

*Rudy Cruz Jr.*  
Mayor  
  
*Ruben Reyes*  
At Large  
  
*Cesar Nevarez*  
District 1/Mayor Pro-Tem



*Alejandro Garcia*  
District 2  
  
*Gina Cordero.*  
District 3  
  
*Irene Rojas*  
District 4  
  
*Adriana Rodarte*  
City Manager


NOTICE OF A REGULAR MEETING  
OF THE  
PLANNING AND ZONING COMMISSION  
OF THE  
CITY OF SOCORRO, TEXAS

\*\*\*\*\*  
THE FACILITY IS WHEELCHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR ACCOMMODATION FOR INTERPRETIVE SERVICES MUST BE MADE 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT THE CITY CLERK'S OFFICE AT (915) 858-2915 FOR FURTHER INFORMATION.

LA INSTALACIÓN ES ACCESIBLE PARA SILLAS DE RUEDAS Y HAY PLAZAS DE ESTACIONAMIENTOS DISPONIBLES. LAS SOLICITUDES DE ADAPTACIÓN PARA SERVICIOS DE TRADUCCIÓN DEBEN HACERSE 48 HORAS ANTES DE ESTA REUNIÓN. COMUNÍQUESE CON LA OFICINA DEL SECRETARIO DE LA CIUDAD AL (915) 858-2915 PARA OBTENER MÁS INFORMACIÓN.

\*\*\*\*\*  
NOTICE IS HEREBY GIVEN THAT A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF SOCORRO, TEXAS WILL BE HELD ON TUESDAY THE 1<sup>ST</sup> DAY OF APRIL 2025 AT 5:30 P.M. AT THE CITY HALL CHAMBERS, 860 N. RIO VISTA RD., SOCORRO, TEXAS AT WHICH TIME THE FOLLOWING WILL BE DISCUSSED:

THIS WRITTEN NOTICE, THE MEETING AGENDA, AND THE AGENDA PACKET, ARE POSTED ONLINE AT [HTTP://COSTX.US/PLANNING-ZONING/](http://COSTX.US/PLANNING-ZONING/) THE PUBLIC CAN ALSO ACCESS THE MEETING BY CALLING TOLL FREE NUMBER 844-854-2222 ACCESS CODE 579797 BY 4:30 PM MOUNTAIN STANDARD TIME (MST) ON APRIL 1, 2025 TO SIGN UP FOR PUBLIC COMMENT AND THE AGENDA ITEM THEY WISH TO COMMENT ON. THE PUBLIC THAT SIGNED UP TO SPEAK WILL BE CALLED UPON BY THE PRESIDING OFFICER DURING THE MEETING.

Approved by: 

1. Call to order.
2. Establishment of Quorum.

### **PUBLIC COMMENT**

**3. Open Forum.**

The time is reserved for members of the public who would like to address the Commission on any items that are not on the Commission Agenda and that are within the jurisdiction of the Commission. No action shall be taken.

### **NOTICE TO THE PUBLIC AND APPLICANTS**


**THE STAFF REPORT FOR AN AGENDA ITEM MAY INCLUDE CONDITIONS, EXCEPTIONS, OR MODIFICATIONS. THE COMMISSION'S MOTION TO APPROVE AN ITEM IN ACCORDANCE WITH THE STAFF REPORT OR WITH ALL STAFF COMMENTS MEANS THAT ANY MODIFICATIONS, WAIVERS, EXCEPTIONS REQUESTED BY THE APPLICANT AND RECOMMENDED FOR APPROVAL BY STAFF AND ANY STAFF RECOMMENDED CONDITIONS, HAVE BEEN APPROVED, WITHOUT NECESSITATING THAT THE COMMISSION RESTATE THE MODIFICATIONS, EXCEPTIONS, WAIVERS, OR CONDITIONS AS PART OF THE MOTION TO APPROVE AND THAT ANY FINDINGS REQUIRED TO BE MADE BY THE COMMISSION, HAVE BEEN MADE.**

**4. Consent Agenda**

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


### **REGULAR AGENDA**

5. **Public hearing** for the proposed Conditional Use Permit to allow for commercial truck parking in a C-2 (General Commercial) zoning district and a variance request from Sec. 46-637. - Wall and fence requirements > subsection C. - Screening requirements between zoning

Approved by: 

districts > (2) A six-foot-high masonry fence shall be erected: b. Between all residential and commercial districts by the owner of the commercial district., to construct a metal siding fence instead of the six-foot-high masonry fence requirement on Tract 8-C-1 and Tract 8-C-18, Block 15, Socorro Grant located at 10950 Alameda Ave., Socorro, TX.

6. **Consider and Take Action** on the proposed Conditional Use Permit to allow for commercial truck parking in a C-2 (General Commercial) zoning district and a variance request from Sec. 46-637. - Wall and fence requirements > subsection C. - Screening requirements between zoning districts > (2) A six-foot-high masonry fence shall be erected: b. Between all residential and commercial districts by the owner of the commercial district., to construct a metal siding fence instead of the six-foot-high masonry fence requirement on Tract 8-C-1 and Tract 8-C-18, Block 15, Socorro Grant located at 10950 Alameda Ave., Socorro, TX.
7. **Public hearing** for the proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 1-J and 1-J-1, Block 6, Socorro Grant, located at 270 N. Nevarez Rd., Socorro, TX from A-1 (Agricultural) to C-2 (General Commercial) to allow for a self-storage facility.
8. **Consider and Take Action** on the proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 1-J and 1-J-1, Block 6, Socorro Grant, located at 270 N. Nevarez Rd., Socorro, TX from A-1 (Agricultural) to C-2 (General Commercial) to allow for a self-storage facility.
9. **Public hearing** request for the proposed Conditional Use Permit and variance request from Sec. 46-237. - Conditional Uses (requires permit) subsection 5-a., to allow a 0.459-acre property instead of the half-acre requirement to allow for commercial truck parking in an R-1 Single-Family Residential zoning district on Lot 24, Block 4, La Jolla Subdivision located at 155 Santa Paula Dr., Socorro, TX.
10. **Consider and Take Action** on the proposed Conditional Use Permit and variance request from Sec. 46-237. - Conditional Uses (requires permit) subsection 5-a., to allow a 0.459-acre property instead of the half-acre requirement to allow for commercial truck parking in an R-1 Single-Family Residential zoning district on Lot 24, Block 4, La Jolla Subdivision located at 155 Santa Paula Dr., Socorro, TX.
11. **Consider and Take Action on a Tabled Item from the March 18, 2025, Meeting** on an ordinance to amend Chapter 46 Zoning Article V supplemental regulations for all districts Sec. 46-631.- Off-street Parking Requirements.
12. **Planning and Zoning Commissioners Report.**
13. **Planning and Zoning Department Report.**
14. **Adjourn**

Approved by: 

### EXECUTIVE SESSION

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

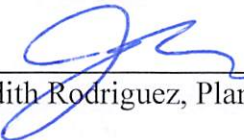
Section 551.071 CONSULTATIONS WITH ATTORNEY  
Section 551.072 DELIBERATION REGARDING REAL PROPERTY  
Section 551.073 DELIBERATION REGARDING PROSPECTIVE GIFT  
Section 551.074 PERSONNEL MATTERS  
Section 551.076 DELIBERATION REGARDING SECURITY  
Section 551.087 DELIBERATION REGARDING ECONOMIC DEVELOPMENT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

### NOTICE TO PROPERTY OWNER

**The Commission Policy requires that the applicant or representative be present at the public hearing for their item(s). Failure of the applicant or his/her/its representative to be present may result in the deletion of the matter from the agenda or such matter may be tabled until such time as the applicant or his/her/its representative is present.**


I, the undersigned authority hereby, certify that the above notice of the meeting of the Planning and Zoning Commission of Socorro, Texas is a correct copy and that I posted this notice at least seventy-two (72) hours preceding the scheduled meeting at City Council Chambers, 860 N. Rio Vista, Socorro, Texas.

**DATED 28TH DAY OF MARCH 2025.**

By:   
Judith Rodriguez, Planning & Zoning Secretary.

DATE & TIME POSTED: 3/28/2025 @ 4:15 PM BY: JR

**ALL PLANNING AND ZONING COMMISSION AGENDAS ARE PLACED ON THE  
INTERNET AT THE ADDRESS BELOW:  
([HTTP://COSTX.US/PLANNING-ZONING/](http://costx.us/planning-zoning/))**

Approved by: 



**Rudy Cruz Jr.**  
*Mayor*

**Ruben Reyes**  
*At Large*

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



**Alejandro García**  
*District 2*

**Gina Cordero**  
*District 3*

**Irene Rojas**  
*District 4*

**Adriana Rodarte**  
*City Manager*

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

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

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

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

A quorum was established with 3 commissioners present.

#### **Members Present:**

Andrew Arroyos  
Enrique Cisneros  
David Estrada

#### **Members Absent:**

Julie Dominguez  
Yolanda Rodriguez  
Osvaldo Reza

#### **Staff Present:**

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

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

No speakers for the Public-Open Forum.

### **4. Consent Agenda**

- a. Public hearing request for the proposed Conditional Use Permit to allow for commercial truck parking in a C-2 (General Commercial) zoning district and a variance request from Sec. 46-637. - Wall and fence requirements > subsection C. -

Screening requirements between zoning districts > (2) A six-foot-high masonry fence shall be erected: b. Between all residential and commercial districts by the owner of the commercial district., to construct a metal siding fence instead of the six-foot-high masonry fence requirement on Tract 8-C-1 and Tract 8-C-18, Block 15, Socorro Grant located at 10950 Alameda Ave., Socorro, TX.

- b. Public hearing request for the proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 1-J and 1-J-1, Block 6, Socorro Grant, located at 270 N. Nevarez Rd., Socorro, TX from A-1 (Agricultural) to C-2 (General Commercial) to allow for a self-storage facility.
- c. Public hearing request for the proposed Conditional Use Permit and variance request from Sec. 46-237. - Conditional Uses (requires permit) subsection 5-a., to allow a 0.459-acre property instead of the half-acre requirement to allow for commercial truck parking in an R-1 Single-Family Residential zoning district on Lot 24, Block 4, La Jolla Subdivision located at 155 Santa Paula Dr., Socorro, TX.
- d. Approval of Meeting minutes of March 4, 2025.

A motion was made by Enrique Cisneros and seconded by Andrew Arroyos *to approve the Consent Agenda with the correction on item number seven where it says Chairman opened Public Hearing the residents stated that they were in favor of no more than two units.* Motion carried.

Ayes: Andrew Arroyos, Enrique Cisneros, and David Estrada.

Nays:

Abstain:

Absent: Julie Dominguez, Yolanda Rodriguez, and Osvaldo Reza

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

- 5. Public hearing** request for the proposed Conditional Use Permit to allow for commercial use over 3,000 square feet but less than 10,000 square feet for a tortilleria in a C-1 Neighborhood Commercial (Light Commercial) zoning district on Lot 5, Block 11, McAdoo Acres Subdivision located at 11401 North Loop Dr., Socorro, TX.

**Chairman Opened Public Hearing: 5:35 PM**

No speakers for Public Hearing

**Chairman Closed Public Hearing: 5:35 PM**

- 6. Consider and Take Action** on the proposed Conditional Use Permit to allow for commercial use over 3,000 square feet but less than 10,000 square feet for a tortilleria in a C-1 Neighborhood Commercial (Light Commercial) zoning district on Lot 5, Block 11, McAdoo Acres Subdivision located at 11401 North Loop Dr., Socorro, TX.

A motion was made by Enrique Cisneros and seconded by Andrew Arroyos *to approve Item Six (6). Motion carried.*

Ayes: Andrew Arroyos, Enrique Cisneros, and David Estrada.

