement establishes an initial three-year term, with the possibility of two additional one-year extensions, subject to specific conditions and written certification by the City Manager. The agreement shall not exceed five years from the first applicable property acquisition date.

STATEMENT OF THE ISSUE

Wiwynn Technology Corporation has identified a need for additional off-site employee parking to accommodate its current operational needs at the Socorro Logistics Center.

Wiwynn has entered into contracts to acquire seven lots within Valle Nuevo Commercial Center #1, located along Nuevo Hueco Tanks Road and Market Place. The proposed agreement would authorize the temporary use of these properties for employee parking, subject to Wiwynn acquiring ownership of each applicable lot.

The properties identified in the agreement include:

- 777, 785, 793, 801, and 809 Market Place
- 817 Market Place

- 825 Nuevo Hueco Tanks Road

While the City recognizes the need to accommodate existing employment and business operations, these properties are located within an important commercial corridor identified for future retail, mixed-use, and neighborhood-serving development.

The City's long-term planning objectives envision Nuevo Hueco Tanks Road as a corridor that supports commercial activity, economic development, and opportunities for residents.

Accordingly, the proposed agreement establishes a temporary arrangement rather than a permanent authorization for employee parking.

Key provisions of the agreement include:

1. Temporary authorization: An initial term of three years beginning upon Wiwynn's acquisition of the first applicable lot.
2. Conditional extensions: Up to two additional one-year extensions may be granted if Wiwynn demonstrates that it is actively pursuing either:
    - Development of additional employee parking within the Socorro Logistics Center, away from designated major arterial corridors; or
    - Redevelopment of the subject properties into a transit-oriented mixed-use development incorporating commercial retail, appropriate housing types, and employee parking.
3. Maximum duration: The temporary use shall not exceed five years, including extensions.
4. Preservation of future development: The agreement does not grant permanent parking rights or obligate the City to approve future zoning changes, permits, or development applications.
5. Property restoration: Upon expiration or termination, Wiwynn must discontinue the authorized parking use and remove temporary improvements, signage, and equipment within the period established by the agreement.
6. Insurance and indemnification: Wiwynn must maintain the required liability insurance and indemnify the City in accordance with the agreement.

The agreement provides a temporary solution to Wiwynn's operational needs while maintaining the City's long-term development objectives and regulatory authority over the properties.

FINANCIAL IMPACT

Account Code (GF/GL/Dept): N/A

Funding Source: N/A

Amount: N/A

Quotes (Name/Commodity/Price): N/A

Co-op Agreement (Name/Contract#): N/A

ALTERNATIVE

Not approve

STAFF RECOMMENDATION

Approve

REQUIRED AUTHORIZATION

1. **City Manager _____ Date_____**
2. **CFO _____ Date_____**
3. **Attorney _____ Date _____**

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

SPECIAL USE AGREEMENT – TEMPORARY USE

THIS AGREEMENT is made and entered into this ____ day of _____, 2026 (the "Effective Date") by and among the **CITY OF SOCORRO, TEXAS**, a municipal corporation in the County of El Paso, Texas ("City"), **WIWYNN TECHNOLOGY CORPORATION,** a Texas Corporation ("Owner");

RECITALS

WHEREAS, Owner has entered into contracts to acquire Lots 1, 2, and 3, Block 1 and Lots 1, 2, 3 and 4, Block 2, VALLE NUEVO COMMERCIAL CENTER #1, City of Socorro, County of El Paso, State of Texas (the "Property"), and this Agreement shall apply to each lot within the Property only upon Owner's acquisition of record title to such lot. A map of the Property are attached to this Agreement as Exhibit "A"; and

WHEREAS, the Property is within the corporate limits of the City, and

WHEREAS, the Owner wishes to obtain a special use permit to authorize the utilization the Property for its off-site employee parking within the property described in Exhibit "A", attached hereto and fully incorporated herein (the "Development"); and

WHEREAS, in connection with the Development, Owner submitted to the City an application for short term special use for the (the "Application for Special Use"); and

