

*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

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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.

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NOTICE IS HEREBY GIVEN THAT A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF SOCORRO, TEXAS WILL BE HELD ON TUESDAY THE 17TH DAY OF JUNE 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 JUNE 17, 2025 TO SIGN UP FOR PUBLIC COMMENT AND THE AGENDA ITEM THEY WISH TO COMMENT ON. THE PUBLIC THAT SIGNED UP TO SPEAK WILL BE CALLED UPON BY THE PRESIDING OFFICER DURING THE MEETING.

Approved by: \_\_\_\_\_

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

### **PUBLIC COMMENT**

3. **Open Forum.**


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

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

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

4. **Consent Agenda**

- a) Public hearing request for the proposed amendment to the Code of Ordinances of the City of Socorro, TX., Chapter 46 - Zoning, Article IV - District Regulations to add the District Regulations for the A-1 (Agricultural) Zoning District.
- b) Public hearing request for the proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 4-B, Block 16, Socorro Grant, located at 232 S. Nevarez Rd., Socorro, TX from R-1 (Single-Family Residential) to A-1 (Agricultural) and a conditional use permit to allow for a small-scale water desalination project.

Approved by: 

- c) Public hearing request for the proposed amendment to the City of Socorro's Master Plan and rezoning of Lot 1, Block 9, San Ysidro Subdivision, located at 11100 San Ysidro Rd., Socorro, TX from R-1 (Single-Family Residential) to R-2 (Medium Density Residential) to allow two single-family detached dwellings.
- d) Approval of Meeting minutes of June 3, 2025.


### **REGULAR AGENDA**

- 5. **Consider and Take Action** on the approval of a Preliminary and Final Plat with a waiver request from Section 38-8.2.- *Preliminary Plat- - Plans and Data (Sub-Section C. Engineering Reports)* to waive the Storm Drainage Plan Requirement for the Delgado Unit 1 Subdivision, being Tract 13-N, Tract 13-N-3, and Tract 13-R-2 Block 1, Socorro Grant, and located at 841 Little Corina Ave., Socorro, TX.
- 6. **Planning and Zoning Commissioners Report.**
- 7. **Planning and Zoning Department Report.**
- 8. **Adjournment**

### **EXECUTIVE SESSION**

The Planning and Zoning Commission of the City of Socorro may retire into EXECUTIVE SESSION pursuant to Section 3.08 of the City of Socorro Charter and 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

Approved by: 

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 NEGOTIATI

**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 13TH DAY OF JUNE 2025.**

By:   
Judith Rodriguez, Planning & Zoning Secretary.

DATE & TIME POSTED: 6/13/2025 10 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**

*Representative  
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*

**DATE:** June 13, 2025

**TO:** Planning & Zoning Commission

**CC:** Adriana Rodarte, City Manager

**FROM:** Lorraine Quimiro, City Planner Development Director

**SUBJECT:**

**Consider and Take Action on an ordinance amending Chapter 46 Zoning Article IV District Regulations of the Code of Ordinances of the City of Socorro, Texas to add the District Regulations for A-1 (Agricultural) Zoning District.**

**SUMMARY**

Consider approving an ordinance amendment to reestablish District regulations for the A-1, (Agricultural) Zoning District.

**BACKGROUND**

An outcome of the 2040 Socorro Comprehensive plan was a desire by the community to preserve and protect agricultural areas. While the city is in the process of undertaking a comprehensive revision of our zoning ordinance there may be times when small changes are necessary.

**STATEMENT OF THE ISSUE**

Current City of Socorro Municipal Code of Ordinances does not contain a section for A-1, Agricultural District regulations.

