

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 15TH 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 323610 BY 4:30 PM MOUNTAIN STANDARD TIME (MST) ON JULY 15, 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

- b) Approval of Meeting minutes of July 1, 2025.

REGULAR AGENDA

- 5. Consider and Take Action** on the proposed approval of a Preliminary and Final Plat with a variance request from Section 46-631.- Sec. 46-631. – Off-Street Parking Requirements (SUB-SECTION 15) to allow a reduction in parking space requirements of 1 space per 320 s.f of net leasable area instead of the 1 space per 200 s.f requirement for the Socorro DG Addition Subdivision, being Tract 8-C, and Tract 8-D, Block 19, Socorro Grant, and located at 10401 Socorro Rd., Socorro, TX.

Approved by: 

6. **Public hearing** 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.
7. **Consider and Take Action** on 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.
8. **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.
9. **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.
10. **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.
11. **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.
12. **Planning and Zoning Commissioners Report.**
13. **Planning and Zoning Department Report.**
14. **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

Approved by: 

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 11TH DAY OF JULY 2025.

By: _____

Judith Rodriguez, Planning & Zoning Secretary.

DATE & TIME POSTED: 7/11/2025@4 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 **July 1, 2025 @ 5:30 P.M.**

1. Call to Order

The Chairman called the meeting to order at 5:38 PM.

2. Establishment of Quorum

A quorum was established with 4 commissioners present.

Members Present:

Andrew Arroyos
Enrique Cisneros
David Estrada
Yolanda Rodriguez

Members Absent:

Julie Dominguez
Osvaldo Reza

Staff Present:

- Lorraine Quimiro, *City Planner*
- Jose Botello, *Planner.*
- Judith Rodriguez, *Planning Clerk.*
- Mirian Apodaca, *Planning Clerk.*
- Alfredo Ferando, *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) 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.

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 and Yolanda Rodriguez.

Nays:

Abstain: Enrique Cisneros and David Estrada

Absent: Julie Dominguez and Osvaldo Reza.

REGULAR AGENDA-DISCUSSION AND ACTION

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.

Public Hearing was opened by the Chairman at 5:40 PM.

Ms. Quimiro requested permission from the Chairman to explain the process for the Public Hearing.

Permission granted by Chairman.

Ms. Quimiro informed the audience that approximately ten speakers had signed up for the Public Hearing. She explained that those present in the Chambers would be called first, followed by individuals participating online. Each speaker would be allotted three minutes to speak. Commissioner Mr. Estrada asked Ms. Quimiro if Items Seven (7) and Eight (8) were related to Items Five (5) and Six (6).

Ms. Quimiro responded that **yes**, they are related, as the outcome of Items Five and Six will determine the next steps for Items Seven and Eight. She explained that the applicant is seeking to rezone the property from R-1 to A-1.

Commissioner, Mr. Estrada asked Ms. Quimiro whether Items Five (5) through Eight (8) would affect the individuals present at the meeting.

Ms. Quimiro responded that she could not speak to that explicitly, as she did not know how many attendees had signed up to speak on Item Eight versus Item Five. She added that for Items Five and Six, notifications were sent to all properties zoned A-1 Agricultural, according to the city's zoning map. For Item Eight, notifications were sent to property owners within 200 feet of the affected property. Commissioner Mr. Estrada asked staff if it would be possible to listen to Items Seven (7) and Eight (8) first, then table them, and return to vote on them later.

Ms. Quimiro responded, "Separately? We can have that discussion when we get to those items, but currently we are on Items Five and Six."

Commissioner Estrada replied, “But we’re going to be asked to vote on Items Five and Six, and their outcome will affect Items Seven and Eight. Yet we have no idea what Seven and Eight items are at this point. Why can’t we listen to those items first?”

Ms. Quimiro answered it is a minor piece of a larger issue.

Commissioner Mr. Estrada stated that he did not believe it was fair to vote on Items Five (5) and Six (6) which concern a zoning or ordinance amendment—when those items directly align with Items Seven (7) and Eight (8) for the applicant. He expressed concern, saying, “I don’t think it’s fair.”

Commissioner Mr. Cisneros asked staff whether properties that already an A-1 designation have would be grandfathered under the proposed changes.

Ms. Quimiro responded, “Yes.”

A motion was made by David Estrada and seconded by Andrew Arroyos, *to close Public Hearing*. Motion carried. Public Hearing was closed at 5:47 pm

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

Nays:

Abstain:

Absent: Julie Dominguez and Osvaldo Reza.

A motion was made by David Estrada and seconded by Andrew Arroyos, *to move items seven (7) and eight (8) prior to Items Five (5) and Six (6) with the recommendation that the city council do the same*. Motion carried.

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

Nays:

Abstain:

Absent: Julie Dominguez and Osvaldo Reza

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.

Public Hearing was opened by the Chairman at 5:57 PM.

Marty Loya spoke during the Public Hearing.

Public Hearing was closed at 5:59 PM.

Following the closure of the Public Hearing for Item Seven (7), a motion was made by Andrew Arroyos and seconded by Yolanda Rodriguez, *to reopen the Public Hearing for Item Five (5)*. Motion carried.

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.

Public Hearing was opened by the Chairman at 6:00 PM

Speakers during the Public Hearing:

- Rodolfo Rodriguez
- Efrain Caballero
- Lorena Rodriguez
- Raul Raymundo Perez
- Janette Laurance
- Azulema Reyna
- Richard Wittman- *via telephone*
- Jim Mike- *via telephone*
- Eugene Trujillo- *via telephone*
- Hector Rodriguez- *via telephone*

The Chairman allowed more speakers for the Public Hearing:

- Norma Sierra
- Margarette Jaime
- Gabriel Serna
- Enrique Sanchez
- Jose Castañon

Public Hearing was closed by the Chairman at 6:45 PM.

A motion was made by David Estrada and seconded by Yolanda Rodriguez, *to move to Item Eight (8)*. Motion carried.

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

Nays:

Abstain:

Absent: Julie Dominguez and Osvaldo Reza.

- 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.

Mr. Botello made the presentation on this item.

The applicant, Ms. Marty Loya, provided information and explained the purpose of the request.

Mr. Quantum Wade, Founder and CEO of Harmony Desalting, offered remarks and shared background information on the project.

A motion was made by Andrew Arroyos and seconded by Enrique Cisneros, *to table Item Eight (8)*. Motion carried.

Ayes: Andrew Arroyos, Enrique Cisneros, and Yolanda Rodriguez.

Nays: David Estrada

Abstain:

Absent: Julie Dominguez and Osvaldo Reza.

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

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

Nays:

Abstain:

Absent: Julie Dominguez and Osvaldo Reza.

A motion was made by Andrew Arroyos seconded by Yolanda Rodriguez *to take a five minute recess*. Motion carried.

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

Nays:

Abstain:

Absent: Julie Dominguez and Osvaldo Reza.

After the five-minute recess, the Chairman proceeded to Item Six (6).

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.

Mr. Botello made the presentation on this item.

Ms. Quimiro provided remarks and information regarding the A-1 Zoning District.

Mr. Bhatti, the city's attorney, provided information regarding this Ordinance.

A motion was made by Enrique Cisneros seconded by David Estrada to reopen the Public Hearing to answer some constituent's questions. Motion carried.

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

Nays:

Abstain:

Absent: Julie Dominguez and Osvaldo Reza.

Public Comment was opened by the Chairman at 7:49 PM.

Speakers during the Public Comment:

- Ignacio Sierra
- Sergio Carrasco
- Marty Loya

- Francisco Sanchez
- Norma Sierra

After Public Comment, Commissioner Mr. Cisneros encouraged constituents to visit the City's website to stay informed about upcoming agenda items discussed at the biweekly meetings. He also advised that any concerns or suggestions could be directed to the Planning and Zoning Department.

A motion was made by Enrique Cisneros, seconded by Andrew Arroyos *to table Item Six (6) for two Planning and Zoning Commissioners, three public members, and Planning and Zoning Staff to meet July 3rd and Tuesday 8th for recommendations and be presented at the next Planning and Zoning meeting.* Motion carried

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

Nays:

Abstain:

Absent: Julie Dominguez and Osvaldo Reza.

- 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.

A motion was made by Enrique Cisneros seconded by Andrew Arroyos *to table Item Eight (8).* Motion carried.

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

Nays:

Abstain:

Absent: Julie Dominguez and Osvaldo Reza.

- 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.

The Chairman announced that the Commissioner Mr. Cisneros had to leave meeting. The Commissioner, Mr. Cisneros, left the meeting at 8:23 PM.

Public Hearing was opened by the Chairman at 8:24 PM.

No speakers on the Public Hearing.

Public Hearing was closed by the Chairman at 8:24 PM.

- 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.

Mr. Botello made the presentation on this item.

A motion was made by Andrew Arroyos, seconded by Yolanda Rodriguez *to table Item Ten (10) for the next meeting*. Motion carried.

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

Nays:

Abstain:

Absent: Enrique Cisneros, Julie Dominguez, and Osvaldo Reza.

11. Planning and Zoning Commissioners Report.

Mr. Arroyos asked staff who would be contacting Commissioner Mr. Reza to inform him about the upcoming committee meeting.

Ms. Quimiro responded that the Planning and Zoning Department would coordinate the meeting and determine the meeting times.

12. Planning and Zoning Department Report.

Ms. Quimiro invited everyone to the Fourth of July celebration at Cougar Park. She also mentioned two important items on the upcoming City Council agenda for Thursday, including a review of a previous Arterial Project. Mayor Cruz requested that staff place an item on the agenda to review the cancellation of the Arterial 1 Project. Ms. Quimiro encouraged all interested individuals to attend the meeting.

Additionally, she reported that she will be representing the city as a member of the Transportation Advisory Committee for the El Paso Metropolitan Planning Organization.

