

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 TRADUCCION 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 19TH DAY OF AUGUST 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 AUGUST 19, 2025 TO SIGN UP FOR PUBLIC COMMENT AND THE AGENDA ITEM THEY WISH TO COMMENT ON. THE PUBLIC THAT SIGNED UP TO SPEAK WILL BE CALLED UPON BY THE PRESIDING OFFICER DURING THE MEETING.

Approved by: 

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

PUBLIC COMMENT

3. **Open Forum.**

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

NOTICE TO THE PUBLIC AND APPLICANTS

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

4. **Consent Agenda**

- a) Approval of Meeting minutes of August 5, 2025.

REGULAR AGENDA

5. **Public hearing** for the proposed amendment to the City of Socorro's Master Plan and rezoning of Lot 28, North Loop Acres Subdivision, located at 624 Hesse Dr., Socorro, TX

Approved by: 

from R-1 (Single-Family Residential) to R-2 (Medium Density Residential) to allow for a duplex.

6. **Consider and Take Action** on the approval of the proposed amendment to the City of Socorro's Master Plan and rezoning of Lot 28, North Loop Acres Subdivision, located at 624 Hesse Dr., Socorro, TX from R-1 (Single-Family Residential) to R-2 (Medium Density Residential) to allow for a duplex.
7. **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.
8. **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.
9. **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.
10. **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.
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 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 15TH DAY OF AUGUST 2025.

By: 

Judith Rodriguez, Planning & Zoning Secretary.

DATE & TIME POSTED: 8/15/2025@A:15 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
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Irene Rojas
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PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES
August 5, 2025 @ 5:30 P.M.

1. Call to Order

The Chairman called the meeting to order at 5:32 PM.

2. Establishment of Quorum

A quorum was established with 5 commissioners present.

Members Present:

Andrew Arroyos
Enrique Cisneros
David Estrada
Yolanda Rodriguez
Julie Dominguez

Members Absent:

Oswaldo Reza

Staff Present:

- Jose Botello, *Planner.*
- Judith Rodriguez, *Planning Clerk.*
- Myrian Apodaca, *Planning Clerk.*
- Estevan Gonzales, *I.T. Director*
- Juan Zamorano, *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 28, North Loop Acres Subdivision, located at 624 Hesse Dr., Socorro, TX from R-1 (Single-Family Residential) to R-2 (Medium Density Residential) to allow for a duplex.

b) Approval of Meeting minutes of August 5, 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, Enrique Cisneros, David Estrada, Yolanda Rodriguez, and Julie Dominguez.

Nays:

Abstain:

Absent: Osvaldo Reza

REGULAR AGENDA-DISCUSSION AND ACTION

- 5. Consider and Take Action** on the proposed approval of a Preliminary and Final Plat with a waiver request from Section 38-50.- *Provision of Easements-* to waive the easement requirement for the extension of Ernest Rd., a waiver request from Section 38-8.2.- *Preliminary Plat- Plans and Data- Subsection (c) (1)* to waive the Storm Water Drainage Plan Requirement, and a waiver request from Section 38-8.2.- *Preliminary Plat- Plans and Data- Subsection (c)(2)* to waive the Soils Analysis Requirement for the Avila Subdivision, being Tract 7-A, and Tract 7-B, Block 27, Socorro Grant, and located at 11599 Socorro Rd., Socorro, TX.

Mr. Botello gave the presentation on this item.

A motion was made by Enrique Cisneros and seconded by David Estrada *to go to Execute Session for Item Five (5).* **Motion carried.**

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

Nays:

Abstain:

Absent: Osvaldo Reza

Chairman announced the start of Executive Session at **5:54 p.m.**

Chairman announced the conclusion of Executive Session at **6:44 p.m.**, after which the meeting resumed.

Commissioner Mr. Cisneros addressed questions to the applicant.

Speakers: Roberto Betancourt and Miguel Morales

A motion was made by Andrew Arroyos and seconded by Enrique Cisneros *to approve the Preliminary and Final Plat with the approval of only the Storm Water Drainage Requirements and the Soil Analysis Requirement, not waving the Easement Requirements. Item Five (5).* **Motion carried.**

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

Nays:

Abstain:

Absent: Osvaldo Reza

- 6. 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 **6:44 PM.**

Mr. Botello suggested to the Commissioners to postpone Items Six (6) and Seven (7) as well as Eight (8) and Nine (9) to the August 19th Planning and Zoning meeting.

Public Hearing was closed by the Chairman at **6:44 PM.**

A motion was made by David Estrada and seconded by Julie Dominguez *to postpone Items Six (6), Seven (7), Eight (8), and Nine (9) to the August 19th Planning and Zoning meeting.* **Motion carried.**

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

Nays:

Abstain:

Absent: Osvaldo Reza

- 7. 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.
- 8. 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.

9. Planning and Zoning Commissioners Report.

- Commissioner Enrique Cisneros asked Staff to speak with City leadership and the Socorro Independent School District to see if in the future, there could be a way to stagger the release times for Socorro Highschool, the IDEA School, and all three schools on Moon Rd., to help reduce the heavy traffic during pick -up times.
- Commissioner Yolanda Rodriguez inquired about the status of the school zone that begins at Lark and N. Loop Dr and extends past Rio Vista Rd., noting that it is too long and causes congestion. Ms. Quimiro responded that there is still no update on the matter. Commissioner Ms. Rodriguez then asked whether there is a legal way to address the issue with SISD.
- Mr. Bhatti noted that IDEA School is a charter school, but it holds public meetings and hearings. He also pointed out that, as a public entity, the school district conducts its own meetings, where such concerns could be voiced. He emphasized that coordination between schools is important and that if parents express safety and traffic concerns during these meetings, it is likely to gain more attention.
- Commissioner David Estrada asked staff about the A1 zoning committee and whether another meeting would be scheduled. Ms. Quimiro confirmed this, explaining that it was one of the main reasons we were not ready to present today, and that a new meeting would be held before the next agenda. When Commissioner Estrada asked for a specific date, Ms. Quimiro said she would send an email to determine everyone's availability.
- Commissioner Yolanda Rodriguez asked if the A1 item was going to be moved and questioned why Item 11 would be included in the same meeting when deciding on approval. She suggested moving it to a separate meeting. Ms. Quimiro responded that she considered the project important and suitable for presentation alongside A1, possibly with updates from the applicant. She noted she had additional information to share with the committee, including details about grant funding for another project to highlight the innovative and forward-thinking nature of this proposal, as well as water-related information previously requested by the committee. Ms. Quimiro added that staff would make a greater effort to attend the next meeting and stated that she did not believe the items needed to be separated.

10. Planning and Zoning Department Report.

Ms. Quimiro provided updates on current projects. Regarding the Nova Hueco Tanks project, she reported that they are still awaiting environmental clearance. The City has submitted all required documentation and is waiting for authorization to proceed to the next step. She also reported attending the TXDOT Transportation Division 2025 Project Delivery Conference in Waco on January 29–30. The conference shared information on upcoming advances, innovations, and changes within TXDOT, including new technologies aimed at improving project delivery efficiency. Finally, Ms. Quimiro announced the appointment of Judith Rodriguez as the new Planner for the Planning and Zoning Department.

14. Adjournment

A motion was made by Julie Dominguez and seconded by Andrew Arroyos, *to adjourn at 7:01 PM.*

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

Nays:

Abstain:

Absent: Osvaldo Reza

Andrew Arroyos, Chairman

Date minutes were approved.

Judith Rodriguez, Secretary

Date minutes were approved.



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: AUGUST 19, 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 28, NORTH LOOP ACRES SUBDIVISION, LOCATED AT 624 HESSE DR., SOCORRO, TX, FROM R-1 (SINGLE-FAMILY RESIDENTIAL) TO R-2 (MEDIUM DENSITY RESIDENTIAL) TO ALLOW FOR A DUPLEX.

NAME: 624 HESSE DR. REZONING

PROPERTY ADDRESS: 624 HESSE DR.

PROPERTY LEGAL DESCRIPTION: LOT 28, NORTH LOOP ACRES SUBDIVISION

PROPERTY OWNER: BLACK DIAMOND DEVELOPMENTS, LLC.

REPRESENTATIVE: LORENA ARMENTA

PROPERTY AREA: 13,460 S.F.

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

CURRENT LAND USE: VACANT

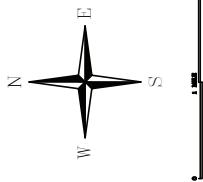
FUTURE LAND USE MAP: SUBURBAN RESIDENTIAL (SR)

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

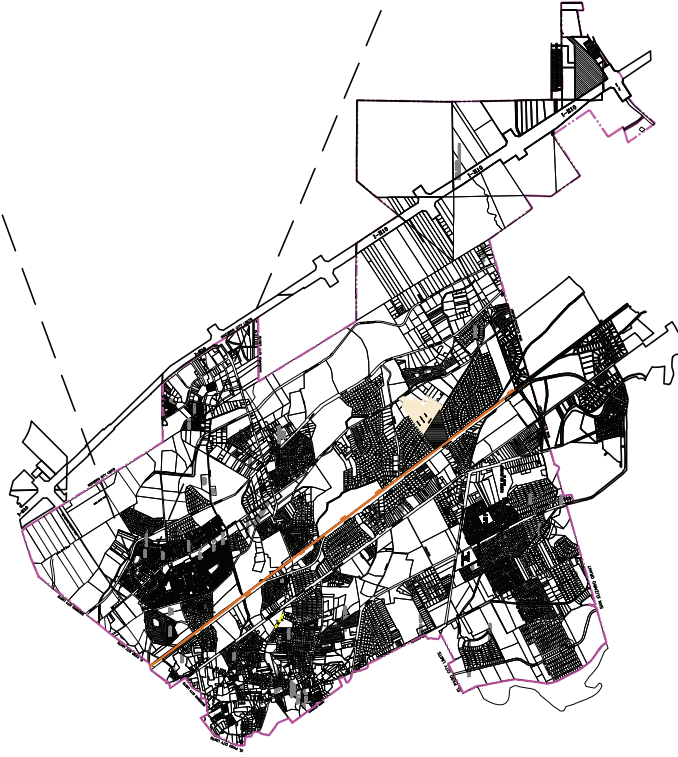
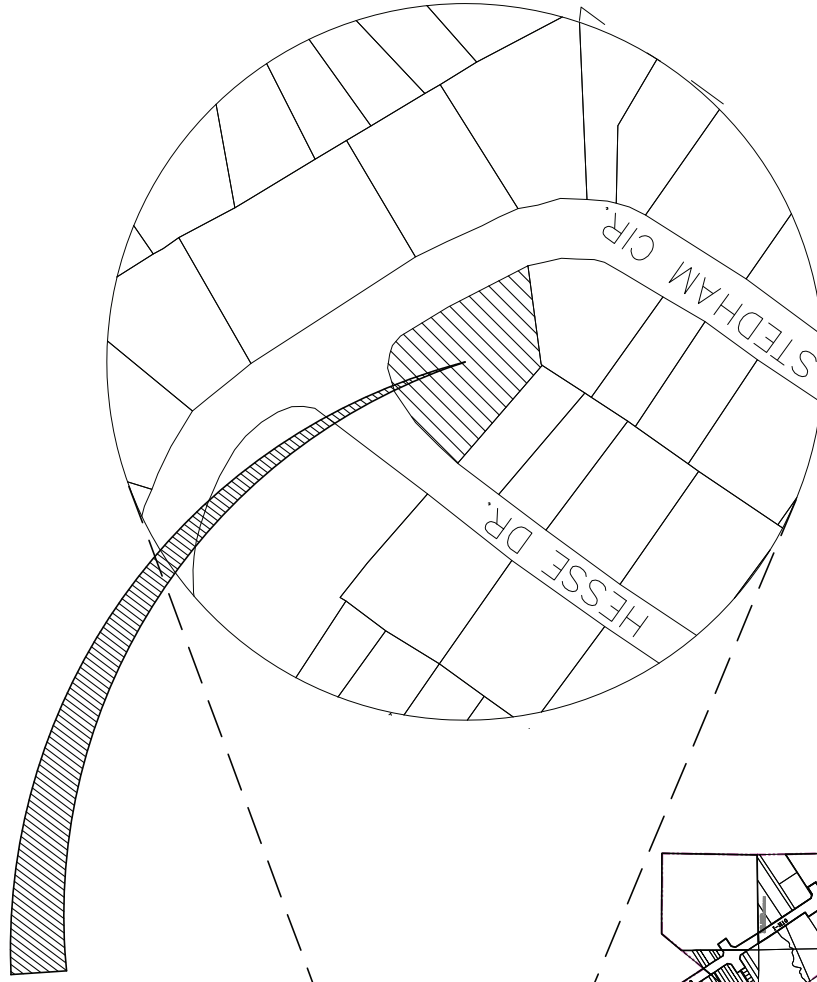
SUMMARY OF REQUEST: Request is for approval of a rezoning of a property from R-1 to R-2 to allow for a duplex.