**FINANCIAL IMPACT**

None

**ALTERNATIVE**

Denial

**STAFF RECOMMENDATION**

Approval

**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

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## ORDINANCE \_\_\_\_\_

**AN ORDINANCE AMENDING CHAPTER 46 – ZONING, ARTICLE IV – DISTRICT REGULATIONS. OF THE CODE OF ORDINANCES OF THE CITY OF SOCORRO, TEXAS TO ADD DISTRICT REGULATIONS FOR A-1 (AGRICULTURAL) ZONING DISTRICT.**

**WHEREAS, Ch. 211 TEXAS LOCAL GOVERNMENT CODE, the Municipal Zoning Authority specifically authorizes zoning functions and procedures for municipalities; and**

**WHEREAS, the City Council finds it appropriate to enact zoning provisions consistent with the City's Comprehensive Plan — specifically the Socorro 2040 Comprehensive Master Plan — which emphasizes the preservation and protection of agricultural land and open space within the city; and**

**WHEREAS, the City Council has determined that establishing a formal A-1 Agricultural Zoning District, with tailored lot size, permitted uses, and development standards, is necessary to implement these objectives and to provide regulatory clarity for the A-1 district.**

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

**This ordinance shall take effect immediately from and after its passage and publication of the caption, as required by law.**

~~(Deletions of the current text are noted in red strike through font~~ and additions are noted in blue underline font)

## **DIVISION 5. A-1 - AGRICULTURAL DISTRICT**

### **Sec. 46-290. - Purpose.**

This zone is designed to accommodate compatible land, building and structure uses primarily oriented to agricultural farming and ranching, and extremely low-density residential purposes to a maximum of one dwelling unit per two acres.

### **Sec. 46-291. - Permitted uses.**

Permitted uses in this zone shall include:

- (1) Single-family detached dwelling on-site construction, one unit per lot. Only conventional building materials listed in the approved building codes will be used for structural and finish materials.
- (2) Permitted temporary housing for agricultural workers
  - a. Eligibles structures include motor homes, travel trailers, recreational vehicles (RVs), or camping trailers used as seasonal or temporary worker housing directly connected with agricultural operations on the same parcel.
  - b. Occupancy is permitted only during periods of active agricultural work and must not exceed 180 days in any calendar year unless extended by conditional use permit in accordance with Section 46-292.(4)
  - c. Parcel requirements must be a minimum of 2 acres in size.
  - d. Eligible structures must be currently licensed, maintained in mobile condition and meet setback standards. Must connect to potable water, sanitary sewage (on-site septic or public), and meet state/county health department regulations.
  - e. A temporary use permit is required, authorizing occupancy for up to 180 days. Extensions beyond 180 days will require a conditional use permit.
  - f. Eligible structures must be removed within **30 days** of completion of agricultural work or expiration of permit.
- (3) Accessory structures and uses including garages, carports private workshop, greenhouse home occupations and other structures that are customarily incidental to the principal structures. Building materials and style will be similar to those of the primary structure.
- (4) Storage of one boat, one camper, or other recreational vehicle, shall be limited to the side or rear yard separated by at least ten feet from any property line. The raising of nursery products; and the keeping of large or small animals.
- (5) Manufactured homes of two sections (double wide) or more, which maintain the predominantly residential nature of the district. Manufactured homes will only be permitted in those subdivisions that were approved by the city prior to the year 2000, and will be subject to the following regulations. In addition to the other requirements under this section, all manufactured homes shall comply with the following standards:
  - a. Manufactured homes must be no older than eight years, measured from the date of manufacture to the date the permit application is filed with the city.
  - b. Maximum number of manufactured homes permitted per lot: one.
  - c. Minimum square footage of the manufactured home: 700 square feet and not less than ten feet in width.

- d. The wheels, axles, and tongue of the mobile or manufactured home shall be removed prior to the tie down process.
- e. Mobile or manufactured home undercarriages shall be skirted with permanent skirting. The skirt or apron shall be continually and properly maintained between the bottom of the unit and the ground, and obtain a certificate of completion from the zoning department.
- f. Utility connections, foundation specifications, tie-down specifications, and all other installation requirements shall be done at time of placement in accordance with the Texas Department of Labor and Standards' (or successor agency) Texas Mobile Home Tie-Down Standards.
- g. All manufactured homes shall be constructed according to the National Manufactured Housing Construction and Safety Standard Act of 1974, 42 USC 5401, et seq.
- h. Designated driveway area constructed of reinforced concrete, and of a size to comply with [section 46-631], off-street parking regulations.

(6) Riding schools or stables.