WHEREAS, the City finds that properties fronting, adjacent to, or directly abutting Nuevo Hueco Tanks Road, North Loop Drive/FM 76, and other major arterial corridors serve an important role in advancing the City's long-term vision for walkable, retail or transit-oriented, mixed-use, and neighborhood-serving development, and therefore should not be relied upon as permanent or long-term employee parking or logistics-support properties under this Agreement; and

WHEREAS, the City recognizes that authorizing the temporary use of the Property for off-site employee parking may serve a present and short-term public purpose and address current operational needs, however, the City further finds that the long-term use of the Property primarily for parking is inconsistent with the City's adopted master planning goals, land use priorities, and vision for the Nuevo Hueco Tanks Road retail corridor and surrounding neighborhoods; and

WHEREAS, the City has determined that approval of this Agreement is appropriate only as a limited, temporary accommodation and shall not be construed as support for the permanent or long-term use of the Property for off-site employee parking, but rather as a short-term allowance intended to preserve the City's ability to pursue future development consistent with its master plans and the community's long-term vision; and

WHEREAS, the City, after due and careful consideration, has concluded that the Development on the terms and conditions of this Agreement are in the best interest of the City and

its citizens and are consistent with its purpose to protect and provide for the public health, safety, morals and general welfare of the City, and should be approved; and

WHEREAS, Owner, after due and careful consideration, accepts the terms and conditions of this Agreement in light of the benefits to Owner resulting from the Development, subject at all times to the City's reserved regulatory authority and the limited, temporary nature of the special use granted herein; and,

WHEREAS, as a part of the Development, Owner agreed upon restriction of the time limit for the special use permit; and

NOW THEREFORE, in consideration of the mutual covenants and agreements herein contained, the City, and the Owner agree as follows:

ARTICLE I
APPLICATION FOR SPECIAL USE

1.1 Application for Special Use. The City has reviewed and, subject to the terms and conditions of this Agreement, approved the Owner's Application for Special Use, a true and correct copy of which is attached to this Agreement as Exhibit "B." This approval is limited to the specific temporary use described in this Agreement and does not constitute approval of, or any commitment by the City to approve, any other or future development, permit, rezoning, or land use application.

1.2 No Vested Rights. This Agreement is a limited, temporary special use authorization only. Nothing in this Agreement, including the recitals or the conditions described in Section 3.1, creates any vested right, permit, site plan approval, or "project" for purposes of Chapter 245 of the Texas Local Government Code, and nothing in this Agreement obligates the City to approve any future rezoning, permit, plat, or development application for the Property or the Socorro Logistics Center. Any future application remains subject to the City's ordinances, procedures, fees, and discretion in effect at the time that application is filed.

1.3 Condition Precedent. Except as provided in this Section, this Agreement is binding on the parties as of the Effective Date. This Agreement, including Sections 3.1, 3.2 and 5.2, shall become effective as to each lot within the Property only on the date Owner acquires record title to such lot (the "Lot Effective Date"). Prior to such date, this Agreement shall not bind, encumber, or create any obligation with respect to such lot or its current owner.

ARTICLE II
DEVELOPMENT

2.1 Development. Developer will develop the Property as shown in the Application for Special Use attached to this Agreement as Exhibit "B". The Development meets the growth and development objectives of the City and furthers the goals of its comprehensive plan and shall in accordance with the City's Ordinance, rules and regulations.

2.2 Modifications. Owner shall submit any proposed amendment or modification to the Development or the Application for Special Use to the City for prior written review and approval. The City may grant, deny, or condition its approval in accordance with its ordinances

and applicable law. Any approval authority delegated to the City Manager under this Agreement is limited as described in Section 5.6.