13. Adjournment

A motion was made by Andrew Arroyos and seconded by Yolanda Rodriguez, *to adjourn at 8:54 PM*.

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

Nays:

Abstain:

Absent: Enrique Cisneros, Julie Dominguez, and Osvaldo Reza.

Andrew Arroyos, Chairman

Date minutes were approved.

Judith Rodriguez, Secretary

Date minutes were approved.



CITY OF SOCORRO

PLANNING & ZONING COMMISSION

MEETING DATE: JULY 15, 2025

PRELIMINARY AND FINAL PLAT/VARIANCE REQUEST STAFF REPORT

SUBJECT:

REQUEST FOR APPROVAL OF A PRELIMINARY AND FINAL PLAT WITH A VARIANCE REQUEST FROM *SECTION 46-631. - OFF-STREET PARKING REQUIREMENTS (SUB-SECTION 15)* TO ALLOW A REDUCTION IN PARKING SPACE REQUIREMENTS OF 1 SPACE PER 320 S.F. OF NET LEASABLE AREA INSTEAD OF THE 1 SPACE PER 200 S.F. REQUIREMENT FOR THE SOCORRO DG ADDITION SUBDIVISION, BEING TRACT 8-C, AND TRACT 8-D, BLOCK 19, SOCORRO GRANT, AND LOCATED AT 10401 SOCORRO RD., SOCORRO, TX.

NAME: SOCORRO DG ADDITION SUBDIVISION

PROPERTY ADDRESS: 10401 SOCORRO RD.

PROPERTY LEGAL DESCRIPTION: TRACT 8-C, AND TRACT 8-D, BLOCK 19, SOCORRO GRANT, SOCORRO, TX.

PROPERTY OWNER: FRIGGO INVESTMENTS, LLC.

REPRESENTATIVE: PHILIP CORNETT | JOHN COWAN & ASSOC., INC.

PROPERTY AREA: 1.001 ACRES

CURRENT ZONING: C-2 (GENERAL COMMERCIAL)

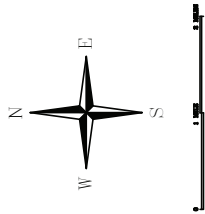
CURRENT LAND USE: VACANT

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).

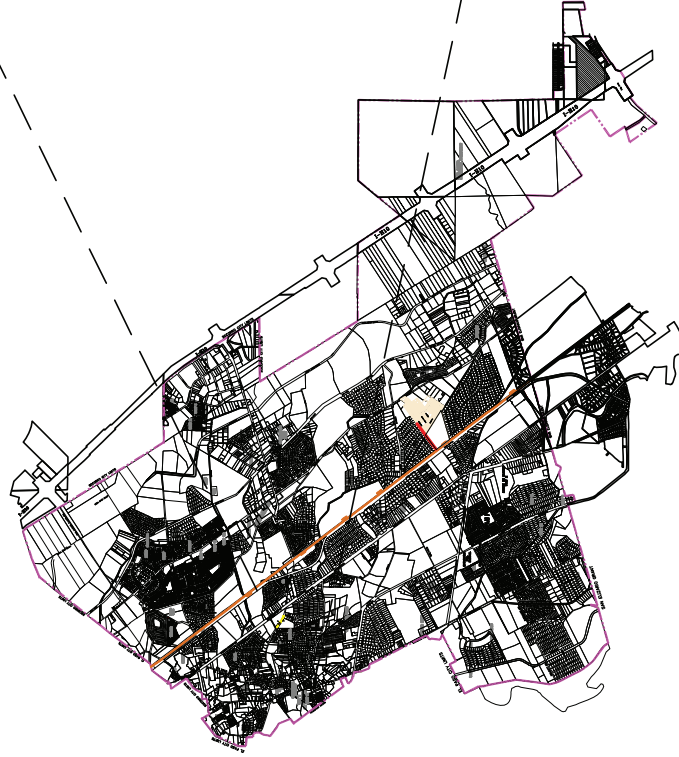
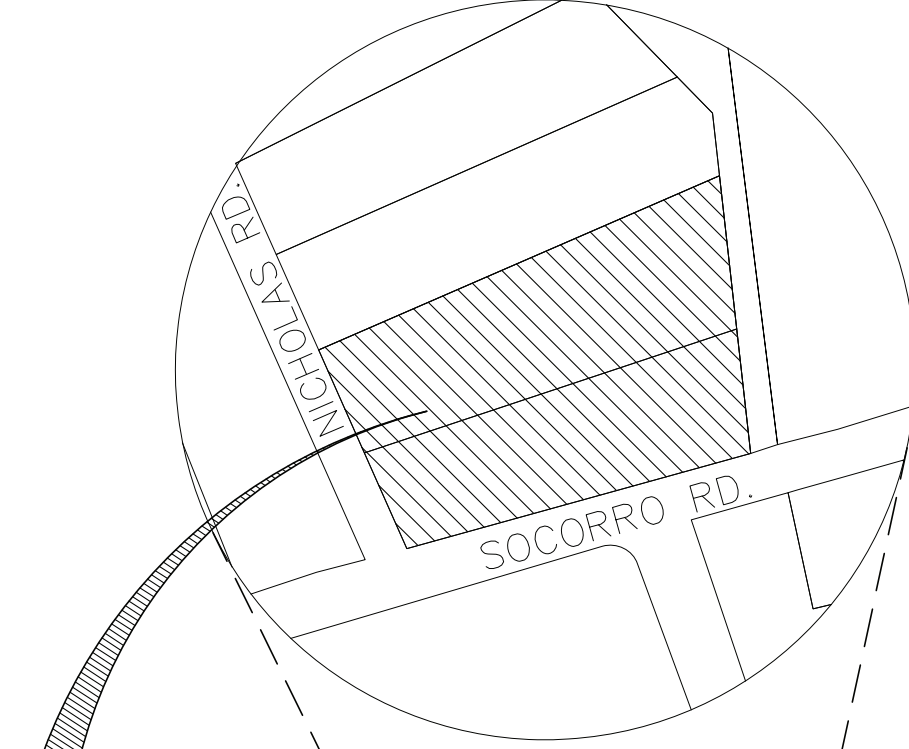
SUMMARY OF REQUEST: Request is for approval of a Preliminary and Final Plat with a waiver request for the Delgado Unit 1 Subdivision.

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the variance request from Sec.46-631. - Off-Street Parking Requirements (Sub-Section 15) to allow a reduction in parking space requirements of 1 space per 320 s.f. of net leasable area instead of the 1 space per 200 s.f. requirement and;
Staff recommends **APPROVAL** of the Preliminary and Final Plat for the Socorro DG Addition Subdivision with the condition that the Engineering review comments are met prior to recording of the Final Plat.

LOCATION MAP



PROJECT SITE;
Nicholas Rd. / Socorro Rd.
Tract-8C & 8D, Block-19
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 Socorro Rd.



AERIAL IMAGE

Socorro DG Addition Subdivision - 10401 Socorro Rd.



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

0 37.5 75 150 US Feet



[illegible]

PROPERTY OWNER CERTIFICATION

I, **Frigo Investments, LLC** have executed for any information that may be required for the recording of this plat and I hereby certify that the information provided herein is true and correct to the best of my knowledge and belief. I am the owner of the property described herein and I am the owner of the property described herein and I am the owner of the property described herein.

If a conflict should arise with the request I am submitting to the City of Socorro, I agree to resolve the conflict by arbitration in accordance with the rules of the American Arbitration Association.

I also agree with the signing of this application and agree to provide all the necessary documents as requested by the City of Socorro.

BY: **Frigo Investments, LLC**

 Name: **Frigo Investments, LLC**
 Title: **Managing Director**
 Date: _____

BEFORE ME, the undersigned authority, on this day personally appeared **Frigo Investments, LLC**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 20____.

 My Commission Expires _____
 County of **El Paso**, Texas

SUBMITTER CERTIFICATION

I am authorized to practice surveying in the State of Texas. I am a duly licensed surveyor in the State of Texas. I am a duly licensed surveyor in the State of Texas. I am a duly licensed surveyor in the State of Texas.

I have examined the plat and I hereby certify that the information provided herein is true and correct to the best of my knowledge and belief. I am the owner of the property described herein and I am the owner of the property described herein and I am the owner of the property described herein.

If a conflict should arise with the request I am submitting to the City of Socorro, I agree to resolve the conflict by arbitration in accordance with the rules of the American Arbitration Association.

I also agree with the signing of this application and agree to provide all the necessary documents as requested by the City of Socorro.

BY: **Frigo Investments, LLC**

 Name: **Frigo Investments, LLC**
 Title: **Managing Director**
 Date: _____

CITY OF SOCORRO PLANNING AND ZONING DEPARTMENT

This application is hereby recommended for approval with the following conditions: the conditions of the ordinance in accordance with the City of Socorro Code 22-0115 (B).

It is recommended that the plat be recorded in the City of Socorro, Texas.

 Name: **City of Socorro**
 Title: **City Manager**
 Date: _____

 Name: **City of Socorro**
 Title: **City Clerk**
 Date: _____

CERTIFICATE OF PLAT APPROVAL

I, the undersigned authority, do hereby certify that the plat of **Socorro, Texas** is in compliance with the Subdivision Regulations of the City of Socorro, Texas.