(7) Plant nurseries, gardens, and greenhouses, including those for commercial purposes

(8) Horticulture, all types

#### **Sec. 46-292. - Conditional uses (requires permit).**

Conditional uses in this zone shall include:

- (1) Private or commercial kennels and veterinary hospitals.
- (2) Cemeteries and mausoleums.
- (3) Single wide manufactured homes may be permitted in those subdivisions that were approved by the city prior to the year 2000, and will be subject to the following regulations. In addition to the other requirements under this section, all manufactured homes shall comply with the following standards:
  - a. Manufactured homes must be no older than eight years, measured from the date of manufacture to the date the permit application is filed with the city.
  - b. Maximum number of manufactured homes permitted per lot: one.
  - c. Minimum square footage of the manufactured home: 700 square feet and not less than ten feet in width.
  - d. The wheels, axles, and tongue of the mobile or manufactured home shall be removed prior to the tie down process.
  - e. Mobile or manufactured home undercarriages shall be skirted with permanent skirting. The skirt or apron shall be continually and properly maintained between the bottom of the unit and the ground, and obtain a certificate of completion from the zoning department.
  - f. Utility connections, foundation specifications, tie-down specifications, and all other installation requirements shall be done at time of placement in accordance with the Texas Department of Labor and Standards' (or successor agency) Texas Mobile Home Tie-Down Standards.
  - g. All manufactured homes shall be constructed according to the National Manufactured Housing Construction and Safety Standard Act of 1974, 42 USC 5401, et seq.
  - h. Designated driveway area constructed of reinforced concrete, and of a size to comply with [section 46-631], off-street parking regulations.



- (4) Extension of Permitted temporary housing for agricultural workers beyond 180 but not to exceed 30 days.
- (5) Water wells, storage, or pumping facilities.
- (6) Desalination containers and associated evaporation pond

#### **Sec. 46-293. - Area requirements.**

Area requirements for this zone shall include:

- (1) Minimum lot area: two (2) acres.
- (2) Minimum yard setbacks:
  - a. Front: 35 feet;
  - b. Side: 15 feet;
  - c. Rear: 25 feet.
- (3) Minimum front setbacks for all properties facing:
  - a. Collector streets: 35 feet;
  - b. Minor arterials: 55 feet;
  - c. Major arterials: 60 feet.

#### **Sec. 46-294. - Height limitations.**

No building or structure shall exceed 35 feet in height, except that accessory objects usually required to be placed above the roof level, that do not consume more than one-third of the total roof area, and are not intended for human occupancy, may exceed this height.

#### **Sec. 46-295. - Off-street parking requirements.**

Off-street parking requirements shall be as provided in section 46-631.

#### **Sec. 46-296. - Sign restrictions.**

Sign restrictions shall be as provided in section 46-634.

#### **Secs. 46-297.—46-323 Reserved.**

**READ, APPROVED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

CITY OF SOCORRO, TEXAS

\_\_\_\_\_  
Rudy Cruz Jr., Mayor

ATTEST:

\_\_\_\_\_  
Olivia Navarro, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
James A. Martinez  
Socorro City Attorney

Introduction and First Reading: \_\_\_\_\_, 2025  
Second Reading and Adoption: \_\_\_\_\_, 2025

**Rudy Cruz Jr.**  
*Mayor*

**Ruben Reyes**  
*At Large*

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



**Alejandro García**  
*District 2*

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**Irene Rojas**  
*District 4*

**Adriana Rodarte**  
*City Manager*

**PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES**  
**June 3, 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 4 commissioners present.

**Members Present:**

Andrew Arroyos  
David Estrada  
Osvaldo Reza  
Yolanda Rodriguez

**Members Absent:**

Enrique Cisneros  
Julie Dominguez

**Staff Present:**

- Lorraine Quimiro, *City Planner*
- Jose Botello, *Planner*.
- Judith Rodriguez, *Planning Clerk*.
- Myrian Apodaca, *Planning Clerk*.
- Estevan Gonzales, *I.T. Director*
- John Grer, *I.T. Technician*
- Merwan Bhatti, *City Attorney*

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

No speakers for the Public-Open Forum.

**4. Consent Agenda**

- a) Approval of Meeting minutes of May 20, 2025.