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

LOCATION MAP



PROJECT SITE;
624 Hesse Dr.
Lot-28
North Loop Acres



CITY OF SOCORRO

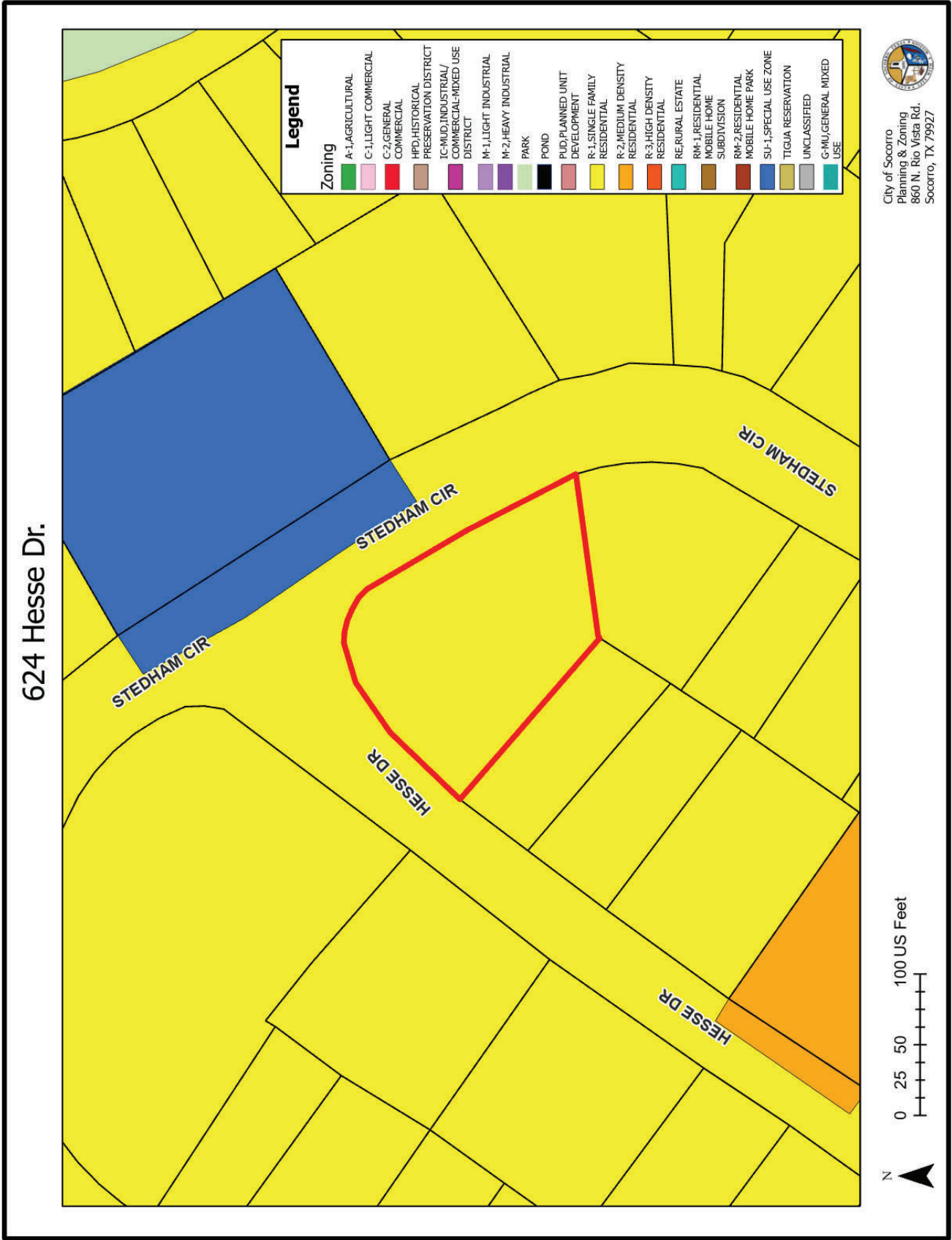
LOCATION MAP

Scale: AS SHOWN

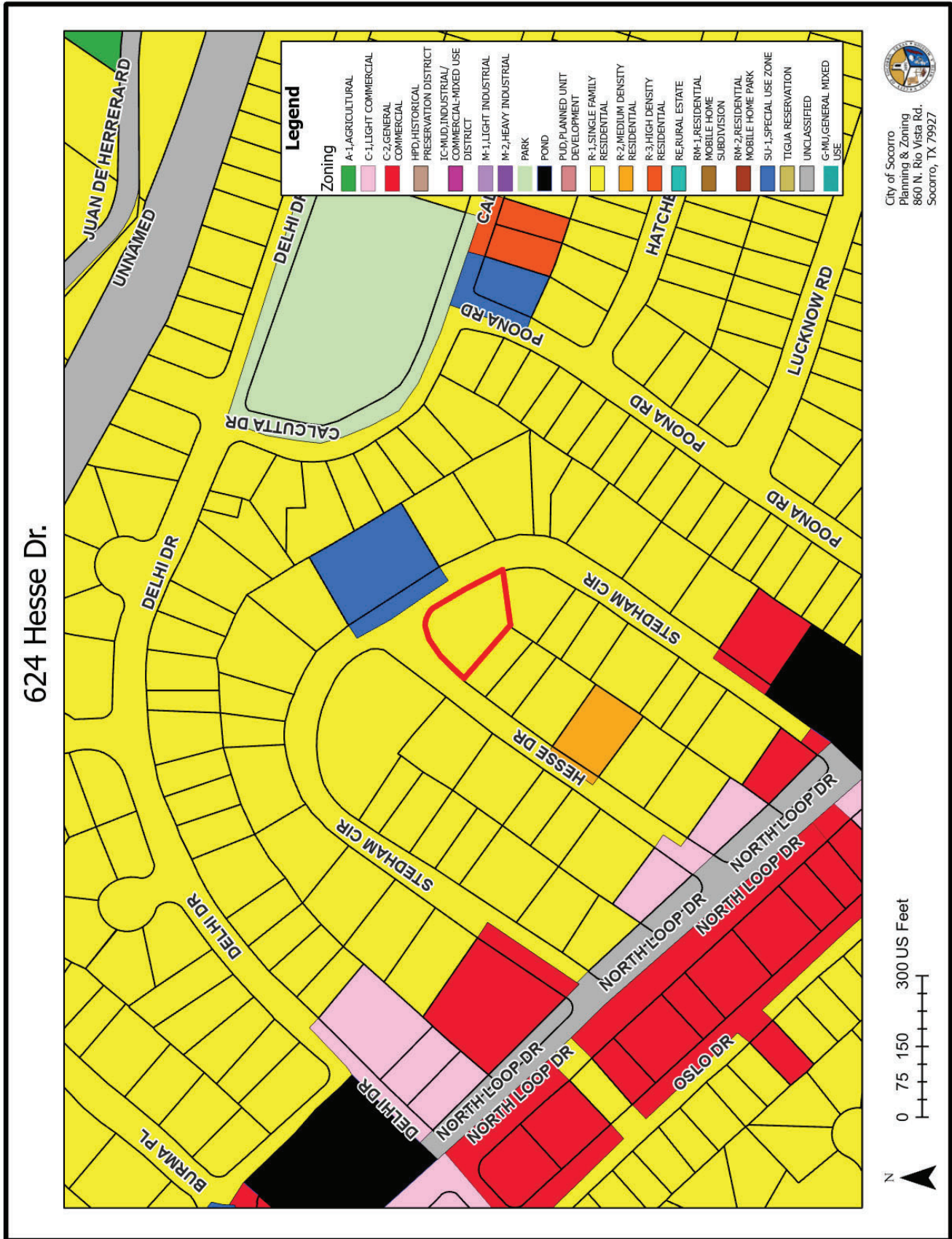
Planning and Zoning Department

860 N. Rio Vista, Socorro, Texas 79087 Tel. (915) 872-8311 Fax (915) 872-8673

ZONING MAP



ZONING MAP - LARGE SCALE



SUBDIVISION ZONING MAP

Subdivision Name: NORTH LOOP ACRES

Date Recorded: APRIL 4, 1956

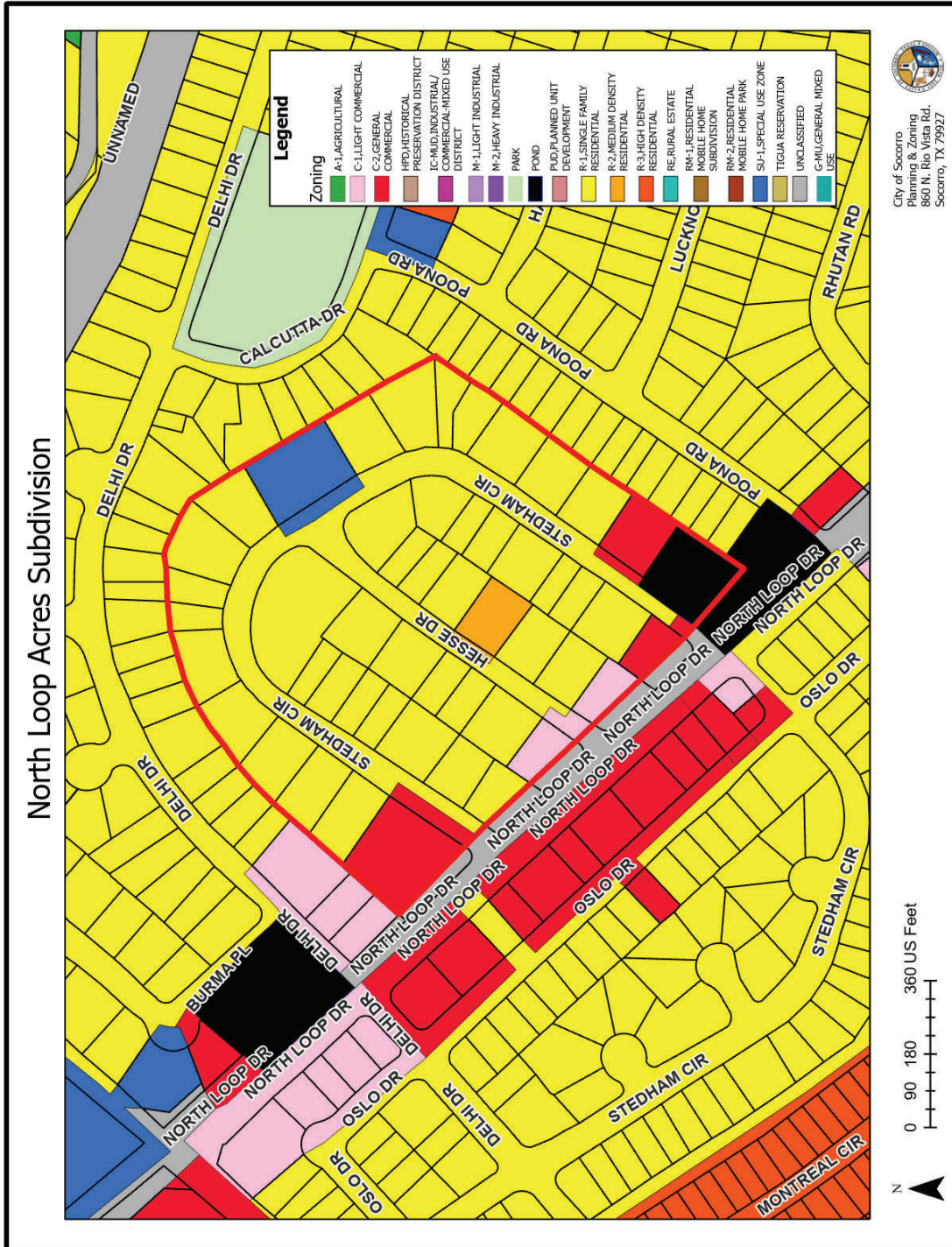
Residential Lots:

R-1 Lots: 38 R-2 Lots: 1 R-3 Lots: 0

Commercial Lots:

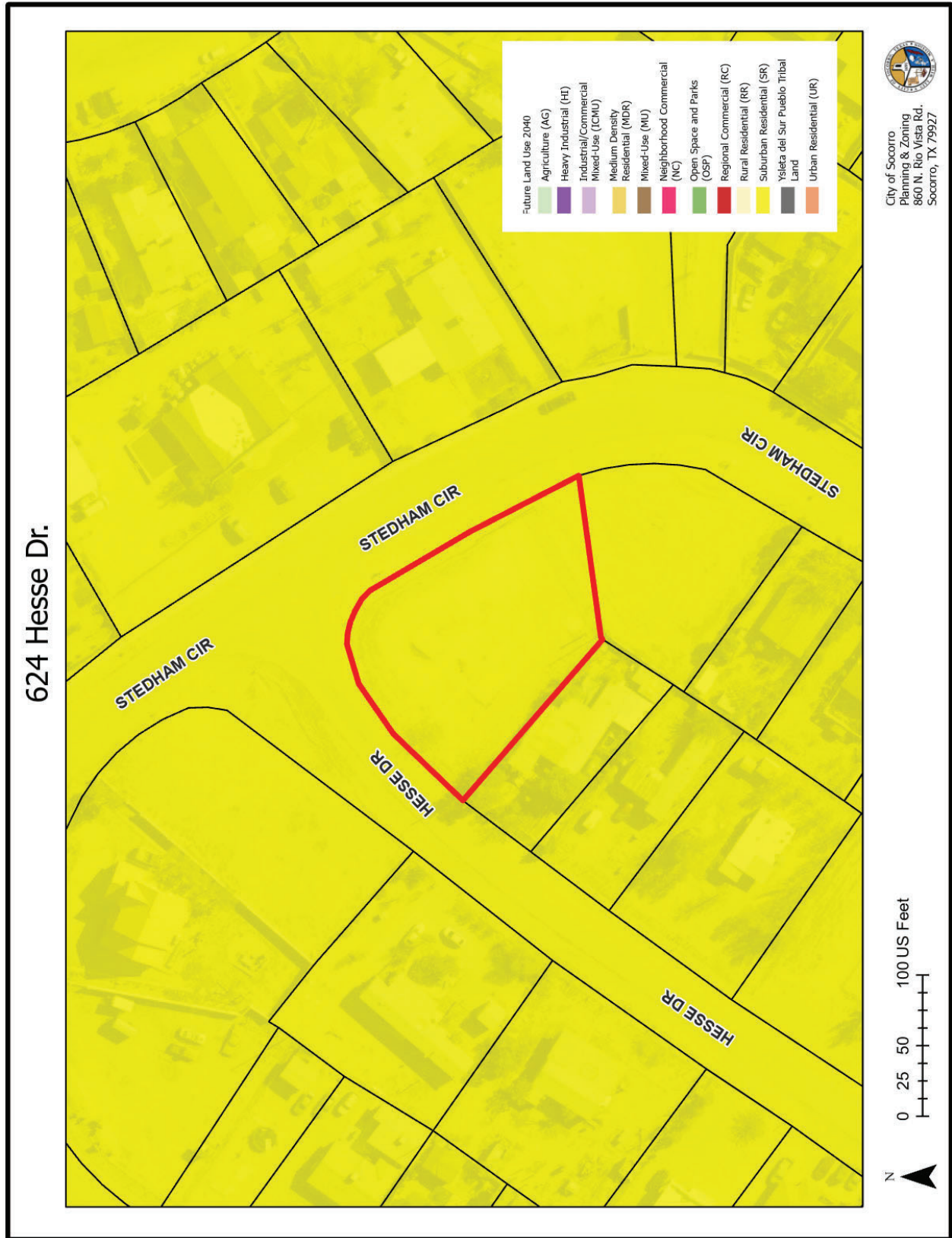
C-1 Lots: 2 C-2 Lots: 3 S-U: 2 OTHER: 2 (TXDOT PONDING AREAS)

Vacant Lots: 4



FUTURE LAND USE MAP

CITY OF SOCORRO'S 2040 COMPREHENSIVE PLAN

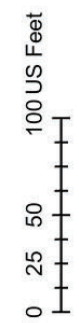


AERIAL IMAGE

624 Hesse Dr.



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



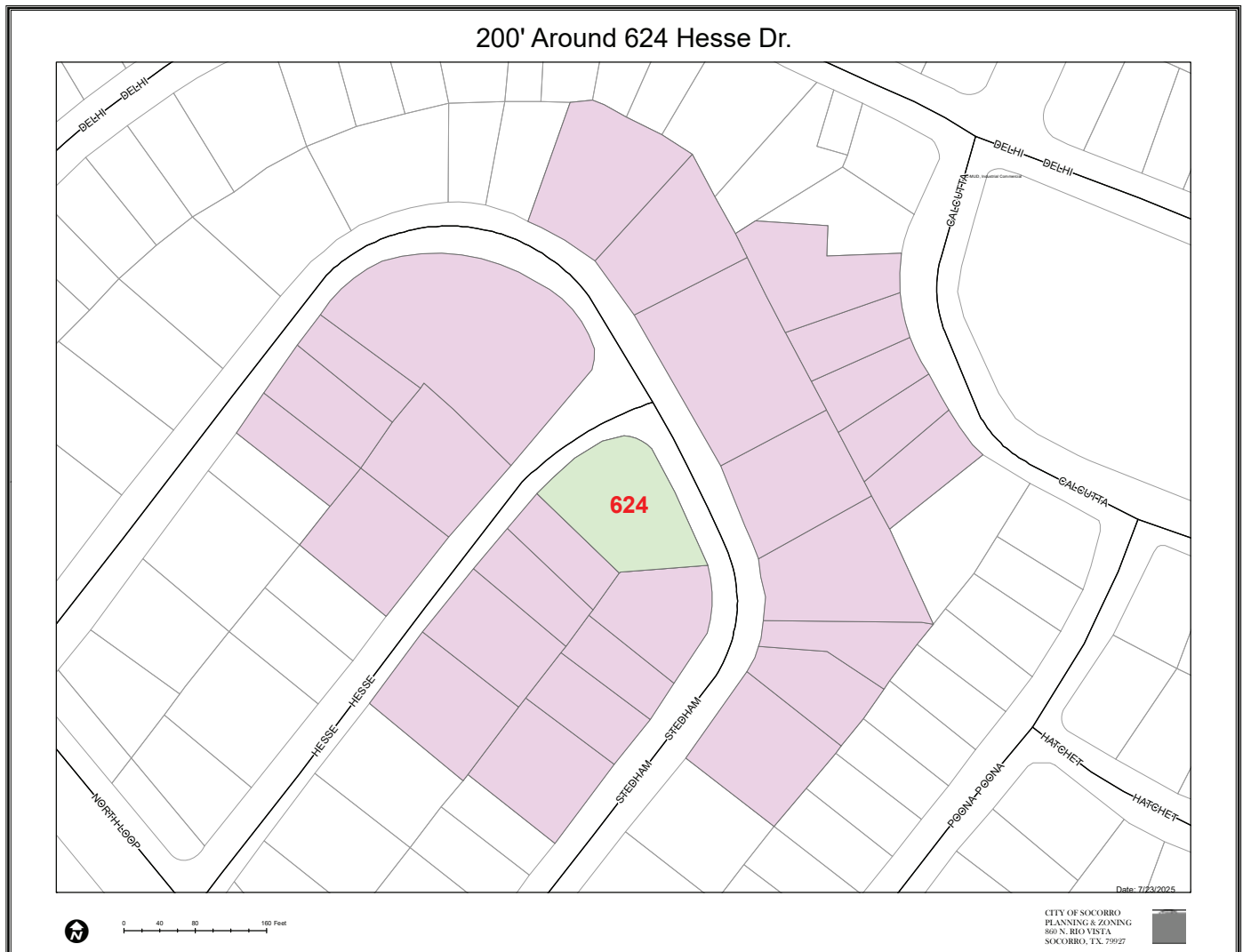
SITE PICTURES



View of property from Stedham Cir., and Hesse 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
District 2

Gina Cordero
District 3

Irene Rojas
District 4

Adriana Rodarte
City Manager

July 30, 2025

Dear property owner,

You are hereby notified that a Planning and Zoning Commission meeting has been scheduled to hold a **PUBLIC HEARING** on August 19, 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 28, North Loop Acres Subdivision, located at 624 Hesse Dr., Socorro, TX from R-1 (Single-Family Residential) to R-2 (Medium Density Residential) to allow for a duplex.

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 323610 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

30 de julio 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 19 de agosto 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 28, Subdivisión North Loop Acres, ubicado en el 624 Hesse Dr., Socorro, TX, de R-1 (Residencial Unifamiliar) a R-2 (Residencial de Densidad Media) para permitir un duplex.