2.3 Indemnification. Owner shall indemnify, defend, and hold harmless the City of Socorro and its City Council members, officials, officers, employees, agents, and volunteers (the "Indemnitees") from and against any and all claims, suits, losses, damages, liabilities, fines, penalties, and costs, including reasonable attorneys' fees, arising out of or relating to Owner's use of the Property for the Development or Owner's performance of, or failure to perform, its obligations under this Agreement, except to the extent caused by the negligence or willful misconduct of an Indemnitee. Nothing in this Agreement obligates the City to indemnify, defend, or hold harmless Owner or any other party, and nothing in this Agreement waives, or shall be construed to waive, the City's governmental or sovereign immunity from suit or liability, which the City retains to the fullest extent permitted by Texas law, including Chapter 101 of the Texas Civil Practice and Remedies Code. This Section survives termination or expiration of this Agreement.

2.4 Insurance. During the term of this Agreement, Owner shall maintain, at its sole cost, commercial general liability insurance covering the use of the Property for the Development with limits of not less than $1,000,000 per occurrence and $2,000,000 general aggregate, naming the City of Socorro and its officials, officers, employees, and volunteers as additional insureds. Owner shall provide the City a certificate of insurance evidencing the required coverage prior to commencing the use authorized by this Agreement, upon each renewal, and upon request, and shall give the City not less than thirty (30) days' prior written notice of cancellation or material reduction in coverage.

ARTICLE III
SHORT TERM USE

3.1 SHORT TERM USE. The rights granted to Owner under this Agreement shall remain in effect for a period of three (3) years from the first Lot Effective Date (the "Initial Term"). The Initial Term may be extended for up to two (2) additional one (1)-year periods (each, an "Extension Term") only if: (i) not less than sixty (60) days before expiration of the then-current term, Owner submits to the City Manager written, current, and verifiable evidence that one of the conditions described in Section 3.1.a or 3.1.b below is satisfied; and (ii) the City Manager, in the City's reasonable discretion, certifies in writing that the applicable condition has been met, which certification shall not be unreasonably withheld or delayed if such evidence is provided. No Extension Term takes effect, and this Agreement automatically expires at the end of the Initial Term or the then-current Extension Term, unless the City Manager issues that written certification. In no event shall the Initial Term and all Extension Terms together exceed five (5) years from the first Lot Effective Date, notwithstanding Section 5.4 (Force Majeure) or any other provision of this Agreement.

3.1.a Owners are diligently and verifiably pursuing development of an additional on-site employee parking facility located within the Socorro Logistics Center, as defined in Exhibit "C," excluding any property fronting, adjacent to, or directly abutting Nuevo Hueco Tanks Road, North Loop Drive/FM 76, or any other major arterial corridor identified by the City,

where such use would be inconsistent with the City's adopted master planning documents and long-term corridor vision; or

3.1.b Owners are diligently and verifiably pursuing development of the Property as shown in the Application for Special Use attached to this Agreement as Exhibit "B" into a Transit-Oriented Mixed-Use Development incorporating commercial retail with appropriate housing types, and employee parking.

3.2 TERMINATION. The special use rights granted under this Agreement automatically terminate, without notice, upon expiration of the Initial Term or, if extended under Section 3.1, the then-current Extension Term. On or before the termination date, Owner shall, at its sole cost and without compensation from the City: (a) cease all use of the Property for off-site employee parking or any other use authorized solely by this Agreement; and (b) within ninety (90) days after the termination date, remove any temporary improvements, signage, or equipment installed for that use and restore the Property to a condition compliant with the City's zoning regulations. From and after the termination date, the Property shall be used only in strict compliance with the City's zoning regulations then in effect and for uses consistent with the City's master plans. Owner's continued use of the Property for off-site employee parking after the termination date violates the City's zoning ordinance and is subject to any remedy available to the City at law or in equity, including injunctive relief, in addition to the remedies in Article IV; provided, however, that the presence of temporary improvements, signage, or equipment on the Property, and Owner's removal and restoration activities under clause (b), during the ninety (90)-day period after the termination date shall not be deemed a violation of the City's zoning ordinance.