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

Ayes: Andrew Arroyos, David Estrada, Osvaldo Reza, and Yolanda Rodriguez.

Nays:

Abstain:

Absent: Julie Dominguez and Enrique Cisneros.

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

- 5. Public hearing** on the proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 4-D-15, Block 3, Socorro Grant, located at 10732 Horn Cir., Socorro, TX from R-1 (Single-Family Residential) to C-2 (General Commercial) with a Conditional Use Permit and a variance request from *Sec. 46-631. -Off-Street Parking Requirements. (15)* to allow a reduction in parking space requirements of 1 space per 800 s.f. of net leasable area instead of the 1 space per 200 s.f. requirement to allow for a fabrication shop.

Public Hearing was opened at 5:33 pm

No speakers for Public Hearing

Public Hearing closed at 5:33 pm

- 6. Consider and Take Action** on the approval of the proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 4-D-15, Block 3, Socorro Grant, located at 10732 Horn Cir., Socorro, TX from R-1 (Single-Family Residential) to C-2 (General Commercial) with a Conditional Use Permit and a variance request from *Sec. 46-631. -Off-Street Parking Requirements. (15)* to allow a reduction in parking space requirements of 1 space per 800 s.f. of net leasable area instead of the 1 space per 200 s.f. requirement to allow for a fabrication shop.

Gilberto Aranda spoke during the presentation.

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

Ayes: Andrew Arroyos, David Estrada, Osvaldo Reza, and Yolanda Rodriguez.

Nays:

Abstain:

Absent: Julie Dominguez and Enrique Cisneros.

7. **Public hearing** on the proposed amendment to the City of Socorro's Master Plan and rezoning of Lot 5, Block 8, Mary Lou Park Subdivision, located at 636 Maxine Dr., Socorro, TX, from R-1 (Single-Family Residential) to R-2 (Medium Density Residential) to allow for a duplex.

Public Hearing was opened at 5:52 pm

No speakers for Public Hearing

Public Hearing closed at 5:52 pm

8. **Consider and Take Action** on the approval of the proposed amendment to the City of Socorro's Master Plan and rezoning of Lot 5, Block 8, Mary Lou Park Subdivision, located at 636 Maxine Dr., Socorro, TX, from R-1 (Single-Family Residential) to R-2 (Medium Density Residential) to allow for a duplex.

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

Ayes: Andrew Arroyos, David Estrada, Osvaldo Reza, and Yolanda Rodriguez.

Nays:

Abstain:

Absent: Julie Dominguez and Enrique Cisneros.

9. **Public hearing** on the proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 10-I, Block 3, Socorro Grant, located at the intersection of E. Burt Rd and Range War Ct., Socorro, TX, from R-1 (Single-Family Residential) to R-2 (Medium Density Residential) to allow for the development of single-family residential lots on a vacant undeveloped property.

Public Hearing was opened at 5:58 pm

No speakers for Public Hearing

Public Hearing closed at 5:58 pm

10. **Consider and Take Action** on the approval of the proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 10-I, Block 3, Socorro Grant, located at the intersection of E. Burt Rd and Range War Ct., Socorro, TX, from R-1 (Single-Family Residential) to R-2 (Medium Density Residential) to allow for the development of single-family residential lots on a vacant undeveloped property.

Mr. Arroyos abstained from this item due to work-related matters involving the applicant. Jorge Azcarate spoke during the presentation.

A motion was made by David Estrada and seconded by Osvaldo Reza *to approve Item ten (10)*. Motion carried.

Ayes: David Estrada, Osvaldo Reza, and Yolanda Rodriguez.



Nays:

Abstain: Andrew Arroyos

Absent: Julie Dominguez and Enrique Cisneros.

**11. Consider and Take Action** on the approval of the proposed Final Plat for Horizon Park Unit Three Subdivision, being Tract 10-J, Block 3, Socorro Grant, located at 10971 E. Burt Rd., Socorro, TX.

Mr. Arroyos abstained from this item due to work-related matters involving the applicant.

A motion was made by David Estrada and seconded by Osvaldo Reza *to approve Item Eleven (11)*. Motion carried.