Nays:

Abstain:

Absent: Julie Dominguez, Yolanda Rodriguez, and Osvaldo Reza.

**7. Consider and Take Action** on an ordinance to amend Chapter 46 Zoning Article V supplemental regulations for all districts Sec. 46-631.- Off-street Parking Requirements.

A motion was made by Enrique Cisneros and seconded by Andrew Arroyos *to postpone Item Seven (7) for the next meeting. Motion carried.*

Ayes: Andrew Arroyos, Enrique Cisneros, and David Estrada.

Nays:

Abstain:

Absent: Julie Dominguez, Yolanda Rodriguez, and Osvaldo Reza.

**8. Planning and Zoning Commissioners Report.**

There were no reports from the Commissioners.

**9. Planning and Zoning Department Report.**

The Planning and Zoning Department had no reports.

**10. Adjournment**

A motion was made by Andrew Arroyos and seconded by David Estrada, *to adjourn at 5:54 PM.*

Ayes: Andrew Arroyos, Enrique Cisneros, and David Estrada.

Nays:

Abstain:

Absent: Julie Dominguez, Yolanda Rodriguez, and Osvaldo Reza.

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Andrew Arroyos, Chairman

---

Date minutes were approved.

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Judith Rodriguez, Secretary

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Date minutes were approved.



# CITY OF SOCORRO PLANNING & ZONING COMMISSION MEETING DATE: APRIL 1, 2025

## CONDITIONAL USE PERMIT REQUEST STAFF REPORT

**SUBJECT: PUBLIC HEARING REQUEST FOR THE PROPOSED CONDITIONAL USE PERMIT TO ALLOW FOR A COMMERCIAL TRUCK PARKING AND MOBILE HOME REPAIR BUSINESS IN A C-2 GENERAL COMMERCIAL ZONING DISTRICT AND A VARIANCE REQUEST FROM SEC. 46-637. - WALL AND FENCE REQUIREMENTS - SUBSECTION C - SCREENING REQUIREMENTS BETWEEN ZONING DISTRICTS - 2B TO ALLOW A 6' - 0" METAL SIDING FENCE INSTEAD OF THE 6' - 0" MASONRY FENCE REQUIREMENT ON TRACT 8-C-1 AND TRACT 8-C-18, BLOCK 13, SOCORRO GRANT LOCATED AT 10950 ALAMEDA AVE., SOCORRO, TX.**

**NAME:** 10950 ALAMEDA AVE. C.U.P.

**PROPERTY ADDRESS:** 10950 ALAMEDA AVE.

**PROPERTY LEGAL DESCRIPTION:** TRACT 8-C-1 AND 8-C-18, BLOCK 13, SOCORRO GRANT

**PROPERTY OWNER:** MANUEL QUEZADA

**REPRESENTATIVE:** MANUEL QUEZADA

**PROPERTY AREA:** 4.36 ACRES

**CURRENT ZONING:** C-2 GENERAL COMMERCIAL

**CURRENT LAND USE:** COMMERCIAL

**FUTURE LAND USE:** NEIGHBORHOOD COMMERCIAL (NC)

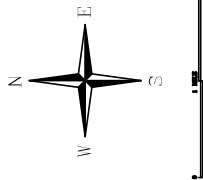
**FLOOD MAP:** According to the Flood Insurance Rate Maps, the referenced property lies within Zone X; (Community Panel # 480212 0250-B/ FEMA, September 4, 1991).

**SUMMARY OF REQUEST:** Request is for approval of a Conditional Use Permit to allow for a commercial truck parking and mobile home repair business in a C-2 General Commercial Zoning District and a variance request from Sec. 46-637. - Wall and Fence Requirements - Subsection C - Screening Requirements Between Zoning Districts - 2b to allow a 6' - 0" metal siding fence instead of the 6' - 0" masonry fence requirement at 10950 Alameda Ave.

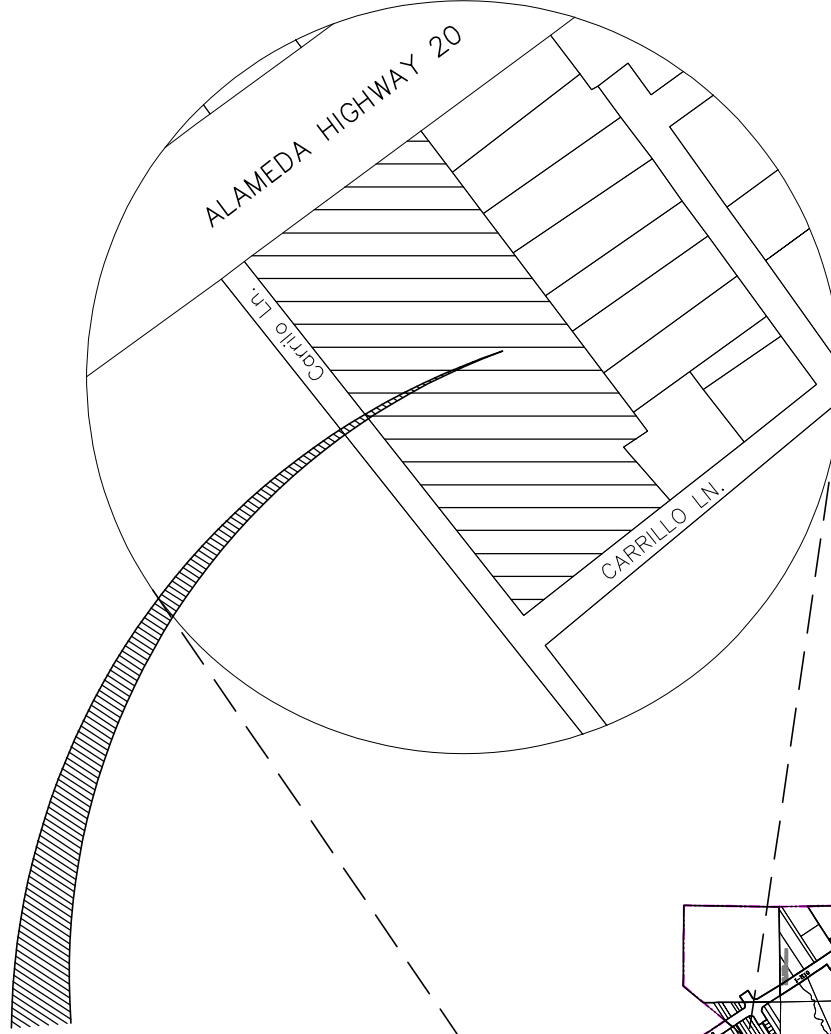
**STAFF RECOMMENDATION:** Staff recommends **DENIAL** of the Conditional Use Permit and recommends **DENIAL** of the variance request.



# LOCATION MAP



PROJECT SITE;  
10950 Alameda Ave.  
Tract-8-C-1, Block-13  
Tract-8-C-18, Block-13  
Socorro Grant



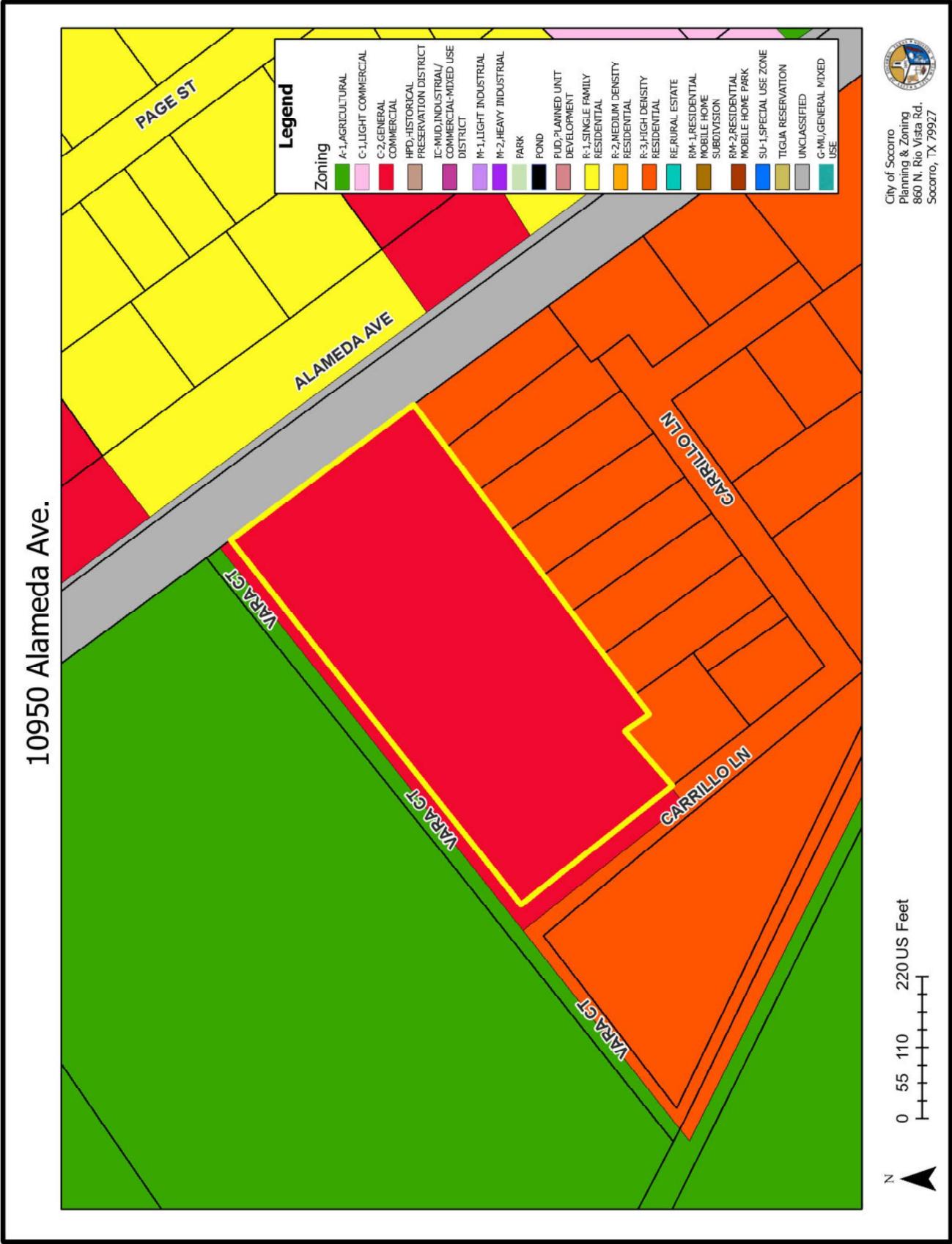
CITY OF SOCORRO

**LOCATION MAP**  
Scale: AS SHOWN

**Planning and Zoning Department**

860 N. Rio Vista, Socorro, Texas 79027 Tel: (505) 872-4531 Fax: (505) 872-4673

# ZONING MAP





# SITE PICTURES



View of property and bridge from Alameda Ave and Vara Ct.





# SITE PICTURES



View of property from Vara Ct.