ARTICLE IV
DEFAULTS AND REMEDIES

4.1 Default. In the event a party (the "Defaulting Party") commits a breach of this Agreement, the other party (the "Non-Defaulting Party"), shall, prior to bringing suit or pursuing any other remedy, provide written notice of such breach to the Defaulting Party. Following receipt of such notice, the Defaulting Party shall have thirty (30) days within which to cure the breach, or, if the breach cannot reasonably be cured within thirty (30) days, such longer period as is reasonably necessary provided the Defaulting Party commences the cure within such thirty (30) days and diligently pursues it to completion (the "Cure Period").

4.2 Remedies. In the event a default is not cured within the Cure Period, the Non-Defaulting Party shall have all rights and remedies which may be available under law or equity, including, without limitation, the right to specifically enforce the terms or provisions hereof and/or the right to institute an action for damages, declaratory judgment, injunctive relief or mandamus. This Agreement shall be enforceable in any court of competent jurisdiction by any of the parties or by an appropriate action at law or in equity to secure the performance of the restrictions, conditions and covenants herein contained.

ARTICLE V
MISCELLANEOUS

5.1 Notices. Any formal notices or other communications required to be given by one Party to the other under this Agreement shall be given in writing, addressed to the party to be notified at the address set forth below, by (i) delivering the same in person (ii) depositing the same in the United States Mail, certified or registered, return receipt requested, postage prepaid (iii) depositing the same with Federal Express or with another nationally recognized courier service guaranteeing "next day delivery" or (iv) sending the same by telefax with confirming copy sent by certified or registered mail. Notice shall be effective only if and when received by the party to be notified. For the purposes of this Agreement, the addresses of the parties, until changed as provided below, shall be as follows:

(1) **City:**

City of Socorro

Attn: City Manager

_____

Socorro, TX,

Mailing Address:

_____

Physical Address:
Same as above

(3) **Owner:**

WIWYNN TECHNOLOGY CORPORATION

Mailing Address:
9220 Socorro Logistics Lane, Socorro, Texas 79927
With a copy to:
Wiwynn Corporation, Legal Department
8F, No. 90, Sec. 1, Xintai 5th Rd., Xizhi Dist.
New Taipei City 22102, Taiwan
Attention: Chief Legal Officer
Email: Legal@Wiwynn.com

Physical Address:
Same as above

The parties shall have the right from time to time to change their respective addresses, and each shall have the right to specify as its address any other address within the United States of America by giving at least five days' written notice to the other party. If any date or any period

provided in this Agreement ends on a Saturday, Sunday, or legal holiday, the applicable period for calculating the notice shall be extended to the first business day following such Saturday, Sunday, or legal holiday.

5.2 Successors and Assigns. From and after the applicable Lot Effective Date, this Agreement is a restriction, condition and covenant running with the Property and a charge and servitude thereon until the expiration or termination of this Agreement and completion of Owner's obligations under Section 3.2, and shall be binding upon and inure to the benefit of the Parties hereto, and their heirs, successors and assigns of all or any part of the Property. Any future conveyance of the Property shall contain the restrictions, conditions and covenants and shall embody this Agreement by express reference; provided, however, this Agreement shall not be binding on, and shall not create any encumbrance to title as to, any end-buyer of a fully developed and improved lot within the Property, except for land use regulations that may apply to a specific lot.

5.3 Assignment and Encumbrances. Owner may not assign this Agreement, in whole or in part, or any obligation, right, title, or interest of Owner under this Agreement, to any person or entity (an "Assignee") without the City's prior written consent, which the City may withhold in its reasonable discretion, including on the basis of the proposed Assignee's financial capacity, compliance history, or intended use of the Property; provided, however, that Owner may assign this Agreement without the City's consent to an entity that controls, is controlled by, or is under common control with Owner, upon written notice to the City.

