


I want to take this opportunity to discuss with you the broad outlines of a proposed economic development strategy for the Historic Mission Trail. The nine-mile Mission Trail from Ysleta down to San Elizario has been recognized as a key investment zone where the County may act as an important catalyst to create an environment conducive to entrepreneurial activity and investment centering around heritage tourism. I have been asked to take the lead in developing an economic development strategy for this area of the County that is so steeped in history and culture. Such a strategy must take into account, and to the extent practicable implement, those recommendations found in earlier studies such as the 2013 UTEP/IPED report and the 2016 Market Street report.




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“Successful economic development requires a sound strategic plan. In the absence of a plan, our economic development efforts are likely to be poorly targeted and ineffectual. Strategic planning provides the ‘roadmap’ for economic development; it establishes program priorities, and the best plans will also set out a robust, outcome-oriented menu of tools, methods, and projects.”

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So let’s begin with a simple, basic principle which will serve as an essential prologue to everything that follows: “Successful economic development requires a sound strategic plan. In the absence of a plan, our economic development efforts are likely to be poorly targeted and ineffectual. Strategic planning provides the ‘roadmap’ for economic development; it establishes program priorities, and the best plans will also set out a robust, outcome-oriented menu of tools, methods, and projects.” I think we would do well to keep these words in mind as we embark on the strategic approach that I will develop in the following slides. ***Without a plan, there is no meaningful outcome.***


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The Starting Point: Planning for Economic Development

- Review of 1994 Mission Trail Plan
- Update the 1994 Mission Trail Plan
- Identification of Strategic Priorities

COMPREHENSIVE PLAN



A COMPREHENSIVE PLAN FOR THE MISSION TRAIL HISTORICAL AREA

SECTION ONE

➔

Strategic Priorities

- ✓ _____
- ✓ _____
- ✓ _____
- ✓ _____
- ✓ _____


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The goal is to start with the vision, the broad policy goals and the recommendations outlined in our Mission Trail Comprehensive Plan, and ultimately to craft a set of strategic priorities and specific actions that will lead to the fulfillment of those ideals. But our path is complicated somewhat by the fact that our only planning document which can legitimately be called a 'Comprehensive Plan' for the Mission Trail dates back to 1994. I think any reasonable person would acknowledge that our Comprehensive Plan needs to be updated before it can serve as an effective policy document for the twenty-first century.

So our initial steps in this planning process would involve a systematic review and update of the 1994 Mission Trail Plan. These actions were recommended by professionals who attended the 2016 Mission Trail Planning Meeting hosted by Congressman Will Hurd nearly a year ago. I might add that, in the absence of an up-to-date comprehensive plan for the Mission Trail area, certain key strategic actions (such as achieving

federal designation as a National Heritage Area) may be rendered difficult or impossible to achieve. The Comprehensive Plan must be updated so that it reflects today's world, today's planning and economic development principles.

Finally on this slide, I would only add that along the way between the starting point and end point I have described there have been numerous other recommendations that merit our attention – prominent among them, the recommendations of the IPED and Market Street studies. The aim should be to address these recommendations and, to the extent that they are consistent with the County's overall vision for the Mission Trail Area, incorporate them into our strategic plan.



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Strategic Priorities

1. Develop a county-wide inventory of historic assets
2. Form a multi-jurisdictional entity to promote intergovernmental coordination of Mission Trail development
3. Identify economic development incentives
4. Pursue national & international place-making designations:
 - a. National heritage area designation
 - b. UNESCO World Heritage designation
5. Develop public relations and advertising media and venues
6. Cultivate enhanced intergovernmental coordination

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Here, then, is a list of the strategic priorities we have tentatively identified -- subject to refinement based on input from Mission Trail stakeholders:

1. Develop a county-wide inventory of historic assets
2. Form a multi-jurisdictional entity to promote intergovernmental coordination of Mission Trail development
3. Identify economic development incentives
4. Pursue national & international place-making designations:
 - a. National heritage area designation
 - b. UNESCO World Heritage designation
5. Develop public relations and advertising media and venues
6. Cultivate enhanced intergovernmental coordination


I will say a little more about each of these strategic priorities in the next few slides.

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Strategic Priorities

- 1) Develop a county-wide inventory of historic assets



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The strategic planning process begins with an inventory of our assets. Thanks to the efforts of our County Historical Commission, local historians, and others, we already have considerable documentation of these assets. The aim here would be simply to systematize the already-existing information, and arrange it in a usable form for planning purposes. This effort has already commenced, and may take another two to three months to complete.

In addition to our historic assets along the Mission Trail, we should also consider undertaking a careful inventory and analysis of other Mission Trail assets – and liabilities. This would include due consideration towards local infrastructure, public amenities, and neighborhood appearance and blight issues, among other things.

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Strategic Priorities

2) Form a multi-jurisdictional entity to promote intergovernmental coordination of Mission Trail development

- Purpose
- Creation
- Staffing
- Resources
- Authority & Responsibilities




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Here's the next strategic priority. One recommendation to the County which appears in both the IPED and Market Street studies is to establish an over-arching 'independent authority' for planning and economic development along the Mission Trail. It still remains to be seen what form such an entity would take. But the strategic priority here would be to form such an entity, tentatively identified as a 'Mission Trail Alliance.' Specific strategic actions addressing that priority would revolve around: 1) clearly articulating the purpose of such an entity; 2) achieving its creation under Texas law; 3) Identifying and securing appropriate staffing and resources for the entity; and 4) clearly setting out the authority and responsibilities of such an entity.

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Strategic Priorities

3) Identify economic development incentives

- County tax incentives
- State incentives
- Federal incentives
- Façade & marketing grants



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Another high-profile strategic priority will be to systematize our menu of economic development incentives targeting heritage tourism objectives. The Mission Trail area is a rather special environment, with a very particular socio-economic milieu characterized by very low median household incomes, high poverty rates, and significant agricultural activity. Existing businesses tend to be very small – generally fewer than 10 employees, and in many cases fewer than five. Many of the businesses in the area have precarious cash flow situations, and many will not qualify for commercial lending. Suffice it to say that the Mission Trail is a very, very different socio-economic environment compared to the City of El Paso and other areas of the County.

‘Heritage tourism’ as an objective also has some very special characteristics. Heritage tourism depends far more heavily than other industries on **small businesses** – in some cases, even microbusinesses. While it certainly would be advantageous to successfully attract a new

hotel of suitable scale to the area – one that might employ 25-50 people – the fact remains that most businesses catering to a tourist population will be on a much smaller scale. That is partly because tourists in general -- and especially so-called 'heritage tourists' -- tend to prefer the charm of small-scale entrepreneurs offering a diverse array of local eateries, food trucks, quaint little art galleries, craft shops, boutiques, and the like.

Clearly a menu of economic development incentives for the Mission Trail area will have to be tailored and properly targeted so that the incentives offered are not only *accessible* to but also *attractive* to existing business owners as well as new entrepreneurs. We need to be able to offer smart, attractive incentives when the opportunity becomes ripe to reel in that large hotel developer offering badly needed beds, but at the same time we should be able to offer a menu of small-bore incentives to help very small business owners grow their business and brighten the shopping experience for their customers.

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Strategic Priorities

4) Pursue national and international place-making designations:

- a. Update of the Mission Trail Comprehensive Plan
- b. Pursue National Heritage Area designation for the Historic Mission Trail
- c. Pursue UNESCO World Heritage designation for the Historic Mission Trail



COMPREHENSIVE PLAN
A COMPREHENSIVE PLAN FOR THE MISSION TRAIL HISTORICAL AREA
SECTION ONE



NATIONAL PARK SERVICE



United Nations
Educational, Scientific and
Cultural Organization

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Official place-making designations may help in some measure to bring tourists in to shop and stay along the Historic Mission Trail. I do not wish to overstate this potential impact, because frankly it remains to be seen how much our tourism visitorship might be augmented by an official designation. That being said, if we do wish to pursue such designations, then we will need to begin by undertaking a systematic update of the 1993 Comprehensive Plan for the Mission Trail Historical Area. The 1993 plan contains a great deal of valuable background and guidance which remains valid today. But it also contains elements which need to be updated in light of today's best practices in planning and economic development. Suffice it to say, we would certainly need the assistance of qualified professionals to undertake a meaningful update of the 1993 plan.

With an updated plan in hand, we can start thinking more seriously about pursuing national and international place-making designations. The 2016 Market Street report recommends seeking Mission Trail designation as a

National Heritage Area. A National Heritage Area must be recommended by the National Park Service and approved by Congress, but it is administered either by the state government or by a local nonprofit organization or a private corporation. The method of application to become a National Heritage Area will require us to produce a 'feasibility study' that successfully makes the case for NHA designation. The feasibility study *is* the NHA application. Localities around the country typically hire a consultant to assist with such a study. With a polished and compelling feasibility study in hand, we might expect to achieve NHA designation within a timeframe of three to four years.

The other major designation that has been recommended to the County to pursue is the UNESCO World Heritage Site designation. This potentially valuable designation was recommended to the County by professionals who attended the Mission Trail Planning Meeting hosted by Rep. Will Hurd on March 30, 2016.

The planning horizon to address this strategic priority is much longer, compared to the previous designation we just discussed. Our current understanding is that every ten years UNESCO finalizes its so-called 'tentative list' of proposed World Heritage sites. 2016 was one of those years, so it appears the opportunity will not come up again for another ten years.

That said, there certainly is a great deal of work to be accomplished over the next decade to make sure we can submit a competitive application for World Heritage site designation before 2027. To begin with, land use and building code regulations within the historic districts comprising the Mission Trail area need to be carefully reviewed, and possibly updated. Intergovernmental cooperation and coordination needs to be improved, especially vis-à-vis historic preservation and land use. The establishment of a Mission Trail Development Corporation, which might contribute significantly to a successful UNESCO application, will also take time and effort. Finally, given a ten-year planning horizon for this strategic priority, I think that with diligent effort and prudent, targeted incentives we may be able to make significant inroads in terms of 'cleaning up' many of the

unsightly or blighted conditions that currently exist along the nine-mile Mission Trail. Progress in all of these areas would certainly improve our chances of success when we apply for a UNESCO World Heritage site designation. Make no mistake, however: this would be a complex, multi-faceted undertaking, and for this reason this may be the most ambitious strategic priority we are presenting to you today.

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Strategic Priorities

5) Develop public relations and advertising media and venues

- Audience
- Media
- Message




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A key element in our strategy to promote heritage tourism will be effective public relations and advertising in local, regional, national, and even international markets. This effort will involve a great deal of diligent work centering around our audiences, the various media at our disposal, and our message.

To begin with, we should be prepared to undertake a careful analysis of our audiences. Notice that I use the plural form here. Our audiences are by no means homogenous, and we have to learn to approach them in different ways, depending on their wants and needs, their background and experiences, and their distance from us.

Next comes the selection of appropriate media. Needless to say, this is a decision that has a financial dimension. One wants to be sure to utilize multiple communications media, but at the same time one should want to concentrate scarce advertising dollars on those media that promise the

biggest 'bang for the buck.' So pamphlets, brochures, Internet websites and iPhone apps are all important, but perhaps not equally important, strictly in terms of financial investment.

Finally, we will need to craft our message, in graphics and in words, so that it captures the essence of what we have to offer and provides reasons why people should come here to experience it.

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Strategic Priorities

6) Cultivate intergovernmental coordination:

- Local representation on the Mission Trail coordinating body
- Local Regulations
- Municipal Incentives for Economic Development
- Local Quality of Life Amenities









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In the previous slide I alluded to ‘intergovernmental coordination,’ and here I only wish to underscore that this goal really merits recognition as a strategic priority in its own right. Even if the County chooses, for whatever reason, not to pursue a UNESCO designation, effective intergovernmental coordination will probably emerge as the linchpin of a successful economic development strategy for the Mission Trail.

The proposed Mission Trail Alliance could play a pivotal role in promoting such coordination and cooperation between Socorro, San Elizario, the City of El Paso, and the Ysleta del Sur Pueblo. To be sure, the proposed alliance would have very limited authority. Nevertheless, a multi-jurisdictional entity of this type could play a lead role in bringing local leaders together for a common purpose. It could help coordinate municipal planning efforts as well as locally adopted Chapter 380 economic incentive policies. Through a combination of good research and articulate persuasion, the alliance could help provide the local jurisdictions involved in the Mission

Trail with the tools they need to achieve coordinated economic development efforts under the unifying umbrella of an area-wide strategy.

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The final step in the strategic planning process is to develop a practical **ACTION PLAN** that focuses on our strategic priorities.


Vision → **Plan** → **Action**

The Mission Trail Comprehensive Plan and the Strategic Action Plan, in order to be successful, must be based on a broad foundation of stakeholder support.



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Once we reach agreement on the broad outlines of our strategic priorities for economic development along the Historic Mission Trail, the next step is to develop a specific **action plan** to address those priorities in a systematic fashion. The action plan will contain much more detail than we can summarize here, and would clearly identify deliverables and metrics to help the County track its progress towards the agreed-upon strategic priorities. A key deliverable that can be expected by the end of this year would be a specific action plan to address our strategic priorities for the Mission Trail, naming responsible parties and specifying timetables for completion.



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Projected Timetable for Strategic Goals

1. Complete Inventory of Historic Assets	➡	2-3 months
2. Form multi-jurisdictional entity for Mission Trail development	➡	2 years
3. Systematize targeted ED incentives	➡	3-4 months
4. Pursue NPS/NHA designation	➡	3-4 years
5. Pursue UNESCO designation	➡	Very long term (up to 10 yrs.)
6. Develop PR media & venues	➡	8-12 months
7. Cultivate intergovernmental coordination	➡	Ongoing, but with intermediate goals


➔ Bear in mind that the *stakeholder involvement process* will help to refine this strategic plan, and may reveal additional strategic elements that should be addressed.

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Here, then, is a projected timetable for the fulfillment of the various strategic goals or priorities I have just outlined. Some strategic priorities, such as the inventory of historic assets or the formulation of targeted economic development incentives, may be fully addressed in a matter of a few months. In fact, the inventory of historic assets is already being addressed as we speak. But other strategic priorities, such as pursuing official designations through the National Park Service or UNESCO, will take more time. Note that the goal of cultivating improved intergovernmental coordination is open-ended and ongoing, but we will strive to punctuate that process with a reasonable number of intermediate goals that are both practical and measurable.

This projected timetable represents only our best estimate based on professional judgement and the information available to us at this time. It could vary somewhat as we dig down into the weeds and scope out the specific tasks associated with each strategic priority.

Filling out the details of an economic development strategy for the Mission Trail Area (if approved by this Court) may occupy us for the next 7-10 months. Fully executing the various action steps under each strategic priority will then take anywhere from a few months to several years.



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Key Areas Requiring Consultant Effort

1. Update of the 1993 Comprehensive Plan for the Mission Trail Historical Area;
2. Feasibility Study needed to pursue NHA designation;
3. Mission Trail marketing materials and P.R. strategy;
4. Possible additional input from professional disciplines (as yet unspecified) in order to pursue UNESCO World Heritage designation.

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One final point that bears repeating: As I've noted at several points during this presentation, there are certain strategic priorities which cannot be effectively addressed without the assistance of outside consultants. To recapitulate what's been presented, the key areas requiring consultant effort would revolve around the following:

1. Update of the 1993 Comprehensive Plan for the Mission Trail Historical Area;
2. Feasibility Study needed to pursue NHA designation;
3. Mission Trail marketing materials and P.R. strategy;
4. Possible additional input from professional disciplines (as yet unspecified) in order to pursue UNESCO World Heritage designation.

Investing in these knowledge inputs will be absolutely essential in order to implement a successful heritage tourism strategy. However, we would point out that making these important investments may not have to be

entirely on the County's dime. There may be some prospects for interlocal cooperation to pay the consultant bill in some cases, and we will of course explore potentially applicable grant opportunities as well.

In this brief presentation we have tried to lay out a coherent, and hopefully compelling, strategic vision for the development of heritage tourism along El Paso County's Historic Mission Trail. Here in the County's Economic Development Department we are quite excited about the prospect of planning and implementing this strategic effort, and we look forward to your thoughtful input as we hone the details of our proposed approach.

Thank you!



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Comments?

Questions?

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CITY OF SOCORRO TEXAS

COMPREHENSIVE MASTER PLAN June 2014



Prepared by Sites Southwest, LLC

The City of Socorro, Texas
Comprehensive Master Plan

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EXECUTIVE SUMMARY

Some 32,000 people live in the City of Socorro, Texas, according to the 2010 Census count. Since 1990, the city has been adding between 400 and 500 new residents every year. The future population is expected to grow to 45,500 by 2030 and to 60,000 by 2060, nearly double the existing population. Where will all these new residents live, shop, work, and find entertainment? How will this growth affect transportation in the city, water resources, housing, and agricultural land?

The 2030 Socorro Comprehensive Master Plan provides direction for how the City can manage the expected influx of new residents while improving the overall quality of life for all of its residents. Developed by a joint planning effort of city officials, residents and the consulting firms of Sites Southwest and MCI Engineering, the plan provides a blueprint for the future physical development of the city. It reflects the issues and concerns identified by residents, and presents goals and actions tailored to help address and solve those concerns, moving Socorro forward into a promising future.

A. LAND USE AND HOUSING TRENDS

Despite the growing population, agricultural uses—primarily cotton and pecan farms—continue to dominate nearly one third of the City’s 13,260 acres. Single family and rural housing are spread over another fifth of the land in large rural lots and suburban subdivisions, while another fifth is vacant land. Between 1988 and 2011 agriculture and rural residential uses decreased by 60 percent, indicating conversions to other uses, primarily residential and commercial.

In part because of its relatively recent suburban growth, Socorro did not develop a town center, defined as an area of mixed commercial, civic, and residential uses that provides a social and economic focus for the town. While a few community centers and schools provide places for residents to gather, government/administrative offices are dispersed, requiring car trips back and forth. Commercial and retail goods and services sporadically line major road corridors, but there is no central shopping district. Combined with warehouse truck traffic, the existing land use pattern results in traffic congestion at major intersections.

With the expected influx of new residents, Socorro can anticipate needing an additional 7,500 to 8,000 dwellings by 2060. At the existing average size of 0.31 acres per home, continued low-density residential development will consume 2,500 acres of land that are now vacant or being used for agriculture— or more than one third of Socorro’s existing open space. Continued low density development will add even more traffic to the roadways as residents are forced to drive everywhere for needed goods and services.

An alternative development scenario that may work better for Socorro is being proposed in this plan. The scenario, shown in the Future Land Use Map, would create slightly more compact development, offering a range of housing choices that include apartments and townhomes as well as single-family residences. It designates potential places for neighborhood retail and office centers that are within walking or biking distance for residents. The future scenario would establish a commercial Town Center in Socorro as a focal point for the city and location for retail and office space as well as higher density housing. This location would be accessible by bus, helping to cut down on traffic congestion. Irrigation ditches through the area provides opportunities for future trails or greenways.

Higher density housing could also be accommodated on vacant land near a new light industrial center proposed for land recently annexed along I-10 in the southeast part of Socorro as well as along Old Hueco Tanks Road.

To accomplish this, the plan recommends a number of actions, detailed further in the plan.

- Encourage a variety of residential units and dwellings to be built that offer residents greater choices and increase the average residential density to approximately 4.1 units per acre. Zoning select areas for higher density townhomes and apartments or mixed uses would help implement this goal.
- Designate areas for mixed-use neighborhood centers that include a grocery or convenience store, shops, offices and residences that are within walking distance (a quarter to a half-mile) from neighborhoods.
- Focus development efforts on creating a commercial Town Center in a central location with good vehicle and bus access. Rezone the land to allow a mix of office and retail uses as well as higher density residential.
- Consolidate government offices in an Administrative Complex and provide public space to anchor and catalyze future commercial development.
- Allow and encourage cluster or conservation housing developments in which housing is concentrated on a portion of the land (to provide utilities and roadways more efficiently) and preserve the remainder of the land for agriculture or open space or parks.
- Develop programs to assist residents in maintaining and rehabilitating the existing housing stock.

B. ECONOMIC DEVELOPMENT AND HISTORIC PRESERVATION

Originally established as a farming community that developed around a Spanish mission after the 1680 Pueblo Revolt, Socorro now is primarily a bedroom community for El Paso. More than 90 percent of the workforce commutes to work, and at least half of those commutes for longer than 25 minutes per trip. During 2008-2010, the median household income was \$32,778, with half of

households receiving more and half receiving less. The overwhelming majority (80%) earned income from employment and 28 percent receive Social Security payments.

The educational services, health care and social assistance sector employs the highest percentage of the Socorro workforce (22%) with construction, manufacturing, retail trade and transportation, warehousing and utilities each employing about half that. Of more than 500 private businesses located in Socorro, more than half are retail and service establishments.

Some of Socorro's economic strengths are a number of large undeveloped sites that have industrial/commercial potential, its proximity to the existing ports-of-entry, and direct access to Interstate 10 and the rail line. It also has excellent electrical infrastructure, a foreign trade zone, and is part of the historic Mission Trail, which invites tourism. Some challenges are that only a little over half of the population ages 25 and older has a high school diploma or higher, the southeastern part of the city lacks access to I-10, and there is no town center or downtown.

To take advantage of its strengths, the plan recommends that Socorro

- Create an industrial park near I-10 with amenities to attract businesses and industries that pay higher wages.
- Promote development of a regional retail and entertainment center on vacant land along I-10.
- Support creation of a self-sustaining Chamber of Commerce, specific to Socorro.
- Create a commercial Town Center in a central location with good vehicle and bus access. Rezone the land to allow a mix of office and retail uses as well as higher density residential.
- Consolidate government offices in an Administrative Complex, providing public space to anchor and catalyze future commercial development.
- Establish gateways into Socorro from I-10 and a way-finding program for tourists and other travelers to be drawn to Socorro's historic sites.
- Encourage bed-and-breakfast establishments and other tourist amenities to be developed along Socorro Road. Develop design guidelines to retain the historic aesthetic of the area. Divert truck traffic to other more appropriate arterials.
- Renovate the area around the Socorro Mission with a plaza, landscaping and other amenities.
- Renovate and reuse the existing buildings at the Rio Vista Historic District as a heritage tourist attraction and community center.
- Ensure that the transportation network and other city infrastructure support these new developments.
- Take advantage of opportunities conferred to the city under Section 380 of the Texas Municipal Code and its status as a HUB zone.

- Establish a business incubator and or commercial kitchen to enable residents to develop their individual skills into business enterprises.
- Work with the school district to improve high school graduation rates.

C. PUBLIC FACILITIES AND SERVICES

At this writing, the City of Socorro employs 84 persons, with more than 80 percent working for either the police department or public works. The Administration Building on Horizon Boulevard houses offices of the Mayor, City Council, City Manager, City Clerk, and Human Resources, while the City Administrative Complex on Rio Vista contains the Municipal Courtroom, City Council chambers, and Planning and Zoning Department. The Public Works Department is located on Old Hueco Tanks Road. Fire department personnel have been volunteers but are transitioning to paid employees. The city has three community centers in the northeast area that host a number of activities and programs, as well as a privately-owned ballroom available for rent. The Socorro Independent School District is one of the fastest growing school districts in the State of Texas. Nine of the schools are located within the City of Socorro, serving pre-kindergarten to 12th grade. Straddling the city’s municipal limits to the northeast is El Paso Community College’s Mission del Paso campus which offers a full range of classes and degree programs. The Socorro Family Health Clinic—a partnership between Texas Tech University Health Sciences Center and Kellogg—provides primary care and family medicine for Socorro residents.

Many of Socorro’s public facilities are old and need significant improvements. Residents commented that Socorro needs more police and a larger holding facility; a substation on the southwest side of the railroad tracks would avoid the delays in emergency services caused by trains. The City has contracted El Paso County to perform Animal Control services. Residents see a need for more public health care facilities and services as well as technical/vocational/continuing education classes and training. Plan recommendations include:

- Develop a level-of-service policy for public facilities and services (the number of residents within a specific radius that should be served by a community center, police station or fire house). Give special consideration to providing emergency and police services on the southwest side of the railroad tracks and identify potential locations for additional community centers where none exist.
- Create a public facilities and services plan that identifies public facilities and service needs, creates a timeline for expansion, and seeks funding.
- Consolidate municipal offices as much as feasible in a central location.
- Identify locations and secure land for an additional community center, as well as police and fire substations, in underserved areas of the city.

D. PARKS AND RECREATION

The City of Socorro is served by 11 parks that range in size from less than an acre to more than 11 acres. Bulldog Championship Park, a community park, is the newest to be developed. With a total of 46 acres of existing parks, the level of service provides about 1.4 acres of park land for every 1,000 residents. This amount is low compared with the standard offered by the National Recreation and Park Association, which is about 16 acres per 1,000 persons. This national standard may be unrealistic or undesirable for Socorro, however, given that much of the city is fairly rural with a lot of open space in the form of agricultural land. An analysis of each park's service area (ranging from a quarter-mile radius to a one-and-a-half mile radius, depending on the park's size) indicates that the northern and northeastern portions of the city have good access to parks while this is lacking in the southern and southeastern portions.

A parks survey conducted for the Comprehensive Master Plan indicated that Socorro's existing parks are in poor overall condition due to inadequate planning and design, old equipment, a lack of facilities and poor landscape conditions. Many parks lack such basic amenities as signage, ADA-required access, parking areas and bathroom facilities. During public meetings, city residents called for more parks and recreation fields, more walking trails, and better maintenance and upkeep. They also requested more shade and sitting areas within the parks.

Based on these evaluations, the plan recommends that the City:

- Engage residents in planning amenities and improvements at each park and develop a list of priorities for installation, replacement and maintenance to be carried out as funding allows. All parks must be ADA-accessible.
- Adopt city-wide park standards for appropriate and sustainable park construction and maintenance, including irrigation requirements.
- Adopt a level-of-service policy (a target number of park acres per 1,000 population) as well as a target service area coverage policy (for example, every resident should be within a 10-minute walking distance from a park) for the city.
- Develop new parks in areas in need of park services as funding allows.
- Develop parks that can be jointly used as drainage facilities.

E. GREEN INFRASTRUCTURE

More and more communities are planning to retain and enhance their green infrastructure as they become aware of its benefits. Green infrastructure can be defined as an interconnected network of protected land and water that supports native species, maintains natural and ecological processes, sustains air and water resources and contributes to the health and quality of life for communities and people. It includes trails, wildlife corridors, parks, drainage ponds, wetland, forests and other natural areas. These areas help manage storm water, reduce the risk of flooding, recharge the aquifer, filter pollution, absorb noise and heat and take up carbon as well as providing recreation and solace for people. The plan recommends that Socorro

- Strive to conserve, protect and enhance the city's green infrastructure while respecting private property rights through such strategies as conserving forested areas and agricultural lands, emphasizing compact development over sprawl, look for joint use opportunities (for example, drainage ponds that are also parks, tree farms or soccer fields), and harvesting storm water in green areas.

F. INFRASTRUCTURE

Infrastructure is the foundation on which the city is developed and is designed to support and help implement the City's development priorities. It includes water and wastewater systems, drainage, transportation (roadways, bus routes, bicycle lanes, trails and walkways), as well as gas, electric and communication utilities. Socorro's **water and wastewater facilities**, provided by the Lower Valley Water District, have largely been sized and constructed to serve build-out conditions within the city. A mile-long extension of a water line along North Loop Drive is planned and a lift station, which moves wastewater from a lower to a higher elevation, is under construction. Additional improvements will extend water and wastewater service to new developments and un-served existing developments.

Storm water drainage is a key issue in Socorro, with parts of the city, especially near the interstate, experiencing periodic flooding. Measures to address this are presented in the 2010 El Paso County Storm Water Master Plan and include detention and retention basins, outlet structures, and concrete-lined channels. These are multi-million dollar projects, however, and will depend on federal and state funding for engineering and construction.

The highest priority project is the Sparks Arroyos, whose flows deposit sediment to the northern part of the City of Socorro. Partnering with other government entities to secure federal funding for these projects will be key.

The **Transportation** chapter proposes a **Future Thoroughfare Plan** to support the anticipated land uses in the Comprehensive Master Plan. Socorro's major roadways are state highways and farm-to-market roads under the jurisdiction of the Texas Department of Transportation. The major northwest-southeast roadways are North Loop Drive (FM76) and Alameda Avenue (State highway 20). Horizon Boulevard (FM 1281) is the only major arterial that runs perpendicular to these roadways, providing access to Interstate 10. Since a cluster of commercial businesses and government offices are located near the intersection of North Loop and Horizon, this area is plagued by traffic congestion. Socorro Road (FM 258) is a minor northeast-southwest state arterial located along a designated historic corridor that experiences heavy truck traffic speeds higher than desirable for a historic district. In addition, several local roads function as minor arterials. An often-raised concern among city residents was the repair and paving of local roads. Another issue was the lack of access to I-10, which residents believe plays a large part in the car and truck congestion on North Loop Drive.

Projects already proposed and funded by TXDOT over the next five years are:

- Widening North Loop Drive from two to four lanes between Horizon Boulevard and the El Paso City limits.
- Extending Old Hueco Tanks Road from North Loop Drive to I-10 (Eastlake Boulevard Interchange).
- Widening Horizon Boulevard/Buford Road to four lanes between North Loop Drive and Alameda.

The following additional roadways are proposed in the **Future Thoroughfare Plan** (shown in Chapter IX) to support the Future Land Use Plan. These include:

- The southeastern extension of Eastlake Boulevard/Old Hueco Tanks Road to Alameda and Socorro Road.
- Two additional major arterial roads to provide access from the City of Socorro to I-10 southeast of Horizon Boulevard. The arterial farthest south could collect vehicles from a potential port-of-entry in the southwest corner of Socorro.
- Seven proposed minor arterials (detailed in the Transportation chapter).
- Intersection improvements at Old Hueco Tanks Road/Moon Road, Rio Vista Road/Alameda Avenue, Rio Vista Road/Horizon Boulevard, and Buford Road/Socorro Road.
- Roundabouts should be considered before installing any traffic signals, or should be installed in lieu of traffic signals where they already exist and improvements are planned.

The plan also recommends developing a traffic study for the city to recommend improvements to the existing intersections, developing a regularly scheduled

maintenance and paving schedule, and considering imposing impact fees on new development to help defray the cost of constructing new roads.

For **transportation alternatives** to the car, three bus routes funded by El Paso County provide rural transit services to the City of Socorro, averaging a monthly ridership of 3,000 to 4,000. A key future transit mode for Socorro could be Bus Rapid Transit (BRT), which the City of El Paso is developing along the Alameda Avenue corridor. It is slated to run from downtown El Paso to the Mission Valley Transit Terminal at Zaragoza Road and Alameda Avenue, approximately 2.5 miles from the Socorro city limits. To take advantage of this, the plan recommends

- The City of Socorro should consider a partnership with the City of El Paso for extending BRT to Socorro. A Park-and-Ride facility near the Mission Valley Terminal would provide parking for residents wishing to drive to the terminal and ride the BRT to El Paso.

Bicycle routes identified by El Paso County include one existing bicycle lane along North Loop Road from Loop 375 to Horizon Boulevard in Socorro, a proposed bike route along Alameda Avenue from Loop 375 to Moon Road and along a portion of Moon Road, Old Hueco Tanks Road and Eastlake Boulevard from Alameda Avenue to I-10.

- The City should improve pedestrian, bicycle, and equestrian pathways by providing adequately wide sidewalks along major streets, designating additional bike lanes and routes, and creating an interconnected network of trails.

I. INTRODUCTION

A. PURPOSE OF THE PLAN

Socorro, Texas, is a city of more than 32,000 people that borders Mexico on the east and is located about ten miles southeast of downtown El Paso. Its rapidly increasing population has prompted City leaders to undertake an organized effort to plan for its future development by contracting for an update of its 1988 Comprehensive Master plan.

The purpose of the comprehensive plan is to create a guide for the physical development of the community for the next 20 years. It describes the community as it is today and creates a vision of what it can become in the future. It takes into account the desires of citizens, elected leaders and City staff in formulating the goals and objectives as well as strategies for how to reach them. The comprehensive planning process is a way to “base individual project decisions on well-researched and well-conceived criteria, rather than on piecemeal and fragmented information generated by day-to-day crises,” (ORCA 2002).



Figure 1. Socorro, TX Location Map

The Socorro, Texas Comprehensive Master Plan documents the physical and socioeconomic characteristics of the city, establishing a baseline reference in a number of elements: land use, housing, economic development, historic preservation, parks and recreation, public facilities and services, transportation and utilities. Its analysis of issues facing the community is firmly rooted in input from the public and elected officials. Each of the elements was viewed holistically to determine their interrelationships and lead to one unified plan.

B. LEGAL BASIS FOR PLANNING

Texas law authorizes cities to spend money for planning purposes, although it does not require it. (Texas Local Government Code “LGC,” Chapter 371). Further, the statutes give cities authority to adopt a comprehensive plan and to define its content and design (Chapter 219, LGC). Any map of a comprehensive plan, however, must contain a clearly visible statement that “a comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.”

C. PLANNING PROCESS

Gathering public input and developing community support for the plan was a key part of the planning process. This was done primarily through a series of public meetings held in different parts of the city to make them more accessible to residents. Relevant plan information was also displayed at public locations in Socorro, such as the City Administrative buildings, police station, planning department and Rio Vista Community Center. Meeting notices were promoted through flyers at prominent locations, mailings, and through press releases and articles in local newspapers. Altogether nearly 100 persons participated in at least one public meeting regarding the plan.

The consultant team also met individually with elected officials and city staff and worked closely with the El Paso Regional Economic Development Corporation and the Rio Grande Council of Governments. They also toured the community numerous times, taking photographs and documenting land use to complete an existing land use map of the city.

Approximately 52 community members attended the first Comprehensive Plan Update Meeting, held on October 5, 2010, at the Rio Vista Community Center in Socorro from 6 to 8 PM. Meeting materials were available in both English and Spanish; the presentation and all public comments were delivered in both languages. Phyllis Taylor from Sites Southwest, introduced the consulting team. Sara Bautista of Sites Southwest opened the meeting by giving an overview of the night’s agenda. She then explained the public input process during the Plan update and described the purpose and content of a comprehensive plan. After a question and answer session, Ms. Bautista reviewed the city’s demographic statistics and explained the instructions for the small group activity.



Public Meetings for the Comprehensive Master Plan

Participants then broke into small groups for approximately 45 minutes to discuss and map what they liked and disliked about Socorro as well as their vision for its future. Attendees later reconvened to report on their results. The meeting adjourned promptly after the group presentations.

The second public meeting was held Tuesday, February 22, 2011, at the Socorro Police Association building. Approximately 39 people attended this meeting, which was organized in an Open House format to allow participants to drop in between the hours of 6 PM and 8 PM to look at maps, check and add to the list of issues under each topic, ask questions and offer their opinions about future development. Participants also received a survey (English and Spanish) to fill out inquiring about the conditions and importance of various types of infrastructure—sidewalks, lighting, roads, etc.—in their neighborhoods. The same survey was distributed to the rest of the residents via placement in public buildings. A brief question and answer session was held to address concerns voiced by some of the meeting attendees. The open house continued after this, and the meeting adjourned at 8:30 pm.

Approximately 15 community members attended the third public meeting, which was held Wednesday, April 20, 2011, at the Rojas Elementary School cafeteria. The purpose of this meeting was to present the public with an initial set of goals and strategies, and to give them the opportunity to comment on the recommended future land uses for Socorro. Barbara Herrington and David Parra of Sites Southwest opened the meeting by giving an overview of the night's agenda. Like all prior public meetings, all materials and the presentation were bilingual. Ms. Herrington then gave an overview of the various elements of the Comprehensive Plan and presented the draft plan's goals and recommendations to the meeting participants. In addition to presenting the public with an initial set of goals and recommendations, Ms. Herrington also gave a PowerPoint presentation that detailed the elements of the future land use plan for Socorro. Before adjourning the meeting, the consultants briefly outlined the next steps in the planning process.

Consultants delivered the first full draft of the comprehensive master plan at the end of December 2011. It was reviewed by City staff and councilors, boards and committees. In early May 2012, consultants met one-on-one with City Councilors and the new City manager to obtain their comments on the draft. The document was revised accordingly and resubmitted to the City in early August 2012. After that submittal, several changes were made to the future land use map and report to accommodate new information. A second revised document was submitted in January 2013.

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II. COMMUNITY PROFILE: PAST, PRESENT AND FUTURE

A. HISTORY AND HISTORIC RESOURCES

Socorro was settled in the aftermath of the 1680 Pueblo Revolt, which resulted in the expulsion of all Spanish settlers from New Mexico. In 1682, the Spanish established a mission in Socorro, formally known as *Nuestra Señora de la Limpia Concepción de los Píros de Socorro del Sur*. The first permanent structure was built in 1691 but was swept away by floodwaters of the Rio Grande in 1744. Shortly afterward a second church was built and subsequently washed away in 1829 when the Rio Grande cut a new channel south of the old one. The main structure of the present Socorro mission was completed in 1843. By that time the town of Socorro had developed around the mission and had a population of 1,100. The town was a part of Mexico from 1821 to 1848, when it became a part of the State of Texas as a result of the US-Mexican War. For the rest of the 19th century Socorro remained a small farming community. Locally constructed acequias supplied water for agricultural crops, which included vineyards, fruit trees, and grains. The town, together with other Rio Grande communities, played an active role in county politics until 1881 when the railroads arrived and shifted the political power structure to the City of El Paso.



In 1916, the construction of Elephant Butte Dam along the Rio Grande resulted in an agricultural revolution that transformed the family-based system into large-scale agricultural production on plantation-sized estates. Small farms, manual labor, and vineyard culture gave way to large landholdings where machinery was used in the cultivation of cotton and alfalfa. By 1920, cotton was beginning to rival copper as the area's principal industry. Socorro's population was 2,123 in the mid-1930s, but fell to 350 by 1941 and remained static for several decades thereafter. During the 1960s and 1970s the number of residents increased at a rapid rate. Developers built residential subdivisions that lacked paved streets, water, and sewer lines. Residents of these antiquated neighborhoods—also known as *colonias*—put great pressure on existing wells throughout Socorro as the town's population grew from 10,000 in the middle 1970s to 18,000 in the late 1980s and 22,995 in 1990.

By 2000, Socorro's population was 27,152. In recent years the Lower Valley Water District Authority received the necessary assistance to begin construction of new water and sewage systems for the area. Throughout its long history, the Town of Socorro has unincorporated and reincorporated several times. In 1985 the threat of annexation of the entire town by El Paso sparked the most recent effort to reincorporate Socorro. The result ended with Socorro residents blocking El Paso's plan to annex the town by a margin of 263 votes to remain a separate corporation. Since then, Socorro has continued to grow. The City adopted a Comprehensive Master Plan (1988), as well as ordinances and codes to regulate land use and halt uncontrolled growth. It also created a Historic Landmark Commission to encourage historic preservation.

B. NATURAL PHYSICAL FACTORS INFLUENCING DEVELOPMENT

Socorro sits at an elevation approximately 3,661 feet above sea level. Average temperatures typically range from 29 to 61 degrees Fahrenheit during January, the coldest month, and from 69 to 99 degrees Fahrenheit in July, making it slightly warmer than El Paso, Texas, to the northwest. It is 22.05 square miles in size.

Its topography is relatively flat and its soil suitable for agriculture, which has been the dominant land use for much of its history and still exists to a large degree. Average precipitation is between 9 and 10 inches per year. This contrasts with land to the northeast and west of its boundaries which has a much more varied topography and elevations ranging from 3,689 to more than 4,000 feet above sea level. This disparity in elevation accounts for the 100-year flood zones close to the city's borders on the northeast and west (Figure 2).

C. DEMOGRAPHICS

Socorro was first incorporated in 1921. The town limits were those of the original Socorro Land Grant, as given to early Spanish settlers by the King of Spain in 1692. Since the town's incorporation in 1921, its boundaries have changed several times. In 1933, the international border between Mexico and the United States was realigned, which caused nearly 327 acres of land in the Socorro Grant to be dedicated to Mexico. Later, in 1965 and 1973, the City of El Paso annexed portions of the Socorro Grant, totaling 712 acres. Throughout this time, the local government was "dormant,"¹ and the town had voted to unincorporate and reincorporate several times². After attempts by El Paso to annex the entire town, Socorro residents voted to reaffirm their incorporation in 1986³. Since then, the local government has taken a more active role in the management and development of the town. Nevertheless, due to its changing boundaries and incorporation status, Census counts for the area within the municipal boundaries are not available until 1990.

The first comprehensive plan for Socorro, written in 1988, used population data from Census Tract 104 to approximate the town's population growth from 1960 to 1980. As shown, the population in the Census Tract doubled from 1960 to 1980.

¹ "Comprehensive Planning Study, Town of Socorro, Texas," December 1988

² "Socorro, TX," *Handbook of Texas On-line*, no date

³ "Comprehensive Planning Study, Town of Socorro, Texas," December 1988

Figure 2. Socorro, Texas Natural Features

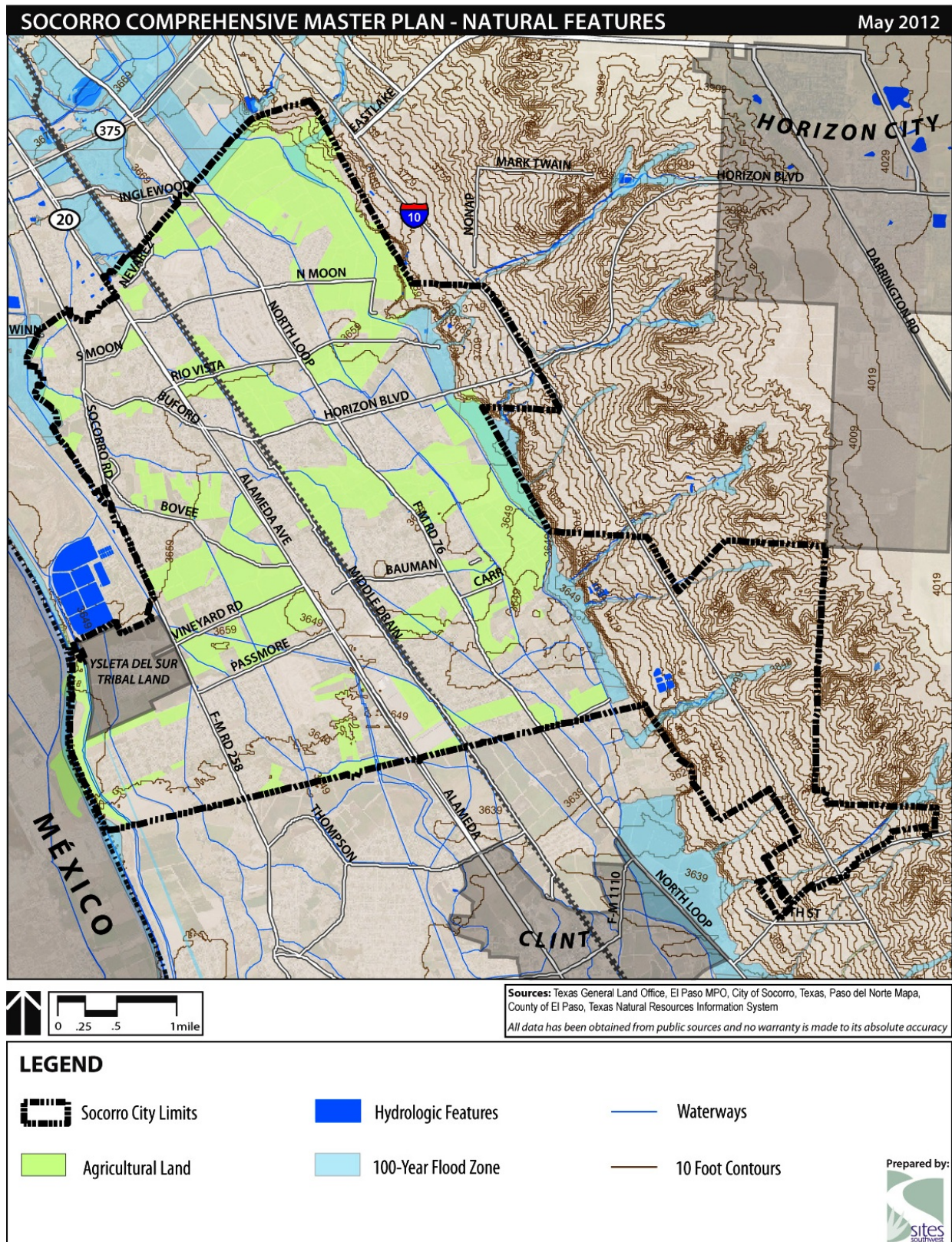


Table 1. Town of Socorro Population Growth, 1960—1980

Total Population: Census Tract 104			Total Population: Town of Socorro Estimate
1960	1970	1980	1980
5,286	n/a	10,848	11,936

Source: US Census Bureau; Comprehensive Planning Study, Town of Socorro, Texas, 1988.

In 1985, when the City of El Paso considered annexing a significant portion of Socorro, it conducted a demographic study of the area in question. At that time, the population of the Socorro Land Grant was estimated to be 18,290 people. It should be noted that the area considered for annexation at that time was larger than the current town boundaries, which are shown in Figure 3. Rapid growth during this time was attributed to the proximity to El Paso and its employment centers and access to I-104.

1. CURRENT POPULATION

According to the US Census Bureau, Socorro’s 2010 population was 32,013. This figure was in the first batch of 2010 Census data released in September 2011. Data regarding socioeconomic characteristics and population projections were obtained from the American Community Survey and from the Texas Water Development Board.

Growth over the last two decades is shown below. According to the US Census Bureau, Socorro’s population in 2000 was 27,152, an 18.1 percent increase over the 1990 population of 22,995. The rate of growth from 2000 to 2010 decreased slightly to 17.9 percent for the decade. In other words, Socorro has grown by some 400-500 residents annually since 1990. At the same time, the City of El Paso and El Paso County have grown at average annual rate of 1.5 percent and 1.8 percent, respectively, over the last decade.

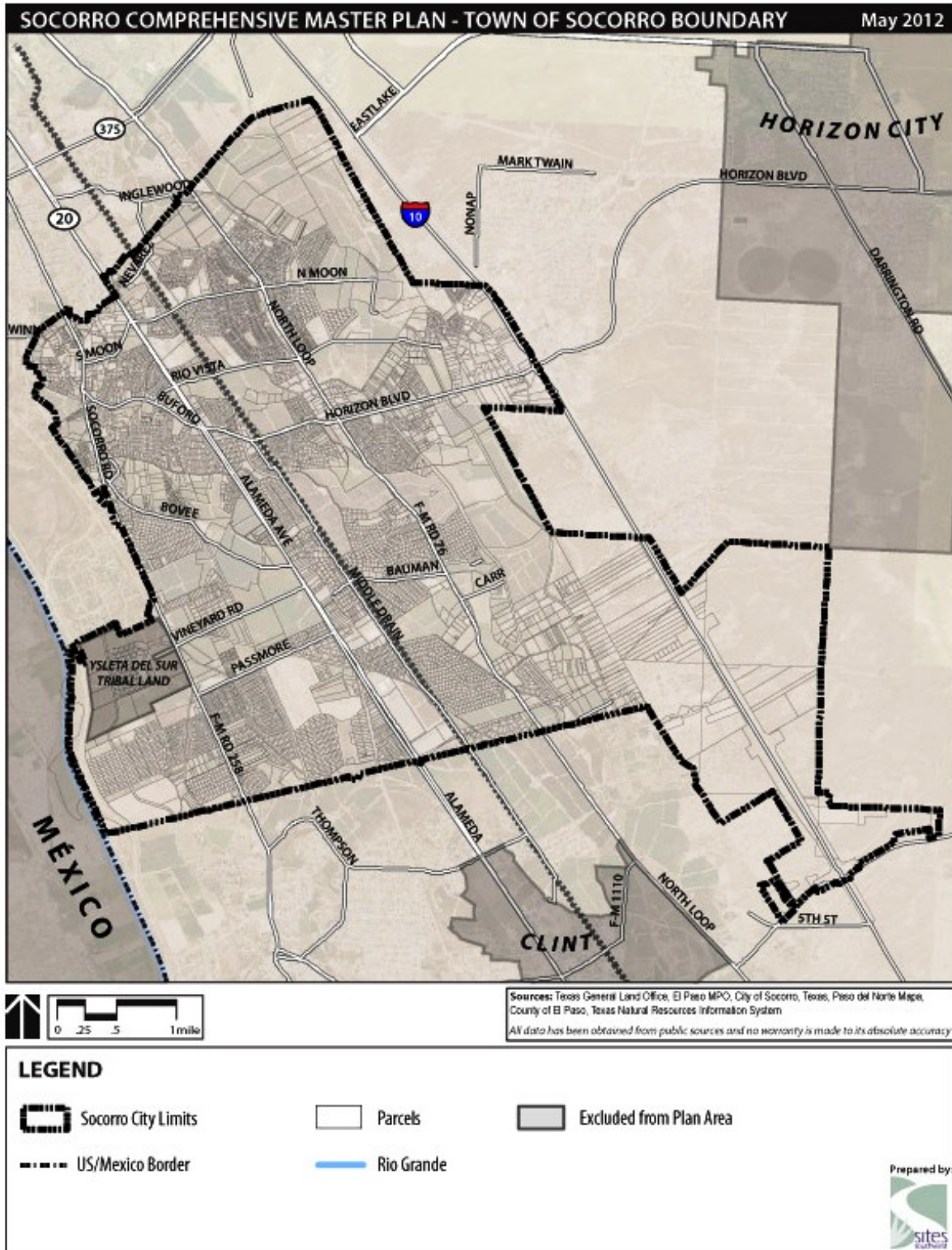
Table 2. Population Growth, 1990—2010

	1990	2000	2010	Total % increase 1990-2000	Total % increase 2000-2010	Average annual % increase 2000-2010
Town of Socorro	22,995	27,152	32,013	18.1%	17.9%	1.8%
City of El Paso	515,342	563,662	649,085	9.4%	15.2%	1.5%
El Paso County	591,610	679,622	800,647	14.9%	17.8%	1.8%

Source: US Census

⁴ Ibid.

Figure 3. Town of Socorro Boundaries



2. FUTURE GROWTH

Population projections for Socorro, El Paso, and El Paso County come from the Texas Water Development Board. These were revised in 2010. Projections for Socorro, El Paso and El Paso County are shown below. By 2060, Socorro’s population is estimated to be about 60,000 people.

Table 3. Population Projections, 2010—2060

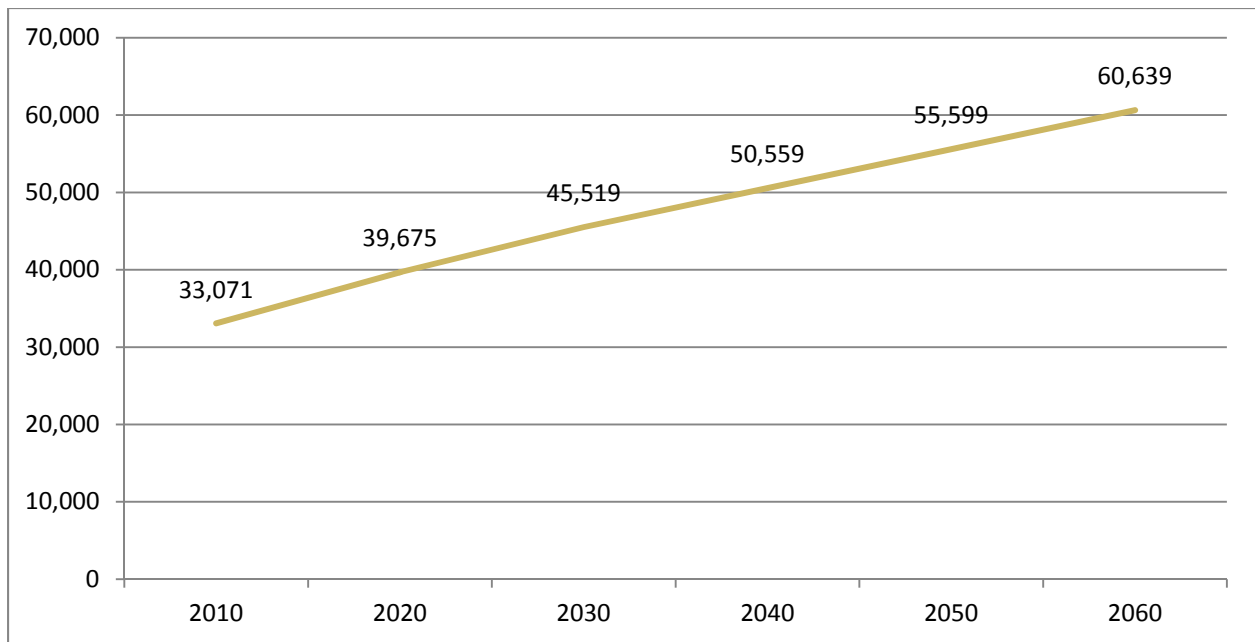
	2010*	2020	2030	2040	2050	2060
Socorro	33,071	39,675	45,519	50,559	55,599	60,639
City of El Paso	637,481	717,651	788,014	848,699	909,384	970,069
El Paso County	833,640	1,000,651	1,141,414	1,262,817	1,384,220	1,505,623

Source: Texas Water Development Board projections, 2010

*Note: 2010 population estimate is higher than that reported by the US Census 2010.

Socorro’s projected growth is shown in Figure 4. As in the last decade, Socorro is expected to grow at about the same rate as El Paso County but faster than the City of El Paso. Socorro is projected to capture just over four percent of the County’s growth, adding 500 to 600 residents per year.

Figure 4. Projected Population, 2010-2060



Source: Texas Water Development Board projections, 2010

D. POPULATION CHARACTERISTICS

1. AGE AND SEX

The median age of Socorro residents is 29.5, lower than the El Paso County median age of 31.3. Socorro has a slightly higher youth population compared to the county. The female population is somewhat larger than the male population (51.8% compared with 48.2%).

2. RACE AND ETHNICITY

Socorro has a predominantly White, Hispanic population, with a higher proportion of residents who identify as Hispanic or Latino compared to the county. It also has a lower population of seniors than the county.

Table 4. Age, Race and Ethnicity Population Characteristics

% Population by Age Group	Socorro	El Paso County
Under 19	36.2%	33.6%
20 - 64	54.9%	56.4%
65 and older	8.7%	10.2%
Race		
White	94.3%	82.1%
Black or African American	0.2%	3.1%
American Indian and Alaska Native	1.6%	0.8%
Asian	0.1%	1.0%
Some Other Race	2.9%	10.5%
Two or More Races	0.8%	2.5%
Ethnicity		
Hispanic or Latino	96.7%	82.2%
Not Hispanic or Latino	3.3%	17.8%

Source: 2010 Census, US Census Bureau

3. EDUCATIONAL ATTAINMENT

Socorro residents (ages 25 and over) have a lower level of education than do residents of the county as a whole. Nearly 30 percent of the adult population has less than a high school education. Furthermore, only 30 percent have some college education or a higher degree, compared to more than 48 percent for the county.

Table 5. Educational Attainment for Population Age 25 and over

% Population by Highest Level of Education Obtained	Socorro	El Paso County
Less than 9th grade	29.3%	16.6%
9th to 12th grade, no diploma	15.1%	10.7%
High school graduate (includes equivalency)	24.9%	24.1%
Some college, no degree	18.4%	23.0%
Associate's degree	3.8%	6.0%
Bachelor's degree	6.8%	13.0%
Graduate or professional degree	1.6%	6.6%

Source: American Community Survey (ACS) 2008-2010, US Census Bureau

4. HOUSEHOLD CHARACTERISTICS

According to the 2008-2010 American Community Survey, there are 8,621 households in Socorro. The average household size is 3.65, larger than that of El Paso County, which has an average household size of 3.19. The majority of households are families (90.1%), while 8.4% percent of households are made up of people living alone.

Table 6. Household Type

% Households by Household Type	Socorro	El Paso County
Family households (families)	90.1%	75.9%
With own children under 18 years	47.9%	39.7%
Married-couple family	58.1%	50.1%
With own children under 18 years	27.0%	25.9%
Male householder, no wife present, family	10.4%	5.2%
With own children under 18 years	6.3%	2.4%
Female householder, no husband present, family	21.7%	20.7%
With own children under 18 years	14.6%	11.4%
Nonfamily households	9.9%	24.1%
Householder living alone	8.4%	21.2%
65 years and over	3.6%	7.9%

Source: American Community Survey (ACS) 2008-2010, US Census Bureau

E. SUMMARY AND IMPLICATIONS

Socorro is growing at a faster rate than El Paso County overall and is expected to continue growing over the coming decades. It has a younger population than El Paso County, with more families and larger household sizes. At the same time, Socorro residents have a lower educational attainment.

Based on these demographics, planning efforts for Socorro must center on how to accommodate a young, growing population. This means ensuring that transportation, housing, water and wastewater infrastructure facilities are adequate for the existing population and the anticipated future growth. Furthermore, there must be adequate land zoned for economic development to support a young workforce, and supporting services and training, to enable local job growth. Finally, there should be enough outdoor recreation opportunities for families such as parks, as well as safe, walkable trails and sidewalks, especially near schools and other neighborhood amenities.

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III. EXISTING LAND USE AND ZONING CHARACTERISTICS

The patterns of land use that exist today in Socorro have evolved over time to meet the requirements of the community as it has grown geographically and in population. Analyzing these patterns is very important to accurately evaluate the city's future land use needs. Residents of a city need a variety of land uses to carry out their daily activities: residential, retail, commercial, recreational, office and industrial, among others. Future growth in Socorro will mostly likely require the conversion of vacant and agricultural land to more intense urban uses. How this happens will be important to the city as it will help determine the community's future urban form as well as its attractiveness and desirability. The relationships between existing and future land uses will not only have an impact on Socorro's economic development, but will also shape the character and livability of the community in the years to come.

A. PREVIOUS PLANNING EFFORTS

Socorro has a tradition of planning. In December of 1988 the City completed a Comprehensive Plan that had, among other elements, a land use component. Similar to the current effort, the previous Land Use Plan reviewed the area within the city limits at the time and made recommendations regarding the types of land uses that should develop in the future.

B. RELATIONSHIP TO THE COMPREHENSIVE PLAN AND APPLICABLE ORDINANCES

This Comprehensive Plan should be viewed as a continuation of the City's previous land use planning efforts. Socorro's 1988 Comprehensive Plan and Ordinance 76, which pertains to Zoning, have been reviewed and referenced where appropriate. The land use recommendations listed in this element are intended to support these goals.

C. SETTLEMENT PATTERNS

While the City of Socorro has been officially incorporated and disincorporated as a municipality over time, small portions of Socorro's settlement patterns predate the imposition of American land use law and practices. Today very little is known about the layout of the original historic Socorro settlement. It is probably safe to assume that those patterns were very similar to other historic Spanish colonial settlements located throughout much of the southwestern United States, and thus also similar to existing patterns seen within older parts of the city today. Many of these settlements have similar characteristics, most notably the ubiquitous town center or plaza, which is generally bordered by community structures and core housing units that composed the settlement. Also present in most surviving Spanish Colonial settlements are acequias

(community ditches) which historically provided domestic drinking water and irrigation water for gardens and crops. Another shared characteristic of historic settlements is the overall lack of uniformity in parcel and road configuration. This pattern of land use is known in the planning and urban design disciplines as an “organic” settlement pattern and reflects the utilitarian and tenure-based nature of many historic settlements.

Prior to the adoption of the City’s Zoning Ordinance in 2002, land within the city limits was generally developed under unregulated conditions. The lack of land use controls such as zoning, subdivision and construction regulations resulted in an organic settlement pattern characterized by variable parcel configurations and diverse building shapes, forms, placement and footprints. While the implementation of land use controls has created a more uniform development standard throughout much of the city, the organic settlement pattern present in the historic core has helped maintain the city’s cultural landscape and rural fabric. Due to the availability of ample vacant land and the presence of many large, undeveloped tracts of agricultural land within and around the city limits, the City of Socorro has ample opportunity for future development.

Figure 5: Example of organic settlement pattern in Socorro



Figure 6: Example of conventional settlement pattern in Socorro



D. EXISTING LAND USE

In order to classify Socorro’s existing land use patterns, a land use survey was conducted by the consultants using the geographic information service (GIS) data, aerial photo analysis, available building permit data, and site visits. The survey grouped all existing land uses within Socorro into one of the following categories: Agricultural, Rural Residential, Commercial, Single Family Residential, Multi-Family Residential, Industrial/Manufacturing/Warehousing, Public/Institutional, Drainage/Flood Control, Parks/Recreation/Open Space, Transportation/Utilities/Easements, Vacant, and Unknown (Unclassified).

The results of the land use survey are seen in Table 7 and Figure 7. When compared to the results of the land use survey conducted in 1988, a number of changes in Socorro’s land use percentages emerge. These changes are detailed in Table 7 below. The existing land use map (Figure 7) will establish the basis for future land use and development in the City of Socorro.

Table 7. Socorro, Texas Existing Land Use Map

2011 Land Use Classification	# of Parcels	Acres	% of Total Acreage (2011)	% of Total Acreage (1988)	% Change
Agricultural	333	4,389.8	33.1%	59.8%	-26.7%
Rural Residential	854	1,285.5	9.6%	**	--
Commercial	468	913.9	6.8%	.40%	+6.4%
Single Family Residential	7,882	2,405.1	18.1%	15.7%	+2.4%
Multi-Family Residential	26	54.6	.4%	.39%	+0.01%
Industrial/Manufacturing/Warehouse	75	231.8	1.7%	1.42%	+0.28%
Public/Institutional	124	325.4	2.4%	4.16%	-1.76%
Parks/Recreation/Open Space	8*	66.89	.5%	***	***
Drainage/Flood Control	136	475.5	3.5%	--	--
Transportation/Utilities/Easements	106	397	2.9%	8.44%****	-5.54%****
Vacant	1,154	2,632.7	19.8%	9.62%	+10.18%
Unknown (Unclassified)	279	82.1	.6%	--	--
Total:	11,445	13,260.2	--	--	--

Sources: GIS Data for Socorro, Texas; City of Socorro building permits from 2005-2010; 1988 Socorro Comprehensive Master Plan

NOTES:

**Rural Residential is included with Agricultural Land Use category in 1988 Plan.

*According to existing GIS Data, Paradise Park, Rio Vista Park, and Belen Park have no parcels (legal lots of record) associated with them.

***Parks are combined with the Schools Land Use category in the 1988 Land Use Survey.

****Transportation is combined with the Riverine Land Use category in the 1988 Land Use Survey.

According to GIS data provided by the City of Socorro, the city boundaries encompass a total area of 13,260 acres and comprise approximately 11,445 total parcels. Socorro’s overall land use pattern is characterized by single family residential interspersed with large tracts of agricultural land. Various commercial and industrial uses are also interspersed throughout the community. The most prevalent land use in Socorro is agriculture, which accounts for over 33 percent of the total acreage within the city. Table 7 also shows that Socorro has a significant amount of vacant land—19.8 percent of all land within the city limits. The third largest land use in Socorro is single-family residential, accounting for 18.1 percent of land within the city.

Comparing the 2011 with the 1988 percentages of land use within Socorro shows that the percentage of land classified as Agricultural/Rural Residential decreased from nearly 60 percent in 1988 to 33 percent in 2011. This indicates that agricultural land is being converted to other uses, primarily residential and commercial.

1. AGRICULTURAL/RURAL RESIDENTIAL USES

Despite these conversions, agriculture remains Socorro’s most predominant land use and is characterized by large and small parcels on which agricultural activities such as farming and livestock grazing take place. Much of the agriculture in Socorro consists of cotton farming and pecan orchards. The 333 parcels of irrigated and non-irrigated parcels of undeveloped land range in size from less than one acre to 177 acres. Ownership is spread over more than 140 people. More than 40 owners own two or more parcels and eight own from six to 19 parcels. The federal government owns several large parcels ranging in size from 6.4 to 75 acres each, and the City of Socorro owns two parcels totaling just over seven acres. Also associated with Socorro’s agricultural parcels are Rural Residential lots characterized by single family dwellings on small lots adjacent to larger agricultural parcels.

2. RESIDENTIAL USES

Single family residential is another of Socorro’s most predominant land uses, comprising over 18 percent of the total acreage in the city. Because of the city’s rural/suburban nature, residential lot sizes are relatively diverse in size, ranging from 5,000 square feet to one acre and larger. A vast majority of Socorro’s residential areas resemble what is considered the prototypical subdivision form seen throughout much of the southwestern United States: uniform parcel sizes and configurations and standardized road widths, some of which end in cul-de-sacs. Nevertheless, like most longstanding settlements, there are areas such as the city’s historic districts, where a more organic settlement pattern predominates.



Agricultural Land Uses in Socorro

According to building permit and GIS data, multi-family residential land use is the smallest land use category in Socorro. Multi-family land uses consist of apartments and duplex homes. The overall residential density in Socorro, including rural residential, single family and multi-family, is 2.3 dwelling units per acre. This rises to 3.3 units per acre for single family residences—the majority of residential land use.

3. COMMERCIAL USES

Socorro’s commercial land uses are characterized by a variety of personal and business services and general retail businesses. Examples include auto parts retailers, furniture stores, restaurants, mechanic/auto repair garages, and convenience stores. Most of Socorro’s commercial land uses are located along major roads, including Alameda Avenue, Horizon Boulevard, and North Loop Drive.

4. INDUSTRIAL/MANUFACTURING/WAREHOUSING USES

The industrial land use category includes a number of warehousing facilities located along southern Alameda Avenue. A number of small manufacturing operations are also included in this category. A large number of Socorro’s industrial land uses are located south of Bovee Road, along the east side of Alameda. These large warehouse facilities are served by a railroad spur.

5. OTHER LAND USES

Public and institutional land uses include public facilities such as municipal buildings, schools, public libraries, and other public services. Parks, recreation and open space are also public uses. Drainage and flood control uses are areas characterized by occasional flooding. Development in these areas is generally restricted to limit damage to personal property. The transportation, utilities, and easement uses category comprises public infrastructure such as roads, alleyways and public utility facilities. The largest parcels are part of the I-10 right-of-way. All land in Socorro that has been identified as undeveloped or not currently used has been classified as vacant. As seen in Table 7, Socorro has a significant amount of vacant land, totaling approximately 19 percent of the city’s total acreage. Lands in which a discernable land use has not been identified are categorized as unknown or unclassified. Some of these lands have junkyards on them or abandoned uses.



Commercial and Industrial Land Uses in Socorro

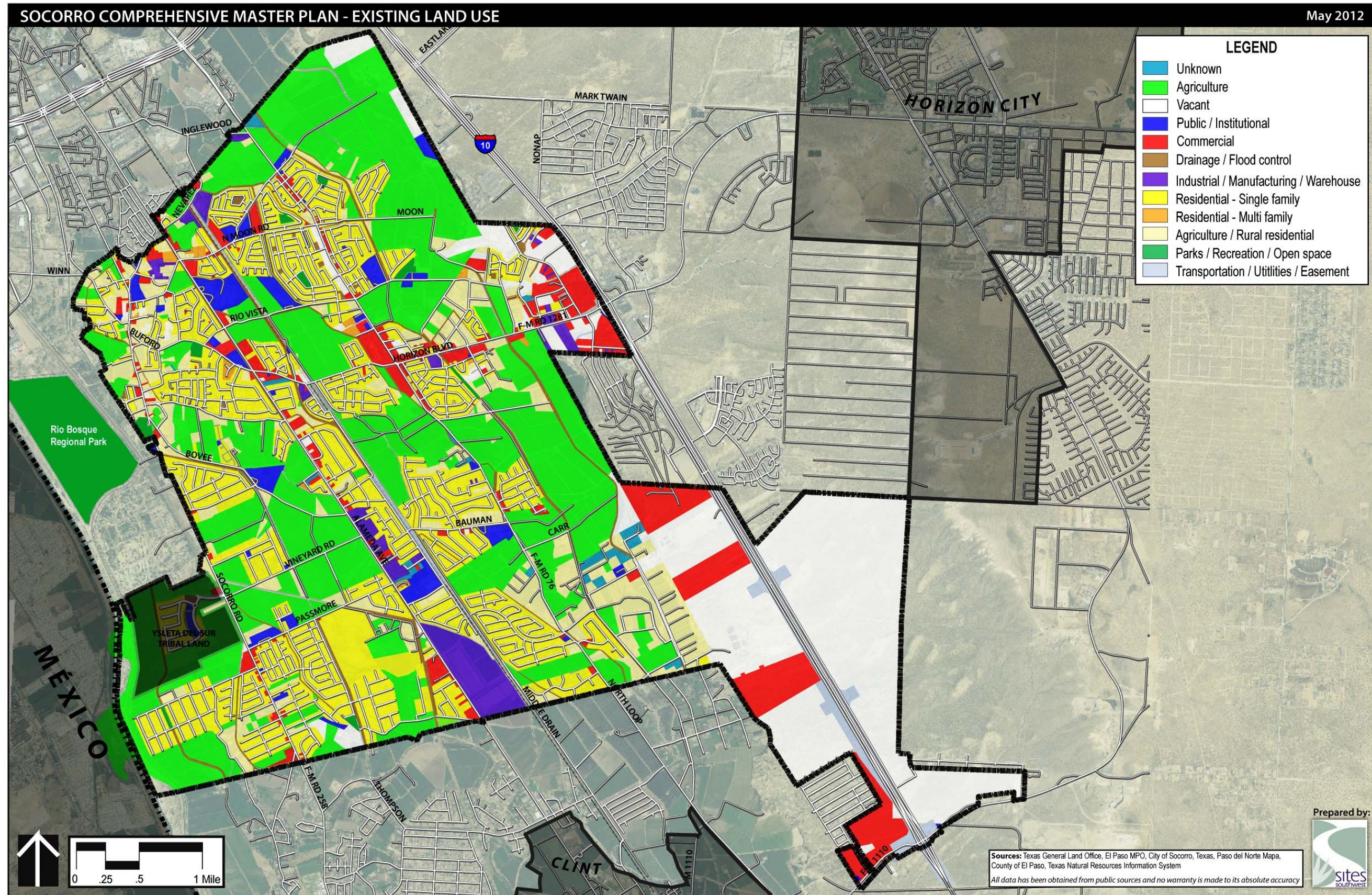
E. GOVERNMENT AND COMMERCIAL CENTERS

Socorro's historic Mission Trail (Socorro Road) is characterized by a mix of single family residential, agricultural uses, and commercial uses such as mechanic's shops, apparel stores and restaurants. The city's primary retail commercial area is located at the intersection of Horizon Boulevard and North Loop Drive. This area's development pattern is characterized by strip malls with predominantly retail and general commercial service uses. While this particular area serves as the city's main commercial center, what is notably lacking in Socorro is the presence of a town center. According to the American Planning Association, a town center can be defined as an area of mixed uses that provides for the local availability of goods and services needed on a daily basis by area residents. Town centers also provide the social and operational focus of the town. Many town centers also include the community's government and administrative offices. Socorro, on the other hand, houses these functions in two separate areas, in a shopping center along Horizon Boulevard and in historic buildings along Rio Vista Road.

F. ANNEXATIONS

In 2005, the City of Socorro adopted Resolution 323. Pursuant to the Texas Local Government Code, the Resolution establishes a plan for annexing territory adjacent to the city.

Figure 7. Existing Land Use Map



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G. RATE OF CONSTRUCTION

From 2004 to November 2010, the City of Socorro issued a total of 1,286 building permits for single family residential buildings and 136 for mobile home placements. This count appears low because building permit data for parts of 2005 and 2006 are not available. Furthermore, the City of Socorro also imposed a moratorium on all residential building permits in 2009 so the City could evaluate the implementation of impact fees. According to analysis, the average number of new residential permits (including mobile homes) has been 233 per year. Figure 8 details the locations of issued building permits, differentiating between residential and commercial. The map indicates that residential growth is well distributed throughout Socorro, while commercial building is more sporadic.

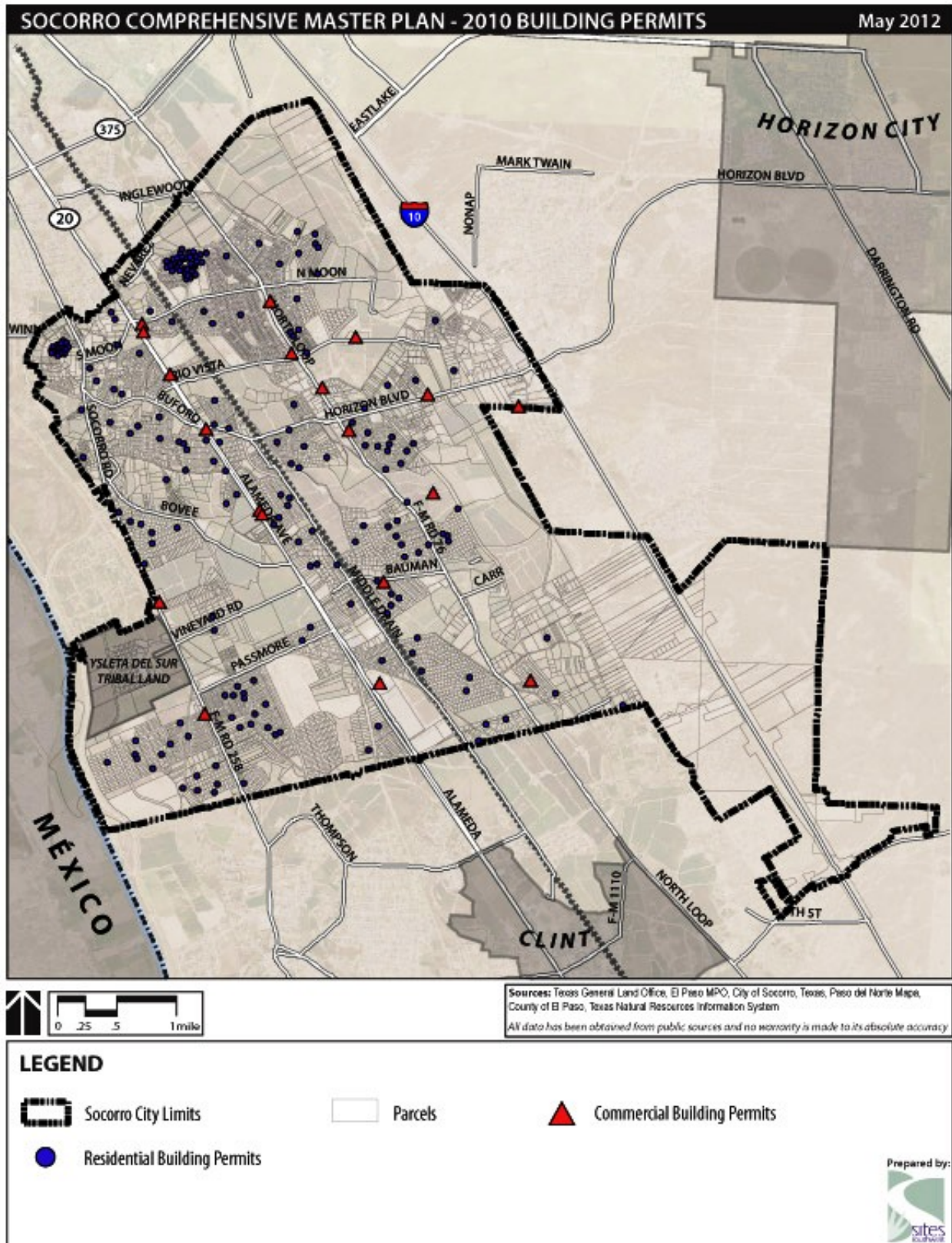
H. EXISTING ZONING

The State of Texas has established laws with regard to the way in which cities can ensure the health, safety and welfare of their citizens. State law gives municipalities the power to regulate the use of land, but only if such regulations are based on a plan. The law states as follows:

*The governing body of a municipality may adopt a comprehensive plan for the long-range development of the municipality...A municipality may define the relationship between a comprehensive plan and development regulations and may provide standards for determining the consistency required between a plan and development regulations.
(Chapter 219.002 of the Texas Local Government Code)*

The ability to zone property for specific uses is one of the most significant land use controls that a city has. It is through the establishment of zoning districts that the City can not only regulate land uses, but also the density, mass and bulk of development.

Figure 8. New Development: Building Permits June 2008 – November 2010



Ordinance 76 addresses zoning in the City of Socorro. Within the Zoning Ordinance are chapters that explain definitions, zoning districts, non-conforming uses, development standards, manufactured homes and special uses. The Zoning Ordinance also establishes fees for building permits. There are 14 different zoning districts established by the Socorro Zoning Ordinance. The districts and their characteristics are listed in Table 8. The existing zoning map is shown in Figure 9.

Table 8. Socorro Zoning

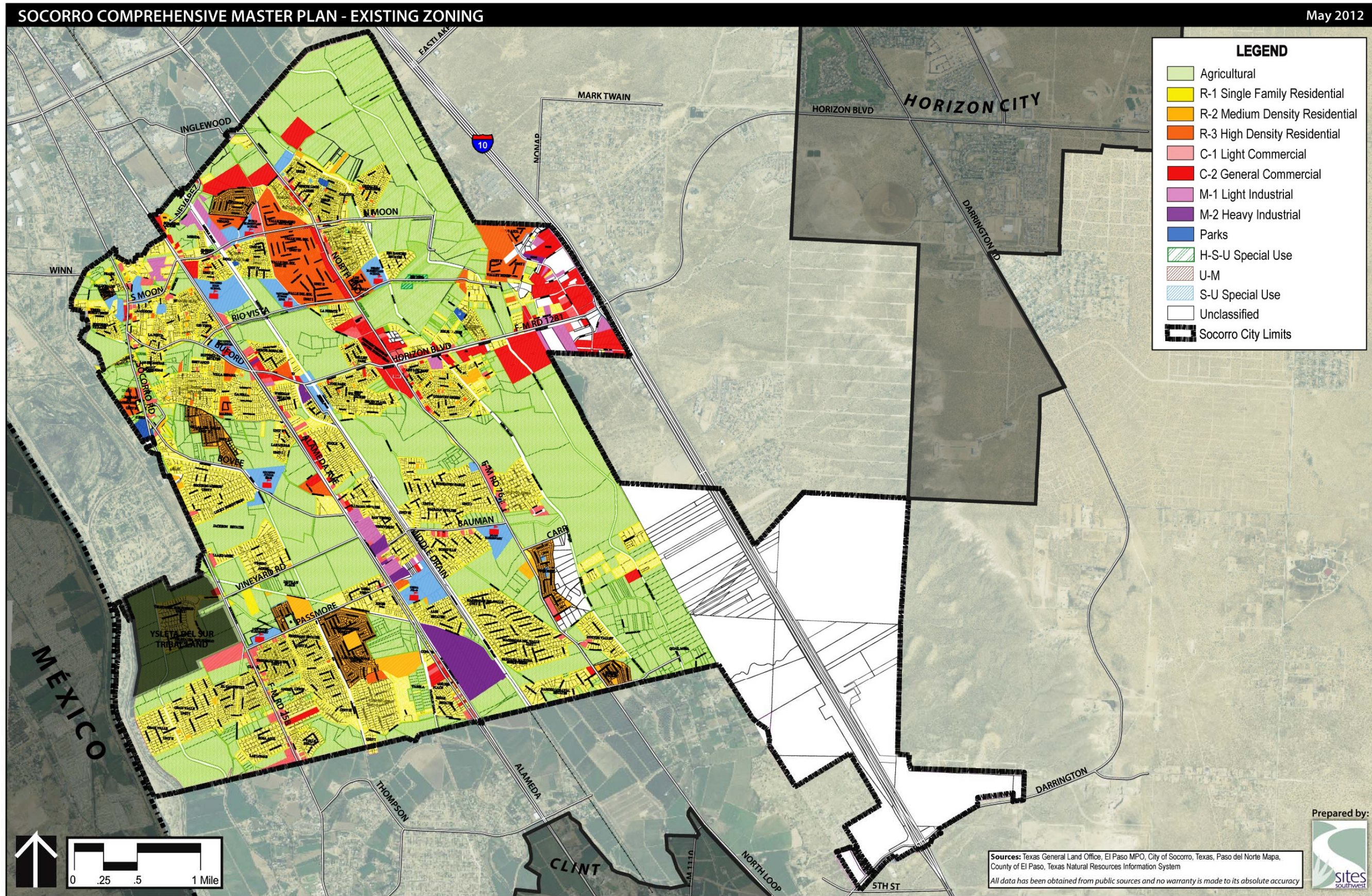
Zone	Intent	Minimum Lot Size	Setbacks			
			Front	Side	Rear	Side Street
Rural Estate (RE)	Agricultural activities and single family residential units	1 acre	35 ft	15 ft	25 ft	Collector: 35 ft Minor Arterial: 55 ft Major Arterial: 60 ft
Single Family Residential (R-1)	Low-density single family residential units	8,500 sq ft with ponding	25 ft	Interior: 7 ft Street: 10 ft	25 ft	Collector: 35 ft Minor Arterial: 55 ft Major Arterial: 60 ft
		10,000 sq ft without ponding				
Medium Density Residential (R-2)	Single family and multi-family units	6,000 sq ft with ponding	25 ft	Interior: 7 ft Street: 10 ft	25 ft	Collector: 35 ft Minor Arterial: 55 ft Major Arterial: 60 ft
		10,000 sq ft without ponding				
High Density Residential (R-3)	Single family and multi-family units	5,000 sq ft with ponding	10 ft	Interior: 7 ft Street: 10 ft	15 ft	Collector: 35 ft Minor Arterial: 55 ft Major Arterial: 60 ft
		10,000 sq ft without ponding				
Mobile Home Subdivision (RM-1)	Detached single family manufactured and mobile home units	5,000 sq ft with ponding	15 ft	5 ft	20 ft	Collector: 35 ft Minor Arterial: 55 ft Major Arterial: 60 ft
		10,000 sq ft without ponding				
Residential Mobile Home Park (RM-2)	Manufactured and mobile home units	10 acres (with ponding)	Minimum distance between mobile homes: Side to Side 20 ft End to End 20 ft End to Side 20 ft			Collector: 35 ft Minor Arterial: 55 ft Major Arterial: 60 ft
Neighborhood Commercial District (C-1)	Limited mixture of residential and retail commercial activities	5,000 sq ft with ponding	Where the site faces or abuts a residential zone, the setback requirements of the residential zone apply			Collector: 35 ft Minor Arterial: 55 ft Major Arterial: 60 ft
		10,000 sq ft				

Zone	Intent	Minimum Lot Size	Setbacks			
			Front	Side	Rear	Side Street
General Commercial (C-2)	Commercial activities that serve the general community	without ponding N/A *Buffer zones may be required by the Planning and Zoning Commission	Front: 15 ft Shall meet the Minimum setbacks of the adjacent zones	N/A	Rear: 15 ft	Collector: 35 ft Minor Arterial: 55 ft Major Arterial: 60 ft
Light Industrial (M-1)	Light manufacturing, processing, storage, packaging, compounding, wholesaling, and distribution operations	N/A *Buffer zones may be required by the Planning and Zoning Commission	Shall meet the Minimum setbacks of the adjacent zones			Collector: 35 ft Minor Arterial: 55 ft Major Arterial: 60 ft
Heavy Industrial (M-2)	All types of manufacturing, processing, storage, packaging, compounding, wholesaling, and distribution operations	N/A *Buffer zones may be required by the Planning and Zoning Commission	Shall meet the Minimum setbacks of the adjacent zones			Collector: 35 ft Minor Arterial: 55 ft Major Arterial: 60 ft
Special Use Zone (SU-1)	Uses that require special consideration because of their unusual nature, dimensions, effect on surrounding property, or other similar reasons	The boundaries of this zone shall be determined on a case-by-case basis Supplementary regulations and special conditions may be imposed by the City Council upon recommendations by the Planning and Zoning Commission				
Floodplain and Floodway Overlay Zone (FP)	Protect persons and property from periodic flooding and enable the City to participate in the National Flood Insurance Program	The district is overlaid upon the other districts and the land encumbered so it may be used in a manner permitted in the underlying district only if such use is also permitted in the applicable overlay district. For any property in an overlay district, the regulation of both the overlay district and the underlying zoning district apply. In the case of conflict between the regulation of the underlying and overlay district, the most restrictive regulation takes precedence.				

Zone	Intent	Minimum Lot Size	Setbacks			
			Front	Side	Rear	Side Street
Planned Unit Development (PUD)	To provide for greater flexibility and discretion in the more integrated development of residential, commercial, industrial, and institutional uses, and combinations of such uses	Each PUD district shall be at least 5 acres in size	<p>Maximum coverage: No more than fifty (50) percent of the site shall be covered by primary or accessory buildings. Of the fifty percent, no more than forty (40) percent shall be for residential, no more than twenty (20) percent for commercial and no more than ten (10) percent for industrial uses</p> <p>Compatibility: No PUD shall be approved by the City Council until it has been determined that the planned use is compatible with the area that it will affect.</p>			
Historic Preservation District (HP)	<p>Protect, enhance and perpetuate places and areas which represent distinctive and</p> <p>important elements of the city's historical, cultural, archeological, political and architectural history;</p> <p>To promote tourism and strengthen the economy of the city;</p> <p>To foster civic pride and promote the enjoyment and use of historic resources by the city's residents;</p> <p>To preserve and enhance the beauty of historic areas;</p> <p>and to provide for new development in historic districts that is consistent with the existing historic structures.</p>	<p>The district is overlaid upon the other districts and the land encumbered so it may be used in a manner permitted in the underlying district only if such use is also permitted in the applicable overlay district.</p> <p>For any property in an overlay district, the regulation of both the overlay district and the underlying zoning district apply.</p> <p>In the case of conflict between the regulation of the underlying and overlay district, the most restrictive regulation take precedence.</p>				

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Figure 9. Existing Zoning



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I. EXTRATERRITORIAL JURISDICTION

The purpose of extraterritorial jurisdictions is to allow for cities and counties to decide who will regulate subdivision platting and permitting in lands outside the city's boundary that could be annexed in the future.

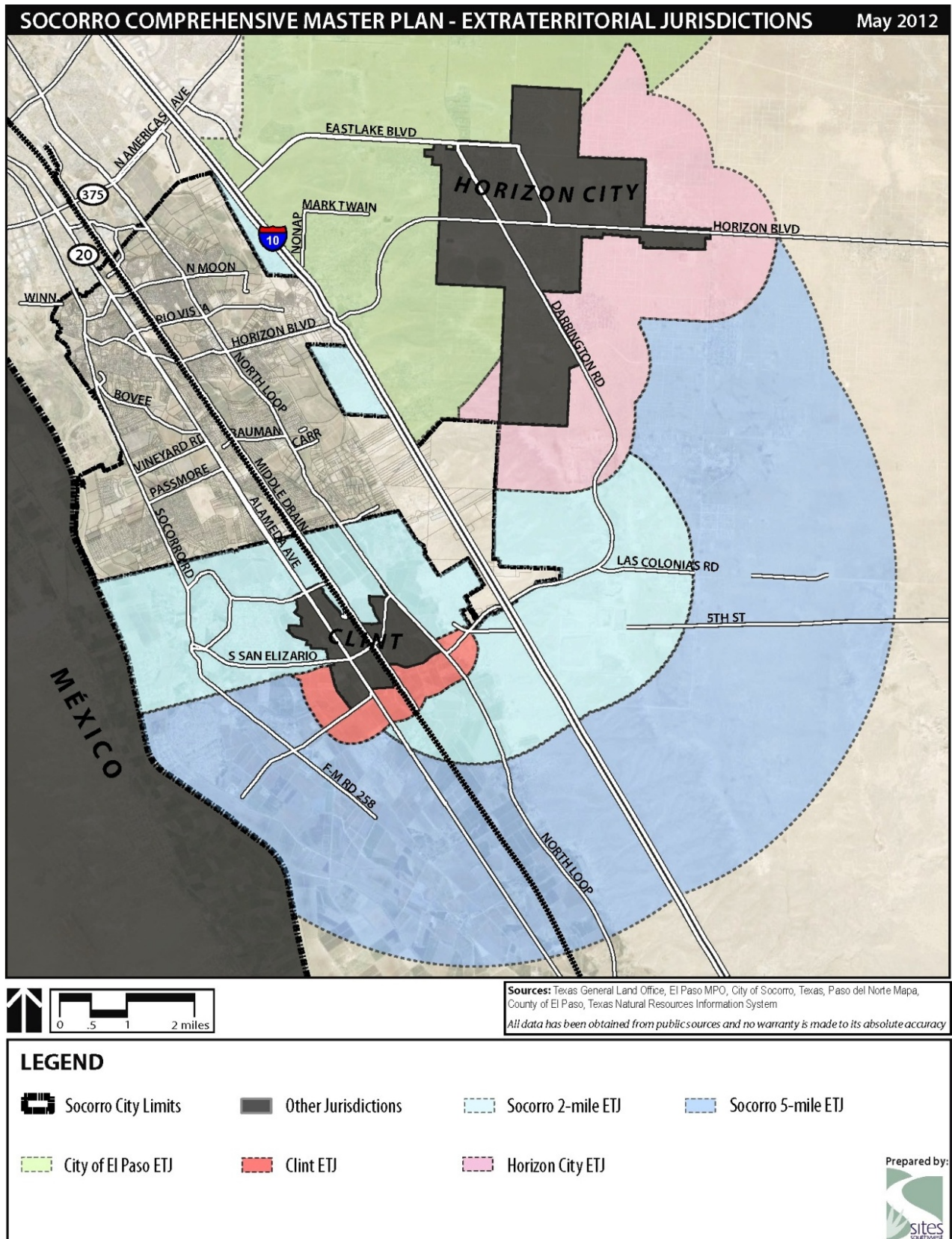
A municipality's extraterritorial jurisdiction (ETJ) is defined by § 42.021 of the Texas Local Government Code to extend for different distances (½ mile, 1 mile, 2 miles, 3½ miles, or 5 miles) depending upon the number of inhabitants in the city. Nearby cities can apportion their ETJs, and other areas can be added to an ETJ with the consent of the landowners. In addition, under a special state law (LGC § 212.001) that applies in counties bordering the Rio Grande, the ETJ of a city with a federal decennial census population of 5,000 or more is expanded to five miles for purposes of subdivision and development regulation under Subchapter A of Chapter 212. Cities are required by law (LGC § 41.001) to keep up-to-date maps of their city limits and ETJs. Table 9 lists the applicable ETJ distances based on population.

Table 9. ETJ Distances by Population

ETJ Radius from City Limits	City Population
0.5 miles	< 5,000
1 mile	5,000—24,999
2 miles	25,000—49,999
3.5 miles	50,000—99,999
5 miles	> 100,000

Figure 10 illustrates the various extraterritorial jurisdictions in the Socorro area. As detailed in the map, there are two ETJ boundaries associated with Socorro. The first one is the two-mile annexation ETJ, the radius of which is based on Socorro's population. Socorro is authorized to annex more property within this boundary, which is located immediately south and east of its border. Also shown is the five-mile subdivision ETJ, which encompasses and extends beyond the two-mile ETJ to the south and east of the city. The City may exercise control over subdivisions within this boundary.

Figure 10. ETJ Boundaries



J. EXISTING DEVELOPMENT ORDINANCES

Ordinance 77 regulates the subdivision of land in the City of Socorro. Adopted in 1989, the subdivision regulations prescribe the standards, regulations, and procedures for all lands within the City and its Extraterritorial Planning and Platting jurisdiction. The regulations also establish fines and punitive measures for non-compliance.

Pursuant to Ordinance 77, a subdivision is defined as *the division of any lot or tract of land into two or more parts for the purpose whether immediate or in the future, to sale, lease, or develop*. Pursuant to the regulations, the following exceptions do not constitute a subdivision:

1. Any residual land retained by the subdivider after subdividing but which has not been divided for subdivision purposes.
2. The sale or lease of apartments, offices, stores or similar space within a building.
3. Any subdivision of land in which only gas, oil, mineral or water rights are severed from the surface ownership of the land.

Socorro's subdivision regulations also prescribed different procedures for the subdivision of lands within and outside of the City's incorporated limits. Pursuant to Section 8B, lands within the corporate limits shall be submitted for review and approval by the Socorro Planning Commission and City Council prior to filing with the El Paso County Courthouse and before beginning improvement activities or negotiating sale or lease of any lot within the proposed subdivision.

Section 8C establishes the procedure for the subdivision of lands within the City's Extraterritorial Jurisdiction. This section states that any proposed subdivision, replat, or vacation of plat occurring outside the corporate limits of the City (but within the extraterritorial planning and platting jurisdiction of the City of Socorro) shall conform to the requirements of the subdivisions regulations as well as the provisions of the El Paso County Subdivision Regulations, and shall be submitted for concurrent review and approval by the Socorro City Council and the El Paso County Planning Commission prior to filing with the El Paso County Courthouse and before beginning improvement activities or negotiating sale or lease of any lot within the proposed subdivision.

In addition to detailing the administrative procedure for the subdivision of lands, Ordinance 77 also establishes subdivision design standards. The purpose of the design standards is to promote consistent and sound design of improvements and facilities, create acceptable performance characteristics, and to encourage innovative design. Included in this chapter are standards for streets, sidewalks, sewer and domestic water systems, grading and drainage, dry utilities such as electricity and natural gas, street lighting, signage, and easements.

K. LAND USE ISSUES

A key land use issue, analyzed in more depth in the Housing Chapter, indicates that at the projected rate of growth and current development pattern, Socorro will need to accommodate another 7,500 to 8,000 more households by 2060. This is based on the current population of 32,000 doubling to more than 60,000 over the next 50 years. At the existing average density of about 3 dwelling units per acre (or one-third acre per dwelling) this will consume approximately 2,500 additional acres that are now vacant or being used for agriculture—more than one third of Socorro’s remaining open space. Continued low density development will add even more traffic to the roadways as residents are forced to drive for needed goods and services. By adopting a more compact future land use pattern, however, Socorro could lessen the amount of raw land consumed by dwellings.

Due to its relatively recent suburban growth, Socorro did not develop a town center, defined as an area of mixed commercial, civic, and residential uses that provides a social and economic focus for the town and helps establish a sense of place. While a few community centers and schools provide places for residents to gather, government/administrative offices are dispersed, requiring numerous car trips back and forth.

Stakeholders have expressed concern about multiple dwellings located on single parcels. Multiple dwellings per parcel are a problem not only from an aesthetic standpoint, but from an environmental standpoint as well. Some areas of the city still utilize septic tanks, which require approximately $\frac{3}{4}$ an acre for conventional septic tanks to function properly without negatively impacting groundwater supplies. Once septic tank density begins to be greater than the $\frac{3}{4}$ acre threshold, groundwater supplies become threatened due to nitrate contamination. Although the City’s zoning ordinance explicitly allows for only one dwelling per lot, the issue of multiple housing units per parcel is significant. Increasing code enforcement efforts is one strategy for addressing this particular issue.

Another important land use issue is the need for stronger design standards in the Subdivision Regulations as well as consistent enforcement. Requirements for street lighting and multiple access points to existing roads for large developments have also been discussed as potential strategies to address this issue. Also needed is better review of covenants at the time of preliminary plat submission as well as a requirement for improvements such as utilities and roads to be constructed prior to lots being subdivided and sold to individuals. Requiring improvements to be constructed or for the developer to post a bond or enter into a development agreement with the city for public improvements prior to final plat approval are all similar strategies that can address this particular issue and reduce the number of antiquated developments which are lacking basic infrastructure such as roads, sidewalks and lighting.

In addition, Socorro residents brought up the following issues during public meetings:

- Industrial land uses abut residential areas in some parts of the city.
- Mobile homes are mixed with site-built homes throughout the city (instead of being directed to designated areas).
- Growth in some portions of Socorro has occurred in an uncontrolled manner, some without necessary improvements such as streetlights and paved roads.
- The segregated patterns of land uses by zone categories means most residential areas are driving distance away from retail, commercial and other daily services. This contributes to traffic congestion.
- Large development areas should include recreational areas.
- Current planning and zoning regulations may be too strict for some developers.
- Preserving some agricultural land and open space is important to some residents.
- Socorro needs more attractive native landscaping, especially on commercial and multi-family properties.
- Apartments in Socorro need to be of higher construction quality.

L. FUTURE LAND USE PLAN

According to the Texas Water Development Board, Socorro will be home to 60,639 people by 2060. Based on the current household size of 3.65, there will be a need for an additional 7,365 housing units to accommodate the projected population. To ensure that the City of Socorro can adequately sustain continued population growth, this Comprehensive Plan proposes an alternative development scenario. The future land use plan would create more compact development, offering a range of housing choices that includes apartments and townhomes as well as single family residences.

By increase the average residential density from approximately 3 units per acre up to 5 and, where appropriate, 9 units per acre, the future growth areas and downtown core illustrated on the future land use map would be able to accommodate approximately 7,700 housing units. The growth areas would also accommodate a number of uses, including, but not limited to a new City administrative center, schools, parks, commercial and light industrial uses, a regional attraction such as an amusement park, a healthcare district as well as approximately 120 acres of open space reserved for future downtown development.

1. TOWN CENTER

The future scenario would create a commercial Town Center. Commercial establishments such as the new Walmart Neighborhood Market would be located there along with public spaces such as a park/plaza and library. It would be a center for retail and office space as well as higher density housing and live-work units. The location would be accessible by bus, helping to cut down on traffic congestion. (See Figure 11) Developing a Town Center would establish a sense of place and community in Socorro as well as create density more adequate for a transit station.



Town Square Examples



Live Work Example



Townhome Development

The City recently purchased approximately 10 acres for a future Administrative Complex near the intersection of Horizon Boulevard and North Loop Drive. A future master plan is also being developed for the Rio Vista Complex/Courthouse incorporating a River Walk as the main feature.

2. MIXED-USE NEIGHBORHOOD CENTERS

The concept also designates potential locations for other mixed-use neighborhood centers including a grocery or convenience store, shops, offices and residences that are within walking distances (a quarter to a half mile) of neighborhoods. Encouraging the establishment of smaller neighborhood mixed-use nodes where residents can purchase daily necessities, enjoy dining, or even work at a job could help lessen the traffic on the roadways.

3. MORE COMPACT DEVELOPMENT

While there may be negative perceptions of higher density, and many feel that there is no place for it in a rural setting, it is critical to embrace higher housing density as a strategy for maintaining Socorro's rural fabric. If housing density is to remain at three dwelling units per acre, not only will the city be unable to adequately accommodate the population projected for 2060, it will also sacrifice much of the existing agricultural land and open spaces that make up Socorro's rural atmosphere. Thus it is crucial for the city to incorporate a mix of housing types and higher densities where appropriate.

While larger suburban-style lots will still be allowed in the valley, the future land use plan encourages new single family homes to be sited on a quarter acre or less in the proposed growth areas. New residential development would also include townhomes, apartments and other multi-family residential development. The City could also allow and encourage the development of conservation or cluster housing developments detailed in the Housing chapter. This type of development clusters homes along an internal road on a portion of the land parcel, preserving the remainder as open space, agricultural or park land.

4. BOUNDARY EXPANSION

The City would annex land near the I-10 freeway to the northeast and the southeast of the City's existing boundaries to secure future space for warehouse activities and for other light industrial and mixed use development, including a potential regional entertainment and shopping center.

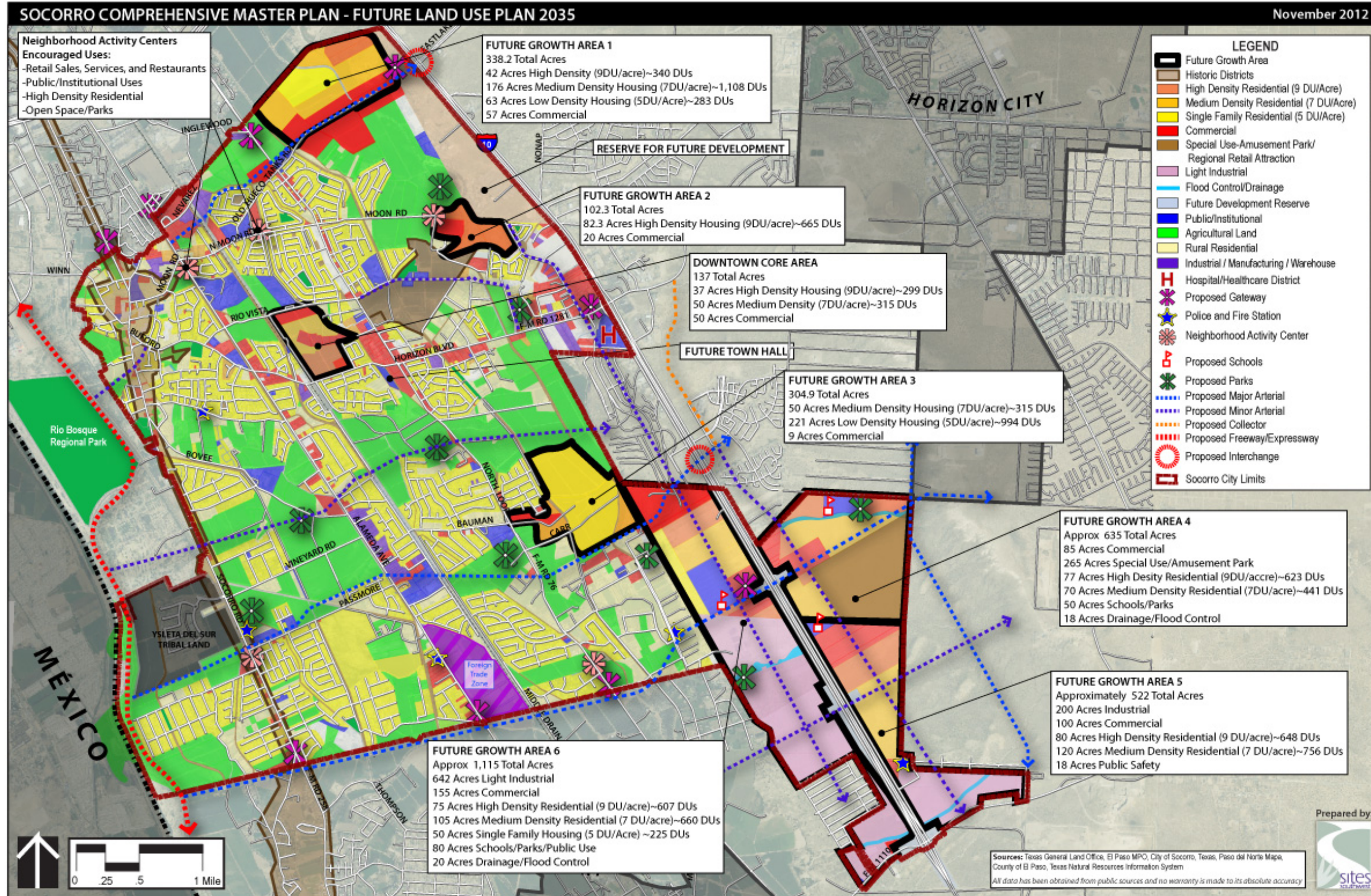
5. CITY GATEWAYS

Socorro should announce its presence to travelers on I-10 by installing monument signs along the freeway at both ends of its boundaries. Such signage will alert visitors to look for exit ramps into town. A gateway installed at the entrance to Horizon Boulevard and the Clint cutoff from I-10 and Loop 375 at both Socorro Rd., Alameda Ave. and N. Loop Drive could also give visitors a sense of arrival into Socorro and help direct them into town and to the historic districts.



Gateway Examples

Figure 11. Future Land Use Map



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M. LAND USE GOALS AND STRATEGIES

The following Land Use Goals and Strategies are designed to guide Socorro's future land use planning and related policies and address the issues previously discussed. It is important to note that the Future Land Use Plan is not the community's official zoning map. Rather, it is a guide to decision-making in the context of the City's future land use patterns. The Future Land Use Plan should be used consistently and updated as development continues in Socorro over time.

Land Use Goal 1

Socorro will strive to implement the future land use plan, including a mixed-use Town Center, a more compact development pattern, and mixed-use neighborhood centers in appropriate places.

Strategy a *Modify the Zoning Ordinance and Map to support the future land use plan. The new zoning should ensure there is sufficient land in appropriate locations to accommodate and promote:*

- Residential uses at a variety of densities and types.
- Mixed-use areas that allow a combination of residential and commercial and office development both in nodes and along major thoroughfares.
- A Town Center located within easy access of arterial roads, transit, and pedestrian pathways.
- Appropriate locations for light industrial activities.

Strategy b *Through zoning and site plan review, encourage development of neighborhood retail nodes at key intersections to serve the needs of adjacent neighborhood areas.*

- *Ensure sufficient land is zoned for this purpose at key intersections.*

Strategy c *Modify the Subdivision Ordinance to include the following:*

- Requirements for public improvements such as sidewalks and street lighting.
- Standards for roads based on road classification.

- A requirement that large developments have multiple access points to existing roads.
- A requirement for either construction of or contractual assurance and bonding that all public improvements will be constructed prior to lots being subdivided and sold.

Strategy d *Ensure consistent enforcement of all development regulations by adequately staffing the City's Code Enforcement department.*

Strategy e *Adopt zoning regulations and development standards to allow and encourage conservation/cluster housing developments.*

Strategy f *Adopt standards for multi-family housing to ensure good quality design and construction of new and redeveloped buildings. Include landscape and open space requirements.*

Land Use Goal 2

Socorro will expand its boundaries to allow room for additional growth of light industrial and warehousing activities, entertainment centers, and higher density residential.

Strategy a. *Prioritize additional areas for annexation.*

Strategy b. *Adopt an annexation policy that explicitly establishes the criteria it uses for annexation, including, but not limited to the following:*

- The City should consider the costs and benefits of annexation to both the property owner and the City of Socorro.
- The City should be able to provide road, water, wastewater, and emergency services to annexed property within a reasonable amount of time.
- The City should ensure an adequate and comprehensive public process for residents and properties affected by annexation.

Strategy c. *Develop zoning and design standards for the large annexation along I-10 to ensure future growth there establishes an attractive and inviting presence along the freeway.*

Land Use Goal 3

Socorro’s future land use pattern shall be consistent with the City’s ability to provide services to existing and new development.

Strategy a *Direct high-density/high-impact development to areas where adequate services and infrastructure exist or can be served within a reasonable time and cost.*

Land Use Goal 4

Growth and land use in Socorro will occur in a well-planned and organized fashion, ensuring that adjacent land uses are compatible and protecting and enhancing property values within existing neighborhoods and commercial areas.

Strategy a. *Revise the Zoning Ordinance and Map to provide*

- *Mandatory buffering and screening standards for nonresidential uses that abut residential uses and that are along major arterials.*
- *Required buffers to protect low-density residential land uses (single-family homes) from non-residential uses by medium and high density residential land uses whenever possible.*

Strategy b. *Ensure that the Planning and Zoning Department has adequate staff to enforce the zoning code effectively.*

Strategy c. *Continue to coordinate all land use planning activities with the Socorro Independent School District to ensure sufficient space for new school facilities and recreational opportunities.*

Land Use Goal 5

Socorro shall revise its subdivision and zoning ordinance as necessary to protect the public health, safety and welfare.

Strategy a. New subdivisions over a certain size should provide at least two vehicular entrances/exits.

Strategy b. Require new subdivisions as much as feasible to connect to other subdivisions via internal streets and paths.

Land Use Goal 6

Land Use in Socorro shall be attractive and reflect the City's unique history and small town atmosphere, displaying a recognizable image and sense of place to residents and visitors.

Strategy a. Establish design guidelines within the Zoning Ordinance to ensure that development located along major thoroughfares is aesthetically pleasing.

Strategy b. Develop and adopt design guidelines for the Historic Overlay Zone.

Strategy c. Establish a façade improvement program to supply grants or low-interest loans to business owners who want to revitalize their building facades, especially in historic districts.

Strategy d. Make enforcement of the zoning and building codes a high priority in the Historic Mission and Rio Vista Districts.

Land Use Goal 7

Socorro will promote the general beautification of Socorro’s public and private areas

- Strategy a* Create and enforce a property maintenance code that would enforce a minimum level of property maintenance to protect the value of surrounding properties and improve the town’s appearance.
- Develop town clean-up programs to address property maintenance, junk and trash, and graffiti. An example would be
 - A youth corps that provides yard maintenance, landscaping and simple facade improvements (like painting) to elderly or otherwise incapacitated neighbors’ properties.
 - Develop incentives for community members to report graffiti offenders.
- Strategy b* Regular neighborhood clean-up days (whether quarterly, biennially, annually, etc.) possibly focusing on a different area each time (an arroyo, alley, park, vacant lot, street, or part of town), during which the City would provide trash pick-up services.
- Strategy c* Install gateways to the city and public artwork at key locations.

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IV. ECONOMIC DEVELOPMENT

The economic development profile presents a community's economic status in relation to its past and its current place in the region. This includes data on household income, jobs, the working age population and unemployment, basic industry in the community, major employers and taxes. Basic data is gathered and analyzed to understand how a community is doing economically and what are its main sources of income and employment. The community's assets and challenges are also examined in order to gauge its potential for future economic growth and development.

A. ECONOMIC BEGINNINGS

As detailed further in the History section, Socorro began as a farming community that developed around a Spanish mission in the aftermath of the 1680 Pueblo Revolt. Originally a Spanish land grant, it was part of Mexico until 1848 after the US-Mexican War when it became a part of Texas. In 1881 the railroad arrived, opening the area to copper mining. The construction of Elephant Butte Dam along the Rio Grande in 1916 transformed the family-based system that farmed vineyards, fruit trees, and cereal grains into large-scale agricultural production that cultivated cotton and alfalfa. Cotton began to rival copper as the area's principal industry by 1920. Residents flocked to the area in the 1960s and 70s as developers built residential subdivisions that lacked paved streets, water and sewer lines. The lack of services has gradually been corrected by the Lower Valley Water District Authority, which has constructed new water and sewage systems for the town.

B. THE ECONOMY TODAY

Socorro today is largely a bedroom community for other employment centers, particularly El Paso. Data collected by the 2008-2010 American Community Survey revealed that over 90 percent of the Socorro workforce commuted to work, at least half of them for longer than 25 minutes per trip. This indicates that many are traveling outside Socorro to work.

Table 10. Socorro Commuters

COMMUTING TO WORK	ESTIMATE	PERCENTAGE
Workers 16 years and over (in sample)	12,519	100.0%
Car, truck, or van -- drove alone	9,540	76.2%
Car, truck, or van -- carpooled	1,620	12.9%
Public transportation (excluding taxicab)	147	1.2%
Walked	112	0.9%
Other means	781	6.2%
Worked at home	319	2.5%
Mean travel time to work (minutes)	26.6	

Source: American Community Survey 2008-2010, US Census Bureau

Later data from the 2010 Census shows that nearly 96 percent of the approximately 12,500 employed Socorro residents worked outside the City of Socorro—75 percent of them in El Paso. The reverse was also true. Nearly 86 percent of the 3,000 jobs located in Socorro were held by non-residents. Only four percent of employed Socorro residents (about 432 persons) actually held jobs located within Socorro.

1. WORKFORCE

Socorro’s workforce comprises an estimated 14,366 persons ages 16 and older. Data collected from 2008 to 2010 suggested that 6.7 percent were unemployed during that time. By comparison, the Texas Workforce Commission reported unemployment rates in the El Paso Metropolitan Statistical Area of 9.2 percent in December 2009 and 10 percent in December 2010.

Table 11. Employment Status of Socorro Residents

EMPLOYMENT STATUS	ESTIMATE	PERCENTAGE
Population 16 years and over	23,161	100.0%
In labor force	14,442	62.4%
Civilian labor force	14,366	62.0%
Employed	12,817	55.3%
Unemployed	1,549	6.7%
Armed Forces	76	0.3%
Not in labor force	8,719	37.6%
Percent Unemployed	10.8%	

Source: American Community Survey 2008-2010, US Census Bureau

Nearly three quarters of Socorro residents draw wages or salaries from private sector employment. Close to a fifth work for the local, state, or federal government while only 8.3 percent are self-employed in small businesses.

Table 12. Type of Work of Socorro Residents

CLASS OF WORKER	ESTIMATE	PERCENTAGE
Civilian employed population 16 years and over	12,817	100.0%
Private wage and salary workers	9,260	72.2%
Government workers	2,464	19.2%
Self-employed workers in own not incorporated business	1,069	8.3%
Unpaid family workers	24	0.2%

Source: American Community Survey 2008-2010, US Census Bureau

As demonstrated in Table 13, the Agriculture, Forestry, Fishing/Hunting, and Mining sector accounts for just over one percent of the jobs held by Socorro residents. The Educational Services, Health Care and Social Assistance sector employs the highest percentage of the Socorro workforce (21%) of any industry sector. Following that is the Construction Industry (16%), Retail Trade (12%), and Manufacturing (9%).

Table 13. Socorro, Texas, Employed Population by Industry Sector

Industry	Estimate	Percentage
Civilian employed population 16 years and over	12,817	100.0%
Agriculture, forestry, fishing and hunting, and mining	163	1.3%
Construction	2,048	16.0%
Manufacturing	1,240	9.7%
Wholesale trade	348	2.7%
Retail trade	1,583	12.4%
Transportation and warehousing, and utilities	972	7.6%
Information	443	3.5%
Finance and insurance, and real estate and rental and leasing	289	2.3%
Professional, scientific, and management, and administrative and waste management services	946	7.4%
Educational services, and health care and social assistance	2,712	21.2%
Arts, entertainment, and recreation, and accommodation, and food services	495	3.9%
Other services, except public administration	961	7.5%
Public administration	617	4.8%

Source: American Community Survey 2008-2010, US Census Bureau

2. HOUSEHOLD INCOME

Over 2008-2010 approximately 72 percent of Socorro households had incomes below \$50,000 a year; 23 percent had incomes between \$50,000 and \$99,000; and only 5.4 percent had incomes of \$100,000 or higher. The median household income was \$32,778, , meaning that half the households made more than that and half made less.

INCOME AND BENEFITS (IN 2008 INFLATION-ADJUSTED DOLLARS)	ESTIMATE	PERCENTAGE
Total households	8,621	100.0%
Less than \$10,000	1,016	11.8%
\$10,000 to \$14,999	662	7.7%
\$15,000 to \$24,999	1,684	19.5%
\$25,000 to \$34,999	1,320	15.3%
\$35,000 to \$49,999	1,513	17.6%
\$50,000 to \$74,999	1,309	15.2%
\$75,000 to \$99,999	655	7.6%
\$100,000 to \$149,999	369	4.3%
\$150,000 to \$199,999	43	0.5%
\$200,000 or more	50	0.6%
Median household income (dollars)	\$32,778	
Mean household income (dollars)	\$41,172	

Source: American Community Survey 2008-2010, US Census Bureau

The overwhelming majority of households in Socorro (85%) derive income from earnings (ACS 2008-2010). Some 22 percent receive Social Security retirement benefits, 9.5 percent other retirement income, and 10.4 percent Supplemental Security Income.

Total households	8,621	100.0%
With earnings	7,327	85.0%
Mean earnings (dollars)	\$40,203	
With Social Security	1,975	22.9%
Mean Social Security income (dollars)	\$10,098	
With retirement income	823	9.5%
Mean retirement income (dollars)	\$25,008	
With Supplemental Security Income	895	10.4%
Mean Supplemental Security Income (dollars)	\$7,649	
With cash public assistance income	116	1.3%
Mean cash public assistance income (dollars)	\$2,928	
With Food Stamp benefits in the past 12 months	2,527	29.3%

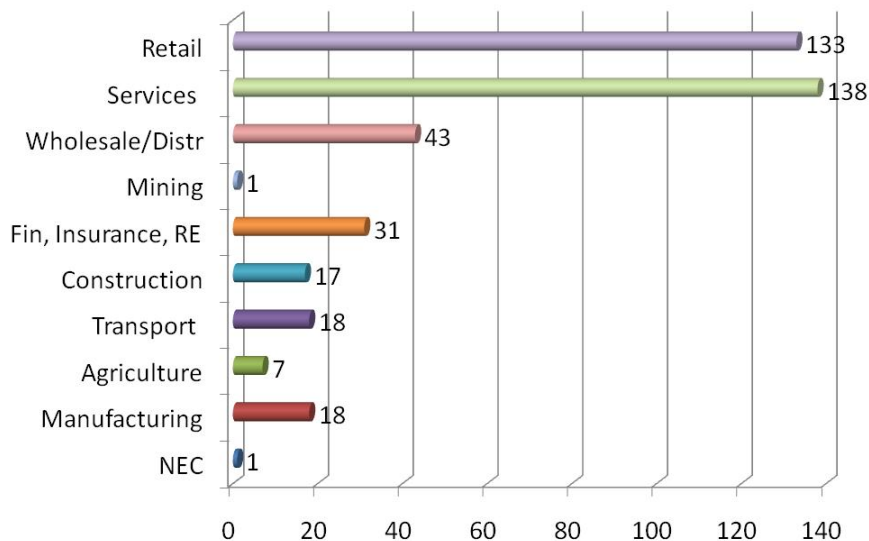
Source: American Community Survey (ACS) 2008-2010, US Census Bureau

3. MAJOR EMPLOYERS AND BUSINESSES IN SOCORRO

There are employment opportunities in the City of Socorro. The top three employers in terms of number of employees are Socorro High School (325 employees), Sun Apparel Polo Jeans, (252 employees, \$196.8 million in annual sales), and Horizon Big 8, a branch supermarket (126 employees, \$31.1 million in annual sales).

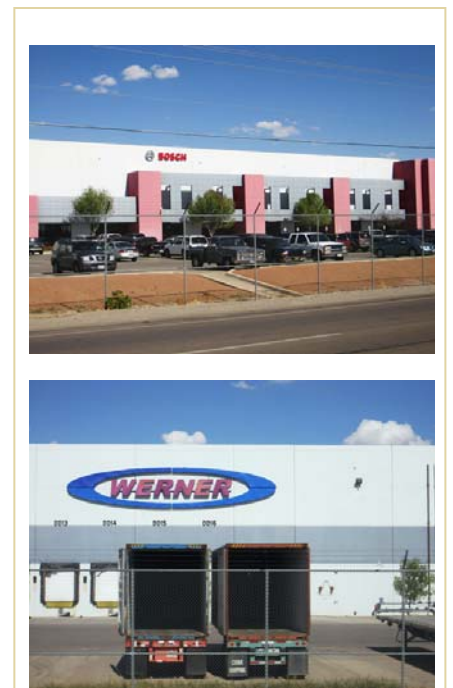
Of a total of 515 private businesses located in Socorro in 2009 there were 138 service establishments and 133 retail businesses. No malls or major department stores are included in this number. The nearest big box retail center is located approximately five miles to the northwest of the city. There were also other types of businesses: wholesale/distribution establishments (43); fire, insurance and real estate businesses (31); manufacturing (18); transportation (18) and construction businesses (17) (Reference USA, data retrieved July 2010).

Figure 12. Establishments by Type (515)]



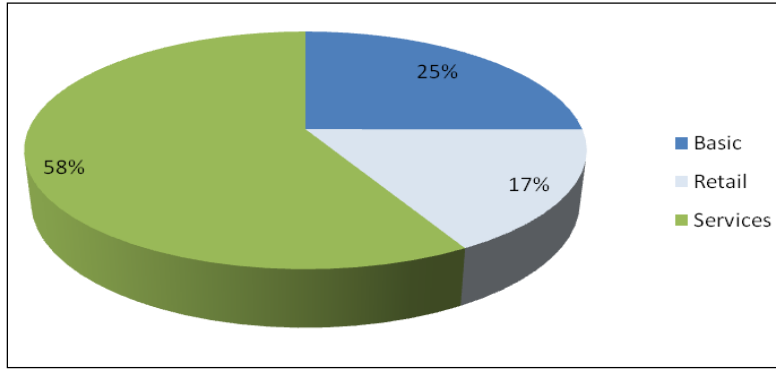
An estimated 18 distribution/logistics operations are based in Socorro with such notable players as Henry Trujillo Company, Cisneros Trucking and Access Transport. Five Star Development has more than one million square feet under roof at Alameda Ave. and Skov Rd. with at least three major logistics operations that sub-lease space: Werner Ladder, Bosch Brake Components, LLC, and Ryder Logistics. The first two have a major manufacturing presence in Ciudad Juarez (REDCO 2010).

The latest data available for types of employment within the Socorro area is from 1997 (El Paso MPO 2010). It shows that service jobs predominated with 2,749 jobs, followed by basic employment with 1,184 jobs (typically agriculture,



finance /insurance/ real estate, construction, manufacturing and transportation) and then retail with 799 jobs.

Figure 13. Socorro Employment 1997



4. FORT BLISS EXPANSION

Fort Bliss, the nearby regional military complex located on over 1.1 million acres, is expected to expand by approximately 20,000 active-duty personnel and 29,323 family members between 2005 and 2013. Some 11,800 family members are expected to be working and 60 percent of the families are expected to live off-post. The annual economic impact of Fort Bliss on the regional economy is projected to increase to \$4.7 billion by 2013 (www.elpasoredco.org accessed 7/31/2012).

5. TAXES

Socorro's property taxes are mid-range compared to other municipalities within the county. Rates range from \$2.64 per \$100 valuation for sites within Socorro Independent School District and up to \$2.79 per \$100 for sites within Clint Independent School District (REDCO 2010).

Similar to other municipalities in the county, Socorro assesses the maximum sales/use tax rate allowable under the Texas constitution at 1.5 per cent. Over the past five years, sales tax collections for the City have increased an average of 17 percent per year, the second fastest annual growth rate of any taxing jurisdiction in the county. Socorro collected more than \$1.2 million in sales/use taxes in 2009, and collections through November 2010 were 5.6 percent more than last year's level (REDCO 2010).

C. ECONOMIC STRENGTHS, CHALLENGES, AND OPPORTUNITIES

Much of the information for this section comes from the Regional Economic Development Corporation and the Rio Grande Council of Governments.

1. STRENGTHS

- Socorro has at least 30 undeveloped sites of 50 acres or more which may have industrial/commercial potential. At least two appear to have strong potential for rail users (see Appendix for map of vacant parcels).
- Socorro is strategically located in proximity to the Ysleta/Zaragoza port of entry and the future Fabens/Tornillo port of entry.
- Electric infrastructure for industrial loads in Socorro is some of the best in El Paso Electric's (EPE) service territory. It is served by three 69K transmission lines that traverse the community. An industrial site on Alameda Avenue near Skov Road has solid infrastructure and is one of the top five locations within EPE's service territory for the ability to accommodate new industrial loads.
- Direct interchange access to I-10 is provided by two roadways: Horizon Boulevard, the principal connection for the northern portions of the city, and FM1110 at the extreme southern end of the city.
- Socorro offers two potentially viable industrial sites served by rail: the 40-acre site to the south at Alameda Avenue and Skov Road and, to the north, approximately 162 acres of undeveloped property at the intersection of the Union Pacific mainline and N. Rio Vista Road.
- Eight of ten public school campuses in the city have been rated "recognized" or "exemplary" by the Texas Academic Excellence Indicator System.
- Socorro Road is part of the historic Mission Trail, a tourist attraction.
- There is a foreign trade zone (FTZ) within Socorro. This accords special customs procedures to US plants engaged in international trade-related activities, allowing duty-free treatment to items processed in FTZs and then re-exported. It helps to offset customs advantages available to overseas producers who compete with domestic industries.

2. CHALLENGES

- Lack of high quality locations for higher value-added, higher technology business and industry.
- Only 54 percent of the population ages 25 and older has a high school diploma or higher educational degree.

- Lack of access to I-10 in the southeastern part of the city.
- Lack of a town center or downtown.

3. OPPORTUNITIES

- Transportation/logistics operations similar to those already established by Werner and Bosch.
- Manufacturing operations for companies connected to the Juarez maquila industry. Socorro is one of the few places in the county that can accommodate industrial loads up to 3 to 5 megawatts at a single location.
- Attract a retail lifestyle center similar to “Plaza Mexico” south of Los Angeles, CA (an indoor/outdoor shopping, dining and entertainment venue boasting 650,000 square feet of retail, restaurant and office space blended into a Mexican cultural and entertainment space.) This could draw tourist dollars as well as provide entertainment for local residents.
- Take advantage of talents and skills of local residents to help them develop small businesses.
- Better promotion of Socorro as a HUB Zone. The Historically Underutilized Business Zone Program stimulates economic development and creates jobs in urban and rural communities by providing Federal contracting preferences to small businesses (see appendix for locations).
- Take advantage of federal assistance offered to address the impact of the Fort Bliss base expansion on local communities.

D. PUBLIC CONCERNS

In addition, the following needs and preferences were voiced by the general public:

- Better paying jobs, more businesses and job opportunities
- More job training, adult education opportunities, and youth job training
- Entertainment venues such as cinemas, as well as other retail uses and services such as medical clinics, restaurants, and commercial retail
- Tourist-oriented retail and services
- Trails with guided tours along the historic Mission Trail
- A more diverse industrial base that includes uses such as call centers and manufacturing

Residents generally expressed the desire to preserve and strengthen the Mission Historic District, both as a cultural treasure and a potential tool for economic development. This includes improvements to historic sites. They also said there was a lack of visibility and public education regarding Socorro’s historic sites. They view the Socorro Mission as the “heart” of the community and would like to see redevelopment in the area, following the lead of San Elizario.



Socorro Mission (top)
San Elizario Mission (below)

Additional development that would be welcomed includes small hotels and/or bed and breakfast facilities along the Mission Trail. Truck traffic on Socorro Road, however, impedes tourism.

E. HISTORIC PRESERVATION AND TOURISM

Historic preservation and restoration of buildings and places in historic districts can also be economic development strategies. Socorro is fortunate to possess two major historic areas that could become even greater tourist attractions, helping to boost the town's revenues.

1. SITES ALONG THE HISTORIC MISSION TRAIL/SOCORRO ROAD

The first is the part of the historic Mission Trail runs along its northwestern border (Socorro Road). The Mission Trail is part of the Camino Real de Tierra Adentro, which came into being as Don Juan de Onate forged through the Chihuahuan desert and into Santa Fe, New Mexico in 1598 to establish the lands north of "New" Spain (Mexico). Following ancient Native American trails, his 500 colonists established El Paso del Norte (The Pass of the North). The close knit valley of four major missions has endured the test of time and offers an eclectic and unique culture (EPMTA 2011).

Traveling Socorro Road currently offers views of several historic attractions along the trail, including the Socorro Mission, the Tigua Cultural Center, which houses a small museum of Tigua artifacts, and several other historic buildings. Restoration of the area that would provide places to stay overnight, such as bed-and-breakfast establishments, a landscaped plaza area at the Mission, retail shops and a walking tour could promote more tourism while preserving the important historic character.

2. HISTORIC SITES

SOCORRO MISSION

The Socorro Mission is located southeast of a traditional ford on the Río Grande, on the branch of El Camino Real de Tierra Adentro (Royal Road to the Interior) that runs through westernmost Texas from San Elizario to downtown El Paso. The mission arose in the aftermath of the Pueblo Revolt of 1680, when the Puebloans drove the Spanish from the settlements, haciendas and missions in New Mexico. Built at the community founded by Spanish and Tigua refugees, the first permanent Socorro Mission church, also known as *Nuestra Señora de la Limpia Concepción de los Piroso de Socorro del Sur*, was founded in 1682 by



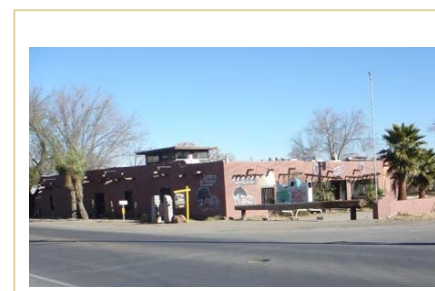
the Franciscan order. Completed in 1692, the church was destroyed by raging floodwaters of the Rio Grande in 1740. It was replaced in 1744, and destroyed again in 1828. The present building, the mission's third permanent structure, was formally dedicated in 1843. The walls, constructed of adobe block surfaced with plaster, are more than five feet thick at the base. The mission is also particularly notable for its interior. The finely painted beams, or *vigas*, are from the 18th-century mission and were reused when the present church was constructed. The massing, details and use of decorative elements of the Socorro Mission show strong relationships to the building traditions of 17th-century Spanish New Mexico.

The Socorro Mission is currently listed on the National Register of Historic Places (1972). It was recorded as a Texas Historic Landmark in 1963 and is commemorated by a Centennial Marker and two Texas Historical Commission Markers.

Residents in Socorro consider the Mission to be the "jewel" of the community. In 1998, La Purisima Restoration Committee asked Cornerstones Community Partnerships to assess the conditions of the Socorro Mission. The results were used to estimate the cost of preserving the structure at just over \$2 million. Two years of fundraising ensued, followed by three years of preservation work. Funding is now being sought to complete the building and initiate an extensive landscaping plan. A 1992 preliminary design sponsored by the El Paso Mission Trail Association was prepared by the Texas Tech Architecture Department. The plans envision the preservation of the 1843 rectory, construction of a new Visitor's Center and interpretive displays, enhanced lighting and parking facilities, and additional features such as seating, walkways, walls, improvements to the historic cemetery, and extensive shrub and tree plantings.

CASA ORTIZ

Casa Ortiz is just under a third of a mile south of the Socorro Mission along Socorro Road. A great example of New Spain's frontier architecture, this building was constructed in the late 1700s by Father Ramón Ortiz. The building is characterized by thick adobe walls, cottonwood and willow *vigas* and *latillas* with a dirt roof. In 1840s, its owner was Jose Ortiz, a "Comanchero, Salinero, Cibolero" who traded knives, sarapes, salt from the Guadalupe Mountains, and clothing with Comanches and other Native Americans from Durango, Mexico to Santa Fe, New Mexico. In the 1940s, Francisca Lujan, the widow of Epifanio Ortiz, was last of the Ortiz family to live there. Presently owned by Margaret Brer, the building currently houses an independent bookstore called The Bookery.



CASA APODACA

Casa Apodaca is located along Socorro Road and across the street from another Socorro landmark, Casa Ortiz. This structure is believed to have been

constructed in 1900. Built as unique period adobe, the building was home to the area's first silent movie theater, which was developed in 1902.

SOMBRAS DEL PASADO RESTAURANT

Also known as the *Tienda Carbajal*, this building, now a restaurant, was built in 1852. It is an official Texas State Historic Site and features heavy, adobe-plastered walls.

3. SOCORRO ROAD IMPROVEMENTS

To complement this development, improvements should be made to Socorro Road to divert truck traffic to more appropriate roadways. Other improvements to be considered would include improving drainage and providing pathways for pedestrians and bicyclists. These would have to be carefully designed to fit the context of the narrow right-of-way and historic character. Socorro Road (FM 258) currently is classified as a north-south minor arterial located within a designated historic corridor. It is under the jurisdiction of TxDOT. Traffic counts show that the two-lane road accommodates some 10,000 vehicles per day.

All road projects in the US that use federal transportation funds, which most do, must comply with Section 106 of the National Historic Preservation Act or Section 4(f) of the Department of Transportation Act of 1966. Under Section 106, if the proposed action will have an "effect" on impact on a historic property, the owner or managing agency (local, state, or federal) is required to undertake a review of the proposed action and consult with the State Historic Preservation Office (SHPO) to determine its effect on the integrity of the historic property prior to approving and funding the project. The purpose of this requirement is not to prevent any change to the road, but rather to ensure that whatever action is finally determined will have recognized any historic resources and "taken into account" the full range of options to preserve those historic resources (Marriott 2010).

Zoning along the roadway buildings could be revised to permit some mixed uses such as residential and neighborhood-scale commercial uses to allow owners to live in the same building as their businesses. A Design Overlay Zone covering the area would encourage landowners to preserve and protect the most important architectural characteristics of the Mission District.

4. RIO VISTA FARM HISTORIC DISTRICT

The second major historic area is the Rio Vista Farm Historic District.

RIO VISTA HISTORIC DISTRICT

The Rio Vista Farm Historic District is a 14-acre tract of land located adjacent to the Municipal Courthouse in the City's northeastern portion. Built in 1915, Rio Vista was at one time a farm used to house the poor. The farm was scheduled to be closed in 1929, but its population grew during the Depression era. The farm hosted a variety of public welfare programs beginning in the 1930s, operating under the Texas Transient Bureau and later the Federal Works Progress Administration. The farm became a temporary base for a Civilian Conservation Corps unit in 1936, while also continuing to shelter hundreds of homeless and destitute adults and children.

From 1951 to 1964 the farm was used as a reception and processing center for the Bracero Program, which brought Mexican laborers to work in the lower valley of El Paso and other agricultural areas in the US. New federal welfare programs and state law reduced the population at the farm to four people and it was closed in 1964.

The farm's housing units were built in the early 1900s and are still standing in their original place. Currently the Rio Vista Complex is being restored. The larger area of the Rio Vista Farm Historic District is registered in the National Register of Historic Places.

Currently, the main building has been restored and is being used as the Rio Vista Community Center. The complex also has served as a location for film shoots, such as the movie "Traffic." There is a park adjacent to the community center. Another historic building across the street houses the City's Municipal Offices.

This area has the potential to become an important tourist and recreation site. If City offices were consolidated into a town center, it would leave the Municipal building available to house a museum as well as meeting or classrooms. The Braceros area could be renovated and the park enhanced. A bike trail loop could link both the Socorro Mission Historic District and the Rio Vista Farm Historic District.

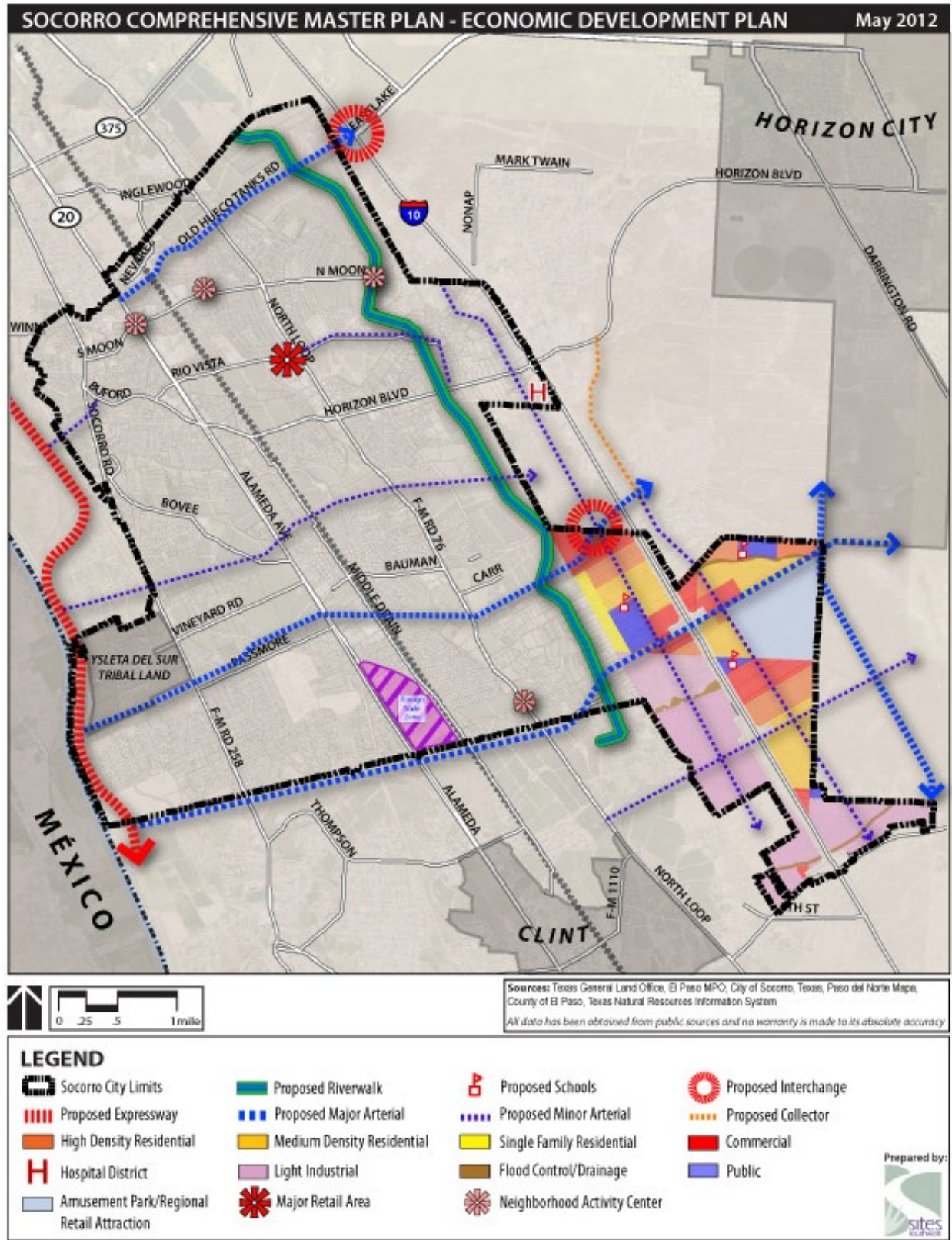
F. FUTURE ECONOMIC DEVELOPMENT PLAN

The economic development plan proposes several key projects to improve the prospects for jobs and economic activity in Socorro.



- **Existing Foreign Trade Subzone:** Expand existing warehousing/transportation area near the railroad and recruit more businesses.
- **New Industrial Park:** Annex additional land and establish a location for light industrial businesses along the freeway (a business and technology park).
- **Regional Entertainment Center:** Locate in an area along the freeway to attract regional visitors as well as locals. Higher density housing could also be located nearby.
- **Town Center:** Establish a location for a mix of commercial, civic, and residential uses near transit and arterial roadways. Consolidate government offices here and allow offices, retail and higher density housing (apartments, townhomes, and live-work). This would provide a social and economic center and establish a sense of place.
- **Historic Mission Area/Socorro Road Renovation and Promotion:** Establish Socorro's historic and cultural center along Socorro Road. Redevelopment could include shops, bed-and-breakfast establishments, cafes, outdoor seating, parks, a museum and visitor center and a landscaped mission area.
- **Rio Vista Farms Historic Area:** Renovate and reuse existing historical buildings as a heritage tourist attraction and community center.
- **Transportation support:** Construct new roadways and I-10 interchanges, particularly in southeastern part of the city. Divert trucks from Socorro Road onto arterials such as Alameda Avenue.
- **New port-of-entry:** Assess the feasibility of a new port-of-entry at the southwestern end of Socorro coupled with a regional medical center.
- **Local Small Business Development:** Consider providing technical assistance, a business incubator, and a small commercial kitchen for residents who wish to start or expand their own businesses. Support establishment of a Socorro Chamber of Commerce.
- **Education and Training:** Support the school district's efforts to ensure Socorro students graduate from high school and continue on to college or technical training for future jobs.
- **Gateway, Directional and Interpretative Signage:** Install signs to coax drivers off the freeway to visit Socorro, advertise Socorro's historic amenities, and provide historic information.
- **Property Owner Assistance:** Provide property owners in historic districts assistance with application materials required for renovation of historic buildings in historic districts.

Figure 14. Economic Development Plan



G. ECONOMIC DEVELOPMENT GOALS AND STRATEGIES

Economic Development Goal 1

Diversify the economy by attracting and growing sustainable industries with living wage jobs in Socorro.

- Strategy a.* *Create a light industrial park with amenities to attract higher value-added business and industry that pay higher wages. If land is owned by City of Socorro, it can be used as an inducement for economic development.*
- Strategy b.* *Attract a regional entertainment and amusement center in vacant land along I-10.*
- Strategy c.* *Expand the Foreign Trade Zone near the railroad and attract additional businesses, with a focus on those using rail.*
-

Economic Development Goal 2

Take advantage of federal, state and local economic laws and programs.

- Strategy a.* *Take maximum advantage of opportunities conferred to the municipality under Section 380 of the Texas Municipal Code, which authorizes Texas municipalities to provide assistance in the form of monies, loans, city personnel and city services to promote and encourage economic development.*
- Strategy b.* *Better promote the HUB Zone in Socorro, which provides Federal contracting preferences to small businesses. (See appendix for geographic location.)*
- Strategy c.* *Collaborate with EPCC & SBDC to provide administrative assistance and training to small business owners in Socorro.*
- Strategy d.* *Continue to work with El Paso Regional Economic Development Corporation and the Rio Grande Council of Governments on economic development.*

Economic Development Goal 3

Draw on strengths and assets of community residents to develop new business enterprises in Socorro.

- Strategy a. Encourage formation of a Socorro Chamber of Commerce.*
- Strategy b. Consider establishing a business incubator and commercial kitchen to assist residents in starting their own businesses.*
-

Economic Development Goal 4

Ensure the Socorro workforce is well educated.

- Strategy a. Work with the Socorro Independent School District to increase the number of high school graduates.*
- Strategy b. Partner with El Paso Community College to encourage more Socorro residents to seek higher education.*

H. TOURISM AND HISTORIC PRESERVATION GOALS AND STRATEGIES

Historic Preservation Goal 1

Draw on the Mission Trail, Socorro Mission, Rio Vista Farm and other historic resources to increase the City’s visibility and stimulate the local economy through heritage tourism.

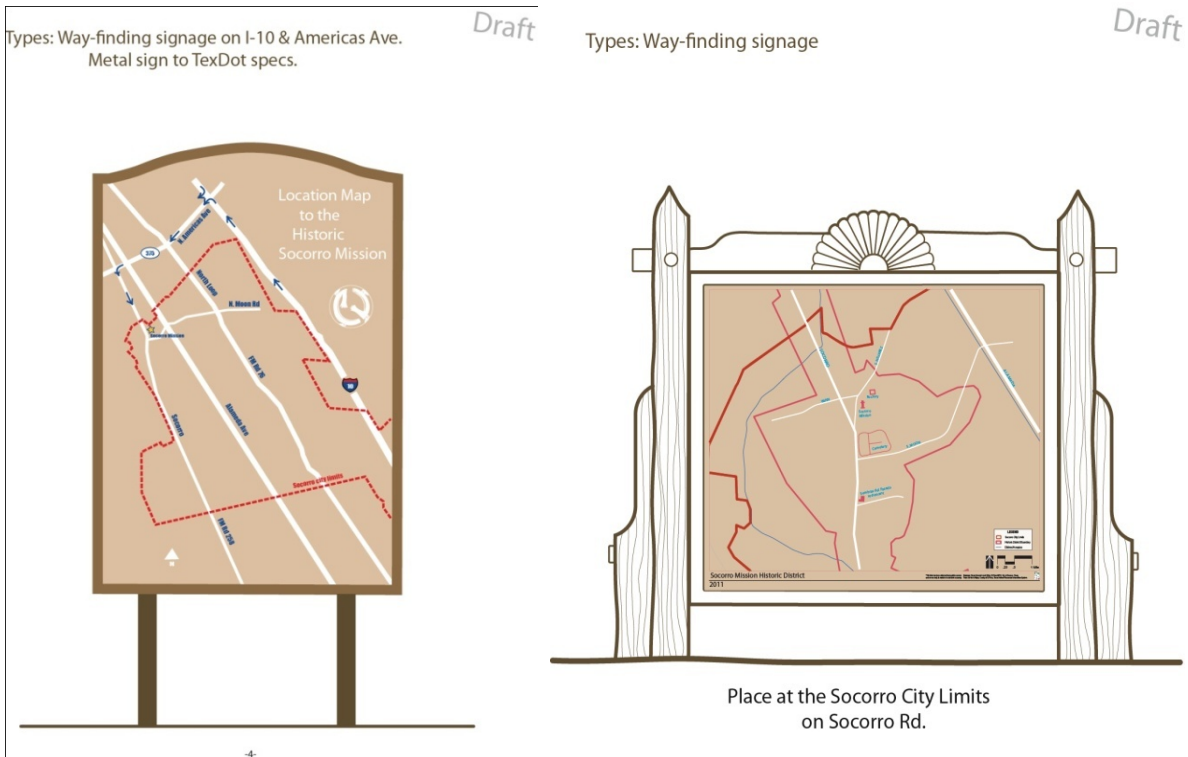
- Strategy a. Develop design guidelines for redevelopment and new development along the Mission District corridor to protect its character into the future. These can be based on the historic elements noted in the historic district nomination forms.*
- Strategy b. Amend the *Historic Overlay District Ordinance* to allow for mixed uses such as residential and neighborhood-scale commercial in the Mission Historic District.*

- Strategy c. *Improve the area around the Socorro Mission with landscaping, a plaza and park, and other amenities.*
- Strategy d. *Divert truck traffic from Socorro Road to existing or new arterials. Develop pedestrian and bicycle paths that can be accommodated in the narrow right-of-way.*
- Strategy e. *Rehabilitate the Braceros area into a tourist destination or other adaptive reuse.*

Historic Preservation Goal 2.

Increase visibility and public awareness regarding the Mission Historic District and other historic sites.

- Strategy a. *Install gateways that draw people to the Historic District area from the interstates and access arterials.*
- Strategy b. *Install way-finding signage in key locations throughout the city to attract residents and tourists to the Historic Mission District.*
- Strategy c. *Design and install interpretive signs near historic places.*



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V. HOUSING

A. HOUSING CHARACTERISTICS AND NEIGHBORHOODS

Housing is one of the most fundamental land uses in a community. It almost always covers the most extensive developed area and so has an important impact on the physical character of the community. The Housing element of the comprehensive plan addresses several aspects of the city's housing supply: the number, type, and age of existing housing units and the occupancy rate. It identifies future housing needs and issues of affordable housing and quality and recommends goals and strategies to address these.

B. HOUSING CHARACTERISTICS

1. CURRENT HOUSING UNITS AND TYPE

According to the 2010 Census, there are 9,248 housing units in Socorro. This represents a 26.7 percent increase over 2000 (when there were 7,140 total housing units). Housing units in El Paso County as a whole increased by 20.4 percent during this same time period.

There are no data for housing types in the 2008-2010 ACS, so for the purposes of this study, data from the 2005-2009 American Community Survey will be used. Most housing in Socorro is single-family detached units (70.4%). Mobile homes are the second most prevalent housing type, constituting nearly a quarter of all housing. Multi-family units make up less than three percent of housing options.

Approximately 91 percent of all Socorro housing units are occupied. Owner-occupied housing is far more prevalent in Socorro than renter-occupied housing (84% compared with 16%, respectively). The homeowner vacancy rate is low at 1.1 percent and the rental vacancy rate is 5.3 percent. In El Paso County as a whole, renter-occupied units comprise over a third of housing.

Table 14. Socorro Housing Units by Type

Type of Unit	Total Units	Percent Total
1 Unit, Detached	6,509	70.4%
1 Unit, Attached	115	1.2%
Duplex	124	1.3%
Multifamily Unit	253	2.7%
Mobile Home	2,247	24.3%
Boat, RV, van, etc.	0	0.0%
Total Units	9,248	100.0%

Source: 2005-2009 American Community Survey



Table 15. Tenure of Occupied Units

	Socorro	El Paso County
Owner-occupied	84.0%	63.0%
Renter-occupied	16.0%	37.0%

Source: American Community Survey (ACS) 2008-2010, US Census Bureau

2. HOUSING CONDITION AND QUALITY

As shown in Table 16, the majority of dwelling units—nearly 70 percent—was built within the past 30 years. Over one fifth of housing was built in the last decade, while another fifth was built since 1990. Only about a third of all housing was built before 1980. This suggests that most of the housing stock is in good or fair quality. At the same time, mobile homes make up a significant portion of housing units; these tend to deteriorate over time and lose value compared with site-built single family homes. With the large number of mobile homes and the over 12 percent of homes that are over 50 years old, there is a need for low and moderate-income households, especially seniors and people with disabilities, to have assistance with home repairs.

Table 16. Housing Units by Year Built

Year Built	Percent Total Housing Units
2000 or later	27.0%
1990 to 1999	19.3%
1980 to 1989	21.0%
1970 to 1979	19.9%
1960 to 1969	7.7%
1950 to 1959	2.0%
1949 or earlier	3.1%

Source: American Community Survey (ACS) 2008-2010, US Census Bureau

Nearly two percent of occupied Socorro housing units lack complete plumbing or kitchen facilities. More than four percent, however, do not have telephone service available.

Table 17. Housing Units with Select Characteristics

	Socorro	El Paso County
Lacking complete plumbing facilities	0.9%	1.3%
Lacking complete kitchen facilities	1.0%	1.2%
No telephone service available	4.2%	3.8%

Source: American Community Survey (ACS) 2008-2010, US Census Bureau



The Census Bureau defines overcrowding as a housing unit that has more than one occupant per room; a unit with more than 1.5 occupants per room is considered severely overcrowded. (“Rooms” include bedrooms, kitchens, living rooms, etc. but exclude bathrooms, porches, hallways, and unfinished basements.) Seven percent of Socorro housing units are deemed overcrowded, while 1.8 percent is severely overcrowded. This is on a par with conditions in El Paso County as a whole.

Table 18. Housing Units with Overcrowded Conditions

Number of Occupants per Room	Socorro	El Paso County
1.00 or less	91.2%	93.1%
1.01 to 1.50	7.0%	5.2%
1.51 or more	1.8%	1.7%

Source: American Community Survey (ACS) 2008-2010, US Census Bureau

3. HOUSING AFFORDABILITY

Housing affordability is an important factor in the quality of life in a given community. It impacts whether young families and seniors can remain in their communities or not. Community input has suggested that affordable housing is an issue in Socorro, both for renters, homeowners and those with disabilities.

The median value of owner-occupied homes in Socorro was \$79,900, according to the 2008-2010 ACS. This is much lower than the median value of homes in the City of El Paso (\$103,700) and El Paso County as a whole (\$97,800).

Although the median value of homes in Socorro is low relative to the larger city and county, it still has risen over 61 percent since 2000.

Table 19. Median Value of Owner-Occupied Units

	2000	2008-2010 Average	Percent change
Socorro	\$49,577	\$79,900	61.1%
City of El Paso	\$71,300	\$114,800	61.0%
El Paso County	\$69,600	\$108,200	55.4%

Source: 2000 US Census Bureau and American Community Survey (ACS) 2008-2010, US Census Bureau

A review of homes for sale in Socorro in January 2011 indicated an asking price range from \$67,163 to \$180,000, with a median of \$108,000. The lowest priced homes were in foreclosure and owned by the bank.

December 2011 found at least 68 homes for sale in Socorro, ranging from \$74,900 to \$445,000, with a median price of \$118,450. Six were foreclosures.

There were also at least five houses for rent with monthly rent payments ranging from \$875 to \$1,150.

One measure of evaluating whether or not housing is affordable is by determining if there is a housing cost burden. Households that spend more than 30 percent of their income on housing and related costs are considered to have a cost burden, rendering their housing unaffordable.

As shown in Table 20, housing affordability is clearly an issue in Socorro. Nearly half of all owner households have a cost burden, with the majority paying more than 35 percent of their income for housing costs. Renter households are even more likely to have a housing burden; nearly 60 percent of all renter households spend more than 30 percent of their income on housing, while over 40 percent pay more than 35 percent.

Table 20. Households with a Cost Burden

	Percentage with a Cost Burden of 30% to 34.9 %	Percentage with a Cost Burden of 35% or More
Owner Households	9.1%	37.6%
Renter Households	19.4%	40.5%

Source: American Community Survey (ACS) 2008-2010, US Census

4. HOUSING SERVICES AND AFFORDABLE HOUSING PROJECTS

The El Paso County Housing Authority located in Fabens, Texas, is an organization that provides public housing services to Socorro residents. It has public housing in Fabens and administers HUD Section 8 housing choice vouchers to county residents. Under Section 8, qualified income-eligible households are able to receive a voucher which they then apply to the rental unit of their choice, provided that it meets quality standards. The Housing Authority administers approximately 125 housing choice vouchers. Of those, five went to Socorro households in FY 2011. With the cutbacks in federal programs, additional vouchers are unlikely to be forthcoming.

There are approximately 200 units of affordable multifamily housing in the City. Table 8 below lists all identified affordable housing in Socorro. Most were developed by Tierra del Sol Housing Corporation, a nonprofit organization chartered to conduct businesses in New Mexico, Arizona and Texas. Active since 1973, Tierra del Sol works in rural communities to develop affordable multi-family housing, help families of low and moderate income to build single family homes, offer a housing rehabilitation and repair program to those most in need, and promote economic and community development.

Table 8. Affordable Housing Developments

Name	Address	Developer/Manager	# Units	Subsidy
Socorro Village	148 Buford Rd.	Capstone RE Services	50	Section 8, LIHTC
Mission Senior Housing	561 Three Missions Dr.	JL Gray/Tierra del Sol/MAC Management	42	Section 8
Tierra Socorro Apartments	560 Three Missions Dr.	Tierra del Sol	64	LIHTC
Mission del Valle TH	621 Dindinger Rd.	Tierra del Sol	16	LIHTC
Mission Pass	633 Dindinger Rd.	Tierra del Sol	36	LIHTC

Source: Socorro GIS Data 2010

In 2009, the City of Socorro received a \$385,000 grant from the federal HOME Program to assist a minimum of six low income families to repair or reconstruct their homes. The program was expected to be completed in September 2011.

Section 8 rental assistance is provided to Socorro residents through the Fabens Housing Authority. Rental assistance is limited. The City needs to develop its own resources, perhaps forming a local public housing authority or a City housing department to administer HUD and other housing programs. The City will need to work with funding agencies to develop the capacity to administer these programs.

Project Bravo, an El Paso based Community Action Agency, provides housing advocacy, housing counseling, and weatherization services in El Paso County through six service centers. The closest center to Socorro is the Ysleta Center on Zaragoza.

Weatherization program services are provided for low-income families, handicapped, and senior citizens. Applications for the weatherization program are taken at all the six Project Bravo centers. Clients who meet the qualifications for the program are put on a list. Priority is given to elderly and handicapped individuals, and then others that meet the requirements will follow. Selections for weatherizing a home are done by sections of El Paso County from Anthony to Tornillo. Weatherization and energy efficiency improvements resources are limited. In March 2012 the weatherization assistance program had reached capacity, and new applicants were being placed on a waiting list.

A number of homeowners who are seniors or have disabilities need minor repairs on their homes. When these are older homes, the cost of bringing the

entire unit up to code, which is required by most federal programs, is prohibitive. A program is needed to allow the City to help these households with minor repairs without the requirement to bring the entire unit up to code.