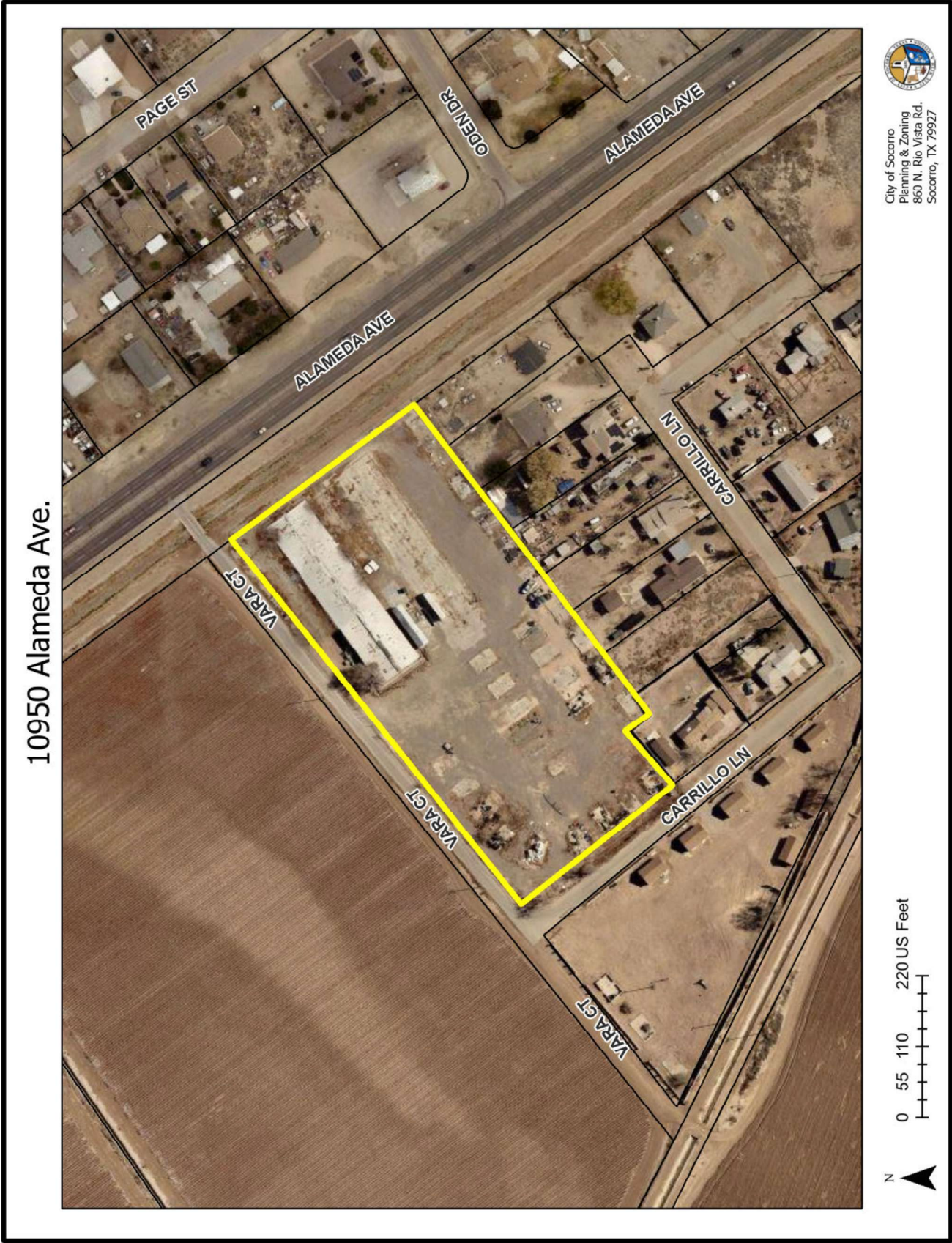
# SITE PICTURES



View of property from Carrillo Ln.



# AERIAL IMAGE





# FUTURE LAND USE MAP



# PUBLIC NOTICE LETTERS

**Rudy Cruz Jr.**  
Mayor

**Ruben Reyes**  
At Large

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



**Alejandro Garcia**  
District 2

**Gina Cordero.**  
District 3

**Irene Rojas**  
District 4

**Adriana Rodarte**  
City Manager

March 17, 2025

Dear property owner,

We would like to inform you of a correction regarding the date of the upcoming public hearing. A previous communication contained an incorrect date. Please note that the **correct date for the public hearing is April 1, 2025, at 5:30 p.m. WILL BE BROADCASTED FROM CITY HALL CHAMBERS, 860 RIO VISTA RD., SOCORRO, TEXAS. YOU MAY ATTEND IN PERSON, VIA TELEPHONE CONFERENCE AND LIVE STREAMED.**

We apologize for any confusion this may have caused and appreciate your understanding. Please update your records accordingly. If you have any questions or require further information, feel free to contact us.

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

You have been notified because you own a property located within the 200-foot radius mandated by Municode Chapter 46-53 (c).

Although you are not obliged to attend, interested parties are advised to attend the hearing to voice their concerns and/or comments. If you are unable to attend the hearing, your written comments will be considered. Written comments must be delivered to the City of Socorro Planning and Zoning Department during regular working hours, on or before the day of the hearing.

**The public must call 844-854-2222 and use the access code 579797 by 5:00 p.m. mountain standard time (MST) on April 1, 2025, to join the meeting and to sign up to speak at the public hearing, the speaker will be called upon by the presiding officer during the public hearing.**

**Please contact our office the day of the scheduled meeting to confirm that the meeting will be held.**

Respectfully,  
*Judith Rodriguez*  
Planning & Zoning Commission Secretar



# PUBLIC NOTICE LETTERS

**Rudy Cruz Jr.**  
*Mayor*

**Ruben Reyes**  
*At Large*

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



**Alejandro Garcia**  
*District 2*

**Gina Cordero**  
*District 3*

**Irene Rojas**  
*District 4*

**Adriana Rodarte**  
*City Manager*

17 de marzo, 2025

Estimado dueño(a) de propiedad,

Nos gustaría informarles sobre una corrección respecto a la fecha de la próxima a Audiencia Pública. Una carta anterior contenía una fecha incorrecta. Por favor, tengan en cuenta que **la fecha correcta para la audiencia pública es el 1 de abril de 2025 a las 5:30 p.m. TRANSMITIDO DESDE CÁMARAS DE AYUNTAMIENTO, 860 RIO VISTA RD., SOCORRO, TEXAS. USTED PODRA ATENDER A ESTA JUNTA EN PERSONA, ATRAVÉS DE LA CONFERENCIA TELEFÓNICA Y EN VIVO POR MEDIO VIRTUAL.** Lamentamos cualquier confusión que esto haya podido causar y agradecemos su comprensión. El propósito de la audiencia pública es para recibir comentarios u opiniones del público sobre lo siguiente:

- a) Solicitud de audiencia pública para el permiso de Uso Condicional propuesto que permitiría el estacionamiento de camiones comerciales en un distrito de zonificación C-2 (Comercial General) y una solicitud de variación de la *Sección 46-637 - Requisitos de muros y cercas > Subsección C - Requisitos de separación entre distritos de zonificación > (2) Se deberá construir una cerca de mampostería de seis pies de altura:*
  - b. Entre todos los distritos residenciales y comerciales, por el propietario del distrito comercial, para permitir la construcción de una cerca de revestimiento metálico en lugar de la cerca de mampostería de seis pies de altura requerida en los Tractos 8-C-1 y 8-C-18, Manzana 15, Subvención de Socorro, ubicado en 10950 Alameda Ave., Socorro, TX.

Usted ha sido notificado porque es dueño(a) de una propiedad ubicada dentro del radio de 200 pies de la propiedad en cuestión, dispuesto por el Capítulo 46-53 (c) del Código Municipal.

Usted no está obligado(a) a asistir, pero si tiene algún comentario u opinión se le recomienda asistir a la audiencia. Si no puede asistir a la audiencia, se tendrán en cuenta sus observaciones por escrito. Los comentarios escritos deben ser entregados al Departamento de Planeación y Uso de Suelo durante las horas de trabajo regulares, antes o en el día de la audiencia.

**El público debe llamar al 844-854-2222 y usar el código de acceso 579797 antes de las 5:00 p.m. el 1 de abril del año 2025 para unirse a la reunión e inscribirse para hablar durante la audiencia pública. El oficial que conducirá la reunión llamará a la persona para comentar en su artículo.**

