

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 1ST DAY OF JULY 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 JULY 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) Public hearing request for the proposed amendment to the City of Socorro's Master Plan and rezoning of Lot 4, Block 12, El Gran Valle Subdivision, located at 11631 Riverside Rd., Socorro, TX from R-1 (Single-Family Residential) to R-2 (Medium Density Residential) to allow for a quadruplex.
- b) Approval of Meeting minutes of June 17, 2025.


Approved by: 

REGULAR AGENDA

5. **Public hearing** 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.
6. **Consider and Take Action** on the approval of 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.
7. **Public hearing** 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.
8. **Consider and Take Action** on the approval of 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.
9. **Public hearing** 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.
10. **Consider and Take Action** on the approval of 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.
11. **Planning and Zoning Commissioners Report.**
12. **Planning and Zoning Department Report.**
13. **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

Approved by: 

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 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 27TH DAY OF JUNE 2025.

By: 
Judith Rodriguez, Planning & Zoning Secretary.

DATE & TIME POSTED: 6/27/2025@ 11:30a.m 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 **June 17, 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

Julie Dominguez

Osvaldo Reza *joined the meeting at 5:35 p.m.*

Yolanda Rodriguez

Members Absent:

Enrique Cisneros

David Estrada

Staff Present:

- Lorraine Quimiro, *City Planner*
- Jose Botello, *Planner.*
- Judith Rodriguez. *Planning Clerk.*
- Yadira Magana, *Planning Clerk.*
- Alfredo Ferando, *I.T. Technician*
- Merwan Bhatti, *City Attorney*
- Ruben Reyes, *At Large*

3. Notice to the Public-Open Forum

No speakers for the Public-Open Forum.

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.
- 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.

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

Ayes: Andrew Arroyos, Julie Dominguez, and Yolanda Rodriguez.

Nays:

Abstain:

Absent: Enrique Cisneros, David Estrada, and Osvaldo Reza.

REGULAR AGENDA-DISCUSSION AND ACTION

- 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.

Commissioner Osvaldo Reza joined the meeting at 5:35 p.m., during the presentation of this item

A motion was made by Andrew Arroyos and seconded by Yolanda Rodriguez *to approve Item Five (5) waving the plans for the storm drainage and with staff recommendations on approval for the Preliminary and Final Plat for Delgado Unit 1 Subdivision with the*

condition that the engineering review comments are met prior to recording the Final Plat.
Motion carried.

Ayes: Andrew Arroyos, Julie Dominguez, Osvaldo Reza, and Yolanda Rodriguez.

Nays:

Abstain:

Absent: Enrique Cisneros and David Estrada.

6. Planning and Zoning Commissioners Report.

Mr. Arroyos thanked the City of Socorro, noting that he has observed significant progress throughout the community.

7. Planning and Zoning Department Report.

Ms. Quimiro explained to the Commissioners the reason why she included in the backup for this agenda the information related to the public hearing for the next meeting, which will address the 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. She explained that it was included to provide them with additional information about this ordinance so they could offer more suggestions at the next meeting.

She also mentioned that there was a meeting regarding Socorro Avanzando and clarified that this is a service offered to the public for the first time, with more information available on the City's website and on flyers.

Commissioner Yolanda Rodriguez asked whether the transportation service would only operate within the city limits of Socorro. Ms. Quimiro explained that yes, the service is only for Socorro residents, and they will only travel outside the city to the Ysleta station to pick up and drop off residents. She also mentioned that, for the time being, this service would be free of charge.

The Commissioners also asked whether the service would be available to students, seniors, and people with disabilities. Ms. Quimiro provided the appropriate responses to each of their questions.

8. Adjournment

A motion was made by Andrew Arroyos and seconded by Julie Dominguez, *to adjourn at 5:47 PM.*

Ayes: Andrew Arroyos, Julie Dominguez, Osvaldo Reza and Yolanda Rodriguez.

Nays:

Abstain:

Absent: Enrique Cisneros and David Estrada.

Andrew Arroyos, Chairman

Date minutes were approved.

Judith Rodriguez, Secretary

Date minutes were approved.

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

BACKGROUND

SOCORRO 2040 COMPREHENSIVE PLAN GROWTH AND DEVELOPMENT (GD) GOALS AND POLICIES



Goal GD-3 New development supports the historic assets and rural, and agricultural character of Socorro.

- Policy GD-3.a** Coordinate with willing agricultural landowners for the use of preservation or conservation easements.
- Policy GD-3.b** Update the Unified Development Code to include passive and active open space requirements to preserve agricultural areas, with a focus on retaining connections between agricultural uses.
- Policy GD-3.c** Allow boutique farm and commercial uses that support agrarian uses in coordination with agricultural and open space use.
- Policy GD-3.d** Within the historic district overlay, establish architectural design standards to ensure visual compatibility with existing historic assets and promote the agricultural heritage of the community.
- Policy GD-3.e** Encourage uses in the historic district overlay that align with heritage tourism, such as restaurants, retail, and entertainment.
- Policy GD-3.f** Provide land density bonuses for subdivisions providing large continuous open space in the form of conservation easements or parkland dedication.
- Policy GD-3.g** Partner with Texas A&M University's AgriLife Research and Extension Center to protect open space in conservation easements.
- Policy GD-3.h** Expand and connect the protected rural open space network, including floodplains and stream corridors, through open space programs, land dedications, walking paths, and parks while working with land trusts for a possible voluntary conservation easement program.
- Policy GD-3.i** Promote conservation subdivisions and utilize a Transfer of Development Rights (TDR) to permanently preserve open space, protect the rural character of the community, and reduce development pressure on agricultural land.

Goal GD-4 Conservation subdivisions protect the open space and agricultural character of Socorro.

- Policy GD-4.a** Utilize Development Agreements for master-planned developments for subdivisions larger than twenty-five (25) acres or more than one hundred (100) residential units so that development is compatible with and reflects the agricultural character of Socorro.
- Policy GD-4.b** Encourage the integration of the natural landscape into new developments to preserve views and open space.
- Policy GD-4.c** Collaborate with agricultural organizations, land trusts, and conservation groups to identify priority agricultural areas and funding options, and work with willing landowners to secure development rights.
- Policy GD-4.d** Employ best practices for developing in conformance with natural site topography to avoid significant alterations of the landscape and to limit grading impacts.

PUBLIC NOTICE LETTER

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

June 13, 2025

Dear property owner,

You are hereby notified that a Planning and Zoning Commission meeting has been scheduled to hold a **PUBLIC HEARING** on July 1, 2025, at 5:30 p.m. **THE MEETING WILL BE BROADCASTED FROM CITY HALL CHAMBERS, 860 RIO VISTA RD., SOCORRO, TEXAS. YOU MAY ATTEND IN PERSON, VIA TELEPHONE CONFERENCE OR REMOTELY VIA LIVE STREAM.** The purpose of the Public Hearing is to receive public comments on the following:

- 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.

You have been notified because you own a property that is currently zoned: A-1 (Agricultural).

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.

The public must call 844-854-2222 and use the access code 579797 by 5:00 p.m. mountain standard time (MST) on July 1, 2025, to join the meeting and to sign up to speak on 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 Secretary

PUBLIC NOTICE LETTER

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

13 de junio de 2025

Estimado dueño(a) de propiedad,

Se le notifica que habrá una **AUDIENCIA PUBLICA** durante la junta de la Comisión de Planeación y Zonificación el 1 de julio del año 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.** El propósito de la audiencia pública es para recibir comentarios u opiniones del público sobre lo siguiente:

- a)** Solicitud de audiencia pública para la enmienda propuesta al Plan Maestro de la Ciudad de Socorro, TX., Capitulo 46- Zonificacion, Artículo IV- Regulaciones de Distrito, para agregar las Regulaciones de Distrito para la Zona A-1 (Agricultural).

Usted ha sido notificado porque es dueño(a) de una propiedad con zona agrícola (A-1). 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 julio del año 2025 para unirse a la reunión e inscribirse para hablar durante la audiencia pública. El oficial que conducirá la reunión llamará 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

A-1 (AGRICULTURAL) DISTRICT REGULATIONS

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

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)

A-1 (AGRICULTURAL) DISTRICT REGULATIONS

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.

A-1 (AGRICULTURAL) DISTRICT REGULATIONS

- 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.

A-1 (AGRICULTURAL) DISTRICT 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.