The City of Socorro has partnered with the Texas department of housing and community affairs (TDHCA) to provide services locally. The City can administer the following programs in partnership with TDHCA:

- TDHCA's HOME Homebuyer Assistance Program to provide individuals with funds for down payment, closing costs, gap financing, and rehabilitation for accessibility modifications with acquisition costs.
- TDHCA's HOME Homeowner Rehabilitation Assistance Program to provide funding for housing rehabilitation, including roof repair/replacement, electrical repairs, and plumbing repairs.
- TDHCA's HOME Tenant-Based Rental Assistance Program, which provide rental assistance for a maximum of two years and requires that individuals participate in a self-sufficiency program.

Homebuyer education providers can help repair credit problems, develop a budget and educate about the home purchase process.

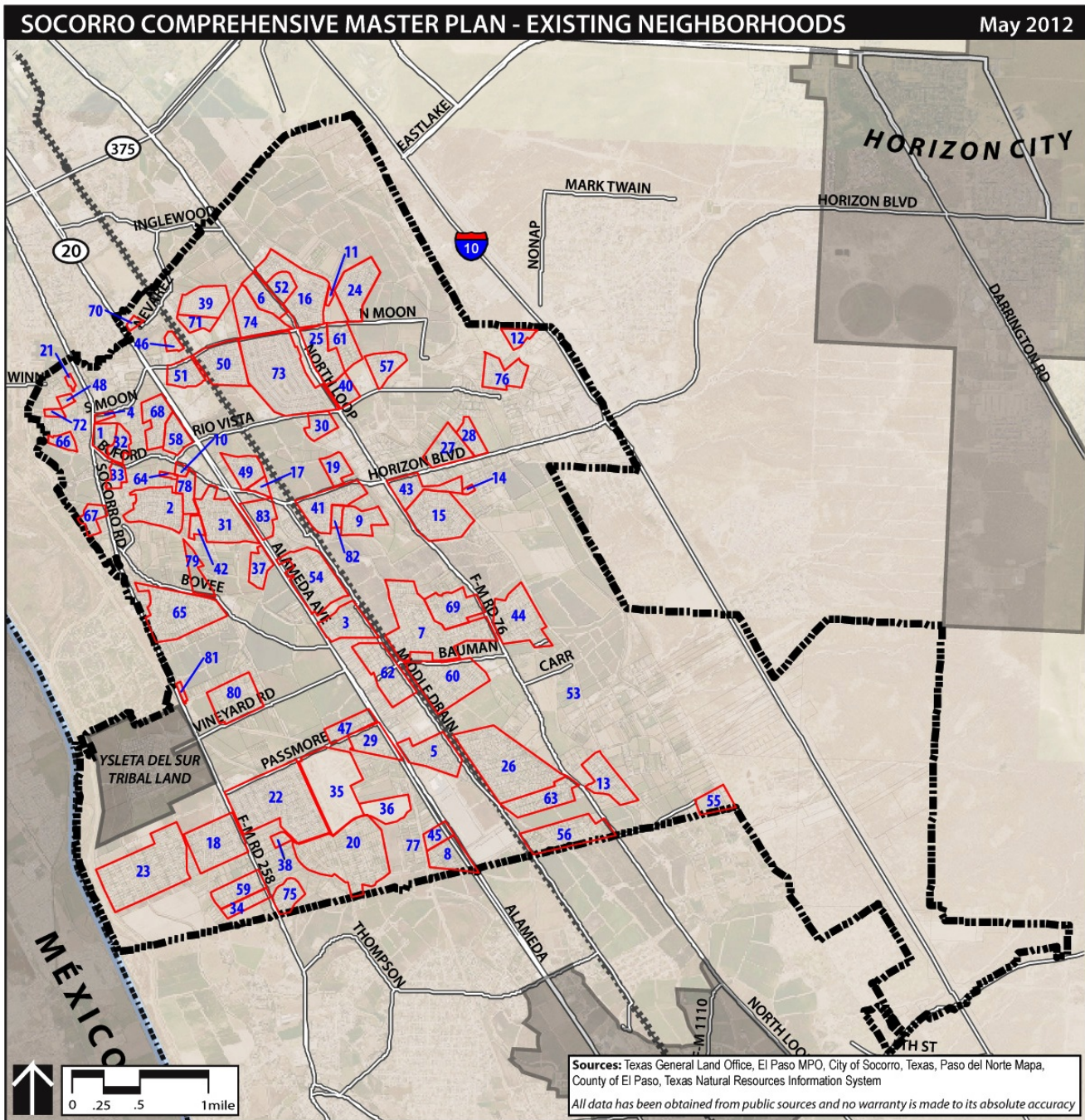
5. FUTURE HOUSING NEEDS AND ISSUES

PROJECTED HOUSING NEEDS

As stated in the Land Use chapter, the Texas Water Development Board estimates that Socorro will be home to 60,639 people by 2060. Using the current household size of 3.65, there will be a need for a total of 16,613 housing units, or 7,365 additional units by 2060. Currently, single family home lots in Socorro are an average size of 0.33 acres (about 14,520 SF), indicating that about 2,500 additional acres of land will be needed for housing development. (This includes 10% additional acreage for roads and other infrastructure.) Depending on the number of multi-family units, which consume less space per dwelling unit, total acreage needed may be even less.

As shown in the land use chapter, housing currently makes up about 18 percent of total land use in Socorro (2,570 total acres). There are 3,493 acres of vacant land as well as 4,344 acres of agricultural land that could eventually be converted to other uses if desired. This is more than sufficient to meet the future housing needs, given the existing population estimates. At an average of three dwelling units per acre, however, this density of development would consume about a third of Socorro's remaining agricultural and vacant land.

Figure 15. Socorro Neighborhoods



LEGEND

- | | | | | | | |
|-------------------------|---------------------------|------------------------------|--------------------------|----------------------------|----------------------------|---------------------------|
| 1. Adobe | 13. Cotton Valley Estates | 25. Gurdev | 37. Las Milpas | 49. Monte Rosales | 61. San Agustin | 73. Valle del Sol |
| 2. Alameda Estates | 14. Cottonwood Cove | 26. Haciendas del Valle | 38. Lewis | 50. Moon Addition East | 62. San Ysidro | 74. Valle Hermoso Estates |
| 3. Aldama Estates | 15. Country Green | 27. Helen Acres | 39. Los Lunas | 51. Moon Addition West | 63. Santa Martina | 75. Valle Real |
| 4. Algodon | 16. Delip | 28. Hillcrest Manor | 40. Los Robles del Valle | 52. North Loop Acres | 64. Servando | 76. Valley Ridge |
| 5. Aljo Estates | 17. El Campanario | 29. Jones | 41. Lynn Park | 53. Pinecrest | 65. Socorro Mission | 77. Varela |
| 6. Bagge Estates | 18. El Campestre | 30. La Fuente | 42. Marina | 54. Poole | 66. Socorro Village | 78. Villa Espana |
| 7. Bauman Estates | 19. Ellen Park | 31. La Jolla | 43. Mary Lou Park | 55. Quail Mesa | 67. Sombras de Misiones | 79. Villas del Valle |
| 8. Bejar Estates | 20. Flor del Rio | 32. La Junta Addition | 44. McAdoo Acres | 56. Rancho Miraval Estates | 68. Spanish Trail | 80. Vinedo Acres |
| 9. Belen Plaza | 21. Frank | 33. Las Estancias Escondidas | 45. Melton Place | 57. Rio Rancho Estates | 69. Sunhaven Farms | 81. Willard Meek |
| 10. Buford View Estates | 22. Friedman Estates | 34. Las Lomas | 46. Merida | 58. Rio Vista Addition | 70. Sunshine | 82. Wilton Acres |
| 11. Calcutta | 23. Gran Valle | 35. Las Margaritas I | 47. Mesa Verde | 59. Rosa Azul | 71. The Tejano Subdivision | 83. Wiseman Estates |
| 12. Cielo Azul | 24. Grijalva Gardens | 36. Las Margaritas II | 48. Mission Valley | 60. Roseville | 72. Trejo | |

Prepared by:
 sites southwest

PRESERVING RURAL COMMUNITY CHARACTER

The large amounts of land used for agriculture and as open space appear to be important in Socorro's history and in maintaining its present sense of place and character. If residents are interested in conserving agricultural and open space land, the City could encourage slightly more compact residential developments. If future single-family homes are sited on a fourth of an acre or less (10,890 SF), for example, new residential development would consume less than a quarter of the city's remaining agricultural and vacant land. Adding multi-family apartments and townhouses to the mix to meet future housing needs would conserve even more land. Locating higher density housing near commercial and public uses within a Planned Unit Development (PUD) could help alleviate the resulting traffic, enabling residents to walk to these destinations rather than drive.

For more permanent preservation of agriculture and open space land, the City could consider allowing and promoting conservation or cluster subdivisions. These developments site their residential units on smaller lots along an internal roadway while setting aside other portions of the land (from perhaps a fourth to half the total subdivision area) as undivided permanent open space or agricultural land (see Figure 16). Such developments can lower the cost of infrastructure, lower site preparation costs, and increase design flexibility. They also provide residents with visual relief, cooling effects, places for recreation, and reduction of flood risks.

AFFORDABILITY FOR PEOPLE WITH DISABILITIES

Housing and services for people with disabilities are also needed. According to the American Community Survey, more than 2,000 working age residents of Socorro are estimated to have a physical disability. These people are less likely to be employed, and as a result, have lower incomes than the general population. Affordable housing and services are needed for these residents.

Table 21 Physical Disability by Sex by Age by Employment Status for the Civilian Non- institutionalized Population 16 to 64 years

Total civilian non-institutionalized population:	18,659
With a physical disability:	2,198
Male:	1,050
16 to 34 years:	195
Employed	104
Not employed	91
35 to 64 years:	855
Employed	287
Not employed	568
Female:	1,148
16 to 34 years:	189
Employed	18
Not employed	171
35 to 64 years:	959
Employed	184
Not employed	775

Source: American Community Survey 3-year Estimates, 2005 – 2007

Table 22. Income Characteristics of Residents with Disabilities

Median Earnings in the Past 12 Months (In 2007 Inflation-Adjusted Dollars) by Physical Disability by Sex for the Civilian Non-institutionalized Population 16 Years and Over with Earnings

	Estimate
Total:	\$16,910
With a physical disability:	\$13,945
Male	\$14,101
Female	\$13,729
No physical disability	\$17,106
Male	\$21,068
Female	\$13,060

Source: American Community Survey 3-year Estimates, 2005-2007

Housing programs, including homebuyer education, down payment assistance, rental assistance, and repair and rehabilitation could be administered locally by a designated non-profit or city department with the capacity to carry out the programs, either alone or in partnership with state and local agencies and organizations. The City could also work with affordable housing developers to provide new affordable housing for sale and for rent.

Federal law and Federal policies prohibit housing discrimination in the sale, rental and financing of homes. A summary of Fair Housing laws and executive orders is shown in Table 23. The City should take positive steps to further fair housing in Socorro, including public education and outreach to landlords, tenants, lenders and potential homeowners about fair housing issues and individual rights. The City can also help residents file complaints with HUD related to fair housing. A local agency would be able to accept housing discrimination complaints and work with the parties to resolve them.

Table 23. The Fair Housing Laws and Executive Orders

Fair Housing Laws:
<p>Fair Housing Act Title VIII of the Civil Rights Act of 1968 (Fair Housing Act), as amended, prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions, based on race, color, national origin, religion, sex, familial status (including children under the age of 18 living with parents or legal custodians, pregnant women, and people securing custody of children under the age of 18), and handicap (disability).</p>
<p>Title VI of the Civil Rights Act of 1964 Title VI prohibits discrimination on the basis of race, color, or national origin in programs and activities receiving federal financial assistance.</p>
<p>Section 504 of the Rehabilitation Act of 1973 Section 504 prohibits discrimination based on disability in any program or activity receiving federal financial assistance.</p>
<p>Section 109 of Title I of the Housing and Community Development Act of 1974 Section 109 prohibits discrimination on the basis of race, color, national origin, sex or religion in programs and activities receiving financial assistance from HUD's Community Development and Block Grant Program.</p>
<p>Title II of the Americans with Disabilities Act of 1990 Title II prohibits discrimination based on disability in programs, services, and activities provided or made available by public entities. HUD enforces Title II when it relates to state and local public housing, housing assistance and housing referrals.</p>
<p>Architectural Barriers Act of 1968 The Architectural Barriers Act requires that buildings and facilities designed, constructed, altered, or leased with certain federal funds after September 1969 must be accessible to and useable by handicapped persons.</p>
<p>Age Discrimination Act of 1975 The Age Discrimination Act prohibits discrimination on the basis of age in programs or activities receiving federal financial assistance.</p>
<p>Title IX of the Education Amendments Act of 1972 Title IX prohibits discrimination on the basis of sex in education programs or activities that receive federal financial assistance.</p>

Fair Housing-Related Presidential Executive Orders:
Executive Order 11063 prohibits discrimination in the sale, leasing, rental, or other disposition of properties and facilities owned or operated by the federal government or provided with federal funds.
Executive Order 11246 , as amended, bars discrimination in federal employment because of race, color, religion, sex, or national origin.
Executive Order 12892 , as amended, requires federal agencies to affirmatively further fair housing in their programs and activities, and provides that the Secretary of HUD will be responsible for coordinating the effort. The Order also establishes the President's Fair Housing Council, which will be chaired by the Secretary of HUD.
Executive Order 12898 requires that each federal agency conduct its program, policies, and activities that substantially affect human health or the environment in a manner that does not exclude persons based on race, color, or national origin.
Executive Order 13166 eliminates, to the extent possible, limited English proficiency as a barrier to full and meaningful participation by beneficiaries in all federally-assisted and federally conducted programs and activities.
Executive Order 13217 requires federal agencies to evaluate their policies and programs to determine if any can be revised or modified to improve the availability of community-based living arrangements for persons with disabilities.

The City could also work with non-profit affordable housing developers such as Tierra del Sol to build more lower cost multi-family housing in Socorro. It could also encourage Socorro residents to make use of the home-buyer technical assistance services

A second approach would be to promote rehabilitation of existing housing. The City could seek additional grants from the federal HOME program to develop a grant or loan program or work with a non-profit housing agency to help fund repair and maintenance of existing homes. Classes could also be offered to teach these skills to residents.

Allowing smaller lot sizes for future homes could help keep costs lower. Also, the City could ensure there is sufficient land in the right places zoned for higher density housing, such as townhouses and apartments. These strategies, however, should be balanced against the increased traffic they will create. Additional roadways and access to transit should be planned. Subdivisions should be required to have at least two accesses and encouraged to link to other subdivisions to provide alternative travel lanes. The City could also consider promoting use of its Planned Unit Development (PUD) zoning category, which would permit development of a large tract of land as a complete neighborhood unit with a range of dwelling types, necessary local shopping facilities and off-street parking areas, parks, playgrounds, and potentially school sites or other community facilities.

Figure 16. Example of Conventional Subdivision Design versus Conservation Subdivision Design

CONVENTIONAL SUBDIVISION DESIGN



CONSERVATION SUBDIVISION DESIGN



C. HOUSING GOALS AND STRATEGIES

Housing Goal 1

The City of Socorro will accommodate projected growth by means that protect the community’s historical and agricultural character.

- Strategy a. Encourage smaller lot sizes for single family dwellings by ensuring sufficient land is zoned for these uses and providing financial incentives or density bonuses.*
 - Strategy b. Encourage development of higher density housing such as multi-family apartments and townhouses in areas close to retail, employment, and transit.*
 - Strategy c. Encourage use of the Planned Unit Development zoning category to allow a mix of residential and commercial/office uses where appropriate.*
 - Strategy d. Permit and encourage cluster/conservation subdivision development.*
-

Housing Goal 2

New housing developments in Socorro will be of good quality with sufficient amenities and accesses to arterial roadways.

- Strategy a. Ensure there are at least two access points provided for each development*
- Strategy b. Ensure new subdivisions provide sufficient parks and open space.*
- Strategy c. Require new residential subdivisions to provide pedestrian and vehicular connections to other subdivisions via internal streets and pathways.*
- Strategy d. Require a traffic impact analysis of a proposed development and require mitigation as part of approval.*

Housing Goal 3

The City of Socorro will ensure that sufficient infrastructure is provided to support the anticipated housing growth.

- Strategy a. Give priority to application for subdivisions that are near or can easily be served by existing infrastructure.*
- Strategy b. Consider the use of impact fees to help pay for infrastructure attributable to growth.*
- Strategy c. Work closely with the MPO to make sure road improvement projects to support growth are included in the regional long-range plans.*
- Strategy d. Establish a systematic method to assess the infrastructure needs of existing residential subdivisions (sidewalks, paths, streetlights) and prioritize their improvements for funding when available.*
-

Housing Goal 4

Provide housing that meets the affordability needs of Socorro's residents.

- Strategy a. Strengthen relationships with non-profit housing organizations to encourage them to provide additional quality affordable housing and related services in Socorro.*
- Strategy b. Strengthen the relationship with the El Paso County Housing Authority to increase access to Section 8 housing assistance vouchers for eligible Socorro residents.*
- Strategy c. Develop local capacity within the City of Socorro administration and in local non-profits to administer the full range of affordable housing programs.*
- Strategy d. Serve as a resource to Socorro residents for fair housing education and assistance. Provide a fair housing complaint system that enables residents to file a complaint locally. Assist residents who have been the subject of discrimination with complaints to HUD and the Texas Workforce Commission.*
- Strategy e. Develop the capacity for grant management, including grant writing and administration.*

Strategy f. Work with local investors who are interested in developing affordable rental projects to ensure that infrastructure is adequate at suitable sites for multifamily housing.

Housing Goal 5

Maintain the existing housing stock

Strategy a. Work with the nonprofit housing organizations and the federal HOME program to develop a housing rehabilitation program to provide qualifying residents with loans or grants to repair and maintain their homes.

Strategy b. Work with the County, nonprofit housing organizations and El Paso Community College to develop instruction in home maintenance and repair for interested residents.

Strategy c. Work with local non-profits to refer residents who need assistance with disabilities to the right resources.

Strategy d. Develop a program to provide seniors and people with disabilities with minor home repairs that make the house livable but do not require bringing the entire structure up to current codes.

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VI. PUBLIC FACILITIES

A. INTRODUCTION

Public facilities encompass a broad range of areas, including recreation, education, and public health and safety. They include both publicly-provided services as well as private and non-profit services. This chapter addresses the community's expectations regarding public services and the facilities needed to provide these services. The public facilities plan for Socorro focuses on both the building space and personnel needed to provide services such as police, fire, library, administration, and infrastructure for the city's residents. Public buildings that house the various governmental and service functions of a municipality are generally of two types: 1) those requiring a nearly central or a common location and that serve the entire municipal area and 2) those serving segments of the community on a service-area basis. Socorro's Municipal Building is an example of a governmental building that serves the entire community, while local schools represent public buildings that typically serve a portion of the community's geographic area. Figure 17 shows the location of community facilities in Socorro.

B. GOVERNMENT OFFICES

The Socorro government offices are split between two locations. The Socorro Municipal Building at 124 S. Horizon Boulevard houses offices of the Mayor, City Council, City Manager, City Clerk, and Human Resources. The City Administrative Complex on Rio Vista Road, part of the historic district in that area, contains the Municipal Courtroom, City Council chambers, the Planning and Zoning Department, and a police substation.

In Fall 2011 the City of Socorro employed 84 persons, more than 80 percent of whom worked for either the police department or public works. The total personnel for each City department are as follows:

- Administration (includes City Manager and City Clerk)—10 employees
- Municipal Court—6 employees
- Planning and Zoning—7 employees
- Police Department—32 employees
- Public Works—26 employees
- Recreational Services—3 employees

1. PUBLIC WORKS

Socorro's Public Works Department is located across from the Hueco Elementary School at 241 Old Hueco Tanks Road in the northern portion of the City. The department employs a total of 26 staff members. The facility also serves as a storage yard for the Road Department's heavy equipment.



(From top) Socorro Administrative Complex, Socorro Municipal Building, Socorro Public Works Building

2. RECYCLING CENTER AND TRASH SERVICE

Socorro's Recycling Center at 241 Old Hueco Tanks Road is open from 8 am to 5 pm Tuesday through Saturday for residents to recycle cardboard and plastics. It does not accept glass or tires. Trash pick-up service in the city is provided by the Lower Valley Water District for a fee.

3. POLICE SERVICE

Socorro is served by two police stations and had a total of 32 employees in Fall of 2011. The main headquarters is located at the City's Courthouse and Administrative complex in the Rio Vista Historic District at 800 N Rio Vista Road, while the second station is located at 670 Poona Road in the northeastern portion of the city. There is also another City building on Vineyard, formerly called the Sports Complex and now called the Police Association Building. Designed as a fire station to accommodate two fire trucks, it was abandoned when the Fire Department moved to a larger County facility at North Loop Drive and Bauman Road. It is used for meetings and to store sports equipment.

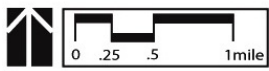
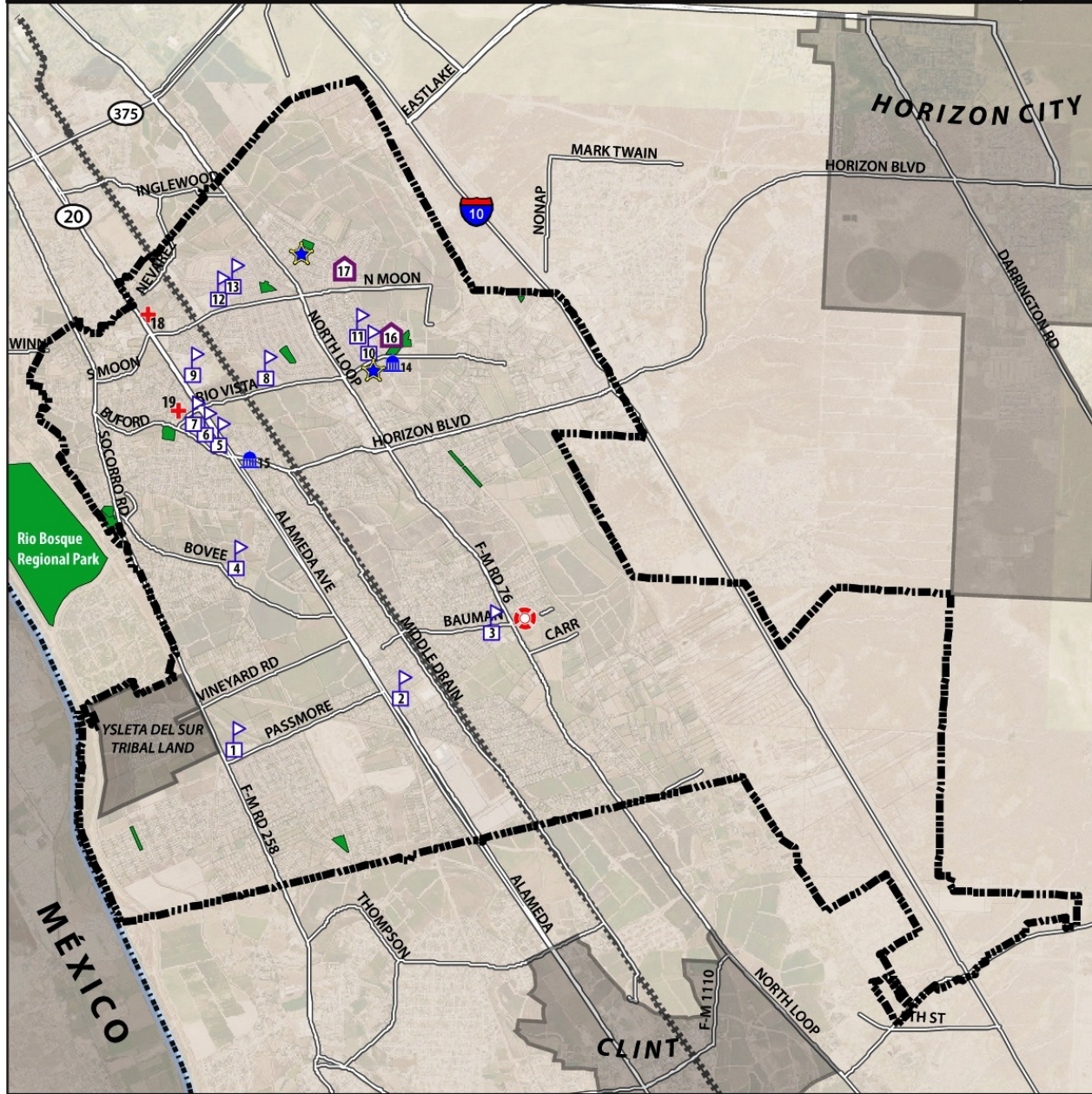
4. FIRE DEPARTMENT

Socorro is served by the District 2 County Fire department, which provides firefighting and other emergency services throughout El Paso County. Firefighters are volunteers whose operations are funded through a district-wide portion of property and sales taxes. Their location in a large firehouse at North Loop Drive and Bauman Road provides six bays, each of which can hold three fire trucks or other vehicles and equipment. From 30 to 35 personnel volunteer at the Socorro station, which has mutual aid agreements with the other five county fire departments. It is transitioning to paid service. The Socorro fire station is staffed around the clock, typically by 6 to 12 people. It can summon 30 to 40 trucks and 270 personnel within 15 to 20 minutes, according to the assistant fire chief.

A new Fire District 2 headquarters is in the works which would provide administrative offices for all the fire chiefs, the County inspector, meeting rooms and possibly an adjacent fire station. It would be located in Socorro to provide a central location for the monthly district meetings. Planners are considering the corner of Bovee Road and Alameda Avenue as a possible site.

Figure 17. Socorro Public Facilities

SOCORRO COMPREHENSIVE MASTER PLAN - PUBLIC FACILITIES May 2012



Sources: Texas General Land Office, El Paso MPO, City of Socorro, Texas, Paso del Norte Mapa, County of El Paso, Texas Natural Resources Information System
 All data has been obtained from public sources and no warranty is made to its absolute accuracy

LEGEND

- | | | | |
|---------------------------------------|---|-------------------------------|----------------------------|
| Schools | Government | Public Safety | City Parks |
| 1. Campestre Elementary School | 14. Rio Vista Courthouse & Administrative Complex | Fire Station | Socorro City Limits |
| 2. Ernesto Serna Elementary School | 15. Socorro City Hall | Health Clinics | |
| 3. Roberto R. Rojas Elementary School | Community Centers | 18. Medicine Clinic | |
| 4. Socorro Middle School | 16. Rio Vista Community Center | 19. Texas Tech Socorro Clinic | |
| 5. Escontrias Early Childhood Center | 17. E.G. "Chayo" Apodaca Community Center | | |
| 6. Escontrias Elementary School | | | |
| 7. KEYS Academy High School | | | |
| 8. Salvador H. Sanchez Middle School | | | |
| 9. Socorro High School | | | |
| 10. Socorro Head Start | | | |
| 11. H.D. Hilley Elementary School | | | |
| 12. Hueco Head Start | | | |
| 13. Hueco Elementary School | | | |

Prepared by:

C. COMMUNITY FACILITIES AND SERVICES

1. RIO VISTA COMMUNITY CENTER

The Rio Vista Community Center is a 600-square-foot facility located in the Rio Vista Historic District. The center is operated by a total of three staff members and is open to the public Monday through Friday from 8:00 am to 4:30 pm. The Community Center hosts a number of activities and programs, including aerobics, GED classes and activities for seniors.

2. NEW COMMUNITY CENTER

A new community center opened in Socorro Council District 2 in September 2011. The City renovated a former city fire station at 341 S. Moon Road to house the center. It features a daycare center, computers, a high tech game room, a library, and a children’s recreation and study area. The City is purchasing nine adjacent acres for a multi-purpose room that will offer a basketball court, a stage, meeting rooms and possibly a skate park. The community center is to be named after E.S. (Chayo) Apodaca, a well-known Socorro citizen who brought the first fire engine to the city and served on one of the first City Councils.

3. TIGUA RECREATION & WELLNESS CENTER

The Ysleta del Sur Pueblo (YDSP), a federally-recognized Indian tribe, established the YDSP Recreation and Wellness Center in 2001. The center is a 100,516-square-foot facility a fully equipped gym, indoor basketball and racket ball courts, outdoor patio and picnic areas and a banquet facility with the capacity to serve 234 individuals. The facility also offers catering. The center is open to Socorro residents for a small fee.

The Pueblo also collaborates with the Red Cross, the Salvation Army, El Paso County and City of Socorro in an effort respond to surrounding community emergency needs. Therefore, the center has been designated as a Red Cross Emergency shelter.

4. EL CAMPANARIO BALLROOM

Located approximately two miles east of Loop 375 off Socorro Road, the El Campanario Ballroom serves El Paso, Socorro, San Elizario, Clint, Tornillo, Fabens and the surrounding communities. Though not a public facility, El Campanario is considered a quality-of-life site that is available to rent for events such as weddings, anniversaries, quinceañeras, birthdays, conferences and organization meetings. The facility offers a package that includes space rental, catering, and security. The hall is also available at discounted rates



Rio Vista Community Center



El Campanario Ballroom



Latest Community Center

during weekdays and throughout the daytime hours for business conferences and organization meetings.

D. SCHOOLS

The Socorro Independent School District (SISD) is located in the southeastern portion of El Paso County, Texas, covering 136 square miles. It serves the City of Socorro, Horizon City, and the eastern portion of the City of El Paso.

SISD is one of the fastest growing school districts in the state of Texas. The District has 19 elementary schools, six pre-kindergarten through 8th grade schools, eight middle schools, seven high schools, one alternative school and a community education program.

There are a total of nine SISD schools in the City of Socorro, serving pre-kindergarten to 12th grade. Table 24 below includes information on each of the schools' locations and grades served. Also included in this section are brief descriptions of each of the schools.

Table 24. Schools in the City of Socorro

School	Address	Grades
Campestre Elementary School	11399 Socorro Rd	Pre-Kindergarten—5 th Grade
Ernesto Serna School	11471 Alameda Ave	Pre-Kindergarten—8 th Grade
Roberto R. Rojas Elementary School	500 Bauman Rd	Kindergarten—5 th Grade
H.D. Hilley Elementary School	693 N. Rio Vista Rd	Kindergarten—5 th Grade
Escontrias Elementary School	205 Buford Rd	Pre-Kindergarten—5 th Grade
Hueco Elementary School	300 Old Hueco Tanks Rd	Kindergarten—5 th Grade
Salvador H. Sanchez Middle School	321 N. Rio Vista Rd	6 th Grade—8 th Grade
Socorro Middle School	321 Bovee Rd	6 th Grade—8 th Grade
Socorro High School	10150 Alameda Rd	9 th Grade—12 th Grade
K.E.Y.S. Academy High School	12380 Pine Springs Rd	6 th Grade—12 th Grade

1. CAMPESTRE ELEMENTARY SCHOOL

Located along Socorro's Historic Mission Trail, Campestre Elementary School was opened in 1982. The school currently serves pre-kindergarten to fifth grade students and houses an Even Start Family Literacy Program.

2. ERNESTO SERNA SCHOOL

Ernesto Serna School opened in 2000 and is an open-enrollment campus that serves students from pre-kindergarten to 8th grade. The school offers a two-way dual language curriculum.

3. ROBERTO R. ROJAS ELEMENTARY SCHOOL

Located in southeast Socorro, Robert R. Rojas Elementary School opened in 1987. The school serves kindergarten through 5th grade students.

4. H.D. HILLEY ELEMENTARY SCHOOL

Opened in 1980, H.D. Hilley Elementary School serves 818 students, grades K-5. The school also houses a Head Start program, which serves children ages one through five.

5. ESCONTRIAS ELEMENTARY SCHOOL

Escontrias Elementary School is the SISD's oldest facility, opening its doors in 1924. Today the school serves pre-kindergarten to 5th grade students.

6. HUECO ELEMENTARY SCHOOL

Opened in 1983, Hueco Elementary School currently serves approximately 650 students grades K-5. The school's population is 99 percent Hispanic.

7. SALVADOR H. SANCHEZ MIDDLE SCHOOL

Opened in 1990, Salvador H. Sanchez Middle School currently serves approximately 780 students, grades 6-8. Feeder schools for Salvador Sanchez Mid School are H.D. Hilley, Escontrias, Roberto R. Rojas, and Hueco Elementary School.

8. SOCORRO MIDDLE SCHOOL

Socorro Middle School opened in 1990. The middle school serves students in grades 6 to 8.

9. SOCORRO HIGH SCHOOL

Socorro High School, the city's first high school, opened in 1965. Socorro HS currently serves approximately 2,800 students, grades 9-12.

10. KEYS ACADEMY HIGH SCHOOL

Established in 1995, the KEYS Academy is the SISD’s Discipline Education Alternative Program (DAEP). KEYS Academy currently serves students in 6th – 12th grades.

11. HEAD START PROGRAM

Head Start is a federally funded early childhood education and development program for low-income families that partners with school districts, local agencies, social services, and healthcare providers. The program offers a high-quality, comprehensive early childhood development and education program including pre-kindergarten. The program’s services are designed to increase the school readiness of children as well as their preparedness for the future.

The program also offers a range of free services designed to foster healthy development of young children from birth until age five. Services extended to Head Start children and families include health, education, nutrition, disabilities, mental health and family services.

Head Start partners with school districts, local agencies, social services and healthcare providers throughout our community serve to enrich family living and assist with individual needs. There are a total of four Head Start programs in Socorro, including Escontrias Early Childhood Center, Hueco Head Start Program, the Socorro Head Start Program and H.D. Hilley Elementary School, which has a Head Start program located on its campus.

E. PUBLIC HEALTH CLINICS

1. TEXAS TECH FAMILY HEALTH CLINIC

Texas Tech University Health Sciences Center School of Medicine provides health care for more than 200,000 patients across the Texas South Plains and Eastern New Mexico. Care is centered in four main cities—Amarillo, El Paso, Lubbock and Odessa—with a service area encompassing more than 108 counties. The four campuses operate more than 30 patient clinics, from family medicine and pediatrics to surgical oncology and pediatric orthopedics. Primary care clinics include family and community medicine, internal medicine, obstetrics and gynecology and pediatrics. Specialty clinics cover orthopedics, surgery, oncology, ophthalmology, dermatology, neuropsychiatry, and pain clinic management. Additionally, clinical services are available for Alzheimer’s disease, nutritional medicine, diabetes education and addictive diseases.

Located at the intersection of N. Rio Vista Road and Buford Road in central Socorro, the Socorro Family Health Clinic is a partnership between Kellogg and Texas Tech. The facility provides primary care and family medicine for Socorro’s residents. The facility is open from 8:00 am to 5:00 pm, Monday through Friday.

2. EL PASO COMMUNITY COLLEGE MISSION DEL PASO CAMPUS

Straddling the City's municipal limits to the northeast is El Paso Community College's Mission del Paso campus. Located at 10700 Gateway East between Americas Avenue and Horizon Boulevard, the new facility offers a full range of classes and degree programs. Available are technical and vocational programs such as accounting, industrial manufacturing advanced technology, court reporting, dental assisting and hygiene, digital video production and nursing, among many others. It also offers programs in the traditional academic disciplines such as art, biology and geology and mathematics. All student services are also available including admission, registration, financial aid, and counseling.

In the spring of 2000, the college opened a state-of-the-art Law Enforcement Training Academy which meets the training needs of area law enforcement agencies and provides a full spectrum of training programs for security guards and peace officers.

In order to accommodate the campus' growth, a new building opened in the Spring of 2004 that provided much needed space to house instructional labs for English as a Second Language (ESL), reading, and general tutoring services, along with faculty offices and two multi-purpose classrooms.

F. PUBLIC FACILITIES AND SERVICES ISSUES

1. PUBLIC FACILITIES

Similar to the City's public parks, many of Socorro's public facilities are old and in need of significant improvements. For example, both the Municipal Building on Horizon and the Administrative Complex on Rio Vista are too small to house all of the City's departments. Consolidating all the government offices in one central location would provide a more efficient government operation and reduce traffic traveling back and forth. A new, consolidated Municipal Building could also potentially serve as an anchor for a town center in Socorro.

Socorro's historic Rio Vista Community Center is also in need of maintenance such as repainting the walls, cleaning floors and replacing windows. As discussed in the Economic Development Chapter, the historic Rio Vista Farm with its former Bracero Center in combination with the existing Administrative Building, could be redeveloped into a tourist destination and museum.



Socorro Administrative Complex



Rio Vista Community Center

2. PUBLIC SAFETY

Participants during the public input process commented that Socorro needs more police and a larger holding facility. A police substation and fire station is needed on the southwestern side of the railroad tracks to prevent trains from delaying delivery of emergency services. Residents also called for improvements in the volunteer fire department to make it a paid force that is more available and prepared for emergencies. This is also an issue in other small towns in El Paso County. While Socorro representatives have suggested paying the salaries of a few full-time firefighters, the issue is complicated by the division between City and County finances and because firefighters are deployed all over the County. Hiring a few full-time firefighters might be feasible if all the municipalities contributed some funds for this purpose.

Both meeting participants and stakeholders also pointed to the City's lack of animal control services as an issue to be addressed. In Fall 2012, the City was working on an animal control ordinance.

3. PUBLIC SERVICES

Socorro residents also feel that there is a need for more public health facilities, clinics, and services. Also mentioned during the public input process was a desire for technical/vocational/continuing education college for adults within the city.

4. TRANSPORTATION SERVICES

Socorro recently received a grant for a 19-passenger bus that could be used to transport seniors to such destinations as shopping and medical appointments. The City should explore funding resources for this purpose.

PUBLIC FACILITIES AND SERVICES GOALS AND STRATEGIES

Public Facilities Goal 1.

The City of Socorro will develop adequate Public Facilities and Services to meet the needs of its residents.

Strategy a. Adopt a target level-of-service policy regarding public facilities and services for the City (for example, the maximum number of residents to be served by each community center and or the maximum time for emergency response). Special

consideration should be paid to locating police and emergency services on the southwestern side of the railroad tracks to avoid delays due to trains.

- Strategy b. Develop and implement a public facilities and services plan that creates a timeline for the maintenance, rehabilitation, and expansion of public facilities and services, and seeks funding for implementation.*
- Strategy c. Identify locations and secure land for additional community centers, police and fire substations in underserved areas of the city.*
- Strategy d. Work with the County of El Paso to fund salaries for a few full-time, paid firefighters in Fire District 2.*
- Strategy e. Consolidate all of Socorro’s municipal offices within a new city hall in a central location with good arterial and transit access.*
- Strategy f. Renovate the Rio Vista Farms area and the existing Administrative Complex into a tourist destination and museum.*
- Strategy g. Analyze the feasibility of providing Animal Control Services for the City. The analysis can look at the financial feasibility of either establishing a City-operated Animal Control facility or entering into a Memorandum of Understanding with another existing Animal Control Service provider.*

VII. PARKS AND RECREATION

A. INTRODUCTION

The purpose of this chapter is to examine and analyze the City of Socorro’s existing park and recreation spaces and facilities, identify issues related to present and future community needs, and to make recommendations for how the City’s park and recreation facilities can be integrated into a cohesive system. This chapter also evaluates existing facilities, compares Socorro’s park system with national park standards, and identifies park-related issues that the City of Socorro will need to address in the short and long term.

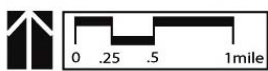
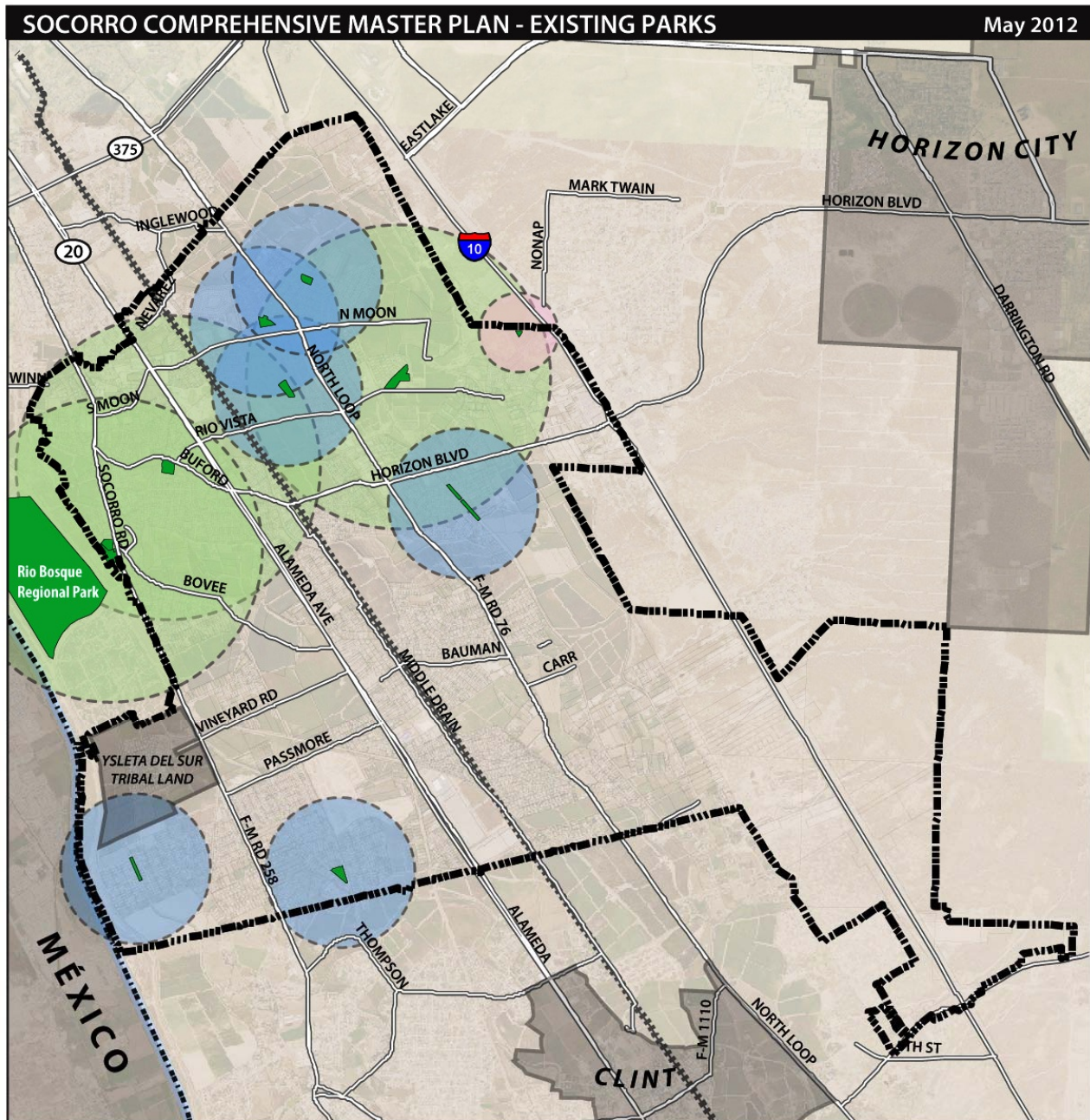
B. EXISTING PARK CONDITIONS

Detailed in Table 25 below, the City of Socorro is currently served by 11 parks, which in total encompass 46.4 acres. An additional park, named Bulldog Championship Park, was recently constructed. Figure 18 shows the locations of all of Socorro’s parks and their respective service areas. The area served by a park depends on the park’s size and proximity. Socorro’s parks range in size from less than one acre to more than 11 acres. Their service areas, shown on the map by overlapping circles, range from a quarter-mile to a one-and-a half-mile radius. While the northern portion of Socorro has a number of parks, the southern portion, particularly the southeast, has far fewer park options.

Table 25. Existing Socorro Parks

Park Name	Owner/Manager	Park Type	Acres	Service Area
Amistad Park	City of Socorro	Neighborhood	2.06	Gran Valle
Bulldog Championship Park	City of Socorro	Community	6.22	Socorro Mission Area, Spanish Trail, Villa España, Rio Vista, Alameda Estates, La Junta
Bonita Park	City of Socorro	Neighborhood	3.08	Flor del Rio
Cielo Azul Park	City of Socorro	Mini-Park	.77	Cielo Azul
Cougar Park	El Paso County/ City of Socorro	Community	10.43	Socorro Mission Area
Moon Park	City of El Paso/ City of Socorro	Neighborhood	2.56	North Loop Acres/Delip
Paradise Park	City of Socorro	Neighborhood	1.49	Country Green, Mary Lou Park, Cottonwood Cove
Rio Vista Park	City of Socorro	Community	11.42	Rio Rancho Estates
Valle de Sol Park		Neighborhood	4.41	Valle del Sol
Valle Hermoso Park	City of El Paso/ City of Socorro	Neighborhood	3.64	Valle Hermoso Estates
Total Park Acreage			46.08	

Figure 18. Socorro Parks



Sources: Texas General Land Office, El Paso MPO, City of Socorro, Texas, Paso del Norte Mapa, County of El Paso, Texas Natural Resources Information System
 All data has been obtained from public sources and no warranty is made to its absolute accuracy

LEGEND

Socorro City Limits	Parcels	Existing Park
Quarter-Mile Service Area	Half-Mile Service Area	One Mile Service Area

Prepared by:

C. PARK CLASSIFICATIONS

The following section describes common park classifications, amenities typically found, and Socorro parks that fall into those categories. The information comes from a variety of sources, primarily the National Recreation and Park Association (NRPA) and the Parks Master Plan for Greenville, Texas, a small city with a population comparable to Socorro's.

1. MINI-PARK

A mini-park or “pocket” park is a small area generally designed to serve a very small population area. These parks normally serve a population of 500 to 1,000 persons. Although they range in size, they are typically one acre or smaller and have a service area of one-quarter mile. The primary function and use of this type of park is to provide recreational space for school-age children within walking distance of their residences.

Although most parks are owned and maintained by public entities such as local governments, it is common for mini-parks to be owned or maintained by private entities such as property owners associations or neighborhood associations. This is partly because the small scale of mini-parks makes it more conducive for private owners such as a neighborhood association to maintain them. Thus, if maintenance costs associated with mini-parks is a concern, the City of Socorro could require that any future development, ownership, and maintenance responsibilities be private in nature. Because of its small size, Cielo Azul Park is considered a mini-park.

2. NEIGHBORHOOD PARK

The neighborhood park is one of the most important elements of the park system and is considered to be one of the major cohesive elements in neighborhood design. The primary function of the neighborhood park is to provide recreational space for the neighborhood that surrounds it. When combined with an elementary school, the two facilities further enhance the fabric and identity of the neighborhood by providing a central location for recreation and education and by providing significant open space within the neighborhood.

A neighborhood park should be located near the center of a neighborhood and should have a service area of approximately one-half mile. Safe and convenient pedestrian access via sidewalks or trails is important to a neighborhood park location. To ensure pedestrian safety, the park's location should not be adjacent to major thoroughfares with high amounts of traffic. Amenities normally provided at a neighborhood park consist of the following:

- Playground equipment for small children
- A multiple-purpose, surfaced play area
- An athletic area for games such as baseball, football and soccer, and a surfaced area for such sports as volleyball, basketball and similar activities

Other desirable elements for neighborhood parks include:

- Pavilions with tables and grills for picnics
- Restrooms
- Water fountains
- Tennis courts
- Areas with landscaping, trees and natural elements

Neighborhood parks are designed to serve a relatively small population area. An appropriate standard in relation to size and population for this type of park is 2.5 acres per 1,000 persons. These parks normally serve a population of 1,000 to 2,500 persons, and they generally range in size from one acre to 15 acres. In Socorro, Bonita Park and Moon Park are considered neighborhood parks.

3. COMMUNITY PARKS

A community park is larger than a neighborhood park, is oriented toward providing active recreational facilities for all ages, and should have a service area of approximately 1 mile. As community parks serve several neighborhood areas, they should be easily accessible by automobile and should include off-street parking. Activities provided in these parks generally include:

- Game and practice fields for baseball, football, soccer and softball
- A community building/recreation center
- Tennis courts
- A surfaced, multiple-purpose play area
- Playground structures
- Areas for picnicking
- Other special facilities, such as frisbee golf, if space is available

It is desirable for community parks to be constructed adjacent to, or as a part of, a middle school or high school to allow for joint use. An appropriate size for a community park in relation to population is three acres per 1,000 persons; they generally range in size from 15 acres to 25 acres. Although smaller than the NRPA-recommended acreage, Belen Park and Cougar Park are considered community parks.

4. REGIONAL PARKS

Regional parks are 25 or more acres in size and provide both passive and active recreational facilities. The NRPA- recommended service area for a regional park is two or more miles. Passive recreational activities are activities that don't require playing fields such as mountain biking, walking, wildlife viewing, and picnicking. Active recreational activities, on the other hand, involve playing fields and team participation such as football, baseball, and soccer. These parks can serve all age groups and draw from the larger community. They often offer unique amenities such as fishing, boating, hiking and natural areas. There are no regional parks within Socorro at present; however, the adjacent Rio Bosque Wetlands Park is a 372-acre City of El Paso park, managed by the University of Texas at El Paso (UTEP) through its Center for Environmental Resource Management (CERM), is considered a regional park.

5. SPECIAL PARKS

Golf courses, linear parks/greenbelts, trails, country clubs, school parks, botanical gardens and special athletic and community centers are considered to be special types of recreational facilities. Standards for this type of facility vary and depend upon the extent of services provided.

6. TRAILS, OPEN SPACE, PRESERVES AND GREENBELTS

These areas are natural, generally left undisturbed, and can be referred to as preserves. Although active recreation can be accommodated within these areas, they are primarily intended for passive recreational use. Although their primary role is to serve as maintenance roads, the trails along the canal/acequia network that winds throughout the City of Socorro could be considered informal trails.

D. NRPA GENERAL PARK STANDARDS

For Socorro to provide the most efficient and adequate parks, recreation, and open space facilities for its residents, a set of standards and design criteria should be followed. Although there is no national standard of "x" number of acres of parkland per person, the National Recreation and Park Association (NRPA) has developed a set of guidelines for parks, recreation and open space development that are intended to help guide local governments. Furthermore, the NRPA recommends that each community determine its own appropriate standard, tailored to an appropriate range, quantity and quality of recreational facilities.

Table 26 details the NRPA’s recommended standards for various park types. These standards include minimum park size, recommended acreage per 1000 people (by park type) and service area radius.

Table 26: Socorro Park Acreage in Relation to NRPA Park Standards

Park Type	Service Area	Park Size (acres)	Recommended Acres per 1000 People	Current Acres	Needed Acres (est. 2010 population)	Needed Acres (est. 2030 population)
Mini-Park	¼ mile	≤1	.25—.50	.77	7.5	10.6
Neighborhood	½ mile	1-15	1—2	17.24	14.77	28.2
Community	1+ mile	15-25	5—8	28.07	131.9	199.5
Regional	2+ mile	25+	10+	0	320	455
TOTAL			16.25—20.5	46.08	474.1	693.6

Source: Socorro, Texas GIS Data, 2010

Prior to calculating the ratio of parkland for Socorro, it is important to note that the estimated 2010 population of Socorro is 32,013 persons (US Census Bureau). Based on this population, the following equation was used to calculate the City’s ratio of parkland:

$$\begin{aligned}
 \text{Acres per 1000 people} &= \text{Total Park Acreage} \div (\text{Population} \div 1,000) \\
 &= 46.39 \text{ acres} \div (32,013 \div 1,000) \\
 &= 1.43 \text{ acres per 1,000 people}
 \end{aligned}$$

As seen in the result of the equation above, Socorro’s total existing park acreage equals approximately 1.4 acres of parkland for every 1,000 persons in the city. Based on the NRPA standards included in Table 26 above, the recommended minimum acres of parkland per 1000 persons for the city’s current population is 16.25; thus Socorro is well below the NRPA-recommended standard for overall park acreage.

According to the NRPA standards, the city should currently have a minimum of approximately 521 acres of parkland—474 more acres than the existing parks provide. Socorro’s projected population in 2030 will be 45,519 (Texas Water Development Board, 2010). To meet the recommended NRPA standard by that date, the City would have to acquire and develop an additional 693 acres of parkland by then.

Considering that Socorro is a fairly rural community with a significant amount of open space in the form of agricultural land, the recommended NRPA standard for the total amount of park acreage may be unrealistic and even undesirable. Thus, another way to approach determining the appropriate park balance is by looking at the existing parks’ service areas. In addition to showing the location of Socorro’s parks, Figure 18 illustrates each park’s service area, defined as a radial distance of a quarter mile to 1 ½ miles surrounding each park, depending on its size and function. Further analysis using this approach shows that Socorro’s existing park network serves much of the city; however, the map also indicates that the southern and southeastern portions of the city are not currently served by any of the City’s existing parks. Thus, it is recommended that any future acquisitions and/or development of parkland should occur in that area.

E. PARK ASSESSMENT

Table 27 is an assessment of Socorro’s parks. The table identifies all of Socorro’s existing park facilities and lists the number of amenities at each, such as landscape features, facilities, benches, playground equipment and amenities. The table also ranks the conditions of each park on a scale of 1 to 3. Rankings are based on the following criteria:

- 1 = Poor (Poor landscape conditions— dead grass, no shrubs or plants; no amenities, facilities, or equipment; existing amenities, facilities and equipment in serious need of improvements, repair, and/or replacement)
- 2 = Adequate (Landscape—grass, trees—in adequate or fair condition; existing amenities, facilities and equipment in need of minor improvement)
- 3 = Good (Landscape in good condition with ample trees and grass; existing amenities, facilities and equipment in good condition with little or no need for improvement)

Table 27. Park Assessment

		Park Sign	Soccer Fields	Baseball Fields	Open Play Areas	Basketball Courts	Handball Courts	Football Field	Trail	Exercise Stations	Bathroom Facilities	Trash Receptacles	Mitt-Mutt	Picnic Tables	Benches	Landscape Conditions	Trees	Grass	Shrubs	Native Landscaping	Shade Canopies	Playground Equipment	Grill	Gazebo	Parking	ADA Facilities	Chain Link Fence	Overall Conditions Good=3 Needs improvement=2 Poor=1	Approx. Area	
1	Amistad Park	No	1	0	1	1	0	0	1	0	0	1	0	0	0	Poor	12	yes	0	0	0	0	1	0	0	0	0	yes	1	2.06 Acre
2	Bonita Park	0	1	0	1	2	0	1	0	0	0	2	0	0	0	Poor	12	yes	0	0	1	1-swings	0	0	0	0	0	0	1	3.08 Acre
3	Cielo Azul Park	0	0	0	0	0	0	0	0	0	0	1	0	1	6	deep	20	0	0	0	1	1	0	0	1	1-no ramp	0	1	.77 acre	
4	Cougar Park	1	1	3	1	1	0	0	0	0	1	6	0	10	8	Poor	20+	yes	0	0	8	3	3	0	yes	0	yes	1	10.43 Acre	
5	Moon Park	1	1	0	1	2	1	0	1	0	portables	5	0	5	8	Poor	20+	yes	0	0	3	1	4	1	0	0	yes	1	2.56 Acre	
6	Paradise Park	0	0	0	1	1	1	0	0	0	0	3	0	3	0	Poor	35+	yes	0	0	0	1	0	0	0	0	0	1	1.49 Acre	
7	Rio Vista Park	2	0	3	1	0	0	0	0	0	1	7	0	8	4	Poor	80+	yes	0	0	0	1	0	0	yes	0	0	1	11.42 Acre	
8	Valle del Sol Park	1	0	0	1	0	0	0	0	0	0	4	0	3	0	Poor	15+	yes	0	0	0	1	0	0	0	0	0	1	4.41 Acre	
9	Valle Hermoso Park	0	1	0	1	0	0	0	0	0	0	0	0	0	0	Poor	0	0	0	0	0	0	0	0	0	0	1-no ramp	0	1	3.73 Acre

Source: Sites Southwest Park Condition Survey, 2011

The following section is a brief description of park conditions for each of Socorro’s parks.

1. AMISTAD PARK

Amistad Park is 2.06 acres in size and is located in the Gran Valle Subdivision in the southwestern portion of Socorro. Amistad Park contains a soccer field, an open play area with playground equipment, a basketball court, a walking trail and 12 trees. The park also contains one trash receptacle. Amistad Park does not have bathroom facilities or any shade structures. In addition, the park's grass and overall landscape are in poor condition and there is no signage identifying the property as a public park.



Amistad Park



Amistad Park

2. BONITA PARK

Bonita Park is 3.08 acres in size and is located in the Flor del Rio Subdivision in southern Socorro. Bonita Park contains a soccer field and a football field, two basketball courts, an open play area with a swing set, and 12 trees. The park also contains two trash receptacles. Bonita Park also has a shade canopy; however, the park has no bathroom facilities. The park's landscape is in poor condition, and there is no signage identifying the property as a public park. In April 2012 the Socorro City Council dedicated one acre of the park in honor of former City Mayor Joe S. Carrasco.



Bonita Park

3. CIELO AZUL PARK

Cielo Azul Park is Socorro’s smallest park at 0.77 acre in size. It is located in the Cielo Azul Subdivision in the eastern-most portion of Socorro, adjacent to I-10. The park contains a picnic table and shade structure, one trash receptacle, six benches, and a total of 20 trees. There are no bathroom facilities, playing fields, or playground equipment. Cielo Azul Park does have an ADA-accessible access ramp and ample street-side parking. The park’s overall landscape is in poor condition, however, and there is no signage identifying the property as a public park.



Ceilo Azul Park

4. COUGAR PARK

Located off of Socorro Road in the city’s Historic Mission District, Cougar Park is Socorro’s largest park at 10.43 acres in size. Cougar Park contains a soccer field, three baseball fields with bleachers, a basketball court, 10 picnic tables, bathroom facilities, six trash receptacles, three grills, and eight benches with shade canopies. While the park also has grass and more than 20 trees, the landscape is in relatively poor condition. The park has an open play area with three sets of playground equipment, as well as parking and signage identifying it as a public park.



Cougar Park



Cougar Park

5. MOON PARK

Moon Park is a 2.56 acre neighborhood park located in the Delip Subdivision, found in the northeastern portion of Socorro. Moon Park has a soccer field, an open play area with playground equipment, two basketball courts, a handball court, and walking trail. The park also has a gazebo, portable bathroom facilities, five picnic tables, three shade canopies, four grills, eight benches, and five trash receptacles. Moon Park has signage identifying it as a public park, grass and more than 20 trees; however, the park's landscape is in poor condition.



Moon Park



Moon Park

6. PARADISE PARK

Paradise Park is 1.49 acres in size and located between the Country Green and Cottonwood Cove Subdivisions in east-central Socorro. The park's amenities include a handball court, a baseball field, and an open play area with playground equipment. Paradise Park also contains three picnic tables with trash receptacles. While the park has grass and more than 35 trees, the landscape is in relatively poor condition. In addition, Paradise Park lacks bathroom facilities, a designated parking area, and signage identifying it as a public park.



Paradise Park



Paradise Park

7. RIO VISTA PARK

Rio Vista Park is 11.42 acres in size and is located adjacent to the County Courthouse in the City's northeastern portion. The park has three baseball fields and an open play area with playground equipment, eight picnic tables, seven trash receptacles, four benches and a bathroom facility. Rio Vista Park also has grass, more than 80 trees, a parking area, and two signs identifying it as a public park; however, the park's landscape is in poor condition.



Rio Vista Park



Rio Vista Park

8. VALLE DEL SOL PARK

Valle del Sol Park is 4.41 acres in size. The park, which also serves as a drainage facility, is located in the Valle del Sol Subdivision in north central Socorro. It includes an open play area with playground equipment, three picnic tables and four trash receptacles. Rio Vista Park also has grass, more than 15 trees, and a sign identifying it as a public park; however, the park's landscape is in poor condition. In addition, there are no parking areas or bathroom facilities.



Valle del Sol Park



Valle del Sol Park

9. VALLE HERMOSO PARK

Valle Hermoso Park is a 3.64 acre park located in the Valle Hermoso Estates subdivision in northern Socorro. The park, which also serves as drainage facility for the subdivision, includes a soccer field and an open play area, but has no other amenities. The park has no trees or grass, and its landscape is in poor condition. While there is a parking area for Valle Hermoso Park, there are no signs identifying it as a public park.



Valle Hermosa Park



Valle Hermosa Park

10. BULLDOG CHAMPIONSHIP PARK

The Bulldog Championship Park along Buford Road opened in August 2012. It features an entry sculpture, a splash pad, plaza, playgrounds, open space and amphitheatre with open space for public seating. It also incorporates parking and an outer loop trail that connects to all the amenities. The park's detention pond and bridge acts as a focal point and allows the park to reuse recycled graywater for irrigation purposes.



F. PARKS ASSESSMENT SUMMARY

As seen in Table 27 and the individual park descriptions, all of Socorro’s parks were ranked as being in poor overall condition. This ranking is due to a number of factors, including inadequate planning and design, old equipment, Lack of maintenance and upkeep, and a lack of facilities. Residents said there was little shade or seating areas in the parks, and they requested walking trails within the parks. Perhaps the most prevalent factor determining the poor ranking, however, is the poor landscape conditions in all of the City’s parks. Such poor conditions may be due the lack of any discernable irrigation system. Furthermore, many parks lack basic amenities such as signage, ADA-required access, parking areas, and bathroom facilities (only three parks have bathroom facilities).

The implementation of improvements such as the provision of signage and parking areas, playground equipment repairs and replacement, and the addition of bathroom facilities and irrigation would go a long way toward improving the conditions of Socorro’s parks. This situation signifies that there is a need for the City to adopt park standards that include requirements for irrigation systems and the required amount of park acreage per dwellings for all future development.

1. OTHER RECREATIONAL NEEDS

Socorro residents commented that the City needs youth programs similar to the Boys and Girls Club. To keep costs down, attendees suggested that the City could house new recreational programs in existing buildings. Participants also commented that Socorro needs multi-generational centers with good outreach systems that offer programs/services to both youth and seniors. A gymnasium is also high on residents’ list of priorities.

G. REGULATIONS REGARDING PARKS

Section 24 of the City’s subdivision regulations requires that all subdividers transfer 2.5 percent of the total subdivided land (or equivalent dollar value) to the City of Socorro for the purpose of use as a park or other recreational use. This Section also states that the dedicated land does not need to be within the proposed subdivided lands.

H. PARKS AND RECREATION GOALS AND STRATEGIES

Parks Goal 1.

Existing City parks and recreational facilities will be well-equipped and well-maintained.

- Strategy a. Engage residents in planning which amenities and improvements to install at each park and develop a list of priorities for installation, replacement and maintenance to be carried out as funding allows.*
- Strategy b. Ensure that all parks are ADA-accessible and make improvements where needed.*
- Strategy c. Adopt City-wide park standards that outline appropriate and sustainable park construction and maintenance practices, including irrigation system requirements.*
-

Parks Goal 2.

Socorro will meet level-of-service needs throughout the entire city.

- Strategy a. Adopt a desired level-of-service-policy for Socorro parks.*
- Strategy b. Identify areas in need of park service, and develop new parks in those areas as funding allows.*
-

Parks Goal 4.

Future parks and upgrades of existing parks will employ techniques promoting water conservation and sustainability.

- Strategy a. Specify appropriate and sustainable park construction and maintenance techniques, particularly those that use water resources efficiently.*
- Strategy b. Where appropriate to the park purpose, limit the use of turf grass and incorporate native plant species and xeriscaping into park design.*

Strategy c. Explore the feasibility of using gray water for irrigation of existing and future parks. Incorporate water harvesting programs for gray water and runoff as part of park design and maintenance.

Parks Goal 5.

Work with the Socorro Independent School District to develop agreements on the joint use of recreational facilities.

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VIII. GREEN INFRASTRUCTURE AND RURAL CHARACTER

More and more communities are planning to retain and enhance their green infrastructure as they become aware of its benefits. Green infrastructure can be defined as “an interconnected network of protected land and water that supports native species, maintains natural and ecological processes, sustains air and water resources and contributes to the health and quality of life for America’s communities and people” (President’s Council, May 1999). It can include greenways (trails and other connections), parks, drainage ponds, wetlands, forests and other natural areas that help manage stormwater, reduce the risk of flooding, improve water quality, and provide other ecological and recreational services (1000 Friends of Florida, 2011).

Green infrastructure protects areas from the impacts of flooding, storm damage and drought by helping slow runoff and allowing it to percolate into the soil and recharge the groundwater. Plants and trees also have significant capacity to absorb noise, filter air pollution from motor vehicles, and take up carbon (a prominent greenhouse gas). For example, 100 acres of woodland can absorb emissions equivalent to 100 family cars (1000 Friends Florida, 2011).

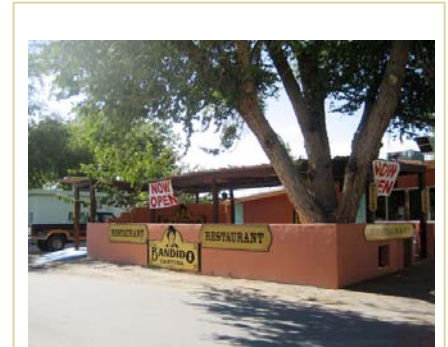
Green infrastructure contributes much to the health and well-being of a community’s citizens. Accessible green space and natural habitats create opportunities for recreation and exercise which promotes creative play, social skills, concentration span and mental health. The active use of green spaces also can encourage greater social interaction and contribute to a lively public realm. Trees shade people from the sun’s harmful ultraviolet rays and provide natural “air conditioning.” A single large tree, for example, can be equivalent to five room air conditioners and will supply enough oxygen for 10 people (ESA 2000 and Biodiversity by Design, 2004).

Green infrastructure also cycles and moves nutrients, decomposes and detoxifies wastes, controls agricultural pests and pollinates crops and natural vegetation.

A. GREEN INFRASTRUCTURE IN SOCORRO

Socorro already has a natural network of green infrastructure. The historic and current nature of the existing landscape and green infrastructure in Socorro is that of a rural character with scattered subdivisions among agricultural fields. A number of pecan orchards and cotton farms keep the rural nature of this community alive. Existing parks are located in the older areas and newer subdivisions in the western (true north) part of the city.

Since Socorro lies in the valley bed of the Rio Grande, a number of large trees such as valley cottonwoods formerly lined the streets and the river’s edge. Many trees in these areas have been removed but not replaced as commercial



development and subdivisions have been developed. In contrast, the city's edge along Interstate 10 contains a high desert scrub of native honey mesquite and three-wing salt bush due to the sand hills that dominate the area.

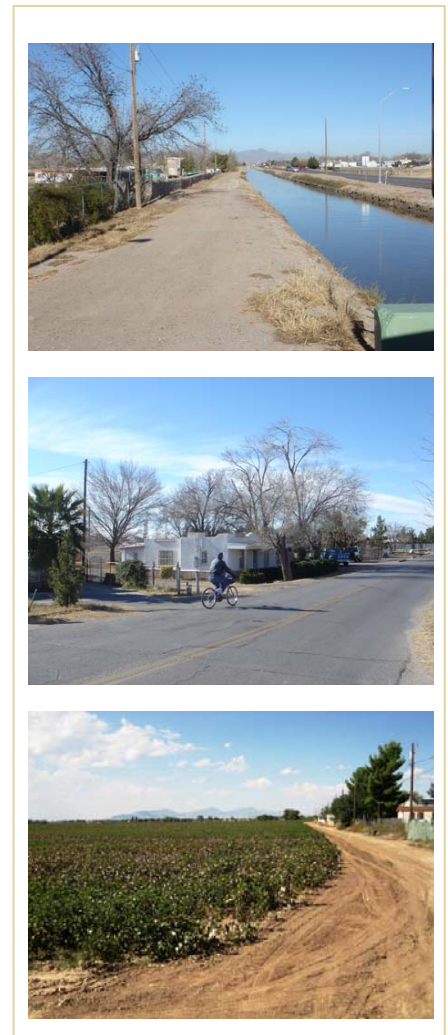
B. PRESERVING AND ENHANCING GREEN INFRASTRUCTURE

The challenge facing Socorro is how to preserve and enhance its green infrastructure in the face of continued and even increasing development pressure. This comprehensive master plan already identifies locations for future new parks both small and large that could be created in the eastern (true south) part of the city, which is underserved. These locations were selected based on vacant parcels that the City owns or, where no City-owned land is available, general areas where vacant land is plentiful and could be acquired by the city for parkland. The Housing chapter also includes suggestions for planning and approving conservation subdivisions that cluster housing closer together in order to preserve surrounding open space and minimize the cost of infrastructure such as roads, and water and sewer lines. There are other steps the City could take, however, to protect and conserve its natural green heritage.

1. MULTI-USE TRAILS NETWORK

An interconnected network of trails would be a great amenity for the city in places where large numbers of citizens walk, ride bicycles or ride horses. While an informal network of dirt roadways along irrigation ditches now exists, the legality of their formal use by the general public remains unclear. The large rural population and the many horse owners, currently restricted to asphalt streets and irrigation ditch roads, would benefit from multi-use trails. There are also many students who walk to and from school and activities and would appreciate a connection to the city's amenities. Connections could be made to public use spaces such as parks in other areas, green spaces in the City of El Paso and to other nearby municipalities such as Clint, San Elizario, and Horizon City, as well as county and state facilities. Providing connections to urban and rural green spaces maintains a balance between the built and natural environment.

Multi-use trails should include pedestrian, bicycle, and equestrian (horse) trails. A system of formal and informal trails could be planned and upgraded for all of the identified users. This might also provide an additional source of economic development for businesses engaged in horse-related commerce such as horse riding lessons, open horse riding on trails, or housing developments that allow for horse riding as a special amenity.



C. LANDSCAPING IN THE PUBLIC RIGHT-OF-WAY

Providing green cover such as tree-lined streets and trails would be a great asset to the community. Street trees, which provide needed shade for pedestrians, planted parkways and vegetative swales can all provide a buffer between pedestrians and busy streets.

The landscape ordinance, which applies to commercial properties, and the subdivision ordinance, which addresses landscape and drainage in subdivisions, could be revised to include: permeable pavement, vegetative swales, bio-infiltration landscape areas, and rain gardens. In addition, preservation of existing trees, reuse of gray water, and installation of green roofs and small community gardens should be encouraged, perhaps through incentives, rebates or discounts.

More stringent requirements for commercial properties to introduce trees and landscaping along the streets in conjunction with the landscape ordinance will greatly aid in the creation of Green Streets. Trees in and around pavement such as parking lots reduce air temperature and reduce heat island effect and can begin to reinstate the original tree cover that was indigenous to the area. Trees also reduce energy usage costs and create clean air if installed with forethought to sun angles – one tree planted in the correct place can provide a greater benefit than 10 trees in the wrong place even on a very small lot.

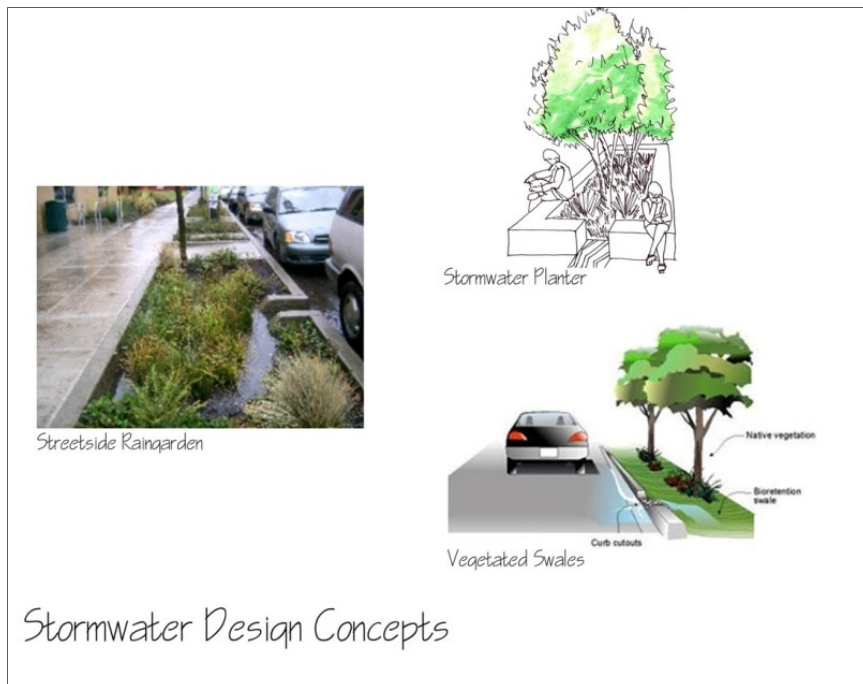


Figure 19. Water Harvesting

Landscaped medians and roundabouts would provide more attractive streets and help calm traffic. Landscaped parkways provided by commercial developers or the City, in cases where properties are not yet purchased, would buffer pedestrians from traffic. Pedestrians now are restricted to Socorro's very narrow sidewalks and often must walk on the street single file very close to traffic.

1. WILDLIFE CORRIDORS

The introduction of wildlife corridors and the preservation of existing wetlands and wildlife corridors such as Feather Lake and Rio Bosque provide increased natural habitat and natural open space. These help reduce air temperatures and cleanse the air through natural means. As development swallows more of the existing rural landscape, fewer and fewer natural landscapes will be available for the wildlife that use corridors for migration. These should be mapped and protected.

2. STORMWATER MANAGEMENT/IRRIGATION

With its heavy clay soils that retain water and its relatively flat existing land form, Socorro must address its storm water management at various levels. On-site ponding and storm water mitigation can aid in flood control if all properties replicate a site's predevelopment hydrologic function. This can be done with vegetative swales and other low impact development tactics to slow storm water runoff and use it to irrigate new landscape areas.

There are a few properties that are watered by flood irrigation. The City could begin a tree farm on one of its properties, starting with very small inexpensive trees and growing them until they are mature enough to be installed on public lands. Grants might be available for this type of activity.



D. GREEN INFRASTRUCTURE GOALS

Green Infrastructure Goal 1.

Conserve, protect and enhance the City of Socorro’s green infrastructure while respecting private property rights.

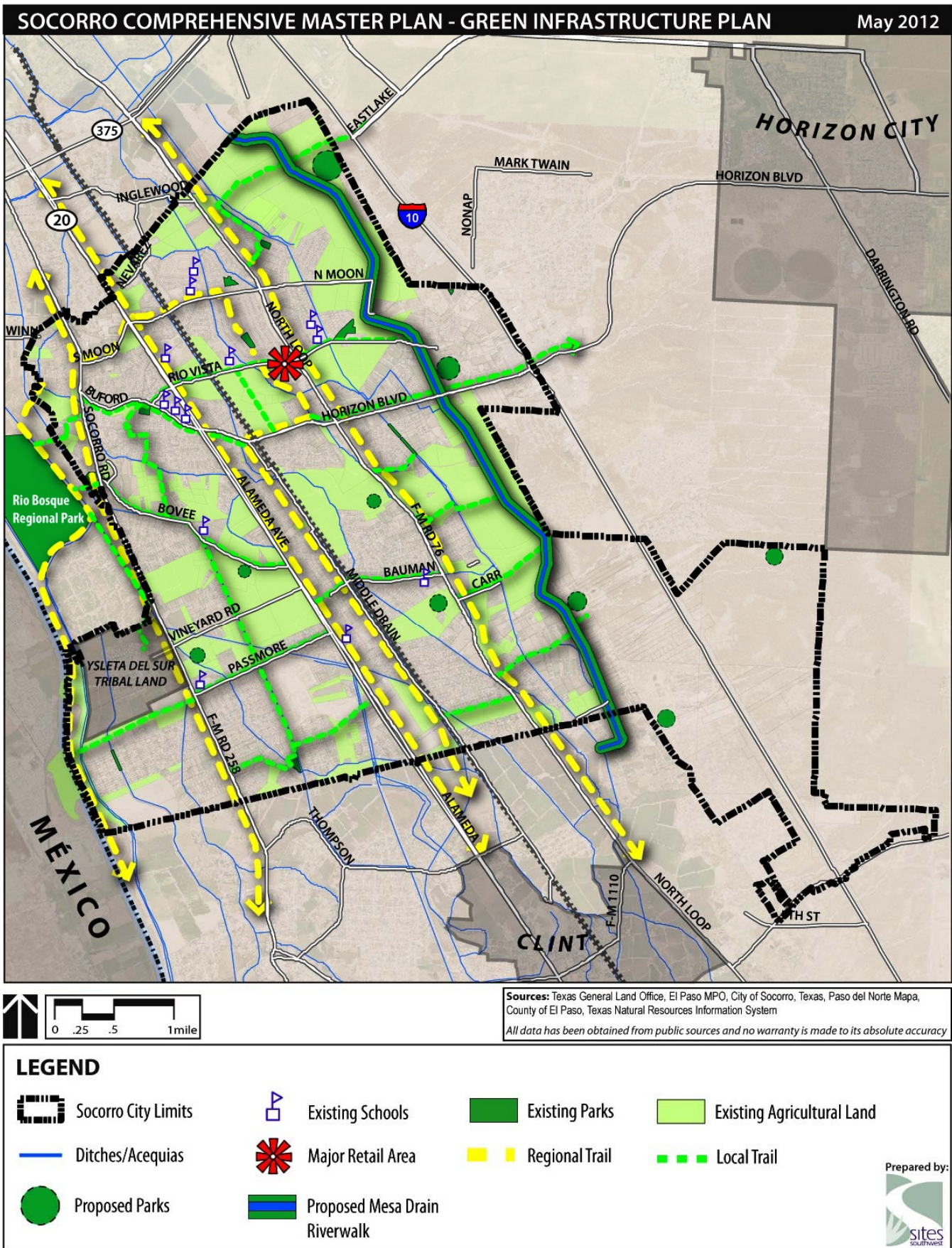
- Strategy a. Preserve forested areas by publicizing and taking advantage of federal and state programs that offer incentives for keeping private land forested or in agriculture.*
- Strategy b. Emphasize compact development over sprawling development. Allow and encourage conservation/cluster residential subdivision design that conserves remaining land permanently in conservation easements.*
- Strategy c. Look for joint use opportunities between green infrastructure and recreation, for example, drainage pond areas that can be used as recreation areas such as soccer fields or establishing a City tree farm irrigated by storm water, and maintaining the acequia ditch roads as public trail corridors.*
- Strategy d. Look for opportunities to harvest storm water in street-side rain gardens, storm water planters, vegetated swales and other features.*
-

Green Infrastructure Goal 2.

Encourage development and management of land in a manner that sustains local wildlife, their habitat and the ecological services of the land through an integrated system of green infrastructure.

- Strategy a. Plan development and conservation together to allow for the provision of wildlife corridors and decreased fragmentation of habitat. Maintain large patches of natural vegetation and wide vegetation corridors along major water courses.*
- Strategy b. Strive to incorporate existing or restored natural habitats and green linkage opportunities into storm water management planning, design and maintenance functions.*
- Strategy c. Preserve a background vegetation of predominately native plants and habitat types.*
- Strategy d. Strive to link community open spaces, storm water facilities and buffers to create planned separation of human and wildlife communities.*

Figure 20. Green Infrastructure Plan



IX. TRANSPORTATION AND PLANNED IMPROVEMENTS

The assessment of the existing transportation network, review of proposed transportation improvements, and development of a proposed Thoroughfare Plan are necessary components of the City of Socorro Comprehensive Master Plan. The transportation infrastructure both within the City of Socorro and the regional network must be balanced to support the land uses in the Master Plan. Because development of any transportation project requires substantial amounts of time and money, the Master Plan can be used to facilitate the planning and programming of the improvements required to operate both the City's and regional transportation system at an acceptable level of service by governing bodies such as the City of Socorro, the Texas Department of Transportation (TxDOT), and the Transportation Policy Board Metropolitan Planning Organization (MPO). The Master Plan can also aid in coordinating its implementation with the public and stakeholders.

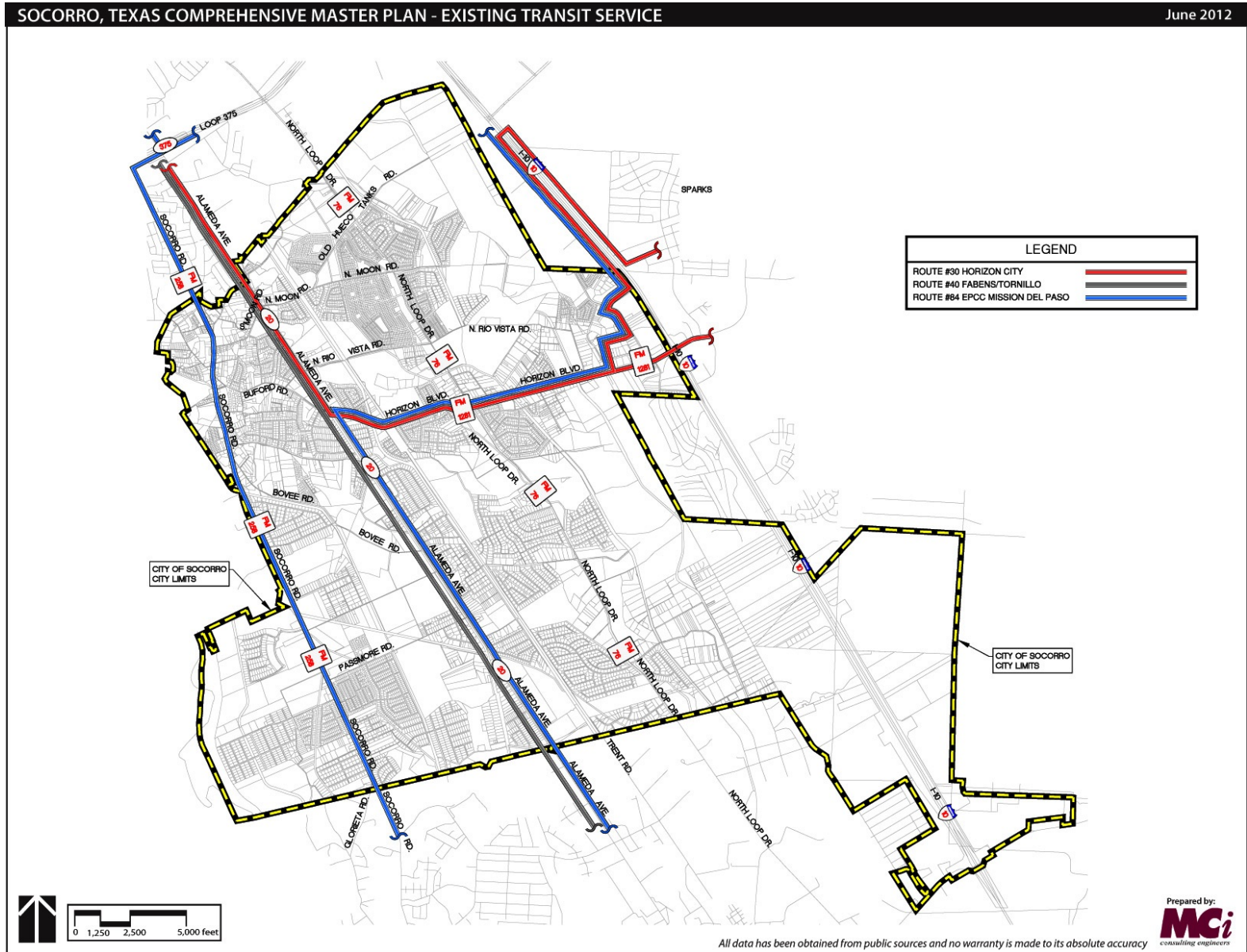
The following sections describe the existing transportation network, the planned improvements by TxDOT and El Paso MPO and the proposed Future Thoroughfare Plan for the City of Socorro. The existing transportation system in the City of Socorro consists of transit, railroad lines, pedestrian and bicycle routes and pathways, and roadways.

A. TRANSIT

El Paso County provides rural transit service to the City of Socorro. Routes 30, 40, 84 offer transit service to the City of Socorro. Route 30 runs along Alameda Avenue and Horizon Boulevard with major stops at the City of El Paso Mission Valley Transfer Center, the intersection of Alameda Avenue with Horizon Boulevard and El Paso Community College (EPCC) Mission Valley Campus. Route 40 runs along Alameda Avenue from the Mission Valley Transfer Center to the Town of Tornillo. Route 84 runs along the eastbound frontage road from Loop 375 (Americas Avenue) to the EPCC Mission Valley Campus, goes south along Horizon Boulevard, runs east along Alameda Avenue to the Town of Clint and returns along Socorro Road back to the Mission Valley Transfer Center. The average monthly ridership for Routes 30, 40 and 84 combined ranges from 3,000 to 4,000. (See Figure 21 for route locations.)

A potentially key future transit element for the City of Socorro could be bus rapid transit (BRT). The City of El Paso is in the process of developing the BRT along the Alameda Avenue corridor from downtown El Paso to the Mission Valley Transit Terminal located at Zaragoza Road and Alameda Avenue. The Mission Valley Terminal is approximately 2.5 miles away from the City of Socorro limits. The City of Socorro should consider a partnership with the City of El Paso for extending the BRT to the city. A Park-and-Ride facility near the Mission Valley Terminal would provide for parking for those City of Socorro residents wishing to drive to the terminal, park and hop on the BRT en route to the City of El Paso. This would be a useful option for the portion of the Socorro workforce that is employed in El Paso.

Figure 21. Existing Transit



B. RAIL

The Union Pacific Railroad Line runs across the entire stretch of the City of Socorro, paralleling Alameda Avenue. At times, Union Pacific operates trains stretching up to a mile long, splitting the City of Socorro. There are six at-grade crossings in the city. (See Figure 22 for the rail line location.)

C. PEDESTRIAN PATHS AND BIKE LANES

The El Paso MPO has planned the bicycle infrastructure for El Paso County, which includes the City of Socorro. The MPO has planned one existing bike lane along North Loop Drive, which has a design speed of 40 mph and a posted speed of 45 mph, from Loop 375 to Horizon Boulevard. The project is funded and construction began in August 2012. The bike lane will consist of a ten-foot lane for parking and bicycles. Also, the MPO has identified a proposed bike route along a portion of Alameda Avenue (from Loop 375 to Moon Road) and along a portion of Moon Road/Old Hueco Tanks Road/Eastlake Boulevard from Alameda Avenue to I-10.

In 2011, the City of Socorro received a grant in the amount of \$4,000,000 from the Texas Department of Transportation's Safe Routes to Schools Program (SRTS). The SRTS Program makes funding available for a wide variety of programs and projects, from building safer street crossings to establishing programs that encourage children and their parents to walk and bicycle safely to school.

The grant will enable the City to improve safety and encourage more children to safely walk and bicycle to eight schools in the area including Campestre Elementary, Escontrias Elementary, Hilley Elementary, Hueco Elementary, Rojas Elementary, Salvador Sanchez H. Middle School, Socorro Middle, and Ernest Serna Elementary. The project is expected to be completed in 2013.

D. ROADWAYS

The existing roadway transportation network for the City of Socorro consists of federal, state, and municipal roadways. Interstate Highway 10 (I-10) is under the jurisdiction of TxDOT and the Federal Highway Administration (FHWA). While I-10 generally runs west-east across the country from Santa Monica, CA, to Jacksonville, Fla., it shifts to north-south in El Paso County to form the northeast border of the City of Socorro. Local residents, however, think of locations as being north or south of the freeway. The nearest major freeway corridor that runs perpendicular to I-10 is a state road known as Loop 375, located one mile northwest from the City of Socorro boundary. Three major roadways parallel I-10 in Socorro: North Loop Drive (FM 76) and Alameda Avenue (SH 20), classified as major arterials, and Socorro Road, which is a minor arterial located within a designated historic district. Horizon Boulevard (FM 1281) is the only major arterial within the city that runs

perpendicular to I-10 and provides access to the interstate. Any new interchanges (access points) proposed by the City of Socorro along I-10 would have to be negotiated with FHWA. These state roads are all under the jurisdiction of TxDOT. There also are several local roads that function as minor arterials in the City of Socorro such as Old Hueco Tanks Road, Moon Road, Rio Vista Road, Passmore Road, and Bovee Road (See Figure 22).

1. TxDOT PROPOSED IMPROVEMENT PLANS

This section describes the proposed improvements to the state-owned roadways in the immediate future (next five years) by TxDOT. Some the projects listed here are also discussed as part of the El Paso MPO Improvement Plans because the El Paso MPO serves as the approval authority for federally funded projects such as FM 76, FM 1281 and SH 20.

FM 76 (North Loop Drive) – Construction to widen from 2 lanes to 4 lanes from the City of El Paso limits to FM 1281 (Horizon Boulevard) (Phase VII) began in August 2012. The environmental assessment for the project has been approved. At this point, there are no TxDOT plans to widen FM 76 beyond Horizon Boulevard.

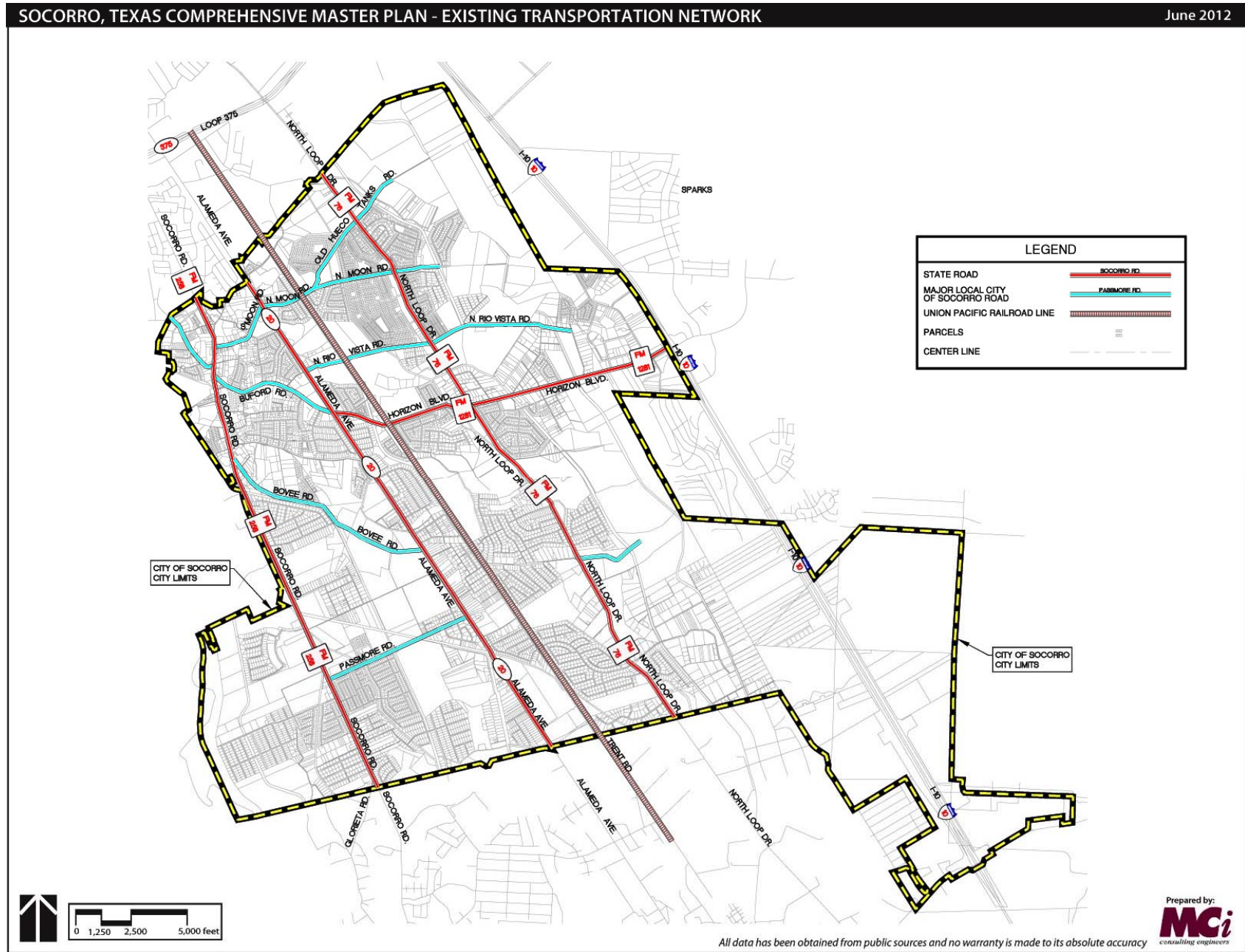
Eastlake Boulevard/Old Hueco Tanks Road Extension - The environmental document and schematic layout for the extension of Old Hueco Tanks (Eastlake Boulevard Interchange) from I-10 to FM 76 (North Loop Drive) was cleared by the FHWA by the end of 2010. Federal funding for this project has been identified for fiscal year 2016. The next step in the development of the project would be right-of-way acquisition. Socorro is also working with the El Paso MPO to extend this project from North Loop Drive to Alameda Avenue and generate funding for it by creating a Transportation Reinvestment Zone (TRZ) along the corridor.

Border Highway Extension East - TxDOT is in the process of preparing the Draft Environmental Impact Statement for the Border Highway Extension East (BHE). BHE limits are from Loop 375 to the Fabens Port-of-Entry with an approximately total length of 20.3 miles. The first public scoping meeting was expected during Summer 2011, but as of December 2012 the project was put on hold by TxDOT. The project schematic layout is five to six years away. The alignment has not yet been selected and is pending the National Environmental Protection Act (NEPA) process, which could take up to five years. Also, the short- to medium-term solution for BHE is constructing approximately eight miles of County Road from Loop 375 to Harring Road with a possible connection to I-10. The ultimate roadway section for BHE is a freeway facility stretching from Loop 375 to the Fabens Port-of-Entry.

FM 1281 (Horizon Boulevard/Buford Road) - TxDOT is in the process of completing improvement plans for FM 1281 (Horizon Boulevard/Buford Road) from North Loop Drive to Alameda Avenue with a construction cost of \$9 million. The project will widen the road from 2 lanes to 4 lanes. This project is part of the 2008 Comprehensive Mobility Plan (CMP). It was funded, awarded for construction in September 2012 and scheduled for construction in February 2012. The project includes an at-grade intersection at the Union Pacific railroad tracks.

International Ports-of-Entry - The Port-of-Entry Operations Plan for the region managed by TxDOT was completed in July 2011. The objectives of the plan were to review existing ports-of-entry (POE) within the El Paso region from Santa Teresa, NM, to the Tornillo/Guadalupe POE (six crossings), analyze how these POEs function individually and as a system, assess the POE's ability to handle future demand under a number of different operational scenarios, and to develop immediate, short-term, mid-term and long-term recommendations to improve cross-border mobility in the region consistent with local needs and issues. The plan included extensive outreach activities such as public meetings, public opinion surveys, meetings with focus groups and stakeholder meetings.

Figure 22. Existing Transportation Network



State Highway 20 - TxDOT has no improvement plans for State Highway 20 (Alameda Avenue) at this time.

FM 258 (Socorro Road) - TxDOT has no improvement plans for FM 258 (Socorro Road) at this time due to the restrictive rights-of-way and location within an historic district. The roadway carries an average of 10,000 vehicles per day on its two lanes. There are no roadway drainage structures, bicycle lanes, or sidewalks. It also sees a lot of heavy truck traffic, which is not conducive to tourism along the Mission Trail (of which Socorro Road is a part).

Interstate Highway 10 - TxDOT improvement plans for I-10 include only the direct connectors at Loop 375. No new interchanges are planned within the vicinity of City of Socorro boundaries at this time.

2. EL PASO MPO IMPROVEMENT PLANS (TRANSPORTATION IMPROVEMENT PROGRAM 2011-2014)

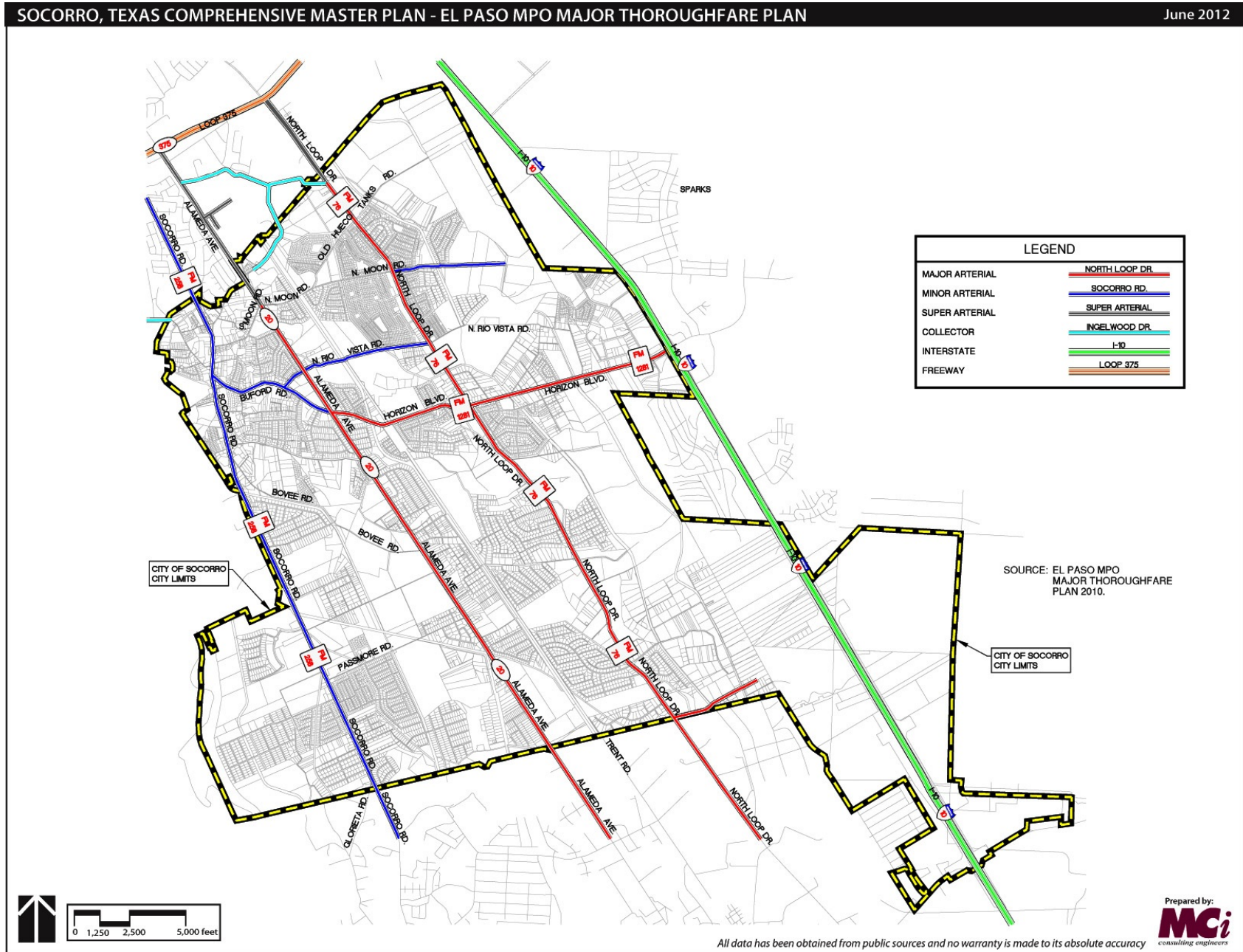
The El Paso MPO prepares and updates the short-term (Mission 2011-2014 Transportation Improvement Plan-TIP) and long-term (Mission 2035 Metropolitan Transportation Plan-MTP) regional transportation plans. The MTP sets forth long-range transportation improvements while the TIP establishes and prioritizes short-term improvement projects.

The following projects in the City of Socorro have been funded for construction under the Mission 2011-2014 TIP:

- North Loop Drive Phase VII (FM 76) - \$17 million for construction
- Horizon Boulevard/Buford Road (FM 1281) - \$7 million for construction
- Alameda Avenue/Horizon Boulevard Intersection (SH 20) - \$2 million for construction

Neither the Mission 2035 MTP nor the El Paso MPO Major Thoroughfare Plan planned for any future roads in the City of Socorro. See Figure 23 for the El Paso MPO Major Thoroughfare Plan for the roadway designations and proposed improvements of the major roads in the City of Socorro.

Figure 23. Major Thoroughfare Plan



E. CITY OF SOCORRO PROPOSED THOROUGHFARE PLAN

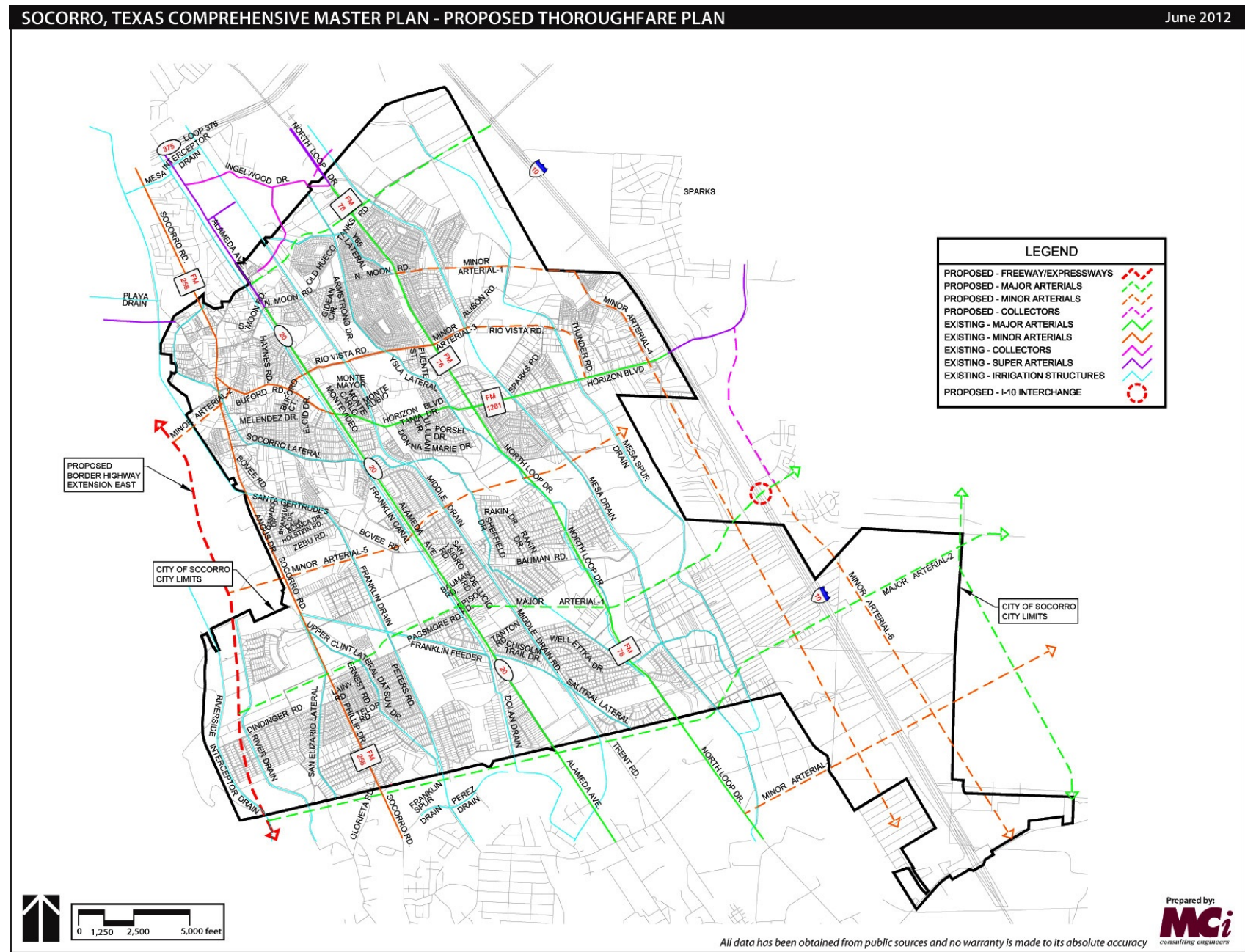
The improvement recommendations for the Thoroughfare Plan proposed for the City of Socorro were developed based on the future land use projected in the Comprehensive Master Plan and a future international port-of-entry planned within the city limits. The required transportation infrastructure to meet the future travel demand generated from the future land use plan is not addressed in the El Paso MPO transportation plans; thus the future transportation network will require changes to the El Paso MPO's MTP.

The proposed Future Thoroughfare Plan recommendations consist of:

- The proposed southeastern extension of Eastlake Boulevard/Old Hueco Tanks Road
- Two proposed major arterials and seven proposed minor arterials:
 - The two major arterials (Major Arterial-1 and Major Arterial-2) would provide access from the City of Socorro to I-10. These two major arterials would be located approximately 2,000 feet apart and located in the southeastern part of the city.
 - Three minor arterials (Minor Arterials 1, 2 and 3) would consist of the northeast extension of Moon Road from its current terminus, the southwest extension of Buford Road to the future Border Highway Extension East, and the re-classification of Rio Vista and Thunder roads as minor arterials from FM 76 to FM 1281.
 - Two other minor arterials (Minor Arterials 5 and 7) would follow a southeast alignment toward I-10.
 - Two minor arterials (Minor Arterials 4 and 6) would run parallel and along either side of I-10. They would provide circulation to the future industrial and mixed use land uses as identified in the future land use plan for the City of Socorro.
- In addition to the proposed arterials, consideration should be given to intersection improvements at the following intersections: Old Hueco Tanks Road/Moon Road; Rio Vista Road/Alameda Avenue; Rio Vista Road/Horizon Boulevard; and Buford Road/Socorro Road.
- Roundabouts should be considered before the installation of any traffic signal. Consider a roundabout at the intersection of Old Hueco Tanks Road and Moon Road.

The recommended transportation infrastructure elements would provide access to the future international port-of-entry and the proposed Border Highway Extension East. (See Figure 24 for the proposed City of Socorro Thoroughfare Plan and for the roadway designations.) Refer to the Appendix for recommended section design of major and minor arterials.

Figure 24. Proposed Thoroughfares Plan



Other than recommending that truck traffic on Socorro Road be diverted to Alameda Boulevard or another arterial, the plan does not make any specific recommendations for improvements to Socorro Road at this time. Some Socorro residents and elected officials have expressed a desire for improvements such as sidewalks, drainage, streetlights and landscaping. As Socorro Road is part of the historic El Camino Real (Royal Road) that originally connected Ciudad Juarez to Santa Fe, the plan recommends that any decisions regarding improvements follow the process and guidelines set forth in “The Preservation Guide to Historic Roads” (Marriott 2010.) as well as any requirements by the Texas DOT and City of Socorro Historic Landmarks Commission.

1. TRAFFIC PROJECTIONS METHODOLOGY

The amount of projected traffic from the future land use plan was estimated to determine the level of impact to the existing and proposed transportation system. The projected traffic was derived using the traffic equations from the Institute of Transportation Engineers Trip Generation Manual, Seventh Edition, 2003. The equations selected are those for corresponding land uses i.e., single family detached housing, commercial and industrial park. The proposed land uses were assumed to be fully developed for the 2035 analysis year. The amount of acres for each land use was used in the computation of the traffic information. The peak hour and peak hour of adjacent street traffic were computed for each proposed land use.

2. PROJECTED TRAFFIC INFORMATION

Table 28 summarizes the computed peak hour and daily volumes expressed as number of vehicles for each land use (i.e., residential, commercial and industrial).The volumes are based on the assumption that the designated land use is fully developed by the Year 2035.

Table 28. 2035 Traffic Data (Fully Developed)

Land Use ID	Land Use	Area (Acres)	Peak Hour	Daily Volume
FD-1	Residential	345	425	4,250
FD-2	Mixed Use	498	1,000	10,000
FD-3	Residential	101	167	1,670
FD-4	Residential	211	293	2,930
FD-5	Residential	305	387	3,870
FD-6	Residential	50	98	980
FD-7	Industrial	964	2,786	27,680
FD-8	Commercial	637	1,200	12,000
FD-9	Industrial	534	2,102	21,020

The traffic data provided by the El Paso MPO Mission 2035 TransCAD Model for the City of Socorro transportation network is summarized in Figure 33, Figure 34, Figure 35, Figure 36 in the Appendices for the years 2010 (base year), 2020, 2025 and 2035 respectively. The exhibits provide the total capacity and volume to capacity (V/C) ratio for North Loop Drive, Alameda Avenue, Socorro Road, Buford Road, Horizon Boulevard and Rio Vista Road.

3. BUDGETARY COSTS

Budgetary costs for the proposed roadways identified in the Future Thoroughfare Plan are summarized in Table 29. These costs were prepared using standard cost and/or estimating practices. These opinions of probable construction costs do not include right-of-way acquisition, environmental clearance, engineering, or testing costs.

Table 29. Transportation Improvements Budgetary Costs

Roadway ID	Budgetary Cost
Old Hueco Tanks Extension	\$ 8,700,000
Major Arterial-1	\$19,900,000
Major Arterial-2	\$24,700,000
Minor Arterial-1 (Moon Road Extension)	\$ 5,300,000
Minor Arterial-2	\$ 2,800,000
Minor Arterial-3 (Rio Vista & Thunder)	\$10,200,000
Minor Arterial-4	\$13,200,000
Minor Arterial-5	\$12,900,000
Minor Arterial-6	\$ 9,400,000
Minor Arterial-7	\$ 4,500,000
Total	\$111,600,000

The following table summarizes the projects that have approved funding from other government entities such as the El Paso MPO and TxDOT. The funding amounts shown on Table 30 are for construction only.

Table 30. Funded Transportation Projects by Other Entities (i.e. TxDOT and MPO)

Project Name	Funded Amount
North Loop Drive Phase VII	\$17,000,000
Horizon Boulevard/Buford	\$ 7,000,000
Alameda Avenue/Horizon Boulevard Intersection	\$ 2,000,000
Total	\$ 26,000,000

F. TRANSPORTATION INFRASTRUCTURE GOALS AND STRATEGIES

Transportation Goal 1:

Provide a safe and reliable street system that is efficient, context-sensitive, and offers alternate routes to Interstate Highway 10 as shown on the Proposed Thoroughfare Plan.

- Strategy a. Ensure the Proposed Thoroughfare Plan, or a modified version endorsed by the City of Socorro, is adopted by the El Paso MPO.*
- Strategy b. Develop and set aside funds for an improvement and maintenance program for City-maintained roadways that provides reliable drainage, paving and maintenance on a regular schedule according to established priorities.*
- Strategy c. Consider imposing impact fees to help defray the cost of constructing new roads.*
-

Transportation Goal 2:

Develop a traffic study for the city that provides transportation infrastructure level of service, system recommendations/improvements, and costs. (See model street sections for major and minor arterials in the Appendices.)

Transportation Goal 3:

Provide pathways for and links between different modes of travel, including bicycle and pedestrian traffic, while minimizing conflicts between them.

Transportation Goal 4:

Protect and promote Socorro Road’s function as an historic, tourist and pedestrian-oriented roadway through the Historic Mission District.

Strategy a. Divert northwest-bound and southeast-bound throughway truck traffic onto other major arterials such as Alameda Boulevard and the Border Highway Extension.

Strategy b. Consider and research the historic nature and features of Socorro Road and its historic structures before proposing and undertaking specific improvements such as sidewalks, streetlights, drainage improvements, and landscaping.

G. TRANSIT GOALS AND STRATEGIES

Transit Goal 1:

Conduct a needs analysis and determine the feasibility of providing some kind of transit service in the city to serve those without cars and those who do not drive.

Transit Goal 2:

Investigate the need for a commuter shuttle between Socorro and the City of El Paso’s Mission Valley Transfer Center.

H. PEDESTRIAN AND BICYCLE GOALS AND STRATEGIES

Pedestrian and Bicycle Goal 1:

Work with the Socorro Independent School District and TxDOT to make walking and bicycling a safer travel option for those using these modes.

Pedestrian and Bicycle Goal 2:

Designate bicycle routes and trails throughout Socorro and construct improvements in a prioritized and sequential way.

Pedestrian and Bicycle Goal 3:

Improve the quality of walking in Socorro by providing adequately wide sidewalks along major streets and by creating an off-road multi-use trail system. (See model street sections in Appendix.)

Strategy a. Coordinate with EPCWID#1 to use existing irrigation rights-of-way for creating the off-road multi-use trail system.

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X. UTILITY INFRASTRUCTURE

A critical component of any comprehensive master plan is completing an assessment of existing and future utility infrastructure to identify required financial and operational impacts along with associated timelines for completion of system modifications. Upgrades or adjustments to existing infrastructure to accommodate future infrastructure needs (drainage, roadway, etc.) or as required for system operational efficiencies, require concerted, well-coordinated efforts with all project stakeholders. Identification of necessary system improvements required to maintain adequate utility service to customers is an ongoing effort undertaken by all of the utility companies serving the City of Socorro residents and businesses. The following utilities were contacted for evaluation and coordination as part of this plan: Lower Valley Water District (water & wastewater), El Paso Electric (electrical), Texas Gas Service (natural gas), AT&T (communications), Time Warner (communications), El Paso County Water Improvement District No. 1 (irrigation), El Paso Water Utilities (storm drainage) and El Paso County (storm drainage). Service lines, from mains to dwellings, were not evaluated as part of this project.

A. WATER AND WASTEWATER

Utility infrastructure in Socorro has come a long way since the time of the 1988 Comprehensive Plan when two-thirds of the city's approximately 25,000 residents did not have household plumbing and none was connected to a central wastewater treatment facility (Molzin-Corbin, 1988). Most subdivisions now are connected to water service and many are now served by sewer lines.

Water and wastewater service within the City of Socorro boundary is operated and maintained by the Lower Valley Water District (LVWD). LVWD obtains its water supply from El Paso Water Utility (EPWU) using master meters; however, it operates, maintains and bills for the distribution network within the City of Socorro limits. All wastewater is conveyed through multiple series of LVWD-maintained gravity and force main networks which are ultimately connected to EPWU's system for treatment at its Roberto Bustamante Wastewater Treatment Plant. EPWU water and wastewater treatment plants are located outside City of Socorro limits.

1. SYSTEM MAPS – EXISTING & FUTURE

LVWD water and wastewater system mapping was researched to identify existing infrastructure located within City of Socorro limits. Figure 25 and Figure 26 depict existing water and wastewater facilities within the study area. The prepared exhibits were provided and reviewed by LVWD staff for accuracy.

LVWD was then contacted to review any planned system upgrades or adjustments for the purpose of identifying future system components. Figure 27 and Figure 28 highlight currently planned water and wastewater improvements for the area. Future water infrastructure improvements consist of an approximately one-mile extension of a 16-inch water transmission line routed along North Loop Drive between Bauman Road and Worsham Road and any new commercial or subdivision developments requiring extension of water service. LVWD was not aware of any developments being planned at the time of this coordination effort. Major wastewater collection facilities (interceptor lines greater than 18 inches) have already been constructed for build-out conditions with planned area upgrades consisting predominantly of small diameter gravity pipeline improvements necessary for extending service to unserved areas and new subdivision sites. A lift station—a facility designed to move wastewater from a lower to a higher elevation through pipes— is currently being constructed to further augment the collection system to accommodate new subdivision developments as shown on the map. In summary, LVWD’s water and wastewater infrastructure has the capacity to meet the needs of future development demands for water and sewer service.

B. ELECTRIC

Electric service within the City of Socorro limits is provided and maintained by El Paso Electric (EPE). Overhead distribution lines exist throughout the city as a means of extending service to residents and businesses. For the sake of this master plan study, only EPE transmission facilities were assessed, since adjustments to these facilities typically require substantial costs and extended lead time for planning, engineering and construction. Figure 29 depicts existing EPE transmission facilities. The prepared map was provided and reviewed by EPE staff for accuracy. EPE was then contacted to review any planned system upgrades or adjustments for the purpose of identifying future system components. Based on coordination efforts with EPE completed at this time, no major transmission facility upgrades are planned within the project limits.

C. NATURAL GAS

Gas service within the Socorro city limits is provided and maintained by Texas Gas Service (TGS). Subsurface gas lines (predominantly less than 6 inches in diameter) exist throughout the city for extension of service to residents and businesses. For the sake of this master plan study, only TGS pipelines greater than 8 inches in diameter were assessed, since adjustments to these facilities typically require substantial costs and extended lead time for planning, engineering and construction.

Figure 25. Existing LVWD Water Lines

SOCORRO, TEXAS COMPREHENSIVE MASTER PLAN - EXISTING WATER LINES

June 2012

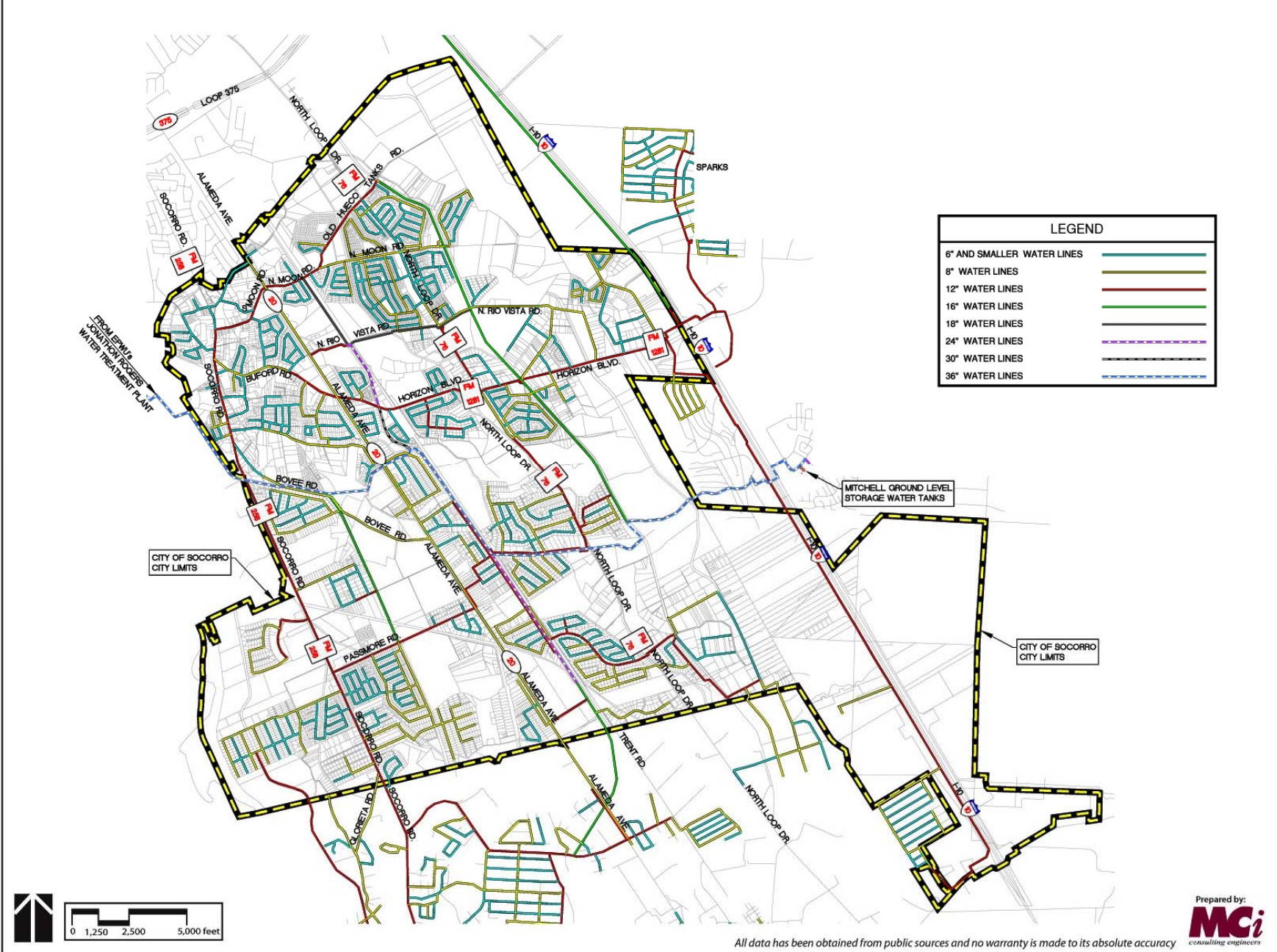


Figure 26. Existing LVWD Sewer Lines

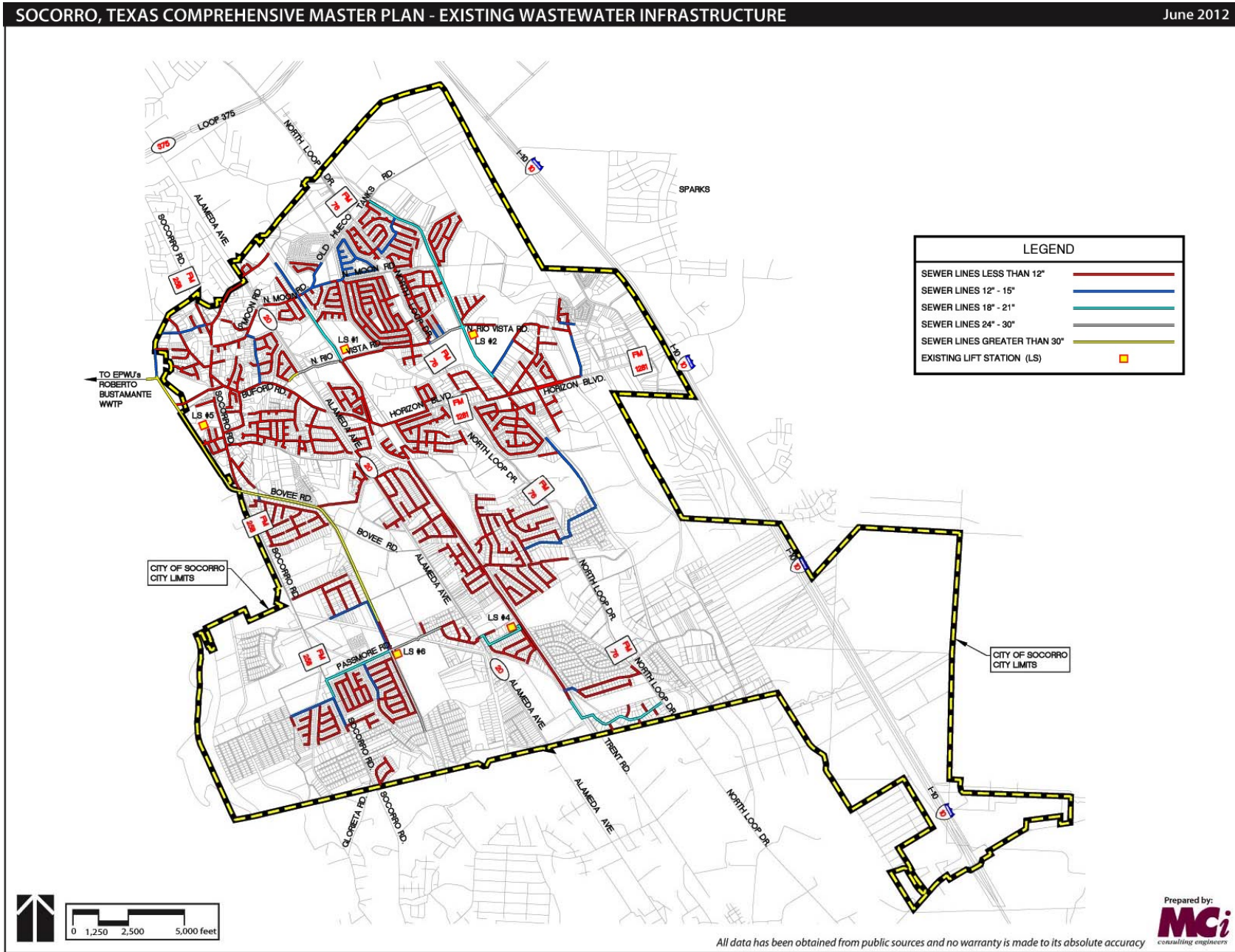


Figure 27. Future LVWD Water Improvements

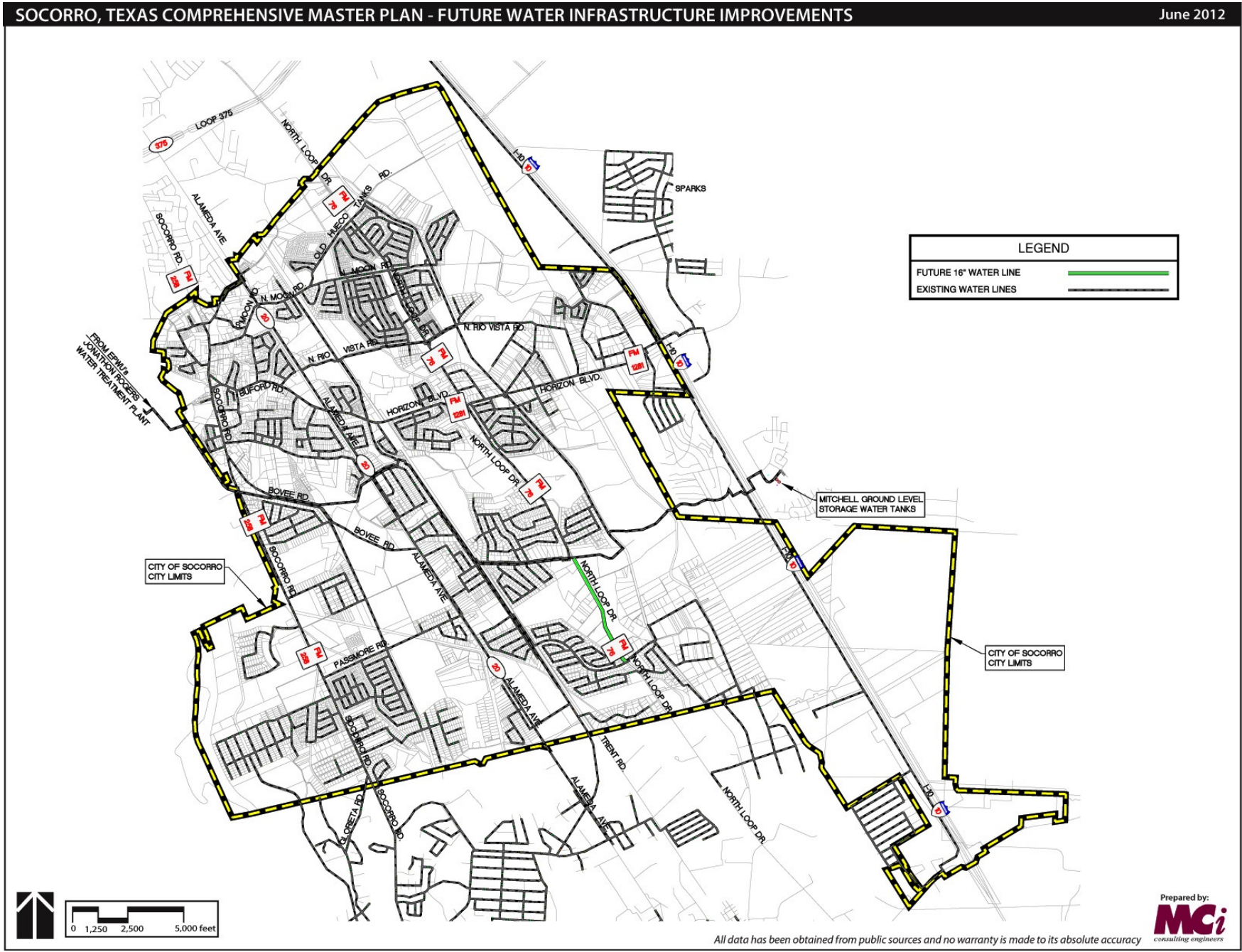


Figure 28. Future LVWD Sewer Improvements

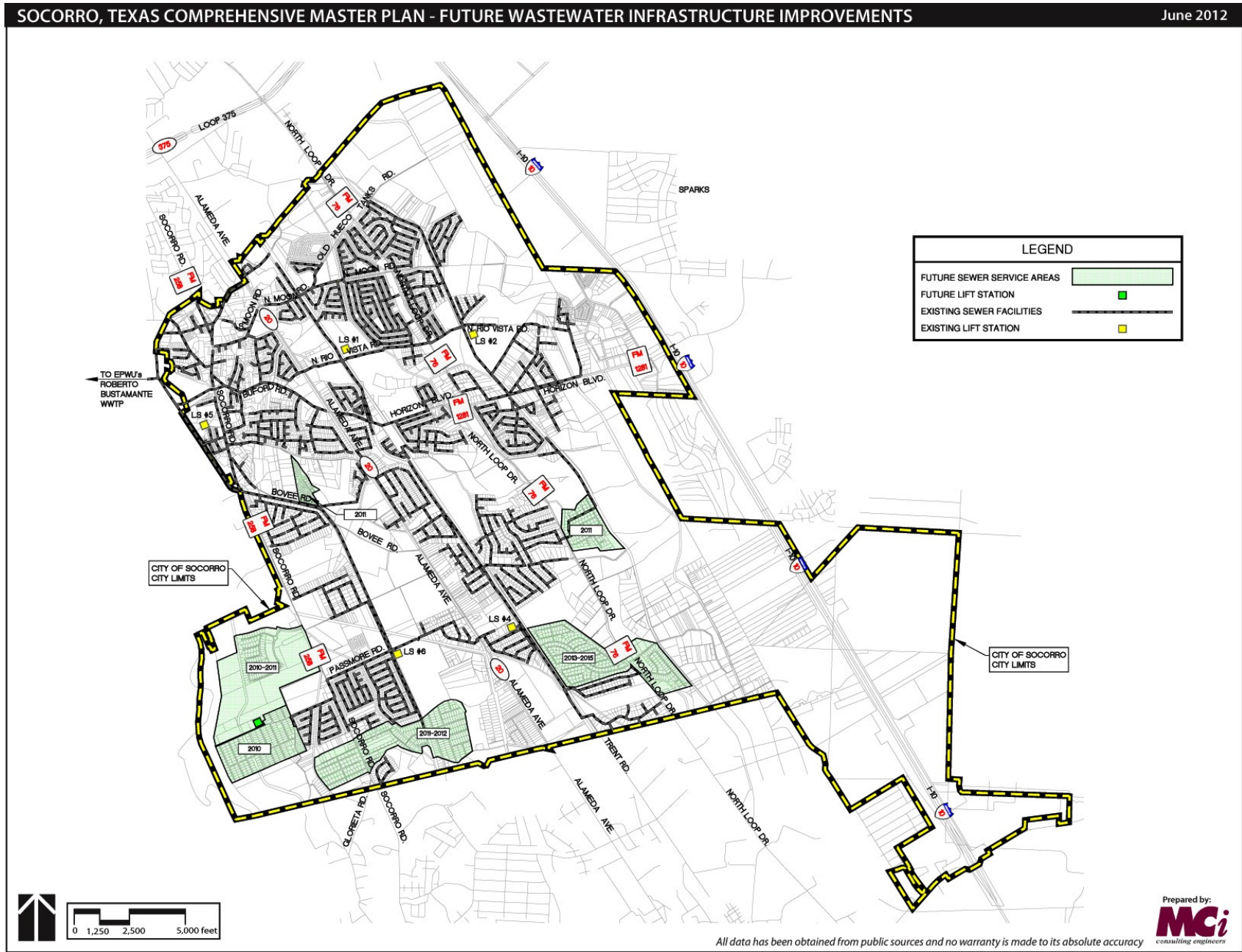
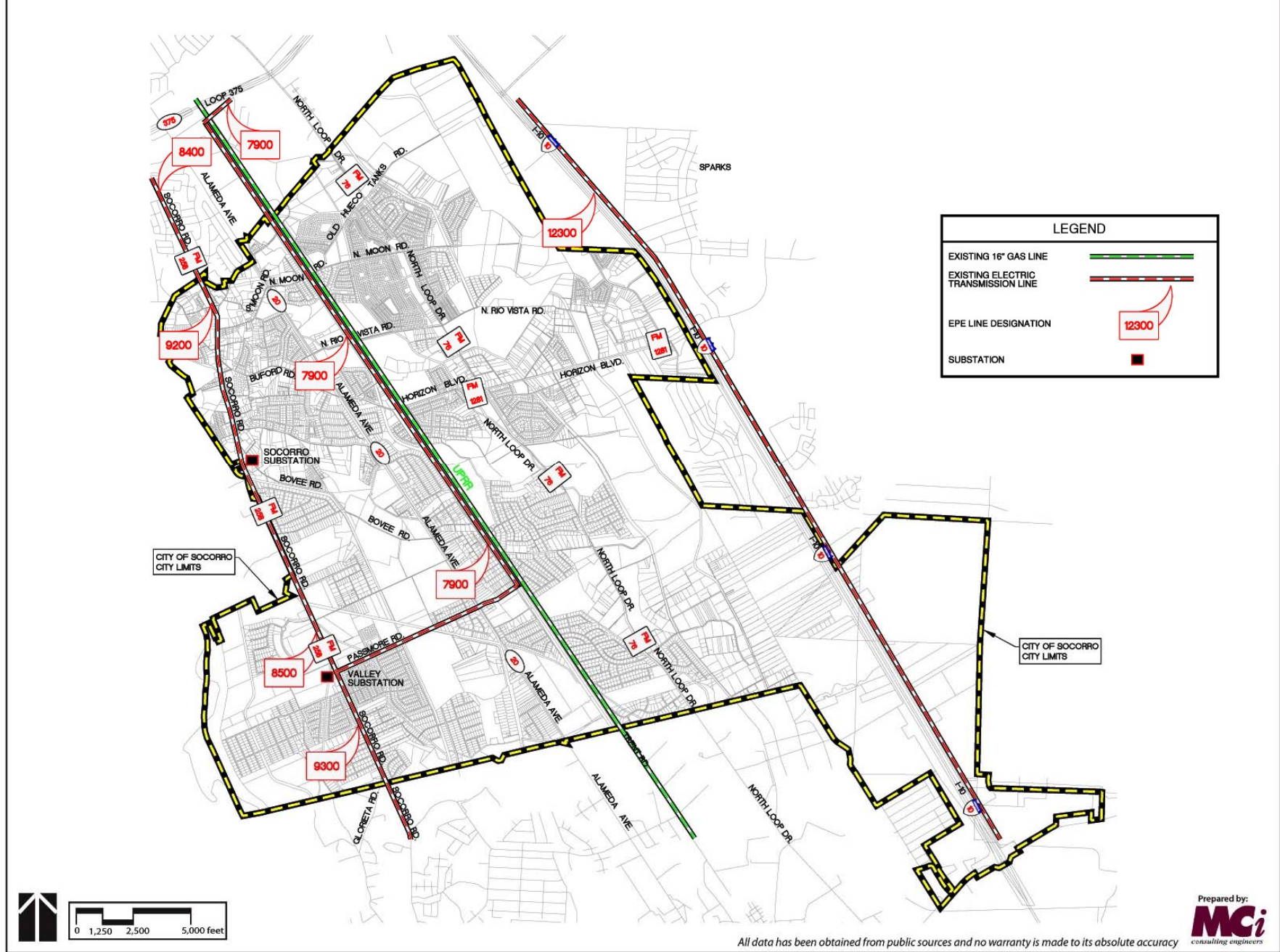


Figure 29. Existing Electric and Gas Facilities

SOCORRO, TEXAS COMPREHENSIVE MASTER PLAN - EXISTING ELECTRIC AND GAS FACILITIES June 2012



1. SYSTEM GAS MAPS – EXISTING & FUTURE

Figure 29 depicts existing major (greater than 8 inches in diameter) natural gas infrastructure. The prepared exhibit was provided and reviewed by Texas Gas Service staff for accuracy. TGS was then contacted to review any planned system upgrades or adjustments for the purpose of identifying future system components. Currently, TGS does not have plans for facility upgrades within the City of Socorro.

D. COMMUNICATIONS

AT&T, Sprint Nextel and Time Warner provide and maintain communication facilities within the City of Socorro. Communication facilities consist of both overhead cable mounted on existing EPE distribution poles and underground fiber optics (AT&T). It was noted that AT&T has a “high profile” fiber optic line located along Horizon Boulevard. Coordination efforts are being completed with these utilities to obtain additional details about their existing and planned infrastructure details.

E. IRRIGATION

El Paso County Water Improvement District No. 1 (EPCWID#1) operates and maintains canals, laterals, drains, and other waterways that deliver surface water for irrigation. Figure 30, as described in the storm water section, highlights EPCWID #1 irrigation infrastructure. EPCWID#1 was contacted to review any planned system upgrades or adjustments for the purpose of identifying future system components. Based on coordination efforts with EPCWID#1, no major irrigation facility upgrades are planned within the project study limits.

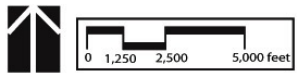
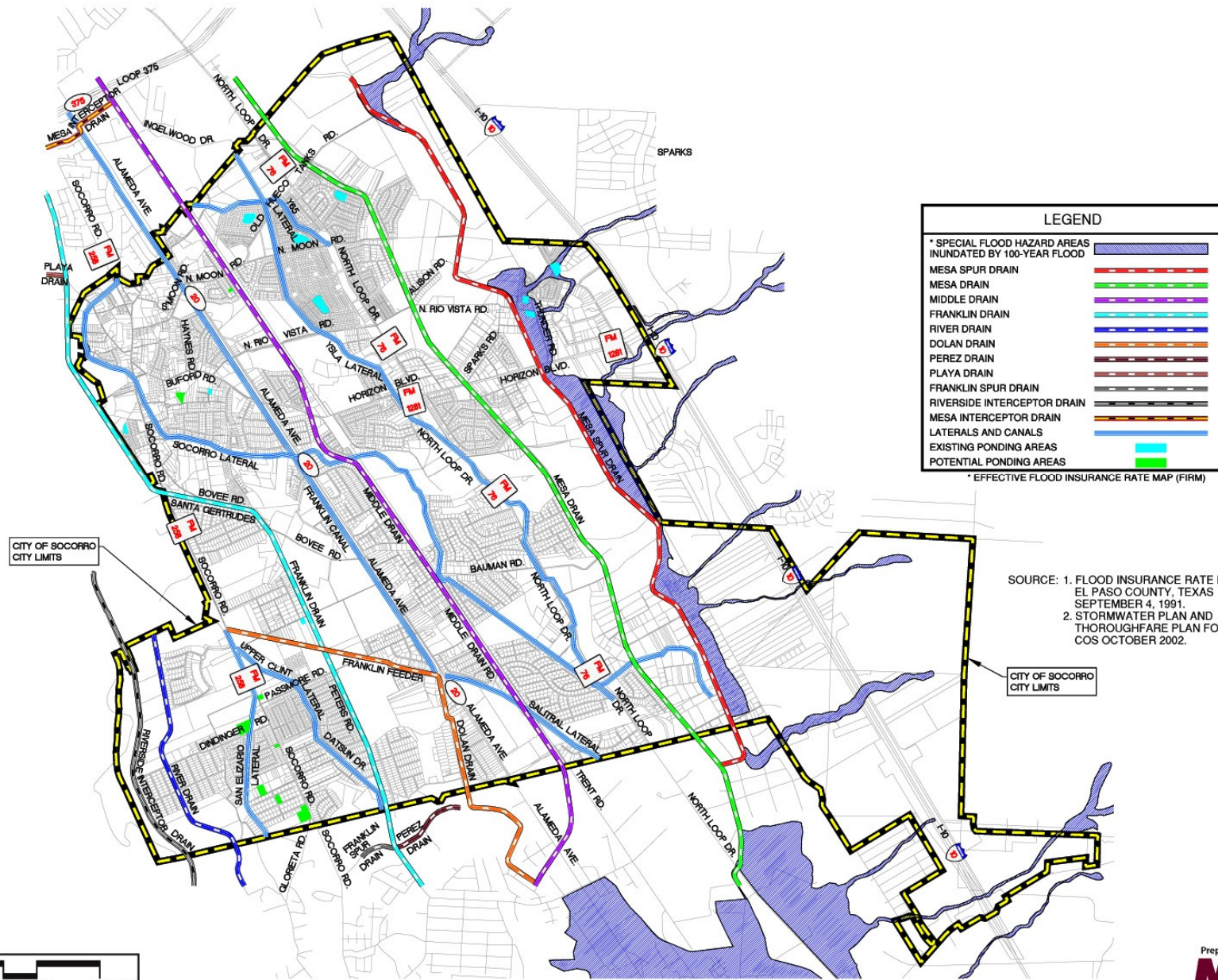
F. EXISTING STORM DRAINAGE

The City of Socorro storm drainage system mainly consists of natural arroyos, the Mesa Spur Drain and several other drains. The contributing drainage areas and peak flows that impact the City of Socorro originate northeast of I-10. These peak flows are conveyed under I-10 through a series of culvert structures. Once the peak flows cross under I-10, the flows become less defined and spread out to form alluvial fans in the City of Socorro. Downstream of I-10 is the Mesa Spur Drain which is the boundary of the flood zone for the arroyos. (See Figure 30 for the Existing Drainage Infrastructure.)

Figure 30. Existing Drainage Infrastructure

SOCORRO, TEXAS COMPREHENSIVE MASTER PLAN - EXISTING DRAINAGE AND IRRIGATION INFRASTRUCTURE

June 2012



All data has been obtained from public sources and no warranty is made to its absolute accuracy

Prepared by:
MCI
consulting engineers

1. EL PASO COUNTY STORM WATER MASTER PLAN RECOMMENDED IMPROVEMENTS

The El Paso County Commissioners Court, in partnership with the El Paso Water Utilities and the Texas Water Development Board, prepared a county-wide Storm Water Master Plan (SMP) identifying deficiencies and making recommendations to the storm water infrastructure, excluding the City of El Paso but including the City of Socorro boundary. The county study was partially funded by the Texas Water Development Board (TWDB). The completed SMP was adopted by the US Army Corps of Engineers and local governments. Recommendations are listed below and shown in Figure 31.

SPARKS ARROYOS

By far the highest priority project in the County Storm Water Master Plan is the Sparks Arroyos. They originate north of I-10 and stretch from Eastlake Boulevard/Old Hueco Tanks Road to half a mile west of Horizon Boulevard. The flow from the arroyos is conveyed under I-10 by several large culvert structures as large as two 10-foot by 6-foot concrete boxes. The flows from the arroyos transport large amounts of sediment deposits to the northern portion of the City of Socorro boundary. As discussed in the SMP, the United States Army Corps of Engineers (USACE) is conducting an ongoing feasibility study for these arroyos. The SMP made seven recommendations to address the drainage issues along the Sparks Arroyo identified as SSA1 through SSA7 in the plan. (See Table 28 for the costs.) The recommendations call for detention and retention basins, outlet structures, and concrete-lined channels. The Valley Ridge Subdivision retention basin downstream of Stockyard Drive (project SSA7) is identified as a high priority project in the SMP, with an estimated cost of \$20.3 million.

SOCORRO STUDY AREA

The City of Socorro boundary was identified in the SMP as a study area. According to the SMP, flooding in the Socorro Study Area is due to the lack of sediment and flood control drainage structures for the various natural arroyos that form alluvial fans. These arroyos spread out and flow in a sheet of water. To address the drainage deficiencies in the City of Socorro, the following eight recommendations (SOC1-SOC8) were made by the SMP.

El Paso Hills Basin Repair (SOC1) – repair the existing basin (embankment failed) at the El Paso Hills Detention Basin.

Stream 4 Basin (SOC2) – build new detention basin with 51 acre-foot capacity downstream of El Paso Hills Basin and construct 2-foot by 2-foot concrete box outlet structure.



Stream 5 Basin (SCO3) – build new detention basin with 8 acre-foot capacity downstream of Stream 5 and construct 2-foot by 2-foot concrete box outlet structure.

Stream 5.5 Basin (SOC4) – build new detention basin with 10 acre-foot capacity downstream of Stream 5.5 and construct 2-foot by 2-foot concrete box outlet structure.

Carr Road Crossing (SOC5) – replace existing 48-inch corrugated metal pipe with two 7-foot by 7-foot concrete box culverts at the intersection of the Mesa Spur Drain and Carr Road.

Coker Road Crossing (SOC6) - replace existing 48-inch corrugated metal pipe with two 7-foot by 7-foot concrete box culverts at the intersection of the Mesa Spur Drain and Coker Road.

Anderson Road Crossing (SOC7) - replace existing 48-inch corrugated metal pipe with two 7-foot by 7-foot concrete box culverts at the intersection of the Mesa Spur Drain and Anderson Road.

Mesa Drain Crossing (SOC8) - replace existing 60-inch corrugated metal pipe with two 7-foot by 7-foot concrete box culverts at the confluence of the Mesa Spur Drain and Mesa Drive.

G. ESTIMATED COSTS OF PRIORITIZED DRAINAGE IMPROVEMENTS

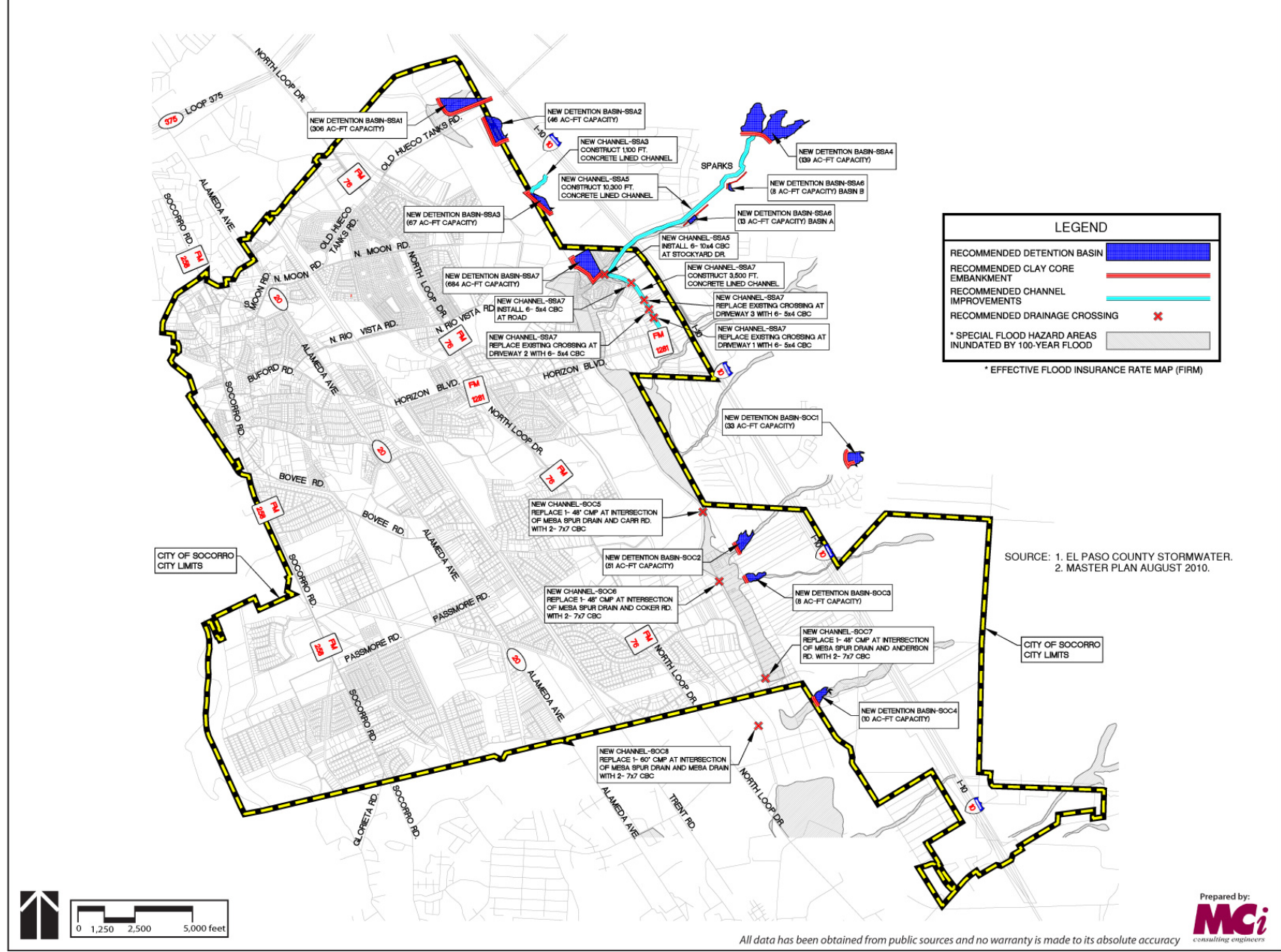
The El Paso County SMP included the following cost estimates shown in Table 31 for the required drainage improvements in order of priority for the Sparks Arroyo and the City of Socorro Study Area.

Table 31. El Paso County SMP Priority Projects Impacting the City of Socorro

Project No.	Estimate Cost	Prioritization
SSA7	\$20,300,000	Category I – High
SSA4	\$11,600,000	Category I - Medium
SSA2	\$4,360,000	Category I – Low
SSA5	\$8,690,000	Category I – Low
SSA1	\$22,630,000	Category I – Low
SOC6	\$140,000	Category II
SOC7	\$160,000	Category II
SOC5	\$170,000	Category II
SOC8	\$220,000	Category II
SOC3	\$870,000	Category II
SOC4	\$1,180,000	Category II
SOC1 & SOC2	\$3,650,000	Category II
SSA3	\$6,170,000	Category II
SSA6	\$1,910,000	Category III

Figure 31. EPC-SMP Recommendations

SOCORRO, TEXAS COMPREHENSIVE MASTER PLAN - EL PASO COUNTY STORMWATER MASTER PLAN RECOMMENDED IMPROVEMENTS June 2012



H. UTILITIES GOALS AND STRATEGIES

Utilities Goal 1:

Minimize utility adjustment impacts and costs.

- Strategy a. Actively consider and coordinate proposed infrastructure upgrades associated with street and drainage improvements and future utility expansion/maintenance requirements in efforts to jointly coordinate, design and construct the work.*
- Strategy b. Adopt a City of Socorro and utility company coordination protocol for establishing coordination procedures and review of planned projects among the various entities.*

I. STORM DRAINAGE INFRASTRUCTURE GOALS AND STRATEGIES

Storm Drainage Goal 1:

Update the Storm Water Master Plan for Socorro.

- Strategy a. Identify system maintenance requirements.*
- Strategy b. Identify system deficiencies and make recommendations for improvements.*
- Strategy c. Develop a list of priority stormwater projects with costs.*

Storm Drainage Goal 2:

Coordinate with other agencies to fund priority projects.

- Strategy a. Partner with other agencies such as the County of El Paso, US Army Corps of Engineers, and/or TxDOT to prioritize, design and fund storm water drainage projects.*
- Strategy b. Identify and pursue funding for priority projects.*

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XI. IMPLEMENTATION

A. CAPITAL IMPROVEMENT RESOURCES

Capital improvements include projects that are difficult to fund in one year without securing debt financing that can be paid off over time. It is in the City of Socorro's long-term financial interest to invest regularly in the physical maintenance and enhancement of the city rather than to undertake large improvement programs at longer time intervals. A modest amount of money expended annually on prioritized items consistent with the Plan recommendations will produce a greater return to the City than will large expenditures at long intervals. The following items summarize a variety of potential funding mechanisms.

1. AD VALOREM TAXES

An ad valorem tax is levied on property according to its value. Under an ad valorem tax, people who own certain types of property are required to pay periodic taxes which represent a percentage of the assessed value of the property. One of the most widespread forms of this tax is the property tax which people are required to pay on real estate. An ad valorem tax can also be assessed when property is purchased, in the form of a sales tax or value-added tax (VAT).

2. ROADWAY FUNDS

The Texas Department of Transportation (TxDOT) receives funds from the federal government and from the state budget that it distributes for roadway construction and maintenance across Texas.

3. BOND FINANCING

The three most widely used types of bonds are General Obligation Bonds, Revenue Bonds, and Certificates of Obligation. General Obligation Bonds, or G.O. bonds, are bonds secured by a county's or municipality's ad valorem taxing power. They are issued after approval at a bond election, typically for from 15 to 40 years, to pay for a specific purpose. Revenue bonds, by contrast, are secured by the pledge of revenues of a project of the issuer and not subject to a demand for payment from taxes. If a sufficient revenue stream exists, revenue bonds could be secured by water systems, toll roads or parks. Certificates of Obligation, on the other hand, are a streamlined method of financing that does not require voter approval unless a petition is presented for one. A CO may be backed solely by ad valorem taxes, revenues, or a

combination. They also may be amortized for up to 40 years, but a shorter time frame is usually involved (Pollan, 2008).

B. STATE PROGRAMS AND FUNDING MECHANISMS

1. SECTION 380, TEXAS LOCAL GOVERNMENT CODE

This section of the law authorizes Texas municipalities to provide assistance in the form of monies, loans, city personnel and city services to promote and encourage economic development. Cities are authorized to “provide for the administration of one or more programs, including programs for making loans and grants of public money and providing personnel and services of the municipality.” These programs must promote state or local economic development by stimulating business and commercial activity within the city, the extraterritorial jurisdiction of the city, or an area annexed by the city for limited purposes.” Unlike tax abatements, Chapter 380 agreements may extend beyond ten years. While municipalities are to refund or rebate municipal sales taxes or otherwise expend public funds for certain economic development purposes, they may not agree to abate a taxpayer’s delinquent taxes (Moore 2006).

2. IMPACT FEES

Chapter 395 of the Texas Local Government Code allows cities in Texas to charge fees to developers for off-site facilities based on their development’s impact on the infrastructure system. The state law allows cities to assess fees for 1) roadway and drainage construction, 2) water service expansion, and 3) wastewater service expansion to new residential and nonresidential development. This provides cities with an increased ability to plan and construct capital facilities so that the necessary infrastructure capacity is available when needed. If not implemented through impact fees, new capital facilities will likely be financed through taxes paid by existing as well as future residents. Impact fees ensure that the development community pays its related share of the cost of growth and the impact of that growth on local infrastructure systems.

3. TEXAS ENTERPRISE ZONE PROGRAM

Chapter 2303 of the Government Code allows local communities to partner with the State of Texas to promote job creation and capital investment in economically distressed areas of the state. Local communities must nominate a company as an Enterprise Project to be eligible to participate in the program. The state limits allocations biennially and accepts applications on a quarterly

basis. Designated projects are eligible to apply for state sales and use tax refunds on qualified expenditures. The level and amount of the refund is related to the capital investment and jobs created at the qualified business site. For example, a level of capital investment by a business of \$40,000 to \$399,999 that creates a maximum of ten jobs would entitle it to a \$2,500 maximum refund per job created. In addition, local communities must offer incentives to participants under the Enterprise Zone Program such as tax abatement, tax increment financing and one-stop permitting.

4. TEXAS MAINSTREET PROGRAM

This program helps Texas cities revitalize their historic downtowns and neighborhood commercial districts by providing ongoing training for MainStreet managers and board members, training in successful economic development approaches, design assistance, consultation with downtown merchants about visual merchandising, and advice on heritage tourism programs and marketing. In addition, it provides a three-day on-site evaluation accompanied by a full report with recommendations. To be eligible, cities with populations under 50,000 must agree to hire a full-time Main Street manager for three years and providing funding for the local program.