5.4 Force Majeure. If any Party is rendered unable, wholly or in part, by force majeure to carry out its obligations under this Agreement, that Party shall give prompt written notice of the force majeure event, with reasonably full particulars, to the other Party. The obligations of the Party giving notice, to the extent affected by the force majeure event and to the extent that due diligence is being used to resume performance at the earliest practicable time, are suspended during the continuance of the inability, but for no longer period. "Force majeure" includes acts of God, strikes, lockouts or other industrial disturbances, acts of the public enemy, war, terrorism, blockades, insurrections, riots, epidemics, landslides, lightning, earthquakes, fires, storms, floods, washouts, droughts, tornadoes, hurricanes, arrests and restraints of governments and people, explosions, and breakage or damage to machines or pipelines, in each case not within the reasonable control of the Party claiming the inability. Notwithstanding the foregoing, a force majeure event does not suspend or extend, and may not be used to justify any extension of, the five (5)-year outside date described in Section 3.1, and does not excuse Owner's obligations under Section 3.2 (Termination) or Owner's compliance with applicable law.

5.5 Severability. If any provision of this Agreement is held invalid or unenforceable by a court of competent jurisdiction, that provision shall be deemed excised from this Agreement, and the invalidity or unenforceability of that provision shall not affect any other provision, which shall remain in full force and effect. If a court holds a provision material to the overall purpose and operation of this Agreement to be invalid or unenforceable, the City, in its sole discretion, may either (a) terminate this Agreement on written notice to Owner, or (b) continue this Agreement with the invalid provision excised, in which case the parties shall negotiate in good faith to replace it with an enforceable provision that most closely reflects the original intent. Owner may terminate

this Agreement as to any lot by written notice to the City if Owner's purchase contract for such lot terminates before closing, and upon such notice this Agreement shall be of no further force or effect as to such lot.

5.6 Entire Agreement. This Agreement contains the entire agreement of the parties, and there are no other agreements or promises, oral or written, between the parties regarding the subject matter of this Agreement. This Agreement may be amended only by written agreement signed by the parties. By approving the execution of this Agreement, the City Council of the City delegates to the City Manager of the City the authority, without any further action being required of the City Council, to execute such amendments of or extensions to this Agreement as they may consider advisable, and consistent with the provisions of law.

5.7 Governing Law, Jurisdiction & Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, as it applies to contracts performed within the State of Texas and without regard to any choice of law rules or principles to the contrary. The parties acknowledge that this Agreement is performable in El Paso County, Texas and hereby submit to the jurisdiction of the state or federal courts situated in that County and hereby agree that any such Court shall be a proper forum for the determination of any dispute arising hereunder.

5.8 No Third-Party Beneficiary. This Agreement is not intended, nor will it be construed, to create any third-party beneficiary rights in any person or entity who is not a party, unless expressly otherwise provided.

5.9 Waiver. Any failure by a Party hereto to insist upon strict performance by the other Party of any material provision of this Agreement shall not be deemed a waiver thereof or of any other provision hereof, and such Party shall have the right at any time thereafter to insist upon strict performance of any and all of the provisions of this Agreement.

5.10 Reservation of Rights. To the extent not inconsistent with this Agreement, each party reserves all rights, privileges, and immunities under applicable laws.

5.11 Further Documents. Each party agrees that at any time after execution of this Agreement, it will, upon request of the other party, execute and deliver such further documents and do such further acts and things as the other party may reasonably request in order to effectuate the terms of this Agreement.

5.12 Incorporation of Exhibits and Other Documents by Reference. All exhibits and other documents attached to or referred to in this Agreement are incorporated herein by reference for the purposes set forth in this Agreement.

5.13 Effect of State, Federal, and Local Laws. Notwithstanding any other provision of this Agreement, each party shall, in carrying out this Agreement, comply with all applicable federal, state, and local laws, including the City's Code of Ordinances, and nothing in this Agreement limits the City's exercise of its governmental, police power, or zoning authority under Chapter 211, Texas Local Government Code, or other applicable law.

