

*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 7TH DAY OF OCTOBER 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 OCTOBER 7, 2025 TO SIGN UP FOR PUBLIC COMMENT AND THE AGENDA ITEM THEY WISH TO COMMENT ON. THE PUBLIC THAT SIGNED UP TO SPEAK WILL BE CALLED UPON BY THE PRESIDING OFFICER DURING THE MEETING.**

Approved by: 

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

**PUBLIC COMMENT**

3. **Open Forum.**

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

**NOTICE TO THE PUBLIC AND APPLICANTS**

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

4. **Consent Agenda**

- a) Public hearing request regarding a proposed amendment to the City of Socorro Master Plan and rezoning of Tract 1-A, 1-A-1, 1-B, 1-B-2 & 12-D, Block 2; Tract 9-A & 10-A, Block 1, Socorro Grant, and Leigh Clark Surv 298 ABST 6262 Tract 42, located near the intersection of Bauman Rd., and North Loop Dr., Socorro, TX from A-1 (Agricultural) and C-2 (General Commercial) to R-2 and C-2 (Medium Density Residential/ General Commercial), a variance from Section 38-52.3. - Street Design Standards -- General Planning to allow a Reduced Minimum R.O.W. Of 54'-0" instead of the 60'-0" Minimum R.O.W., a variance for street width of 76'-0" instead of 90'-0" minimum R.O.W. and a variance from Section 46-262. - Area requirements- to allow for lot sizes to vary from

Approved by: 

5,000 sq. ft. to 5,999 sq. ft. for residential development and commercial uses in support of the surrounding development.

- b) Public hearing request regarding a proposed amendment to the City of Socorro Master Plan and the rezoning of Tract 28- A-22, Block 9, Socorro Grant, located at 10752 Mellward Rd., Socorro, TX from R-1 (Single-Family Residential) to R-2 (Medium-Density Residential) to allow an existing duplex on the property.
- c) Public hearing request regarding a proposed amendment to the City of Socorro Master Plan and the rezoning of Lot 4, Block 19, Friedman Estates Unit 2, located at 400 Mosher Way, Socorro, TX from R-1 (Single-Family Residential) to R-2 (Medium-Density Residential) to allow a duplex on the property.
- d) Public hearing request regarding a proposed amendment to the City of Socorro Master Plan and the rezoning of Lot 18, Block 4, Lynn Park Replat, located at 366 Tania Dr., Socorro, TX from R-1 (Single-Family Residential) to R-2 (Medium-Density Residential), with a variance from Section 46-259.- Purpose. to allow for an existing quadruplex on the property instead of the three maximum allowable units.
- e) Approval of Meeting minutes of September 16, 2025.

### REGULAR AGENDA

- 5. **Presentation and Discussion** on the Harmony Desalting Project in Socorro, Tx.
- 6. **Public hearing** for the proposed amendment to the City of Socorro Master Plan and the rezoning of Lot 1 and Lot 2, Block 3, Poole Subdivision Replat "E," located at 10800 and 10808 Staci Ln., Socorro, TX from R-1 (Single-Family Residential) to R-2 (Medium-Density Residential) to allow for a duplex on each property.
- 7. **Consider and Take Action** on the Approval of the proposed amendment to the City of Socorro Master Plan and the rezoning of Lot 1 and Lot 2, Block 3, Poole Subdivision Replat "E," located at 10800 and 10808 Staci Ln., Socorro, TX from R-1 (Single-Family Residential) to R-2 (Medium-Density Residential) to allow for a duplex on each property.
- 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.

Approved by: 

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. **Consider and Take Action** on the proposed approval of a Preliminary Plat and Final Plat for the Socorro Logistics Mesa Spur Drain #1 Subdivision, being a portion of Mesa Spur Drain within block 4 and 5, Socorro Grant, Socorro, TX.
13. **Consider and Take Action** on the proposed approval of a Preliminary Plat with a variance request from Sec. 46-416.-*Height Restrictions*, to allow a maximum building height of 50' instead of the 45' requirement, for the Socorro Logistics Center Unit Five Subdivision, being a portion of Tracts 4 and 8A, all of 7A and a portion of Mesa Spur Drain, all within Block 5 and all of Lot 1, Block 2, Socorro Logistics Center Unit Two, Socorro, TX.
14. **Consider and Take Action** on the approval of a Replat for Haciendas del Valle Unit Two Subdivision Replat G, being a Replat of Lot 4, Block 7, Haciendas del Valle Unit Two Subdivision, located at 301 Valle Rojo Dr., Socorro, TX.
15. **Planning and Zoning Commissioners Report.**
16. **Planning and Zoning Department Report.**
17. **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, Section 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.