 Name: **City of Socorro**
 Title: **City Manager**
 Date: _____

 Name: **City of Socorro**
 Title: **City Clerk**
 Date: _____

PLAT MAP

 Name: **Frigo Investments, LLC**
 Title: **Managing Director**
 Date: _____

 Name: **Frigo Investments, LLC**
 Title: **Managing Director**
 Date: _____

VICINITY MAP

 Name: **Frigo Investments, LLC**
 Title: **Managing Director**
 Date: _____

 Name: **Frigo Investments, LLC**
 Title: **Managing Director**
 Date: _____

LEGEND

 Name: **Frigo Investments, LLC**
 Title: **Managing Director**
 Date: _____

 Name: **Frigo Investments, LLC**
 Title: **Managing Director**
 Date: _____

BLOCK 1

 Name: **Frigo Investments, LLC**
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 Name: **Frigo Investments, LLC**
 Title: **Managing Director**
 Date: _____

BLOCK 1

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 Date: _____

BLOCK 1

 Name: **Frigo Investments, LLC**
 Title: **Managing Director**
 Date: _____

 Name: **Frigo Investments, LLC**

VARIANCE REQUEST



LINFIELD, HUNTER & JUNIUS, INC.
PROFESSIONAL ENGINEERS,
ARCHITECTS AND SURVEYORS

3608 18th Street / Suite 200
Metairie, Louisiana 70002
(504) 833-5300 / (504) 833-5350 fax
LHJ@LHJunius.com

Ralph W. Junius, Jr., P.E.
Nathan J. Junius, P.E., P.L.S.
Anthony F. Goodgion, P.E.
Nathan D. Hills, AIA
Robert E. Nockton, P.E.
Mark K. Annino
Casey M. Genovese, P.E.

Daniel A. Flores, P.E.
John M. Jackson, P.E.
Vincent J. Leco, III, P.E.
Eric R. Wright, P.E.
Timothy J. Roth, P.E.
Luis F. Sosa, P.E.
Richard A. Van Wootten, P.E.

April 23, 2025

City of Socorro
860 N. Rio Vista Rd.
Socorro, Texas 79927

**RE: Parking Variance Request Letter
Dollar General #31525
Southeast Corner of Socorro Rd. (FM 258) & Nicholas Rd.
Socorro, TX
Our File #: 25-017**

Dear City of Socorro:

We are requesting a parking stall requirement variance for the development of a new Dollar General retail store to be located on the above-referenced property. Per the City of Socorro Zoning Ordinance, Chapter 46 – Zoning, Article V. – Supplemental Regulations for All Districts, Sec. 46-631. – Off-street parking requirements, (15) Commercial Uses, General, the parking requirement for Commercial uses; general is one (1) parking space per two hundred (200) square feet of net leasable area. The gross floor area of the proposed retail store is 10,640 square feet with 8,542 square feet of actual retail space. Utilizing the total gross floor area, 53 parking spaces would be required. Utilizing the retail space square footage, the requirement would be 43 spaces. Due to existing site constraints and in order to meet City & TXDOT drainage & retention requirements, our site design provides 37 proposed parking spaces for the proposed Dollar General commercial retail store. Our client's corporate offices have studied their parking needs and concluded that 35 parking spaces are sufficient for the proposed store. The granting of this proposed variance would remove unnecessary impervious cover/pavement and would be in harmony with the spirit and purpose of the City's regulations.

Very truly yours,

LINFIELD, HUNTER & JUNIUS, INC.

Casey M. Genovese, P.E.

(504) 833-5300 office / (504) 583-0161 cell



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: JULY 15, 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 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.

NAME: 11631 RIVERSIDE RD. REZONING

PROPERTY ADDRESS: 11631 RIVERSIDE RD.

PROPERTY LEGAL DESCRIPTION: LOT 4, BLOCK 12, EL GRAN VALLE SUBDIVISION

PROPERTY OWNER: ALEJANDRO JIMENEZ & CARLOS A. BARRAGAN

REPRESENTATIVE: ALEJANDRO JIMENEZ & CARLOS A. BARRAGAN

PROPERTY AREA: 20,020 S.F.

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

CURRENT LAND USE: VACANT

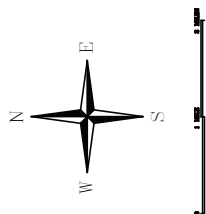
FUTURE LAND USE MAP: SUBURBAN RESIDENTIAL (SR)

FLOOD MAP: According to the Flood Insurance Rate Maps, the referenced property lies within Zone X; (Community Panel # 480212 0300-B/ FEMA, September 4, 1991).

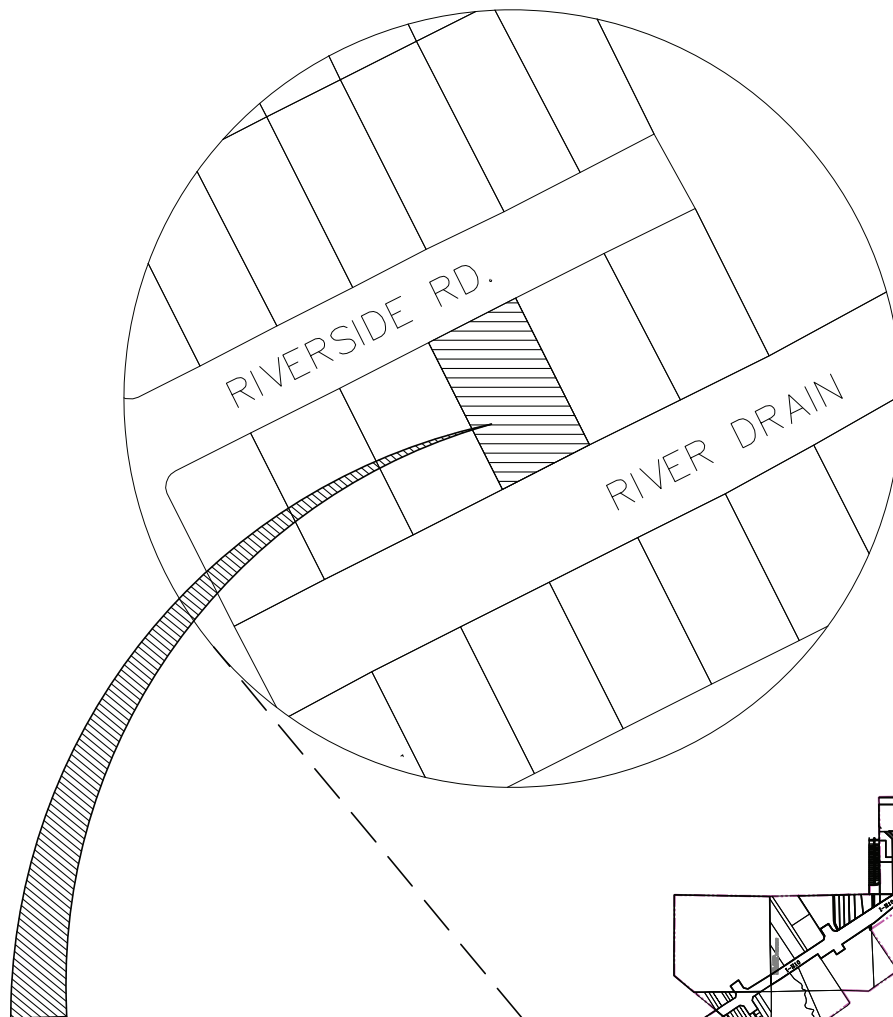
SUMMARY OF REQUEST: Request is for approval of a rezoning of a property from R-1 to R-2 to allow for a quadruplex.