**Por favor póngase en contacto con nuestra oficina el día de la junta para confirmar que la junta se llevará a cabo.**

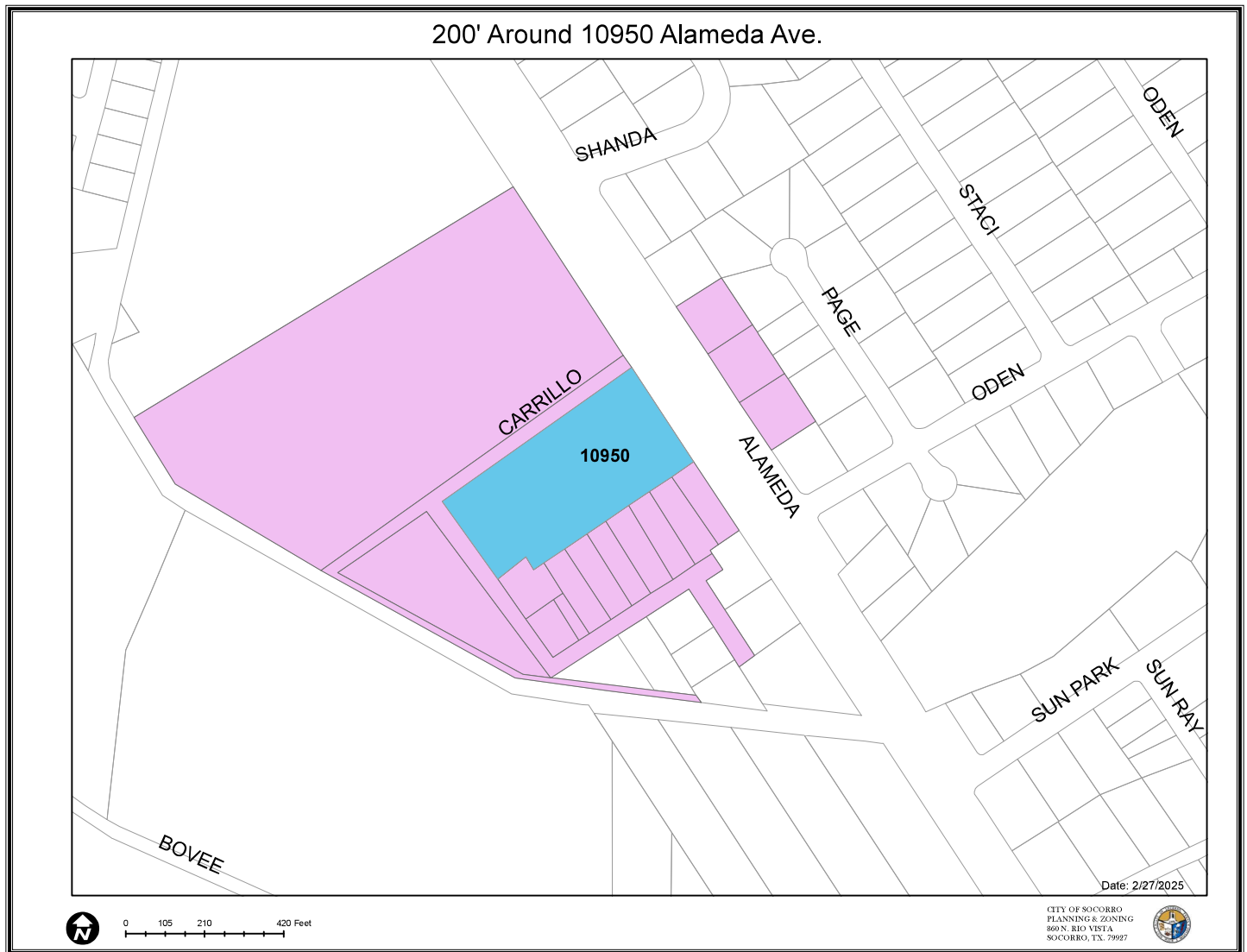
Atentamente,

*Judith Rodriguez*

Secretaria de la Comisión de Planeación y Zonificación

860 N. Rio Vista Rd., Socorro, Texas 79927 Tel. (915) 872-8531 Fax (915) 872-8724  
[www.costx.us](http://www.costx.us)

# PUBLIC NOTICE MAP



## PUBLIC FEEDBACK

### IN-PERSON RESPONSES:

- SUPPORT: 0
- OPPOSITION: 0

### MAILED RESPONSES:

- SUPPORT: 0
- OPPOSITION: 0

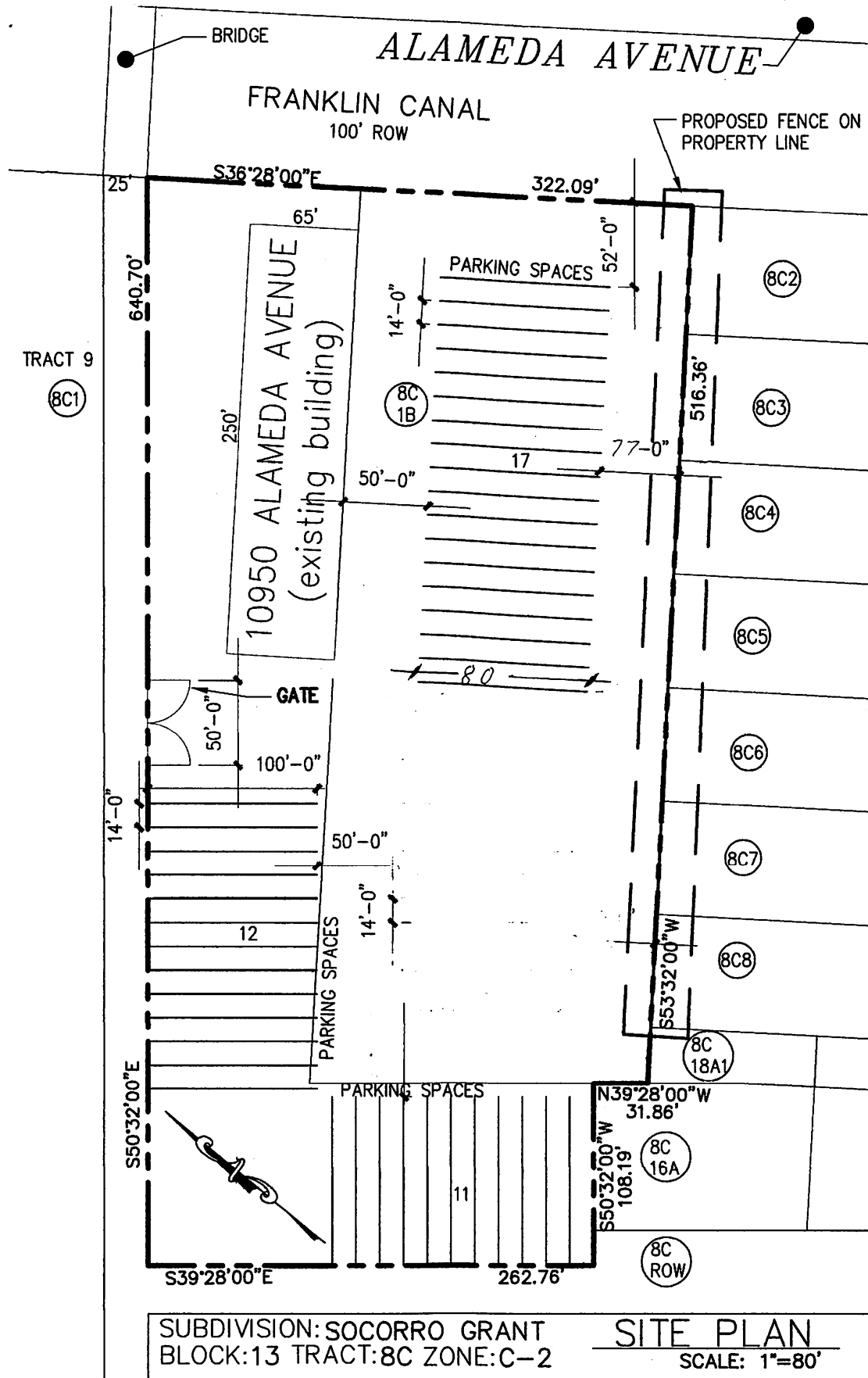
### PHONE RESPONSES:

- SUPPORT: 0
- OPPOSITION: 0

### EMAIL RESPONSES:

- SUPPORT: 0
- OPPOSITION: 0

# SITE PLAN



# SUPPLEMENTAL DOCUMENT

Letter of support provided by applicant.

## PETITION

To the city council of Socorro, Texas:

We, the undersigned residents of Socorro, Texas petition the council and ask that you allow Mr. Manuel Quezada to continue to use his property, located at 10950 Alameda, as storage, commercial use and/or any other way he sees fit. We have no objections to the current use of his property.

Al ayuntamiento de Socorro, Texas:

Nosotros, los residentes de Socorro, Texas, que firmamos a continuación, solicitamos al ayuntamiento que permita al Sr. Manuel Quezada continuar utilizando su propiedad, ubicada en 10950 Alameda, como depósito, uso comercial y/o cualquier otra forma que considere conveniente. No tenemos objeciones al uso actual de su propiedad.

Name/Nombre	Address/Direccion	Phone No./Numero de Telefono	Signature/Firma
Daniel Treva	11060 Carrillo	915-346-4867	Daniel Treva
Juan Carrillo	10969 Carrillo	915-355-4669	Juan Carrillo
Jesús Avila	11081 Carrillo	915-333-9840	Jesús Avila
José A. Carmona	11085 Carrillo	915-301-2891	José A. Carmona
Lesar Padilla	11097 Carrillo	915-328-4688	Lesar Padilla
David Zuniga	11073 Carrillo	915-861-1347	David Zuniga
Agnes Treva	10980 Carrillo	915-887-9433	Agnes Treva
Alfredo Carrillo	10959 Carrillo	915-339-9834	Alfredo Carrillo
ANTONIO GARCIA	10978 Carrillo	915-243-8454	Antonio Garcia





**CITY OF SOCORRO  
PLANNING & ZONING COMMISSION  
MEETING DATE: APRIL 1, 2025  
REZONING REQUEST  
STAFF REPORT**

**SUBJECT: PUBLIC HEARING REQUEST FOR THE PROPOSED AMENDMENT TO THE CITY OF SOCORRO'S MASTER PLAN AND REZONING OF TRACT 1-J AND 1-J-1, BLOCK 6, SOCORRO GRANT, LOCATED AT 270 N. NEVAREZ RD., SOCORRO, TX, FROM A-1 (AGRICULTURAL) TO C2 (GENERAL COMMERCIAL) TO ALLOW FOR A SELF-STORAGE FACILITY.**

**NAME:** 270 N. NEVAREZ RD. REZONING

**PROPERTY ADDRESS:** 270 N. NEVAREZ RD.

**PROPERTY LEGAL DESCRIPTION:** TRACT 1-J AND 1-J-1, BLOCK 6, SOCORRO GRANT

**PROPERTY OWNER:** BRENDA COCA MENDOZA

**REPRESENTATIVE:** BRENDA COCA MENDOZA

**PROPERTY AREA:** 5.82 ACRES

**CURRENT ZONING:** A-1 (AGRICULTURAL)

**CURRENT LAND USE:** VACANT

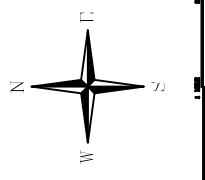
**FUTURE LAND USE:** INDUSTRIAL/COMMERCIAL MIXED-USE (ICMU)

**FLOOD MAP:** According to the Flood Insurance Rate Maps, the referenced property lies within Zone X; (Community Panel # 480212 0236-B/ FEMA, September 4, 1991).

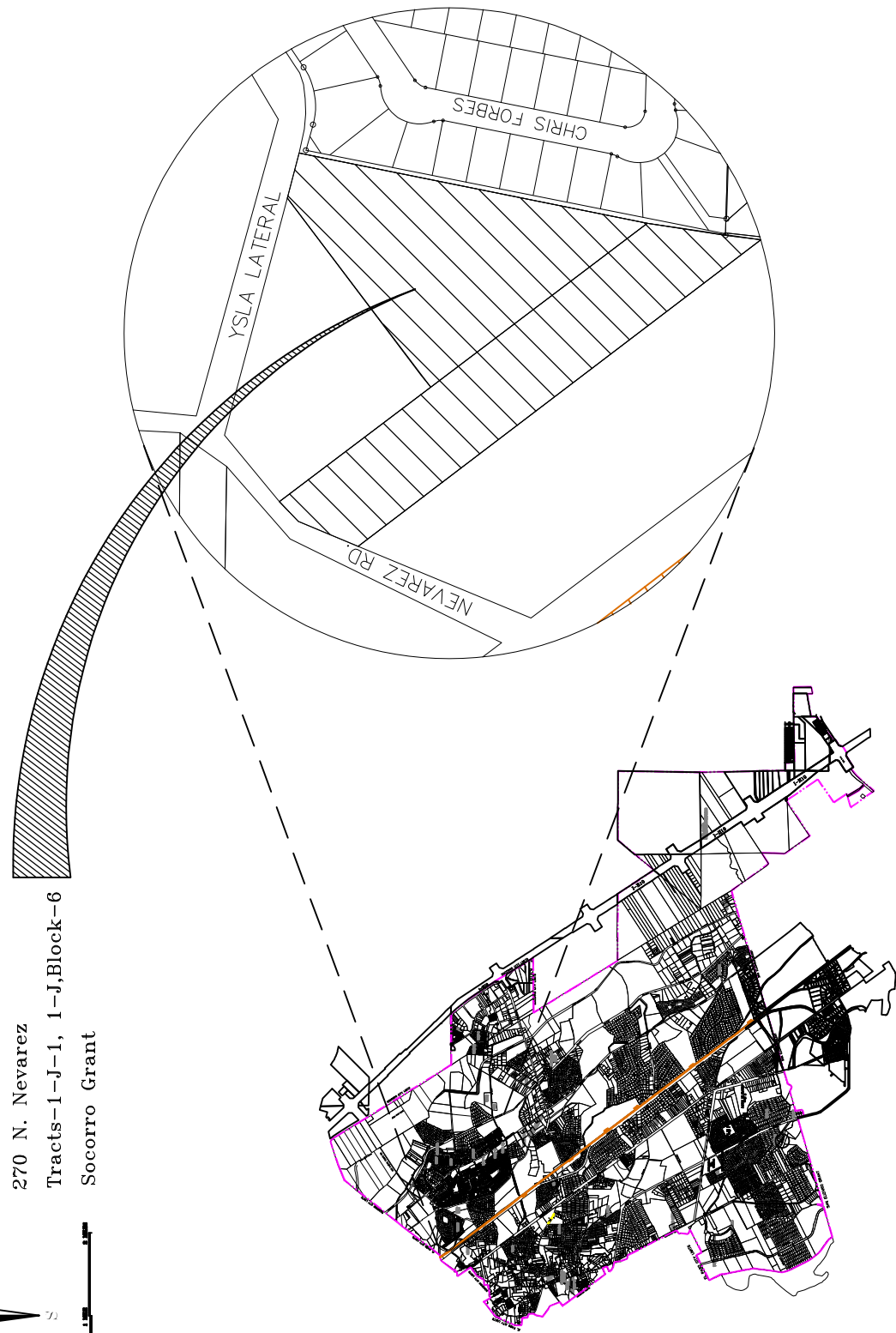
**SUMMARY OF REQUEST:** Request is for approval of a rezoning of a property from A-1 to C-2 to allow for a self-storage facility.