5. TRANSPORTATION REINVESTMENT ZONES

Transportation Reinvestment Zones (TRZs) are a relatively new method of financing transportation projects that is similar to tax-increment financing zones. Approved by the 2007 Texas Legislature, TRZs collect a portion of ad valorem taxes (property taxes) in the zone to finance transportation projects. For example, the City of El Paso, in concert with the Camino Real Regional Mobility Authority, is planning a bus route along with tolls on new roadways. City taxes on residential and commercial development bordering I-10 and Loop 375 are remaining at the 2008 level, while the additional tax revenue based on increased property values will go toward the new roads. While the TRZ does not increase taxes, it does increase the commercial viability of vacant and occupied properties. Locals funds raised through tolls and tax diversion that began in 2010 are expected to raise about \$70 million, which would qualify the zone for \$1 billion of state road construction funding (Williamson 2008).

C. COUNTY PROGRAMS AND FUNDS

1. EL PASO COUNTY REVOLVING LOAN FUND

The El Paso Revolving Loan Fund (RLF) is a public sector financing tool designed to stimulate economic growth in rural areas of El Paso County. The program complements efforts of private financial lenders by providing gap financing that

would not otherwise be available for private projects. Its goal is to create jobs and support capital formation in the private sector. Loans range from \$10,000 to \$50,000 and must be paid back within ten years. To receive consideration, the applicant must create at least one full-time equivalent job (37.5 hours per week) for each \$35,000 borrowed from the RLF. The business must be located in El Paso County but outside the El Paso City limits. Businesses relocating from one area of Texas to El Paso County cannot qualify unless they provide documentation that their only other alternative is to leave the State of Texas. Funds for the loan fund come from grants originating in the US Department of Housing and Urban Development.

D. FEDERAL PROGRAMS AND FUNDING MECHANISMS

1. HUBZONE (HISTORICALLY UNDERUTILIZED BUSINESS ZONE) PROGRAM

This program stimulates economic development and creates jobs in urban and rural communities by providing Federal contracting preferences to small businesses. The preferences can go to small businesses that obtain HUBZone certification primarily by meeting these requirements: 1) the principal office is located within a HUBZone, including “Indian Country” and military facilities closed by the Base Realignment and Closure Act, and 2) 35 percent of its employees live in a HUBZone. Parts of Socorro are included in a HUBZone—Census tracts 104.01, 104.02, and 103.10—as well as Ysleta Del Sur Pueblo. These Census tracts were considered qualified as HUB Zones up until June 2011. This may change depending on new income and employment data collected by the 2010 Census Count .

2. FOREIGN TRADE ZONES.

Foreign Trade Zones (FTZs) were created in the United States to provide special customs procedures to US plants engaged in international trade-related activities. Duty-free treatment is accorded items that are processed in FTZs and then re-exported; duty payment is deferred on items until they are brought out of the FTZ for sale in the US market. This helps to offset customs advantages available to overseas producers who compete with domestic industry. Thus goods entering FTZs are not subject to customs tariffs until the goods leave the zone and are formally entered into US Customs Territory. Merchandise shipped to foreign countries from FTZs is exempt from duty payments. This provision is especially useful to firms that import components in order to manufacture finishes products for export. There is no time limit on goods stored inside an FTZ and certain foreign and domestic merchandise held there may be exempted from state and local inventory taxes. A variety of activities can be conducted in a zone, including assembling, packaging, destroying, storing, cleaning, exhibiting, re-packing, distributing, sorting, grading, testing, labeling,

repairing, combining with foreign or domestic content, or processing.
Manufacturing and processing require specific FTZ Board approval, however.

FTZs are divided into general-purpose zones and subzones. General-purpose zones involve public facilities that can be used by more than one firm and most commonly are ports or industrial parks used by small to medium-sized businesses for warehousing/distribution and some processing/assembly. Subzones, however, are sponsored by general-purpose zones, but typically involve a single firm's site that is used for most extensive manufacturing/processing or warehousing/distribution that cannot easily be accomplished in a general-purpose zone (Trade Information Center, 20011).

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XII. APPENDICES

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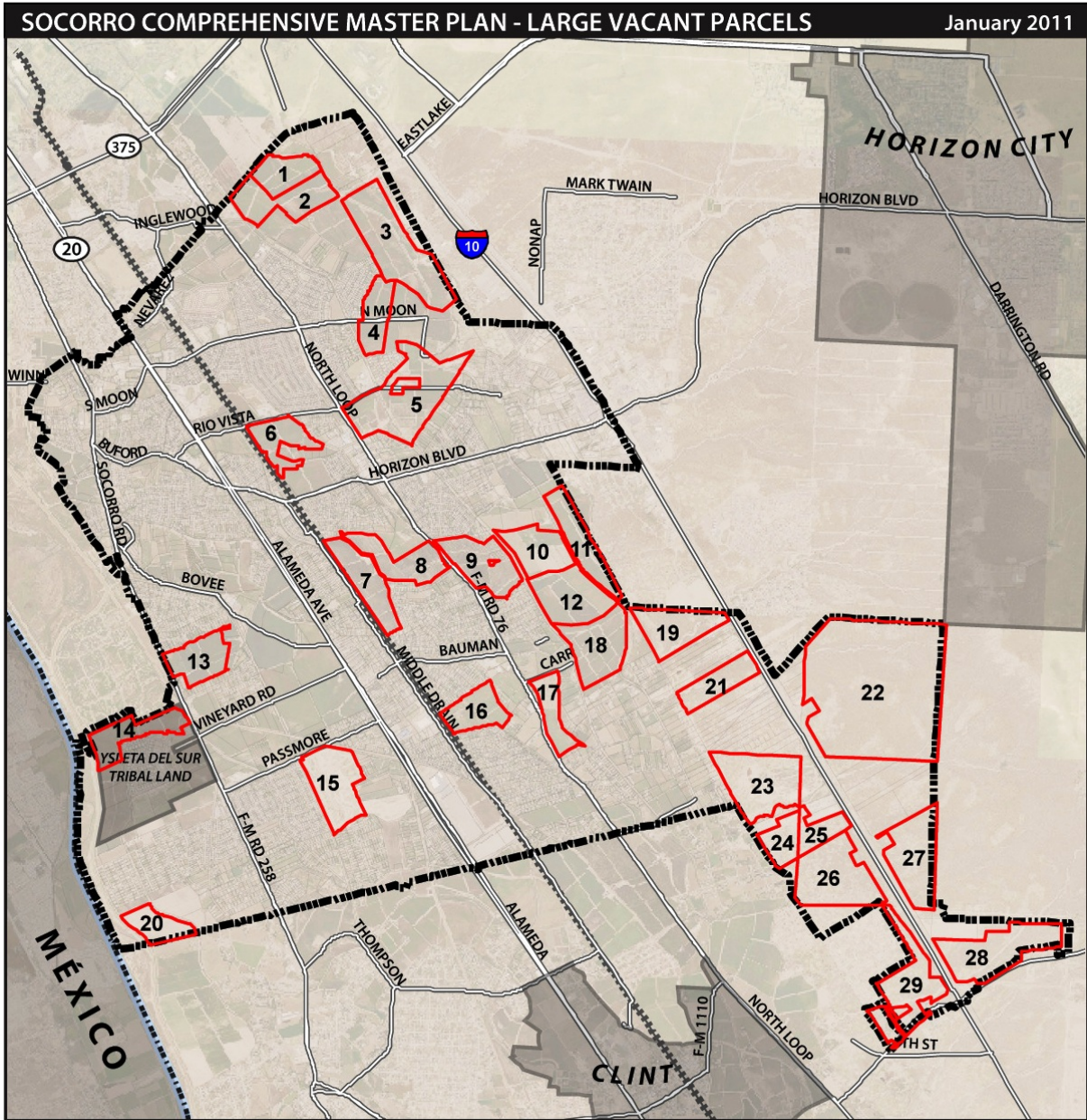
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B. VACANT LAND MAP



Sources: Texas General Land Office, El Paso MPO, City of Socorro, Texas, Paso del Norte Mapa, County of El Paso, Texas Natural Resources Information System
 All data has been obtained from public sources and no warranty is made to its absolute accuracy

LEGEND									
Parcel	Acreage	Parcel	Acreage	Parcel	Acreage	Parcel	Acreage	Parcel	Acreage
1	62.73	7	89.69	13	75.71	19	94.28	25	48.96
2	95.32	8	84.28	14	73.57	20	51.40	26	134.88
3	176.65	9	98.40	15	112.92	21	67.92	27	127.35
4	64.43	10	83.78	16	66.18	22	610.01	28	143.83
5	177.57	11	80.73	17	52.78	23	120.84	29	125.06
6	70.74	12	113.47	18	107.76	24	49.15		

Prepared by:
 sites
 southwest

C. TRANSPORTATION ADDENDA

Figure 32. Arterial Street Sections

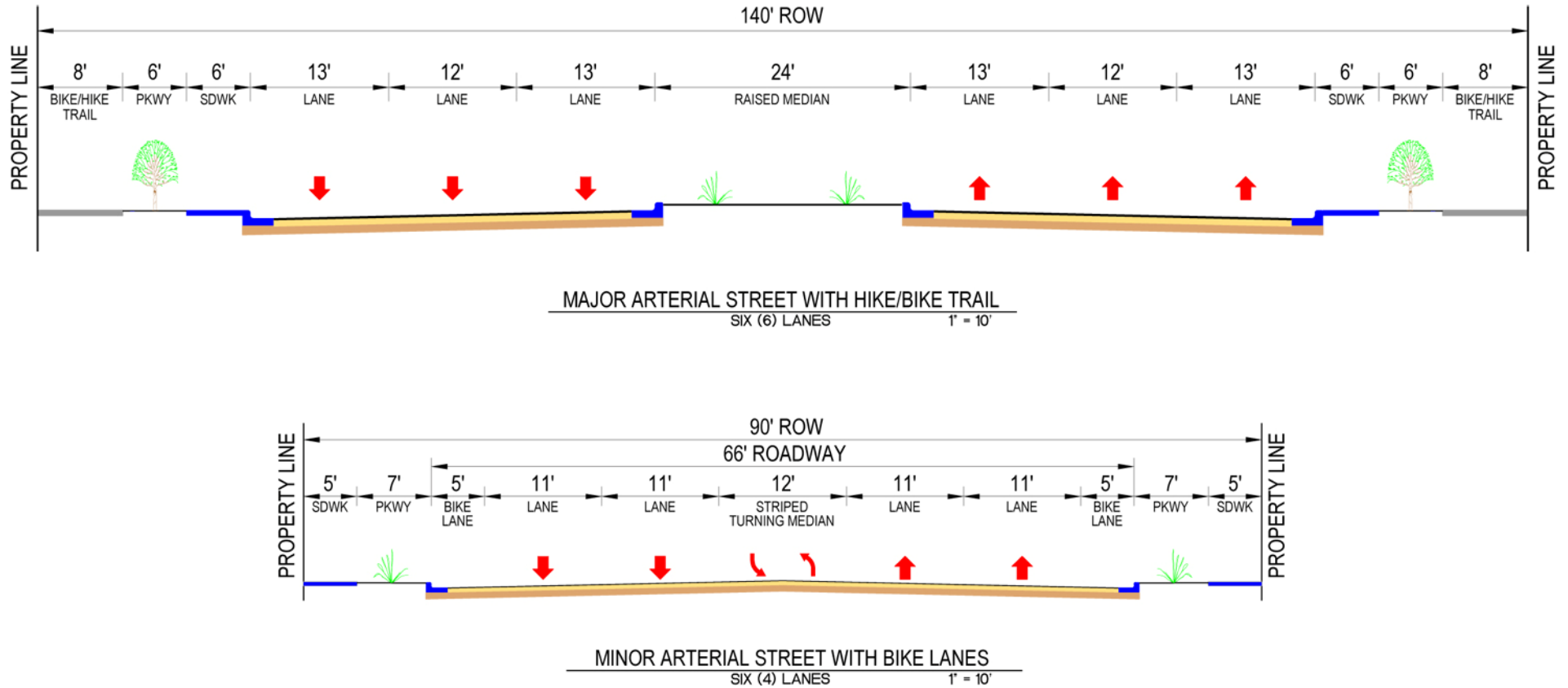
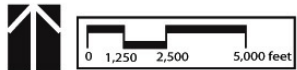
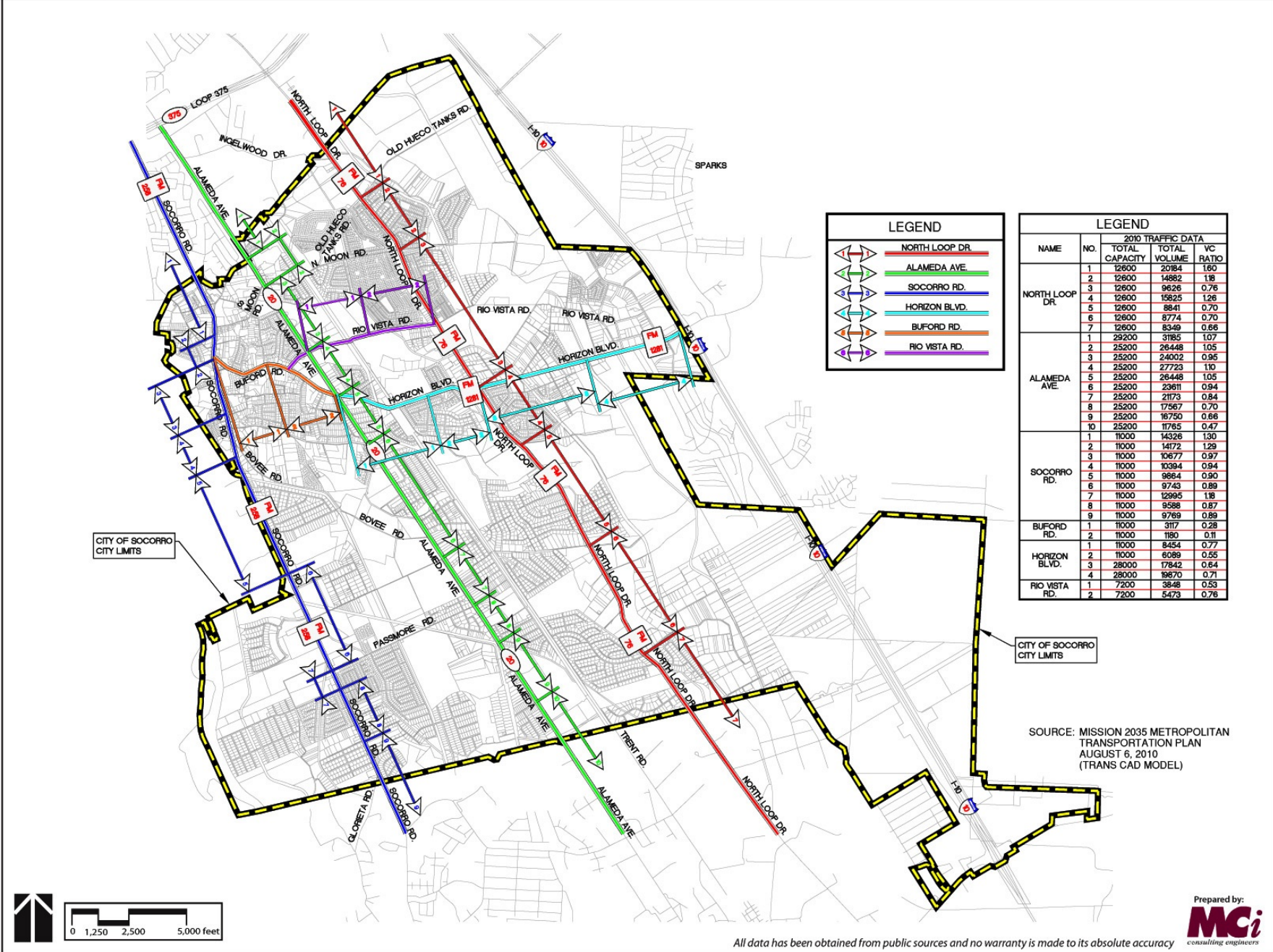


Figure 33. 2010 Traffic Data

SOCORRO, TEXAS COMPREHENSIVE MASTER PLAN - EL PASO MPO 2010 TRAFFIC DATA

June 2012



All data has been obtained from public sources and no warranty is made to its absolute accuracy

Figure 34. 2020 Traffic Data

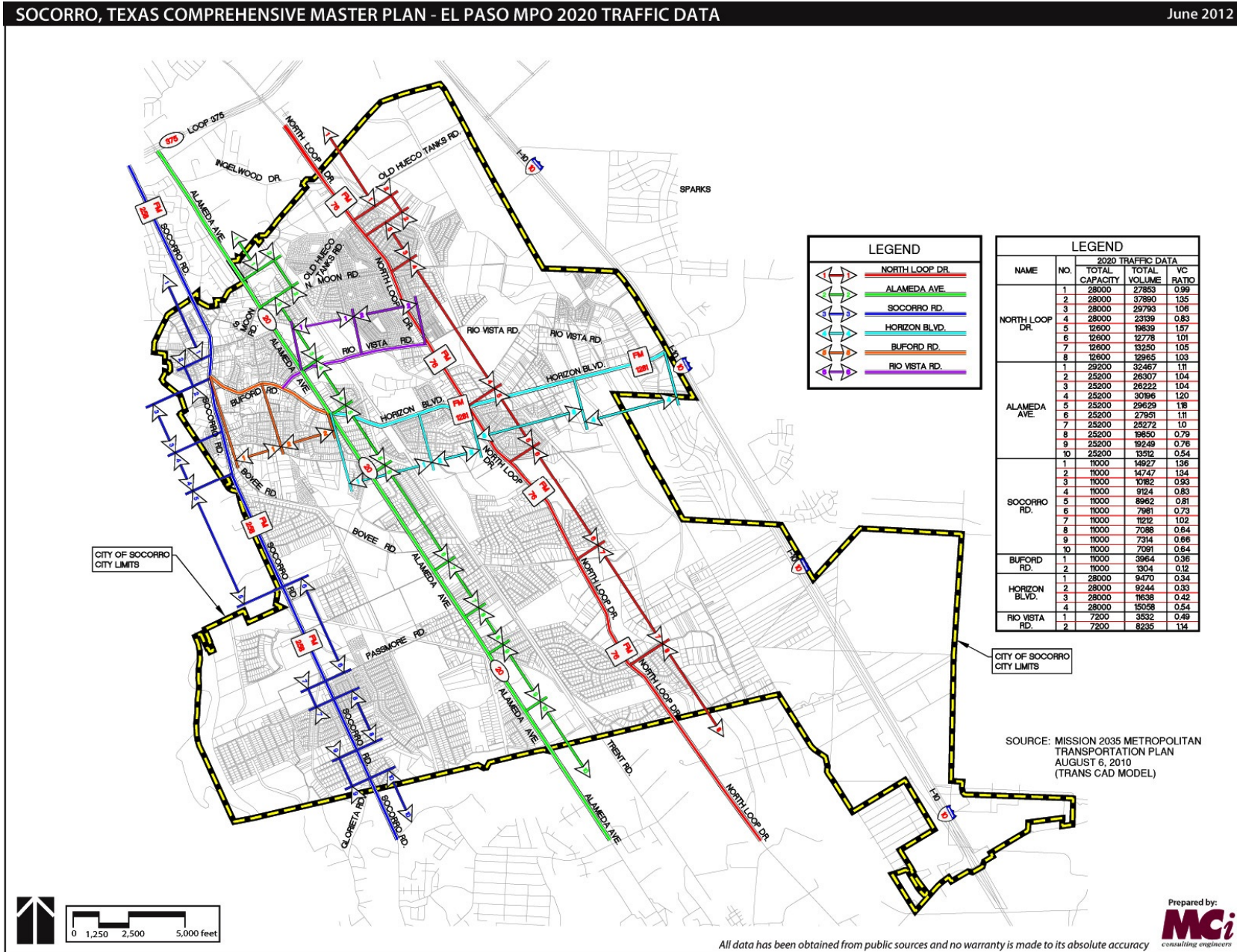
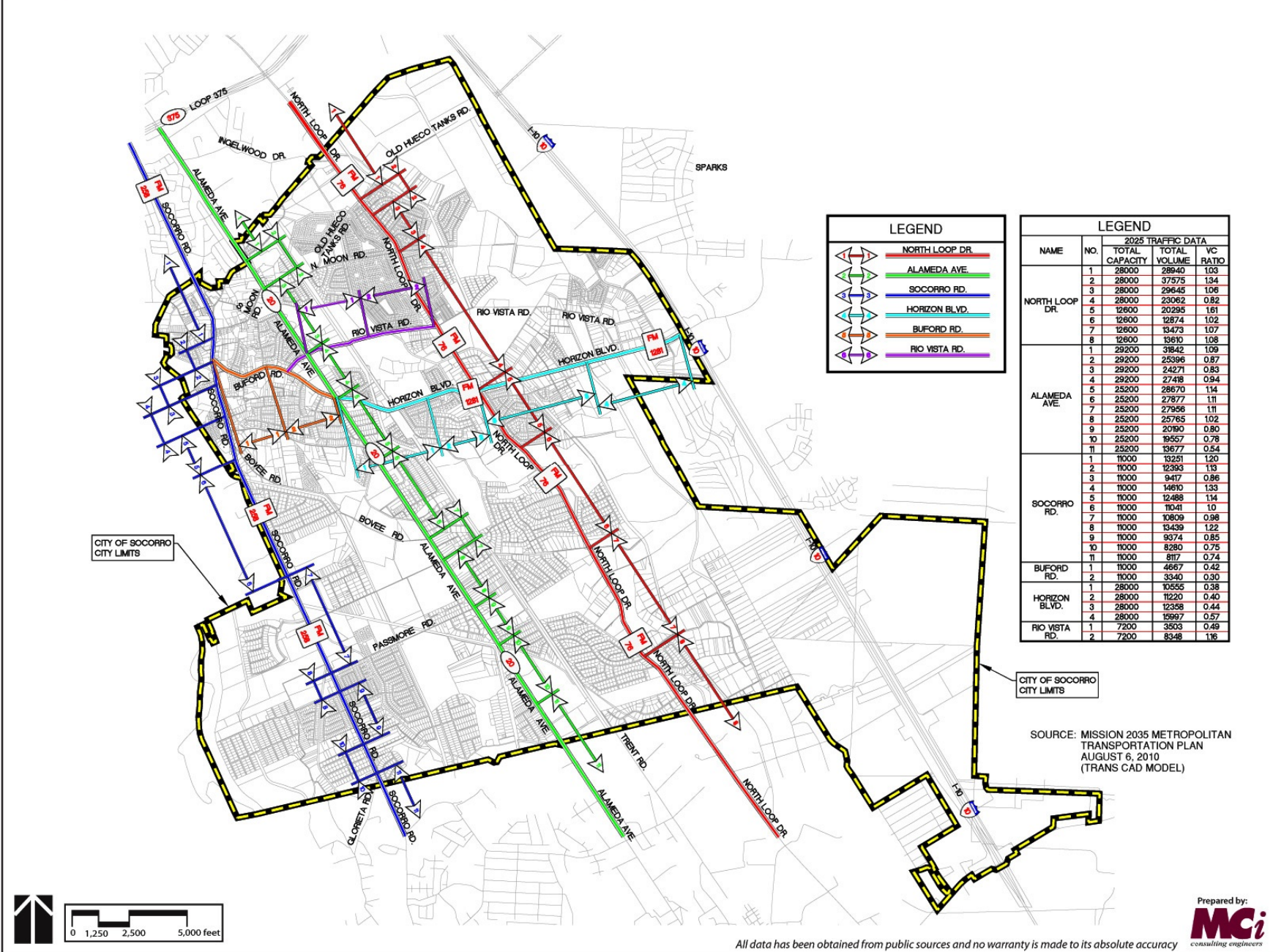


Figure 35. 2025 Traffic Data

SOCORRO, TEXAS COMPREHENSIVE MASTER PLAN - EL PASO MPO 2025 TRAFFIC DATA

June 2012

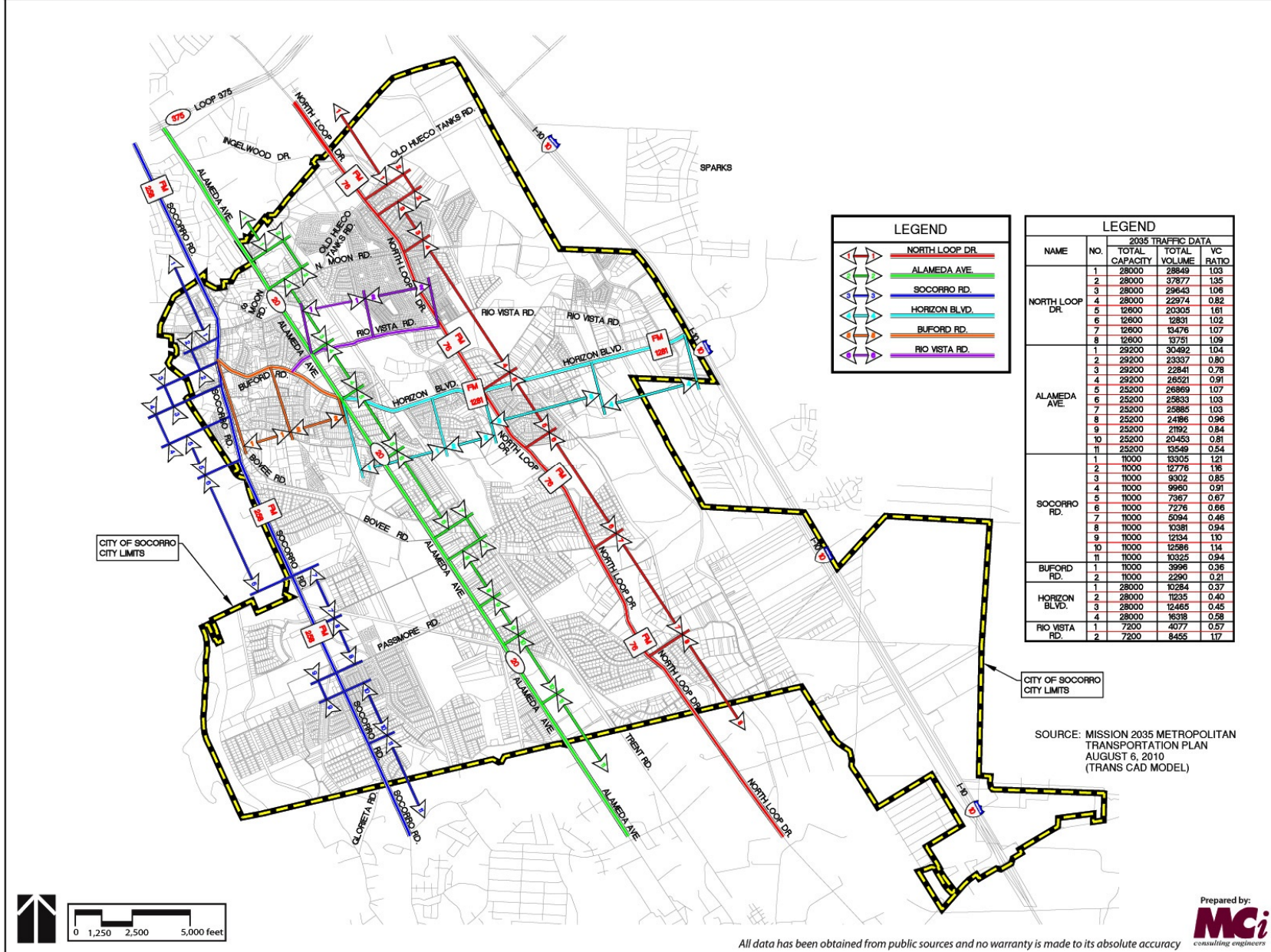


All data has been obtained from public sources and no warranty is made to its absolute accuracy

Figure 36. 2035 Traffic Data

SOCORRO, TEXAS COMPREHENSIVE MASTER PLAN - EL PASO MPO 2035 TRAFFIC DATA

June 2012



City of San Elizario Community Visioning Workshop: Report on Workshop Outcomes

Prepared by:

El Paso County Rural & Small Town Economic Development Program

Christian A. Nill, AICP



City of San Elizario

Community Visioning Workshop

Report on Workshop Outcomes

I. Introduction

On Saturday, Sept. 27, 2014 The City of San Elizario held a Community Visioning Workshop to gather public input and ideas as part of the city's ongoing comprehensive planning effort. This four and one-half hour event was attended by forty-four local residents and business owners, including the full City Council and San Eli's mayor, the Honorable Maya Sánchez. We are delighted to report that the local residents in the workshop also included a dozen very enthusiastic high school students from San Elizario ISD.

The express goal of the workshop was to systematically collect citizens' views and insights to help shape an overall vision for the City of San Elizario going forward. This community vision will serve as the foundation for the city's comprehensive plan. The citizens' view and insights were collected through a series of engaging workshop activities that included structured brainstorming and small group discussion along with an analysis of major community assets and features. The main outlines of a community vision developed in this manner will be clarified and refined with the aid of professional planning expertise.

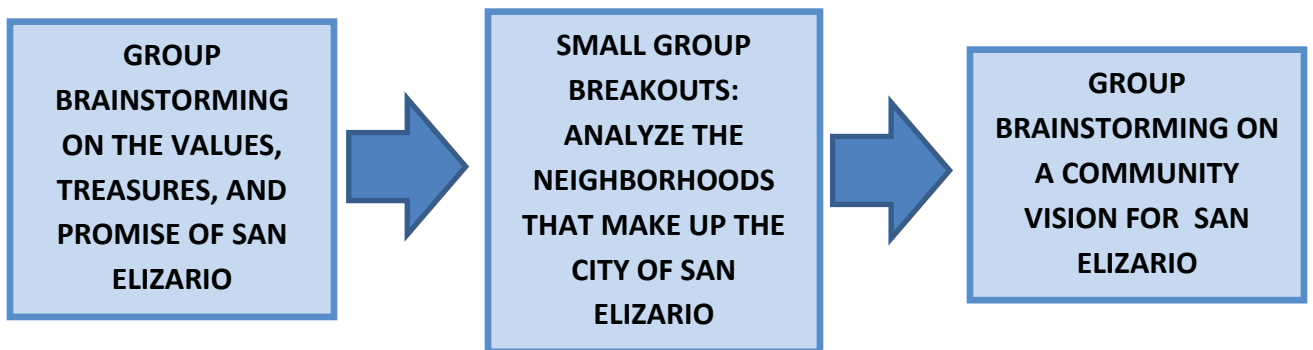
This workshop activity was designed, organized and facilitated by El Paso County's Rural and Small Town Economic Development (RSTED) Team. On the day of the event the RSTED Team was further assisted by additional personnel from the City of El Paso's Economic and International Development Department. These services were provided to the City of San Elizario free of charge, in the true spirit of interlocal cooperation.

In the appendices to this report the reader will find complete workshop attendance records; workshop agenda; summary of workshop outcomes; the attendees' evaluations of the workshop; as well as raw data and information produced by the small groups (maps and flipchart pages).

Ordinarily, community visioning as part of the comprehensive planning process requires quite a number of meetings, workshops and other public involvement activities over a period of time that may take weeks or months. However, at present the City is faced with the challenge of producing and adopting a comprehensive plan within a narrow window of opportunity established by the building moratorium which City Council adopted in early August. Therefore the city is compressing what is normally a fairly lengthy public involvement process into one single workshop.

It will be important to bear in mind, however, that both the community vision and the comprehensive plan produced in the short term *are just the beginning*. While a formal comprehensive plan may be adopted within a few short weeks, work should continue apace in order to refine, and where necessary, expand on the concepts and plans contained in that document. Public involvement should continue well beyond the adoption of a comprehensive plan in the short term, so that within approximately a year's time that plan may be replaced by a new plan (also to be adopted by City Council) that will be better in every way because it shall incorporate multiple sources of public involvement gathered over a longer period of time.

That said, the basic structure of the present Community Visioning Workshop may be depicted in the following manner:



In accordance with this basic structure, the main workshop outcomes are presented and discussed in the following sections of this report. Sections II through IV below explain the manner in which each segment of the workshop unfolded, while Sections V and VI offer a discussion and synthesis of workshop outcomes.

II. THE VALUES, THE TREASURES, AND THE PROMISE OF SAN ELIZARIO

The intent of this small group breakout session was to begin the day's activities with an engaging and upbeat discussion of what's truly *great* about San Elizario, while at the same time affording group members an opportunity to get to know one another. The 44 workshop attendees were divided into four groups of roughly equal size, and each group was assisted by a workshop facilitator. For this breakout session, one group elucidated the community *values* that make San Elizario what it is today, another group listed the city's *treasures* (both physical and intangible) that no one should ever want to lose, and two groups each discussed the City of San Elizario's *promise* for the future.



Each group reported the main conclusions of their discussion on flipchart pages, and all of the pages were then posted for everyone to see. During and after a short break, all workshop attendees were given the opportunity to “vote” for those values and treasures which they felt were most important, as well as those aspects of the city's promise for the future. The raw results of this exercise are shown in the appendix to this report, followed by a more organized listing of the discussion items in order of popularity.

III. DIGGING DEEPER: DISCUSSION AND ANALYSIS OF SAN ELIZARIO'S NEIGHBORHOODS

In the next major section of the workshop, attendees were asked to undertake a closer analysis of some of the main issues, needs, patterns and features in each of four neighborhood areas within the city. The “neighborhoods” which were defined for the purposes of this discussion include the county-

designated historic district,¹ plus the northwestern, northeastern, and southeastern portions of the city. (See map in the appendix to this report.) One group of workshop attendees was assigned to each of these neighborhoods.



Specifically, each neighborhood discussion group was asked to look at their assigned neighborhood in terms of land use, economic development, transportation, housing, parks and recreation, the natural environment, and the built environment. In the space of a little over an hour, each group generated substantial discussion of these important dimensions of the

comprehensive planning process, and the outcome of these discussions was recorded on maps and charts which are reproduced in the appendix to this report.

IV. TOWARDS A COMPREHENSIVE VISION FOR SAN ELIZARIO'S FUTURE

The final session of the workshop, following lunch, was a general discussion that focused on articulating some of the key elements of a *comprehensive vision* for the city's future. A well-crafted vision statement will serve as the foundation for the city's comprehensive plan, which in turn will provide the legal basis for various future policies and ordinances revolving around such topics as zoning, subdivision control, and public health and safety in general. Though there were no charts or maps produced during this final session, an audio recording of the proceedings was made.

¹ The County's zoning power in San Elizario's historic district is executed pursuant to the state enabling legislation cited as Texas Lg. Code Ann., Section 231.171 *et. seq.*

V. DISCUSSION OF WORKSHOP OUTCOMES

The workshop facilitators were indeed impressed with the earnest approach and serious intent of each and every person who participated in the Community Visioning Workshop. Taken together, the three main segments of the workshop generated a rich tapestry of concepts and ideas that can be woven into a coherent, compelling community vision for the City of San Elizario.

Part 1: Based on the group discussions in the first segment of the workshop and the subsequent voting on those discussion outcomes, we can identify the following top five values and treasures that distinguish the community of San Elizario, as well as the top five aspects of the promise that the community holds for the future

	THE VALUES	THE TREASURES	THE PROMISE
1	Encourage our youth in community involvement	Safety	Tourism
2	Education	Quality of Life	Minimize stray animals
3	Preserve land; agriculture	History	Promoting Healthy Environment
4	History	Agriculture	Planned Development
5	Investment in our youth	Mission (Church)	Beautification



Upon examination of the table shown above, there appear to be some consistent themes emerging from these small-group discussions which mainly revolve around *historic preservation, rurality, and quality of life*. Surely these are some of the dominant themes which must be central to San Elizario's community vision.



Part 2: The second major part of the Community Visioning Workshop was devoted to a detailed analysis of the assets and liabilities associated with each of four more or less distinct “neighborhoods” that comprise the city as a whole. These neighborhoods – denominated Northwest San Eli, the Historic District, Northeast San Eli, and Southeast San Eli – are depicted here and in the appendix to this report.

One workshop sub-group dealt with each of these neighborhoods, and by all accounts a very robust inquiry was conducted by each group. The following paragraphs offer a summary of the main outcomes coming out of these neighborhood discussions.

Northwest San Eli: The smallest of the four neighborhoods, Northwest San Eli (some 486 acres) is demarcated by the western limits of the Historic District and the city boundaries. This neighborhood is mainly characterized by agriculture and small human settlements in the vicinity of Glorietta Rd. While agricultural preservation was a topic of discussion, there was also significant discussion of converting some arable lands in this neighborhood to other uses, such as light manufacturing. The main factor limiting such conversion, of course, is the lack of suitable infrastructure to support most types of non-agricultural use. Within the residential areas, there was considerable discussion of the need to regulate certain uses of private property, such as yard sales, storage of tires and scrap, and automobile sales. The group also addressed the need for consistent and clearly identifiable addressing of all parcels located in the neighborhood. A 9-1-1 address regularization project, organized by local public safety officials, might be the answer to this problem.

Historic District: San Elizario’s historic district (approx. 462 acres) is a county-designated area with defined boundaries pursuant to Texas Lg. Code Ann., Section 231.171 *et. seq.* It is also a distinct “neighborhood” within the City of San Elizario.

The workshop group which discussed this area prominently noted the issue of poor drainage and lack of adequate stormwater management throughout much of this neighborhood, particularly in the central portion around the main plaza. There was also discussion of imposing noise restrictions after certain hours of the day, as well as the possibility of installing historic street lighting fixtures along Glorietta Rd. The issue of farmland preservation within the historic district also received attention: there was discussion of crop incentives, vineyards, organic farming, development of a viable farmers market, and control of the agricultural water regimen within this area.

It was agreed that the future direction of economic development within the historic district must be centered around tourism, and all aspects of the neighborhood environment must be conducive to that end. Both housing and business locales within the district should maintain “the historic look” (small town look), and strategies need to be developed that will target small business growth.

In terms of transportation within the historic district, the workshop group identified as priority needs the following:

- Sidewalks and crosswalks;
- Weight and speed restrictions on public streets;
- Speed bumps;
- Bike lanes;
- Proper signage and signalization;
- Improvements to traffic flow regulation.

Northeast San Eli: This neighborhood (approx. 912 acres) is circumscribed by the established boundaries of the historic district to the west, the city limits north and east, and San Antonio Rd. to the south. Northeast San Elizario is characterized by fairly extensive residential development, active agriculture, and numerous commercial uses. Chief environmental issues affecting the neighborhood include:

- Lack of drainage and inadequacy of stormwater management (particularly in the vicinity of Uxmal and Campobello; and around Socorro, Borrego and San Antonio Roads);
- Vehicle noise control;
- Beautification of neighborhood properties (weed control; introduction of native and adaptive plants).

Looking at the built environment, the Northeast San Eli workshop group noted there is a need to preserve the town's historic theme particularly along Socorro Rd. They also noted:

- Need to reinforce “clean environment” regulations (especially trash removal and weed control)
- Prohibition of unsightly handmade business signs
- Designation of areas for flea market and/or farmers market
- Better code enforcement, esp. with respect to animal control
- Adoption and promotion of a “southwest style” in new construction.

With respect to transportation, the following key issues were noted:

- Widen Borrego Rd.; install sidewalks there;
- On San Antonio Rd.: speed bumps, street repairs, and stop signs or signalization;
- Installation of street lighting and sidewalks: an issue for the whole city;
- Widen Socorro Rd.;
- Proposed new road from Thompson to Alameda;
- Install speed limit signs at appropriate locations;
- Disallow semi trucks on certain streets;
- Additional safety signs for school, clinics, crossroads, etc.



Southeast San Eli: This neighborhood is the largest of those that were delineated for the purposes of this workshop (approx. 2,573 acres). It encompasses significant active agriculture as well as a large residential population, and some limited commercial development. Following is a list of the key recommendations provided by the workshop group that studied this area:²

² Many of these recommendations are keyed to the SE San Eli working group's map which appears in the appendix to this report.

- Parks & Rec.: A park with a baseball field should be developed in the area indicated on the working group’s map, as this location is centrally located for a very sizable residential population;
- Parks & Rec.: Bike trails and walking trails are recommended for development within the linear corridor indicated on the working group’s map. These facilities might be developed through a “Quality of Life Commitment” exacted from new industry that may be brought to the area (see below);
- Industrial development: Light industry is recommended for development within the Extra-Territorial Jurisdiction (ETJ) located just south and east of the city’s limits;
- Commercial development: To be concentrated mainly within the Socorro Road corridor;



- Agriculture: Ag. Preservation is strongly recommended as a matter of policy, though some agricultural parcels might be converted to residential over time, in limited areas.

- Transportation: It is recommended that at least a couple bus stops be located within the Southeast San Eli neighborhood, especially one at the intersection of Chicken Ranch and Socorro Roads.

Part 3: The final session of the Community Visioning Workshop after lunch was devoted to a general brainstorming exercise in which workshop participants were urged to reflect on the concepts and ideas that emerged from the preceding sessions, and try to articulate some of the main outlines of a community vision that could serve as the basis for the city’s comprehensive plan.

This session was necessarily shorter than the others, as it was immediately following lunch and close to the end of the workshop. Still, it can be said that some of the same themes developed in the earlier sessions were underscored and reinforced in comments such as the following, which were offered by workshop participants:

- Preserve the San Elizario that our elders remember, while at the same time addressing the needs of our current residents. “We didn’t create a city in order to ‘make a city’.”
- Preserving what we have here (historic preservation).
- “Get the word out so that people near and far will know about San Eli and what it is all about.”
- “The City of San Elizario would like to protect its vision for the community based on faith, family, and all that is just, while being able to preserve its rich history which has been intertwined through the lives of its citizens, and stay committed to spreading its values, treasures and ideas throughout the future.”
- Going forward into the future with transparency.

In general, the final brainstorming session showed strong sentiment on the part of the participants in favor of preserving the rich historical assets of the community; preserving agriculture and a sense of “rurality;” making tourism central to the city’s economic development mission; and undertaking significant efforts aimed at neighborhood beautification and quality of life improvements.

VI. TOWARDS SYNTHESIS: A COMMUNITY VISION FOR SAN ELIZARIO

Based on the foregoing, it seems clear that the people of San Elizario – at least the forty-plus residents and business owners who attended this workshop – are very deeply committed to the city’s future and ready to help chart its arc of success in the years to come. As noted earlier in this report, the earnest and thoughtful contributions of all of the workshop participants deserve not only to be noticed, but to be *embodied* in a community vision statement going forward.

As a first approximation towards such a vision statement, one could do worse than to encapsulate the outcomes of this workshop in something like the following words:

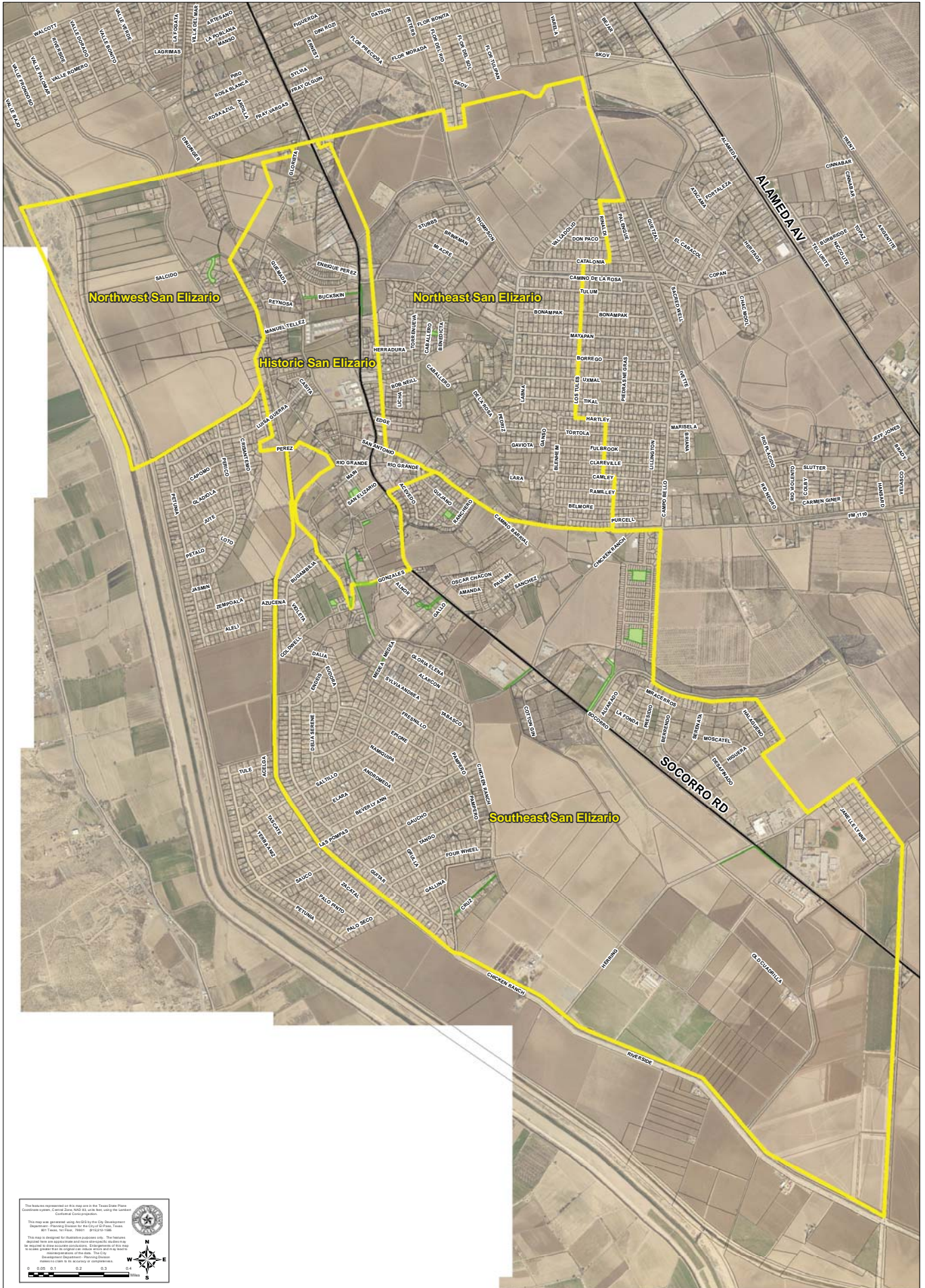
“The City of San Elizario’s vision for the future is one which aims to preserve and protect the community’s priceless historic and agricultural resources and basic community character while at the same time seizing opportunities for sustainable economic growth consistent with that character. The city’s policies in furtherance of this vision shall at every turn strive to achieve sustainable development that serves the goal of improving the quality of life of its citizens.”

This first approximation towards a vision statement for the city really represents just one of many ways to state the challenge and the promise facing the city. Local leaders and citizens may wish to elaborate on this community vision in greater detail. Reflection on this matter merits everyone’s attention in the community, for in the end it is the community’s vision that will serve as the motivating force behind the city’s comprehensive plan, and, by extension, all of its policies and ordinances that lay in the future.

* * *

APPENDICES

San Elizario, El Paso County, TX



The features represented on this map are the Texas State Plane Coordinate System, Central Zone NAD 83, with the only one known...
 This map was prepared using GIS data by the City Development Department, Planning Division for the City of El Paso, Texas. 801 Texas, 79901. © 2014 City of El Paso.

This map is designed for illustrative purposes only. The features depicted here are approximate and not guaranteed. No liability is assumed for the accuracy of the information. Development of this map was funded in part by the City of El Paso, Texas. For more information, contact the City of El Paso, Texas, Planning Division, 801 Texas, 79901.

0 0.1 0.2 0.3 0.4 Miles

**CITY OF SAN ELIZARIO COMPREHENSIVE PLANNING PROCESS
COMMUNITY VISIONING WORKSHOP -- 9/27/2014**

**** AGENDA ****

1. Welcoming Remarks (Mayor/Aldersperson) **5 min.**
2. Overview of the Community Visioning Process (RSTED – C. Nill) **15 min.**
 - a) Context
 - b) Process Overview
3. Brief Q&A **5 min.**
4. The Values, the Treasures, and the Promise of San Elizario
 - a) Facilitator Remarks (RSTED – C. Nill) **5 min.**
 - b) Small Group Brainstorming Session **45 min.**
 - What are San Eli's key values?
 - What are San Eli's most important treasures?
 - Where do we want to go? What is San Eli's promise for the future?

**** BREAK ****

(15 min.)

- c) Voting on Brainstorming Ideas **15 min.**

5. Digging Deeper: Let's Look at San Eli's Neighborhoods

- a) Facilitator Remarks (RSTED – C. Nill) **10 min.**
- b) Small Group Discussion on Neighborhoods **60 min.**
 - Northwest San Eli
 - Northeast San Eli
 - Southeast San Eli
 - Historic District/Downtown

**** BREAK ****
(30 min.)

- c) Plenary: Presentation of Summary Neighborhood Assessments **20 min.**

6. Towards a Vision for San Elizario

- a) Facilitator Remarks (RSTED – C. Nill) **5 min.**
 - b) Brainstorming the Overall Comprehensive Plan Vision
 - c) Sector-Specific Community Vision
 - Commercial/Residential Development
 - Transportation
 - Parks & Rec
 - Historic District
 - Agriculture
 - Governance
- 30 min.**

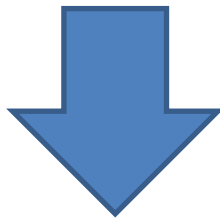
- 7. Wrap-Up Remarks (Mayor/Aldersperson/RSTED) **10 min.**

****ADJOURN ~1:30pm****

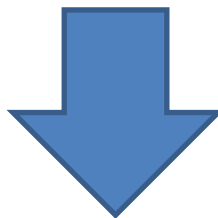
**CITY OF SAN ELIZARIO COMPREHENSIVE PLANNING PROCESS
COMMUNITY VISIONING WORKSHOP -- 9/27/2014**

**** SUMMARY OF WORKSHOP STRUCTURE ****

**GROUP BRAINSTORMING ON THE
VALUES, TREASURES, AND PROMISE OF
SAN ELIZARIO**



**SMALL GROUP BREAKOUTS:
ANALYZE THE NEIGHBORHOODS THAT
MAKE UP THE CITY OF SAN ELIZARIO**



**GROUP BRAINSTORMING ON A
COMMUNITY VISION FOR SAN
ELIZARIO**

CITY OF SAN ELIZARIO COMPREHENSIVE PLANNING PROCESS

COMMUNITY VISIONING WORKSHOP -- 9/27/2014

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CITY OF SAN ELIZARIO COMPREHENSIVE PLANNING PROCESS

COMMUNITY VISIONING WORKSHOP -- 9/27/2014

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CITY OF SAN ELIZARIO COMPREHENSIVE PLANNING PROCESS
COMMUNITY VISIONING WORKSHOP -- 9/27/2014

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CITY OF SAN ELIZARIO COMPREHENSIVE PLANNING PROCESS

COMMUNITY VISIONING WORKSHOP -- 9/27/2014

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CITY OF SAN ELIZARIO COMPREHENSIVE PLANNING PROCESS COMMUNITY VISIONING WORKSHOP -- 9/27/2014

THE VALUES, THE TREASURES, AND THE PROMISE OF SAN ELIZARIO

(Sorted by Popularity)

OUR VALUES (Group 1)

	VOTES	REMARKS
Encourage our youth in community involvement	24	
Education	17	
Preserve land; agriculture	15	
History	15	
Investment in our youth	14	
Farming community	13	
Elderly	13	
Family	12	
Local employment	12	
Planting roots in our youth and residents	11	
Integrity	8	
Hard Work - Action	7	
Faith	6	
Honesty	6	
Commitment - Follow-through	6	
Welcome all who visit San Eli	5	
Neighborliness	3	
Helpfulness	2	
Respect	2	
Community involvement	1	

OUR TREASURES (Group 2)

	VOTES	REMARKS
Safety	26	Needed Improvements: Lighting (15 votes); Emergency preparedness (9 votes); Sidewalks (13 votes); Limiting speed in certain areas (7 votes)
Quality of Life	21	
History	16	
Agriculture	16	Ag. Zoning and preservation
Mission (Church)	11	

Model [Community]	10	Needed Improvements: "Zoning" and "City Planning" collectively received 32 votes
[Improve the cemetery]	10	
Young people	9	
Cotton fields	9	
Health	7	Needed Improvements: Septic tank removal [replacement] (16 votes); Junk removal (8 votes)
Small town community	7	

THE PROMISE OF SAN ELI (Group 3)

	VOTES	REMARKS
Tourism	45	
Minimize stray animals	29	
Promoting Healthy Environment	22	
Planned Development	17	
Beautification	17	
Preserving Historical Roots	14	
Organic Gardening	13	
Safety	13	Sidewalks; traffic lighting
Model Rural Community	11	
Preserving Agricultural Lands	11	
Preserve & promote heritage	11	
Military Liaison	11	
Safe Community	10	
Business Incentives	10	
Community Involvement	9	
Create OWN Identity	7	
Educational opportunities	6	Partner w/ school district

CITY OF SAN ELIZARIO COMPREHENSIVE PLANNING PROCESS COMMUNITY VISIONING WORKSHOP -- 9/27/2014

** WORKSHOP EVALUATION **

1. Did this workshop meet your expectations?

Not at All	Somewhat	Totally	Exceeded Expectations
	1	12	12
	4%	48%	48%

2. How did we do as workshop facilitators?

Poor	Fair	Average	Good	Excellent
		1	3	21
		4%	12%	84%

3. Would you like to see another meeting or workshop like this?

YES	NO
25	
100%	

CITY OF SAN ELIZARIO COMPREHENSIVE PLANNING PROCESS COMMUNITY VISIONING WORKSHOP -- 9/27/2014

**** WORKSHOP EVALUATION ****

4. What was the BEST thing about this workshop?

RESPONSES

- 1 Expressing ideas, values & concepts that we would like to see implemented as we move forward
- 2 Participation from community. [They] let us give our ideas and input.
- 3 Very informative
- 4 Interaction as a whole. Good guidelines to follow.
- 5 Ideas generated by community members
- 6 Learned excellent ideas for San Elizario
- 7 Knowing everyone had the same views and hopes for San Elizario
- 8 The best thing was the transparency of the sessions. All the ideas that were shared from community members.
- 9 Clarification of expectations; community information.
- 10 Meeting community members
- 11 The breakdown of groups where they live
- 12 Community involvement
- 13 Seeing the range of ages in the community that attended the meeting
- 14 Our community coming together to start building our city for the future!!
- 15 Unity (same or look-alike ideas)
- 16 Everything, everyone cooperated. The speaker was excellent, helpers were great too!
- 17 The whole enchilada
- 18 Everything as excellent for me
- 19 I got to voice my opinion and help my community grow
- 20 I got to voice in my opinion and learn more about my community
- 21 Bring the community people together, we need to get more people involved
- 22 Brainstorming together
- 23 The participation of community members
- 24 Participation from interested members
- 25 Everyone came together as a whole with diverse ideas

**CITY OF SAN ELIZARIO COMPREHENSIVE PLANNING PROCESS
COMMUNITY VISIONING WORKSHOP -- 9/27/2014**

**** WORKSHOP EVALUATION ****

5. What was the WORST thing about this workshop?

RESPONSES

- 1 N/A
- 2 N/Comment
- 3 the flies
- 4 I thought everything was great
- 5 Would like to see more community involved
- 6 [None]
- 7 Some people spoke over the facilitators
- 8 The worst thing I feel that I hoped for more people
- 9 Lack of documents for procedures regarding contact with City Council and times. Ph
mostly not answered.
- 10 Every aspect was good
- 11 Open it up for the younger people what their thoughts are
- 12 Nothing
- 13 [None]
- 14 Nothing!!
- 15 More people who are part of the community
- 16 Too many people did not show up
- 17 nuttin
- 18 To me, I don't think workshop worst, best or better
- 19 There weren't enough people to represent the city
- 20 There was not enough of the community involved
- 21 There was nothing "worst" about the workshop
- 22 Have better ways of announcing meeting
- 23 The fact that more residents should have been in the meeting
- 24 Would have liked to see more community members attending the workshop
- 25 [None]

CITY OF SAN ELIZARIO COMPREHENSIVE PLANNING PROCESS
COMMUNITY VISIONING WORKSHOP -- 9/27/2014

**** WORKSHOP EVALUATION ****

6. Other Comments

- 1 Looking forward to receiving the followup on the results of the workshop
- 2 Always remember the historical aspect of this beautiful small town and its preservation. It's a beautiful heritage that San Elizario holds.
- 3 We need to preserve San Eli's history!
- 4 Recycle center; Direct phone numbers available for San Eli residents; Non-emergency phone numbers; Animal control; Help with flood zones; Help senior citizens with whatever help needed; A list of senior citizens who are alone.
- 5 At sign-in have name tags for everyone.
- 6 This was an excellent workshop. I was happily surprised!!
- 7 We need to get more people in the community to come to these meetings. Attract them to come. Announce these meetings ahead of time and send reminders.
- 8 Members lost out on a very interesting workshop.

SESSION 1 FLIPCHART PAGES

Values GROUP 1

Family → Community Involvement

Faith → Develop of neighborhoodness

Honesty → helpfulness

Integrity → respect

Commitment → Follow through

Hardwork → action

Welcome all who visit San Eli

1) SAFE

- A) LIGHTING
- B) EMERGENCY PREPAREDNESS
- C) SIDEWALKS
- D) LIMITING SPEEDS IN AREAS (SPEED BUMPS)

2) MODEL

- A) ZONING
- B) CITY PLANNING

3) HISTORY

- A) TOURISM
- B) PRESERVATION / FUNDING

4) AGRICULTURAL

- A) ZONING / MAINTAIN

5) HEALTH

- A) Removing Septic Tanks
- B) Junk Removal

PROMISE

- 1) SAFE COMMUNITY
- 2) MODEL RURAL COMMUNITY
- 3) PRESERVING HISTORICAL ROOTS
- 4) PRESERVING AGRICULTURAL LANDS
- 5) PROMOTING HEALTHY ENVIRONMENT

PROMISE 13

1. TOURISM
2. ORGANIC GARDENING
3. PLANNED DEVELOPMENT
4. PRESERVE & PROMOTE HERITAGE
5. COMMUNITY INVOLVEMENT
6. BEAUTIFICATION
7. SAFETY - Side walks, TRAFFIC LIGHTING
8. MINIMIZE STRAY ANIMALS
9. EDUCATION OPPORTUNITIES PARTNERSHIP WITH SCHOOL DISTRICT

PROMISE GROUP 3
MILITARY LIAISON
TO CREATE OWN IDENTITY
BUSINESS INCENTIVES

GROUP 2
① Physical
Sanctity
Treasures
② Mission
③ fields
(Cotton)

GROUP 2
④ Small town
Community
Young people
improve the
Cemetery.
GROUP 2
Quality of Life

Value's
Perseve Land, agriculture
Farming Community
History Elderly
Investment in our youth
Future > employment
education within San Elizario
encourage our youth in
community involvement
Planting roots in our youth
and residents.

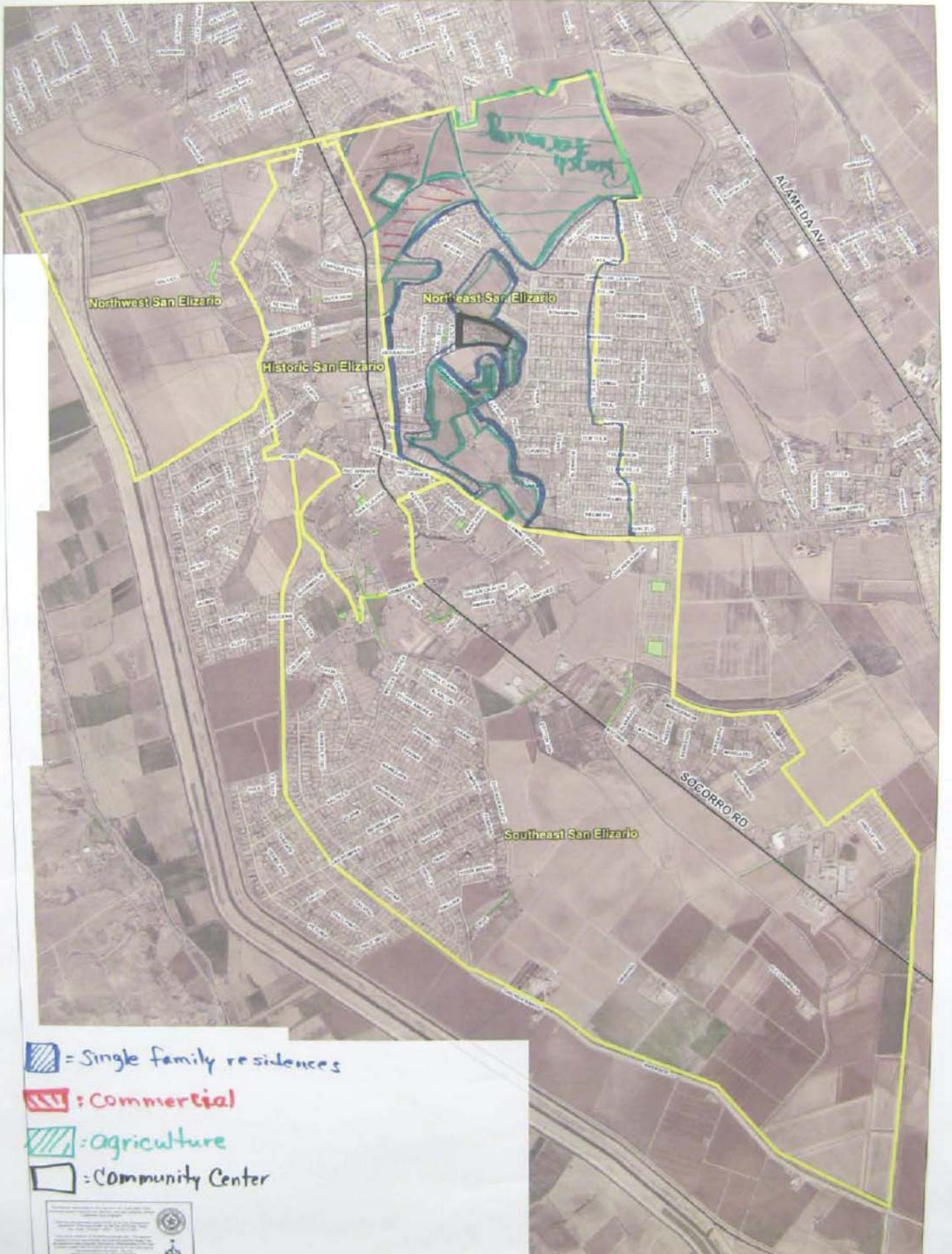
SESSION 2 FLIPCHART PAGES & MAPS

- The Built Environment—
1. Preserve historic theme by Socorro Rd.
 2. Reinforce Clean Environment (No trash or weeds)
 3. No handmade business signs.
 4. Establish areas for flea and farmers market
 5. Buildings must be up to code.
 6. Code enforcement (loose dogs, etc, etc)
 7. Southwest style

- ### Natural Environment
1. Better Drainage
 - a.) Uxmal & Campbell
 - b.) Socorro & San Antonio
 - c.) Socorro & Borrego
 2. Vehicle Noise Control
 3. Beautification of Community
 - a.) Native and adaptive plants
 - b.) Weed Control

- ### TRANSPORTATION
- 1- Widen Borrego Rd, sidewalks
 - 2 San Antonio - speed bumps + repair (Stop signs or traffic lights)
 - 3 Street lights whole city
 - 4 Sidewalks
 - 5 Widen Socorro
 - 6 New roads to Alameda
 - 7 Speed Limit Signs
 8. No Semi Trucks Allowed on Certain Streets
 9. Safety Signs for School Areas Clinics, Cross Rds. etc.

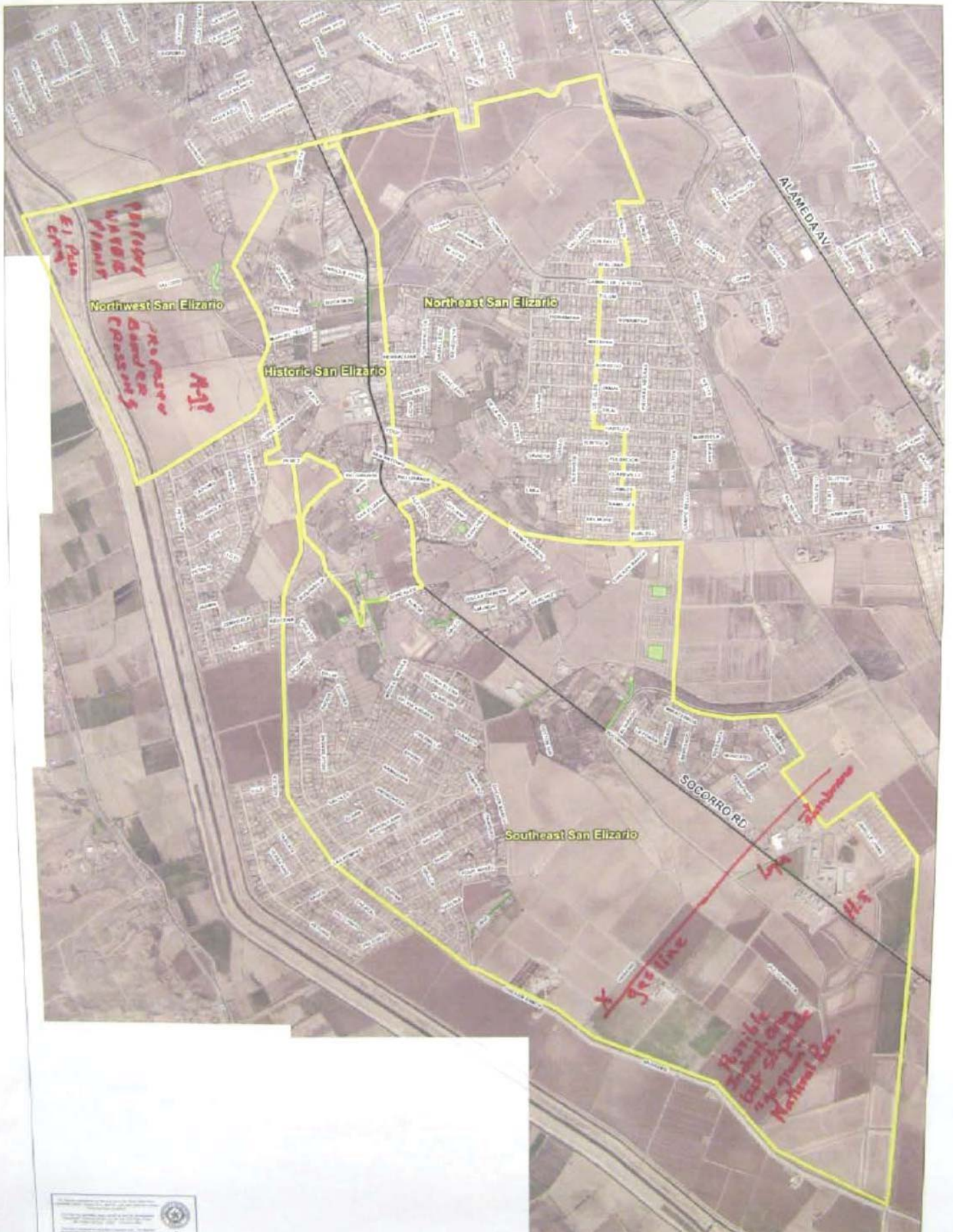
San Elizario, El Paso County, TX



San Elizario, El Paso County, TX

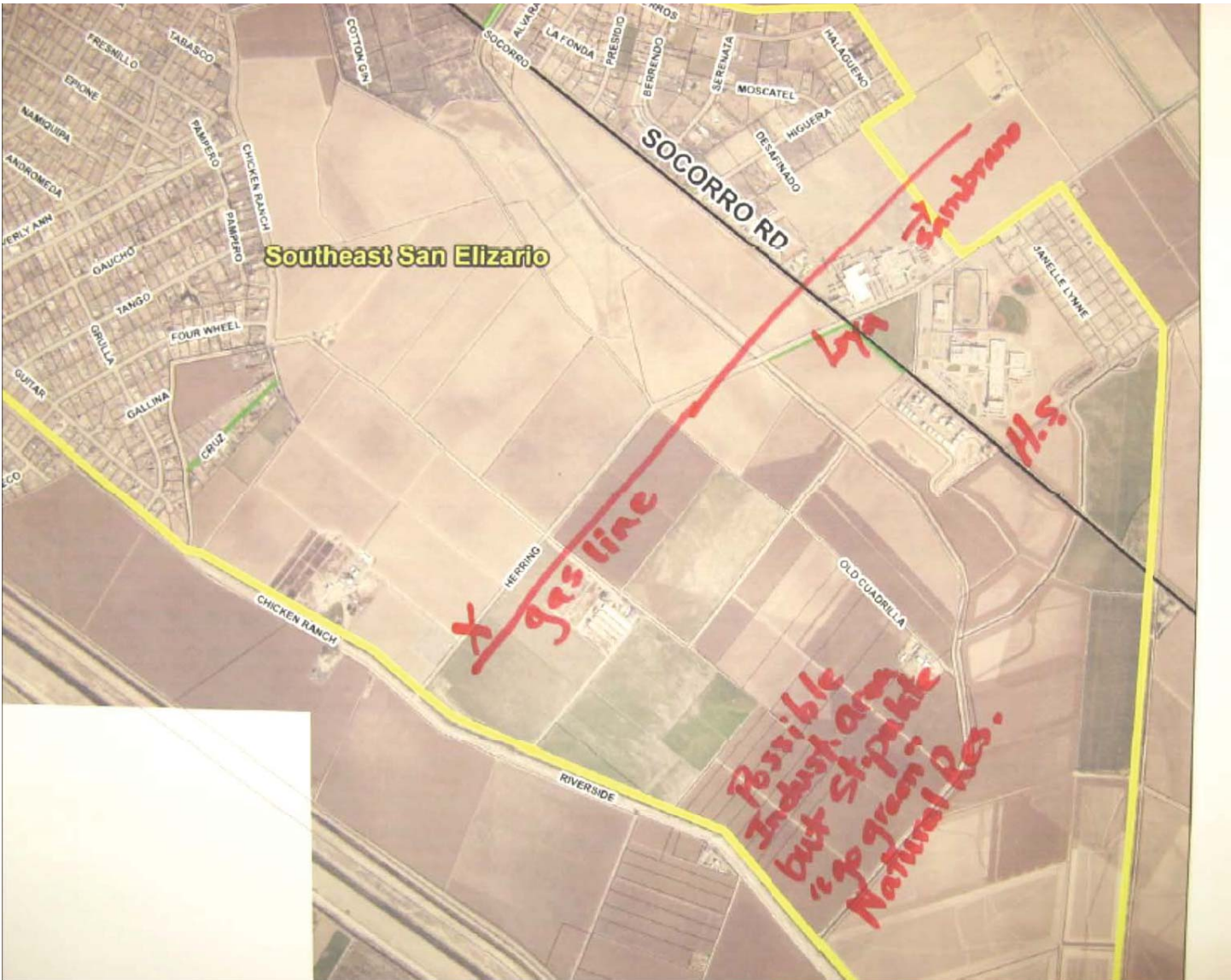


San Elizario, El Paso County, TX



San Elizario, El Paso County, TX





Southeast San Elizario

SOCORRO RD

X gas line

L.A.

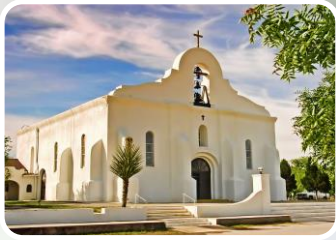
Sanborn

H.S.

Possible Indust. area but St. Public is green; Natural Res.

San Elizario, El Paso County, TX





EL PASO COUNTY ECONOMIC DEVELOPMENT ACTION AGENDA

Submitted by Market Street Services Inc.
www.marketstreetservices.com

March 18, 2016

MARKET ST

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INTRODUCTION

NOTE: This Economic Development Action Agenda is a list of short and medium-term action items to help the County become more established in economic development. These core actions can pave the road toward bigger, more substantial action items in the future. The following strategies and tactics will be measurable and actionable and are based on *Market Street's* research and findings gained from the Work Group meeting held on January 19th, 2016 along with follow-up conversations and examinations.

El Paso County, Texas is situated in the southwest region of the United States bordering New Mexico and the international community of Ciudad Juarez, Mexico. The geographic location alone provides the county with a unique advantage regarding opportunities for development and growth. Along with its geographic advantage the county has been experiencing population growth, with a high percentage of those numbers being in the millennial age range. The county has also experienced some growth in jobs, per capital income, and the population's educational attainment has been steadily increasing. All of these factors can contribute moving toward a prosperous economy. However, it is up to the El Paso County Government (also referred to as the County) to determine its proper role in assisting the region to the next level. The county contains multiple, high-level assets that are underutilized. With the proper attention and action to maximize utilization of these existing assets, the County can create additional superior quality of life amenities that El Paso needs.

El Paso County as a whole has a number of various organizational strategic plans, partners, overlaps, and gaps. The result is the state of disorganized economic development project management and a clear action plan on behalf of El Paso. In several cases, there are no clear lines on which organization has full ownership of the economic development projects in the county, many of which deserve a close look. *Market Street Services* was asked by El Paso County for assistance and to provide an action agenda for the short and medium-term. The goal is to determine a way for the County to add value to their overall economic development process and structure.

Many times there is a desire to try and take on too much at one time with limited resources which ultimately leads to economic stagnation and failure to reach the maximum result. The objective of this document is to allow the County to become a more important player in economic development. That requires the concentration on a select number of initiatives. *Market Street* believes that the five suggested action items on the following pages would be a strong start for the County to become more involved in economic progress for the citizens. The County needs to start by building its own professional staff capacity. These projects require dedicated daily management and attention.



ECONOMIC DEVELOPMENT ACTION AGENDA

El Paso County's Economic Development Action Agenda is designed to address how and where the County can be more involved in positive economic development. This is **NOT** meant to be a fully holistic strategy but rather an economic development action agenda with five specific goals to guide the County to further establish their position in the field over the next several years. Based on the information from existing plans and initiatives, and a limited number of phone interviews conducted in the beginning of the process, these are the suggestions that *Market Street* believes will be of highest value.

The five goal areas are:

GOAL 1: CREATION OF THE EL PASO COUNTY COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

GOAL 2: HERITAGE TOURISM AND THE MISSION TRAIL DEVELOPMENT

GOAL 3: FABENS COUNTY AIRPORT AND TORNILLO-GUADALUPE PORT OF ENTRY AREA

GOAL 4: BUSINESS RETENTION AND EXPANSION PLAN

GOAL 5: COLISEUM REDEVELOPMENT

GOAL 1: CREATION OF THE EL PASO COUNTY COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

Market Street believes that El Paso County is in need of its own Department of Community and Economic Development. There are many opportunities for the County to provide important leadership in a number of specific project areas. The items contained in this Action Agenda are a starting point. While cooperation with the City and other partners is important, the County has a serious responsibility that requires a number of professional staff dedicated to doing this work all day, every day.

The management of incentives that may be offered to employers and new investment is normally begun by the City professional and legal staff, this process will need to continue. The County's new staff will be able to respond and handle the oversight of Chapter 381 incentives. In recent years, the number of projects has been very small averaging about two a year. Since the County will have its own staff, there will be no need for some of the "in-kind" support previously provided by the City. The Rural and Small Town Economic Development (RSTED) team does not need to be continued.

The County's new team will need quality office space, materials, software, computers, and other support. It can be determined later whether there is any need for continuing the use of the City's Accela, Implan, and Geographic Information System (GIS). These are tools that most economic development professionals use and are familiar with.

The transition needs to begin immediately but needs to be smooth as the City and County need to **improve, not reduce, communication**. The legal, administrative, and budget departments need to



continue to work together and agree on what is presented to the City Council and the County Court. Having professional economic development staff on board will allow the County to be a stronger partner and advocate.

The skill sets needed for the new staff are substantial. Several of the positions will be project managers heading up specific program areas. These include historic preservation and heritage tourism, logistics and infrastructure, Fabens County Airport development, and redevelopment. There will also be a need for quality research and administrative support. *Market Street* believes there is a need for five or so professional staff. This department should report directly to the County Administrator and have constant communication with the other key departments.

GOAL 2: HERITAGE TOURISM AND THE MISSION TRAIL DEVELOPMENT

El Paso County has a rich history and contains an extensive amount of historical buildings and sites within the county lines. With proper focus, there is real opportunity for the county to become a destination based around heritage tourism. While all of the sites are not located in one area, such as the Concordia Cemetery and the Camino Real Trail, the preservation of key historical sites will strengthen El Paso County's identity and history. The County is already taking action in El Paso's heritage preservation by completing a Downtown Architectural Survey of all historical buildings and landmarks in Downtown El Paso and the neighborhoods of Chihuahuita and Segundo Barrio. This survey is a requirement to designate it as a National Historic District.

Along with the future National Historic District designation, El Paso County has many other important historical sites and assets which include the Camino Real Trail, Concordia Cemetery, Casa Ronquillo, San Elizario Placita, and Los Portales Museum. All of these listed historical sites are extremely important and deserve the funding that is proposed and allocated to them from the County's Hotel Occupancy Tax Funds. *Market Street* believes that the focus on the development of the Mission Trail should also be a top priority by the County as it is viewed as having the most return when completed. To initiate the development of the Mission Trail the area needs have its own Development Corporation overseeing its complete management. This will allow one authoritative entity to have widespread oversight on development, marketing, management, etc. The second crucial step to develop the Mission Trail is to register the established district as a National Heritage Area. This will ensure the preservation and funding of the area to ensure the area reaches its maximum potential. Detailed steps to complete both of these processes are below.

Currently the Ysleta Mission, Socorro Mission, and San Elizario Presidio Chapel are located along the nine-mile Mission Trail that is owned by the Catholic Diocese. The land in-between is owned by various private owners located in the City of Socorro and San Elizario. Many of the historical sites mentioned above, including Casa Ronquillo; San Elizario Placita; and the Los Portales Museum are in close proximity of the nine-mile Mission Trail and can take advantage of the proposed suggestions below. It will be necessary to get all parties, including all stakeholders in the area, involved in the recommended actions below to ensure completion.



Mission Trail stakeholders are but not limited to:

- The Catholic Diocese
- Private land owners
- Ysleta del Sur Pueblo/Tigua Indian Reservation
- The City of El Paso
- The City of Socorro
- The City of San Elizario

Below are two crucial items that will need to be completed in order to make sure the Mission Trail reaches its full potential.

Development of the El Paso Mission Trail Development Corporation

Developing the El Paso Mission Trail Development Corporation will provide complete oversight and management of the trail. The purpose of this oversight will entail proper trail development, historic preservation, and managed tourism around and in the area. Leaders of the Corporation should represent stakeholders involved in the area to ensure maximum potential and preservation is being practiced through consensus. The County's current legal and executive staff will oversee the initial development of the Corporation. Once the Corporation is organizationally setup, it will maintain its own management and oversee the marketing of the Mission Trail. The County's newly established Community and Economic Development Department will staff and the Commissioners Court will appoint the Board of Directors for the Corporation.

To create the El Paso Mission Trail Development Corporation, a district will need to be outlined that encompasses the historical area desired to be included under the Corporation's management. This district will need to encompass the Ysleta Mission, Socorro Mission, and San Elizario Presidio Chapel along with the nine-mile trail in between. This will provide proactive, inclusive management of the entire Mission Trail area. Taking into consideration the already created Socorro District and San Elizario District mentioned in the county's Sustainable City Center Incentive Program (2013), expanding these districts to include the Ysleta Mission and surrounding area will prove effective for the Corporation's purpose.

Under Local Government Code Chapter 501, 502, 504 and 505 for the creation of a Development Corporation, the County must be fully involved in the creation of the Mission Trail Development Corporation, appointing the Board of Directors along with all programs and expenditures the Corporation establishes in part of the Mission Trail district. Programs for the area can include job creation and retention; job training; and infrastructure improvements. It is important to note that the Corporation can own real and personal property in and around the district as well as issue bonds with the approval of the County. These bonds are payable only from the money provided from the revenue gained from the Corporation's established projects that the bonds were issued and authorized. These bonds will not be in debt of the County.



Register the Mission Trail under the National Parks Service as National Heritage Area

The next step to further improve the Mission Trail would be to register it as a National Heritage Area (NHA) with the National Park Service (NPS). The purpose in doing this would be to receive additional funds and resources needed for improvements as well as designate it as a historically important area. This will not only create buzz for the surrounding area but it will be an outlet to tell the story of El Paso for years to come. This task would be the responsibility of the El Paso Mission Trail Development Corporation with oversight from the County's Community and Economic Development Department.

The difference between a National Heritage Area (what *Market Street* is proposing for the Mission Trail) and a National Historic District (what the County is currently underway with in Downtown El Paso), is a National Historic District ensures that historic events, places, and persons are recognized with utilization by citizens. It could also provide protection of the district and funding on the federal level. There are currently 2,500 National Historic District distinctions. While similar to a National Historic District, a National Heritage Area is different in the aspect that it is a specified place where natural, cultural, and historic resources form a nationally important landscape that tells a story about the United States and its diverse culture. A National Heritage Area promotes local and cultural pride as well as the opportunity for funding from the federal level. There are currently 49 designations.

There are in-depth steps that need to be addressed to become an NHA. While the program is run through the NPS, Congress is the entity that labels the designation. According to the NPS website, for an area to apply for designation the area needs to:

- ✓ Have nationally distinctive natural, cultural, historic, and scenic resources;
- ✓ Tell a unique story about our country;
- ✓ Have opportunities exist for growing public access to and understanding of contributing natural, cultural, and historic resources;
- ✓ The proposal is consistent with continued economic activity in the area;
- ✓ An organization exists that has the financial and organizational capacity to coordinate heritage area activities; and
- ✓ A conceptual boundary map is supported by the public for an NHA designation (this will have been accomplished with the development of the Mission Trail Development Corporation).

Much of the research and work needed to prove that the Mission Trail designated area contains these aspects are contained in the 2013 University of Texas at El Paso's Review of Recommendations for Improving the Trail. The report will need to be submitted to El Paso's NPS regional office. Staff can use examples of submitted feasibility studies which can be found on the NPS website located here: (<http://www.nps.gov/heritageareas/become/index.htm>).

Specific subject matter explaining the Mission Trail designated area will be very important. According to the National Heritage Area Feasibility Study Guidelines the following information will need to be addressed:



- A. Defining the study area
- B. Public involvement strategy
- C. Determination of the region's contribution and continuance to national heritage
- D. Natural and cultural resource inventories, integrity determination, and affected environment data
- E. Management alternatives and preliminary assessment of impacts
- F. Boundary delineations
- G. Heritage area administration and financial feasibility
- H. Evaluation of public support and commitment

Since the encouragement of further private sector development is key to the Mission Trail and other historical assets, *Market Street* recommends reviewing, amending, and strengthening the County's Chapter 381 incentive program. The additional ad valorem tax revenue coming from new investments can go toward the Development Corporation and the improvement of the Mission Trail district. State and federal funding should also be applied for as well as hotel occupancy tax funding in order to leverage all sources dedicated to historical preservation and heritage tourism.

It is important to note that directly across the border in Ciudad Juarez, Mexico sits another important mission named the Guadalupe Mission. After the County establishes registering the Mission Trail as a National Heritage Area, efforts should be taken to explore international agreements between El Paso County and Ciudad Juarez to register this mission with the NPS. The NPS Office of International Affairs can assist with this project and guide all parties to extend the designation as a world heritage site.

GOAL 3: FABENS COUNTY AIRPORT AND TORNILLO-GUADALUPE PORT OF ENTRY AREA

Market Street is linking the development efforts of Fabens County Airport and the new Tornillo-Guadalupe Port of Entry due to its close proximity to each other. Maximizing the development efforts between the nine to ten-mile radius between the airport and port will provide significant economic opportunity in the long-term. To help aid in transportation capabilities, this area also houses major railroad lines utilized by United Pacific, Burlington Northern Santa Fe, and Ferromex (based out of Mexico), connecting east-west routes and international railways together in El Paso.

While there has been some recent setback regarding funding for Fabens County Airport, the County needs to focus on the future of the airport and what it could become. The County currently receives \$150,000 annually from the Federal Aviation Authority and will hopefully regain the \$279,000 of unused funds that was given back to the state. This could be apart of a steady revenue stream available for development at the airport after all maintenance needs are met.

The County currently owns 400 acres which includes the airport and surrounding land and is also leasing an additional 21.327 acres for a runway clear zone and 1.15 acres for an access driveway from the University of Texas System. The County currently leases 5 acres for general aviation enterprise to Olivas Aviation, the airports fixed-based operator. The possibility of a partnership agreement with a key public or private sector



entity coupled with the considerable acreage that the County owns and leases is a huge economic advantage that could redevelop this area into an aerospace and technology hub. A long-term master plan for the airport is needed and will provide a blueprint of how exactly development should take place over time incorporating possible land usage ideas that could include business parks, incubation facilities, engine testing, manufacturing possibilities, and many other uses related to the aircraft and aerospace industry.

2015 data shows that El Paso County's location quotient for aircraft manufacturing is currently 0.70, decreasing 14% since 2010. This would indicate a serious opportunity if the airport and surrounding land can be redeveloped. An interesting component to this data is that the growing guided missile and space vehicle propulsion unit subsector is very small (only 63 jobs), but this may be a real opportunity area for the future as part of an airport redevelopment plan.

Just like many new projects, the Tornillo-Guadalupe Port of Entry has had its share of setbacks, too. Being the largest border port in the U.S. and the most expensive project the County has funded, the U.S. completed their portion in 2014 while the Mexico side had delays, an official ribbon cutting took place in February 2016. Currently the six-lane highway to the port is supported by a two-lane highway (M. F. Aguilera International Highway). Phase two of the port project is an extension direct to I-10 which is currently being built. Phase 3 and 4 of this construction will widen the roads to a four-lane highway to support the hopeful growth and demand. There is currently no development on either the U.S. or Mexico side. The completion of all the road construction, especially the extension highway to I-10, is vital.

A comprehensive study by Jacobs Engineering which is scheduled to be completed this month will judge the passenger volume utilizing the port. However, focus on Fabens Airport, the 400 acres of ownership, along with a possible public or private partnership provides tremendous opportunity over time for development inside the entire nine to ten-mile radius including the airport, port and heavy rail mentioned above. **This entire goal is about quality job creation.** Starting with redevelopment of the airport in conjunction with the extension of the highway to I-10 should be step one. Over time, the area will slowly start to gain ground, spurring interest in the area which will lead to development and additional traffic utilizing the port.

Best Practice: Charleston International Airport and the Port of Charleston (Charleston, South Carolina)

A prime example of recent airport development coupled with port expansion can be found in Charleston, South Carolina. The development plan surrounding the former Charleston Air Force Base and the existing Charleston International Airport included making many acres available for aerospace companies. Roughly 13 miles away from the airport sits the Port of Charleston. In October 2009, Boeing chose Charleston to build a major plant on the airport's property. Currently, Boeing South Carolina sits on 730 acres as a site for second final assembly for 787 Dreamliner commercial aircraft. Today, several thousand people are employed there as the project has been continuously building their workforce over several years. Boeing is also attracting supporting companies to Charleston, building on the already prevalent quality jobs the area has to offer. In 2014, Kaman Engineering Services, a Connecticut based aerospace engineering firm that supports Boeing, expanded to North Charleston.



The immediate access to the Port of Charleston, the number three container port on the East Coast, was a decision factor for Boeing's decision. Other major companies such as BMW and Mercedes have used the port for years, increasing car exports in 2014 to \$9.2 billion (up 21% from the previous year and ten times higher than at the start of the decade). South Carolina is now the top exporter of passenger vehicles. To keep up with demand, it is now in the process of becoming the only East Coast port with a 52' canal depth. The new logistics infrastructure and process rewards air, land, rail, and port operations. This proves that the more logistical assets in one place, the greater the opportunity to attract niche businesses and employees.

GOAL 4: BUSINESS RETENTION AND EXPANSION PLAN

As the County seeks to improve economic development efforts there seems to be one missing key factor amongst all of the organizations, a strong business retention and expansion (BRE) effort. The City of El Paso has a Business Development Division and the Borderplex Alliance mentions BRE in their strategy, but there does not seem to be an impactful effort within the county. Our research reveals that major firms in El Paso have never been called on by any organizations in the area and asked how they might be assisted. One of the major lessons learned from the Great Recession is that a community needs to take care of their current businesses as the top priority. This necessitates a strategic focus that seeks to care for the needs of three constituencies that are often referred to as the "three legs of the economic development stool." These "three legs" are: existing businesses, entrepreneurs, and prospective new businesses (potential relocations). Accordingly, a successful BRE program builds and maintains programs, policies, and initiatives that support and cultivate existing business and provides new prospects and opportunity for entrepreneurs. BRE programs are now the number one program reported by the International Economic Development Council.

It is important to note that organizations within El Paso will need to work collectively and collaboratively to execute a strong BRE program. Effective partnerships are what hold these programs, policies, and initiatives together to ensure a strong foundation for business development. *Market Street* suggests the County work closely with the El Paso Chamber of Commerce to create the BRE program.

An effective BRE program should utilize multiple methods for engaging the existing business community. Site visits with in-person interviews should be conducted annually with the community's largest businesses. Additional site visits and/or telephone interviews should be scheduled with smaller and medium-sized businesses. All businesses should be engaged using online survey methods. Specialized software that supports BRE surveying (such as Synchronist and ExecutivePulse) should be acquired. Protocols should then be developed for follow-up actions based on site visits, interviews, and surveys. Finally, an early warning system (utilizing the acquired software and information gathered from business responses to surveys and interviews) that is sufficient to identify firms at-risk of closure and ways in which community, economic, and workforce development partners can help employers increase their competitive positions and reduce barriers to competitiveness. At least one staff member of the new Community and Economic Development Department has to be dedicated full time to this effort.

Best Practice: Business first, Greater Richmond Regional Partnership (Richmond, Virginia)



Launched in 2006, Business First is a collaborative, regional, existing business retention and expansion (BRE) program of the Greater Richmond Regional Partnership and its local government partners. Professional economic development staff and trained volunteers from the business community interview CEOs and other top company officials to fully understand the company's competitiveness and its long-term prospects for growth. Interviews cover a wide range of topics and findings include hiring prospects for the next year, perceptions of the regional workforce and specific skill shortages, projected sales, and business climate issues. The data allows the GRP to gauge the health of the regional economy, develop an early warning system to foretell potential future layoffs, and provide targeted solutions to existing businesses. Companies reached by the program receive a high level of customer service and access to a wide variety of resources. The program also responds to specific requests for assistance. By partnering with local government entities, the program leverages the full suite of available resources and provides customized service to businesses.

Thousands of face-to-face interviews have been conducted with business owners and chief executives throughout the region since 2006, collecting a tremendous amount of valuable information and feedback on everything from regulatory issues to expansion plans to workforce needs. The Partnership works with a network of partners to provide a variety of support in areas such as local government services, finance, workforce development, international trade and business planning. All participant responses are confidential and used to provide direct assistance where needed. Information is also aggregated to help develop a better understanding of critical business issues facing the region at-large.

Since 2006, the program has helped create more than 2,000 new jobs from employer expansion and retain more than 2,500 jobs that were at risk of elimination from workforce reductions, closures, or relocations. During the height of the national recession (FY 2010–2011), Business First staffers and volunteers met with 567 companies. Assisted companies created 1,045 jobs, invested \$68 million in capital investment, and retained 172 jobs during the year. The program has been recognized by the Virginia Chamber of Commerce for its significant contributions to economic development. The Partnership produces a detailed annual report specifically devoted to the Business First program and its successes, and has its own website which helps convey the program's intent and allow staff to "get their foot in door." This annual report and the Business First program have received numerous awards from organizations such as the International Economic Development Council (IEDC) and the Southern Economic Development Council (SEDC).

GOAL 5: COLISEUM REDEVELOPMENT

The El Paso County Coliseum has been engrained in El Paso's history and culture representing the community by hosting a variety of local events such as trade shows, the county fair, and rodeos; both Spanish and English based concerts; national events such as the circus, WWE, Disney on Ice; and it is home to the amateur hockey team, the El Paso Rhinos.

Due to the City of El Paso's Multi-Purpose Cultural and Performing Arts Center's proposed construction start date in spring 2016, the completion of this arena will create direct competition for the Coliseum. Currently, the County is under contract with the Sports Commission, who is operating the Coliseum, until 2021 so immediate action is not feasible. However, future plans need to be in place for the Coliseum and land when this contract expires. The Sports Commission operates as a 501(c)3 charitable foundation and it



reported income of \$2.788M in 2013, all coming from Hotel Occupancy Tax Funds. There are 6 full time staff members that include the President and CEO, Brian Kennedy, and 5 managers. Together they manage the Coliseum, contracting out the maintenance and events held there. Currently, \$2.4M from the County's hotel/motel taxes is going to "upkeep" for operations of the Coliseum. At the same time, the Sports Commission is paying the County approximately \$700,000 per year which is going into the general fund. *Market Street* suggests all of the roughly \$700,000 of revenue be redirected to the newly formed Community and Economic Development Department and its employees.

Market Street is aware that the Interim County Administrator requested a full assessment of the Coliseum from the Department of Public Works and that the findings in this report will be an important factor in considering options. After the complete report of cost to restore and maintain the building and surrounding site is released, there needs to be a serious analysis to whether the best and most feasible option is to repurpose the facility or sell the building and land. The County has a couple of options regarding the direction they may want to take the Coliseum, they are:

1. Redevelop and repurpose the Coliseum to make it a facility to be utilized full time. To do this, the County will need to obtain a qualified firm to analyze the building and surrounding area and neighborhoods to recommend the best possible use. This option could result in a recommended public/private project once the usage is determined. Then, the Court can determine the amount of public funding needed that might be what the redevelopment partners would invest to move forward with this option. The best practice below is an example of how a public entity can start the process of transforming a Coliseum with unconventional funds from the community.
2. Given the City's construction of a new (already funded) and designed arena, there is a question of removing the Coliseum altogether and/or selling the building and adjacent property at market price. This option would allow the \$2.4M allocated to the Coliseum in hotel/motel tax to be redirected to other major tourism related projects.

Best Practice: Mid-South Coliseum (Memphis, Tennessee)

Please NOTE, this best practice is not meant to describe what Market Street believes how El Paso County should transform the Coliseum, it's provided to give the County an idea of what measures another public entity took on that was in a similar situation. Every region is different and will require recommendations specific to their community to truly find the best fit. It will be up to the County to figure out what grants, tax credits, zoning incentives, etc. that are offered to them from the state they can utilize.

The Mid-South Coliseum located in Memphis, Tennessee is a multi-purpose arena that seats 10,000 and is owned by the City of Memphis. Originally built in 1963 it hosted a number of events including concerts, ABA basketball, college basketball and other major sporting events such as soccer and professional wrestling. Due to high debts and operational costs, the building closed its doors in 2006. Not knowing what to do with the closed structure, and the 155-acre site it sits on (named the Mid-South Fairgrounds), in 2008 the city of Memphis began to explore redevelopment and reuse ideas.



During the time the coliseum was sitting vacant and rumors of demolition were being circulated, a group of concerned citizens formed the Coliseum Coalition. Acknowledging the historical importance of the coliseum and what it means to the community, the Coalition started off as a group of concerned neighborhood individuals and has now become a non-profit group with 12 board members working to restore the building and acreage it sits on. The Coalition has an annual fundraising event called the Roundhouse Revival which celebrates the history and importance of the coliseum. The Coalition teamed up with Ioby, a fundraising organization, to publicize the event which ended up exceeding their fundraising goals. The city took notice of their preservation efforts and decided to work with the community and the Coalition on finding the best solution for the coliseum. In 2015 the city of Memphis partnered with the Urban Land Institute (ULI) to analyze the 155-acre site and develop ideas that were best suited for the area.

Ultimately, the city applied and gained the right for the land to be a Tourist Development Zone (TDZ) from the state of Tennessee. The full report and background information can also be found here: <http://uli.org/press-release/mid-south-coliseum-memphis-gathering-place/>.

Some factors that ULI took into consideration while analyzing the area:

- ✓ Review the most recent redevelopment market studies and their accuracy.
- ✓ Determine if the area would succeed as a sports tourism destination facility, and if so, what other venues would need to be included.
- ✓ Determine a funding source to support the area and coliseum.
- ✓ The surrounding community and ways the neighborhoods could be involved and utilized the area.

After the research was completed, the ULI came up with the following recommendations:

- ✓ Create a unique indoor and outdoor youth sports facility oriented toward sports such as boys' and girls' basketball, volleyball, and fencing. The facility could be used for a variety of events and tournaments, attract local and regional users, and provide amenities to and serve the neighborhoods.
- ✓ Repurpose the coliseum to create an outdoor events structure that would host smaller events and outdoor concerts.
- ✓ Add a multipurpose open space in the center of the site to create an open, green space for residents and visitors to enjoy.
- ✓ Engage the surrounding neighborhoods by creating a collaborative that would be responsible for engaging neighborhood representatives, universities, youth sports facility operators and other businesses that could utilize the site.

Since the ULI study was completed in 2015, redevelopment of the Mid-South Coliseum is still in the beginning stages. The community still stands behind the buildings importance and continuous media coverage provides an outlet for redevelopment information.



WORK GROUP

Market Street would like to acknowledge the efforts of the Work Group that oversaw this strategic process. Their commitment to El Paso County and its growth and prosperity has been reflected in their time and effort they have dedicated. Their involvement has been critical to producing a realistic economic development action agenda for El Paso County.

Members of the Work Group are:

Ms. Veronica Escobar, County Judge

Mr. Carlos Leon, Commissioner Precinct 1

Mr. David Stout, Precinct 2

Mr. Vincent Perez, Precinct 3

Mr. Andrew Haggerty, Precinct 4

Mr. Wally Hardgrove, Budget and Fiscal Policy Director

Mr. Michael Martinez, Administrative Operations

Ms. Pat Aduato, Public Works Director

Ms. Betsy Keller, Interim Chief Administrator

CONCLUSION

El Paso County has a great opportunity to move forward as a player in community and economic development and the region. The first step in doing this is the creation of the County's Community and Economic Development Department to oversee all of the projects recommended in this Economic Development Action Agenda that include Mission Trail and heritage tourism development; the Fabens County Airport and Tornillo-Guadalupe Port of Entry Area; business retention and expansion plan; and the El Paso County Coliseum redevelopment. By focusing on these specific areas over the next one to three years, El Paso County will be able to move major initiatives forward while also strengthening its position as a key player in economic development and creating a place where people want to live, work, and play. The vital component to move forward is implementation—this **action** agenda requires that key staff build their daily activities around these recommendations to ensure these priorities and goals are being worked on and completed with noticeable results. Once work on the goal items listed in this document are underway, it may be time to consider a more holistic strategy creation process.



3-1-2013

The El Paso Mission Trail A Review of Recommendations for Improving the Trail

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The El Paso Mission Trail

A Review of Recommendations for Improving the Trail

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IPED Technical Report 2013-04

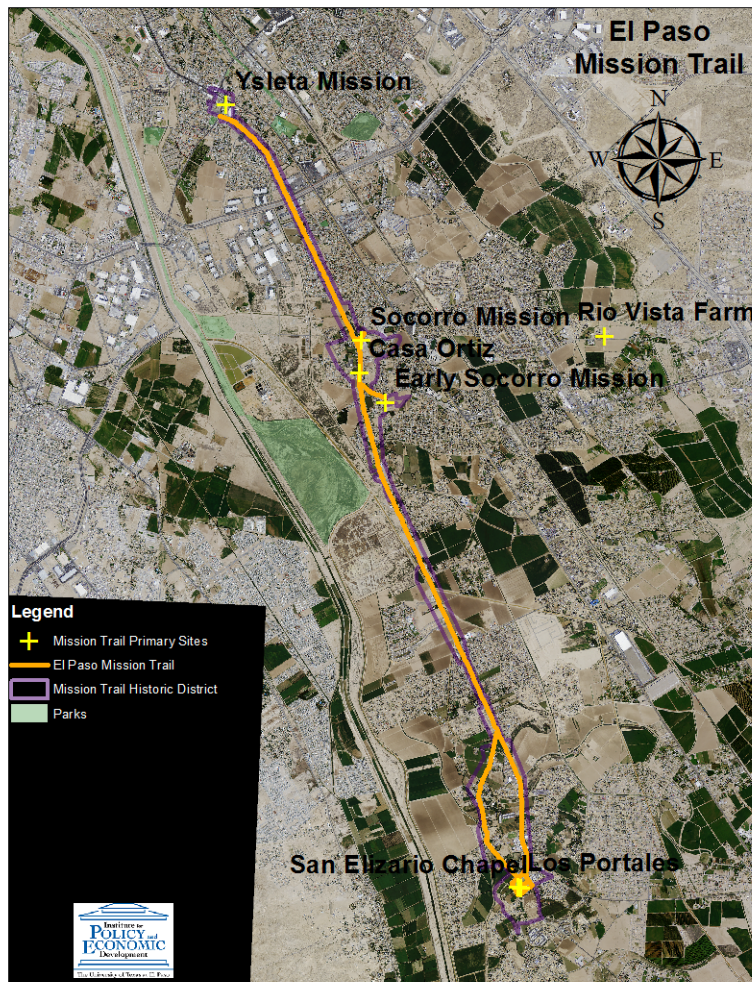
March 2013

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Executive Summary

The Institute for Policy and Economic Development (IPED) was commissioned by the City of El Paso to consolidate ideas from various plans developed over the last 35 years aimed at improving the El Paso Mission Trail Historic Corridor. This corridor is a 9-mile stretch of Socorro Road that encompasses the Ysleta and Socorro Missions (including the early Socorro Mission archeological site), San Elizario Chapel, and the Mission Trail Historic District. The image below (**Figure 1** of the report) shows the Mission Trail, much of which coincides with El Camino Real de Tierra Adentro National Historic Trail. The national historic trail was designated by Congress under the National Trails System Act as a part of the National Trails System.



The results presented in this document are extensive, based on recommendations from the various plans and two key individuals who provided feedback, Gary Williams of the El Paso Community Foundation and Steve Burns of the National Park Service. The following is a brief summary of several recommendations that stakeholders could address to enhance the long term preservation, awareness, and visitor experience of the Mission Trail. (See **Table 2** of the report).

Management and Leadership

- Establish an independent authority to lead, manage, coordinate, and provide technical support for Mission Trail projects.
- Provide a dedicated source of funding for this authority/entity.

Economic Development

- Develop comprehensive economic development, preservation, and visitor use development plans for the Mission Valley, Mission Trail, and/or national historic trail.
- Increase investment in landscaping, screening, and façade improvements that incorporate appropriate design, visitor use development, and historic preservation guidelines consistent with the best historic preservation practices and understanding of the area's history.

Tourism

- Diversify tourism efforts (heritage, ecotourism, celebration, etc.).
- Develop a comprehensive marketing plan that emphasizes events, community celebrations, dances, bazaars, fiestas, etc.
- Pursue extensive promotion and marketing of the Mission Trail as a destination experience similar to other destination trails across the country that provide significant tourism and economic development benefits.
- Improve/develop appropriate tourist friendly facilities for visiting the trail sites and retracing the historic Camino Real such as signing and interpretive exhibits at historic sites, parking, and trailheads.
- Working with NPS and others, pursue development of a non motorized national historic trail retracing the historic route of El Camino Real.
- Recognize El Camino Real de Tierra Adentro National Historic Trail and its preservation and development as a potential major tourism draw to the region and look for ways to extend the trail North and South into Mexico to attract international tourism.

Urban Design

- Identify blighted areas and improve them through landscaping, screening, and façade improvements that incorporate appropriate design and historic preservation guidelines consistent with the best historic preservation practices and understanding of the area's history.
- Improve/develop gateways and pedestrian oriented areas at historic trail sites.
- Repurpose/redesign parking lots that currently have a negative impact on the character and integrity of historic sites. Incorporate historic preservation practices that restore the historic integrity and character of the Mission Trail.
- Develop more parks and visitor areas throughout the Mission Trail.
- Develop historic preservation strategies and mechanisms to prevent destruction of extant historic sites, resources, and character.
- Encourage appropriate and compatible land use through existing and enhanced mechanisms (such as zoning and historic overlay ordinances).

Should stakeholders organize under a common governance and management framework, the governance should consider operating under following criteria (See **Table 4** of the report):

- Identify, support, plan and fund high impact projects and ensure projects and initiatives align with historic preservation goals, prevent destruction of historic sites and character, and protect the integrity or authentic sense of place that may remain or be restored on the trail.
- Manage the Mission Trail under a single authority. A potential structure would be formation of a board of directors to govern and an executive director to manage the trail.
- Include (on the board or in management of the trail) membership from each jurisdiction (identified in **Table 3** of the report), stakeholders, community leaders, business leaders, and citizens.
- Identify and secure a dedicated funding stream with authority to seek additional funding.
- Provide leadership, planning, and coordination in local decision making, economic development, and historic preservation.
- Operates in a transparent fashion and is accountable to citizens and stakeholders.
- Form partnerships with the National Park Service, the Texas Historical Commission, TxDOT, local government, private landowners, citizens, and other local or nonlocal entities.

- Develop short term and long range plans with input from stakeholders and citizens for historic preservation, economic development, tourism, marketing, visitor use, etc.
- Seek participation from citizens, community groups, public and private organizations, and private enterprise.

As it relates to tourism, stakeholders could work to develop not only heritage tourism but other tourism options as well. Several recommendations stand out both in developing tourism and improving the visual character of the Mission Trail through urban design these include the following (See **Table 11** and **Table 15** of the report):

Public Infrastructure

- Road improvements and enhancements
- Traffic control and congestion planning
- Transportation planning
 - Public transportation (bus service)
 - Trolley service

Tourism Infrastructure

- Park improvements, planning, and development
 - Rio Vista Farm Park
 - Rio Bosque Wetlands
- Designation, planning, development of dining, entertainment, and shopping clusters
- Development of non motorized pedestrian/bike trail retracing the historic route of El Camino Real
- Planning and development of tourist friendly facilities (for instance, a Visitor Center at Socorro Mission)
- Scheduling and availability of the Missions and Mission Trail docents (trained and paid tour guides)
- Mission Trail Marketing and Promotion
 - Highway advertising (billboards)
 - Internet related advertising (websites, social media, smart phone apps, etc.)
 - Improve visibility of interpretive signage
 - Improve marketing/visibility of the Mission Trail at the Airport

Inventory, prioritize, plan, fund, and implement

- Modern building façade improvements
- Screening with trees, shrubs, and authentic adobe walls
 - Heavy commercial (junk yards, ...)
 - Industrial areas
 - Parking lots, car lots, blighted areas
 - Utility facilities and easements
 - El Paso Electric Company Substation
- Landscaping projects
 - Historic buildings, structures, sites
 - The entire Socorro Road right of way
 - Pedestrian oriented areas or clusters

Inventory, prioritize, plan, fund and implement reuse and repurposing of

- Parking lots, vacant lots
 - Socorro Mission parking lot landscape planning
- Historic canals

Pedestrian oriented design

- Gateways
- Plazas

Preservation

- Open space
- Agricultural fields
- Scenic areas
- Historic buildings
- Character of rural and pre-automobile era roads
 - Nevarez
 - Buford, etc.

Historic site interpretation and enhancements

- San Elizario Presidio Walls
- Original Socorro Mission Walls
- The Socorro Mission Rectory, Cemetery, and Cemetery Descansos
- Other high priority historic sites and structures

Historic preservation projects

- Socorro Mission Rectory preservation plans
- Socorro Mission Cemetery and Descansos preservation plans
- Other high priority sites identified by stakeholders

Steps for quickly improving visitor experience of the Mission Trail include (see **Section 5** of the report):

- Conduct a full inventory of potential projects.
- Develop a process to prioritize and select high impact projects.
- Develop plans including
 - A plan to prioritize significant historic properties to be listed in the National Register and also be designated Recorded Texas Historic Landmarks.
 - A comprehensive preservation and visitor facilities development plan to guide future preservation and development projects.
 - Plans for individual projects.
 - Comprehensive economic development.
 - Tourism development.
 - Cultural landscape reports.
 - Historic structures reports.
 - Design guidelines.
- Identify and secure funding to implement “shovel ready” projects.

A review of information contained in the ***Mission Trail Plans*** shows that there are many projects that can be implemented that will improve the visual character, ensure historic preservation, and increase the number of visitors to the Mission Trail/El Camino Real area. This report identified a few of the many that can be implemented in the near term (between one and five years). Projects selected by stakeholders for implementation should focus on “low hanging fruit” and areas that are within walking distance of the Missions. Projects should also target appropriate modern building façade improvements, historic character improvements, screening, and landscaping. Any project selected for implementation should also be based on sound historic research and documentation that might be found in reports such as cultural landscape reports, historic structures reports, design guidelines, and that are coordinated with the NPS and purposes of the national historic trail. Increasing the number of open space, agricultural land use, parks, and trails (especially the construction of the national historic trail in the area) will also attract more visitors with the added benefit of increasing the quality of life of the area. Organizing formal governance that provides leadership, management, and facilitates collaboration and coordination of initiatives may be the most effective option for tourism and economic development of the area.

1 – Introduction

The Institute for Policy and Economic Development (IPED) was commissioned by the City of El Paso to consolidate ideas from various plans developed over the last 35 years aimed at improving the El Paso Mission Trail Historic Corridor. This corridor is a 9-mile stretch of Socorro Road that encompasses the Ysleta and Socorro Missions (including the early Socorro Mission archeological site), San Elizario Chapel, and the Mission Trail Historic District. **Figure 1** shows the Mission Trail, much of which coincides with El Camino Real de Tierra Adentro National Historic Trail. The national historic trail was designated by Congress under the National Trails System Act as a part of the National Trails System.

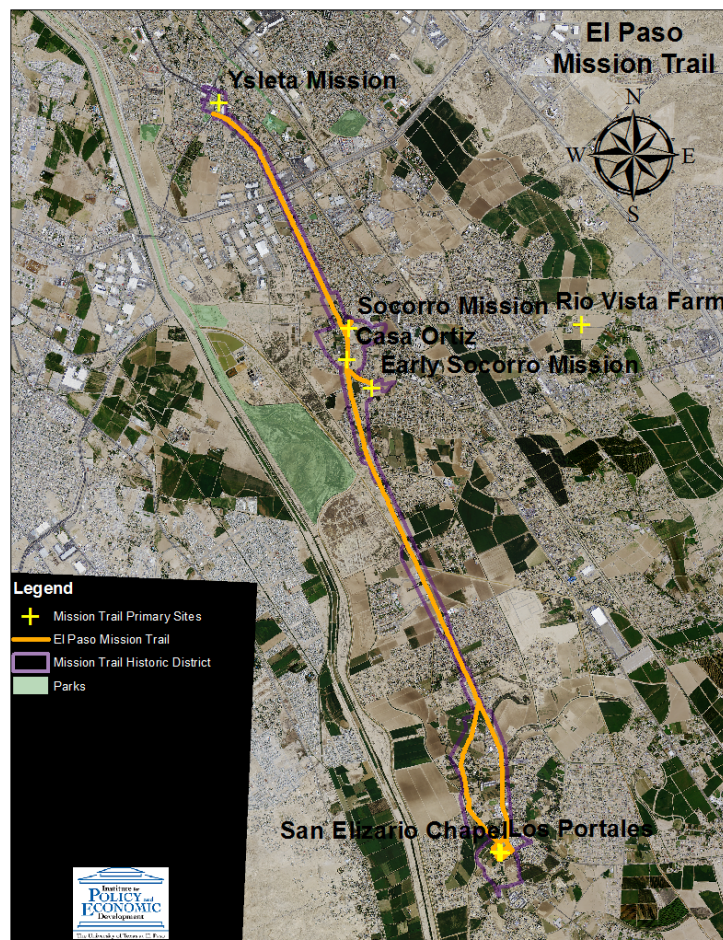


Figure 1 – El Paso Mission Trail ¹

¹ Note that Rio Vista Farm is not part of the Mission Trail, but is included in the map because it is on the National Register of Historic Places. Source data for ArcGIS maps generated by IPED come from PDNMapa (GIS shapefiles), The Texas Natural Resources Information System of the Texas Water Development Board

The documents reviewed by IPED, collectively referred to as the *Mission Trail Plans*, are summarized in **Table 1**. Not all of these plans are specifically focused on the Mission Trail but each provides recommendations for improving some aspect of the trail.

Table 1 – Mission Trail Plans reviewed by IPED

Year	Document	Source
1978	Missions Seminar	Texas Historical Commission
1981	The Mission Trail	West Texas Council of Governments
1981	Mission Trail Economic Analysis and Plan	West Texas Council of Governments and Western Research Associates
1991	Design Criteria – Ysleta Historic District	The City of El Paso Department of Planning, Research, and Development
1994	A Comprehensive Plan for the Mission Trail Historical Area	The City of El Paso Department of Planning, Research, and Development
1996	El Paso Missions, Texas – Special Resource Study	United States Department of the Interior, National Park Service
1999	Mission Valley of El Paso	Mission Valley Steering Committee
2000	Mission Valley Tourism Assessment	Texas Department of Economic Development Tourism Division
2004	Mission Valley Summit	Mission Valley Steering Committee
2002	A Biological Management Plan for the Rio Bosque Wetlands Park	The City of El Paso and The University of Texas at El Paso
2005	The Socorro Mission: Culture, Economic Development, and the Politics of Historic Preservation along the Rio Grande/Rio Bravo	Howard Campbell
2008	El Camino Real de Tierra Adentro Heritage Tourism Plan	The City of El Paso
2012	City of El Paso, Texas Comprehensive Plan	The City of El Paso and Plan El Paso

IPED also reviewed various other reports, listed in the **References** section, and obtained feedback from two key individuals in an effort to identify the highest impact recommendations for improving the historic corridor. These individuals are Gary Williams of the El Paso Community Foundation and Steve Burns of the National Park Service.² The

(imagery), various *Mission Trail Plans* (places of interest and historic building inventories), and The Texas Historical Commission Historic Sites Atlas (landmarks).

² The timeline for completing this project precluded contacting additional stakeholders.

results presented in this document are based on recommendations from the sources mentioned in this paragraph.

There are many stakeholders interested in improving the Mission Trail whose efforts may also influence the preservation and development of the national historic trail. The primary stakeholders include:

- The Catholic Diocese of El Paso
- Ysleta del Sur Pueblo
- San Elizario Genealogy & Historical Society
- El Paso Mission Trail Association
- The City and County of El Paso and the City of Socorro
- The Community of San Elizario

Other key regional partners include the El Paso Community Foundation, El Paso County Historical Commission, the El Paso Convention and Visitor’s Bureau, and the El Paso Metropolitan Planning Organization. State and federal stakeholders include the Texas Historical Commission (THC), the Texas Department of Transportation (TxDOT), the National Park Service National Trails Office (NPS), and the U.S. Department of the Interior Bureau of Land Management (BLM).³

Table 2 shows several recommendations that these and other stakeholders could address to enhance the long term preservation, awareness, and visitor experience of the Mission Trail.

Table 2 – Recommendations for improving preservation and visitor use experience of the Mission Trail/El Camino Real de Tierra Adentro National Historic Trail

<p>I. Management and Leadership</p> <ul style="list-style-type: none">• Establish an independent authority to lead, manage, coordinate, and provide technical support for Mission Trail projects.• Provide a dedicated source of funding for this authority/entity.

³ In accordance with the National Trails System Act legislation which governs El Camino Real National Historic Trail, The National Park Service National Trails Office, along with the Bureau of Land Management, jointly administer El Camino Real de Tierra Adentro National Historic Trail. These federal agencies work in partnership with others who may influence the preservation and development of the national historic trail towards those ends. The act provides broad authorities for these agencies to work with public and private entities to the purposes of preservation and development of the national historic trail. They provide technical and some limited financial assistance to preserve and develop the trail for public use. In the case of the BLM, they also manage some segments of the national historic trail that are within BLM public lands.

Table 2 – Recommendations for improving preservation and visitor use experience of the Mission Trail/El Camino Real de Tierra Adentro National Historic Trail

II. Economic Development

- Develop comprehensive economic development, preservation, and visitor use development plans for the Mission Valley, Mission Trail, and/or national historic trail.
- Increase investment in landscaping, screening, and façade improvements that incorporate appropriate design, visitor use development, and historic preservation guidelines consistent with the best historic preservation practices and understanding of the area’s history.

III. Tourism

- Diversify tourism efforts (heritage, ecotourism, celebration, etc.).
- Develop a comprehensive marketing plan that emphasizes events, community celebrations, dances, bazaars, fiestas, etc.
- Pursue extensive promotion and marketing of the Mission Trail as a destination experience similar to other destination trails across the country that provide significant tourism and economic development benefits.
- Improve/develop appropriate tourist friendly facilities for visiting the trail sites and retracing the historic Camino Real such as signing and interpretive exhibits at historic sites, parking, and trailheads.
- Working with NPS and others, pursue development of a non motorized national historic trail retracing the historic route of El Camino Real.
- Recognize El Camino Real de Tierra Adentro National Historic Trail and its preservation and development as a potential major tourism draw to the region and look for ways to extend the trail North and South into Mexico to attract international tourism.

IV. Urban Design

- Identify blighted areas and improve them through landscaping, screening, and façade improvements that incorporate appropriate design and historic preservation guidelines consistent with the best historic preservation practices and understanding of the area’s history.
- Improve/develop gateways and pedestrian oriented areas at historic trail sites.
- Repurpose/redesign parking lots that currently have a negative impact on the character and integrity of historic sites. Incorporate historic preservation practices that restore the historic integrity and character of the Mission Trail.
- Develop more parks and visitor areas throughout the Mission Trail.
- Develop historic preservation strategies and mechanisms to prevent destruction of extant historic sites, resources, and character.
- Encourage appropriate and compatible land use through existing and enhanced mechanisms (such as zoning and historic overlay ordinances).

The remainder of this report provides additional details in the four areas shown in **Table 2** as it relates to preserving the historical integrity and use experience of the Mission Trail and El Camino Real National Historic Trail.

2 – Unified Management and Leadership

Overview

Over the last 35 years, various plans and projects have been implemented with the goal of improving the Mission Trail. One of the primary challenges faced in garnering support for initiatives is the multijurisdictional nature of the trail. **Table 3** lists the various entities that have some form of jurisdiction over the 9-mile trail. While these entities have succeeded in achieving several outcomes in collaboration with other parties, feedback from key stakeholders and other El Paso area officials indicates that the multijurisdictional makeup of the trail can make building consensus for programs and projects difficult if not impossible. Currently, no single entity has been placed in charge of overall coordination and management of the trail and the Mission Trail has no dedicated staff to provide leadership, management or other services for improving the trail.

Table 3 – List of entities with jurisdiction over sections of the Mission Trail

Entity	Jurisdiction
The Catholic Diocese of El Paso	Private ownership of the Ysleta and Socorro Missions and San Elizario Chapel
Ysleta del Sur Pueblo	Private ownership of Speaking Rock and various properties
The City of El Paso	Ysleta Historic District and land use planning, zoning, permitting
The City of Socorro	Socorro Historic District and land use planning, zoning, permitting
El Paso County	San Elizario Historic District and land use planning, zoning, permitting
Texas Department of Transportation	Transportation planning and programming of Socorro Road (FM 258)
Private land owners	Private ownership of the early Socorro Mission and other historic sites
NPS/BLM	Federal agencies with limited jurisdiction over “administration,” coordination and support for preservation and development of the national historic trail and compliance involvement on federal undertakings that may affect the trail.
Texas State Historical Commission	Oversight of state and federal actions that may affect national register eligible or listed properties

The challenge of this study is to identify projects that that will produce maximum positive cultural heritage preservation and economic impact on the trail by increasing compatible

and appropriate use, community value, and tourism. Based on review of *Mission Trail Plans* and feedback from key individuals, the highest priority stakeholders should address is establishment of independent formal governance over the trail. The governance should operate under criteria given in **Table 4**.⁴

Table 4 – Criteria for an Independent Formal Governance of the Mission Trail

1. Identify, support, plan and fund high impact projects and ensure projects and initiatives align with historic preservation goals, prevent destruction of historic sites and character, and protect the integrity or authentic sense of place that may remain or be restored on the trail.
2. Manage the Mission Trail under a single authority. A potential structure would be formation of a board of directors to govern and an executive director to manage the trail.
3. Include (on the board or in management of the trail) membership from each jurisdiction (identified in **Table 3**), stakeholders, community leaders, business leaders, and citizens.
4. Identify and secure a dedicated funding stream.
5. Provide leadership, planning, and coordination in local decision making, economic development, and historic preservation.
6. Operate in a transparent fashion with accountability to citizens and stakeholders.
7. Form partnerships with the National Park Service, the Texas Historical Commission, TxDOT, local government, private landowners, citizens, and other local or nonlocal entities.^{5, 6}
8. Develop short term and long range plans with input from stakeholders and citizens for historic preservation, economic development, tourism, marketing, visitor use, etc.⁷
9. Seek participation from citizens, community groups, public and private organizations, and private enterprise.⁸

⁴ These criteria are adapted from (Morrow, 1981), (NPS, 1996), (MVTA, 2000), and (Laycock, 2012).

⁵ The Socorro Mission Preservation Project (SMPP, 2004), (Unk, 2005), (Fulton, ca. 2005) and (NTHP, 2006) is currently the primary example of the importance of establishing partnerships with nonlocal entities whose expertise adds value to local initiatives.

⁶ In 1981, Morrow stated, “Managing historic and economic resources is a partnership between private landowners and nearly all levels of government.”

⁷ The MTC would decide whether to develop the plan in-house or through an external third party.

In managing the trail, it is important to emphasize the first criterion in **Table 4**. Any formal governance should have a strong understanding of historic preservation. Miguel Celorio (THC, 1978, p. 15) identifies three categories of historic preservation: “*strict preservation*, which means to keep a structure in its present state and appearance; *restoration*, which means to return it to an earlier appearance; *reconstruction*, which is to construct a replica of all or part of a structure.” It is important to point out that reconstruction, in general, is not considered good historic preservation practice.^{9,10} Reconstruction would usually not be supported by the NPS or State Historic Preservation Office (SHPO) unless carefully planned based on sound historic documentation. This viewpoint on historic preservation should be kept in mind for any type of development or improvement implemented along the Mission Trail.

Management of the Mission Trail under Existing Framework

The existing local management framework of the Mission Trail is multijurisdictional and bound together typically through inter-local agreements and informal local partnerships.^{11,12} The primary local entities that make up this framework include the Catholic Diocese, Ysleta del Sur Pueblo, El Paso Mission Trail Association, San Elizario Genealogy & Historical Society, the City of El Paso, the City of Socorro, and El Paso County.¹² Other key regional partners include (among others) the El Paso Community Foundation, the El Paso County Historical Commission, and the El Paso Convention and Visitor’s Bureau.

The NPS proposed six conceptual strategies for management of the missions under this framework (NPS, 1996, pp. 54-65). The strategies and management structures are summarized in **Table 5** below. Note that NPS would play a role in all cases with the exception of *Conceptual Strategy #6*. Also note that *Conceptual Strategy #2* is now a reality.

⁸ William Brown’s suggestion on participation involves getting “**to know the communities** and bring them into the family-getting their opinions and input as soon as possible” (THC, 1978, p. 24).

⁹ David Battle (THC, 1978, p. 26) states, a restoration process “would destroy the significant and sometimes outstanding existing fabric for a secondhand copy of an earlier appearance.”

¹⁰ The NPS (1996, p. 40) states, “Historical integrity is lost or diminished when properties are moved, extensively modified, reconstructed, or destroyed ... modern development, particularly at Ysleta, poses an increasing threat to the historical integrity of the communities.”

¹¹ Personal Communication with Rosemary Neill, Director of Family and Community Services, El Paso County, 12/12/2012 .

¹² Personal Communication with Gary Williams, Senior Program Officer, El Paso Community Foundation, 12/11/2012.

Table 5 – NPS Conceptual Strategies for management of the Mission Trail ¹³

Strategy	Organizational Management	Details
<p>1) Community Celebration</p>	<p>Community Councils</p> <p>Form Community Councils for each area made up of parishioners, local residents, local businesses and the Ysleta del Sur Pueblo.</p> <p>Establish permanent common forum to meet, coordinate joint events and develop solutions for common problems and goals.</p>	<p>Community council representatives would direct planning efforts toward reviving traditional community activities and events such as feast day celebrations and music/dance performances.</p> <p>The NPS would provide technical assistance.</p>
<p>2) El Camino Real de Tierra Adentro</p> <p><i>Note: This is now a reality with The National Historic Trail designated in 2000.</i></p>	<p>Existing Local Management Framework/NPS</p> <p>Local entities would continue existing framework for managing the missions and mission trail.</p> <p>The National Park Service would assume a lead role in the comprehensive planning for the trail and associated sites (the comprehensive plan was completed in 2004).</p> <p>Efforts are now underway by NPS/BLM and interested partners to preserve and develop the trail.</p>	<p>The NPS is working towards:</p> <ul style="list-style-type: none"> • Developing standards for individual site owners, managers, or authorized organizations to maintain. • Providing research, resources, assistance, and partnering with others towards preservation of resources . • Providing technical, financial, and partner support in developing visitor information programs, trail preservation, trail development and facilities along El Camino Real de Tierra Adentro and the missions and other historic trail sites. <p>The NPS has in place a certification program for sites.</p>
<p>3) El Paso Missions Heritage Area</p>	<p>Local Public/Private Formal Partnership and NPS</p> <p>Establish formal partnership to promote heritage</p>	<p>The partnership, relying on local community leadership, would</p> <ul style="list-style-type: none"> • Provide technical and financial assistance

¹³ Note that all NPS participation would be contingent on availability of funds and resources.

Table 5 – NPS Conceptual Strategies for management of the Mission Trail ¹³

Strategy	Organizational Management	Details
	<p>conservation, education, tourism, and heritage-based economic development.</p>	<ul style="list-style-type: none"> • Develop a comprehensive management plan, requiring overall coordination of the multiple entities and funding sources. <p>Local entities would carry out most “bricks-and-mortar” operations.</p>
<p>4) Comprehensive Educational Facilities and Programs</p>	<p>Local Public/Private Coordination and NPS</p> <p>Local governmental agencies in coordination with school district administration, universities, private groups and enterprises such as the diocese, Mission Trail Association, and Ysleta del Sur Pueblo.</p>	<p>The NPS would provide technical assistance and grant funding.</p> <p>Private entities would provide additional financial and organizational support.</p>
<p>5) Preservation of Mission Structures and Rural Setting</p>	<p>Local Public/Private Collaboration and NPS</p> <p>Local governmental agencies, the Diocese, private groups, the Water Company, and ditch companies.</p>	<p>The Diocese of El Paso would continue to seek private and public support for the preservation of the missions.</p> <p>Volunteers from private groups and parishes would coordinate to provide visitor support services.</p> <p>Local government agencies would explore a variety of protective measures to preserve the rural setting of the missions.</p> <p>Ditch companies and the [water agency] would participate in developing and implementing a trail system and open space plan.</p>
<p>6) Private Enterprise</p>	<p>Business Consortium</p> <p>Established with representation by local</p>	<p>Private business would engage in development of shops and restaurants.</p>

Table 5 – NPS Conceptual Strategies for management of the Mission Trail ¹³

Strategy	Organizational Management	Details
	businesses, chambers of commerce, and other private groups. Preservation of the missions and other community resources would be linked to overall efforts to market and promote new and existing business opportunities.	Local government agencies would provide a one-stop-shop that identifies and publicizes various local, state, and governmental incentives.

Sources: (NPS, 1996, pp. iii-iv, pp. 50-65)

Improving Local Management of the Mission Trail

While the existing framework has been successful in achieving many outcomes, building consensus among multijurisdictional elements appears to be a primary drawback to getting things done. The National Park Service (1996, p. 43) commented that the existing framework created gaps in initiatives conducted by different uncoordinated organizations or groups working to improve the Mission Trail Historic District.¹⁴ Many of the projects and organizations frequently lacked coordination and “perhaps inadvertently work(ed) at cross purposes”. The NPS suggested “improved project coordination among agencies, groups, and individuals could assist in better achieving common goals and project objectives. The current difficulties faced by planners and preservationists are at least partly the consequence of the limitations placed by jurisdictional boundaries, restricting input into broader district wide decision making.”

Various recommendations have been made for management of the Mission Trail. Of the documents reviewed by IPED, those identified in **Table 6** provide specific recommendations. The following is a summary:

- Morrow (1981) recommended formation of a Mission Trail Commission to administer the district. He recommended that the commission appoint an executive director or chief consultant tasked with administering the district.¹⁵
- Palmore (1981, s. E, p. 31) stated, “Future conflict in overlapping jurisdictions that address an historic district under the auspices of two jurisdictions could and should

¹⁴ At the time of the study, the NPS identified 24 organizations and groups working to improve the Mission Trail.

¹⁵ Full recommendations are reprinted in **Table 16** in the **Appendix** for convenient reference.

be addressed in State enabling legislation ... it appears the only viable alternative may be State enabling legislation for a special district of the Mission Trail Area. It has been suggested that the district be designated an historic preservation district only as a means to guide growth.”

- The City of El Paso (CiEP, 1994) recommended formation of three commissions that contribute to the concept of a Mission Trail Historic District Commission. In this recommendation, the City of El Paso, The City of Socorro, and the County would each set up their own Mission Trail Commission and participate in an “umbrella commission” by formalized contract.¹⁶
- Community feedback in (NPS, 1996, p. 49) stated, “establish local leadership: a regional entity would coordinate efforts with regular meetings to share ideas.”

Table 6 – Mission Trail Plans that address management of the trail

Planning Document	Citation
The Mission Trail	(Morrow, 1981)
Mission Trail Economic Analysis and Plan	(Palmore, 1981)
A Comprehensive Plan for the Mission Trail Historical Corridor, Comprehensive Plan, Section One	(CiEP, 1994)
El Paso Missions, Texas - Special Resource Study	(NPS, 1996) ¹⁷

Establishing Independent Authority for the Mission Trail

The existing framework operates much like a city commission, a combination of executive and administrative entities. However the existing framework has no single person in charge. A consensus is forming among key stakeholders that what is needed is a single formal organizational structure that facilitates coordination and participation among multijurisdictional agencies, groups and individuals.¹⁸ A review of successful parks and trails in Kent County Michigan by Laycock (2012) suggests that the most effective strategy for multijurisdictional management is the establishment of an independent authority that has a source of dedicated funding. Laycock states:

¹⁶ Full recommendations are reprinted in **Table 17** in the **Appendix** for convenient reference.

¹⁷ These reports identify many economic development issues faced by the Mission Valley.

¹⁸ Greg Hudson points out a few difficulties with inter-local agreements: loss of governmental control over the provision of services, conflicts when unforeseen problems arise that are not addressed in the agreement, and provisions that may be in conflict with authorized statutory powers of local governments. Document available at: http://www.holaw.net/Documents/Interlocal_contracts_paper.pdf.

What we found across the State (of Michigan), is that the strongest agencies had the strongest independent governance, and in most cases, dedicated funding. Parks and recreation as a general fund department tends to not fare well in difficult economic times.¹⁹ While dedicated funding (particularly a millage) goes hand-in-hand with an independent governance structure, we do not see this as a “chicken and egg” problem. Creating an independent governance structure as a platform for collaboration is the first step. This creates the opportunity for communities to come together to establish a more broadly held shared vision for parks and recreation and to begin advocating for additional resources. (Laycock, 2012)

An independent authority can potentially improve management of the three Mission Trail Historic Districts by serving as an *overlay authority* which allows multiple jurisdictions and communities to pursue individual priorities while at the same time receiving the benefit of additional support for regional assets (Laycock, 2012). In Texas, this independent authority or governance could take the form of a special district (specifically a development, improvement, and management district) or similar local level governmental unit.²⁰ Special districts are units of local government exclusive of county and incorporated municipalities. These districts are typically governed by a county commissioner’s court or by a board of directors and can be given power by the State to raise revenue by taxation and charges for services.²¹ Establishing a special district to manage the Mission Trail “to promote, develop, encourage, and maintain employment, commerce, transportation, housing, tourism, recreation, the arts, entertainment, economic development, safety, and the public welfare”²² could provide an effective means to address cross-jurisdictional problems. In Texas there many (among hundreds) of examples of such districts including:

1. **Harris County Improvement District No. 3**, created for comprehensive planning, implementation, and operations for the public improvement of the Upper Kirby District in Houston, Texas.²³
2. **Houston Downtown Management District**, established in 1995 and the district has since experienced a renaissance and economic rebound.²⁴

¹⁹ Laycock further states that in difficult economic times, partnerships may not fare well due to increased competition for a shared tax base. Thus, multijurisdictional commissions such as those proposed by (Morrow, 1981) and (CiEP, 1994) may face limited funding when other priorities.

²⁰ Texas Special District Local Laws Code, Title 4, Subtitle C, Chapters 3801 through 3911.

²¹ Article III, sections 52 and 52.a and Article XVI, section 59 are the constitutional basis for most special districts in Texas. See also <http://www.tshaonline.org/handbook/online/articles/mwt01>.

²² See Texas Special District Local Laws Code, Title 4, <http://law.onecle.com/texas/special-district/index.html>

²³ http://www.upperkirbydistrict.org/index.php?option=com_content&task=view&id=49&Itemid=99

²⁴ <http://www.downtowndistrict.org/Home/AboutUs/Overview/default.asp>

3. **Buffalo Bayou Management District** comprises a total of 36 members whose mission is to promote tourism and economic development in the Buffalo Bayou area of Houston, Texas.²⁵
4. **International Management District**, in the Greater Houston Area, is currently implementing improvement projects to enhance mobility, attractiveness and quality of life of the community. The district is undergoing a transformation from Asiatown into a broader American and international community.²⁶

While all the examples above are located in Houston, special districts are spread throughout across the State and are not new to El Paso. In June 2009, the Tornillo Management District was created by the Texas Legislature based on a bill submitted by State Rep. Chente Quintanilla.²⁷ A similar authority, the Camino Real Regional Mobile Authority or CRRMA, was created in 2007 by the El Paso City Council. Note that the CRRMA can complete and operate projects that cross jurisdictions.²⁸

It is important to note, that if a Mission Trail, Camino Real or Camino Real Missions Special District is created by the Texas legislature, catalyzed through local efforts of Mission Trail stakeholders, raising revenue by taxation would not necessarily be imposed on the residents of the district. As Laycock states, “the millage would be placed before the voters by a general legislative body.” Further, the Special District would have the authority to pursue other means of funding in order to fund projects related to preserving and improving visitor experience of the Mission Trail and El Camino Real NHT.

In conclusion, it is well known that over the years different plans have been proposed. A growing consensus supports the need to establish a formal administrative authority. As mentioned previously, the multijurisdictional nature of the Mission Trail has complicated this process. Formation of a special district operating under the criteria mentioned above could help resolve this issue and should be given full and careful consideration by all individuals who want to help to preserve and improve the Mission Trail and national historic trail.

This section closes with potential roles each entity involved with improving the Mission Trail could take on in the formation of a Mission Trail Special District. These are shown in **Table 7**.

²⁵ <http://cbtcws.cityofhouston.gov/BoardsCommApplicationForm/BoardDesc.aspx?boardid=265>

²⁶ <http://www.imdhouston.org/IMD/about-the-district>

²⁷ <http://newspapertree.wordpress.com/2009/05/31/npt-capitol-quintanilla-passes-bill-for-massive-industrial-park-in-east-el-paso/>

²⁸ <http://www.crrma.org/history.asp>

Table 7 – Roles in Establishing Unified Management of the Mission Trail via Special District

Entity	Form Special District Committee	Nominate/Elect Board Members	Special District Legislation	Develop Comprehensive Plan
City of El Paso	✓	✓	✓	✓
City of Socorro	✓	✓	✓	✓
County of El Paso	✓	✓	✓	✓
El Paso County Texas State Representative(s) ²⁹	✓	✓	✓	
The El Paso MPO		✓		✓
The Catholic Diocese of El Paso		✓		✓
The Ysleta del Sur Pueblo		✓		✓
TxDOT		✓		
Community Organizations		✓		✓
Citizens, land owners, and businesses impacted by Mission Trail leadership		✓		✓
National Park Service ³⁰		✓		✓

The remaining sections of this report summarize detailed recommendations made by various **Mission Trail Plans** that stakeholders should consider regardless of the type of governing structure chosen for uniting management of the Mission Trail.

3 – Economic Development

Overview

Ultimately, improvement of the Mission Trail is about crafting an economic development strategy. This section focuses briefly on economic development recommendations. While most **Mission Trail Plans** make some type of recommendation to improve economic conditions, the four shown in **Table 8** are specifically geared toward economic development.

Table 8 – Mission Trail Plans that address economic development

Planning Document	Citation
Mission Trail Economic Analysis And Plan	(Palmore, 1981)
A Comprehensive Plan for the Mission Trail Historical Corridor, Economic Development Strategy, Section Three	(CiEP, 1994)

²⁹ The Mission Trail is represented by two Texas State Representatives, Districts 75 and 76.

³⁰ Here the NPS role would be in the form of technical assistance, contingent on the availability of resources.

Table 8 – Mission Trail Plans that address economic development

Planning Document	Citation
Mission Valley of El Paso, A Plan of Action	(MVSC, 1999) ³¹
Mission Valley Summit, A Plan for the Future	(MVSC, 2004) ³¹

The following is a brief summary of these plans.

Mission Trail Economic Analysis and Plan. This comprehensive plan was part of the Camino de las Misiones Program³² sponsored by the West Texas Council of Governments in 1981. The objectives of the plan were to:

- Identify potential for private investment and employment opportunities.
- Identify public actions for job creation enterprises.
- Evaluate the capacity for governmental entities for undertaking and supporting projects and programs.
- Project future levels of economic activity.
- Measure potential economic impact of recommended projects and programs.
- Analyze the impact of recommendations on 1) neighborhood stabilization and revitalization, 2) expansion of low to mid income housing, 3) expansion of economic activities of low to mid income families, and 4) enhancement of the area for future economic development.

Comprehensive Plan for the Mission Trail, Economic Development Strategy. This plan was part three of the comprehensive plan developed by the City of El Paso in cooperation with the City of Socorro, and El Paso County in the early 1990s. This plan focused on development of a viable tourism district and proposed an economic development strategy that is perhaps still viable today. Details of this plan are discussed in the next sub-section.

Mission Valley of El Paso, A Plan of Action. This plan, initiated by the Mission Valley Steering Committee, is a template of a comprehensive vision for development of the Mission Valley. The plan was to serve as a guide for community initiatives. The plan states:

One hundred tactical plans and a thousand activities can be derived from the information contained in these pages. It is expected that neighborhoods, clubs, churches, and community organizations develop their own plans to improve areas. (MVSC, 1999, p. 5)

³¹ These reports identify many economic development issues faced by the Mission Valley.

³² Palmore referenced this project as the Mission Trail Comprehensive Planning Program.

The plan identified five priorities and corresponding implementation strategies. The priorities include 1) public transportation; 2) primary health/border health institute; 3) education and job training; 4) economic development; and 5) affordable housing. The relevance of this report is that it provides a community based comprehensive list of issues that need to be addressed in the Mission Valley including issues related to the Mission Trail. It can also serve as a starting point for development of a comprehensive economic development strategy for the area.

Mission Valley Summit, A Plan for the Future. This report was a follow-up to Mission Valley of El Paso, A Plan of Action (MVSC, 1999). The purpose was to identify “community-based priorities and strategies to address challenges common to the Mission Valley or unique to their own communities” (MVSC, 2004, p. iii). The overall goal of the summit was to provide a vehicle for Mission Valley leaders to carry forward their vision for the future and growth of the Mission Valley. Much like the previous plan, this report can serve as a starting point for development of a comprehensive economic development strategy for the area.

Tourism District Economic Development Strategy

The economic development strategy proposed by the City of El Paso (CiEP, 1994, s. 3) and summarized in **Table 9** is worth noting because the general framework remains viable today and it is specifically focused on developing a tourism district. Given the designation of El Camino Real de Tierra Adentro as a national historic trail since this study was completed, these recommendations can be updated, expanded, and enhanced to provide an upgraded strategy for developing the tourism industry along the Mission Trail/Camino Real National Historic Trail. (Potential updates to the plan are shown in parenthesis).

Table 9 – Tourism District Economic Development Strategy

<p>1. Enterprise and reinvestment zone designation ³³</p> <ul style="list-style-type: none"> • Each jurisdiction has applied for and established ERZ's. ³⁴ • ERZ's provide incentives for business growth. • Target tourism related businesses including restaurants, motels/hotels, bed and breakfasts, galleries, etc. (This strategy could be expanded and reevaluated to consider businesses and services to target national historic trail interests and users especially if a non motorized pedestrian/bicycle retracement trail is developed following the historic Camino Real.)

³³ The program was amended to current format in 2003.

³⁴ Reference PDNMapa ERZ shapefile and <http://www.texasitesearch.com/>.

Table 9 – Tourism District Economic Development Strategy

<ol style="list-style-type: none">2. Business incentives<ul style="list-style-type: none">• Provide low interest loans.• Provide regulatory relief to promote business.• Provide business and industrial services such as customized job training, reduced utility rates, one stop permitting, promotion and marketing services, fee waivers on building permits, etc.• (Provide incentives that promote preservation and restoration of historic properties including structures, historic landscapes, and agricultural use.)3. Financial lending cooperative<ul style="list-style-type: none">• Establish a micro loan program through ERZ/Community Development Corporation financial lending cooperative. (These loans could include incentives for historic preservation, continued historic agricultural land use, as well as trail user visitor services and incentives for construction of the national historic trail across private land.)4. Mission trail marketing<ul style="list-style-type: none">• Develop a comprehensive marketing strategy that addresses:<ul style="list-style-type: none">▪ Area beautification, historic preservation, Mission Trail/national historic trail amenities, and physical reinvestment.▪ Local business community involvement.▪ Seasonal Mission Trail Corridor Events.▪ Upgraded Mission Trail tourist information on site and at the airport. (This could include highlighting of the national historic trail and both national and international significance of El Camino Real.)▪ Incorporated media exposure.• Note: Mission Trail marketing is addressed in greater detail in the Section 4 of this report.5. Enhanced community services<ul style="list-style-type: none">• Develop a public/private partnership to offer 1) improved fire and police protection; 2) Day-care provisions; 3) Community crime prevention programs; and 4) special public transit routes, reduced fares and worker shuttles.

Source: (CiEP, 1994, s. 3, pp. 7-11)

There are two important notes to consider as it relates to the strategy outlined in **Table 9**. First, most **Mission Trail Plans** emphasize developing the tourism industry, in particular heritage tourism. It is for this reason that the next section focuses primarily on tourism related recommendations. Second, a comprehensive economic development strategy is needed for the Mission Valley that addresses other economic development concerns of the region. William Brown (THC, 1978, p. 24) stated, “If these communities are to continue ... giving the churches meaning, they must continue to function economically ... tourism

will not provide the income for this, though it might produce a critical increment on the top of a solid economic base.” The plans identified in **Table 8** and the strategies summarized in **Table 9** can be used as a starting point for development of a comprehensive economic development plan for the Mission Valley as well as an economic development to develop tourism within Mission Trail Historic District.

4 – Tourism Development

Overview

Historic preservation and culture are primary drivers of tourism. Image and aesthetics also play an important role in that the visual character of the Mission Trail reflects historic resources and agricultural landscape that attracts visitors. Tourism related research suggests that infrastructure is also a determinant in the attractiveness of a destination (Seetanah et al, 2011). Thus, not only is it important to improve and preserve the authentic historic character and image of the Mission Trail and El Camino Real, it is also important to address the infrastructure that tourists perceive when visiting the area such as availability of potable water, accessible roads, and visitor use facilities. This section addresses these tourism drivers covering the following topics: 1) Heritage Tourism; 2) Other Tourism Options; 3) Promoting Tourism; 4) Public Infrastructure and Tourism Infrastructure; and 5) Tourism Management. **Section 5** addresses aesthetics in greater detail.

Heritage Tourism

Developing heritage tourism is at the top of the list of most Mission Trail tourism recommendations because of its many benefits (THC, 1978, p.24), (Morrow, 1981), (CiEP, 1994, s.3, p. 7), (NPS, 1996, p. 46), and (CiEP, 2008, pp. 8-10). According to the National Trust for Historic Preservation (NTHP-1, 2012) and the Texas Department of Economic Development (MVTA, 2000), cultural heritage travelers tend to stay longer and subsequently spend more money than other kinds of travelers. Cultural heritage tourism improves the quality of life for residents as well as serving visitors. Further, heritage tourism projects balance economic development that comes through increased tourism and the need for preservation. The foundation for heritage tourism of the Mission Trail and El Camino Real de Tierra Adentro must be based on preservation and/or restoration of the authentic historic resources, properties, structures, and cultural landscapes that provide the image, visual character, and interest of visitors to the area. A well developed

framework for historic preservation should therefore be seen as a prerequisite for any heritage tourism effort.

The following is a brief list of heritage tourism initiatives related to the Mission Trail:

- **The Ysleta del Sur Pueblo.** The website *The Ysleta del Sur Pueblo Tigua Trails* promote heritage tourism.³⁵
- **The City of El Paso Museums and Cultural Affairs Department.** The department develops initiatives that are targeted to authentically represent the stories and people of El Paso.³⁶ The department was involved with the creation of El Camino Real de Tierra Adentro Heritage Tourism Plan (CiEP, 2008).
- **The El Paso Community Foundation.** The EPCF established the Pass of the North Heritage Corridor project in 1998 designed to preserve and showcase the historical, cultural, and natural inheritance of the region and to pursue partnerships in heritage tourism that include the Mission Trail.³⁷
- **The National Park Service.** The NPS proposed establishment of an El Paso Missions Heritage Area (NPS *Conceptual Strategy #3, Table 5*) for managing the Mission Trail. The concept is rooted in promoting the region’s heritage “with a regional (perhaps bi-national) public-private partnership ... established that promotes the missions as part of coordinated efforts linking heritage conservation, education, tourism and heritage-based economic development (NPS, 1996, p. iv and p. 46).”³⁸ More information on heritage areas is given in the **Tourism Management** subsection and **Table 12**.

Other Tourism Options

Besides the various efforts in developing heritage tourism along the Mission Trail Corridor, other tourism options have been proposed. These include:

³⁵ http://www.ysletadelsurpueblo.org/tigua_trails.sstg?id=znbzazhw&sub1=16

³⁶ <http://www.elpasotexas.gov/mcad/heritage.asp>

³⁷ Personal communication with Gary Williams, 12/04/2012.

³⁸ Also reference <http://www.nps.gov/history/heritageareas/FAQ/>.

- **Eco-tourism**. Several *Mission Trail Plans* recommend promoting eco-tourism with a focus on the Rio Grande River Park and the Rio Bosque Wetlands Park (Morrow, 1981, p. 131), (Morrow, 1981, p.179), (CiEP, 1994, p. 16), (CiEP, 2008, p. 23), (Watts et al, 2002, p. 51), (PEP, 2012, s. 5, p. 24).
- **Heritage/Eco-tourism**. A heritage oriented eco-tourism approach was discussed in “A Biological Management Plan for the Rio Bosque Wetlands Park” (Watts et al, 2002). In the plan, the following two recommendations were made:
 - In conjunction with the Ysleta del Sur Pueblo and other Native American groups, develop cultural demonstrations of Native American utilization of native vegetation and animals (Watts et al, 2002, p. 51). Agricultural tourism associated with the historic agricultural land use and character of the valley could be a part of this kind of heritage tourism.
 - Foster a relationship between the park, the Mission Trail Heritage project, and the City Socorro (Watts et al, 2002, p. 51).
- **Recreation Trails**.³⁹ Several plans recommend establishment of walking, running, hiking, and/or biking trails.⁴⁰ Selected recommendations from the various plans include:
 - “Canal banks can be developed as walkways for tourism, jogging paths, and bikeways ... the Southside Canal (in Ysleta) can be developed with canal side restaurants, outdoor restaurants, and small specialty shops. Guided tours can be established along landscaped walkways...” (Morrow, 1981, p. 125-126).⁴¹
 - “Use acequias for trail corridors and develop an overall trail plan to link cultural resources within the area ... visitors would benefit from rural land protection measures and the development of trails along the acequias ...

³⁹ Recreation trails contribute to both health and conservation and provide outdoor recreation activities. For more information, visit <http://www.americantrails.org/nationalrecreationtrails/about.htm>.

⁴⁰ A recreation trails project is planned for San Antonio called the San Antonio B-Cycle Mission Reach Expansion Project. The plan is to link the missions within San Antonio Missions National Historic Park (Concepcion, San Jose, San Juan, Espada) to each other and to the larger Mission Reach section of the San Antonio River Improvement Project. The expansion project will incorporate eight miles of non-motorized recreation trails with educational signage and “portal” parks along the route. A similar trail could be developed to link the Missions with the Rio Bosque and Rio Grande River Park. For more information about the recreational trails of San Antonio visit <http://www.nps.gov/applications/digest/headline.cfm?type=Announcements&id=12460>.

⁴¹ Efforts at natural conservation and recreation using the river or irrigation canals will need to include the IBWC, Homeland Security, the water districts, etc. Personal Communication with Gary Williams, 02/21/2013.

developing trails ... would add recreational opportunities.” (NPS, 1996, pp. 62-63) ⁴²

- Repurposing of the Playa Drain would restore a more rural character ... showcasing the “valley” in the Mission Valley (PEP, 2012, s. 5, p. 24).
- Develop the Mission Trail into the Texas Trail System (Morrow, 1981, p. 179).
- The tourism industry could be developed in the context of Missions, historical district, neighborhood shops, bike routes, etc. (MVSC, 1999, p. 28).
- Look at grant possibilities for building a visitor center (at Socorro Mission) with hike and bike trails connected to the Rio Bosque (MVTA, 2000, p. 17).
- “The biological management plan (of the Rio Bosque) must be closely integrated with the educational and recreational functions of the park through placement of trails, research areas, bird-watching areas, visitor education center, and necessary facilities such as public restrooms.” (Watts et al., 2002, p. 27)

Note: With the establishment by Congress of El Camino Real de Tierra Adentro National Historic Trail, the NPS envisions development of a non motorized retracement trail for visitors to follow and experience the historic route of El Camino Real. This route is a central component to the preservation and development of the national historic trail.

- **Community Celebration.** ⁴³ The following is a summary of various recommendations aimed at promoting Mission Trail heritage events:
 - The NPS envisioned planning efforts “directed toward reviving traditional community activities and events such as feast day celebrations, music/dance performances, fiestas, farmers markets, craft fairs, concerts, and dance performances (NPS, 1996, pp. iii, 54).” As part of the now designated national historic trail, the NPS supports and advocates local development and promotion of annual or regular public retracement of El Camino Real which could include re-enactors and correspond with festivals, holidays, community and religious pilgrimages etc.
 - Morrow (p. 128) recommended an annual Mission Trail Pageant.
 - The Mission Valley Steering Committee (MVSC, 1996) recommended promotion of missions and festivities such as mariachi, matachines, and farmers’ market with chile roasting (p. 30).

⁴² NPS Conceptual Strategy #5, Preservation of Mission Structures and Rural Setting (See **Table 5**).

⁴³ NPS Conceptual Strategy #1, (See **Table 5**).

- The Mission Valley Tourism Assessment (MVTA, 2000) recommended promotion of various events including traditional Tigua Indian Pueblo Dance (p. 4), Ysleta Wine Festival (p. 9), and Exhibition Charreada (p. 18).⁴⁴

At the time of this writing, notable community celebration events linked with the Mission Trail include (among many others).

- The First Thanksgiving Celebration and Conference^{45, 46}
- Mission Trail “Billy the Kid Festival”⁴⁵
- Native American Festival⁴⁵
- Lumnaria Festival and Posadas⁴⁵
- Socorro Procession
- Socorro Mission Bazaar⁴⁷
- Ysleta Mission Festival⁴⁸

The Mission Valley Tourism Assessment (2000) emphasized that stakeholders should make significant efforts to promote these events to attract visitors. The plan recommended promoting one particular event “in a 250-mile radius ... (sending) ... press releases 30-60 days prior.” Major events should probably be promoted in this or similar fashion.

- **El Camino Real de Tierra Adentro.**^{49, 50} With the establishment of the National Trail in 2000, this is currently the preferred strategy of the NPS.⁵¹ Under this tourism option, the communities of Ysleta, Socorro, and San Elizario would contribute to the understanding of the Camino Real’s significance (from the Mexican Republic to the U.S. Civil War period) with the three churches and surrounding communities significant resources preserved and interpreted as components of the Camino Real. “The theme of transfer of people from one

⁴⁴ At the time of this writing, an Internet search yielded no information on the Ysleta Wine Festival. Only one website provided information about charreada events in El Paso County (See <http://visitelpaso.com/blog/45-to-be-a-charro>). Still many other events are difficult to locate conducting a basic Internet search, indicating that visitors may also have difficulty in finding out about events.

⁴⁵ <http://www.elpasomissiontrail.com/>, <http://www.epcounty.com/sanelizariomuseum/events.htm>

⁴⁶ Organized by the San Elizario Genealogy & Historical Society and the El Paso Mission Trail Association.

⁴⁷ <http://visitelpaso.com/events/community/11883-socorro-mission-bazaar>

⁴⁸ <http://ysletamission.org/2008/10/festival-committee/>

⁴⁹ NPS Conceptual Strategy #2 (See **Table 5**).

⁵⁰ El Camino Real de Tierra Adentro was added to the National Trails System in October 2000. It is one of only 19 National Historic Trails authorized by Congress (<http://www.americantrails.org/resources/info/National-Historic-Trails.html>).

⁵¹ Personal communication with Steve Burns, Landscape Architect, NPS, 12/18/2012.

nation to another ... may provide another avenue for historical research and interpretation (NPS, 1996, p. 42)".