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

LOCATION MAP



PROJECT SITE;
11631 Riverside
Lot-4, Block-12
El Gran Valle



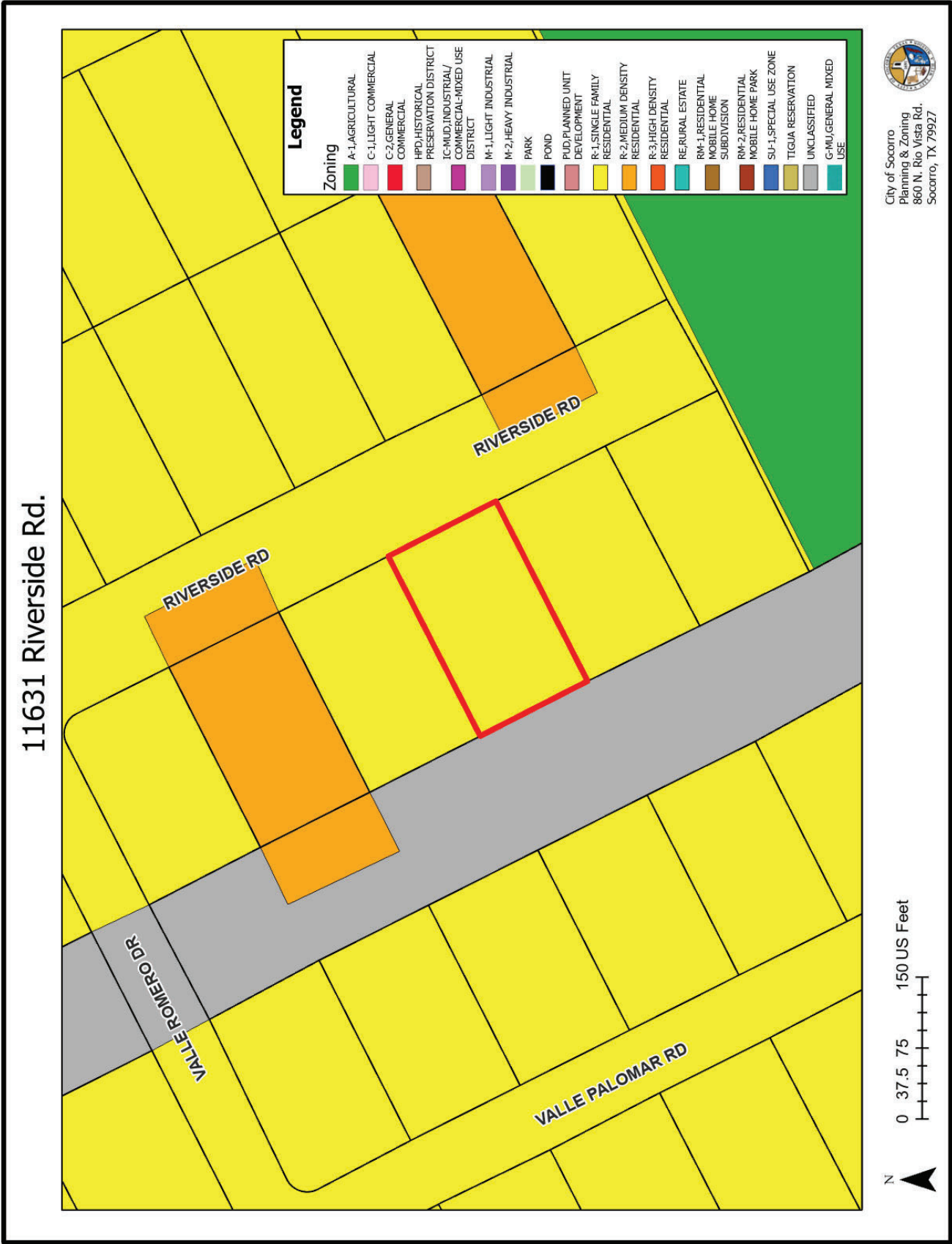
CITY OF SOCORRO

LOCATION MAP
Scale: AS SHOWN

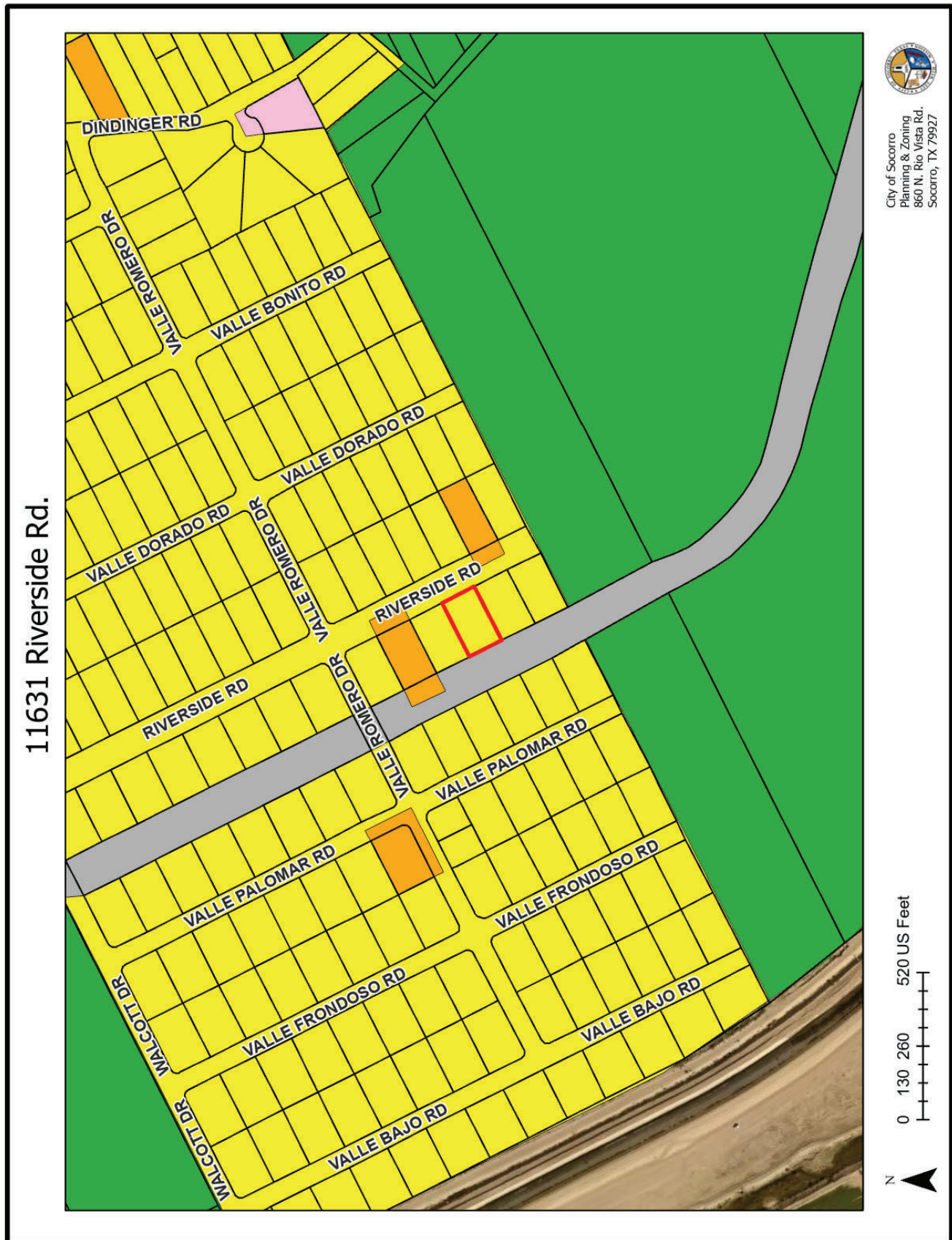
Planning and Zoning Department

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: EL GRAN VALLE

Date Recorded: DECEMBER 19, 1988

Residential Lots:

R-1 Lots: 135

R-2 Lots: 8

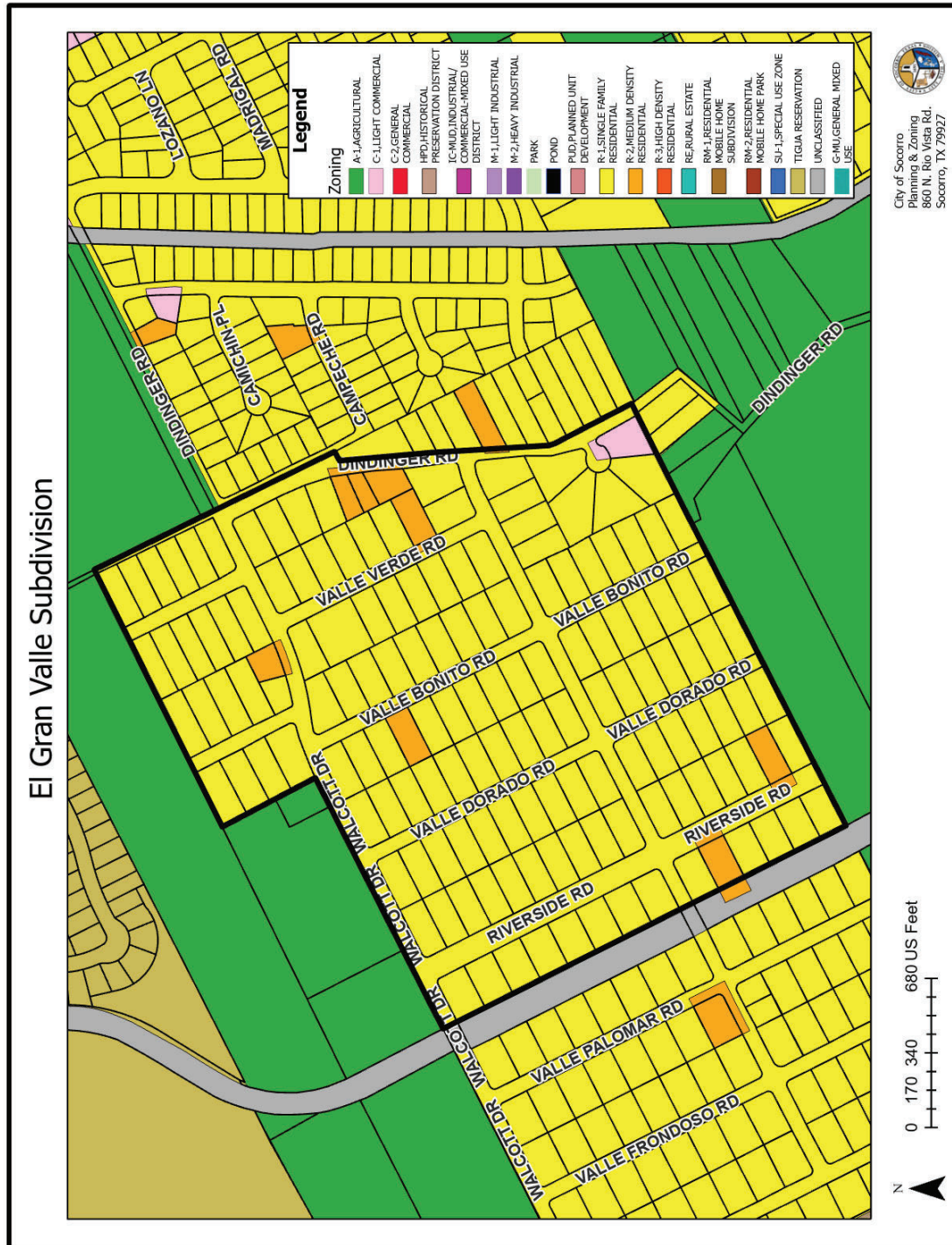
R-3 Lots: 0

Commercial Lots:

C-1 Lots: 1

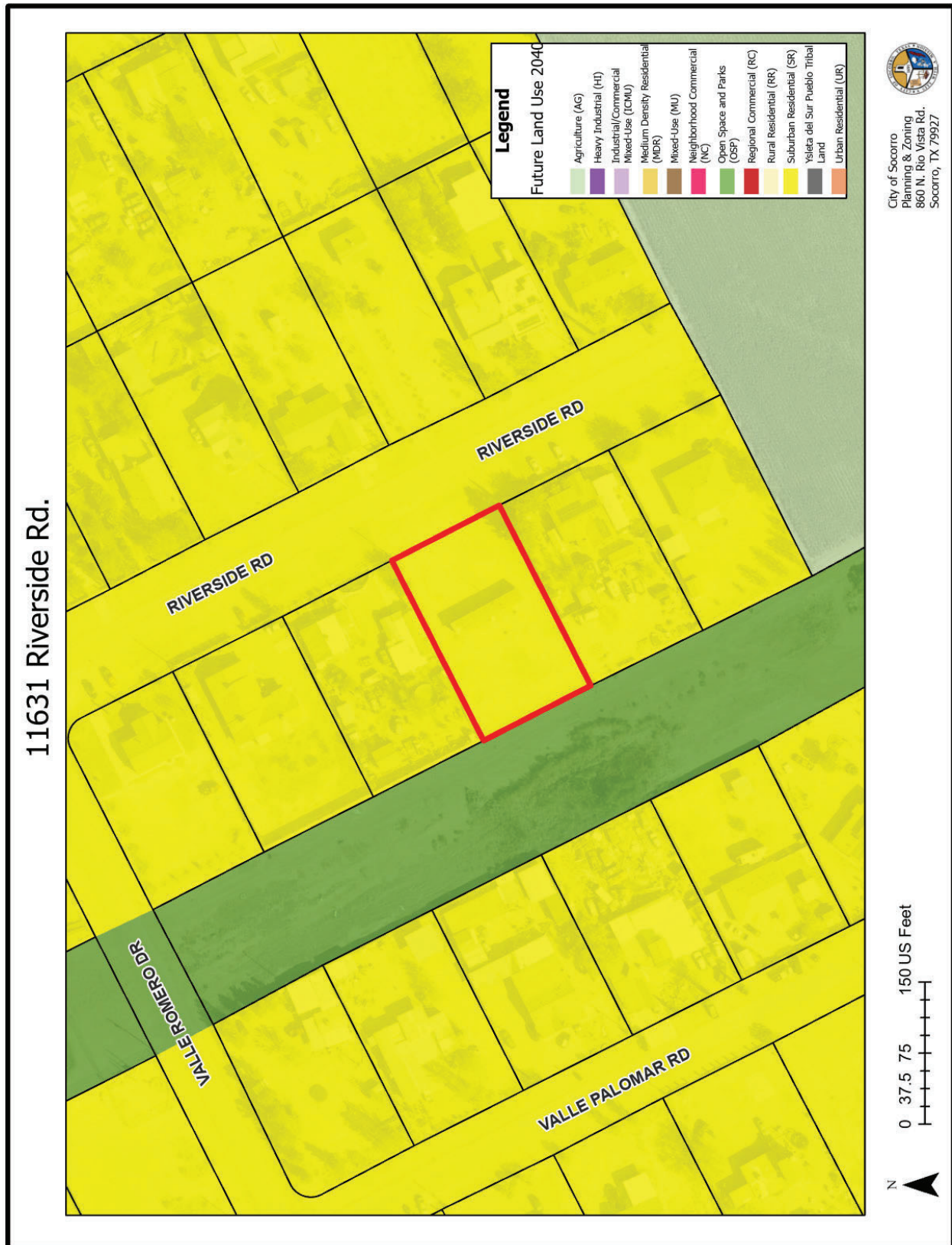
C-2 Lots: 0

Vacant Lots: 8

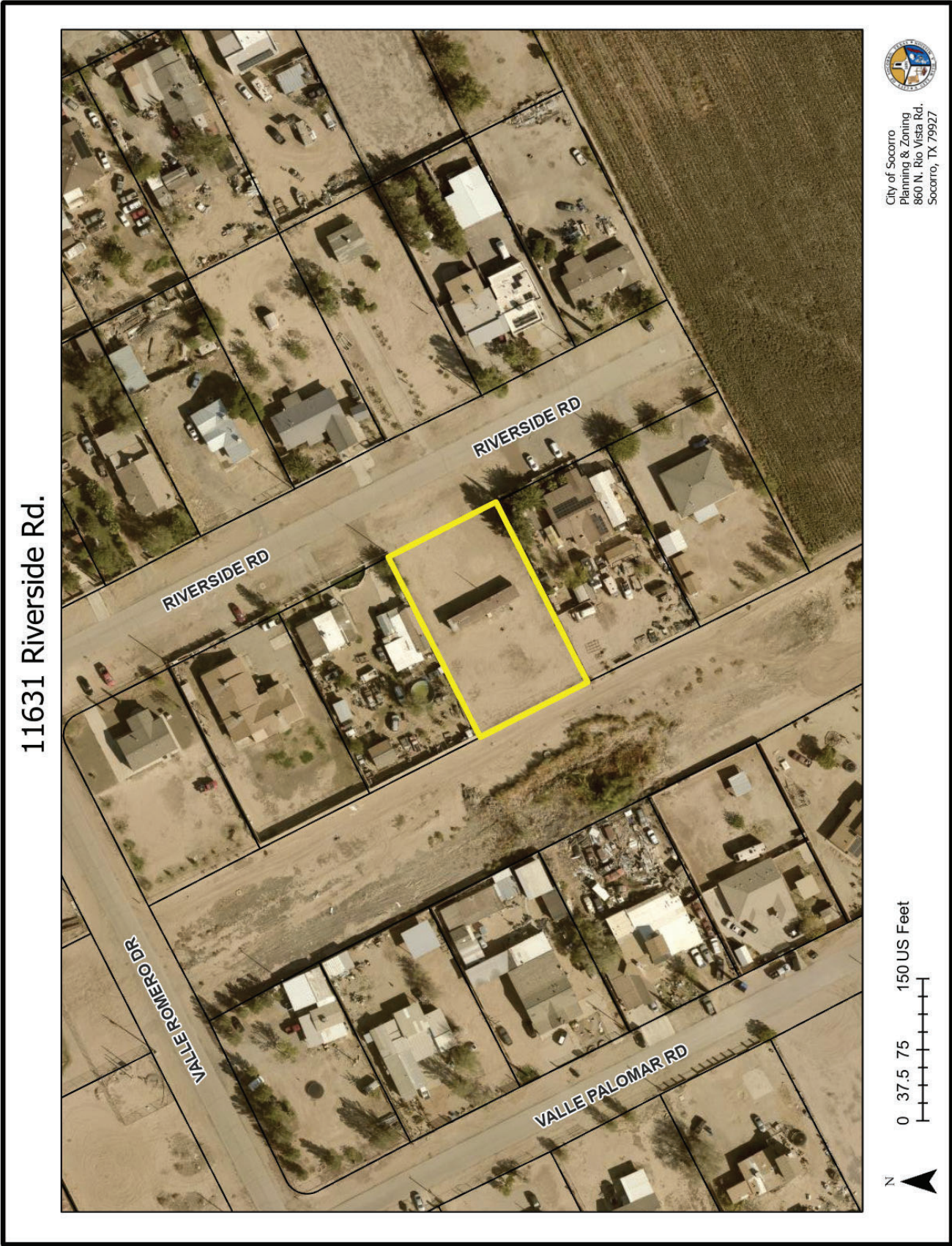


FUTURE LAND USE MAP

CITY OF SOCORRO'S 2040 COMPREHENSIVE PLAN



AERIAL IMAGE



SITE PICTURES



View of property from Riverside Rd.



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 25, 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 15, 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:

- 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.

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 15, 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

25 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 15 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 y el cambio de zonificación del Lote 4, Bloque 12, Subdivisión El Gran Valle, ubicado en el 11631 Riverside Rd., Socorro, TX, de R-1 (Residencial Unifamiliar) a R-2 (Residencial de Densidad Media) para permitir un cuádruplex.

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 15 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.

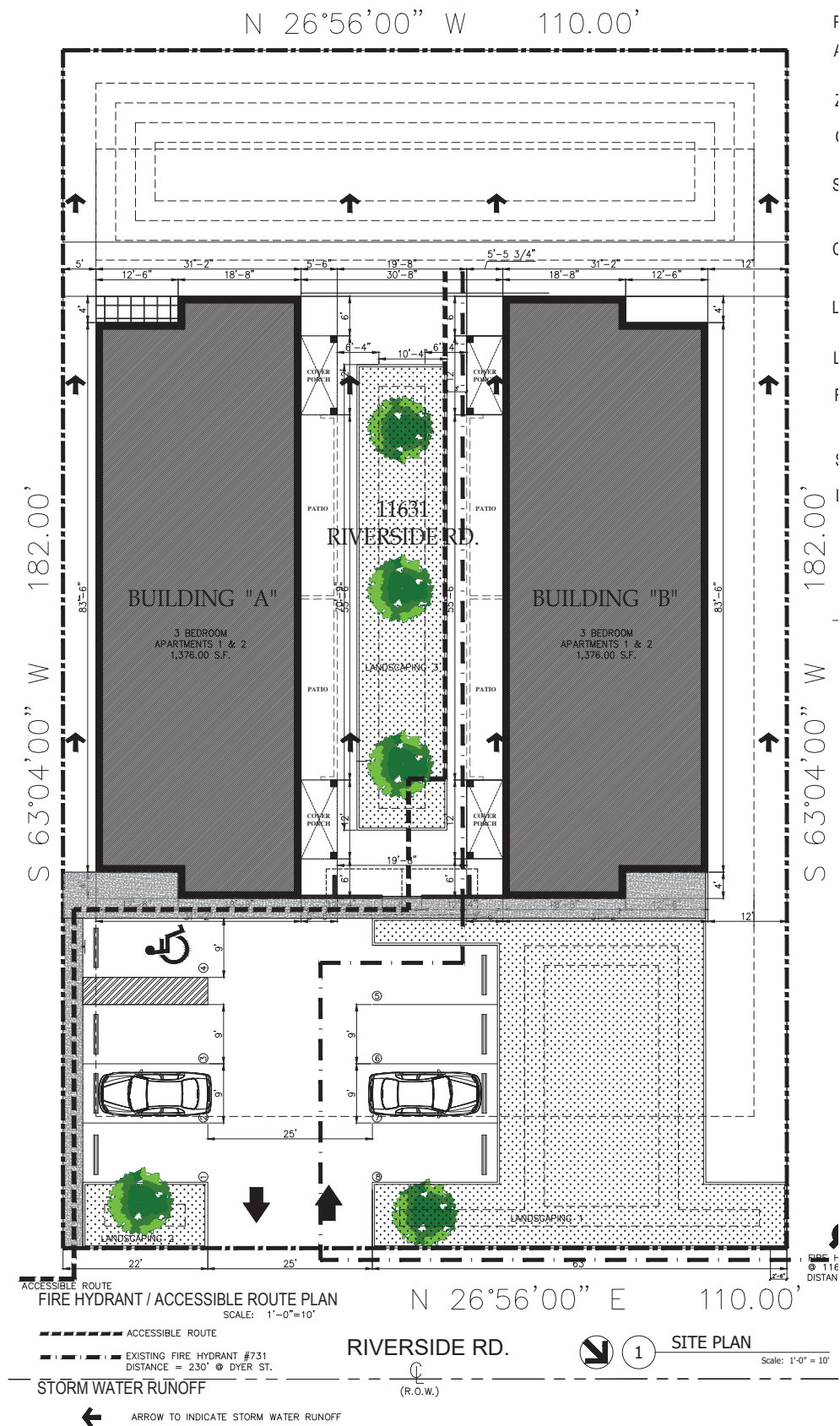
Por favor póngase en contacto con nuestra oficina el día de la junta para confirmar que la junta se llevará a cabo.