A-1 (AGRICULTURAL) DISTRICT REGULATIONS

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



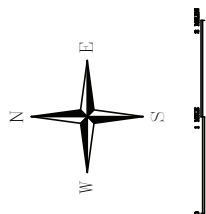
CITY OF SOCORRO PLANNING & ZONING COMMISSION MEETING DATE: JULY 1, 2025

REZONING REQUEST STAFF REPORT

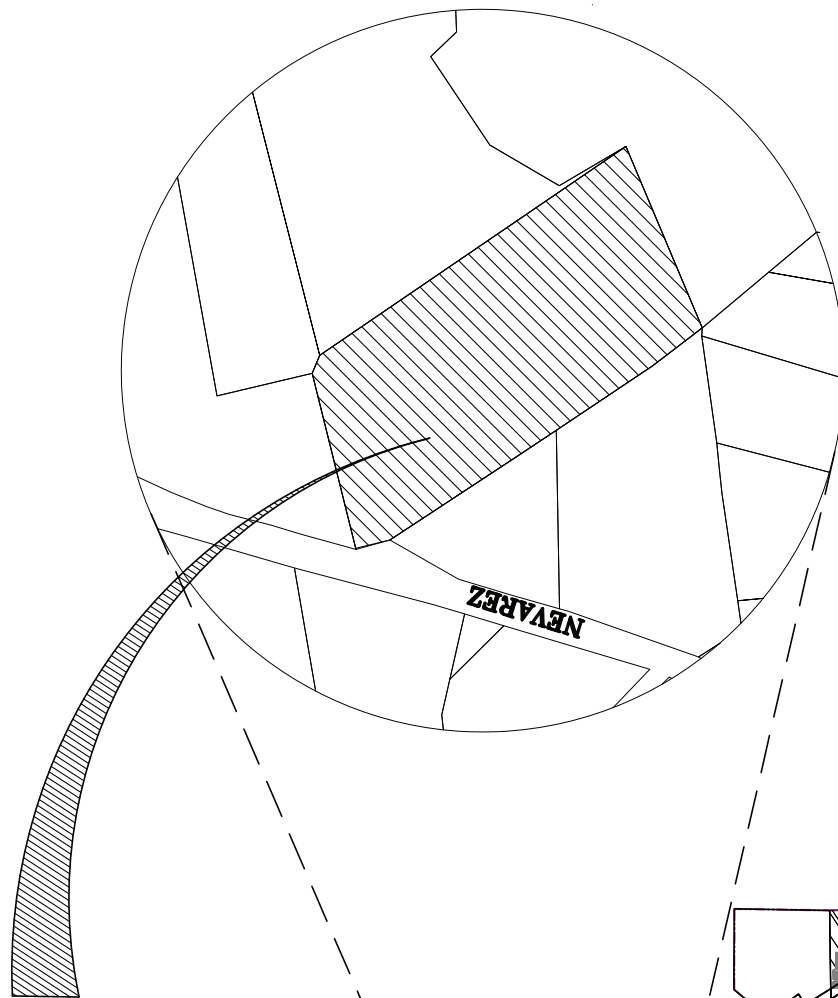
SUBJECT: PUBLIC HEARING REQUEST FOR THE PROPOSED AMENDMENT TO THE CITY OF SOCORRO'S MASTER PLAN AND REZONING OF TRACT 4-B, BLOCK 16, SOCORRO GRANT, LOCATED AT 232 S. NEVAREZ RD., SOCORRO, TX, FROM R-1 (SINGLE-FAMILY RESIDENTIAL) TO A-1 (AGRICULTURAL) AND A CONDITIONAL USE PERMIT TO ALLOW FOR A SMALL-SCALE WATER DESALINATION PROJECT.

NAME:	232 S. NEVAREZ RD. REZONING
PROPERTY ADDRESS:	232 S. NEVAREZ RD.
PROPERTY LEGAL DESCRIPTION:	TRACT 4-B, BLOCK 16, SOCORRO GRANT
PROPERTY OWNER:	RALPH LOYA
REPRESENTATIVE:	QUANTUM WEI AND HAIG RICKERBY
PROPERTY AREA:	2.33 ACRES
CURRENT ZONING:	R-1 (SINGLE-FAMILY RESIDENTIAL)
CURRENT LAND USE:	RESIDENTIAL
FUTURE LAND USE:	RURAL RESIDENTIAL (RR)
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 R-1 to A-1 with a conditional use permit to allow for a small-scale water desalination project
STAFF RECOMMENDATION:	Staff recommends APPROVAL of the rezoning request; and Staff recommends APPROVAL of the Conditional Use Permit to allow for a small-scale desalination project.