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.

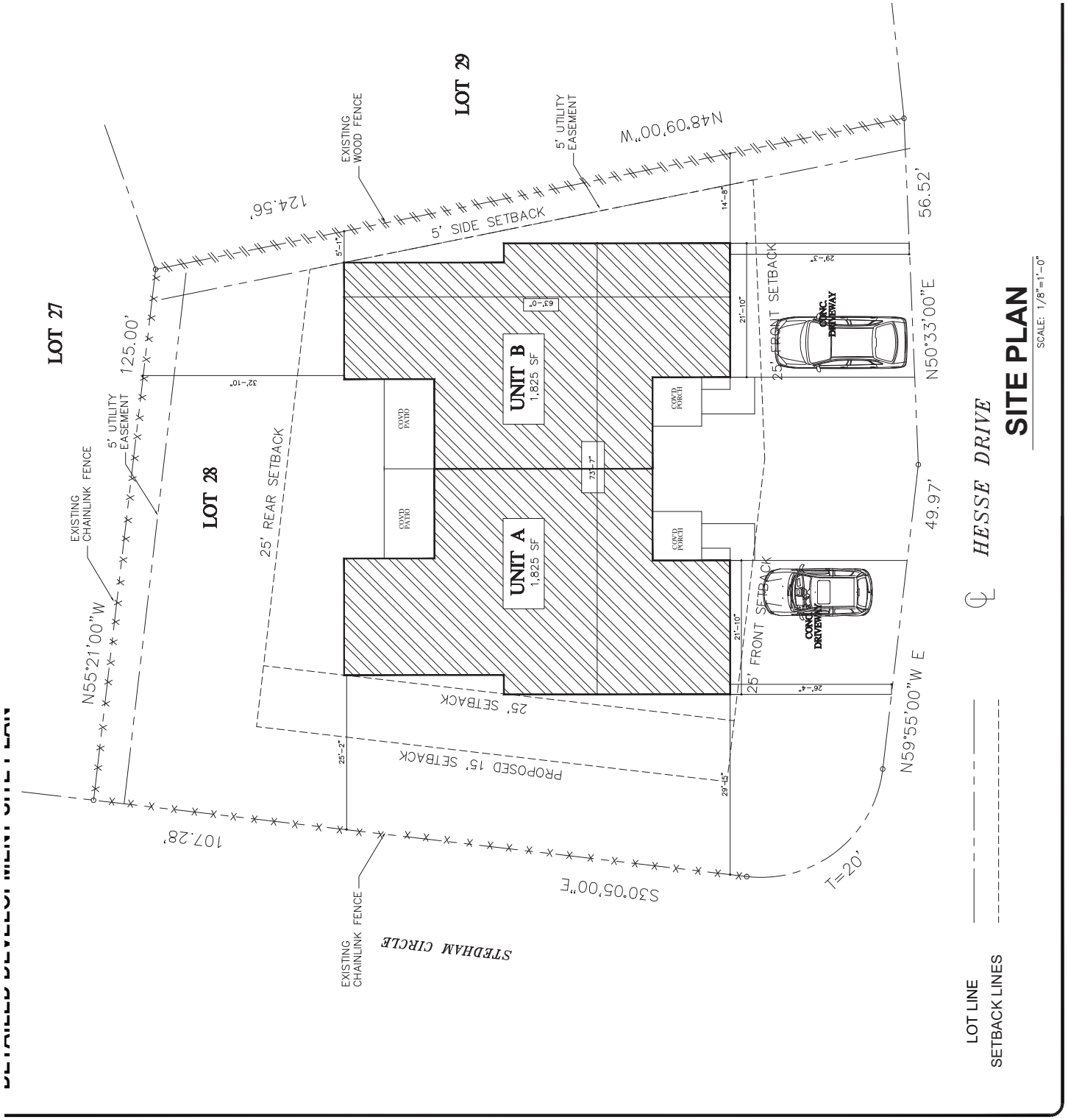
Usted no está obligado(a) a asistir, pero si tiene algún comentario u opinión se le recomienda asistir a la audiencia. Si no puede asistir a la audiencia, se tendrán en cuenta sus observaciones por escrito. Los comentarios escritos deben ser entregados al Departamento de Planeación y Uso de Suelo durante 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 323610 antes de las 5:00 p.m. el 19 de agosto 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



LOT LINE
SETBACK LINES

⊕ HESSE DRIVE

SITE PLAN

SCALE: 1/8"=1'-0"

Rudy Cruz Jr.
Mayor

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Representative
At Large

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District 1/Mayor Pro Tem



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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

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At Large

Cesar Nevarez
District 1 Mayor Pro Tem



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District 2

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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.

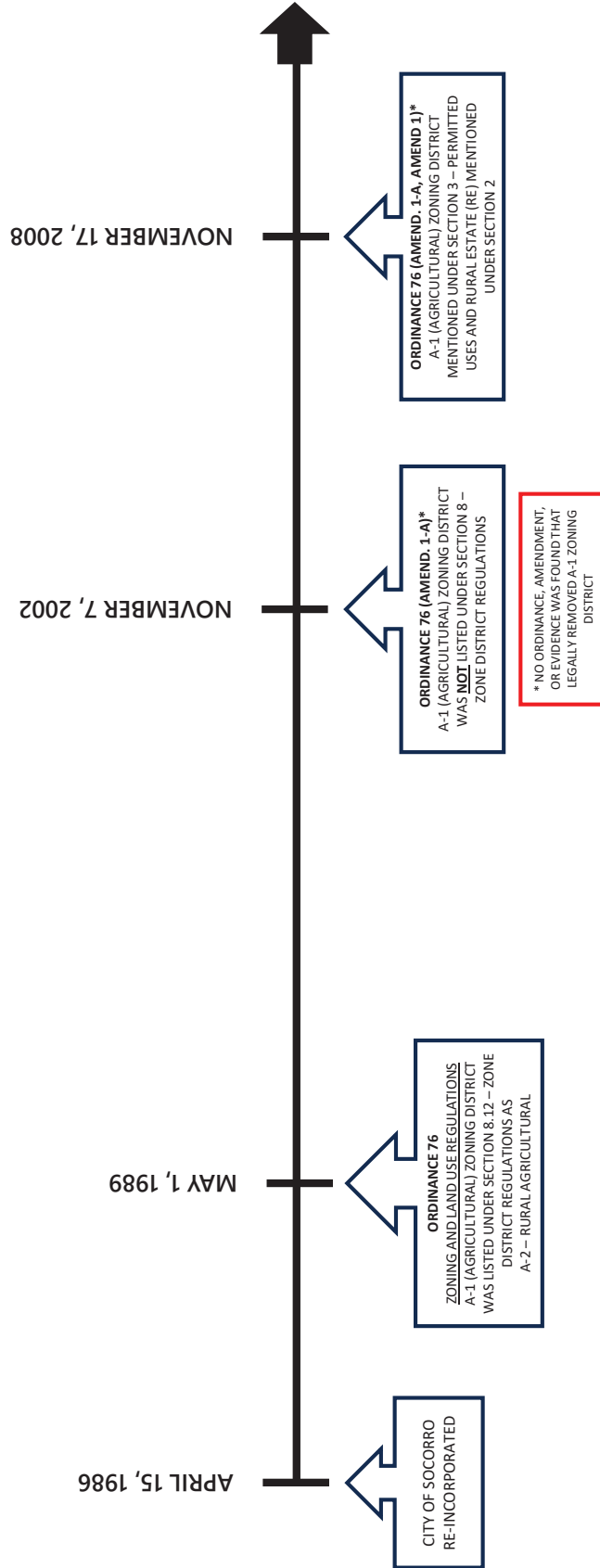
Ben Ivey

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 JULY 12, 2025 PUBLIC MEETING



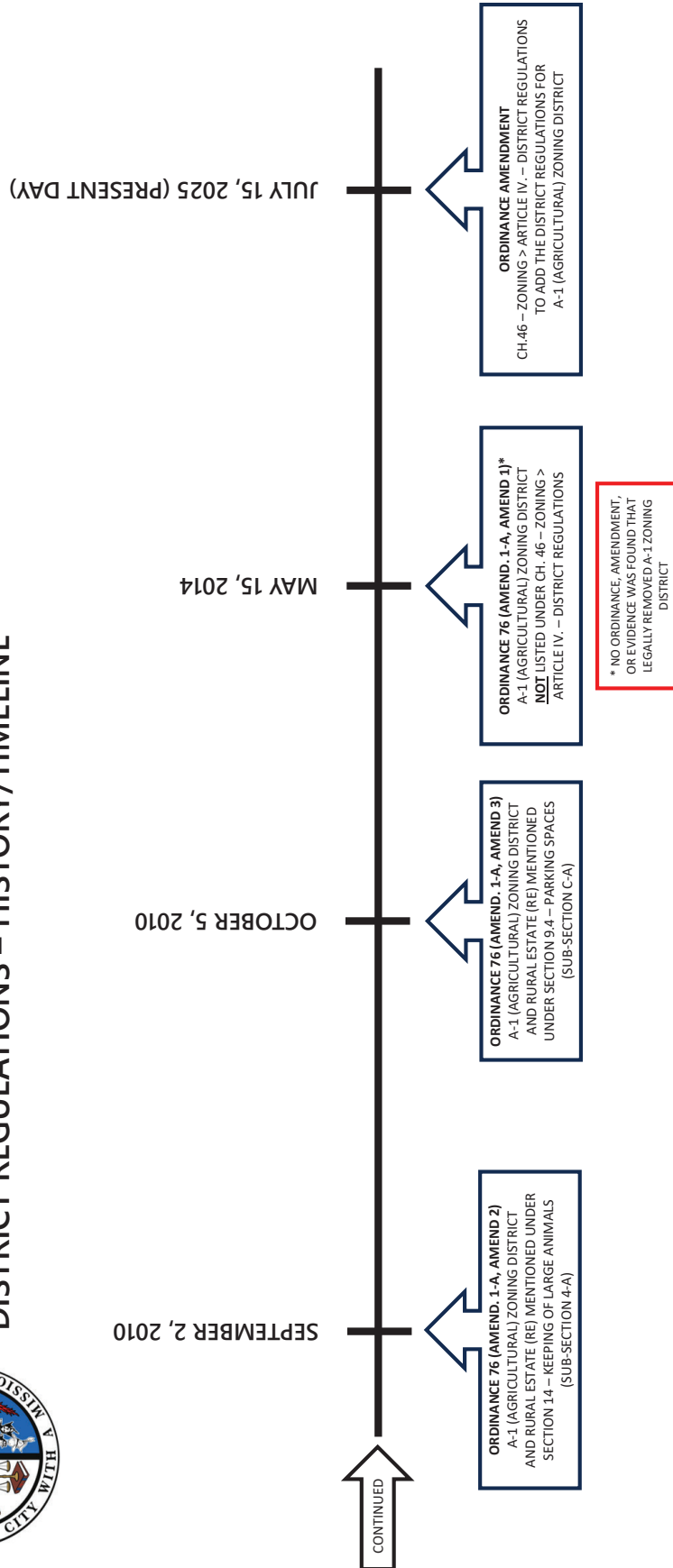
A-1 (AGRICULTURAL) DISTRICT REGULATIONS – HISTORY/TIMELINE



A-1 (AGRICULTURAL) DISTRICT REGULATIONS JULY 12, 2025 PUBLIC MEETING



A-1 (AGRICULTURAL) DISTRICT REGULATIONS – HISTORY/TIMELINE



A-1 (AGRICULTURAL) DISTRICT REGULATIONS JULY 12, 2025 PUBLIC MEETING



A-1 (AGRICULTURAL) DISTRICT REGULATIONS

Sec. 46-172. - Districts established.