Atentamente,

Judith Rodriguez

Secretaria de la Comisión de Planeación y Zonificación

SITE PLAN



The image displays a set of architectural drawings for a two-story building, organized into two main sections: a floor plan and a series of elevations.

Section 5: ENLARGED (TYP) FLOOR PLAN
 This section shows the detailed layout of the building's footprint. It includes rooms such as 13-BED-ROOM 1, 11-BED-ROOM 2, 10-BATH, 4-KITCHEN, 2-DINING RM, 1-LIVING RM, 7-BED-ROOM 3, and a PATIO. The plan is annotated with numerous dimensions, room numbers, and structural notes. A scale of 1/4" = 1'-0" is provided.

Section 6-12: ELEVATIONS
 This section contains the exterior elevations of the building, labeled 6 through 12. These include:
 - **6 FRONT ELEVATION-BLDG. A**: Shows the front facade with a gabled roof and multiple windows.
 - **7 REAR ELEVATION-BLDG. A**: Shows the rear facade with a gabled roof and a central entrance.
 - **8 RIGHT ELEVATION-BLDG. A**: Shows the right side elevation with a long, low profile.
 - **9 LEFT ELEVATION-BLDG. A**: Shows the left side elevation with a gabled roof.
 - **10 OVERALL FRONT ELEVATION**: A combined view of the front elevations.
 - **11 RIGHT ELEVATION ACCESS BUILDING**: Shows the elevation of the access building on the right.
 - **12 FRONT ELEVATION ACCESS BUILDING**: Shows the front elevation of the access building.
 Each elevation drawing includes dimensions, material callouts (e.g., "SHINGLES ROOFING MATCH EXISTING OVER 2 LAYERS OF 15 # FELT PAPER"), and a scale of 1/4" = 1'-0".

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

PUBLIC FEEDBACK

Ben L. Ivey LTD

July 1, 2025

City of Socorro
860 N. Rio Vista Rd.
Socorro, Texas 79927

Re: Public Hearing A-1 Zoning discussion

To Whom it may concern,

I have received the notice about a Public Hearing on July 1st, 2025 about the Ordinances of A-1 Zoning change language.

I need to tell you that I'm against this as I have read the notice. The zoning is ok as it is and does not need to get any more cluttered up with all the garbage that is in the notice. There is no reason to have any more government control that it already has. Agriculture land has been in good hands of individuals for a long time and overall they have made good land better than it was originally.

It's not right for our city leaders and staff members to think that they know better for the citizens of Socorro than the citizens themselves know and what's good for them. Most likely the persons that came up with this idea went to the same schools that all planners go to and drink the same water, but none of any of these people have ever actually operated an agricultural operation. They think they know better, but I can tell you they don't.

Leave the zoning as it is.

Ben Ivey

C:\Users\Ben\Dropbox\My PC (Ben-PC)\Documents\City of Socorro\Letter to City of Socorro dtd 07-01-2025.wpd

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 15, 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

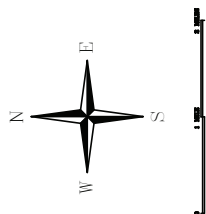
FUTURE LAND USE: RURAL RESIDENTIAL (RR)

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).

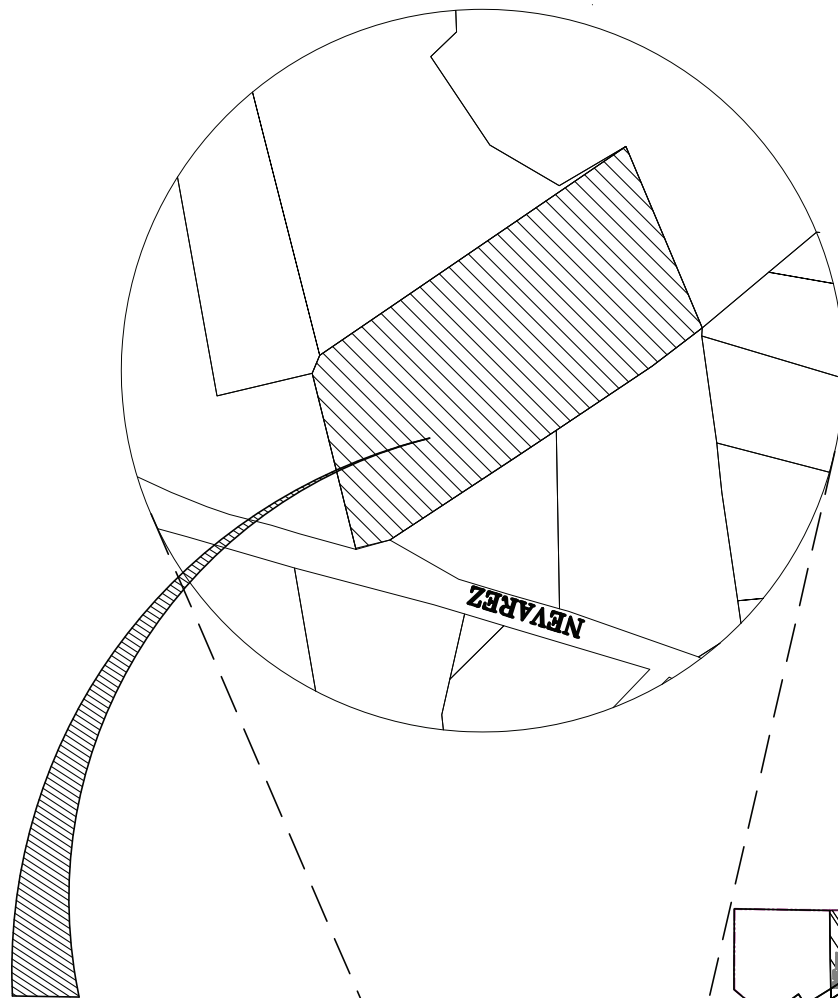
SUMMARY OF REQUEST: Request is for approval of a rezoning of a property from R-1 to A-1 with a conditional use permit to allow for a small-scale water desalination project