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

# LOCATION MAP



PROJECT SITE;  
270 N. Nevarez  
Tracts-1-J-1, 1-J, Block-6  
Socorro Grant

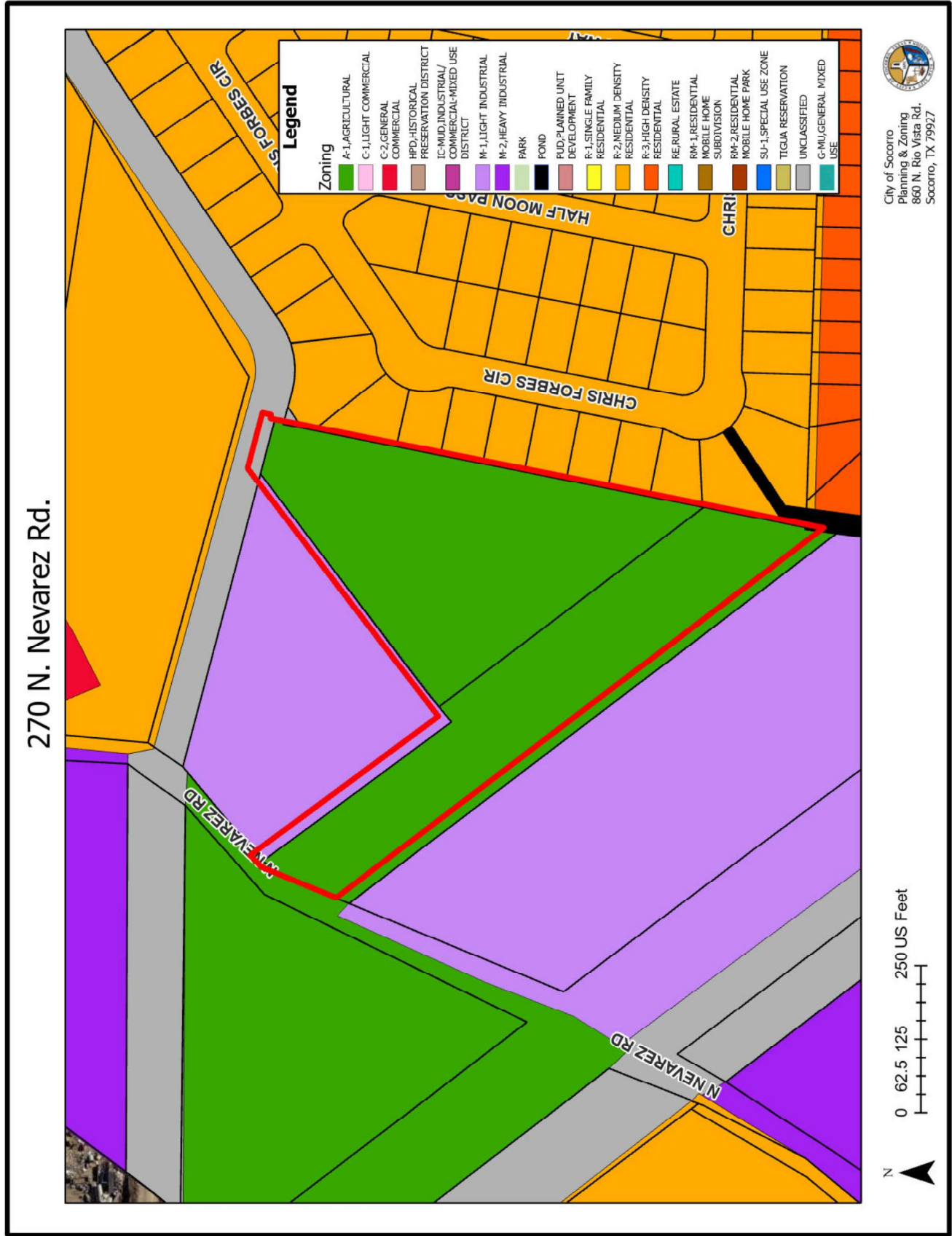


CITY OF SOCORRO

**LOCATION MAP**  
Scale: AS SHOWN

**Planning and Zoning Department**  
860 N. Rio Vista, Socorro, Texas 79027  
Tel: (505) 872-4351 Fax: (505) 872-4373

# ZONING MAP





# SITE PICTURES

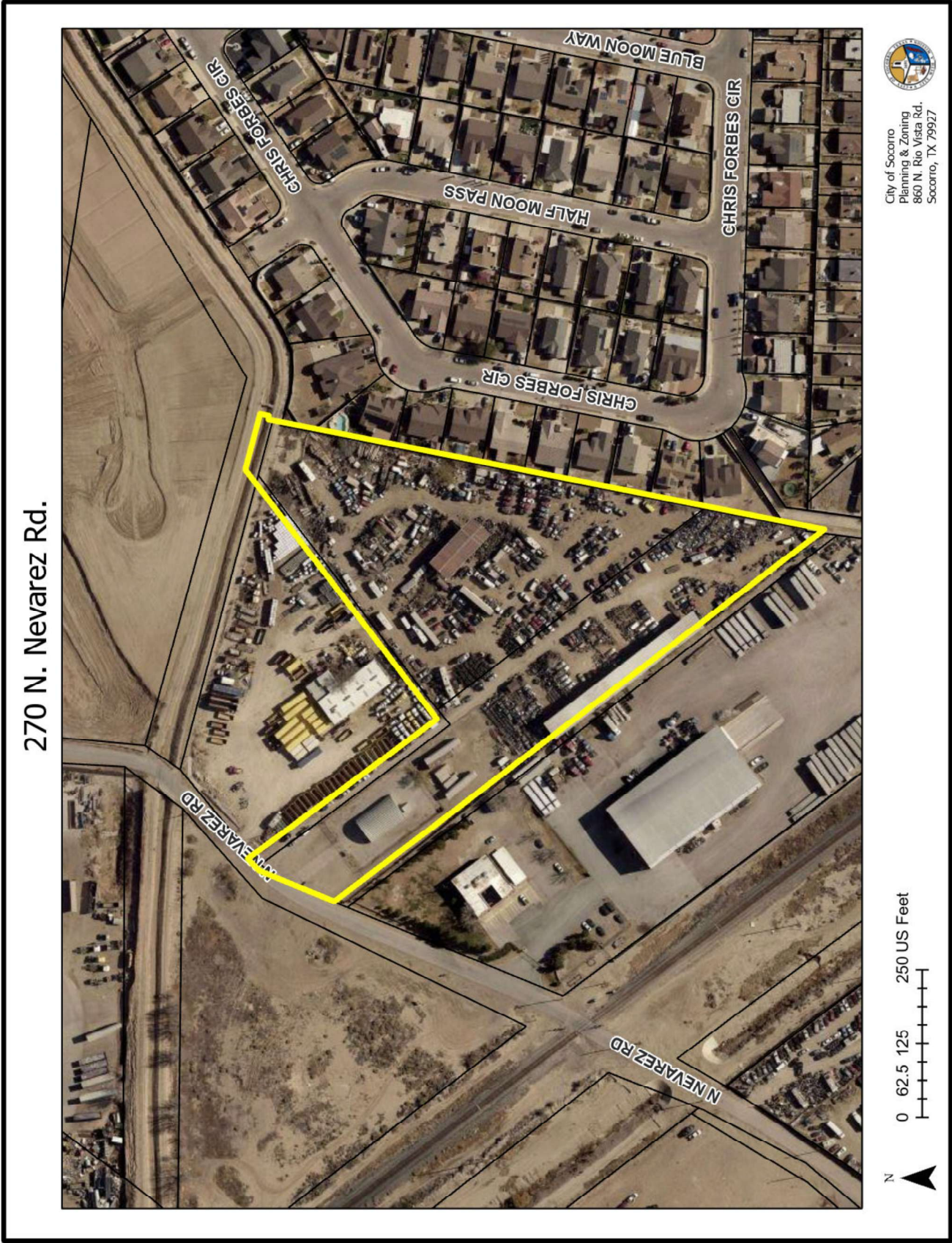


View of property from N. Nevarez Rd.