Approved by: 

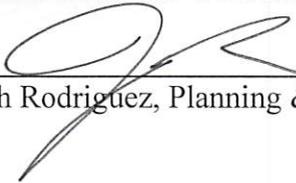
Section 551.071 CONSULTATIONS WITH ATTORNEY  
Section 551.072 DELIBERATION REGARDING REAL PROPERTY  
Section 551.073 DELIBERATION REGARDING PROSPECTIVE GIFT  
Section 551.074 PERSONNEL MATTERS  
Section 551.076 DELIBERATION REGARDING SECURITY  
Section 551.087 DELIBERATION REGARDING ECONOMIC DEVELOPMENT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

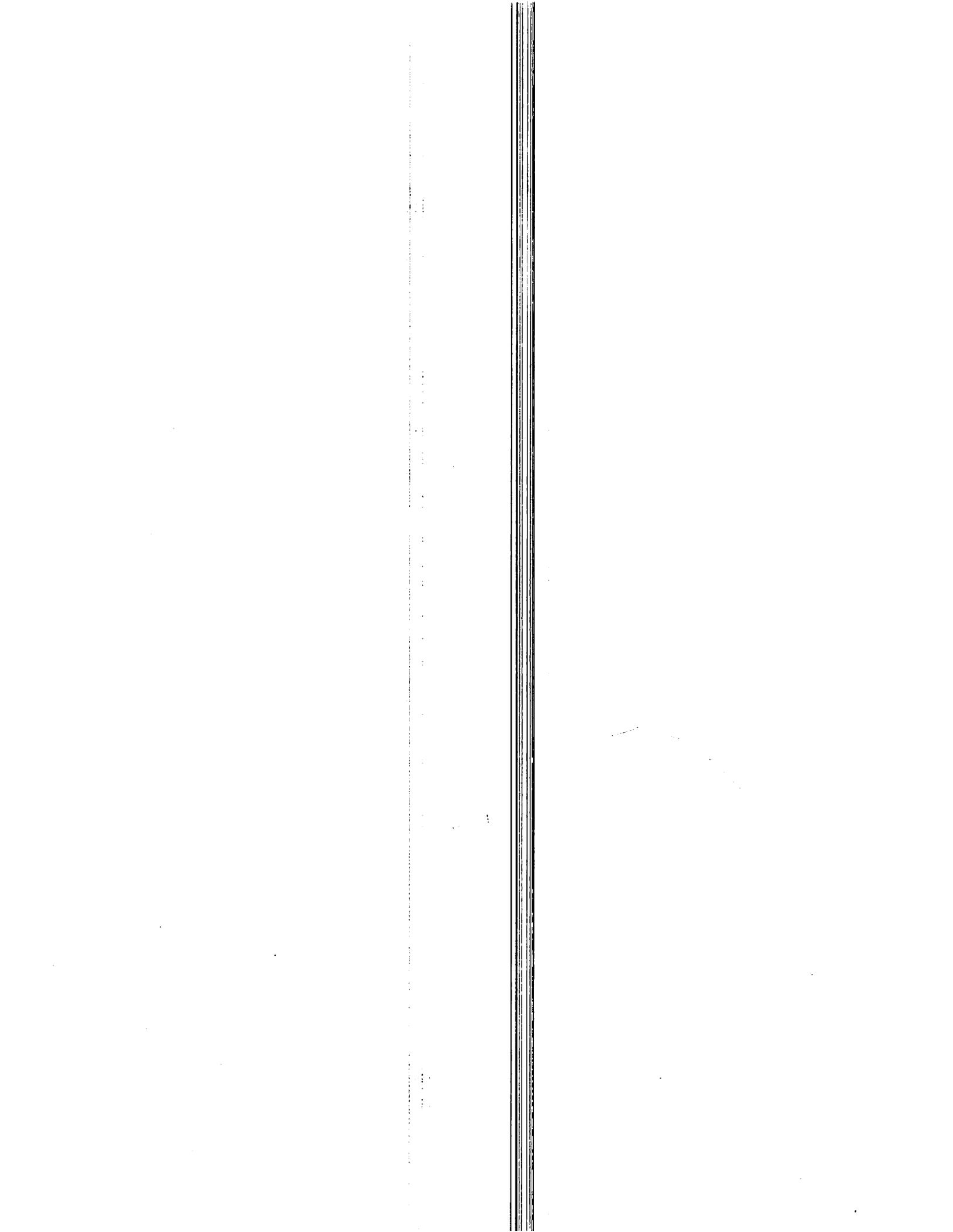
**DATED 3RD DAY OF OCTOBER 2025.**

By:   
\_\_\_\_\_  
Judith Rodriguez, Planning & Zoning Secretary.