5.14 Conflict with City Regulations. Except for the specific temporary special use rights and time limitations expressly granted in Article III of this Agreement, in the event of any conflict or inconsistency between the terms of this Agreement and the City's ordinances, resolutions, rules, or regulations, the City's ordinances, resolutions, rules, and regulations shall control. Nothing in this Agreement limits the City's authority to adopt, amend, or enforce ordinances, resolutions, rules, or regulations of general applicability, and this Agreement does not bind the City Council's legislative discretion.

5.15 Headings. The headings as to contents of particular articles or sections herein are inserted only for convenience, and they are in no way to be construed as a limitation on the scope of the particular articles or sections to which they refer.

5.16 Ambiguities. In the event of any ambiguity in any of the terms of this Agreement, it shall not be construed for or against any party on the basis that such party did or did not author the same.

5.17 Counterparts. It is understood and agreed that this Agreement may be executed in any number of counterparts, each which shall be deemed an original for all purposes.

5.18 Authority for Execution. Each party hereby certifies, represents, and warrants that the execution of this Agreement has been duly authorized.

5.19 List of Exhibits. The following exhibits are attached hereto and made a part hereof:

Exhibit "A" – Maps
Exhibit "B" – Application for Special Use
Exhibit "C" – Socorro Logistics Center

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals and have caused this instrument to be executed by their duly authorized officials and the corporate seal affixed hereto, all on the day and year first above written.

CITY:

THE CITY OF SOCORRO, TEXAS

_____
By:_____
Mayor

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

_____
By:_____
Assistant City Attorney

_____
By: _____
City Manager

OWNER

WIWYNN TECHNOLOGY CORPORATION

BY: _____
Title:

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on the _____ day of _____, 2026, by _____ as Mayor of the City of Socorro, Texas.

_____
Notary Public, State of Texas

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on the _____ day of _____, 2026, by_____ as _____of the Wiwynn Technology Corporation..

_____
Notary Public, State of Texas

EXHIBIT A

MAP AND DESCRIPTION OF SPECIAL USE- TEMPORARY USE PROPERTY

Land Parcels Wiwynn Will Use For Parking:

777, 785, 793, 801 & 809 Market Place, Socorro, Texas 79927

- Lot 3, Block 1, Valle Nuevo Commercial Center #1, and
- Lots 1-4, Block 2, Valle Nuevo Commercial Center #1

817 Market Place, Socorro, Texas 79927

- Lot 2, Block 1, Valle Nuevo Commercial Center #1

825 Nuevo Hueco Tanks Road, Socorro, Texas 79927

- Lot 1, Block 1, Valle Nuevo Commercial Center #1



EXHIBIT B

APPLICATION FOR SPECIAL USE

EXHIBIT C

MAP AND DESCRIPTIONS OF SOCORRO LOGISTICS CENTER

For purposes of this Agreement, the "Socorro Logistics Center" shall be defined as the properties described below and may include any additional properties subsequently acquired by Wiwynn Technology Corporation, provided that such additional properties are not located along, adjacent to, or abutting Nuevo Hueco Tanks Road, North Loop Drive/FM 76, or any other major arterial corridor identified by the City.

The Parties acknowledge that properties fronting or directly abutting Nuevo Hueco Tanks Road and other major arterial corridors are intended to support the City's long-term vision for walkable, retail-oriented, mixed-use, and neighborhood-serving development, and therefore shall not be included within the Socorro Logistics Center for purposes of satisfying the Owner's long-term employee parking or logistics-related needs under this Agreement.