LOCATION MAP



PROJECT SITE;
232 S. Nevarez
Tract-4B, Block-16
Socorro Grant



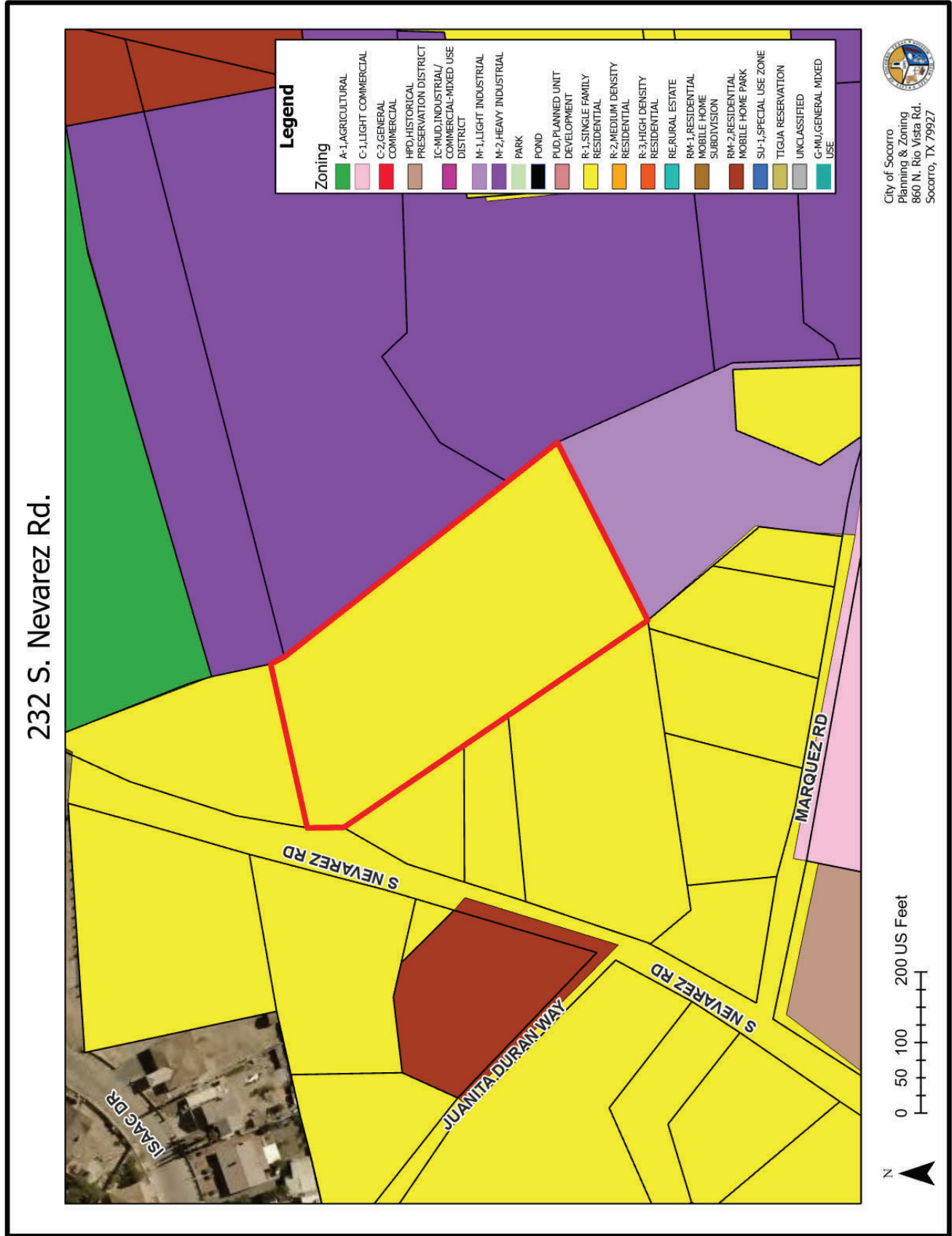
CITY OF SOCORRO

LOCATION MAP
Scale: AS SHOWN

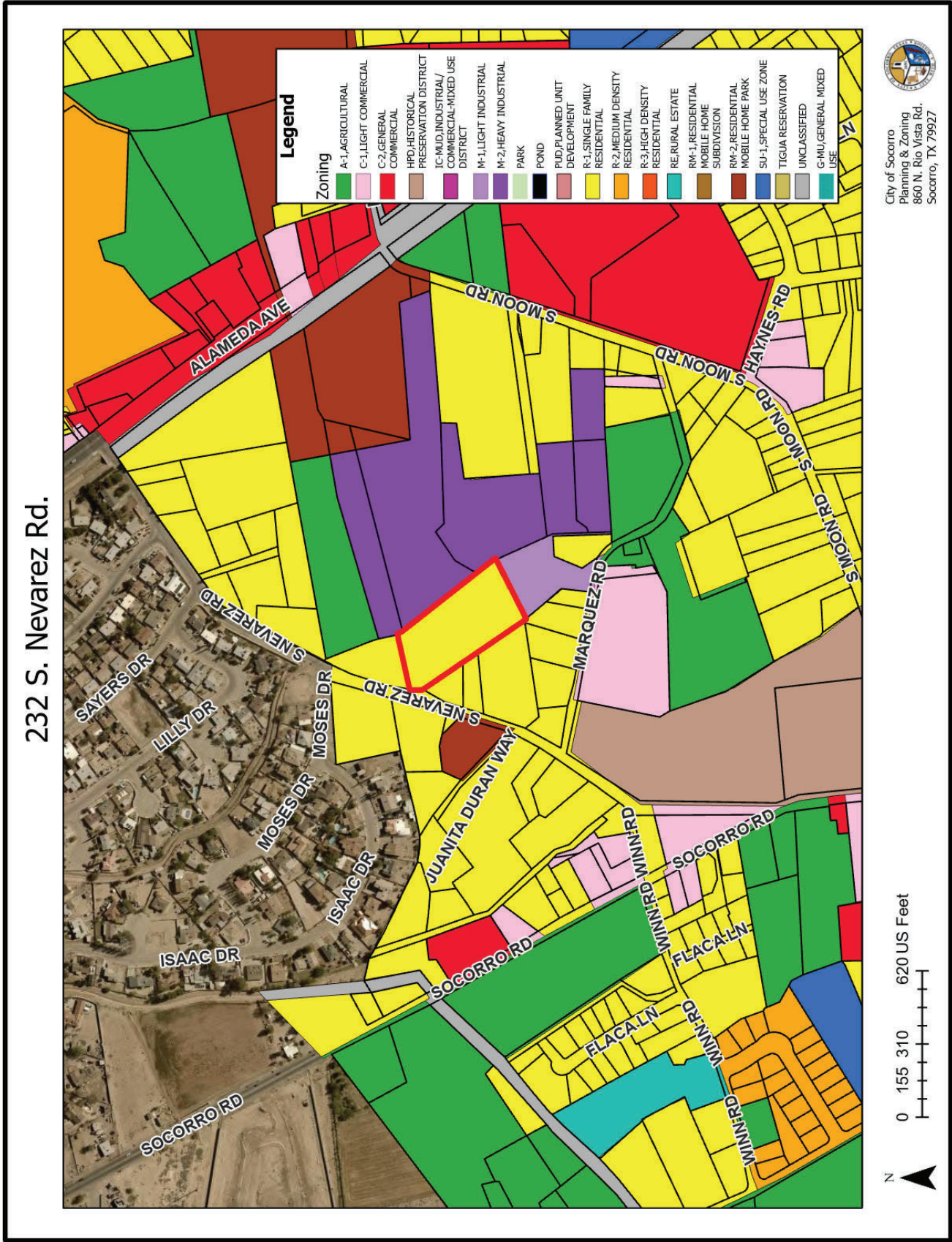
Planning and Zoning Department

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

ZONING MAP



ZONING MAP - LARGE SCALE



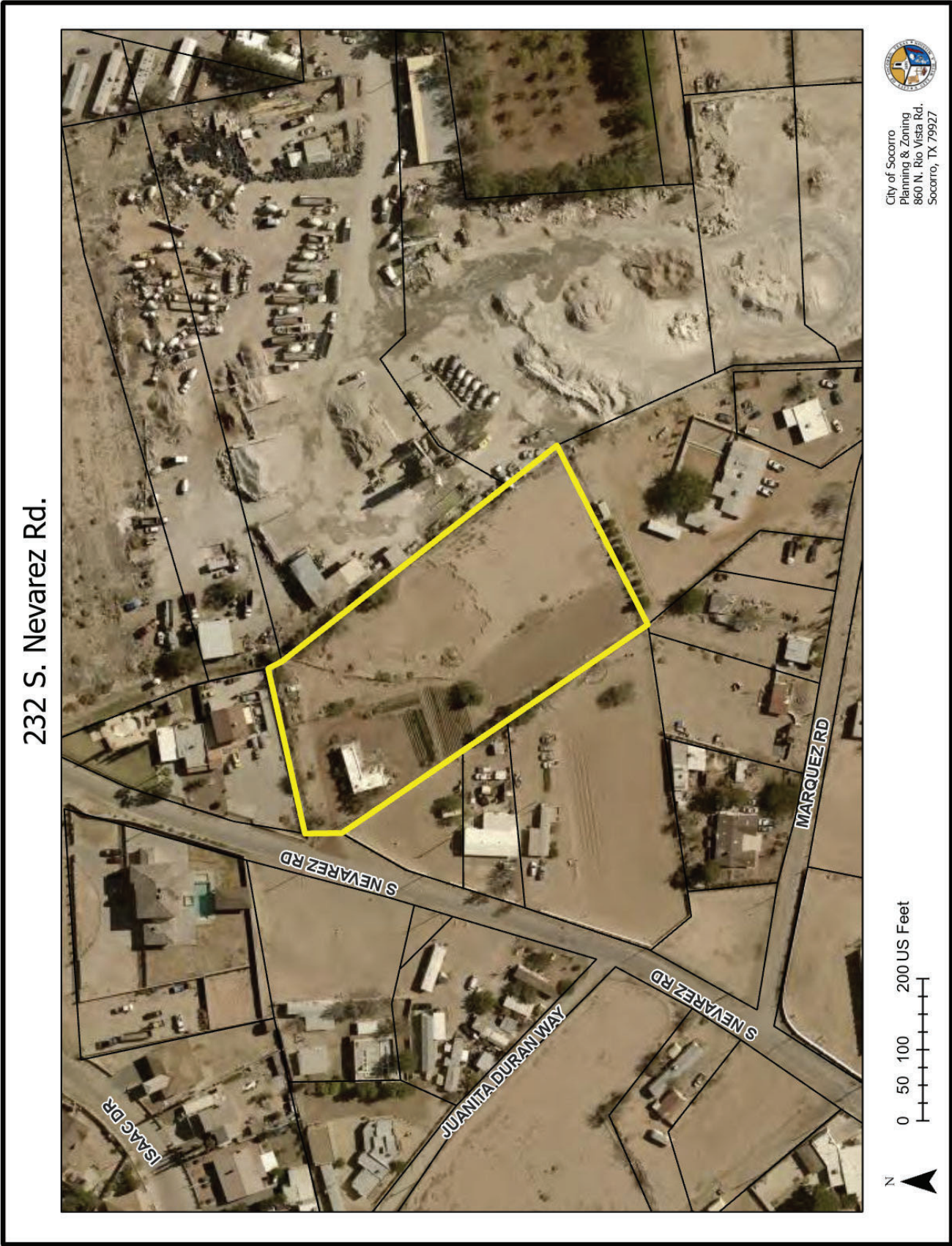
SITE PICTURES



View of property from S. Nevarez Rd.