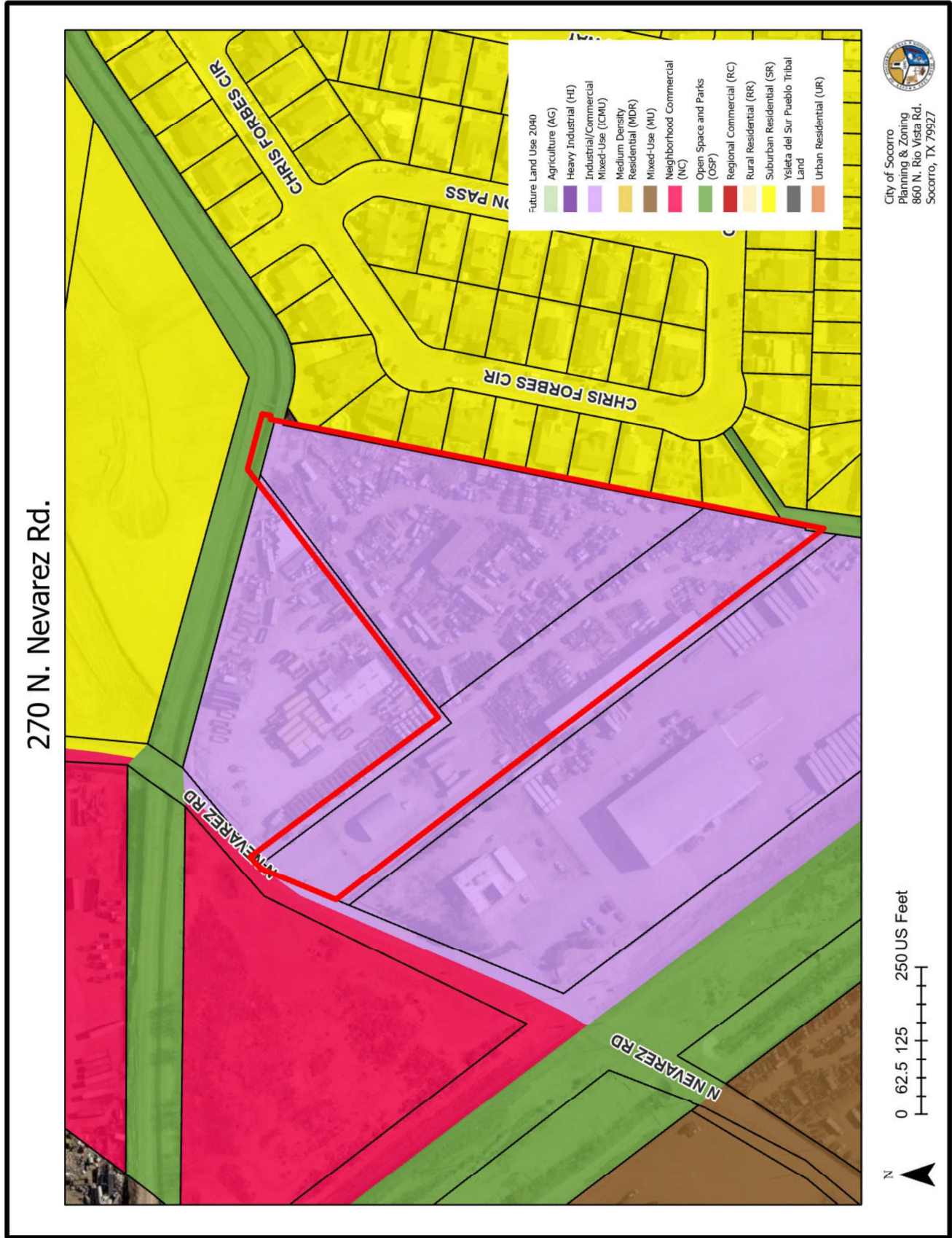


# AERIAL IMAGE



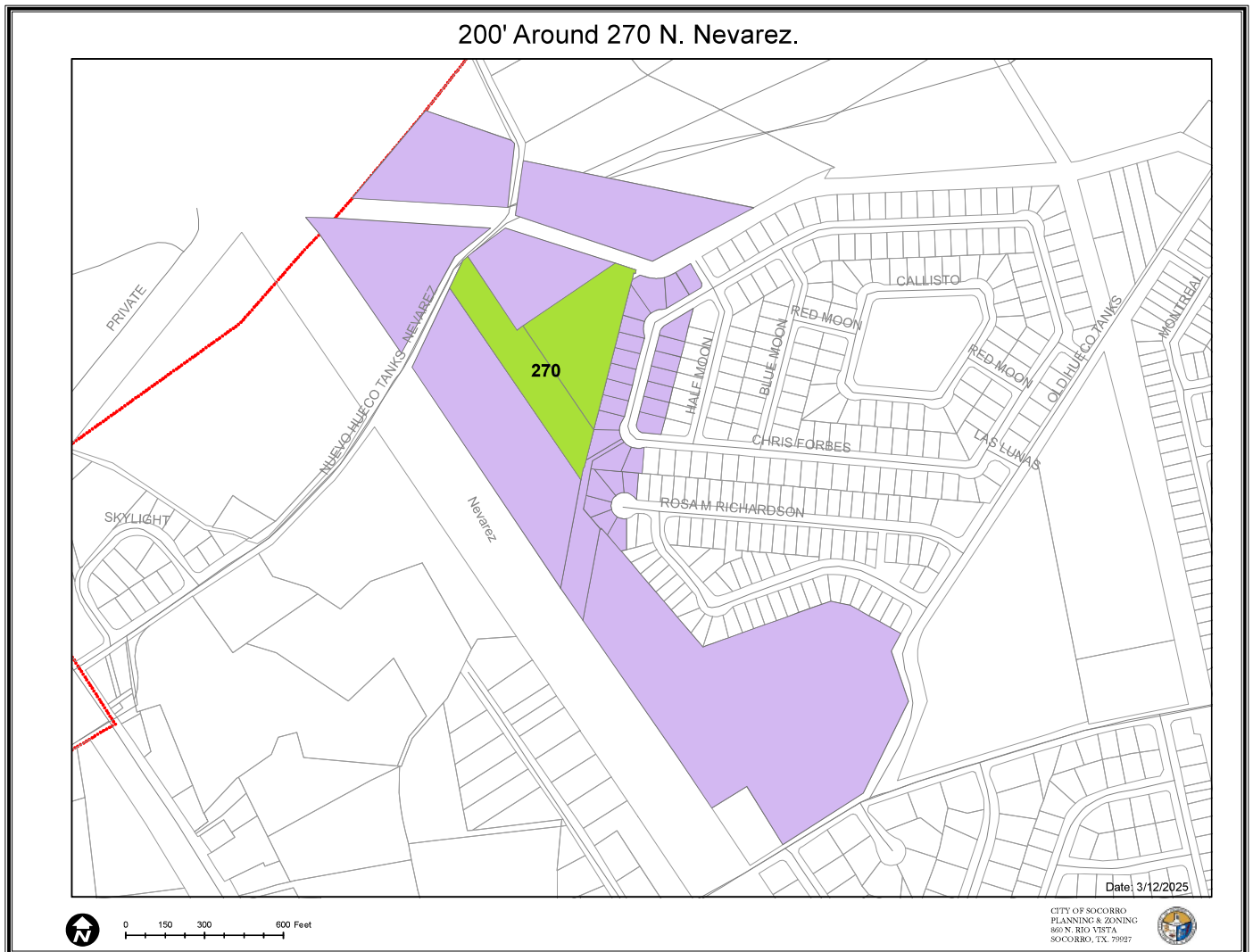


# FUTURE LAND USE MAP





# PUBLIC NOTICE



## PUBLIC FEEDBACK

### IN-PERSON RESPONSES:

- SUPPORT: 0

- OPPOSITION: 0

### MAILED RESPONSES:

- SUPPORT: 0

- OPPOSITION: 0

### PHONE RESPONSES:

- SUPPORT: 0

- OPPOSITION: 0

### EMAIL RESPONSES:

- SUPPORT: 0

- OPPOSITION: 0

# PUBLIC NOTICE LETTERS

**Rudy Cruz Jr.**  
Mayor

**Ruben Reyes**  
At Large

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



**Alejandro Garcia**  
District 2

**Gina Cordero.**  
District 3

**Irene Rojas**  
District 4

**Adriana Rodarte**  
City Manager

March 17, 2025

Dear property owner,

We would like to inform you of a correction regarding the date of the upcoming public hearing. A previous communication contained an incorrect date. Please note that the **correct date for the public hearing is April 1, 2025, at 5:30 p.m. WILL BE BROADCASTED FROM CITY HALL CHAMBERS, 860 RIO VISTA RD., SOCORRO, TEXAS. YOU MAY ATTEND IN PERSON, VIA TELEPHONE CONFERENCE AND LIVE STREAMED.**

We apologize for any confusion this may have caused and appreciate your understanding. Please update your records accordingly. If you have any questions or require further information, feel free to contact us.

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

You have been notified because you own a property located within the 200-foot radius mandated by Municode Chapter 46-53 (c).

Although you are not obliged to attend, interested parties are advised to attend the hearing to voice their concerns and/or comments. If you are unable to attend the hearing, your written comments will be considered. Written comments must be delivered to the City of Socorro Planning and Zoning Department during regular working hours, on or before the day of the hearing.

**The public must call 844-854-2222 and use the access code 579797 by 5:00 p.m. mountain standard time (MST) on April 1, 2025, to join the meeting and to sign up to speak at the public hearing, the speaker will be called upon by the presiding officer during the public hearing.**

**Please contact our office the day of the scheduled meeting to confirm that the meeting will be held.**

Respectfully,  
*Judith Rodriguez*  
Planning & Zoning Commission Secretar

# PUBLIC NOTICE LETTERS

**Rudy Cruz Jr.**  
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**Irene Rojas**  
*District 4*

**Adriana Rodarte**  
*City Manager*

17 de marzo, 2025

Estimado dueño(a) de propiedad,

Nos gustaría informarles sobre una corrección respecto a la fecha de la próxima a Audiencia Pública. Una carta anterior contenía una fecha incorrecta. Por favor, tengan en cuenta que **la fecha correcta para la audiencia pública es el 1 de abril de 2025 a las 5:30 p.m. TRANSMITIDO DESDE CÁMARAS DE AYUNTAMIENTO, 860 RIO VISTA RD., SOCORRO, TEXAS. USTED PODRA ATENDER A ESTA JUNTA EN PERSONA, ATRAVÉS DE LA CONFERENCIA TELEFÓNICA Y EN VIVO POR MEDIO VIRTUAL.** Lamentamos cualquier confusión que esto haya podido causar y agradecemos su comprensión. El propósito de la audiencia pública es para recibir comentarios u opiniones del público sobre lo siguiente:

- a) Solicitud de audiencia pública para el permiso de Uso Condicional propuesto que permitiría el estacionamiento de camiones comerciales en un distrito de zonificación C-2 (Comercial General) y una solicitud de variación de la *Sección 46-637 - Requisitos de muros y cercas > Subsección C - Requisitos de separación entre distritos de zonificación > (2) Se deberá construir una cerca de mampostería de seis pies de altura:*
  - b. Entre todos los distritos residenciales y comerciales, por el propietario del distrito comercial, para permitir la construcción de una cerca de revestimiento metálico en lugar de la cerca de mampostería de seis pies de altura requerida en los Tractos 8-C-1 y 8-C-18, Manzana 15, Subvención de Socorro, ubicado en 10950 Alameda Ave., Socorro, TX.

Usted ha sido notificado porque es dueño(a) de una propiedad ubicada dentro del radio de 200 pies de la propiedad en cuestión, dispuesto por el Capítulo 46-53 (c) del Código Municipal. Usted no está obligado(a) a asistir, pero si tiene algún comentario u opinión se le recomienda asistir a la audiencia. Si no puede asistir a la audiencia, se tendrán en cuenta sus observaciones por escrito. Los comentarios escritos deben ser entregados al Departamento de Planeación y Uso de Suelo durante las horas de trabajo regulares, antes o en el día de la audiencia.

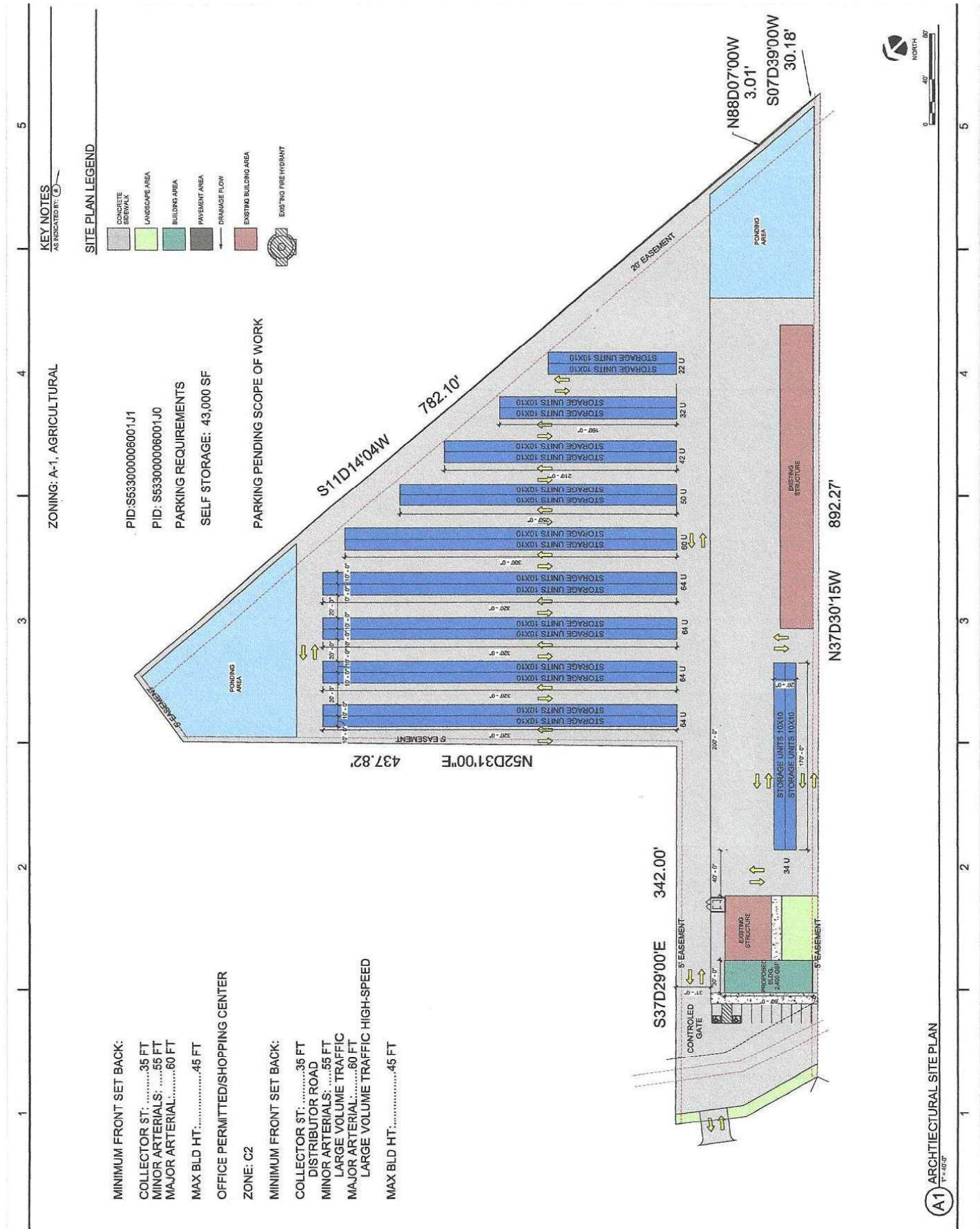
**El público debe llamar al 844-854-2222 y usar el código de acceso 579797 antes de las 5:00 p.m. el 1 de abril del año 2025 para unirse a la reunión e inscribirse para hablar durante la audiencia pública. El oficial que conducirá la reunión llamará a la persona para comentar en su artículo.**