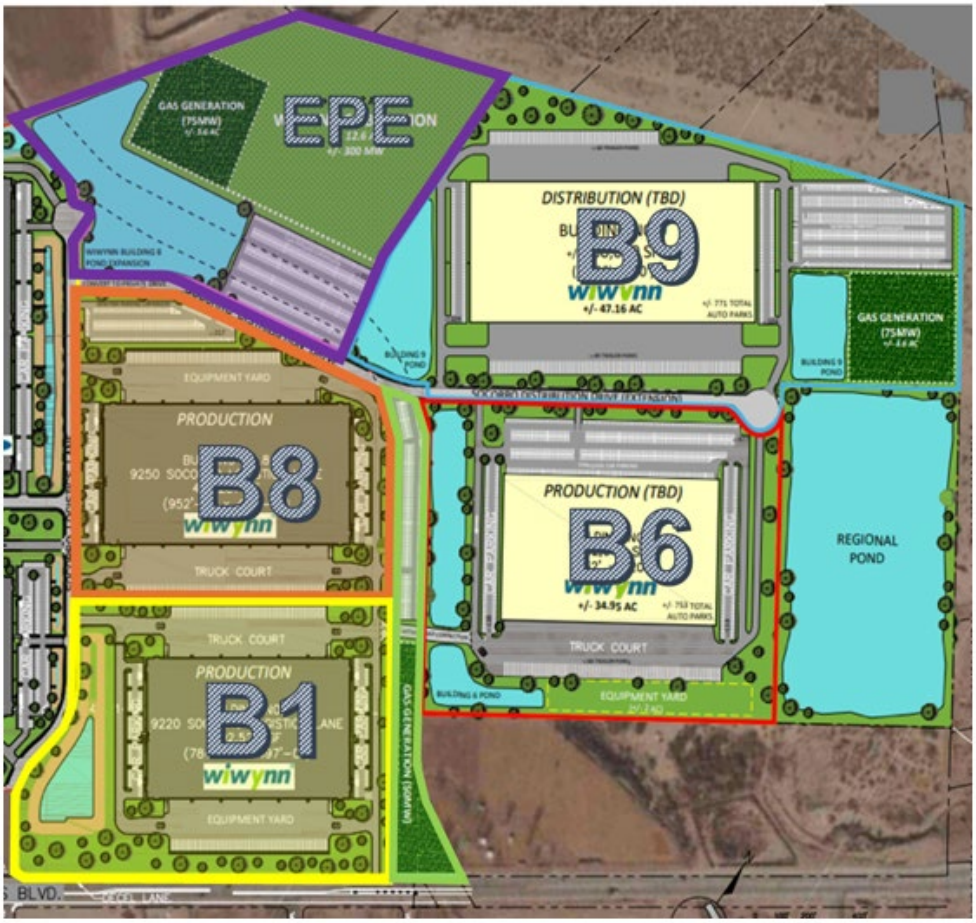
B1 – Legal Description: BLK 1 SOCORRO LOGISTICS CENTER #2 LOT 2

B6 – Legal Description: BLK 5 SOCORRO GRANT TR 2 & TR 3 & Partial TR 4 & Partial TR 8-A (35.28 AC)

B8 – Legal Description: BLK 1 SOCORRO LOGISTICS CENTER #2 LOT 1

B9 – Legal Description: BLK 5 SOCORRO GRANT Partial TR 4, TR 5, Partial TR 6, Partial TR 8-A, Partial Mesa Spur Drain (42.784 AC)

EPE - Legal Description: 5 SOCORRO GRANT Partial TR 6, TR 7-A, Partial TR 8-A & Partial Mesa Drain Spur (33.344 AC)


GAS GENERATION (75MW)
+/- 3.6 AC
EPE
+/- 300 MW
DISTRIBUTION (TBD)
B9
wiwynn
+/- 47.16 AC
+/- 771 TOTAL AUTO PARKS
GAS GENERATION (75MW)
+/- 3.6 AC
BUILDING 9 POND
EQUIPMENT YARD
PRODUCTION
B8
wiwynn
TRUCK COURT
PRODUCTION (TBD)
B6
wiwynn
+/- 34.95 AC
+/- 753 TOTAL AUTO PARKS
REGIONAL POND
TRUCK COURT
BUILDING 6 POND
EQUIPMENT YARD
TRUCK COURT
PRODUCTION
B1
wiwynn
EQUIPMENT YARD
GAS GENERATION (90MW)
BLVD.