(a) In order to carry out the provisions of this chapter, the city and territory in its extra-territorial zoning jurisdiction, at such time as zoning is approved for this extraterritorial area, is hereby divided into zone districts, as named and described in the following divisions. The regulations prescribed in this chapter shall apply within the corporate limits of the city and to the territory in its extraterritorial zoning jurisdiction at such time as zoning is approved for this extraterritorial area.

(b) City zoning districts are established as follows:

- (1) RE Rural Estate District.
 - (2) R-1 Single-Family Residential District.
 - (3) R-2 Medium Density Residential District.
 - (4) Reserved.
 - (5) RM-1 Mobile Home Subdivision District.
 - (6) RM-2 Residential Mobile Home Park District.
 - (7) C-1 Neighborhood Commercial (Light Commercial) District.
 - (8) C-2 General Commercial District.
 - (9) IC MUD Industrial/Commercial Mixed-Use Development.
 - (10) Reserved.
 - (11) SU-1 Special Use Zone.
 - (12) FP Floodplain and Floodway Overlay District.
 - (13) PUD Planned Unit Development.
 - (14) HP Historic Preservation District.
- (c) The boundaries of the zone districts are hereby established as shown on the official zoning map.
- (d) Abutting zone districts along frontage on a public right-of-way shall automatically extend to the centerline upon vacation from public use of the right-of-way.

A-1 (AGRICULTURAL) DISTRICT REGULATIONS

JULY 12, 2025 PUBLIC MEETING



Sec. 46-172. -Districts established.

(a) In order to carry out the provisions of this chapter, the city and territory in its extra-territorial zoning jurisdiction, at such time as zoning is approved for this extraterritorial area, is hereby divided into zone districts, as named and described in the following divisions. The regulations prescribed in this chapter shall apply within the corporate limits of the city and to the territory in its extraterritorial zoning jurisdiction at such time as zoning is approved for this extraterritorial area.

(b) City zoning districts are established as follows:

- (1) RE Rural Estate District.
 - (2) R-1 Single-Family Residential District.
 - (3) R-2 Medium Density Residential District.
 - (4) **A-1 (Agricultural) District**.
 - (5) RM-1 Mobile Home Subdivision District.
 - (6) RM-2 Residential Mobile Home Park District.
 - (7) C-1 Neighborhood Commercial (Light Commercial) District.
 - (8) C-2 General Commercial District.
 - (9) IC MUD Industrial/Commercial Mixed-Use Development.
 - (10) Reserved.
 - (11) SU-1 Special Use Zone.
 - (12) FP Floodplain and Floodway Overlay District.
 - (13) PUD Planned Unit Development.
 - (14) HP Historic Preservation District.
- (c) The boundaries of the zone districts are hereby established as shown on the official zoning map.
- (d) Abutting zone districts along frontage on a public right-of-way shall automatically extend to the centerline upon vacation from public use of the right-of-way.

A-1 (AGRICULTURAL)
DISTRICT REGULATIONS

A-1 (AGRICULTURAL) DISTRICT REGULATIONS JULY 12, 2025 PUBLIC MEETING

THIS IS **NOT** AN ATTEMPT FROM THE CITY
OF SOCORRO TO REZONE ANY PROPERTY

THIS IS **NOT** AN ATTEMPT FROM THE CITY OF
SOCORRO TO REMOVE THE A-1 (AGRICULTURAL)
DISTRICT REGULATIONS.



A-1 (AGRICULTURAL)
DISTRICT REGULATIONS

A-1 (AGRICULTURAL) DISTRICT REGULATIONS JULY 12, 2025 PUBLIC MEETING

PROPERTY OWNERS WITH A PROPERTY ZONED A-1
(AGRICULTURAL) WILL **NOT** BE AFFECTED.

THE ORDINANCE AMENDMENT TO ADD THE
DISTRICT REGULATIONS FOR A-1 (AGRICULTURAL)
ZONING DISTRICT WILL APPLY TO FUTURE
REZONING APPLICATIONS FOR A-1*, NOT TO
CURRENT A-1 PROPERTY OWNERS.

*(IF CITY COUNCIL APPROVES THE ORDINANCE AMENDMENT)



A-1 (AGRICULTURAL)
DISTRICT REGULATIONS

A-1 (AGRICULTURAL) DISTRICT REGULATIONS JULY 12, 2025 PUBLIC MEETING



A-1 (AGRICULTURAL) ARTICLE III. NONCONFORMING STRUCTURES AND USES (GRANDFATHERING)

Sec. 46-137. - Defined; policy, purpose and intent.

- (a) Lots, structures, uses of land and structures and characteristics of use that were lawful before this chapter was passed or amended, but which would be prohibited, regulated, or restricted under the terms of this chapter or future amendment, are nonconforming. It is the intent of this chapter to permit these nonconformities to continue until they are removed, but not to encourage their survival. It is further the intent of this chapter that nonconformities shall not be enlarged upon, expanded or extended, nor be used as grounds for adding other structures or uses prohibited elsewhere in the same district. It is not the intent of this chapter to authorize, and this chapter shall not be construed to authorize, uses which constitute public or private nuisances or are otherwise prohibited by law or regulations.
- (b) Nonconforming uses are declared by this chapter to be incompatible with, or not within the meaning of, permitted uses in the district in which located a nonconforming use of a structure, a nonconforming use of land, or a nonconforming use of structure and land in combination shall not be extended or enlarged after passage of this chapter by attachment or additions on a building or premises or by placement of additional signs intended to be seen from off premises or by the addition of other uses, of a nature which would not be permitted generally in the district involved.

ORDINANCE 76 (AMEND. 1-A, AMENDMENT 1) ADOPTED BY CITY COUNCIL ON NOV. 17, 2008

Trini Lopez
Mayor

Sergio Cox
At Large/ Mayor ProTem

Jesus S. Hernandez
District 1



Tommy A. Faulkner
District 2

Jose Hernandez Jr.
District 3

Jesus Gandara Jr.
District 4

ORDINANCE No. 76 Amendment 1A, **Amendment No.1**

AN ORDINANCE OF THE CITY OF SOCORRO, TEXAS AMENDING LAND USE REGULATIONS OF ORDINANCE NO. 76 AMENDMENT 1A.

WHEREAS, public convenience and necessity and development within the City of Socorro, Texas requires an amendment to the City's Land Use Regulations;

WHEREAS, an amendment to the City's Land Use Regulations has been proposed, and a public hearing conducted thereon before the Planning and Zoning Commission of the City of Socorro, Texas on 21 October 2008;

WHEREAS, the Planning and Zoning Commission of the City of Socorro, Texas has recommended amendment of the Planning and Zoning Regulations of the City of Socorro, Texas.

NOW THEREFORE:

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SOCORRO, TEXAS, THAT ORDINANCE NO. 76 AMENDMENT 1A SHALL BE AMENDED AS FOLLOWS:

SECTION 1. PERMITTED USES UNDER R-1, ZONE DISTRICT:

Section 8.3. of the City of Socorro, Texas Ordinance No. 76, Amendment 1A, R-1 Zone District is amended to read as follows:

8.3.1. Permitted Uses:

- (a). One single-family dwelling unit per lot. Only conventional building materials listed in the Approved Building Codes will be used for structural and finish materials.
- (b). Accessory structures and uses including garages, carports, private workshop, greenhouses, home occupations, and other structures that are customarily incidental to the principal structures;

ORDINANCE 76 (AMEND. 1-A, AMENDMENT 1)

ADOPTED BY CITY COUNCIL ON NOV. 17, 2008

*City of Socorro, Texas
Ordinance No. 76 Amendment 1A, Amendment 1
Page 2*

- (c). Storage of one boat, one camper, or one other recreational vehicle, shall be limited to the side or rear yard separated by at least ten (10) feet from any property line;
- (d). Public park, playground, or ball fields;
- (e). Private Kennels;
- (f). Swimming pool. Permitted only when a protective fence, minimum five (5) feet in height, is provided around the yard, lot, or pool area. The pool shall be no closer than five (5) feet from any property line, and approval from all utilities is required to insure overhead safety.
- (g). *Manufactured homes of two (2) 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 of Socorro 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 (8) years, measured from the date of manufacture to the date the permit application is filed with the City of Socorro.*
- (b) *Maximum number of manufactured homes permitted per lot: one (1).*
- (c) *Minimum square footage of the manufactured home: 700 square feet and not less than ten (10) 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.*

ORDINANCE 76 (AMEND. 1-A, AMENDMENT 1)

ADOPTED BY CITY COUNCIL ON NOV. 17, 2008

*City of Socorro, Texas
Ordinance No. 76 Amendment 1A, Amendment 1
Page 3*

- (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 9.2 off street parking regulations.*

Conditional Uses (Requires Permit):

- (a) Churches, Hospitals, Schools, and religious and philanthropic institutions provided, however, that such uses shall be located on sites of sufficient size to meet off-street parking requirements of this article and to provide setback from all property as required of this article and to provide setback for all property lines a distance of at least one (1) foot for each foot of building height or yard setback minimums as set out in Section C, whichever is greater.
- (b) Real estate sales office in connection with a specific development, allowable only as a renewable condition for six (6) months at a time.
- (c) Recreational facility (non-profit) such as a community center, swimming pool, or tennis club.
- (d) Child care homes.

All subsections of Section 8.3 R-1 Zoning District Regulations that are not amended herein will remain in full force and effect.

SECTION 2. PERMITTED USES UNDER RE, ZONE DISTRICT:

Section 8.0 of the City of Socorro, Texas Ordinance No. 76, Amendment 1A, R-E Zone District is amended to read as follows:

8.2 R-E. Permitted Uses:

- (a) 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.
- (b) 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.

ORDINANCE 76 (AMEND. 1-A, AMENDMENT 1)

ADOPTED BY CITY COUNCIL ON NOV. 17, 2008

*City of Socorro, Texas
Ordinance No. 76 Amendment 1A, Amendment 1
Page 4*

- (c). Storage of one boat, one camper, or other recreational vehicle, shall be limited to the side or rear yard separated by at least 10 feet from any property line. The raising of nursery products; and the keeping of large or small animals.
- (d). *Manufactured homes of two (2) 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 of Socorro 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 (8) years, measured from the date of manufacture to the date the permit application is filed with the City of Socorro.*
- (b) *Maximum number of manufactured homes permitted per lot: one (1).*
- (c) *Minimum square footage of the manufactured home: 700 square feet and not less than ten (10) 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 9.2 off street parking regulations.*

8.2.1 Conditional uses: (Requires Use Permit):

ORDINANCE 76 (AMEND. 1-A, AMENDMENT 1)

ADOPTED BY CITY COUNCIL ON NOV. 17, 2008

City of Socorro, Texas
Ordinance No. 76 Amendment 1A, Amendment 1
Page 5

1. Churches, hospitals, schools, and religious and philanthropic institutions provided, however, that such uses shall be located on sites of sufficient size to meet off-street parking requirements of this article and to provide setback from all property lines a distance of at least one (1) foot for each foot of building height or yard setback minimum as set out in Section C, whichever is greater;
2. Private or commercial kennels and veterinary hospitals;
3. Cemeteries and mausoleums; and
4. Single wide manufactured homes may be permitted in those subdivisions that were approved by the City of Socorro 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 (8) years, measured from the date of manufacture to the date the permit application is filed with the City of Socorro.
- (b) Maximum number of manufactured homes permitted per lot: one (1).
- (c) Minimum square footage of the manufactured home: 700 square feet and not less than ten (10) 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.