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



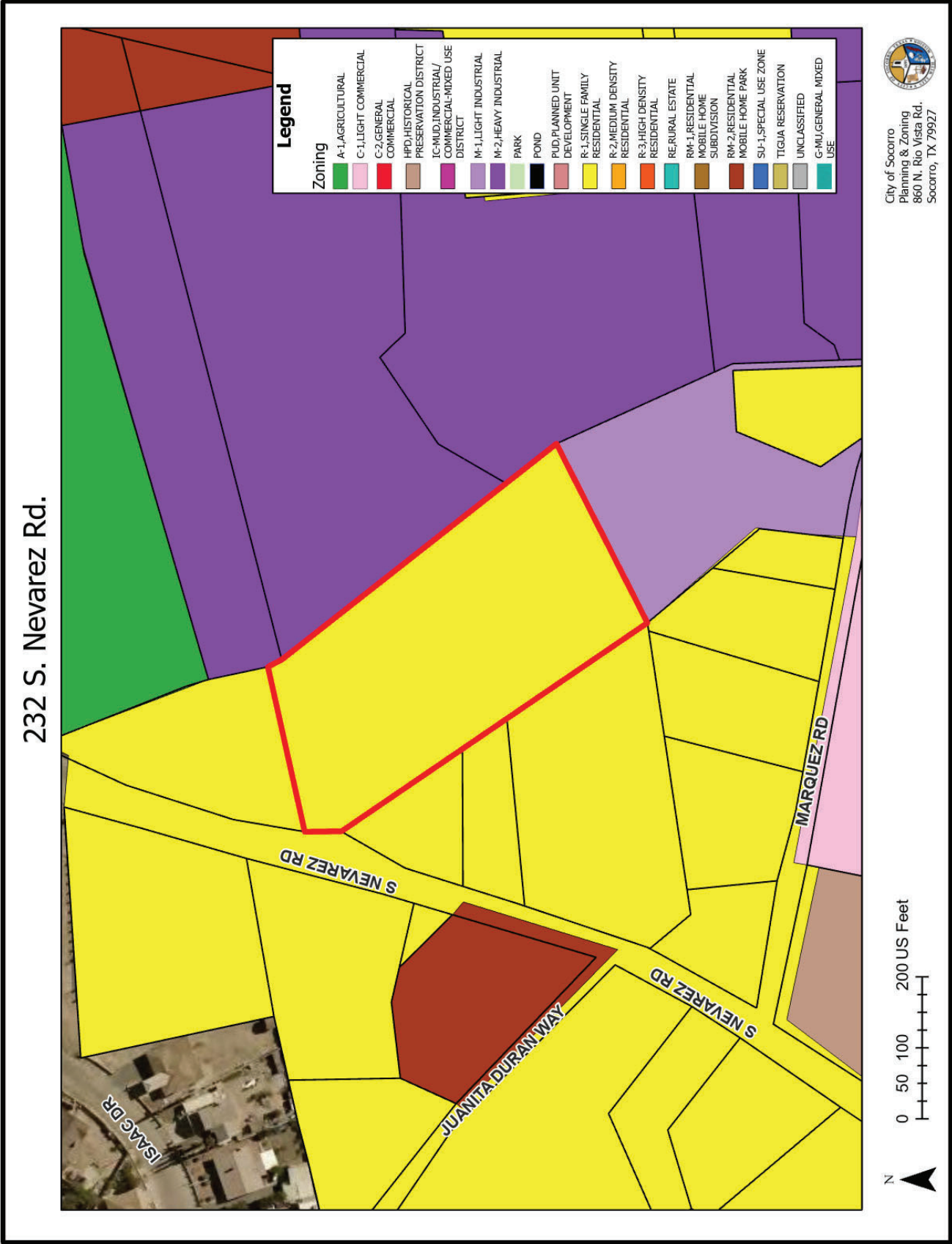
CITY OF SOCORRO

LOCATION MAP
Scale: AS SHOWN

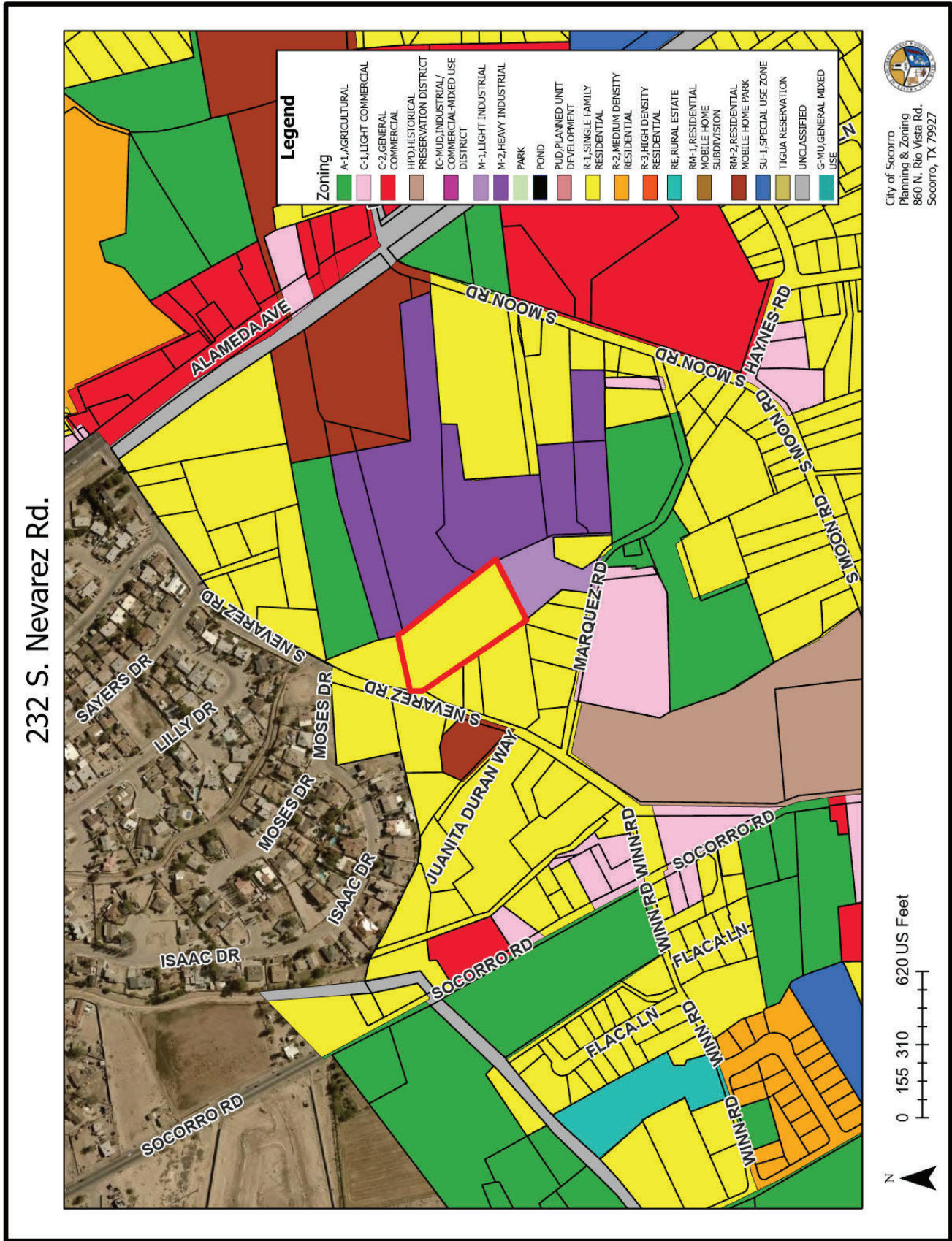
Planning and Zoning Department

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

ZONING MAP



ZONING MAP - LARGE SCALE



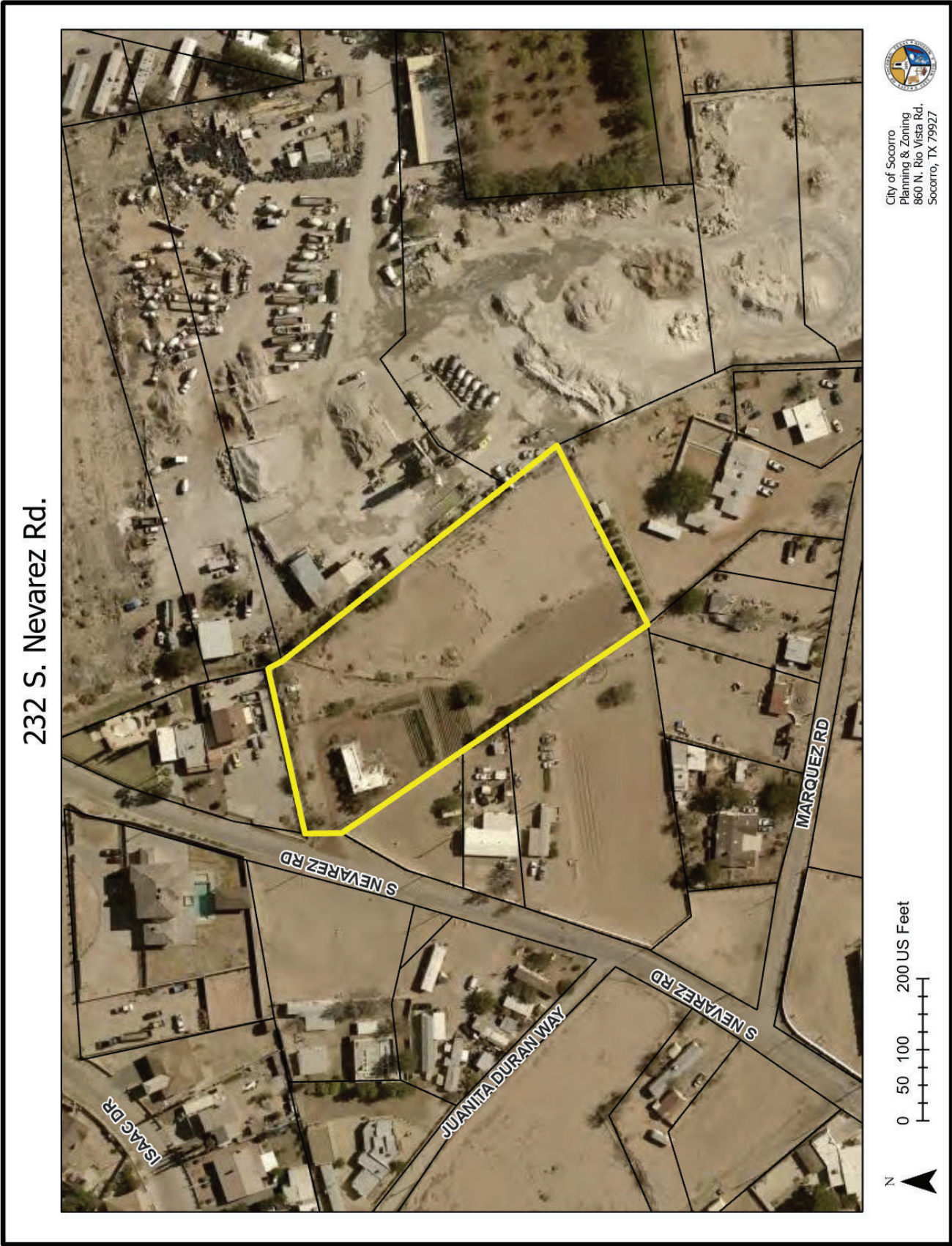
SITE PICTURES



View of property from S. Nevarez Rd.