Ayes: David Estrada, Osvaldo Reza, and Yolanda Rodriguez.

Nays:

Abstain: Andrew Arroyos

Absent: Julie Dominguez and Enrique Cisneros.

**12. Planning and Zoning Commissioners Report.**

Commissioner Osvaldo Reza requested that the speed humps Bovee Rd. be repainted.

Commissioner Yolanda Rodriguez reported concerns about excessive speeding on Horizon Blvd. and highlighted the positive improvements taking place throughout the city.

Commissioner Reza also requested information regarding Arterial 1 to help inform constituents who have contacted him with questions about the project.

**13. Planning and Zoning Department Report.**

Ms. Quimiro informed the commissioners that constituents may be directed to the Planning and Zoning Office to gather more information regarding the Arterial 1 project.

She explained that the project originally began in 2019 but was delayed due to the COVID-19 pandemic. Since then, new alternatives have been introduced and are currently under review. The project remains in the investigative and study phase.

Additionally, she announced that the public comment period has been extended to Friday, June 13, 2025, and information is available on the City of Socorro's website.

Ms. Quimiro also mentioned that the Transit Development Plan Project has been completed and will be presented to the City Council this Thursday.

**14. Adjournment**

A motion was made by Andrew Arroyos and seconded by Osvaldo Reza, *to adjourn at 6:53 PM*.

Ayes: Andrew Arroyos, David Estrada, Osvaldo Reza and Yolanda Rodriguez.

Nays:

Abstain:

Absent: Julie Dominguez and Enrique Cisneros.

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Andrew Arroyos, Chairman

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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: JUNE 17, 2025

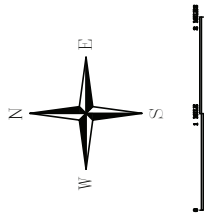
## PRELIMINARY AND FINAL PLAT APPLICATION STAFF REPORT

### SUBJECT:

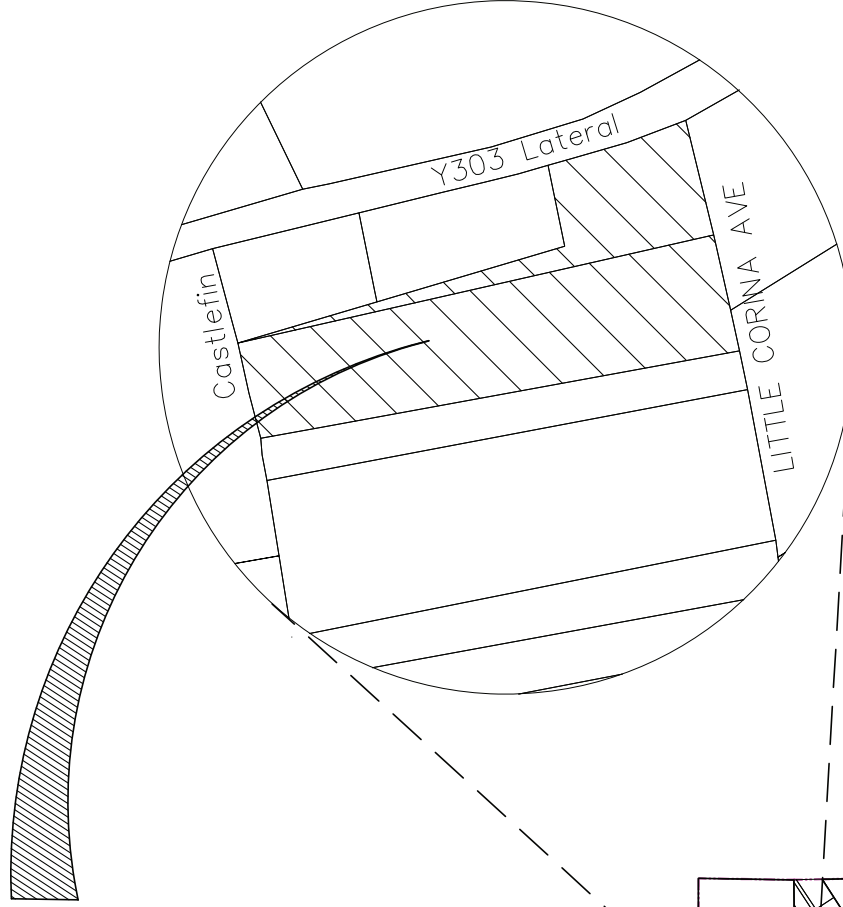
REQUEST FOR APPROVAL OF A PRELIMINARY AND FINAL PLAT WITH A WAIVER REQUEST FROM SECTION 38-8.2. - *PRELIMINARY PLAT -- PLANS AND DATA (SUB-SECTION C. ENGINEERING REPORTS)* TO WAIVE THE STORM DRAINAGE PLAN REQUIREMENT FOR THE DELGADO UNIT 1 SUBDIVISION, BEING TRACT 13-N, TRACT 13-N-3, AND TRACT 13-R-2, BLOCK 1, SOCORRO GRANT, AND LOCATED AT 841 LITTLE CORINA AVE., SOCORRO, TX.