- **El Camino Real De Tierra Adentro and the Railroad Era.** This tourism concept recommends integration of the Mission Trail with El Camino Real and the railroad era of the City of El Paso (CiEP, 2008). For the most part, there is a direct historical relationship between the railroad and El Camino Real. The railroad mostly followed the route of the Camino Real and historically was the instrument that brought an end to use of El Camino Real as the major transportation route of its day. The plan states, "while the El Camino Real laid the groundwork for the historical development of the area, it needs to be integrated with the other key historical event that shaped El Paso's development: the coming of the railroad in the 1880's."
- **Rio Vista Farm Historic District.** The Rio Vista Farm Historic District is a complex of 17 historic buildings (many with distinctive Mission Revival features) listed in the National Register of Historic Places in 1996 (Wright & Dalbin, 1995) (NRHP-1, 2012). The farm was operated from 1915 to 1964 and then remained under the ownership of El Paso County until it was transferred to the City of Socorro. The area has potential as a heritage tourism site and the 200 acres surrounding it were at a time discussed as a potential regional park. The farm was also mentioned as a fit for UTEP's prior initiative to develop the Paso al Norte Immigration History Museum.⁵²
- **Promotion of the City of El Paso.** The Plan for El Paso (PEP, 2012, Vol. II, p. 8.16) states: "there are few tourism programs or initiatives that highlight the City's history and attract visitors interested in learning more about the City itself. Despite the vast historic resources available, the historic border areas, links to the Mexican Revolution, and the Mission Trail, and the historic railroad infrastructure, most are inaccessible or unknown." One effort addressing this associated with El Camino Real National Historic Trail is the ongoing NPS effort working with the El Paso Community Foundation and El Paso County Heritage Commission towards documentation, preservation, and visitor use development of the Oñate Crossing/Old Fort Bliss/Harts Mill site in El Paso. This site is the origin point of all that is El Paso, Texas and Cd. Juarez, Mexico

⁵² Feedback provided by Gary Williams (2/21/2013). Information received from the UTEP Centennial Museum indicates that initiatives to establish the Immigration Museum are currently not active (2/27/2013).

and is an extremely significant historic site on El Camino Real de Tierra Adentro National Historic Trail. A scope of work has been completed by the NPS to produce a combined historic structures report, cultural landscape report, and archeological investigation which would document this sites historic significance, integrity, and make recommendations for its preservation and visitor use development and interpretation. This site could be considered the starting point, as it is historically, for efforts to promote the history of El Paso.

The diversity of recommendations listed above suggests that in addition to heritage and culture tourism, other opportunities should be marketed and developed that attract tourists. As stated by the Texas Department of Economic Development, Tourism Division (MVTA, 2000, p. 21), “While historic and cultural travelers are often interested in a particular culture, they also engage in general tourism activities while visiting a community. In fact, these travelers engage in a greater number of activities while traveling than travelers in general.” Expanding the tourism reach of the Mission Trail Corridor and El Camino Real National Historic Trail to include other resources that have had a historic impact on the region such as the Rio Grande Trail Park, the Rio Bosque Wetlands, and Hueco Tanks, makes sense. Not only are these sites located within the vicinity of the Mission Trail Corridor (with the exception of Hueco Tanks and the northern sections of El Camino Real and the Rio Grande Trail Park), they provide the opportunity to diversify tourism by incorporating other types of tourism into a more comprehensive tourism “package”. Agricultural tourism which also promotes the preservation of agricultural land use and the historic character important to the Mission Valley and Camino Real could also be considered a part of this varied tourism package. Broadening the scope of tourism development of the Mission Trail also brings the opportunity to recognize not only impacts of the Pueblo Revolt of 1680, Rio Grande floods, and the impacts of the railroad on the region, but also pre-Mission history.

Finally, it is important to note that the national historic trail can be a competitive advantage for obtaining funds and a catalyst for increasing tourism and heritage tourism.⁵³ The NPS and BLM are now actively administering the national historic trail to support, partner, and advocate for the preservation of the historic sites and segments of the trail, of which the Mission Trail is part of, and to see its physical development on the ground as a non motorized trail for the public to follow and retrace the historic route of the Camino to the extent practicable.

⁵³ Feedback provided by Steve Burns (02/21/2013).

Promoting Tourism

Over the years many tangible tourism promotion “products” have been developed ranging from educational brochures and walking tours to websites. While most **Mission Trail Plans** address marketing to some degree, many recommendations are general comments indicating the need to initiate a marketing campaign that promotes the trail, events, historic sites, education initiatives, preservation efforts, business incentives and services, etc. This section reviews recommendations from the plans that provided greater detail in terms of marketing strategy for increasing tourism activity. These are listed in **Table 10**.

Table 10 – Mission Trail Plans that address marketing

Planning Document	Citation
A Comprehensive Plan for the Mission Trail Historical Corridor, Economic Development Strategy, Section Three	(CiEP, 1994)
Mission Valley Tourism Assessment	(MVTA, 2000)

A Comprehensive Plan for the Mission Trail (CiEP, 1994, s. 3, p. 9) made the following recommendations for developing a complete marketing strategy:⁵⁴

- a. Area beautification and physical reinvestment.
- b. Local business community involvement.
- c. Seasonal Mission Trail corridor events (including free concerts, mariachi masses, First Thanksgiving recreations, Adobe Horseshoe Theatre productions, fiestas, bazaars, art fairs, etc.).
- d. Upgraded Mission Trail tourist information (at visitor sites and the Airport).
- e. Media Exposure (local, national, and international; submission of ads and stories to regional and national airline magazines; television advertisements; and an El Paso Passport).

The plan also suggested utilizing the Convention and Visitor’s Bureau (CVB) and the Heritage Tourism project for marketing.

The Texas Department of Economic Development Tourism Division also emphasized the importance of marketing (MVTA, 2000). Their recommendations are summarized below.

- The region has “three major, heavily traveled, highway arteries (IH 10, US 62/180 and US 54) that provide a stream of potential visitors to the county ...

⁵⁴ The full details of these recommendations are given in the **Appendix** for convenient reference.

the challenge will be enticing these highway travelers ... into the Mission Valley area. Signage, advertising, billboards, and publicity along these highways will be essential in making the tourist want to leave the highway and visit the Mission Valley Area.” (p. 3)

- Mission Valley’s proximity to El Paso, New Mexico and Mexico provide good potential markets to which promote the area’s attractions and ultimately draw visitors. El Paso County was host to an estimated 1.3 million domestic leisure travelers in 1999, staying an average of 4.1 days. These visitors are looking for things to see and do in the El Paso area. (p. 3)
- Another opportunity for billboard advertising is to co-op a billboard with Speaking Rock Casino. Many travelers are already traveling to the casino; try to capitalize on this traffic. (p. 3)
- Continue efforts to partner with the El Paso CVB in tourism related endeavors. Make sure the Mission Valley area is being promoted in their marketing efforts. Also, look for ways to tie some of the tours El Paso gets into the Mission Trail area. (p. 8)
- Texas was ranked ... as one of the best places in the United States for bird watching activities. The Mission Valley Area should capitalize on this niche market. Once (Rio Bosque) is completed, work with the other nature tourism parks in the El Paso County area and the New Mexico border regions to offer the bird traveler even more product when they come to the region. This can be done through co-op advertising with brochures, web sites, and any other means of advertising and marketing of this niche market. (p. 18)
- Try to explore ways to make this (Exhibition Charreada) a Saturday and Sunday event. The Mission Valley Chamber of Commerce could take an active role in helping ... to promote the rodeo. This can be accomplished on web sites, brochures, and flyers ... This event cannot be marketed to a larger audience if it is only going to be a Sunday event. (p. 19)
- Historic and cultural travelers represent a niche market, and as such, they tend to differ from the overall population of travelers. They are more likely to be older and to be retired than travelers as a whole ... they are more likely to have a postgraduate degree. They also spend more time traveling, visit more destinations, spend more money, and stay more frequently in hotels, motels, and B&Bs (bed and breakfasts) ... Keep these traits in mind as you target this audience. Match your literature to their needs. (p.21)

- Use all of the media resources that the area has to offer to get the word out to the larger papers and publications in the state.⁵⁵ This is an exceptional way to save money on advertising costs. Also, provide story ideas to specific travel publications such as The Group Travel Leader, the official monthly publication for group tour leaders and planners. (p. 23)
- Approach Speaking Rock about a partnership offering a trolley or two that runs every hour along the Mission Trail (i.e. a tour of the missions). This will help get visitors from one end of the Mission Trail to the other. (p.3).

Note: Other *Mission Trail Plans* also recommended bus and trolley service. These include:

- El Paso Transit Trolley: Mission Route part of the NPS Conceptual Strategy #4 (NPS, 1996, p. 60)
 - Tourist Trolley for the Mission District (MVSC, 2004, p. 26)
- In addition to the plans related to the Mission Trail, the NPS recommends establishing El Camino Real de Tierra Adentro National Historic Trail for the title and branding of the El Paso segment of El Camino Real replacing the Mission Trail for public branding, marketing and development efforts. This would eliminate potentially confusing overlap to the public and highlight the national and international significance of the area and El Paso’s place on the Camino Real.

Note: Stakeholders should carefully consider whether or not to pursue this branding recommendation or to continue with current initiatives (i.e. the current promotion initiative “Be a part of it”).⁵⁶

As stated earlier, one of the primary tasks for stakeholders of the Mission Trail to address is development of a comprehensive marketing strategy, and, as indicated in **Table 9**, such a strategy has a direct impact on economic development of the tourism industry. Stakeholders can refer to the recommendations listed above in developing a comprehensive marketing plan.

⁵⁵ In addition, the MVTA recommended utilizing programs from The Texas Department of Economic Development Tourism Division and the Texas Department of Transportation’s Travel Division.

⁵⁶ <http://www.visitelpasomissiontrail.com/index.html>. See also (Flores, 04/20/2011), (Flores, 01/03/2012), (Flores, 04/21/2012).

Infrastructure

Infrastructure is a primary driver of tourism. Seetahnah et al (2011) state, “infrastructure forms an integral part of the tourism package ... the level, use, or lack of infrastructure and technology in a destination (for example transportation, water and power supply, use of computer technology and communications among others) are also visible and determining features that can enhance the visitors' trip experience”.⁵⁷ This sub-section discusses both public and tourism infrastructure recommendations made by various *Mission Trail Plans*. Public infrastructure consists of highways, roads, utilities, safety services (such as fire and police services), communication, and public transportation (Gearing et al, 1974, p. 3). Tourism infrastructure is defined as all tourism related infrastructure that is not public infrastructure, e.g. interpretive signage, historical markers, landscaping, building rehabilitation, hospitality, shopping facilities, etc.

The first *Mission Trail Plans* to highlight the need for infrastructure improvements were Parts I and II of the West Texas Council of Government’s Camino de las Misiones Program (Morrow, 1981) and (Palmore, 1981) respectively. Morrow stated that that Ysleta, Socorro, and San Elizario were, at the time, “not ready for tourism” (1981, p. 141) and “rehabilitation of building facades, yard and property cleanup, road repair, landscaping and historic resource marking will be needed before tourism can be developed”. Palmore identified lack of potable water and sewage as the most pressing problems (1981, s.V, p. 3).⁵⁸

Since the completion of the Camino de las Misiones Program in 1981, the Mission Trail area has seen improvements. Yet, much work remains both in developing missing elements and in enhancing established infrastructure. Steps should be taken to inventory infrastructure projects and to prioritize, plan, fund, and implement those with the greatest impact to a visitor’s experience and quality of life of area residents.

A starting point in developing an inventory is provided in **Tables 18** through **21** in the **Appendix**. These tables summarize infrastructure recommendations made by various *Mission Trail Plans*. Specifically, **Table 18** lists public infrastructure recommendations, **Tables 19** and **20** list primary and secondary tourism infrastructure recommendations respectively. **Table 21** summarizes various urban design recommendations related to enhancing tourism infrastructure of the Mission Trail area (discussed in more detail in **Section 5**). Of the projects listed in these tables, those that can be implemented in the

⁵⁷ See also (Gearing et al, 1974), (Smith, 1994), and (Crouch and Richie, 2000).

⁵⁸ Palmore (1981, s. VII) provides a more in-depth discussion on the infrastructure of the Mission Trail Area.

near term with high potential impact on the visitor experience for the Mission Trail are summarized in **Table 11** below.

Table 11 – Near Term Infrastructure Projects for Improving the Mission Trail

<p>Public Infrastructure</p> <ul style="list-style-type: none">• Road improvements and enhancements• Traffic control and congestion planning ⁵⁹• Transportation planning<ul style="list-style-type: none">▪ Public transportation (bus service)▪ Trolley service <p>Tourism Infrastructure</p> <ul style="list-style-type: none">• Park improvements, planning, and development<ul style="list-style-type: none">▪ Rio Vista Farm Park ⁶⁰▪ Rio Bosque Wetlands• Designation, planning, development of dining, entertainment, and shopping clusters• Development of non motorized pedestrian/bike trail retracing the historic route of El Camino Real ⁶¹• Planning and development of tourist friendly facilities (for instance, a Visitor Center at Socorro Mission)• Scheduling and availability of the Missions and Mission Trail docents (trained and paid tour guides)• Mission Trail Marketing and Promotion<ul style="list-style-type: none">▪ Highway advertising (billboards)▪ Internet related advertising (websites, social media, smart phone apps, etc.)▪ Improve visibility of interpretive signage ⁶²▪ Improve marketing/visibility of the Mission Trail at the Airport
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It should be noted that any road improvement project should recognize the historic nature and character of The Mission Trail/El Camino Real and its surrounding cultural landscape. Often times within an historic context, road “improvement” may result in historic road or character destruction. Any road improvement plans should follow best

⁵⁹ Preliminary work by TxDOT is underway to plan for the Border Highway Extension (Gary Williams, 02/21/2013). This Border Highway Extension was recommended by (CiEP, 1994, pp. 27-28) and also mentioned in (MVSC, 1999, p. 14, 31-33). Establishment of this highway would help preserve historic structures along Socorro Road (CiEP, 1994, p. 13).

⁶⁰ Gary Williams indicated previous plans for the Rio Vista area that included a 200 Acre park.

⁶¹ This trail is explicitly envisioned in the legislation establishing the national historic trail.

⁶² The completed El Camino Real de Tierra Adentro Sign Plan developed with NPS, TXDOT, city, and county involvement should be implemented to quickly and for relatively little cost, create public visibility and understanding of El Camino Real de Tierra Adentro National Historic Trail and the Mission Trail.

preservation practices for historic roads and should be based on good historic documentation and design guidelines that ensure preservation of the roads historic character and setting.⁶³

Tourism Management

According to the National Trust for Historic Preservation, “developing a strong cultural heritage program will require an investment and a commitment—an investment of financial resources and a commitment of human resources including strong leadership”.⁶⁴ NPS (1996) indicated that the many entities involved with heritage tourism could potentially benefit from a common leadership:

The cooperative participation of ... heritage partners in a single organization should more effectively blend government technical expertise with private sector resourcefulness and understanding of local issues and values, providing essential coordination and leadership.” (NPS, 1996, p. 59)⁶⁵

As stated in **Section 2** of this document, a well organized independent Mission Trail authority can potentially provide strong leadership and better coordination in advancing tourism efforts.

The NPS offered a tourism management strategy for heritage areas (See *Conceptual Strategy #3, Table 5*). Under this approach, “federal agencies share responsibilities for the ownership and management of cultural resources by supporting local and state programs and activities for heritage conservation” (NPS, 1996, p. 46). Key elements of the management strategy are given in **Table 12**. Note that since this study, national heritage area legislation has been implemented and a number of national heritage areas have been established across the country. With the establishment of the national historic trail, many of the authorities and objectives that would be realized in establishment of a national heritage area are already available. If establishment of a national heritage area is pursued it would be important that coordination and recognition of the designated national historic trail be made part of that effort to avoid overlapping cross purposes. The benefits of establishing a national heritage area if coordinated with the existing national historic trail designation might be the availability of additional funding and resources.

⁶³ Feedback provided by Steve Burns (02/21/2013).

⁶⁴ <http://www.culturalheritagetourism.org/howToGetStarted.htm>

⁶⁵ Also see Conceptual Strategy #3, El Paso Missions Heritage Area (See **Table 5**).

Table 12 – Heritage Area Model Outlined by the National Park Service in 1996

Element	Details
<p>Partnership Management:</p> <p>A combination of local management with national recognition and support</p>	<p>Heritage areas would be managed by partnerships among federal, state, and local agencies, as well as private nonprofit organizations with a locally determined entity coordinating the partners' actions.</p> <p>Heritage partnerships would help local communities manage development to be compatible with the conservation of local heritage.</p> <p>A primary objective is to conserve heritage resources without federal ownership, regulations, or management of private land.</p> <p>In pursuing a partnership arrangement with the federal government, it is important to recognize the desirability of establishing a group of principal players willing to work in a partnership. Consent of local residents, governments, and organizations would be critical for achieving success in this environment.</p>
<p>Federal Matching Grants and Technical Assistance</p>	<p>Aimed at development of strategic plans, programs, interpretation and education for visitors, and preservation of resources</p>
<p>Self sustaining heritage areas</p>	<p>Heritage areas would receive initial assistance to develop momentum necessary to continue independently</p>

Source: (NPS, 1996, pp. 46-47)

In summary, tourism development is a viable economic development option for the Mission Trail/Camino Real. A coordinated effort can be undertaken to establish heritage, eco, agricultural, and adventure tourism plans (or a single unifying plan) for the Mission Trail that will lay the groundwork for future projects and initiatives. A central authority could provide a one-stop-shop for projects, technical support, and potential funding opportunities.

Tourism Drawbacks

It is important that tourism development proceed with an understanding of potential drawbacks. One such drawback was identified by the NPS as it relates to Mesilla, New Mexico:

Mesilla has successfully preserved its resources while also promoting tourism; the results have proven economically beneficial. However, most of the commercial properties are owned by those living outside the community, and it appears that in

some instances original residents of the town have been displaced. Therefore, while private development can provide positive benefits, it should be recognized that tradeoffs can occur in terms of the loss of traditional community values and lifestyles if these are not adequately considered in community development planning. (NPS, 1996, p. 48)

Other adverse impacts include (more likely to occur if not guided by good planning and design guidelines):

- Gentrification (Morrow, 1981, p. 111)
- Adverse impacts on historic buildings and archaeological sites. (NPS, 1996, p. 54)
- Rise in air and water pollution from vehicular traffic, surface runoff ... (NPS, 1996, p. 54)
- Traffic congestion, parking problems and noise. (NPS, 1996, p. 55)
- New facilities could adversely affect views of historic buildings and landscapes (NPS, 1996, p. 55)

This section concludes with potential roles that entities could play in developing tourism. These are presented in **Table 13**. Note that the NPS and BLM are now actively engaged in administration of El Camino Real de Tierra Adentro National Historic Trail and working with and forming partnerships to preserve and develop the trail on the ground for public use. All efforts to preserve and develop the national historic trail on the ground for visitor use are supported by these federal administering agencies of the trail.

Table 13 – Potential Roles in Developing a Holistic Tourism Plan

Entity	Planning, Development, and Funding	Marketing	Infrastructure	Events and Festivities	Heritage Tourism	Other Tourism
The City of El Paso	✓	✓	✓			
The City of Socorro	✓	✓	✓			
The County of El Paso	✓	✓	✓			
The Catholic Diocese of El Paso	✓			✓	✓	
The Ysleta del Sur Pueblo	✓	✓		✓	✓	✓
The El Paso MPO	✓		✓			
TxDOT	✓		✓			

Table 13 – Potential Roles in Developing a Holistic Tourism Plan

Entity	Planning, Development, and Funding	Marketing	Infrastructure	Events and Festivities	Heritage Tourism	Other Tourism
UTEP/CERM ⁶⁶	✓					✓
Private Organizations ⁶⁷	✓	✓		✓ ⁶⁸	✓	
The National Park Service ⁶⁹	✓	✓			✓	

5 – Urban Design

Various **Mission Trail Plans** have addressed the importance of urban design in improving the aesthetic quality and historic/visual character of the Mission Trail as well as the need for preserving culture, heritage, and both historic sites and buildings. Plans that have extensive urban design guidelines are listed in **Table 14**. It should be noted that preservation and rehabilitation of the historic landscape and its character is also a critical component to the preservation objectives and visual character and qualities of the Mission Trail and El Camino Real.

Table 14 – Mission Trail Plans that address urban design

Planning Document	Citation
The Mission Trail	(Morrow, 1981)
A Comprehensive Plan for the Mission Trail Historical Corridor, Design Guidelines, Section Two	(CiEP, 1994)
City of El Paso Texas Comprehensive Plan	(PEP, 2012)

Near term (between one and five years) urban design recommendations derived from these and other **Mission Trail Plans** are summarized in **Table 15**. (Also reference **Table 21** in the **Appendix**).

⁶⁶ With perhaps new initiatives to establish the Immigration Museum and continued eco/heritage tourism interpretation at Rio Bosque.

⁶⁷ Such as the El Paso Community Foundation, The El Paso Mission Trail Association, The San Elizario Genealogy and Historical Society, etc.

⁶⁸ Private Organizations like the El Paso Mission Trail Association and the San Elizario Genealogy and Historical Society sponsor events such as the First Thanksgiving Celebration and Historic Conference

⁶⁹ See (NPS, 1996, p. 59) for more information on NPS' role.

Table 15 – Near Term Urban Design Projects for Improving the Mission Trail

Inventory, prioritize, plan, fund, and implement

- Modern building façade improvements ⁷⁰
- Screening with trees, shrubs, and authentic adobe walls
 - Heavy commercial (junk yards, ...)
 - Industrial areas
 - Parking lots, car lots, blighted areas
 - Utility facilities and easements
 - El Paso Electric Company Substation
- Landscaping projects
 - Historic buildings, structures, sites
 - The entire Socorro Road right of way
 - Pedestrian oriented areas or clusters

Inventory, prioritize, plan, fund and implement reuse and repurposing of

- Parking lots, vacant lots
 - Socorro Mission parking lot landscape planning
- Historic canals

Pedestrian oriented design

- Gateways
- Plazas

Preservation

- Open space
- Agricultural fields
- Scenic areas
- Historic buildings
- Character of rural and pre-automobile era roads
 - Nevarez
 - Buford

Historic site interpretation and enhancements

- San Elizario Presidio Walls ^{71,72}
- Original Socorro Mission Walls ⁷³

⁷⁰ Façade improvement should proceed with caution because if done wrong, these types of improvements can result in destruction of historic structures and would be in direct conflict with goals of historic preservation. This may also lead to construction of “synthetic” history.

⁷¹ Palmore, (1981, s. VII, p. 6) indicated that citizens of San Elizario suggested reconstructing portions of the original fort with an adobe wall.

⁷² As stated in **Section 2, Management Priority # 1**, reconstruction is generally not a good preservation strategy. However, if carefully done, based on sound historic documentation, some kind of interpretive wall construction to help visitors understand the scale and nature of the historic wall or mission would likely be supported.

Table 15 – Near Term Urban Design Projects for Improving the Mission Trail

- The Socorro Mission Rectory, Cemetery, and Cemetery Descansos
- Other high priority historic sites and structures

Historic preservation projects

- Socorro Mission Rectory preservation plans
- Socorro Mission Cemetery and Descansos preservation plans
- Other high priority sites identified by stakeholders

It is important to reemphasize in moving forward that any form of development, landscaping, screening, façade improvement, redesign/repurposing, or historic preservation plans should focus on increasing awareness, visibility, understanding, interpretation, and the experience of the public. Simply improving the look could lead to destruction of historic integrity which should be the foundation for any effort to promote increased visitor awareness, understanding, and experience of the trail and tourism based on this. Design guidelines and appropriate preservation and visitor use development projects consistent with best historic preservation practices and increased visitor use, interpretation, and understanding of the area’s history should be carefully considered.⁷⁴

Planning and funding projects in these areas benefits the public, visitors, and private enterprise for the following reasons:

- The projects improve the historic character, authenticity, and visitor experience of El Camino Real National Historic Trail and the Mission Trail.
- Quality of life of the region is improved.
- Many of these projects result in new direct and indirect employment opportunities (Palmore, 1981, s. XI, p. 3).⁷⁵ For instance, appropriate modern building façade improvements, screening projects, historic structure preservation, landscaping projects, building rehabilitation and reuse, and historic site rehabilitation create jobs in both the construction and landscaping industries.
- Improving the historic character, authenticity, and visitor experience of the region utilizing locally available products such as native vegetation or

⁷³ One possibility for rehabilitating the site of the Socorro Mission is to first acquire the property from the owner who expressed willingness to sell the property (Flores, 09/27/2011) then design a suitable monument at the site via contest submissions as was done for the Vietnam Memorial in Washington DC..

⁷⁴ Feedback provided by Steve Burns (02/21/2013).

⁷⁵ Palmore identified façade improvements as providing the highest employment multiplier among economic development options.

construction materials (e.g. adobe, brick, clay, and ceramic tile) helps to maximize the benefits for the area (Palmore, 1981, s. VII, p. 2).

Funding for these types of projects can come from citizen donations, private enterprise, and/or from local, state and government programs.

Based on **Table 15** the next steps for quickly improving visitor experience of the Mission Trail include:

- 1) Conduct a full inventory of road segments, potential walking trail retracements, parking lots, blighted areas, etc. in the Mission Trail Historic District. Historic property inventories have already been well documented, see for instance (Morrow, 1981) and (Myers et al., 1995). This inventory should be centrally maintained and made readily available to stakeholders.
- 2) Develop a process to prioritize high impact projects based on input from citizens and stakeholders. For near term implementation, selection of projects should include “low hanging fruit” or projects that can be made ready to implement in the near term. Projects should also emphasize the primary Mission Trail attractions (the Missions and San Elizario) and historic structures within walking distance of these sites.
- 3) Develop project implementation plans. If a project is correctly targeted, there is a potential to obtain economic development funds, HUD funds, block grant funds, etc. using the national historic trail to access those funds.⁷⁶
Implementation plans should include:
 - Development of a plan to prioritize significant historic properties to be listed in the National Register and also be designated Recorded Texas Historic Landmarks.
 - Development of a comprehensive preservation and visitor facilities development plan to guide future preservation and development projects.
 - Development of specific plans for individual projects.
- 4) Identify and secure funding to implement “shovel ready” projects.

While much work remains in conducting a full inventory of properties (from empty lots to utility easements to heavy commercial properties) along Socorro Road, previous Mission Trail plans have already done much work. In particular:

⁷⁶ Personal Communication with Steve Burns, 12/18/12.

- Segments that best represent the character of the original Camino Real were identified in (CiEP, 1994, p. 13). These trail segments are illustrated in **Figure 2**⁷⁷ and descriptions include:
 - The section of Socorro Road between Zaragoza and Carl Longuemere in Ysleta.
 - The section of Socorro Road between Isaiah Drive and the Franklin Drain in Socorro.
 - Glorieta Road in San Elizario.

Note that the NPS keeps an active database of the historic route of the national historic trail and associated historic properties. This is an ongoing database that does not yet include all associated historic properties for this area.

- The City of El Paso (CiEP, 1994, p. 13) also recommended areas that could be improved without affecting the historic value of the Mission Trail. Road improvements include:
 - Improvements at Socorro Road and Americas Avenue (Loop 375).
 - Intersection improvements between Isaiah Drive and Franklin Drain with emphasis on the Winn Road intersection.
 - Improvements to the section of Socorro Road between Glorieta and San Elizario which does not follow the original Camino Real (Glorietta road follows the original trail as mentioned above). Note that this section may be ideal for development into a tourist centered business cluster with perhaps a transit terminal and gateway into historic San Elizario.
 - Border Highway Extension (CiEP, 1994, p. 27).
- An historic building inventory (HBI) was conducted by Morrow (1981, p. 187) and Myers et al (1995). Work conducted by Myers included a list of approximately 90 high priority sites determined eligible for listing in the National Register. Historic buildings, places of interest, landmarks, and primary sites are plotted in **Figure 3**. To give a sense of their proximity to primary visitor attractions, the figure also shows pedestrian walk times from the primary sites.
- An inventory of historic acequias or canals was conducted by Morrow (1981, p. 87). Among the canals identified for preservation and reuse were the Southside Feeder Lateral in Ysleta, the Socorro Lateral in Socorro, both the

⁷⁷ The figure includes a segment of Buford Road that leads to the archeological site of the Socorro Mission established in the late 1600s. This segment was not identified as an original Camino Real segment but is included here to emphasize the importance of the original site to the Mission Trail.

Barrial Lateral and San Elizario Lateral ⁷⁸ in San Elizario, and the Riverside Canal. These canals are shown in **Figure 4**.⁷⁹ Note that walking and biking trails can be developed along the canals (which will require involvement and dialog with the IBWC, the water districts, etc). **Figure 5** illustrates the accessibility of these canals should biking trails be developed (assuming 15 mph biking speeds throughout Mission Valley).

Also note, based on the figure, an end to end non motorized bike route from San Elizario to Ysleta would take approximately 45 minutes traveling at 15 miles per hour.

- Finally, Palmore (1981, s. X, pp. 24-26) identified various economic development projects for the Mission Trail area and recommended façade improvements for most of Socorro Road.

Based on recommendations made by various Mission Trail Plans and considering results of the images presented in **Figure 2** through **Figure 5**, a process for prioritizing initial near term projects for implementation from **Table 15** should concentrate on areas within walking distance of the primary Mission Trail sites (Refer to **Figure 3** and **Figure 4**). Focusing on areas within walking distance of the Missions will give visitors more things to do, encourage exercise and exploration, and perhaps entice visitors to extend their visits.

This section concludes by highlighting three high priority projects that can be implemented in the near term:

1. Increase the number of parks along the Mission Trail.
2. Preserve rural character.
3. Repurpose or screen parking lots and blighted areas.

Analysis of **Figure 6**, imagery of the Mission Valley, illustrates two things. First, there is a need for more parks along the Mission Trail (and Mission Valley in general).⁸⁰ Second, development in Socorro and San Elizario is eroding the agricultural landscape. Future plans for the area should consider increasing the number of parks and ways to preserve agricultural character.

⁷⁸ Identified as Acequia Madre by Myers (1995, p. 241)

⁷⁹ Historic acequias were among the properties recommended for future investigation and nomination to the National Register of Historic Places by Myers (1995, p. 250).

⁸⁰ According to the County Public Works Website <http://www.epcounty.com/publicworks/countyparks.htm>, there are only six parks in the Lower/Mission Valley, with three in San Elizario and three in Fabens.

As it relates to parking, on one hand it is a necessity. For instance, without sufficient parking Speaking Rock Entertainment Center, Mission Festivals, Art fairs, events and celebrations would not be able to accommodate large numbers of visitors whose preferred means of travel is by vehicle. On the other hand, parking lots are dead architecture and take away from the visitor experience.

The next series of figures illustrate the impact parking lots have had on the primary sites of the Mission Trail. **Google Earth** imagery of the San Antonio Missions National Historic Park is illustrated in **Figure 7** through **Figure 10**. In comparison, **Figure 11** through **Figure 13** show imagery for the El Paso Mission Trail. These images illustrate in a graphic way the importance of the historic landscape and how a cultural landscape report would be critical to providing guidance to the preservation and long term treatment of the important historic mission landscapes in El Paso that have lost much historic integrity. From **Figure 11** it is clear that parking has had the greatest impact near the Ysleta Mission. The Socorro Mission has also been impacted by parking, but to a lesser extent, as shown in **Figure 12**.⁸¹

Future urban design plans should be based on sound historic research, archeological investigations and cultural landscape reports to explore creative urban design projects that will improve the visual character of the immediate grounds of the primary sites and perhaps reconstruct/restore the historical features and character of the areas. **Figure 14** shows how repurposing of a parking lot at the Ysleta Mission improved its visual appeal. A similar approach could be considered at the Socorro Mission and San Elizario. In general, the best solutions to parking lot repurposing (and urban design) will be guided by adequate research and documentation such as a cultural landscape report for historic landscapes or historic structures reports for historic buildings.

⁸¹ An alternative to designing more parking lots could be development of parking garages, particularly in Ysleta. Potential benefits include 1) increased number of parking spaces within a reasonable walking distance of the Mission and Ysleta Entertainment Complex and 2) potential to replace existing parking lots with plazas and open space where and if appropriate within historic landscapes.

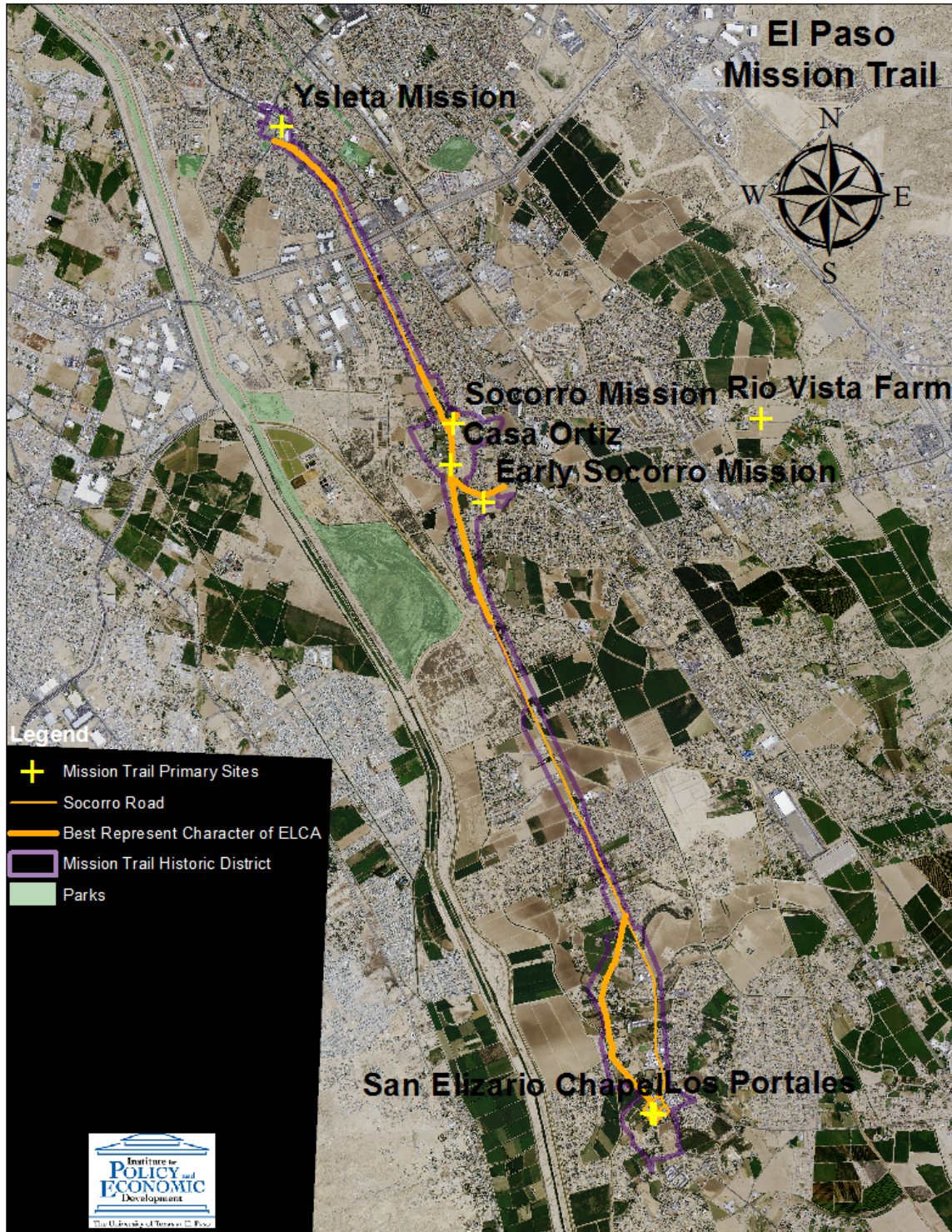


Figure 2 – El Paso Mission Trail Segments that represent character of the original Camino Real

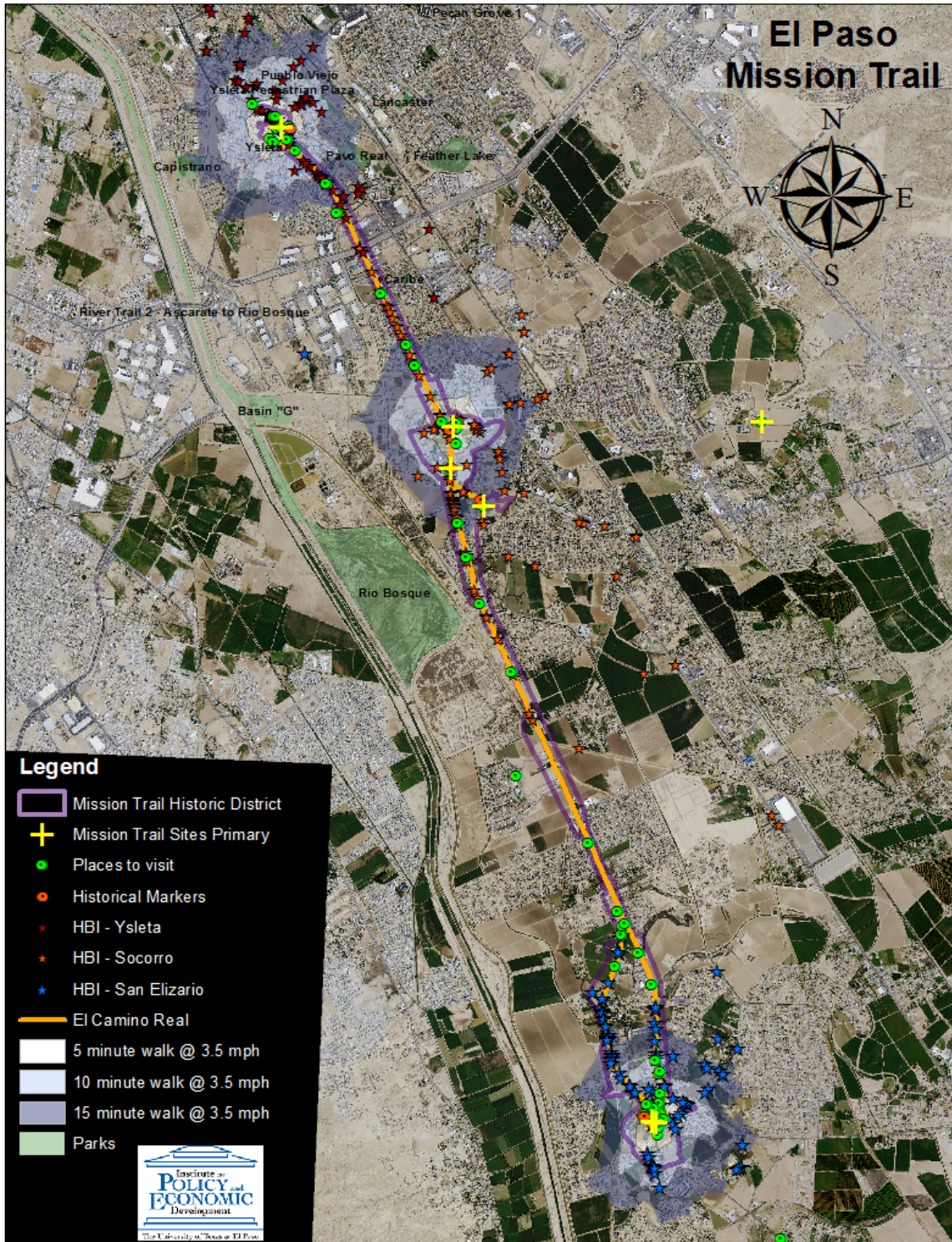


Figure 3 – El Paso Mission HBI, Places of Interest, and Pedestrian Walk Times

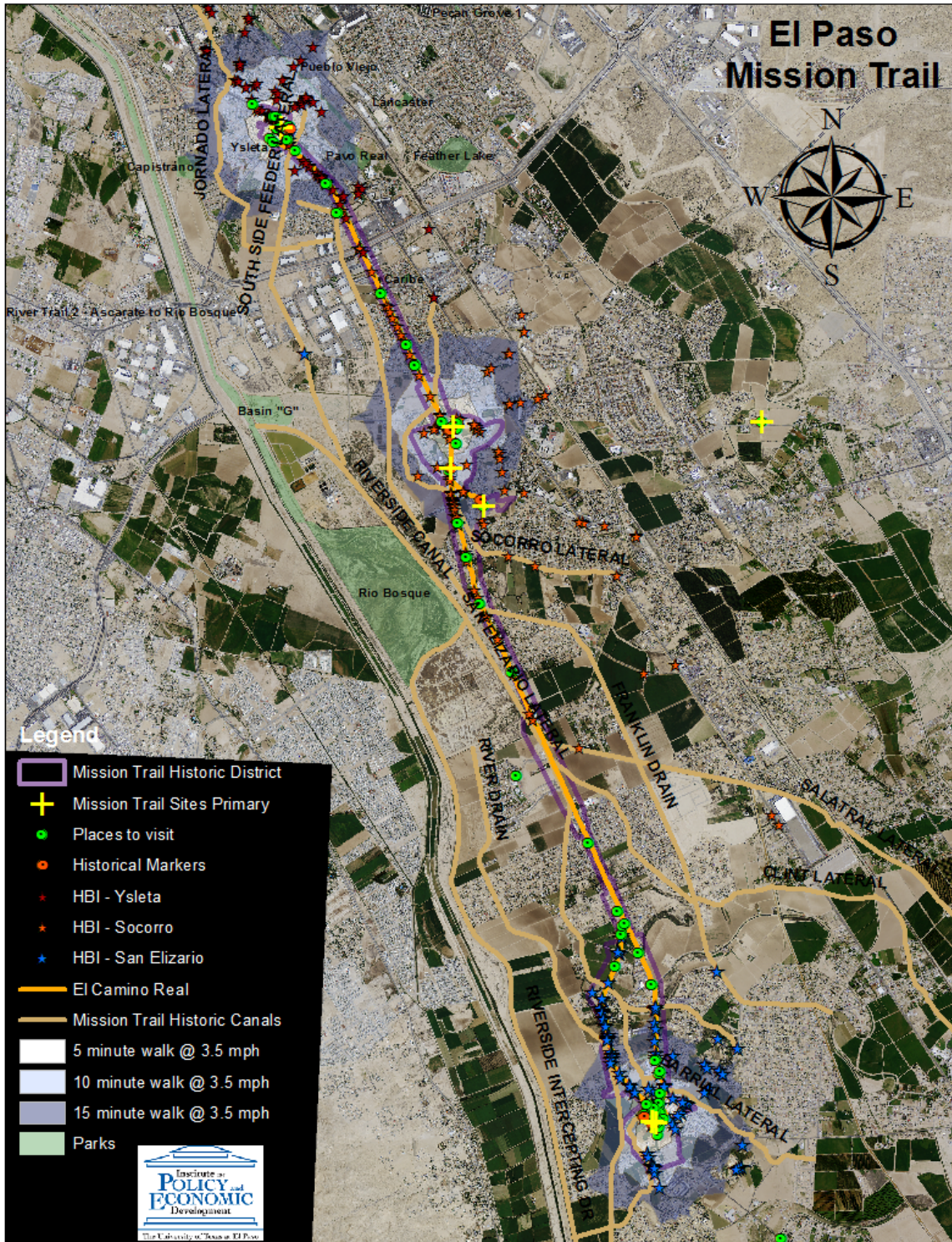


Figure 4 – El Paso Mission Trail Historic Canals

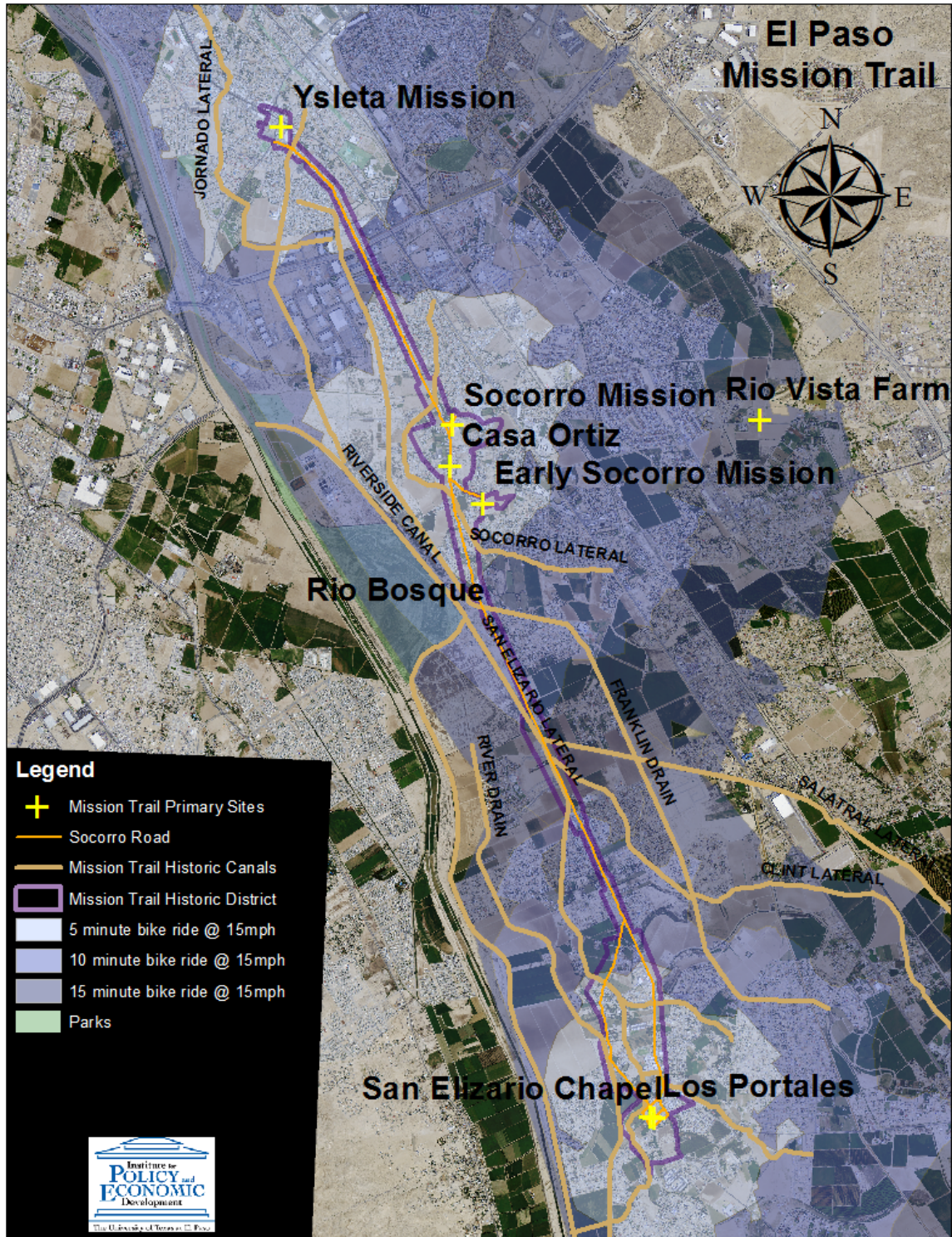


Figure 5 – El Paso Mission Trail Travel Times Biking at 15 mph

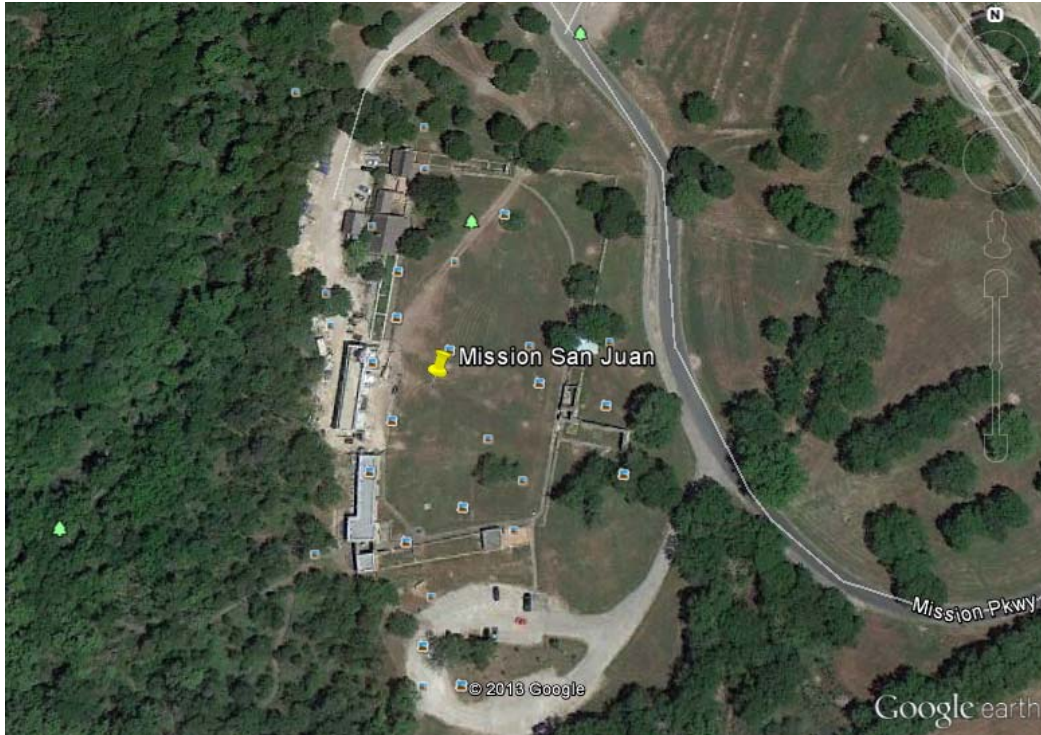


Figure 6 – El Paso Mission Trail lack of parks and loss of agriculture



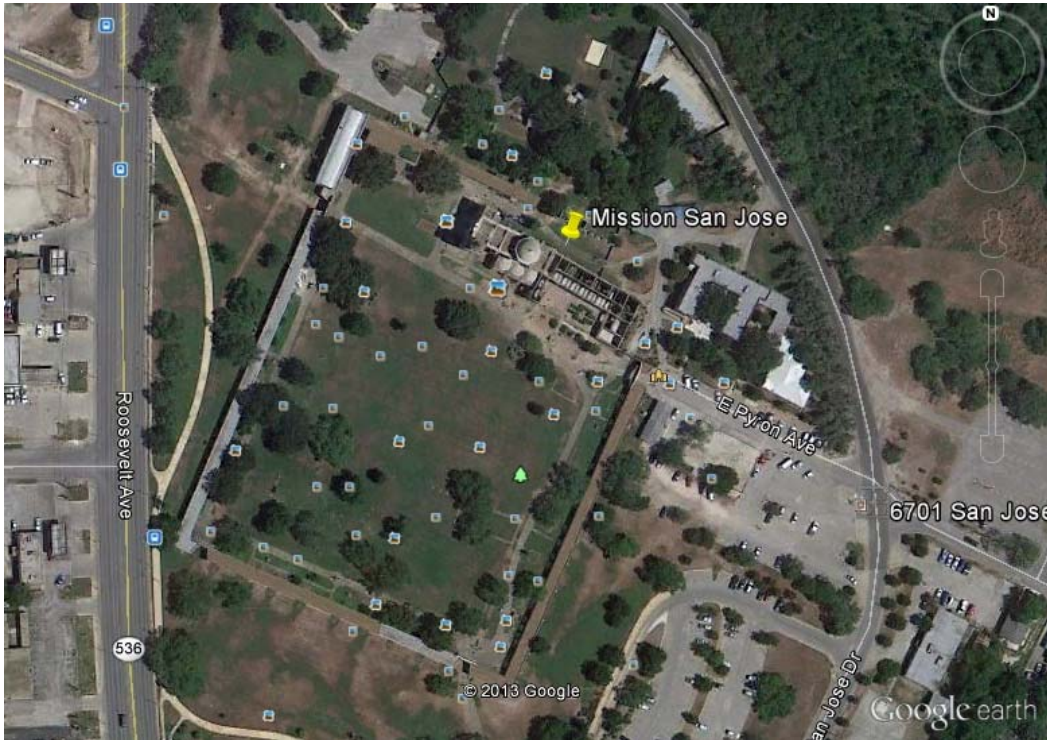
Source: Mission Espada. 29°19'03.88"N and 98°27'00.89"W. Google Earth. 04/21/12. 01/14/12.

Figure 7 – Mission Espada Google earth view (1/14/2013)



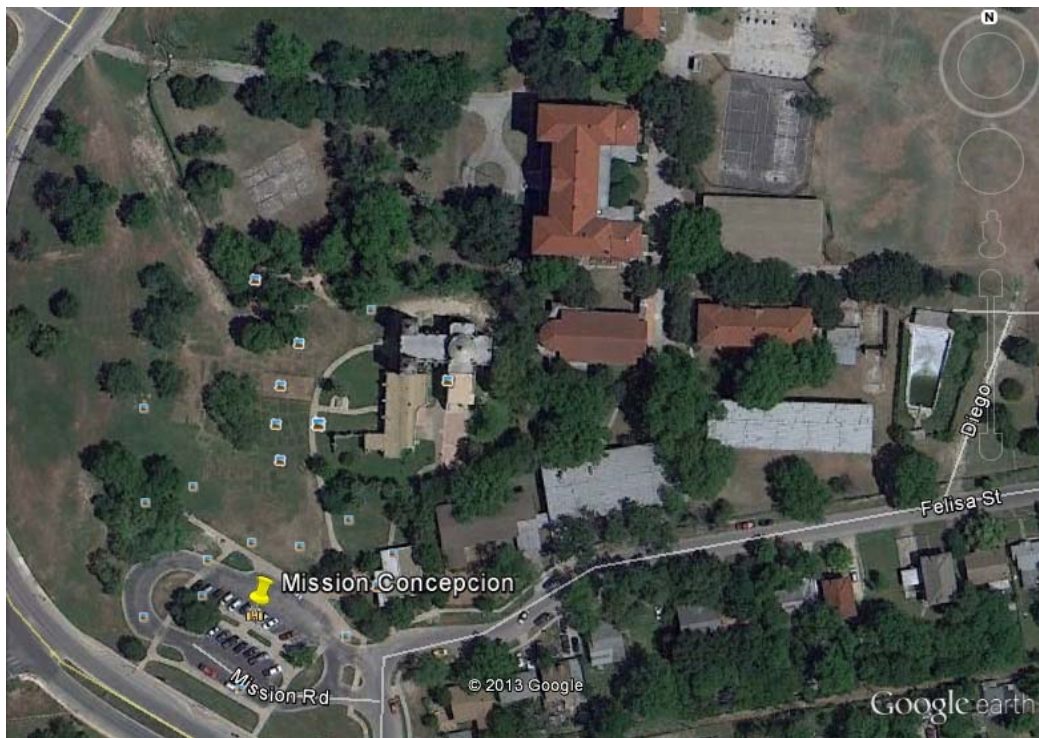
Source: Mission San Juan. 29°19'56.52"N and 98°27'20.16"W. Google Earth. 04/21/12. 01/14/12.

Figure 8 – Mission San Juan Google earth view (1/14/2013)



Source: Mission San Jose. 29°21'43.64"N and 98°28'46.39"W. Google Earth. 04/21/12. 01/14/12.

Figure 9 – Mission San Jose Google earth view (1/14/2013)



Source: Mission Concepcion. 29°23'25.14"N and 98°29'30.48"W. Google Earth. 04/21/12. 01/14/12.

Figure 10 – Mission Concepcion Google earth view (1/14/2013)



Source: Ysleta Mission. 31°41'26.65"N and 106°19'40.16" . Google Earth. 06/12/10. 01/14/12.

Figure 11 – Ysleta Mission Google Earth View (1/14/2012)



Source: Socorro Mission. 31°39'30.49"N and 106°18'11.22" . Google Earth. 11/09/11. 01/14/12.

Figure 12 – Socorro Mission Google Earth View (1/14/2012)



Source: San Elizario Chapel. 31°35'06.29"N and 106°16'22.30". Google Earth. 06/12/10. 01/14/12.

Figure 13 – San Elizario Chapel Google Earth View (1/14/2012)



Source: (MVTA, 2000, p. 5)

Figure 14 – Ysleta Mission Parking Lot Repurposing

6 – Conclusion

A review of information contained in the *Mission Trail Plans* shows that there are many projects that can be implemented that will improve the visual character, ensure historic preservation, and increase the number of visitors to the Mission Trail/El Camino Real area. This report indentified a few of the many that can be implemented in the near term (between one and five years). Projects selected by stakeholders for implementation should focus on “low hanging fruit” and areas that are within walking distance of the Missions. Projects should also target appropriate modern building façade improvements, historic character improvements, screening, and landscaping. Any project selected for implementation should also be based on sound historic research and documentation that might be found in reports such as cultural landscape reports, historic structures reports, design guidelines, and that are coordinated with the NPS and purposes of the national historic trail. Increasing the number of open space, agricultural land use, parks, and trails (especially the construction of the national historic trail in the area) will also attract more visitors with the added benefit of increasing the quality of life of the area. Organizing formal governance that provides leadership, management, and facilitates collaboration and coordination of initiatives may be the most effective option for tourism and economic development of the area.

Appendix

Table 16 – Mission Trail Commission. Source: (Morrow, 1981, pp. 175-177)

II. In order to be of optimum effectiveness to the citizens of Ysleta, Socorro, San Elizario, and Clint, the Mission Trail Commission should pursue the following:

1. Appoint a Professional Consultant or Executive Director.
2. Establish close liaison between the Mission Trail Commission and the Texas Historical Commission.
3. Maintain a Register of Cultural and Historic Properties. Properties can be added or removed by action of the Commission.
4. Develop a panel of experts in archaeology, history, geography, historic preservation, anthropology, and folklore to determine a management strategy for the area. The purpose of the panel is to establish the following:
 - What is known about the area.
 - What is the cultural, historical, and social potential for research?
 - What needs to be done.
 - What makes an historic site or information about it worth keeping?
 - How can we distinguish between significant sites and those not so significant or useless?
 - Can a community preserve them all?
 - How much of each can we preserve?
 - What will it cost?
5. Make public announcements of all meetings in the newspapers. Publish a monthly newsletter or have a newspaper column devoted to the Mission Trail area.
6. Conduct a survey of cultural and historic properties to document significant building interiors.
7. Begin publication of informative, bilingual pamphlets or news releases on the Commission's activities, guidelines, and policies.
 - For the general public in the Lower El Paso Valley giving background on the district, enabling legislation, and functions of the Commission.
 - For owners of historic properties giving descriptions of architectural elements, historic items, as well as repair and maintenance guidelines. Information on when and how to contact the Commission, explanation of the regulations, and philosophy and goals should be part of this.
 - For architects, realtors, builders, designers, and investors a description of the district, the architecture, the review philosophy, and when the Commission should be contacted.
 - An outline of the current funding opportunities and the tax incentives of the Economic Recovery Act of 1981.
 - A description of the Commission's policies on the following landscape and building features:
 - Sign criteria with samples and type of styles to be used.
 - Tree planting and landscaping.
 - Street lighting, location, and types recommended.
 - Roofing guidelines on historic buildings.

- Porch and exterior trim details showing historic elements, periods, and materials, for rehabilitation assistance.
 - Regulations with guidelines for use, maintenance and repair of adobe, lime plaster, brick, wood, etc., as well as painting, and repair of materials.
8. Work with the people in each community to develop their economic and historic resources. Provide technical assistance and grant acquisition assistance for home and business rehabilitation, landscaping, design, and beautification of neighborhoods.
 9. Develop private investment in the communities through the tax incentives of the Economic Recovery Act of 1981, and other incentive programs.
 10. Develop tourism in the Lower El Paso Valley through interpretation of the historic and cultural resources, marking of roadways, historic sites, and buildings. Publish tourism brochures.
 11. Develop facade improvement activities in the Lower El Paso Valley communities through private investment programs and local government financing.
 12. Develop the mission, churches, and the presidio through building rehabilitation, reconstruction, and landscaping. This will dramatically increase tourism. Cooperate with the Bishop's Historical Commission to develop these programs.
 13. Develop plans for reconstruction of the Spanish Colonial Presidio in San Elizario and rehabilitate existing buildings.
 14. Develop plans for reconstruction of the historic Socorro Mission complex to portray a Spanish Colonial mission with associated buildings, gardens, fields, walls, etc. The purpose is to establish historic identity for the area, increase tourism, and increase private investment.
 15. Develop private, investment and commercial aspects of Socorro, Ysleta, San Elizario, and Clint with specialty shops, restaurants, and services for tourists and valley residents.
 16. Develop plans for the Ysleta Mission complex by strengthening the association between the Tigua Indian community and the Mission. Rehabilitate existing buildings, reconstruct walls, buildings, and mark the historic cemetery. Landscaping should be done with appropriate plants and placement.
 17. Rehabilitate the "downtown block" of Ysleta as part of this joint economic development and historic rehabilitation program. Shops for services, tourism, recreation, and outdoor restaurants should be considered.
 18. Develop Tigua Indian participation in:
 - Management of tourism in Ysleta.
 - Running specialty shops and outdoor restaurants.
 - Re-creation of living history exhibits on the Mission grounds and in the Tigua complex.
 - Street and plaza vendors of food and crafts.
 - Oral history recording and interpretation, marking of Tigua historic sites, and guided and self guided tours.
 19. The juxtaposition of the Tigua Indian Pueblo Center, the Ysleta Mission, and the historic and cultural resources have high tourism potential in the Lower El Paso Valley. The Chamber of Commerce, the Arts and Humanities groups, and the historic associations should meet to plan joint programs.
 20. Develop plans for survival of the Mexican-American heritage in the central neighborhoods in Ysleta, Socorro, San Elizario, and Clint.

Table 17 – Mission Trail Historic District Commission. Source: (CiEP, 1994, pp. 42-43)

The Mission Trail Historical Area was conceived as a single unit, consisting of the three churches and the road which links them together. In order to maintain a uniform historic ambience throughout the entire length of the Trail, each of the three governmental units must create a commission to oversee and administer the policies specifically designated to protect the historical integrity of the Mission Trail. Each Commission, operating within its respective jurisdiction, should contribute to the concept of a Mission Trail Historic District Commission.

1. To retain the integrity of the entire Mission Trail Historical Area, there should be three Commissions, one for each governmental jurisdiction, responsible for the administration and preservation of its respective portion of the Mission Trail.
2. To be an effective agency, each Commission should maintain close contact with the other two Commissions. This will help to assure compatible decisions for all portions of the Mission Trail.
3. Cooperation among the three Commissions should be formalized by contract to ensure regular contact (perhaps monthly or quarterly) to discuss the activities, problems, and solutions occurring in each section of the Mission Trail.
4. Each Commission should be created by the governing body of the appropriate governmental unit as authorized by State Enabling Legislation.
5. Each governmental agency should develop bylaws for its respective Commission clearly stating the function of the Commission and the manner or method by which that function will be carried out.

Policies

1. Representatives on each participating Commission should be appointed by the respective governing body.
 - A. It is recommended that the City of Socorro appoint representatives to perform both the Historic Landmark Commission (HLC) functions (as spelled out in the Socorro ordinance), and the Socorro Mission Trail Historic District Commission functions.
 - B. It is recommended that Commissioners Court of the County of El Paso appoint representatives to the El Paso County Mission Trail Historic District Commission responsible for overseeing the County's portion of the Mission Trail Historic District.
 - C. It is recommended that the City Council of the City of El Paso appoint the El Paso Historic Landmark Commission to be responsible for the City's portion of the Mission Trail Historic District.
 - D. It is recommended that the three Mission Trail Historic District Commissions coordinate their efforts by meeting together periodically to exchange views, discuss standards, and solve potential problems developing within their respective jurisdictional boundaries.
2. Identify, protect, and survey any possible archaeological site encountered during any remodeling, rehabilitation, or similar activity.

Create a feeling of security and available aid for tourists by providing regular patrols along the Mission Trail to offer assistance to any tourist requiring help. (As an alternative to the establishment of special patrols for this specific purpose, perhaps an agreement with the Sheriff's Department to provide a regular patrol along the Trail might be negotiated for this purpose.)

Table 18 – Public Infrastructure Recommendations⁸²

Utilities

- Water supply (Palmore, 1981, s. VII, p. 3), (CiEP, 1994, s. 1, p. 20), (NPS, 1996), (MVSC, 1999)
- Potable water at a reasonable cost (Palmore, 1981, s. VII, p. 3), (CiEP, 1994, s. 1, p. 20), (MVSC, 1999, p. 8)
- Wastewater/Sewage (Palmore, 1981, s. VII, p. 3), (CiEP, s. 1, 1994, p. 20), (NPS, 1996), (MVSC, 1999, p. 8)
- Water drainage (Palmore, 1981, s. VII, p. 3), (MVSC, 1999, p. 18)

Transportation⁸³

- Roads
 - Constrain the Ysleta area to small vehicle traffic (Morrow, 1981)
 - Close Old Pueblo Road to traffic (Morrow, 1981, p. 126)
 - Control traffic flow in Ysleta and Socorro (Morrow, 1981, pp. 137, 141)
 - Ongoing maintenance and repairs (Morrow, 1981, p. 141)
 - Improve north/south circulation between I-10 and Border Highway (Palmore, s. VII, p. 7)
 - The road system needs immediate planning attention if the Mission Trail Area is to be successful in attracting more industry and tourists (Palmore, s. VII, p. 8)
 - Downgrade entire Socorro Road to minor arterial (CiEP, 1994, s. 1, p. 13)
 - Reroute heavy traffic, through traffic, and hazardous material with bypass routes to ease Socorro Road and preserve most important sections of the Camino Real and historic structures (CiEP, 1994, s. 1, pp. 13, 27, 36)
 - Extend Border Highway (CiEP, 1994, p. 26), (MVSC, 1999, p. 21)
- Systems
 - El Paso International Airport (for targeting tourism) (CiEP, 1994, s. 3, p. 9)
 - Public transportation (Palmore, 1981, s. V, p. 3), (CiEP, 1994, p. 11), (MVSC, 1999, p.7)⁸⁴
 - Rail service (Palmore, 1981, s. VII, p. 8)
- Establish bike lanes/routes (MVSC, 1999, p. 28)

Safety Services

- Police and Sherriff patrols
- Emergency call boxes
- Firefighters
- Uniform and period lighting for nighttime activity (CiEP, 1994, s. 1, p. 34)

⁸² Adapted from *Criteria for Judging Touristic Attractiveness* (Gearing et al, 1974, p. 3).

⁸³ This includes accessibility considerations for disabled individuals.

⁸⁴ This was identified by the MVSC as the most pressing need of the Mission Valley. The report states: “Low income and high unemployment levels make a public transportation system the most viable resource to provide access to jobs, education, health care, and services.”

Table 19 – Primary Tourism Infrastructure and Services Recommendations⁸²

Primary Sites (Socorro Road, The Missions and Chapel, Historic Buildings, etc.)

- Ongoing historic preservation
- Archeological investigation of San Elizario Presidio Walls (CiEP, 1994, s. 1, p. 39)
- Continuous improvement of visual appeal/image (See **Table 21**)
- Continuous improvement of urban design (See **Table 21**)
- National level historic district overlay⁸⁵
- National heritage area designation⁸⁶

Signage, markers, and interpretation

- Directional and Interpretive Mission Trail Signage (THC, 1978, p. 24), (Morrow, 1981, p. 130)
- El Camino Real de Tierra Adentro Road Sign Plan (NPS, 2011)
- Interpretive markers (Morrow, 1981, p. 130, 141)
- Interpretive history displays (Campbell, 2005, p. 22) (SMPP, 2005)

Tours

- Manage and operate guided tours (Morrow, 1981, p. 128)
- Self guided walking tours (Morrow, 1981)
- Self guided driving tours
- Bus tours (NPS, 1996, p. 60)
- Mission Trail trolley with tours (NPS, 1996, p. 60)

Marketing Services

- Brand (Campbell, 2005, p. 13), (MVSC, 2005, p. 13)
- Utilize website advertising (MVTA, 2000, p. 11)
- Develop a website for the Mission Valley (MVTA, 2000, p. 21)⁸⁷
- Use billboards for advertising along El Paso's highways (MVTA, 2000, p. 3)
- Develop brochures, pictorial publication (THC, 1978, p. 24)
- If a tour guide is unavailable, make sure the literature tells the story. (MVTA, 2000, p. 21)

Facilities

- Visitor/Information Centers
 - Ysleta (Mission Valley Visitor Center)
 - Socorro (could "also house the Mission Valley Chamber of Commerce (MVTA, 2000, p. 17))
 - San Elizario (Los Portales Museum and Visitor Center)
- Tourist friendly facilities (NPS, 1996, p. 72)

⁸⁵ Personal communication with Steve Burns, Landscape Architect, NPS, 12/18/2012.

⁸⁶ Personal communication with Gary Williams, El Paso Community Foundation.

⁸⁷ There are currently many websites that promote the Mission Trail. The primary sites are listed in **Table 22**.

Table 19 – Primary Tourism Infrastructure and Services Recommendations⁸²

<ul style="list-style-type: none">• Public Restrooms <p>Parking</p> <ul style="list-style-type: none">• Provide parking for cars, buses, vans, RV's (CiEP, s. 1, 1994)⁸⁸• Eliminate curbside parking in Ysleta's Alameda Commercial District (Morrow, 1981)• Prohibit on-street parking from Zaragoza Road to Carl Longuemere (CiEP, 1994, s. 1, p. 13)• Encourage paved parking lots to reduce dust pollution (CiEP, s. 1, 1994, p. 28)• Parking for the (Socorro) rectory should be reduced ... and the ingress and egress relocated (CiEP, 1994, s. 1, p. 37)• Parking should be convenient, but it should be developed on the fringe areas to the greatest extent possible (CiEP, 1994, s. 1, p. 40)

Table 20 – Secondary Tourism Infrastructure and Services Recommendations⁸²

<p>Restaurants and food services⁸⁹</p> <ul style="list-style-type: none">• Outdoor Patio Café's (Morrow, 1981, p. 126)• Indoor and outdoor restaurants (Morrow, 1981, p. 128), (CiEP, 1994, s.3, p.7)• Strolling vendors (Morrow, 1981, p. 128)• Mobile Vendors <p>Accommodation</p> <ul style="list-style-type: none">• Hotels/motels• Bed and Breakfasts (CiEP, 1994) (MVTA, 2000, p.)• Camping Sites and RV parks⁹⁰ <p>Recreation</p> <ul style="list-style-type: none">• Parks/Open Space• Nighttime entertainment (Speaking Rock Entertainment, Free Concerts, etc.)• Educational facilities<ul style="list-style-type: none">○ Tigua Indian and Cultural Center○ Los Portales Museum○ Licon Dairy and Petting Zoo
--

⁸⁸ As stated in (CiEP, 1994, p. 41, "Parking should be convenient, but it should be developed on the fringe areas to the greatest extent possible ... new thoroughfares and parking lots should be built in the outlying areas". Aerial views of San Antonio Missions reveal that parking is typically not directly in front of or next to the Mission structures. Efforts should be made to (further) relocate parking areas away from Mission sites. **Figures 7 through 14** in this Appendix contrast San Antonio Mission parking with El Paso Mission Trail parking and highlight that in El Paso, parking has not integrated well with the historic character of the Missions.

⁸⁹ With a focus on specialized ethnic or regional restaurants.

⁹⁰ <http://www.olicognography.org/social%20infrastructures/tourisminfrastructures.html>

Table 20 – Secondary Tourism Infrastructure and Services Recommendations⁸²

- Commonly occurring events, festivals, etc.
- Sensitive commercial and cultural activities could be developed near the Missions to attract not only tourists but also Area residents (Palmore, 1981, s. VII, p. 12)

Tourism related business (excluding hospitality, food, and entertainment)

- Specialty shops such as art galleries, antiques, pottery, ceramics, etc. (CiEP, 1994, s. 3, pp. 7)
- Retail establishments/gift shops/outlet malls (CiEP, 1994, s. 3, pp. 7)
- Gas Stations (Seetahnah et al, 2011)⁹¹
- Convenience stores
- Develop micro-enterprises with tourism as a base (MVSC, 1999, p. 28)
- Tax incentives and credits, published tourist guides, and promotional events. (NPS, 1996, p. 64)
- Implementation of the Enterprize/Reinvestment Zone strategy (CiEP, 1994, s. 3), (NPS, 1996, p. 64)

Personal and Financial Services

- Health services and care (MVSC, 1999)
- Availability of ATMs
- Access to banking

Table 21 – Infrastructure that can be Improved through Urban Design Concepts

Sites/Urban Design

- Reuse/repurpose
 - Canal reuse design (Morrow, 1981, p. 126), (PEP, 2012, s. p. 25)
 - Reuse of abandoned or underused buildings (Morrow, 1981, p. 126)
 - Parking lots
- Improve Image/Visual Character
 - Building façade rehabilitation (Morrow, 1981)
 - Portales
 - San Elizario Handball Court⁹²
 - Cleanup and maintenance of properties, vacant lots, fields, and roads (Morrow, 1981)
 - Use landscape architecture to create amenity surroundings (THC, 1978, p. 23),

⁹¹ While not mentioned by *Mission Trail Plans*, those visitors who travel by car will be interested in availability of Gas Stations.

⁹² The Handball Court is among 11 properties recommended for future investigation and nomination to the National Register of Historic Places by Myers (1995, p. 250).

Table 21 – Infrastructure that can be Improved through Urban Design Concepts

(Morrow, 1981, p. 126)

- Discourage heavy commercial uses along Socorro Road (CiEP, 1994, s. 1, p. 12)
- Paint murals on the four structures at the corners of the cemetery (CiEP, 1994, s. 1, p. 37)
- Screening
 - Utility Easements, junk yards, used car sales lots, open storage, warehouses
 - Traffic and parking lots (CiEP, 1994, s. 1, p. 29), (NPS, 1996, p. 19)
- Screening alternatives
 - Adobe-type (stucco) walls (CiEP, 1994, s. 1, pp. 33, 40), (NPS, 1996, p. 19)
 - Shrub and tree planting (SMPP, 2005) and tree preservation (CiEP, 1994, s. 1, p. 40)
 - Add brick paving to (gravel) and dirt streets in San Elizario (CiEP, 1994, s. 1, p. 40)
 - Murals
- Destination Development/Preservation
 - Plazas
 - Rest Areas
 - Socorro Mission Portales, Descansos, Capilla Poza (SMPP, 2005) ⁹³
 - Socorro Mission rectory, cemetery, and grotto
 - Benches near landscaped areas (CiEP, 1994, s. 1, p. 34)
 - Nichos or altars ⁹⁴
 - Parks (Morrow, 1981), (MVSC, 1999??)
 - Open Spaces (Morrow, 1981, p. 126), (CiEP, 1994, s. 1, p. 40)
 - Develop trails
 - Improve sidewalks, walkways (Morrow, 1981, p. 126), (MVSC, 1999, p. 32)
- Clustering/Nodes
 - Design areas around primary sites into “people use areas” (Morrow, 1981, p. 126) ⁹⁵
 - Redesign commercial areas into “people use areas” (Morrow, 1981, p. 130)
 - All new developments should incorporate and link pedestrian areas (CiEP, 1994, s.1, p. 40)
 - Pedestrian areas could be enlarged and enhanced by rerouting vehicular traffic away from Main Street and converting that street entirely to pedestrian use (CiEP, 1994, s.1, p. 40)
 - Apply the village concept based on "commercial and residential nodes" as alternatives to highway "strip" development (CiEP, 1994, s. 1, p. 29)

⁹³ The Socorro Cemetery descansos were among 11 properties recommended for future investigation and nomination to the National Register of Historic Places by Myers (1995, p. 250).

⁹⁴ Nichos were among 11 properties recommended for future investigation and nomination to the National Register of Historic Places by Myers (1995, p. 250).

⁹⁵ Redesign of open space, plaza areas, and business clusters allows visitors to stop and stroll versus simply stopping and standing around with seemingly nothing to do (See also Morrow, 1981, p. 152).

Table 22 – Websites that host Mission Trail Content

Website	Rating	Vision/Mission Statement	Content Related to the Mission Trail
<p>Visit El Paso Mission Trail ⁹⁶</p>		<p><i>Mission Adapted from articles and other sources including: (Flores, 04/20/2011), (Flores, 01/03/2012), and (Flores, 04/21/2012)</i></p> <p>Promote the Mission Trail under a unifying logo and slogan: “Be A Part of It”</p> <p>Aim promotion of the Mission Trail to target tourists</p>	<p>Unified Branding of the Missions</p>
<p>El Paso Mission Trail Association ⁹⁷</p>	<p>2</p>	<p>Promote, Educate and Preserve tourism efforts along the Mission Trail and other historical areas, buildings, sites and associated historic routes in El Paso County.</p>	<p>History of the Missions, Visitor Information on Mission Trail Tours (Guided, Self-Guided) and Events, Map of the Mission Trail</p>
<p>Ysleta del Sur Pueblo, Travel Down the Mission Trail ⁹⁸</p>		<p>Website created to introduce the viewer to the history and culture of the Tigua Indians of Ysleta del Sur Pueblo, and to promote heritage tourism and historic preservation of the El Paso area, particularly Ysleta and the Mission Valley.</p>	<p>Provides helpful information for the Heritage Traveler including web links, museums, historic sites, parks, libraries/archives, and activities calendars.</p> <p>Identifies scholarly resources and incorporates information such as bibliographies, chronologies and archival .</p>

⁹⁶ <http://visitelpasomissiontrail.com/>

⁹⁷ <http://elpasomissiontrail.com/>

⁹⁸ http://www.ysletadelsurpueblo.org/tigua_trails.sstg?id=16&sub1=23

Table 21 – Infrastructure that can be Improved through Urban Design Concepts

<p><i>El Paso Convention & Visitor’s Bureau, Visit El Paso Website, El Paso’s Mission Trail</i>⁹⁹</p>			<p>Link to El Paso Mission Trail Association Website Map and Driving Directions to the El Paso Mission Trail Association (Adobe Horseshoe)</p>
<p><i>Ysleta Mission Website</i>¹⁰⁰</p>		<p>This Website is primarily targeted to communicating the Church’s mission as it relates to serving the community.</p> <p>“Being a Eucharistic Community, we are committed to provide ministries and outreach that address the corporal and spiritual needs of the community.”</p>	<p>Historic Information about the Ysleta Mission and the Mission Trail</p> <p>Promotion of the Ysleta Mission Festival (Held on second week of July for nearly a century)</p>
<p><i>San Elizario Historic Art District</i>¹⁰¹</p>		<p><i>Not explicitly the mission.</i></p> <p>To promote the San Elizario Historic Art District</p>	<p>Contains a building and site map/guide</p> <p>Contains links to participating artists, events, and operating hours of the Art district</p>
<p><i>San Elizario Genealogy and Historical Society</i>¹⁰²</p>	<p>2</p>	<p>To promote the history of San Elizario and encourage interest in family research.</p>	<p>Contains information on the various historic buildings of the Old Presidio in San Elizario.</p>

⁹⁹ http://visitelpaso.com/visitors/to_do/1-attractions/sections/4-historical-and-cultural-sites/places/50-el-paso-s-mission-trail

¹⁰⁰ <http://ysletamission.org/>

¹⁰¹ <http://www.sanelizariohistoricartdistrict.com/>

¹⁰² <http://www.epcounty.com/sanelizariomuseum/>

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DESIGN GUIDELINES SECTION TWO
**THE MISSION TRAIL HISTORIC
CORRIDOR & DISTRICT**



Prepared By

DEPARTMENT OF PLANNING, RESEARCH AND DEVELOPMENT
City of El Paso, Texas

1993

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Introduction to the Guidelines

Purpose
Enabling Legislation
Background

PURPOSE

The Design Guidelines for the Mission Trail Historic District are a set of recommendations for the rehabilitation, restoration and new construction of structures.

Design guidelines serve to improve the quality of physical change, protect investments, protect existing architectural characteristics, and prevent incompatible new construction. These guidelines have been established to preserve the unique character and identity of Mission Trail landmarks and their environments. They also serve as an outline for new construction so that future development will harmonize and support existing structures.

Design Guidelines for the Mission Trail Historic District are for the guidance of professionals and property owners who participate in the revitalization of their community.

ENABLING LEGISLATION

The City of El Paso, the City of Socorro, the County of El Paso, and the State of Texas made a commitment to historic preservation when legislation was passed establishing the Mission Trail. These government entities found as a matter of public policy that:

The protection, enhancement, preservation and use of Mission Trail is a public necessity and is required in the interest of the culture, prosperity, education and general welfare of the people.

The purposes of the legislation and ordinances are:

To protect, enhance and perpetuate historic landmarks which represent or reflect distinctive and important elements of the city's, state's, or nation's architectural, archaeological, cultural, social, economic, ethnic and political history and to develop appropriate settings for such places;

To safeguard the Mission Trail historic and cultural heritage, as embodied and reflected in such historic landmarks by appropriate regulations.

LANDMARKS

The architectural character within the Mission Trail Historic District is diverse. Most structures cannot be identified as reflecting one particular architectural style. Rather, the majority of the structures are a mixture of styles, materials and construction techniques.

Three important historic landmarks tie the Mission Trail Historic District together: the Ysleta Mission , the Socorro Mission, and the San Elizario Chapel. These landmarks are used as the main points of reference in designating architectural zones in the area. Although a substantial amount of structures do not conform to any one particular architectural style, the intent of these guidelines is to set forth recommendations in cases where additions and/or new infill construction is being proposed. In addition, they provide guidance in the maintenance and rehabilitation of existing non-conforming structures, and existing adobe structures. Adobe structures are the typical and original type of construction in this valley.

DESIGN ELEMENTS AND STANDARDS

It is essential that the qualities relating to the history of El Camino Real, and a harmonious outward appearance which preserves property values and attracts visitors and residence alike, be preserved; some of these qualities being: the continued existence and preservation of historical area and buildings; continued construction of buildings in the historic styles, a general harmony as to style, form, color, proportion, texture and material between buildings of historic design and those of modern design.

STYLES OF ARCHITECTURE

The City of Socorro, and the City and County of El Paso recognize that a style of architecture has evolved within the valley from the year 1668 to the present, characterized by construction with adobe bricks, hereafter called "Pueblo Colonial", as well as a recent "Pueblo Revival" style with different materials and with added decorations.

a. Pueblo Colonial Style

With rare exceptions, buildings are of one story, few have three stories, and the characteristic effect is that the buildings are long and low. Roofs are flat with a slight slope and surrounded on at least three sides by a parapet of the same color and material as the walls, or of brick. Roofs are never carried out beyond the line of the walls except to cover an enclosed portal, or porch, formed by setting back a portion of the wall, or to form an exterior portal, the outer edge of the roof being supported by wooden columns. Two story construction is more common in the Territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second story. Facades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or waterspouts, flanking buttresses and wooden lintels, architraves and cornices, which as well as doors are frequently carved and the carving may be picked out with bright colors. Arches are almost never used except for non-functional arches, often slightly ogive, over gateways in free standing walls.

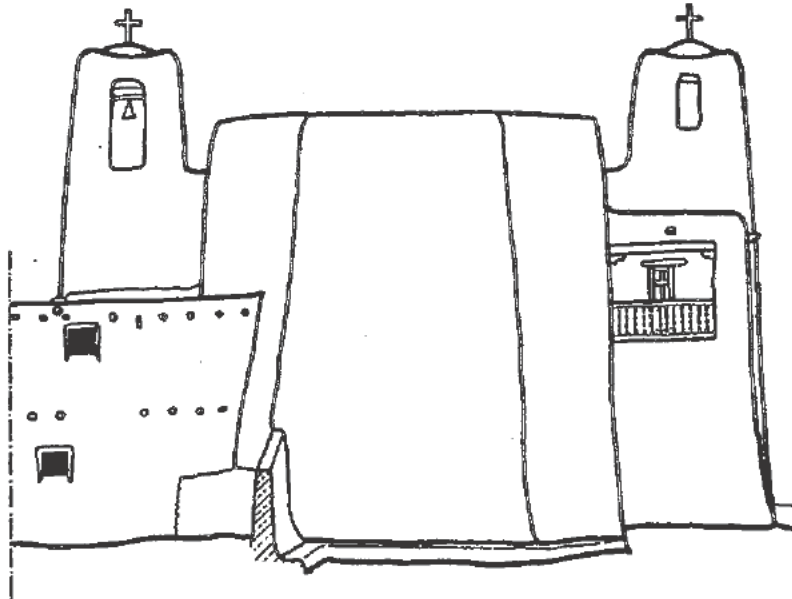
All exterior walls of a building are painted alike. The colors are those of natural adobe, ranging from a light earth color to a white color. The exception to this rule is the protected space under portales or, in church derived designs, inset panels in a wall under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations.

Solid wall space is always greater in any facade than window and door space combined. Single panes of glass larger than thirty inches square are not permissible except as otherwise provided.

The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or other necessary roof structures, but such structures, other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the parapet from the view of anyone standing in the street on which the building fronts.

The Pueblo Colonial Style buildings are made of adobe bricks with adobe or lime plaster finish. Construction with masonry blocks, bricks, or other materials with which the adobe effect can be simulated is permissible, provided the exterior walls are not less than eight inches thick, and that geometrically straight facade lines are avoided. Adobe plaster or stucco simulating adobe, laid on smoothly, is required.

It is characteristic of Pueblo Colonial Style commercial and public buildings to place a portal so that it covers the entire sidewalk, the columns being set at the curb line.



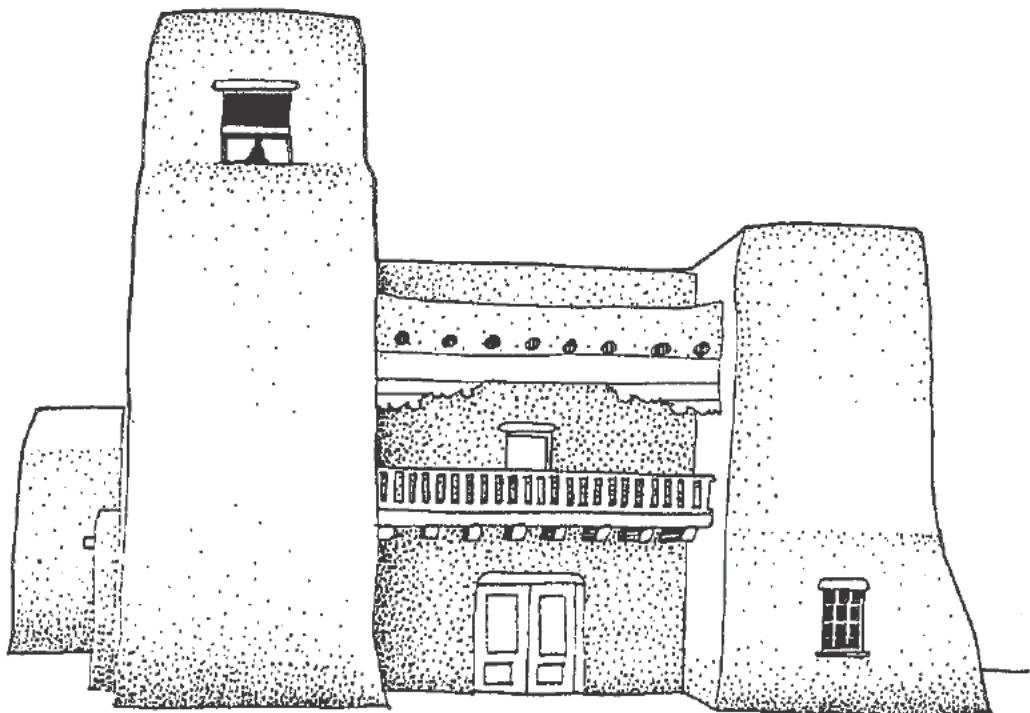
Pueblo Revival

Typically, original Pueblo structures were part of small villages; living units were grouped together like apartments and entrance was gained by the use of ladders since many of the structures were constructed to heights exceeding two stories (this was done for defensive purposes). This apartment type massing was eventually abandoned for more traditional single family dwellings on platted parcels of land.

Early Pueblos were simple rectangular or square designs made of adobe brick. Hand hewn vigas (exposed roof rafters), and horizontal poles were used to support a flat roof of saplings, twigs and mud. Early floor plans depict several single rooms linked linearly. Original structures probably consisted of only one room, but as the family grew more rooms were added.

Pueblo Revival style architecture emerged around 1910-1920. Pueblo Revival is Pueblo architecture with a few modifications. For example, hand hewn vigas have been replaced with modern sewn lumber, and built-up roofing has replaced the high maintenance mud roofs.

Pueblo Revival is further defined by battered walls with rounder corners, projecting rounded vigas and round unpainted porch posts. Other characteristics include small wood windows, with roughly hewn wooden lintels set deeply into the walls. Some Pueblo Revival architectural features found in the Mission Trail Historic District include high ceilings, adobe brick, wood windows and flat roofs with projecting vigas. "Modern" Pueblo structures now use wood framed walls or CMU with a stucco finish.



Guidelines for Residential Buildings

General Considerations

Height and Scale

Setbacks

Proportion

Pattern and Rhythm

Site Details

Landscaping and Open Space

Roofs

Chimneys and Vents

Openings

The Three Foot Rule

Porches

Foundations

Auxiliary Buildings

Materials and Finishes

Color

Mechanical Equipment

Health and Safety Codes

GENERAL CONSIDERATIONS

Approval must be obtained from the Historic Landmark Commission prior to construction or reconstruction of buildings or any exterior alterations to properties located within the Ysleta Historic District. Proposed plans should address the following concerns to determine the acceptability of modifications.

1. Do the plans maintain as much of the original building as possible?
2. Are exterior alterations and changes kept to a minimum?
3. Is the proposed design compatible in scale, materials, and style to the original design of the structure?
4. Are the original building materials maintained or restored?
5. Are all of the proposed building materials compatible with the surrounding historic buildings as well?
6. Are architectural elements such as parapets, window and door openings, porches, roof lines and vigas retained?
7. Are the original architectural details such as scroll work, balcony, porch railings, and columns kept?

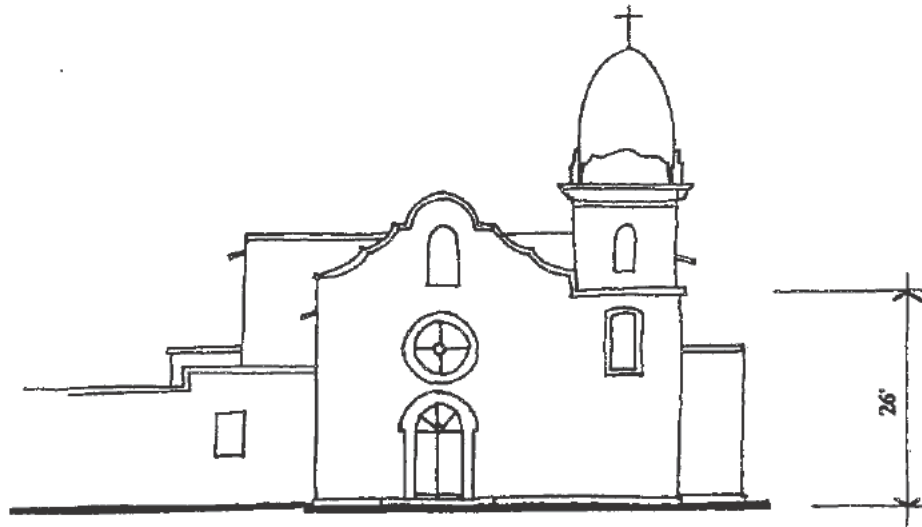
Approval of plans by the HLC will depend on the applicant's documentation of appropriate actions to address these general considerations.

SITE DEVELOPMENT

The purpose of reviewing proposed alterations to structures within the Mission Trail Historic District is to assure compatibility with existing buildings. This also applies to the way a building is situated on its site. Site development is important in maintaining the historic integrity of a building.

HEIGHT AND SCALE

Height limitations are established primarily to ensure the compatibility of height and scale between existing structures and new construction. Height limits for the Mission Trail Historic District are specifically established in order to prevent new development from dominating or obscuring the view of the Missions. No structure within 1,000 feet of the Missions or Chapel shall exceed 26 feet in height. Structures outside of the parameter shall comply with the building code requirements as stated in the City and the Zoning Ordinance.



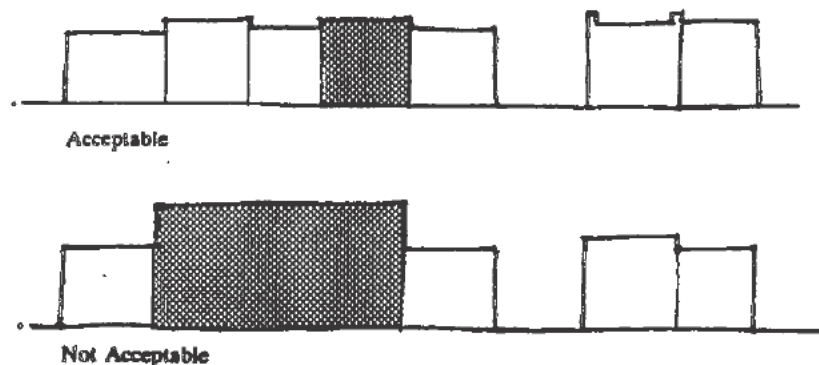
The height of new buildings should conform to the height of existing surrounding buildings. If a single story addition is being designed and proposed for a two-story structure, it should match the vertical and horizontal dimensions of other nearby or adjacent structures. Avoid overwhelming the original mass of existing structures with excessive additions (height). Excessive additions can detract from the architectural character of a building.

SETBACKS

Setbacks help to create a unified rhythm along a street. Maintain the predominant existing building line. Existing building lines should not be disturbed by new construction. New construction of structures should be flush with the existing building line, and parking space should be located to the rear of the building. All other yard requirements as specified in the zoning ordinance shall apply.

PROPORTION

The relationship between the height and width of a building establishes proportion. The proportions of new buildings should be consistent with the dominant proportions of existing buildings. Proportions of a group of structures defines a pattern which is called a streetscape. Streetscapes help to establish the architectural character of a neighborhood. All new construction and additions to existing structures should preserve and enhance the streetscape.



PATTERN AND RHYTHM

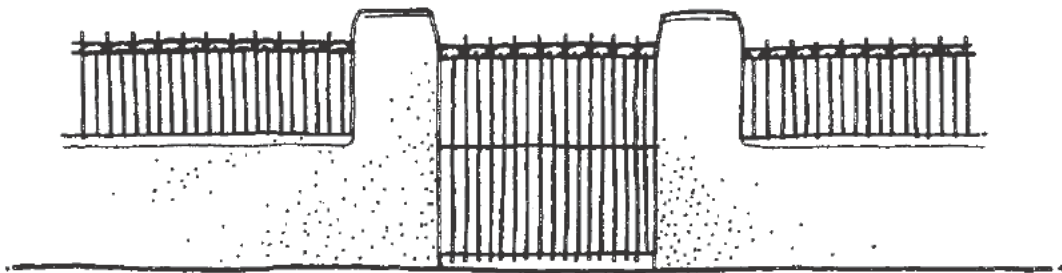
Solids and voids (walls vis-a-vis windows and doors) establishes a pattern in the facade of a building. A pattern of solids and voids establishes rhythm. Other architectural elements such as porches, projections and bays contribute to pattern and rhythm along a street. New construction or additions to existing structures should maintain and reinforce the existing pattern. The proportions of open space between facades should also remain constant so that the rhythm of the street is maintained.

SITE DETAILS: Fencing

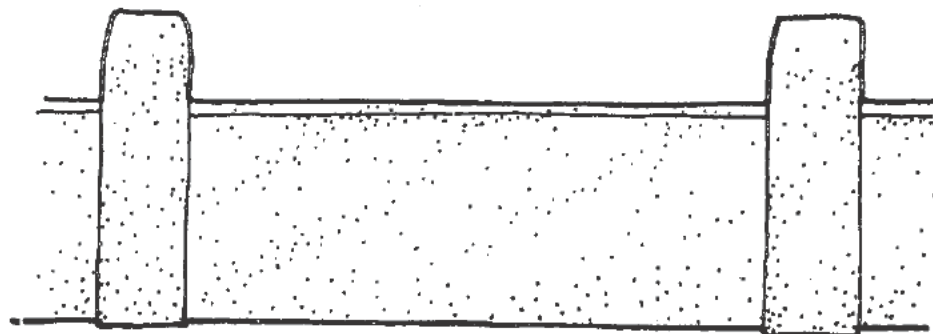
If fencing is desired, it should be incorporated into the overall design. Construction of new fences and replacement of older existing fences should be of compatible materials, in order to complement the building. Rock, brick, wood, and wrought iron are generally acceptable materials but each case should be decided individually. Examples: rock with stucco, adobe with stucco, or cement with stucco, are appropriate fencing materials for a Pueblo Style structure.

Cinder block with stucco can also be used for fencing but plastics should be avoided. Metal or wrought iron may be used with brick buildings and some adobe structures.

The height of the proposed fence should complement the structure and should not obstruct the public's view of the building.



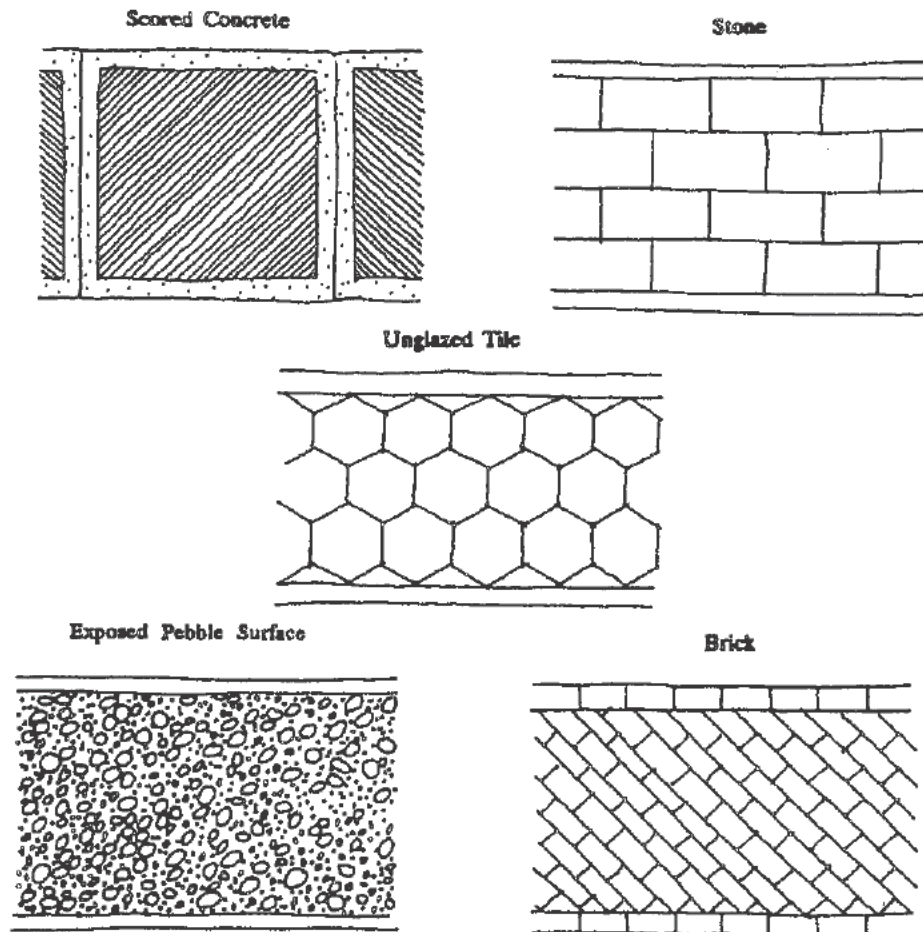
Fence With Wrought-Iron



Cinder Block or Adobe Fence & Stucco

SITE DETAILS: Sidewalks and Parkways

Sidewalks within the Mission Trail Historic District are limited. This is due, in part, to the fact that the area is primarily rural. Almost all of the sidewalks are made of concrete; however, other alternatives exist. Brick and stone pavers are available in a wide assortment of colors and patterns and can contribute to the overall enhancement of an area. Exposed stones and pebbles set in concrete are other possibilities to consider as well.



SITE DETAILS: PARKING AND DRIVEWAYS

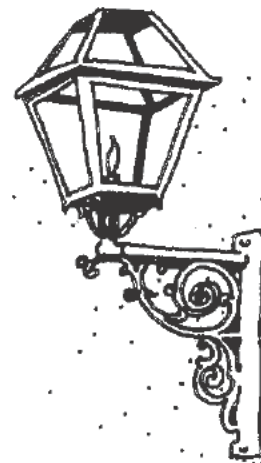
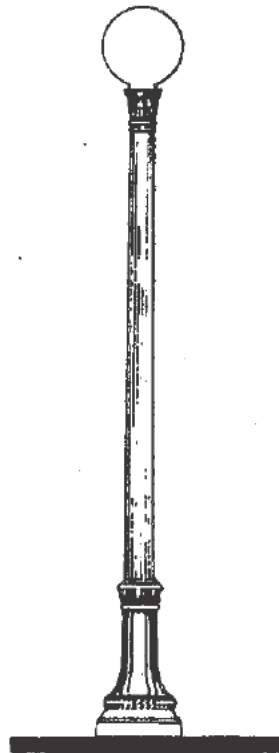
Most residential structures have parking at the side of the property in the form of a garage or carport. Effort should be taken to maintain the original parking area. When repair or replacement is required, the existing garage or driveway should be replaced in kind.

Paved area for driveways should be kept to a minimum. Acceptable driveway materials are concrete, asphalt or masonry.

Use plantings to screen parking areas.

SITE DETAILS: LIGHTING

Most properties in the district originally were not lighted in a decorative manner. If you wish to accent your property with exterior lighting, it is recommended that you first try to find a replica (or an original) of a late nineteenth or early twentieth century-style fixture. Modern lighting fixtures should be as simple as possible, such as a plain pole with one globe attached.



LANDSCAPING AND OPEN SPACE

Landscaping is an inherent part of the siting and design of a building. Good landscaping reinforces and highlights the architectural qualities of a structure. Original vegetation should be maintained in good condition as it takes years for trees, shrubs, and lawns to properly mature and become established. When new landscaping is planned, it should be designed to complement the structure and the streetscape.

Socorro Road is a farm road in need of landscaping. Planting trees with a combination of shrubs and/or ground coverings can greatly enhance this road. Properly designed landscaping can set the tone for immediate and surrounding areas.

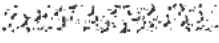
Along predominantly residential areas, property owners should be encouraged to plant trees with shrubs and/or ground coverings. Cooperation of the residents is essential as part of a neighborhood self-improvement program.

It is recommended that Socorro Road be the focus of a comprehensive and extensive landscaping program. Along Socorro Road a combination of trees, shrubs, and ground coverings should be planted from Zaragoza Road throughout the Mission Trail Historic District.

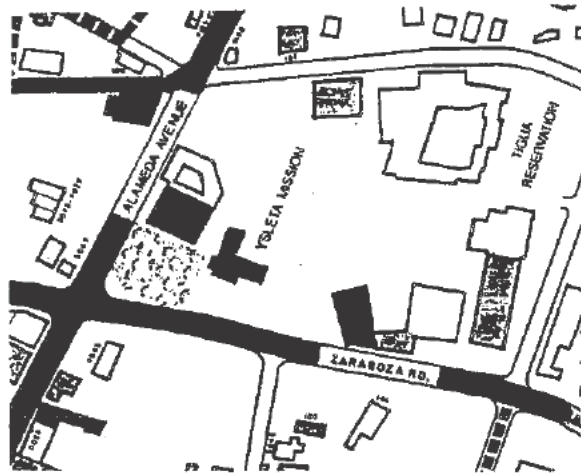
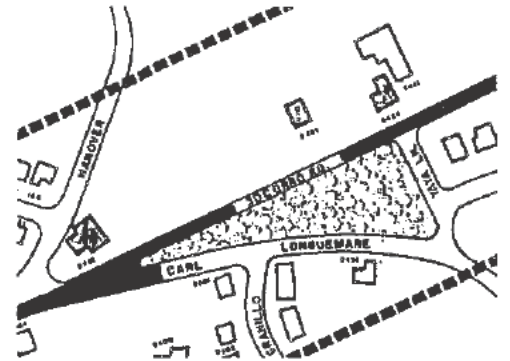
It is also recommended that within a 25' setback, landscaping or fencing be provided to screen uncompartable buildings or land use.

Gateways are important features where tourists are first introduced to the Mission Trail and the points of interest which it offers. Gateways provide excellent opportunities for landscaping.

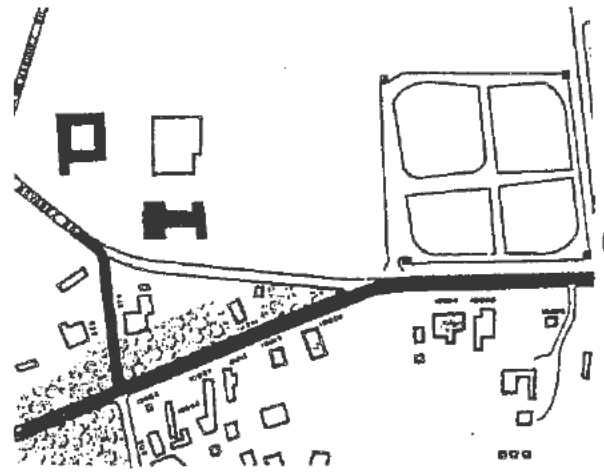
KEY

Landscaping 

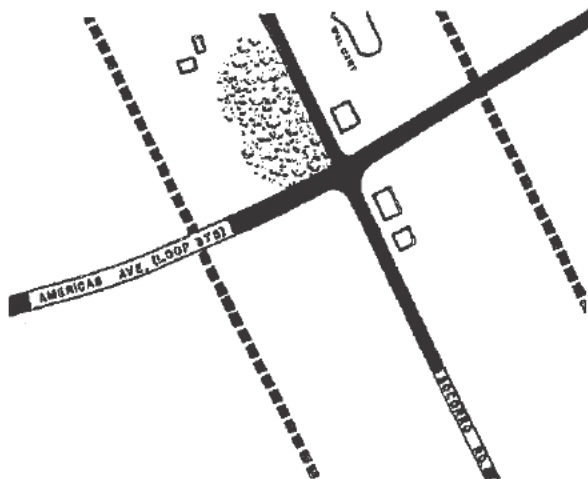
Gateways 



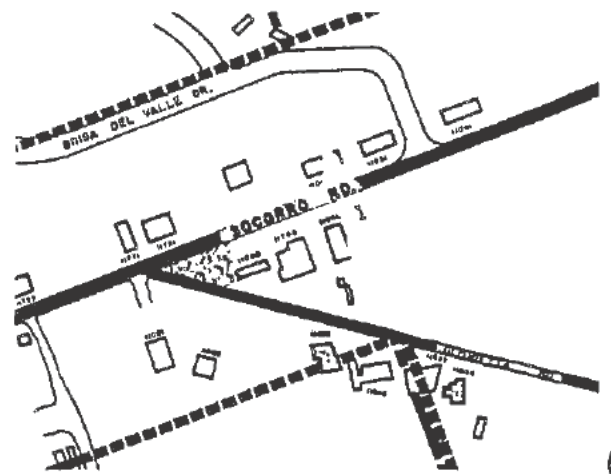
Ysleta



Socorro



Ysleta



San Elizario

There are several indigenous plants that require little water and maintenance, and are appropriate for the Mission Trail Historic District. Some fruit trees might be considered for front yard landscaping.

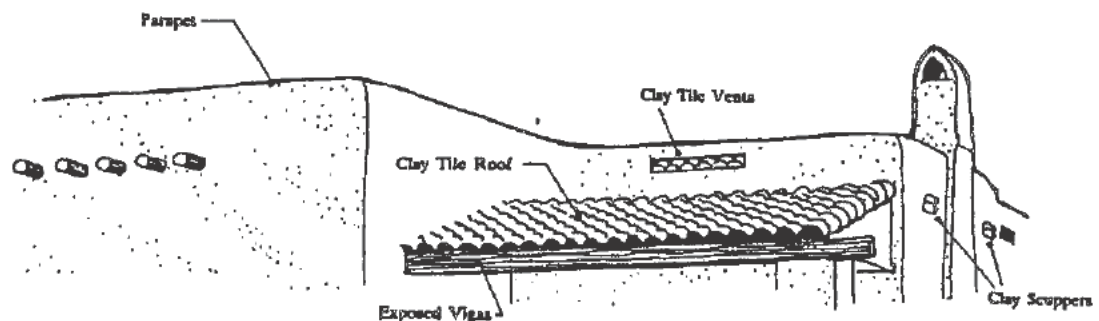
Mulberry trees are not native to the southwest and are inappropriate for use in landscaping plans.

NOTE: Refer to the most current copy of Residential Landscaping for Desert Climates, prepared by The El Paso Water Utility and the Texas Agricultural Experiment Station (Texas A&M University), for further landscaping guidance and information.

Landscaping proposed for parkways, right of ways, and other areas where vegetation might obscure traffic sight distances, must get approval from the Department of Traffic and Transportation, and must comply with City Ordinance.

ROOFS

Roof types in the Mission Trail Historic District vary. Flat roofs are characteristic of Pueblo architecture. Mediterranean, however, may have flat roofs or hip roofs with red clay tile.



Essentially, all structures are intended to be wall dominated, "the geometry of a building should be more defined by walls than by roofs." The height of the roof above the wall should not be greater than the height of the wall itself.

If roofing is beyond repair, replacing materials should match the original as close as possible. A roof and all roofing materials should be compatible with the structure. Do not change the style or construction of the roof, e.g. constructing a gable or hip roof on top of an existing flat roof. If, however, the present roof is incompatible with the structure (and it needs to be replaced), it is recommended that new, compatible roofing materials be used to bring the structure together in overall design.

CHIMNEYS AND VENTS

Existing chimneys and vents should be maintained. If repair is required the original materials, style, color and construction should be matched. New construction should not involve the removal of these elements.

Spark arrestors should complement the termination of the chimney in design, shape and color. Installation of spark arrestors should not disturb the character of the chimney nor the character of the structure. In addition, all spark arrestors must meet city code requirements.

OPENINGS: Windows

Windows are important character defining features because of significant detailing as in decorative windows, or because they help to define a pattern through the use of voids (see Pattern and Rhythm). Window design will vary with the different architectural styles within the Mission Trail Historic District.

Wood, Double-Hung Windows



Windows should be repaired rather than replaced. In most cases this will simply entail removing old paint, installing new weather striping, and then repainting. If windows are damaged beyond repair, replacement windows should match the type, style, material and finish of the original. Do not plug, cover, or widen windows if they are on the exterior walls of the original structure.

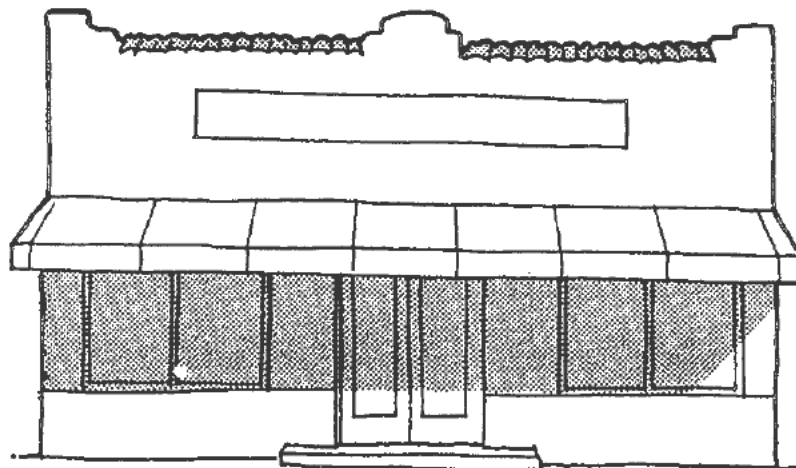
Aluminum sliding windows are not in character with the Mission Trail Historic District. Muntins should be installed on existing horizontal windows, so as create the appearance of true divided light.

Window frames and trim are sometimes elaborate. In Mission Trail area, window treatment is usually basic and less ornate. Frames, lintels, and sills should preferably be constructed of wood. Metal alternatives may be used if finished. The finish must be in character with the overall appearance of the structure and adequately complement its' style.

Storm windows should look like part of the building rather than something tacked on later. Well-proportioned storm windows can be installed without causing adverse visual effect. Color, shape, and general appearance of storm windows should correspond to the inner windows as closely as possible. Avoid using unpainted aluminum, and other unpainted types of storm windows, that may disturb the character of the building.

Shutters and Awnings

Shutters and awnings can be utilized if it can be documented that they originally existed. Both should be built to the appropriate proportions, even if they are not operable. Shutters should measure the full height of the window and half of its' width, so as to appear to cover the entire opening if closed. When opened, shutters should also lie flat against the wall.

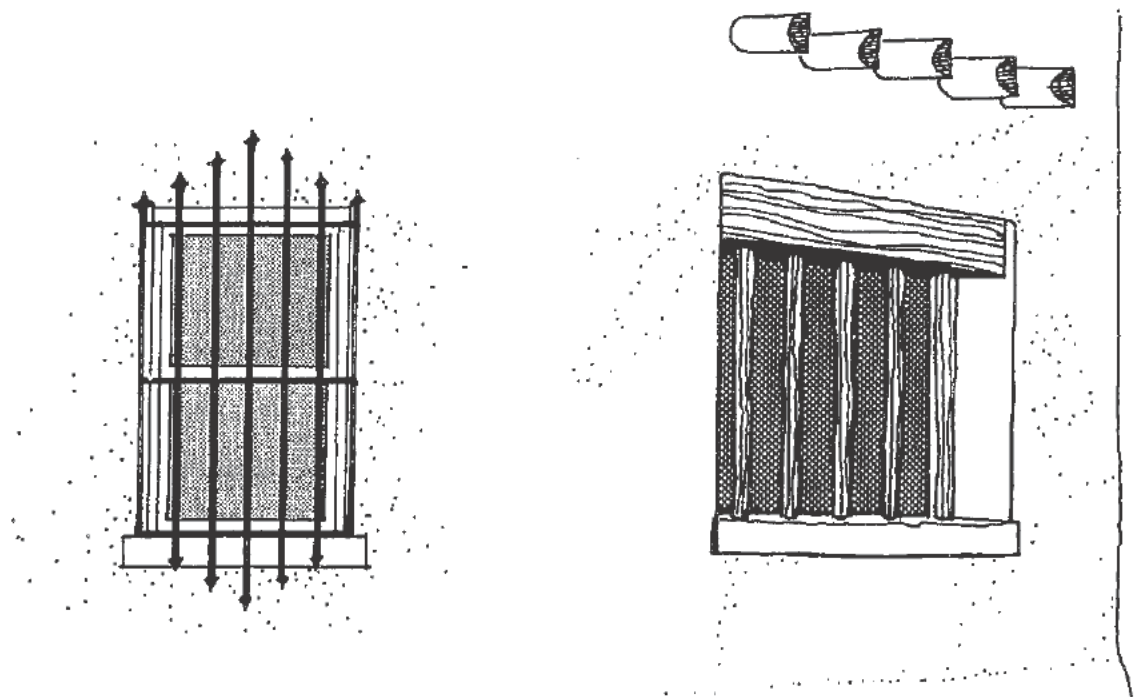


Security Considerations

Crime has become an important factor for citizens to consider. The security measure most visible along the Mission Trail, as well as throughout the urban area, is "security bars". Originally, bars or grillwork appeared as more of a decorative treatment found in Mediterranean Style architecture. Whether bars are used for security or decoration, improper design and color can adversely affect the architectural style/design of a structure.

Ideally, bars should be installed on the interior of the building envelope; however, this procedure is not always feasible. Bars can also be mounted within the window opening on the exterior of the building. Each case will have to be considered individually in order to determine the impact of bar installation on the structure.

Avoid using complex, ornate bar designs. Simple bar designs will complement a structure far better than ornate patterns.

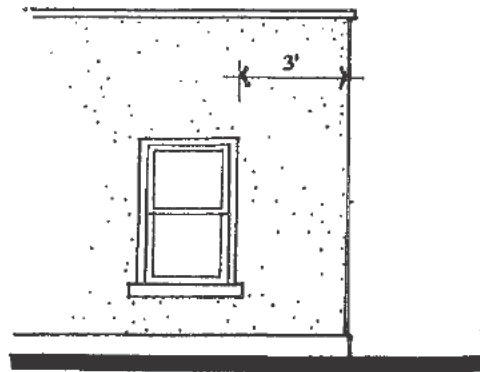


A permit for bar installation must be obtained from the appropriate Department of Public Inspection. Approval will be given to only those grill designs in which the grills over the bedroom windows shall easily be pushed open from the inside. This is a precautionary measure in case of fire.

Like windows, storm doors should appear to be part of the building. Storm doors can be installed without causing adverse visual impact. Converted storm units e.g. those with sliding, stationary glass and screen, can be used if they are proportionally correct. If possible, storm doors and windows should be set back from the surface of the exterior frame, and should be painted to minimize their visual presence.

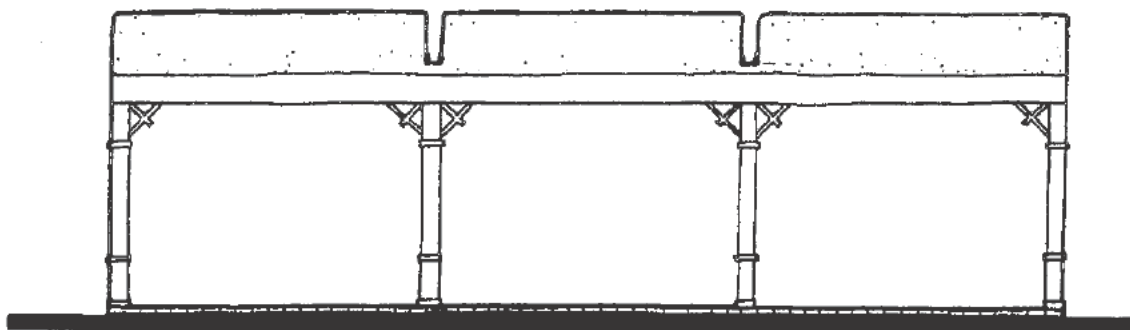
THREE FOOT RULE

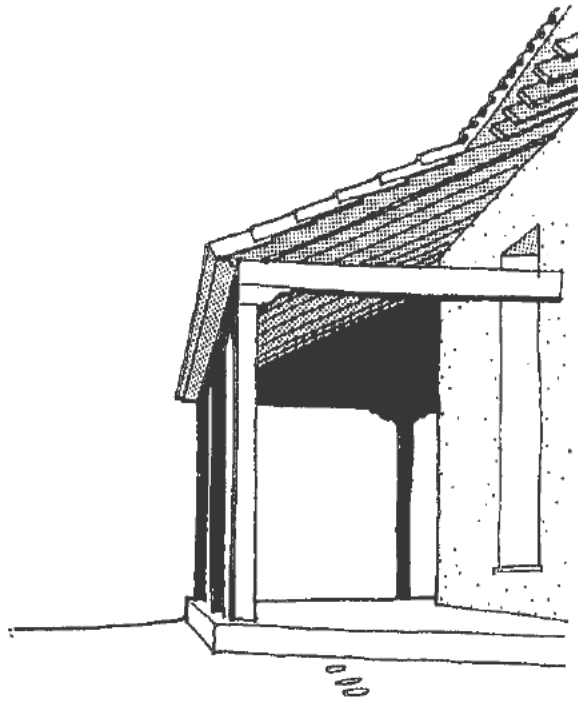
The integrity of adobe style buildings should be respected and protected. Windows and doors should not be placed within three feet of the outside corner of the structure, for in practice, the corner is load-bearing.



PORCHES

Porches (portales) are functional as well as decorative features that help to define the overall character of a building. Pueblo Style and Mediterranean Style architecture have each incorporated porch construction at one time or another. Typically, porches are specific contributing features of Pueblo Style architecture.





A porch and all of its architectural elements should be maintained and repaired as needed. If elements must be replaced, materials should match the original construction. Porch railings should be of wood. Steel pipes, brick columns and wrought iron are not characteristic of porch construction in Pueblo Style architecture. They are therefore inappropriate materials for porch construction.

Exterior stairs to upper floors should be located to the side and/or rear of a structure - not adjacent to the porch. If major structural repairs are required, new construction should replicate the original work.

FOUNDATIONS

All buildings have foundations of one kind or another; e.g., wooden post and beam, rock, or concrete. The majority of the structures in the Mission Trail Historic District, do not have exposed foundations. The exception is the one-part commercial type and some adobe buildings that have been rehabilitated. In these cases a thick coating of cement has been applied to the bottom courses to protect them from water damage.

The finished skin of the structure should run to the grade line or below it as required by building codes. Isolation joints are permitted at the floor line for the purpose of complying with code requirements. It is recommended that joints be finished with a color that complements the structure.

AUXILIARY BUILDINGS

An auxiliary building is a free-standing structure near the primary building. A garage would be considered an auxiliary building. Since most auxiliary, or secondary, buildings were usually built at the same time and in the same style as the primary structure, they contribute to the architectural character of the property. The same attention to detail should be observed while planning construction for an auxiliary structure as was given to the planning of the primary structure. In respect to modernization, the most common element impacted is the door. Original doors should be repaired, but if replacement is necessary, new doors should match the original design as closely as possible. (See Doors)

MATERIALS AND FINISHES

Much of the character of a structure is determined by the way materials and finishes are combined. The character of the Mission Trail Historic District should be preserved through proper design and construction practices.

Masonry

Appropriate masonry for the Mission Trail Historic District includes terra cotta, stucco finishes, and adobe. Brick may be used as a coping for Territorial Style buildings.

Adobe is part of the Southwest tradition of wall construction. Adobe bricks are essentially composed of three elements: the bonding agent consisting of 20-30% of caliche or clay; 50-60% sand or fine gravel for compressive strength; and 3% of organic fibre, e.g., straw, grass, etc., which is used as an agent to prevent cracking during curing. Although water is another important element, it evaporates as the brick dries. Adobe structures reflect the durability this type of masonry has to offer; the missions are excellent examples. There are many adobe structures within the Mission Trail Historic District dating from the 1700s that exemplify this durability. Although keeping water out of adobe walls can be a principal problem, routine maintenance will help to preserve a structure. Any rehabilitation effort, and all new construction, should refer to the City of El Paso Building Code.

Masonry requires little maintenance. Adobe is the most easily damaged or destroyed material as a result of improper cleaning and repair methods.

Before cleaning any building, consult local experts on restoration who can help to research the surface of the building and determine the safest and most efficient cleaning method. **Sandblasting causes irreparable damage to terra cotta, adobe, and stucco finishes.**

If masonry is beyond repair, use similar materials that match the color, size and texture of the material being replaced. Mortar should also duplicate the composition, color, texture, joint size and joint profile of the original construction. If a brick surface has previously been stuccoed, it should remain stuccoed since removal may damage the underlying masonry.

It is recommended that the services of a reputable building contractor and a consulting structural engineer, be obtained prior to repair or replacement of major structural support members.

Wood

With the availability of natural clays (adobe) and stone, very little wood construction is found within the Mission Trail Historic District. Wood is predominantly used in new construction of framework. Wood is also used for highlighting. It is commonly used for trimming around windows and doors. When working with exposed wood elements, original materials should be maintained where at all possible.

If surface paint must be removed, safe chemical compounds are available to do so. Check for leaks. Undetected moisture may penetrate behind the exterior surface of the building causing insect growth. More importantly, undetected moisture may cause rot and lead to eventual wood decay.

If wood is deteriorated beyond repair, replace with wood to match the existing as closely as possible. Metal, vinyl, asbestos and other synthetic materials are inappropriate, although some of these may be considered on an individual basis. Metal, vinyl and synthetic materials may be used under the following conditions:

1. Proposed materials match existing material;
2. Original detailing is not altered;
3. Window and door trim is properly detailed;
4. Unique finishes are not covered or damaged.

Metals

Like wood, very little exterior metal has been used for construction within the Mission Trail Historic District. For the most part, metal is used for stair railings, balconies, windows, and fencing. Pueblo Revival Style architecture utilizes iron grill work as decoration or protection over windows and doors. This architecture also uses grill work in the ornamentation of balconies.

Metal functioning as structural hardware can also be decorative when used as a highlight on wood construction, e.g., metal wood connectors used to support beams and columns, or as hardware with a black metal finishes on wooden gates.

COLOR

Color is one of the most personal decisions facing property owners. There are general guidelines, however, that should be taken into consideration. Before painting, keep in mind the relationship that buildings have to one another on a street. The color of one building can set the tone for an entire street and can either blend or clash with neighboring structures.

The natural color of originally exposed materials should be maintained. It is not appropriate to paint, stucco, or spray texture on brick. It is recommended to clean brick - never to paint over it.

If it can be determined, original color should be given first priority as a color choice. Documentation of colors for architectural styles and for certain periods in history is available in trade journals. Color choices should primarily be made from these documented palates.

RECOMMENDED COLOR CHART FOR ARCHITECTURAL STYLES

STYLE	SHUTTER, WINDOW, & DOOR COLOR	WALL COLOR	TRIM
Pueblo Revival	earth tones light blue	earth tones to white wash	earth tone stains light blue
Pueblo Colonial	natural finish	white wash	natural finish

MECHANICAL EQUIPMENT

Mechanical, electrical and telephone equipment, as well as other obtrusive elements or structures, should be screened from view. Obtrusive structures include satellite dishes, air conditioning units, and radio and television antennae.

HEALTH AND SAFETY CODES

Most structures that are 50 years or older fail to meet the standard requirements of modern health and safety codes. Plumbing that was installed in the early 1900s might meet current codes, but pipes will more than likely be in need of repair or replacement.

Electrical and mechanical systems are other important considerations in respect to safety. Electrical wiring was originally wrapped in cloth, as opposed to modern plastics commonly used today. Older circuits were not designed to accommodate modern appliances such as microwaves, stereos, televisions and specialty lighting.

It is important to check code compliance for fire prevention, building construction, mechanical, electrical, and plumbing systems, not only for new construction, but for responsible maintenance as well.

Guidelines for Non-Residential Buildings

Storefronts
Signs
Parking

OTHER CONSIDERATIONS

The guidelines and recommendations above apply to all structures - both residential and commercial. Site development, building elements, materials and finishes, modernization, etc. may require some modification in certain cases where the structure is to be used for commercial purposes.

STOREFRONTS

Brickwork, pressed metal decorations, awnings, and wood-framed display windows are important storefront elements. Storefronts are the predominant elements of a commercial streetscape and should be restored whenever possible. If materials or elements are beyond repair, replacement materials should match the originals as closely as possible.

Although there is a variety of different storefront styles within the Mission Trail area, especially along Socorro Road, the following guidelines are flexible in that they are focused toward all storefronts in general.

Storefront finish should be fabricated from adobe, masonry, or frame covered with stucco. Doors and windows should be of wood or metal sheathed wood sash. Supporting structure may be of any material allowed by the City Building Code.

Security grillwork should be installed in such a manner that the grillwork does not detract from the storefront and its facade.

SIGNS

Signs are any public display boards bearing information or advertising. The Zoning Ordinance of the City of El Paso, Chapter 20.66 specifically regulates design, color, material, location, and size of signs within the city limits. There are two types of signs:

1. On-premise (those signs advertising the actual business);
2. Off-premise (billboards).

These guidelines present recommendations for both types of signage, and a few basic sign regulations.

Number of Signs

For single-tenant buildings there may be a maximum of one sign for each street frontage per landmark structure or site. For multi-tenant buildings, one sign is allowed for each storefront tenant.

Illumination/Motion

Neon is permissible if implemented appropriately.
Flashing, backlit, intermittent or moving light or lights are prohibited.
Twirling or revolving signs are prohibited.

Color /Design

Colors should complement the building and the surrounding area.
Flourescents should be avoided.
Designs should be artistic, innovative, yet compatible with the building and the surrounding area.
Lettering should not exceed 40% of the total area.

Banners/Awnings

Banners are prohibited - with the exception that they may be used for a period not exceed 10 days for grand openings and charitable functions only.
Signage should be limited to the drop flaps of awning.
Awnings made of fabric are more appropriate for the Mission Trail Historic District, and colors should coordinate with and complement the building, adjacent buildings, and the general vicinity.

Wall Signs

A minimum border of three feet is required between the sign and the sides and top of the building wall. There must be a minimum clearance of eight feet between the bottom of the sign and the ground level of the building wall. Signs mounted perpendicular to the front facade of the building should not be attached above the sill of the top story window. Signs may be placed on bland wall surfaces only.

Freestanding Signs

These signs may be placed in the front yard no closer than 5 feet to the property line; the setback shall be 15 feet where the property line is located at the curb line. Signs shall be pedestrian oriented and should not detract from any historic landmarks. There must be 35 feet of spacing between freestanding signs. Freestanding auxiliary signs should not exceed 2.5 feet in height and 3 square feet in area.

Projecting Signs

Double-faced projecting wall signs must have a minimum nine feet clearance between the bottom of the sign and the ground level. Projecting signs are prohibited at the intersection of building corners - except if they are at right angles to a building front.

NOTE: "All signs are subject to review by the Historic Landmark Commission for a Certificate of Appropriateness."

EXAMPLES OF SIGNS

Band Sign



Shingle Sign



Freestanding Sign



PARKING

When designing parking for commercial properties, the following guidelines should prevail:

1. Place the parking area where it will have minimal visual impact on the area.
 2. Commercial parking should generally be located to the rear of the property.
 3. Parking areas should not be placed in front or side yards.
 4. Parking presently located in front of a structure should be screened with compatible fencing materials or landscaping. (See Landscaping and Fencing)
 5. The combining of vegetation with fencing materials will enhance the quality of the site.
-

Guidelines for New Construction

Infill Construction
Additions

CONSIDERATIONS FOR NEW CONSTRUCTION

There is a large amount of undeveloped land within the Mission Trail Historic District. New construction and design should not detract or adversely affect existing historic properties in any way.

New construction may be defined in two ways: (1) new infill construction on vacant land, or (2) building additions to an existing building. In either case, all of the general guidelines above should be followed. Any new construction must be compatible in size, texture, color, design, proportion, and detail to adjacent buildings and streetscapes; it must follow the specific architectural styles designated appropriate for that particular zone. Incorporating existing architectural features with new design elements can contribute added interest and compatibility.

Infill Construction

New structures should respect the integrity of existing buildings. Existing historic structures and the streetscape should be taken into consideration before designing new infill construction. Setbacks, proportion, rhythm, and building elements should all be addressed. Infill construction must follow the architectural style deemed appropriate for that particular area of the Mission Trail (refer to pages 4 & 5).

Additions

New additions should be planned so that they are constructed to the rear of the property or on a "non-character-defining elevation". According to the Standards for Rehabilitation, new additions should be designed and constructed so that the character-defining features of buildings are not radically changed, obscured, damaged, or destroyed in the process of rehabilitation. Do not add on top of an original historic structure. Instead, add to a more recent addition, or start a new one-to-two story addition on the side or rear of the building.

Additions should complement the original structure, but not necessarily attempt to duplicate or copy it. The older structure should be identifiable from the new addition.

Jurisdiction

Any building or property lying completely beyond the prescribed limits of the Historic District shall be outside of the Historic Landmark Commission jurisdiction.

MAINTENANCE

Property owners should practice general upkeep in order to maintain structures and properties. Buildings should be preserved against decay, deterioration, and structural defects. General maintenance considerations include roofs, ceilings, walls, fences, and foundations.

Ceilings, roofs, and roof supports that sag, split, or buckle due to deterioration or defective materials should be repaired or replaced.

Walls, partitions, and fencing that leans, splits, buckles, or is crumbling should be repaired or replaced. Loose plaster should be removed and replastered before any possible deterioration occurs. The reasons for such occurrences may be the result of deterioration or defective materials.

Faults in a building or structure that render it structurally unsafe should be repaired as soon as possible. Structural defects, such as damaged columns, should be corrected as soon as possible.

It is recommended that waterproofing and protection from the weather be included in maintenance. Protect a structure by waterproofing roofs, foundations, floors, windows, doors, and exterior walls. Exterior walls should be repainted when necessary or other protective coverings should be used to protect a structure from weathering elements.

Office Procedure

Certificate of Appropriateness
Certificate of Demolition

CERTIFICATE OF APPROPRIATENESS

The Historic Landmark Commission (HLC) is responsible for reviewing requests for modifications, alterations, additions, infill construction, and demolition of historic structures or any structure located within the historic district. It is essential to identify and define the scope of the project for which a request is submitted.* Any building wholly within or any portion that touches the boundary of the Historic District is subject to review by the Historic Landmark Commission.

New construction includes the construction of new structures or additions to existing structures. Example: building a new home, or adding a room to an existing building.

Rehabilitation is the repair or replacement of general building elements. Example: roofs, windows, wall finishes, etc. It might also be an attempt to bring a building up to code, using original or similar materials.

Maintenance refers to the general upkeep of a structure; an exception to this would be changing the color(s) of a structure.

After the scope of work of the proposed project has been identified and outlined by the applicant, the application process begins. The application for a Certificate of Appropriateness includes the following types of information and documentation:

1. Identification and location of the property.
2. The Zoning Classification.
3. The category of the structure.
 - a. Landmark structure.
 - b. Contributing structure.
 - c. Non-contributing structure.
4. Documentation for New Construction.
 - a. Scope of work.
 - b. Two (2) Sets of Drawings to show:
 - Site Plan - clearly indicating the location of the structure and site improvement elements.
 - Floor Plans.
 - Elevations - indicating the finishes of all four sides of the structure.
 - Roof Plan - identify material, roof slope, mechanical elements, and chimneys if intended.
 - Details of architectural elements impacting the appearance or character of the structure.
 - c. Photographs.
 - d. Sample materials.
 - e. Description of proposed work.

*There may be minor differences in procedures between different Government jurisdictions.

5. Documentation for Rehabilitation
 - a. Scope of work
 - b. Two (2) Sets of Drawings to show:
 - Site Plan - clearly indicating the location of the structure and the scope of work
 - Floor Plans of the structure impacted by the scope of work
 - Full elevations of the structure impacted by scope of work
 - Roof Plans (if applicable) - indicating the roofing material
 - Details of architectural elements impacting the appearance or character of the structure
 - c. Photographs
 - d. Sample materials
6. Documentation for Maintenance
 - a. Scope of work
 - b. Photographs of areas to be worked on, clearly identifying the existing structure
7. The Application and all necessary documentation is submitted to the Office of Historic Preservation. (All documentation must be complete before the Historic Landmark Commission can consider the application for review)
8. Requests for new construction, rehabilitation and general maintenance will be reviewed by the Historic Landmark Commission.
9. After approval is granted, all necessary permits may be applied for from the appropriate office or department having jurisdiction for the location of the proposed project.
10. The Historic Landmark Commission must take action within sixty (60) days from the date the application was first submitted to the Office of Historic Preservation.

ACTION TAKEN BY THE HISTORIC LANDMARK COMMISSION

The review of an application by the Commission may result in one of the following:

- Approval with no stipulations
- Approval with stipulations
- Tabled for further information
- Denial

Should the applicant disagree with the decision of the Historic Landmark Commission, the applicant has the right to appeal to City Council within sixty (60) days from the date of action taken by the HLC.

The City Council decision is binding and final.

After receiving project approval, the applicant shall secure all necessary building permits from the appropriate Department of Public Inspection, in order to begin work.

CERTIFICATE OF DEMOLITION

Once a property is demolished it is gone forever and can never be replaced. The demolition of any structure causes permanent change and damage to the character of an area. Plans to demolish a structure shall not be approved until attempts have been made to work with the existing structure, and approval has been granted by the Historic Landmark Commission. Certificates of Demolition are generally only granted where a significant threat to public health and safety exists.

An application for a Certificate of Demolition must be submitted to the Office of Historic Preservation. Information should include, but not be limited to photographs, drawings, and a written description detailing the proposed scope of work.

After receiving approval for a demolition project, the necessary permit must be obtained from the Department of Public Inspection before demolition can begin.

Appendix

LEGAL DESCRIPTION:

The Mission Trail Historic District shall consist of a 300 foot wide corridor on Socorro Road (measuring 150 feet on each side of the centerline). Beginning from the Southline of the Southside Feeder Lateral, thence Southward to a line of the boundary between the El Paso and Socorro City limits. Excluded from the district is Tract 10, Block 49, Ysleta Grant Surveys.

The above described corridor is 2.13 miles, and contains 76.72 acres more or less.

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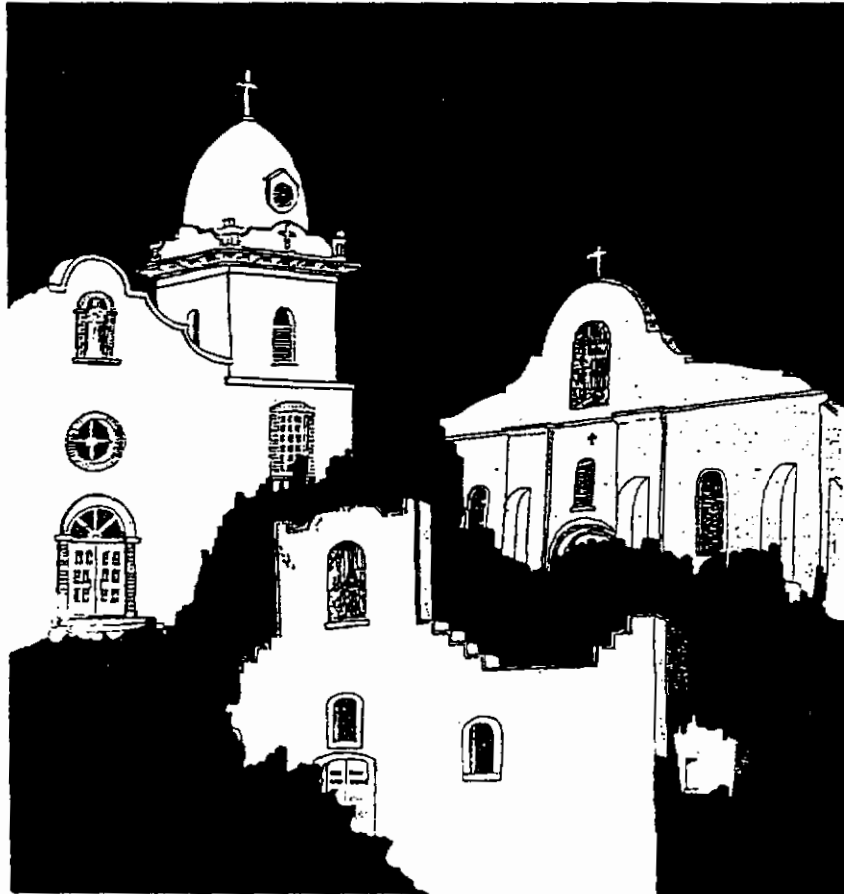
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El Paso Mission Trail Association, Inc.	Sheldon Hall Annie Whited
Heritage Tourism	Rosario Holguin

COMPREHENSIVE PLAN



A COMPREHENSIVE PLAN FOR THE MISSION TRAIL HISTORICAL AREA

SECTION ONE

Prepared By

DEPARTMENT OF PLANNING, RESEARCH AND DEVELOPMENT

City of El Paso, Texas

July, 1994



1994 PROJECT PLANNING AWARD

City of El Paso

**Comprehensive Plan for the Mission Trail
Historical Area**

In cooperation with the City of Socorro and El Paso County, the City of El Paso developed a plan for the preservation and development of three 400-year-old missions and the road which links them. The missions include Mission Ysleta (Nuestra Señora del Carmen), Mission Socorro (La Purisma), and Chapel San Elizario (Iglesia de San Elizario) located along Socorro Road (Camino Real).

The four-volume Plan is designed to promote a village development concept and includes design guidelines, an economic development plan, and applicable legislation. El Paso County has been granted special zoning authority over the portion of the Mission Trail which is not within the corporate limits of the Cities of El Paso or Socorro. The Awards Jury was particularly impressed with the level of detail included in the design guidelines.

**The Design for the Mission Trail
Historic Corridor and District were
approved, and officially adopted by
the El Paso City Council, effective
July 20, 1993.**

COMPREHENSIVE PLAN
FOR THE
MISSION TRAIL HISTORICAL
AREA

SECTION ONE

COMPREHENSIVE PLAN

SECTION TWO

DESIGN GUIDELINES

SECTION THREE

**ECONOMIC DEVELOPMENT
STRATEGY**

SECTION FOUR

LEGISLATION

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EXECUTIVE SUMMARY
Section One: Comprehensive Plan

The purpose of this Comprehensive Plan for the Mission Trail Historical Area is to provide the framework to preserve a portion of El Paso's heritage. This plan presents guidelines and policy recommendations for the preservation, protection, and enhancement of the structures, sites, character, and culture of the Mission Trail Historical Area and the surrounding environment along the Camino Real. Development of this plan, and the Mission Trail Historical Area, was recommended in The Plan for El Paso, adopted in 1988. Joint meetings and discussion between the City of El Paso and the County of El Paso determined that one of the most practical and beneficial ways to bolster the economy of the area was to capitalize on our 400 years of historic heritage, epitomized by the Missions, and the historic road which links them directly to El Paso.

The Churches are the Ysleta Mission, the Socorro Mission, and the San Elizario Chapel, all situated along Socorro Road which is a portion of the Camino Real, or King's Highway, established by the Spaniards as their route from Mexico City to Santa Fe.

The initial objective is to create a Historic Corridor along Socorro Road to link the Missions and to create three Historic Districts that will encompass the missions and the immediate surrounding historic buildings and areas. This will allow control of land uses within the boundary of the Mission Trail. To accomplish this requires the cooperation of three local governmental entities: 1) the City of El Paso; 2) the City of Socorro; and 3) the County of El Paso.

The first step in the protection of the Mission Trail was accomplished when the Texas Legislature approved giving the County of El Paso zoning authority over that portion of the Mission Trail which is not within the corporate limits of the City of El Paso nor the City of Socorro.

This comprehensive plan for the Mission Trail is the second step. It will provide guidelines for each of the respective governmental entities' plans and zoning ordinances for the establishment of the Mission Trail Historical Area, and Historic District H-Overlay rezoning. The Plan will provide a legal basis for a Zoning Ordinance to be used in the San Elizario District of the Trail. The Comprehensive Plan will provide guidelines for the development of the area as it develops into an authentic and vital district for tourists and visitors. This Comprehensive Plan encourages preservation of our historical and cultural resources for the enjoyment and appreciation of present and future generations.

THE COMPONENTS OF THE PLAN ARE:

DESIGN GUIDELINES

Specific architectural design guidelines have been developed for the Mission Trail Historical Area. These design guidelines may be found in Section Two of this Comprehensive Plan.

ECONOMIC DEVELOPMENT STRATEGY

Specific economic development plans have been developed for the Mission Trail Historical Area. These plans, implementation procedures, and examples of potential advantages may be found in Section Three of this Comprehensive Plan.

LEGISLATION

Texas enabling legislation and local implementation ordinances have been implemented to create the Mission Trail Historical Area. These regulations may be found in Section Four of this Comprehensive Plan.

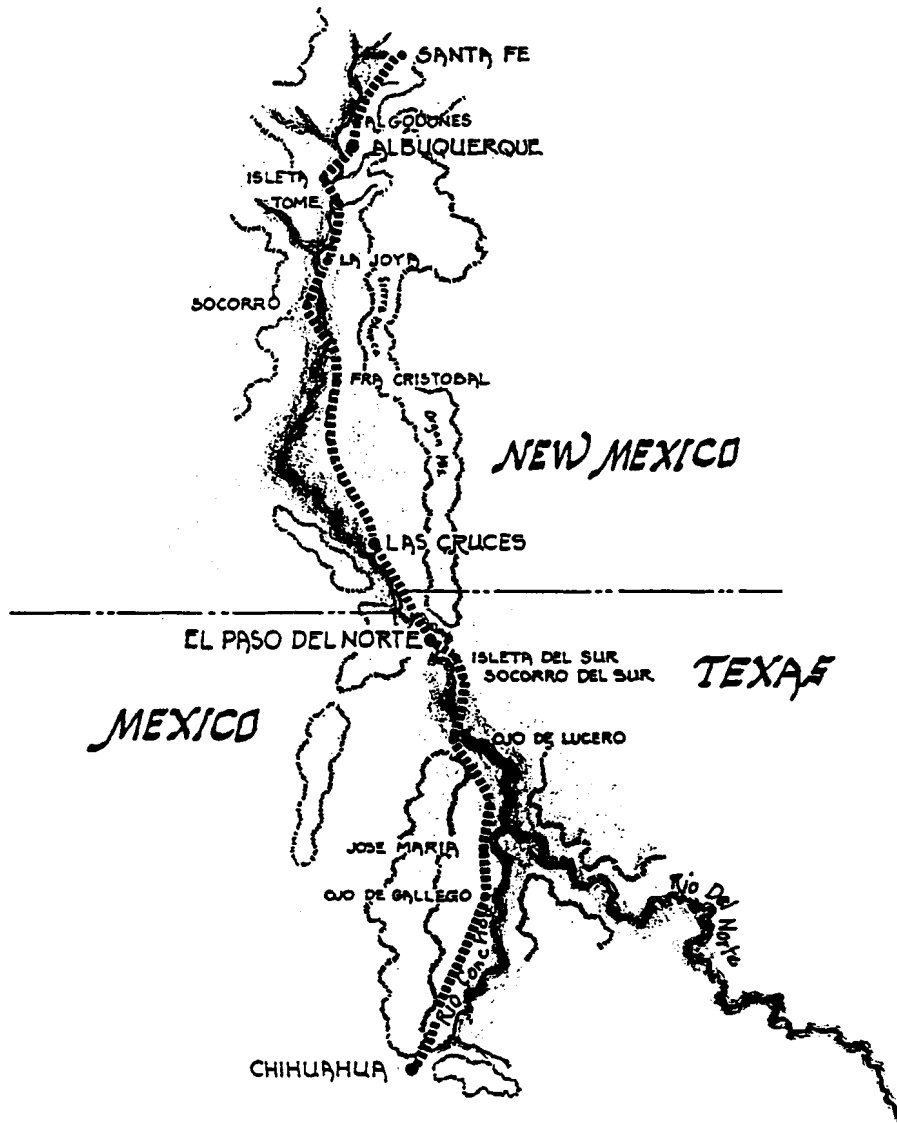
INVENTORY OF LANDMARKS

The Inventory of Landmarks along the Mission Trail consists of a file which is maintained in the Historic Preservation Office of the City of El Paso. This file is too extensive to be bound as a book but is available for inspection by contacting the Historic Preservation Coordinator in the Department of Planning, Research and Development of the City of El Paso during office hours.

INTRODUCTION

For Four Centuries, El Paso del Rio del Norte was New Spain's northern frontier. Now, the Camino Real, which was created by the Spaniards during their explorations of the area, is known as the Southwest United States. The missions that were established along the Rio Grande are among the most important historical sites in the State of Texas because they pre-date the other missions in both Texas and California by many decades.

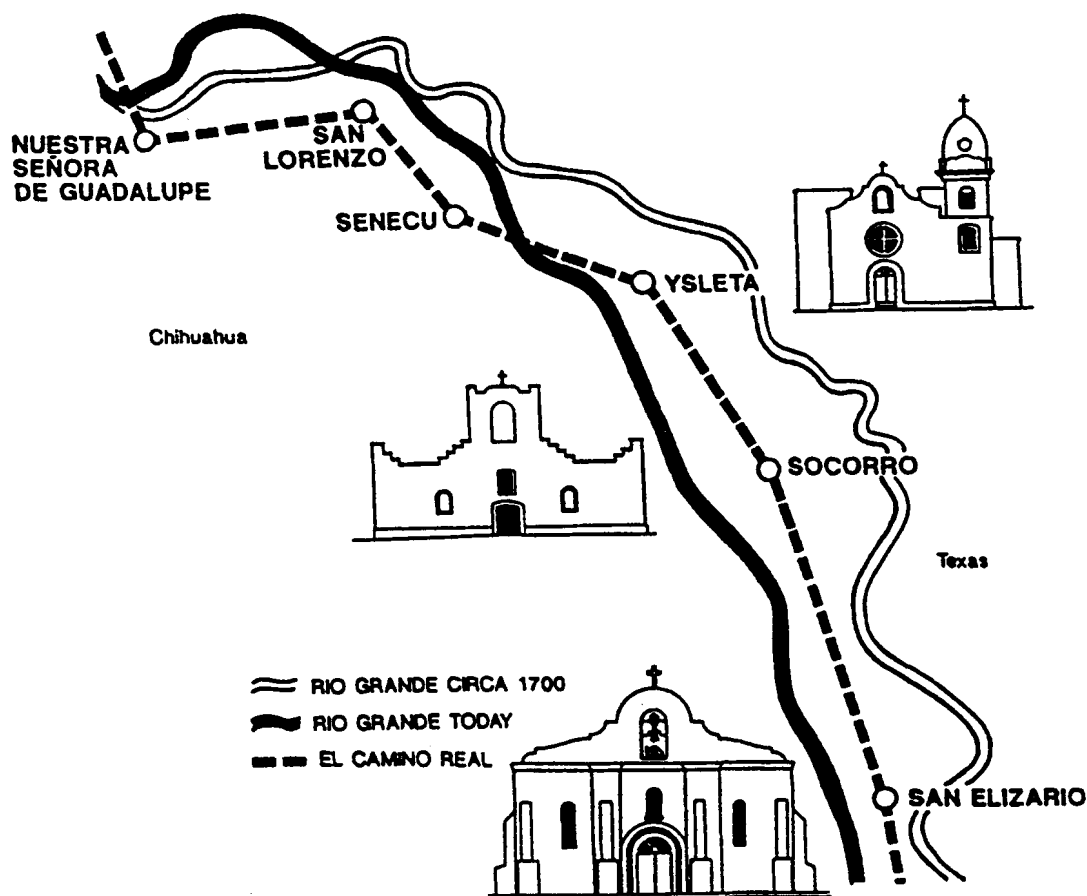
El Camino Real

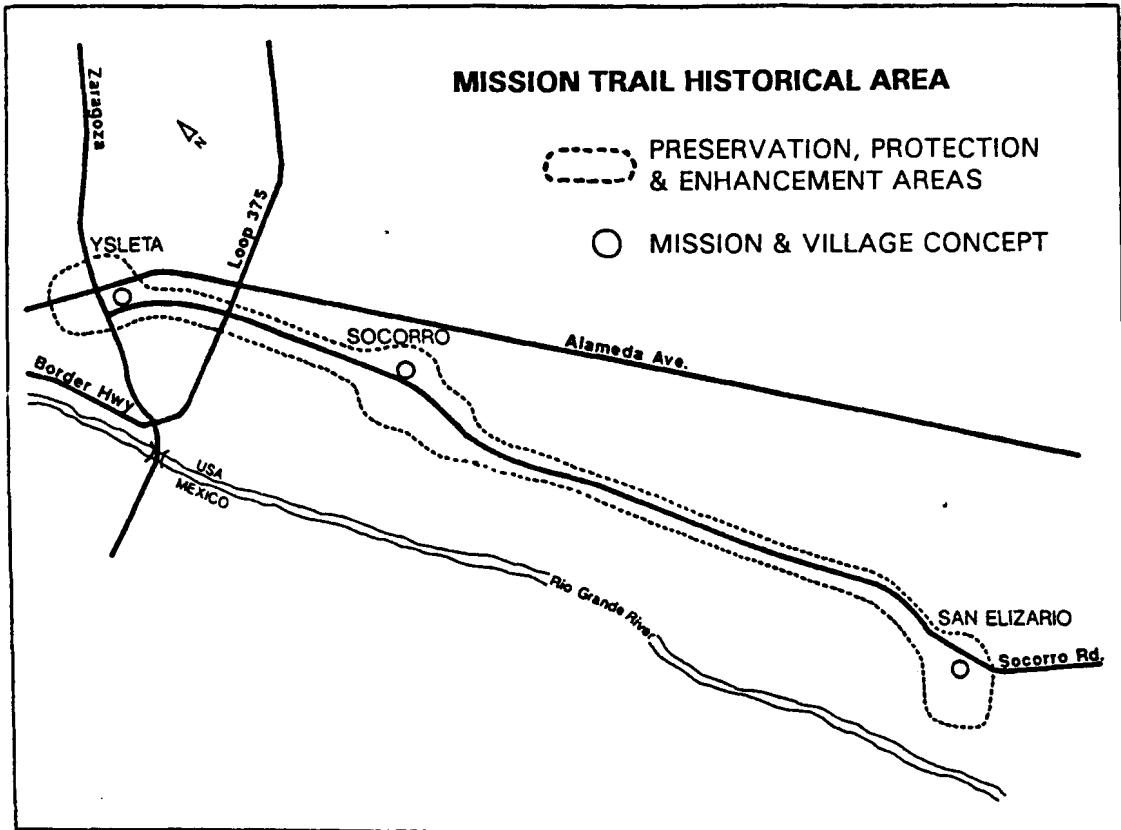


Missions and communities were established along or near rivers. It is no coincidence that El Paso's Missions were established near the Rio Grande. One very interesting fact concerning the Missions in El Paso County is that they changed nationalities depending on the vagaries of the Rio Grande River. Prior to 1829, all three Missions were located on the southerly bank of the Rio Grande River. But that year the river flooded the entire valley. When the floodwater subsided, the river had created a new channel for itself which left the communities of Ysleta, Socorro, and San Elizario on the northerly bank of the river.

The Mission de Nuestra Señora de Guadalupe (in Cd. Juarez) remained on the southerly side of the river. In 1848, the Treaty of Guadalupe Hidalgo between the United States and Mexico established the deepest channel of the river as the international boundary, thereby permanently placing the missions of Ysleta, Socorro, and San Elizario on Texas soil.

The Missions are priceless reminders of the elaborate system of Spanish missions and forts, colonial villages, and Indian traditions. The Rio Grande gave the Mission communities life, as well as causing great destruction. The Ysleta and Socorro Missions were flooded, as the River periodically changed its course. The transmigration of the river moved the boundary between the United States and Mexico further south after each flood.





El Paso County has recognized the historical and commercial values of the Lower Valley for years. Portions of the Valley have a history which spans almost 400 years and are heavily influenced by the Mexican and Indian cultures.

Urban development in the Lower Valley indicates, that by the year 2010, there will be more residential development. As the area becomes more urbanized, the demand for urban facilities, such as parks, libraries, and shopping centers will increase.

The road system which was originally developed for a rural area will prove to be more and more inadequate. Newly developing areas must make adjustments in order to provide the level of service which will be desired; but the adjustments should not be at the cost of losing the historical ambience of the region.

One of the objectives of this plan is to recognize the landmarks and distinctive features of the Mission Trail and to integrate these into development plans for the future.