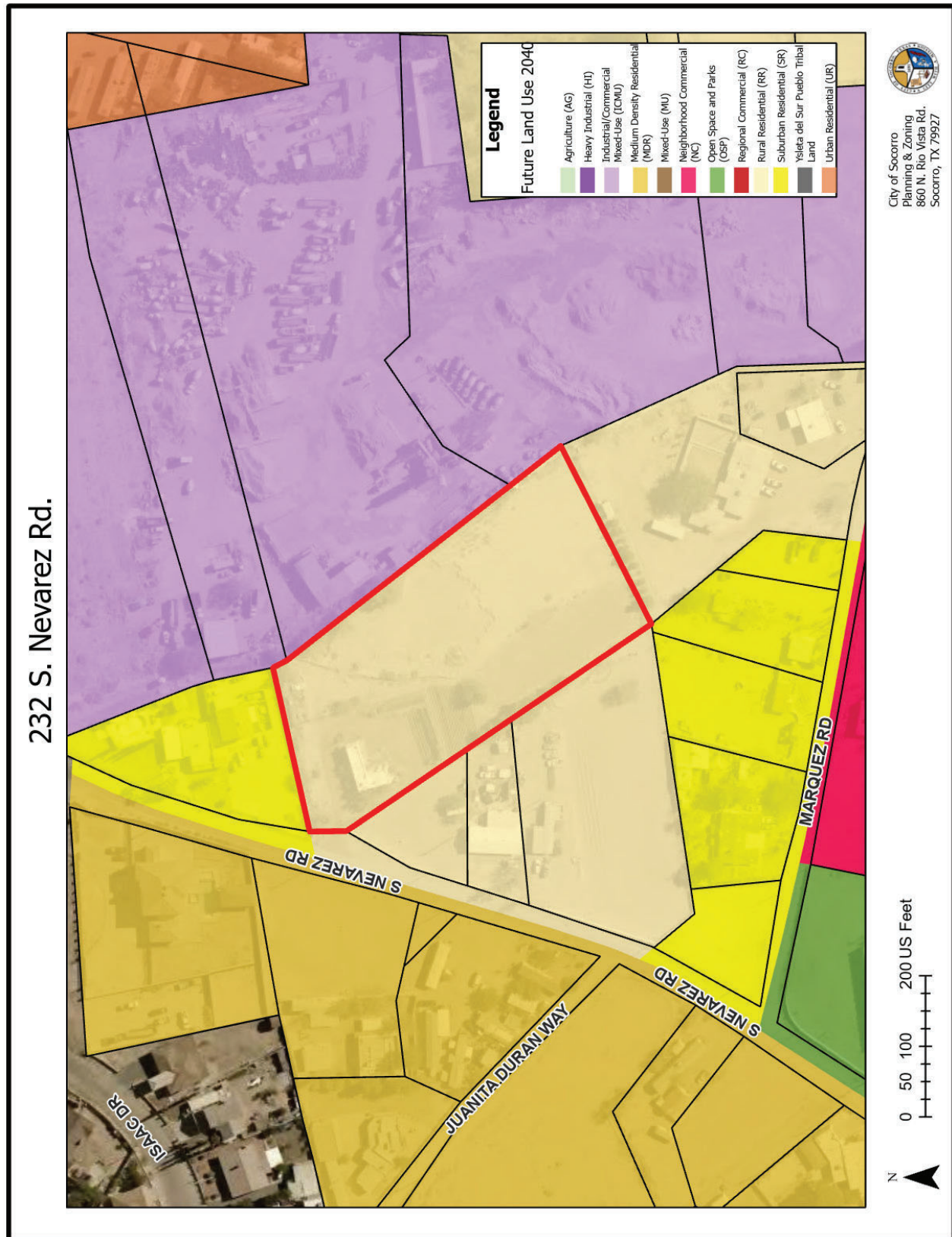


AERIAL IMAGE

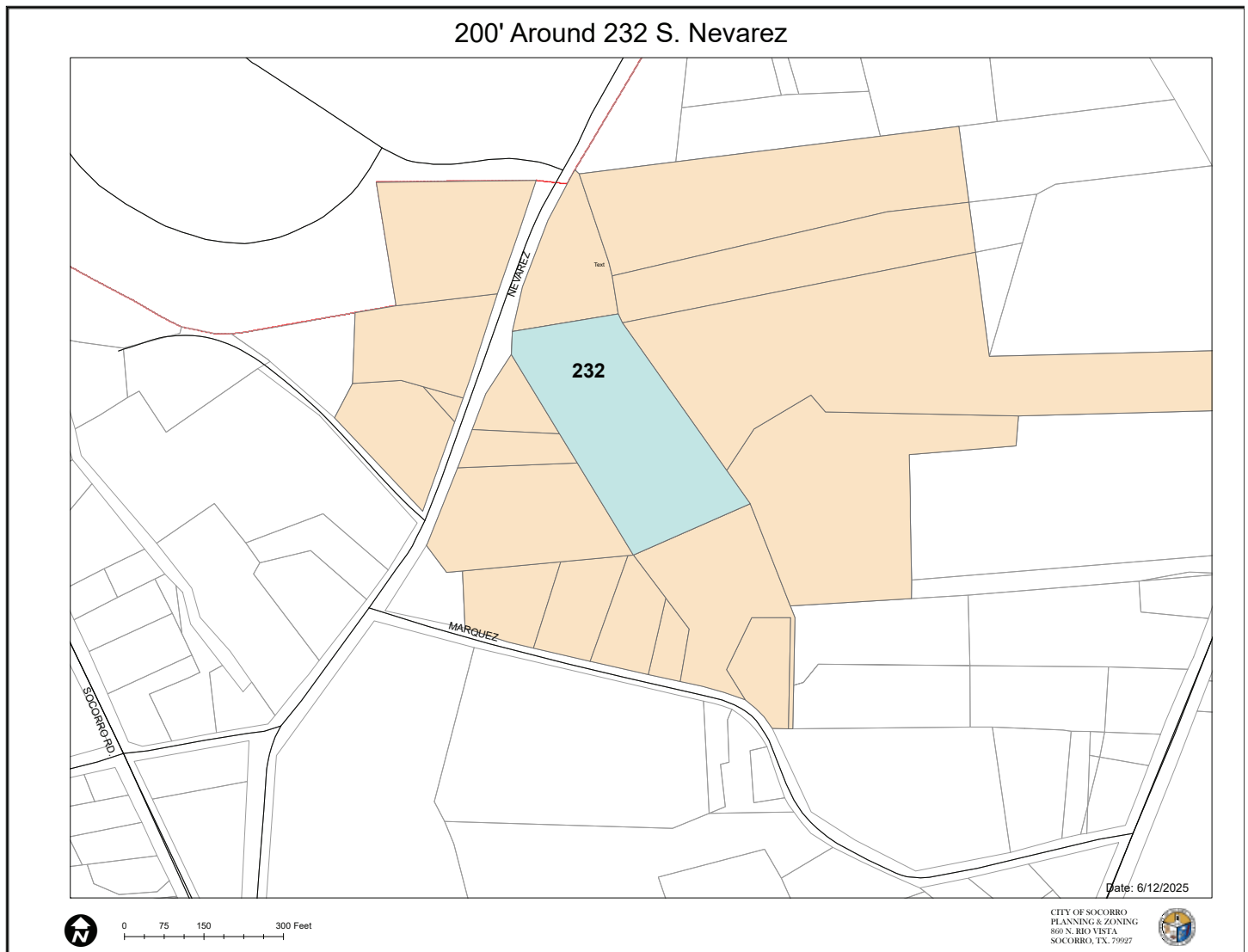


FUTURE LAND USE MAP

CITY OF SOCORRO'S 2040 COMPREHENSIVE PLAN



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

June 12, 2025

Dear property owner,

You are hereby notified that a Planning and Zoning Commission meeting has been scheduled to hold a **PUBLIC HEARING** on July 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.** The purpose of the Public Hearing is to receive public comments on the following:

- 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.

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 July 1, 2025, to join the meeting and to sign up to speak on 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 Secretary

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

12 de junio de 2025

Estimado dueño(a) de propiedad,

Se le notifica que habrá una **AUDIENCIA PUBLICA** durante la junta de la Comisión de Planeación y Zonificación el 1 de julio del año 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.** El propósito de la audiencia pública es para recibir comentarios u opiniones del público sobre lo siguiente:

- c) Solicitud de audiencia pública para la enmienda propuesta al Plan Maestro de la Ciudad de Socorro y el cambio de zonificación del Traque 4-B, Bloque 16, Subdivisión Socorro Grant, ubicado en el 232 S. Nevarez Rd., Socorro, TX, de R-1 (Residencial Unifamiliar) a A-1 (Agricultural) así como un permiso de uso condicional para permitir un proyecto de desalinización de agua a pequeña escala.

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.

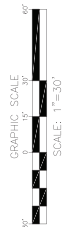
El público debe llamar al 844-854-2222 y usar el código de acceso 579797 antes de las 5:00 p.m. el 1 de julio del año 2025 para unirse a la reunión e inscribirse para hablar durante la audiencia pública. El oficial que conducirá la reunión llamará la persona para comentar en su artículo.

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
www.costx.us



LEGEND

- PROPOSED WATER LINE _____
- PROPOSED WATER METER _____
- PROPOSED BFP _____
- PROPOSED WATER VALVE _____
- EXISTING CURB _____
- EXISTING ELEC LINE _____
- EXISTING GAS LINE _____
- EXISTING CENTER LINE _____
- EXISTING RIGHT-OF-WAY LINE _____
- EXISTING EASEMENT _____

GENERAL NOTES:

1. CONTACT UTILITY COMPANIES FOR EXACT LOCATION OF UNDERGROUND UTILITIES IN THIS AREA BEFORE EXCAVATION.
2. INSTALL TRENCH SAFETY SYSTEM TO PROVIDE FOR THE SAFE EXCAVATION OF ALL TRENCHES EXCEEDING A DEPTH OF 5-FEET AS PER OSHA STANDARDS.
3. THE CONTRACTOR IS RESPONSIBLE FOR ACQUIRING AND OBTAINING ALL NECESSARY PERMITS AND OBTAINING PAVING ALL PERMITS ASSOCIATED WITH THE PROJECT.
4. USE CAUTION WHEN DIGGING IN THE AREA OF EXISTING ELECTRICAL, GAS MAINS, AT&T, ETC.
5. EMERGENCY RESPONSE NOTE: THE CONTRACTOR SHALL HAVE AN EMERGENCY RESPONSE PLAN ON HAND. THE CONTRACTOR SHALL HAVE A UTILITY LINE GOVERNING UTILITY AGENCY WHEN A UTILITY LINE IS BROKEN DURING CONSTRUCTION EXCAVATION AND THE EXTEND OF THE BREAK FOR IMPLEMENTATION OF THE UTILITY EMERGENCY RESPONSE ACTION PLAN.