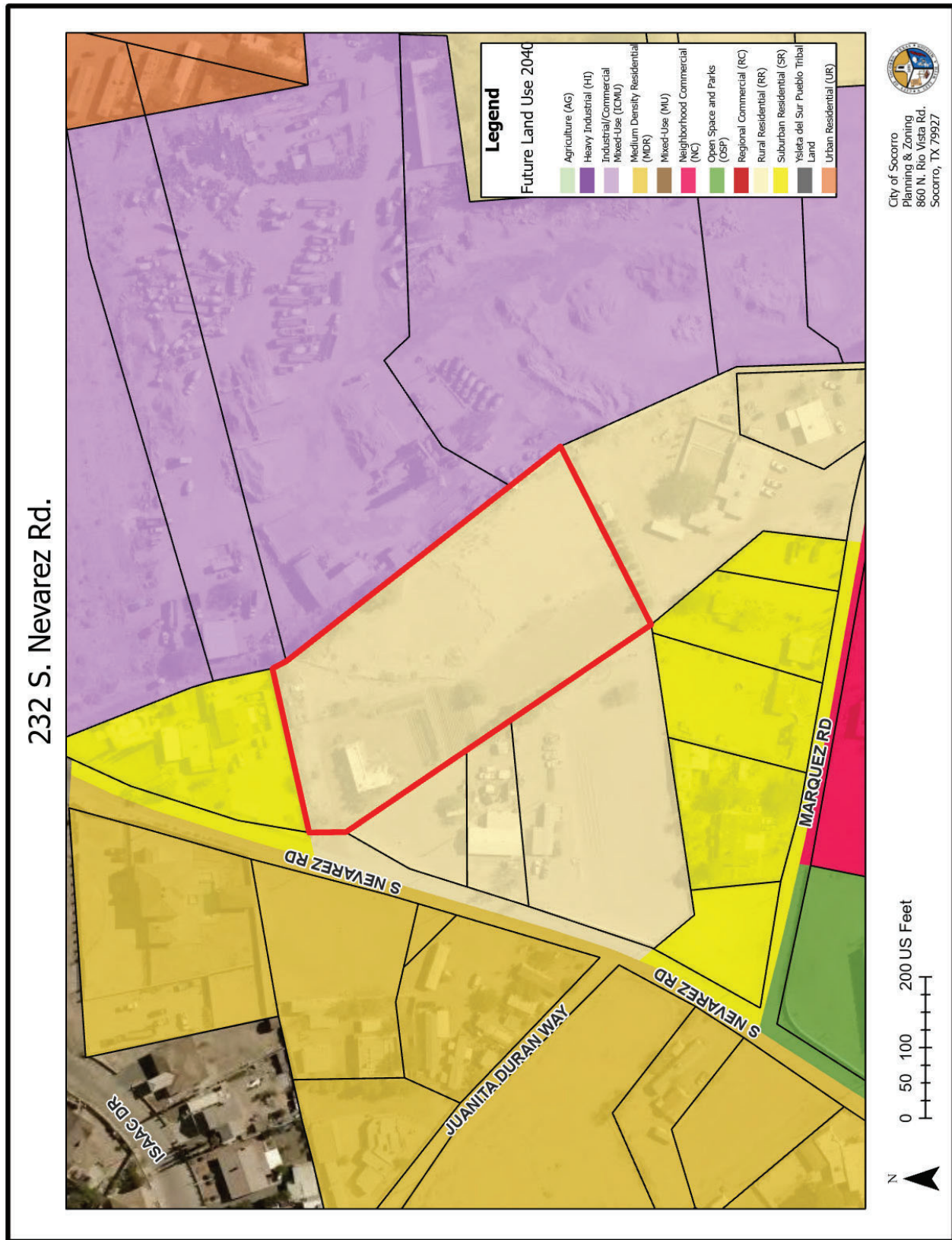


AERIAL IMAGE

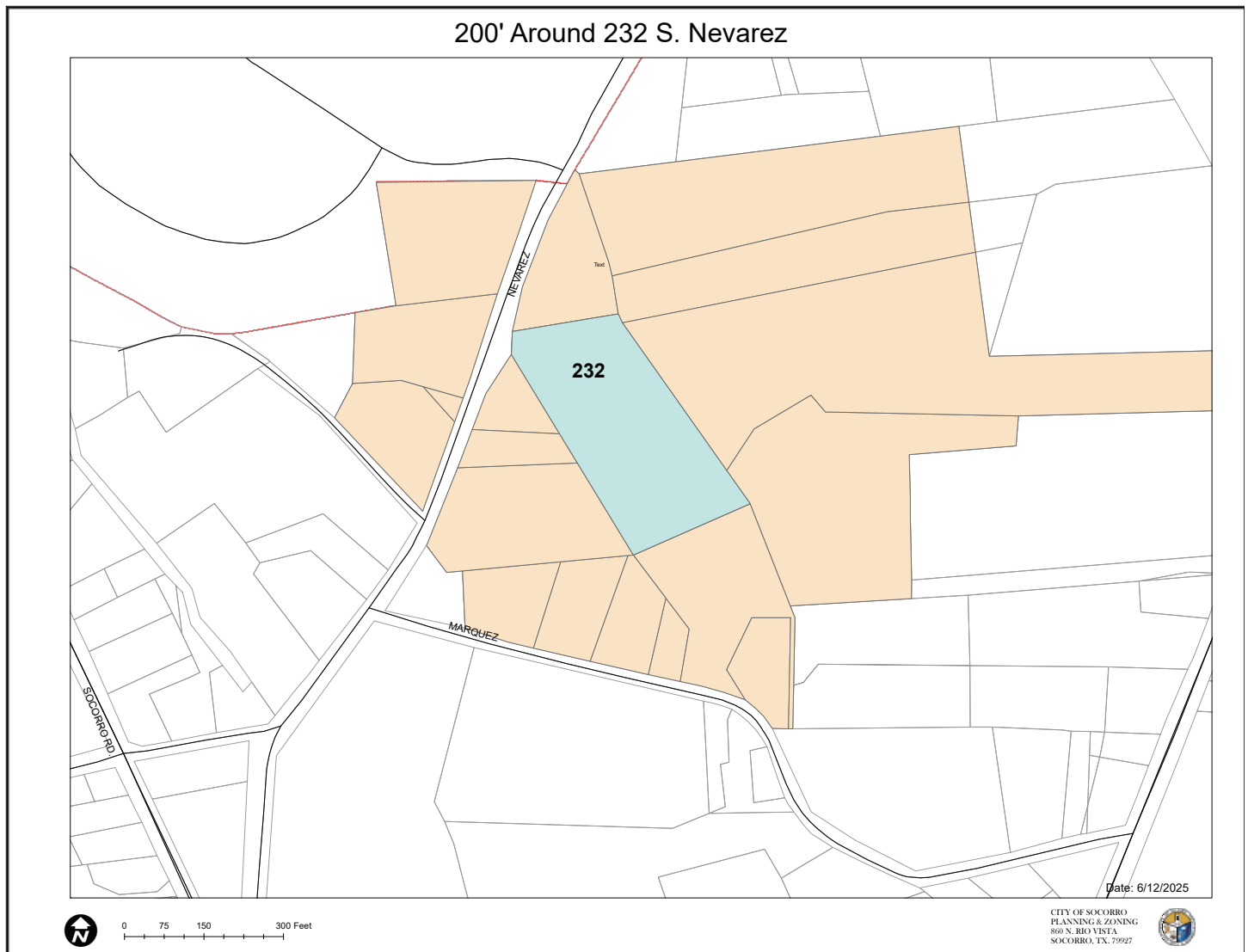


FUTURE LAND USE MAP

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.

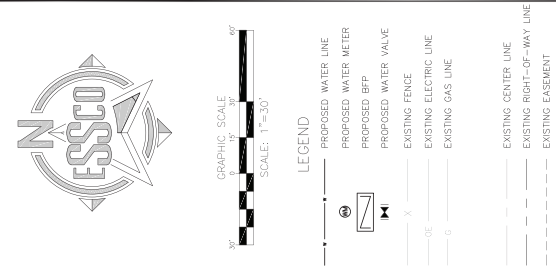
Por favor póngase en contacto con nuestra oficina el día de la junta para confirmar que la junta se llevará a cabo.

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

SITE PLAN



- GENERAL NOTES:**
1. CONTACT UTILITY COMPANIES FOR EXACT LOCATION OF ALL UNDERGROUND UTILITIES IN THIS AREA BEFORE INSTALLATION.
 2. INSTALL TRENCH SAFETY SYSTEM TO PROVIDE FOR PROTECTION OF ALL PERSONS AND PROPERTY EXCEEDING A DEPTH OF 4 FEET.
 3. STANDARDS IS ASSUMED TO BE THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS, AS APPLICABLE TO THE PROJECT.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS ASSOCIATED WITH THE PROJECT.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE AREA OF EXISTING ELECTRIC, GAS MAINS, A.T. & T. ETC.
 6. EMERGENCY RESPONSE NOTE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE APPROPRIATE GOVERNING UTILITY AGENCY WHEN A UTILITY LINE IS BROKEN DURING CONSTRUCTION EXCAVATION AND REPAIRS ARE REQUIRED.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEVELOPMENT OF UTILITIES EMERGENCY RESPONSE ACTION PLAN.
- UTILITY NOTES:**
1. PROVIDE BOTH ADEQUATE CONCRETE THROUST AND PROTECTIVE COATINGS TO ALL FITTINGS, TEES, BENDS, ELBOWS AND JOINTS. ALL FITTINGS SHALL BE ANCHORED IN CONCRETE, AS PER DETAILS AND SPECIFICATIONS.
 2. ALL FITTINGS SHALL BE ANCHORED IN CONCRETE, AS PER DETAILS AND SPECIFICATIONS.
 3. BEDDING MATERIAL SHALL BE ENCASED WITH SELECT BEDDING MATERIAL.
 4. INSTALLATION OF WATER LINE SHALL MEET THE REQUIREMENTS OF THE A.P.C.D. STANDARDS.
 5. PROPOSED 1" APPROVED PIPE SHALL BE AT LEAST 3' IN DEPTH.
 6. WATER LINE MAY REQUIRE ADDITIONAL FITTINGS AND JOINTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ADDITIONAL FITTINGS, PIPING, ELBOWS, THRUST BLOOMING, JOINT RESTRAINTS, LABOR, EXCAVATION, AND BACKFILL. THE CONTRACTOR SHALL BE ANCLARY TO THE PAY ITEM.



PRELIMINARY SITE PLAN
SCALE 1"=30'