The tourism industry can provide a tremendous lift to an area's economy if attractions which are truly authentic, historically interesting, educational, and attractive to the traveling and visiting public, are presented for their enjoyment and appreciation.

THE MISSIONS: A SHORT HISTORY

The subjects of this portion of A Comprehensive Plan for the Mission Trail Historical Area, are the Ysleta Mission, the Socorro Mission, and the San Elizario Chapel, all situated along Socorro Road which is a portion of the Camino Real, or King's Highway, established by the Spaniards as their route from Mexico City to Santa Fe. The existence of our historic heritage, which goes back 400 years, is epitomized in the Missions in our immediate area, and the historic road which links them directly to El Paso.

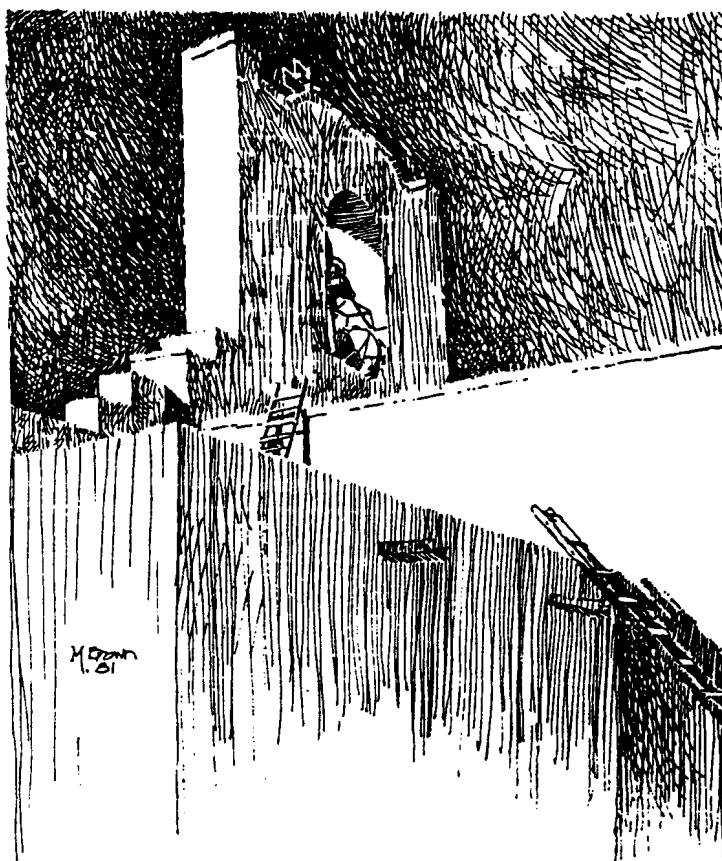
YSLETA MISSION (1691)

The Ysleta Mission was originally built as a sanctuary for the Tigua (Tiwa) Indians who accompanied Franciscan padres escaping the Pueblo Revolt in New Mexico. The Ysleta Mission is one of the oldest continuously-used churches in the United States. Today, descendants of the original Tigua Indian Tribe continue to worship at the mission. Historical records confirm that the Ysleta Mission was constructed in 1691. A Franciscan friar named Fray Garcia de San Francisco Y Zuñiga later added a rectory. The Ysleta Grant recognized acreage set aside for the Tiguas by the Spanish Crown. The crafts, ceremonial dances, and bread-baking methods of the Tiguas have remained virtually intact for centuries. The Mission is recognized by both the Texas Historical Survey Committee and the National Register of Historical Places.



SOCORRO MISSION (1691)

The Socorro Mission exudes a sense of strength and dignity with its six-foot-thick adobe walls and massive vigas (crossbeams). The Socorro Mission shares with Ysleta the distinction of being among the oldest continuous settlements in the Southwest, as well as being one of the oldest continuously operated missions in the State of Texas. The present mission is a replacement for one that was destroyed in the flood of 1829. The Mission embodies several historical objects which were salvaged from the remains of the original church. The present structure was constructed in 1843 to the same dimensions as the one which it replaced. According to the El Paso Chapter of the American Institute of Architects, the Socorro Mission remains the outstanding example of Spanish Mission architecture, representing the best elements of Indian and Spanish design. The Socorro Mission is considered to be the oldest parish in the United States as it has been functioning for more than three hundred and fifty years. The Mission is recognized by both the Texas Historical Survey Committee and the National Register of Historical Places.



SAN ELIZARIO CHAPEL (1789)

The San Elizario Chapel, established in 1788, evolved as part of the Spanish Presidio - a garrisoned fort established to defend the area against hostile Apache and Comanche Indian raiders. As a presidio, no more than 40 or 50 soldiers were stationed there to protect the settlements along the Mission Trail. The Apache problem caused the reorganization of Spain's northern frontier defenses. A chain of presidios extending east from the gulf of California was established. This chain was formed in a line that resembled the current boundary line between Mexico and the United States.

A village then began to grow around the presidio. Casa Ronquillo represents one of the area's oldest examples of classic Mexican hacienda architecture. Only one wing (five rooms) of the original hacienda still stands. The high adobe wall which once surrounded the compound was an indication of wealth and prestige.

In 1829 the Rio Grande River re-directed its course leaving the San Elizario Presidio on the north bank. The end of the war with Mexico in 1848 left San Elizario on Texas soil. Because San Elizario was the largest settlement, it became the first county seat of El Paso County under Texas rule in 1850.

In 1853 a small chapel was built to accommodate the religious needs of the residents. The original church of 1853 was expanded less than two and half decades later. A new, larger church was built in 1877, and has been in use ever since. The chapel was washed away many times by the flooding of the Rio Grande. Nevertheless, after every disaster the structure was rebuilt. This larger structure is the current San Elizario Chapel. Tragically, a fire in 1935 destroyed most of the vigas and other objects that had been saved from the earlier buildings.



EXISTING CONDITIONS:

- **DEMOGRAPHICS**
 - **ZONING**
 - **LAND USE**
- **TRANSPORTATION**
- **ENVIRONMENT**

DEMOGRAPHICS

The proposed Mission Trail Historical Area is a seven mile portion of roadway along Socorro Road. The Ysleta District contains 2.5 miles; the Socorro District, 3.5 miles; and the San Elizario District, 1.0 mile. Demographic profiles for this general area were derived from 1990 U. S. Census publications.

Approximately 16,250 persons reside along the Mission Trail in the City of El Paso, the City of Socorro, and El Paso County's San Elizario area. The population has a high concentration (96%) of persons from the Hispanic or Mexican-American ethnic group. Population projections for the Year 2015 indicate that 36,669 persons will reside along the Mission Trail.

Annual family income levels for the population are significantly lower than the median income for the City of El Paso. El Paso's median annual family income is \$25,157. Families with a median annual income of 80% or less of the City's median income are considered "Low Income" families. Families with a median annual income of 50% or less of the City's median income are considered "Very Low Income" families. Inside the El Paso City Limits, the Ysleta District has a median annual family income of \$18,333 (73% of the City's median). The Socorro District and San Elizario District have, respectively, median annual family incomes of \$15,339 and \$14,718 (61% and 59% of the City's median).

There are 3,787 housing units along the Mission Trail. The majority of housing units in the area are single family homes. Other housing types include duplexes, and multi-family apartment units. Mobile or manufactured homes constitute 459 of these units. Most of the families, living in these housing units, own rather than rent their homes. Projections for the Year 2015 indicate there will be 9,301 housing units along the Mission Trail.

The Mission Trail Area is a productive portion of El Paso County. Gross sales for the area constituted \$92.3 million, 2.5% of the County's overall total. Major employers producing jobs for the area include the following industries: Agriculture, Construction, Manufacturing, Wholesale Trade, and Public Administration.

Demographic data, discussed in this report, has been consolidated into tabular form. This table has been prepared to provide for both existing conditions and projected conditions, in each of the three districts of the Mission Trail Historical Area.

DEMOGRAPHICS FOR THE MISSION TRAIL HISTORICAL AREA

<u>SUBJECT</u>	<u>YSLETA DISTRICT</u>	<u>SOCORRO DISTRICT</u>	<u>SAN ELIZARIO DISTRICT</u>	<u>TOTAL</u>
<u>U. S. Census Data</u>				
1990 Population	6,674	5,413	4,163	16,250
% Hispanic	94%	97%	98%	96%
1990 Median Family Income	\$18,333	\$15,339	\$14,718	\$16,130
1990 Total Housing Units	1,571	1,292	924	3,787
1990 Housing Unit Owners	1,252	924	734	2,910
1990 Housing Unit Renters	281	323	132	736
1990 Mobile Homes	31	245	183	459
1990 Housing Units Lacking Complete Plumbing Systems	20	138	131	289
<u>Transportation Serial Zone Data</u>				
2015 Projected Population	11,750	17,063	10,856	39,669
2015 Projected Housing Units	2,971	3,927	2,403	9,301

ZONING

The location of land uses is regulated by zoning. Zoning regulations attempt to separate and buffer incompatible land uses. In all portions of the Mission Trail Historical Area, incompatible land uses can be found adjacent to each other. This has occurred over a period of many years during which zoning regulations were non-existent in the area. The Ysleta District was annexed into the City of El Paso in 1954. The City of Socorro incorporated and established zoning regulations in 1986. These ordinances can be found in Section Four of this plan. A summary of the major elements of the existing zoning ordinances of the City of El Paso and the City of Socorro indicates the following:

YSLETA DISTRICT:

The area surrounding the Ysleta Mission has a wide variety of zoning districts, including residential, commercial, and industrial. The Ysleta Mission and adjacent properties, are covered with a historic overlay, and are known as the Ysleta Historic District. This H-overlay provides some protection for historic structures and sites from actions which would detract or destroy the historic values of the area. The H-Overlay was extended to cover that portion of the Mission Trail which lies within the corporate boundary of the City of El Paso. Excerpts from the zoning ordinance of the City of El Paso which pertain to Historic Preservation will be found in Section Four of this plan.

SOCORRO DISTRICT:

The City of Socorro has a zoning ordinance, adopted in 1986, which allows a variety of land uses, including residential, commercial, and industrial, along the Mission Trail. Socorro included a Historic Overlay provision in the zoning ordinance which led to the delineation of the Mission Trail Historic District. The City has adopted another ordinance, the Historic Preservation Ordinance, which establishes the Socorro Historic Landmark Commission. This commission acts in an advisory capacity to the Socorro City Council.

SAN ELIZARIO DISTRICT:

The San Elizario area is not incorporated; therefore, it is under the jurisdiction of the County of El Paso which received zoning authority from the State in June, 1991. Enabling legislation (H.B. No. 2561) authorized the County of El Paso zoning and other regulating powers for the El Paso Mission Trail Historical Area. It is anticipated that, along with the adoption of this plan, a Zoning Ordinance, zoning, and H-overlays will be established in the San Elizario District in 1994.

LAND USE

There is a variety of ways the land is used within the Mission Trail Historical Area. Uses are grouped in six general categories including:

- Residential: Single Family Homes and Apartment Dwelling Units
- Commercial: Restaurants, Retail Sales, Supermarkets, and Gasoline Stations
- Public and Quasi-public: Schools, Public Parks, Governmental Buildings, and Utility Easements
- Manufacturing: Auto Salvage Yards, Truck Terminals, Warehouses, Manufacture and Assembly of Goods, and Heavy Equipment Sales
- Agricultural: Cropland, Pastureland, and Livestock Rangeland
- Vacant: Undeveloped Land

A map series of land uses within the Mission Trail Historical Area is included to provide a pictorial representation of the land at a given time. It will provide a basis for identifying and quantifying change in the landscape of the Mission Trail over time. (See Appendix)

LAND USES OUTSIDE THE HISTORICAL AREA

Within the Mission Trail Historical Area, it would be detrimental to allow new, incompatible land uses to spring up along the Mission Trail. This would negatively impact the historic picture the Mission Trail Project is attempting to preserve. Heavy commercial and industrial uses would not serve as tourist attractions.

Commercial and industrial activities contribute to the economic well-being of the community. It is recommended that other arterials, such as Alameda Avenue and North Loop Road, would be a more appropriate location for these uses, instead of Socorro Road.

Alameda Avenue, North Loop Drive, and Socorro Road were surveyed to determine the types of land uses which exist along each of these arterials. Based on the existing uses, recommendations were developed to reduce the impact of incompatible uses on the desired historical area.

ALAMEDA AVENUE LAND USES

Land uses on Alameda Avenue, west of Americas Avenue, are primarily commercial and heavy commercial uses. Used auto sales lots appear to be the predominant land use. East of Americas Avenue, used auto sales lots occur less frequently, because the area has more agricultural uses.

Major shopping centers are located at the intersection of Americas Avenue and Alameda Avenue. Neighborhood commercial uses, heavy commercial, and salvage yards are scattered primarily along the north side of Alameda Avenue. Housing

developments are located behind the commercial sites on the north side of this roadway. An irrigation canal along the south side of the street has discouraged commercial development. A small shopping center is located at the intersection of Alameda Avenue and Moon Road. Municipal offices of the City of Socorro are located in the Socorro Shopping Center at the intersection of Horizon Boulevard and Alameda Avenue.

NORTH LOOP DRIVE LAND USES

On the north side of North Loop Drive, from Americas Avenue (Loop 375) to Old Hueco Tanks Road, the land use is primarily agricultural, but includes a housing development called "Las Placitas". One heavy commercial use exists south of the housing development.

Urban development and small retail uses are more prevalent from Old Hueco Tanks Road to Moon Road. Some heavy commercial and light industrial uses are located near this intersection. From Moon Road to Horizon Boulevard commercial development is located on the north side of the road. An irrigation canal limits access and visibility on the south side. The land use from Bauman Road to Warsham Road is predominantly agricultural with small scattered heavy commercial and industrial sites.

LAND USES WITHIN THE HISTORICAL AREA

SOCORRO ROAD (MISSION TRAIL) LAND USES

Along Socorro Road there are many different uses of the land to be seen when traveling from the Ysleta Mission to the Socorro Mission to the San Elizario Chapel. Residential uses, considered to be compatible with the historic concept, include single-family dwellings, apartments, and mobile homes. Many of the incompatible uses came into existence years ago, before the advent of zoning regulations. They must be considered legal, non-conforming uses.

A number of these incompatible, non-conforming uses are adjacent to sites in keeping with the historic concept proposed for the "Mission Trail". Uses considered less desirable, along the Mission Trail, fall into the category of heavy commercial and industrial uses. This category includes uses such as junk yards, used car sales lots, open storage of all types of materials, and warehouses. It is recommended that these heavy commercial uses be encouraged and concentrated on Alameda Avenue and North Loop Drive, instead of Socorro Road. Policies have been developed to discourage construction or expansion of existing heavy commercial uses.

TRANSPORTATION

Much of the road alignment of the original Camino Real is still present today. These portions of the road should be preserved in their present character. The best examples of the original trail are: Socorro Road between Zaragoza Road and Carl Longuemere Road in the Ysleta area, Socorro Road between Isaiah Drive and the Franklin Drain in the Socorro area, and Glorieta Road in the San Elizario area.

In order to preserve the most important sections of the Camino Real, some bypass routes should be established to accommodate truck traffic and other through traffic. Historic buildings are being damaged by the vibration of heavy vehicles and large traffic volumes. The entire portion of Socorro Road within the Mission Trail Historical Area has reached its traffic-carrying capacity. It cannot continue to serve the needs of an urbanized area. Some alternate routes, for through traffic, must be developed. The circulation plan proposed for the Mission Trail Historical Area is designed to reduce traffic on Socorro Road by providing alternative routes.

Most of Socorro Road does not meet the standards established for a major arterial. It should be downgraded to a minor arterial for its entire length, and a bypass route should be constructed to the south. The proposed extension of Pan American Drive is the logical alternate route for through traffic. The approved El Paso County Circulation Plan identifies the extension of Pan American Drive as the recommended solution to provide a bypass for commercial traffic around the Socorro Mission.

Alameda Avenue should also be improved so that Socorro Road does not have to bear such a great traffic-carrying burden. Socorro Road should be improved for safety and for its traffic-carrying capacity, especially at major intersections. However, in order to preserve the historic nature of the area and to implement the Mission Trail concept, it will be necessary to leave Socorro Road essentially in its present state and not undertake a major widening project.

CURRENT STATUS OF SOCORRO ROAD

Specific observations concerning the physical properties of Socorro Road are as follows:

1. From Zaragoza Road to Carl Longuemere Road.

The existing right-of-way varies between 40 feet and 50 feet. In those areas where it is possible to establish a 50-foot R-O-W width without creating harm to any historic structures, the additional right-of-way should be obtained. On-street parking should be prohibited on this portion of Socorro Road due to the inadequate right-of-way. (A 50-foot right-of-way is considered the minimum standard for a local, two-lane street in El Paso.)

2. From Carl Longuemere Road to Isaiah Drive.

This portion of Socorro Road has a variable right-of-way, with as little as 55 feet to as much as 130 feet in one section. The majority of the road has at least a 70-foot right-of-way, which is sufficient for a two-lane street. Improvements should be made at the intersection of Socorro Road and Americas Avenue (Loop 375) because of the heavy traffic volume, with left turn lanes and free right turn lanes if warranted.

3. From Isaiah Drive to Franklin Drain.

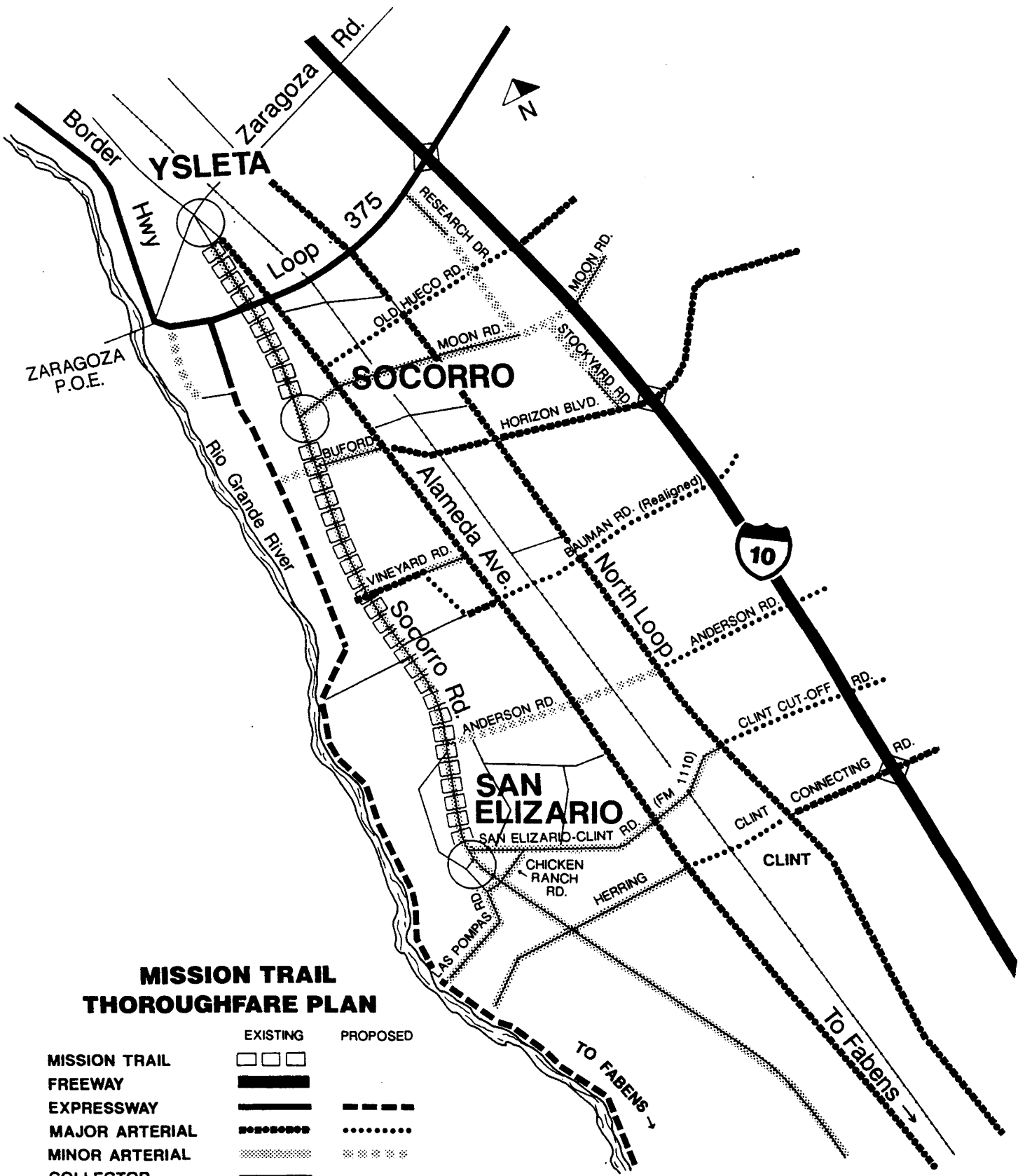
Most of this road has a 50-foot right-of-way, and follows the original Camino Real. Socorro Road itself should not be widened; however, some of the intersecting streets could be improved by widening or straightening the intersections to improve visibility and safety. In particular, Winn Road needs to be improved at its intersection with Socorro Road by adding additional right-of-way for better visibility and paving improvements.

4. From Franklin Drain to Glorieta Road.

Most of the right-of-way is 60 feet. Additional right-of-way has previously been obtained through subdivision plats so that there is as much as 120 feet of right-of-way in some areas; however, there is no need to widen Socorro Road beyond two lanes in this area even though the right-of-way exists. Improvements should be made to major intersections as warranted by traffic or safety conditions.

5. Glorieta Road to San Elizario.

Most of the right-of-way is 60 feet, except for a portion near downtown San Elizario which is 50 feet. This roadway has a heavy concentration of commercial uses and schools. Funds should be sought to upgrade the road, possibly with a center left-turn lane. This portion of Socorro Road does not follow the original Camino Real (Glorieta Road follows the original trail), thus, Socorro Road can be improved without destroying the historic value of the Mission Trail.



ENVIRONMENT

El Paso County is physically unique for the following reasons:

- It forms part of the boundary between New Mexico and the Republic of Mexico. The combined international cities of El Paso and Ciudad Juarez form the largest metropolis along the border.
- It was founded as the settlement "Paso del Norte" because it was the lowest snow-free pass in the Rocky Mountains, and a crossing place for the Rio Grande River.

CLIMATE

The County of El Paso is located within the northern portion of the Chihuahuan Desert. The area is arid with an average annual rainfall of eight (8) inches, most of which falls from July through September. Historically, rainfall has ranged from a low of 2.24 inches (1981) to 18.24 inches (1884). Average high temperatures range from 95°F in June, to 55°F in January. The high summer temperatures are moderated by a low relative humidity.

The warm desert climate with its low humidity and moderate winters is one of the biggest assets of El Paso. El Paso County has great potential. The mild climate also makes it ideal as a retirement community and adds to its attraction for tourism. The tourism industry is favored because it has great economic benefits and minimal environmental impact. Our moderate climate and unique desert ecology need to be promoted and emphasized.

El Paso County has an abundance of sunshine with an average 293 cloudless days per year. Spring and Fall bring brief but sometimes very strong winds which occasionally stir up considerable dust and sand. The wind has both a positive effect, clearing away man-made air pollution, and a negative effect by lifting dust particles into the atmosphere.

NATURAL TOPOGRAPHIC REGIONS

El Paso County has distinctive features or areas that need to be well managed in order to preserve them. These features are known as the Franklin Mountains and foothills, the Rio Grande River Escarpment, the Rio Grande River Valley, and natural vegetation or "bosque" areas.

Rio Grande River Valley

Of particular interest to the Mission Trail Historical Area, is the Rio Grande River Valley. This area was formed by erosion and periodic flooding of the Rio Grande River. The Valley is nearly level, with a slope of less than one percent.

Most of the Valley is either urbanized or has been cultivated for agriculture. A few wooded "bosque" areas still exist which serve as cover and breeding areas for wildlife. They also serve as rest stops for water fowl, shore birds and woodland birds during periods of migration.

MINERAL RESOURCES

El Paso County has important mineral resources such as sand and gravel. Sand and gravel deposits are needed for concrete, building materials, and road construction. Limestone and dolomite are the dominant rocks in the nearby Franklin Mountains. Granite, rhyolite, and quartzite can be found on the east flank of the Franklins.

SOIL CHARACTERISTICS

Soils and their different characteristics are one of the most important environmental factors affecting land use and development. It is the soil that supports our buildings, grows our food, and receives our waste. It is a resource that must be used wisely.

The Rio Grande River flood plain is recognized as the Harkey-Glendale Soil Association. The land is characterized by deep, nearly level soils that have loamy, very fine sand to silty clay loam underlying material. There are fourteen (14) distinct soil types in the Mission Trail Historical Area. They are listed below:

Anapra Silty Clay Loam	Harkey Loam
Brazito Loamy Fine Sand	Harkey Silty Clay Loam
Gila Fine Sandy Loam	Made Land, Gila Soil Material
Gila Loam	Saneli Silty Clay Loam
Glendale Loam	Saneli Silty Clay
Glendale Silty Clay Loam	Tigua Silty Clay
Glendale Silty Clay	Vinton Fine Sandy Loam

For additional information please refer to Soil Survey of El Paso, Soil Conservation Service, 1971.

AGRICULTURAL LAND

The special features of the valleys, the green fields, large cottonwoods, and rural atmosphere appeal to many, making these areas popular for urban development. The valley areas need to be developed carefully so that new subdivisions do not overload existing rural farm roads, change the character of the area, and destroy a very special amenity. El Paso County has the most efficient irrigation system in Texas. Water is delivered from the Rio Grande River by a gravity flow system of canals and drains at a nominal cost to farmers.

The valley soil has a natural and easily renewed fertility, a longer productive life, and holds moisture. The conservation of soil for future generations is important and requires care to prevent erosion, over cultivation, shortage of trace minerals, hypersalinity, and to preserve the soil's ability to take in oxygen and nitrogen.

Agriculture as an Industry

Attracting new industries to El Paso is important. Emphasis also needs to be focused on retaining existing industries such as agriculture. El Paso County is an important producer of cotton. El Paso is the only area in Texas that grows specialty crops such as Pima cotton. El Paso is also an important producer of hay, sorghum, wheat, lettuce, vegetables, and pecans. Farming in the El Paso area has advantages other areas do not have such as a long growing season, high quality river water, prime agricultural soils, and abundant farm labor.

FLORA AND FAUNA

The natural vegetation in the area belongs to the Chihuahuan Life Zone. Species such as desert willow (*Chelopsis* sp.), snakeweed (*Gutierrezia* sp.) yucca (*Yucca* sp.) and cactus (*Opuntia* sp.) are common. In addition, the area today contains exotic species not indigenous to the area such as salt cedar (*Tamarix pentanda*). Cotton and pecans are the most notable introduced species in the area. Common mammals within the area include coyote (*Canis latrans*), desert cottontail (*Sylvilagus auduboni*), and striped skunk (*Mephitis mephitis*).

Wildlife Preserves and Endangered Species

The distinctive natural regions of El Paso vary somewhat in the type of vegetation and wildlife they contain. Many species are found in all regions, but some regions are more important to wildlife than others, due to their ability to provide more food and cover. These special areas are important and need to be preserved as wildlife refuges.

Many rare and endangered bird species migrate through El Paso and serious consideration should be given to securing and maintaining safe preserves for the future of these birds. Examples of these refuges are the Rio Grande River and levees, irrigation canals, Rio Bosque Park, Feather Lake ponding area, large areas of irrigated cropland, and the Franklin Mountains State Park.

Endangered species are those animal or plant species that are threatened with extinction. A list of endangered species known to occur in El Paso County include:

Least Interior Tern
Bald Eagle
Sneed Pincushion Cactus

American Peregrine Falcon
Eskimo Curlew

Threatened and protected non-game species in El Paso County include:

Spotted Bat
Zone-tailed Hawk
Wood Stork
Aplomado Falcon
Short Horned Mountain Lizard

Gray Hawk
White-Faced Ibis
Black Hawk
Texas Horned Lizard

TREE PRESERVATION

Trees in a desert community are very special. They are necessary to modify summer heat and provide windbreaks from the strong spring and fall winds. Existing trees should be maintained, if possible, where the land use is changing. Designing uses around existing trees can provide both beauty and character to a development. A little planning and minor expense can provide a tremendous asset to a site.

El Paso has many roads in the valleys with trees over one hundred years old. These trees cannot be replaced, and lend to El Paso's unique history and charm. The El Paso Mission Trail Historical Area is no exception.



WATER

Water is the most valued asset a city can have because it is essential for life. A city cannot exist without it. In the early 1990's El Paso used 106,000 acre feet of water for a population of approximately 500,000 persons. Our population is projected to grow to 950,000 by the year 2010. The El Paso - Ciudad Metroplex is projected to contain over 3,000,000 persons by 2010.

Conservation of existing water resources is an important aspect in assuring a future water supply. El Paso is already conserving more water than most comparably sized southwestern cities.

Our water supply comes from three sources, the Rio Grande River, the Hueco Bolson aquifer, and the Mesilla Bolson aquifer. Currently, the Hueco Bolson supplies most of the City's water supply. The vast size of El Paso County, and its rapid growth, have put a severe strain on the supply of inexpensive, drinking quality water.

The high rate of growth, on both sides of the international border, has accelerated the rate of depletion of the Hueco Bolson aquifer to the point that both cities must look to alternative sources of water and conservation programs to ensure a future supply.

El Paso must deal with complex water laws and regulations since it must share its surface and underground water resources with Ft. Bliss, local irrigation water owners, New Mexico, and the Republic of Mexico. The City of El Paso is using a large part of the water available from the Hueco Bolson. Annually, the Hueco Bolson is being consumed faster than its natural rate of recharge. The El Paso Water Utilities estimates the Bolson is being depleted by El Paso and Ciudad Juarez at the rate of up to a four-foot drop in water level per year. If El Paso County continues the current rate of growth and consumption, without new sources of water, the fresh water in the Hueco Bolson could be exhausted within thirty years. El Paso Water Utilities is developing plans to address the community's future water needs.

Outside the city limits of El Paso, water problems of a very serious magnitude have occurred. Lack of potable water and poor water quality is by far the most serious problem. The lack of an adequate water system in these areas also greatly inhibits adequate fire protection. To mitigate these problems, the Lower Valley Water Authority was established. Efforts, by the City of El Paso and the State of Texas, have been made to alleviate the problems.

The lack of potable water and adequate sewer facilities, in various areas of El Paso County, have contributed to health problems. The City and other jurisdictions need to work together to regulate development for health and safety reasons. Health problems arise when inadequate septic treatment systems contaminate existing water supplies. Numerous families in El Paso County, living outside the El Paso City Limits, do not have adequate water or sewer facilities.

Sewage Treatment Outside the El Paso City Limits

Outside the city limits, individual land owners are already responsible for their own sewage treatment and disposal. The City-County Health District monitors the construction and licensing of all facilities in El Paso County to prevent contamination of public water supplies and to protect the health and welfare of citizens.

The Texas Department of Health has published Construction Standards for Private Sewage Facilities as a guide for homeowners. This publication illustrates the approved methods of construction.

The most common method of sewage disposal, used outside the El Paso city limits, is the use of septic tanks and leach lines or drain fields. This form of waste disposal is very effective if conditions are right. Problems have been encountered with this disposal method when lot sizes are too small, shallow water wells are in close proximity, soil conditions are adverse, or it is located in an area that has a high water table or is flood prone.

Any person proposing to develop a subdivision in El Paso County intended for construction of homes or placement of mobile homes, on a temporary or permanent basis, is required to comply with El Paso City-County Health District requirements.

PROPOSED DEVELOPMENT

- **PURPOSE**

- **GOALS AND OBJECTIVES**

- **TRANSPORTATION/CIRCULATION POLICIES**

- **URBAN DESIGN**

- **VILLAGE CONCEPT**

 - Ysleta Village

 - Socorro Village

 - San Elizario Village

PURPOSE

The purpose of this comprehensive plan is to present guidelines and policy recommendations for the preservation, protection, and enhancement of the structures, sites, character, and culture of the Mission Trail Historical Area and the surrounding environment along the Camino Real. Development of this plan, and the Mission Trail Historical Area, was recommended in THE PLAN FOR EL PASO, adopted in 1988.

GOALS AND OBJECTIVES

GOALS

1. Encourage a compatible mix of land uses.
2. Provide safe and sanitary housing, and promote the opportunity for each person to obtain it without regard to race, color, sex, religion, or national origin.
3. Locate office and commercial land uses to complement and serve other land uses.
4. Encourage continued agricultural production and preservation of the irrigation system.
5. Encourage adherence to the approved El Paso County Circulation Plan.
6. Recommend a method by which the Mission Trail Historical Area can be administered and supervised so that the proposed purpose and future of the district can be accomplished and remain a practical reality for the benefit of citizens in the City of El Paso, the City of Socorro, and El Paso County.
7. Present a uniformly consistent picture for tourists by applying one set of Design Guidelines throughout the entire length of the area.
8. Conserve and enhance the cultural, recreational, and open space resources for enjoyment by future generations.

OBJECTIVES

The objectives of this report are reflected in a series of steps which, as they are accomplished, will enable the overall project to move forward in a rational manner until the final goals have been reached. The Mission Trail Historical Area will be contributing to the economic, cultural, and well being of the entire area.

1. To obtain enabling legislation by the Texas Legislature to provide the legal basis for the creation of the Mission Trail Historical Area in the unincorporated area of the county (This objective was reached in June, 1991).
2. To establish an area boundary which is mutually agreeable and acceptable to each of the governmental units involved.
3. To create design guidelines and criteria for restoration, rehabilitation, new construction, signage, landscaping, parking, and the Mission Trail environment. (This objective was accomplished in June, 1992)
4. To maintain documentation on existing structures and sites in the district using established evaluation criteria for designation of historical significance.
5. To present policies for preservation as an element of the comprehensive plan for the Mission Trail Historical Area to comply with Texas statutes and allow for the creation of the Mission Trail Historical Area by the City of El Paso, City of Socorro, and County of El Paso.
6. To prepare land use and zoning recommendations to maintain and enhance the character of the district.
7. To recommend thoroughfare development plans which will benefit the district.
8. To recommend an organizational structure which the governmental units involved (City of El Paso, City of Socorro, and El Paso County) may use as the means by which the Mission Trail Historical Area can most effectively be administered for the benefit of all citizens.
9. To adopt and enforce the criteria which are stated in this plan so a desirable continuity of ambience will be established from one end of the Trail to the other.

LAND USE POLICIES

These general policies are intended to aid the implementation of this comprehensive plan concept. Specific policies are listed by the name of the mission in each development center:

GENERAL LAND USE POLICIES FOR THE AREA

Residential

- Remove dilapidated, unsafe, and unsanitary housing units from the housing supply, and assist persons occupying those units in locating decent housing.
- Encourage the location of affordable housing throughout the historical area at densities compatible with adjacent neighborhoods.
- Encourage the location of mobile homes in mobile home parks or mobile home subdivisions outside the historical area. Mobile homes on individual lots and mobile home parks already located within the historical area should be screened from view, using fencing or landscaping, on all four sides.
- Encourage infill development within existing subdivisions.

Commercial

- Encourage tourism-oriented commercial uses within the historical area.
- Guide new commercial uses such as auto and truck repair, sales, or painting, and outdoor equipment storage away from the historical area.
- Encourage screening and landscaping for existing incompatible commercial buildings and yards within the historic area.
- Encourage large commercial developments to locate at activity nodes and to provide for traffic circulation and transit facilities in their plans.

Recreation, Open Space and Environment

- Develop and promote fiestas, festivals, parades, and historic reenactments at each of the historic church sites.
- Encourage development of bicycle, equestrian, and hiking trails.
- Unify Socorro Road with landscaping and beautification.

TRANSPORTATION/CIRCULATION POLICIES

The following policy statements were developed to guide future transportation and circulation planning for the Mission Trail Historical Area:

1. Socorro Road.

A. Downgrade Socorro Road to a minor arterial status, and prohibit large trucks as soon as the Border Highway extension is built.

B. Maintain the existing right-of-way as status quo except at the following intersecting streets:

- Loop 375 (Americas Avenue)
- Belen Road
- Vineyard Road
- Anderson Road
- Walcott Drive / Passmore Road
- Las Pompas Road
- Herring Road

C. Improve the geometrics of these intersecting streets to allow for right and left turn lanes, where needed, as well as through lanes on Socorro Road.

2. Border Highway Extension.

Extend the Border Highway southward to relieve traffic congestion on Socorro Road and to protect historic structures along the Mission Trail.

The Border Highway extension will be designed to carry large volumes of traffic, both commercial and non-commercial vehicles.

The limits of the Border Highway extension are from Americas Avenue to the Fabens port-of-entry. Various intersecting arterials will make the Border Highway more accessible, thereby diverting some of the traffic away from Socorro Road.

The new highway will begin along Pan American Drive south of Americas Avenue. The proposed road will continue in an alignment between Socorro Road and the Rio Grande River, and it may become a limited access highway. This road should provide an aesthetic enhancement to the Lower Valley by following the river in some locations, providing additional right-of-way for landscaping, and discouraging commercial development by providing limited access to adjacent properties.

3. Improve connections between Interstate-10 and the Border Highway Extension.
 - A. Widen and improve Belen Road, Buford Road, and Horizon Blvd. in order to facilitate access from Interstate-10 to the Border Highway extension.
 - B. Construct new East-West arterials connecting Interstate 10 with the Border Highway Extension in the following locations:
 - Belen Road / Buford Road / Horizon Boulevard
 - Vineyard Road / Bauman Road
 - Anderson Road
 - Clint-San Elizario Road (FM 1110)
 - Herring Road
 - C. Conduct a study to determine which of these routes (Buford Rd./Horizon Blvd or one of the other routes) should become the principal east-west connection. The other two routes should be developed as secondary arterials.
 - D. The connecting arterials are important not only in terms of providing circulation for area residents, but also for tourists traveling to and from Interstate-10.
4. Winn Road
 - A. Block Winn Road to the west of Socorro Road to prevent a connection to Pan American Drive. This will prevent truck traffic from using Winn Road as an outlet to the industrial area along Pan American Drive.
 - B. Widen and improve Winn Road at the intersection of Socorro Road for the safety of neighborhood traffic. These improvements should not be made, however, for the purpose of allowing trucks to use this route.
5. Provide appropriate landscaping to enhance the Mission Trail in those areas along Socorro Road where excess right-of-way has previously been acquired.
6. In those areas where the excess right-of-way is sufficiently large, design transit stops for the convenience of tourists. Any transit shelters which may be built along the Mission Trail must be constructed in accordance with the Mission Trail Design Guidelines and complement the historic structures along the Trail. These shelters should also be appropriately landscaped.

7. Provide an alternate route for hazardous materials, bypassing Socorro Road.
8. Encourage paving of parking lot surfaces to prevent pollution of the atmosphere by dust particles.

URBAN DESIGN

The post-World War II era brought annexation, I-10, and widespread auto commuting which opened the door for extensive suburbanization on prime agricultural land in the Lower Valley. As the population grew and more land was developed, Ascarate and Ysleta lost most of their rural environment. Today, many of the special features that define the Lower Valley remain, but their future protection is far from assured. Only through citizen involvement in management of preservation and development can the valley's character continue to be a great asset. Much of the Mission Trail's agriculture and open space will be in jeopardy in the years ahead unless a sustained partnership develops among local, county, and state governments working together with the private sector. A basic assumption has been that the Mission Trail can develop economically without substantially altering its special scenic and historic character, but only with the concerned involvement of its citizens.

This comprehensive plan was motivated by a concern that unless effective planning tools were developed and implemented soon, the Mission Trail would no longer be very rural. It would become conventionally suburban, with only vestiges of the traditional rural landscape - compact village centers, scattered farms, open fields, and cottonwood groves lingering on to remind us of what we had lost. Protected mission sites would become "islands" surrounded by a "sea" of sprawling low-density development and strip shopping malls. Although the valley contains vast acreage of open land, in many areas along Socorro Road it is being converted to other uses at an alarming pace. Like our other resources, we exploit and misuse our landscape. Complete faith in market forces will not work. Nor will total reliance on an unplanned future, where land uses work out their own equilibrium, with minimum public intervention. Clearly, the development process (for both the public and private sectors) needs to encompass the total environment of the Mission Trail area. In order to create a quality historic district, we must deliberately design new settings to suit new land uses.

For this planning study, three perspectives depict the pre-existing conditions and the land use situation, and contrast them with two alternative development scenarios. Each scenario contains the same overall amount of new development, but they graphically illustrate the enormously different impacts that occur when land is developed conventionally or without restrictions, as opposed to being developed imaginatively (using innovative techniques to help preserve the essential rural and historic character of the Mission Trail).

The village concept is based on "commercial and residential nodes" that are proposed as alternatives to highway "strip" development. These principles would concentrate new shops and stores at logical points along Socorro Road, such as intersections and areas around the activity centers, and would prevent the emergence of long, linear retail corridors which not only suburbanize the rural landscape, but also cause traffic congestion through a proliferation of entrances and exits. Parking and building entrances can be located to the side and rear, offering a greater opportunity to screen these large expanses of

asphalt. The relatively compact area between the buildings and the road could then be landscaped with native trees, indigenous shrubs, and wildflowers, enabling the new development to capture the "spirit of the place" through carefully selected plant materials which reflect the natural beauty of the valley (as opposed to the conventional mulberries and juniper treatment ubiquitous in the rest of El Paso).

In a similar fashion, subdivision practices can be modified to achieve more harmonious residential development. "Cluster" or "open space" subdivisions are encouraged to emulate the traditional village pattern typical of the Camino Real. Open space should be protected. Buildings would either be located at the edge of the fields, or screened from agricultural fields by a newly-planted shelterbelt of trees.

Essentially, the broad choice in future residential development patterns is between a creative extension of the traditional rural village concept, or repetition of conventional subdivision practices, where 100% of the tract is covered by streets, houses, front yards, backyards, and side yards. The former plan enables a large proportion of new homes to be sited so as to command uninterrupted views across open fields permanently protected from future development. The conventional option almost guarantees that the view from one's picture window will ultimately be of the neighbor's front yard.

Application of the innovative techniques described and illustrated in this plan will help to preserve the historic character of the Mission Trail while allowing development to take place.

VILLAGE CONCEPT

INTRODUCTION:

During the past three centuries many changes have occurred along the Mission Trail. The three communities of Ysleta, Socorro, and San Elizario along the Camino Real are relatively close when measured in terms of modern day travel. However, three hundred years ago travel from one community to another was a very physically trying and tiring trip. These communities developed as self contained "villages". These "villages" provided a focus for cultural activities and events that were separate and distinct from each other. This concept is still relevant today. Three distinct villages could be developed along the Camino Real (Socorro Road). It may also be possible to recreate much of the atmosphere of the original trail as it was when the Spaniards and Indians traveled by wagon trains carrying supplies and wares between Mexico City and Santa Fe.

The three mission-villages are linked by the Camino Real (now known as Socorro Road). Adequate access and circulation should be provided within and among the mission villages. This trail could provide a distinctive and unifying linkage. Markers and plaques should be placed to identify and explain the significance and history of the trail. Trolleys and vehicles reminiscent of the past should be utilized to provide access throughout the area.

Landscaping and a distinctive wall design within the right-of-way of Socorro Road would guide visitors through the area. Funding for the improvements is anticipated under the guidelines of the Intermodal Surface Transportation Efficiency Act of 1991 (ISTEA). Native drought-resistant landscaping with distinctive lighting and adobe-covered rock walls would enhance the atmosphere.

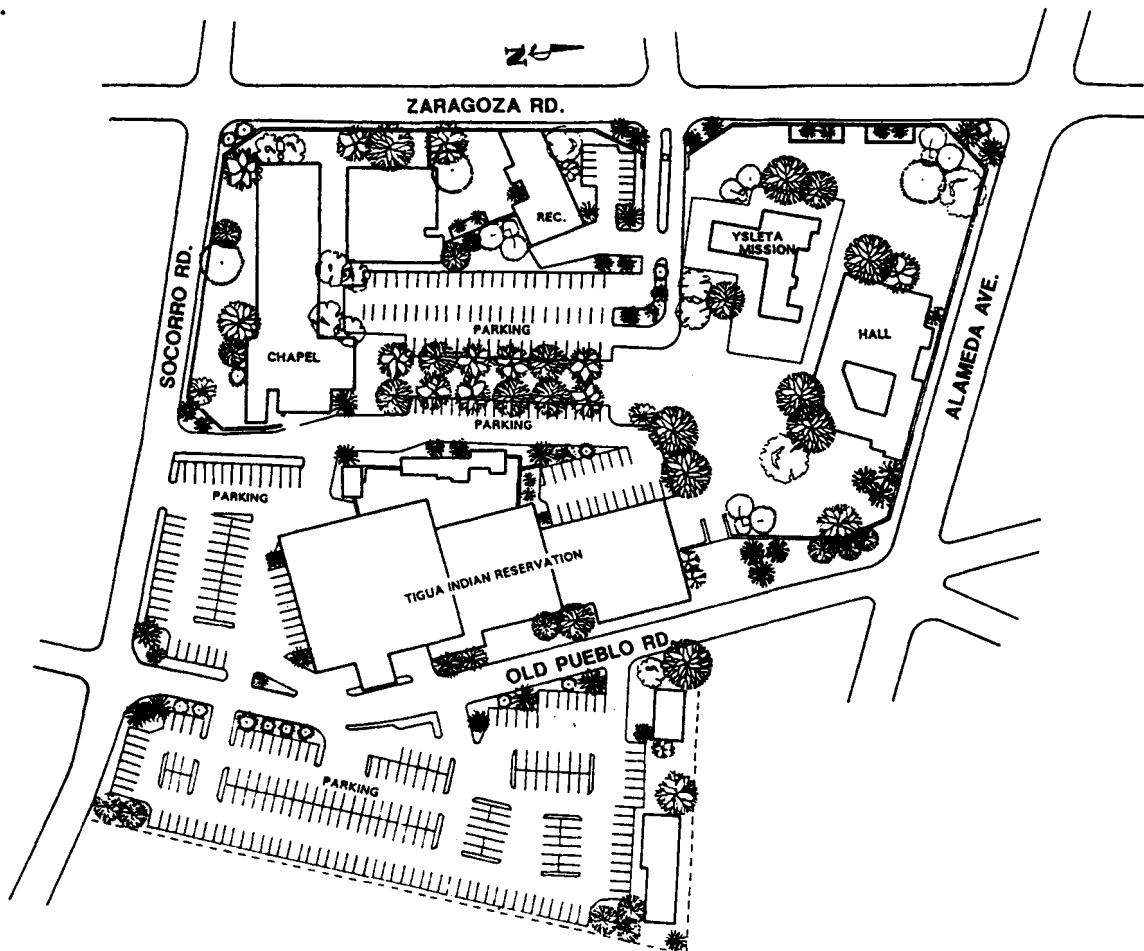
Explicit design guidelines for the redevelopment of the area should be followed to maintain integrity and define the villages. Existing structures could be revitalized by the renovation of facades to recreate the ambience of many years ago. New construction should adhere to the design guidelines in order to complement and enhance the historic sites. Architectural design guidelines are included in Section Two of this plan.

In the "village" areas the addition of landscaping - especially if it includes shade trees and provisions for seating - will enhance the attractiveness for visitors. Shady garden settings would offer visitors a pleasant respite from the intense summer heat. Xeriscaping with native or water-thrifty plants is recommended for the majority of the landscaping in order to help conserve our diminishing water resources. Trees, shrubs, and flowers should be selected which are compatible with the soil and environment of the valley. Plants that need good drainage probably would be unable to tolerate any flooding and, consequently, would be unlikely to survive.

YSLETA VILLAGE:

The Ysleta village would include the Ysleta Mission and the Tigua Indian Reservation at its core. This village could emphasize the Indian cultural influences that shaped El Paso. A museum could be established to provide visitors an authoritative picture of the way things were decades ago through the use of dioramas, old photographs, and a collection of authentic artifacts and other exhibits which could be acquired. The museum could also be the focal point for art exhibits by local artists and other artisans; these presentations could provide innovative reflections on the area's past.

The Ysleta Mission site is comprised of four basic types of land uses which include a historical use, a commercial use, a religious use, and, finally, a ceremonial use. Where the Ysleta Mission and the Jesuit Hall are located is the area of historical use. Wings Restaurant and the majority of the Tigua Indian Reservation make up the commercial use. The religious use is where the Mount Carmel Church, the Jesuit School, and the rectory are located. The area directly in front of the mission building is the ceremonial use and is directly connected to a path leading east. The ceremonial area is traditionally hard-packed dirt to provide a suitable surface for ceremonial dances to be performed. This concept is designed to accomplish the separation of these four land uses by using pedestrian pathways as dividers.



DEVELOPMENT PLAN: YSLETA

This plan for the redevelopment of the Ysleta Mission area includes the area of the Tigua Indian Reservation, and is based on a radial pattern. By using many of the existing characteristics of the site, the plan joins together all the major structures and also provides continuous access throughout the area. The central focus is a proposed fountain area located to the east of the mission building. From this location a visitor is afforded excellent views of the entire area.

The mission building is viewed from a perspective which gives the observer a dramatic angle. The northwest and northeast corners of the site are designed to welcome pedestrians arriving from the Ysleta commercial strip along Alameda Avenue. These linear walkways also protect the view of the mission.

A pedestrian plaza is proposed for land at the intersection of Candelaria and Alameda Avenue. Vegetation in the plaza will soften the brick facade of the Ysleta Health Clinic. A bronze statue, paying tribute to the part the Tigua Indian Nation played in Ysleta's history, as well as a freestanding historical marker, stating some of the history of Ysleta Mission, will be placed in the plaza.

The entire site should be enclosed with a stucco wall 3 to 4 feet high. This would help to define the boundary of the site and enhance the mission style of construction. Adequate information for out-of-town visitors should be provided through tasteful and sufficient signage. The signs should be of a design compatible with the Pueblo architecture.

Design Recommendations for Ysleta:

General:

1. Redesign the Mount Carmel School driveways to relieve the traffic congestion on Zaragoza Road which is generated by the students attending school on the southwest corner of the Mission Site.
2. Encourage commercial redevelopment and rehabilitation of existing buildings, using approved design guidelines, on properties surrounding the Mission Site.
3. Renovate the exterior of the school buildings to enhance compatibility with the mission structure and the Pueblo del Sur Reservation. A pueblo-style renovation would be appropriate.

Parking and Traffic Circulation

1. The existing parking areas should be reorganized into three separate and distinct areas for vehicles. The parking area available through the Zaragoza Road entrance is designed for perpendicular parking. Ninety-two spaces are made available at this location, including 5 spaces for the handicapped. The existing separate access for this area is retained to facilitate the flow of traffic for vehicles.
2. A parking area behind the Wings Restaurant will provide parking for 72 cars, 16 accessible from Socorro Road.
3. New parking has been created between Old Pueblo Road and the canal. By separating the parking areas, and with the use of appropriate landscaping, the visual impact of asphalt is reduced and the pedestrian walkways are not endangered by vehicles.
4. These parking areas should be located so that potential customers will not have to walk too far to the center of the "village".

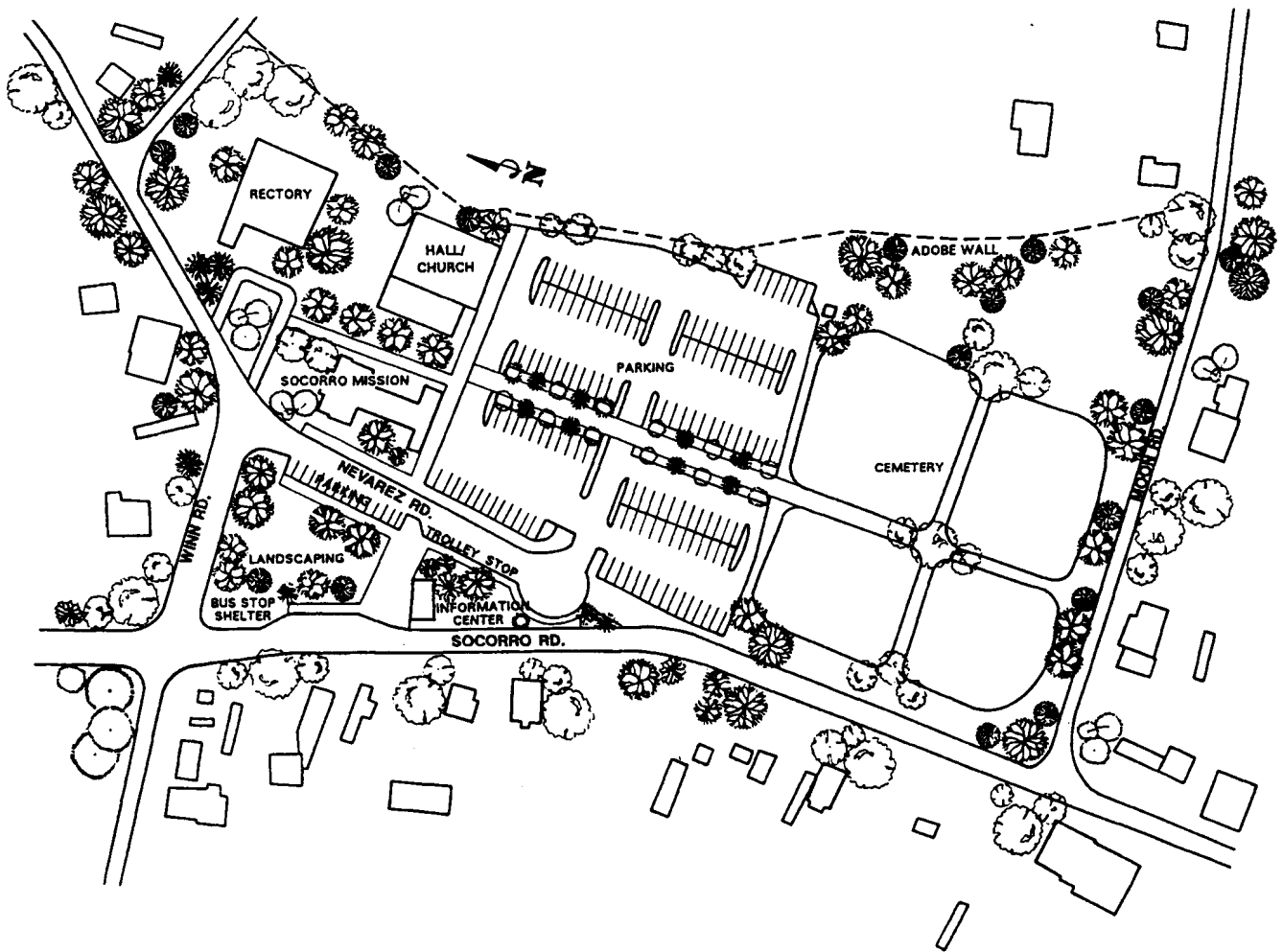
Pedestrians

1. The site has been redesigned so that areas are created where people may walk to all structures under partial shade. The paths should be surfaced for easy walking.
2. The landscaped areas will help to reduce heat from the sun by providing shade and providing variety in the ground materials.
3. Period lighting would create a festive and secure mood for nighttime activities. There should be an adequate number of benches located near the landscaped areas.

SOCORRO VILLAGE

The Socorro village includes the Mission, cemetery, and some residential property adjacent to the side. The village is oriented towards Socorro Road. Existing activities should be enhanced and further developed. For example, this area could specialize in arts, crafts, and old west antiques. Ample open space around and near the Socorro Mission would provide an excellent outdoor area for fiestas and sports activities.

The area around the Socorro Mission has a lot of potential for development. Socorro was originally built on valley land and this plan for the renovation of the mission grounds attempts to reflect the cultural climate that is inherent here. There are some intersections along Socorro Road that are quite dangerous. The intersection of Nevarez Road and Socorro Road presents a difficult problem for a driver attempting to enter Socorro Road from Nevarez Road because of an insufficient line-of-sight view. A similar situation exists at the intersection of Nevarez Road and Winn Road because of poor line-of-sight vision of oncoming traffic on Socorro Road. The same condition is found at the intersection of Winn Road and Socorro Road.



DEVELOPMENT PLAN: SOCORRO

This plan is predicated on the concept of mitigating maintenance costs while at the same time preserving the general ambience of the region as well as reflecting the overall appearance of this area as it was many years ago. The design for the area has been cognizant of the need to create both public and private spaces without sacrificing parking for visitors.

Maintaining and enhancing the cultural and religious significance of the area can probably be accomplished through the integration of spaces and buildings as fully as possible. This plan is also based on the possibility of expanding the church property to the north for development into a park area which could be utilized for such things as festivals and fairs where people would be able to sell locally created foods and locally crafted wares reflecting the history of the area.

Design Recommendations for Socorro:

General:

1. Re-route heavy truck traffic away from the mission onto the proposed Border Highway Extension to prevent damage to the mission building due to excessive vibration.
2. Redesign the intersection geometrics of Nevarez Road at Socorro Road to eliminate a hazardous intersection.
3. Improve the intersection of Nevarez Road and Winn Road so it will be possible to permit access to the mission grounds and also allow residents on Socorro Road to enter their driveways.
4. Improve the Winn Road intersection with Socorro Road to increase visibility and and traffic safety.
5. Require landscaping in the parking areas to highlight other portions of the mission area.
6. Enlarge the hall building so that, if the church desires, or requires, more office space, the additional space can easily be made available.
7. Paint murals on each of the four structures at the corners of the cemetery to emphasize the religious significance of these buildings. This could probably be done by various youth groups of the community.

8. Acquire the small triangle of land across Nevarez Road from the mission and create a small tourist information center on this site. In the event that this property cannot be acquired, then landscaping should be used to visually separate this triangular-shaped property from the mission.

Parking and Traffic Circulation:

1. Entrance to the mission property should be from Socorro Road which would allow vehicles to have access to the parking areas in front of both the mission building and the hall.

2. The parking area in front of the hall should not be as intensely developed as the area in front of the mission. Any recreational equipment used adjacent to the hall should be located towards the side of the ditch and away from the walkway. Parking should be perpendicular in layout so that the entrance and exit could be used both ways.

3. Parking for employees and buses could be located nearby while ingress and egress for tourists would be easier because of access to Socorro Road. Parking for the tourists should not interfere with the parking needed for the parishioners.

4. Parking for the rectory should be reduced to half a dozen spaces, and the ingress and egress relocated. At the present time entry to the rectory is made over an old cemetery which could be renovated for religious and tourism purposes.

5. Buses should be able to park near the mission without obstructing the view from Socorro Road. The access from Nevarez Road could provide the space needed for this purpose. In this way, the buses would not be using the parishioners' parking space but would still be near enough to the mission for the tourists to comfortably walk to the building.

Pedestrians:

1. To maintain visual access from the mission to the cross in the center of the cemetery, a pedestrian walkway has been designed.

2. The walkway should be paved and have a pergola to provide shade as people walk from the mission building to the cemetery.

3. The grounds in front of the mission and the hall should be paved and joined to this walkway. This area could be extended into the back of the buildings to form a cross.

4. In the center of the cross a platform could be built, thereby enabling the priest to conduct outdoor mass and still be seen by the parishioners. This shape is flexible enough in its design so that if parking becomes a problem, the size could be adjusted. This basic form was already established - it is only being enhanced. The area between the mission and the hall should also be covered by a pergola.

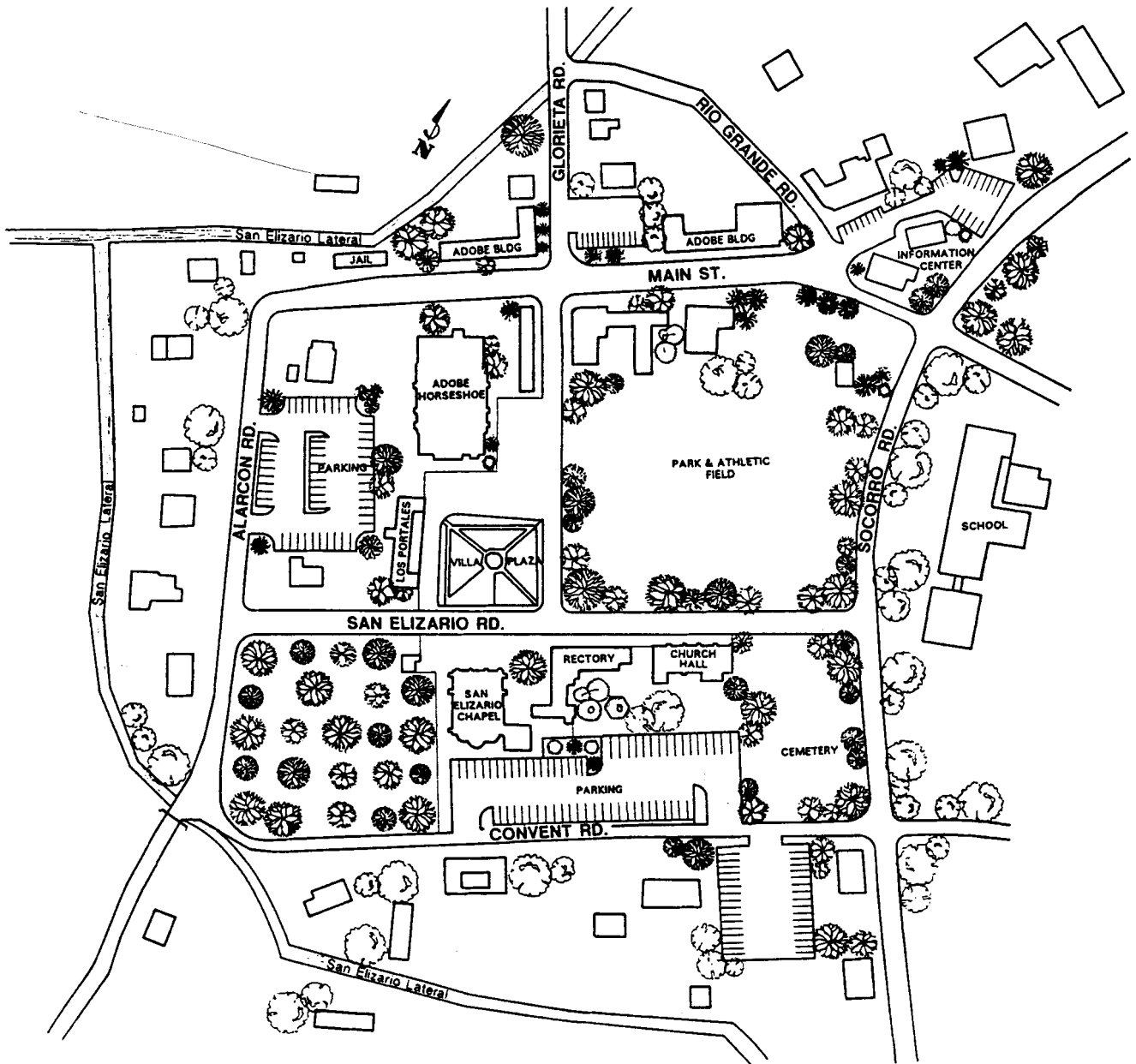
5. Every year there is a processional from the mission to the cemetery. This is a major activity of the parish. A procession pathway has been created by making a simple dirt path alongside the walkway. In this manner it provides better access to the cemetery.

6. The grotto at the back of the mission should be developed into a contemplation space. Vegetation such as trees not only provides shade but would also add to a contemplative mood.

7. Adequate space must be provided for the conduct of outdoor mass as well as space for recreational activities.

SAN ELIZARIO VILLAGE

The Presidio of San Elizario is a golden opportunity for revitalization of the village. If the original walls could be located, and the presidio reconstructed, El Paso County would have one of the most historical sites in the United States. It would rival Williamsburg, Virginia. Outdoor reenactments of life as it existed in the 19th century would provide employment and a unique opportunity for residents and tourists to relive a period of the American west. Conquistador Don Juan Oñate led an expedition which followed the Camino Real, and it was near San Elizario that he held the first Thanksgiving Festival in North America.



DEVELOPMENT PLAN: SAN ELIZARIO

San Elizario is special because it was established by the military. The remarkable village atmosphere of San Elizario is essentially unspoiled and should be retained and strengthened through careful planning. The San Elizario area is facing great changes due to the rapid growth that is now taking place. New developments could greatly alter the quaint historic features of this village.

The village concept needs to be the central focus of any plan for the area. New developments need to be carefully monitored and regulated to ensure that new construction will be compatible with the existing historic buildings and places which must be preserved for the future. New construction projects in the plaza area should be allowed only if they are compatible in architecture and character and do not eliminate important open spaces. New construction can be compatible, as evidenced by the recent addition of the Adobe Horseshoe Theater which has retained the character of the area through its well-thought-out and well-designed architectural features. Even though this is a large structure, it has not disrupted the village concept.

Design Recommendations for San Elizario:

General:

1. Emphasize the fact that the San Elizario Chapel is the most significant and important structure in the village and that there are other structures that add significantly to the historic atmosphere.
2. Restore the structure adjacent to the plaza, and presently used by the school district as a book depository. It could be made into an excellent museum. Any such remodeling should follow the Department of the Interior's Standards for Rehabilitation.
3. Add brick paving to San Elizario Street, Main Street, Glorieta Street, and the dirt streets adjacent to the plaza to unify the village ambience, encourage pedestrian traffic, and reduce the dust created by the unpaved areas.
4. Preserve the existing large trees and orchard adjacent to the chapel to retain and enhance the parklike open space area.
5. Add more landscaping to the park, the cemetery, and the parking areas.
6. Add shade trees and an adequate number of benches to make the plaza and other pedestrian areas more inviting and attractive for tourists.

7. Publicize the jail because it is an important historic landmark. The history of the jail is a major attraction. Folklore maintains that it is the only jail that Billy the Kid ever broke into (to rescue a friend). The addition and sale of Billy the Kid memorabilia in adjacent buildings would be especially helpful in attracting more tourists because the story of Billy the Kid has widespread national appeal.

Parking and Traffic Circulation:

1. Traffic patterns must be carefully planned to encourage addition of more pedestrian areas and to eliminate through traffic from the area. The current land use proposal indicates that Main Street will be closed except for special occasions. The extension of Glorieta into the Plaza area, also known as Church Street, will be closed to provide for a pedestrian walkway. A barricade is proposed for Alarcon Road, at its intersection with Convent Road. The circulation plan is designed to reroute vehicular traffic away from the Plaza and onto Socorro Road.
2. Parking should be convenient, but it should be developed on the fringe areas to the greatest extent possible. It should not destroy or detract from the parklike plaza, allowing the village atmosphere to dominate the ambience.
3. Parking areas should be planned to be unobtrusive and heavily landscaped to insure compatibility with the pedestrian areas.
4. New thoroughfares and parking lots should be built in the outlying areas. All heavy traffic should be rerouted away from the fragile historic structures to prevent structural damage due to vibration.

Pedestrians:

1. All new developments should incorporate and link the pedestrian areas.
2. It is important that any new additions enhance the village concept and not intrude upon or break up the unity of the plaza which is, after all, the central pedestrian area.
3. The primary focus of the plan is preserving the existing small shops and adding new ones, all of which would be linked through pedestrian pathways and walkways. Pedestrian access from the plaza to the adjoining historic buildings, including the historic jail on Main Street, is essential in maintaining and expanding the village concept.
4. The pedestrian areas could be enlarged and enhanced by rerouting vehicular traffic away from Main Street and converting that street entirely to pedestrian use.

MISSION TRAIL HISTORIC DISTRICT COMMISSIONS

The Mission Trail Historical Area was conceived as a single unit, consisting of the three churches and the road which links them together. In order to maintain a uniform historic ambience throughout the entire length of the Trail, each of the three governmental units must create a commission to oversee and administer the policies specifically designated to protect the historical integrity of the Mission Trail. Each Commission, operating within its respective jurisdiction, should contribute to the concept of a Mission Trail Historic District Commission.

1. To retain the integrity of the entire Mission Trail Historical Area, there should be three Commissions, one for each governmental jurisdiction, responsible for the administration and preservation of its respective portion of the Mission Trail.
2. To be an effective agency, each Commission should maintain close contact with the other two Commissions. This will help to assure compatible decisions for all portions of the Mission Trail.
3. Cooperation among the three Commissions should be formalized by contract to ensure regular contact (perhaps monthly or quarterly) to discuss the activities, problems, and solutions occurring in each section of the Mission Trail.
4. Each Commission should be created by the governing body of the appropriate governmental unit as authorized by State Enabling Legislation.
5. Each governmental agency should develop bylaws for its respective Commission clearly stating the function of the Commission and the manner or method by which that function will be carried out.

POLICIES

1. Representatives on each participating Commission should be appointed by the respective governing body.
 - A. It is recommended that the City of Socorro appoint representatives to perform both the Historic Landmark Commission (HLC) functions (as spelled out in the Socorro ordinance), and the Socorro Mission Trail Historic District Commission functions.
 - B. It is recommended that Commissioners Court of the County of El Paso appoint representatives to the El Paso County Mission Trail Historic District Commission responsible for overseeing the County's portion of the Mission Trail Historic District.

C. It is recommended that the City Council of the City of El Paso appoint the El Paso Historic Landmark Commission to be responsible for the City's portion of the Mission Trail Historic District.

D. It is recommended that the three Mission Trail Historic District Commissions coordinate their efforts by meeting together periodically to exchange views, discuss standards, and solve potential problems developing within their respective jurisdictional boundaries.

2. Identify, protect, and survey any possible archaeological site encountered during any remodeling, rehabilitation, or similar activity.

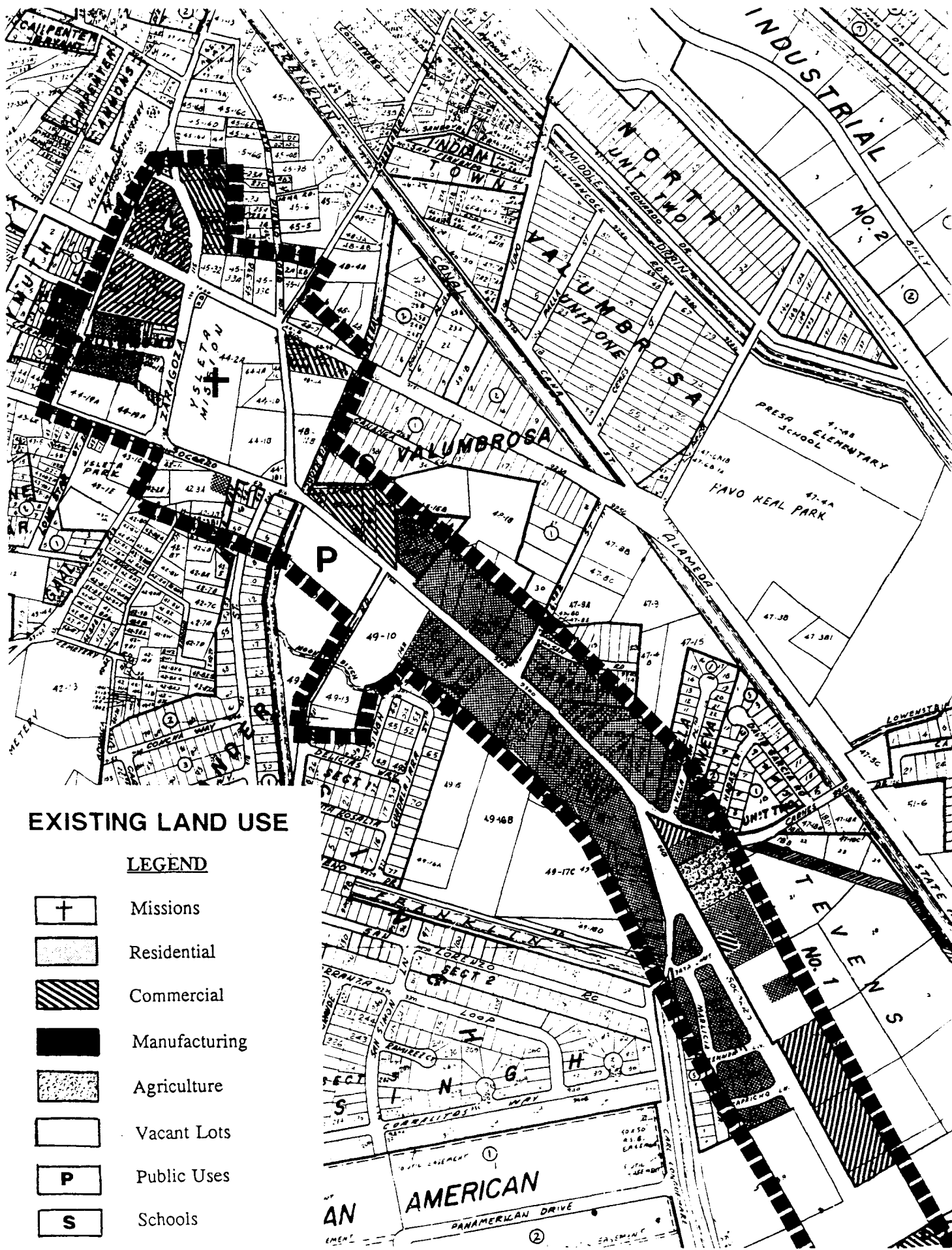
3. Create a feeling of security and available aid for tourists by providing regular patrols along the Mission Trail to offer assistance to any tourist requiring help.

(As an alternative to the establishment of special patrols for this specific purpose, perhaps an agreement with the Sheriff's Department to provide a regular patrol along the Trail might be negotiated for this purpose.)

APPENDIX









EXISTING LAND USE MAPS — p. 45

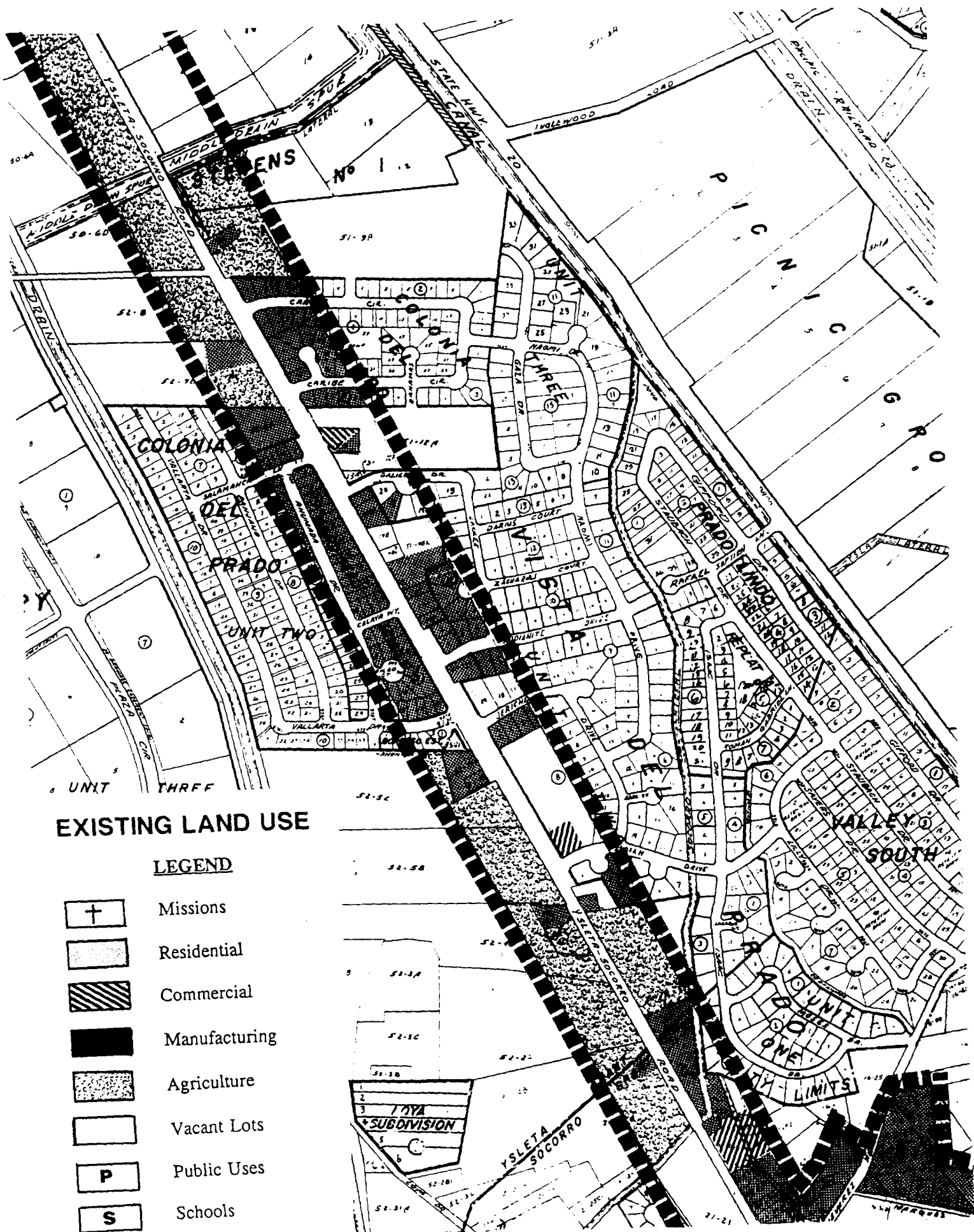
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







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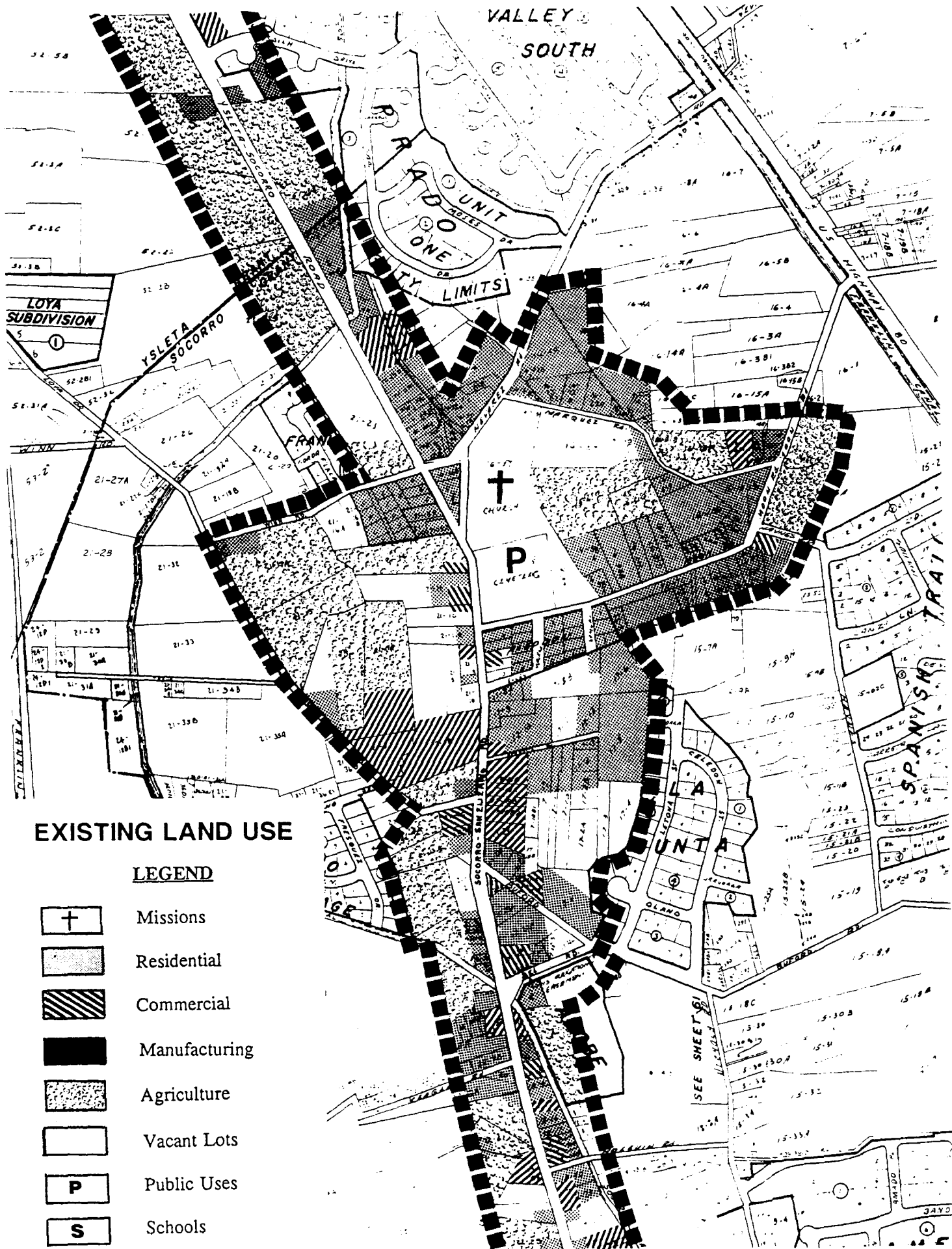
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-  Residential
-  Commercial
-  Manufacturing
-  Agriculture
-  Vacant Lots
-  Public Uses
-  Schools











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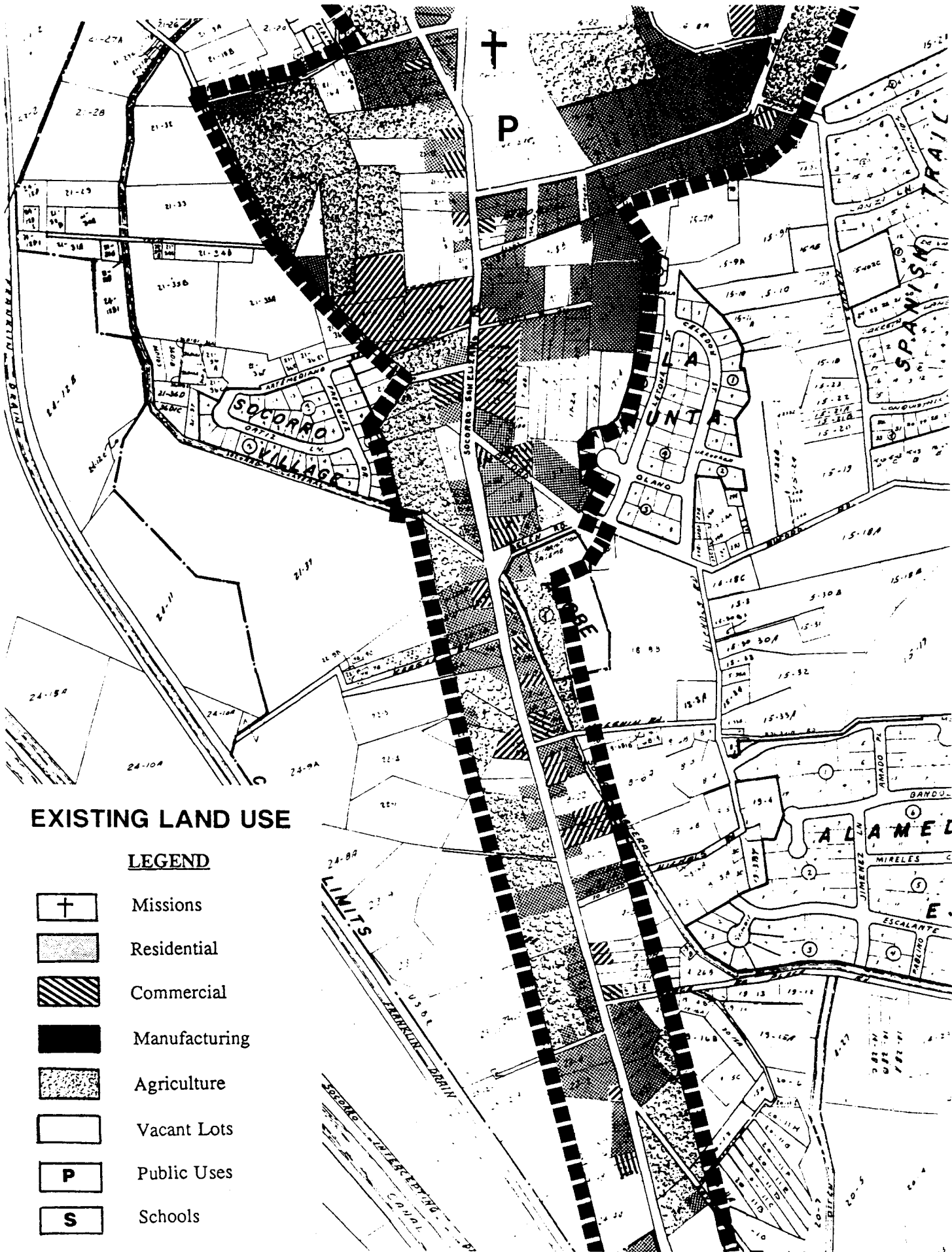
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 -  Schools



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







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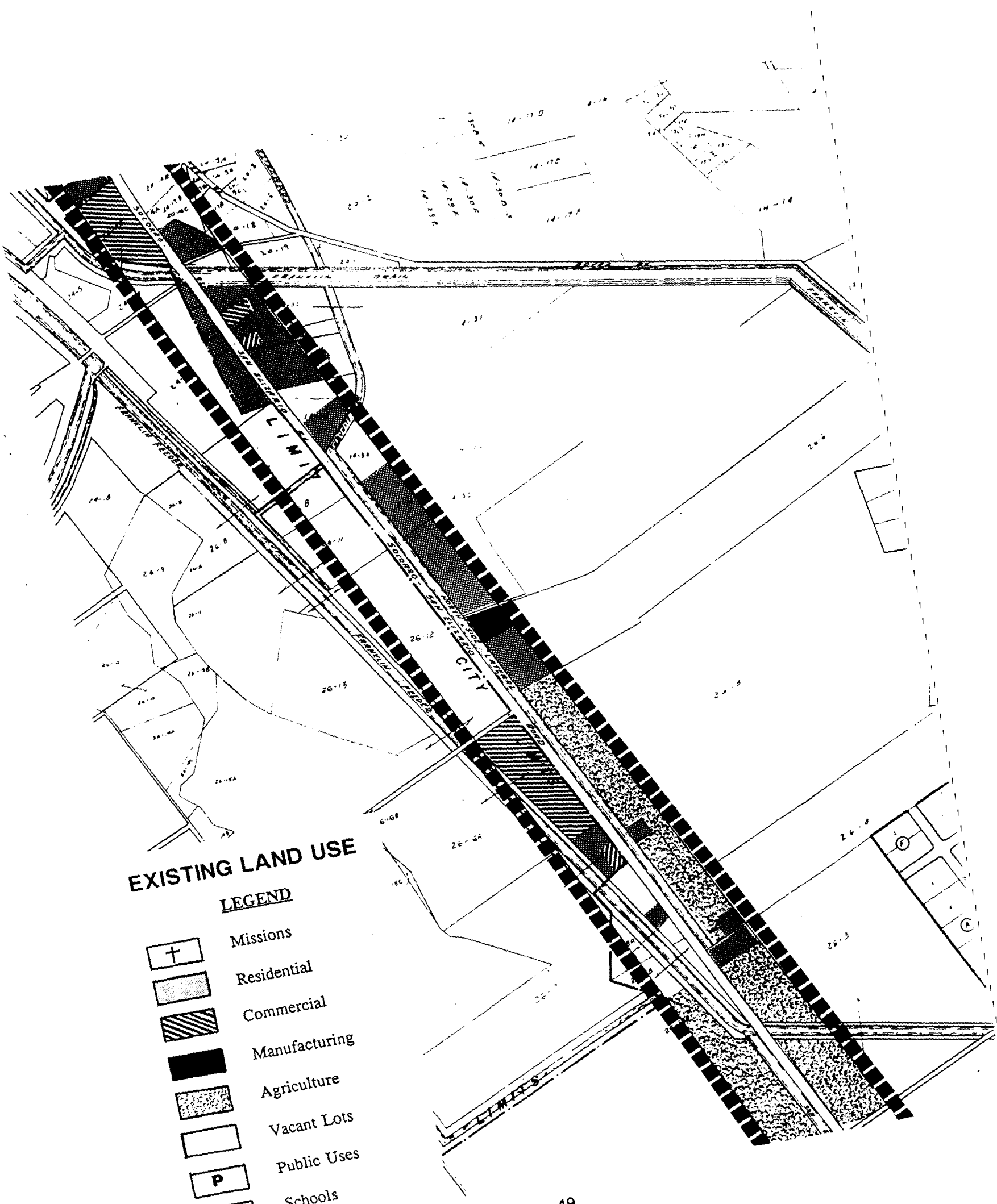
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



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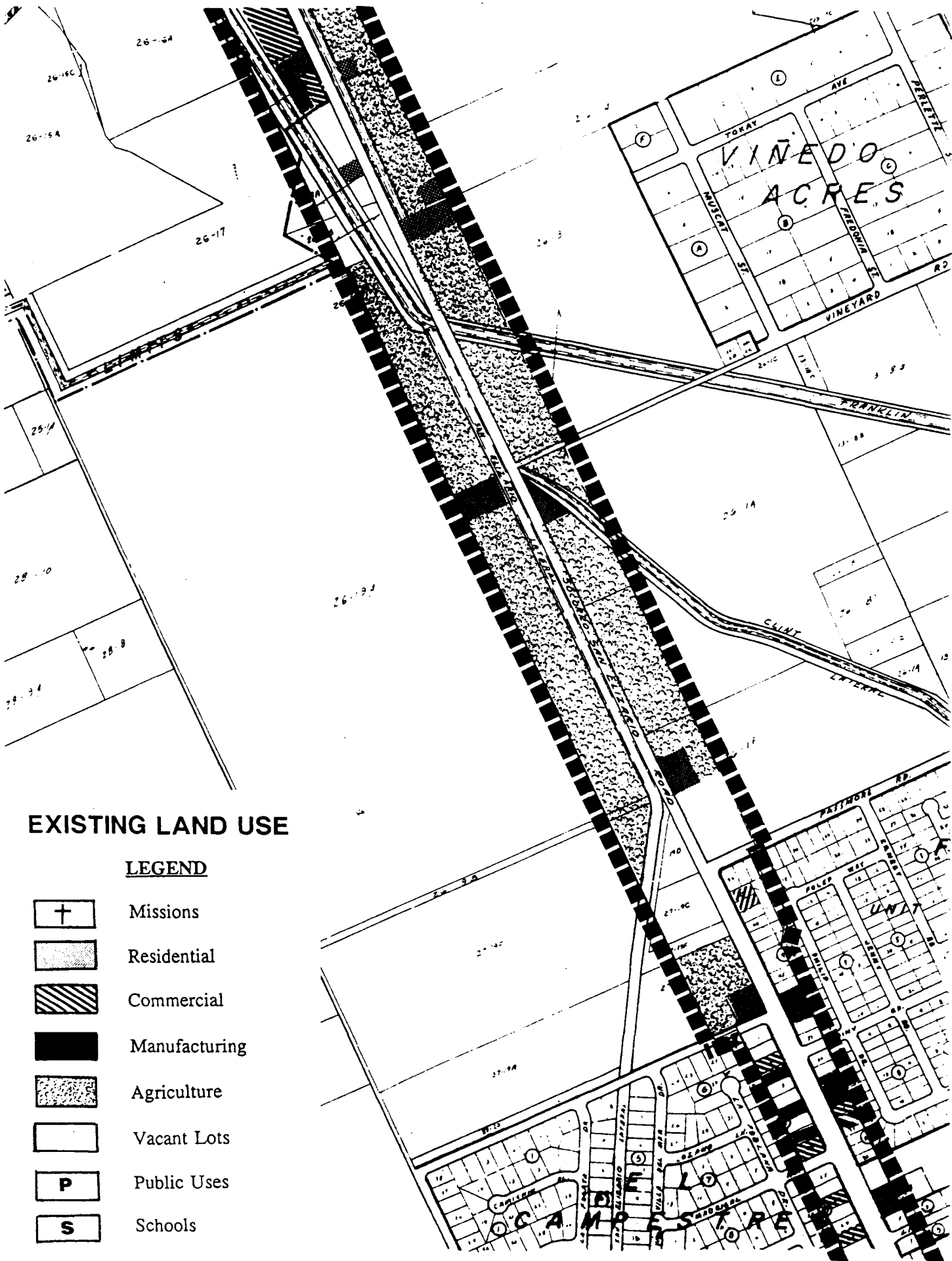
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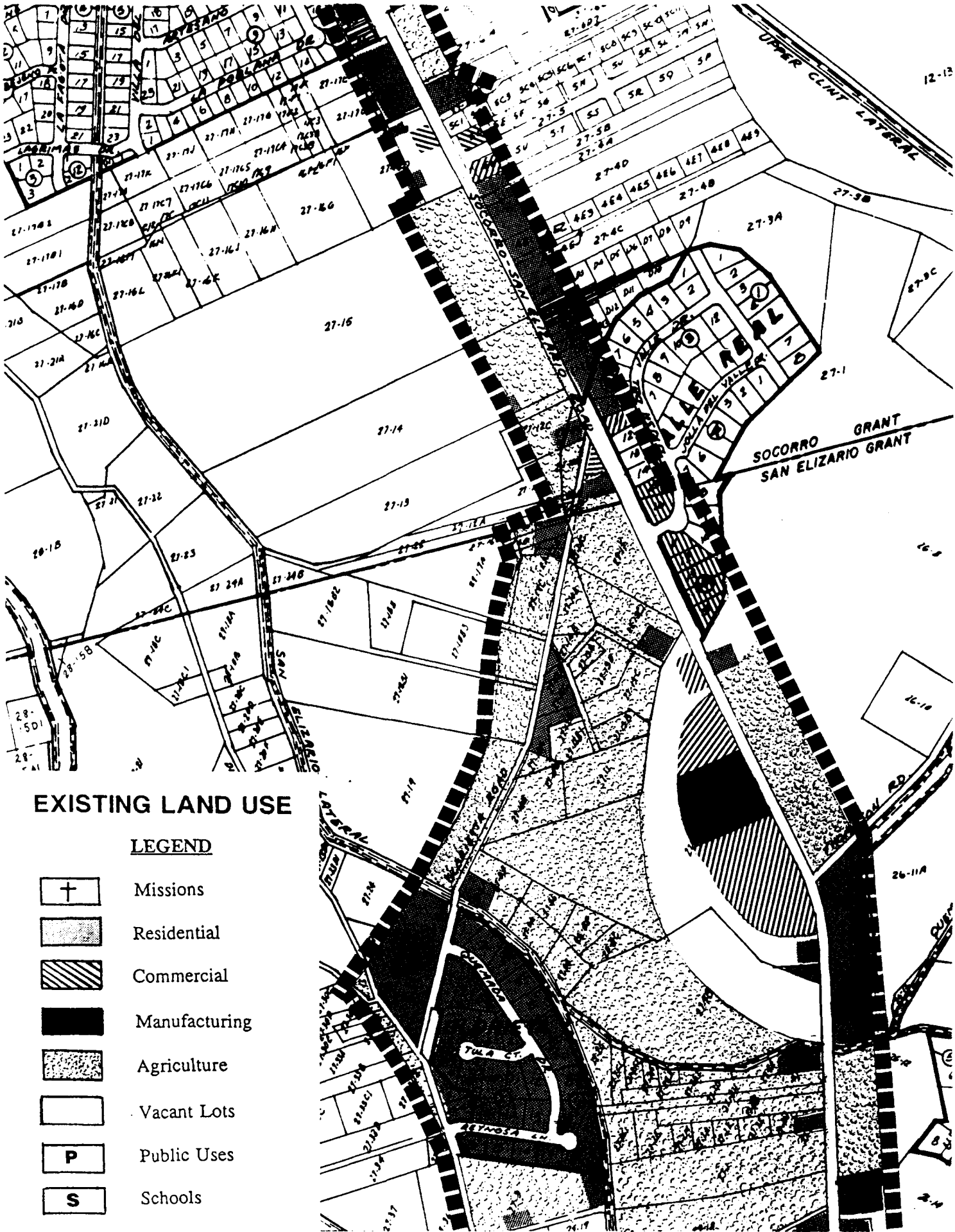


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


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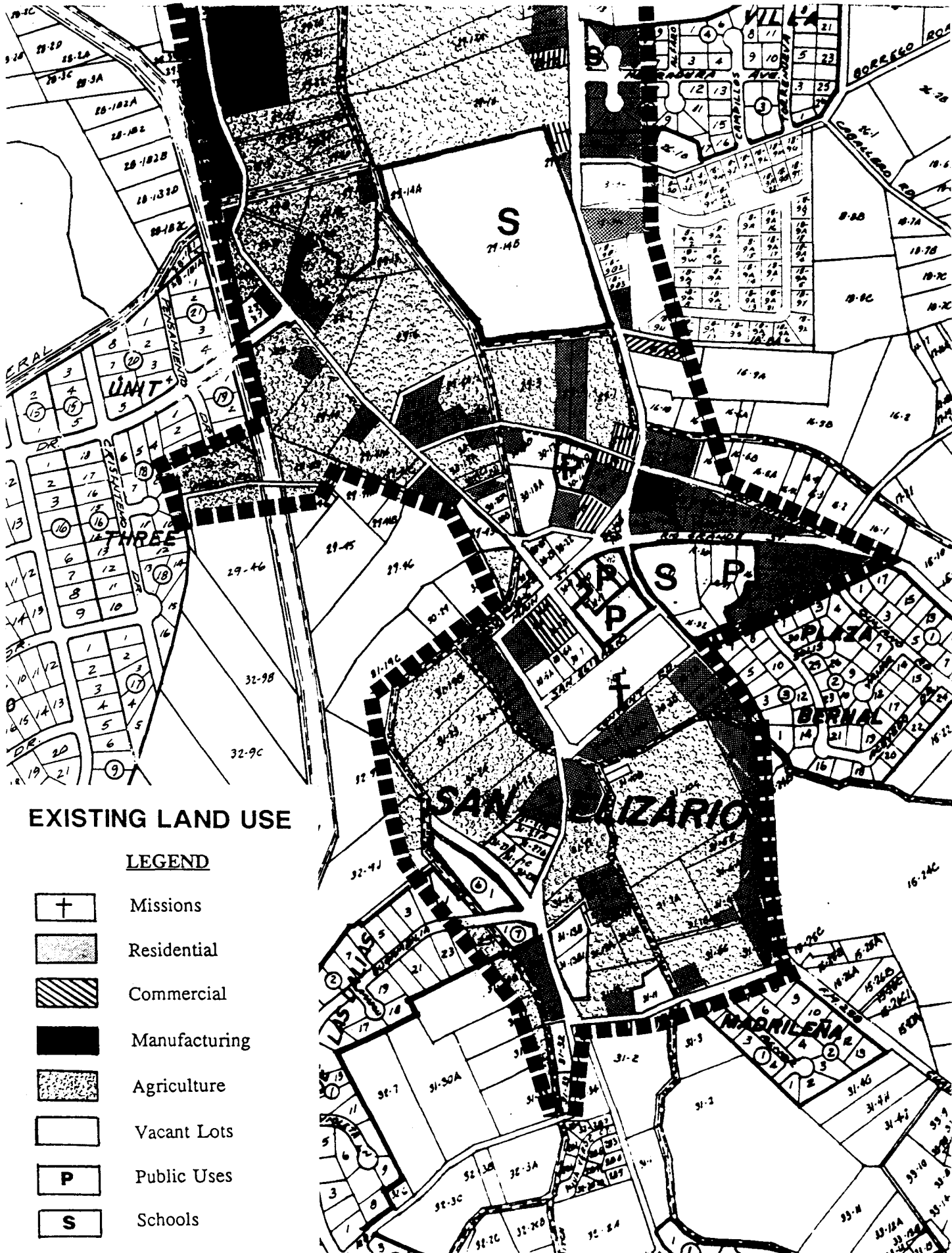




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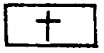



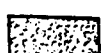
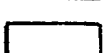

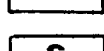
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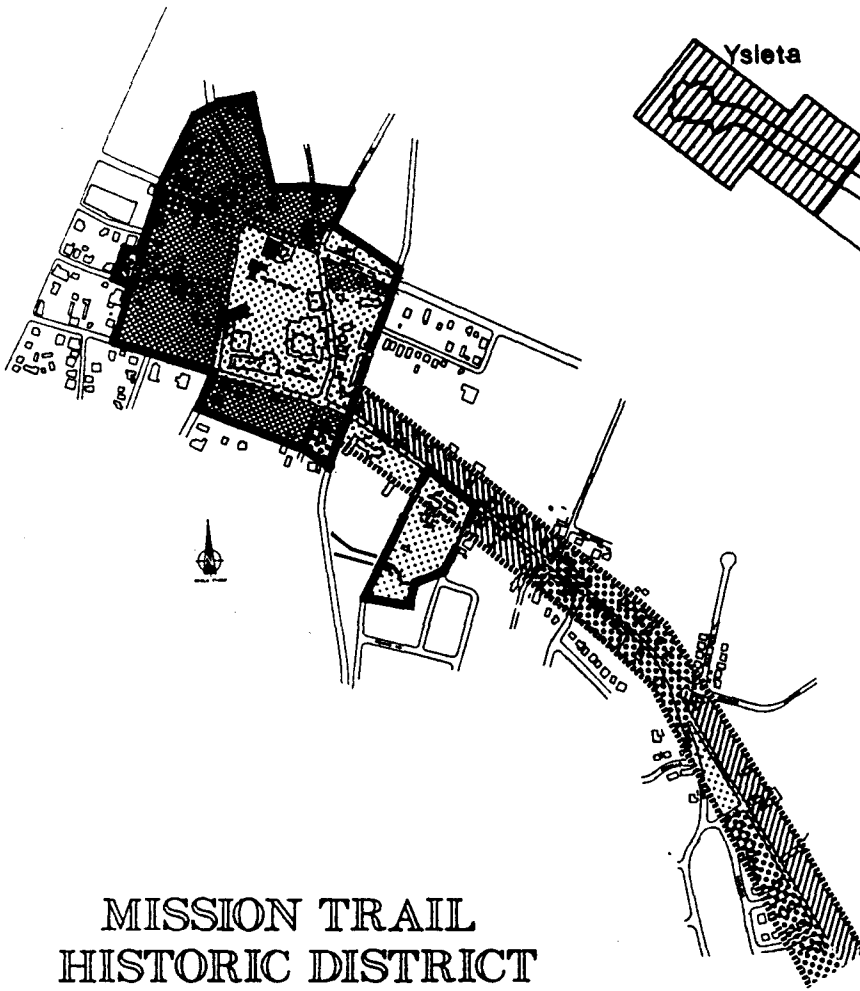
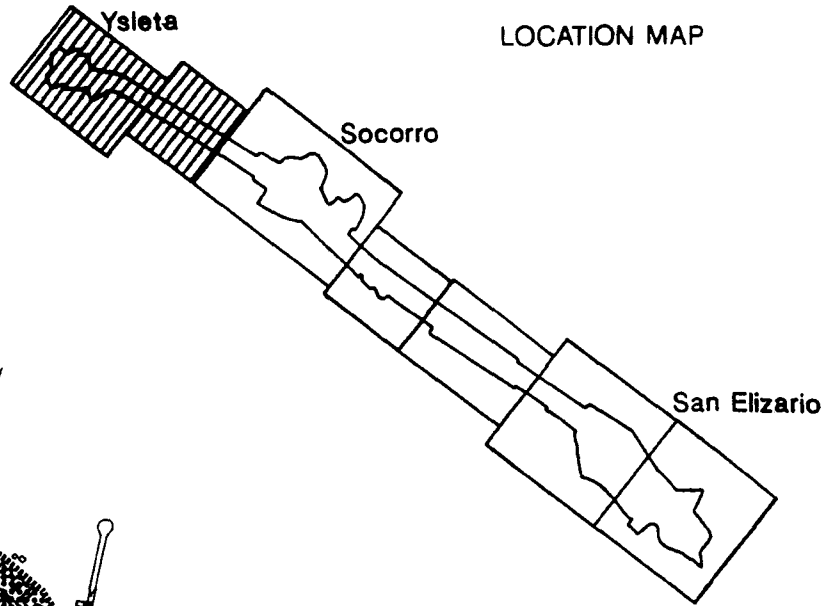


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

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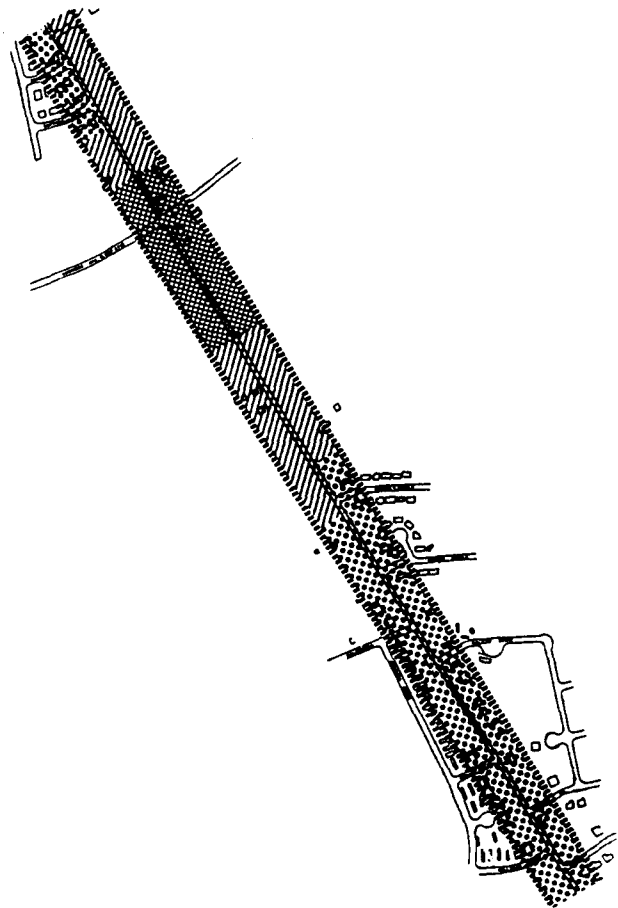
LOCATION MAP



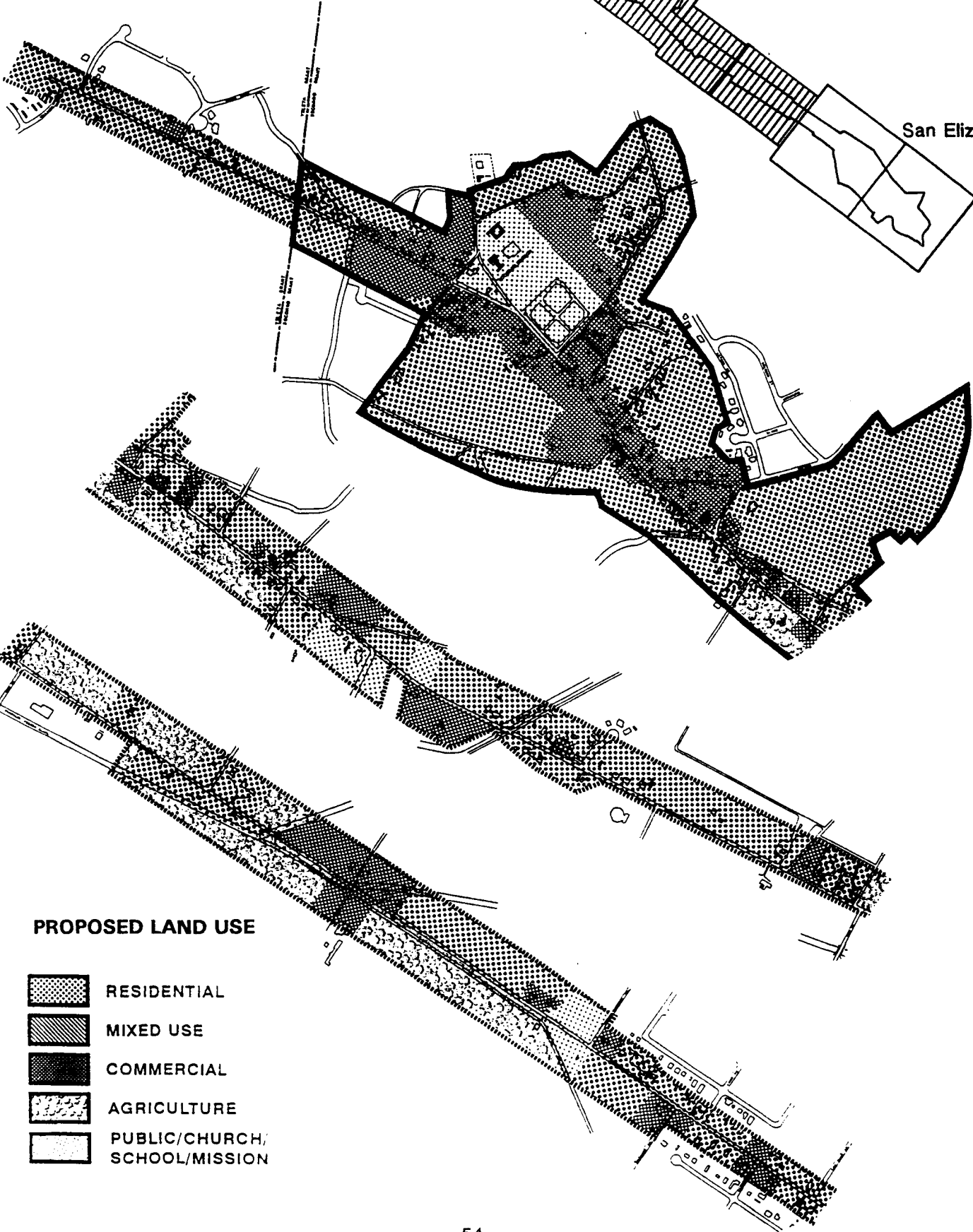
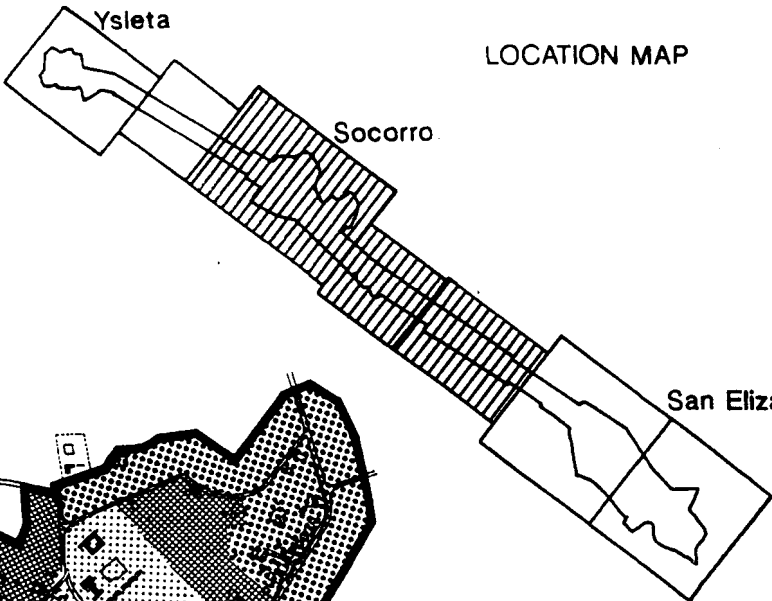
MISSION TRAIL
HISTORIC DISTRICT

PROPOSED LAND USE






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-  COMMERCIAL
-  AGRICULTURE
-  PUBLIC/CHURCH/
SCHOOL/MISSION

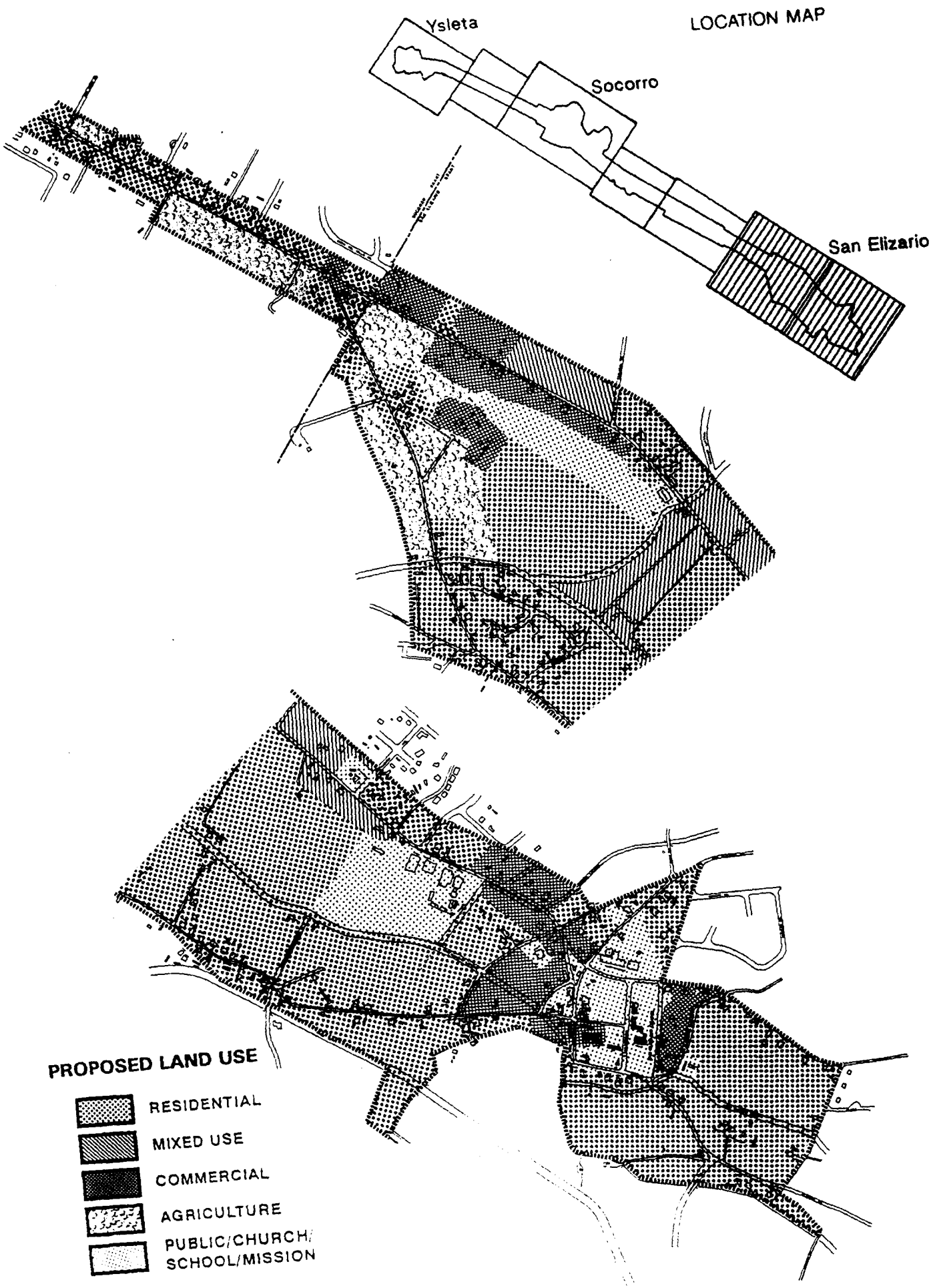


LOCATION MAP



PROPOSED LAND USE

-  RESIDENTIAL
-  MIXED USE
-  COMMERCIAL
-  AGRICULTURE
-  PUBLIC/CHURCH;
SCHOOL/MISSION








LOCATION MAP

Ysleta

Socorro

San Elizario

PROPOSED LAND USE

-  RESIDENTIAL
-  MIXED USE
-  COMMERCIAL
-  AGRICULTURE
-  PUBLIC/CHURCH/
SCHOOL/MISSION

**A COMPREHENSIVE PLAN FOR THE EL PASO
MISSION TRAIL HISTORIC DISTRICT**

SECTION TWO

MISSION TRAIL COMPREHENSIVE PLAN

SECTION ONE

AREA PLANS

SECTION TWO

DESIGN GUIDELINES

SECTION THREE

**ECONOMIC DEVELOPMENT
STRATEGY**

SECTION FOUR

LEGISLATION

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PURPOSE

The Design Guidelines for the Mission Trail Historic District are a set of recommendations for the rehabilitation, restoration, and new construction of structures.

Design Guidelines serve to improve the quality of physical change, protect investments, protect existing architectural characteristics, and prevent incompatible new construction. These guidelines have been established to preserve the unique character and identity of Mission Trail landmarks and environments. They also serve as an outline for new construction so that future development will harmonize with existing structures.

These Design Guidelines for the Mission Trail Historic District are for the guidance of professionals and property owners who participate in the revitalization of the community.

ENABLING LEGISLATION

The City of El Paso, the City of Socorro, the County of El Paso, and the State of Texas made a commitment to historic preservation when legislation was passed establishing the Mission Trail. These governmental entities found as a matter of public policy that:

The protection, enhancement, preservation, and use of the Mission Trail is a public necessity and is required in the interest of the culture, prosperity, education, and general welfare of the people.

The purposes of the legislation and ordinances are:

To protect, enhance, and perpetuate historic landmarks which represent or reflect distinctive and important elements of the cities', state's, or nation's architectural, archaeological, cultural, social, economic, ethnic, and political history; and to develop appropriate settings for such places;

To safeguard the Mission Trail historic and cultural heritage, as embodied and reflected in such historic landmarks, by appropriate regulations.

LANDMARKS

The architectural character within the Mission Trail Historic District is diverse. Most structures cannot be identified as reflecting one particular architectural style. Rather, the majority of the structures are a mixture of styles, materials, and construction techniques.

Three important landmarks tie the Mission Trail Historic District together: (1) the Ysleta Mission, (2) the Socorro Mission, and (3) the San Elisor Chapel. These landmarks are used as the main points of reference in designating architectural zones in the area.

Although a substantial number of structures do not conform to any one particular architectural style, the intent of these guidelines is to set forth recommendations in cases where additions and/or new infill construction is being proposed. In addition, they provide guidance in the maintenance and rehabilitation of existing non-conforming structures, and existing adobe structures. Adobe structures are the typical and original type of construction in this valley.

DESIGN ELEMENTS AND STANDARDS

It is essential that the qualities relating to the history of El Camino Real, and a harmonious outward appearance which preserves property values and attracts visitors and residents alike, be preserved. Some of these qualities are: the continued existence and preservation of the historical area and buildings; continued construction of buildings in historic styles; a general harmony as to style, form, color, proportion, texture, and material among buildings of historic design and those of modern design.

STYLES OF ARCHITECTURE

The City of Socorro and the City and County of El Paso are cognizant that a style of architecture has evolved within the valley from the year 1668 to the present. It is characterized by construction with adobe bricks, called "Pueblo Colonial", as well as a recent "Pueblo Revival" style using different materials and added decorations.

Pueblo Colonial Style

Spanish Colonial architecture was derived from the renaissance style in Spain and imported to Mexico in the 15th century. Upon arriving in the El Paso territory, the first friars were forced to simplify the style because of a lack of suitable stone and a lack of skilled masons. The friars adopted the Pueblo architectural style invented by the Pueblo Indians who lived along the Rio Grande Valley. Early Pueblos were simple rectangular or square designs. Early floor plans depict several single rooms linked linearly. Adobe was the primary construction material utilized in erecting these structures. The sun-dried mud bricks were used for building thick load-bearing walls that were later covered with mud plaster. Closely spaced hand-hewn beams and small branches called latillas were used to support a flat roof of saplings, twigs, and mud. However, nineteenth century modernization sometimes covered these rustic ceilings with stretched canvas called cielos or pressed tin ceilings. The former are more prevalent in Ysleta and the latter in the Socorro community.

The Ysleta and Socorro Missions and the San Elisor Chapel are excellent examples of Pueblo Colonial Style architecture. Jesuits in the 19th century "modernized" the facades of some missions with Dutch gables.

Other characteristics of this architecture include soft, rounded corners, projecting vigas, canales (scuppers), parapets, arches, and bulging buttresses.

With rare exceptions, buildings are of one story, few have three stories, and the characteristic effect is that the buildings are long and low. Roofs are flat with a slight slope and surrounded on at least three sides by a parapet of the same color and material as the walls, or of brick. Roofs are never carried out beyond the line of the walls except to cover an enclosed portal, or porch, formed by setting back a portion of the wall. To form an exterior portal, the outer edge of the roof is supported by wooden columns. Two-story construction is more common in the Territorial style than in other sub-styles, and is preferably accompanied by a balcony at the level of the second story.

Facades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or waterspouts, flanking buttresses, and wooden lintels; architraves and cornices, as well as doors, are frequently carved and the carving may be picked out with bright colors. Arches are almost never used except for non-functional arches, often slightly ogive, over gateways in free-standing walls.

All exterior walls of a building are painted alike. The colors are those of natural adobe, ranging from a light earth color to a white color. The exception to this rule is the protected space under portales or, in church-derived designs, inset panels in a wall under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations.

Solid wall space is always greater in any facade than window and door space combined. Single panes of glass larger than thirty inches square are not permissible except as otherwise provided.

The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or other necessary roof structures, but such structures, other than chimneys, flues, vents, and aials shall be so placed as to be concealed by the parapet from the view of anyone standing in the street on which the building fronts.

The Pueblo Colonial Style buildings are made of adobe bricks with adobe or lime plaster finish. Construction with masonry blocks, bricks, or other materials with which the adobe effect can be simulated is permissible, provided the exterior walls are not less than eight inches thick, and that geometrically straight facade lines are avoided. Adobe plaster or stucco simulating adobe, laid on smoothly, is required.

It is characteristic of Pueblo Colonial Style commercial and public buildings to place a portal so that it covers the entire sidewalk, the columns being set at the curb line.

Pueblo Revival Style

The intent of this style is to achieve harmony with historic buildings by retention of a similarity of materials, color, proportion, and general detail. The dominating effect is to be that of adobe construction.

No building shall be over two stories in height in any facade unless the facade shall include projecting or recessed portales, setbacks, or other design elements.

The combined door and window area in any publicly visible facade shall not exceed forty percent of the total area of the facade except for doors or windows located under a portal.

No door or window in a publicly visible facade shall be located nearer than three feet from the corner of the facade.

No cantilevers shall be permitted except over projecting vigas, beams, or wood corbells, or as part of the roof treatment described below.

No less than eighty percent of the surface area of any publicly visible facade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible facade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as provided for building permits.

Typically, original Pueblo structures were part of small villages; living units were grouped together like apartments and entrance was gained by the use of ladders since many of the structures were constructed to heights exceeding two stories (this was done for defensive purposes). This apartment-type massing was eventually abandoned for more traditional single-family dwellings on platted parcels of land.

Early Pueblos were simple rectangular or square designs made of adobe brick. Hand-hewn vigas (exposed roof rafters), and horizontal poles were used to support a flat roof of saplings, twigs, and mud.

Early floor plans depict several single rooms linked linearly.

Original structures probably consisted of only one room, but as the family grew more rooms were added.

Pueblo Revival Style architecture emerged circa 1910-1920. Pueblo Revival is Pueblo architecture with a few modifications. For example, hand hewn vigas have been replaced with modern sawn lumber, and built-up roofing has replaced the high maintenance mud roofs.

Pueblo Revival Style is further defined by battered walls with rounded corners, projecting rounded vigas, and round unpainted porch posts. Other characteristics include small wood windows, with roughly-hewn wooden lintels set deeply into the walls. Some Pueblo Revival Style architectural features found in the Ysleta Historic District of El Paso include high ceilings, adobe brick, wood windows, and flat roofs with projecting vigas. "Modern" Pueblo Revival Style structures now use wood-framed walls with a stucco finish.

GENERAL CONSIDERATIONS

Approval must be obtained from the Mission Trail Landmark Commission prior to construction or reconstruction of buildings or any exterior alterations to properties located within the Mission Trail Historic District. Proposed plans should answer the following questions to determine the acceptability of any modifications:

1. Do the plans maintain as much of the original building as possible?
2. Are exterior alterations and changes kept to a minimum?
3. Is the proposed design compatible in scale, materials, and style to the original design of the structure?
4. Are the original building materials maintained or restored?
5. Are the original building materials compatible with the surrounding historic buildings as well?

6. Are architectural elements, e.g., parapets, window and door openings, porches, roof lines, and vigas retained?
7. Are the original architectural details, e.g., scrollwork, balcony, porch railings, and columns kept?

Approval of plans by the Mission Trail Landmark Commission will depend on the applicant's documentation of appropriate actions to address these general considerations.

SITE DEVELOPMENT

The purpose of reviewing proposed alterations to structures within the Mission Trail Historic District is to assure compatibility with existing buildings. This also applies to the way a building is situated on its site. Site development is important in maintaining the historic integrity of a building.

HEIGHT AND SCALE

Height limitations are established primarily to ensure the compatibility of height and scale between existing structures and new construction. Height limits for the Mission Trail Historic District are specifically established in order to prevent new development from dominating or obscuring the view of the Missions. No structure within 1,000 feet of the Missions or Chapel shall exceed 26 feet in height. Structures outside of the parameter shall comply with the building code requirements as stated in the City and the Zoning Ordinance.

The height of new buildings should conform to the height of existing surrounding buildings. If a single story addition is being designed and proposed for a two-story structure, it should match the vertical and horizontal dimensions of other nearby or adjacent structures. Avoid overwhelming the original mass of existing structures with excessive additions (height). Excessive additions can detract from the architectural character of a building.

SETBACKS

Setbacks help to create a unified rhythm along a street. Maintain the predominant existing building line. Existing building lines should not be disturbed by new construction. New construction of structures should be flush with the existing building line, and parking space should be located to the rear of the building. All other yard requirements as specified in the Zoning Ordinance shall apply.

PROPORTION

The relationship between the height and width of a building establishes proportion. The proportions of new buildings should be consistent with the dominant proportions of existing buildings. Proportions of a group of structures defines a pattern which is called a streetscape. Streetscapes help to establish the architectural character of a neighborhood. All new construction and additions to existing structures should preserve and enhance the streetscape.

PATTERN AND RHYTHM

Solids and voids (walls vis-a-vis windows and doors) establishes a pattern in the facade of a building. A pattern of solids and voids establishes rhythm. Other architectural elements such as porches, projections, and bays contribute to pattern and rhythm along a street. New construction or additions to existing structures should maintain and reinforce the existing pattern. The proportions of open space between facades should also remain constant so that the rhythm of the street is maintained.

SITE DETAILS

Fencing

If fencing is desired, it should be incorporated into the overall design.

Construction of new fences and replacement of older existing fences should be of compatible materials in order to complement the building. Rock, brick, wood, and wrought iron are generally acceptable materials, but each case should be decided individually. Examples: rock with stucco, adobe with stucco, or cement with stucco are appropriate fencing materials for a Pueblo Style structure.

No chain link fencing is permitted. Cinder block with stucco can also be used for fencing, but plastics should be avoided. Metal or wrought iron may be used with brick buildings and some adobe structures.

The height of the proposed fence should complement the structure and should not obstruct the public's view of the building.

Sidewalks and Parkways

Sidewalks within the Mission Trail Historic District are limited. This is due, in part, to the fact that the area is primarily rural. Almost all sidewalks are made of concrete; however, other alternatives exist. Brick and stone pavers are available in a wide assortment of colors and patterns and can contribute to the overall enhancement of an area. Exposed stones and pebbles set in concrete are other possibilities to consider as well.

SITE DETAILS: PARKING AND DRIVEWAYS

Most residential structures have parking at the side of the property in the form of a garage or carport. Effort should be taken to maintain the original parking area. When repair or replacement is required, the existing garage or driveway should be replaced in kind.

Paved area for driveways should be kept to a minimum. Acceptable driveway materials are concrete, asphalt or masonry.

Use plantings to screen parking areas.

Lighting

Most properties in the district originally were not lighted in a decorative manner. If you wish to accent your property with exterior lighting, it is recommended that you first try to find a replica (or an original) of a late nineteenth or early twentieth century-style fixture. Modern lighting fixtures should be as simple as possible, such as a plain pole with one globe attached.

Landscaping and Open Space

Landscaping is an inherent part of the siting and design of a building. Good landscaping reinforces and highlights the architectural qualities of a structure. Original vegetation should be maintained in good condition as it takes years for trees, shrubs, and lawns to properly mature and become established. When new landscaping is planned, it should be designed to complement the structure and the streetscape.

Socorro Road is a farm road in need of landscaping. Planting trees with a combination of shrubs and/or ground coverings can greatly enhance this road. Properly designed landscaping can set the tone for immediate and surrounding areas.

Along predominantly residential areas, property owners should be encouraged to plant trees with shrubs and/or ground coverings. Cooperation of the residents is essential as part of a neighborhood self-improvement program.

It is recommended that Socorro Road be the focus of a comprehensive and extensive landscaping program. Along Socorro Road a combination of trees, shrubs, and ground coverings should be planted from Zaragoza Road throughout the Mission Trail Historic District.

It is also recommended that within a 25' setback, landscaping or fencing be provided to screen incompatible buildings or land use.

Gateways are important features where tourists are first introduced to the Mission Trail and the points of interest which it offers. Gateways provide excellent opportunities for landscaping.

There are several indigenous plants that require little water and maintenance, and are appropriate for the Mission Trail Historic District.

Some fruit trees might be considered for front yard landscaping.

NOTE: Refer to the most current copy of Residential Landscaping for Desert Climates, prepared by the El Paso Water Utility and the Texas Agricultural Experiment Station (Texas A&M University) for further landscaping guidance and information.

Landscaping proposed for parkways, rights-of-way, and other areas where vegetation might obscure traffic sight-distances, must get approval from the Texas State Department of Transportation as well as comply with any applicable ordinances.

Satellite dishes must be screened from view by landscaping or structural walls.

ROOFS

Roof types in the Mission Trail Historic District vary. Flat roofs are characteristic of Pueblo Style architecture with parapets.

Essentially, all structures are intended to be wall-dominated; "the geometry of a building should be more defined by walls than by roofs."

If roofing is beyond repair, replacement material should match the original as closely as possible. A roof and all roofing material should be compatible with the structure. Do not change the style or construction of the roof, e.g., constructing a gable or hip roof on top of an existing flat roof. If, however, the present roof is incompatible with the structure (and needs to be replaced), it is recommended that new, compatible roofing material be used to bring the structure together in overall design.

CHIMNEYS AND VENTS

Existing chimneys and vents should be maintained. If repair is required, the original materials, style, color, and construction should be matched. New construction should not involve the removal of these elements.

Spark arrestors should complement the termination of the chimney in design, shape, and color. Installation of spark arrestors should not disturb the character of the chimney nor the character of the structure. In addition, all spark arrestors must meet any building code requirements.

OPENINGS

Windows

Windows are important character-defining features because of significant detailing, as in decorative windows, or because they help to define a pattern through the use of voids (see Pattern and Rhythm). Window design will vary with the different architectural styles within the Mission Trail Historic District.

Windows should be repaired rather than replaced. In most cases this will simply entail removing old paint, installing new weatherstripping, and then repainting. If windows are damaged beyond repair, replacement windows should match the type, style, material, and finish of the original. Do not plug, cover, or widen windows if they are in the exterior walls of the original structure.

Aluminum windows are not in character with the Mission Trail Historic District and are not permitted. Muntins should be installed on existing horizontal windows so as to create the appearance of true divided light.

Window frames and trim are sometimes elaborate. In the Mission Trail area window treatment is usually basic and less ornate. Frames, lintels, and sills should preferably be constructed of wood. Metal alternatives may be used if finished. The finish must be in character with the overall appearance of the structure and adequately complement its style.

Storm windows should look like part of the building rather than something tacked on later. Well-proportioned storm windows can be installed without causing an adverse visual effect. Color, shape, and general appearance of storm windows should correspond to the inner windows as closely as possible. Avoid using unpainted aluminum and other unpainted types of storm windows that may disturb the character of the building.

Shutters and Awnings

Shutters and awnings can be utilized if it can be documented that they originally existed. Both should be built to the appropriate proportions, even if they are not operable. Shutters should measure the full height of the window and half of its width, so as to appear to cover the entire opening if closed. When opened, shutters should lie flat against the wall.

Security Considerations

Crime has become an important factor for citizens to consider. The security measure most visible along the Mission Trail, as well as throughout the urban area, is "security bars". Originally, bars or grillwork appeared as more of a decorative treatment found in Mediterranean Style architecture. Whether bars are used for security or decoration, improper design and color can adversely affect the architectural style/design of a structure.

Ideally, bars should be installed on the interior of the building envelope; however, this procedure is not always feasible. Bars can also be mounted within the window opening on the exterior of the building. Each case will have to be considered individually in order to determine the impact of bar installation on the structure.

Avoid using complex, ornate bar designs. Simple bar designs will complement a structure far better than ornate patterns.

A permit for bar installation must be obtained from the appropriate Department of Public Inspection. Approval will be given to only those grill designs in which the grills over the bedroom windows shall easily be pushed open from the inside. This is a precautionary measure in case of fire.

Doors

Doors are important elements contributing to the character of structures. Proportion, composition in elevation, detail, and trim are all essential to the overall scheme.

If possible, original doors should be retained. This includes original hardware, e.g., doorknobs, hinges, and pulls. Do not widen doorways, or attempt to cut new ones, on the exterior walls of the original structure.

If existing doors are beyond repair, new ones should be installed. New doors should match original materials and should be similar in design.

Flat surfaced and contemporary doors with small decorative windows should be avoided.

Like windows, storm doors should appear to be part of the building.

Storm doors can be installed without causing adverse visual impact.

Converted storm units, e.g., those with sliding/stationary glass and screen, can be used if they are proportionally correct. If possible, storm doors and windows should be set back from the surface of the exterior frame, and should be painted to minimize their visual presence.

THE THREE-FOOT RULE

The integrity of adobe-style buildings should be respected and protected. Windows and doors should not be placed within three feet of the outside corner of the structure because, in practice, the corner is load-bearing.

PORCHES

Porches (portales) are functional as well as decorative features that help to define the overall character of a building. Pueblo Style and Mediterranean Style architectures have each incorporated porch construction at one time or another. Typically, porches are specific contributing features of Pueblo Style architecture.

A porch and all of its architectural elements should be maintained and repaired as needed. If elements must be replaced, the materials should match the original construction. Porch railings should be of wood. Steel pipes, brick columns, and wrought iron are not characteristic of porch construction in the Pueblo Style architecture. They are, therefore, inappropriate for porch construction.

Exterior stairs to upper floors should be located to the side or rear of a structure - not adjacent to the porch. If major structural repairs are required, new construction should replicate the original work.

FOUNDATIONS

All buildings have foundations of one kind or another, e.g., wooden post and beam, rock, or concrete. The majority of the structures in the Mission Trail Historic District do not have exposed foundations. The exception is on some of the adobe buildings that have been rehabilitated. In these cases a thick coating of concrete has been applied to the bottom courses to protect them from water damage.

The finished skin of the structure should run to the grade line or below it as required by building codes. Isolation joints are permitted at the floor line for the purpose of complying with code requirements. It is recommended that joints be finished with a color that complements the structure.

AUXILIARY BUILDINGS

An auxiliary building is a free-standing structure near the primary building. A garage would be considered an auxiliary building. Since most auxiliary, or secondary, buildings were usually built at the same time and in the same style as the primary structure, they contribute to the architectural character of the property. The same attention to detail should be observed while planning construction for an auxiliary structure as was given to the planning of the primary structure. In respect to modernization, the most common element impacted is the door. Original doors should be repaired, but if replacement is necessary, new doors should match the original design as closely as possible. (See Doors)

MATERIALS AND FINISHES

Much of the character of a structure is determined by the way materials and finishes are combined. The character of the Mission Trail Historic District should be preserved through proper design and construction practices.

Masonry

Appropriate masonry for the Mission Trail Historic District includes terra cotta, stucco finishes, and adobe. Brick may be used as a coping for Territorial Style buildings.

Adobe is part of the Southwest tradition of wall construction. Adobe bricks are essentially composed of three elements: the bonding agent consisting of 20-30% of caliche or clay; 50-60% sand or fine gravel for compressive strength; and 3% of organic fibre, e.g., straw, grass, etc., which is used as an agent to prevent cracking during curing. Although water is another important element, it evaporates as the brick dries. Adobe structures reflect the durability this type of masonry has to offer; the missions are excellent examples. There are many adobe structures within the Mission Trail Historic District dating from the 1700s that exemplify this durability. Although keeping water out of adobe walls can be a principal problem, routine maintenance will help to preserve a structure. Any rehabilitation effort, and all new construction, should refer to the City of El Paso Building Code.

Masonry requires little maintenance. Adobe is the most easily damaged or destroyed material as a result of improper cleaning and repair methods.

Before cleaning any building, consult local experts on restoration who can help to research the surface of the building and determine the safest and most efficient cleaning method. Sandblasting causes irreparable damage to terra cotta, adobe, and stucco finishes.

If masonry is beyond repair, use similar materials that match the color, size and texture of the material being replaced. Mortar should also duplicate the composition, color, texture, joint size and joint profile of the original construction. If a brick surface has previously been stuccoed, it should remain stuccoed since removal may damage the underlying masonry.

Wood

With the availability of natural clays (adobe) and stone, very little wood construction is found within the Mission Trail Historic District. Wood is predominantly used in new construction of framework. Wood is also used for highlighting. It is commonly used for trimming around windows and doors. When working with exposed wood elements, original materials should be maintained where at all possible.

If surface paint must be removed, safe chemical compounds are available to do so. Check for leaks. Undetected moisture may penetrate behind the exterior surface of the building causing insect growth. More importantly, undetected moisture may cause rot and lead to eventual wood decay.

If wood is deteriorated beyond repair, replace with wood to match the existing as closely as possible. Metal, vinyl, asbestos, and other synthetic materials are inappropriate, although some of these may be considered on an individual basis. Metal, vinyl, and synthetic materials may be used under the following conditions:

1. Proposed materials match existing material;
2. Original detailing is not altered;
3. Window and door trim is properly detailed;
4. Unique finishes are not covered or damaged.

Metals

Like wood, very little exterior metal has been used for construction within the Mission Trail Historic District. For the most part, metal is used for stair railings, balconies, windows, and fencing. Pueblo Revival Style architecture utilizes iron grillwork as decoration or protection over windows and doors. This architecture also uses grillwork in the ornamentation of balconies. Metal functioning as structural hardware can also be decorative when used as a highlight on wood construction, e.g., metal wood connectors used to support beams and columns, or as hardware with a black metal finish on wooden gates.

COLOR

Color is one of the most personal decisions facing property owners. There are general guidelines, however, that should be taken into consideration. Before painting, keep in mind the relationship that buildings have to one another on a street. The color of one building can set the tone for an entire street and can either blend or clash with neighboring structures.

The natural color of originally exposed materials should be maintained. It is not appropriate to paint, stucco, or spray texture on brick. It is recommended to clean brick - never to paint over it.

If it can be determined, the original color of a structure should be given first priority as a color choice. Documentation of colors for architectural styles and for certain periods in history is available in trade journals. Color choices should primarily be made from these documented palettes.

MECHANICAL EQUIPMENT

Mechanical, electrical, telephone equipment, and other obtrusive elements or structures should be screened from view. Obtrusive structures include satellite dishes, air conditioning units, and radio and television antennae.

HEALTH AND SAFETY CODES

Most structures 50 years or older fail to meet the standard requirements of modern health and safety codes. Plumbing that was installed in the early 1900s might meet current codes, but pipes will more than likely be in need of repair or replacement.

Electrical and mechanical systems are other important considerations with respect to safety. Electrical wiring was originally wrapped in cloth, as opposed to modern plastics commonly used today. Older circuits were not designed to accommodate modern appliances such as microwaves, stereos, televisions, and specialty lighting.

All renovations and new construction shall comply with the standards set forth in the Standard Building Code. It is important to check code compliance for fire prevention, building construction, mechanical, electrical, and plumbing systems, not only for new construction, but for responsible maintenance as well.

OTHER CONSIDERATIONS

The guidelines and recommendations above apply to all structures-both residential and commercial. Site development, building elements, materials and finishes, modernization, etc. may require some modification in certain cases where the structure is to be used for commercial purposes.

STOREFRONTS

Brickwork, pressed metal decorations, awnings, and wood-framed display windows are important storefront elements. Storefronts are the predominant elements of a commercial streetscape and should be restored whenever possible. If materials or elements are beyond repair, replacement materials should match the originals as closely as possible.

Although there is a variety of different storefront styles within the Mission Trail area, especially along Socorro Road, the following guidelines are flexible in that they are focused toward all storefronts in general.

Storefronts finish should be fabricated from adobe, masonry, or frame covered with stucco. Doors and windows should be of wood or metal sheathed wood sash. Supporting structure may be of any material allowed by the City Building Code.

Security grillwork should be installed in such a manner that the grillwork does not detract from the storefront and its facade.

SIGNS

Signs are any public display boards bearing information or advertising. The El Paso Mission Trail Historical Area Zoning Ordinance specifically regulates design, color, material, location, and size of signs within the Historical Area. There are two types of signs:

1. On-premise (those signs advertising the actual business);
2. Off-premise (billboards).

These guidelines present recommendations for both types of signage, and a few basic sign regulations.

Number of Signs

For single-tenant buildings, there may be a maximum of one sign on each street frontage per landmark structure or site. For multitenant buildings, one sign is allowed for each storefront tenant.

Illumination/Motion

Neon is not permissible.

Flashing, backlit, intermittent, or moving light(s) are prohibited.

Twirling or revolving signs are prohibited.

Color/Design

Colors should complement the building and the surrounding area. Fluorescent colors should be avoided. Designs should be artistic, innovative, yet compatible with the building and the surrounding area. Lettering should not exceed 40% of the total area of the sign.

Banners/Awnings

Banners are prohibited - with the exception that they may be used for a period not to exceed 10 days for grand openings and charitable functions only. Signage should be limited to the drop flaps of awnings.

Awnings made of fabric are more appropriate for the Mission Trail Historic District, and colors should coordinate with and complement the building, adjacent buildings, and the general vicinity.

Wall Signs

A minimum border of three feet is required between the sign and the sides and top of the building wall. There must be a minimum clearance of eight feet between the bottom of the sign and the ground level of the building wall. Signs mounted perpendicular to the front facade of the building should not be attached above the sill of the top story window. Signs may be placed on bland wall surfaces only.

Freestanding Signs

These signs may be placed in the front yard no closer than 5 feet to the property line; the setback shall be 15 feet where the property line is located at the curb line. Signs shall be pedestrian oriented and should not detract from any historic landmarks. There must be 35 feet of spacing between freestanding signs. Freestanding auxiliary signs should not exceed 4 feet in height and 16 square feet in area.

Projecting Signs

Double-faced projecting wall signs must have a minimum nine feet clearance between the bottom of the sign and the ground level. Projecting signs are prohibited at the intersection of building corners - except if they are at right angles to a building front.

NOTE: All signs are subject to review by the Historic Landmark Commission for a Certificate of Appropriateness.

PARKING

When designing parking for commercial properties, the following guidelines should prevail:

1. Place the parking area where it will have minimal visual impact on the area.
2. Commercial parking should generally be located at the rear of the property.
3. Parking areas should not be placed in front or side yards.
4. Parking presently located in front of a structure should be screened with compatible fencing materials or landscaping. (See Landscaping and Fencing)
5. The combining of vegetation with fencing materials will enhance the quality of the site.

CONSIDERATIONS FOR NEW CONSTRUCTION

There is a large amount of undeveloped land within the Mission Trail Historic District. New construction and design should not detract or adversely affect existing historic properties in any way.

New construction may be defined in two ways: (1) new infill construction on vacant land, or (2) building additions to an existing building. In either case, all of the general guidelines above should be followed. Any new construction must be compatible in size, texture, color, design, proportion, and detail to adjacent buildings and streetscapes; it must follow the specific architectural styles designated appropriate for that particular zone. Incorporating existing architectural features with new design elements can contribute added interest and compatibility.

Infill Construction

New structures should respect the integrity of existing buildings. Existing historic structures and the streetscape should be taken into consideration before designing new infill construction. Setbacks, proportion, rhythm, and building elements should all be addressed. Infill construction must follow the architectural style deemed appropriate for that particular area of the Mission Trail (refer to pages 4 & 5).

Additions

New additions should be planned so that they are constructed to the rear of the property or on a "non-character-defining elevation". According to the Standards for Rehabilitation, new additions should be designed and constructed so that the character-defining features of buildings are not radically changed, obscured, damaged, or destroyed in the process of rehabilitation. Do not add on top of an original historic structure. Instead, add to a more recent addition, or start a new one-to-two story addition on the side or rear of the building.

Additions should complement the original structure, but not necessarily attempt to duplicate or copy it. The older structure should be identifiable from the new addition.

Jurisdiction

Any building or property lying completely beyond the prescribed limits of the Historic District shall be outside of the Historic Landmark Commission jurisdiction.

MAINTENANCE

Property owners should practice general upkeep in order to maintain structures and properties. Buildings should be preserved against decay, deterioration, and structural defects. General maintenance considerations include roofs, ceilings, walls, fences, and foundations.

Ceilings, roofs, and roof supports that sag, split, or buckle due to deterioration or defective materials should be repaired or replaced.

Walls, partitions, and fencing that leans, splits, buckles, or is crumbling should be repaired or replaced. Loose plaster should be removed and re-plastered before any possible deterioration occurs. The reasons for such occurrences may be the result of deterioration or defective materials.

Faults in a building or structure that render it structurally unsafe should be repaired as soon as possible. Structural defects, such as damaged columns, should be corrected as soon as possible.

It is recommended that waterproofing and protection from the weather be included in maintenance. Protect a structure by waterproofing roofs, foundations, floors, windows, doors, and exterior walls. Exterior walls should be repainted when necessary or other protective coverings should be used to protect a structure from weathering elements.

CERTIFICATE OF APPROPRIATENESS

The Historic Landmark Commission (HLC) is responsible for reviewing requests for modifications, alterations, additions, infill construction, and demolition of historic structures or any structure located within the historic district. It is essential to identify and define the scope of the project for which a request is submitted.* Any building wholly within or any portion that touches the boundary of the Historic District is subject to review by the Historic Landmark Commission.

New construction includes the construction of new structures or additions to existing structures. Example: building a new home, or adding a room to an existing building.

Rehabilitation is the repair or replacement of general building elements. Example: roofs, windows, wall finishes, etc. It might also be an attempt to bring a building up to code, using original or similar materials.

Maintenance refers to the general upkeep of a structure; an exception to this would be changing the color(s) of a structure.

After the scope of work of the proposed project has been identified and outlined by the applicant, the application process begins. The application for a Certificate of Appropriateness includes the following types of information and documentation:

1. Identification and location of the property.
2. The Zoning Classification.
3. The category of the structure.
 - a. Landmark structure.
 - b. Contributing structure.
 - c. Non-contributing structure.
4. Documentation for New Construction.
 - a. Scope of work.
 - b. Two (2) Sets of Drawings to show:
 1. Site Plan - clearly indicating the location of the structure and site improvement elements.
 2. Floor Plans.
 3. Elevations - indicating the finishes of all four sides of the structure.
 4. Roof Plan - identify material, roof slope, mechanical elements, and chimneys if intended.
 5. Details of architectural elements impacting the appearance or character of the structure.
 - c. Photographs.
 - d. Sample materials.
 - e. Description of proposed work.

5. Documentation for Rehabilitation.
 - a. Scope of work.
 - b. Two (2) Sets of Drawings to show:
 1. Site Plan - clearly indicating the location of the structure and the scope of work.
 2. Floor Plans of the structure impacted by the scope of work.
 3. Full elevations of the structure impacted by the scope of work.
 4. Roof plans (if applicable) - indicating the roofing material.
 5. Details of architectural elements impacting the appearance or character of the structure.
 - c. Photographs.
 - d. Sample materials.
6. Documentation for Maintenance.
 - a. Scope of work.
 - b. Photographs of areas to be worked on, clearly identifying the existing structure.
7. The Application and all necessary documentation is submitted to the Office of the Mission Trails Landmark Committee. (All documentation must be complete before the Mission Trail Landmark Commission can consider the application for review)
8. Requests for new construction, rehabilitation, and general maintenance will be reviewed by the Mission Trail Landmark Commission.
9. After approval is granted, all necessary permits may be applied for from the appropriate office or department having jurisdiction for the location of the proposed project.
10. The Mission Trail Landmark Commission must take action within sixty (60) days from the date the application was first submitted to the Office of the Mission Trail Landmark Commission.

ACTION BY THE MISSION TRAIL LANDMARK COMMISSION

The review of an application by the Commission may result in one of the following:

- Approval with no stipulations
- Approval with stipulations
- Deferral to a sub-committee for further study
- Re-submittal
- Denial

Should the applicant disagree with the decision of the Mission Trail Landmark Commission, the applicant may request a re-hearing - within thirty (30) days following the decision of the Commission - in order to present additional or new information which the applicant believes might affect the final decision.

NOTE: If drastic changes are made during the scope of work, re-submittal is required. Failure to comply with the approved drawings and scope of work will automatically revoke the Certificate of Appropriateness.

CERTIFICATE OF DEMOLITION

Once a property is demolished it is gone forever and can never be replaced. The demolition of any structure is a dangerous alteration, causing permanent change and damage to the character of an area. Plans to partly or completely demolish a structure shall not be approved until attempts have been made to work with the existing structure, and approval has been granted by the Mission Trail Landmark Commission. Certificates of Demolition are generally granted only where a significant threat to public health and safety exists.

An application for a Certificate of Demolition must be submitted to the Office of the Mission Trail Landmark Commission. Information should include, but not be limited to, photographs, drawings, and a written description detailing the proposed scope of work.

After receiving approval for a demolition project, the necessary permit must be obtained from the appropriate Department of Public Inspection before demolition can begin.

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SECTION THREE COMPREHENSIVE PLAN

EXECUTIVE SUMMARY

The economic development strategy for the Mission Trail Historic Corridor and District incorporates as integral components the Historic District Overlay (H-Overlay) and the adoption of a Mission Trail Enterprise and Reinvestment Zone (ERZ) through the cooperative efforts of the City of El Paso, the City of Socorro, and the County of El Paso. These tools are the cornerstones of a comprehensive development strategy which will focus available resources toward the achievement of a viable tourism district.

The Lower Valley retail sector is the smallest retail submarket in the metropolitan area, and is generally characterized by older, smaller neighborhood shopping centers. Most of the centers in this sector are concentrated along either Alameda Avenue or Zaragoza Road. Structured economic development and planning are essential if this area is to prosper and grow. An analysis of the City of El Paso 1989 retail sales showed that the Lower Valley represented only 2% of the El Paso metropolitan area's \$3.6 billion retail market. Total Lower Valley retail square footage amounted to only 3.6% of the available 9.6 million square foot market area.

The adoption of an enterprise and reinvestment zone encompassing the Mission Trail Historic Corridor will enable governing entities to provide financial incentives to retail and other businesses locating along the trail. Incentives such as credits on sales and use taxes, abatements, and small business loans will encourage growth of the tourism industry and increase the number of available jobs. The zone will have as an objective the attraction of anchor restaurants, hotels, and shopping centers to stimulate the start up and expansion of existing small business. Presently the area lacks the crucial variety of entertainment and restaurant establishments necessary to entice visitors to spend more time and money along the trail.

Designation of businesses qualified for such incentives will be decided based on an assessment of businesses' ability to meet certain criteria as established by the corresponding governing bodies. The governing entities adopting an ERZ could tailor design the Mission Trail Corridor with only smaller, tourism related businesses locating within the Corridor. The advantage of this zone to area residents is the increased employment opportunities stemming from a growing tourism industry and new business start up and expansions. Job creation, while maintaining the historic integrity of the Mission Trail and District, is necessary in order to stabilize the socio-economic climate.

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REGULATORY AUTHORITY

The Texas Enterprise Zone Act (Article 5190.7) provides that governmental units may individually or collectively apply for enterprise zone designation to the State. An enterprise zone allows jurisdictions to target available public resources such as appropriate investments, tax benefits, and regulatory relief to stimulate private investment in economically distressed rural and urban areas. Complementary to the enterprise zone designation is the creation of a reinvestment zone as provided for under the Property Redevelopment and Tax Abatement Act (Chapter 312, Tax Code). Businesses located within an enterprise and reinvestment zone (ERZ) may be eligible for a number of financial incentives. An ERZ may be designated without violating the internal zoning ordinances of the jurisdiction; therefore the H-Overlay, or the historic district zoning, remains intact; yet may derive benefits from the financial incentives offered by ERZ designation.

To apply for enterprise zone designation and reinvestment zone creation, the economic incentives for businesses in the zone must be matched to meet the zone's objectives. The application provided by the Texas Department of Commerce must be prepared as well as an ordinance or court order from the appropriate jurisdictions indicating the intention to create an ERZ. Community input is solicited through a public hearing prior to passage of the ordinance or court order. The application is then finalized and forwarded to TDOC for approval and ERZ designation.

To qualify for designation as an ERZ, the specific area must:

- have a continuous boundary with an area of at least one square mile and not greater than 20 square miles, excluding waterways;
- be an area of pervasive unemployment, poverty, or economic distress; or
- have at least a 9 percent population loss during the most recent six years or an annualized population loss of at least 3 percent for the most recent three years.

(Further criteria and guidelines for governing an ERZ may be found in the Enterprise Zone Act and Program Rules.)

Some of the incentives offered to qualified businesses within a zone may include designation as a State Enterprise Zone Project, priority status for state administered programs and funds, refunds of certain sales and use taxes, reduced franchise taxes, property tax abatement, and regulatory relief.

A qualified business is one that is located in or committed to locating in a state designated enterprise zone. The business must commit to hire at least 25 percent of its new

employees from the residents of the enterprise zone or from economically disadvantaged persons as defined by state law. The business must retain this qualified status throughout the specified period.

A qualified business may be nominated by the governing jurisdiction for designation as an Enterprise Zone Project to the Texas Department of Commerce (TDOC). The project must be located in an enterprise zone whose unemployment rate is at least 1.5 times that of the average state unemployment rate for the most recent 12 months. Alternatively, the project may be nominated if the zone experienced a population loss of at least 12 percent during the most recent six years or a population loss of at least 4 percent for the most recent three years. Enterprise Project designations are made on a competitive basis and applications must be submitted by a city and/or county on behalf of a qualified business to the Texas Department of Commerce.