**Por favor póngase en contacto con nuestra oficina el día de la junta para confirmar que la junta se llevará a cabo.**

Atentamente,  
*Judith Rodriguez*  
Secretaria de la Comisión de Planeación y Zonificación

860 N. Rio Vista Rd., Socorro, Texas 79927 Tel. (915) 872-8531 Fax (915) 872-8724  
[www.costx.us](http://www.costx.us)

# SITE PLAN







# CITY OF SOCORRO

## PLANNING & ZONING COMMISSION

### MEETING DATE: APRIL 1, 2025

### CONDITIONAL USE PERMIT REQUEST

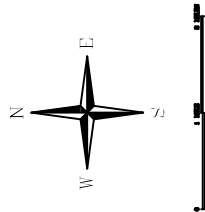
### STAFF REPORT

#### SUBJECT:

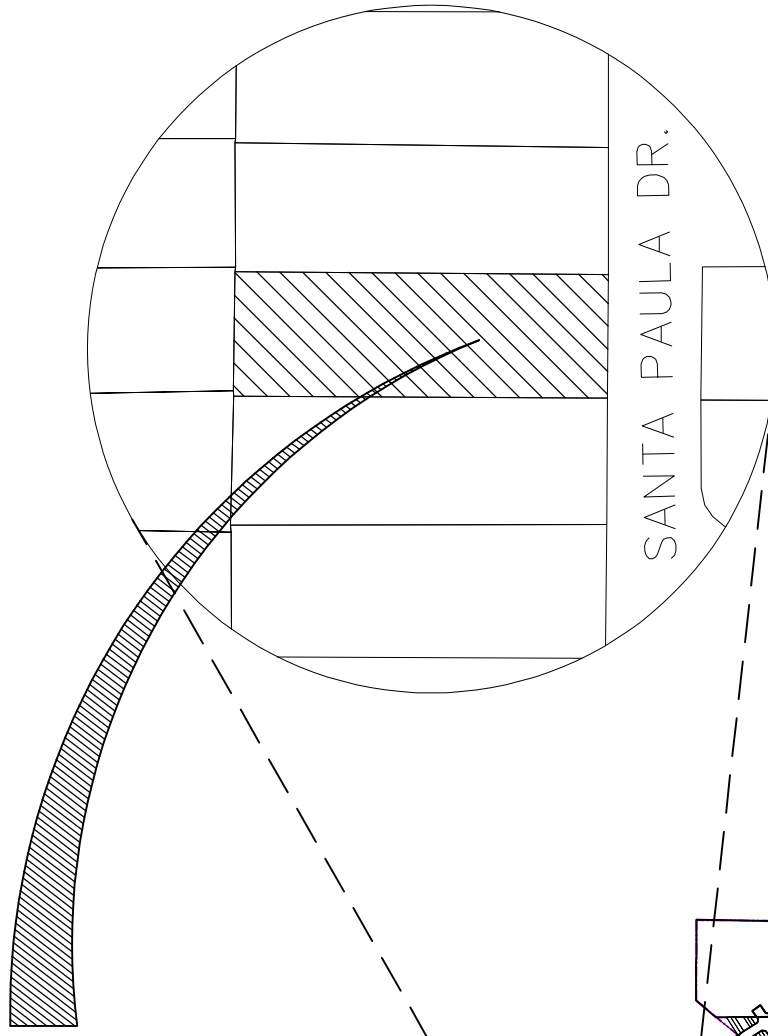
PUBLIC HEARING REQUEST FOR THE PROPOSED CONDITIONAL USE PERMIT AND VARIANCE REQUEST FROM SEC. 46-237. - CONDITIONAL USES (REQUIRES PERMIT) SUBSECTION 5-A, TO ALLOW A 0.459 ACRE PROPERTY INSTEAD OF THE HALF-ACRE REQUIREMENT TO ALLOW FOR COMMERCIAL TRUCK PARKING IN AN R-1 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT, ON LOT 24, BLOCK 4, LA JOLLA SUBDIVISION LOCATED AT 155 SANTA PAULA DR., SOCORRO, TX.

<b>NAME:</b>	155 SANTA PAULA DR. C.U.P.
<b>PROPERTY ADDRESS:</b>	155 SANTA PAULA DR.
<b>PROPERTY LEGAL DESCRIPTION:</b>	LOT 24, BLOCK 4, LA JOLLA SUBDIVISION
<b>PROPERTY OWNER:</b>	JOSE M. ALCALA
<b>REPRESENTATIVE:</b>	JOSE M. ALCALA
<b>PROPERTY AREA:</b>	20,003.85 S.F.
<b>CURRENT ZONING:</b>	R-1 SINGLE-FAMILY RESIDENTIAL
<b>CURRENT LAND USE:</b>	RESIDENTIAL
<b>FUTURE LAND USE:</b>	SUBURBAN RESIDENTIAL (SR)
<b>FLOOD MAP:</b>	According to the Flood Insurance Rate Maps, the referenced property lies within Zone X; (Community Panel # 480212 0250-B/ FEMA, September 4, 1991).
<b>SUMMARY OF REQUEST:</b>	Request is for approval of a Conditional Use Permit and variance request from Sec. 46-237. - Conditional Uses (Requires Permit) Subsection 5-a, to allow a 0.459 Acre property instead of the half-acre requirement to allow for commercial truck parking in an R-1 Single-Family Residential Zoning District.
<b>STAFF RECOMMENDATION:</b>	Staff recommends <b>APPROVAL</b> of the Conditional Use Permit and Variance Request.

# LOCATION MAP



PROJECT SITE;  
155 Santa Paula Dr.  
Lot-24, Block-4  
La Jolla

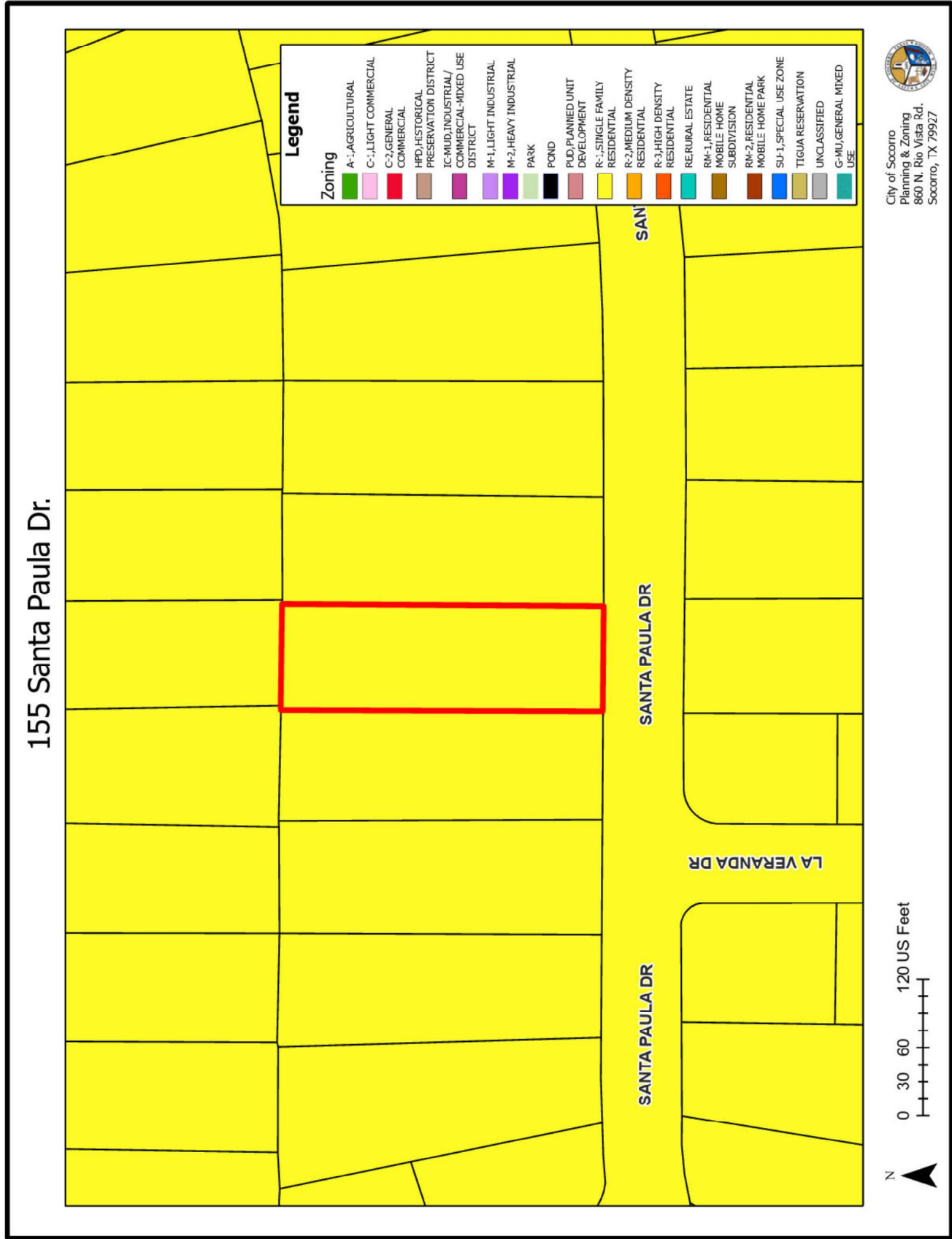


CITY OF SOCORRO

**LOCATION MAP**  
Scale: AS SHOWN

**Planning and Zoning Department**  
860 N. Rio Vista, Socorro, Texas 79027 Tel: (915) 872-4531 Fax: (915) 872-4673

# ZONING MAP





# SITE PICTURES



View of property from Santa Paula Dr.