UTILITY NOTES:

1. PROVIDE BOTH ADEQUATE CONCRETE THRUST BLOCKING AND MECHANICAL RESTRAINT DEVICES AT THE FOLLOWING: TAPPING SLABES, VALVES, TEES, BENDS, PLUGS AND ALL FITTINGS.
2. CONCRETE SHALL BE ANCHORED IN CONCRETE, AS PER DETAILS AND SPECIFICATIONS.
3. ALL PVC PIPE SHALL BE ENCASED WITH SELECT MATERIALS.
4. DURING INSTALLATION OF WATER LINE SHALL MEET THE INTERNATIONAL PLUMBING CODE.
5. PROPOSED 1" APPROVED PIPE SHALL BE AT LEAST 3" IN DEPTH.
6. FITTINGS MAY REQUIRE ADDITIONAL FITTINGS AND ELBOWS TO AVOID EXCESS UTILITIES.
7. ANY ADDITIONAL FITTINGS, PIPING, ELBOWS, THRUST BLOCKING, JOINT RESTRAINTS, LABOR, EXCAVATION, SHALL BE ANNUALITY TO THE PAY ITEM.



PRELIMINARY SITE PLAN

SCAN E-110307



CITY OF SOCORRO PLANNING & ZONING COMMISSION MEETING DATE: JULY 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 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.

NAME: 11100 SAN YSIDRO RD. REZONING

PROPERTY ADDRESS: 11100 SAN YSIDRO RD.

PROPERTY LEGAL DESCRIPTION: LOT 1, BLOCK 9, SAN YSIDRO SUBDIVISION

PROPERTY OWNER: GUADALUPE & HUMBERTO GARIFAS

REPRESENTATIVE: LORENA ARMENTA

PROPERTY AREA: 25,961.76 S.F.

CURRENT ZONING: R-1 (SINGLE-FAMILY RESIDENTIAL)

CURRENT LAND USE: RESIDENTIAL

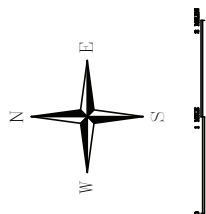
FUTURE LAND USE MAP: SUBURBAN RESIDENTIAL (SR)

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).

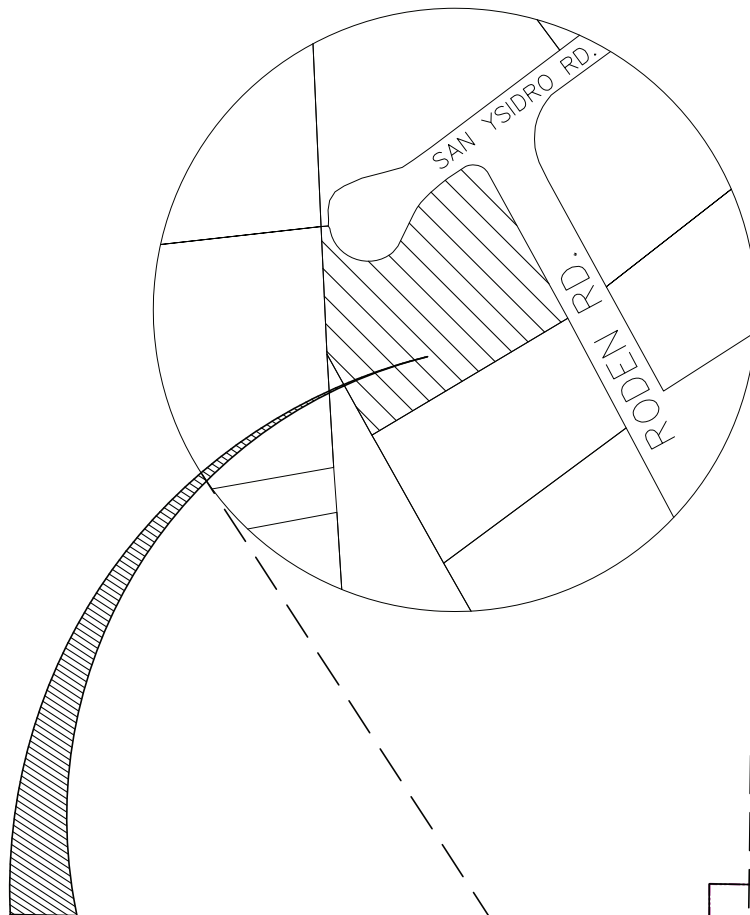
SUMMARY OF REQUEST: Request is for approval of a rezoning of a property from R-1 to R-2 to allow for two single-family detached dwellings.

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the rezoning request with the condition that the Owner submit a sworn affidavit from a registered architect or engineer with the information specified in *Sec. 6-124. - Affidavits*, along with the construction documents for the remodeling of the original structure within one (1) year of the approval from the Planning and Zoning Commission.