STATE INCENTIVES

State Incentives for Qualified Businesses in an Enterprise Zone

(Source: "For Your Information" from the Texas Department of Commerce)

- A one-time state sales tax refund of up to \$5,000 of taxes paid for machinery and equipment for use in the enterprise zone by a qualified business that has operated in a state designated enterprise zone for at least three years and retains at least 10 jobs. The refund is based upon \$500 for each job retained. Limited to 3 qualified businesses per year in state designated enterprise zones of an applicant governing body/bodies' jurisdiction.
- A one-time franchise tax refund of up to \$5,000 based upon \$500 for each new job created by a qualified business in a state designated enterprise zone when at least 10 new jobs have been created. Limited to 3 qualified businesses in state designated enterprise zones of an applicant governing body/bodies' jurisdiction.
- Classification by the Public Utilities Commission as a qualified business that has operated in a state designated enterprise zone is eligible for up to a 5% reduction on electric utility rate upon negotiation with local electric utility provider.
- Priority and preference for all economic development programs of the Texas Department of Commerce and potential priority or preference for other programs administered by the State.

State Incentives for Enterprise Zone Projects

(Source: "For Your Information" from the Texas Department of Commerce)

- Up to \$1.25 million in state sales or use tax refunds of taxes paid for building materials and machinery and equipment for use in the enterprise zone by a state designated enterprise project at the rate of no more than \$250,000 per year. Refund is based upon a \$2,000 refund for each of 110% of the new permanent jobs the designated project commits to create in its application for a 5-year designation, that are certified by the Texas Department of Commerce to have been created and which taxes have been verified by the State Comptroller of Public Accounts to have been paid on qualified items.
- Franchise tax reduction for state designated enterprise projects to be based on 50% reduction of increased apportioned taxable capital or 5% apportioned earned surplus income as calculated on each franchise tax report during the 5-year designation period. The project may choose the calculation that provides it the greater benefit.
- Enterprise project designations are limited to no more than 4 qualified businesses within an enterprise zone per year, each of which is nominated by the applicable city and/or county governing the enterprise zone in which the qualified business will be located.
- Refunds or reductions may not be applied for until September 1, 1993 by enterprise projects designated after August 31, 1991. A level of employment must be certified by the Texas Department of Commerce to be continuous for a least three years from a point of refund or the enterprise project may be subject to recapture of the refunds by the Texas Comptroller of Public Accounts with interest.

When a reinvestment zone is created in conjunction with an enterprise zone, the governing bodies may offer ad valorem property tax abatement as provided for by the Property Redevelopment and Tax Abatement Act (Chapter 312, Tax Code). Tax abatement is offered only for increases in real property value within the zone. Every tax abatement agreement between a governing entity and a business must contain the following:

- a list of the kind, number, and location of all proposed property improvements along with an estimated dollar amount;
- provision for inspection of the property and improvements to ensure that alterations and repairs meet given specifications and conditions of the agreement;
- limits to the use of the property that match the guidelines of the Reinvestment Zone for the period that property tax exemptions are in effect;
- provision for recapturing property tax revenue lost if the property owner fails

to follow through with proposed property improvements;

- the metes and bounds description of the property; and
- the number of jobs to which the recipient commits to create.

In addition to the economic development tools which are available through the creation of an ERZ, there are other funding sources and tools which may be used to further enhance the development within the Mission Trail Enterprise/Reinvestment Zone.

DEVELOPMENT TOOLS AND ADDITIONAL FUNDING SOURCES

The Department of Economic Development recommends that other sources be utilized to enhance the development within the Mission Trail Enterprise/ Reinvestment Zone. Possible suggestions include the following:

Federal Funding Sources

- Small Business Administration 504 7(A) Guarantee Loan Program. Section 7(a) of the Small Business Act authorizes the SBA to make business loans to new and existing businesses that meet the criteria established by the SBA for small business. The majority of these loans are made cooperatively with local private banks under an arrangement in which the bank disburses the money to the borrower, and the SBA guarantees to repay the bank up to 90 percent of the loan value if the loan goes into default.
- Small Business Administration 504 Loan Program. This direct loan is made to eligible businesses after they have exhausted the possibilities for financing from a private lender. Geared toward machinery, real estate, and other fixed asset financing, it provides long term, below prime rate financing, typically between \$200,000 - \$2,000,000 for businesses whose net worth does not exceed \$6 million and whose average net profit after taxes does not exceed \$2 million for the past two years.
- Community Development Block Grant Funds (CDBG). Community Development Block Grants may be used for historic preservation. This form of financing would allow historic preservation to occur along with community revitalization, economic development and energy conservation. Activities along the Mission Trail that may be assisted under the CDBG program would include the present and future goals of preservation, rehabilitation, and selective restoration of public and private buildings. Communities such as those located along the Mission Trail, Ysleta, Socorro, and San Elizario, would be able to link economic development in concurrence with historical preservation.

Preservation Tax Incentives for Historic Buildings. The Tax Reform Act of 1968 allows for rehabilitation tax credits are intended to encourage investors to renovate and preserve older buildings. A 20% credit is given for substantial rehabilitation of a certified historic structure. The building must be certified as a significant historic structure and the rehabilitation must exceed the greater of \$5,000 or the owner's adjusted basis in the building. All rehabilitation must follow standards set by the Secretary of the Interior. Commercial, industrial, and residential building may qualify for the 20% historic tax credit. An owner who meets the criteria may receive a tax credit for construction cost, design and engineering fees, construction interest, and related soft cost.

A smaller rehabilitation tax credit is also available for old buildings that are not eligible for historic designation. If the building was first placed in service by 1936, the owner can get a 10% credit on substantial rehabilitation. Rehabilitation, however, does not have to follow the Secretary of Interior standards for certified historic buildings.

Private Funding Sources

- Ford Foundation Programs-Related Investments (PRI). This program could provide funds for rehabilitation of low-income housing, the revitalization of rundown neighborhoods, and the creation of employment opportunities. Three types of assistance may be provided through this program. Direct Loans are the most common form of PRI. These loans are usually used for financing mortgages and providing predevelopment capital for housing and business ventures. Equity investments occur when the Ford Foundation purchases common and preferred stock in business ventures and bank holding companies. Loan guarantees are provided by the Foundation which serves as a guarantor on a loan or line of credit given by another financial institution to encourage a private lender to become involved. A funding source such as the PRI would allow the Mission Trail to attract other sources of public and private funds for initial rehabilitation.
- Local Initiatives Support Corporation (LISC). An LISC would work in low to moderate income areas through locally organized partnerships, Community Development Corporations or CDCs, to promote decent housing, revitalized commercial/retail areas, and physical redevelopment projects. The core of LISC is the provision of technical assistance and project financing to CDCs in the form of loans, lines of credit, loan guarantees, recoverable grants, and grants depending on project need.

RECOMMENDATIONS

The City's Department of Economic Development recommends that all available resources be used ensure that the historical and cultural heritage along the Mission Trail be preserved through strategic economic development planning. Preservation of the area's cultural heritage may be accomplished through tourism growth and increasing employment opportunities for the residents. Recommendations designed to meet the objectives of the Heritage Tourism Project follow.

1. Enterprise and Reinvestment Zone Designation

The Department of Economic Development recommends that the City of El Paso, the City of Socorro, and the County of El Paso each apply for designation of their respective ERZs encompassing their corresponding portion of the Mission Trail. An advantage to designating the Mission Trail ERZ in this manner is that it provides greater potential for encouraging business growth.

Each enterprise zone in Texas is allowed to designate three qualified businesses and four enterprise zone projects eligible for incentives. By creating three separate zones, the number of businesses eligible to receive incentives or designation as state enterprise zone projects on the Mission Trail and surrounding district is tripled. This will spur tourism related growth because it will be possible for a total of nine qualified businesses and twelve enterprise zone projects to be designated and receive incentives per year. The historic district overlay on the Mission Trail Corridor remains intact.

Available incentives for business growth may be granted on an individual basis. General guidelines governing these incentives may be set without the fear of excluding future desirable businesses. For example, the guidelines could cater to the following types of businesses directly on the Mission Trail:

- Restaurants
- Motels/Hotels
- Bed and Breakfasts
- Galleries
- Retail Establishments/Outlet Malls
- Arts/Crafts/Gift Shops
- Antique Dealers
- Amusement Park
- All other tourism related businesses

Business Incentives to be Offered. The laws governing the incentives for the Enterprise/Reinvestment Zone allow for a wide degree of discretion in tailoring incentives for specific business types. The incentives offered under the ERZ are:

- a. Ad valorem property tax abatement starting at 50% for qualifying businesses and enterprise zone projects. The abatement should only be offered for businesses creating 25 jobs or more; and that the new employment positions be filled by either economically disadvantaged individuals or residents of the Zone.
- b. Refunds of state and local sales or use tax refunds for building materials or machinery and equipment for use in the zone as provided for under the Enterprise Zone Act.
- c. Franchise tax reductions or refunds for enterprise zone projects and qualified businesses as provided for under the Enterprise Zone Act.

2. Business Incentives

Low Interest Loans for Business. Additional incentives could be offered to small businesses locating along the Mission Trail and surrounding area through the provision of low interest loans from the Small Business Administration 504 loan program and the 504 7(A) loan program as well as through the creation of leveraged loan pools for zone businesses.

Regulatory Relief. Regulatory relief to promote businesses in the area include accelerated zoning and permit procedures, zoning changes or variances as deemed appropriate, exemptions from unnecessary building code requirements, and waivers of development fees.

Business and Industrial Services. Incentives to businesses in the area can be enhanced through the cooperative efforts of local agencies, schools, and residents. Some of these services could include:

- Provision of customized job training, and vocational education through existing programs at the Private Industry Council and the El Paso Community College,
- Reduced utility rates charged by locally owned utilities or negotiated with local electric utility service providers as approved by the Public Utility Commission.
- One-stop permitting
- Promotion and marketing services for the zone
- Fee waivers on building permits
- Fee waivers on licenses for the sale or serving of alcoholic beverages; this will be beneficial for restaurants locating along the trail

3. Financial Lending Cooperative

The Department of Economic Development envisions the Enterprise/Reinvestment Zone working in conjunction with a micro-loan program that could be administered by a local Community Development Corporation or other non-profit agency. Local financial institutions could be asked if they would participate in a Mission Trail Financial Lending Cooperative. These institutions would pool a portion of their loan funds, up to \$1 million dollars, for the micro-loan program. Such an effort would create goodwill between participating banks and the local merchants. The financial institutions could use this cooperative to fulfill a portion of their Community Reinvestment Act requirements. Commercial lenders near the Mission Trail that could be approached include:

- a. Montwood National Bank - Valley Branch
7744 North Loop Road
- b. Texas Commerce Bank - Border City Branch
101 Americas Avenue (Loop 375)
- c. First National Bank of Fabens - Ysleta Branch
8936 Alameda Avenue
- d. First City - Zaragoza Branch
701 N. Zaragoza Road

4. Mission Trail Marketing

In addition to an ERZ, the Mission Trail District's future economic development could be augmented through ongoing Mission Trail marketing. Possible marketers include the Convention and Visitors Bureau (CVB) and the Heritage Tourism Project. Ultimately, the department administering the marketing ought to devise a comprehensive marketing strategy. However, Economic Development suggests the below areas as starting points for a more complete marketing strategy.

A. Area Beautification and Physical Reinvestment

Tourism specialists agree that an attraction's image quality is the most important factor in attracting visitors. Since the Mission Trail is currently riddled with junkyard eyesores and deteriorating adobe structures, direct funding for the Historic Mission Trail's preservation and physical reinvestment needs to be addressed as quickly as possible. Such funds could possibly be disbursed to small business owners as "incentive reimbursements" for restoration and landscaping projects. Within the *Development Tools and Funding Sources* section, several sources offer beautification funding such as: CDBG Funds, Preservation Tax Incentives for Historic Buildings, Ford Foundation Program-Related (PRIs), and Local Initiative Support Corporations (LISC).

B. Local Business Community Involvement

Local business community pride needs to be fostered and supported throughout a marketing venture. In fact, local business pride could be a valuable vehicle for the area's tourism. An Association of Mission Trail Merchants (AMTM) could be developed to organize and channel these efforts, similar to the Mesilla Village merchants. Shops, galleries, or gift shops should be featured each month on the *Mission Trolley Traveler* to improve awareness and introduce developing businesses.

C. Seasonal Mission Trail Corridor Events

Seasonal events could help attract visitors year round rather than relying solely on chance Mission Trail discovery. Possible events could include the following: free concerts, mariachi masses, First Thanksgiving recreations, special Adobe Horseshoe Theater productions, and Viva El Paso productions. Possible musical groups include the El Paso Symphony Orchestra, University of El Paso Orchestra, local high school bands and recital groups. Simple coordination could highlight these groups on a rotating basis.

D. Upgraded Mission Trail Tourist Information: On Site and Airport

One location that lends itself as a natural site for targeting potential visitors to the Mission Trail is the El Paso International Airport. According to statistics provided by the CVB, 48% of all visitors between 1990 and 1991 arrived via air. In light of this fact, greater Mission Trail exposure is necessary at the airport, including the mission architectural exhibits now housed in the symphony hall. Airport and airport hotel trolley departures could also be added to increase visitor awareness of the Missions.

E. Incorporated Media Exposure

El Pasoans and visitors alike are potential tourism markets for the Mission Trail, making local, national, and international media exposure worthy of consideration. Advertisements and stories should be submitted to regional and national airline magazines to capture the attention of El Paso's air traveler market. Television advertisements for the City could include features of the Mission Trail while promoting overall city tourism. Local media could also be encouraged to generate year-long coverage of seasonal events.

An "El Paso Passport" could be another media form to explore. Such a tool could offer credit at Mission Trail establishments, providing visitors a special incentive to frequent the trail on a regular weekend or monthly basis. Certain vendors and merchants would provide passport destination stamps after a visitor had visited their establishment. Once a visitor has reached a designated number of establishments, a complimentary meal or souvenir could be offered.

5. Enhanced Community Services

The Department of Economic Development also recommends that the City of El Paso, City of Socorro, and County of El Paso consider developing a public/private partnership with the objective of offering some or all of the following within the zone:

- Improved fire and police protection
- Day-care provisions
- Community crime prevention programs
- Special public transit routes, reduced fares, or worker shuttles.

BENEFITS TO FIRMS

The following case studies are meant to illustrate how the different incentives provided to either a qualified business or an enterprise zone project provide a very real economic benefit to the businesses taking advantage of the Texas Enterprise/Reinvestment Zone. Each Roman numeral section will illustrate a different incentive for the same business.

Situation 1: Qualified Business. A business owner proposes to open a restaurant within the Mission Trail Enterprise/Reinvestment Zone. The proposed site will be entirely within the City Limits of El Paso. The business owner has committed to remain in the zone and will create 30 new jobs of which 25% will either be residents of the zone or economically disadvantaged. The Mission Trail EZ Board decides to nominate the restaurant as a "Qualified Business". The State has also accepted the business as a "Qualified Business."

I. The owner has incurred the following expenses in the CONSTRUCTION of the restaurant.

ITEM	COST	STATE SALES TAX	SALES TAX PAID	LOCAL SALES TAX	LOCAL SALES TAX
Lumber	\$ 60,000	6.25%	\$ 3,750	1.5%	\$ 900
Bricks	\$110,000	6.25%	\$ 6,875	1.5%	\$1,650
Cooling & Heating	\$ 35,000	6.25%	\$ 2,188	1.5%	\$ 525
Steel	\$ 25,000	6.25%	\$ 1,563	1.5%	\$ 375
Asphalt	\$ 50,000	6.25%	\$ 3,125	1.5%	\$ 750
Flooring	\$ 10,000	6.25%	\$ 625	1.5%	\$ 150
Plumbing	\$ 15,000	6.25%	\$ 938	1.5%	\$ 225
Total	\$305,000	-	\$19,064	-	\$4,575

Since the business has been designated a "Qualified Business" it is NOT eligible for state or local sales tax refund on construction materials. Only businesses designated as "Enterprise Projects" may receive this particular incentive.

Total Construction Materials State Sales Tax Rebate: \$0.00

II. The owner has incurred the following expenses on EQUIPMENT to be used in his restaurant:

Item	Cost	#	Total Cost	State Sales Tax	Total State Tax	Local Sales Tax	Total Local Tax
Commercial Dishwasher	\$ 2,500	2	\$ 5,000	6.25%	\$ 313	1.5%	\$ 75
Com. Washer	\$ 1,500	1	\$ 1,500	6.25%	\$ 94	1.5%	\$ 23
Com. Dryer	\$ 1,000	1	\$ 1,000	6.25%	\$ 63	1.5%	\$ 15
Cooking Unit	\$ 1,000	7	\$ 7,000	6.25%	\$ 438	1.5%	\$105
Walk-In Freezer	\$10,000	1	\$10,000	6.25%	\$ 626	1.5%	\$150
Refrigerator	\$ 2,600	4	\$10,400	6.25%	\$ 650	1.5%	\$156
Total	\$18,600	-	\$34,900	-	\$2,184	-	\$524

The law provides for a one-time state sales tax refund of up to \$5,000 of taxes paid for machinery and equipment for use in the enterprise zone by a qualified business. The refund is based upon \$500 for each job retained. In the preceding example, the amount of rebate would be calculated as follows:

Number of jobs created X \$500

The number of jobs committed was thirty (30). Therefore 30 (Jobs) * \$500 (Credit per job) = \$15,000 (State sales tax rebate). However, the State ceiling on its portion of the tax is \$5,000 dollars. In our case study the amount of state tax actually paid was \$2184. The business would receive the entire amount paid as a rebate. It is important to note that the \$5,000 ceiling applies only to the State portion of the tax. A business could receive refunds through separate order or ordinance from the County and City in excess of the state \$5,000 tax refund ceiling.

Total State Sales Tax Rebate on Equipment: \$2,184

III. The business owner has paid \$24,000 in FRANCHISE TAX to the State of Texas. Under the law the business owner is eligible for a one-time franchise tax refund of up to \$5,000 based upon \$500 for each new job created. In the preceding example, the amount of rebate would be calculated as follows:

Number of jobs created X \$500

The number of jobs created was thirty (30). Therefore, 30 (Jobs) * \$500 (Credit per job) = \$15,000 (Franchise tax rebate). However, the State ceiling on its portion of the tax is \$5,000 and would never exceed this amount regardless of the amount of tax actually paid. The business owner would thus be eligible for a one-time refund of \$5,000 only.

Total Franchise Tax Rebate: \$5,000

IV. The business owner has negotiated with the local electric utility provider to receive a 5% REDUCTION ON THE ELECTRIC UTILITY RATE. The business spends \$9,000 a year on electricity. The savings the business owner thus receives is:

$\$9,000$ (Utility cost) * 5% (Reduction percentage) = $\$450$ (Total savings)

Total Electric Utility Savings: \$450

- V. Because the business is also located within a Reinvestment Zone it is also eligible for **PROPERTY TAX ABATEMENT**. The restaurant has been valued at \$1.5 million dollars and will be abated at 50%. The taxing jurisdictions that have agreed to participate in this abatement are:

TAXING JURISDICTION	AMOUNT	RATE/\$100	PERCENT ABATEMENT	TOTAL ABATED
El Paso City	\$1,500,000	.607468	50 %	\$4,556
El Paso County	\$1,500,000	.253568	50 %	\$1,902
El Paso Community College	\$1,500,000	.098941	50%	\$ 742
Total Property Tax Abatement				\$7,200

- VI. **LOCAL SALES TAX SAVINGS ON EQUIPMENT** would amount to:

\$34,900 (Total equipment cost) * 1.5% [Tax paid to City (1%) and County (0.5%)] = \$524

Total Local Sales Tax Savings: \$524

TOTAL INCENTIVE BENEFITS FOR A QUALIFIED BUSINESS

Total State Sales Tax Refund on Construction Materials	\$ 0
Total State Sales Tax Refund on Material and Equipment	\$ 2,184
Total Corporate Franchise Tax Rebate	\$ 5,000
Total Electric Utility Saving	\$ 450
Total Property Tax Abatement	\$ 7,200
Total Local Sales Tax Refunds	\$ 524
TOTAL QUALIFIED BUSINESS BENEFITS	\$ 15,358

Note: Other taxing entities may enter into abatement agreements with the business including:

1. County of El Paso
2. City of El Paso
3. Ysleta Independent School District
4. Thomason Hospital
5. El Paso Community College

Situation 2: Enterprise Zone Project. A business owner proposes to open a plastic injection plant within the Mission Trail Enterprise/Reinvestment Zone BUT OUTSIDE THE HISTORIC MISSION TRAIL CORRIDOR. The proposed site will be entirely within the City Limits of El Paso. The business owner has committed to remain in the zone and will create 300 new jobs of which 25% will either be residents of the zone or economically disadvantaged. The Mission Trail EZ Board decides to nominate the plant as an "Enterprise Project". The State has also accepted the business as an "Enterprise Project." Since state sales tax refunds are limited to \$250,000 a year, year by year calculation is required.

I. The owner has incurred the following expenses in the CONSTRUCTION of the plant.

ITEM	COST	STATE SALES TAX	SALES TAX PAID	LOCAL SALES TAX	LOCAL SALES TAX
Lumber	\$ 360,000	6.25%	\$ 22,500	1.5%	\$ 5,400
Bricks	\$ 660,000	6.25%	\$ 41,250	1.5%	\$ 9,900
Cooling & Heating	\$ 210,000	6.25%	\$ 13,125	1.5%	\$ 3,150
Steel	\$ 150,000	6.25%	\$ 9,375	1.5%	\$ 2,250
Asphalt	\$ 300,000	6.25%	\$ 18,750	1.5%	\$ 4,500
Flooring	\$ 60,000	6.25%	\$ 3,750	1.5%	\$ 900
Plumbing	\$ 90,000	6.25%	\$ 5,625	1.5%	\$ 1,350
Total	\$1,830,000	-	\$114,375	-	\$27,450

The business owner is eligible for up to \$1.25 million in state sales or use tax refunds of taxes paid for building materials and machinery and equipment for use in the enterprise zone at the rate of no more than \$250,000 per year. Refund is based upon a \$2,000 refund for each of 110% of the new permanent jobs the designated project commits to create in its application for a five year designation. The 110% of new jobs criteria represents an additional bonus of 10 percent for 100% attainment of jobs, i.e. if 100% of 30 promised jobs were attained, the firm would receive credit for 33 jobs. The refund is given as the tax is paid and the jobs have been certified as New Permanent Jobs (NPJ) by the Texas Department of Commerce.

**Total Construction Materials State Sales Tax Paid
(to be Distributed Across Years 1993-1997): \$114,375**

II. The Owner has incurred 3 million dollars in expenses on EQUIPMENT to be used in his plant. He has paid \$187,500 in state sales taxes. The state sales tax rebate on machinery and equipment would be calculated in the same manner as that of the building materials rebate:

The company has committed and will hire 300 full time employees based on the following time schedule:

Year	Jobs
1993	30
1994	90
1995	100
1996	80
1997	0

Total Equipment State Sales Tax Paid (to be Distributed Across Years 1993-1997 According to the Number of Jobs Created Per Year): \$187,500

III. REFUND SCHEDULE FOR STATE SALES TAX - YEARS 1993 TO 1997

A. Year of 1993

1. Construction Materials State Sales Tax Rebate

Business owner has paid \$114,375 in state sales tax on CONSTRUCTION MATERIALS for the plant.

The business owner has created 30 new permanent jobs for 1993. Amount of refund for 1993 would be calculated as follows:

$30 \text{ (Jobs created in 1993)} * 110\% \text{ (Rebate \% rate)} * \$2,000 \text{ (Tax credit per job)} =$
\$66,000 (Total construction materials state sales tax rebate for 1993).

2. Equipment State Sales Tax Rebate

Business owner has paid \$187,500 in state sales tax on **EQUIPMENT** to be used in his plant.

The business owner has created 30 new permanent jobs for 1993. Amount of refund for 1993 would be calculated as follows:

$30 \text{ (Jobs created in 1993)} * 110\% \text{ (Rebate \% rate)} * \$2,000 \text{ (Tax credit per job)} =$
\$66,000 (Total equipment state sales tax rebate for 1993).

**(1&2) Total Construction Materials and
Equipment State Sales Tax Refund for 1993: \$132,000**

B. Year of 1994

1. Construction Materials State Sales Tax Rebate

Business owner has paid \$114,375 in state sales tax on **CONSTRUCTION MATERIALS** for the plant of which \$66,000 has been refunded in 1993.

Business owner has created 90 new permanent jobs in 1994. Amount of refund for 1994 would be calculated as follows:

$90 \text{ (Jobs created in 1994)} * 110\% \text{ (Rebate \% rate)} * \$2,000 \text{ (Tax credit per job)} =$
\$198,000

Since \$198,000 is greater than the amount of tax actually paid, the calculation for the balance of rebate due is:

Amount of Tax Paid: \$114,375 (Originally paid in 1993) - \$66,000 (Tax rebate for 1993) = \$48,375 (Total construction materials state sales tax refund for 1994).

2. Equipment State Sales Tax Rebate

Business owner has paid \$187,500 in State sales tax on EQUIPMENT to be used in his plant of which \$66,000 has been refunded in 1993.

Business owner has created 90 new permanent jobs in 1994. Amount of refund for 1993 would be calculated as follows:

90 (Jobs created in 1994) * 110% (Rebate % rate) * \$2,000 (Tax credit per job) = \$198,000

Since \$198,000 is greater than the amount of tax actually paid, the calculation for the balance of rebate due is:

Amount of Tax Paid: \$187,500 (Originally paid in 1993) - \$66,000 (Tax rebate for 1993) = \$121,500 (Total equipment state sales tax refund for 1994).

**(1&2) Total Construction Materials and
Equipment State Sales Tax Refund for 1994: \$169,875**

C. Years 1995-1997 Construction Materials and Equipment State Sales Tax Rebate

None - Only amount actually paid in tax can be refunded. Full refund has been accomplished. Supporting evidence follows:

(I.) \$114,375 (Total construction materials state sales tax paid)

(II.) +\$187,500 (Total equipment state sales tax paid)

=\$301,875 Total State Sales Tax Paid and Available for Rebate

From the previous years of 1993 and 1994, this total state sales tax paid has already been completely rebated.

(IIIA.) \$132,000 (1993 Construction materials and equipment state sales tax refund)

(IIIB.) +\$169,875 (1994 Construction materials and equipment state sales tax refund)

**=\$301,875 (Total construction materials and equipment state sales tax
refund for the Enterprise Zone Project)**

**Total for Construction Materials and Equipment
State Sales Tax Refund for 1995-1997: \$0.00**

IV. CITY AND COUNTY SALES TAX REFUND PORTION ON CONSTRUCTION MATERIALS

Business owner has bought \$1,830,000 worth of materials within the City of El Paso for use within the zone. Rebate would be based on the following calculation:

Taxing Entity:	Rate	x	Amount	=	Total City County Tax Refund
El Paso	1.0 %		\$1,830,000		\$18,300
El Paso County	0.5 %		\$1,830,000		\$ 9,150

Total City and County Sales Tax Refund on Construction Materials: \$27,450

V. CITY AND COUNTY SALES TAX REFUND PORTION ON EQUIPMENT bought within the City for use in the zone.

Business owner has bought \$3,000,000 worth of equipment of which \$1,860,000 was bought in El Paso. Rebate would be based on the following calculation:

Taxing Entity:	Rate	x	Amount	=	Total City County Tax Refund
El Paso	1.0 %		\$1,860,000		\$18,600
El Paso County	0.5 %		\$1,860,000		\$ 9,300

Total City and County Sales Tax Refund on Equipment: \$27,900

VI. The Company's increased apportioned earned surplus amounts to \$2,800,000. **FRANCHISE TAX REDUCTION** for state designated enterprise projects are based on a 50% reduction of increased Apportioned Taxable Capital (ATC) or on a 5% reduction on Apportioned Earned Surplus Income (AESI), whichever gives the most benefit.

For purposes of this example, we will assume that the reduction of 5% on the Apportioned Earned Surplus yields the greater benefit. The calculation for the reduction would be as follows:

$\$2,800,000 \text{ (AESI)} \times .04500 \text{ (Texas Franchise Tax Rate)} = \$126,000 \text{ (Franchise Tax Owed)}$

$\$126,000 \text{ (Franchise Tax Owed)} \times 5\% \text{ (Reduction Incentive)} = \$ 6,300 \text{ (Franchise Tax Saving)}$

If AESI remains constant then savings over a five year period could be projected to be:

$$\$6,300 \text{ (Franchise Tax Saving)} \times 5 \text{ (Life of incentive benefit)} = \$31,500$$

Total Projected Franchise Tax Savings: \$31,500

VII. Because the business is also located within a Reinvestment Zone it is also eligible for **PROPERTY TAX ABATEMENT**. The plant has been valued at \$7 million dollars and will be abated at 50%. The taxing jurisdictions that have agreed to participate in this abatement are:

PROPERTY TAX ABATEMENT SCHEDULE

TAXING JURISDICTION	AMOUNT	RATE/\$100	PERCENT ABATEMENT	TOTAL ABATED
El Paso City	\$7,000,000	.607468	50 %	\$21,261
El Paso County	\$7,000,000	.253568	50 %	\$ 8,874
El Paso Community College	\$7,000,000	.098941	50%	\$ 3,462
Total Property Tax Abatement				\$33,597

Total Property Tax Abatement: \$ 33,597

TOTAL INCENTIVE BENEFITS FOR AN ENTERPRISE ZONE PROJECT

Total State Sales Tax Refund on Construction Materials	\$ 114,375.00
Total State Sales Tax Refund on Material and Equipment	\$ 187,500.00
Total Local Sales Tax Refunds on Construction Materials	\$ 27,450.00
Total Local Sales Tax Refunds on Material and Equipment	\$ 27,900.00
Total Franchise Tax Savings	\$ 31,500.00
Total Property Tax Abatement	\$ 33,597.00
TOTAL ENTERPRISE ZONE PROJECT BENEFIT	422,322.00

Total Projected Savings for Enterprise Project: \$ 422,322.00

* Please note that this economic development plan is a concept plan only.

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APPENDIX

THE TEXAS ENTERPRISE ZONE ACT

Article 5190.7, V.A.C.S.

Sec. 1. SHORT TITLE. This Act shall be known and may be cited as the Texas Enterprise Zone Act.

Sec. 2. LEGISLATIVE FINDINGS AND PURPOSE. (a) The legislature finds that:

(1) the health, safety, and welfare of the people of this state are dependent on the continual encouragement, development, growth, and expansion of the private sector within this state; and

(2) there are certain depressed urban and rural areas of this state that need the particular attention of government.

(b) It is therefore the public policy of this state to provide the people of this state with the necessary means to assist communities, their residents, and the private sector to create the proper economic and social environment to induce the investment of private resources in productive business enterprises located in severely distressed areas and to provide employment to residents of these areas. In achieving this objective, through this Act the state seeks to provide appropriate investments, tax benefits, and regulatory relief to encourage the business community to commit its financial participation. Accordingly, the legislature declares the revitalization of enterprise zones through the concerted efforts of government and the private sector to be a public purpose.

(c) It is the purpose of this Act to establish a process that clearly identifies those distressed areas and provides incentives by both state and local government to induce private investment in those areas by means of the removal of unnecessary governmental regulatory barriers to economic growth and the provision of tax incentives and economic development program benefits.

Sec. 3. DEFINITIONS. (a) in this Act:

(1) "Administrative authority" means a board, commission, or committee appointed by a governing body to administer this Act in a local enterprise zone.

(2) "Department" means the Texas Department of Commerce.

(3) "Depressed area" means an area within the jurisdiction of a county or municipality designated by ordinance or resolution and that meets the criteria set by this Act.

(4) "Economically disadvantaged individual" means an individual who for at least six months before obtaining employment with a qualified business was unemployed or received public assistance benefits, such as welfare payments and food stamp payments, based on need and intended to alleviate poverty or an economically disadvantaged individual, as defined by Section 4(8), Job Training Partnership Act (29 U.S.C. Section 1503 (8)). For purposes of this subdivision, an individual is unemployed if the individual is not employed and has exhausted all unemployment benefits, whether or not the individual is actively seeking employment.

(5) "Enterprise project" means a qualified business designated by the department as an enterprise project under Section 10 of this Act that is eligible for the state tax incentives provided by law for an enterprise project.

(6) "Enterprise zone" means an area of the state designated by the department as an enterprise zone under Section 9 of this Act.

(7) "Governing body" with respect to an enterprise zone means the governing body of a municipality or county that has applied to have an area within its jurisdiction designated as an enterprise zone.

(8) "Neighborhood enterprise association" means a private sector neighborhood organization within an enterprise zone that meets the criteria set by this Act.

(9) "New job" means a new employment position created by a qualified business that has provided employment to a qualified employee of at least 1,040 hours annually.

(10) "Qualified business" means a person, including a corporation or other entity, that the department certifies to have met the following criteria:

(A) the person engaged in or has provided substantial commitment to initiate the active conduct of a trade or business in the zone.

(B) at least 25 percent of the business's employees in the zone are residents of any zone within the governing body's or bodies' jurisdiction or economically disadvantage individuals; and

(C) if a business that is already within the enterprise zone at the time it is designated and that operates continuously after that time, the business has hired residents of any zone within the governing body's or bodies' jurisdiction or economically disadvantaged workers after the designation so that those individuals constitute at least 25 percent of the business's new or additional employees in the zone.

(11) "Qualified employee" means an employee who works for a qualified business and who performs at least 50 percent of his service for the business within the enterprise zone.

(12) "Qualified property" means:

(A) tangible personal property located in the zone that was acquired by a taxpayer after designation of the area as an enterprise zone and was used predominantly by the taxpayer in the active conduct of a trade or business;

(B) real property located in a zone that:

(i) was acquired by the taxpayer after designation of the zone and used predominantly by the taxpayer in the active conduct of a trade or business; or

(ii) was the principal residence of the taxpayer on the date of the sale or exchange; or

(C) interest in a corporation, partnership, or other entity if, for the most recent taxable year of the entity ending before the date of sale or exchange, the entity was a qualified business.

(b) For purposes of this Act, territory in the extraterritorial jurisdiction of a municipality is considered to be in the jurisdiction of the municipality.

(c) A franchise or subsidiary of a new or existing business may be certified by the governing body of an enterprise zone as a qualified business if the franchise or subsidiary is located entirely in the zone and maintains separate books and records of the business activity conducted in the zone.

Sec. 4. CRITERIA FOR DESIGNATION OF ENTERPRISE ZONE.

(a) An area of municipality, county, or combination of these local governments may be designated as an enterprise zone if it:

- (1) has a continuous boundary;
- (2) is at least one square mile in size but does not exceed the larger of the

following:

- (A) 10 square miles (exclusive of lakes and waterways); or
- (B) five percent of the area of the municipality, county, or combination of municipalities or counties nominating the area as an enterprise zone, but not more than 20 square miles (exclusive of lakes and waterways);

(3) has been nominated as an enterprise zone in a resolution adopted by the legislative body of the applicable municipality, county, or combination of municipalities or counties, and

(4) is an area with:

- (A) pervasive, poverty, unemployment, and economic distress; or
- (B) designated a rural area as defined by Section 481.085 of Chapter 481,

Government Code.

(b) An area is an area of pervasive poverty, unemployment, and economic distress if the average rate of unemployment in the area during the most recent 12-month period for which data is available was at least one and one-half times the local, state, or national average for that period or if the area has had at least a nine percent population loss during the most recent six-year period or an annualized population loss of at least 1-1/2 percent for the most recent six-year period and the area meets one or more of the following criteria:

(1) the area was a low-income poverty area according to the most recent federal census;

(2) the area is in a jurisdiction or pocket of poverty eligible for urban development action grants under federal law;

(3) at least 70 percent of the residents of the area have an income below 80 percent of the median income of the residents of the locality or state, whichever is lower; or

(4) the nominating government establishes to the satisfaction of the department that either:

(A) chronic abandonment or demolition of commercial or residential structures exists in the area; or

(B) substantial tax arrearages for commercial or residential structures exist in the area.

(c) An area may be designated as an enterprise zone for a maximum period of seven years. A designation remains in effect until September 1 of the final year of the designation. However, if an area is designated as a federal enterprise zone, the area may be designated for a longer period not to exceed that permitted by federal law.

(d) If an enterprise zone has been lawfully designated, the original nominating governing body or bodies, by resolution adopted following public hearing, may amend the original boundaries subject to the following limitations:

(1) the boundaries as amended must not exceed the original size limitations and boundary requirements set by this Act and may not exclude any part of the zone within the boundaries as originally designated;

(2) the enterprise zone must continue to meet all unemployment and economic distress criteria throughout the zone as required by this Act; and

(3) the governing body or bodies may not make more than one boundary amendment annually during the life of the zone.

(e) The department may remove the designation of any area as an enterprise zone if the area no longer meets the criteria for designation as set out in this Act or by rule adopted under this Act by the department or if the department determines that the governing body has not complied with commitments made in the resolution nominating the area as a reinvestment zone. The removal of a designation does not affect the validity of any tax incentives or regulatory relief granted or accrued before the removal of any bonds issued under this Act.

Sec. 5. NOMINATION BY COUNTIES AND MUNICIPALITIES. (a) The governing body of any municipality, county, or combination of these local governments may nominate by resolution any economically distressed area within its jurisdiction as a potential enterprise zone, if the area meets the criteria established in Section 4 of this Act. The municipality, county, or combination of these local governments may then make written application to the department to have the area certified as an enterprise zone.

(b) A resolution adopted by a governing body under this section is not valid unless the governing body holds a public hearing to consider the resolution before the resolution is adopted.

(c) Except as provided by Subsection (e) of this section, the governing body of a county may not nominate territory in a municipality or in the extraterritorial jurisdiction of a municipality to be included in an enterprise zone unless the governing body of the municipality also nominates the territory pursuant to a joint application made with the county.

(d) Except as provided by Subsection (e) of this section, a combination of municipalities or counties may not jointly nominate an area as an enterprise zone unless the governing bodies has entered into binding agreements providing for the joint administration of the zone.

(e) The governing body of a county with a population of 750,000 or more, according to the most recent federal census, may nominate territory in the county that is in the extraterritorial jurisdiction of a municipality to be included in one or more of the county's allotted enterprise zones. If a county nominates territory for inclusion in an enterprise zone under this subsection and the zone is established under this Act, the county shall administer the zone.

Sec. 6. REQUIREMENTS OF RESOLUTION NOMINATING ZONE. (a) A resolution nominating an area as an enterprise zone must set forth:

(1) a precise description of the area comprising the zone, either in the form of a legal description or by reference to roadways, lakes and waterways, and municipal or county boundaries;

(2) a finding that the zone area meets the qualifications of this Act;

(3) provisions for any tax incentives applicable to business enterprises in the zone at the election of the designating municipality or county not applicable throughout the municipality or county; and

(4) a designation of the area as an enterprise zone, subject to the approval of the department in accordance with this Act.

(b) This section does not prohibit a municipality or county from extending additional tax incentives for business enterprises in an enterprise zone by separate ordinance or resolution.

Sec. 7. APPLICATION FOR DESIGNATION OF ZONE. (a) The governing body of a municipality or county or the governing bodies of a combination of municipalities or counties nominating an area as an enterprise zone make a written application to the department to designate the area as an enterprise zone.

(b) The application must include:

(1) a certified copy of the resolution nominating the proposed zone;

(2) a map of the proposed enterprise zone showing existing streets and highways;

(3) an analysis and any appropriate supporting documents and statistics demonstrating that the proposed zone area qualifies for designation as an enterprise zone;

(4) a statement detailing any tax, grant, and other financial incentives or benefits and any programs to be provided by the municipality or county to business enterprises in the zone, other than those provided in the designating ordinance, that are not to be provided throughout the municipality or county;

(5) a statement setting forth the economic development and planning objectives for the zone;

(6) a statement describing the functions, programs, and services to be performed by designated neighborhood enterprise associations in the zone;

(7) an estimate of the economic impact of the zone, considering all of the tax incentives, financial benefits, and programs contemplated, on the revenues of the municipality or county;

(8) a transcript or tape recording of all public hearings on the zone;

(9) in the case of a joint application, a description and copy of the agreement between joint applicants;

(10) procedures for negotiating with communities impacted by the zone and with qualified businesses in the zone;

(11) a description of the administrative authority, if any, created for the zone; and

(12) the additional information that the department requires.

(c) Information required by Subsection (b) of this section to be provided in an application under this section is for evaluation purposes only. The department may reject an application only if the department determines that the nominated area does not satisfy the criteria established by Section 4 of this Act.

Sec. 8. POWERS AND DUTIES OF THE DEPARTMENT. (a) The department shall administer this Act and shall:

(1) establish criteria and procedures for designating qualified areas as enterprise zones and for designating enterprise projects;

(2) monitor the implementation of this Act and submit an annual report evaluating

the effectiveness of the program and describing the use and revenue impact of state and local incentives under this Act and making suggestions for legislation to the governor and the legislature by December 1 of each year;

(3) conduct a continuing evaluation of the programs of enterprise zones and develop data based on any available information demonstrating the relationship between the incentives provided by this Act and the economy;

(4) adopt all rules necessary to carry out the purpose of this Act;

(5) assist units of local government in obtaining status as a federal enterprise zone;

(6) assist qualified employers in obtaining the benefits of any incentive or inducement program provided by law; and

(7) assist the governing body of an enterprise zone in obtaining assistance from any other agency of state government, including assistance in providing training and technical assistance to qualified businesses in a zone.

(b) The department shall provide information and appropriate assistance to persons desiring to locate and engage in business in an enterprise zone regarding state licenses, permits, certificates, approvals, registrations, and charters, along with other forms of permission required by law to engage in business in the state.

(c) The department shall, in cooperation with appropriate units of local government and state agencies, coordinate and streamline existing state business assistance programs and permit and license application procedures for businesses in enterprise zones.

(d) The department shall publicize existing tax incentives and economic development programs within enterprise zones and on request offer technical assistance in abatement and alternative revenue source development to local units of government that have enterprise zones within their jurisdictions.

(e) The department shall work together with the responsible state and federal agencies to promote the coordination of other relevant programs, including but not limited to housing, community and economic development, small business, banking, financial assistance, and employment training programs that are carried on in an enterprise zone.

(f) The department shall assist the governing body of an enterprise zone in the development of small business incubators.

(g) The department shall review local incentives every two years.

(h) The department shall prohibit the certification of any future qualifies businesses in an enterprise zone if it determines the governing body is not in compliance with any provision of this Act until it determines that the governing body is in compliance.

Sec. 9 . DESIGNATION OF ZONES BY DEPARTMENT. (a) On receipt of an application from a municipality, county, or combination of these local governments, the department shall review the application to determine if the area described in the application qualifies to be designated as an enterprise zone under the criteria of Section 4 of this Act. The department shall provide an applicant at least two weeks after the date of receipt of the application to correct any omissions or clerical errors that may be present in the application and to return the application to the department. Following the close of the application period and the resubmission period, if any, the department shall meet to review the applications that have qualified for consideration as an enterprise zone.

(b) Not later than the 60th day after the last day of each fiscal year, the

comptroller shall furnish to the department a report stating the statewide total of the tax refunds made under Section 17 of this Act during the fiscal year.

(c) If the department determines that the nominated area satisfies the criteria established by Section 4 of this Act, the department shall begin negotiations for agreements with the governing body or bodies filing the application. A negotiated agreement must designate the enterprise zone. A negotiated agreement must designate the administrative authority, if any, and its function and duties. The department shall complete the negotiations and sign the agreements not later than the 60th day after the day of receipt of the application. The department may extend this deadline for an additional 30 days. If an agreement is not completed within the stated period, the department shall provide the applicant with the specific areas of concern and a final proposal for the agreement. If the agreement is not executed before the 90th day after the day of the receipt of the application by the department, the application is considered to be denied. The department shall inform the governing body or bodies of the specific reasons for denial.

(d) The department may not designate an area as an enterprise zone if in the jurisdiction of the municipality or county nominating the area as an enterprise zone there are three enterprise zones in existence that were nominated as enterprise zones by the governing body of that municipality or county.

Sec. 10. DESIGNATION OF ENTERPRISE PROJECT. (a) A qualified business in an enterprise zone having an unemployment rate of not less than one and one-half times the state average, a population loss of at least 12 percent during the most recent six-year period, or an annualized population loss of at least two percent for the most recent six-year period may apply to the governing body or combination of governing bodies that nominated the enterprise zone and to the administrative authority, if any, for designation as an enterprise project. If the governing body or bodies and administrative authority agree, the governing body or bodies may apply to the department to designate the business as an enterprise project.

(b) The application to the department must include:

(1) a complete description of the conditions in the zone that constitute pervasive poverty, unemployment, and economic distress for purposes of Subsection (b) of Section 4 of this Act;

(2) a description of each municipality's or county's procedures and efforts to facilitate and encourage participation by negotiation between all affected entities in the zone in which the qualified business is located;

(3) an economic analysis of the plans of the qualified business for expansion, revitalization, or other activity in the zone, including the anticipated number of new jobs it will create, the amount of investment to be made in the zone, and other information that the department requires; and

(4) a description of the local effort made by the municipality or county, the administrative authority, the qualified business, and other affected entities to achieve development and revitalization of the zone.

(c) The department may not designate a nominated qualified business as an enterprise project unless it determines that:

(1) the qualified business is located in an enterprise zone having an unemployment rate of not less than one and one-half times the state unemployment rate, or a population loss of at least 12 percent during the most recent six-year period, or an annualized population loss of at least two percent for the most recent six-year period;

(2) the applicant governing body or bodies have demonstrated that a high level of cooperation between public, private, and neighborhood entities exists in the zone; and

(3) the designation of the qualifies business as an enterprise project will contribute significantly to the achievement of the plans of the applicant governing body or bodies for development and revitalization of the zone.

(d) The department shall designate qualified businesses as enterprise projects on a competitive basis. In designating enterprise projects, the department shall base its decision on a weighted scale with 60 percent dependent on the economic distress of the enterprise zone in which a proposed enterprise project is located and 40 percent dependent on the local effort to achieve development and revitalization of the enterprise zone.

(e) Unless the designation is removed under Subsection (g) of this section before that date, the designation of an enterprise project is effective for five years after the date the designation is made.

(f) The department may designate the following number of enterprise projects in this state:

- (1) 10 enterprise projects in the state fiscal year ending August 31, 1988
- (2) 15 enterprise projects in the state fiscal year ending August 31, 1989;
- (3) 25 enterprise projects in the state fiscal year ending August 31, 1990; and
- (4) 25 enterprise projects in the state fiscal year ending August 31, 1991.

(g) The department may remove the designation of a qualified business as an enterprise project if it determines that the qualified business is not in compliance with any requirement for designation as an enterprise project.

(h) For purposes of this section, local effort to achieve development and revitalization of an enterprise zone means the willingness of public entities in the zone to provide services, incentives, and regulatory relief authorized by this Act or other law and to negotiate with the qualified business for whom the application is made for designation as an enterprise project and with neighborhood enterprise associations and other local groups or businesses to achieve the public purposes of this Act and the effort of the qualified business and other affected entities to cooperate in achieving those public purposes.

(i) Factors to be considered in evaluating the local effort on the part of a public entity include:

- (1) tax abatement, deferral, refunds, or other tax incentives;
- (2) regulatory relief, including:
 - (A) zoning changes or variances;
 - (B) exemptions from unnecessary building code requirements; and
 - (C) streamlined permitting;
- (3) enhanced municipal services, including:
 - (A) improved police and fire protection;
 - (B) institution of community crime prevention programs; and
 - (C) special public transit routes or reduced fares;

- (4) improvements in community facilities, including:
 - (A) capital improvements in water and sewer facilities;
 - (B) road repair; and
 - (C) creation or improvement of parks;
 - (5) improvements to housing, including:
 - (A) low interest loans for housing rehabilitation or improvement; and
 - (B) transfer to abandoned housing to individuals or community groups;
 - (6) business and industrial development services, including:
 - (A) low interest loans for business;
 - (B) use of surplus school buildings or other under utilized publicly owned facilities as small business incubators;
 - (C) provision of publicly owned land for development purposes;
 - (D) creation of special one-stop permitting and problem resolution centers or ombudsmen; and
 - (E) promotion and marketing services; and
 - (7) job training and employment services, including:
 - (A) retraining programs;
 - (B) literacy and employment skills programs;
 - (C) vocational education; and
 - (D) customized job training.
- (j) Factors to be considered in evaluating the local effort on the part of private entities include:

- (1) the willingness to negotiate or cooperate in the achievement of the purposes of this Act;
- (2) commitments to hire under skilled, inexperienced, disadvantaged, or displaced workers resident in the zone;
- (3) commitments to hire minority workers and to contract with minority-owned businesses; and
- (4) the willingness to make contributions to the well-being of the community, such as job training, the donation of land for parks or other public purposes, or the provision of child care for employees.

(K) The number of enterprise projects that have not been designated before the end of each state fiscal year may be designated in subsequent fiscal years, except that an enterprise project may not be designated after August 31, 1991.

Sec. 11. REINVESTMENT ZONE. An enterprise zone may be designated a reinvestment zone for tax increment financing purposes as provided by the Tax Increment Financing Act (Chapter 311, Tax Code). For the purposes of tax abatement under the Property Redevelopment and Tax Abatement Act (Chapter 312, Tax Code), an enterprise zone is considered to be a reinvestment zone without further designation.

Sec. 12. REFUND OF SALES AND USE TAX. (a) To encourage the development of areas designated as enterprise zones, a municipality may refund local sales and use taxes as provided by Section 321.508 Tax Code.

(b) To promote the public health, safety, or welfare, the governing body of a municipality or county may establish a program by which it refunds local sales and use taxes that it imposes on a qualified business or qualified employee.

(c) The governing body of a municipality or county that nominated an enterprise zone designated by the department may provide for the partial or total refund of local sales and use taxes by persons making a taxable purchase, lease, or rental for purposes of development or revitalization in the zone.

(d) A qualified business, qualified employee, or person entitled to a refund of local sales and use taxes under this section shall pay the entire amount of state and local sales and use taxes at the time they would otherwise be due without reduction because of any agreement with a municipality or county for a refund of local sales and use taxes.

(e) Any agreement to refund local sales and use taxes under this section must be in writing, contain an expiration date, and require the beneficiary to provide documentation necessary to support a refund claim to the municipality or county granting the refund. The municipality or county granting a refund shall make the refund directly to the beneficiary in the manner set out in the agreement.

Sec. 13. REDUCTION OR ELIMINATION OF FEES AND TAXES. To promote the public health, safety, or welfare, the governing body of a municipality or county may establish a program by which it reduces or eliminates any fees or taxes, other than sales and use or property taxes, that it imposes on a qualified business or qualified employee. The governing body of a municipality or county may not reduce or eliminate local sales and use taxes except to the extent it grants a refund under Section 12 of this Act.

Sec. 14. OTHER LOCAL INCENTIVES. The governing body of a municipality or county that nominated an enterprise zone designated by the department may:

(1) defer compliance in the zone with subdivision and development ordinances and regulations, other than those governing streets and roads or sewer or water services;

(2) give priority to the zone for the receipt of urban development action grant money, community development block grant money, industrial revenue bonds, or funds received under the Texas Job-Training Partnership Act (Article 4413(52), Vernon's Texas Civil Statutes);

(3) adopt and implement a plan for police protection in the zone;

(4) amend zoning ordinances to promote economic development in the zone;

(5) establish preferences for businesses in the zone in permit processes;

(6) establish simplified, accelerated, or other special permit procedures for businesses in the zone;

(7) waive development fees for projects in the zone;

(8) create a local enterprise zone fund for funding bonds or other programs or activities to develop or revitalize the zone;

(9) reduce utility rates for qualified businesses in the zone charged by:

(A) utilities owned by the municipality or county; or

(B) subject to agreement of the affected utility and the approval of the appropriate regulatory authority under Sections 16 and 17, Public Utility Regulatory Act (Article 1446c,

Vernon's Texas Civil Statutes), by a cooperative or a utility owned by private investors except that rates of the utility for qualified businesses in the zone may not be reduced more than five percent and the appropriate regulatory authority in setting the rates of the utility shall allow the utility to recover the amount of the reduction;

(10) give priority to persons or projects in the zone in issuing housing finance bonds; or

(11) give priority in providing services to local economic development, educational, job training, or transportation programs that benefit the zone.

Sec. 15. STATE AND LOCAL REGULATORY INCENTIVES. (a) State agencies may exempt from their regulations qualified businesses, qualified property, qualified employees, and neighborhood enterprise associations in enterprise zones, if the exemptions are consistent with the purposes of this Act and with the protection and promotion of the general health and welfare. This power does not apply to:

(1) a regulation relating to:

(A) civil rights;

(B) equal employment;

(C) equal opportunity;

(D) fair housing rights; or

(E) preservation or protection of historical sites or historical artifacts;

(2) a regulation the relaxation of which is like to harm the public safety or public health, including environmental health; or

(3) a regulation specifically imposed by law.

(b) Regardless of a statute of limitations to the contrary, a contractor or architect who constructs or rehabilitates a building in an enterprise zone is liable for any structural defects in the building for a period of 10 years after the day beneficial occupancy of the building begins following the construction or rehabilitation.

(c) Within an enterprise zone designated by the department, a local government may suspend local ordinances, rules, regulations, or standards relating to zoning, licensing, or building codes unless the ordinance, rule, regulation, or standard relates to one of the proscribed topics in Subsection (a) of this section.

(d) The suspension of or exemption from a rule, regulation, standard, or local ordinance under this section must be adopted in the same manner that the rule, regulation, standard, or ordinance was adopted.

(e) Each state agency rule adopted after September 1, 1987, when applicable, may provide encouragements and incentives to increase rehabilitation, renovation, restoration, improvement, or new construction of housing and to increase the economic viability and profitability of business and commerce in enterprise zones. In addition, each state agency annually shall review the rules it administers that may negatively impact the rehabilitation, renovation, restoration, improvement, or new construction of housing or the economic viability and profitability of business and commerce in enterprise zones, or that may otherwise affect the implementation of this Act. An agency may take the necessary steps to waive, modify, create exemptions to, or otherwise minimize the adverse effects of those rules on the rehabilitation, renovation, restoration, improvement, or new construction of housing or the economic viability and profitability of business and commerce located in

enterprise zones and contribute to the implementation of this Act.

Sec. 16. WAIVER OF PERFORMANCE BOND BY PUBLIC WORKS CONTRACTOR. A prime contractor is not required to execute a performance bond under Article 5160, Revised Statutes, if:

- (1) the construction, alteration, repair, or other public work to be performed under the contract is entirely in an enterprise zone; and
- (2) the amount of the contract does not exceed \$200,000.

Sec. 17. TAX REFUNDS. An enterprise project is entitled to refunds of certain state taxes as provided by Section 151.429, Tax Code, and the deduction provided by Section 171.1015, Tax Code. A qualified business is entitled to refunds of certain state taxes under Sections 151.431 and 171.501, Tax Code.

Sec. 18. STATE PREFERENCES. (a) A governing body of an enterprise zone or a qualified business or qualified employee located in an enterprise zone shall be given preference over other eligible applicant for grants or loans that are administered by a state agency, if:

- (1) at least 50 percent of the grant or loan will be expended for the direct benefit of the enterprise zone; and
- (2) the purpose of the loan or grant is to:
 - (A) promote economic development in the community; or
 - (B) construct, improve, extend, repair, or maintain public facilities within the community.

(b) The state treasurer is authorized and encouraged to deposit state money in financial institutions doing business in enterprise zones.

(c) State agencies are authorized and encouraged to contract with businesses located in enterprise zones.

(d) The department may give preferences to enterprise zones in the granting of any economic development money or other benefit.

Sec. 19. DEVELOPMENT BONDS. Bonds may be issued to finance projects in enterprise zones as provided by the Act for Development of Employment, Industrial and Health Resources of 1971 (Article 5190.1, Vernon's Texas Civil Statutes) and by the Development Corporation Act of 1979 (Article 5190.6, Vernon's Texas Civil Statutes).

Sec. 20. SALE OF PUBLICLY OWNED PROPERTY IN ENTERPRISE ZONE.

(a) Once an area becomes an enterprise zone, the state and a municipality or county that owns any surplus building or vacant land within the enterprise zone may dispose of the surplus building or vacant land in one of the following ways:

- (1) sell the surplus building or vacant land at a public auction;
- (2) sell the vacant land to the neighborhood enterprise association corporations, as established under this Act; or
- (3) establish an urban homestead program that provides:
 - (A) that the state or the municipality or county will sell an individual a residence or portion of a residence it owns for a sum not to exceed \$100;
 - (B) that the individual agrees to live in the residence for a period of at least seven years;

(C) that the individual agrees to renovate or remodel the property to meet the level of maintenance stated in the agreement between the individual and the state or municipality or county; or

(D) that the state or the municipality or county shall assign the property to the individual at the end of the seven-year residency requirement and after satisfactory improvements to the property have been made.

(b) A municipality or county may sell a surplus building or vacant land in the zone at less than fair market value.

Sec. 21. NEIGHBORHOOD ENTERPRISE ASSOCIATIONS. (a) Individuals residing in an enterprise zone may establish, under this section, a neighborhood enterprise association. There may be only one neighborhood enterprise association for any geographic neighborhood area.

(b) The association must have a membership composed of residents of the enterprise zone. The association must be a nonprofit corporation organized under the Texas Non-Profit Corporation Act (Article 1396-1.01 et. seq., Vernon's Texas Civil Statutes), and must be eligible for federal tax exemption status under Section 501(c) of the Internal Revenue Code of 1986.

(c) The articles of incorporation must describe the geographic neighborhood area to which the incorporating association applies and authorize the association to engage in business only within the particular enterprise zone in which the neighborhood area of the association is located.

(d) The incorporators shall publish in a newspaper of general circulation in the municipality or county an explanation of the proposed new association and their rights in it. A copy of the association's articles of incorporation and bylaws shall be made available for public inspection at the office of the city manager or comparable municipal officer or at the county judge's office, as applicable.

(e) Each voting age individual who has been a resident of the association's neighborhood area for at least one year is entitled to be a member of the association with voting rights. Other voting age residents of the area are entitled to be members of the association but are not entitled to vote.

(f) Following the organization of the association, its board of directors must apply to the governing body for certification as a neighborhood enterprise association.

(g) The governing body may not grant its approval unless the association has hired or appointed a suitable chief executive officer.

(h) (paragraph omitted)

(i) A neighborhood enterprise association may provide the following public services with the approval of and in coordination with the existing responsible governmental entities:

- (1) establishment of crime watch patrols within the neighborhood area;
- (2) establishment of volunteer day-care centers;
- (3) organization of recreational activities for neighborhood area youth;
- (4) garbage collection;
- (5) street maintenance and improvements;
- (6) bridge maintenance and improvements;

- (7) maintenance and improvements of water and sewer lines;
- (8) energy conservation projects;
- (9) health and clinic services;
- (10) drug abuse programs;
- (11) senior citizen assistance programs;
- (12) park maintenance;
- (13) rehabilitation, renovation, and operation and maintenance of low and moderate income housing; and

(14) other types of public services as provided by law or regulation.

(j) These services may be provided by the association or, after agreement with the relevant local government, by private firms and organizations when feasible and prudent. An existing responsible unit of government may contract with a neighborhood enterprise association to provide services in an amount corresponding to the amount of money saved by the unit of government through this method of providing a service.

(k) The association may carry out other projects or types of projects as approved by the governing body. In other cases, an application must be submitted by the association to the governing body that describes the nature and benefit of the project, specifically:

(1) how it will contribute to the self-help efforts of the residents of the area involved;

(2) how it will involve the residents of the area in project planning and implementation;

(3) whether there are sufficient resources to complete the project and whether the association will be fiscally responsible for the project; and

(4) how it will enhance the enterprise zone in one of the following ways:

(A) by creating permanent jobs;

(B) by physically improving the housing stock;

(C) by stimulating neighborhood business activity; or

(D) by preventing crime.

(l) If the governing body does not specifically disapprove of the project before the 45th day after the day of the receipt of the application, it shall be considered approved. If the governing body disapproves of the application, it shall specify its reasons for this decision and allow 60 days for the applicant to make amendments.

(m) The neighborhood enterprise association shall furnish an annual statement to the governing body on the programmatic and financial status of any approved project and an audited financial statement of the project.

(n) The association may purchase or lease publicly owned or privately owned real property.

(o) The association has other powers as established by law or regulation, as well as all powers available to similar corporations under state law.

(p) All real property within the neighborhood area of the association that is owned by state or local government and which is not in current use by the government may be leased to the association. The term of the lease may not be less than 20 years and the full amount of rental fees under the lease shall not exceed \$1 a year. The lease must be renewed upon expiration if the association has continuously complied with the

requirements of this section during the terms of the lease.

(q) The association is exempt from any state or local taxes during the life of the enterprise zone in which it is located. The exemption also applies to any tax arrearages or other back assessments on any property leased to the association under Subsection (p) of this section.

Sec. 22. ZONE ADMINISTRATION. (a) The administration of an enterprise zone is under the jurisdiction of the appropriate unit of local government, either a municipality or county, or any combination of these local governments, consistent with its function as specified in the state constitution. The governing body may delegate its administrative duties to an administrative authority. The administrative authority, if any, must be composed of 3, 5, 7, 9, 11, or 15 members, must be a viable and responsive body generally representative of all public or private entities having a stake in the development of the zone, and must include enterprise zone residents and representatives of the governing body and, local businesses.

(b) The functions and duties of an administrative authority must be specified in the agreement negotiated by the governing body and the department, or in amendments to the negotiated agreement. Those functions and duties should include decision-making authority and the authority to negotiate with affected entities.

(c) Neighborhood enterprise associations should be active participants in the administration of enterprise zones and should be encouraged to participate in the planning and execution of activities in enterprise zones.

(d) The governing body shall designate a liaison to communicate and negotiate with the department, the administrative authority, an enterprise project, and other entities in or affected by an enterprise zone.

Sec. 23. ANNUAL REPORTS ON ENTERPRISE ZONES. Each municipality, county, or combination of municipalities or counties that authorized the creation of an enterprise zone shall submit an annual report to the department, in such form as the department may require, on or before October 1 of each year. The local administrative authority, if any, for the zone must approve the report. The report must include:

(1) a list of local incentives for community redevelopment available in the zone during the prior year;

(2) the use and revenue impact of local incentives that the governing body committed to provide in the zone in the resolution designating the zone;

(3) the number of business establishments located in the zone during the prior year and the number of business establishments located in the zone in the year prior to approval of the area as an enterprise zone;

(4) a copy of the report required pursuant to Section 103, Internal Revenue Code of 1986, for all industrial revenue bonds issued to finance projects located in the zone during the prior year; and

(5) a report on the attainment of revitalization goals for the zone.

Sec. 24. COORDINATION OF ENTERPRISE ZONE PROGRAMS WITH OTHER PROGRAMS OF THE FEDERAL AND STATE GOVERNMENT.

(a) The department shall work together with the responsible federal and state agencies to promote the coordination of other relevant programs, including housing, community and economic development, small business, banking, financial assistance, transportation, and

employment training programs that are carried out within an enterprise zone. It shall further work to expedite, to the greatest extent possible, the consideration of applications for the programs through the consolidation of forms or otherwise and shall work, whenever possible, for the consolidation of periodic reports required under the programs into one summary report.

(b) The department shall encourage other state agencies to give priority to businesses in enterprise zones for the receipt of grants, loans, or services.

OTHER STATUTES RELATING TO THE ENTERPRISE ZONE PROGRAM

1) Subchapter I, Chapter 151, Tax Code, is amended by adding Section 151.429 to read as follows:

Sec. 151.429. TAX REFUNDS FOR ENTERPRISE PROJECTS.

(a) An enterprise project is eligible for a refund in the amount provided by this section of the taxes imposed by this chapter on purchases of:

(1) equipment or machinery sold to an enterprise project for use in an enterprise zone; or

(2) building materials sold to an enterprise project for use in remodeling, rehabilitating, or constructing a structure in an enterprise zone.

(b) Subject to the limitations provided by Subsection (c) of this section, an enterprise project qualifies for a refund of taxes under this section of \$2,000 for each new job that the enterprise project provides for a qualified employee during the period of its designation as an enterprise project.

(c) The total amount of tax refund that an enterprise project may apply for in a state fiscal year may not exceed \$250,000. If an enterprise project qualifies in a state fiscal year for a refund of taxes in an amount in excess of the limitation provided by this subsection, it may apply for a refund of those taxes in a subsequent year, subject to the \$250,000 limitation for each year. However, an enterprise project may not apply for a refund under this section after the end of the state fiscal year immediately following the state fiscal year in which the enterprise project's designation as an enterprise project expires or is removed. The total amount that may be refunded to an enterprise project under this section may not exceed the amount determined by multiplying \$250,000 by the number of state fiscal years during which the enterprise project created one or more jobs for qualified employees.

(d) To receive a refund under this section, an enterprise project must apply to the comptroller for the refund. The department of commerce shall provide the comptroller with the assistance that the comptroller requires in administering this section.

(e) In this section, "enterprise project", "enterprise zone", and "qualified employee" have the meanings assigned to those terms by Section 3, Texas Enterprise Zone Act (Article 5190.7, Vernon's Texas Civil Statutes).

(f) For the purposes of Subsection (a) of this section, items purchased by an enterprise project after the 91st day preceding the date it is designated as a project may be considered eligible for the refund.

Sec. 151.431. SALES AND USE TAX REFUND FOR JOB RETENTION.

(a) A qualified business operating in the enterprise zone's jurisdiction for at least three consecutive years may apply for and be granted a onetime refund of sales and use tax paid by the qualified business after certification of the qualified business as provided by Subsection (b) of this section to a vendor or directly to the state for the purchase of equipment or machinery sold to the business for the use in an enterprise zone if the governing body or bodies certify to the Texas Department of Commerce that the business is retaining 10 or more jobs held by qualified employees during the year. For the purposes of this subsection "job" means an existing employment position of a qualified business that has

provided employment to a qualified employee of at least 1,820 hours annually.

(b) Only qualified businesses that have been certified as eligible for a refund under this section by the governing body or bodies to the department and by the department to the comptroller, including certification of the number of jobs retained, are entitled to the refund. During each calendar year, no more than three eligible qualified businesses may be certified to the department by a municipality or county, subject to Subsection (c).

(c) If a municipality or county sponsors more than one enterprise zone, that municipality or county may certify to the department only a total of three eligible qualified businesses from all enterprise zones of which it is the governing body or one of the governing bodies and must allocate the three certifications for which it is eligible as evenly as possible among those zones. If an enterprise zone has more than one governing body, it is entitled to only the number of certifications that is equal to the total that all of its governing bodies may allocate to it, but in no case is it entitled to more than three certifications. A certification that must be allocated to a particular zone but would exceed the three allowable to that zone may not be made. The department by rule may require:

(1) multiple governing bodies jointly to certify all or some of the certifications for which a zone is eligible; and

(2) governing bodies to follow uniform procedures or selection criteria in selecting the qualified businesses certified to it under this section.

(d) The total amount of the onetime refund that a qualified business may apply for may not exceed \$500 for each qualified employee retained, up to a limit of \$5,000 for each qualified business.

(e) In this section, "enterprise zone", "governing body", "qualified business", and "qualified employee" have the meanings assigned to those terms by Section 3, Texas Enterprise Zone Act (Article 5190.7, Vernon's Texas Civil Statutes).

2) Subchapter I, Chapter 171, Tax Code, is amended by adding Sections 171.1015 to read as follows:

Section 171.1015. REDUCTION OF TAXABLE CAPITAL FOR INVESTMENT IN AN ENTERPRISE ZONE.

(a) A corporation that has been designated as an enterprise project as provided by the Texas Enterprise Zone Act (Article 5190.7, Vernon's Texas Civil Statutes) may deduct from its taxable capital allocated to this state 50 percent of its capital investment in the enterprise zone in which the enterprise project is located. The deduction may be taken on each franchise tax report that is based on a corporation's fiscal year during all or part of which the corporation is an enterprise project.

(b) The deduction authorized by this section is limited to the depreciated value of capital equipment or other investment that qualifies for depreciation for federal income tax purposes and that is placed in service in the zone after designation as an enterprise project. The depreciated value must be computed by a method which is otherwise acceptable for that corporation's franchise tax report and must be computed for each report on which it is taken by the same method of depreciation.

(c) To qualify for the deduction authorized by this section, an investment must be used in the normal course of business in the enterprise zone and must not be removed from the enterprise zone, except for repair or maintenance. Qualifying use and presence in the

zone must occur during the accounting year on which the report is based.

(d) The deduction authorized by this section may not be used to reduce taxable capital below a zero value and no carryover of unused deductions to a later privilege period is allowed.

(e) In this section, "enterprise project" and "enterprise zone" have the meanings assigned to those terms by Section 3, Texas Enterprise Zone Act (Article 5190.7, Vernon's Texas Civil Statutes).

Section 171.501 REFUND FOR JOB CREATION IN ENTERPRISE ZONE.

(a) A corporation that has been certified a qualified business as provided by the Texas Enterprise Zone Act (Article 5190.7, Vernon's Texas Civil Statutes) may apply for and be granted a refund of franchise tax paid with an initial or annual report if the governing body or bodies certify to the Texas Department of Commerce that the business has created 10 or more new jobs in its enterprise zone held by qualified employees during the calendar year that contains the end of the accounting period on which the report is based. The Texas Department of Commerce shall certify eligibility for any refund to the comptroller.

(b) Only qualified businesses that have been certified as eligible for a refund under this section by the governing body or bodies to the department and by the department to the comptroller are entitled to the refund. During each calendar year, no more than three eligible qualified businesses may be certified to the department by a municipality or county, subject to Subsection (c).

(c) If a municipality or county sponsors more than one enterprise zone, that municipality or county may certify to the department only a total of three eligible qualified businesses from all enterprise zones of which it is the governing body or one of the governing bodies and must allocate the three certifications for which it is eligible as evenly as possible among those zones. If an enterprise zone has more than one governing body, it is entitled to only the number of certifications that is equal to the total that all of its governing bodies may allocated to it, but in no case is it entitled to more than three certifications. A certification that must be allocated to a particular zone but would exceed the three allowable to that zone may not be made. The department by rule may require:

- (1) multiple governing bodies jointly to certify all or some of the certifications for which a zone is eligible; and
- (2) governing bodies to follow uniform procedures or selection criteria in selecting the qualified businesses certified to it under this section.

(d) The amount of a refund under this section is the lesser of \$5,000 or 25 percent of the amount of taxes paid for any one privilege period. For purposes of this subsection, the initial and second periods are considered to be the same privilege period.

(e) In this section, "enterprise zone", "governing body", "new job", "qualified business", and "qualified employee" have the meanings assigned to those terms by Section 3, Texas Enterprise Zone Act (Article 5190.7, Vernon's Texas Civil Statutes). Subsection (a), Section 311.005, Tax Code, as amended by S.B. No. 221, Acts of the 71st Legislature, Regular Session, 1989, is amended to read as follows:

- (a) To be designated as a reinvestment zone, an area must:
 - (1) substantially arrest or impair the sound growth of the municipality creating the zone, retard the provision of housing accommodations, or constitute an economic or social

liability and be a menace to the public health, safety, morals, or welfare in its present condition and use because of the presence of:

- (A) a substantial number of substandard, slum, deteriorated, or deteriorating structures;
 - (B) the predominance of defective or inadequate sidewalk or street layout;
 - (C) faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
 - (D) unsanitary or unsafe conditions;
 - (E) the deterioration of site or other improvements;
 - (F) tax or special assessment delinquency exceeding the fair value of the land;
 - (G) defective or unusual conditions of title; or
 - (H) conditions that endanger life or property by fire or other cause;
- (2) be predominantly open and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impair or arrest the sound growth of the municipality; or
- (3) be in a federally assisted new community located in the municipality or in an area immediately adjacent to a federally assisted new community.

Section 311.0031 ENTERPRISE ZONE.

(a) Designation of an area as an enterprise zone under the Texas Enterprise Zone Act (Article 5190.7, Vernon's Texas Civil Statutes) constitutes designation of the area as a reinvestment zone under this chapter without further hearing or other procedural requirements other than those provided by the Texas Enterprise Zone Act (Article 5190.7, Vernon's Texas Civil Statutes). Subsection (b), Section 3, Texas Tax Increment Financing Act of 1981 (Article 1066e, Vernon's Texas Civil Statutes), as amended by Section 1, Chapter 554, Acts of the 68th Legislature, Regular Session, 1983, and by Section 5, Chapter 841, Acts of the 68th Legislature, Regular Session, 1983, is amended to read as follows:

- (b) To be designated as a reinvestment zone, an area must:
- (1) substantially impair or arrest the sound growth of a city or town, retard the provision of housing accommodations, or constitute an economic or social liability and be a menace to the public health, safety, morals, or welfare in its present condition and use by reason of the presence of a substantial number of substandard, slum, deteriorated, or deteriorating structures; predominance of defective or inadequate sidewalk or street layout; faulty lot layout in relation to size, adequacy, accessibility, or usefulness; unsanitary or unsafe conditions; deterioration of site or other improvements; tax or special assessment delinquency exceeding the fair value of the land; defective or unusual conditions of title; the existence of conditions that endanger life or property by fire or other cause; or any combination of these factors or conditions;
 - (2) be predominantly open and, because of obsolete platting or deterioration of structures or site improvements, substantially impair or arrest the sound growth of the city or town;
 - (3) be in a federally assisted new community located within a city or town or in an area immediately adjacent to the federally assisted new community; or
 - (4) be designated an enterprise zone under the Texas Enterprise Zone Act (Article 5190.7, Vernon's Texas Civil Statutes). Subsection (a), Section 3, Property Redevelopment

and Tax Abatement Act (Article 1066f, Vernon's Texas Civil Statutes), is amended to read as follows:

(a) To be designated as a reinvestment zone, an area must:

(1) substantially impair or arrest the sound growth of a city or town, retard the provision of housing accommodations, or constitute an economic or social liability and be a menace to the public health, safety, morals, or welfare in its present condition and use by reason of the presence of a substantial number of substandard, slum, deteriorated, or deteriorating structures; predominance of defective or inadequate sidewalk or street layout; faulty lot layout in relation to size, accessibility, or usefulness; unsanitary or unsafe conditions; deterioration of site or other improvements; tax or special assessment delinquency exceeding the fair value of the land; defective or unusual conditions of title; the existence of conditions that endanger life or property by fire or other cause; or any combination of these factors or conditions;

(2) be predominantly open and, because of obsolete platting or deterioration of structures or site improvements, or other factors, substantially impair or arrest the sound growth of the city or town;

(3) be in a federally assisted new community located within a home-rule city or in an area immediately adjacent to the federally assisted new community;

(4) be located wholly within an area which meets the requirements for federal assistance under Section 119 of the Housing and Community Development Act of 1974;

(5) encompass signs, billboards, and other outdoor advertising structure designated by the governing body of the incorporated city or town for relocation, reconstruction, or removal for the purpose of enhancing the physical environment of the city or town; which the legislature hereby declare to a public purpose; or

(6) be designated an enterprise zone under the Texas Enterprise Zone Act (Article 5190.7, Vernon's Texas Civil Statutes).

Section 312.2011 ENTERPRISE ZONE.

(a) Designation of an area as an enterprise zone under the Texas Enterprise Zone Act (Article 5190.7, Vernon's Texas Civil Statutes) constitutes designation of the area as a reinvestment zone under this subchapter without further hearing or other procedural requirements other than those provided by the Texas Enterprise Zone Act (Article 5190.7, Vernon's Texas Civil Statutes). Subsection (a), Section 312.202, Tax Code, as amended by S.B. No. 221, Acts of the 71st Legislature, Regular Session, 1989, as amended to read as follows:

(b) To be designated as a reinvestment zone under this subchapter, an area must:

(1) substantially arrest or impair the sound growth of the municipality creating the zone, retard the provision of housing accommodations, or constitute an economic or social liability and be a menace to the public health, safety, morals, or welfare in its present condition and use because of the presence of:

(A) a substantial number of substandard, slum, deteriorated, or deteriorating structures;

(B) the predominance of defective or inadequate sidewalks or streets;

(C) faulty size, adequacy, accessibility, or usefulness of lots;

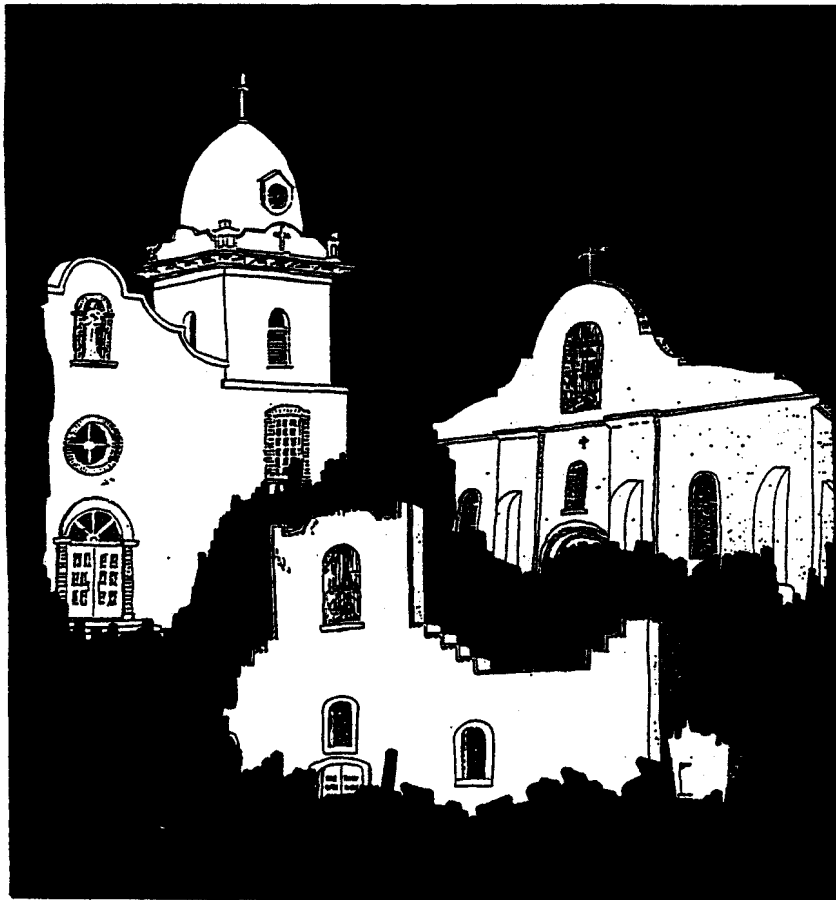
(D) unsanitary or unsafe conditions;

- (E) the deterioration of site or other improvements;
- (F) tax or special assessment delinquency exceeding the fair value of the land;
- (G) defective or unusual conditions of title; or
- (H) conditions that endanger life or property by fire or other cause; or
- (I) any combination of these factors;
- (2) be predominantly open and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impair or arrest the sound growth of the municipality;
- (3) be in a federally assisted new community located in a home-rule municipality or in an area immediately adjacent to a federally assisted new community located in a home-rule municipality;
- (4) be located entirely in an area that meets the requirements for federal assistance under Section 119 of the Housing and Community Development Act of 1974 (42 U.S.C. Section 5318);
- (5) encompass signs, billboards, or other outdoor advertising structures designated by the governing body of the municipality for relocation, reconstruction or removal for the purpose of enhancing the physical environment of the municipality, which the legislature declares to be a public purpose; or
- (6) be reasonably likely as a result of the designation to contribute to the retention or expansion of primary employment or to attract major investment in the zone that would be a benefit to the property and that would contribute to the economic development of the municipality.

Sec. 312.4011. ENTERPRISE ZONE.

(a) Designation of an area as an enterprise zone under the Texas Enterprise Zone Act (Article 5190.7, Vernon's Texas Civil Statutes) constitutes designation of the area as a reinvestment zone under this subchapter without further hearing or other procedural requirements other than those provided by the Texas Enterprise Zone Act (Article 5190.7, Vernon's Texas Civil Statutes).

LEGISLATION



A COMPREHENSIVE PLAN FOR THE MISSION TRAIL HISTORIC CORRIDOR AND DISTRICT

SECTION FOUR

Prepared By
Department of Planning, Research and Development
City Of El Paso
October, 1993



1994 PROJECT PLANNING AWARD

City of El Paso

**Comprehensive Plan for the Mission Trail
Historical Area**

In cooperation with the City of Socorro and El Paso County, the City of El Paso developed a plan for the preservation and development of three 400-year-old missions and the road which links them. The missions include Mission Ysleta (Nuestra Señora del Carmen), Mission Socorro (La Purisma), and Chapel San Elizario (Iglesia de San Elizario) located along Socorro Road (Camino Real).

The four-volume Plan is designed to promote a village development concept and includes design guidelines, an economic development plan, and applicable legislation. El Paso County has been granted special zoning authority over the portion of the Mission Trail which is not within the corporate limits of the Cities of El Paso or Socorro. The Awards Jury was particularly impressed with the level of detail included in the design guidelines.

**The Design for the Mission Trail
Historic Corridor and District were
approved, and officially adopted by
the El Paso City Council, effective
July 20, 1993.**

**A COMPREHENSIVE PLAN FOR THE MISSION TRAIL
HISTORIC CORRIDOR AND DISTRICT**

SECTION FOUR

Prepared By

**DEPARTMENT OF PLANNING, RESEARCH AND DEVELOPMENT
City of El Paso, Texas**

1993

**FUNDING FOR THE DEVELOPMENT OF THIS DOCUMENT WAS PROVIDED IN PART
BY THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**

MISSION TRAIL COMPREHENSIVE PLAN

SECTION ONE

COMPREHENSIVE PLAN

SECTION TWO

DESIGN GUIDELINES

SECTION THREE

**ECONOMIC DEVELOPMENT
STRATEGY**

SECTION FOUR

LEGISLATION

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NOTE: State Laws and Local Ordinances are subject to revision by the governing body which adopted and passed them; therefore, the laws/ordinances included in this report should be verified before relying on them as being current and in effect.

STATE ENABLING LEGISLATION

REGULATORY AUTHORITY

ZONING REGULATIONS

Texas statutes provide that certain governmental units may regulate the uses of land within their respective boundaries through the application of zoning laws or ordinances. However, the use of zoning to regulate land uses must be within the context of a comprehensive plan adopted for the community.

Within the constraints of the laws of Texas, a governmental unit must follow a certain order of events if it is desired to regulate how the land is used within the limits of its jurisdiction through zoning:

1. A comprehensive plan for the area involved must be prepared and adopted by the governing body.

The comprehensive plan is an official policy guide designed to direct the physical development of the city or county.

2. A zoning ordinance may then be adopted as a means of carrying out the goals portrayed by the Comprehensive Plan (Texas Local Government Code, Section 211.004).

The zoning ordinance is one of several legal devices which can be used by a local government unit to implement the proposals for land development as set forth in the Land Use Plan.

Zoning divides a geographical area within a specified parameter into districts and provides for performance standards governing the use, height, and size of structures, population density, and open spaces within each district.

A land use plan is an integral part of the comprehensive plan and is a valuable tool in the preparation of a proposed zoning ordinance.

The zoning ordinance may include provisions for designating an area as a Historic District which establishes performance standards in order to protect and preserve structures and places within the district which have significant historic values.

Alternatively, the zoning ordinance may designate an area as a historic district through the use of an "H-Overlay" which establishes performance standards in addition to those specified in the underlying district.

The zoning ordinance is also a tool which can provide control over the use of signs in the district.

AN ACT

relating to the zoning and other regulation of the El Paso Mission Trail Historical Area; providing a penalty.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Chapter 231, Local Government Code, is amended by adding Subchapter I to read as follows:

SUBCHAPTER I, ZONING AND OTHER REGULATION IN EL PASO MISSION TRAIL HISTORICAL AREA

Sec. 231.171. LEGISLATIVE FINDINGS; PURPOSE. (a) The legislature finds that:

- (1) the El Paso Mission Trail Historical Area will be frequented for recreational and educational purposes by residents from every part of the state;
- (2) orderly development and use of the area is of concern to the entire state; and
- (3) buildings in the area that will be frequented for recreational, cultural, or educational purposes will tend to become congested and to be used in ways that interfere with the proper use of the area as a place of recreation, education, and historic preservation to the detriment of the public health, safety, morals, and general welfare.

(b) The powers granted under this subchapter are for the purpose of promoting the public health, safety, peace, morals, and general welfare, protecting and preserving places and areas of historical, cultural, or architectural importance and significance, and encouraging recreation and education.

Sec. 231.172. AREA SUBJECT TO REGULATION. This subchapter applies to the area of land in El Paso County, to be known as the El Paso Mission Trail Historical Area, described by Section 2, House Bill No. 2561, Acts of the 72nd Legislature, Regular Session, 1991.

Sec. 231.173 ZONING AND OTHER REGULATIONS GENERALLY. The commissioners court of El Paso County may regulate in the El Paso Mission Trail Historical Area:

- (1) the height, number of stories, and size of buildings or other structures;
- (2) the percentage of a lot that may be occupied;
- (3) the size of yards, courts, and other open spaces;
- (4) population density;
- (5) the location and use of buildings, other structures, and land for business, industrial, residential, or other purposes;
- (6) the construction, reconstruction, alteration, or razing of buildings or other structures of historical, cultural, or architectural significance;

- (7) the placement of water and sewage facilities, parks, and other public requirements;
- (8) the style of and construction standards applying to buildings and other structures; and
- (9) the location, size, style, and other characteristics of signs.

Sec. 231.174. COMPLIANCE WITH COMPREHENSIVE PLAN. The regulations must be adopted in accordance with a comprehensive plan and must be designed to:

- (1) lessen congestion in the streets and roads;
- (2) secure safety from fire, panic, and other dangers;
- (3) promote health and the general welfare;
- (4) provide adequate light and air;
- (5) prevent the overcrowding of land;
- (6) avoid undue concentration of population;
- (7) facilitate the adequate provision of transportation, water, sewers, parks, and other public requirements; or

(8) assist in developing the area into parks, playgrounds, recreational areas, and educational areas and in preserving areas of historical, cultural, or architectural importance or significance for the residents of this state and other states and nations.

Sec. 231.175. DISTRICTS. (a) The commissioners court may divide the El Paso Mission Trail Historical Area into districts of a number, shape, and size the court considers best for carrying out this subchapter. Within each district, the commissioners court may regulate the erection, construction, reconstruction, removal, alteration, repair, or use of buildings, other structures, or land.

(b) The regulations must be uniform for each class or kind of building in a district, but the regulations may vary from district to district. The regulations shall be adopted with reasonable consideration, among other things, for the character of each district and its peculiar suitability for particular uses; with a view of conserving the value of buildings, protecting historic landmarks and structures, and encouraging the most appropriate use of land throughout the area.

Sec. 231.176. COMMISSION. (a) To exercise the powers authorized by this subchapter, the commissioners court shall appoint a commission. If the county has a planning commission or historic commission, the commissioners court may designate either of those commissions to serve as the commission required by this section. The commission shall recommend boundaries for the original districts and appropriate regulations for each district.

(b) The commission shall elect a chairman from its members. The chairman serves in that capacity for a term set by the commission. The commission may at any time choose for a particular meeting or occasion an acting chairman as necessary from its members. In the event of resignation, end of term, or a vacancy, the commissioners court shall appoint new members. The commission shall fill a vacancy in the office of chairman by election. The commission may employ a secretary, an acting secretary, and other technical or clerical personnel.

(c) A member of the commission is not entitled to compensation but is entitled to expenses actually incurred while serving on the commission as provided by order of the commissioners court.

(d) The commission shall make a preliminary report and hold public hearings on that report before submitting a final report to the commissioners court. The commissioners court may not take final action or hold a public meeting until it has received the final report of the commission.

(e) Before the 10th day before the hearing date, written notice of each public hearing before the commission on a proposed change in a classification in the district shall be sent to:

(1) each owner of affected property or to the person who renders the property for county taxes; and

(2) each owner of property that is located within 200 feet of property affected by the change or to the person who renders the property for county taxes.

(f) The notice may be served by depositing it, postage paid and properly addressed, in the United States mail.

Sec. 231.177. PROCEDURES GOVERNING ADOPTION OF REGULATIONS AND DISTRICT BOUNDARIES. (a) The commissioners court shall establish procedures for adopting and enforcing regulations and district boundaries. A regulation or district boundary is not effective until it is adopted by the commissioners court after a public hearing on the matter at which parties in interest and citizens have an opportunity to be heard. Before the 15th day before the date of the hearing, the commissioners court must publish notice of the hearing in a newspaper of general circulation in the county.

(b) The commissioners court by a majority vote may amend or reject a regulation or boundary proposed by the commission.

(c) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the commissioners court. The protest must be written and signed by the owners of at least 20 percent of either:

(1) the area of the lots covered by the proposed change; or

(2) the lots immediately adjacent to the rear of the lots covered by the proposed change and extending 200 feet from those lots or from the street frontage of the opposite lots.

(d) After the commissioners court receives the protest, the court shall hold a public hearing. The court shall publish notice in the manner provided by Subsection (a).

Sec. 231.178. BOARD OF ADJUSTMENT. (a) the commissioners court may provide for the appointment of a board of adjustment. In the regulations adopted under this subchapter, the commissioners court may authorize the board of adjustment, in appropriate cases and subject to appropriate conditions and safeguards, to make special exceptions to the terms of the regulations that are consistent with the general purpose and intent of the regulations and in accordance with any applicable rules contained in the regulations.

(b) A board of adjustment must consist of five members to be appointed for staggered terms of two years. The appointing authority may remove a board member for cause on a written charge after a public hearing. A vacancy on the board shall be filled for the unexpired term.

(c) The board shall adopt rules in accordance with any order adopted under this subchapter. Meetings of the board are held at the call of the chairman and at other times as determined by the board. The chairman or acting chairman may administer oaths and compel the attendance of witnesses. All meetings of the board shall be open to the public.

(d) The board shall keep minutes of its proceedings that indicate the vote of each member on each question or indicate that a member is absent or fails to vote. The board shall keep records of its examinations and other official actions. The minutes and records shall be filed immediately in the board's office and are public records.

Sec. 231.179. AUTHORITY OF BOARD. (a) The board of adjustment may:

(1) hear and decide an appeal that alleges error in an order, requirement, decision, or determination made by an administrative official in the enforcement of this subchapter or a regulation adopted under this subchapter;

(2) hear and decide special exceptions to the terms of a regulation adopted under this subchapter when the regulation requires the board to do so; and

(3) authorize in specific cases a variance from the terms of a regulation adopted under this subchapter if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the regulation would result in unnecessary hardship, and so that the spirit of the regulation is observed ;and substantial justice is done.

(b) In exercising its authority under Subsection (a)(1), the board may reverse or affirm, in whole or in part, or modify the administrative official's order, requirement, decision, or determination from which an appeal is taken and make the correct order, requirement, decision, or determination, and for that purpose the board has the same authority as the administrative official.

(c) The concurring vote of four members of the board is necessary to:

(1) reverse an order, requirement, decision, or determination of an administrative official;

(2) decide in favor of an applicant on a matter on which the board is required to pass under a regulation adopted under this subchapter; or

(3) authorize a variation in a regulation adopted under this subchapter.

Sec. 231.180. APPEAL TO BOARD. (a) Any of the following persons may appeal to the board of adjustment a decision made by an administrative official:

(1) a person aggrieved by the decision; or

(2) any officer, department, board, or bureau of the county or of a municipality affected by the decision.

(b) The appellant must file with the board and the official from whom the appeal is taken a notice of appeal specifying the grounds for the appeal. The appeal must be filed within a reasonable time as determined by board rule. On receiving the notice, the official from whom the appeal is taken shall immediately transmit to the board all the papers constituting the record of the action that is appealed.

(c) An appeal stays all proceedings in furtherance of the action that is appealed unless the official from whom the appeal is taken certifies in writing to the board facts supporting the official's opinion that a stay would cause imminent peril to life or property. In that case, the proceedings may be stayed only by a restraining order granted by the board or a court of record on application, after notice to the official, if due cause is shown.

(d) The board shall set a reasonable time for the appeal hearing and shall give public notice of the hearing and due notice to the parties in interest. A party may appear at the appeal hearing in person or by agent or attorney. The board shall decide the appeal within a reasonable

time.

Sec. 231.181. JUDICIAL REVIEW OF BOARD DECISION. (a) Any of the following persons may present to a court of record a verified petition stating that the decision of the board of adjustment is illegal in whole or in part and specifying the grounds of the illegality:

- (1) a person aggrieved by a decision of the board;
- (2) a taxpayer; or
- (3) an officer, department, board, or bureau of the county or of the municipality.

(b) The petition must be presented within 10 days after the date the decision is filed in the board's office.

(c) On the presentation of the petition, the court may grant a writ of certiorari directed to the board to review the board's decision. The writ must indicate the time within which the board's return must be made and served on the petitioner's attorney, which must be after 10 days and may be extended by the court. Granting of the writ does not stay the proceedings on the decision under appeal, but on application and after notice to the board the court may grant a restraining order if due cause is shown.

(d) The board's return must be verified and must concisely state any pertinent and material facts that show the grounds of the decision under appeal. The board is not required to return the original documents on which the board acted but may return certified or sworn copies of the documents or parts of the documents as required by the writ.

(e) If at the hearing the court determines that testimony is necessary for the proper disposition of the matter, the court may take evidence or appoint a referee to take evidence as directed. The referee shall report the evidence to the court with the referee's findings of fact and conclusions of law. The referee's report constitutes a part of the proceedings on which the court shall make its decision.

(f) The court may reverse or affirm, in whole or in part, or modify the decision that is appealed. The court may not assess costs against the board unless the court determines that the board acted with gross negligence, in bad faith, or with malice in making its decision.

Sec. 231.182. ENFORCEMENT; PENALTY; REMEDIES. (a) The commissioners court may adopt orders to enforce this subchapter or an order or a regulation adopted under this subchapter.

(b) A person commits an offense if the person violates this subchapter or an order or a regulation adopted under this subchapter. An offense under this subsection is a Class B misdemeanor. Each day that a violation occurs constitutes a separate offense. Trial shall be in a county court.

(c) A person who violates this subchapter or an order or a regulation adopted under this subchapter is liable to the county for a civil penalty in an amount not to exceed \$1,000 for each day the violation exists. The appropriate attorney representing the county in civil actions may file a civil action in a court of competent jurisdiction to recover the civil penalty. If the appropriate attorney for the county prevails in the civil action, the person shall reimburse the attorney for the costs of the civil action, including court costs and attorney's fees. In determining the amount of the penalty, the court shall consider the seriousness of the violation. A penalty recovered under this subsection shall be deposited in the county treasury to the credit of the general fund.

(d) If a building or other structure is erected, constructed, reconstructed, altered,

repaired, converted, razed, or maintained or if a building, other structure, or land is used in violation of this subchapter or an order or a regulation adopted under this subchapter, the appropriate county authority, in addition to other remedies, may institute appropriate action to:

- (1) prevent or remove the unlawful action or use, including an unlawful erection, construction, reconstruction, alteration, repair, conversion, razing, or maintenance;
- (2) enjoin, restrain, correct, or abate the violation;
- (3) prevent the occupancy of the building, structure, or land; or
- (4) prevent any illegal act, conduct, business, or use on or about the premises.

Sec. 231.183. CONFLICT WITH OTHER LAWS; EXCEPTIONS. (a) If a regulation adopted under this subchapter requires a greater width or size of a yard, court, or other open space, requires a lower building height or fewer number of stories for a building, requires a greater percentage of a lot to be left unoccupied, or otherwise imposes higher standards than those required under another statute or local order or regulation, the regulation adopted under this subchapter controls. If the other statute or local order or regulation imposes higher standards, that statute, order, or regulation controls.

(b) The commissioners court may require the removal, destruction, or change of any structure or use of any property that does not conform to an order or a regulation adopted under this subchapter only if:

- (1) the court permits the owner's investment in the structure or property to be amortized over a period of time determined by the court; or
- (2) the court determines the nonconforming structure or property has been permanently abandoned.

(c) This subchapter or an order or a regulation adopted under this subchapter does not apply to the location, construction, maintenance, or use of central office buildings or equipment used by a person engaged in providing telephone service to the public.

(d) This subchapter does not authorize the commissioners court to require the removal or destruction of property that exists at the time the court implements this subchapter or restrict the right of a landowner, acting in the owner's behalf, to construct improvements for agriculture and ranching operations or to otherwise use the land for agriculture and ranching operations. Agriculture and ranching operations include cultivating the soil; producing crops for human food, animal feed, planting seed, or fibre; floriculture; viticulture; horticulture; raising or keeping livestock or poultry; and planting cover crops or leaving land idle for the purpose of participating in any governmental program or normal crop or livestock rotation procedure. The commissioners court may take those actions to restrict or prohibit any commercial agricultural enterprise, such as a commercial feed lot, that are reasonably necessary to protect the public health, safety, peace, morals, and general welfare from the dangers of explosion, flooding, vermin, insects, physical injury, contagious disease, contamination of water supplies, radiation, storage of toxic materials, or other hazards.

SECTION 2. The El Paso Mission Trail Historical Area is the area within the following boundaries:

Beginning from a point on the Socorro-San Elizario Grants Boundary Line, that point being the northeast corner of Lot 8, Block 4, Valle Real Addition;

Thence in a southerly direction along the east lines of Lots 8, 9, and 10, Block 4, Valle

Real Addition to a point, that point being the southeasternmost corner of Lot 10, Block 4, Valle Real Addition;

Thence in a southerly direction along a line that is three hundred and zero hundredths (300.00) feet and parallel to the meandering Socorro-San Elizario Road to a point, that point being the northwest corner of Tract 7, Block 16, San Elizario Grant;

Thence, in a southerly direction along the west line of Tract 7, Block 16, San Elizario Grant to a point on the north right-of-way line of San Antonio Street;

Thence, in a southeasterly direction along that northern right-of-way line of San Antonio Street to a point, that point being the southeasterly corner of Tract 1, Block 16, San Elizario Grant;

Thence in a southwesterly direction across Rio Grande Street to a point, that point being the northeast corner of Lot 17, Block 1, Plaza Bernal Addition;

Thence in a southwesterly direction along the south right-of-way line of Convent Road to a point being the northwest corner of Lot 7, Block 3, Plaza Bernal Addition;

Thence in a southerly direction along the meandering east right-of-way line of the Socorro-San Elizario Road to a point, that point being the northwest corner of Tract 25c, Block 15, San Elizario Grant;

Thence in a southwesterly direction across the Socorro-San Elizario Road to a point, that point being the northeast corner of Lot 8, Block 2, Madrilena Addition;

Thence continuing in a southwesterly direction along the meandering south right-of-way line of Gonzales Road to a point, that point being the northwest corner of Tract 2, Block 31, San Elizario Grant;

Thence continuing in a southwesterly direction across Alarcon Road to a point, that point being the northeast corner of Tract 34, Block 31, San Elizario Grant;

Thence continuing in a southwesterly direction along the north line of Tract 34, Block 31, San Elizario Grant to a point, that point being the northwest corner of said tract;

Thence in a southerly direction along the easterly right-of-way line of Coldwell Road to a point, that point being the southwesternmost corner of Tract 34, Block 31, San Elizario Grant;

Thence in a southwesterly direction along the southern right-of-way line of Coldwell Road to a point, that point being the point of intersection with the western right-of-way line of Canas Agrias Lateral;

Thence in a northerly direction across Coldwell Road to a point, that point being the southwest corner of the Canas Agrias Lateral;

Thence in a northerly direction along the westline of the meandering Canas Agrias Lateral to a point, that point being the southwest corner of Tract 28, Block 30, San Elizario Grant;

Thence in a northeasterly direction traversing Tract 28, Block 30, San Elizario Grant to a point, that point being the southwest corner of Tract 43, Block 29, San Elizario Grant;

Thence in a northerly direction along the meandering westlines of Tracts 43 and 42, Block 29, San Elizario Grant to a point, that point being the northwest corner of Tract 42, Block 29, San Elizario Grant;

Thence southwesterly along the south right-of-way line of Perez Road to a point, that point being the southeast corner of Tract 44B, Block 29, San Elizario Grant;

Thence in a northwesterly direction along the meandering westerly right-of-way line of Perez Road to a point, that point being the northwest corner of Tract 46, Block 29, San Elizario Grant;

Thence across Perez Road to a point, that point being the southwest corner of Tract 39, Block 29, San Elizario Grant;

Thence in a northerly direction along a line common to the west line of Tract 39, Block 29, San Elizario Grant, and Lots 9 and 8, Block 18, Colonia De Las Azaleas Unit Three to a point, that point being the northwest corner of Tract 39, Block 29, San Elizario Grant;

Thence in a northeasterly direction along a common line to the north line of Tract 39, Block 29, San Elizario Grant, and the south lines of Lot 3, Block 18, and Lot 3, Block 19, Colonia De Las Azaleas Unit Three to a point on the west right-of-way line of the River Drain;

Thence continuing in a northeasterly direction across the River Drain to a point being the southmost corner of Tract 37, Block 29, San Elizario Grant;

Thence in a northwesterly direction along the east right-of-way line of the River Drain to a point, that point being the southwest corner of Tract 37, Block 27, San Elizario Grant;

Thence in an easterly direction along the south line of that tract to a point, that point being the southeast corner of Tract 37, Block 27, San Elizario Grant;

Thence in a northerly direction along the easterly boundary of Tract 37, Block 27, San Elizario Grant to a point, that point being the northeasterly corner of that tract;

Thence continuing in a northerly direction traversing Tract 34, a thirty (30.0) foot road, Tract 33D, Block 27, San Elizario Grant to a point, that point being the southeast corner of Tract 33C1, Block 27, San Elizario Grant;

Thence continuing in a northerly direction along the easterly boundary line of Tract 33C1, Block 27, San Elizario Grant to its northeast corner;

Thence continuing in a northerly direction traversing Tracts 33B, 33A, 30E, 30E1, 30D1, 30D, and 30C, Block 27, San Elizario Grant to a point, that point being the southeast corner of Tract 30F, Block 27, San Elizario Grant;

Thence in a northeasterly direction across Salcido Road and traversing Tract 27, Block 27, San Elizario Grant, crossing Dindinger Road to a point, that point being the southernmost corner of Tract 26, Block 27, San Elizario Grant;

Thence continuing in a northeasterly direction along the line common to Tracts 25, 26, and 24, Block 27, San Elizario Grant to a point, that point being the northeast corner of Tract 24, Block 27, San Elizario Grant;

Thence continuing along the extended east line of Tract 24, Block 27, San Elizario Grant, across the San Elizario Lateral to a point on the north right-of-way line of that lateral;

Thence in a northwesterly direction along that northerly right-of-way line to a point that is three-hundred and zero hundredths (300.00) feet from the west right-of-way line of Glorieta Road;

Thence in a northerly direction along a line that is three-hundred and zero hundredths (300.00) feet, and parallel to the meandering Glorieta Road to a point, that point being the southwest corner of Tract 16, Block 27, San Elizario Grant;

Thence in a northerly direction along the westline of that tract to a point on the Socorro-

San Elizario Grants boundary line;

Thence in an easterly direction along the Socorro-San Elizario Grants boundary line to a point, that point being the northeast corner of Tract 16, Block 27, San Elizario Grant;

Thence in a northerly direction along that boundary line to a point, that point being the northeast corner of Tract 15A, Block 27, San Elizario Grant; and

Thence continuing along the Socorro-San Elizario Grants boundary line across Glorieta Road, the Socorro-San Elizario Road, the line common to Lots 15 and 16, Block 2, and Lots 7 and 8, Block 4, Valle Verde Addition to a point, that point being the northeast corner of Lot 8, Block 4, Valle Verde Addition, and the point of beginning of the area described by this section.

SECTION 3. The importance of this legislation and the crowded condition of the calendars in both houses create an emergency and an imperative public necessity that the constitutional rule requiring bills to be read on three several days in each house be suspended, and this rule is hereby suspended, and that this Act take effect and be in force from and after its passage, and it is so enacted.

President of the Senate

Speaker of the House

I certify that H.B. No. 2561 was passed by the House on May 17, 1991, by the following vote: Yeas 139, Nays 0, 1 present, not voting.

Chief Clerk of the House

I certify that H.B. No. 2561 was passed by the Senate on May 26, 1991, by the following vote: Yeas 31, Nays 0.

Secretary of the Senate

APPROVED: _____

Governor

AN ACT

relating to the liability of a person for demolishing, causing to be demolished, or adversely affecting a historic structure without a permit.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Chapter 315, Local Government Code, is amended by adding Section 315.006 to read as follows:

Sec. 315.006. LIABILITY FOR ADVERSELY AFFECTING HISTORIC STRUCTURE OR PROPERTY. (a) In this section, "historic structure or property" means a historic structure as defined by Section 442.001, Government Code, or a structure or property that is designated as historic by a political subdivision of the state, the state, or the federal government.

(b) A person is liable to a municipality for damages if the municipality has a demolition permit and a building permit procedure and the person:

(1) demolishes, causes to be demolished, or otherwise adversely affects the structural, physical, or visual integrity of a historic structure or property that is located in the municipality; and

(2) does not obtain the appropriate demolition or building permit or other form of written permission from the municipality before beginning to demolish, cause the demolition of, or otherwise adversely affect the structural, physical, or visual integrity of the structure or property.

(c) If the structural, physical, or visual integrity of the structure or property is adversely affected to the extent that it is not feasible to restore the structural, physical, or visual integrity substantially to its former level, the damages are equal to the cost of constructing, using as many of the original materials as possible a new structure or property that is a reasonable facsimile of the historic structure or property and the cost of attorney's, architect's, and appraiser's fees and other cost related to the enforcement of this section. If it is feasible to restore the structural, physical, or visual integrity of the structure or property substantially to its former level, the damages are equal to the cost of the restoration, using as many of the original materials as possible, and the cost of attorney's, architect's, and appraiser's fees and other costs related to the enforcement of this section.

(d) Instead of accepting monetary damages, the municipality may permit the liable person to construct, using as many of the original materials as possible, a structure or property that is a reasonable facsimile of the demolished historic structure or property or to restore, using as many of the original materials as possible, the historic structure or property and to pay the cost of attorney's, architect's, and appraiser's fees and other costs related to the enforcement of this section.

(e) Damages recovered under this section shall be deposited in a special fund in the municipal treasury and may be used only to construct, using as many of the original materials as possible, a structure or property that is a reasonable facsimile of the demolished historic structure or property, to restore, using as many of the original materials as possible, the historic structure or property, or to restore another historic structure or property, as determined by the municipality.

(f) The construction of a facsimile structure or property under Subsection (d) or (e) must be undertaken at the location designated by the municipality, which may be the same location as that of the demolished historic structure or property.

(g) The municipality may make contracts and adopt ordinances as necessary to carry out this section.

(h) Each municipality shall file in the real property records of the county clerk's office of each county in which the municipality is located a verified written instrument listing each historic structure or property that is located in the municipality and county and is designated as historic by a political subdivision of the state by:

(1) the street address, if available in the municipal files;

(2) the legal description of the real property on which the structure or property is located; and

(e) the name of the owner of the real property, if the name is available in the municipal files.

(i) Subsections (a) through (g) of this section apply only to a historic structure or property on or after the date the instrument has been filed under Subsection (h) and indexed.

(j) A person is liable to the Texas Historical Commission for damages if:

(1) the person:

(A) demolishes, causes to be demolished, or otherwise adversely affects the structural, physical, or visual integrity of a historic structure or property that is located in the municipality; and

(B) does not obtain the appropriate demolition or building permit or other form of written permission from the municipality before beginning to demolish, cause the demolition of, or otherwise adversely affect the structural, physical, or visual integrity of the structure or property; and

(2) the commission determines that the municipality has not filed a civil action under Subsection (b) and has not taken appropriate action to carry out Subsection (d) before the 90th day after the date the action described by Subsection (1)(A) occurs.

(k) If the Texas Historical Commission makes a determination under Subsection (j)(2), the commission may enforce this section, and the municipality may not act under this section. Damages recovered under this subsection shall be deposited in the Texas preservation trust fund.

SECTION 2. Chapter 442, Government Code, is amended by adding Section 442.016 to read as follows:

Sec. 442.016. LIABILITY FOR ADVERSELY AFFECTING HISTORIC STRUCTURE OR PROPERTY. (a) In this section, "historic structure or property" means a historic structure or structure or property that is designated as historic by a political subdivision of the state, the state, or the federal government.

(b) A person is liable to the commission for damages if the person:

(1) demolishes, causes to be demolished, or otherwise adversely affects the structural, physical, or visual integrity of a historic structure or property that is not located in a municipality that has a demolition permit and a building permit procedure; and

(2) does not obtain written permission from the commission before beginning to demolish, cause the demolition of, or otherwise adversely affect the structural, physical, or visual integrity of the structure or property.

(c) If the structural, physical, or visual integrity of the structure or property is adversely affected to the extent that it is not feasible to restore the structural, physical, or visual integrity substantially to its former level, the damages are equal to the cost of constructing, using as many of the original materials as possible, a new structure or property that is a reasonable facsimile of the historic structure or property and the cost of attorney's, architect's, and appraiser's fees and other costs related to the enforcement of this section. If it is feasible to restore the structural, physical, or visual integrity of the structure or property substantially to its former level, the damages are equal to the cost of the restoration, using as many of the original materials as possible, and the cost of attorney's, architect's, and appraiser's fees and other costs related to the enforcement of this section.

(d) Instead of accepting monetary damages, the commission may permit the liable person to construct, using as many of the original materials as possible, a structure or property that is a reasonable facsimile of the demolished historic structure or property or to restore, using as many of the original materials as possible, the historic structure or property and to pay the cost of attorney's, architect's, and appraiser's fees and other costs related to the enforcement of this section.

(e) Damages recovered under this section shall be deposited in the Texas Preservation trust fund.

(f) The construction of a facsimile structure or property under subsection (d) must be undertaken at the location designated by the commission, which may be the same location as that of the demolished historic structure or property.

(g) The commission may make contracts and adopt rules as necessary to carry out this section.

(h) The commission shall file in the real property records of the county clerk's office in each county in which a historic structure or property that is included on the National Register of Historic Places or that is designated as a Recorded Texas Historic structure or property located in that county by:

(1) the street address, if available in the commission files;

(2) the legal description of the real property on which the structure or property is located; and

(3) the name of the owner of the real property, if available in the commission files.

(i) Subsections (a) through (g) of this section apply only to a historic structure or property on or after the date the instrument has been filed under Subsection (h) and indexed.

SECTION 3. Section 315.006, Local Government Code, as added by this Act, and

Section 442.016, Government Code, as added by this Act, apply only to liability for an adverse effect to a historic structure or property that begins on or after September 1, 1991.

SECTION 4. This Act takes effect September 1, 1991.

SECTION 5. The importance of this legislation and the crowded condition of the calendars in both houses create an emergency and an imperative public necessity that the constitutional rule requiring bills to be read on three several days in each house be suspended, and this rule is hereby suspended.

/s/

/s/

I hereby certify that S.B.No. 923 passed the Senate on April 8, 1991, by a viva-voce vote; and that the Senate concurred in House amendments on May 26, 1991, by a viva-voce vote.

/s/

Secretary of the Senate

I hereby certify that S.B.No 923 passed the House, with amendments, on May 24, 1991, by a viva-voce vote.

/s/

Chief Clerk of the House

Approved:

/s/

Governor

June 10, 1991

/s/

Secretary of State

THE TEXAS ENTERPRISE ZONE ACT

Article 5190.7, V.A.C.S.

Sec. 1. SHORT TITLE. This Act shall be known and may be cited as the Texas Enterprise Zone Act.

Sec. 2. LEGISLATIVE FINDINGS AND PURPOSE. (a) The legislature finds that:

(1) the health, safety, and welfare of the people of this state are dependent on the continual encouragement, development, growth, and expansion of the private sector within this state; and

(2) there are certain depressed urban and rural areas of this state that need the particular attention of government.

(b) It is therefore the public policy of this state to provide the people of this state with the necessary means to assist communities, their residents, and the private sector to create the proper economic and social environment to induce the investment of private resources in productive business enterprises located in severely distressed areas and to provide employment to residents of these areas. In achieving this objective, through this Act the state seeks to provide appropriate investments, tax benefits, and regulatory relief to encourage the business community to commit its financial participation. Accordingly, the legislature declares the revitalization of enterprise zones through the concerted efforts of government and the private sector to be a public purpose.

(c) It is the purpose of this Act to establish a process that clearly identifies those distressed areas and provides incentives by both state and local government to induce private investment in those areas by means of the removal of unnecessary governmental regulatory barriers to economic growth and the provision of tax incentives and economic development program benefits.

Sec. 3. DEFINITIONS. (a) in this Act:

(1) "Administrative authority" means a board, commission, or committee appointed by a governing body to administer this Act in a local enterprise zone.

(2) "Department" means the Texas Department of Commerce.

(3) "Depressed area" means an area within the jurisdiction of a county or municipality designated by ordinance or resolution and that meets the criteria set by this Act.

(4) "Economically disadvantaged individual" means an individual who for at least six months before obtaining employment with a qualified business was unemployed or received public assistance benefits, such as welfare payments and food stamp payments, based on need and intended to alleviate poverty or an economically disadvantaged individual, as defined by Section 4(8), Job Training Partnership Act (29 U.S.C. Section 1503 (8)). For purposes of this subdivision, an individual is unemployed if the individual is not employed and has exhausted all unemployment benefits, whether or not the individual is actively seeking employment.

(5) "Enterprise project" means a qualified business designated by the department as an enterprise project under Section 10 of this Act that is eligible for the state tax incentives provided by law for an enterprise project.

(6) "Enterprise zone" means an area of the state designated by the department as an enterprise zone under Section 9 of this Act.

(7) "Governing body" with respect to an enterprise zone means the governing body of a municipality or county that has applied to have an area within its jurisdiction designated as an enterprise zone.

(8) "Neighborhood enterprise association" means a private sector neighborhood organization within an enterprise zone that meets the criteria set by this Act.

(9) "New job" means a new employment position created by a qualified business that has provided employment to a qualified employee of at least 1,040 hours annually.

(10) "Qualified business" means a person, including a corporation or other entity, that the department certifies to have met the following criteria:

(A) the person engaged in or has provided substantial commitment to initiate the active conduct of a trade or business in the zone.

(B) at least 25 percent of the business's employees in the zone are residents of any zone within the governing body's or bodies' jurisdiction or economically disadvantaged individuals; and

(C) if a business that is already within the enterprise zone at the time it is designated and that operates continuously after that time, the business has hired residents of any zone within the governing body's or bodies' jurisdiction or economically disadvantaged workers after the designation so that those individuals constitute at least 25 percent of the business's new or additional employees in the zone.

(11) "Qualified employee" means an employee who works for a qualified business and who performs at least 50 percent of his service for the business within the enterprise zone.

(12) "Qualified property" means:

(A) tangible personal property located in the zone that was acquired by a taxpayer after designation of the area as an enterprise zone and was used predominantly by the taxpayer in the active conduct of a trade or business;

(B) real property located in a zone that:

(i) was acquired by the taxpayer after designation of the zone and used predominantly by the taxpayer in the active conduct of a trade or business; or

(ii) was the principal residence of the taxpayer on the date of the sale or exchange; or

(C) interest in a corporation, partnership, or other entity if, for the most recent taxable year of the entity ending before the date of sale or exchange, the entity was a qualified business.

(b) For purposes of this Act, territory in the extraterritorial jurisdiction of a municipality is considered to be in the jurisdiction of the municipality.

(c) A franchise or subsidiary of a new or existing business may be certified by the governing body of an enterprise zone as a qualified business if the franchise or subsidiary is located entirely in the zone and maintains separate books and records of the business activity conducted in the zone.

Sec. 4. CRITERIA FOR DESIGNATION OF ENTERPRISE ZONE.

(a) An area of municipality, county, or combination of these local governments may be designated as an enterprise zone if it:

(1) has a continuous boundary;

(2) is at least one square mile in size but does not exceed the larger of the following:

- (A) 10 square miles (exclusive of lakes and waterways); or
- (B) five percent of the area of the municipality, county, or combination of municipalities or counties nominating the area as an enterprise zone, but not more than 20 square miles (exclusive of lakes and waterways);
- (3) has been nominated as an enterprise zone in a resolution adopted by the legislative body of the applicable municipality, county, or combination of municipalities or counties, and
- (4) is an area with:
 - (A) pervasive, poverty, unemployment, and economic distress; or
 - (B) designated a rural area as defined by Section 481.085 of Chapter 481, Government Code.

(b) An area is an area of pervasive poverty, unemployment, and economic distress if the average rate of unemployment in the area during the most recent 12-month period for which data is available was at least one and one-half times the local, state, or national average for that period or if the area has had at least a nine percent population loss during the most recent six-year period or an annualized population loss of at least 1-1/2 percent for the most recent six-year period and the area meets one or more of the following criteria:

- (1) the area was a low-income poverty area according to the most recent federal census;
- (2) the area is in a jurisdiction or pocket of poverty eligible for urban development action grants under federal law;
- (3) at least 70 percent of the residents of the area have an income below 80 percent of the median income of the residents of the locality or state, whichever is lower; or
- (4) the nominating government establishes to the satisfaction of the department that either:
 - (A) chronic abandonment or demolition of commercial or residential structures exists in the area; or
 - (B) substantial tax arrearages for commercial or residential structures exist in the area.
- (c) An area may be designated as an enterprise zone for a maximum period of seven years. A designation remains in effect until September 1 of the final year of the designation. However, if an area is designated as a federal enterprise zone, the area may be designated for a longer period not to exceed that permitted by federal law.
- (d) If an enterprise zone has been lawfully designated, the original nominating governing body or bodies, by resolution adopted following public hearing, may amend the original boundaries subject to the following limitations:
 - (1) the boundaries as amended must not exceed the original size limitations and boundary requirements set by this Act and may not exclude any part of the zone within the boundaries as originally designated;
 - (2) the enterprise zone must continue to meet all unemployment and economic distress criteria throughout the zone as required by this Act; and
 - (3) the governing body or bodies may not make more than one boundary amendment annually during the life of the zone.
- (e) The department may remove the designation of any area as an enterprise zone if the area no longer meets the criteria for designation as set out in this Act or by rule adopted

under this Act by the department or if the department determines that the governing body has not complied with commitments made in the resolution nominating the area as a reinvestment zone. The removal of a designation does not affect the validity of any tax incentives or regulatory relief granted or accrued before the removal of any bonds issued under this Act.

Sec. 5. NOMINATION BY COUNTIES AND MUNICIPALITIES. (a) The governing body of any municipality, county, or combination of these local governments may nominate by resolution any economically distressed area within its jurisdiction as a potential enterprise zone, if the area meets the criteria established in Section 4 of this Act. The municipality, county, or combination of these local governments may then make written application to the department to have the area certified as an enterprise zone.

(b) A resolution adopted by a governing body under this section is not valid unless the governing body holds a public hearing to consider the resolution before the resolution is adopted.

(c) Except as provided by Subsection (e) of this section, the governing body of a county may not nominate territory in a municipality or in the extraterritorial jurisdiction of a municipality to be included in an enterprise zone unless the governing body of the municipality also nominates the territory pursuant to a joint application made with the county.

(d) Except as provided by Subsection (e) of this section, a combination of municipalities or counties may not jointly nominate an area as an enterprise zone unless the governing bodies has entered into binding agreements providing for the joint administration of the zone.

(e) The governing body of a county with a population of 750,000 or more, according to the most recent federal census, may nominate territory in the county that is in the extraterritorial jurisdiction of a municipality to be included in one or more of the county's allotted enterprise zones. If a county nominates territory for inclusion in an enterprise zone under this subsection and the zone is established under this Act, the county shall administer the zone.

Sec. 6. REQUIREMENTS OF RESOLUTION NOMINATING ZONE. (a) A resolution nominating an area as an enterprise zone must set forth:

(1) a precise description of the area comprising the zone, either in the form of a legal description or by reference to roadways, lakes and waterways, and municipal or county boundaries;

(2) a finding that the zone area meets the qualifications of this Act;

(3) provisions for any tax incentives applicable to business enterprises in the zone at the election of the designating municipality or county not applicable throughout the municipality or county; and

(4) a designation of the area as an enterprise zone, subject to the approval of the department in accordance with this Act.

(b) This section does not prohibit a municipality or county from extending additional tax incentives for business enterprises in an enterprise zone by separate ordinance or resolution.

Sec. 7. APPLICATION FOR DESIGNATION OF ZONE. (a) The governing body of a municipality or county or the governing bodies of a combination of municipalities or counties nominating an area as an enterprise zone make a written application to the department to designate the area as an enterprise zone.

- (b) The application must include:
- (1) a certified copy of the resolution nominating the proposed zone;
 - (2) a map of the proposed enterprise zone showing existing streets and highways;
 - (3) an analysis and any appropriate supporting documents and statistics demonstrating that the proposed zone area qualifies for designation as an enterprise zone;
 - (4) a statement detailing any tax, grant, and other financial incentives or benefits and any programs to be provided by the municipality or county to business enterprises in the zone, other than those provided in the designating ordinance, that are not to be provided throughout the municipality or county;
 - (5) a statement setting forth the economic development and planning objectives for the zone;
 - (6) a statement describing the functions, programs, and services to be performed by designated neighborhood enterprise associations in the zone;
 - (7) an estimate of the economic impact of the zone, considering all of the tax incentives, financial benefits, and programs contemplated, on the revenues of the municipality or county;
 - (8) a transcript or tape recording of all public hearings on the zone;
 - (9) in the case of a joint application, a description and copy of the agreement between joint applicants;
 - (10) procedures for negotiating with communities impacted by the zone and with qualified businesses in the zone;
 - (11) a description of the administrative authority, if any, created for the zone; and
 - (12) the additional information that the department requires.
- (c) Information required by Subsection (b) of this section to be provided in an application under this section is for evaluation purposes only. The department may reject an application only if the department determines that the nominated area does not satisfy the criteria established by Section 4 of this Act.

Sec. 8. POWERS AND DUTIES OF THE DEPARTMENT. (a) The department shall administer this Act and shall:

- (1) establish criteria and procedures for designating qualified areas as enterprise zones and for designating enterprise projects;
- (2) monitor the implementation of this Act and submit an annual report evaluating the effectiveness of the program and describing the use and revenue impact of state and local incentives under this Act and making suggestions for legislation to the governor and the legislature by December 1 of each year;
- (3) conduct a continuing evaluation of the programs of enterprise zones and develop data based on any available information demonstrating the relationship between the incentives provided by this Act and the economy;
- (4) adopt all rules necessary to carry out the purpose of this Act;
- (5) assist units of local government in obtaining status as a federal enterprise zone;
- (6) assist qualified employers in obtaining the benefits of any incentive or inducement program provided by law; and
- (7) assist the governing body of an enterprise zone in obtaining assistance from any other agency of state government, including assistance in providing training and technical

assistance to qualified businesses in a zone.

(b) The department shall provide information and appropriate assistance to persons desiring to locate and engage in business in an enterprise zone regarding state licenses, permits, certificates, approvals, registrations, and charters, along with other forms of permission required by law to engage in business in the state.

(c) The department shall, in cooperation with appropriate units of local government and state agencies, coordinate and streamline existing state business assistance programs and permit and license application procedures for businesses in enterprise zones.

(d) The department shall publicize existing tax incentives and economic development programs within enterprise zones and on request offer technical assistance in abatement and alternative revenue source development to local units of government that have enterprise zones within their jurisdictions.

(e) The department shall work together with the responsible state and federal agencies to promote the coordination of other relevant programs, including but not limited to housing, community and economic development, small business, banking, financial assistance, and employment training programs that are carried on in an enterprise zone.

(f) The department shall assist the governing body of an enterprise zone in the development of small business incubators.

(g) The department shall review local incentives every two years.

(h) The department shall prohibit the certification of any future qualifies businesses in an enterprise zone if it determines the governing body is not in compliance with any provision of this Act until it determines that the governing body is in compliance.

Sec. 9 . DESIGNATION OF ZONES BY DEPARTMENT. (a) On receipt of an application from a municipality, county, or combination of these local governments, the department shall review the application to determine if the area described in the application qualifies to be designated as an enterprise zone under the criteria of Section 4 of this Act. The department shall provide an applicant at least two weeks after the date of receipt of the application to correct any omissions or clerical errors that may be present in the application and to return the application to the department. Following the close of the application period and the resubmission period, if any, the department shall meet to review the applications that have qualified for consideration as an enterprise zone.

(b) Not later than the 60th day after the last day of each fiscal year, the comptroller shall furnish to the department a report stating the statewide total of the tax refunds made under Section 17 of this Act during the fiscal year.

(c) If the department determines that the nominated area satisfies the criteria established by Section 4 of this Act, the department shall begin negotiations for agreements with the governing body or bodies filing the application. A negotiated agreement must designate the enterprise zone. A negotiated agreement must designate the administrative authority, if any, and its function and duties. The department shall complete the negotiations and sign the agreements not later than the 60th day after the day of receipt of the application. The department may extend this deadline for an additional 30 days. If an agreement is not completed within the stated period, the department shall provide the applicant with the specific areas of concern and a final proposal for the agreement. If the agreement is not executed before the 90th day after the day of the receipt of the application by the department, the application is considered to be

denied. The department shall inform the governing body or bodies of the specific reasons for denial.

(d) The department may not designate an area as an enterprise zone if in the jurisdiction of the municipality or county nominating the area as an enterprise zone there are three enterprise zones in existence that were nominated as enterprise zones by the governing body of that municipality or county.

Sec. 10. DESIGNATION OF ENTERPRISE PROJECT. (a) A qualified business in an enterprise zone having an unemployment rate of not less than one and one-half times the state average, a population loss of at least 12 percent during the most recent six-year period, or an annualized population loss of at least two percent for the most recent six-year period may apply to the governing body or combination of governing bodies that nominated the enterprise zone and to the administrative authority, if any, for designation as an enterprise project. If the governing body or bodies and administrative authority agree, the governing body or bodies may apply to the department to designate the business as an enterprise project.

(b) The application to the department must include:

(1) a complete description of the conditions in the zone that constitute pervasive poverty, unemployment, and economic distress for purposes of Subsection (b) of Section 4 of this Act;

(2) a description of each municipality's or county's procedures and efforts to facilitate and encourage participation by negotiation between all affected entities in the zone in which the qualified business is located;

(3) an economic analysis of the plans of the qualified business for expansion, revitalization, or other activity in the zone, including the anticipated number of new jobs it will create, the amount of investment to be made in the zone, and other information that the department requires; and

(4) a description of the local effort made by the municipality or county, the administrative authority, the qualified business, and other affected entities to achieve development and revitalization of the zone.

(c) The department may not designate a nominated qualified business as an enterprise project unless it determines that:

(1) the qualified business is located in an enterprise zone having an unemployment rate of not less than one and one-half times the state unemployment rate, or a population loss of at least 12 percent during the most recent six-year period, or an annualized population loss of at least two percent for the most recent six-year period;

(2) the applicant governing body or bodies have demonstrated that a high level of cooperation between public, private, and neighborhood entities exists in the zone; and

(3) the designation of the qualified business as an enterprise project will contribute significantly to the achievement of the plans of the applicant governing body or bodies for development and revitalization of the zone.

(d) The department shall designate qualified businesses as enterprise projects on a competitive basis. In designating enterprise projects, the department shall base its decision on a weighted scale with 60 percent dependent on the economic distress of the enterprise zone in which a proposed enterprise project is located and 40 percent dependent on the local effort to achieve development and revitalization of the enterprise zone.

(e) Unless the designation is removed under Subsection (g) of this section before that date, the designation of an enterprise project is effective for five years after the date the designation is made.

(f) The department may designate the following number of enterprise projects in this state:

- (1) 10 enterprise projects in the state fiscal year ending August 31, 1988
- (2) 15 enterprise projects in the state fiscal year ending August 31, 1989;
- (3) 25 enterprise projects in the state fiscal year ending August 31, 1990; and
- (4) 25 enterprise projects in the state fiscal year ending August 31, 1991.

(g) The department may remove the designation of a qualified business as an enterprise project if it determines that the qualified business is not in compliance with any requirement for designation as an enterprise project.

(h) For purposes of this section, local effort to achieve development and revitalization of an enterprise zone means the willingness of public entities in the zone to provide services, incentives, and regulatory relief authorized by this Act or other law and to negotiate with the qualified business for whom the application is made for designation as an enterprise project and with neighborhood enterprise associations and other local groups or businesses to achieve the public purposes of this Act and the effort of the qualified business and other affected entities to cooperate in achieving those public purposes.

(i) Factors to be considered in evaluating the local effort on the part of a public entity include:

- (1) tax abatement, deferral, refunds, or other tax incentives;
- (2) regulatory relief, including:
 - (A) zoning changes or variances;
 - (B) exemptions from unnecessary building code requirements; and
 - (C) streamlined permitting;
- (3) enhanced municipal services, including:
 - (A) improved police and fire protection;
 - (B) institution of community crime prevention programs; and
 - (C) special public transit routes or reduced fares;
- (4) improvements in community facilities, including:
 - (A) capital improvements in water and sewer facilities;
 - (B) road repair; and
 - (C) creation or improvement of parks;
- (5) improvements to housing, including:
 - (A) low interest loans for housing rehabilitation or improvement; and
 - (B) transfer to abandoned housing to individuals or community groups;
- (6) business and industrial development services, including:
 - (A) low interest loans for business;
 - (B) use of surplus school buildings or other under utilized publicly owned facilities as small business incubators;
 - (C) provision of publicly owned land for development purposes;
 - (D) creation of special one-stop permitting and problem resolution centers or ombudsmen; and

- (E) promotion and marketing services; and
- (7) job training and employment services, including:
 - (A) retraining programs;
 - (B) literacy and employment skills programs;
 - (C) vocational education; and
 - (D) customized job training.

(j) Factors to be considered in evaluating the local effort on the part of private entities include:

- (1) the willingness to negotiate or cooperate in the achievement of the purposes of this Act;
- (2) commitments to hire under skilled, inexperienced, disadvantaged, or displaced workers resident in the zone;
- (3) commitments to hire minority workers and to contract with minority-owned businesses; and
- (4) the willingness to make contributions to the well-being of the community, such as job training, the donation of land for parks or other public purposes, or the provision of child care for employees.

(K) The number of enterprise projects that have not been designated before the end of each state fiscal year may be designated in subsequent fiscal years, except that an enterprise project may not be designated after August 31, 1991.

Sec. 11. REINVESTMENT ZONE. An enterprise zone may be designated a reinvestment zone for tax increment financing purposes as provided by the Tax Increment Financing Act (Chapter 311, Tax Code). For the purposes of tax abatement under the Property Redevelopment and Tax Abatement Act (Chapter 312, Tax Code), an enterprise zone is considered to be a reinvestment zone without further designation.

Sec. 12. REFUND OF SALES AND USE TAX. (a) To encourage the development of areas designated as enterprise zones, a municipality may refund local sales and use taxes as provided by Section 321.508 Tax Code.

(b) To promote the public health, safety, or welfare, the governing body of a municipality or county may establish a program by which it refunds local sales and use taxes that it imposes on a qualified business or qualified employee.

(c) The governing body of a municipality or county that nominated an enterprise zone designated by the department may provide for the partial or total refund of local sales and use taxes by persons making a taxable purchase, lease, or rental for purposes of development or revitalization in the zone.

(d) A qualified business, qualified employee, or person entitled to a refund of local sales and use taxes under this section shall pay the entire amount of state and local sales and use taxes at the time they would otherwise be due without reduction because of any agreement with a municipality or county for a refund of local sales and use taxes.

(e) Any agreement to refund local sales and use taxes under this section must be in writing, contain an expiration date, and require the beneficiary to provide documentation necessary to support a refund claim to the municipality or county granting the refund. The municipality or county granting a refund shall make the refund directly to the beneficiary in the manner set out in the agreement.

Sec. 13. REDUCTION OR ELIMINATION OF FEES AND TAXES. To promote the public health, safety, or welfare, the governing body of a municipality or county may establish a program by which it reduces or eliminates any fees or taxes, other than sales and use or property taxes, that it imposes on a qualified business or qualified employee. The governing body of a municipality or county may not reduce or eliminate local sales and use taxes except to the extent it grants a refund under Section 12 of this Act.

Sec. 14. OTHER LOCAL INCENTIVES. The governing body of a municipality or county that nominated an enterprise zone designated by the department may:

(1) defer compliance in the zone with subdivision and development ordinances and regulations, other than those governing streets and roads or sewer or water services;

(2) give priority to the zone for the receipt of urban development action grant money, community development block grant money, industrial revenue bonds, or funds received under the Texas Job-Training Partnership Act (Article 4413(52), Vernon's Texas Civil Statutes);

(3) adopt and implement a plan for police protection in the zone;

(4) amend zoning ordinances to promote economic development in the zone;

(5) establish preferences for businesses in the zone in permit processes;

(6) establish simplified, accelerated, or other special permit procedures for businesses in the zone;

(7) waive development fees for projects in the zone;

(8) create a local enterprise zone fund for funding bonds or other programs or activities to develop or revitalize the zone;

(9) reduce utility rates for qualified businesses in the zone charged by:

(A) utilities owned by the municipality or county; or

(B) subject to agreement of the affected utility and the approval of the appropriate regulatory authority under Sections 16 and 17, Public Utility Regulatory Act (Article 1446c, Vernon's Texas Civil Statutes), by a cooperative or a utility owned by private investors except that rates of the utility for qualified businesses in the zone may not be reduced more than five percent and the appropriate regulatory authority in setting the rates of the utility shall allow the utility to recover the amount of the reduction;

(10) give priority to persons or projects in the zone in issuing housing finance bonds; or

(11) give priority in providing services to local economic development, educational, job training, or transportation programs that benefit the zone.

Sec. 15. STATE AND LOCAL REGULATORY INCENTIVES. (a) State agencies may exempt from their regulations qualified businesses, qualified property, qualified employees, and neighborhood enterprise associations in enterprise zones, if the exemptions are consistent with the purposes of this Act and with the protection and promotion of the general health and welfare. This power does not apply to:

(1) a regulation relating to:

(A) civil rights;

(B) equal employment;

(C) equal opportunity;

- (D) fair housing rights; or
- (E) preservation or protection of historical sites or historical artifacts;
- (2) a regulation the relaxation of which is like to harm the public safety or public health, including environmental health; or
- (3) a regulation specifically imposed by law.

(b) Regardless of a statute of limitations to the contrary, a contractor or architect who constructs or rehabilitates a building in an enterprise zone is liable for any structural defects in the building for a period of 10 years after the day beneficial occupancy of the building begins following the construction or rehabilitation.

(c) Within an enterprise zone designated by the department, a local government may suspend local ordinances, rules, regulations, or standards relating to zoning, licensing, or building codes unless the ordinance, rule, regulation, or standard relates to one of the proscribed topics in Subsection (a) of this section.

(d) The suspension of or exemption from a rule, regulation, standard, or local ordinance under this section must be adopted in the same manner that the rule, regulation, standard, or ordinance was adopted.

(e) Each state agency rule adopted after September 1, 1987, when applicable, may provide encouragements and incentives to increase rehabilitation, renovation, restoration, improvement, or new construction of housing and to increase the economic viability and profitability of business and commerce in enterprise zones. In addition, each state agency annually shall review the rules it administers that may negatively impact the rehabilitation, renovation, restoration, improvement, or new construction of housing or the economic viability and profitability of business and commerce in enterprise zones, or that may otherwise affect the implementation of this Act. An agency may take the necessary steps to waive, modify, create exemptions to, or otherwise minimize the adverse effects of those rules on the rehabilitation, renovation, restoration, improvement, or new construction of housing or the economic viability and profitability of business and commerce located in enterprise zones and contribute to the implementation of this Act.

Sec. 16. WAIVER OF PERFORMANCE BOND BY PUBLIC WORKS CONTRACTOR. A prime contractor is not required to execute a performance bond under Article 5160, Revised Statutes, if:

- (1) the construction, alteration, repair, or other public work to be performed under the contract is entirely in an enterprise zone; and
- (2) the amount of the contract does not exceed \$200,000.

Sec. 17. TAX REFUNDS. An enterprise project is entitled to refunds of certain state taxes as provided by Section 151.429, Tax Code, and the deduction provided by Section 171.1015, Tax Code. A qualified business is entitled to refunds of certain state taxes under... Sections 151.431 and 171.501, Tax Code.

Sec. 18. STATE PREFERENCES. (a) A governing body of an enterprise zone or a qualified business or qualified employee located in an enterprise zone shall be given preference over other eligible applicant for grants or loans that are administered by a state agency, if:

- (1) at least 50 percent of the grant or loan will be expended for the direct benefit of the enterprise zone; and
- (2) the purpose of the loan or grant is to:

(A) promote economic development in the community; or
(B) construct, improve, extend, repair, or maintain public facilities within the community.

(b) The state treasurer is authorized and encouraged to deposit state money in financial institutions doing business in enterprise zones.

(c) State agencies are authorized and encouraged to contract with businesses located in enterprise zones.

(d) The department may give preferences to enterprise zones in the granting of any economic development money or other benefit.

Sec. 19. DEVELOPMENT BONDS. Bonds may be issued to finance projects in enterprise zones as provided by the Act for Development of Employment, Industrial and Health Resources of 1971 (Article 5190.1, Vernon's Texas Civil Statutes) and by the Development Corporation Act of 1979 (Article 5190.6, Vernon's Texas Civil Statutes).

Sec. 20. SALE OF PUBLICLY OWNED PROPERTY IN ENTERPRISE ZONE.

(a) Once an area becomes an enterprise zone, the state and a municipality or county that owns any surplus building or vacant land within the enterprise zone may dispose of the surplus building or vacant land in one of the following ways:

(1) sell the surplus building or vacant land at a public auction;

(2) sell the vacant land to the neighborhood enterprise association corporations, as established under this Act; or

(3) establish an urban homestead program that provides:

(A) that the state or the municipality or county will sell an individual a residence or portion of a residence it owns for a sum not to exceed \$100;

(B) that the individual agrees to live in the residence for a period of at least seven years;

(C) that the individual agrees to renovate or remodel the property to meet the level of maintenance stated in the agreement between the individual and the state or municipality or county; or

(D) that the state or the municipality or county shall assign the property to the individual at the end of the seven-year residency requirement and after satisfactory improvements to the property have been made.

(b) A municipality or county may sell a surplus building or vacant land in the zone at less than fair market value.

Sec. 21. NEIGHBORHOOD ENTERPRISE ASSOCIATIONS. (a) Individuals residing in an enterprise zone may establish, under this section, a neighborhood enterprise association. There may be only one neighborhood enterprise association for any geographic neighborhood area.

(b) The association must have a membership composed of residents of the enterprise zone. The association must be a nonprofit corporation organized under the Texas Non-Profit Corporation Act (Article 1396-1.01 et. seq., Vernon's Texas Civil Statutes), and must be eligible for federal tax exemption status under Section 501(c) of the Internal Revenue Code of 1986.

(c) The articles of incorporation must describe the geographic neighborhood area to

which the incorporating association applies and authorize the association to engage in business only within the particular enterprise zone in which the neighborhood area of the association is located.

(d) The incorporators shall publish in a newspaper of general circulation in the municipality or county an explanation of the proposed new association and their rights in it. A copy of the association's articles of incorporation and bylaws shall be made available for public inspection at the office of the city manager or comparable municipal officer or at the county judge's office, as applicable.

(e) Each voting age individual who has been a resident of the association's neighborhood area for at least one year is entitled to be a member of the association with voting rights. Other voting age residents of the area are entitled to be members of the association but are not entitled to vote.

(f) Following the organization of the association, its board of directors must apply to the governing body for certification as a neighborhood enterprise association.

(g) The governing body may not grant its approval unless the association has hired or appointed a suitable chief executive officer.

(h) (paragraph omitted)

(i) A neighborhood enterprise association may provide the following public services with the approval of and in coordination with the existing responsible governmental entities:

- (1) establishment of crime watch patrols within the neighborhood area;
- (2) establishment of volunteer day-care centers;
- (3) organization of recreational activities for neighborhood area youth;
- (4) garbage collection;
- (5) street maintenance and improvements;
- (6) bridge maintenance and improvements;
- (7) maintenance and improvements of water and sewer lines;
- (8) energy conservation projects;
- (9) health and clinic services;
- (10) drug abuse programs;
- (11) senior citizen assistance programs;
- (12) park maintenance;
- (13) rehabilitation, renovation, and operation and maintenance of low and moderate income housing; and

(14) other types of public services as provided by law or regulation.

(j) These services may be provided by the association or, after agreement with the relevant local government, by private firms and organizations when feasible and prudent. An existing responsible unit of government may contract with a neighborhood enterprise association to provide services in an amount corresponding to the amount of money saved by the unit of government through this method of providing a service.

(k) The association may carry out other projects or types of projects as approved by the governing body. In other cases, an application must be submitted by the association to the governing body that describes the nature and benefit of the project, specifically:

- (1) how it will contribute to the self-help efforts of the residents of the area involved;
- (2) how it will involve the residents of the area in project planning and

implementation;

(3) whether there are sufficient resources to complete the project and whether the association will be fiscally responsible for the project; and

(4) how it will enhance the enterprise zone in one of the following ways:

(A) by creating permanent jobs;

(B) by physically improving the housing stock;

(C) by stimulating neighborhood business activity; or

(D) by preventing crime.

(l) If the governing body does not specifically disapprove of the project before the 45th day after the day of the receipt of the application, it shall be considered approved. If the governing body disapproves of the application, it shall specify its reasons for this decision and allow 60 days for the applicant to make amendments.

(m) The neighborhood enterprise association shall furnish an annual statement to the governing body on the programmatic and financial status of any approved project and an audited financial statement of the project.

(n) The association may purchase or lease publicly owned or privately owned real property.

(o) The association has other powers as established by law or regulation, as well as all powers available to similar corporations under state law.

(p) All real property within the neighborhood area of the association that is owned by state or local government and which is not in current use by the government may be leased to the association. The term of the lease may not be less than 20 years and the full amount of rental fees under the lease shall not exceed \$1 a year. The lease must be renewed upon expiration if the association has continuously complied with the requirements of this section during the terms of the lease.

(q) The association is exempt from any state or local taxes during the life of the enterprise zone in which it is located. The exemption also applies to any tax arrearages or other back assessments on any property leased to the association under Subsection (p) of this section.

Sec. 22. ZONE ADMINISTRATION. (a) The administration of an enterprise zone is under the jurisdiction of the appropriate unit of local government, either a municipality or county, or any combination of these local governments, consistent with its function as specified in the state constitution. The governing body may delegate its administrative duties to an administrative authority. The administrative authority, if any, must be composed of 3, 5, 7, 9, 11, or 15 members, must be a viable and responsive body generally representative of all public or private entities having a stake in the development of the zone, and must include enterprise zone residents and representatives of the governing body and, local businesses.

(b) The functions and duties of an administrative authority must be specified in the agreement negotiated by the governing body and the department, or in amendments to the negotiated agreement. Those functions and duties should include decision-making authority and the authority to negotiate with affected entities.

(c) Neighborhood enterprise associations should be active participants in the administration of enterprise zones and should be encouraged to participate in the planning and execution of activities in enterprise zones.

(d) The governing body shall designate a liaison to communicate and negotiate with

the department, the administrative authority, an enterprise project, and other entities in or affected by an enterprise zone.

Sec. 23. ANNUAL REPORTS ON ENTERPRISE ZONES. Each municipality, county, or combination of municipalities or counties that authorized the creation of an enterprise zone shall submit an annual report to the department, in such form as the department may require, on or before October 1 of each year. The local administrative authority, if any, for the zone must approve the report. The report must include:

(1) a list of local incentives for community redevelopment available in the zone during the prior year;

(2) the use and revenue impact of local incentives that the governing body committed to provide in the zone in the resolution designating the zone;

(3) the number of business establishments located in the zone during the prior year and the number of business establishments located in the zone in the year prior to approval of the area as an enterprise zone;

(4) a copy of the report required pursuant to Section 103, Internal Revenue Code of 1986, for all industrial revenue bonds issued to finance projects located in the zone during the prior year; and

(5) a report on the attainment of revitalization goals for the zone.

Sec. 24. COORDINATION OF ENTERPRISE ZONE PROGRAMS WITH OTHER PROGRAMS OF THE FEDERAL AND STATE GOVERNMENT.

(a) The department shall work together with the responsible federal and state agencies to promote the coordination of other relevant programs, including housing, community and economic development, small business, banking, financial assistance, transportation, and employment training programs that are carried out within an enterprise zone. It shall further work to expedite, to the greatest extent possible, the consideration of applications for the programs through the consolidation of forms or otherwise and shall work, whenever possible, for the consolidation of periodic reports required under the programs into one summary report.

(b) The department shall encourage other state agencies to give priority to businesses in enterprise zones for the receipt of grants, loans, or services.

OTHER STATUTES RELATING TO THE ENTERPRISE ZONE PROGRAM

1) Subchapter I, Chapter 151, Tax Code, is amended by adding Section 151.429 to read as follows:

Sec. 151.429. TAX REFUNDS FOR ENTERPRISE PROJECTS.

(a) An enterprise project is eligible for a refund in the amount provided by this section of the taxes imposed by this chapter on purchases of:

(1) equipment or machinery sold to an enterprise project for use in an enterprise zone;

or

(2) building materials sold to an enterprise project for use in remodeling, rehabilitating, or constructing a structure in an enterprise zone.

(b) Subject the limitations provided by Subsection (c) of this section, an enterprise project qualifies for a refund of taxes under this section of \$2,000 for each new job that the enterprise project provides for a qualified employee during the period of its designation as an enterprise project.

(c) The total amount of tax refund that an enterprise project may apply for in a state fiscal year may not exceed \$250,000. If an enterprise project qualifies in a state fiscal year for a refund of taxes in an amount in excess of the limitation provided by this subsection, it may apply for a refund of those taxes in a subsequent year, subject to the \$250,000 limitation for each year. However, an enterprise project may not apply for a refund under this section after the end of the state fiscal year immediately following the state fiscal year in which the enterprise project's designation as an enterprise project expires or is removed. The total amount that may be refunded to an enterprise project under this section may not exceed the amount determined by multiplying \$250,000 by the number of state fiscal years during which the enterprise project created one or more jobs for qualified employees.

(d) To receive a refund under this section, an enterprise project must apply to the comptroller for the refund. The department of commerce shall provide the comptroller with the assistance that the comptroller requires in administering this section.

(e) In this section, "enterprise project", "enterprise zone", and "qualified employee" have the meanings assigned to those terms by Section 3, Texas Enterprise Zone Act (Article 5190.7, Vernon's Texas Civil Statutes).

(f) For the purposes of Subsection (a) of this section, items purchased by an enterprise project after the 91st day preceding the date it is designated as a project may be considered eligible for the refund.

Sec. 1;151.431.SALES AND USE TAX REFUND FOR JOB RETENTION.

(a) A qualified business operating in the enterprise zone's jurisdiction for at least three consecutive years may apply for and be granted a onetime refund of sales and use tax paid by the qualified business after certification of the qualified business as provided by Subsection (b) of this section to a vendor or directly to the state for the purchase of equipment or machinery sold to the business for the use in an enterprise zone if the governing body or bodies certify to the Texas Department of Commerce that the business is retaining 10 or more jobs held by qualified employees during the year. For the purposes of this subsection "job" means an existing employment position of a qualified business that has provided employment to a qualified employee of at least 1,820 hours annually.

(b) Only qualified businesses that have been certified as eligible for a refund under this section by the governing body or bodies to the department and by the department to the comptroller, including certification of the number of jobs retained, are entitled to the refund. During each calendar year, no more than three eligible qualified businesses may be certified to the department by a municipality or county, subject to Subsection (c).

(c) If a municipality or county sponsors more than one enterprise zone, that municipality or county may certify to the department only a total of three eligible qualified businesses from all enterprise zones of which it is the governing body or one of the governing bodies and must allocate the three certifications for which it is eligible as evenly as possible among those zones. If an enterprise zone has more than one governing body, it is entitled to only the number of certifications that is equal to the total that all of its governing bodies may allocate to it, but in no case is it entitled to more than three certifications. A certification that must be allocated to a particular zone but would exceed the three allowable to that zone may not be made. The department by rule may require:

(1) multiple governing bodies jointly to certify all or some of the certifications for which a zone is eligible; and

(2) governing bodies to follow uniform procedures or selection criteria in selecting the qualified businesses certified to it under this section.

(d) The total amount of the onetime refund that a qualified business may apply for may not exceed \$500 for each qualified employee retained, up to a limit of \$5,000 for each qualified business.

(e) In this section, "enterprise zone", "governing body", "qualified business", and "qualified employee" have the meanings assigned to those terms by Section 3, Texas Enterprise Zone Act (Article 5190.7, Vernon's Texas Civil Statutes).

2) Subchapter I, Chapter 171, Tax Code, is amended by adding Sections 171.1015 to read as follows:

Section 171.1015. REDUCTION OF TAXABLE CAPITAL FOR INVESTMENT IN AN ENTERPRISE ZONE.

(a) A corporation that has been designated as an enterprise project as provided by the Texas Enterprise Zone Act (Article 5190.7, Vernon's Texas Civil Statutes) may deduct from its taxable capital allocated to this state 50 percent of its capital investment in the enterprise zone in which the enterprise project is located. The deduction may be taken on each franchise tax report that is based on a corporation's fiscal year during all or part of which the corporation is an enterprise project.

(b) The deduction authorized by this section is limited to the depreciated value of capital equipment or other investment that qualifies for depreciation for federal income tax purposes and that is placed in service in the zone after designation as an enterprise project. The depreciated value must be computed by a method which is otherwise acceptable for that corporation's franchise tax report and must be computed for each report on which it is taken by the same method of depreciation.

(c) To qualify for the deduction authorized by this section, an investment must be used in the normal course of business in the enterprise zone and must not be removed from the enterprise zone, except for repair or maintenance. Qualifying use and presence in the zone must occur during the accounting year on which the report is based.

(d) The deduction authorized by this section may not be used to reduce taxable capital below a zero value and no carryover of unused deductions to a later privilege period is allowed.

(e) In this section, "enterprise project" and "enterprise zone" have the meanings assigned to those terms by Section 3, Texas Enterprise Zone Act (Article 5190.7, Vernon's Texas Civil Statutes).

Section 171.501 REFUND FOR JOB CREATION IN ENTERPRISE ZONE.

(a) A corporation that has been certified a qualified business as provided by the Texas Enterprise Zone Act (Article 5190.7, Vernon's Texas Civil Statutes) may apply for and be granted a refund of franchise tax paid with an initial or annual report if the governing body or bodies certify to the Texas Department of Commerce that the business has created 10 or more new jobs in its enterprise zone held by qualified employees during the calendar year that contains the end of the accounting period on which the report is based. The Texas Department of Commerce shall certify eligibility for any refund to the comptroller.

(b) Only qualified businesses that have been certified as eligible for a refund under this section by the governing body or bodies to the department and by the department to the comptroller are entitled to the refund. During each calendar year, no more than three eligible qualified businesses may be certified to the department by a municipality or county, subject to Subsection (c).

(c) If a municipality or county sponsors more than one enterprise zone, that municipality or county may certify to the department only a total of three eligible qualified businesses from all enterprise zones of which it is the governing body or one of the governing bodies and must allocate the three certifications for which it is eligible as evenly as possible among those zones. If an enterprise zone has more than one governing body, it is entitled to only the number of certifications that is equal to the total that all of its governing bodies may allocated to it, but in no case is it entitled to more than three certifications. A certification that must be allocated to a particular zone but would exceed the three allowable to that zone may not be made. The department by rule may require:

(1) multiple governing bodies jointly to certify all or some of the certifications for which a zone is eligible; and

(2) governing bodies to follow uniform procedures or selection criteria in selecting the qualified businesses certified to it under this section.

(d) The amount of a refund under this section is the lesser of \$5,000 or 25 percent of the amount of taxes paid for any one privilege period. For purposes of this subsection, the initial and second periods are considered to be the same privilege period.

(e) In this section, "enterprise zone", "governing body", "new job", "qualified business", and "qualified employee" have the meanings assigned to those terms by Section 3, Texas Enterprise Zone Act (Article 5190.7, Vernon's Texas Civil Statutes). Subsection (a), Section 311.005, Tax Code, as amended by S.B. No. 221, Acts of the 71st Legislature, Regular Session, 1989, is amended to read as follows:

(a) To be designated as a reinvestment zone, an area must:

(1) substantially arrest or impair the sound growth of the municipality creating the zone, retard the provision of housing accommodations, or constitute an economic or social liability and be a menace to the public health, safety, morals, or welfare in its present condition and use because of the presence of:

- (A) a substantial number of substandard, slum, deteriorated, or deteriorating structures;
 - (B) the predominance of defective or inadequate sidewalk or street layout;
 - (C) faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
 - (D) unsanitary or unsafe conditions;
 - (E) the deterioration of site or other improvements;
 - (F) tax or special assessment delinquency exceeding the fair value of the land;
 - (G) defective or unusual conditions of title; or
 - (H) conditions that endanger life or property by fire or other cause;
- (2) be predominantly open and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impair or arrest the sound growth of the municipality; or
- (3) be in a federally assisted new community located in the municipality or in an area immediately adjacent to a federally assisted new community.

Section 311.0031 ENTERPRISE ZONE.

(a) Designation of an area as an enterprise zone under the Texas Enterprise Zone Act (Article 5190.7, Vernon's Texas Civil Statutes) constitutes designation of the area as a reinvestment zone under this chapter without further hearing or other procedural requirements other than those provided by the Texas Enterprise Zone Act (Article 5190.7, Vernon's Texas Civil Statutes). Subsection (b), Section 3, Texas Tax Increment Financing Act of 1981 (Article 1066e, Vernon's Texas Civil Statutes), as amended by Section 1, Chapter 554, Acts of the 68th Legislature, Regular Session, 1983, and by Section 5, Chapter 841, Acts of the 68th Legislature, Regular Session, 1983, is amended to read as follows:

(b) To be designated as a reinvestment zone, an area must:

(1) substantially impair or arrest the sound growth of a city or town, retard the provision of housing accommodations, or constitute an economic or social liability and be a menace to the public health, safety, morals, or welfare in its present condition and use by reason of the presence of a substantial number of substandard, slum, deteriorated, or deteriorating structures; predominance of defective or inadequate sidewalk or street layout; faulty lot layout in relation to size, adequacy, accessibility, or usefulness; unsanitary or unsafe conditions; deterioration of site or other improvements; tax or special assessment delinquency exceeding the fair value of the land; defective or unusual conditions of title; the existence of conditions that endanger life or property by fire or other cause; or any combination of these factors or conditions;

(2) be predominantly open and, because of obsolete platting or deterioration of structures or site improvements, substantially impair or arrest the sound growth of the city or town;

(3) be in a federally assisted new community located within a city or town or in an area immediately adjacent to the federally assisted new community; or

(4) be designated an enterprise zone under the Texas Enterprise Zone Act (Article 5190.7, Vernon's Texas Civil Statutes). Subsection (a), Section 3, Property Redevelopment and Tax Abatement Act (Article 1066f, Vernon's Texas Civil Statutes), is amended to read as follows:

(a) To be designated as a reinvestment zone, an area must:

(1) substantially impair or arrest the sound growth of a city or town, retard the provision of housing accommodations, or constitute an economic or social liability and be a menace to the public health, safety, morals, or welfare in its present condition and use by reason of the presence of a substantial number of substandard, slum, deteriorated, or deteriorating structures; predominance of defective or inadequate sidewalk or street layout; faulty lot layout in relation to size, accessibility, or usefulness; unsanitary or unsafe conditions; deterioration of site or other improvements; tax or special assessment delinquency exceeding the fair value of the land; defective or unusual conditions of title; the existence of conditions that endanger life or property by fire or other cause; or any combination of these factors or conditions;

(2) be predominantly open and, because of obsolete platting or deterioration of structures or site improvements, or other factors, substantially impair or arrest the sound growth of the city or town;

(3) be in a federally assisted new community located within a home-rule city or in an area immediately adjacent to the federally assisted new community;

(4) be located wholly within an area which meets the requirements for federal assistance under Section 119 of the Housing and Community Development Act of 1974;

(5) encompass signs, billboards, and other outdoor advertising structure designated by the governing body of the incorporated city or town for relocation, reconstruction, or removal for the purpose of enhancing the physical environment of the city or town; which the legislature hereby declare to a public purpose; or

(6) be designated an enterprise zone under the Texas Enterprise Zone Act (Article 5190.7, Vernon's Texas Civil Statutes).