<b>NAME:</b>	DELGADO UNIT 1 SUBDIVISION
<b>PROPERTY ADDRESS:</b>	841 LITTLE CORINA AVE.
<b>PROPERTY LEGAL DESCRIPTION:</b>	TRACT 13-N, TRACT 13-N-3, AND TRACT 13-R-2, BLOCK 1, SOCORRO GRANT, SOCORRO, TX.
<b>PROPERTY OWNER:</b>	JOSE RAUL CASTRELLON & OLIVIA CASTRELLON
<b>REPRESENTATIVE:</b>	VICTOR & JESSICA DELGADO
<b>PROPERTY AREA:</b>	3.56 ACRES
<b>CURRENT ZONING:</b>	A-1 (AGRICULTURAL)
<b>CURRENT LAND USE:</b>	AGRICULTURAL/RESIDENTIAL
<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 Preliminary and Final Plat with a waiver request for the Delgado Unit 1 Subdivision.
<b>STAFF RECOMMENDATION:</b>	Staff recommends <b>APPROVAL</b> of the waiver request from Sec.38-8.2. - Preliminary Plat -- Plans and Data (Sub-Section C. Engineering Reports) to waive the Storm Drainage Plan requirement and; Staff recommends <b>APPROVAL</b> of the Preliminary and Final Plat for the Delgado Unit 1 Subdivision with the condition that Engineering review comments are met prior to recording of Final Plat.

# LOCATION MAP



PROJECT SITE;  
Delgado Subdivision  
Tracts- 13N & 13-N-3, Block-1  
Socorro Grant



CITY OF SOCORRO

**LOCATION MAP**

Scale: AS SHOWN

**Planning and Zoning Department**

860 N. Rio Vista, Socorro, Texas 79027 Tel: (505) 872-4331 Fax: (505) 872-8673

# ZONING MAP





# SITE PICTURES



View of property from Little Corina Ave., and Castlefin Dr.



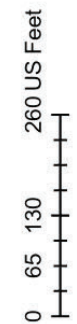


# AERIAL IMAGE

Delgado Subdivision - 841 Little Corrina Ave.



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



# PRELIMINARY PLAT

## DELGADO SUBDIVISION

### UNIT 1

BEING ALL OF LOT 1  
DELGADO SUBDIVISION UNIT 1  
CITY OF SOCORRO, TEXAS  
COUNTY OF EL PASO, TEXAS  
CONTAINING 3.560 ACRES