ORDINANCE 76 (AMEND. 1-A, AMENDMENT 1)

ADOPTED BY CITY COUNCIL ON NOV. 17, 2008

City of Socorro, Texas
Ordinance No. 76 Amendment 1A, Amendment 1
Page 6

- (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 9.2 off street parking regulations.

All subsections of Section 8.0 R-E Zoning District Regulations that are not amended herein will remain in full force and effect.

SECTION 3. PERMITTED USES UNDER A-1, ZONE DISTRICT REGULATION:

City of Socorro, Texas, Ordinance No. 76, Amendment 1A, A-1 Zone District Regulations are amended to read as follows:

Permitted Uses:

1. Single-family detached dwelling units. Tin, cardboard, and plywood will not be used as finish materials in any structure.
2. Manufactured homes of two (2) sections (double wide) or more, 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 (8) years, measured from the date of manufacture to the date the permit application is filed with the City of Socorro.
- (b) Maximum number of manufactured homes permitted per lot: one (1).
- (c) Minimum square footage of the manufactured home: 700 square feet and not less than ten (10) 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.

ORDINANCE 76 (AMEND. 1-A, AMENDMENT 1)

ADOPTED BY CITY COUNCIL ON NOV. 17, 2008

*City of Socorro, Texas
Ordinance No. 76 Amendment 1A, Amendment 1
Page 7*

- (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 9.2 off street parking regulations.*

3. *Riding schools or stables.*

Conditional Uses (Require Special Use Permits)

- (1) *Manufactured homes of one section [single wide], 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 (8) years, measured from the date of manufacture to the date the permit application is filed with the City of Socorro.*
- (b) *Maximum number of manufactured homes permitted per lot: one (1).*
- (c) *Minimum square footage of the manufactured home: 700 square feet and not less than ten (10) 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*

ORDINANCE 76 (AMEND. 1-A, AMENDMENT 1) ADOPTED BY CITY COUNCIL ON NOV. 17, 2008

*City of Socorro, Texas
Ordinance No. 76 Amendment 1A, Amendment 1
Page 8*

*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 9.2 off street parking regulations.*

Area Requirements:

1. Minimum lot area: two (2) acres.
2. Must comply with all setbacks required by the RE Zone District as follows:
 - a. Minimum yard setbacks:
 - a. Front -- 35 feet;
 - b. Side -- 15 feet;
 - c. Rear -- 25 feet.
 - b. Minimum front setbacks for all properties facing
 - a. Collector streets -- 35 feet;
 - b. Minor arterials -- 55 feet;
 - c. Major arterials -- 60 feet.

Accessory structures:

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, do not consume more than 1/3 of the total roof area, and are not intended for human occupancy, may exceed this height.

All subsections of the A-1 Zone District Regulations that are not amended herein will remain in full force and effect.

ORDINANCE 76 (AMEND. 1-A, AMENDMENT 1) ADOPTED BY CITY COUNCIL ON NOV. 17, 2008

*City of Socorro, Texas
Ordinance No. 76 Amendment 1A, Amendment 1
Page 9*

SECTION 4. AMENDING SETBACK REGULATIONS IN SECTION 8.3.1.C OF THE CITY OF SOCORRO, TEXAS ORDINANCE NO. 76, AMENDMENT 1A, R-1 ZONE DISTRICT

Area Requirements:

1. Minimum lot area: 8,500 square feet; areas with ponding
Minimum lot area: 10,000 square feet areas without public ponding
2. Minimum yard setbacks:
 - a. Front – 25 feet;
 - b. Side (Int.) – 5 feet
 - c. Side (Ext.), street – 10 feet
 - d. 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;

All subsections of Section 8.3, R-1 Zone District Regulations that are not amended herein will remain in full force and effect.

ORDINANCE 76 (AMEND. 1-A, AMENDMENT 1) ADOPTED BY CITY COUNCIL ON NOV. 17, 2008

*City of Socorro, Texas
Ordinance No. 76 Amendment 1A, Amendment 1
Page 10*

SECTION 5. AMENDING SETBACK REGULATIONS IN SECTION 8.3 C OF THE CITY OF SOCORRO, TEXAS ORDINANCE NO. 76, AMENDMENT 1A, R-2 ZONE DISTRICT

Area Requirements:

1. Minimum lot area 6,000 square feet; areas with ponding
Minimum lot area: 10,000 square feet; areas without public ponding
2. Minimum yard setbacks;
 - a. Front – 20 feet
 - b. Side (Int.) – 5 feet
 - c. Side (Ext.), street -- 10 feet
 - c. Rear -- 20 feet
3. Minimum front setbacks for all properties facing
 - a. Collector streets – 35 feet;
 - b. Minor arterials – 55 feet;
 - c. Major arterials – 60 feet.

All subsections of Section 8.3, R-2 Zone District Regulations that are not amended herein will remain in full force and effect.

SECTION 6. AMENDING SETBACK REGULATIONS IN SECTION 8.4 C OF THE CITY OF SOCORRO, TEXAS ORDINANCE NO. 76, AMENDMENT 1A, R-3 ZONE DISTRICT

Area Requirements:

1. Minimum lot area: 5,000 square feet; areas with ponding
Minimum lot area: 10,000 square feet; areas without ponding
2. Minimum yard setbacks:
 - a. Front – 15 feet
 - b. Side (Int.) – 5 feet
 - c. Side (Ext.) – 10 feet
 - d. Rear – 15 feet
3. Minimum front setbacks for all properties facing
 - a. Collector streets – 35 feet;
 - b. Minor arterials – 55 feet;
 - c. Major arterials – 60 feet.

All subsections of Section 8.4, R-3 Zone District Regulations that are not amended herein will remain in full force and effect.

ORDINANCE 76 (AMEND. 1-A, AMENDMENT 1) ADOPTED BY CITY COUNCIL ON NOV. 17, 2008

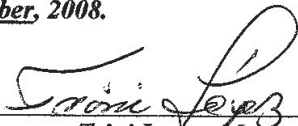
*City of Socorro, Texas
Ordinance No. 76 Amendment 1A, Amendment 1
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**SECTION 7. REMAINING SECTIONS OF ORDINANCE 76 AMENDMENT 1A
UNCHANGED**

The City of Socorro, Texas Ordinance 76, Amendment 1A, will remain in full force and effect according to its terms except as specifically amended herein.


**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SOCORRO,
TEXAS.**

This 17th day of November, 2008.



Trini Lopez, Mayor

ATTEST:



Gina Rodriguez, City Clerk

APPROVED AS TO FORM:



City Attorney

**First Reading: 11/06/08
Second Reading: 11/17/08**

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 barns, barndominiums, detached garages, carports, private workshop, storage containers, 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 farming and ranching equipment, 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.
- (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 stables or schools, and rental stables.

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

(8) Horticulture (all types), and permaculture

(9) Farmer's market, produce stand, cottage food production (subject to requirements and restrictions from the Texas Health and Human Services Department)

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

Conditional uses in this zone shall include:

- (1) Private or commercial kennels and veterinary hospitals.
- (2) Animal cemetery, animal crematory 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.

A-1 (AGRICULTURAL) DISTRICT REGULATIONS

- h. Designated driveway area constructed of reinforced concrete, and of a size to comply with [section 46-631], off-street parking regulations.

- (4) Extension of Permitted temporary housing for agricultural workers beyond 180 but not to exceed 30 days.

- (5) Water wells, storage, or pumping facilities.

- (6) Desalination containers and associated evaporation pond(s) and subject to the following regulations:
 - a. Evaporation ponds shall not be located closer than 500'-0" feet from a public water supply well.
 - b. Evaporation ponds shall not be located closer than 150'-0" feet from a private water well.
 - c. Evaporation ponds must be located more than 150'-0" feet from the nearest property line and more than ¼ mile from the nearest edge of any occupied residence or business structure, school, permanent structure containing a place of worship, or public park, unless:
 - i. The affected landowner within the buffer zone provides written consent and approval of the location of the evaporation pond. The written consent must include the following: Name, physical address, mailing address, and phone number of the affected landowner; a description of the evaporation pond within the buffer zone for which the landowner is giving consent; an acknowledgement of consent by the affected landowner that excuses the permittee from otherwise applicable legal requirements regarding the buffer zone; and the signature of the affected landowner. In addition to the consent of the affected landowner, written consent is required from the governmental entity responsible for operating a school or public park, if the governmental entity is not the owner of the land; or
 - ii. An odor control plan, certified by a licensed Texas professional engineer, is developed and implemented to control nuisance odors at the facility and reduce the quantity of air contaminants emitted from the facility. At a minimum, the plan shall address existing climatological conditions such as wind velocity and atmospheric stability, wastewater characteristics, proposed solutions to prevent nuisance conditions at the edge of the property line and beyond and identify all structural and management practices that the permittee must employ to minimize odor and control air contaminants at the facility. The plan must also address wastewater storage.

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.

A-1 (AGRICULTURAL) DISTRICT REGULATIONS

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.