Section 312.2011 ENTERPRISE ZONE.

(a) Designation of an area as an enterprise zone under the Texas Enterprise Zone Act (Article 5190.7, Vernon's Texas Civil Statutes) constitutes designation of the area as a reinvestment zone under this subchapter without further hearing or other procedural requirements other than those provided by the Texas Enterprise Zone Act (Article 5190.7, Vernon's Texas Civil Statutes). Subsection (a), Section 312.202, Tax Code, as amended by S.B. No. 221, Acts of the 71st Legislature, Regular Session, 1989, as amended to read as follows:

(b) To be designated as a reinvestment zone under this subchapter, an area must:

(1) substantially arrest or impair the sound growth of the municipality creating the zone, retard the provision of housing accommodations, or constitute an economic or social liability and be a menace to the public health, safety, morals, or welfare in its present condition and use because of the presence of:

(A) a substantial number of substandard, slum, deteriorated, or deteriorating structures;

(B) the predominance of defective or inadequate sidewalks or streets;

(C) faulty size, adequacy, accessibility, or usefulness of lots;

(D) unsanitary or unsafe conditions;

(E) the deterioration of site or other improvements;

(F) tax or special assessment delinquency exceeding the fair value of the land;

(G) defective or unusual conditions of title; or

(H) conditions that endanger life or property by fire or other cause; or

- (1) any combination of these factors;
- (2) be predominantly open and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impair or arrest the sound growth of the municipality;
- (3) be in a federally assisted new community located in a home-rule municipality or in an area immediately adjacent to a federally assisted new community located in a home-rule municipality;
- (4) be located entirely in an area that meets the requirements for federal assistance under Section 119 of the Housing and Community Development Act of 1974 (42 U.S.C. Section 5318);
- (5) encompass signs, billboards, or other outdoor advertising structures designated by the governing body of the municipality for relocation, reconstruction or removal for the purpose of enhancing the physical environment of the municipality, which the legislature declares to be a public purpose; or
- (6) be reasonably likely as a result of the designation to contribute to the retention or expansion of primary employment or to attract major investment in the zone that would be a benefit to the property and that would contribute to the economic development of the municipality.

Sec. 312.4011. ENTERPRISE ZONE.

(a) Designation of an area as an enterprise zone under the Texas Enterprise Zone Act (Article 5190.7, Vernon's Texas Civil Statutes) constitutes designation of the area as a reinvestment zone under this subchapter without further hearing or other procedural requirements other than those provided by the Texas Enterprise Zone Act (Article 5190.7, Vernon's Texas Civil Statutes).

CITY OF EL PASO ORDINANCES

CITY OF EL PASO ZONING ORDINANCE

The following are excerpts from the El Paso Zoning Ordinance which pertain and apply to Historic Districts and H-Overlays:

CHAPTER 20.02 GENERAL PROVISIONS AND DEFINITIONS

20.02.426 Landmark.

"Landmark" means all buildings, structures, or sites so identified by a national, state, or local historic register, or located within any national, state, or local historic district.

CHAPTER 20.04 ADMINISTRATIVE PROVISIONS

20.04.030 City Council.

The City Council shall "... decide upon appeals from actions of the Historic Landmark Commission. Appeal from the City Council shall be to the District Court.

20.04.040 City Plan Commission.

The City Plan Commission "... shall have authority to make recommendations to the City Council on ... Historic Landmark designations and on changes and amendments"

20.04.070 Department of Public Inspection.

"Applications for Certificates of Appropriateness shall require approval of the Historic Landmark Commission prior to issuance."

20.04.220 Historic Landmark Alterations - Certificates of Appropriateness Required.

"No alterations or changes shall be made to any designated historic landmark without the owner or owners first having obtained a Certificate of Appropriateness; nor shall any designated Historic

Landmark be removed or demolished without a Certificate of Removal or Demolition.

20.04.320 Special Permits and Site Development Approvals.

"No building or occupancy permit may be granted for the erection, rehabilitation, enlargement, or demolition of any building in a designated Historic Area or for any building that is a designated Historic Landmark until prior approval has been granted by the Historic Landmark Commission and the City Council."

CHAPTER 20.08 GENERAL DESIGN AND USE REGULATIONS

20.08.065 Reference To Other Legislation.

"Reference to Historic Landmark Ordinance.

No building or land shall hereafter be used and no building or part thereof shall be erected, reconstructed, converted, enlarged, moved, or structurally altered unless in conformity with the regulations of the Historic Landmark Ordinance of the City.

CHAPTER 20.64 OFF-STREET PARKING AND LOADING REQUIREMENTS

20.64.175 Parking Waivers.

"A waiver of up to one hundred percent of the off-street parking requirement may be granted by City Council for uses [which] ... are located within a designated Historic District of the City...."

CHAPTER 20.66 SIGNS

20.66.230 Special Control Areas.

The following are designated as special control areas and are subject to the following restrictions:

Designated Significant Landmarks

- No off-premise signs allowed within 500 feet of any designated historical landmark, site, or building property line.

Designated National, State, or Local Historic Districts

(Manhattan Heights/Memorial Park; Old San Francisco; Sunset Heights; Magoffin)

- No off-premise signs are permitted within the boundaries of the district and no off-premise signs shall be installed within 250 feet of the centerline of streets forming the boundaries of the district.

(Ysleta Mission Area; Tigua Indian Reservation)

- No off-premise signs are permitted within 1200 feet radius from Mission steeple.

Designated Scenic Corridors

(Zaragoza Road from Zaragoza Port of Entry to Socorro Road)

- No off-premise sign shall be placed within 500 feet of the centerline of Zaragoza Road, running from the bridge abutment to Socorro Road.

20.66.340 Historic Overlay Zones, Historic Districts, and Designated Significant Landmarks - Dwellings and Offices In Residential, Mobile Home, Apartment, and Special Development Districts.

- Type, size, height, location, number, and spacing of signs are regulated

in these zoning districts.

CHAPTER 20.67 HISTORIC LANDMARK PRESERVATION

20.67.010 Definitions.

Definitions which appear below relate only to this Chapter 20.67:

(a) Alteration. Any construction or change of the exterior of a building, object, site, or structure, or of an interior space designated as a landmark. For buildings, objects, sites or structures, alteration shall include, but is not limited to, the changing of roofing or siding materials; changing, eliminating, or adding doors, door frames, windows, window frames, shutters, fences, railings, porches, balconies, signs, or other ornamentation; the changing of paint color; regrading; fill; imploding or other use of dynamite. Alteration shall not include ordinary repair and maintenance.

(b) Appurtenance. Any accessory or subordinate building, object or structure, fence, street furniture, fixture, vending machine, fountain, or public artwork, located on the grounds of an historic landmark or in an historic district.

(c) Archaeological. The science or study of the material remains of past life or activities and the physical site, location or context in which they are found, as delineated in the Department of Interior's Archaeological Resources Protection Act of 1979.

(d) Area. A specific geographic division of the City of El Paso.

(e) Building. A building is a structure created to shelter people or things, such as a house, barn, church, hotel, warehouse, or similar structure, including an historically related complex, such as a courthouse and jail or a house and barn.

(f) Cemetery. Any site, as defined by Texas Statutes, which contains at least one burial, marked or previously marked, dedicated to and used or intended to be used for the permanent interment of the human dead, to include perpetual care and nonperpetual care cemeteries, even though suffering neglect or abuse.

(g) Cluster. A group of cultural resources with compatible buildings, objects, or structures geographically or thematically relating to and reinforcing one another through design, setting, materials, workmanship, congruency and association.

(h) Construction. The act of adding an addition to an existing building or structure or the erection of a new principal or accessory building or structure on a lot or property.

(i) Contributing Property. A building, object, site or structure, zoned C-5 (Commercial) in an historic district or cluster that contributes to the district's or cluster's historical significance through location, design, setting, materials, workmanship, feeling and association.

(j) Cultural Resources. Those resources which possess qualities of significance in American, Texas, or El Paso history, architecture, archaeology, and culture present in in districts, sites, structures, and objects that possess integrity of location, design, setting, materials, workmanship, congruency and association.

(k) Demolition. Any act or process that destroys or razes in whole or in part a landmark, wherever located, or a building, object, site, or structure, within an historic district, or permanently impairs its structural integrity.

(l) Design Guidelines. Standards recommended by the Commission and which are recommended to the City Plan Commission and subsequently adopted by the El Paso City Council, and which are available to property owners through the City's Planning Department, which are intended to preserve the historic, cultural and architectural character of an area or of a building, object, site, or structure.

(m) District. A geographically definable area, urban or rural, possessing a significant concentration, linkage, or continuity of buildings, objects, sites, or structures united by past events or aesthetically by plan or physical development which may also comprise individual elements separated geographically but thematically linked by association or history.

(n) Economic Return. A profit or capital appreciation from use or ownership of a building, object, site or structure that accrues from investment or labor.

(o) Effect. A change in the quality of the historical, architectural, archaeological, or cultural significance of a resource, or in the characteristics that qualify the resource as historically important.

(p) Effect, Adverse. A negative change in the quality of the historical, architectural, archaeological, or cultural significance of a resource, or in the characteristics that qualify the resource as historically important.

(q) Historic District. An area, urban or rural, residential or commercial, defined as an "historic district" by City Council, State, or Federal authority and which may contain within definable geographic boundaries one or more landmarks or clusters, including their accessory buildings, fences, and other appurtenances, and natural resources having historical, cultural, and archaeological significance, and which may have within its boundaries other buildings or structures, that, while not of such historical, cultural, architectural or archaeological significance as to be designated landmarks, nevertheless contribute to the overall visual setting of or characteristics of the landmark or landmarks located within the district.

(r) Historic Landmark. Those buildings, objects, sites or structures, of the highest historical, cultural, architectural or archaeological importance and whose demolition or destruction would constitute an irreplaceable loss to the quality and character of El Paso; certain inventoried interior spaces designed or intended to be occupied as part of the structure or which are accessible to the public; such buildings, objects, sites, or structures, their appurtenances, and

the property on which they are located, having been so designated by City Council. Also referred to as an "H" overlay property.

(s) Historic Interiors. An architecturally or historically significant interior space which remains substantially intact in terms of (1) original configuration, (2) original volume, (3) original architectural ornamentation and decoration; which exhibits surviving original historical finishes or has the potential for research which could aid in the accurate restoration of such finishes; and which is open to, used by, or may be used by the public. This will normally only be interior spaces of commercially-zoned buildings.

(t) Intrusion. A building, object, site or structure which detracts from a district's or cluster's historical significance because of its incompatibility with the district's or cluster's sense of time and place and historical development; or its incompatibility of scale, materials, texture, or color; or whose integrity has been irretrievably lost; or whose physical deterioration or damage makes it infeasible to rehabilitate.

(u) Inventory. A systematic listing of cultural, historical, architectural, or archaeological resources prepared by a city, state, or federal government, following standards set forth by federal, state and city regulations for evaluation of cultural properties.

(v) Landscape Architectural Feature. The general arrangement of grounds, including but not limited to the topographic grade water pooling and runoff, types of sites of plant materials, types and sites of surface materials, such as decorative bark, rock, stone, gravel, concrete, asphalt, brick, and the types and sites of constructions not otherwise deemed to be structured per se, such as fences, retaining walls, decks and other miscellaneous fixtures.

(w) Multiple Resource Historic District. An area defined by City Council, State or Federal authority within a defined geographical area which identifies specific cultural resources having historic, architectural, cultural, or archaeological significance.

(x) Non-contributing Property. A building, object, site, or structure in an historic district which does not contribute to the district's or cluster's historical significance through location, design, setting, materials, workmanship, feeling, and association.

(y) Object. An object is a material thing of functional, aesthetic, cultural, historical, archaeological, or scientific value that may be, by nature or design, movable yet related to a specific setting or environment.

(z) Ordinary Repair and Maintenance. Any work, the purpose and effect of which is to correct or prevent any deterioration or decay of or damage to a building, object, or structure or any part thereof and to restore the same as nearly as may be practicable, to its condition prior to such deterioration, decay or damage, using the same materials or those materials available which are, in appearance, as close as possible to the original.

(aa) Reconstruction. The act or process of reassembling, reproducing, or replacing by new construction, the form, detail, and appearance of a destroyed or vanished property and its setting as it appeared at a particular period of time by means of the removal of later work, or by the replacement of missing earlier work, or by reuse of original materials.

(bb) Rehabilitation. The act or process of returning a building, object, site, or structure to a state of utility through repair, remodeling, or alteration that makes possible an efficient contemporary use while preserving those portions or features of the building, object, site, or structure that are significant to its historical, architectural, and cultural values.

(cc) Relocation. Any change of the location of a building, object or structure in its present setting or to another setting.

(dd) Resource. A source of collection of buildings, objects, sites, or areas that exemplify the cultural, social, economic, political, archaeological, or architectural history of the nation, state, or city.

(ee) **Restoration.** The act or process of accurately recovering the form and details of a building, object, site or structure and its setting as it appeared at a particular period of time by means of the removal of later work or by the repair or replacement of missing earlier work.

(ff) **Setback.** Distance between a structure and the nearest point of the required yard, as required by Code Title 20.

(gg) **Significant Historic Landmark.** A building, structure, site, or area of land which is of the highest historic significance, and whose demolition or destruction would constitute an irreplaceable loss to the quality and character of El Paso, or which is, or on which a decision is pending, or for which an application has been made to become a Recorded Texas Historic Landmark, a National Historic Landmark or entered into the National Register of Historic Places, or property with an "H" overlay designated as an historic landmark by the City Council, or pending a decision on such a designation, or interior areas which are separately and specifically designated as Historic Landmarks are to be treated as Significant Historic Landmarks under this Chapter.

(hh) **Site.** The location of a significant event, a prehistoric or historic occupation or activity, or a building, structure, or cluster, whether standing, ruined, or vanished, where the location itself maintains historical or archaeological value regardless of the value of any existing structure.

(ii) **Stabilization.** The act or process of applying measures designed to reestablish a weather-resistant enclosure and the structural stability of an unsafe or deteriorated building, object, site, or structure while maintaining the essential form as it exists at present.

(jj) **Structure.** A structure is a non-movable work made up of interdependent and interrelated parts in a definite pattern of organization.

(kk) **Thematic Group.** A finite group of resources related to one another in a clearly distinguishable way, by association with a single historic person, event or developmental force, as one building type, design, or use, as designed by a single

architect, as a single archaeological site form, or as a particular set of archaeological research.

(ll) Unreasonable Economic Hardship. An economic burden imposed upon the owner which is unduly excessive and prevents a realization of a reasonable rate of return upon the value of his property.

(mm) Vista. A view through or along an avenue or opening, including those along the River's banks, which, as a view corridor, frames, highlights or accentuates a prominent building, object, site, structure, scene, or panorama, or patterns or rhythms of buildings, objects, sites, or structures; to include views of areas at a distance, such as a remote view of the downtown or the mountains.

(nn) Zone. A designated area, within an historic district, which is further unique in character, tone, theme, architectural, cultural or other ways. A district may be divided into zones, to assist property owners and the Commission in structuring design guidelines and further evaluating applications for certificates of appropriateness.

20.67.020 Declaration of policy.

The city council finds and declares as a matter of public policy that the protection, enhancement, preservation and use of historic landmarks is a public necessity and is required in the interest of the culture, prosperity, education, safety and general welfare of the people. The purposes of this chapter are:

A. To protect, enhance and perpetuate historic landmarks which represent or reflect distinctive and important elements of the city's, region's, state's, or nation's architectural, archaeological, cultural, social, economic, ethnic, and political history and to develop appropriate settings for such places;

B. To safeguard the city's historic and cultural heritage, as embodied and reflected in such historic landmarks by appropriate regulations;

C. To stabilize and improve property values in such locations;

D. To foster civic pride in the beauty and accomplishments of the past.

E. To protect and enhance the city's attractions to tourists and visitors and provide incidental support and stimulus to business and industry.

F. To strengthen the economy of the city;

G. To promote the use of historic landmarks for the culture, prosperity, education and general welfare of the people of the city and visitors to the city. (Ord.6243(part), 1978: prior code §25-35.3 (part))

H. To prevent the uprooting of architectural products of distinct periods, which may occur without regard to the feasibility of preserving and continuing the use of such landmarks, and without consideration of the irreplaceable loss to the people of the city of the cultural, historic and aesthetic values represented by such landmarks.

20.67.030 Historic landmarks -- Designation.

A. The city council may designate buildings, structures, sites, districts, areas and lands in the city as historic landmarks and define, amend and delineate the boundaries thereof. The suffix "H" shall appear before the zoning designation of those buildings, structures, sites, districts, areas and lands which the city council designates at historic landmarks. Such designation shall be in addition to any other designation established under this chapter. The zoning map shall reflect the designation of a historic landmark by the letter "H" as a suffix to any other use designation established in this chapter. (Ord. 6243 (part), 1978: prior code §25-35.3 (part))

B. Council may use the following designations for individual buildings, objects, sites or property which are zoned as C-5 (Commercial) and which are in an historic district or designated with an "H" overlay:

1. significant historic landmark,
2. contributing property,
3. non-contributing property,

as those terms are defined in 20.67.010. The guidelines for any such commercially-zoned buildings, objects, sites, or property within an historic district shall be separate from guidelines for residential properties, if any, within that same historic district, and shall recognize the above three-tiered designations and allow the Commission to consider the economics of compliance with the guidelines for contributing properties, allowing modifications from those guidelines for economic reasons if the visual, structural, architectural, or other features and appearance will not be detrimentally affected.

20.67.040 Historic Landmarks - Designation - Criteria to be used in designations.

In making such designations as set forth in this section, the City Council shall consider, but shall not be limited to, one or more of the following criteria:

- A. Character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, or the United States.
- B. Recognition as a Recorded Texas Historic Landmark, a National Historic Landmark, or entered into the National Register of Historic Places.
- C. Embodiment of distinguishing characteristics of an architectural type or specimen.
- D. Identification as the work of an architect or master builder whose individual work has influenced the development of the city.
- E. Embodiment of elements of architectural design, detail, materials, or craftsmanship which represent a significant architectural innovation.
- F. Relationship to other distinctive buildings, sites, or areas which are eligible for preservation according to a plan based on architectural, historic or cultural motif.
- G. Portrayal of the environment of a group of people in an area of history characterized by a distinctive architectural style.

H. Archaeological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest.

I. Exemplification of the cultural, economic, social, ethnic, or historical heritage of the city, state, or the United States.

J. Location as the site of a significant historic event.

K. Identification with a person or persons who significantly contributed to the culture and development of the city, region, state, or the United States.

L. A building or structure that because of its location has become of value to a neighborhood, community area, or the city.

M. Value as an aspect of community sentiment or public pride. (Ord. 6243 (part), 1978: prior code §25-35.3 (part))

20.67.050 Historic Landmark Commission - Creation.

A. There is created a commission to be known as the Historic Landmark Commission of the city, hereinafter called the Commission, consisting of fifteen members appointed by the Mayor and City Council. The members of the Commission shall serve without compensation and the membership shall include the following:

1. At least two architects, registered and licensed to practice in Texas;

2. At least one archaeologist;

3. At least one licensed commercial real estate broker;

4. At least one finance or banking professional;

5. At least one attorney;

6. At least one owner of commercial property in an historic district;

7. At least one owner of residential property in an historic district;

8. Other members of the commission shall be appointed from such other individuals and organizations as the City Council may, in its discretion, select, provided that no one business, economic or professional interest shall constitute a majority of the commission.

B. All Commission members, regardless of background, shall have a demonstrated interest, competence, or knowledge in historic preservation within the City of El Paso.

C. Each member of the Commission shall be appointed for a term of three years. The members of the Commission shall elect as officers from the voting membership of the Commission a chairman and a vice-chairman and shall likewise fill any vacancy in either of such offices. Any vacancy on the Commission shall be filled by appointment by the Mayor and City Council for the remainder of the unexpired term. As members' terms expire or otherwise become vacant, City Council shall appoint the successor or re-appoint the members by the next regular meeting of the Commission.

D. Any appointed member of the Commission who fails to attend three consecutive regular or called meetings of the Commission or fails to attend at least eighty percent of all regular or called meetings during any six-month period shall lose membership on the Commission, unless such failure to attend was the result of circumstances beyond the member's control. Verification of attendance shall be based exclusively on the minutes of each meeting. The vacancy shall be filled by the Mayor and City Council pursuant to this section.

E. The Mayor and City Council are encouraged to draw on the knowledge, experience, and expertise of any persons in the community by appointing Advisory Boards and members to the Historic Landmark Commission. Membership may be, but shall not be limited to, representatives from the following fields:

Banking or Accounting
Commercial Development and Real Estate Law
Architecture
Urban Design and Planning

Consumer Advocacy, representing residents, and/or business owners
Local preservation
Prehistory and History

20.67.060 Historic landmark commission - Meetings.

A. The commission shall meet at least once a month at a regularly scheduled time with advance notice posted according to the Texas Open Meetings Law. Additionally, meetings may be called upon request of the chairman, or upon written request of five members. Upon the filing of an application for a building permit in an historic district, or for a building, designated as an historic landmark, the commission shall take action thereon within sixty consecutive days after the date of filing of such application. If the Commission fails to act on an application within sixty days, such application shall be deemed to have been recommended for approval and a certificate showing the filing date and the failure to take action on the application within sixty days shall be issued by the commission on demand. The applicant may withdraw the application before the sixty-day period expires and may resubmit it at a later time if additional time is required for the preparation of information or for research required by the commission. A majority of the voting members shall constitute a quorum. Action taken at a meeting shall require the affirmative vote of a majority of the voting members present at the meeting.

B. The director of the department of planning, research and development or his representative shall act as secretary of the commission and shall attend and keep the minutes of all meetings. (Ord. 6243 (part), 1978: prior code §25-35.2 (part))

20.67.070 Historic landmark commission - Functions.

A. The commission shall thoroughly familiarize itself with buildings, interiors, structures, sites, districts, areas and lands within the city which may be eligible for designation as historic landmarks and shall prepare a historic landmark preservation plan, hereinafter referred to as the preservation plan, which shall:

1. Establish criteria to be used in determining whether certain buildings, interiors, structures, sites, districts,

areas, lands and other objects should be designated as historic landmarks;

2. Create and recommend to City Council for approval, guidelines for designated historic buildings, interiors, structures, sites, and districts to be used as general guides in determining the approval or denial of certificates of appropriateness and certificates of demolition or removal; the guidelines may address any alterations on historic landmarks in order to protect significant architectural, historical, archaeological, or cultural elements of the district by listing:

a. architectural regulations for the exterior of buildings, in addition to existing zoning classification, height and area limitations, and

b. design regulations for those interior areas specifically designated as Historic Interiors, in order to protect significant architectural, historical, archaeological, or cultural elements of the district.

c. The regulations for subparagraphs 2a and b above, may include the following:

- i. acceptable materials for construction;
- ii. appropriate architectural character, scale, and detail;
- iii. acceptable appurtenances to new and existing structures;
- iv. acceptable textures and ornamentation;
- v. acceptable accessories;
- vi. acceptable landscape architectural features.

3. Formulate a program for private and public action which will state the role of various city agencies in preservation of historic landmarks;

4. Suggest sources of funds for preservation and restoration activities and acquisitions, to include federal sources,

state sources, private and foundation sources, as well as municipal sources;

5. Recommend, to the proper agencies, incentives designed to encourage historical preservation.

B. The preservation plan shall be presented to the city plan commission for consideration and recommendations to the city council for inclusion in the comprehensive plan of the city. At least annually the landmark commission shall review the preservation plan and the state of preservation of designated historic landmarks, insert in the landmark commission minutes a report of such review and take appropriate action on any amendments to the plan deemed necessary. Prior to presenting the preservation plan, or any amendment thereto, to the plan commission, the landmark commission shall hold a public hearing on the preservation plan or the amendment thereto.

C. The landmark commission shall recommend to the city plan commission ordinances designating certain buildings, structures, sites, districts, areas and lands in the city as historic landmarks or such other designations as are defined in this ordinance if they apply within a certain district. The landmark commission shall hold a public hearing on all proposed ordinances and notice shall be given in the same manner as required by Article 1011f, Vernon's Annotated Texas Statutes.

D. Any owner of property may request from the landmark commission a decision on whether the landmark commission intends to recommend to the plan commission that such property be designated "H". The landmark commission shall render a decision on the owner's request within sixty days after the request is made.

E. If the landmark commission finds that buildings, structures, sites, districts, lands or areas cannot be preserved without acquisition, the landmark commission shall recommend to the city council that the fee or a lesser interest of the property in question be acquired by gift, devise, purchase, eminent domain or otherwise, pursuant to the city Charter and state and federal law.

F. The designation of a historic landmark may be amended or removed using the same procedure provided in this section for the original designation.

G. The landmark commission and City Historic Preservation staff shall provide information and counseling to owners of designated historic landmarks. (Ord. 6243 (part), 1978: prior code §25-35.3 (part))

H. Rule on requested exceptions to the guidelines based on the overall visual effects of the proposed exceptions.

I. Conduct surveys and maintain an inventory of historic, architectural, archaeological and cultural landmarks located within the city.

20.67.080 Action by the city plan commission.

A. The city plan commission shall hold public hearings as provided for in Article 1011f, Vernon's Annotated Texas Statutes, to consider any historical landmark designation ordinance after receiving a recommendation from the landmark commission. The notices provided for in Article 1011f, shall be sent to all owners of property which is proposed for "H" designation as well as to the adjoining property owners specified in such article. Such notice shall be given by certified mail in addition to any methods required by statute.

B. Within ten days after the hearing the city plan commission shall set forth in writing its recommendation, including the findings of fact that constitute the basis for its decision, and shall transmit its recommendations concerning the proposed ordinance to the city council along with the recommendation of the landmark commission, provided that in the event the recommendation of the plan commission differs from the recommendation of the landmark commission, the plan commission shall within ten days after the hearing first transmit its recommendations, including its findings of fact, to the landmark commission and then, within fifteen days of the public hearing the plan commission and the landmark commission shall each transmit their recommendation, including the finding of facts that constitute the basis for their decision, to the city council. (Ord. 6243 (part), 1978: prior code §25-35.3 (part))

20.67.090 Recording of designation.

Upon passage of an historic landmark designation ordinance, the city clerk shall file a copy of the ordinance with city and county tax assessors and in the County Deed Records and in the Real Property Records of the County Clerk together with a notice briefly stating the fact of the designation and shall send a copy of such notice to the owner or owners of the affected property. (Ord. 6243 (part), 1978: prior code 25-35.3 (part))

20.67.100 Alterations and changes - Certificate of appropriateness, ordinary repair or maintenance, Appeal.

A. No person or entity shall fail to maintain, construct, reconstruct, alter, change, remove or demolish any of the following unless a certificate of appropriateness or a certificate of demolition has been approved by the Historic Landmark Commission:

1. Any permanent feature on a property listed as a Texas Antiquities Landmark or on the National Register of Historic Places.

2. Any building, object, site, landscape architectural feature, or group of such designated with an H-Overlay or designated as a significant Historic Landmark as defined by this Ordinance and provided in Section 20.67.030(B) by the El Paso City Council.

B. The Historic Landmark Commission shall grant or deny certificates of appropriateness or certificates of demolition based on one of the following sets of criteria:

1. when City Council has adopted architectural and design guidelines for a particular district, those guidelines shall control. Except to the extent that the Commission has approved exceptions to the guidelines pursuant to section 20.67.070.), in which case the approved exception shall control.

2. when no guidelines have been adopted for a particular district, the guidelines from the district most similar in character, design, materials, workmanship, time of construction shall apply; or contained in the "Guide to the Identification and Preservation of El Paso's Cultural, Historic

and Architectural Resources" (Fall 1980), or as updated.

3. when the above do/does not provide guidelines applicable to the project, then The Secretary of the Interior's Standards for Rehabilitating Historic Buildings shall apply. (36 CFR 68;) (U.S. Department of the Interior, National Park Service, Preservation Assistance Division. U.S. Government Printing Office Document Number: 19830-416-688, Washington, D.C., Revised 1983) shall apply.

C. Procedure when Building Permit is Required.

1. When applying for a building permit for the exterior of a designated historic landmark, or a designated historic interior, the applicant shall submit two copies of all detailed plans, elevations, perspectives, specifications and other documents pertaining to the work to the building official, who shall forward such application to the commission chairman within five days of receipt thereof. Any applicant may appear at a regular or special meeting of the landmark commission before submitting an application and may consult with the commission during the review of the permit application.

2. The landmark commission, upon ten days written notice to the applicant, shall hold a hearing on the application. Upon review of the application, if the landmark commission finds the proposed work of a nature which will not adversely affect any significant architectural or historical feature of the designated historic landmark, and is appropriate and consistent with the spirit and purposes of this section, it shall forward a certificate of appropriateness to the building official within ten days after the public hearing and the building official shall so advise the applicant within five days after the certificate is received.

3. If the commission finds that the proposed work will adversely affect or destroy any significant architectural or historical feature of the designated historic landmark or historic interior, or is inappropriate or inconsistent with the spirit and purposes of this section, it shall forward the disapproved application to the building official within ten days after the public hearing and the building official shall so advise the applicant within five days after the certificate is received. The landmark commission shall state in its

disapproval the changes necessary for approval of the application.

4. If no action has been taken by the landmark commission within sixty days of original receipt by the landmark commission, a certificate of appropriateness shall be deemed issued by the landmark commission, and the building official shall so advise the applicant.

5. No change shall be made in the application for any building permit after the issuance of a certificate of appropriateness without resubmittal to the landmark commission and approval thereof in the same manner as provided above.

6. After a decision is reached by the landmark commission denying an application for a certificate of appropriateness, a resubmittal of application will not be accepted for additional hearing within a twelve-month period from the date of final decision except upon written request by the applicant indicating that there has been a change in conditions or that all changes in the application as recommended by the landmark commission have been made.

D. Procedure when Building Permit is not Required.

1. Those proposed exterior or interior changes and alterations not requiring a building permit shall be submitted in writing directly to the historic landmark commission for a certificate of appropriateness which must be granted before such work can be undertaken.

Applicant shall submit a copy of all proposed alterations and changes to the commission. The application must specifically describe the alteration or change proposed. Any applicant may appear at a regular or special meeting of the landmark commission before submitting an application and may consult with such commission during the review of the application.

2. The landmark commission, upon ten days written notice to the applicant, shall hold a hearing on the application. Upon review of the application, if the landmark commission finds the proposed work of a nature which will not adversely affect any significant architectural or historical feature of a

designated landmark and is appropriate and consistent with the spirit and purposes of this section, it shall forward a certificate of appropriateness to the applicant within thirty days of the receipt of such application.

3. If the commission finds that the proposed work will adversely affect or destroy any significant architectural or historical feature of the designated historic landmark or historic interior, or is inappropriate or inconsistent with the spirit and purposes of this section, it shall notify the applicant within ten days of receipt of such application that the application has been disapproved and shall include in such notification the changes necessary for approval of the application.

4. If no action has been taken by the landmark commission within sixty days of the receipt of the application, a certificate of appropriateness shall be deemed issued by the landmark commission.

5. No change shall be made in the application for issuance of a certificate of appropriateness without resubmittal to the landmark commission and approval thereof in the same manner as provided in this section.

6. After a decision is reached by the landmark commission denying an application for certificate of appropriateness, a resubmittal of application will not be accepted for additional hearing within a twelve-month period from the date of the final decision except upon written request by the applicant indicating that there has been a change in conditions or that all changes in the application as recommended by the landmark commission have been made.

C. Ordinary Repair or Maintenance. Ordinary repair or maintenance which does not involve changes in architectural and historical value, style or general design is exempt from the provisions of this section.

D. Appeal. Any applicant or interested person aggrieved by a ruling of the Landmark Commission under the provisions of this section may, within sixty days after ruling, appeal to the city council. (Ord. 6243 (part), 1978: prior code §25-35.3 (part))

20.67.105 Economic Hardship Application Procedure

A. After receiving written notification from the Commission of the denial of any type of application, an applicant may commence the hardship process. No building permit or demolition permit shall be issued unless the Commission makes a finding that hardship exists pursuant to this section. The Commission shall establish and make available a list of the information required of the owner for a complete application. No action need be taken by the Commission until the application for Economic Hardship is complete.

B. When a claim of hardship is made pursuant to this section an owner must show to the satisfaction of the Commission that:

1. The property is incapable of earning a reasonable return under the applicable sections of this chapter, regardless of whether that return represents the most profitable return possible; and

2. The property cannot reasonably be adapted to any other use compatible with this chapter which would result in a reasonable return; and

3. A good faith effort to find a purchaser interested in acquiring the property at a reasonable price and then preserving it, has failed.

4. Efforts to find a purchaser interested in preserving it have failed.

C. The applicant and the Commission shall consult in good faith in a diligent effort to seek an alternative that will result in preservation of the property.

D. The Commission shall hold a public hearing on the application within thirty days from the date the complete application is received by the Commission.

E. If the Commission approves the application, it shall forward a certificate of appropriateness to the building official within ten days after the public hearing and the building official shall so advise the applicant within five days after the certificate is received.

F. If the Commission denies the application, it shall forward the disapproved application to the building official within ten days after the public hearing and the building official shall so notify the applicant within five days of receipt of the disapproved application. The Commission shall state in its disapproval the changes necessary for the approval of the application.

G. If no action is taken by the Commission within sixty days of original receipt by the Commission, a certificate of appropriateness or certificate of demolition shall be deemed to have been issued by the Commission, and the building official shall so advise the applicant.

H. No change shall be made in the application for any building permit after the issuance of a certificate of appropriateness without resubmitting an application to the Commission and approval thereof as provided above.

I. After a decision is reached by the Commission denying an application, a resubmittal will not be accepted within a twelve month period from the date of final decision except upon written request by the applicant indicating that there has been a change in conditions.

J. Appeal. Any applicant or interested person aggrieved by a ruling of the Commission under the provisions of this section may, within sixty days after the final ruling, appeal the decision to City Council.

20.67.110 Historic landmarks Demolition or removal.

A. If an application is received for demolition or removal of a designated historic landmark, the building official shall immediately forward the application to the landmark commission. The landmark commission shall hold a public hearing on the application within thirty days after the application is initially filed with the building official. The applicant shall be given ten days written notice of the hearing. The landmark commission shall consider the historic value, the state of repair of the building, the reasonableness of the cost of restoration or repair, the existing and potential usefulness, including economic usefulness, of the building, the purposes behind preserving the structure as a historic landmark, the character of the

neighborhood, and all other factors it finds appropriate.

If the Commission determines, based on the evidence presented, that the cost of restoration or repair would render the property incapable of earning a reasonable return, the Commission may recommend to City Council, within ten days of the hearing before the Commission, or at the Council's next regular meeting, that the property be acquired pursuant to section 20.67.070.E. Council will have thirty days to state an affirmative intent to negotiate with the property owner and, if successful, to act on such a purchase within a reasonable time thereafter. If Council does not act affirmatively, or the Commission determines that the interest of preserving historical values will not be adversely affected by such demolition or removal or that the interest of preserving historical values can best be served by the removal of the structure to another specified location, it shall issue a certificate of demolition or a certificate of removal to the building official, and the building official shall so advise the applicant within five days therefrom.

B. If no action has been taken by the landmark commission within sixty days of original receipt by the landmark commission of the application, a certificate of demolition or a certificate of removal shall be deemed issued by the landmark commission and the building official shall so advise the applicant.

C. After a decision is reached by the landmark commission denying an application for a certificate of demolition or a certificate of removal, a resubmittal of application for such certificate will not be accepted for additional hearing within a twelve-month period from the date of final decision, except upon written request of the applicant indicating that there has been a change in conditions sufficient to warrant an earlier hearing.

D. Any applicant aggrieved by a ruling of the landmark commission under the provisions of this section may, within sixty days after the ruling of the landmark commission, appeal to the city council. Following an appropriate public hearing, within at least sixty days of the filing of a notice of appeal with the city clerk, the city council may, by a simple majority vote, uphold or overturn the ruling of the landmark commission.

E. The foregoing subsections A through D shall not apply whenever the city engineer, the building official or the fire marshal proceeds under Section 18.52.040 of the city code (Unsafe structures - Remedial action by owner or city). In such case, the city council after the appropriate notice and hearing, may order the building or structure or part thereof repaired, removed or demolished as provided by Section 18.52.040 without regard to the H-designation on the building or structure or part thereof; but in no event may the city council take such action unless it determines that the building or structure or part thereof is unsafe and dangerous so as to endanger persons or property or is a fire hazard, and that such danger or hazard is so great and so immediate that subsections A through D of this section should be circumvented to prevent immediate and substantial harm to persons or property. Such a determination by the city council shall be final and there shall be no appeal. (Ord. 8886, 1986; Ord. 6243 (part), 1978; prior code §25.35.3(part))

20.67.120 Demolition by Neglect.

A. No owner or person with an interest in real property designated as a significant historic landmark shall permit the property to fall into a serious state of disrepair so as to result in the deterioration of any exterior architectural feature or interior feature on a designated historic interior, which would, in the judgment of the Commission, produce a detrimental effect upon the character of the historic district as a whole, or the life and character of the individual property itself.

Examples of such deterioration include:

- (a) Deterioration of roofs or other horizontal members.
- (b) Deterioration of chimneys.
- (c) Deterioration or crumbling of stucco or mortar.
- (d) Ineffective waterproofing of exterior walls, roof, or foundations, including broken windows or doors.

(e) Deterioration of any feature so as to create a hazardous condition which could lead to the claim that demolition is necessary for the public safety.

B. Upon notification to the Commission of such a state of disrepair, the Commission shall notify the owner in writing of the complaint and specifics of the alleged deterioration, requesting that the owner appear before the Commission for a fuller and more accurate determination of the existence of detrimental deterioration.

C. If, after a hearing before the Commission, the Commission determines that the deterioration has produced a detrimental effect as described in Paragraph A above, the owner, tenant, or anyone with an interest in the property, shall be given a reasonable time and opportunity to cure the deterioration by restoration or other appropriate actions. The owner or individual who will be restoring the property must comply with all requirements of requesting a Certificate of Appropriateness from the Commission. This may be requested at the time of the hearing in B. Property owners may appeal to the Commission or City Council under Section 20.67.105 above.

20.67.130 Historic landmark designation to coexist with other use classifications.

A. Use of classifications as to all property which may be included in a historic landmark designation shall continue to be governed by the comprehensive zoning ordinance of the city and the procedures therein established. (Ord. 6243 (part), 1978; prior code §25.35.3 (part))

20.67.140 Penalty for Demolition or Alteration without a permit.

A. It shall be unlawful to construct, reconstruct, structurally alter, remodel, renovate, restore, demolish, raze or maintain any building, structure, or land in a historic landmark designation in violation of the provisions of this chapter, and the city in addition to other remedies, may institute any appropriate action or proceedings to prevent such unlawful construction, restoration, demolition, razing or maintenance, to restrain, correct or abate such violation, to prevent any illegal act, business or maintenance in an about such premises.

B. In addition to any remedies allowed by law and exercised under paragraph A, and the penalty provided in Chapter 20.68 of the El Paso City Code, a person or corporation is liable to the City if the person demolishes, causes to be demolished, or otherwise adversely affects the structural, physical, or visual integrity of an historic structure or property without first obtaining a permit from the Department of Public Inspection and a certificate of demolition from the Historic Landmark Commission as required by Section 20.67. The structure or property must have a designated "H" overlay, individually or as part of an historic district.

If the structural, physical, or visual integrity of the structure or property is adversely affected to the extent that it is not feasible to restore the structural, physical, or visual integrity substantially to its former level, the damages are equal to the cost of construction, using as many of the original materials as possible, a new structure or property that is a reasonable facsimile of the historic structure or property and the cost of attorney's, architect's, and appraiser's fees and other costs related to the enforcement of this section. If it is feasible to restore the structural, physical, or visual integrity of the structure or property substantially to its former level, the damages are equal to the cost of the restoration, using as many of the original materials as possible, and the cost of attorney's, architect's, and appraiser's fees and other costs related to the enforcement of this section.

Instead of accepting monetary damages, the City Council may permit the liable person to construct, within a reasonable time and using as many of the original materials as possible, a structure or property that is a reasonable facsimile of the demolished historic structure or property or to restore, using as many of the original materials as possible, the historic structure or property and to pay the cost of attorney's, architect's, and appraiser's fees and other costs related to the enforcement of this section. (Local Government Code, Chapter 315.006)

20.67.150 Notice.

Any notice required to be given under this section shall be by certified mail, return receipt requested, postage prepaid, to the addressee at his last known mailing address. (Ord. 6243

(part), 1978: prior code §25.35.3 (part))

20.67.160 Severability.

The terms and provisions of this chapter are severable and shall be governed by Section 1.04.060 of this code. (Ord. 6243 (part), 1978: prior code §25.35.3 (part))

20.67.170 Zoning board of adjustment.

This chapter is not to be construed as conferring any jurisdiction on the zoning board of adjustment in matters pertaining to historic landmark preservation. (Ord. 6243 (part), 1978: prior code §25.35.3 (part))

20.67.180 Appeal to city council.

Any applicant or the owner of any property located within three hundred feet of any landmark who is aggrieved by a ruling of the commission concerning that landmark under the provisions of this section may, within sixty days after the ruling of the commission, appeal to the city council by filing written notice of such appeal with the city clerk. Following a public hearing to be held within sixty days of the filing of such notice of appeal, the city council may, by a simple majority vote, uphold or overturn any ruling of the commission made pursuant to this section. (Ord. 6243 (part), 1978; prior code §25-35.3 (part))

Except as herein amended, Title 20 (Zoning), shall remain in full force and effect.

PASSED AND APPROVED THIS 30th DAY OF Dec., 1991.

THE CITY OF EL PASO
/S/ William S. Tilney
MAYOR

ATTEST:
Carole Hunter
CITY CLERK

APPROVED AS TO FORM
/S/ Kimberley Mickelson
ASSISTANT CITY ATTORNEY

APPROVED AS TO CONTENT
/S/Alfonso Telles
DEPARTMENT OF PLANNING,
RESEARCH AND DEVELOPMENT

CITY OF SOCORRO ORDINANCES

City of Socorro Ordinances

ZONING ORDINANCE

The following are excerpts from the City of Socorro Zoning Ordinance which directly or indirectly pertain to or apply to Historic Preservation.

SECTION 8 - ZONE DISTRICT REGULATIONS

The following zone districts are hereby established:

8.1 RE Rural Estate.

The purpose of this zone is to provide for agricultural activities and low density residential uses that are conducive to a rural atmosphere and to allow conventional on-site constructed single-family dwelling units.

8.2 R-1 Single-Family Residential.

The intent of this zone is to allow only conventional on-site constructed single-family dwelling units and those uses which maintain the predominantly residential nature of the district.

8.3 R-2 Medium Density Residential.

The purpose of the R-2 District is intended to accommodate an overall maximum density of fifteen (15) dwelling units per acre. This district is intended for single-family, duplex, or apartment units in which a medium density residential character is protected and maintained.

8.4 R-3 High Density Residential.

The purpose of the R-3 District is intended to accommodate multiple family dwelling units and accessory structures and uses. The zone is intended to maintain and protect high-density residential development that is characteristic of apartments, townhouses, condominiums, and other similar dwelling complexes. The R-3 zone is intended to be located in areas that have access to main thoroughfares.

8.5 U-M Urban Mobile Low Density Residential.

The purpose of the Urban Mobile Zoning district is intended to accommodate detached single-family mobile homes and conventional homes; to maintain and protect a low-density residential character of development. Accessory uses which are incidental to and customarily found within the R-1 district are also permitted.

8.6 C-1 Light Commercial.

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

8.7 C-2 General Commercial.

The purpose of this zone is to allow those commercial activities that serve the general community on a day-to-day basis.

8.8 M-1 Light Industrial.

The purpose of the M-1 District is intended to accommodate a wide variety of light manufacturing, commercial, processing, storage, packaging, compounding, wholesaling, and distribution operations with no limitations on size. Such uses shall be constructed and operated to insure that there is no excessive noise, vibration, smoke, dust or other particulate matter, toxic or noxious matter, humidity, heat or glare, at or beyond any lot line of the parcel on which it is located. Excessive is defined as a degree exceeding that caused in their customary manner of operation by users permitted in the M-1 District, a degree injurious to the public health, safety, welfare or to a degree in which it is a nuisance by reason of excessiveness. Residential uses shall not be permitted.

8.9 M-2 Heavy Industrial.

The purpose of the M-2 District is intended for heavy industrial uses and other uses which may be considered offensive. Other manufacturing, office, business, and commercial uses are also permitted. All uses shall be constructed and operate to insure that there is not excessive noise, vibration, smoke, dust or other particulate matter, toxic or noxious matter, humidity, heat or glare, at or beyond any lot line of the parcel on which it is located. Excessive is defined as a degree exceeding that caused in their customary manner of operation by uses permitted in the M-2 District, a degree injurious to the public health, safety, welfare or to a degree in which it is a nuisance by reason of excessiveness. Residential uses shall not be permitted except for a resident watchman, caretaker, or proprietor of a commercial or industrial use. The M-2 District shall have primary access to truck routes.

8.10 SU-1 Special Use Zone.

The purpose of this zone is to permit only those uses which require special consideration because of their unusual nature, dimensions, effect on surrounding property, or other similar reason. The boundaries of this zone shall be determined only on a case-by-case basis following the procedures of an amendment as provided in this ordinance. Supplementary regulations and special conditions may be imposed by the City Council upon recommendations by the Planning and Zoning Commission. The City Council may not grant a zone change for special use without a public hearing and unless adequate conditions and safeguards in the opinion of the City Council have been made.

8.11 A-1 Flood Control.

The purpose of the A-1 Flood Control District is designed to protect persons and property from periodic flooding by designation of principal flood water channels and areas contiguous which may become invaded by storm run-off. The A-1 zone may be used for some agricultural purposes, the commercial raising of some animals, and for a limited amount of recreational and amusement activities.

8.12 A-2 Rural Agricultural.

The purpose of the A-2 Rural Agricultural zones are intended to conserve and protect farms and other open land uses, foster orderly growth in rural and outlying areas, and prevent urban and agricultural land use conflicts. The primary purpose of requiring large minimum lot size is to discourage small lots or residential subdivisions where public facilities such as police and fire protection, or trash collection are not available at the present time. Only one dwelling unit and customary accessory buildings per lot are allowed.

SECTION 16. HISTORICAL DISTRICT.

The City Council hereby finds and declares as a matter of public policy that the protection, enhancement, preservation and use of historic landmarks is a public necessity and is required in the interest of the culture, prosperity, education and general welfare of the people. The purposes of this Section are:

- (1) To protect, enhance, and perpetuate historic landmarks which represent or reflect distinctive and important elements of the City's, State's, or Nation's architectural, archaeological, cultural, social, economic, ethnic and political history and to develop appropriate settings for such places.
- (2) To safeguard the City's historic and cultural heritage, as embodied and reflected in such historic landmarks by appropriate regulations.
- (3) To stabilize and improve property values in such locations.
- (4) To foster civic pride in the beauty and accomplishments of the past.
- (5) To protect and enhance the City's attractions to tourists and visitors and provide incidental support and stimulus to business and industry.
- (6) To strengthen the economy of the City.
- (7) To promote the use of historic landmarks for the culture, prosperity, educations, and general welfare of the people of the City and visitors to the City.

The City Council may designate buildings, structures, sites, districts, areas and lands in the City as historic landmarks and define, amend, and delineate the boundaries thereof. The suffix "H" shall appear before the zoning designations of those buildings, structures, sites, districts, areas and lands which the City Council designates as historic landmarks. Such designation shall be in addition to any other designation established under this chapter. The zoning of the property shall reflect the designation of a historic landmark by the letter "H" as a suffix to any other use designation established in this Section.

The City Planning Department and the City Planning and Zoning Commission shall consult the expert advice of one or all of the following agencies prior to granting any building permits for construction:

- A. City of El Paso Landmark Commission
- B. Texas Historical Preservation Society
- C. Mission Trails Committee

The designation of the "H"-overlay will be based heavily on the opinions of the above references. The character and theme of the new construction will also be constant with the goals land objectives of the above references. All building permits will be issued for construction only upon the property owner's consent to abide by all recommendations and conditions established by the above references, the City Planning and Zoning Commission and the City Council.

City of Socorro Ordinances

HISTORIC LANDMARK PRESERVATION ORDINANCE

WHEREAS, Ch. 211 TEXAS LOCAL GOVERNMENT CODE, the Municipal Zoning Authority specifically authorizes zoning functions and procedures for municipalities; and

WHEREAS, Ch. 211 TEXAS LOCAL GOVERNMENT CODE, Section 211.003 provides that in the case of designated places and areas of historical, cultural or architectural importance and significance, the governing body of a municipality may regulate the construction, reconstruction, alteration, or razing of buildings and other structures; and

WHEREAS, Ch. 211 TEXAS LOCAL GOVERNMENT CODE, Section 211.005 authorizes the governing body of a municipality to divide the municipality into districts, within which the governing body may regulate the erection, construction, reconstruction, alteration, repair or use of buildings, other structures or land and within which zoning regulation must be uniform for each class or kind of building in a district; however, zoning regulations may vary from district to district; and

WHEREAS, the City Council recognizes the importance of preserving and maintaining the city's cultural, architectural and archeological heritage as evidenced by the Socorro Mission, the archeological site of the original Socorro Mission and the several buildings and structures which maintain their cultural identity;

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

The Following Historic Landmark and District Zoning Ordinance is hereby enacted as part of the comprehensive zoning plan, pursuant to Ch. 211 TEXAS LOCAL GOVERNMENT CODE.

Section One: Purpose

As a matter of public policy the Council aims to preserve, enhance and perpetuate those aspects of the City of Socorro and the Socorro Mission, having historical, cultural and architectural merit. Such preservation promotes the historical, cultural, archeological, educational and general welfare of the citizens and visitors to Socorro. Moreover, this ordinance is intended to:

- (a) preserve and protect landmarks and districts which represent Socorro's historic, architectural, archeological, and cultural heritage;
- (b) promote economic prosperity and welfare of the community by encouraging the most appropriate use of such property within the City of Socorro;

- (c) protect and enhance the character and qualities of the Socorro Mission and its integral relationship to the City of Socorro;
- (d) foster civic pride through neighborhood conservation;
- (e) insure harmonious, orderly and efficient growth and development of the city.

Definitions

- (a) alteration: A physical change in or to a structure, object or site.
- (b) appurtenances and environmental setting: The entire parcel of land and structures thereon in which a historic resource is located and/or to which a resource relates physically and/or visually to the area. Appurtenances and environmental setting shall include, but not be limited to, vegetation, (including trees, gardens, lawns, driveways (paved and unpaved), and fences.
- (c) building: A structure created to shelter people or things.
- (d) construction: The erection of a new building or structure, or the erection of an addition to an existing building or structure.
- (e) demolition: The process of destroying or razing, whole or in part, a landmark or property located within a historic district.
- (f) design guidelines: Standards adopted by the Socorro Historical Landmark Commission detailing acceptable alterations of designated properties.
- (g) historic district: Area possessing a significant concentration, linkage, or continuity of sites, buildings, structures or objects united historically or aesthetically by plan or physical development.
- (h) historic property: Those properties having quality of significance in American history, architecture, archeology and culture and is present in districts, sites, buildings, structures, and objects, and possesses integrity of location, design, setting, materials, workmanship, feeling and association.
- (i) integrity: The authenticity of a property's historic identity, evidenced by survival of physical characteristics that existed during the property's historic or prehistoric period.
- (j) inventory: Listing of significant historic properties.
- (k) landmark: A building, structure or object that is significant for historical,

cultural, architectural or archeological reasons.

- (l) **object:** Constructions that are primarily artistic in nature or design, movable, yet related to a specific setting or environment.
- (m) **ordinary repair and maintenance:** Activities considered common for maintaining a property, such as the replacement of porch floors or repairing a roof with identical or similar materials which do not require a building permit.
- (n) **rehabilitation:** The act or process of returning a building, object, site or structure to a state of utility through repair, remodeling or alteration making possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural and cultural values.
- (o) **site:** The location of a significant event, a prehistoric or historic occupation or activity, or a building, structure, or cluster, whether standing, ruined or vanished where the location itself maintains historical, or archaeological value regardless of the value of any existing structure.
- (p) **structure:** Functional constructions made usually for purposes other than creating shelter.

Section Two: Socorro Historical Landmark Commission

The City Council shall establish and maintain the Socorro Historical Landmark Commission, hereinafter referred to as the HLC, who shall be vested with the responsibility of assuring that external alterations and/or repairs to buildings designated as Historic Landmarks and structures located within a historic district, conform to the requirements set forth by specific design guidelines for the district, or in the absence of guidelines, shall conform to the Standards for Rehabilitation by the Department of the Interior.

Section 2.A

The HLC shall consist of five (5) members to be appointed by the City Council. Each alderperson shall appoint an individual who has demonstrated interest and knowledge in the historic character of the city. The mayor shall be responsible for filling any vacancies that may occur before a term has expired.

Section 2.B

A minimum of three (3) members of the HLC must be residents of Socorro. The remaining HLC members must be El Paso County, Texas property owners who reside within the county.

Section 2.C

Professionals from among the fields of architecture, history, architectural history, planning, archeology or some historic preservation disciplines (urban planning, cultural geography, anthropology, etc.) should be appointed to the HLC to the extent available in the community. At least one HLC member shall be an architect, engineer, planner or representative of a design profession.

Section 2.D

HLC members shall serve for a term of two (2) years, with the exception that the initial term of two (2) members shall be for one year, and the remaining three (3) members shall be two (2) years. No member shall serve more than two (2) consecutive two-year terms. An appointment to an unexpired term shall be only for the remainder of the term. Any member failing to attend three (3) consecutive HLC meetings or a total of six meetings in one year without a justified reason shall be considered to have resigned.

Section 2.E

HLC members shall elect a Chairman and a Vice Chairman from among its commission. By-laws shall be created, reviewed and accepted.

Section 2.F

The HLC shall meet on the second Wednesday of the month. Special meetings may be called at any time by the Chairman or on the written request of any two (2) HLC members. All meetings shall be held in conformance with the Texas Open Meetings Act, Texas Civil Statutes, Article 6252-17.

Section 2.G

No HLC member shall vote on any matter that materially affects the property, income or business interest of that member or gives the appearance of a conflict of interest.

Section 2.H

A quorum is mandatory for the transaction of business and shall consist of not less than a majority of the full authorized membership.

Section 2.I

The HLC, which acts in an advisory capacity only and has no authority to bind the city by contract or otherwise, shall be vested with the following duties and functions:

- (1) Take into consideration the current needs of the property owners, and shall be sensitive to the property owner's financial condition.
- (2) Review and approve or deny all applications for new construction, exterior alteration and demolition of any Historic Landmark and/or structure within a historic district;

- (3) Review and approve or deny all applications for mobile home placement within a historic district or within a 300 foot radius of the Socorro Mission;
- (4) Recommend to City Council the erection of appropriate plaques and markers;
- (5) Investigate and recommend to City Council the adoption of ordinances designating buildings, objects, sites or structures having historic, cultural, architectural or archaeological value;
- (6) Recommend design guidelines for the restoration, rehabilitation, alteration, construction, reconstruction or relocation of landmarks or objects and structures within a historic district.
- (7) Recommend guidelines for signage, street furniture, mechanical devices and landscaping for each landmark and historic district;
- (8) Make recommendations for employment of staff and professional consultants as necessary to carry out the duties of the HLC;
- (9) Prepare rules and procedures as necessary to carry out the business of the HLC, which shall be ratified by City Council;
- (10) Prepare an annual report;
- (11) Maintain written minutes which record all actions taken by the HLC and the reasons for taking such actions;
- (12) Recommend conferral of recognition upon the owners of landmarks or properties within historic districts by means of certificates, plaques or markers;
- (13) Maintain an inventory of significant historic, architectural and cultural landmarks and properties located in historic districts within the city;
- (14) Accept on behalf of the city government the donation of preservation easements and development rights as well as any other gift of value for the purpose of historic preservation, subject to the approval of City Council.

Section Three: Appointment of Historic Preservation Officer

The city council shall hire an individual or appoint a staff member to serve as historic preservation officer who shall administer the historic preservation ordinance and advise the HLC on matters submitted to it.

The officer will also be responsible for coordinating the city's preservation activities with those of state and federal agencies as well as with local, state and national nonprofit preservation organizations.

Section Four: Function of Planning and Zoning

The Department of Planning and Zoning shall provide administrative and advisory assistance to the HLC, conduct site inspections and shall have the authority to initiate all appropriate legal proceedings in order to enforce the provisions of the Historic Preservation Ordinance.

Section Five: Designation of Historic Landmarks

Provisions pertaining to the designation of historic landmarks constitutes a part of the comprehensive zoning plan of the City of Socorro.

Section 5.A.

Property owners of proposed historic landmarks shall be notified by mail 10 (ten) days prior to the HLC hearing concerning the proposed historic designation. At the hearing, the public shall be given the opportunity to express their views. Any documented evidence provided at the hearing will become part of a record regarding the historic, architectural or cultural importance of the proposed historic landmark.

Section 5.B

Upon recommendation by a majority vote of the HLC, the proposed historic landmark designation will be submitted to the Planning and Zoning Commission within thirty (30) days from the date of submittal of the designation request for its review and recommendations. Within forty-five (45) days of receipt of the recommendation by the HLC, the Planning and Zoning Commission shall give notice and conduct its public hearing on the proposed historic landmark designation. Forty-five (45) days subsequent to the hearing on the proposed designation, the Planning and Zoning Commission shall make its recommendation to the city council.

Section 5.C

The city council shall give notice, hold a hearing and make its determination within forty-five (45) days of receipt of the recommendation of the Planning and Zoning Commission.

Section 5.D

Upon designation of a building, object, site or structure as a historic landmark or district, City Council shall cause the designation to be recorded in the Official Public Records of Real Property of El Paso County, the tax records of the City of Socorro and the Central appraisal District as well as the official zoning maps of the City of Socorro. All zoning maps shall indicate the designated landmarks.

Section Six: Designation of Historic Districts: process and criteria for consideration

Provisions pertaining to the designation of historic district constitutes a part of the comprehensive zoning plan of the City of Socorro.

Section 6.A

Property owners within a proposed historic district shall be notified prior to the HLC hearing concerning the proposed historic designation. At the hearing, the public shall be given the opportunity to express their views. Any documented evidence provided at the hearing will become part of a record regarding the historic, architectural or cultural importance of the proposed historic district.

Section 6.B

A district may be recommended for historic designation if it:

- (1) Contains properties and an environmental setting which meet one or more of the criteria for designation of a landmark; and
- (2) constitutes a distinct section of the City of Socorro.

Section 6.C

Upon recommendation by the HLC, the proposed historic district designation will be submitted to the Planning and Zoning Commission within thirty (30) days, from the date of submittal of the designation request, for its review and recommendations. Within forty-five (45) days of receipt of the recommendation by the HLC, the Planning and Zoning Commission shall give notice and conduct its public hearing on the proposed historic district designation. Forty-five (45) days subsequent to the hearing on the proposed designation, the Planning and Zoning Commission shall make its recommendation to City Council.

Section 6.D

City Council shall give notice, hold a hearing and make its determination within forty-five (45) days of the recommendation of the Planning and Zoning Commission.

Section 6.E

Upon designation of a historic district, City Council shall cause the designated boundaries to be recorded in the Official Public Records of Real Property of El Paso County, the tax records of the City of Socorro and the Central Appraisal District as well as the official zoning maps of the City of Socorro. Zoning maps should indicate designated historic districts with appropriate marks.

Section Seven: Criteria for the Designation of Historic Landmarks and Districts

A historic landmark or district may be designated if it:

- (a) Possesses significance in history, architecture, archaeology and culture.
- (b) Is associated with events making a significant contribution to local, regional, state or national history.

- (c) Is associated with the lives of persons significant in our past.
- (d) Embodies distinctive characteristics of a type, period or method of construction.
- (e) Represents the work of a master designer, builder or craftsman.
- (f) Represents an established and familiar visual feature of the City of Socorro.

Section Eight: Certificate of Appropriateness for action affecting historic landmarks or historic districts.

Section 8.A

No person shall carry out any new construction, reconstruction, alteration, restoration, rehabilitation or relocation of any historic landmark or property within a historic district, nor shall any person make any material change in the light fixtures, signs, fences, steps, paving or any other exterior elements visible from public rights-of-way, which may affect the appearance of any historic landmark or any property within a historic district until a Certificate of Appropriateness has been issued by the HLC. In addition, no person shall install, or replace an existing mobile home, within 300 feet of a historic landmark and/or within a historic district.

Section 8.B

The application for a Certificate of Appropriateness shall contain:

- (1) name, address, telephone number of applicant;
- (2) location and photograph of the property and adjacent properties (when deemed necessary);
- (3) elevations, floor plans, and site plan (when necessary): new construction, additions, restoration, etc.);
- (4) if the proposal includes signs or lettering, a scale drawing showing the type of lettering to be used, all dimensions and colors, a description of materials to be used, method of illumination (if any) and a description and/or photo showing the sign's location on the property. Specifically, signage shall:
 - (a) be limited to one sign per tenant, per street elevation;
 - (b) be a wall, a shingle, a canopy, free-standing or a monument;
 - (c) not exceed 30 square feet;
 - (d) not cover or obscure architectural details;
 - (e) not be permitted on a side wall or roof;
 - (f) not be flashing and/or constructed of plastic.

- (5) any other information in which the HLC may deem necessary in order to visualize the proposed work.

Section 8.C

Building permits for proposed work shall not be issued until a Certificate of Appropriateness has first been issued by the HLC. The Certificate of Appropriateness shall be in addition to and not in lieu of any building permit that may be required by other ordinances of the City of Socorro.

Section 8.D

Within thirty (30) days from the date the application is received, the HLC shall review all applications at the regularly scheduled meeting time. All applicants shall be given the opportunity to be heard. The HLC shall approve, deny or approve with modifications the certificate of appropriateness within forty-five (45) days after the review meeting. In the event the HLC does not act within ninety (90) days of the receipt of the application, a permit may be granted.

Section 8.E

Decisions of the HLC shall be recorded in writing. The HLC's decision shall state its findings pertaining to the approval, denial or modification of the application.

Section 8.F

An applicant for a Certificate of Appropriateness dissatisfied with the action of the HLC shall have the right to appeal to City Council within thirty (30) days after receipt of notification of such action. City Council shall give notice, hold hearings and make its decisions in the same manner as provided in the general zoning ordinance of the City of Socorro.

Section Nine: Criteria for Approval of a Certificate of Appropriateness

When considering an application for a Certificate of Appropriateness, the HLC shall be guided by the following general standards from The Secretary of the Interior's Standards for Rehabilitation:

- (1) Every reasonable effort shall be made to adopt the property in a manner which requires minimal alteration of the building, structure, object or site and its environment.
- (2) The distinguishing original qualities or character of a building, structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoid when possible.
- (3) All buildings, structures, objects and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

- (4) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, object or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- (5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object or site shall be kept where possible.
- (6) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- (7) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
- (8) Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project.
- (9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.
- (10) Wherever possible, new additions or alterations to buildings, structures, objects or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object or site would be unimpaired.

In addition to the Secretary of the Interior's Standards for Rehabilitation, the relationship of appurtenances and/or environmental setting to a historic resource, or to a resource located within a historic district, shall also be considered in the review process for subdivisions, site plans, building permits or other development.

Section Ten: Archaeological Site Review

Archeological sites shall be treated as any other historic resource and shall be reviewed by the HLC.

Section 10.A

All projects affecting designated archaeological sites shall be reviewed by the HLC prior to its commencement. The property owner, at his own expense, shall have a preliminary study made by a qualified archaeologist to determine the effect that any such project may have on the site.

Information from the study shall be provided to the State Historic Preservation Officer for review and comment in accordance with 36CFR800 and 36CFR60. The State Historic Preservation Office shall make a determination of effect (36CFR800.5), and recommend treatment that is in conformance with the Secretary of the Interior's Guidelines: Archaeology and Historic Preservation.

Section 10.B

If an archeological site is discovered during the course of construction, the property owner(s) shall notify the City's Historic Preservation Officer for assistance on consulting with a qualified archaeologist. The archaeologist, the Historic Preservation Officer and the State Historic Preservation Officer shall evaluate on-site the significance of the finding.

Section 10.C

Projects shall proceed when it has been determined that no adverse effect will occur or that the adverse effect has been mitigated.

Section 10.D

Projects shall be halted temporarily when it has been determined that the site will be adversely affected or when a site has been evaluated as being significant. In these cases, the project shall be referred to the HLC at a called meeting or at the HLC's next regular meeting in order to consider alternatives and/or recommend a course of action.

Section Eleven: Ordinary Repair and Maintenance

Applicants seeking approval for ordinary maintenance and repair of any exterior architectural feature of a landmark property located within a historic district shall submit their request to the Historic Preservation Officer. Ordinary repair and maintenance shall not be prevented provided that work does not involve a change in design, material or outward appearance.

Activities which constitute ordinary repair and maintenance include but are not limited to:

- (a) repair using identical materials and designs as the original;
- (b) repainting, using the identical color;
- (c) reroofing, using identical type and color of materials; and
- (d) repair of driveways, also using identical type and color of materials.

Section Twelve: Treatment of Site Following Demolition

Following the demolition of a historic landmark, or of a building or structure located within a historic district, the owner(s) shall:

- (a) remove all traces of previous construction, including foundation;
- (b) grade, level, sod and seed the lot to prevent eroding and improve drainage; and
- (c) repair (at his own expense) any damage to public rights-of-way that may have occurred during the demolition process.

Section Thirteen: Penalties

Failure to comply with any of the provisions of this ordinance shall be deemed a violation and the violator shall be liable for a misdemeanor charge and be subject to a fine of not less than \$50.00 nor more than \$200.00 for each day the violation continues.

This ordinance shall be in full force and effect 30 days from the date of its final passage.
Signed this _____ day of _____, _____.

Reuben R. Chavez
Mayor, City of Socorro

APPROVED:

Delia Ponce
City Secretary, City of Socorro

Richard Contreras
Attorney, City of Socorro

ORDINANCE NO. 131

**AN ORDINANCE AMENDING ORDINANCE #123 ENTITLED
HISTORIC LANDMARK PRESERVATION ORDINANCE
FOR THE CITY OF SOCORRO, TEXAS**

Ch. 211 TEXAS LOCAL GOVERNMENT CODE, the Municipal Zoning Authority specifically authorizes zoning functions and procedures for municipalities; and

Ch. 211 TEXAS LOCAL GOVERNMENT CODE, Section 211.003 provides that in the case of designated places and areas of historical, cultural, or architectural importance and significance, the governing body of a municipality may regulate the construction, reconstruction, alteration, or razing of buildings and other structures; and

Ch. 211 TEXAS LOCAL GOVERNMENT CODE, Section 211.005 authorizes the governing body of a municipality to divide the municipality into districts, within which the governing body may regulate the erection, construction, reconstruction, alteration, repair, or use of buildings, other structures or land and within which zoning regulation must be uniform for each class or kind of building in a district; however, zoning regulations may vary from district to district; and

The City Council recognizes the importance of preserving and maintaining the city's cultural, architectural, and archaeological heritage as evidenced by the Socorro Mission, the archaeological site of the original Socorro Mission and the several buildings and structures which maintain their cultural identity.

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

The Following Historic Landmark and District Zoning Ordinance #123 is hereby amended as part of the comprehensive zoning plan, pursuant to Ch. 211 TEXAS LOCAL GOVERNMENT CODE.

Section One: Purpose

As a matter of public policy the Council aims to preserve, enhance, and perpetuate those aspects of the City of Socorro and the Socorro Mission, having historical, cultural, and architectural merit. Such preservation promotes the historical, cultural, archaeological, educational, and general welfare of the citizens and visitors to Socorro. Moreover, this ordinance is intended to:

- a) preserve and protect landmarks and districts which represent Socorro's historic, architectural, archaeological, and cultural heritage;**
- b) promote economic prosperity and welfare of the community by encouraging the most appropriate use of such property within the City of Socorro;**

- c) protect and enhance the character and qualities of the Socorro Mission and its integral relationship to the City of Socorro;
- d) foster civic pride through neighborhood conservation;
- e) insure harmonious, orderly, and efficient growth and development of the city.

Definitions

- a) alteration: A physical change in or to a structure, object, or site.
- b) appurtenances and environmental setting: The entire parcel of land and structures thereon in which a historic resource is located and/or to which a resource relates physically and/or visually to the area. Appurtenances and environmental setting shall include, but not be limited to, vegetation (including trees, gardens, lawns, crop land, etc.), waterways (canals, drains, laterals, etc.), driveways (paved and unpaved), and fences.
- c) building: A structure created to shelter people or things.
- d) construction: The erection of a new building or structure, or the erection of an addition to an existing building or structure.
- e) demolition: The process of destroying or razing, whole or in part, a landmark or property located within a historic district.
- f) design guidelines: Standards adopted by the Socorro Historical Landmark Commission detailing acceptable alterations of designated properties.
- g) grade: The degree of inclination of a road or slope.
- h) historic district: Area possessing a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.
- i) historic property: Those properties having quality of significance in American history, architecture, archaeology, and culture and is present in districts, sites, buildings, structures, and objects, and possesses integrity of location, design, setting, materials, workmanship, feeling and association.
- j) integrity: The authenticity of a property's historic identity, evidenced by survival of physical characteristics that existed during the property's historic or prehistoric period.
- k) inventory: Listing of significant historic properties.

- l) landmark: A building, structure, or object that is significant for historical, cultural, architectural or archeological reasons.
- m) mobile home: A trailer that is used as a permanent dwelling, is usually connected to utilities, and is designed without a permanent foundation.
- n) object: Constructions that are primarily artistic in nature or design, movable, yet related to a specific setting or environment.
- o) ordinary repair and maintenance: Activities considered common for maintaining a property, such as the replacement of porch floors or repairing a roof with identical or similar materials which do not require a building permit.
- p) rehabilitation: The act or process of returning a building, object, site or structure to a state of utility through repair, remodeling or alteration making possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural and cultural values.
- q) site: The location of a significant event, a prehistoric or historic occupation or activity, or a building, structure, or cluster, whether standing, ruined or vanished where the location itself maintains historical or archaeological value regardless of the value of any existing structure.
- r) structure: Functional constructions made usually for purposes other than creating shelter.

Section Two: Socorro Historical Landmark Commission

The City Council shall establish and maintain the Socorro Historical Landmark Commission, hereinafter referred to as the HLC, who shall be vested with the responsibility of assuring that external alterations and/or repairs to buildings designated at Historic Landmarks and structures located within a historic district, conform to the requirements set forth by specific design guidelines for the district, or in the absence of guidelines, shall conform to the Standards for Rehabilitation by the Department of the Interior.

Section 2.A

The HLC shall consist of five (5) members to be appointed by the City Council. Each alderperson shall appoint an individual who has demonstrated interest and knowledge in the historic character of the city. The mayor shall be responsible for filling any vacancies that may occur before a term has expired.

Section 2.B

A minimum of three (3) members of the HLC must be residents of Socorro. The remaining HLC members must be El Paso County, Texas property owners who reside within the county.

Section 2.C

Professionals from among the fields of architecture, history, architectural history, planning, archaeology or some historic preservation disciplines (urban planning, cultural geography, anthropology, etc.) should be appointed to the HLC to the extent available in the community.

Section 2.D

HLC members shall serve for a term of two (2) years, with the exception that the initial term of two (2) members shall be for one year, and the remaining three (3) members shall be two (2) years. No member shall serve more than two (2) consecutive two-year terms. An appointment to an unexpired term shall be only for the remainder of the term. Any member failing to attend three (3) consecutive HLC meetings or a total of six meetings in one year without a justified reason shall be considered to have resigned.

Section 2.E

HLC members shall elect a Chairman and a Vice Chairman from among its commission. By-laws shall be created, reviewed and accepted.

Section 2.F

The HLC shall meet on the second Wednesday of the month. Special meetings may be called at any time by the Chairman or on the written request of any two (2) HLC members. All meetings shall be held in conformance with the Texas Open Meetings Act, Texas Civil Statutes, Article 6252-17.

Section 2.G

No HLC member shall vote on any matter that materially affects the property, income or business interest of that member or gives the appearance of a conflict of interest.

Section 2.H

A quorum is mandatory for the transaction of business and shall consist of not less than a majority of the full authorized membership.

Section 2.I

The HLC, which acts in an advisory capacity only and has no authority to bind the city by contract or otherwise, shall be vested with the following duties and functions:

- 1) Take into consideration the current needs of the property owners, and shall be sensitive to the property owner's financial condition.
- 2) Review and approve or deny all applications for new construction, exterior alteration and demolition of any Historic Landmark and/or structure within a historic district;
- 3) Recommend to City Council the erection of appropriate plaques and markers;

- 4) Investigate and recommend to City Council the adoption of ordinances designating buildings, objects, sites or structures having historic, cultural, architectural or archaeological value;
- 5) Recommend design guidelines for the restoration, rehabilitation, alteration, construction, reconstruction or relocation of landmarks or objects and structures within a historic district;
- 6) Recommend guidelines for signage, street furniture, mechanical devices and landscaping for each landmark and historic district;
- 7) Make recommendations for employment of staff and professional consultants to City Council as necessary to carry out the duties of the HLC;
- 8) Prepare rules and procedures as necessary to carry out the business of the HLC, which shall be ratified by City Council;
- 9) Prepare an annual report, identifying budget costs, goals and objectives of the HLC, and accomplishments for that year;
- 10) Maintain written minutes which record all actions taken by the HLC and the reasons for taking such actions;
- 11) Recommend conferral of recognition upon the owners of landmarks or properties within historic districts by means of certificates, plaques or markers;
- 12) Maintain an inventory of significant historic, architectural and cultural landmarks and properties located in historic districts within the city;
- 13) Accept on behalf of the city government the donation of preservation easements and development rights as well as any other gift of value for the purpose of historic preservation, subject to the approval of City Council;
- 14) Shall review and approve or deny all applications for mobile home placement within a historic district or within a 300 foot radius (from the property line) of the Socorro Mission.

Section Three: Appointment of Historic Preservation Officer

The city council shall hire an individual or appoint a staff member to serve as historic preservation officer who shall administer the historic preservation ordinance and advise the HLC on matters submitted to it.

The officer will also be responsible for coordinating the city's preservation activities with those of state and federal agencies as well as with local, state and national nonprofit preservation organizations.

Section Four: Function of Planning and Zoning

The Department of Planning and Zoning shall provide administrative and advisory assistance to the HLC, conduct site inspections and shall have the authority to initiate all appropriate legal proceedings in order to enforce the provisions of the Historic Preservation Ordinance.

Section Five: Designation of Historic Landmarks

Provisions pertaining to the designation of historic landmarks constitutes a part of the comprehensive zoning plan of the City of Socorro.

Section 5.A

Property owners of proposed historic landmarks shall be notified by mail 10 (ten) days prior to the HLC hearing concerning the proposed historic designation. At the hearing, the public shall be given the opportunity to express their views. Any documented evidence provided at the hearing will become part of the record regarding the historic architectural or cultural importance of the proposed historic landmark.

Section 5.B

Upon recommendation by a majority vote of the HLC, the proposed historic landmark designation will be submitted to the Planning and Zoning Commission within thirty (30) days from the date of submittal of the designation request for review and recommendations. Within forty-five (45) days of receipt of the recommendation by the HLC, the Planning and Zoning Commission shall give notice and conduct its public hearing on the proposed historic landmark designation. Forty-five (45) days subsequent to the hearing on the proposed designation, the Planning and Zoning Commission shall make its recommendation to the city council.

Section 5.C

The city council shall give notice, hold a hearing and make its determination within forty-five (45) days of receipt of the recommendation of the Planning and Zoning Commission.

Section 5.D

Upon designation of a building, object, site or structure as a historic landmark or district, City Council shall cause the designation to be recorded in the Official Public Records of Real Property of El Paso County, the tax records of the City of Socorro and the Central Appraisal District as well as the official zoning maps of the City of Socorro. All zoning maps shall indicate the designated landmarks. In addition, City Council shall notify the following agencies:

Socorro Independent School District, El Paso County Lower Valley Water District Authority, Department of the Interior - Bureau of Reclamation, and the El Paso County Water Improvement District No. 1.

Section Six: Designation of Historic Districts: process and criteria for consideration
Provisions pertaining to the designation of historic district constitutes a part of the comprehensive zoning plan of the City of Socorro.

Section 6.A

Property owners within a proposed historic district shall be notified prior to the HLC hearing concerning the proposed historic designation. At the hearing, the public shall be given the opportunity to express their views. Any documented evidence provided at the hearing will become part of a record regarding the historic, architectural or cultural importance of the proposed historic district.

Section 6.B

A district may be recommended for historic designation if it:

- 1) Contains properties and an environmental setting which meet one or more of the criteria for designation of a landmark; and
- 2) constitutes a distinct section of the City of Socorro.

Section 6.C

Upon recommendation by the HLC, the proposed historic district designation will be submitted to the Planning and Zoning Commission within thirty (30) days, from the date of submittal of the designation request, for its review and recommendations. Within forty-five (45) days of receipt of the recommendation by the HLC, the Planning and Zoning Commission shall give notice and conduct its public hearing on the proposed historic district designation. Forty-five (45) days subsequent to the hearing on the proposed designation, the Planning and Zoning Commission shall make its recommendation to City Council.

Section 6.D

City Council shall give notice, hold a hearing and make its determination within forty-five (45) days of receipt of the recommendation of the Planning and Zoning Commission.

Section 6.E

Upon designation of a historic district, City Council shall cause the designated boundaries to be recorded in the Official Public Records of Real Property of El Paso County, the tax records of the City of Socorro and the Central Appraisal District as well as the official zoning maps of the City of Socorro. Zoning maps should indicate designated historic districts with appropriate marks. In addition, City Council shall notify the following agencies: Socorro Independent School District, El Paso County Lower Valley Water District Authority, Department of the

Interior - Bureau of Reclamation, and the El Paso County Water Improvement District No. 1.

Section Seven: Criteria for the Designation of Historic Landmarks and Districts

A historic landmark or district may be designated if it:

- a) Poses significance in history, architecture, archaeology and culture.
- b) Is associated with events making a significant contribution to local, regional, state or national history.
- c) Is associated with the lives of persons significant in our past.
- d) Embodies distinctive characteristics of a type, period or method of construction.
- e) Represents the work of a master designer, builder or craftsman.
- f) Represents an established and familiar visual feature of the City of Socorro.

Section Eight: Certificate of Appropriateness for actions affecting historic landmarks or historic districts

Section 8.A

No person shall carry out any new construction, reconstruction, alteration, restoration, rehabilitation, relocation or demolition of any historic landmark or of any property within a historic district, nor shall any person make any material change in the light fixtures, signs, fences, steps, paving or any other exterior elements visible from public rights-of-way, which may affect the appearance of any historic landmark or any property within a historic district until a Certificate of Appropriateness has been issued by the HLC.

Section 8.B

The application for a Certificate of Appropriateness shall contain:

- 1) name, address, telephone number of applicant;
- 2) location and photograph of the property and adjacent properties (when deemed necessary);
- 3) elevations, floor plans, and site plan (when necessary: new construction, additions, restoration, etc.);
- 4) if the proposal includes signs or lettering, a scale drawing showing the type of lettering to be used, all dimensions and colors, a description of materials to be used, method of illumination (if any) and a description and/or photo showing the sign's location on the property. Signage shall be compatible within historic districts and/or historic landmarks.

Specifically, signage shall:

- a) be limited to one sign per tenant, per street elevation;
- b) be a wall, a shingle, a canopy, free-standing or a monument;
- c) not exceed 30 square feet;
- d) not cover or obscure architectural details;
- e) not be permitted on a roof;
- f) not be flashing and/or constructed of plastic.

5) Any other information in which the HLC may deem necessary in order to visualize the proposed work.

Section 8.C

Building permits for proposed work shall not be issued until a Certificate of Appropriateness has first been issued by the HLC. The Certificate of Appropriateness shall be in addition to and not in lieu of any building permit that may be required by other ordinances of the City of Socorro.

Section 8.D

Within thirty (30) days from the date the application is received, the HLC shall review all applications at the regularly scheduled meeting time. All applicants shall be given the opportunity to be heard. The HLC shall approve, deny or approve with modifications the certificate of appropriateness within forty-five (45) days after the review meeting. In the event the HLC does not act within ninety (90) days of the receipt of the application, a permit shall be granted.

Section 8.E

Decisions of the HLC shall be recorded in writing. The HLC's decision shall state its findings pertaining to the approval, denial or modification of the application.

Section 8.F

An applicant for a Certificate of Appropriateness dissatisfied with the action of the HLC shall have the right to appeal to City Council within thirty (30) days after receipt of notification of such action. City Council shall give notice, hold hearings and make its decisions in the same manner as provided in the Zoning Ordinance of the City of Socorro No. 76.

Section Nine: Criteria for Approval of a Certificate of Appropriateness

When considering an application for a Certificate of Appropriateness, the HLC shall be guided by the following general standards from the Secretary of the Interior's Standards for Rehabilitation:

- 1) Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object or site and its environment.

- 2) The distinguishing original qualities or character of a building, structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- 3) All buildings, structures, objects and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
- 4) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, object or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- 5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object or site shall be kept where possible.
- 6) Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- 7) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials (i.e., adobe brick or wood) shall not be undertaken.
- 8) Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.
- 9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.
- 10) Whenever possible, new additions or alterations to buildings, structures, objects or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object or site would be unimpaired.

In addition to the Secretary of the Interior's Standards for Rehabilitation, the relationship of appurtenances and/or environmental setting to a historic resource, or to a resource located within a historic district, shall also be considered in the review process for subdivisions, site plans building permits or other development.

Section Ten: Archaeological Site Review

Archaeological sites shall be treated as any other historic resource and shall also be reviewed by the HLC.

Section 10.A

All projects affecting designated archaeological sites shall be reviewed by the HLC prior to its commencement. Any agency undertaking a public project, shall have a preliminary study made by a qualified archaeologist to determine the effect that any such project may have on the site.

Information from the study shall be provided to the State Historic Preservation Officer for review and comment in accordance with 36CFR800 and 36CFR60. The State Historic Preservation Office shall make a determination of effect (36CFR800.5), and recommend treatment that is in conformance with the Secretary of Interior's Guidelines: Archaeology and Historic Preservation.

Section 10.B

If an archaeological site is discovered during the course of construction, the property owner(s) shall notify the City's Historic Preservation Officer for assistance on consulting with a qualified archaeologist. The archaeologist, the Historic Preservation Officer and the State Historic Preservation Officer shall evaluate on-site the significance of the finding.

Section 10.C

Projects shall proceed when it has been determined that no adverse effect will occur or that the adverse effect has been mitigated.

Section 10.D

Projects shall be halted temporarily when it has been determined that the site will be adversely affected or when a site has been evaluated as being significant. In these cases, the project shall be referred to the HLC at a called meeting or at the HLC's next regular meeting in order to consider alternatives and/or recommend a course of action.

Section Eleven: Ordinary Repair and Maintenance

Applicants seeking approval for ordinary maintenance and repair of any exterior architectural feature of a landmark or property located within a historic district shall submit their request to the Historic Preservation Officer. Ordinary repair and maintenance shall not be prevented provided that work does not involve a change in design, material or outward appearance.

Activities which constitute ordinary repair and maintenance include but are not limited to:

- a) repair using similar materials and designs as the original;
- b) repainting, using the similar color;
- c) reroofing, using similar type and color of materials; and
- d) repair of driveways, also using similar type and color of materials.

Section Twelve: Demolition

Section 12.A

No owner or person shall proceed to demolish any structure within a historic district, or proceed to demolish any designated historic landmark, prior to HLC review. Requests for demolition shall follow the same process as "Section Eight: Certificates of Appropriateness" for actions affecting historic landmarks and/or properties within a historic district.

Section 12.B

Following the demolition of a historic landmark, or of a building or structure located within a historic district, the owner(s) shall:

- a) remove all traces of previous construction, including foundation;
- b) grade, level, sod and seed the lot to prevent eroding and improve drainage; and
- c) repair (at his own expense) any damage to public rights-of-way that may have occurred during the demolition process.

Section Thirteen: Penalties

Failure to comply with any of the provisions of this ordinance shall be deemed a violation and the violator shall be liable for a misdemeanor charge and be subject to a fine of not less than \$50.00 nor more than \$200.00 for each day the violation continues.

Section Fourteen: Repeal

All items in Ordinance #123 not consistent with this amendment are hereby repealed.

This ordinance shall be in full force and effect immediately from the date of its final passage.
Signed this 15th day of June, 1992.

/s/
Rogelio Lozoya
Mayor, City of Socorro

APPROVED:

/s/
Delia Ponce
City Secretary, City of Socorro

/s/
Richard Contreras
Attorney, City of Socorro

1ST Reading: June 1, 1992
2ND Reading: June 15, 1992

Amendment to Ordinance #123

ORDINANCE NO. 141

AN ORDINANCE CHANGING THE ZONING OF PORTIONS OF THE SOCORRO GRANT, AND THE SOCORRO MISSION, FRIEDMAN ESTATES, EL CAMPESTRE, VALLE REAL, ROSIE ACOSTA, ANGIE COCA QUINTANA, FRANK, AND SOCORRO VILLAGE SUBDIVISIONS BY ADDING AN H-OVERLAY AND THEREBY ESTABLISHING THE MISSION TRAIL HISTORIC DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SOCORRO:

That the zoning of portions of the Socorro Grant, and the Socorro Mission, Friedman Estates, El Campestre, Valle Real, Rosie Acosta, Angie Coca Quintana, Frank, and Socorro Village subdivisions, all in the City of Socorro, and County of El Paso, Texas, as more particularly described in the attached Exhibit "A", be changed by adding an H-Overlay to the existing zoning within the meaning of the zoning ordinance, and that the zoning map of the City of Socorro be revised accordingly.

That this Ordinance was duly enacted with all requisites and formalities incident thereto the enactment of ordinances, and such is evidenced by the below signatures.

SIGNED this 17th day of August, 1992.

/s/
ROGELIO LOZOYA
Mayor, City of Socorro

ATTEST:

/s/
DELIA PONCE
City Clerk

APPROVED:

/s/
RICHARD CONTRERAS
City Attorney

August 3, 1992
1ST READING

August 17, 1992
2ND READING

EXHIBIT A

**LEGAL DESCRIPTION
OF THE
SOCORRO MISSION TRAIL HISTORIC DISTRICT**

All that certain tract or parcel of land lying within the corporate limits of the City of Socorro, El Paso County, Texas, all being within the Socorro Grant, and being more particularly described as follows:

Beginning at a point where the east boundary line of the Ysleta-San Elizario Road intersects the Socorro-San Elizario Grant Line, also common to the southwest corner of Tract 2, Block 27, Socorro Grant, thence $N73^{\circ}40'$, along the Socorro-San Elizario Grant line a distance of 147.8 feet, to a point of intersect, of a 300 foot parallel offset of the east boundary line of the Ysleta-San Elizario Road;

Thence, leaving the Socorro-San Elizario Grant line, $N27^{\circ}31'W$, being parallel to the Ysleta-San Elizario Road, for a distance of 3,401.6 feet, to the northeast corner of Lot 30, Block 10 of the Friedman Estates Subdivision Unit 1;

Thence, $N27^{\circ}31'W$, along the middle lot line of Blocks 10 & 9 of the Friedman Estates Subdivision Unit 1, a distance of 1,597.4 feet, to northwest corner of Lot 37, Block 9, of said subdivision;

Thence, $N62^{\circ}21'E$, along the south lot line of Lot 35, Block 9 of the Friedman Estates Subdivision Unit 1, a distance of 15.9 feet, to the southeast corner of said Lot 35;

Thence, $N27^{\circ}38'59"W$, along the east lot line of Lot 35, Block 9 of the Friedman Estates Subdivision Unit 1 a distance of 145.0 feet to a point of intersect of the south boundary line of Passmore Road;

Thence, $N62^{\circ}21'E$, along the south boundary line of Passmore Road a distance of 139.35 feet to a point of intersect, of a 300 foot parallel offset of the east boundary line of the Ysleta-San Elizario Road;

Thence, parallel to the east boundary line of the Ysleta-San Elizario Road, $N37^{\circ}00'W$, a distance of 2,382.0 feet;

Thence, continuing parallel to the east boundary line of the Ysleta-San Elizario Road, $N27^{\circ}31'W$, a distance of 7,024.5 feet to a point of curvature;

Thence, continuing parallel to the east boundary line of the Ysleta-San Elizario Road through a curve with a radius of 2,535 feet, Arc Length 460.15 feet, Chord of 459.51 feet and with a

Chord Bearing of N22°19'00"W;

Thence, continuing parallel to the east boundary line of the Ysleta-San Elizario Road, N17°07'W, a distance of 78.45 feet;

Thence, continuing parallel to the east boundary line of the Ysleta-San Elizario Road, N15°41'W, a distance of 360.98 feet;

Thence, continuing parallel to the east boundary line of the Ysleta-San Elizario Road, N17°38'W, a distance of 808.25 feet;

Thence, continuing parallel to the east boundary line of the Ysleta-San Elizario Road, N16°15'W, a distance of 807.33 feet;

Thence, continuing parallel to the east boundary line of the Ysleta-San Elizario Road, N20°18'W, a distance of 624.27 feet, to a point of intersect with the south boundary line of Tract 8B, Block 18, Socorro Grant, also being common to the north boundary of Holguin Road;

Thence, N84°12'E, along the south boundary line of Tract 8B and Tract 8A, Block 18, Socorro Grant, a distance of 664.46 feet, to the southeast corner of Tract 8A, Block 18, Socorro Grant;

Thence, N01°54'W, along the east boundary line of Tract 8A and Tract 8B, Block 18, Socorro Grant, a distance of 256.8 feet, to a point common to the west boundary of Nicholas Road;

Thence, N12°30'W, along the east boundary line of Tract 8B, Block 18, Socorro Grant, a distance of 152.15 feet, common to the west boundary line of Nicholas Road;

Thence, leaving the east boundary line of Tract 8B, Block 18, Socorro Grant, N70°05'E, a distance of 459.34 feet, to the northwest corner of Tract 31, Block 15, Socorro Grant;

Thence, S17°23'E, along the west boundary line of Tract 31, Block 15, Socorro Grant, a distance of 150.0 feet, to the southwest corner of said Tract 31;

Thence, N70°05'E, along the south boundary line of Tract 31, Block 15, Socorro Grant, a distance of 150.0 feet, to the southeast corner of said Tract 31;

Thence, S17°23'E, along the west boundary line of Tract 30B, Block 15, Socorro Grant, a distance of 101.0 feet, to the southwest corner of said Tract 30B;

Thence, N87°15'E, along the south boundary line Tract 30B, Block 15, Socorro Grant, a distance of 165.1 feet, to a point on the south boundary line of said Tract 30B;

Thence, N31°36'E, along the southeasterly boundary line of Tract 30B, Block 15, Socorro Grant, a distance of 284.4 feet, to the southeast corner of said Tract 30B, also being common

to the southwest corner of Tract 18B, Block 15, Socorro Grant;

Thence, N42°46'E, along the south boundary line of Tract 18B, Block 15, Socorro Grant, a distance of 444.9 feet to the southeast corner of said Tract 18B;

Thence, N09°59'E, along the east boundary of Tract 18B, Block 15, Socorro Grant, a distance of 19.30 feet, to the northeast corner of said Tract 18B;

Thence, S75°13'W, along the north boundary line of Tract 18B and Tract 30B, Block 15, Socorro Grant, a distance of 754.90 feet, to a point of intersect of a 300 foot parallel offset of the east boundary line of Tract 18C, Block 15, Socorro Grant;

Thence, leaving the south boundary line of Tract 18A, Block 15, Socorro Grant, N17°45'W, a distance of 251.96 feet, to a point on the south boundary line of Buford Road, also common to the north boundary line of said Tract 18A;

Thence, S62°36'W, along the south boundary line of Buford Road, a distance of 524.31 feet to a point;

Thence, N71°09'W, along the south boundary line of Buford Road, a distance of 780.28 feet, to a point common to the most northerly corner of Tract 8B-1, Block 18, Socorro Grant;

Thence, leaving the south boundary line of Buford Road, N19°57'E, a distance of 30.01 feet, to a point common to the southeast corner of Tract 1, Block 17, Socorro Grant;

Thence, N23°49'E, along the east boundary line of Tract 1, Block 17, Socorro Grant, a distance of 151.28 feet (172.5 feet Record) to a point;

Thence, N70°04'W, along the east boundary line of Tract 1, Block 17, Socorro Grant, a distance of 74.0 feet, to a point;

Thence, N05°08'W, along the east boundary line of Tract 1, Block 17, Socorro Grant, a distance of 204.9 feet to the northeast corner of said Tract 1, and common to the southeast corner of Tract 2A, Block 17, Socorro Grant;

Thence, N05°08'W, along the east boundary line of Tract 2A, Block 17, Socorro Grant, a distance of 4.1 feet, to a point;

Thence, N47°41'E, along the east boundary line of Tract 2A, Block 17, Socorro Grant, a distance of 22.6 feet, to a point;

Thence, N01°27'W, along the east boundary line of Tract 2A, Block 17, Socorro Grant, a distance of 13.22 feet, to a point on the north side of a lateral and common to the southwest

corner of Tract 3, Block 17, Socorro Grant;

Thence, N47°41'E, along the south boundary line of Tract 3, Block 17, Socorro Grant, a distance of 63.8 feet, to a point;

Thence, N76°56'W, along the south boundary line of Tract 3, Block 17, Socorro Grant, a distance of 4.9 feet, to the southeast corner of said Tract 3 and common to the southwest corner of Tract 4, Block 17, Socorro Grant;

Thence, N76°56'W, along the south boundary line of Tract 4, Block 17, Socorro Grant, a distance of 79.4 feet, to a point;

Thence, N51°59'W, along the southwesterly boundary line of Tract 4, Block 17, Socorro Grant, a distance of 64.4 feet to the southeast corner of said Tract 4;

Thence, N17°54'E, along the east boundary line of Tract 4, Block 17, Socorro Grant, a distance of 220.5 feet, to a point;

Thence, N06°41'E, along the east boundary line of Tract 4, Block 17, Socorro Grant, a distance of 129.4 feet, to the northeast corner of said Tract 4 and common to the southeast corner of Tract 5, Block 17, Socorro Grant;

Thence, N06°41'E, along the east boundary line of Tract 5, Block 17, Socorro Grant, a distance of 174.5 feet to a point;

Thence, N02°30'E, along the east boundary line at Tract 5, Block 17, Socorro Grant, a distance of 312.5 feet, to the northeast corner of said Tract 5 and common to the southeast corner of Tract 6, Block 17, Socorro Grant;

Thence, N02°30'E, along the east boundary line of Tract 6, Block 17, Socorro Grant, a distance of 49.4 feet, to a point;

Thence, N38°48'W, along the northeasterly boundary line of Tract 6, Block 17, Socorro Grant, a distance of 136.3 feet to a point;

Thence, N31°53'W, along the northeasterly boundary line of Tract 6, Block 17, Socorro Grant, a distance of 138.21 feet, to a point of intersect, of a 200 foot parallel offset of the south boundary line of Moon Road;

Thence, parallel to the south boundary line of Moon Road; N68°12'E, a distance of 902.05 feet;

Thence, continuing parallel to the south boundary line of Moon Road, N18°54'E a distance of 963.35 feet, to a point of intersect a 220 foot parallel offset of the south boundary of Marquez Road;

Thence, parallel to the south boundary line of Marquez Road, $S74^{\circ}34'W$, a distance of 724.82 feet;

Thence, continuing parallel to the south boundary line of Marquez Road, $N65^{\circ}W$, a distance of 91.07 feet;

Thence, continuing parallel to the south boundary line of Marquez Road, $N22^{\circ}03'W$, a distance of 157.04 feet;

Thence, continuing parallel to the south boundary line of Marquez Road, $N54^{\circ}35'W$, a distance of 190.39 feet;

Thence, continuing parallel to the south boundary line of Marquez Road, $N78^{\circ}54'W$, a distance of 915.66 feet, to a point of intersect of a 200 foot parallel offset of the north boundary line of Nevarez Road;

Then parallel to the north boundary line of Nevarez Road, $S33^{\circ}22'W$, a distance of 245.8 feet, to a point of intersect of a 300 foot parallel offset of the east boundary line of the Ysleta-San Elizario Road;

Thence, parallel to the east boundary line of the Ysleta-San Elizario Road, $N28^{\circ}31'W$, a distance of 1,230.76 feet to a point of intersect on the Socorro-Ysleta Grant line;

Thence, $S49^{\circ}14'W$, along the Socorro-Ysleta Grant line, a distance of 296.76 feet, to a point common to the east boundary of the Ysleta-San Elizario Road and being the northwest corner of Tract 27, Block 16, Socorro Grant;

Thence, $S49^{\circ}14'W$ along the Socorro-Ysleta Grant line, a distance of 61.4 feet, to a point common to the west boundary line of the Ysleta-San Elizario Road and being the northeast corner of Tract 24, Block 21, Socorro Grant;

Thence, $S49^{\circ}14'W$, along the Socorro-Ysleta Grant line a distance of 306.99 feet, to a point of intersect of a 300 foot parallel offset of the west boundary line of the Ysleta-San Elizario Road;

Thence, leaving the Socorro-San Elizario Grant line, $S28^{\circ}31'E$, being parallel to the Ysleta-San Elizario for a distance of 1,000.64 feet, to a point of intersect of a 200 foot parallel offset of the north boundary line of Winn Road;

Thence, parallel to the north boundary line of Winn Road, $S72^{\circ}37'W$, a distance of 64.68 feet;

Thence, continuing parallel to the north boundary line of Winn Road, $S57^{\circ}13'W$, a distance of 230.776 feet;

Thence, continuing parallel to the north boundary line of Winn Road, $S72^{\circ}41'W$, a distance of

791.39 feet, to a point of intersect of a 200 foot parallel offset of the west boundary line of Southside Road;

Thence, parallel to the west boundary line of Southside Road, S29°32'E, a distance of 779.25 feet;

Thence, continuing parallel to the west boundary line of Southside Road S32°38'E, a distance of 375.60 feet;

Thence, continuing parallel to the west boundary line of Southside Road, S44°38'E, a distance of 771.39 feet'

Thence, continuing parallel to the west boundary line of Southside Road, S50°25'E, a distance of 396.61 feet, to a point of intersect of a 300 foot parallel offset of the west boundary line of Ysleta-San Elizario Road;

Thence, parallel to the west boundary line of Ysleta-San Elizario Road, S01°07'W, a distance of 116.92 feet;

Thence, continuing parallel to the west boundary line of Ysleta-San Elizario Road, S13°59'E, a distance of 6776.23 feet;

Thence, continuing parallel to the west boundary line of Ysleta-San Elizario Road, S10°55'E, a distance of 717.70 feet;

Thence, continuing parallel to the west boundary line of Ysleta-San Elizario Road, S20°18'E, a distance of 998.51 feet;

Thence, continuing parallel to the west boundary line of Ysleta-San Elizario Road, S16°15'E, a distance of 778.61 feet;

Thence, continuing parallel to the west boundary line of Ysleta-San Elizario Road, S17°38'E, a distance of 541.72 feet;

Thence, continuing parallel to the west boundary line of Ysleta-San Elizario Road, S15°41'E, a distance of 635.22 feet, to a point of curvature;

Thence, continuing parallel to the west boundary line of Ysleta-San Elizario Road, through a curve with a Radius of 3,194.9 feet, Arc Length 659.84 feet, Chord of 658.67 feet and with a Chord Bearing S21°36'E;

Thence, continuing parallel to the west boundary line of Ysleta-San Elizario Road, S27°31'E, a distance of 5,080.49 feet, to a point on west boundary line of Tract 18A, Block 26, Socorro Grant;

Thence, S07°44'W, along the west boundary line of Tract 18A, Block 26, Socorro Grant, a distance of 401.22 feet;

Thence, S64°54'E, along the west boundary line of Tract 18A, Block 26, Socorro Grant, a distance of 280.5 feet to a point;

Thence, S59°52'E, along the west boundary line of Tract 18A, Block 26, Socorro Grant, a distance of 94.5 feet to a point;

Thence, N62°31'E, along the south boundary line of Tract 18B, Block 26, Socorro Grant, a distance of 10.69 feet, to a point of intersect of a 300 foot parallel offset of the west boundary line of Ysleta-San Elizario Road;

Thence, parallel to the west boundry line of Ysleta-San Elizario Road, S27°31'E, a distance of 1,277.44 feet;

Thence, continuing parallel to the west boundary line of Ysleta-San Elizario Road, S27°20'E, a distance of 2,390.58 feet;

Thence, continuing parallel to the west boundary line of Ysleta-San Elizario Road, S27°31'E, a distance of 854.06 feet, to a point on the south boundary line of Dindinger Road;

Thence, N63°14'E, along the south boundary line of Dindinger Road, a distance of 126.89 feet;

Thence, S27°31'16"E, along the west Lot Line of Lots 1-10, Block 6, and Lots 25-35, Block 10 of El Campestre Subdivision, a distance of 1,615.06 feet, to a point on the south line of El Campestre Subdivision.

Thence, S63°03'W, along the south line of El Campestre Subdivision, a distance of 127.01 feet, to a point of intersect of a 300 foot parallel offset of the west boundary line of Ysleta-San Elizario Road;

Thence, parallel to the west boundary line of Ysleta-San Elizario Road, S27°31'E, a distance of 2,609.76 feet, to a point of intersect of the Socorro-San Elizario Grant Line;

Thence N73°40'E, along the Socorro-San Elizario Grant Line, a distance of 305.81 feet to a point on the Ysleta-San Elizario Roadway boundary, common to the southeast corner of Tract 10A, Block 27, Socorro Grant;

Thence, N73°40'E, along the Socorro-San Elizario Grant line, a distance of 61.1 feet to a point on the Ysleta-San Elizario Roadway boundary, common to the southeast of Tract 2, Block 27, Socorro Grant;

Thence, N73°49'E, along the Socorro-San Elizario Grant line, a distance of 147.81 feet to a POINT OF BEGINNING.

Description prepared from the 1927 survey of the Socorro Grant, as recorded in the El Paso Central Appraisal District.

NOTE:

Exhibit "A" consists of the metes and bounds legal description of the Socorro Mission Trail Historic District. Since the boundary of a Historic District is established by the City Council, it is subject to change by that body.

The current boundary of the Socorro Mission Trail Historic District should be verified in the Office of the Socorro City Clerk.

COUNTY OF EL PASO ORDINANCES

**EL PASO MISSION TRAIL
HISTORICAL AREA
ZONING REGULATIONS**

**EL PASO MISSION TRAIL
HISTORICAL AREA
ZONING REGULATIONS**

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ARTICLE I.
GENERAL PROVISIONS

Section 001: Short title.

This Order shall be known and may be cited as the "El Mission Trail Historical Area Zoning Regulations", hereinafter referred to as "regulations".

Section 002: Authority.

A. This order is adopted pursuant to Chapter 231, Texas Local Government Code, Subchapter I, Zoning and Other Regulation in El Paso Mission Trail Historical Area by the El Paso County Commissioners Court, hereinafter referred to as Commissioners Court.

B. Whenever any provision of these regulations refer to or cite a Section of Chapter 231, Texas Local Government Code, Subchapter I, and that Section is later amended or superseded, the Regulation shall be deemed amended to refer to the amended section or the section that most nearly corresponds to the superseded section of the State Law.

Section 003: Jurisdiction.

A. These regulations shall be effective throughout the area of land in El Paso County, known as the El Paso Mission Trail Historical Area, described in Section 231.172, Texas Local Government Code, and as shown by the same description and a land-use map in the El Paso Mission Trail Historical Area Comprehensive Plan.¹ Such planning jurisdiction may be modified from time to time by the State Legislature.

B. In addition to other locations required by law, a copy of a map showing the County's planning jurisdiction shall be available for public inspection in the Office of County Roads and Bridges.

¹ The El Paso Mission Trail Historical Area, described in Section 231.172, Texas Local Government Code, and as shown by the same description and a land-use map in the El Paso Mission Trail Historical Area Comprehensive Plan, only covers the area within the unincorporated City of San Elizario within the County of El Paso. These zoning regulations do not cover the historical area surrounding the Ysleta Mission which falls within the jurisdiction of the Zoning Ordinance of the City of El Paso. Nor do these regulations cover the historical area surrounding the Socorro Mission. The area surrounding the Socorro Mission that is within the City limits of Socorro is covered by the Zoning Ordinance for the City of Socorro.

Section 004: Effective date.

These regulations were originally adopted and became effective on _____.

Section 005: Purpose.

A. These regulations were adopted to promote the following purposes:

1. to provide for the orderly growth and development of the El Paso Mission Trail Historical Area;
2. to promote tourism and use of parks and recreational areas;
3. to preserve the areas of historical, cultural, or architectural importance or significance for the residents of this County and this state and other states and nations;
4. to promote economic development that is compatible with the above-stated purposes;
5. to lessen congestion in the streets and roads;
6. to secure safety from fire, panic and other dangers;
7. to promote health and the general welfare;
8. to promote adequate light and air;
9. to prevent the overcrowding of the land;
10. to avoid undue concentration of population;
11. to facilitate the adequate provision of transportation, water, sewers, parks, and other public requirements; or
12. to assist in developing the area into parks, playgrounds, recreation areas, and educational areas and in preserving areas of historical, cultural, or architectural importance or significance for the residents of this state and other states and nations.

Section 006: Relationship to comprehensive plan.

A. It is the intention of the Commissioners Court that these regulations implement the planning policies adopted by the Court for the El Paso Mission Trail Historical Area, as reflected in the Comprehensive Plan, adopted by El Paso County Commissioners Court on _____, and as it may in the future be modified or amended. Commissioners Court reaffirms its commitment that these regulations and any amendment to them be in conformity with the adopted plan; the Court hereby expresses its intent that neither this order nor any amendment to it may be challenged on the basis of any alleged nonconformity with the Comprehensive Plan or any planning document.

Section 007: Fees.

A. Reasonable fees sufficient to cover the costs of administration, inspection, publication of notice and similar matters may be charged to applicants for zoning permits, sign permits, home occupations, special-use permits, zoning amendments, variances and other administrative relief. The amount of the fees charged shall be set by Commissioners Court.

B. Fees established in accordance with Subsection A shall be paid upon submission of a signed application or notice of appeal.

Section 008: Severability.

It is hereby declared to be the intention of the Commissioners Court that the Sections, paragraphs, sentences, clauses, and phrases contained in these regulations are severable, and if any such Section, paragraph, sentence, clause, or phrase is declared unconstitutional or otherwise invalid by any Court of competent jurisdiction in a valid judgment or decree, such unconstitutionality or invalidity shall not affect any of the remaining Sections, paragraphs, sentences, clauses, or phrases of these regulations since the same would have been enacted without the incorporation into these regulations of such unconstitutional or invalid Section, paragraph, sentence, clause or phrase.

ARTICLE II. DEFINITIONS

Section 021: Definitions of basic terms.

- (1) *Accessory Use.* (See Section 083)
- (2) *Adult Entertainment Business.* An establishment such as a sex parlor, nude studio, modeling studio, love parlor, adult book store, adult movie theater, adult video arcade, adult movie arcade, adult video store, adult motel, or other commercial enterprise the primary business of which is the offering of a service or the selling, renting, or exhibiting of devices or any other items intended to provide sexual stimulation or sexual gratification to the customer.
- (3) *Antenna.* Equipment designed to transmit or receive electronic signals.
- (4) *Bed and Breakfast.* A building, other than a hotel, motel, or boarding house, where for compensation eight or fewer rooms are offered as temporary lodging and only breakfast is offered to the registered guest(s).
- (5) *Boarding House.* A residential use consisting of at least one dwelling unit together with more than two rooms that are rented or are designed or intended to be rented but which rooms, individually or collectively, do not constitute separate dwelling units. A rooming house or boarding house is distinguished from a tourist home in that the former is designed to be occupied by longer term residents (at least month-to-month tenants) as opposed to overnight or weekly guests.
- (6) *Board of Adjustment.* The body charged with hearing and deciding appeals from orders, requirements, decisions or determinations made by the zoning administrator.
- (7) *Building.* A structure designed to be used as a place of occupancy, storage or shelter.
- (8) *Building, Accessory.* A minor building that is located on the same lot as a principal building and that is used incidentally to a principal building or that houses an accessory use.
- (9) *Building, Principal.* The primary building on a lot or a building that houses a principal use.
- (10) *Child Care Home.* A residence which at any time provides care for no more than a total of twelve children under fourteen years of age, of which the resident's own children shall also be counted in the total number allowed.
- (11) *Combination Use.* A use consisting of a combination on one lot of two or more principal uses separately listed in the Table of Permissible Uses, Section 082. (Under some circumstances, a second principal use may be regarded as accessory to the first, and thus a combination use is not established. In addition, when two or more separately owned or separately operated enterprises occupy the same lot, and all such enterprises fall within the same principal use classification, this shall *not* constitute a combination use.)

- (12) *Commissioners Court.* The governing body of the County of El Paso.
- (13) *Convenience Store.* A one-story, retail store containing less than 2,000 square feet of gross floor area that is designed and stocked to sell primarily food, beverages, and other household supplies to customers who purchase only a relatively few items (in contrast to a "supermarket"). It is designed to attract and depends upon a large volume of stop-and-go traffic.
- (14) *The Core.* The portion of the El Paso Mission Trail Historical Area within 1000 feet of the San Elizario Mission.
- (15) *Day Care Center.* A commercial facility which provides care, training, education, treatment or supervision for children under fourteen years of age, and for less than 24 hours a day.
- (16) *Development.* That which is to be done pursuant to a zoning permit, special-use permit, or sign permit.
- (17) *Drinking Water.* All water distributed by any agency or individual, public or private, for the purpose of human consumption or which may be used in the preparation of foods or beverages or for the cleaning of any utensil or article used in the course of preparation or consumption of food or beverages for human beings.
- (18) *Driveway.* That portion of the vehicle accommodation area that consists of a travel lane bounded on either side by an area that is not part of the vehicle accommodation area.
- (19) *Duplex.* See *Residence, Duplex.*
- (20) *Dwelling Unit.* An enclosure containing sleeping, kitchen, and bathroom facilities designed for and used or held ready for use as a permanent residence by one family.
- (21) *El Paso Mission Trail Historical Area.* That area of land in El Paso county described in Section 231.172 Texas Local Government Code and as shown by the same description in the land-use map in the El Paso Mission Trail Historical Area comprehensive plan.²
- (22) *Expenditure.* A sum of money paid out in return for some benefit or to fulfill some obligation. The term also includes binding contractual commitments to make future expenditures, as well as any other substantial changes in position.
- (23) *Family.* One or more persons living together as a single housekeeping unit.

² The El Paso Mission Trail Historical Area, described in Section 231.172, Texas Local Government Code, and as shown by the same description and a land-use map in the El Paso Mission Trail Historical Area Comprehensive Plan, only covers the area within the unincorporated City of San Elizario within the County of El Paso. These zoning regulations do not cover the historical area surrounding the Ysleta Mission which falls within the jurisdiction of the Zoning Ordinance of the City of El Paso. Nor do these regulations cover the historical area surrounding the Socorro Mission. The area surrounding the Socorro Mission that is within the City limits of Socorro is covered by the Zoning Ordinance for the City of Socorro.

- (24) *Gross Floor Area.* The total area of a building measured by taking the outside dimensions of the building at each floor level intended for occupancy or storage.
- (25) *Halfway House.* A home for not more than nine persons who have demonstrated a tendency toward alcoholism, drug abuse, mental illness, or antisocial or criminal conduct, together with not more than two persons providing supervision and other services to such persons, eleven of whom live together as a single housekeeping unit.
- (26) *Historical Commission.* A body appointed by Commissioners Court which has jurisdiction over buildings or districts zoned "H" (H-Overlay) by Commissioners Court.
- (27) *Home Occupation.* A commercial activity that: (i) is conducted by a person on the same lot where such person resides, and (ii) is not so insubstantial or incidental or is not so commonly associated with the residential use as to be regarded as an accessory use (see Section 094), but that can be conducted without any significantly adverse impact on the surrounding neighborhood.
- (28) *Kennel.* A commercial operation that: (i) provides food and shelter and care of animals for purposes not primarily related to medical care (a kennel may or may not be run by or associated with a veterinarian), or (ii) engages in the breeding of animals for sale.
- (29) *Loading and Unloading Area.* That portion of the vehicle accommodation area used to accept shipments of goods, products, or inventory.
- (30) *Lot.* A parcel of land whose boundaries have been established by some legal instrument such as a recorded deed or a recorded map and which is recognized as a separate legal entity for purposes of transfer of title. If a public body or any authority with the power of eminent domain condemns, purchases, or otherwise obtains fee simple title to or a lesser interest in a strip of land cutting across a parcel of land otherwise characterized as a lot by this definition, or a private road is created across a parcel of land otherwise characterized as a lot by this definition, and the interest thus obtained or the road so created is such as effectively to prevent the use of this parcel as one lot, then the land on either side of this strip shall constitute a separate lot. The permit-issuing authority and the owner of two or more contiguous lots may agree to regard the lots as one lot if necessary or convenient to comply with any of the requirements of this Regulations.
- (31) *Mobile Home.* A dwelling unit that: (i) is not constructed in accordance with the standards set forth in the [state building code applicable to site-built homes], (ii) is composed of one or more components, each of which was substantially assembled in a manufacturing plant and designed to be transported to the home site on its own chassis, (iii) exceeds 40 feet in length and eight feet in width, and (iv) is designed to be used with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical system.
- (32) *Mobile Home Park.* A residential use in which more than one mobile home is located on a single lot.

- (33) *Nonconforming Lot.* A lot existing at the effective date of this chapter that does not meet the minimum area requirement of the district in which the lot is located.
- (34) *Nonconforming Use.* A nonconforming situation that occurs when property is used for a purpose or in a manner made unlawful by the use regulations applicable to the district in which the property is located. (For example, a commercial office building in a residential district may be a nonconforming use.) The term also refers to the activity that constitutes the use made of the property. (For example, all the activity associated with operating a retail clothing store in a residentially zoned area constitutes a nonconforming use.)
- (35) *Non-Public Water System.* Any water system supplying water for domestic purpose which is not a public water system.
- (36) *Nursing Care Institution.* An institutional facility maintained for the purpose of providing skilled nursing care and medical supervision at a lower level than that available in a hospital to more than nine persons.
- (37) *Parking Space, Off-street.* A portion of the vehicle accommodation area set aside for the parking of one vehicle.
- (38) *Public Water System.* A system for the provision to the public of piped water for human consumption, which includes all uses described under the definition for drinking water. Such a system must have a potential for at least fifteen (15) service connections or serve at least twenty five (25) individuals at least sixty days out of the year. This term includes any collection, treatment, storage, and distribution facilities under the control of the operator of such system and used primarily in connection with such system; and any collection or pre-treatment storage facilities not under such control which are used primarily in connection with such system. Two or ore systems with each having a potential to serve lees than fifteen (15) connections or less than twenty-five (25) individuals but owned by the same person, firm, or corporation and located on adjacent land will be considered a public water system when the total potential service connections in the combined systems are fifteen (15) or greater or if the total number of individuals served by the combined systems total twenty-five (25) or more at least sixty (60) days out of the year.
- (39) *Residence, Duplex.* A two-family residential use in which the dwelling units share a common wall (including without limitation the wall of an attached garage or porch) and in which each dwelling unit has living space on the ground floor and a separate, ground floor entrance.
- (40) *Residence, Multi-Family.* A residential use consisting of a building containing three or more dwelling units. For purposes of this definition, a building includes all dwelling units that are enclosed within that building or attached to it by a common floor or wall (even the wall of an attached garage or porch).
- (41) *San Elizario Historical Landmark Commission.* The body charged with hearing and deciding requests for certificates of appropriateness and certificates of demolition.

- (42) *Sewage Facilities.* The devices and systems which transport domestic waste water, from residential property, treat the waste water, and dispose of the treated water in accordance with the minimum state standards.
- (43) *Sign.* Any device that (i) is sufficiently visible to persons not located on the lot where such device is located to accomplish either of the objectives set forth in subdivision (ii) of this definition; and (ii) is designed to attract the attention of such persons or to communicate information to them.
- (44) *Sign, Freestanding.* A sign that is attached to, erected on, or supported by some structure (such as a pole, mast, frame, or other structure) that is not itself an integral part of or attached to a building or other structure having a principal function other than the support of a sign. A sign that stands without supporting elements, such as a "sandwich sign," is also a freestanding sign.
- (45) *Sign, Nonconforming.* A sign that, on the effective date of this chapter, does not conform to one or more of the regulations set forth in this chapter, particularly Article XI, Signs.
- (46) *Sign, Off-Premises.* A sign that draws attention to or communicates information about a business, service, commodity, accommodation, attraction, or other activity that is conducted, sold, or offered at a location other than the premises on which the sign is located.
- (47) *Sign Permit.* A permit issued by the zoning administrator, or other designated official that authorizes the recipient to erect, move, enlarge, or substantially alter a sign.
- (48) *Sign, Temporary.* A sign that (i) is used in connection with a circumstance, situation, or event that is designed, intended or expected to take place or to be completed within a reasonably short or definite period after the erection of such sign, or (ii) is intended to remain on the location where it is erected or placed for a period of not more than 15 days. If a sign display area is permanent but the message displayed is subject to periodic changes, that sign shall not be regarded as temporary.
- (49) *Special-Use Permit.* A permit issued by the Commissioners Court after recommendation from the San Elizario Historical Landmark Commission that authorizes the recipient to make use of property in accordance with the requirements of this chapter as well as any additional requirements imposed by the Commissioners Court.
- (50) *Street.* A public street or a street with respect to which an offer of dedication has been made.
- (51) *Structure.* Anything constructed or erected.
- (52) *Tower.* Any structure whose principal function is to support an antenna.
- (53) *Traffic Generation, High Volume.* Uses that have a projected volume of traffic that equals or exceeds 800 trips per day.
- (54) *Traffic Generation, Low Volume.* Uses that have a projected volume of traffic that is less than 800 trips per day.

- (55) *Transitional Housing.* A residence where no more than six disabled persons, regardless of their legal relationship to one another, and two supervisory personnel may reside at the same time. The residence must provide food, shelter, personal guidance, care, habilitation or training services and supervision to the disabled residents. For purposes of this Section a disabled person is a person who has a physical or mental impairment, or both, that substantially limits one or more major life activities, such as caring for oneself, performing manual tasks, walking, seeing, hearing, speaking, learning, breathing or working.
- (56) *Use.* The activity or function that actually takes place or is intended to take place on a lot.
- (57) *Use, Principal.* A use listed in the Table of Permissible Uses, Section 082.
- (58) *Variance.* A grant of permission by the Board of Adjustment that authorizes the recipient to do that which, according to the strict letter of this chapter, he could not otherwise legally do.
- (59) *Vehicle Accommodation Area.* That portion of a lot that is used by vehicles for access, circulation, parking, and loading and unloading.
- (60) *Wholesale Sales.* On-premises sales of goods primarily to customers engaged in the business of reselling the goods.
- (61) *Zoning Administrator.* The official charged with the duty of administering and interpreting these zoning regulations
- (62) *Zoning Permit.* A permit issued by the Zoning Administrator that authorizes the recipient to make use of property in accordance with the requirements of this chapter.

Section 022: Lots divided by district lines.

A. Whenever a single lot two acres or less in size is located within two or more different zoning districts, the district regulations applicable to the district within which the larger portion of the lot lies shall apply to the entire lot.

B. Whenever a single lot greater than two acres in size is located within two or more different zoning districts, each portion of that lot shall be subject to all the regulations applicable to the district in which it is located.

ARTICLE III.
ADMINISTRATIVE MECHANISMS

Section 031: Appointment of County Zoning and Planning Commission

- A. All members the Commission shall be appointed by the Commissioners Court, and all members shall reside within the County of El Paso.
- B. Members of the Commission shall be appointed for two year terms, but members may continue to serve until their successors have been appointed.
- C. Members may be appointed to two (2) successive terms without limitation.
- D. If a member moves outside of El Paso County, that shall constitute a resignation from the Commission, effective upon the date a replacement is appointed by Commissioners Court.

Section 032: Meeting schedule of Commission.

- A. The Commission shall, at its first meeting, establish a regular meeting schedule and shall meet no less often than one time per month, provided, however, that in order to take action expeditiously on requests to be presented to the Commission, the Zoning Administrator may call special meetings.
- B. The Commission shall elect a chairman from its members, for a term determined by the Commission. An acting chairman may be selected at other meetings as needed for a particular issue or a particular meeting.
- C. Minutes shall be kept of all Commission proceedings, and shall be available for public inspection in the Office of County Judge.
- D. All Commission meetings shall be conducted in accordance with the Texas Open Meetings Law, Section 154 of these regulations, and other applicable state and federal laws.
- E. Notice of any action presented to the Commission for recommendation shall be sent in accordance with Section 154 and shall be posted in accordance with the Texas Open Meetings Law.

Section 033: Quorum and voting.

- A. A quorum for the Commission shall consist of a majority of the Commission membership. A quorum is necessary for the Commission to take official action.
- B. All actions of the Commission shall be taken by majority vote, a quorum being present.
- C. A roll call vote shall be taken upon the request of any member.

Section 034: Powers and duties.

- A. The Commission may:
 - 1. Make studies and recommend to the Commissioners Court, goals, and objectives relating to the growth, development, and redevelopment of the San Elizario Historical Landmark District .
 - 2. Develop and recommend policies, Regulations, administrative procedures, and other means for carrying out plans in a coordinated and efficient manner.
 - 3. Make recommendations to Commissioners Court concerning proposed zoning map changes.
 - 4. Recommend to the Commissioners Court boundaries for the original zoning districts and appropriate regulations for each district.
 - 5. Perform other duties as assigned by Commissioners Court.
- B. The Commission may adopt rules and regulations governing its procedures and operations not inconsistent with the provisions of these regulations.

Section 035: Appointment of Board of Adjustment.

- A. The Commissioners Court shall appoint a board of adjustment, hereinafter referred to as the Board to make special exceptions to the zoning regulations as further provided for in Articles III and V.
- B. The Board shall consist of five members, appointed by the county judge and approved by Commissioners Court. Three of the five members of the Board shall be residents of that portion of the unincorporated City of San Elizario, Texas within El Paso County that is defined as the El Paso Mission Trail Historical Area, in Section 231.172, Texas Local

Government Code, and as shown by the same description and a land-use map in the El Paso Mission Trail Historical Area Comprehensive Plan. The remaining two members shall reside within the County of El Paso. At least one member of the Board shall be a certified public accountant.

C. Their terms shall be for two years, except that two initial members shall be appointed for a one-year term. A member may be removed by the appointing authority for cause on a written charge, after a public hearing. If a member required to reside in San Elizario moves outside of San Elizario or a member who is required to reside in El Paso County moves outside of El Paso County, that shall constitute a resignation from the Board effective upon the date a replacement is appointed by Commissioners Court. Any vacancy on the Board shall be filled for the unexpired term in the manner described above for appointment of members.

Section 036: Meetings of BoardRecords and Rules of the Board.

A. The Board shall select from its members a chair and shall adopt rules in accordance with orders of the Commissioners Court adopted under subchapter 231.178, Local Government Code.

B. The Board shall meet at the call of the chair and at other times, as determined by the Board.

C. The chair or acting chair may administer oaths and compel the attendance of witnesses. In order to insure the attendance of witnesses, the chair or acting chair shall issue and cause to be served upon the witness a subpoena directing the witness to appear before the Board at the time and place of the hearing. The subpoena may also compel the witness to produce, at such time and place designated, documents or tangible things which constitute or contain evidence relevant to the proceedings before the Board.

D. All meetings of the Board shall be open to the public in accordance with the Texas Open Meetings Act, Chapter 551 of the Texas Local Government Code.

E. The Board shall keep minutes of its proceedings that indicate the vote of each member on each question or indicate that a member is absent or fails to vote. The Board shall keep records of its examinations and other official actions. The minutes and records shall be filed immediately in the Board's office and are public record open to inspection at reasonable times and upon reasonable notice in accordance with the Texas Open Records Act, Chapter 552 of the Texas Local Government Code.

Section 037: Quorum and voting.

A. All cases before the Board shall be heard by at least four members.

B. The concurring vote of four members of the Board is necessary to:

1. reverse an order, requirement, decision, or determination of an administrative official;
2. decide in favor of an applicant on a matter on which the Board is required to pass under a zoning regulation; or
3. authorize a variation in a zoning regulation.

Section 038: Powers and duties.

A. The Board may:

1. hear and decide an appeal that alleges error in an order, requirement, decision, or determination made by an administrative official in the enforcement of these regulations;
2. hear and decide special exceptions to the terms of a regulation when the regulation requires the board to do so;
3. authorize in specific cases a variance from the terms of a regulation if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the regulation would result in unnecessary hardship, and so that the spirit of the regulation is observed and substantial justice done;
4. hear and decide an action to bring about the discontinuance of a nonconforming use under a plan whereby the owner's actual investment in the structure(s) prior to the time that the use became nonconforming can be amortized within a definite time period.
5. hear and decide requests for reconstruction of a nonconforming structure on the land occupied by the structure when the reconstruction will not permanently prevent the return of the property to a conforming use and will not increase the nonconformity.

B. In exercising these powers the Board may, in conformity with the state law and these regulations, reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination appealed from and may make such order, requirement, decision or determination as ought to be made, and to that end shall have all the powers of the officer from whom the appeal is taken.

C. Where, as part of its power to issue permits, the Board enforces conditions, the permits are valid only when all conditions are met.

Section 039: Administration.

A. All applications to the Board will be in writing on forms prescribed by the Zoning Administrator or his designated official and shall be accompanied by a fee as established by Article I, Section 007, above to help defray the cost of publication, the giving of notice, and general expense in connection with the appeal. Before acceptance, all applications submitted shall be complete in all details.

B. Duration. Any authorization by the Board shall not be valid unless a zoning permit, or other required data is issued within one year after the date the Board acts upon the application, unless otherwise directed by the Board at that time.

C. Extension of the time may be requested from the Board during the one-year period referred to in B. infra. The request for an extension shall be acted upon by the Board at the regular meeting, but no notice and hearing shall be required. If Board authorization expires, a new application accompanied by a new fee is required.

D. Burden of Proof. The applicant has the burden of proof to establish the necessary facts to warrant favorable action of the Board.

E. Appeals for special exceptions may be granted, denied or granted with conditions by the Board.

F. Reapplication. The Board will not consider an appeal or application that is the same as the one that has been denied, for a period of one year.

G. Revocation. The Board shall have authority to revoke a variance or special exception if it finds development and/or operation is not in accordance with the conditions under, which a variance or special exception was permitted.

**ARTICLE IV.
PERMITS**

Section 041: Permits required.

The use made of property may not be changed, cleared, graded or excavated, and buildings or other structures may not be constructed, erected, moved or altered except in accordance with and pursuant to one of the following permits. Applications for these permits shall be accompanied by a permit fee to defray the general expenses in connection therewith, and shall be established by order of the Commissioners Court (Section 007).

Section 042: Zoning permits.

A. A zoning permit shall be issued by the Zoning Administrator upon a review that the proposed development will satisfy all of the requirements of these Regulations. A zoning permit application shall contain all of the information that is necessary for the Zoning Administrator to decide whether or not the development, if completed as proposed, will comply with all of the requirements of these Regulations. Plans submitted by a property owner and used to make this determination shall be finally approved and incorporated into the zoning permit issued. All development shall occur strictly in accordance with such approved plans and zoning permit.

B. A zoning permit shall be issued in the name of a legal authority, shall identify the property involved and the proposed use, shall incorporate by reference the plans submitted, and shall contain any special conditions or requirements lawfully imposed by these regulations. For purposes of this Section, applications for zoning permits will be accepted from owners or lessees of property, or their agents, or persons who have contracted to purchase property contingent upon their ability to acquire the necessary permits under these Regulations. The zoning administrator or his designated official may require that evidence be submitted to show an applicant's legal authority.

C. The Zoning Administrator shall not issue a zoning permit, after reviewing the application, if he finds that the proposed development is not within the jurisdiction according to the Table of Permissible Uses; that the application is incomplete; or that the proposed development will not comply with one or more requirements of these Regulations.

D. No zoning permit shall be issued on property requiring a special use permit until such special use permit has been granted by the Board of Adjustment. Prior to issuance of a zoning permit, applications for property having a historic designation shall first be forwarded for review and approval before the San Elizario Historical Landmark Commission.

Section 043: Special use permits.

The Commissioners Court may by special use permit, after hearing and report by the Commission, authorize the location of the uses subject to special use permits identified in the Table of Permissible Uses. In addition to the development standards identified in these Regulations, the Commissioners Court may impose such additional conditions and safeguards as required to protect the public welfare and to conserve and protect property and property values in the vicinity of the special use permit.

Applications for special use permits shall be filed with the Zoning Administrator and shall be processed as a map amendment following the hearing and notice procedures identified in Article XV (Amendments) of these Regulations.

Special use permits shall be valid only when all conditions of the permit are complied with. Failure to comply with all conditions under which a special use permit has been granted shall constitute an offense which shall be punishable as provided in Article XVI (Penalties) of these Regulations.

Section 044: Sign permits.

Except as otherwise provided in Article XI (Signs), no sign may be constructed, erected, moved, enlarged, illuminated or altered without first having obtained a sign permit issued by the Zoning Administrator. Sign permit applications shall be governed by the same provisions of these Regulations applicable to zoning permits. If plans submitted for a zoning permit include sign plans in sufficient detail that the permit-issuing authority can determine whether the proposed sign or signs comply with the provisions of these Regulations, then issuance of the requested zoning permit shall constitute approval of the proposed sign or signs.

ARTICLE V.
APPEALS, VARIANCES, INTERPRETATIONS

Section 051: Appeals.

A. An appeal from any final order or decision of an administrative official may be taken to the Board by:

1. a person aggrieved by the decision; or
2. any officer, department, Board, or bureau of the county or of a municipality affected by the decision.

B. The appellant must file with the Board and the official from whom the appeal is taken a notice of appeal specifying the grounds for the appeal. The appeal must be filed within sixty days of the final order or decision of an administrative official. On receiving the notice, the official from whom the appeal is taken shall immediately transmit to the Board all the papers constituting the record of the action that is appealed.

C. An appeal stays all proceedings in furtherance of the action that is appealed unless the official from whom the appeal is taken certifies in writing to the Board facts supporting the official's opinion that a stay would cause imminent peril to life or property. In that case, the proceedings may be stayed only by a restraining order granted by the Board or a Court of record on application, after notice to the official, if due cause is shown.

D. The Board shall set the appeal hearing within a reasonable time and shall give public notice of the hearing and due notice to the parties in interest. A party may appear at the appeal hearing in person or by agent or attorney. The Board shall decide the appeal within a reasonable time.

E. The meetings and records of the Board shall be maintained in accordance with all applicable provisions of Texas state law. Notice shall be posted as required by the Texas Open Meetings Act, and all interested persons shall have an opportunity to present evidence and arguments. Minutes shall be kept of each meeting in the zoning administrator's office or such other place as Commissioners Court shall direct.

Section 052: Variances.

A. The Board is empowered to authorize, upon appeal in specific cases and subject to appropriate conditions or safeguards, such variance from the terms of this chapter as will not be contrary to the public interest; where, owing to special conditions, inherent in the property itself, a literal enforcement of the provisions of these regulations will result in unnecessary

hardship to an extent preventing any reasonable use of the property whatsoever, and so that the spirit of these regulations shall be observed and substantial justice done.

B. The above power of the Board to grant variances shall not be interpreted to allow it to modify an off-street parking requirement by more than fifteen percent or to permit any use not allowed in the district in which the property is located.

Section 053: Interpretations.

A. The Commissioners Court may, by appropriate order, designate a zoning administrator who shall have the duty of administering and interpreting these regulations. The zoning administrator shall interpret these regulations and the zoning map, rule on questions of classification of uses, and issue permits, or refuse to issue permits, solely on the basis of the provisions of these regulations. Any decision of the zoning administrator is considered final and may be appealed only to the Board pursuant to Subsection 231.178 of the Texas Local Government Code and Article III of these Regulations.

B. The Board is authorized to interpret the zoning map and to pass upon disputed questions of lot lines or district boundary lines and similar questions. If such questions arise in the context of an appeal from a decision of the Zoning Administrator, acting in their capacity as zoning administrator, they shall be handled as provided in Section A above.

C. An application for a map interpretation shall be submitted to the Board by filing a copy of the application with the Zoning Administrator.

D. Where uncertainty exists as to the boundaries of districts as shown on the Official Zoning Map, the following rules shall apply:

1. Boundaries indicated as approximately following the centerlines of alleys, streets, highways, streams, or railroads shall be construed to follow such centerlines,
2. Boundaries indicated as approximately following lot lines, survey lines, shall be construed as following such lines,
3. Where a district boundary divides a lot or where distances are not specifically indicated on the Official Zoning Map, the boundary shall be determined by measurement, using the scale of the Official Zoning Map,
4. Where any street or alley is hereafter officially vacated or abandoned, the regulations applicable to each parcel of abutting property shall apply to that portion of such street or alley added thereto by virtue of such vacation or abandonment.

Section 054: Special exceptions.

When the public convenience and welfare will be substantially served and the appropriate use of the neighboring property will not be substantially or permanently injured, the Board may in a specific case, after public notice and hearing, and subject to appropriate conditions and safeguards, authorize the following special exceptions:

A. Those special exceptions identified in these regulations.

B. Permit the reopening of a nonconforming use for the remaining amortization period when the use has been discontinued for more than one hundred twenty days or more and the owner can show that there was a clear intent not to abandon the use.

C. RESERVED

ARTICLE VI.
NONCONFORMING SITUATIONS.

Section 061: Non-conformities generally.

It is the declared purpose of these regulations that nonconforming uses be eliminated and be required to comply with these regulations, having due regard for the property rights of the persons affected, the public welfare, and the character of the surrounding area.

It is further the intent of these Regulations that non-conformities shall not be enlarged upon, expanded or extended, nor be used as grounds for adding other structures or uses prohibited elsewhere in the same zoning district. It is not the intent of these Regulations to authorize, and these Regulations shall not be construed to authorize, uses which constitute public or private nuisances or are otherwise prohibited by law or these zoning regulations.

Section 062: Amortization of Non-Conforming Uses.

A. Any person may request that the Board establish a termination date for a nonconforming use. Upon receiving such a request, the board shall provide a termination date for the nonconforming use under a plan whereby the owner's actual investment in the structure(s) prior to the time that the use became nonconforming can be amortized within a definite time period. The following factors must be considered by the Board in determining a reasonable amortization period:

1. The owner's capital investment in structures, fixed equipment, and other assets (excluding inventory and other assets that may be feasibly transferred to another site) on the property before the time the use became nonconforming.

2. Any costs that are directly attributable to the establishment of a compliance date, including demolition expenses, relocation expenses, termination of leases, and discharge of mortgages.

3. Any return on investment since inception of the use, including net income and depreciation.

4. The anticipated annual recovery of investment, including net income and depreciation.

B. Compliance requirement: If the Board establishes a compliance date for a nonconforming use, the use must cease operations on that date and it may not operate thereafter unless it becomes a conforming use.

C. The right to operate a nonconforming uses ceases if the nonconforming use is discontinued for more than one hundred twenty days or more. The Board may grant a special exception to this provision only if the owner can show that there was a clear intent not to abandon the use even though the use was discontinued for one hundred twenty days or more.

D. The right to operate a nonconforming use ceases when the use becomes a conforming use. The issuance of a special use permit does not confer any nonconforming rights. No use authorized by the issuance of a special use permit may operate after the special use permit expires.

E. Minor repairs and routine maintenance of property where nonconforming situations exist are permitted and encouraged. Major renovation of the structure may only be done if a structure housing a nonconforming uses is damaged or destroyed other than by the intentional act of the owner or his agent, and the damaged structure is repaired or replaced in accordance with a zoning permit issued pursuant to these Regulations.

1. A renovation or repair will be considered major when the structure is damaged to an extent that the costs of repair or replacement would exceed twenty-five percent of the appraised valuation for property tax purposes of the damaged structure.

2. The right to operate a nonconforming use ceases when the structure housing the use is destroyed by the intentional act of the owner or his agent.

Section 063: Nonconforming projects.

Any structure or development that is incomplete at the time of adoption of these Regulations, and which would be inconsistent with any regulation applicable to the district in which it is located, may be completed as proposed or planned. For purposes of this Section, the nonconforming project shall be at least ten percent completed in terms of the total expected

cost of the project on the effective date of these Regulations to enable the completion of the project. Any construction drawings based upon detailed surveying, architectural or engineering work or other plans for the project shall be provided to the Zoning Administrator for inspection and authorization for completion of the project to take place.

Section 064: Extension or enlargement of nonconforming situations.

No person may engage in any activity that causes an increase in the extent of nonconformity of a nonconforming situation. In particular, physical alteration of structures or the placement of new structures is unlawful.

ARTICLE VII. ZONING DISTRICTS AND ZONING MAP

Section 071: Zoning districts established.

A. The following agricultural district is hereby established: A1. This district is designed and intended to allow primarily agricultural or other open uses, and low density residential uses conducive to a rural atmosphere. Some types of mobile homes are allowed to be used for single-family residential purposes in this district.

B. The following residential districts are hereby established: R1 and R2. Each of these districts is designed and intended to secure for the persons who reside there a comfortable, healthy, safe and pleasant environment in which to live, sheltered from incompatible and disruptive activities that properly belong in nonresidential districts.

1. The R1 district is designed to primarily accommodate single and two-family residential development (other than mobile homes) at medium and high densities.

2. The R2 district is designed to accommodate higher residential density developments (such as apartments), office uses and neighborhood commercial activities, particularly those that are pedestrian or visitor oriented. This district is created to serve the needs of a residential and community neighborhood, by primarily providing retail shopping and personal service uses.

B. The following commercial district is hereby established: C1. The C1 district is designed to accommodate the widest range of commercial activities that draw business primarily from and provide services to general community and interstate highway systems.

C. The following manufacturing district is hereby established: M1. This district is created primarily to accommodate enterprises engaged in manufacturing, processing, repairing, painting, cleaning or assembling of goods, merchandise or equipment.

Section 072: Official zoning map.

A. There shall be a map known and designated as the Official Zoning Map, which shall show the boundaries of all zoning districts within the El Paso Mission Trail Historical Area. This map shall be drawn on acetate or other durable material from which prints can be made, shall be dated, and shall be kept in the office of County Roads and Bridges.

B. The Official Zoning Map dated _____ is adopted and incorporated herein by reference. Amendments to this map shall be made and posted in accordance with Subsection D.

C. Should the Official Zoning Map be lost, destroyed, or damaged, the county engineer may have a new map drawn on acetate or other durable material from which prints can be made. No further Commissioners Court action shall be required so long as no district boundaries are changed in this process.

Section 073: Amendments to official zoning map.

A. Amendments to the Official Zoning Map shall be accomplished using the procedures that apply to map amendments in these Regulations, as set forth in Article XV. (Amendments).

B. The Zoning Administrator shall update the Official Zoning Map as soon as possible after map amendments to it are adopted by the Commissioners Court of the County. Upon entering any such amendment on the map, the county engineer shall change the date of the map to indicate its latest revision. New prints of the updated map may then be issued.

C. No unauthorized person may alter or modify the Official Zoning Map.

D. The Zoning Administrator shall keep copies of superseded prints of the zoning map for historical reference.

ARTICLE VIII.
PERMISSIBLE USES

Section 081: Interpretative provisions.

When used in connection with a particular use in the Table of Permissible Uses (Section 082), the letter "Z" means that the use is permissible in the indicated zone with a zoning permit issued by the Zoning Administrator. The letter "S" means a special use permit must be granted by the Commissioners Court before a zoning permit may be issued by the county engineer. No letter designation means that the use is not permissible in the indicated zone.

The presumption established by this article is that all legitimate uses of land are permissible within at least one zoning district in the county's jurisdiction. Therefore, because the list of permissible uses set forth in Section 082 cannot be all inclusive, those uses that are listed shall be interpreted liberally to include other uses that have similar impacts to the listed uses. For the purposes of these Regulations, unless the contrary is clear from the context of the table or other regulations of these Regulations, uses not specifically listed are prohibited.

The assignment of uses to different categorical descriptions in the table is done for illustrative purposes only.

Section 082: Table of permissible uses.

		Zones				
		<u>A1</u>	<u>R1</u>	<u>R2</u>	<u>C1</u>	<u>M1</u>
1.00	Residential					
1.1	Single-family residences	Z	Z	Z	-	-
1.2	Two-family residences	-	Z	Z	-	-
1.3	Multi-family residences	-	S	Z	Z	-
1.4	Intermediate care homes for the elderly	S	S	S	Z	-
1.5	Child Care homes	Z	Z	Z	-	-
1.6	Halfway houses	-	S	S	Z	-
1.7	Rooming houses, boarding houses	-	S	Z	Z	-

		Zones				
		<u>A1</u>	<u>R1</u>	<u>R2</u>	<u>C1</u>	<u>M1</u>
1.8	Hotels, motels	-	-	S	Z	Z
1.9	Home occupations	Z	Z	Z	Z	-
1.10	Bed and Breakfast	S	S	Z	Z	-
1.11	Transitional Housing	Z	Z	Z	Z	-
2.00	Sales and Rental of goods, merchandise and equipment					
2.1	Convenience store	-	S	Z	Z	-
2.2	Retail sales (low volume traffic generation)	-	S	Z	Z	-
2.3	Retail sales (high volume traffic generation)	-	-	S	Z	-
2.4	Wholesale sales (low volume traffic generation)	-	-	S	Z	-
2.5	Wholesale sales (high volume traffic generation)	-	-	-	Z	Z
3.00	Office, clerical, research and services (not related to goods or merchandise)					
3.1	Operations serving customers or clients on premises	-	S	Z	Z	-
3.2	Operations designed for employee traffic principally	-	S	Z	Z	-
3.3	Banks	-	-	S	Z	-

		Zones				
		<u>A1</u>	<u>R1</u>	<u>R2</u>	<u>C1</u>	<u>M1</u>
4.00	Manufacturing, processing, creating, repairing, renovating, painting, cleaning, assembling of goods, merchandise and equipment					
4.1	Businesses with walk-in trade	-	-	-	-	Z
4.2	Businesses not done with walk-in trade	-	-	-	S	Z
5.00	Educational, cultural, religious, philanthropic, social					
5.1	Kindergarten, elementary, junior high and high schools	Z	Z	Z	Z	-
5.2	Trade or vocational schools	-	-	S	Z	-
5.3	Colleges, universities	-	-	S	Z	-
5.4	Churches, synagogues, temples	S	S	Z	Z	-
5.5	Libraries, museums, art galleries and similar uses	-	S	Z	Z	-
5.6	Social, union halls, community buildings, and similar uses	-	S	S	Z	-
5.7	Day care centers	S	S	Z	Z	-
6.00	Recreation, amusement, entertainment					
6.1	Movie theaters	-	-	S	Z	-
6.2	Bowling alleys, billiard and pool halls, indoor athletic and exercise facilities and other similar uses	-	-	S	Z	Z

		Zones				
		<u>A1</u>	<u>R1</u>	<u>R2</u>	<u>C1</u>	<u>M1</u>
6.3	Coliseums, stadiums and other similar facilities	-	-	-	S	Z
6.4	Privately owned recreational facilities (such as golf courses, country clubs, swimming pools)	S	S	Z	Z	-
6.5	Publicly owned recreational facilities	Z	Z	Z	Z	-
6.6	Drive-in theaters	-	-	-	S	Z
6.7	Amusement park	-	-	S	Z	-
7.00	Institutional residences or care or confinement facilities					
7.1	Hospitals, clinics and other similar treatment facilities	S	S	S	Z	Z
7.2	Nursing care institutions	S	S	S	Z	Z
7.3	Sanitarium or other institutions	-	-	-	Z	Z
7.4	Penal and correctional facilities	-	-	-	-	Z
8.00	Restaurants, bars, night clubs					
8.1	Restaurants	-	S	Z	Z	-
8.2	Bars (where no food served)	-	-	-	Z	-
8.3	Adult entertainment businesses	-	-	-	Z	-
9.00	Motor vehicle-related sales and service operations					
9.1	Motor vehicle sales or rental	-	-	-	Z	-

		Zones				
		<u>A1</u>	<u>R1</u>	<u>R2</u>	<u>C1</u>	<u>M1</u>
9.2	Sales with installation of motor vehicle parts or accessories	-	-	-	Z	Z
9.3	Motor vehicle repair and maintenance	-	-	-	S	Z
9.4	Motor vehicle painting and body work	-	-	-	-	Z
9.5	Gas sales	-	S	Z	Z	-
9.6	Car wash	-	-	S	Z	-
10.00 Storage and parking						
10.1	Automobile parking garage or parking lot	-	-	S	Z	Z
10.2	Storage of goods not related to sale or use of goods on same lot where they are stored	-	-	-	Z	Z
11.00 Animal Services						
11.1	Veterinary clinic or hospital	S	Z	Z	Z	-
11.2	Kennel	S	Z	Z	Z	-
12.00 Emergency services						
12.1	Police stations	Z	Z	Z	Z	Z
12.2	Fire stations	Z	Z	Z	Z	Z
12.3	Ambulance service	Z	Z	Z	Z	Z

	<u>A1</u>	<u>R1</u>	<u>Zones</u>		
			<u>R2</u>	<u>C1</u>	<u>M1</u>
13.00 Agricultural, mining, quarrying operations					
13.1 Agricultural operations (farming), including on-site sales of products	Z	S	-	-	-
13.2 Mining or quarrying operations, including on-site sales of products	-	-	-	S	Z
13.3 Reclamation landfill	-	-	-	-	Z
13.4 Pasturage and raising of large or small animals, including sales	Z	S	-	-	-
14.00 Public or governmental facilities					
14.1 Post office	S	S	Z	Z	-
14.2 Airport	-	-	-	-	Z
14.3 Sanitary landfill, water treatment plant and other similar facilities	S	S	S	Z	Z
14.4 Heliport	S	S	S	Z	Z
15.00 Dry cleaner, laundromat					
	-	S	Z	Z	-
16.00 Open air markets and horticulture sales					
16.1 Farm and craft markets, flea markets, produce markets	S	S	S	Z	-
16.2 Horticultural sales	Z	S	S	Z	-

		Zones				
		<u>A1</u>	<u>R1</u>	<u>R2</u>	<u>C1</u>	<u>M1</u>
17.00	Funeral homes, cemeteries, and crematorium					
17.1	Funeral homes	-	-	S	Z	-
17.2	Cemetery	S	S	S	Z	-
17.3	Crematorium	S	S	S	Z	-
18.00	Transportation terminals					
18.1	Bus station	-	-	-	S	Z
18.2	Taxi station	-	-	S	Z	Z

Section 083: Accessory uses.

Accessory uses shall be permitted in conjunction with permitted uses when the accessory use is regarded as incidental or insubstantial in and of itself or in relation to the principal use, or if it is commonly associated with the principal use and integrally related to it.

Section 084: Permissible uses not requiring permits.

Public utility services shall be permitted uses in all zoning districts. Notwithstanding any other provisions of these Regulations, no zoning or special use permits are necessary for the following uses:

A. Streets.

B. Electric power, telephone, telegraph, cable television, gas, water, and sewer lines, wires or pipes, together with supporting poles or structures.

C. Wells, pumping stations, boosters, reservoirs, water storage tanks, lift stations, regulators, communications exchanges, substations, telephone booths, services, meters, gauges, drains, pipelines, conduits, together with the buildings, vaults or other structures appurtenant thereto located on sites sized and shaped to accommodate such uses.

D. Railroad right-of-way and all appurtenant uses authorized by state or federal law.

Section 085: Change in use.

A change in use of property occurs whenever the change involves one principal use to another, requiring that new permits be obtained. A change in the status of the property from unoccupied to occupied or vice versa, or a change in ownership or business name, shall not be regarded as a change in use.

Section 086: Combination uses.

When a combination use comprises two or more principal uses that require different types of permits, then the permit authorizing the combination use shall be:

- A. A special use permit if any of the principal uses combined requires a special use permit;
- B. A zoning permit in all other cases.

ARTICLE IX.
SUPPLEMENTARY DISTRICT REGULATIONS

Section 091: General restrictions.

A. No use permissible in any zoning district may generate noise, smoke, odors, vibration, air pollution, electrical disturbances or other such interferences that tend to have an annoying or disruptive effect upon land uses located adjacent to the space occupied by the particular use. All applicable county, state or federal regulations which impact these types of uses shall be observed.

B. Every building hereafter erected or moved shall be on a lot adjacent to and with vehicular access to a street, and all structures shall be so located on lots as to provide safe and convenient vehicular access.

C. Parking and storage of vehicles or trailers of any kind or type without current license plates or in inoperable condition shall not be parked or stored on any residentially zoned property other than in completely enclosed buildings.

D. No recreational vehicle shall be parked or stored on any residentially zoned property except in a carport, enclosed building or behind the nearest portion of the residence to a street provided that it is not located within a required setback. No such recreational vehicle shall be used for living, sleeping, or housekeeping purposes when parked or stored on a residential lot.

E. A mobile home, scrap material salvage yard, motor vehicle salvage yard, vehicle storage facility, junkyard or wrecking yard, or motor vehicle related sales and service operations which lawfully existed on the date of adoption of these Regulations may not continue to occupy the same location unless their use has been amortized as provided in Article VI and the screening provisions of Article XIII are met.

F. No building or land shall hereafter be used, and no building or part thereof shall be erected, reconstructed, converted, enlarged, moved or structurally altered unless in conformity with the regulations set forth in these Regulations.

Section 092: Adult entertainment businesses.

A. In order to minimize the adverse effects that the operation of an adult entertainment business may have on a neighborhood or an area in which it is located, no person shall own, operate or conduct any adult entertainment business within one thousand feet of the following:

1. A church;
2. A public or private elementary or secondary school;
3. A nursery school, kindergarten, child care center, day nursery or day care center;
4. A university, college, vocational or business school;
5. A boundary of any residential district;
6. A public park adjacent to a residential district;
7. The property line of a lot devoted to any residential use;
8. Another adult bookstore, adult motion picture theater or nude live entertainment club;

B. For the purposes of this Order, the following definitions shall apply;

1. "Conduct of any Business". Any person who does any one or more of the following shall be deemed to be conducting business:
 - a. Operates a cash register, cash drawer or other depository on the sexually-oriented business premises where cash funds or records of credit card or other credit transactions generated in any manner by the operation of the establishment or the activities conducted therein are kept;
 - b. Displays to or takes orders from any customer for any merchandise, goods, entertainment or other services offered on the sexually oriented business premises;
 - c. Delivers or provides to any customer any merchandise, goods, entertainment or other services offered on the sexually oriented business premises;
 - d. Acts as a door attendant to regulate the entry of customers or other persons into the business premises; and
 - e. Supervises or manages other persons in the performance of any of the foregoing activities on the business premises.

2. "Entertainment" means any act or performance, such as a play, skit, reading, revenue, pantomime, scene, song, dance, musical rendition or striptease, whether performed by employees, agents, contractors or customers. The term "entertainment" shall also mean bartenders, waiters, waitresses or other employees exposing "specified anatomical areas" or engaging in "specified sexual activities" in the presence of customers.

3. "Operator" means the manager or other natural person principally in charge of a sexually oriented business regulated by this Order.

4. "Owner" or "owners" means the proprietor of a sole proprietorship, all partners (general and limited) if a partnership, or all officers, directors and persons holding ten percent of the outstanding shares if a corporation.

5. "Specified anatomical areas" means less than completely and opaquely covered human genitals, pubic region, buttock and female breast below a point immediately above the areola.

6. "Specified sexual activities" means:

a. Human genitals in a state of actual or simulated sexual stimulation or arousal;

b. Acts of human masturbation, sexual intercourse or sodomy;

c. Fondling or other erotic touching of human genitals, pubic region, buttock or female breast;

d. "Sexual intercourse," "sexual contact" or "deviate sexual intercourse" as defined in Section 21.01, Texas Penal Code.

C. For the purposes of this section, measurements shall be made in a straight line, from the nearest portion of the building or structure used as a part of the premises of a sexually oriented business to the nearest property line of any uses listed in Subsection A of this Order.

Section 094: Home occupations.

A. Application for a home occupation shall be made to the Zoning Administrator and shall be accompanied by the appropriate application fee. No later than fifteen business days following the filing of the application, the Zoning Administrator shall notify the applicant whether the home occupation is approved or denied. If all requirements are met, the application shall be approved. Reasons for denial shall be stated in the notification. Once issued by the Zoning Administrator the home occupation permit shall be valid for three years, and subsequent

annual renewals shall be required to continue the home occupation. Home occupation renewals shall also be made to the Zoning Administrator.