## PRELIMINARY PLAT

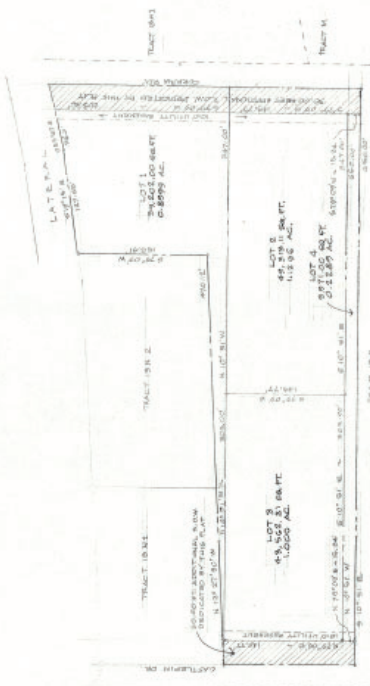
**NOTES**

1. THE CERTIFICATE FOR THIS SUBDIVISION WAS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
2. WATER SURVEY AND SURVEYOR'S DEED, IS PROVIDED BY JONATHAN WILSON, SURVEYOR, 1000 N. 10TH ST., SUITE 100, ARLING, TEXAS 76010. THE DEED IS BEING FILED FOR RECORD, EFFECTIVE DATE, SEPTEMBER 4, 1991.
3. THE DEED IS BEING FILED FOR RECORD, EFFECTIVE DATE, SEPTEMBER 4, 1991.
4. U.S. NATIONAL BUREAU OF LAND MANAGEMENT, 1000 N. 10TH ST., SUITE 100, ARLING, TEXAS 76010. THE DEED IS BEING FILED FOR RECORD, EFFECTIVE DATE, SEPTEMBER 4, 1991.

**SCHOOL DISTRICT**  
SOCORRO INDEPENDENT SCHOOL DISTRICT



**SCHOOL DISTRICT**  
SOCORRO INDEPENDENT SCHOOL DISTRICT  
**OWNER**  
SOCORRO INDEPENDENT SCHOOL DISTRICT  
2711 MARSHALL STREET  
EL PASO, TEXAS 79962  
**SURVEYOR**  
DONALD CHANDLER, INC.  
2711 MARSHALL STREET  
EL PASO, TEXAS 79962  
**FLOOD ZONE**  
SITE IS LOCATED IN FLOOD ZONE "X"  
FLOOD INSURANCE RATE MAP  
FLOOD INSURANCE RATE MAP  
DATED SEPTEMBER 4, 1991



CASTLEFIN RD. / LITTLE CORRINA RD.



# FINAL PLAT

## DELGADO SUBDIVISION

### UNIT 1

BEING ALL OF LOT 1  
DELGADO SUBDIVISION UNIT 1  
CITY OF SOCORRO, TEXAS  
COUNTY OF EL PASO, TEXAS  
CONTAINING 3.580 ACRES

THE STATE OF TEXAS  
COUNTY OF EL PASO  
I, THE UNDERSIGNED, COUNTY CLERK OF EL PASO COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING PLAT, BEING A FINAL PLAT OF THE DELGADO SUBDIVISION, UNIT 1, CITY OF SOCORRO, TEXAS, COUNTY OF EL PASO, TEXAS, WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS, ON THIS 10TH DAY OF SEPTEMBER, 2023, AT 10:00 A.M., AND THAT THE SAME IS IN FULL COMPLIANCE WITH THE REQUIREMENTS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

DELGADO, LLC DATE

#### ACKNOWLEDGMENT

STATE OF TEXAS  
COUNTY OF EL PASO  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10TH DAY OF SEPTEMBER, 2023, BY

NOTARY PUBLIC, STATE OF TEXAS  
BY COMMISSION EXPIRES

#### CITY OF SOCORRO PLANNING DEPARTMENT

THIS SUBDIVISION IS HEREBY APPROVED AS TO THE PLATTING AND AS TO THE CONFORMANCE OF THE PLAT WITH THE REQUIREMENTS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, IN ACCORDANCE WITH CHAPTER 212 OF THE LOCAL GOVERNMENT CODE OF TEXAS.

PLANNING DEPARTMENT OF THE CITY OF SOCORRO

SECRETARY

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

WE, THE UNDERSIGNED CERTIFY THAT SUBDIVISION WAS RECORDED ON THIS 10TH DAY OF SEPTEMBER, 2023, AT 10:00 A.M.

NOTARY OF THE CITY OF SOCORRO DATE

ATTENT: SECRETARY OF THE CITY OF SOCORRO DATE

FILED

IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS

THIS 10TH DAY OF SEPTEMBER, 2023, A.D.

IN FILE NO.