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: AUGUST 19, 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

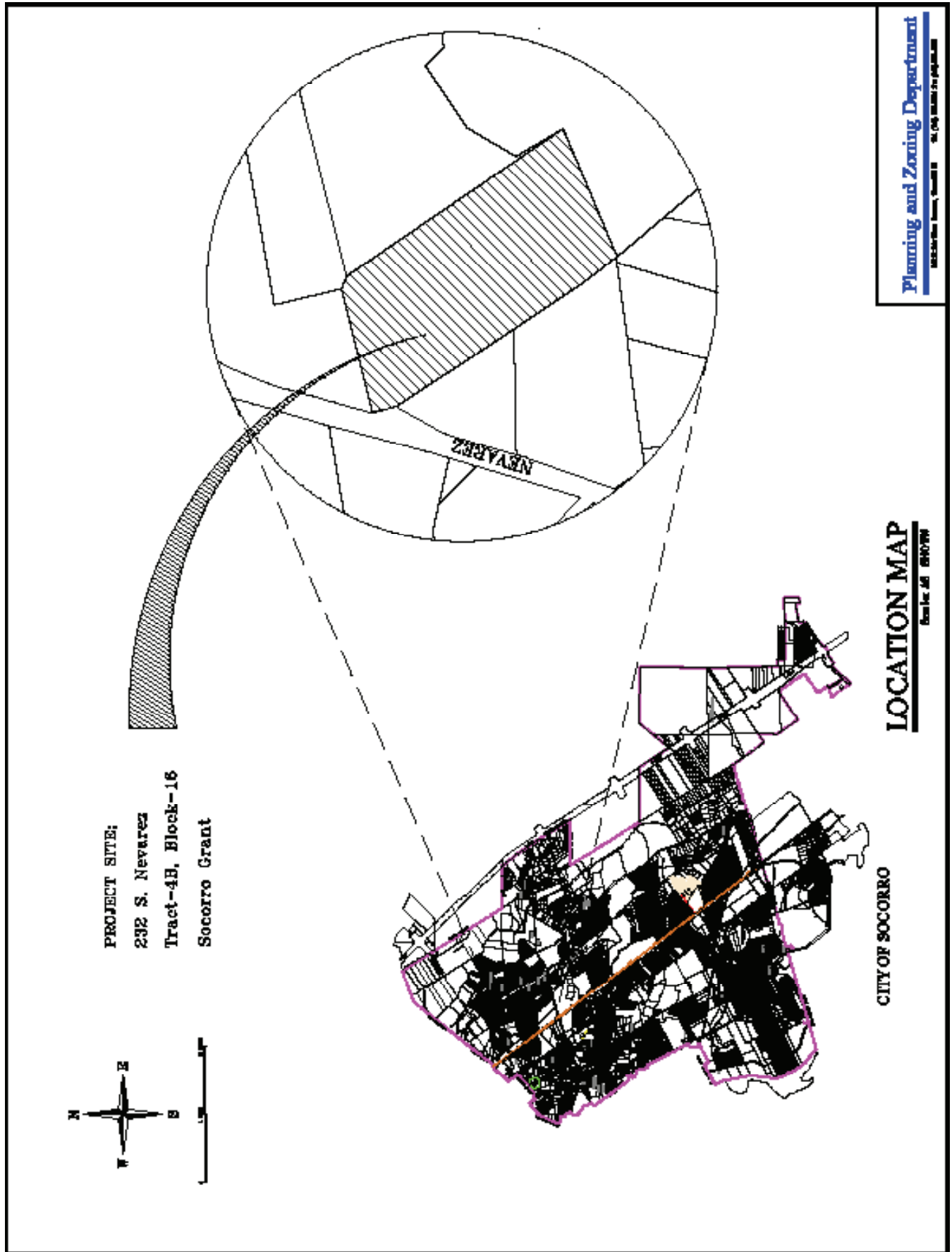
FUTURE LAND USE: RURAL RESIDENTIAL (RR)

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).

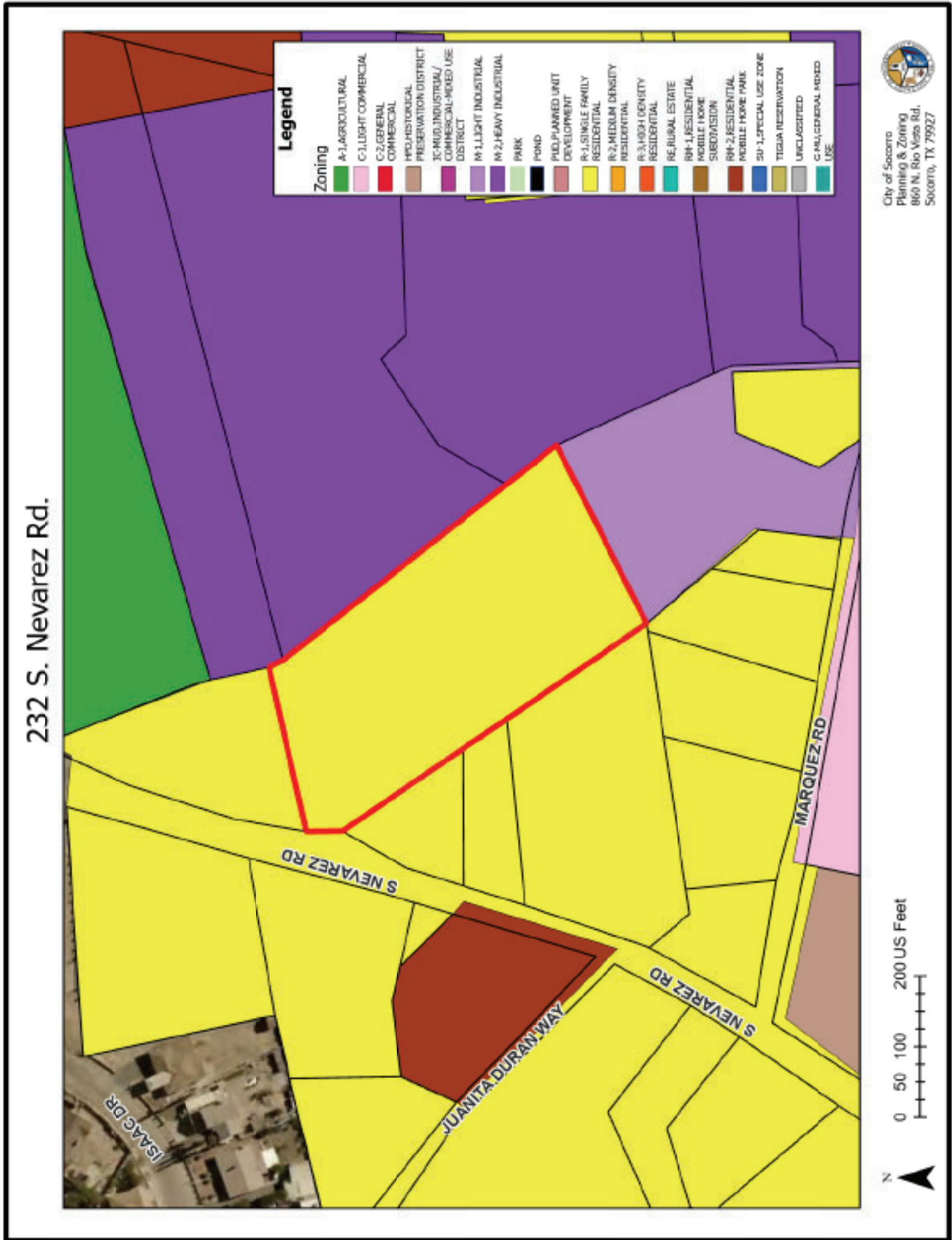
SUMMARY OF REQUEST: Request is for approval of a rezoning of a property from R-1 to A-1 with a conditional use permit to allow for a small-scale water desalination project

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.