B. Home occupations shall be limited to residential uses permitted in a zoning district and which meet the following requirements:

1. No more than fifty percent of the total floor area of the residence may be used in the conduct of the home occupation;
2. There shall be no change in the outside appearance of the residence or premises due to the conduct of the home occupation, and there shall be no open storage of business related equipment or supplies;
3. No more than normal household traffic will be generated;
4. It shall not require regular use of commercial vehicles for delivery;
5. Only one person not a member of the resident household may be employed in connection with the home occupation;
6. There shall be no display sign indicating from the exterior of the residence that any portion of the home is being used for any purpose other as a dwelling, except that a wall nameplate measuring no more than two square feet shall be permitted to be mounted on the residence;
7. Only items made on a custom basis on the premises or items incidental to a home occupation shall be sold at retail on the premises.

Section 095: Mobile homes.

- A. Mobile homes shall not be permitted within the Historic District.

Section 096: Animal control.

The keeping of small or large animals, as permitted by these Regulations, shall be in strict conformance with the regulations of the El Paso City-County Health District. The following are supplemental regulations and are established for health and safety purposes.

1. No animals shall be kept closer than twenty-five feet from an adjoining lot;
2. Keeping of such animals shall not be permitted in the required front or side setbacks on a lot;

3. All animals shall be provided with adequate enclosures, to contain them within the boundaries of the owner's property;
4. No animal dwelling shall be kept closer than one hundred feet to a water well;
5. All areas where animals are kept and maintained shall be maintained in a clean, orderly and sanitary condition at all times.

ARTICLE X.
DENSITY REGULATIONS

Section 101: Minimum lot size.

A. All lots existing at the time of the passage of these regulations must comply with the minimum lot size requirements set forth in the EL Paso County Subdivision Regulations and the El Paso County Sewage Facility Order.

B. Except as otherwise provided in these Regulations, all lots with approved public water systems and approved organized off-site waste water facilities in the following zoning districts shall have at least the amount of square footage indicated in the following table:

<u>Zone</u>	<u>Minimum Square Feet</u>
A1	20,000 square feet
R1	10,000 square feet
R2	6,000 square feet*
C1	5,000 square feet*
M1	No minimum

*If used for residential purposes, otherwise no minimum.

C. Where permitted in a district, a lot proposed for multi-family residential purposes shall have the number of square feet indicated in the following table for each dwelling unit.

<u>Zone</u>	<u>Minimum Square Feet</u>
A1	2,400 square feet
R1	1,750 square feet
R2	1,000 square feet
C1	750 square feet

D. The minimum lot size for lots with approved public water systems but no approved organized off-site waste water facilities shall be no less than one-half (1/2) acre in area.

E. The minimum lot size for lots utilizing non-public water systems and on-site sewage disposal systems, shall be no less than ten (10) acres in area.

Section 102: Minimum lot widths.

No lot may be created that is so narrow or otherwise so irregularly shaped that it would be impracticable to construct on it a building that:

1. Could be used for purposes that are permissible in that zoning district, and
2. Could satisfy any applicable setback requirements for that district.

Section 103: Building setback requirements.

No portion of any building or structure may be located on any lot closer to any lot line than is authorized in the table set forth in this Section, except as otherwise provided in these Regulations. Setback distances shall be measured from the property line to a point on the lot that is directly below the nearest extension of any part of the building or structure that is substantially a part of the building or structure itself and not a mere appendage to it.

Minimum in Feet

Zone	Front Yard	Back Yard	Side Yard	Rear Yard
A1	50	20	25	
R	25	5	25	
C1	20	10	25	

These building setback requirements shall apply to all lots except those within the core. Building setbacks within the core shall be determined on a case by case basis to assure conformity with adjacent properties and to preserve the historic character of the core. Moreover, any building which has a side yard setback which is shorter than 25 feet shall have fire walls.

Section 104: Accessory building setback requirements.

A. Accessory buildings not over one story or twelve feet in height may be located in a required rear yard. Condensing units for central air conditioning systems shall be no closer than five feet to the lot line.

B. An accessory building closer than five feet to a main building shall be considered as part of the main building and shall be provided with the side and rear yard required for a main building.

C. The gross floor are of an accessory building shall not exceed the most restrictive of the following, except that four-hundred square feet shall be permitted under any conditions.

1. Fifty percent of the gross floor are of the main building; or
2. Forty percent of the rear yard.

Section 105: Building height limitations.

A. The height of a building or structure shall be the vertical distance measured from the mean elevation of the finished grade at the front of the building to the highest point of the building.

B. Subject to the remaining provisions of this Section, building height limitations in the various zoning districts shall be as follows:

Zone	Height Limitation (in feet)
A1	35
R1	35
R2	35
C1	60*
M1	35*

*For non-residential uses, buildings may exceed the height limitation where an additional setback of one foot is provided from all lot lines for each one foot of height in excess of the allowable height.

C. The following features are exempt from the district height limitations set forth in SubSection B:

1. Chimneys, church spires, elevator shafts, and similar structural appendages not intended as places of occupancy or storage,
2. Flagpoles and similar devices,
3. Heating and air conditioning equipment, solar collectors, and similar equipment, fixtures, and devices,
4. Towers, antennas and related structures,
5. Other like-features as determined by the Zoning Administrator, or other designated official.

ARTICLE XI.
SIGNS

Section 111: General Standards.

- A. Any sign shall pertain only to a business, industry, or pursuit lawfully conducted on or within the premises on which such sign is erected or maintained;
- B. No sign shall be erected, relocated, or maintained so as to prevent free ingress to or egress from any door, window, or fire escape; no sign of any kind shall be attached to a standpipe or fire escape;
- C. No sign shall be erected at the intersection of any streets in a manner which obstructs free and clear vision; or at any location where by reason of position, shape, or color it may interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal, or device; or which make use of the words "STOP," "LOOK," "DANGER," or any other word, phrase, symbol, or character in such manner as to interfere with, mislead, or confuse traffic;
- D. It is unlawful for any person to display on any sign or other advertising structure any obscene, indecent, or immoral matter;
- E. Except for electrically activated gas tubing, sign illumination shall be either indirect with the source of light concealed from direct view or shall be through translucent light diffusing materials. There shall be no exposed electrical conduits;
- F. No sign shall flash, blink, vary in intensity, revolve, or otherwise appear to be in motion;
- G. No sign shall have movable parts except that those signs or marquees having design and construction features for changing of legend or inscription may be approved;
- H. No sign shall be erected or maintained on or over public property; except for wall signs projecting over a front property line where the building wall is less than one (1) foot from the property line; providing such sign shall not impede or endanger pedestrian or vehicular traffic;
- I. No sign shall be placed or constructed unless a zoning and sign permit shall have been issued;

J. Any sign now or hereafter existing which no longer advertises a bona fide business conducted or a product sold shall be taken down and removed by the owner, agent, or person having the beneficial use of the building, lot, or structure upon which such sign may be found unless the sign is of historical significance;

K. Whenever a sign is removed from a building or structure, the building or structure shall be cleaned, painted, or otherwise altered and all sign supports, brackets, mounts, utilities, or other connecting devices or the supports, brackets, mounts, utilities, or other connecting devices. Upon failure to comply with the provisions of this Section, the city zoning administrator's office is authorized to cause removal of such sign, and any expense incident thereto shall be paid by the owner of the premises;

L. Any directional or informational sign or historic marker shall not exceed four (4) square feet;

M. Portable signs are prohibited in public right-of-ways on account of their danger to public safety. Such signs placed in public ways hinder traffic and interfere with driver concentration.

N. For building and wall-mounted signs, the sign bracing shall be below parapet walls or screened;

O. The area of a canopy sign shall be counted as a part of the total allowable sign area;

P. The sign support structure for free-standing signs shall not exceed 50 percent of the allowable sign surface area for one sign;

Q. All sign bracing for roof signs shall be behind or below the parapet walls or screened and a roof sign shall not extend above the height limit established for the zoning district in which the sign is located;

R. Wall-mounted signs shall not project more than one (1) foot from the wall on which it is displayed and shall not exceed 20 percent of the area of the wall on which it is displayed and shall not exceed thirty (30) square feet in sign area, even if the district permits a larger total sign area;

S. One sign for temporary advertising during the active stages of construction or development of a building or structure is permitted and such sign shall not exceed (16) square feet in the core area and (32) square feet outside the core area;

T. Off-premise signs are not permitted in any district.

Section 112: Sign Permits.

Applications for permits for new signs shall contain:

- A. The signature of the applicant;
- B. The name and address of the sign owner and sign erector;
- C. Three scaled lines drawings showing the design and dimensions of the sign and standard sign structure;
- D. Three scaled lined drawings of the site plan or building facade indicating the proposed location of the sign, and all other existing signs maintained on the premises and regulated by this ordinance;

For single tenant buildings there may be a maximum of one sign for each street frontage per structure or site. For multi-tenant buildings, one sign is allowed for each storefront tenant.

Section 113: Signs in A1, R1, R2 Districts.

In A1, R1, and R2 districts, no sign intended to be read from off the premises shall be permitted except there may be:

- A. Not more than two (2) identification signs, with a combined sign area not exceeding twenty (20) square feet;
- B. No such sign shall exceed ten (10) feet in height;
- C. Any such sign shall be parallel to the front lot line adjoining public property and such signs erected on corner lots may be oriented parallel to either front lot line at election of the owner.

Section 114: Signs in C1, M1 Districts.

In C1 and M1 districts, no sign intended to be read from off the premises shall be permitted except there may be:

- A. For one business establishment on the premises, not more than three (3) signs, any one of which shall not exceed eighty (80) square feet and all three (3) of which shall not exceed one hundred fifty (150) square feet;

B. For two business establishments on the premises, not more than four (4) signs total, any one of which shall not exceed eighty (80) square feet in area and all of which for any one business establishment shall not exceed eighty (80) square feet;

C. For three or more business establishments on the premises, one (1) sign with one (1) square foot of surface area for each one lineal foot of lot frontage on a street, for the purpose of general identification of the entire premises, in any event not to exceed one hundred fifty (150) square feet. In addition, one sign with one (1) square foot of surface area for each one lineal foot of building frontage not to exceed eighty (80) square feet per business establishment;

D. No permitted sign shall exceed twenty-five (25) feet in height.

Section 115: Maintenance of signs.

Every sign, including those specifically exempt from this code in respect to permits and non-conforming signs, shall be maintained in good structural condition at all times. All signs shall be kept neatly painted, including all metal parts. The Zoning Administrator shall have the authority to order the painting, repair, alteration or removal of any sign which constitutes a hazard to safety, health or public welfare by reason of inadequate maintenance, dilapidation or obsolescence.

Section 116: Nonconforming signs.

A. Signs which are nonconforming.

1. Signs which were erected prior to the adoption of these Regulations which do not conform to its provisions are deemed to be nonconforming. Nonconforming signs are exempt from the requirements of this Article except that they must comply with the provisions of this Section.

2. This Section recognizes that the eventual elimination as expeditiously and fairly as possible of nonconforming signs is as much a subject of health, safety and welfare, as is the prohibition of new signs that would violate the provisions of this chapter. It is also the intent of this Section that any elimination of nonconforming signs shall be effected in a manner that will avoid any unreasonable invasion of established property rights.

B. Relocation, Reconstruction or Removal of Nonconforming Signs. The Commissioners Court may require the relocation, reconstruction or removal, the owner of the nonconforming sign or, in an appropriate case, the owner of the real property upon which such sign was located. The Zoning Administrator shall contact two sign companies in the area for written appraisals of the value of the sign and Commissioners Court shall then pay the higher

appraised value to the owner of the sign or the owner of the real property on which the sign is located.

C. General Provisions.

1. Subject to the provisions set forth in this Article, nonconforming signs may be continued and maintained after the effective date of these Regulations, provided that no nonconforming sign shall be:

- a. Changed to or replaced with another sign, including changing the sign face. Also provided, that this restriction shall not apply to a change made by the original or subsequent owners to the face of an existing sign that is structurally safe;
- b. Structurally altered in order to extend its useful life;
- c. Expanded;
- d. Reestablished after damage or destruction of more than sixty percent of its value at the time of such damage or destruction;
- e. Modified or relocated in any way that would increase the degree of nonconformity of such sign.

2. This provision shall not prevent repairing or restoring any part of a sign structure to a safe condition or performing normal maintenance operations on a sign or sign structure.

D. Any sign which is erected without a permit after the adoption of these Regulations shall be deemed illegal and subject to removal. Signs are also subject to removal if they are prohibited or not properly maintained.

ARTICLE XII.
PARKING

Section 121: Number of spaces required.

A. All developments in all zoning districts shall provide a sufficient number of off-street parking spaces to accommodate the number of vehicles that ordinarily are likely to be attracted to the development in question. Uses in the Table of Parking Requirements found in Subsection B, are indicated by a numerical reference keyed to the Table of Permissible Uses, Section 082. When determination of the number of parking spaces required by this table results in a requirement of a fractional space, any fraction of one-half or less may be disregarded, while a fraction in excess of one-half shall be counted as one parking space.

The Zoning Administrator is authorized to determine the parking requirements using this table as a guide for uses not specifically identified.

B. Table of Parking Requirements.

<u>Use</u>	<u>Parking Space Requirement</u>
1.00 Residential	
1.1 Single-family residence	2 per residence
1.2 Two-family residences	2 per dwelling unit
1.3 Mobile homes	2 per mobile home lot
1.4 Multi-family residences	1 per dwelling unit for 1 bedroom residences; 2 per dwelling unit for 2 or more bedroom residences
1.5 Intermediate care homes for the elderly	2 per home, plus 1 per 3 patient beds
1.6 Child care homes	2 per home, plus 1 per six children or portion thereof
1.7 Halfway houses	3 per home, plus 1 per two sleeping rooms
1.8 Rooming houses, boarding houses	2 per home, plus 1 per two sleeping rooms

Use

Parking Space Requirement

1.9	Hotels, motels	5 per location, plus 1 per sleeping room or suite; separate calculation required for floor area used for restaurants, shops or offices
1.10	Home occupations	2 per residence, plus 1 where hire outside employee
1.11	Bed and Breakfast two	2 per residence, plus 1 per two sleeping rooms
1.12	Transitional Housing	2 per residence
1.13	Mobile home park	1 per mobile home space
2.00	Sales and Rental of goods, merchandise and equipment	
2.1	Convenience store	1 per 200 square feet of gross floor area, 5 spaces minimum
2.2	Retail sales (low volume traffic generation)	1 per 200 square feet of gross floor area, 5 spaces minimum
2.3	Retail sales (high volume traffic generation)	6 per 1000 square feet of gross floor area, 15 spaces minimum
2.4	Wholesale sales (low volume traffic generation)	1 per 200 square feet of gross floor area, 5 spaces minimum
2.5	Wholesale sales (high volume traffic generation)	6 per 1000 square feet of gross floor area, 15 spaces minimum
3.00	Office, clerical, research and services (not related to goods or merchandise)	
3.1	Operations serving customers or clients on premises	1 per 200 square feet of gross floor area, 3 spaces minimum

Use

Parking Space Requirement

- | | | |
|-------------|---|---|
| 3.2 | Operations designed for employee traffic principally | 1 per 400 square feet of gross floor area, 3 spaces minimum |
| 3.3 | Banks | 1 per 200 square feet of gross floor area, 5 spaces minimum |
| 4.00 | Manufacturing, processing, creating, repairing, renovating, painting, cleaning, assembling of goods, merchandise and equipment | |
| 4.1 | Businesses with walk-in trade | 1 per 300 square feet of gross floor area, plus 1 per four employees |
| 4.2 | Businesses not done with walk-in trade | 1 per two employees, 10 paces minimum |
| 5.00 | Educational, cultural, religious, philanthropic, social | |
| 5.1 | Kindergarten, elementary, junior high and high schools | 2 per classroom; 5 per classroom in high schools |
| 5.2 | Trade or vocational schools | 1 per four seats, or 1 for each four students, whichever is greater |
| 5.3 | Colleges, universities | 1 per four seats, or 1 for each four students, whichever is greater |
| 5.4 | Churches, synagogues, temples | 1 per 125 square feet of gross floor area, 10 spaces minimum |
| 5.5 | Libraries, museums, art galleries and similar uses | 10 plus 1 per 300 square feet of gross floor area in excess of 1000 square feet of gross floor area |

Use

Parking Space Requirement

5.6	Social, union halls, community buildings and similar uses	1 per 200 square feet of gross floor area
5.7	Day care centers	2 per classroom, 6 spaces minimum
6.00	Recreation, amusement, entertainment	
6.1	Movie theaters	1 per 100 square feet of gross floor area
6.2	Bowling alleys, billiard and pool halls, indoor athletic and exercise facilities and other similar uses	1 per 150 square feet of gross floor area, plus 1 per two employees
6.3	Coliseums, stadiums and other similar facilities	1 per 100 square feet of gross floor area
6.4	Privately owned recreational facilities (such as golf courses, country clubs, swimming pools)	1 per 150 square feet of gross floor area
6.5	Publicly owned recreational facilities	1 per 100 square feet of gross floor area
6.6	Drive-in theaters	1 per 100 square feet of gross floor area
6.7	Amusement park	1 per 100 square feet of gross floor area
7.00	Institutional residences or care or confinement facilities	
7.1	Hospitals, clinics and other similar treatment facilities	1 per 100 square feet of gross floor area

<u>Use</u>	<u>Parking Space Requirement</u>
7.2 Nursing care institutions	1 per three patient beds, 6 spaces minimum
7.3 Sanitarium or other institutions	1 per three patient beds
7.4 Penal and correctional facilities	1 per two employees
8.00 Restaurants, bars, night clubs	
8.1 Restaurants	1 per 100 square feet of gross floor area
8.2 Bars (where no food served)	1 per 100 square feet of gross floor area
8.3 Adult entertainment businesses	1 per 100 square feet of gross floor area
9.00 Motor vehicle-related sales and service operations	
9.1 Motor vehicle sales or rental; mobile home sales	1 per 200 square feet of gross floor area, 10 spaces minimum
9.2 Sales with installation of motor vehicle parts or accessories	1 per 200 square feet of gross floor area, 10 spaces minimum
9.3 Motor vehicle repair and maintenance	3 per service bay
9.4 Motor vehicle painting and body work	3 per service bay
9.5 Automobile service station	1 per 200 square feet of gross floor area, plus 3 per service bay

<u>Use</u>	<u>Parking Space Requirement</u>
9.6 Car wash	1 per two employees, plus 2 per stall
10.00 Storage and parking	
10.1 Automobile parking garage or parking lot	Not applicable
10.2 Storage of goods not related to sale or use of goods on same lot where they are stored	1 per storage space; 5 spaces minimum
11.00 Scrap material salvage yards, junkyards, wrecking yards	1 per 200 square feet of gross floor area
12.00 Animal Services	
12.1 Veterinary clinic or hospital	1 per 400 square feet of gross floor area, 4 spaces minimum
12.2 Kennel	1 per 400 square feet of gross floor area, 4 spaces minimum
13.00 Emergency services	
13.1 Police stations	1 per 200 square feet of gross floor area
13.2 Fire stations	1 per 200 square feet of gross floor area
13.3 Ambulance service	1 per 200 square feet of gross floor area

Use

Parking Space Requirement

14.00 Agricultural, mining, quarrying operations

14.1 Agricultural operations (farming), including on-site sales of products

5 spaces minimum where on-site sales of products is conducted

14.2 Mining or quarrying operations, including on-site sales of products

1 per two employees, plus 5 spaces where on-site sales of products is conducted

14.3 Reclamation landfill

1 per two employees

14.4 Pasturage and raising of large or small animals, including sales

5 spaces minimum for on-site sales

15.00 Public or governmental facilities

15.1 Post office

1 per 400 square feet of gross floor area; 3 spaces minimum

15.2 Airport

1 per 100 square feet of gross floor area

15.3 Sanitary landfill, water treatment plant and other similar facilities

1 per two employees

15.4 Heliport

1 per 300 square feet of gross floor area

16.00 Dry cleaner, laundromat

1 per 200 square feet of gross floor area; 5 spaces minimum

Use

Parking Space Requirement

17.00 Towers and related structures

17.1 Towers, antennas, dishes and other similar structures, 50 feet tall or less

Not applicable

17.2 Towers, antennas, dishes and other similar structures, more than 50 feet tall

Not applicable

18.00 Open air markets and horticulture sales

18.1 Farm and craft markets, flea markets, produce markets

1 per 200 square feet of gross floor area; 5 spaces minimum

18.2 Horticultural sales (nursery, greenhouse)

1 per 200 square feet of gross floor area

19.00 Funeral homes, cemeteries, and crematorium

19.1 Funeral homes

1 per 50 square feet of gross floor area; 15 spaces minimum

19.2 Cemetery

1 per 200 square feet of gross floor area

19.3 Crematorium

1 per 200 square feet of gross floor area

20.00 Transportation terminals

20.1 Bus station

1 per 200 square feet of gross floor area

20.2 Taxi station

1 per 200 square feet of gross floor area

Use

Parking Space Requirement

21.00 Historic landmark designation

Not applicable

Section 122: Parking space dimensions.

A. Each parking space shall contain a rectangular area at least nine feet wide by twenty feet long. Lines demarcating parking spaces may be drawn at various angles in relation to curbs or aisles, so long as the parking space so created contains the area required by this Section.

B. Where the number of off-street parking spaces required for any use is ten or more, up to twenty percent of the required parking spaces may be reduced to not less than eight feet in width by sixteen feet in length. If such spaces are provided, they shall be designated as reserved for small or compact cars only.

Section 123: General design requirements.

A. Access to all off-street parking facilities shall be arranged to minimize turning movements on the street.

B. Surfacing of all off-street parking facilities shall be with concrete, asphaltic concrete, asphalt oil or any other comparable dust-free surfacing as approved by the Zoning Administrator, or other designated official.

C. Landscape planting shall be required as part of the design of the off-street parking facility. No more than three parallel or approximately parallel rows of parking shall be allowed without separation by a landscaped area.

D. Directions to and movements along driveways providing access to parking spaces shall be indicated by painting on the parking lot surface or by directional signs.

E. Lighting of parking lots shall be provided wherever the lots are to be used during hours of darkness.

F. Parking lots shall be designed so that vehicles do not extend beyond the perimeter of the property onto adjacent properties or onto the street.

G. The off-street parking facilities for all uses shall be located on the same premises as the structure served.

Section 124: Joint use of required parking spaces.

One parking area may contain required off-street parking spaces for several different uses, except that the required space assigned to one use may not be credited to any other use. To the extent that developments wish to make joint use of the same parking spaces when the hours of operation for each development is different, the same spaces may be credited to both uses upon review and approval by the Zoning Administrator, or other designated official.

Section 125: Special provisions.

Notwithstanding other provisions of these Regulations, whenever (i) there existed a lot with one more structures on it constructed before the effective date of these Regulations, and (ii) a change in use that does not involve any enlargement of a structure is proposed for such lot, and (iii) the parking requirements of this Article cannot be satisfied on such lot because there is not sufficient area available on the lot that can practicably be used for parking, then the owner need only comply with the requirements of this Article to the extent that (i) parking space is practicably available on the lot where the development is located, and (ii) no adjacent properties are reasonably available for use as parking space.

Section 126: Loading and unloading areas.

A. Whenever the normal operation of a permitted use requires that goods, merchandise, or equipment be routinely delivered to or shipped from that development, a sufficient off-street loading and unloading area must be provided.

B. The loading and unloading area must be of sufficient size to accommodate the numbers and types of vehicles that are likely to use this area, and given the nature of the development.

C. Loading and unloading areas shall be so located and designed that the vehicles intended to use them can maneuver safely and conveniently to and from the street, and complete the loading and unloading operations without obstructing or interfering with any off-street parking space or street.

D. No area allocated to loading and unloading facilities may be used to satisfy the area requirements for off-street parking.

Section 127: Handicapped parking.

Of the number of off-street parking spaces to be provided for a permitted use as required in Section 121, one of every fifteen required off-street parking spaces or portion thereof shall be designated spaces for the handicapped. Each handicapped parking space shall contain a rectangular area at least thirteen feet wide by twenty feet long, and shall be appropriately identified with painting on the lot surface and signage.

ARTICLE XIII.
SCREENING

Section 131: Fencing.

A. Non-conforming Uses. Existing non-conforming uses of the following types shall, within 180 days after passage of these regulations, be screened on all four sides from view by fencing, landscaping, or a combination thereof:

Junkyards
Wrecking Yards
Mobile Home Lots or Parks
Used Automobile Sales Lots
Automotive or Truck Repair
Open Storage (any material)
Landfills

B. Construction. Fencing shall be constructed of opaque, solid materials at least six (6) feet high, of one of the following materials: Brick, adobe, slump block, wood, rock, stuccoed concrete or stuccoed concrete block. Un-stuccoed concrete, un-stuccoed concrete block, though solid, shall not be permitted. Open materials such as chain link, metal wire, picket fencing, slat-rail fencing or similar materials shall not be permitted.

Section 132: Landscaping.

Landscaping is required on all streets and parkways within the El Paso Mission Trail Historic Area, provided the plants are native or easily adaptable to this region, and do not create a safety hazard for pedestrians or vehicular traffic.

Satellite dishes must be screened from view by landscaping or structural walls.

ARTICLE XIV.
HISTORIC PRESERVATION

Section 141: Declaration of policy.

The Commissioners Court finds and declares as a matter of public policy that the protection, enhancement, preservation and use of historic landmarks is a public necessity and is required in the interest of the culture, prosperity, education, safety and general welfare of the people. The purposes of this chapter are:

- A. To protect, enhance and perpetuate historic landmarks which represent or reflect distinctive and important elements of the county's region's, state's or nation's architectural, archaeological, cultural, social, economic, ethic, and political history and to develop appropriate settings for such places;
- B. To safeguard the county's historic and cultural heritage, as embodied and reflected in such historic landmarks by appropriate regulations;
- C. To stabilize and improve property values in such locations;
- D. To foster civic pride in the beauty and accomplishments of the past;
- E. To protect and enhance the county's attractions to tourists and visitors and provide incidental support and stimulus to business and industry;
- F. To strengthen the economy of the county;
- G. To promote the use of historic landmarks for the culture, prosperity, education and general welfare of the people of the county and visitors to the county;
- H. To prevent the uprooting of architectural products of distinct periods, which may occur without regard to the feasibility of preserving and continuing the use of such landmarks, and without consideration of the irreplaceable loss to the people of the county of the cultural, historic and aesthetic values represented by such landmarks.

Section 142: Historic landmarks or districts - Designation.

A. The Commissioners Court may designate buildings, structures, sites, districts, in the El Paso Mission Trail Historic Area as historic landmarks or districts and define, amend and delineate the boundaries thereof. Such designation shall be in addition to any other designation established under the zoning regulations for the El Paso Mission Trail Historic Area.

In making such designations as set forth in this Section, the Commissioners Court shall consider, but shall not be limited to, one or more of the following criteria:

1. Character, interest, or value as part of the development, heritage, or cultural characteristics of the county, state or the United States.
2. Recognition as a Recorded Texas Historic Landmark, a National Historic Landmark, or entry on the National Register of Historic Places.
3. Embodiment of distinguishing characteristics of an architectural type or specimen.
4. Identification as the work of an architect or master builder whose individual work has influenced the development of the city.
5. Embodiment of elements of architectural design, detail, materials, or craftsmanship which represent a significant architectural innovation.
6. Relationship to other distinctive buildings, sites, or areas which are eligible for preservation according to a plan based on architectural, historic or cultural motif.
7. Portrayal of the environment of a group of people in an area of history characterized by a distinctive architectural style.
8. Archaeological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest.
9. Exemplification of the cultural, economic, social, ethnic or historical heritage of the city, state, or the United States.
10. Location as the site of a significant historic event.
11. Identification with a person or persons who significantly contributed to the culture and development of the county, region, state, or the United States.
12. A building or structure that because of its location has become of value to the neighborhood, community area, or the county.
13. Value as an aspect of community sentiment of public pride.

Section 143: San Elizario Historical Landmark Commission - Creation.

A. There is created a Commission to be known as the San Elizario Historical Landmark Commission, hereinafter called the Historical Commission, consisting of five members appointed by the County Judge and Commissioners Court. The members of the Historical Commission shall serve without compensation and the membership shall include the following:

1. At least one architect, registered and licensed to practice in Texas;
2. Other members of the Historical Commission shall be appointed from such other individuals and organizations as the Commissioners Court may, in its discretion, select, provided that no one business, economic, or professional interest shall constitute a majority of the Commission.

B. All Historical Commission members, regardless of background, shall have a demonstrated interest, competence, or knowledge in historic preservation within the County of El Paso.

C. Each member of the Historical Commission shall be appointed for a term of three years. The members shall elect as officers from the voting membership a chairman and a vice-chairman and shall likewise fill any vacancy in either of such offices. Any vacancy shall be filled by appointment by the County Judge for the remainder of the unexpired term.

D. Any appointed member of the Historical Commission who fails to attend three consecutive regular or called meetings of the Commission or fails to attend at least eighty percent of all such regular or called meetings during any six-month period shall lose membership, unless such failure to attend was the result of circumstances beyond the member's control. Verification of attendance shall be based exclusively on the minutes of each meeting. The vacancy shall be filed by the Judge and Commissioners Court pursuant to this Section.

E. The County Judge and Commissioners Court are encouraged to draw on the knowledge, experience, and expertise of any persons in the community by appointing Advisory Boards and members to the Historical Commission. Membership may include, but shall not be limited to, representatives from the following fields:

Law
Architecture
Urban Design and Planning
Consumer Advocacy, representing residents
and/or business owners
Local preservationists or groups
Prehistory and History

F. The Historical Commission shall meet at least once a month at a regularly scheduled time with advance notice posted according to the Texas Open Meetings Law. Additionally, meetings may be called upon request of the chairman, or upon written request of three members.

Upon the filing of an application for a zoning permit in an historic district, or for a building designated as an historic landmark, the Historical Commission shall take action thereon within sixty consecutive days. If the Historical Commission fails to act on an application within sixty days, such application shall be deemed to have been recommended for approval and a certificate showing the filing date and the failure to take action on the application within sixty days shall be issued. The applicant may withdraw the application before the sixty-day period expires and may resubmit it at a later time if additional time is required for the preparation of information or for research required by the Historical Commission.

A majority of the voting members shall constitute a quorum. Action taken at a meeting shall require the affirmative vote of a majority of the voting members present at the meeting.

G. The County Judge shall designate a representative to act as secretary of the Historical Commission who shall attend and keep the minutes of all meetings.

Section 144: Archeological Site Review

Archeological sites shall be treated as any other historic resource and shall also be reviewed by the Historical Commission.

A. Any project affecting designated archeological sites shall be reviewed by the Historical Commission prior to its commencement. Any agency undertaking a public project, shall have a preliminary study made by a qualified archeologist to determine the effect that may such project may have on the site.

Information from the study shall be provided to the State Historic Preservation Officer for review and comment in accordance with 36 CFR 800 and 36 CFR 60. The State Historic Preservation Office shall make a determination of effect (36 CFR 800.5.), and recommend treatment that is in conformance with the Secretary of Interior's Guidelines: Archeology and Historic Preservation.

B. If an archeological site is discovered during the course of construction, the property owner(s) shall notify the Historical Commission to seek assistance of consulting with a qualified archeologist. The archeologist, the Historical Commission and the State Historic Preservation Officer shall evaluate on-site the significance of the finding.

C. Projects shall proceed when it has been determined that no adverse effect will occur or that the adverse effect has been mitigated.

D. Projects shall be halted temporarily when it has been determined that the site will be adversely affected or when a site has been evaluated as being significant. In these cases, the project shall be referred to the Historic Commission at a called meeting or at the Historic Commission's next regular meeting in order to consider alternatives and/or recommend a course of action.

Certificate of approval required.

A. No person or entity shall construct, reconstruct, alter, change, remove or demolish any of the following unless a certificate of approval or a certificate of demolition has been approved by the Historical Commission:

1. Any permanent feature on a property listed as a Texas Antiquities Landmark or on the National Register of Historic Places.

2. Any building, object, site, landscape architectural feature, or group of such designated with an H-Overlay or designated as a significant historic landmark as defined by these regulations and designated by Commissioners Court.

B. The Historical Commission shall grant or deny certificates of appropriateness or certificates of demolition based on one of the following sets of criteria:

1. When Commissioners Court has adopted architectural and design guidelines for the El Paso Mission Trail Historical Area, those guidelines shall control.

2. When no guidelines have been adopted, then the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings shall apply. (36 CFR 68; U.S. Department of the Interior, National Park Service, preservation Assistance Division. U.S. Government Printing Office Document Number: 1983 0-416-688, Washington, D.C., Revised 1983).

C. Procedure

1. Proposed exterior changes and alterations shall be submitted in writing directly to the Historical Commission for a certificate of approval which must be granted before such work can be undertaken. Applicant shall submit a copy of all proposed alterations and changes, specifically describing what is proposed. Any applicant may appear at a regular or special meeting of the Historical Commission before submitting an application and may consult with such members during the review of the application.

2. The Historical Commission, upon ten days written notice to the applicant, shall hold a hearing on the application. Upon review of the application, if the Historical Commission finds the proposed work of a nature which will not adversely affect any

significant architectural or historical feature of a designated historic property and is appropriate and consistent with the spirit and purposes of this Section, if action is required by the Commission then a copy of the Certificate of Appropriateness will be forwarded to that body also.

3. If the Historical Commission finds that the proposed work will adversely affect or destroy any significant architectural or historical feature of the designated historic property, or is inappropriate or inconsistent with the spirit and purposes of this Section, it shall notify the applicant within ten days of receipt of such application that the application has been disapproved and shall include in such notification the changes necessary for approval of the application.

4. If no action has been taken by the Historical Commission within sixty days of the receipt of the application, a certificate of appropriateness shall be deemed issued.

5. No change shall be made in the application for issuance of a certificate of appropriateness without re-submittal to the Historical Commission and approval thereof in the same manner as provided in this Section.

6. After a decision is reached by the Historical Commission denying an application for a certificate of approval, a re-submittal of application will not be accepted for additional hearing for the same property within a twelve-month period from the date of final decision unless supporting evidence indicates there has been a substantial change in conditions, or that all changes in the application, as recommended by the Historical Commission, have been made.

D. Ordinary repair or maintenance which does not involve changes in architectural and historical values, style or material is exempt from the provisions of this Section.

Section 145: Demolition or removal.

A. An application for demolition or removal of a designated historic property shall be submitted to the Historical Commission. The Historical Commission shall hold a public hearing on the application within thirty days after the application is initially filed. The applicant shall be given ten days written notice of the hearing. The Historical Commission shall consider the historic value, the state of repair of the building, the reasonableness of the cost of restoration, or repair, the existing and potential usefulness, including economic usefulness, of the building, the purposes behind preserving the structure as a historic property, the character of the neighborhood, and any other factors it finds appropriate.

If the Historical Commission determines that the interest of preserving historical values will not be adversely affected by such demolition or removal or that the interest of preserving historical values can best be served by the removal of the structure to another specified location,

it shall issue a certificate of demolition or a certificate of removal to the Zoning Administrator who shall so advise the applicant within five days therefrom.

If a certificate of appropriateness is denied by the Historical Commission, an applicant may appeal pursuant to Section 147, below.

B. If no action has been taken by the Historical Commission within sixty days of original receipt by the application, a certificate of demolition or a certificate of removal shall be deemed issued by the Historical Commission.

C. After a decision is reached by the Historical Commission denying an application for a certificate of demolition or a certificate of removal, a re-submittal of application for such certificate will not be accepted for additional hearing within a twelve-month period from the date of final decision, except upon written request of the applicant indicating that there has been a change in conditions sufficient to warrant an earlier rehearing.

D. Demolition by neglect:

1. No owner or person with an interest in real property designated as a significant historic landmark shall permit the property to fall into a serious state of disrepair so as to result in the deterioration of any exterior architectural feature or interior feature on a designated historic interior, which would, in the judgment of the Commission, produce a detrimental effect upon the character of the historic district as a whole, or the life and character of the individual property itself. Examples of such deterioration include:

- a. Deterioration of roofs or other horizontal members.
- b. Deterioration of chimneys.
- c. Deterioration or crumbling of stucco or mortar.
- d. Ineffective waterproofing of exterior walls, roof, or foundations, including broken windows or doors.
- e. Deterioration of any feature so as to create a hazardous condition which could lead to the claim that demolition is necessary for the public safety.

2. Upon notification to the Commission of such a state of disrepair, the Commission shall notify the owner in writing, informing them of the complaint and specifics of the alleged deterioration, requesting that the owner appear before the Commission for a fuller and more accurate determination of the existence of detrimental deterioration.

3. If, after hearing before the Commission, the Commission determines that the deterioration has produced a detrimental effect as described in paragraph A above, the owner, tenant, or anyone with an interest in the property, shall be given a reasonable time and opportunity to cure the deterioration by restoration or other appropriate actions. The owner of individual who will be restoring the property must comply with all requirement so requesting a certificate of Appropriateness from the Commission., This may be requested a the time of the hearing in B. Property owners may appeal to the Commission or City Council under _____.

Section 146: Notice.

Any notice required to be given under this Section shall be by certified mail, return receipt requested, to the addressee at his last known mailing address. Notice shall be provided in accordance with the requirements of Section 154 B.

Section 147: Appeal to Commissioners Court.

A. Any applicant aggrieved by a ruling of the Historical Commission under the provisions of this Section may, within 15 days after the ruling of the Historical Commission, appeal to the Commissioners Court by filing a notice of appeal with the County Clerk. A public hearing shall be held within at least sixty days of the filing of a notice of appeal with the county clerk, the Commissioners Court may, by a simple majority vote, uphold or overturn the ruling of the Historical Commission.

B. Any applicant or the owner of any property located within the Mission Trail Historic District or within three hundred feet of any historic property who is aggrieved by a ruling of the Historical Commission concerning that property may, within sixty days after the ruling of the Historical Commission, appeal to the Commissioners Court by filing written notice of such appeal with the county clerk. Following a public hearing to be held within sixty days of the filing of such notice of appeal, the Commissioners Court may, by a simple majority vote, uphold or overturn any ruling of the Historical Commission made pursuant to this Section.

ARTICLE XV.
AMENDMENTS

Section 151: Amendments generally.

The Commissioners Court on its own motion or on request may amend, supplement or change by order of the Commissioners Court, the boundaries of the districts or the regulations herein established. Amendments to the text of these Regulations or to the zoning map may be made in accordance with the provisions of this article. The term map amendment shall refer to an amendment that addresses the zoning district classification of any parcel of land, or any portion thereof. Applications for text or map amendments shall be accompanied by a filing fee to defray the general expenses in connection therewith, and shall be established by order of the Commissioners Court.

Section 152: Initiation of amendments.

A. Text amendments.

1. Whenever a request to amend these Regulations is initiated by the Commissioners Court, the Commission, or the county administration, the county attorney in consultation with the Zoning Administrator shall draft an appropriate order and present that Regulation to the Commissioners Court.

2. Any other person may also petition the Commissioners Court to amend these Regulations. The petition shall be filed with the Zoning Administrator and shall include, among the information deemed relevant by the Zoning Administrator:

The name, address, and telephone number of the applicant;

A description of the proposed change in the text and a summary of the specific objectives to be attained; and

A description of the land, if any, to be affected by the proposed change in the text.

Upon receipt of the petition, the Zoning Administrator shall either: treat the proposed amendment as one initiated by the county administration and proceed in accordance with Subsection 1 if he considers the proposed amendment to have significant merit and would benefit the general public; or forward the petition to the Commissioners Court for a determination of whether an order should be drafted.

B. Map amendments. All requests for amendments to the Official Zoning Map shall be filed with the Zoning Administrator. Proposals shall be made in writing and shall contain at least the following information:

The name, address, and phone number of the applicant;

If the applicant is not the owner of the property in question, the name, address, and phone number of the owner, and the legal relationship of the applicant to the owner that entitles the applicant to make application;

The date of the application;

Identification of the property for which a map amendment is requested by street address and legal description;

The zoning district within which the property lies, and identification of the particular zoning requested;

A statement of the nature of the development proposed under which the proposed map amendment is requested;

The number of square feet in the property where the development is to take place; and

The gross floor area of all existing or proposed buildings located on the property where the development is to take place.

Every application for a map amendment shall be accompanied with a location map which identifies the boundaries of the property proposed for a map amendment, and a detailed site plan of the proposed development. The site plan shall show the elevations or perspective of the proposed building(s); the height of all structures; the number of dwelling units in residential structures; the yards and setbacks; proposed driveways and parking; landscaping, walls and screening; storm water drainage; signage; and such other detailed information which is deemed necessary for review of this application. Five copies of this site plan are required.

Section 153: Commission consideration of proposed amendments.

All amendments to the text of these Regulations and to the zoning map shall be referred to the Commission for its report and recommendation.

The Zoning Administrator shall schedule a public hearing before the Commission, pursuant to Section 154. The Commission shall submit a written report to the Commissioners Court on the merits of the proposed text or map amendment. The Commission may recommend approval, approval with conditions, or disapproval. The report of the Commission shall include

the relation of the proposed change to the county's comprehensive plan. In the event of recommendation for disapproval by the Commission, the procedure shall be concluded unless the applicant within fifteen days of the Commission action requests a review by the Commissioners Court. Upon receipt of such a request, the Zoning Administrator shall forward the request for amendment to the Commissioners Court within fifteen days of the request for review, and shall submit a report giving the Commission's reasons for recommending disapproval.

If an applicant fails to appear or be represented at the time the case is scheduled for hearing before the Commission, in the discretion of the Commission the hearing may be postponed or may be heard without the applicant's presence or representation. If the case is postponed, the applicant shall be notified by certified mail that his appearance is required at the date of the postponed hearing. Failure to appear or be represented at the postponed hearing, shall result in automatic dismissal of his case for want of prosecution.

No application for a map amendment for a given property may be resubmitted within twelve months from the date of public hearing before the Commission, or Commissioners Court, whichever is later.

Section 154: Hearing required; notice.

A. No order of the Commissioners Court that amends any of the provisions of these Regulations or the Official Zoning Map may be adopted until a public hearing of the Commission has been held on such amendment. Conduct of the hearings shall be in accordance with these Regulations and the bylaws of the Commission.

B. With respect to map amendments, the Zoning Administrator shall mail written notice of the public hearing to the record owners for tax purposes of all properties whose zoning district is changed by the proposed amendment, as well as all the owners of properties any portion of which is within two-hundred feet of the property rezoned by the proposed map amendment. Required notices shall include the date, time and place of the hearing, a description of the subject matter of the hearing, the body holding the hearing, the property whose zoning district would be affected by the amendment, and the nature and character of the proposed amendment.

Section 155: Commissioners Court action on amendments.

A. The Commissioners Court, after report and recommendation of the Commission and after public hearing notice as outlined in Subsections B and C, may vote on the proposed text or map amendment, may refer it to the Commission for further study, may vote to deny the request, or may take any other action consistent with its rules of procedure. In deciding whether to adopt a proposed amendment, the central issue before the county Commissioners Court is

whether the proposed amendment advances the public health, safety, or welfare. The Commissioners Court shall consider the impact of the proposed amendment on the public at large, and shall consider the relation of the proposed change to the County's Comprehensive Plan. The Commissioners Court may enact the amendment with or without modification and may follow the recommendations of the Commission by majority vote. A majority vote of all members of the Commissioners Court is required to overrule a recommendation of the Commission that an application for amendment be denied. Any decisions by the Commissioners Court shall set forth the reasons for their action.

B. On applications for text or map amendments, the Zoning Administrator shall publish notice of the hearing before the Commissioners Court fifteen days before the date of the scheduled hearing in a newspaper of general circulation in the county. The published notice shall contain the name of the property owner(s) and legal description of the property as well as the address assigned to the property, and the requested change.

C. On applications for map amendments, the Zoning Administrator shall mail written notice to the record owners for tax purposes of all properties whose zoning district is changed by the proposed map amendment, as well as all the owners of properties any portion of which is within two-hundred feet of the property rezoned by the map amendment. Required notice shall include the date, time and place of the hearing, a description of the subject matter of the hearing, the body holding the hearing, the property whose zoning district would be affected by the amendment, and the nature and character of the proposed map amendment.

Section 156: Protests to zoning district changes.

If a petition opposing a map amendment of any property is filed in accordance with the provisions of this Section, then the proposed map amendment may be adopted only by a favorable vote of three-fourths of the Commissioners Court membership. To trigger the three-fourths vote requirement, the petition must:

Be signed by the owners of twenty percent or more either of the lots included in a proposed change, or any portion of the lots immediately adjacent to the rear of the lots covered by the proposed change and extending two-hundred feet from those lots or from the street frontage of the opposite lots.

Be in the form of a written petition actually bearing the signatures of the requisite number of property owners and stating that the signers do protest the proposed map amendment.

Be received by the Zoning Administrator in sufficient time to allow the county at least two normal working days before the date of the public hearing before the Commissioners Court on the proposed map amendment to determine the sufficiency and accuracy of the petition.

This provision shall apply as subsequently amended from time to time within Section 231.177 of Subchapter I, Chapter 231 of the Local Government Code.

ARTICLE XVI.
PENALTIES

Section 161: Enforcement.

The Commissioners Court may adopt orders to enforce these regulations, as provided by Section 231.182, Texas Local Government Code.

Section 162: Commission of offense.

A person commits an offense if the person violates these regulations or an order adopted under these regulations. An offense under these regulations is a Class B misdemeanor. Each day that a violation occurs constitutes a separate offense. Trial shall be in a county court.

Section 163: Penalty.

A person who violates these regulations or an order adopted under these regulations is liable to the county for a civil penalty in an amount not less than \$200.00 but not more than \$1000.00 for each day the violation exists. The appropriate attorney representing the county in civil actions may file a civil action in a court of competent jurisdiction to recover the civil penalty. If the appropriate attorney for the county prevails in the civil action, the person shall reimburse the attorney for the costs of the civil action, including court costs and attorney's fees. A penalty recovered under this subsection shall be deposited in the county treasury to the credit of the general fund.

Section 164: Other remedies.

If a building or other structure is erected, constructed, reconstructed, altered, repaired, converted, razed, or maintained or if a building, other structure, or land is used in violation of these regulations, the appropriate county authority, in addition to other remedies, may institute appropriate action to:

1. prevent or remove the unlawful action of use, including an unlawful erection, construction, reconstruction, alteration, repair, conversion, razing, or maintenance;
2. enjoin, restrain, correct, or abate the violation;
3. prevent the occupancy of the building, structure, or land; or
4. prevent any illegal act, conduct, business, or use on or about the premises.



CITY OF SAN ELIZARIO

COMPREHENSIVE PLAN

Adopted May 24, 2016

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EXECUTIVE SUMMARY

EXECUTIVE SUMMARY



San Elizario’s vision for the future is one which aims to preserve and protect the community’s priceless historic and agricultural resources and basic community character while at the same time seizing opportunities for sustainable economic growth consistent with that character. The city’s policies in furtherance of this vision shall strive to achieve sustainable development that improves the quality of life of its citizens.

This executive summary is an abridged version of the full version of the Comprehensive Plan for the City of San Elizario. As such, it outlines the key goals and priorities for the City contained in the Plan and presents an overview of the comprehensive planning process.

Purpose of the Comprehensive Plan

The Comprehensive Plan is a policy guide. Its recommendations should be followed when making decisions about the City’s growth and development. The Comprehensive Plan serves as the underlying basis for the laws enacted to implement the City’s vision.

The Planning Process

The Comprehensive Plan is the official land use and development policy statement of the City. It remains a work-in-progress even after it is formally adopted by the City Council. Planning is a continuous process. This document should be reviewed at least annually, and updated every three to five years to take into account changes to the City.

Baseline and Demographic Data

Before outlining goals and strategies, it is important to understand San Elizario’s local context. How did San Elizario first develop? Who lives in San Elizario now? What are some of San Elizario’s defining features? How has it developed up until this point?



San Elizario City Hall. Photo courtesy: City of San Elizario Facebook.

History

San Elizario is a long-established community of hard-working families, with deep historical roots from its Spanish colonial past. It likely was first settled in the 17th Century, and has slowly grown ever since. Present day San Elizario was incorporated in November 2013.

parkland. The City allows for *medium density duplex-style* homes, which can occupy smaller amounts of space because of their increased density. There may also be a market for *high density apartment-style* homes in the future due to the city's population growth.

Non-Residential. *Office* uses maintain the small-town character of the community, and can help transition between higher intensity commercial uses and residential uses. *Local retail* contributes to the city's scenic ambiance, and future retail should support this unique physical charm. The City should adopt zoning regulations and design guidelines to promote practices that will make new retail compatible with existing retail. There will be greater demand for *regional retail* as the population grows, and these should be made compatible with the existing community character. Other non-residential land uses include *Mixed Use, Business Park, Commercial Services, and Public/Semi-Public uses.*

Development Proposals. The City may craft *Planned Developments* within the city limits, and *Development Agreements* in the ETJ to ameliorate inconsistencies between existing zoning regulations and the future land use plan and to allow for flexibility as demographics may change.

Historic Preservation

The City should include a historical overlay in its zoning ordinance for the Mission Trail historic district. The City should also enact a historic preservation ordinance to preserve and maintain the City's historic structures. This can include incentives to improve or maintain historic properties and develop standards for designating historic sites. The City should also seek to acquire oversight and control of the historic district from the County of El Paso.



Presidio Chapel of San Elizario

Economic Development

As a newly incorporated city, San Elizario should focus on three areas related to economic development: (1) general economic development which entails the creation of programs that take advantage of available state and federal resources; (2) tourism, which can capitalize on the Mission Trail Historic Area attractions; and (3) education and workforce development which benefits both the business community and San Elizario residents.

Transportation

Along with anticipated growth comes increased traffic congestion. The City should address how best to accommodate this future growth within its existing transportation system. It can protect neighborhood character by directing traffic generated by growth away from existing neighborhoods.

Impact studies should be required for new development. The city might also consider adopting traffic calming measures, such as speed bumps, to improve safety for pedestrians and cyclists. To encourage pedestrian accessibility and safety, the City can require developers to construct sidewalks in new subdivisions, through a subdivision ordinance. As San Elizario grows, the City may want to become more involved in any regional commuter network and mass transit programs proposed.

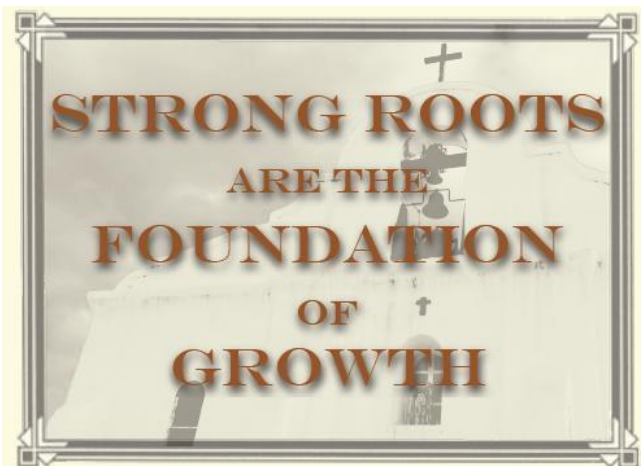
Sustainability

The City might consider adopting policies that preserve open space, develop sustainable water resources, increase walkability and street connectivity, integrate diverse community features, and create areas with a strong sense of place, which helps to foster a community's resilient identity. The City may look toward developing programs that support renewable energy, that better integrate transportation planning and land planning through Traditional Neighborhood Development, Transit Oriented Development or "Complete Streets" programs.

Implementation

In order to carry out the Comprehensive Plan, the City can use an array of implementation tools, including the creation of ordinances such as the Zoning Ordinance and the Subdivision Ordinance, leveraging of public funds, impact fees and assessments, the Planning and Zoning Commission, annexation plans, and the Comprehensive Plan update and review process.

The Comprehensive Plan provides a guide of objectives and identified tasks to implement those goals. The Plan also includes a list of resources which the City can access for funding to fund its projects.



INTRODUCTION

INTRODUCTION

Texas municipalities such as the City of San Elizario are statutorily authorized to regulate the use and development of land. This comprehensive plan offers a unified vision as well as specific goals and objectives to guide the City of San Elizario in achieving the desired vision. It embodies the rules San Elizario has enacted, or will enact pursuant to this plan, in an effort to allow orderly growth, enhance property values, maintain a high quality of life, preserve the environment, and protect the public health and safety. The policies discussed in this plan are intended to apply to all land within the City of San Elizario including those lands situated within the city limits and the City's extraterritorial jurisdiction (ETJ).

Role of the Comprehensive Plan

It is important to recognize the difference between a Comprehensive Plan and the regulations that implement it. The Comprehensive Plan is a policy guide. The recommendations in the Comprehensive Plan should be followed when making decisions about the City's growth and development. The Comprehensive Plan is not a law book. Instead, it serves as the underlying basis for the laws enacted to implement the City's vision, such as the Zoning Ordinance and the Subdivision Ordinance. These implementation tools will be based on the policies set forth in this plan.

The Comprehensive Plan is the official land use and development policy statement of the City. It is important to understand that the Comprehensive Plan remains a work-in-progress even after it is formally adopted by the City Council. Planning is a continuous process. The key to successful, ongoing planning is to utilize the Comprehensive Plan, and to regularly update the Plan to reflect changes occurring in the City. This document should be reviewed at least annually, and updated every three to five years in order to take into account new construction, school enrollment, modified boundaries (annexation), and changing demographics. In an update, the City should continue to seek input from citizens, residents, public officials, chamber of commerce officers, and city staff.

Vision

In September 2014, the City of San Elizario hosted a community visioning workshop to gather public input and ideas as part of the City's ongoing comprehensive planning effort. The workshop was facilitated by El Paso County's Rural and Small Town Economic Development Team (RSTED), with assistance from the City of El Paso's Economic and International Development Department. The event was attended by forty-four people, including local residents, business owners, and the Mayor and City Council of San Elizario¹. Through the contributions of the workshop participants, the following vision statement was created:²

¹ See Appendix D: City of San Elizario Community Visioning Workshop Report – excerpts.

² See Appendix C: Vision for San Elizario.



San Elizario's vision for the future is one which aims to preserve and protect the community's priceless historic and agricultural resources and basic community character while at the same time seizing opportunities for sustainable economic growth consistent with that character. The city's policies in furtherance of this vision shall strive to achieve sustainable development that improves the quality of life of its citizens.

VISION FOR SAN ELIZARIO

Our Future – Our Choices

HISTORY

Preserve

Preserve our historical treasures – our historic buildings, traditions, and legends – for posterity .

Protect

We must protect our historical treasures from natural and manmade threats and hazards.

Teach

Our history is a priceless educational resource to share with our children, friends and visitors for their personal enrichment.

ARTS & CULTURE

Celebrate

We celebrate our local artists and our cultural heritage through colorful, exciting local events that put us on the map.

Support

San Elizario supports its artists and cultural organizations through promotion and coordination of common goals.

Create

Everyone in our community is invited to participate in the creative process, and in doing so we create new artists.

AGRICULTURE

Protect

San Elizario will help protect the agricultural enterprise in our community from natural and manmade threats.

Grow

We will help local farmers grow their markets both within the community, and beyond.

Harmonize

Agriculture will continue to prosper in harmony with its neighbors and with the natural environment.

PROSPERITY

Local

Our present and future prosperity is largely tied to the success of small, local businesses in the community.

Sustainable

Projects and initiatives that will have lasting economic impact without diminishing the opportunities of future generations.

Creative

We will pursue innovative strategies to achieve prosperity, especially those involving the community's creative class.

EDUCATION & YOUTH

Nurturing

Providing the physical space for safe, nurturing homes, and the mental space for the cultivation of bright young minds.

Involvement

San Elizario involves young people in the life of the community, because involvement breeds civic responsibility.

Excitement

We will create a community and a neighborhood environment that will make our children excited about living here.

HEALTH & SAFETY

Healthy

San Elizario promotes community vitality through health and wellness services for all ages.

Active

Our community encourages active living to support physical and mental health.

Peaceful

San Elizario is committed to public safety through effective crime prevention and law enforcement.

GOVERNANCE

Transparent

San Elizario promises total transparency in all aspects of governance and municipal administration.

Responsive

City officials will respond promptly and effectively to all reasonable inquiries and assistance requests from the public.

Participatory

City officials will make every effort to involve citizens in deciding the major issues that affect their lives.

The vision statement guides the principles of the comprehensive plan. Through the enactment of this plan, and the ordinances based upon this plan, the City demonstrates its continuing efforts to allow orderly growth, enhance property values, maintain a high quality of life, preserve the environment, safeguard historic significance, and protect the public health.

BASELINE ANALYSIS

BASELINE ANALYSIS

History

Situated at the intersection of Socorro Road and San Elizario Road some fifteen miles southeast of downtown El Paso (31°34'58"N 106°15'57"W), San Elizario is a long established community of hard working families, deep historical roots, and many refreshing springs of artistic creativity and craftsmanship. It is a community endowed with treasures profoundly rooted in its Spanish colonial past, as well as in the cultural traditions which continue to be celebrated to this day. Historical records indicate that San Elizario was a locus of human settlement as far back as the 17th century.



Mural in Historic San Elizario

San Elizario grew from a settlement called the Hacienda de los Tiburcios, founded sometime before 1760. By 1765, the settlement's population reached 157. In 1789, the Spanish presidio, located in the Valle de San Elizario opposite Fort Hancock, was moved to the Hacienda de los Tiburcios, and the settlement that developed around it became known as San Elizario.

The present day City of San Elizario was incorporated in November of 2013. San Elizario is essentially a rural community situated in a metropolitan county. In and around San Elizario there are sizable expanses of cultivated land planted in cotton, pecans and alfalfa. Even in the central business district, the "feel" of the neighborhood and its surroundings is distinctly rural.

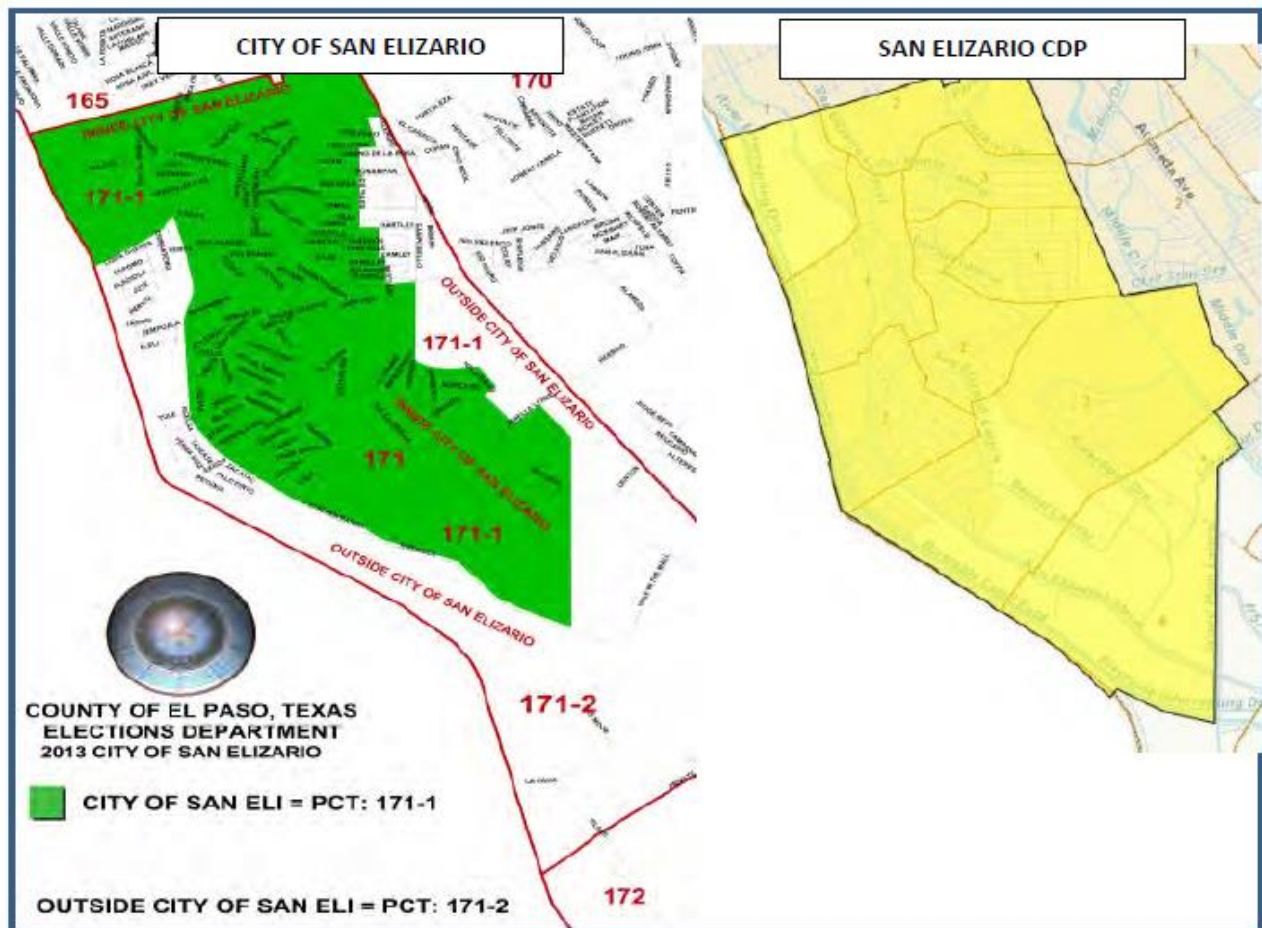


San Elizario City Hall. Photo courtesy: City of San Elizario Facebook.

City Area

The present municipal limits of the City of San Elizario were established in the City's Order of Incorporation approved by the El Paso County Commissioners Court in November, 2013.

These municipal limits are not coterminous, however, with the census blocks covering the same area in the 2010 Census. The census blocks shown in the figure below comprise the Census-Designated Place (CDP) known as "San Elizario, TX" according to the 2010 Census. The demographic statistics in this section are approximate depictions of actual City demographics. For example, the City has an area of approximately 6.93 square miles, while the San Elizario CDP has an area of 10.27 square miles. The actual population residing in the new city limits defined in 2013 is therefore probably slightly less than what census data indicate.



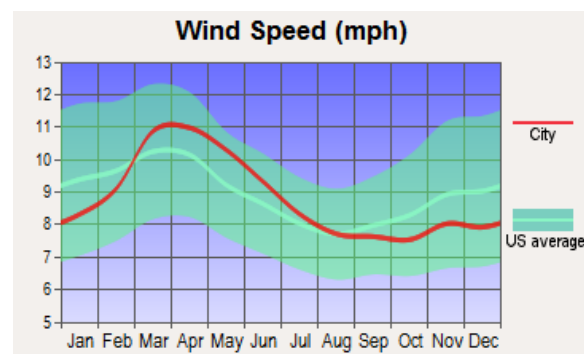
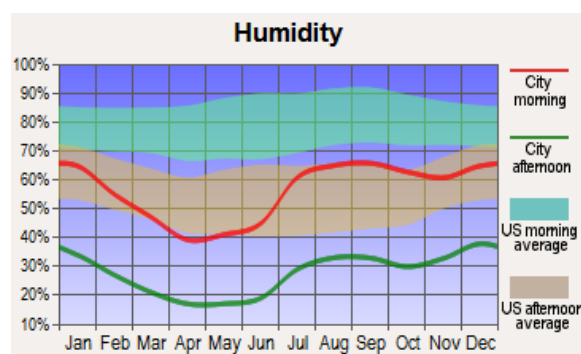
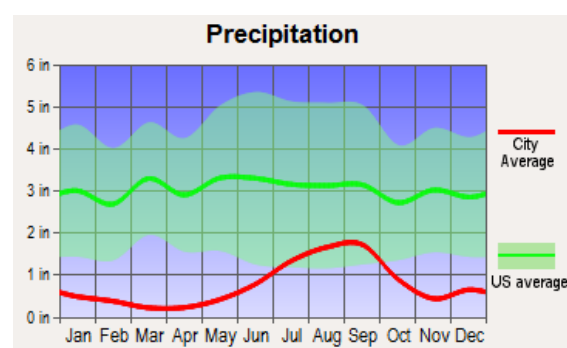
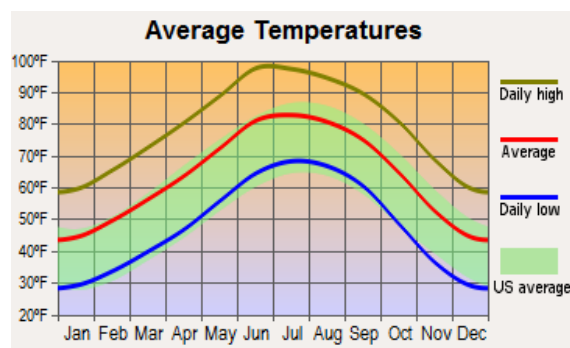
The present municipal limits of the City of San Elizario, compared to the 2010 census block coverage of the same area ("San Elizario CDP").

Geography

The City of San Elizario is situated by the Rio Grande and the U.S. border with Mexico, and virtually all of the land within the City is characterized by relatively flat, level topography. Most of the urban area is at an elevation of approximately 3,642 feet above sea level.

The City is situated entirely within the Rio Grande-Fort Quitman watershed and lies on top of the Hueco Bolsón aquifer which underlies three-quarters of the county’s territory. The entirety of the City of San Elizario is situated within FEMA Flood Zone X. Flood Zone X includes areas of minimal flood hazard, are outside of the Special Flood Hazard Area, and are higher than the elevation of the 0.2%-annual chance of flooding. Flood insurance purchase requirements and floodplain management standards may apply. The propensity for periodic flooding throughout most of the City represents one of the most significant physical constraints on future development in the community.

The entire region is located in the Chihuahuan Desert which extends into parts of New Mexico, Arizona and Mexico. This desert setting experiences an annual precipitation of 9.67 inches, with an annual average temperature of 63.7 degrees Fahrenheit.



Demographics

According to the 2010 U.S. Census, the population of San Elizario was 13,603. The population density is 1,370 people per square mile.

The region in which San Elizario is situated is dominated by the City of El Paso (estimated 2013 population: 674,433). El Paso is the urban and regional core for the delivery of a variety of goods and services for the counties located north of I-10. Surrounding El Paso, the remaining five west Texas counties are characterized as small and rural by national standards. The region is experiencing population growth at a pace faster than the rest of the nation at 17.9% since 2000, compared to the national rate of 9.7%.

Current and Projected Population

San Elizario experienced growth at a rate of approximately 23% between the 2000 and 2010 decennial census. During that entire period, the community was an unincorporated area. Incorporated only recently as a city, San Elizario is now in a formative transition period making it somewhat difficult to forecast the community's future growth trajectory. The table below offers future scenarios of the city's projected growth with the middle scenario representing an extrapolation of the historic growth rate as reported by the U.S. Census.

Population Growth Projections

2000	2010	Annual Growth Rate	2020	2030
11,046	13,603	3.00%	17,684	21,765
		2.60%	17,140	20,677
		2.31%	16,752	19,901
		2.00%	16,324	19,044
		1.60%	15,779	17,956

Population Characteristics

San Elizario is predominately Hispanic with the percentage of Hispanic residents increasing. In the census, Hispanic is considered an ethnicity and not a race, and so is not represented in population by race. However, the census differentiates the population by persons of Hispanic or Latino Origin and persons not of Hispanic or Latino Origin.

Population by Hispanic or Latino Origin (of any race)

	2000	2010	% Change
Persons Not of Hispanic or Latino Origin	239	175	-26.78%
Persons of Hispanic or Latino Origin	10,821	13,428	24.09%

Population by Race

	2000	2010	% Change
White Alone	10,434	11,925	14.29%
African American Alone	17	15	-11.76%
American Indian	61	73	19.67%
Asian	1	14	1300%
Pacific Islander	1	0	-100%
Other	462	1,471	218.40%
Two or more	84	105	25.00%

The age of the population also affects the expectations for services and facilities within the county. An aging population places increased demand on public safety resources, medical services, and transportation. The overall growth of the population means total numbers continue to rise.

Population by Age

	2000	2010	% Change
0-4 years	1,148	1,302	13.41%
5-17 years	3,527	3,722	5.53%
18-64 years	5,867	7,784	32.67%
65+ years	518	795	53.47%

Income, Employment, and Housing

San Elizario has a median household income (MHI) of \$25,551, and a poverty rate of 48.3 percent. The median age of the population is 25.0 years. There were 3,694 housing units in 2010, and there are 3,269 occupied households. The average household size is 4.35 people.

San Elizario CDP is 76.87% low to moderate income (LMI). This means that 76.87 percent of the people living in households fall below certain low to moderate income thresholds established by the U.S. Dept. of Housing and Urban Development (HUD). (These thresholds vary by household size.) San Elizario's LMI percentage is important to keep in mind because some state and federal funding agencies (such as the Texas Dept. of Agriculture which administers the federal Community Development Block Grant or CDBG funds in this state) limit their funding exclusively to communities and project areas that are documented as having at least 51.0% LMI.

LAND USE

LAND USE

The relationships of existing and future land uses not only impacts how the City develops economically, but also shapes the area’s character and livability. Providing for the orderly and efficient use of land while ensuring that the community character is preserved and maintained are keys to a successful comprehensive planning process. Knowledge of the way in which land uses have developed in the past can provide guidance for how it will develop in the future.

Current Land Use

The City of San Elizario encompasses approximately 4028.3 acres of land.

Of this acreage, the majority of the land use is agriculture. The City desires to retain this rural setting. Through proper and effective land planning, the City will strive to balance its small-town cultural and community brand with inevitable new growth and development.

The current land uses within the City are depicted in *Appendix A*, the San Elizario Existing Land Use Map. These include:

- Agriculture
- Residential – all densities
- Commercial and Professional Offices
- Institutional – education/health/religious
- Public – city/county services and offices
- Parks and Open Space

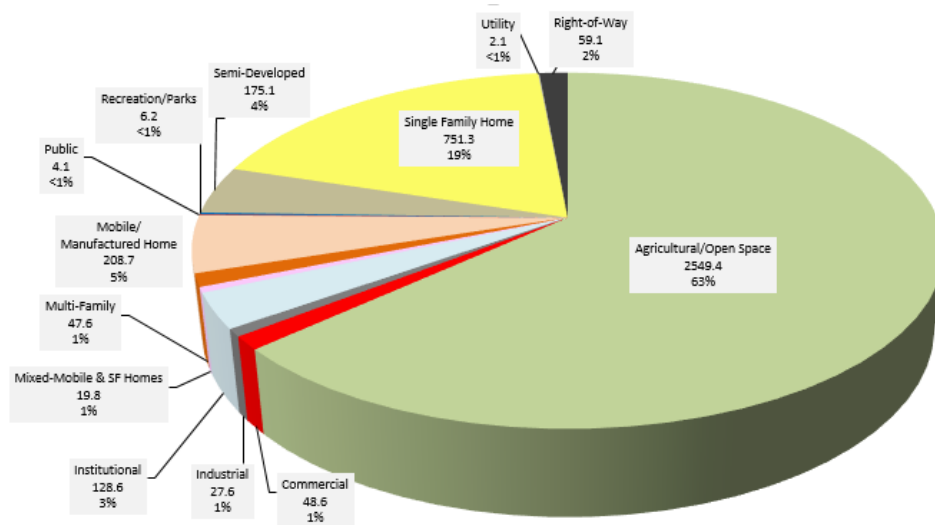
AGRICULTURE

- PROTECT** San Elizario will help protect the agricultural enterprise in our community from natural and manmade threats.
- GROW** We will help local farmers grow their markets both within the community, and beyond.
- HARMONIZE** Agriculture will continue to prosper in harmony with its neighbors and with the natural environment.

From San Elizario Vision Statement

The following chart provides a breakdown by percentage and acreage of each use.

Existing Land Use – 2016



<u>Categories</u>	<u>Acreage</u>	<u>Percentage</u>
Residential		
Single-Family	751.3	19%
Mixed-Mobile and SF	19.8	1%
Multi-Family	47.6	1%
Manufactured Homes	208.7	5%
Subtotal	1027.4	26%
Parkland		
Recreation/Parks	6.2	<1%
Subtotal	6.2	<1%
Public/Semi-Public		
Public	4.1	<1%
Institutional	128.6	3%
Utilities	2.1	<1%
Subtotal	134.8	<4%
Business-Related		
Commercial Services	48.6	1%
Industrial	27.6	1%
Subtotal	76.2	2%
Rural Acreage		
Ag/Ranching/Rural	2549.4	63%
Right-of-Way	59.1	2%
Subtotal	2608.5	65%
Miscellaneous		
Semi-developed	175.1	4%
Subtotal	175.1	4%
TOTAL	4028.3	100%

“Neighborhoods” of San Elizario

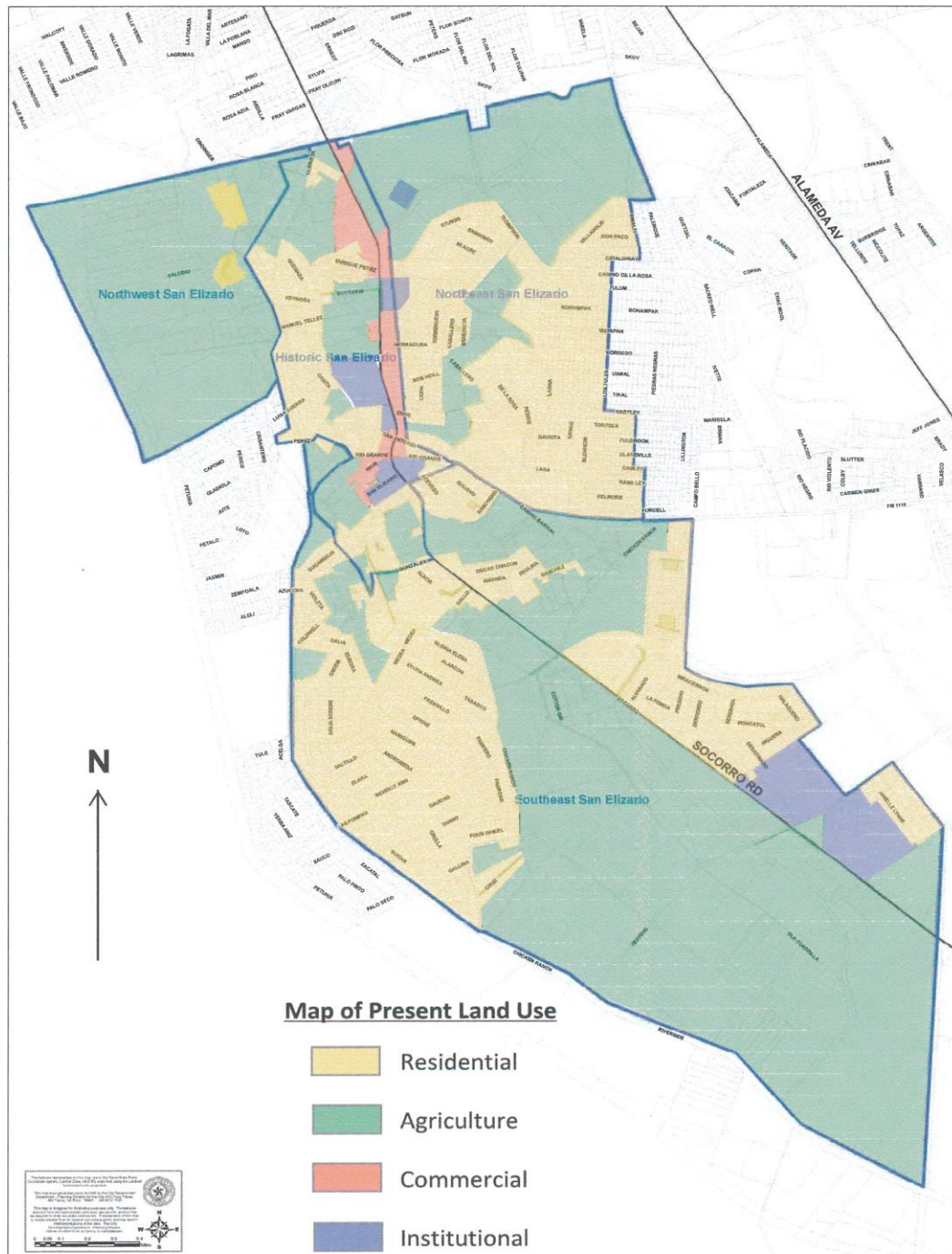
Another way to visualize the current land use in the City is by designating areas of the city as “neighborhoods”:

- 1) Northwest (NW) San Elizario: This corner of San Elizario, approximately 486 acres, is geographically isolated from the rest of the City by the intervening Historic District. It is primarily devoted to agricultural uses, with a very small residential population grouped in a handful of settlements.
- 2) Northeast (NE) San Elizario: Comprising about 912 acres, this neighborhood is almost equally divided between residential development comprising single-family homes, and active agriculture.
- 3) Historic District: San Elizario’s Historic District, comprising some 462 acres, encompasses the city’s central business district (CBD) and includes the original town center near its southern terminus. Virtually all of San Elizario’s commercial activity is contained within this district.
- 4) Southeast (SE) San Elizario: As the largest of the “neighborhoods”, 2,573 acres in size, it is predominately agricultural, nearly three-quarters of the area, with the balance as residential. Institutional lands uses, such as the San Elizario Independent District, account for the remainder of land in this neighborhood.

These geographic areas are depicted in the following map:

Existing land uses in four major geographic areas – “neighborhoods”

San Elizario, El Paso County, TX



For planning purposes, land uses in the City are described as follows:

Residential

Residential land use consists of areas used for residential dwelling units and related accessory buildings. It is the predominate use within the City. This type of land use is made up of the following residential categories:

- **Low Density:** traditional, single-family detached dwelling units. Of the residential categories, the low density category accounts for a majority of the residential acres in the city.
- **Medium Density:** two-family, attached dwelling units, such as duplex units and townhomes.
- **High Density:** multi-family housing consisting of 12 or more units per acre.
- **Manufactured Housing:** manufactured homes, HUD-code manufactured homes, mobile homes, and industrialized housing (*i.e.*, modular housing). There are 208.7 acres of concentrated areas for manufactured homes within San Elizario. This land use type is interspersed with traditional single-family houses throughout the City, generally in the older areas of the City.



Single-family home.



Manufactured home.

Public/Institutional/Semi-Public

Public land use includes educational, religious, governmental or institutional nature, schools, museums, churches, clubs, cemeteries, governmental buildings, fire stations, and water towers.

Historic Areas

This land use is one having historical or architectural significance, in particular, the El Paso Mission Trail Historic District. This district is discussed further in the Historic Preservation Section of this plan.

Parkland

Parkland consists of public parks, private parks, golf courses, and open spaces. Currently, there are 6.2 acres of parks/open spaces in the City including a plaza, of 0.45 acres in size, located in front of the San Elceario mission chapel. Additionally, there is a playground of approximately 1 acre located near the intersection of Alarcon and Gonzalez Streets.



Commercial

Commercial land use involves office, retail, commercial services, lodging and hotels. These are uses that are considered nonresidential:

- Office Space: used for professional office needs. There is a relatively small amount of land used for office purposes in San Elizario today.
- Retail: retail trade, personal services, and business services.
- Commercial Services: service-related establishments that have higher traffic counts and are considered to be of greater intensity than retail establishments, and that have a need for open storage areas. Examples of commercial uses include automobile-related services, home improvement centers, feed stores, and welding shops.
- Lodging: bed-and-breakfasts and hotels.

Rural Acreage

The percentage of rural acreage land within the city limits is approximately sixty-three percent (63%). Agricultural/Ranching/Rural Acreage consists of land in the city limits and the extraterritorial jurisdiction that is used for agricultural, ranching or wildlife management purposes. Ranching, general agriculture, truck farming, wildlife management, woodlands, conservation easements, and other types of sustainable rural uses are considered valid and appropriate land uses in the Future Land Use Plan. The Future Land Use Plan, discussed following, includes recommendations about the way in which land currently classified as Rural Acreage can be modified or developed - that is, what type of alternate land use would be most appropriate in these areas based on current conditions.

Future Land Use

A Future Land Use Plan provides opportunities for coordinated, well-planned growth and development within the City of San Elizario and its extraterritorial jurisdiction (ETJ) while maintaining and enhancing the City's heritage and character. This Plan, as depicted in the Future Land Use Map, is contained in *Appendix B*.³

It must be understood that the Future Land Use Plan is not a zoning map. Rather, it is a guide to decision making in the context of the City's future land use, and it should be the basis for the City's zoning regulations as they are developed and enacted. The official copy of the Future Land Use Plan map is on file at City Hall of the City of San Elizario. The boundaries of land use categories as depicted on the official map should be used to determine the appropriate land use category for areas that are not clearly delineated on the smaller-scale Future Land Use Plan map contained within this plan.

Purpose

A municipality's ability to regulate land is rooted in its need to protect the health, safety and welfare of its citizens. The first step in establishing guidelines for such regulation is the Future Land Use Plan, which establishes an overall framework for the pattern of development within San Elizario and its ETJ. Specifically, the Future Land Use Plan designates areas for particular land uses, based principally on population growth, locational criteria, compatibility criteria, and a balance of land use types. Graphically depicted for use during the development plan review process, the Future Land Use Plan should ultimately be reflected through the City's policy and development decisions. The Future Land Use Plan is not a zoning map, which deals with specific development requirements on individual parcels. The zoning regulations should, however, be based on the Future Land Use Plan. In general, the Future Land Use Plan is intended to be a blueprint laying out the vision for San Elizario's future land use.

Recommended Patterns of Land Uses

Land uses have been recommended not only for the existing City limits, but also within the City's ETJ. Municipalities in Texas do not have the same extent of land use control in the ETJ, and therefore, land uses are shown for two principal purposes. If and when San Elizario annexes an area, the recommended use of the land is known and it can be zoned accordingly. Also, it is important to know the intended land use when engineering studies are conducted. Knowing whether an area is likely to develop as residential or nonresidential affects infrastructure such as roads and water and sewer lines.

The following outlines the various types of land uses for a positive land use pattern in San Elizario with future growth and development.

³ See Appendix B. San Elizario Future Land Use Map.

Residential

Residential land use in San Elizario is currently the second leading land use after Agricultural. It is recommended within the Future Land Use Plan that this land use pattern continues while maintaining the agrarian characteristics of the city. Single-family residential land uses can be buffered from nonresidential uses through the development of medium residential land uses. The different residential densities are described below.

Low-Density

This use consists of traditional, single-family detached dwelling units. Of the residential categories, it is recommended that low density residential account for the largest percentage. Although all single-family areas have been considered low density, the City should strive for a range of lot sizes in order to adequately provide for market choice. San Elizario encourages development designs that exchange higher density for the preservation of valuable open space and parkland.

Existing manufactured homes have been included within this category in the Future Land Use Plan. Site-built homes should be encouraged as replacements for manufactured homes whenever possible. Zoning, subdivision, and watershed protection regulations should establish appropriate standards for density for those properties located within recharge zones or other aquifers.

Medium Density

This use consists of two-family, attached dwelling units, such as duplex units and townhomes. It is anticipated that new areas for medium density land use will be developed in the future.

Medium density land uses provide areas for “empty nesters” who may not want the maintenance of a large-lot single-family home, and for young families who may find a townhome or duplex more affordable. The percentages of acreage that have been allocated for medium density land use within the City and ETJ may seem low. The fact that these areas are dense allows them to develop on a relatively small amount of acreage.

High Density

Traditional apartment-type units in attached living complexes. There are some high density residential areas within the city limits of San Elizario, but with the increased need for housing diversity that the City will experience with population growth, it is anticipated that there may be a market for such uses in the future. In response to this, it is intended that some of the land allocated to Mixed Use will be used to develop high density residential housing. The fact that few areas of land have been designated solely for high density residential use is not intended to exclude such uses from developing in the City or ETJ.

Since high density developments impact concentrated areas, these guidelines should be considered for any multifamily development:

- The proposed multi-family tract should take access from a collector or major thoroughfare (i.e., not directly adjacent to local residential streets).
- All structures within the multi-family development should be 80% masonry.
- The tract should not be less than approximately ten acres in size and on a public water system. Greater density may be available if the subdivision is served by an organized sewer system.
- If the tract is adjacent to single-family residential dwellings, transition areas (greenspace, buffer areas, medium density development, etc.) should be incorporated into the project.
- Based upon the density of the complex, an appropriate amount of usable open space should be required.



Multifamily Housing in San Elizario

Non-Residential Land Uses

Residents of the City of San Elizario have the advantage of being able to live, work and recreate within the City itself. The existence of nonresidential uses allows this. There are numerous types of non-residential uses. Some of those appropriate for San Elizario are detailed below.

Offices

Office use is not directly reflected on the Existing or Future Land Use Maps. Rather, it is a sub-category of commercial land uses. Typical office uses include professional services, financial institutions, and other similar uses. Office uses are in keeping with the small-town character of the community, and can serve as a transitional use between higher intensity commercial uses and residential uses. When adjacent to residential uses, offices should be designed in a manner that is compatible with adjacent residential land uses. Office uses are also encouraged within any area designated for Commercial on the Future Land Use Plan map.

Local Retail

Local retail is a sub-category of commercial land use. The City's specialty shops account for part of the overall commercial acreage. Office and residential uses are interspersed throughout these retail areas. This is intended to continue within areas designated for commercial on the Future Land Use Plan map. San Elizario is known for its scenic ambiance which can attract shoppers. The recommendations for retail uses within the Future Land Use Plan are intended to support this unique physical charm. The type of retail uses the City has now should be used as an example of the retail uses that should locate within the areas designated for commercial use on the Future Land Use Plan map.

To ensure that new retail development will be compatible with the unique character of existing retail development, the City should adopt zoning regulations and design guidelines that promote best land development practices and aesthetics through:

- limiting the maximum building size of uses,
- identifying desired building materials,
- integrating more pedestrian elements (street furniture, sidewalks, trails), and
- integrating public spaces (gazebos, patios, courtyards and squares).

Regional Retail

As the City grows in population, there will be an increasing need for larger retail stores such as grocery stores, department stores, and auto sales. These retail sites are different in nature and size than local retail and office uses. A grocery store is a necessary but typical facility that is likely to attract and anchor other regional retail uses. The City should consider a maximum building size for these areas that is higher than what has been established. There must also be an awareness of and consistency with the San Elizario scale. This is still in keeping with the community character that the City desires to maintain but would allow residents to shop for groceries locally or shop at a large bookstore, activities which they would not be able to pursue in the downtown center of San Elizario. Office and

retail land uses are also compatible with regional retail. Regional retail is a type of use that could be located in areas designated as Commercial on the Future Land Use Map. Exterior design standards are encouraged to ensure compatibility with the San Elizario style including aesthetics.

Mixed Use

The Mixed Use land designation is intended to provide flexibility in the type of development that occurs. It is envisioned that within this area, the primary process of development would be a development agreement or planned development district, where the developer and the City would work together to ensure that a large, diverse proposed development would enhance San Elizario. The mixed use category is not reflected on the Future Land Use Map. Rather, the City and an interested developer would find a suitable area in the community for mixed use development. Uses that should be permitted within Mixed Use areas are: low, medium, and high density residential, office, retail, and regional retail. Mixed use can be encouraged through Planned Unit Development (PUD) zoning for master-planned projects.

Business Park

A business park could be recommended within the city along Socorro Road. The intent of this commercial land use sub-category is to encourage the development of an office complex (campus). Such uses have many positive aspects such as providing local employment and increasing tax revenue. It is relatively low impact with the exception of parking lots. It is envisioned that a business park in San Elizario to be multi-story and constructed with different materials compatible with the area. Business park developments should be encouraged in the areas designated as commercial on the Future Land Use Map.

Commercial Services

Commercial Services include automobile-related services, welding shops, and pawn shops. These are not compatible with the characteristics the City desires to maintain and enhance in the Mission Trail area and residential neighborhoods. Because of the incompatibility, future commercial uses should be limited to areas that are designated as such on the Future Land Use Plan map. For existing and future businesses, design-related guidelines should be established such as screening of open storage areas from public view.

Public/Semi-Public

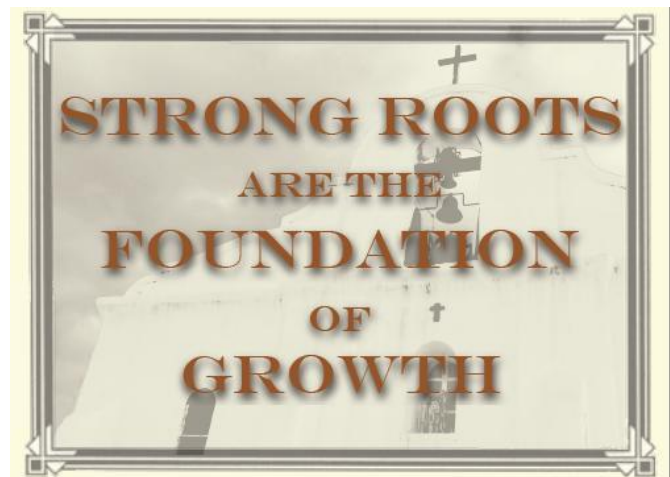
This land use consists of uses that are of an educational, religious, governmental or institutional nature. Public/semi-public uses are generally permitted within any area. Historic areas and parkland can also be designated as public/semi-public.

Future Planning Issues

Ordinances and Plan Amendments

By law, a zoning ordinance must be based on the Comprehensive Plan. After a zoning ordinance is adopted, any changes to the regulations or the zoning boundaries must be in accordance with the Comprehensive Plan.

To make zoning changes, the Future Land Use Plan should be amended first, and then the zoning regulations. Both can be reviewed and amended simultaneously. Review criteria (traffic impact, compatibility with surrounding uses, etc.) should be applied in considering any changes. A recommendation should include a notation that the proposed rezoning request is consistent with the Plan.



In order to attain and retain the land uses recommended in the plan, it is recommended that the City regularly review the Future Land Use Plan. This will ensure that adopted zoning regulations and later amendments are consistent with and are reflected in the Future Land Use Plan and map.

Development Proposals and Future Land Use Plan

Future development proposals may be inconsistent with the City's rural ambience as supported in the City's Future Land Use Plan. As a means of controlling this growth in accordance with the Plan, Planned Developments can be crafted for those projects within the city limits and Development Agreements for those in the ETJ. The City should consider:

- Will the proposed change enhance the site and the surrounding area?
- Is the proposed change a better use than that recommended by the Future Land Use Plan?
- Will the proposed use impact adjacent areas in a negative manner? If so, how will the developer mitigate the damage or achieve balance?
- Are uses adjacent to the proposed use compatible with or similar in nature in terms of appearance, hours of operation, and other general aspects of compatibility?
- Does the proposed use present a significant benefit to the public health, safety and welfare of the community and contribute to the City's long-term economic well-being?

Any planned development proposal should support the Plan's community goals and objectives. It is important to recognize that proposals inconsistent with the Plan might be an improvement over the uses shown on the Plan for a particular area. This may arise due to changes in the market, development, or economic trends that emerge. On approval of a proposal, the Future Land Use Plan and Map should be amended accordingly.

HISTORIC PRESERVATION

HISTORIC PRESERVATION

Mission Trail Historical Area

A portion of the historic Mission Trail falls within the City of San Elizario. This area is designated as the Mission Trail Historical Area.

The area is unique in that it possesses its own comprehensive plan and zoning regulations. These were enacted in accordance with state law specific to the district.⁴ Because zoning for the historic district is in place, any development or regulation for the historic district must be conducted by the City pursuant to that zoning code. To comport with the district's current land use, the City's future land use map retains this current use. In addition, the City's future zoning ordinance should include this area in a historical overlay to will preserve and continue the historic character of the area.

Enforcement in the area of land use regulations, design guidelines and other regulations under these specific district rules is conducted by the County of El Paso. Over time, however, enforcement has become inconsistent. As a new city, San Elizario may be in a better position to bring the entirety of the area up to code as it desires.

For higher efficiency and function, the City may want to assume management of the district, including enforcement, from the County. The City may wish to seek assignment of oversight of the area from the County to the City as a first step to control development. The City could also request appointment of members



Presidio Chapel of San Elizario



Photo courtesy: visitelpasomissiontrail.com/history/san-elizario-presidio-and-chapel.html

⁴ Texas Local Government Code Chapter 231.

of its community to the Mission Trail Planning and Zoning Commission as well as the Board of Adjustment. Decisions regarding the area by these entities would then be locally influenced. The City’s Code Enforcement Officer or designated person could serve as the County Zone Administrator for the area. The City should work with the County to amend and update the Mission Trail zoning ordinance and comprehensive plan.

Ideally, however, management and control of the San Elizario portion of the Mission Trail should be placed with the City instead of the County. The same state law which authorized the zoning regulations by the County can be amended to award the authority to the City instead. With this authority, the City can implement and enforce zoning regulations desirable to and suitable for its needs.

Historic Preservation Ordinance

A Historic Preservation Ordinance will serve to control preservation and maintenance of the City’s historic structures. The ordinance will implement rules and regulations to assist property owners with the responsibilities of improving and maintaining historic buildings. To oversee implementation of the ordinance, a Historic Preservation Board is created and is made up of local citizens. Duties of the Board include informing property owners of resources available for development and preservation of their properties and assisting owners with obtaining funding. The ordinance can also establish incentives for improving and maintaining historic properties and develop standards for designation of historic sites.



San Elizario’s history and culture were put in the spotlight with a visit by Former First Lady Laura Bush to El Presidio Chapel and city art galleries. Here, she meets with Mayor Maya Sanchez. Photo courtesy: City Facebook Page, October 23, 2014.



The City celebrates the official designation of Chicken Ranch Road as part of El Camino Real De Tierra Adentro National Historic Trail which starts in Mexico, enters Texas in San Elizario and continues to New Mexico. Photo courtesy: City Facebook Page, November 24, 2015.

HISTORY

- PRESERVE** Preserve our historical treasures—our historic buildings, traditions, and legends—for posterity.
- PROTECT** We must protect our historical treasures from natural and manmade threats and hazards.
- TEACH** Our history is a priceless educational resource to share with our children, friends and visitors for their personal enrichment.

From San Elizario Vision Statement

ECONOMIC DEVELOPMENT

ECONOMIC DEVELOPMENT

As a newly incorporated city, San Elizario has a novel opportunity for developing a productive economic development plan. It is in a unique position to create programs specifically tailored to its needs and dedicated to economic goals related to community efforts for the citizens of San Elizario. Its present economic status also places the City in a position to take advantage of several state and federal resources to establish a viable economic policy for its future.

Three elements are singled out for the city's economic development.

- First, general economic development. This focuses on creating and building programs which uses those available resources mentioned above.
- Second, tourism. Unquestionably, the Mission Trail Historic Area is the crown jewel for San Elizario. It generates economic activity for the City and should continue to serve as the foundation for future growth.
- Finally, education and workforce development. A well-educated and trained workforce undisputedly is a key element in economic development.

PROSPERITY

- LOCAL** Our present and future prosperity is largely tied to the success of small, *local* businesses in the community.
- SUSTAINABLE** Projects and initiatives that will have *lasting* economic impact without diminishing the opportunities of future generations.
- CREATIVE** We will pursue innovative strategies to achieve prosperity, especially those involving the community's creative class.

From San Elizario Vision Statement

General Economic Development

Encourage Diverse Business Development and Expansion.

A number of businesses has existed in the community of San Elizario prior to the area's incorporation as a city. Supporting these businesses through expansion and renovation should be a focus for these older businesses. In addition, the City should encourage new business development for those businesses compatible with and suitable to the City's community character and history. To accomplish this, the City should:

- Develop funding mechanisms, for example, low-interest small business loans, tax abatements, tax increment financing "TIFs", tax incentive reinvestment zones "TIRZ", to encourage desirable economic development.
- Identify the most appropriate locations within the City where business development should be encouraged.
- Create land development ordinances to ensure that business development meets the City's vision.
- Collaborate with a private developer to build a private industrial park.
- Encourage an entrepreneurial environment by providing incentives through a Chapter 380 Economic Development Program.
- Support the development of commuter transportation through San Elizario and facilitate the development of a commuter transportation plan in San Elizario.
- Redirect a ½ cent of the sales tax for a Type 4B Economic Development Program.
- Coordinate the establishment of a Chamber of Commerce.
- Create a "shop local" campaign with the Chamber of Commerce.
- Partner with neighboring cities to create a regional economic development center.

Education and Workforce

Expand Training and Education to Grow the Workforce.

Education and workforce development work hand in hand with economic development. Businesses want to have an available pool of labor for their business. It is critical for businesses, the school district, education providers and citizens to ensure the workforce is prepared and skilled. The City can build on the educational foundation laid by the San Elizario Independent School District in various ways:

- Work with businesses to create internships in technical or professional settings.
- Encourage higher education facilities to develop in the San Elizario area including distance learning.
- Encourage private sector participation in Adopt-A-School programs and mentoring programs between business and K-12.
- Support vocational education programs.
- Create a task force with SEISD to identify educational issues in the city and develop solutions for them.
- Partner with a utility or school district to provide broadband in the city.

EDUCATION & YOUTH

NURTURING Providing the physical space for safe, nurturing homes, and the mental space for the cultivation of bright young minds.

INVOLVEMENT San Elizario *involves* young people in the life of the community, because involvement breeds civic responsibility.

EXCITEMENT We will create a community and a neighborhood environment that will make our children excited about living here.

From San Elizario Vision Statement

Tourism

Promote San Elizario as a Tourist Destination.

The Mission Trail Historic Area generates substantial tourism for the City which, in turn, has an economic multiplier effect throughout the City's economy. Using the Mission Trail Historic Area as its focal point, several ideas to promote tourism include:

- Develop a marketing campaign and materials for a city image with a slogan and brand using the Mission Trail theme.
- Support performing arts programs.
- Promote festivals and encourage additional community festivals.
- Encourage the development of unique downtown restaurants.
- Develop a recreational youth center including a sports complex.
- Develop a children's discovery center and museum.
- Publicize a calendar of events.
- List itineraries of activities to encourage day trips and overnight stays.

ARTS & CULTURE

CELEBRATE We celebrate our local artists and our cultural heritage through colorful, exciting local events that put us on the map.

SUPPORT San Elizario supports its artists and cultural organizations through promotion and coordination of common goals.

CREATE Everyone in our community is invited to participate in the creative process, and in doing so we create new artists.

From San Elizario Vision Statement



Photos courtesy of:
Left: www.visitelpasomissiontrail.com/explore/golden-eagle-gallery-1.html
Right: <http://everywhereonce.com/2012/05/25/el-paso-mission-trail>

T RANSPORTATION

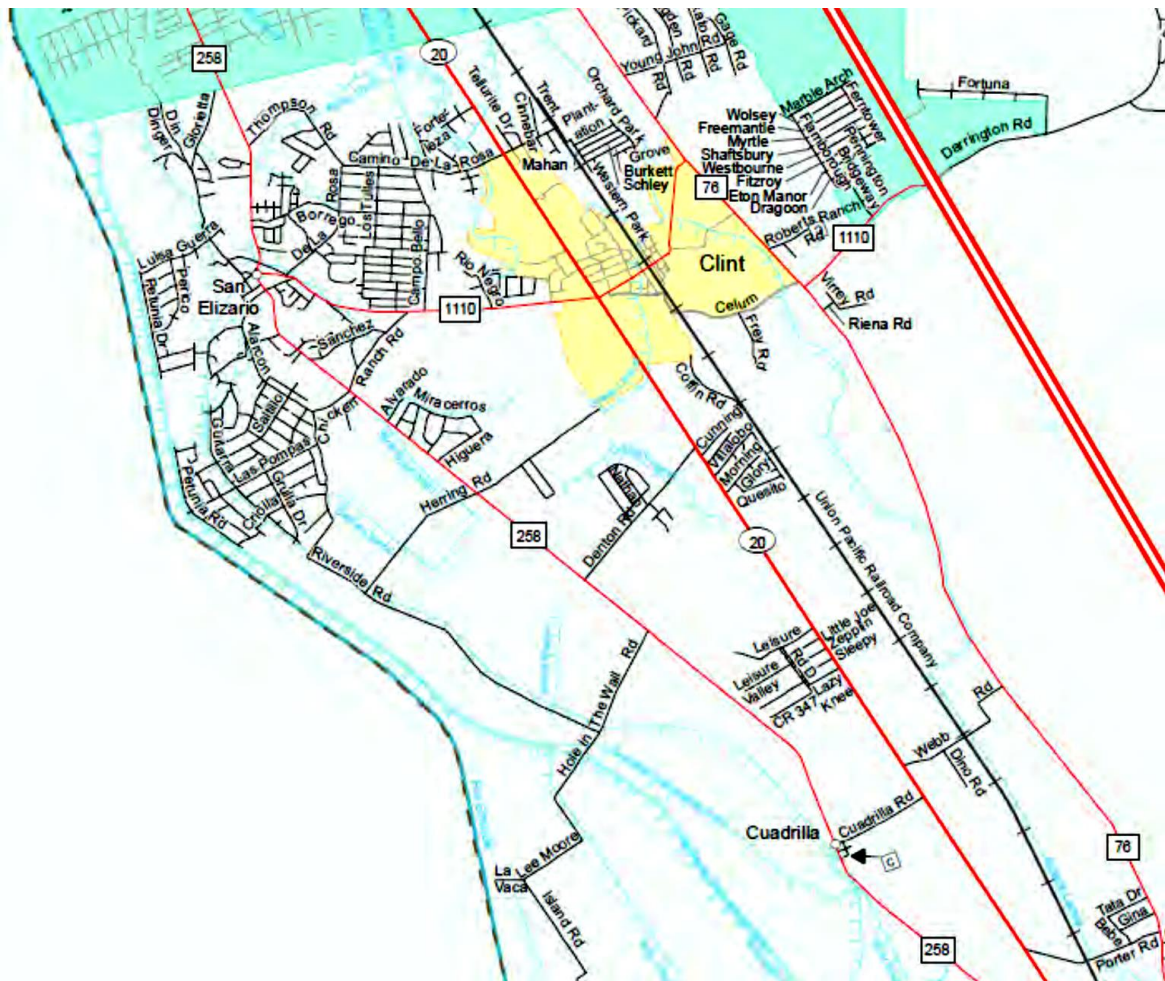
TRANSPORTATION

Transportation is inherently linked to land use. A community's transportation system is vital to the community's ability to grow in reasonable manner. The type of roadway dictates the use of adjacent land, and conversely, the type of land use dictates the size, capacity and flow of the roadway.

Inventory and Analysis

Roadways

San Elizario has approximately 52 miles of roadways within the city limits. This includes state, county, and local roads. The main thoroughfares include Socorro Road (State Route 258), and San Elizario and San Antonio Roads (FM 1110). Interstate 10 (I-10) is located approximately six miles east of San Elizario. Alarcon, Glorietta, and Chicken Ranch Roads serve primarily as local collector roads connecting residential neighborhoods to these thoroughfares.



Overview of street and highway patterns in and around San Elizario, TX. (Source: Texas Department of Transportation.)

Functional Classification

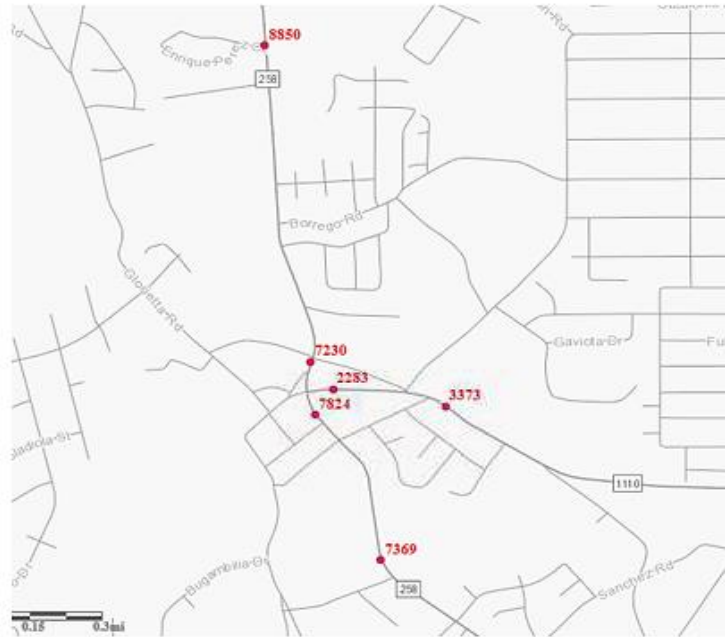
San Elizario’s traffic mobility and accessibility depends on a network of interdependent roadways. Each part of the system moves traffic through the network to destinations. Functional classification sorts roads by the part they play in the overall network to keep traffic flowing. The different roadway classifications and existing examples in the City are listed here:

Type	Description	Local Examples
Interstates	Highest classification level of arterials designed and constructed with mobility and long-range travel in mind.	I-10
Other Freeways and Expressways	Look and function similarly to Interstates. Travel lanes in opposite directions are usually separated by a physical barrier, and access and egress points are limited to on-and-off ramp locations or limited number of at-grade intersections. Abutting land uses are not directly served by these roadways.	N/A
Other Principal Arterials	These roadways serve major centers and provide high degree of mobility. They directly serve adjacent land uses and can be accessed by driveways to specific land uses and intersections with other roadways.	N/A
Minor Arterial	Minor arterials provide service for moderate-length trips, serve geographic areas that are smaller than their higher arterial counterparts and offer connectivity to the higher arterial system.	Socorro Rd
Major & Minor Collectors	Collectors gather traffic from local roads and connect them to the arterial roads. Major collectors are typically longer in length, have higher speed limits, may have higher annual traffic volumes, and may have more lanes than minor collectors.	Major: FM 1110 (San Elizario Rd) Minor: Chicken Ranch Rd, Glorietta Rd.
Local Roads	Local roads account for the largest percentage of roadways in terms of mileage. They are often designed to discourage through traffic. They are intended for short-distance travel. Local roads are typically classified by default when all arterial and collector roadways have been identified.	Residential neighborhood streets

From: U.S. Department of Transportation, Federal Highway Administration, Highway Functional Classification Concepts, Criteria and Procedures, 2013 Edition at page 4.

Traffic Counts

TxDOT collects average annual daily traffic counts (AADT) for state-maintained roads to support federal, state, regional, and local transportation entities. The most recent data available is from 2014. As seen in the figures below, peak traffic in San Elizario occurs along Socorro Road, with northern Socorro Road experiencing approximately 8,850 trips per day.



Source: TxDOT AADT

In comparison, for example, San Elizario's neighbor, the Town of Clint, sees peak traffic flows along State Highway 20 of 6,936 average trips per day.



Source: TxDOT AADT

Pedestrian Facilities



*Example of well-maintained sidewalk in San Elizario
Source: Google Maps*

San Elizario has an intermittent sidewalk network. Sidewalks are typically found in areas of town with newer development. To encourage pedestrian accessibility and safety, the City can require developers to construct sidewalks in new subdivisions. This type of provision is typically included in a subdivision ordinance. Sidewalks should also include ADA-compliant ramps at intersections.

Crosswalks are also integral to pedestrian safety. Providing a clear space to cross the street, pedestrians are more visible to traffic. In the future, San Elizario should consider taking a detailed inventory of crosswalks in the city and determine which ones may need improvements. It may also be necessary to paint new crosswalks in areas that do not already have any, depending on traffic and future development patterns.



*Pedestrian crosswalks in San Elizario Historic District
Source: Google Maps*

According to the Federal Highway Administration's (FHWA) best practices for pedestrian access,⁵ designing a safe pedestrian crossing involves the proper design of numerous elements, including, but not limited to, the following:

- information, such as signs, signals, and markings
- vehicular turning radius
- crosswalks
- crossing times
- medians
- traffic patterns

These elements are also traffic calming measures that help increase pedestrian awareness and slow down moving traffic.

⁵ Federal Highway Administration, Office of Planning, Environment, and Realty: Bicycle and Pedestrian Program at https://www.fhwa.dot.gov/environment/bicycle_pedestrian/publications/sidewalk2/sidewalks209.cfm

Public Transit

El Paso County Transit provides a bus route to San Elizario along Socorro Rd. Service is available seven days a week in the morning and afternoon. A SunMetro bus route also serves San Elizario, but with limited service.

As the City experiences growth and more residents work outside the city, the City will want to become more involved in any regional commuter network and mass transit programs proposed.



Photo courtesy: City of San Elizario Facebook.

Rail

Union Pacific Railroad operates and maintains the railroad line that is generally parallel to Alameda Avenue (State Highway 20).

Bicycle Lanes

San Elizario does not currently have any bicycle lanes. Depending on the community's needs in the future, the City may want to consider proposing a bicycle route as part of a more detailed transportation plan.

Prior Studies

Transportation Plan 2040

Though San Elizario has not previously commissioned a transportation study, the Texas Department of Transportation (TxDOT) periodically prepares statewide transportation plans. The Texas Transportation Plan 2040 is the most current plan.

Texas Rural Transportation Plan

TxDOT also prepares the Texas Rural Transportation Plan (TRTP). The Texas Rural Transportation Plan is the rural component of the statewide plan. It is a multi-modal plan that focuses on highways, bicycles and pedestrians, general aviation, inland waterways, rail (freight and passenger), and public transportation.

The TRTP is consistent with the statewide plan, and serves as a blueprint for the planning process in rural areas. The City should use the TRTP as a tool for collaborative efforts with TxDOT and local and regional entities including the El Paso Metropolitan Planning Organization (MPO) Transportation Policy Board (TPB) which serves as the regional planning and programming agency.

Border Highway East Study

Also conducted by TxDOT, the Border Highway East Study addresses transportation issues along the border in southeast El Paso County.⁶ The study area included Loop 375 near the Zaragoza International Port of Entry (POE) and extended south to the Fabens International POE. The area is bordered by I-10 and the Rio Grande to the east and west.

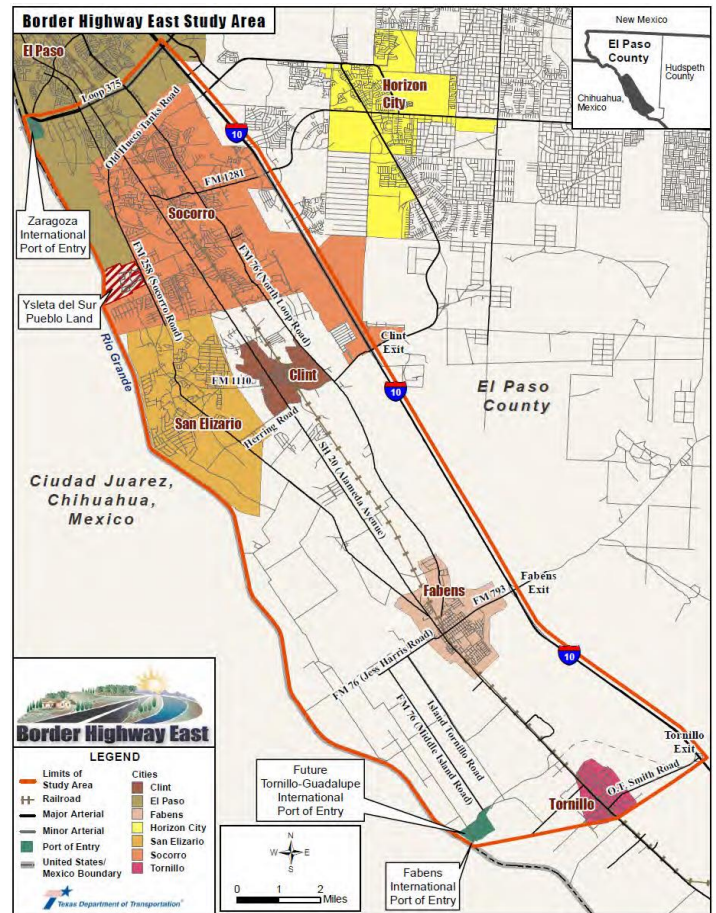
Issues studied included lack of connectivity to I-10 and Loop 375 and anticipated future demand in the study area. The following needs were identified:

- lack of direct access/connectivity to I-10 and Loop 375;
- congestion along east-west arterials;
- high volumes of truck traffic along the existing east-west arterials;
- at-grade train crossings along the study area that cause delay and impede traffic movement;
- increasing demand on area transportation infrastructure (roadways, railroads and ports of entry) associated with the increasing international and interregional trade and freight rail movements; and
- lack of other modes of transportation.

The purpose of the study was to develop conceptual transportation alternatives that would address transportation system capacity, system linkage, and modal connectivity issues mentioned above by:

- improving transportation facilities that connect or are parallel to I-10 and Loop 375 to provide alternate routes of travel;
- improving the level of service (LOS) along the primary east-west transportation arterials;
- implementing Transportation Systems Management (TSM), Transportation Demand Management (TDM) and/or Intelligent Transportation Systems (ITS) improvements;
- considering the expansion of transit, bus, and pedestrian options that are better integrated with the overall transportation system; and
- integrating existing transportation facilities to complement other modes of transportation.

It is important that the City coordinate its own transportation study with the Border Highway East Study as both would address identical issues and share similar concerns.



Source: TxDot Loop 375 Border Highway East Study

⁶ Texas Department of Transportation Projects and Studies, El Paso District. *Loop 375 Border Highway East Study* at <http://www.txdot.gov/inside-txdot/projects/studies/el-paso/border-highway-east.html>

Recommendations

Transportation Study

A major challenge for the City of San Elizario lies in accommodating population growth within the existing transportation system with new land development through the expansion of that system. More specifically, the transportation system should:

- protect the ambience, character, and quality of existing neighborhoods by directing traffic generated by growth away from existing neighborhoods;
- provide access and eliminate congestion to the business district and future retail land uses; and
- require environmental and/or other appropriate impact studies for all new roadways.

It is recommended that the City contract with a transportation engineering firm to conduct a detailed transportation analysis and develop solutions and cost estimates for potential future transportation projects. A transportation study will provide San Elizario with a guide and tools for future transportation planning projects and improvements.

Traffic Impact Analysis

San Elizario residents and officials are concerned about future traffic particularly along Socorro Road. One method for controlling traffic growth is through subdivision or zoning regulations. For example, the City may require a traffic impact analysis (TIA) to be submitted by a developer before or at the time of the first plat. A TIA provides information on the projected traffic expected from a proposed development. It also assesses the impact of proposed new development on the roadways in the immediate proximity of the proposed development site. A traffic impact analysis should identify potential traffic problems or concerns and recommend actions and solutions to address any problems or concerns. An engineer can develop appropriate criteria for TIA requirements.

Traffic Calming

Traffic calming measures can be implemented to reduce speed and other traffic issues that may pose safety risks in targeted areas. These use a combination of physical measures that reduce the negative impact of vehicles, alters a driver's behavior, and improves conditions for non-vehicular access (pedestrians and bicyclists). Traffic calming measures are different from traffic controls by being self-enforcing while traffic controls, such as speed limit signs, need to be enforced.⁷

Traffic calming measures include speed bumps, traffic circles, chicanes (series of street narrowings or curb extensions that alternate from one side of the street to the other to create an S-shaped curve), chokers, or curb extensions (extension of sidewalk or planting strip at intersections or mid-block that narrow the street), and center islands (raised islands along the centerline of the street that narrow the travel lanes at that location).⁸

⁷ Institute of Transportation Engineers, Traffic Calming: State of the Practice, page 2 at <http://www.ite.org/traffic/tcstate.asp>

⁸ Institute of Transportation Engineers at <http://www.ite.org/traffic/tcdevices.asp>

SUSTAINABILITY

SUSTAINABILITY



San Elizario’s vision for the future is one which aims to preserve and protect the community’s priceless historic and agricultural resources and basic community character while at the same time seizing opportunities for sustainable economic growth consistent with that character. The city’s policies in furtherance of this vision shall strive to achieve sustainable development that improves the quality of life of its citizens.

The City’s vision statement emphasizes the City’s desire “...to achieve *sustainable development* that serves the goal of improving the quality of life of its citizens.”

Principles

The role of sustainability in land planning is broad. It encompasses numerous components that together enhance a community’s environmental preservation efforts, economic development, and also livability.

Sustainability principles include the following⁹:

- *Open Space*: Communities should have enough open space to meet the needs of all segments of the population. Open spaces should be designed to provide both active and passive use.
- *Sustainable Water Sources*: City planning should include the protection and provision of the local water supply. Current and future availability of water is key to making land planning decisions.
- *Walkability and Connectivity*: Accessibility should be kept in mind with land planning choices, ensuring easy walking distance between work, home, and entertainment. To encourage this, planning needs to take into account access by public and private transportation options.
- *Integration of Diverse Community Features*: A City should ensure that community planning integrates commercial, residential, recreational, and civic facilities essential to daily living for residents of all demographic backgrounds.
- *Strong Sense of Place*: The design of difference spaces and structures should take into account the community’s history and emphasize unique cultural qualities.

⁹ National League of Cities-Sustainable Cities Institute: Sustainability Principles at: <http://www.sustainablecitiesinstitute.org/topics/land-use-and-planning/land-use-and-planning-sustainability-principles>

Strategies

Renewable Energy and Efficiency

It is becoming increasingly important for land planning principles to encourage the use of renewable energy sources such as solar, wind, and geothermal power, as well as encouraging smart growth, xeriscaping, transit-oriented development, and efficient building design and site selection.

Strategies for renewable energy and efficiency include:

- *Smart Meters and Knowledge Exchange*: Smart meters record and report the consumption of energy in homes and businesses, and provide an opportunity to communicate this information to individual consumers and provide options for reducing consumption levels.¹⁰
- *Clean Air*: Greenhouse gas emissions and energy consumption are significantly impacted by the use of single occupancy vehicles. The Clean Cities Program under the U.S. Department of Energy, establishes partnerships between private companies and local governments and related energy manufacturers to implement alternative transportation projects.¹¹

Transportation

Integrating transportation planning into land planning is key for sustainable growth. Transportation sustainability principles and strategies include:¹²

- integrating transportation and land use;
- creating sustainable neighborhoods that are pedestrian-friendly; and
- emphasizing multimodal transportation planning that reduces demand on any one particular mode and helps prevent pollution and preserves open space. A multimodal transportation network provides alternative modes of transportation for all population segments including the elderly, the disabled, children, and low-income residents.

¹⁰ American Planning Association: Smart Cities and Sustainability Initiative, April 2015 at: <https://www.planning.org/leadership/agendas/2015/spr/pdf/SmartCitiesSustainabilityFinal.pdf>

¹¹ See <https://cleancities.energy.gov>

¹² National League of Cities: Sustainable Cities Institute, Sustainability Strategies at <http://www.sustainablecitiesinstitute.org/topics/land-use-and-planning/land-use-and-planning-sustainability-strategies>

HEALTH & SAFETY

HEALTHY San Elizario promotes community vitality through health and wellness services for all ages.

ACTIVE Our community encourages active living to support physical and mental health.

PEACEFUL San Elizario is committed to public safety through effective crime prevention and law enforcement.

From San Elizario Vision Statement

Strategies for transportation sustainability include:

- Traditional Neighborhood Development (TND). TNDs are similar to villages, supporting a mix of land uses and housing types, with a village center, pedestrian-friendly design, with mass transit options.¹³
- Transit-Oriented Development (TOD). A TOD centers land uses within a transit corridor or around a transit station. TODs are characterized by moderate to high density, a mix of land uses, transportation options, pedestrian connectivity, and high quality design.¹⁴
- Complete Streets. Complete Streets policies call for city engineers and transportation planners to routinely design and operate the total right-of-way to enable safe access for all users and make all modes of transportation safe. This type of design will make the streets safer for buses and other mass transit, pedestrians, bicyclists, as well as drivers.¹⁵

Model Policies and Ordinances

Model policies and ordinances are available online. These include standards for development density, minimum lot sizes and setbacks, buffer requirements, geographical applicability and the configuration of quality open space.¹⁶ These can be easily adapted to meet the City's sustainability efforts and needs.

Sustainability Staff

The City may want to consider in the future dedicating sustainability staff. Sustainability staff would foster accountability and inter-departmental cooperation, lead sustainability planning, identify resources, and act as an advocate for sustainability goals within departments.¹⁷

¹³ National League of Cities: Sustainable Cities Institute, Traditional Neighborhood Development at [http://www.sustainablecitiesinstitute.org/topics/land-use-and-planning/traditional-neighborhood-development-\(tnd\)](http://www.sustainablecitiesinstitute.org/topics/land-use-and-planning/traditional-neighborhood-development-(tnd))

¹⁴ National League of Cities: Sustainable Cities Institute, Transit-Oriented Development at [http://www.sustainablecitiesinstitute.org/topics/land-use-and-planning/transit-oriented-development-\(tod\)](http://www.sustainablecitiesinstitute.org/topics/land-use-and-planning/transit-oriented-development-(tod))

¹⁵ Smart Growth America, National Complete Streets Coalition at <http://www.smartgrowthamerica.org/complete-streets/complete-streets-fundamentals>

¹⁶ National League of Cities-Sustainable Cities Institute: Sustainability Principles at <http://www.sustainablecitiesinstitute.org/topics/land-use-and-planning/model-ordinances-andguidelines-for-sustainable-development>

¹⁷ National League of Cities-Sustainable Cities Institute: Sustainability Principles at <http://www.sustainablecitiesinstitute.org/topics/land-use-and-planning/land-use-and-planning-sustainability-principles>

GOALS AND IMPLEMENTATION GUIDE

GOALS AND IMPLEMENTATION GUIDE

Implementation Tools

The City of San Elizario is committed to steering land use and development in a manner that allows the community to thrive and grow while preserving the natural resources and quality of life that have made the area an outstanding place to live and work.

In furtherance of that goal, the following tools can be used towards attaining the policies and enacting the programs contained in this plan:

- Ordinances
- Leverage of Public Funds
- Planning and Zoning Commission and Board of Adjustment
- Annexation
- Impact Fees and Assessments
- Plan Review and Update

Ordinances

Zoning Ordinance

Zoning is an authorized power granted to cities to implement land use policies. It is a means of protecting health, safety, and welfare. It also protects property values by minimizing incompatible land uses and providing clear standards on what type of development is appropriate in certain locations. A zoning ordinance consists of an official zoning map, as well as accompanying text to specify permitted uses, density, height and bulk restrictions. A zoning ordinance is required by law to be consistent with the Comprehensive Plan. Any requested changes to the map or ordinance text must demonstrate consistency with the Plan. Changes in the corporate boundaries of the City also require that the Zoning Map be updated.

Subdivision Ordinance

The subdivision ordinance provides standards for easements, right-of-ways, street improvements, drainage, utility infrastructure and other related development. These regulations ensure that the cost of public improvements within developing areas are borne by the developer and the new residents, rather than paid for by the established community so that essentially development pays its own way.

Leverage of Public Funds

Many of the programs contained in this Plan will require significant expenditure of public funds. The City will need partnering assistance, public and private, to leverage its available city money to be able to implement its projects. Conversion of these plan policies into realities will take time, energy and

GOVERNANCE

TRANSPARENT San Elizario promises total transparency in all aspects of governance and municipal administration.

RESPONSIVE City officials will respond promptly and effectively to all reasonable inquiries and assistance requests from the public.

PARTICIPATORY City officials will make every effort to involve citizens in deciding the major issues that affect their lives.

From San Elizario Vision Statement

resources. Plenty of resources are available, however, to assist the City in this regard. A listing is provided in *Appendix E: Resource Guide*.

Planning and Zoning Commission and Board of Adjustment

The zoning ordinance will create a Planning and Zoning Commission and Board of Adjustment. Both bodies will be making decisions about how growth is guided and managed. Understanding the Plan, and its direction and impetus, will be important for members of both bodies as each advises the City Council. Additionally, the Planning and Zoning Commission should provide annual recommendations on the Plan, noting the need for amendments, additions, or deletions.

Annexation

Because the City does not provide water or sewer service, it can annex land only on a voluntary basis. The City should create an annexation plan which outlines a three-year plan for annexation. Upon annexation, state law requires that a service plan be provided listing the services a city will provide (water and wastewater (when city provided), police protection, fire protection, solid waste service, etc.).¹⁸ Planning and preparing for annexation provides the City an important development tool.



Photo courtesy: City of San Elizario Facebook.

Impact Fees and Assessments

New development should pay for itself rather than existing taxpayers paying for it. Impact fees accomplish this. The fees pay for capital improvements or facility expansions. The fees are assessed on the developer. State law outlines the authority and process for impact fees.¹⁹ The regulations for impact fees are usually contained in a municipal subdivision ordinance.

Plan Review and Update

The Comprehensive Plan should be reviewed and updated periodically to ensure that land use categories, goals, and implementation measures reflect current conditions and that the Plan is achieving its stated goals. This plan review process should include:

- a strategic planning session on the content and implementation of the Plan;
- development and tracking of short-term implementation goals and identification of new initiatives;
- a yearly progress report on Plan implementation and progress; and
- regular review and update of background information on which the Plan is premised.

Action Guide

The following tables recommend goals and actions as a guide to San Elizario’s future land use planning and related development.

¹⁸ Texas Local Government Code Section 43.056.

¹⁹ Texas Local Government Code Section Chapter 395, *et seq.*

LAND USE

GOAL: Provide opportunities for coordinated, well-planned growth and development within the City of San Elizario and the ETJ while maintaining and enhancing the City's heritage and character.

	Action	Year	Term
1	Develop a Future Land Use component for the Comprehensive Plan that will provide for types of land uses appropriate for the community, location and amount of acreage, in the city limits and the ETJ.		
2	Identify areas within the City that are appropriate for different land uses.		
3	Plan for future development that is compatible with the City's natural features and existing land uses.		
4	Identify land uses that may not be desirable and/or may not be compatible with the uniqueness of San Elizario, such as industrial, heavy commercial, or mining developments.		
5	Identify special areas within the City that may warrant special land use designation, such as the area along Socorro Road, San Elizario Road, and in historic areas.		
6	Develop a growth management strategy that identifies and prioritizes areas within the City's ETJ for future expansion of the City's limits based upon established criteria.		
7	Display future land use map on City website and at City Hall.		
8	Utilize this Comprehensive Plan in daily decision-making regarding zoning, land use and development proposals.		
9	Take into consideration the effects of regional activities on transportation, natural resources, the economy, and land use patterns within San Elizario and its ETJ.		
10	Participate in legitimate groups that assist with the development and implementation of a regional vision addressing the growth of West Texas in particular the City of El Paso.		
11	Incorporate into the City's planning efforts the valid studies and statistical data generated by those organizations with expertise that is deemed reliable.		
12	Develop and enforce regulations that ensure new construction is consistent with the character, scale and quality of the San Elizario style.		
13	Adopt a Flood Damage Prevention Ordinance.		
14	Conduct soil studies to determine areas suitable for future development. Include provision for soils analysis in Subdivision Ordinance.		
15	Consider including in an ETJ Development Agreement or Planned Development District, a developer's voluntary consent for annexation.		

TRANSPORTATION PLANNING

GOAL: Provide a balanced transportation system that is not only coordinated with existing needs and with plans for future growth but also economical and responsive to environmental concerns.

	Action	Year	Term
1	Work with transportation planners/engineers to develop a Transportation Plan that will allow the City to identify rights-of-way locations (for dedication purposes) and criteria (i.e., for a hierarchical system of roadways) such that future growth can be accommodated.		
2	Work with transportation planners/engineers to identify any existing transportation deficiencies, and establish improvement strategies.		
3	Explore alternatives to automobiles (e.g., sidewalks, pedestrian trails and bicycle lanes), and identify ways in which such alternatives can be accommodated within the existing and future transportation system.		
4	Encourage development patterns that promote multi-modal transportation, such as transit oriented development (TOD) and traditional neighborhood development (TND).		
5	Utilize the Comprehensive Plan and the Transportation Plan in the plan review process, and in daily decision-making regarding zoning, land use and development proposals.		
6	Contract with a traffic engineering firm to create and develop a master traffic engineering plan.		
7	Enact a truck route designation ordinance.		
8	Enact a parking ordinance.		
9	Install traffic calming devices.		

PUBLIC FACILITIES AND INFRASTRUCTURE

GOAL: Ensure that the needs of existing and future residents and businesses within San Elizario are adequately served.

	Action	Year	Term
1	Develop a Capital Improvements Plan that addresses the City's current service and infrastructure needs and identify expansion and maintenance of infrastructure.		
2	Conduct infrastructure studies to (e.g. water, wastewater, storm drainage systems) to analyze existing infrastructure and determine adequacy for current and future needs and serve the health, safety, and general welfare of residents.		
3	Review standards for the installation, use, and maintenance of septic systems, and where appropriate make necessary changes to those standards.		
4	Work with the water authorities including the Lower Valley Water District to incorporate water quality and supply standards into San Elizario's regulatory program and encourage increased compliance.		
5	Address centralized wastewater and water systems within the Subdivision Ordinance.		
6	Address street construction standards within the Subdivision Ordinance.		
7	Develop policies that implement sustainable practices, such as renewable energy and sustainable resources.		
8	Preserve water resources by meeting with Lower Valley Water Development Board to identify ways to implement greywater system.		

PARKLAND

GOAL: Ensure that adequate parkland including playgrounds, sports fields, greenbelts and open spaces are provided as the City continues to grow.

	Action	Year	Term
1	Prepare and adopt a parks and open space study to inventory and assess the existing parks and open spaces within San Elizario and its ETJ today, and identify future parkland needs in relation to the City's future projected population.		
2	Explore options for ensuring adequate park and open space provision; such options include adopting a park dedication ordinance (within the Subdivision Ordinance) use of City-owned property and purchasing property.		
3	Allow for developers to provide the City with cash-in-lieu of parkland dedication to ensure funding for maintenance of existing parks and creation of new parks that serve the new developments and existing citizens.		
4	Develop and adopt an interlocal agreement with San Elizario ISD to allow public access to ISD park and sports facilities during designated hours.		
5	Pursue grants from regional, state, federal agencies, private endowments and foundations for the purchase, development, and/or maintenance of parkland.		
6	Create a master parks plan.		
7	Identify future trails and funding for trail developing.		
8	Create a Parks Advisory Committee.		
9	Identify areas for future multipurpose facilities.		

HISTORIC PRESERVATION

GOAL: Ensure that the City of San Elizario's past is preserved, maintained, and honored when making decisions regarding the City's future.

	Action	Year	Term
1	Conduct an assessment of historic areas and structures.		
2	Explore options for ensuring the preservation of historic areas and structures; such options include establishing an “historic preservation district” (within the Zoning Ordinance), or establishing an “historic overlay district” (within the Zoning Ordinance).		
3	Establish ways in which the City can honor its history and use that rich history to bolster civic pride (i.e. festivals, special events, marketing brochure, etc.)		
4	Utilize the Comprehensive Plan and the Mission Trail Historical Area Comprehensive Plan and El Paso Mission Trail Historical Area Zoning Regulations in the plan review process, and in daily decision-making regarding zoning, land use and development proposals.		
5	Establish a Historic Preservation Ordinance.		
6	Develop a façade improvement program.		
7	Improve pedestrian infrastructure in the historic area downtown.		
8	Work to amend the Local Government Code Chapter 231 regarding the Mission Trail Historic Area in San Elizario.		

COMMUNITY LIVABILITY

GOAL: Ensure that as the City of San Elizario experiences growth and development, its existing character and charm is maintained and enhanced.

	Action	Year	Term
1	Establish design-related guidelines for development that will help the City and its ETJ retain its unique environment as growth occurs.		
2	Promote positive land use relationships (between different land uses and between land uses and the roadway) through adjacency standards.		
3	Work with organizations such as Scenic Texas to explore options for projecting the City’s desired image; such options include establishing corridor overlay districts within the Zoning Ordinance, adopting sign regulations, and establishing tree planting programs to promote landscape buffers and preserve scenic vistas.		
4	Protect the environment through the recognition of environmentally sensitive areas. Establish regulations that would protect such areas.		
5	Establish in the City’s Land Development Code zoning overlay districts to protect entrance corridors, watersheds, and the El Paso Mission Trail Historic Area from incompatible or out-of-scale development.		
6	Encourage existing arts and cultural programs and support the development of new artistic ventures.		
7	Maintain an active role in organizing and coordinating community activities and civic events for San Elizario citizens and the general public.		
8	Encourage the use of public space and other properties as venues for the display of art and musical performances.		
9	Support a farmer’s market.		

ECONOMIC DEVELOPMENT

GOAL: Ensure that economic development opportunities are pursued in order to provide the City with a solid fiscal outlook as future growth and development occurs.

	Action	Year	Term
1	Increase economic development opportunities including those that are tourism-related.		
2	Develop a community profile fact sheet to serve as a reference for prospective businesses and residents (include information such as tax rates, water/wastewater rates, local amenities, available developable land, etc.)		
3	Attract green industries that are likely to employ San Elizario residents.		
4	Create jobs that will enable the community to retain young adults and stem the loss of youthful citizens to larger cities.		
5	Coordinate with regional chambers of commerce to promote appropriate economic opportunities inside the city limits and ETJ.		
6	Develop and implement an economic development incentive program, Chapter 380 Agreement.		
7	To the extent statutorily permissible, establish a Type B economic development corporation to fund eligible projects.		
8	Assist in the development of a chamber of commerce.		
9	Sponsor events such as sidewalk sales, concerts in the Historic District.		
10	Implement a sign ordinance with directional signs to the Historic District.		
11	Work to develop high-speed broadband internet service for the community.		
12	Coordinate a 'shop local' campaign with businesses.		

NATURAL RESOURCES PROTECTION AND SUSTAINABILITY

GOAL: Protect and preserve the natural beauty and resources in the City and surrounding area.

	Action	Year	Term
1	Remedy the issue of defective on-site sewage facilities (i.e., septic systems) through increased monitoring and enforcement, and by providing for a municipally-owned centralized sewer system.		
2	Enact regulations specifically designed to preserve water quantity, protect water quality, and prevent water pollution.		
3	Through a Subdivision Ordinance, regulate the amount of impervious cover allowed in respect to topography, water quality, drainage, type of wastewater treatment system, and the available mitigation alternatives or corrective measures.		
4	Develop policies to foster tree preservation and promote use of drought-tolerant plants (xeriscaping).		
5	Provide for the preservation of open space.		
6	Encourage the construction and utilization of rain water collection systems.		
7	Encourage lighting practices that preserve our night skies and limit off-site migration of artificial illumination.		
8	Apply for Scenic City Certification through Scenic Texas to preserve San Elizario's visual environment.		
9	Review and adopt a model ordinance that implements sustainability principles to include encouraging renewable energy and transportation planning.		
10	Assess possibility of encouraging businesses and homeowners to install smart meters to record and report consumption of energy.		
11	Consider dedicating staff to implement a sustainability program.		
12	Consider participation in the U.S. Department of Energy's Clean Cities Program.		

CONCLUSION



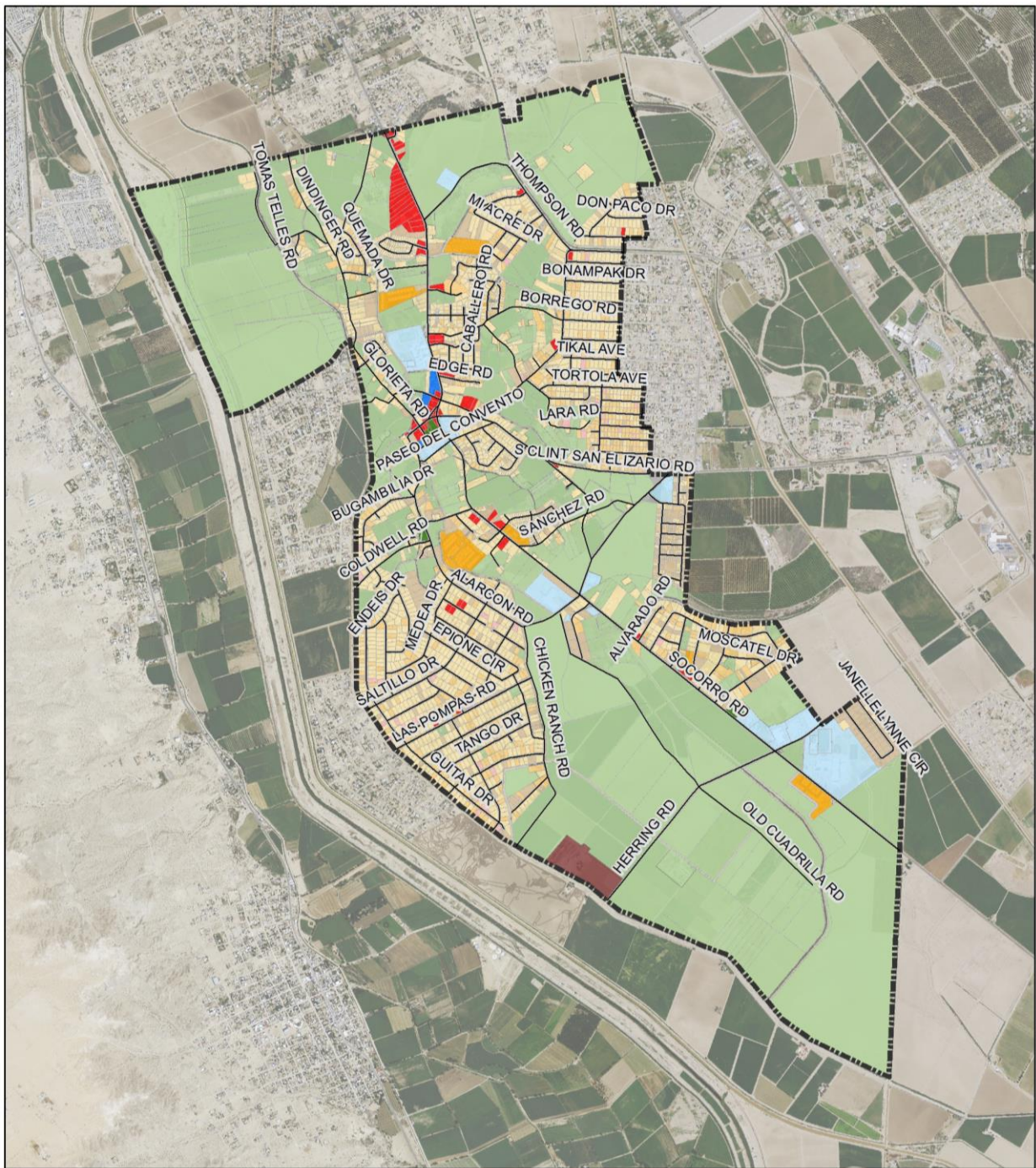
The primary goal of the City of San Elizario is preservation of its historic heritage. How buildings and their amenities are constructed and utilized have a direct impact on the historic attributes, character and livability of San Elizario. Maintaining quality of life, traffic management, water protection, environmental protection, historic preservation, economic development, and scenic vistas, while balancing these concerns with the City's vision are at the very center of municipal land planning governance for San Elizario.

This Comprehensive Plan furthers the City's goal of achieving growth compatible with the City's historic culture and value. This plan provides the rationale for the City's zoning ordinance and ordinances which control and regulate growth and development in the City. Preferences stated in this Plan represent the informed consensus of the City Council, the Planning Advisory Committee, city staff, professional consultants and participating citizens. Having conducted public hearings and provided ample public notice, the City of San Elizario is confident that this document reflects the shared vision of its community.

Acknowledgements

The City of San Elizario wishes to acknowledgment the contributions to this Plan by the following: Mayor Maya Sanchez, the San Elizario Planning Advisory Committee, the Bojorquez Law Firm, Christian A. Nill, El Paso County RSTED, and especially the Citizens of the City of San Elizario.

San Elizario Existing Land Use Map



San Elizario Existing Land Use Map
January 2016

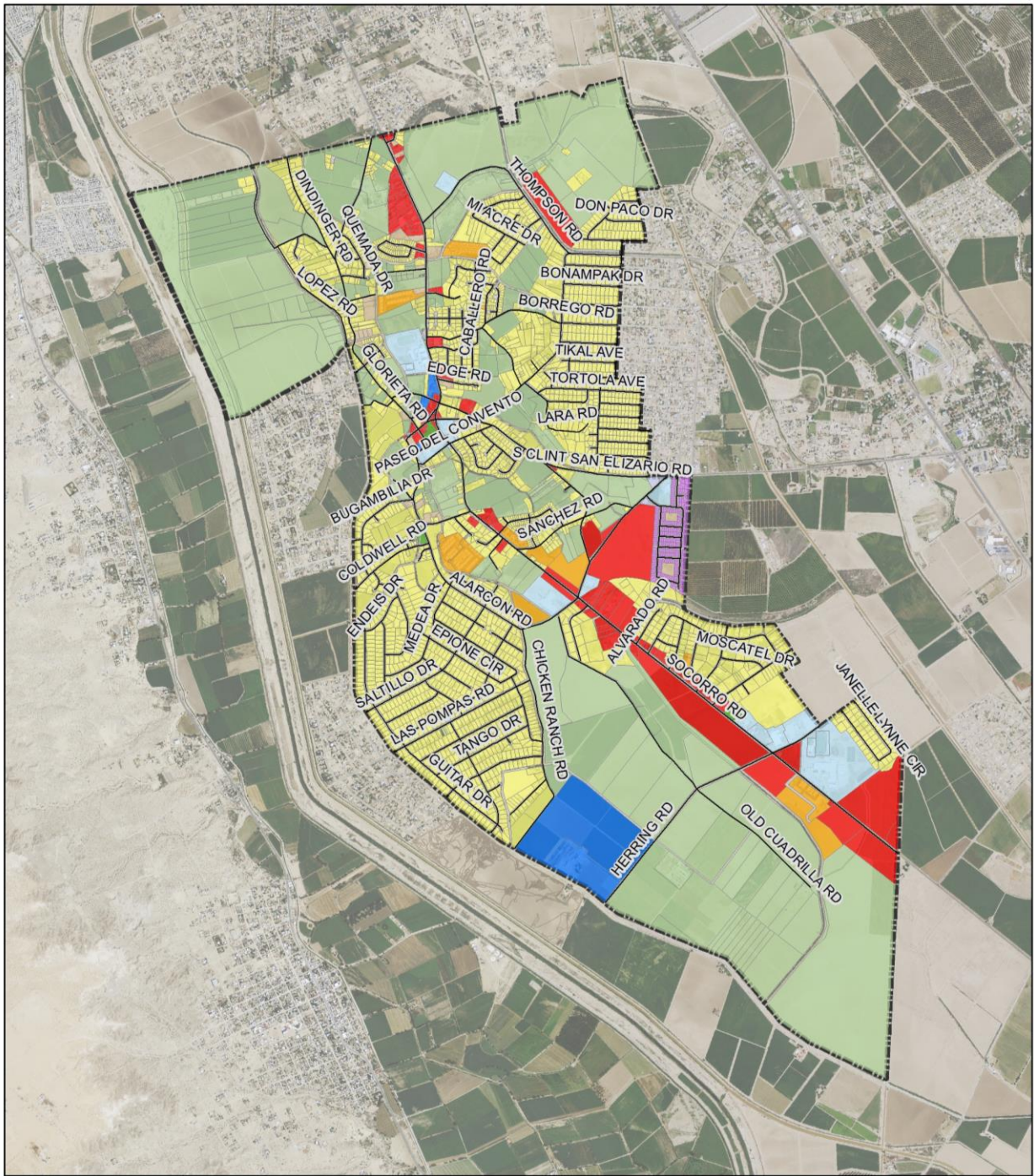
Legend

- | | | | |
|-------------------------|---|-----------------------|---------------|
| Streets | Commercial/Retail | Multi-Family | Single-Family |
| City Limits | Industrial | Public | Utility |
| Parcels | Institutional | RV Park | Warehouse |
| Land Use | Mixed Lot-Single Family and Mobile Home | Recreation/Open Space | |
| Agriculture/Undeveloped | Mobile/Manufactured Home | Semi-Developed | |

0 0.15 0.3 0.6 0.9 Miles

Prepared by Bojorquez Law Firm, PC
Sources of Data: El Paso County 9-1-1 District, Paso del Norte Maps, TNRRS
Disclaimer: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas LGC Sec. 213.005)
Bojorquez Law Firm does not warrant or guarantee the accuracy of the information and disclaims all liability. Land uses were determined through analysis of aerial imagery and Google maps.

San Elizario Future Land Use Map



Legend

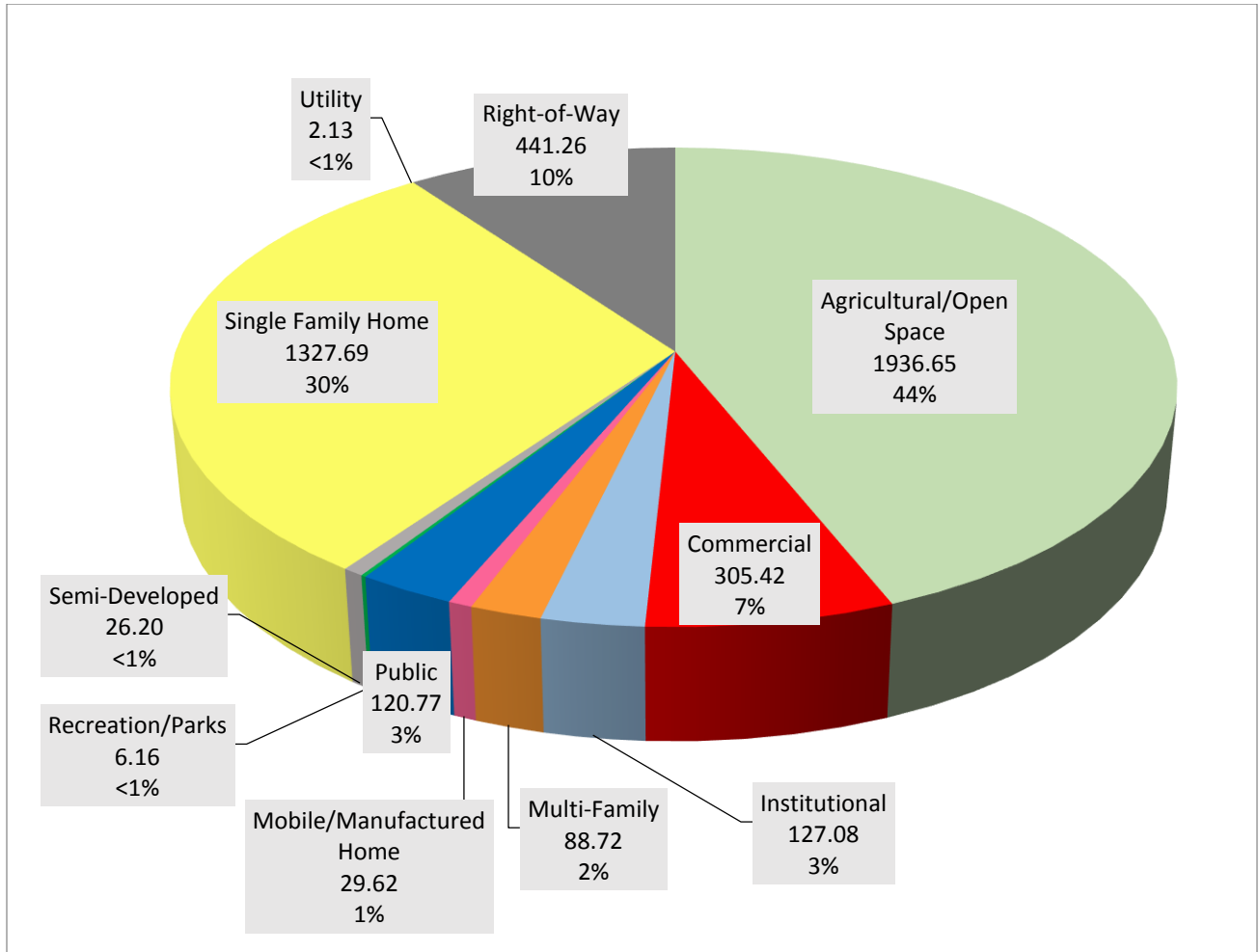
City Limits	Agriculture	Mobile/Manufactured Home
Parcels	Commercial	Public
Streets	Industrial	Recreation/Parks
	Institutional	Semi-Developed
	Multi-Family	Single-Family
	Utility	

**San Elizario Future Land Use Map
2016**

0 0.15 0.3 0.6 0.9 Miles

Prepared by Bojorquez Law Firm, PC
Sources of Data: El Paso County 9-1-1 District, Paso del Norte Mapa, TNRS
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Future Land Use Chart



City of San Elizario Vision Statement

“Vision for San Elizario”

City of San Elizario Community Visioning Workshop:

Report on Workshop Outcomes

--excerpts

**Prepared by
El Paso County
Rural and Small Town Economic Development Program
Christian A. Nill, AICP**

Resource Guide

ASSISTANCE FOR CITIES		
Agency	Program	Website
<i>US Economic Development Administration (EDA)</i>	<u>Public Works and Economic Adjustment Assistance Programs</u> Applications encouraged from applicants in rural and urban areas to provide investments that support construction, technical assistance, and revolving loan fund projects. EDA provides strategic investments on a competitive merit-basis to support economic development, foster job creation, and attract private investment in economically distressed areas.	http://www.eda.gov/funding-opportunities
<i>US Department of Agriculture (USDA)</i>	<u>Rural and Community Development</u> Financial resources and support for rural communities through various programs, including: Affordable and Safe Housing, Economic Development and Business Support, Infrastructure Investment, and Rural Development Initiatives.	http://www.usda.gov/wps/portal/usda/usdahome?navid=rural-development Or: http://www.usda.gov
<i>Texas Department of Agriculture (TDA)</i>	<u>Community Development Block Grant (CDBG)</u> The primary objective is to develop viable communities by providing decent housing and suitable living environments, and expanding economic opportunities principally for persons of low-to-moderate income.	https://texasagriculture.gov/GrantsServices/RuralEconomicDevelopment/RuralCommunityDevelopmentBlockGrant(CDBG).aspx Or: http://www.texasagriculture.gov
<i>Texas Department of Housing and Community Affairs (TDHCA)</i>	<u>HOME Program</u> Numerous programs for the rehabilitation or reconstruction of owner-occupied existing homes on the same site.	http://www.tdhca.state.tx.us/home-division/index.htm Or: http://www.tdhca.state.tx.us
<i>Texas Parks and Wildlife (TPWD)</i>	Recreation grants to help build new parks, conserve natural resources, preserve historical sites, provide access to water bodies, develop youth educational programs, and more.	http://tpwd.texas.gov/business/grants
<i>Rio Grande Council of Governments</i>	This organization was initiated to further intergovernmental cooperation and coordination in the planning, development and delivery of government services within El Paso, Brewster, Culberson, Dona Ana, Hudspeth, Jeff Davis, and Presidio Counties.	http://www.riocog.org
<i>Texas Historical Commission (THC)</i>	<u>The Texas Main Street Program</u> positively influences and impacts the economic health and the preservation of important historic resources in Texas. Through guidance from Texas Main Street Program, designated local Main Street programs are organizationally sound and their historic town centers are visually improved and economically viable.	http://www.thc.state.tx.us/preserve/projects-and-programs/texas-main-street/about-texas-main-street-program

<i>Texas Historical Commission</i>	<p><u>Texas Heritage Trails</u> The Texas Heritage Trails Program is the THC's award-winning heritage tourism initiative. This economic development initiative encourages communities, heritage regions, and the state to partner and promote Texas' historic and cultural resources. These successful local preservation efforts, combined with statewide marketing of heritage regions as tourism destinations, increase visitation to cultural and historic sites, and bring more dollars to Texas communities.</p>	http://www.thc.state.tx.us/preserve/projects-and-programs/texas-heritage-trails
<i>American Planning Association / Texas Chapter (TXAPA)</i>	<p>This is the state chapter of the American Planning Association. The chapter provides numerous resources on legislative and governmental affairs, a guide to urban planning in Texas, and also hosts an annual conference bringing together professionals and city representatives from all over the state.</p>	http://www.txplanning.org
<i>Texas Municipal League (TML)</i>	<p>The League exists solely to provide services to Texas cities. Since the first day of its existence, the League mission has remained the same: to serve the needs and advocate the interests of cities and city officials.</p> <p>Member cities receive benefits such as legal guidance and information on municipal legal matters, representation for your city on municipal legislative issues at the state and federal levels, onsite and online training, numerous publications, and networking and problem-solving opportunities.</p>	http://www.tml.org

ASSISTANCE FOR BUSINESSES AND/OR INDIVIDUALS

Agency	Program	Website
<i>El Paso Community College Small Business Development Center (SBDC)</i>	<p>The SBDC is the largest management and technical program for small businesses in the US. Enacted by Congress in 1980, the program is administered by the US Small Business Administration (SBA) and is supported by Congressional appropriations. The program is operated by state governments and is hosted by universities and colleges. The purpose of the program is to enhance the development of small business enterprises through counseling, technical assistance, and training services.</p>	https://www.epcc.edu/ContinuingEd/SmallBusinessDevelopmentCenter/Pages/default.aspx
<i>TDHCA</i>	<p><u>Weatherization Assistance Program (WAP)</u> WAP is designed to help low income customers control their energy costs through the installation of weatherization materials and education. The program goal is to reduce the energy cost burden of low income households through energy efficiency. Project BRAVO (below) administers the program in El Paso County.</p>	https://www.tdhca.state.tx.us/community-affairs/wap
<i>El Paso Community Action Program, Project BRAVO</i>	<p>Project BRAVO is the designated Community Action Agency (CAA) for El Paso County. Its numerous services include housing, weatherization assistance, adult basic education, patient assistance, and community services.</p>	http://www.projectbravo.org
<i>Texas RioGrande Legal Aid, Inc.</i>	<p>The El Paso Texas RioGrande Legal Aid Branch offers a variety of legal clinics and outreach programs designed to empower people by educating them on a wide range of legal issues.</p>	http://www.trla.org/office/el-paso

CERTIFICATIONS/AWARDS

Agency	Program	Website
<i>Scenic Texas</i>	<p><u>Scenic City Certification Program</u> The goal of the program is to support and recognize Texas municipalities that implement high-quality scenic standards for public roadways and public spaces, with the long-term goal of improving the image of all cities. Applications are accepted between January 1 through March 31 each year. To apply, a city must already have in place 1) a system for issuing sign permits; 2) landscaping or tree planting program; 3) prohibition of all new billboards.</p>	<p>http://www.sceniccitycertification.org Or: http://www.scenictexas.org</p>
<i>American Planning Association / Texas Chapter (TXAPA)</i>	<p><u>Planning Excellence Recognition Program</u> This program recognizes planning excellence in municipalities throughout Texas. Evaluation criteria include the level of training of Planning Commissioners and professional staff, professional qualifications of planning staff, breadth and currency of master plan components and completion of other planning related projects. The program's goals include: increasing awareness of the importance of planning; recognizing planning efforts that have achieved community support; aiding economic development and community image, etc.</p>	<p>http://www.txplanning.org/planning-awards</p>