LOCATION MAP



PROJECT SITE;
11100 San Ysidro Rd.
Lot-1,Block-9
San Ysidro Subdivision



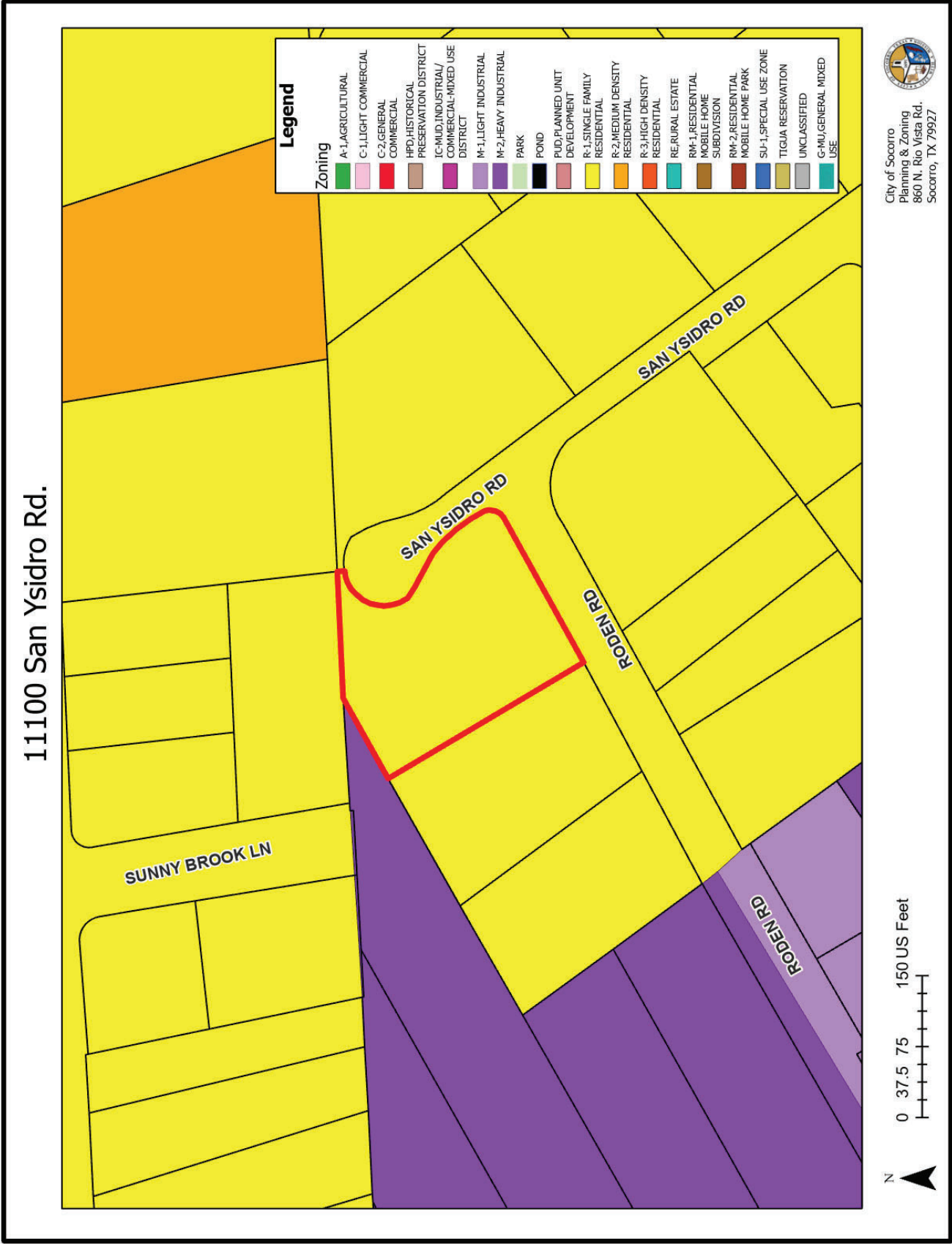
CITY OF SOCORRO

LOCATION MAP
Scale: AS SHOWN

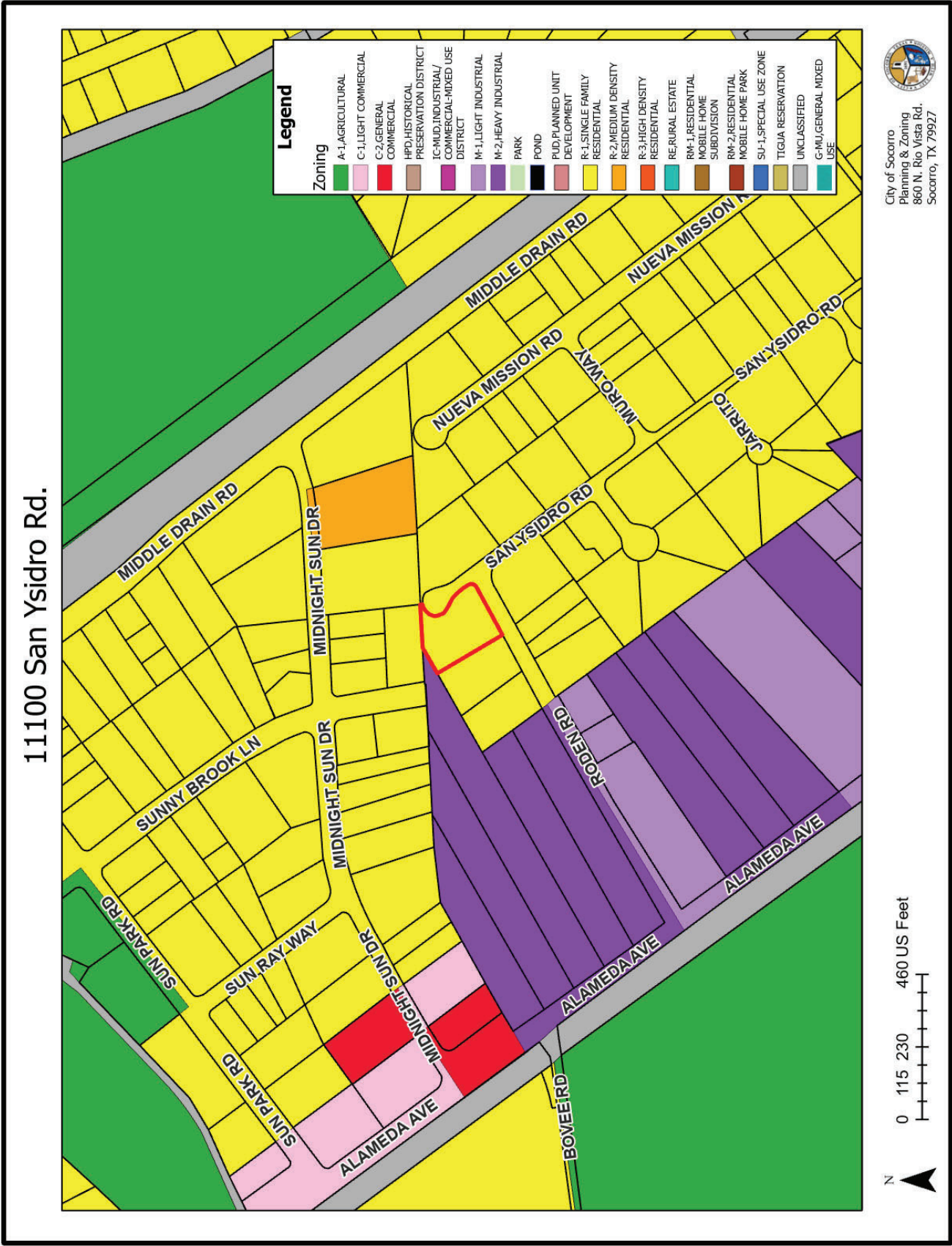
Planning and Zoning Department

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

ZONING MAP



ZONING MAP - LARGE SCALE



SUBDIVISION ZONING MAP

Subdivision Name: SAN YSIDRO

Date Recorded: FEBRUARY 4, 1988

Residential Lots:

R-1 Lots: 85

R-2 Lots: 0

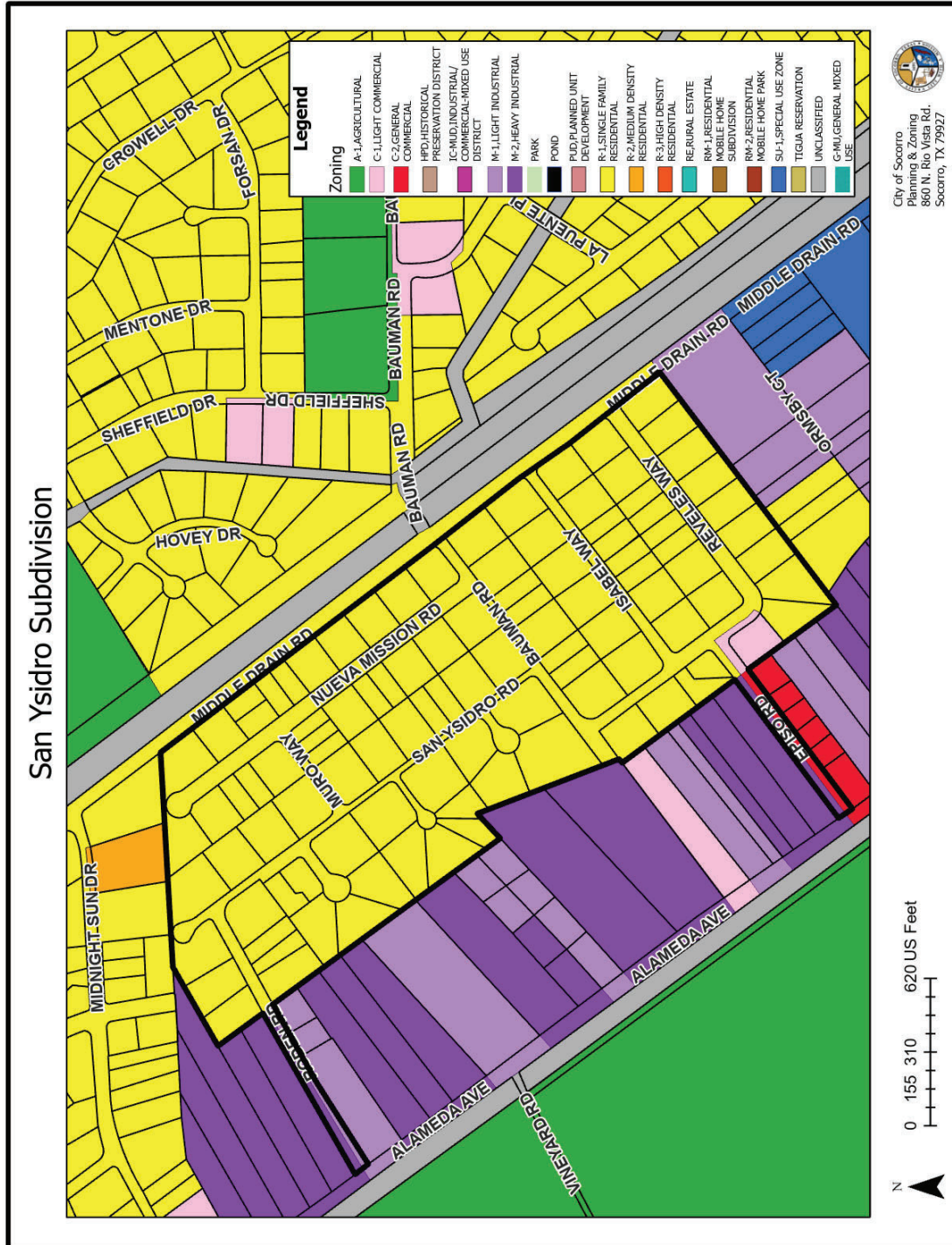
R-3 Lots: 0

Commercial Lots:

C-1 Lots: 1

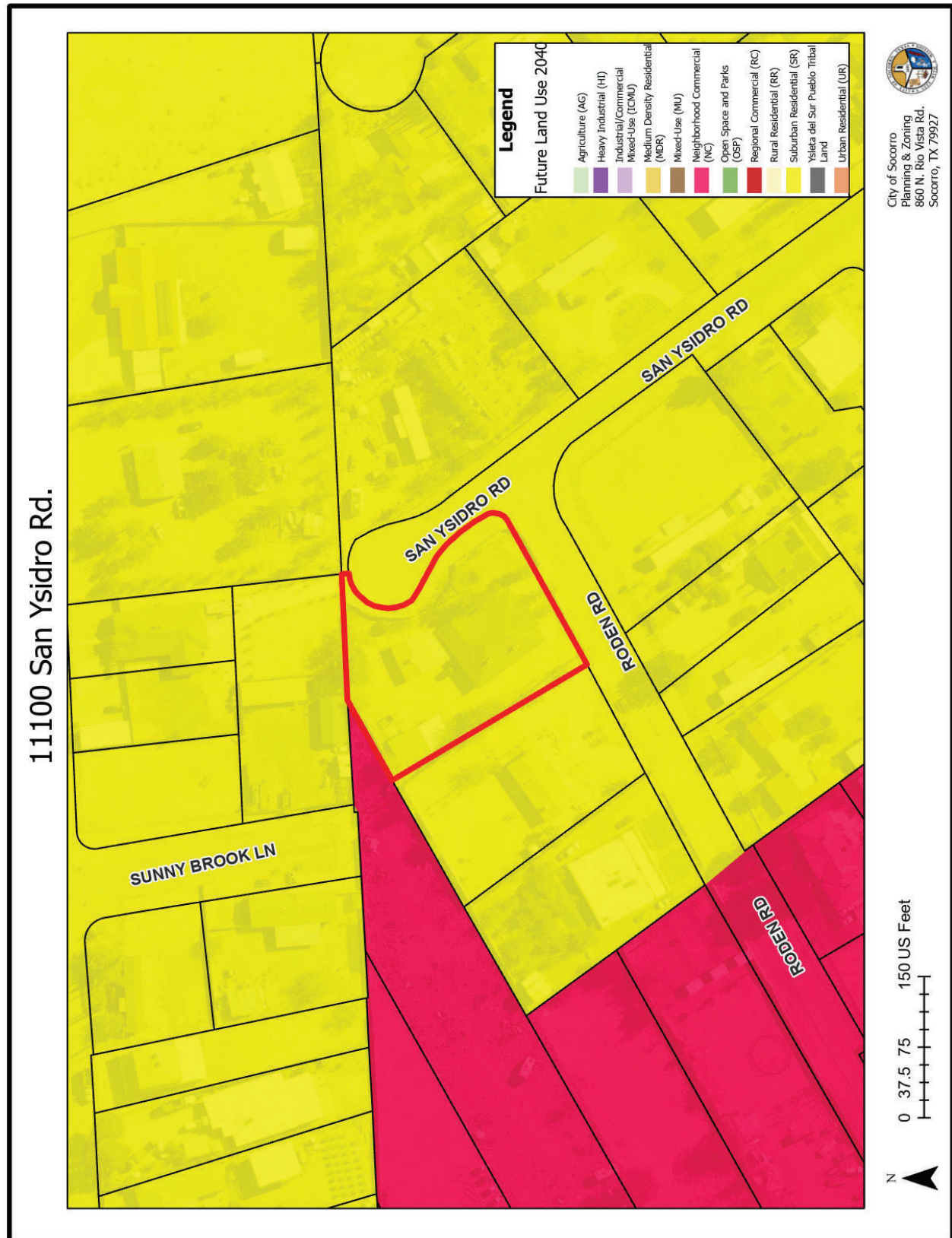
C-2 Lots: 0

Vacant Lots: 7

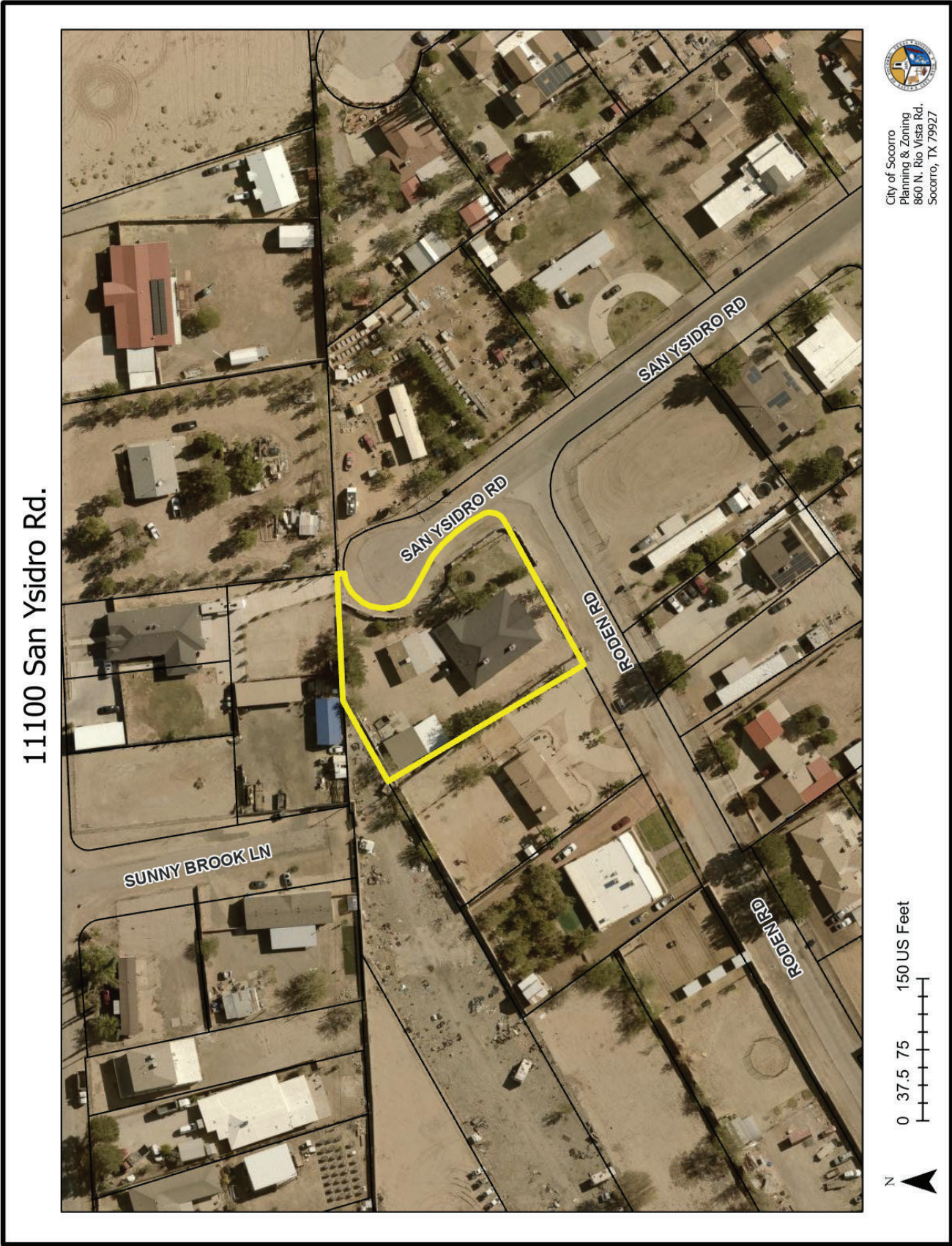


FUTURE LAND USE MAP

CITY OF SOCORRO'S 2040 COMPREHENSIVE PLAN



AERIAL IMAGE



SITE PICTURES



View of property from San Ysidro Rd. (Top) and Roden Dr. (Bottom)