COUNTY CLERK

BY DEPUTY

THIS PLAT REPRESENTS A SURVEY MADE BY THE SURVEYOR UNDER MY SUPERVISION AND IS IN COMPLIANCE WITH THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

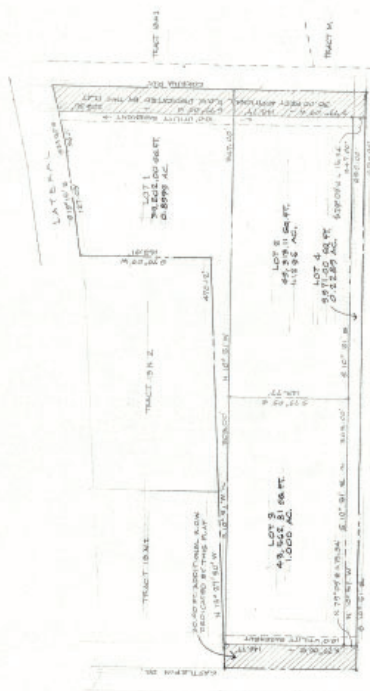
#### NOTES

1. TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
2. INSTRUMENT NO. DATE
3. WATER SUPPLY AND SEWER SERVICE DISBURSEMENT IS PROVIDED BY UNDER THE CITY OF SOCORRO.
4. THE PROPERTY LIES IN ZONE "M" - AREAS OF MINIMAL FLOODING AS PER FLOOD MAP NO. 48212-0002R, EFFECTIVE DATE SEPTEMBER 4, 1981.
5. ALL UTILITIES, SERVICES, EASEMENTS, AND COLLECTION SHALL BE PROVIDED THROUGH THE CITY OF SOCORRO.

SCHOOL DISTRICT  
SOCORRO INDEPENDENT SCHOOL DISTRICT



LOCATION MAP  
SC 11109



# WAIVER REQUEST

April 30, 2025

**Jose R. Castellon**  
841 Little Corina ave  
Socorro, TX 79927  
Castrellonjr@yahoo.com  
915-355-3974

**City Planning and Zoning Department**  
Socorro, TX 79927

**Subject:** Request for Waiver of Storm Water Drainage Plan Requirement for Delgado Subdivision

To Whom It May Concern,

This letter serves as a formal request for a waiver of the storm water drainage plan requirement for the proposed Delgado subdivision. The subdivision involves the division of an existing agricultural zone into two agricultural plats. Below, I have outlined the key reasons why a drainage plan may not be necessary for this project.

**Key Points to Consider:**

**1. Current Zoning and Land Use:**

- The property is currently zoned for agricultural use and will remain agricultural after the subdivision.
- The land has been actively farmed for over 30 years, with intentional flooding for crop irrigation.

**2. Existing Drainage and Topography:**

- The property is naturally graded to direct water flow toward Little Corrina Road.
- Water rights are established through Castlefin on the northwest corner of the property.
- The property is protected by an extensive network of drainage systems, including:
  - The Y303 lateral (located near Castlefin, east of the property).



# WAIVER REQUEST

- The Mesa Drain (located west of the property along Mesa Drain Road).
- The Mesa Spur Drain (located east of the property along Coker Road).

### 3. Flood Protection History:

- The existing drainage infrastructure has effectively protected the property and surrounding farms from flooding, even during significant events such as the 2006 floods that damaged homes near the arroyos.
- The Mesa Spur Drain, in particular, has proven to be a reliable safeguard against flooding.

### 4. Topographical Features:

- South of the property, adjacent to Little Corrina Road, the topography recedes approximately 8–10 feet (as depicted in aerial imagery). This natural gradient extends for several hundred acres into the Clint area, further mitigating any potential drainage issues.

### Conclusion:

Given the property's long-standing agricultural use, existing drainage infrastructure, and natural topography, I respectfully request a waiver of the storm water drainage plan requirement for the Delgado subdivision. The proposed subdivision will not alter the current drainage patterns or increase the risk of flooding.

Please let me know if additional information or documentation is needed to support this request. I am happy to provide further details or discuss this matter in person or over the phone. You can reach me at 915.355.3974 or [castrellonjr@yahoo.com](mailto:castrellonjr@yahoo.com).

Thank you for your time and consideration. I look forward to your response.

Sincerely,  
Jose Castrellon