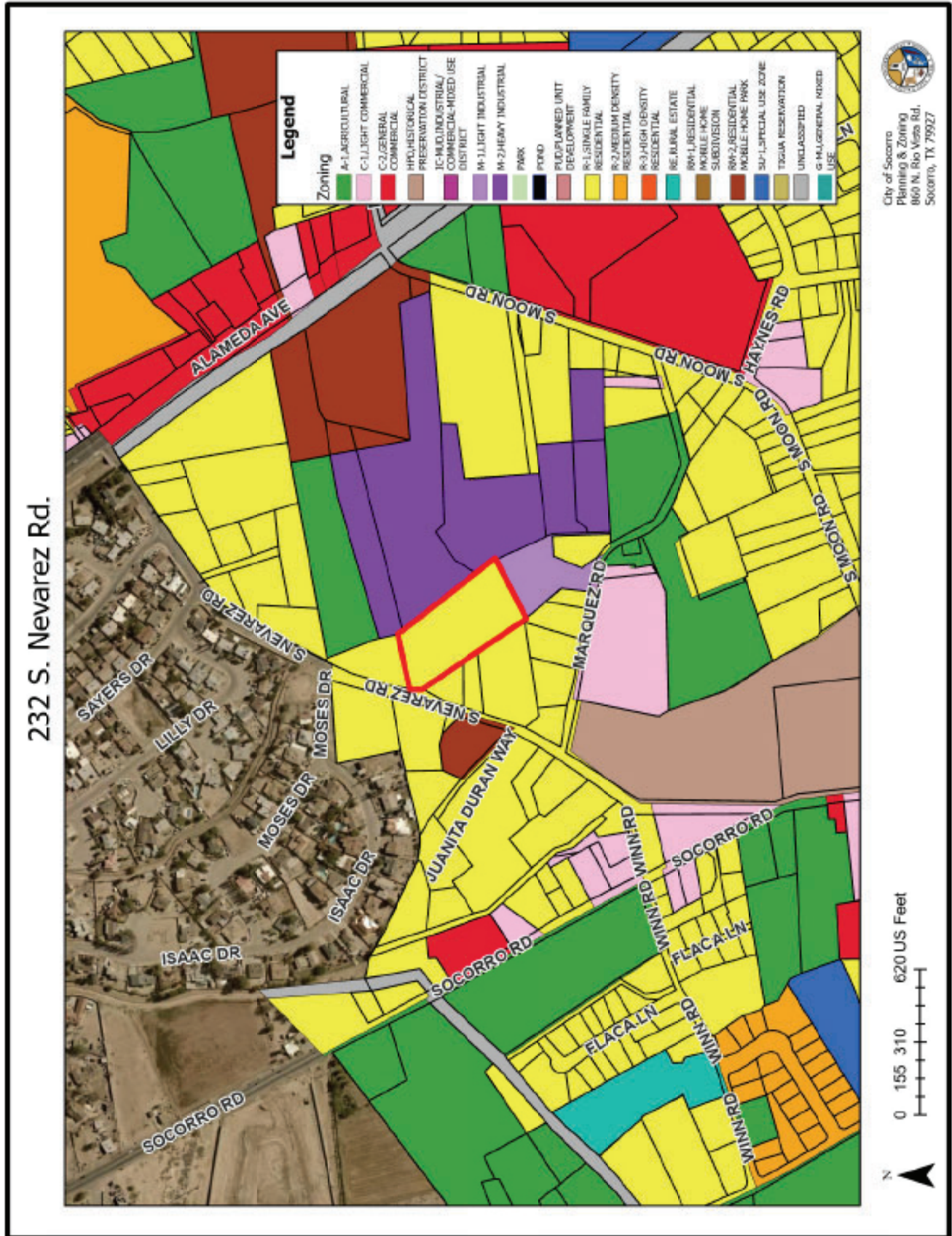
LOCATION MAP



ZONING MAP



ZONING MAP - LARGE SCALE



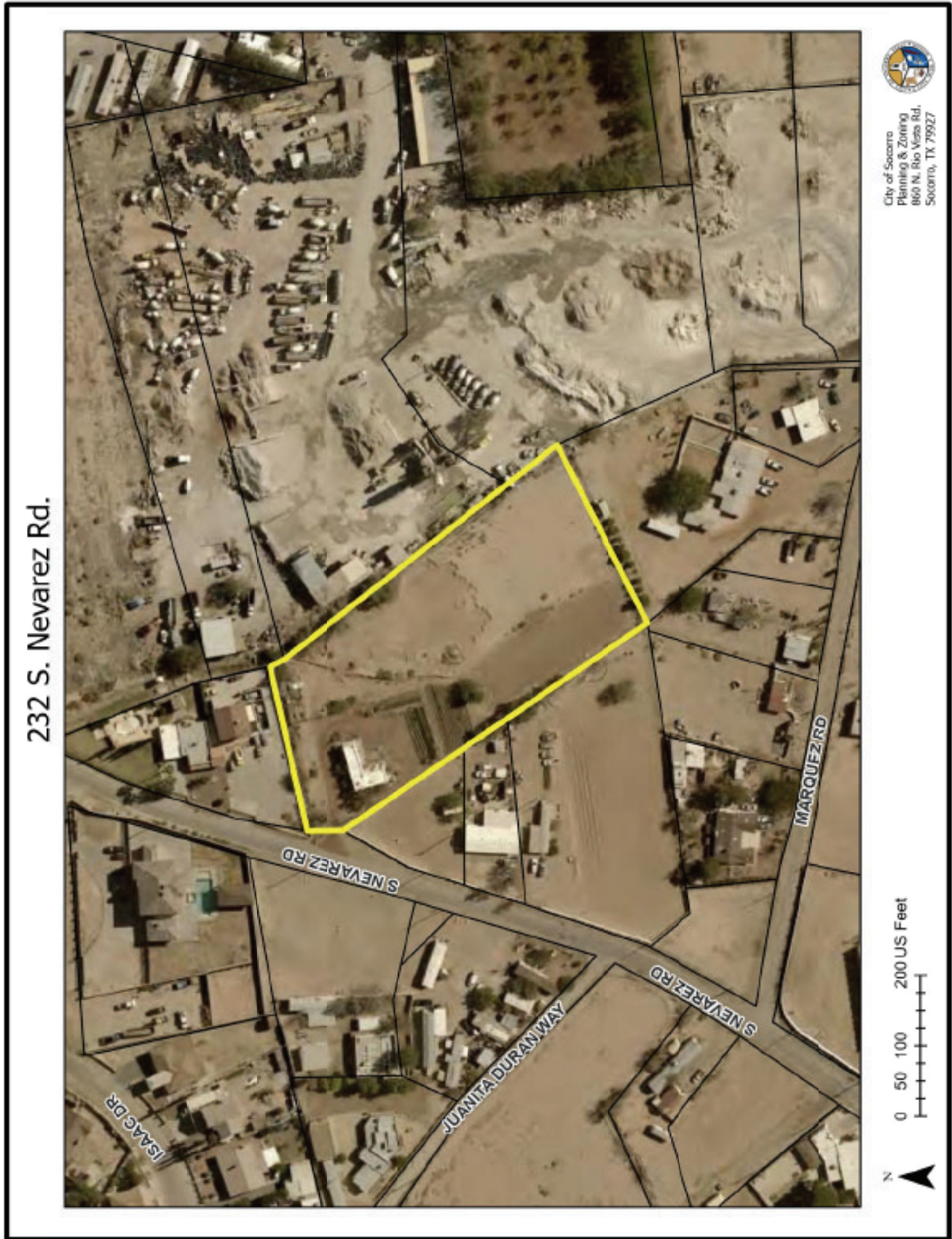
SITE PICTURES



View of property from S. Nevarez Rd.

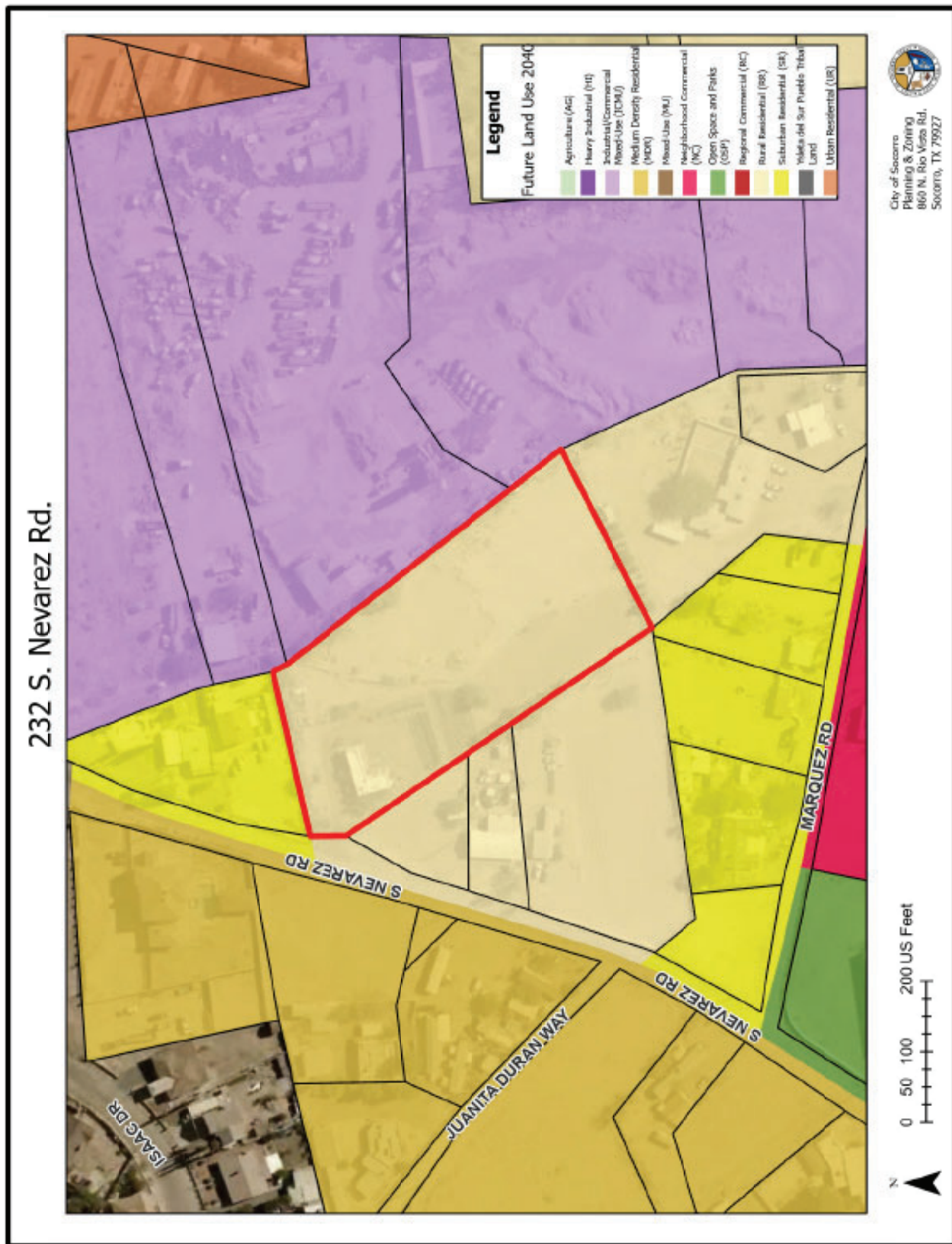


AERIAL IMAGE

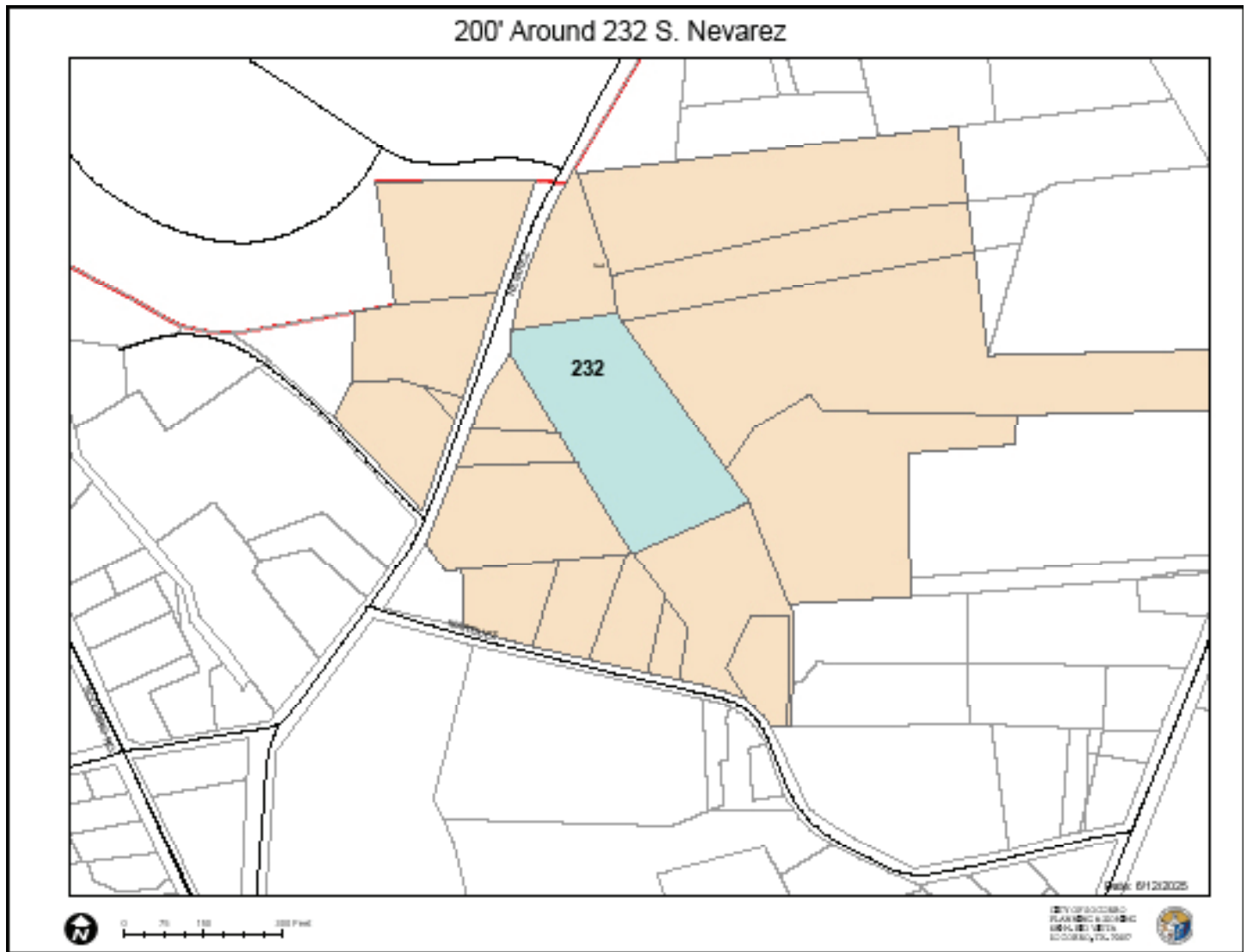


FUTURE LAND USE MAP

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

Randy Cruz, Jr.
Mayor

Rubén Rojas
At Large

Cesar Nevarez
District 1 Mayor Pro Tem



Abraham Garcia
District 2

Gene Carrasco
District 3

Ernest Rojas
District 4

Adrianna Escobedo
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,
Smith Rodriguez
Planning & Zoning Commission Secretary

PUBLIC NOTICE LETTERS

Emely Cruz, Jr.
Mayor

Rubén Reyes
At Large

Cesar Nevarez
District 1 Mayor Pro Tem



Alfonso Garcia
District 2

Cina Colorado
District 3

Ernie Rojas
District 4

Adriana Roberts
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 desalimización 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,

Anita Rodriguez

Secretaria de la Comisión de Planeación y Zonificación

SITE PLAN