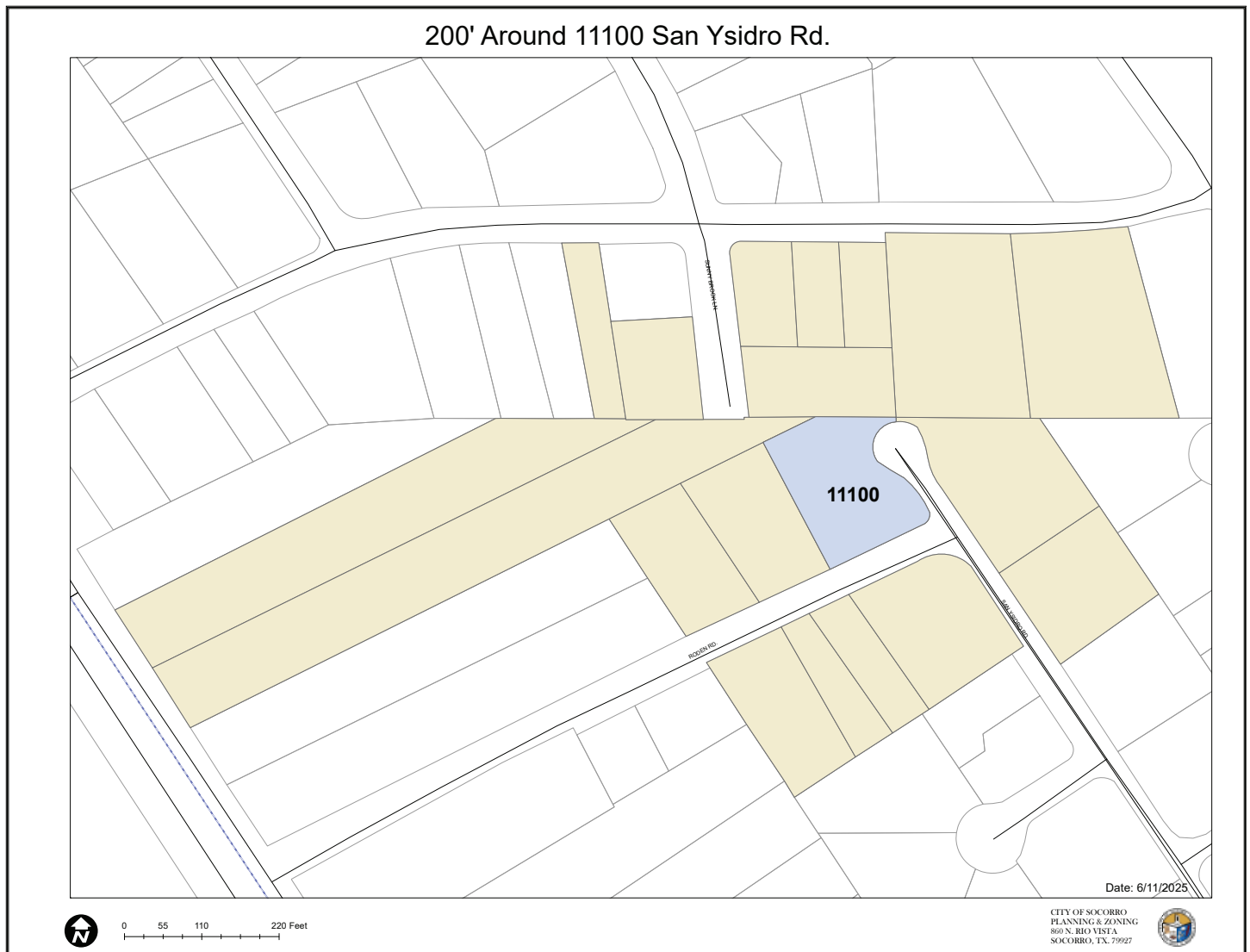
SITE PICTURES



View of the original structure from Roden Dr.



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
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Gina Cordero
District 3

Irene Rojas
District 4

Adriana Rodarte
City Manager

June 12, 2025

Dear property owner,

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- 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.

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 July 1, 2025, to join the meeting and to sign up to speak on 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 Secretary

PUBLIC NOTICE LETTERS

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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

12 de junio de 2025

Estimado dueño(a) de propiedad,

Se le notifica que habrá una **AUDIENCIA PUBLICA** durante la junta de la Comisión de Planeación y Zonificación el 1 de julio del año 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.** El propósito de la audiencia pública es para recibir comentarios u opiniones del público sobre lo siguiente:

- c) Solicitud de audiencia pública para la enmienda propuesta al Plan Maestro de la Ciudad de Socorro y el cambio de zonificación del Lote 1, Bloque 9, Subdivisión San Ysidro, ubicado en el 11100 San Ysidro Rd., Socorro, TX, de R-1 (Residencial Unifamiliar) a R-2 (Residencial de Densidad Media) para permitir dos viviendas unifamiliares independientes.

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 julio del año 2025 para unirse a la reunión e inscribirse para hablar durante la audiencia pública. El oficial que conducirá la reunión llamará 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.

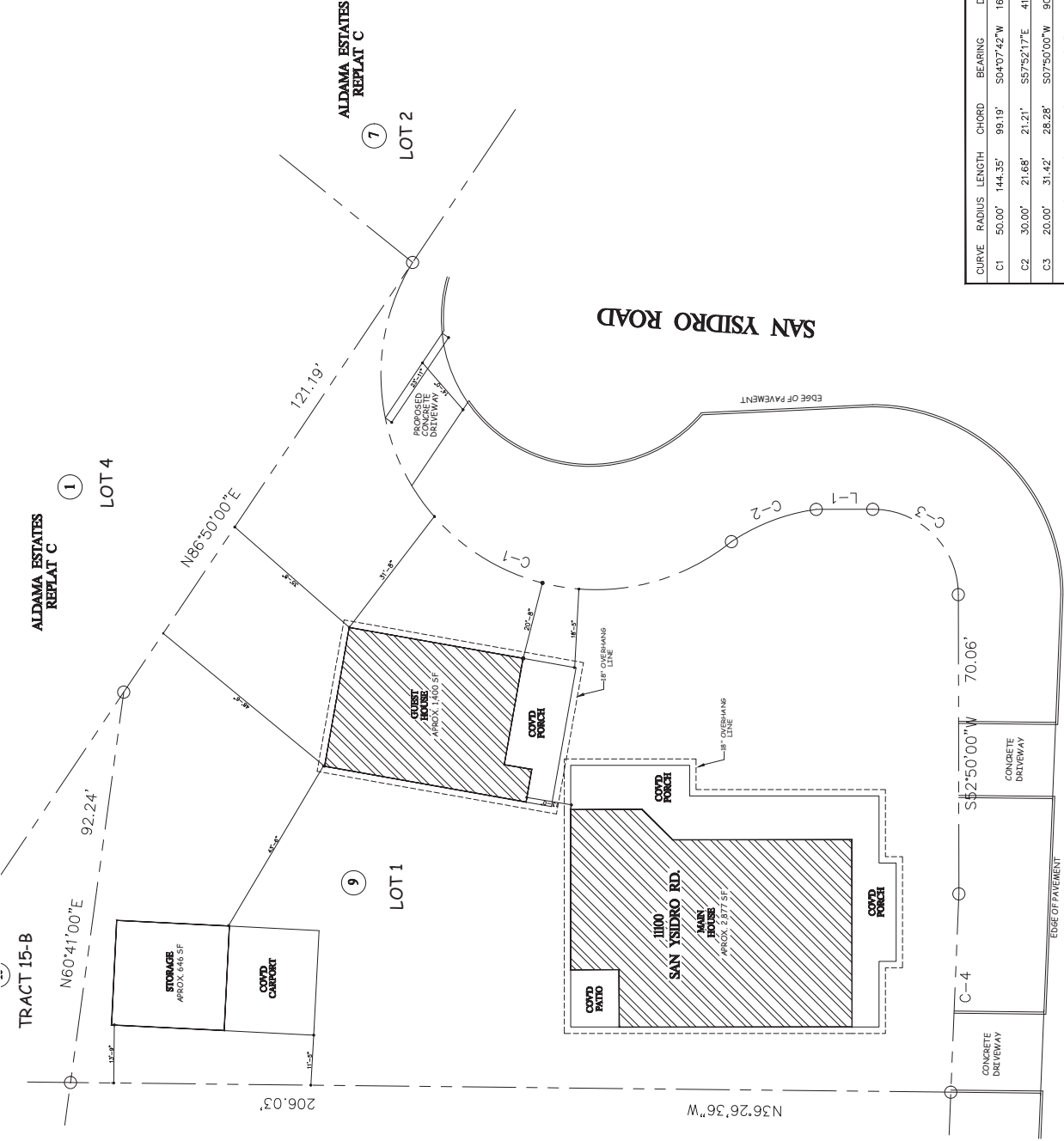
Atentamente,

Judith Rodriguez

Secretaria de la Comisión de Planeación y Zonificación

6. FLOC
7. BUIL

COL
2021



CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	50.00'	144.35'	99.19'	S04°07'42"W	165°24'34"
C2	30.00'	21.68'	21.21'	S57°52'17"E	41°24'35"
C3	20.00'	31.42'	28.28'	S07°50'00"W	90°00'00"
C4	550.00'	46.48'	46.47'	S55°15'16"W	04°50'32"
LINE	RADIUS	LENGTH	CHORD	BEARING	DELTA
L1		18.65'		S37°10'00"E	

RODEN ROAD

SITE PLAN

SCALE: 1/16" = 1'-0"

APPLICANT LETTER

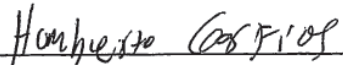
• • •

JANUARY 3, 2024

TO WHOM IT MIGHT CONCERN:

BY THIS LETTER I CERTIFY THAT THE HOUSE LOCATED AT 11100 SAN YSIDRO, CITY OF SOCORRO, TEXAS, WILL BE DEMOLISHED AFTER COMPLETION OF THE NEW HOUSE AND BEFORE WE RECEIVE THE CERTIFICATE OF OCCUPANCY FOR THE NEW HOUSE, I INTEND TO OCCUPY THE PROPERTY DURING THE CONSTRUCTION PERIOD.

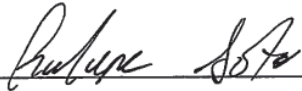
APPRECIATING YOUR ATTENTION

A handwritten signature in cursive script, reading "Humberto Garfias", written over a horizontal line.

HUMBERTO GARFIAS (OWNER)

842 BAYONNE LN. EL PASO, TX 79907

(915) 208-8361

A handwritten signature in cursive script, reading "Guadalupe Garfias", written over a horizontal line.

GUADALUPE GARFIAS (OWNER)