# AERIAL IMAGE

155 Santa Paula Dr.

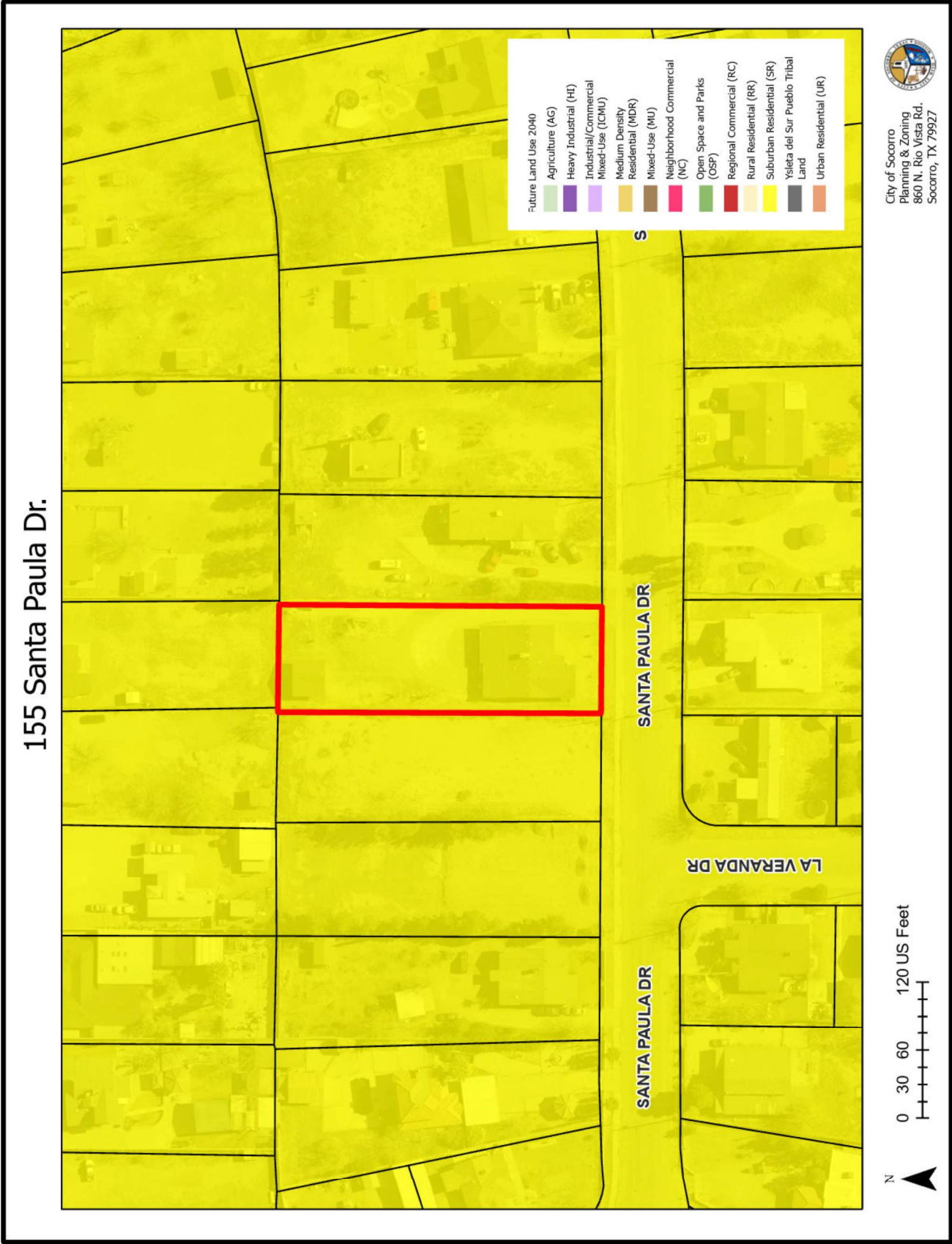


0 30 60 120 US Feet



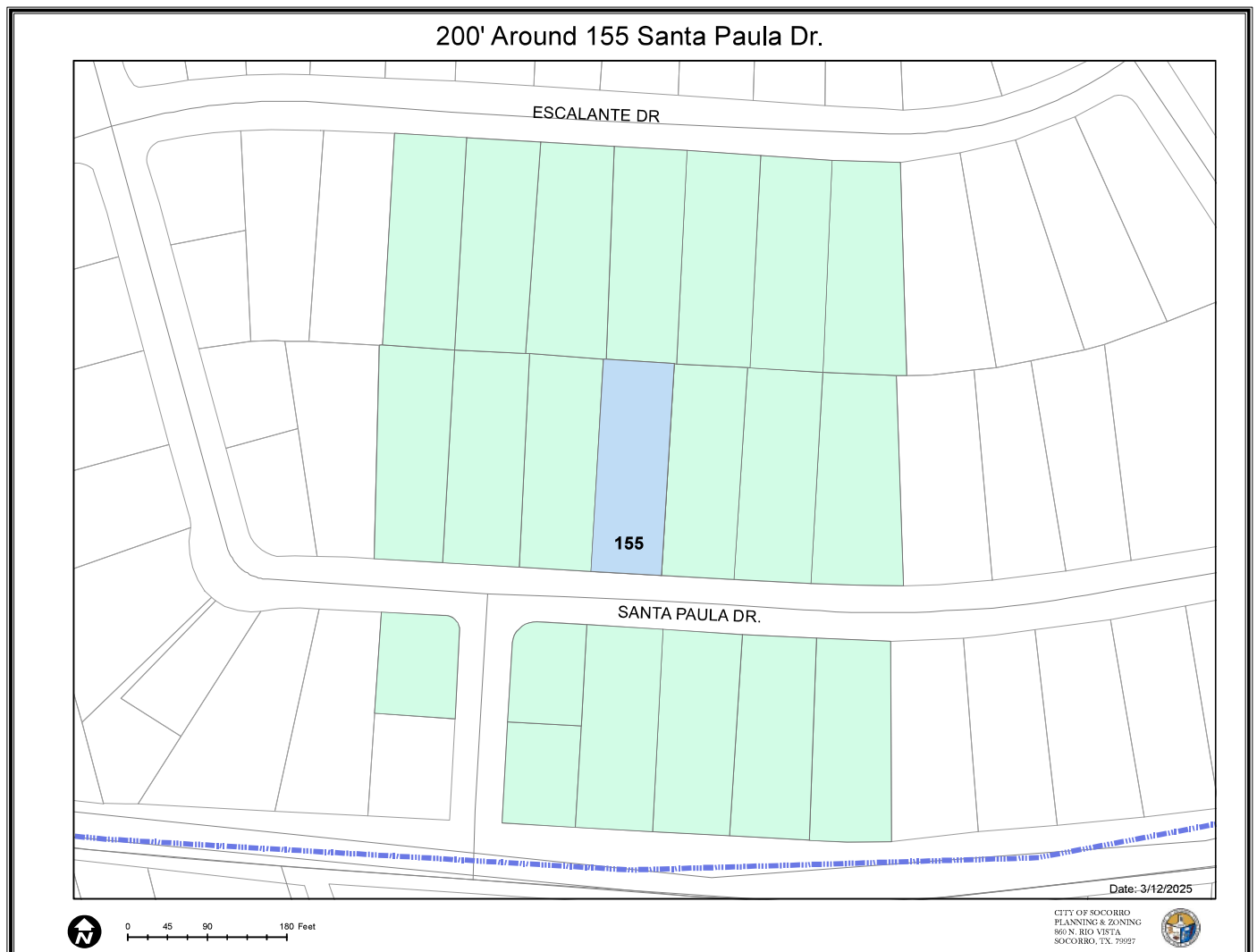
City of Socorro  
Planning & Zoning  
860 N. Rio Vista Rd.  
Socorro, TX 79927

# FUTURE LAND USE MAP





# PUBLIC NOTICE MAP



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

You have been notified because you own a property located within the 200-foot radius mandated by Municode Chapter 46-53 (c).

Although you are not obligated to attend, interested parties are advised to attend the hearing to voice their concerns and/or comments. If you are unable to attend the hearing, your written comments will be considered. Written comments must be delivered to the City of Socorro Planning and Zoning Department during regular working hours, on or before the day of the hearing.

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- b) Solicitud de audiencia pública para el Permiso de Uso Condicional propuesto y solicitud de variación de la Sec. 46-237. - Usos Condicionales (requiere permiso) subsección 5-a., para permitir una propiedad de 0.459 acres en lugar del requisito de medio acre para permitir el estacionamiento de camiones comerciales en un distrito de zonificación residencial unifamiliar R-1 en el Lote 24, Bloque 4, Subdivisión La Jolla ubicada en 155 Santa Paula Dr., Socorro, TX.

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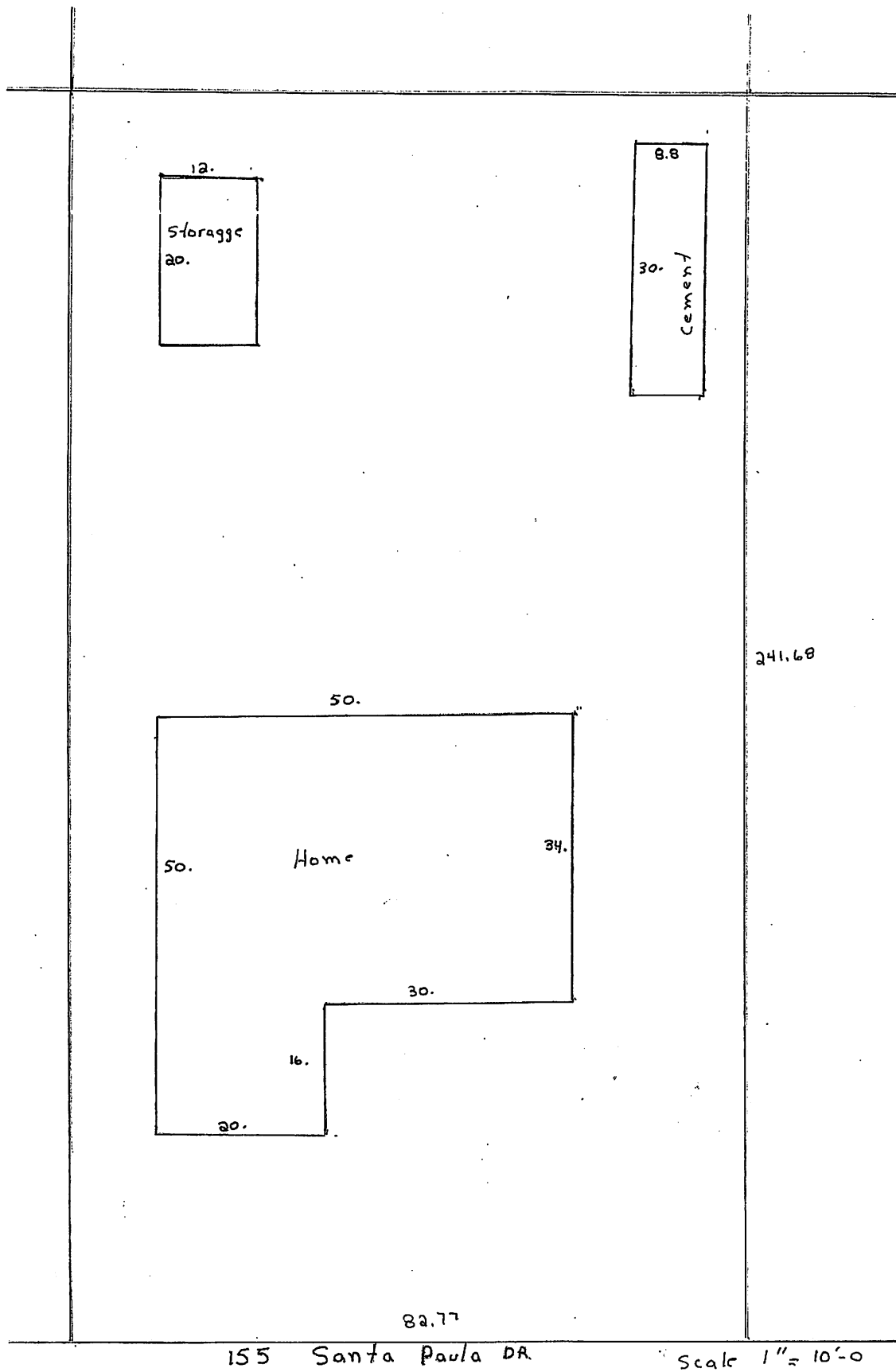
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# SITE PLAN



# SUPPLEMENTAL DOCUMENT