DATE & TIME POSTED: 10/3/2025@ 4:15p 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**  
**September 16, 2025 @ 5:30 P.M.**

**1. Call to Order**

The 1<sup>st</sup> Vice-Chairman, David Estrada called the meeting to order at 5:30 PM.

**2. Establishment of Quorum**

A quorum was established with 4 commissioners present.

**Members Present:**

David Estrada  
Osvaldo reza  
Yolanda Rodriguez  
Julie Dominguez

**Members Absent:**

Andrew Arroyos

**Staff Present:**

- Lorraine Quimiro, *City Planner Development Director.*
- Jose Botello, *Planner.*
- Judith Rodriguez, *Planner.*
- Yadira Magaña, *Planning Clerk.*
- Estevan Gonzales, *I.T. Director.*
- 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 regarding a proposed amendment to the City of Socorro Master Plan and the rezoning of Tract 2-F and Tract 2-F-1, Block 11, Socorro Grant, located at 11798 N. Loop Dr., Socorro, TX from A-1 (Agricultural) to C-2 (General Commercial) to allow for commercial use.

- b) Public hearing request regarding a proposed amendment to the City of Socorro Master Plan and the rezoning of Lot 1 and Lot 2, Block 3, Poole Subdivision Replat “E,” located at 10800 and 10808 Staci Ln., Socorro, TX from R-1 (Single-Family Residential) to R-2 (Medium-Density Residential) to allow for a duplex on each property.
- c) 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.
- d) Approval of Meeting minutes of September 2, 2025.

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

Ayes: David Estrada, Julie Dominguez, and Osvaldo Reza.  
Nays:  
Abstain: Yolanda Rodriguez  
Absent: Andrew Arroyos

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

- 5. **Public hearing** for the proposed amendment to the City of Socorro’s Master Plan and original zoning of a parcel of land situated in Block 4 and 5, Socorro Grant, El Paso County, Texas, being part of and out of Mesa Spur Drain from Unclassified (No Zoning Classification) to IC-MUD (Industrial/Commercial Mixed-Use District), along with a variance request from Sec. 46-451. - General Regulations, Subsection (a) *-Area Requirements*, to allow a 9.79-acre site instead of the minimum 10-acre requirement to provide additional parking and microgrid site to support the existing and future industrial space within the Socorro Logistics Center development.

Public Hearing was opened by the Chairman at: **5:33 PM**.  
No speakers during Public Hearing.  
Public Hearing was closed by the Chairman at: **5:34 PM**.

- 6. **Consider and Take action** on the approval of the proposed amendment to the City of Socorro’s Master Plan and original zoning of a parcel of land situated in Block 4 and 5, Socorro Grant, El Paso County, Texas, being part of and out of Mesa Spur Drain from Unclassified (No Zoning Classification) to IC-MUD (Industrial/Commercial Mixed-Use District), along with a variance request from Sec. 46-451. - General Regulations, Subsection (a) *-Area Requirements*, to allow a 9.79-acre site instead of the minimum 10-acre requirement to provide additional parking and microgrid site to support the existing and future industrial space within the Socorro Logistics Center development

Mr. Botello gave the presentation on this item.  
Speaker: Jorge Grajeda

A motion was made by Osvaldo Reza and seconded by Julie Dominguez *to approve Item Six (6), with staff recommendation. Motion carried.*

Ayes: David Estrada, Julie Dominguez, Yolanda Rodriguez, and Osvaldo Reza.  
Nays:  
Abstain:  
Absent: Andrew Arroyos.

- 7. Public hearing** for the proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 1-A, 1-A-1, 1-B, 1-B-2 & 12-D, Block 2; Tract 9-A & 10-A, Block 1, Socorro Grant, and Leigh Clark Surv 298 ABST 6262 Tract 42, located near the intersection of Bauman Rd., and North Loop Dr., Socorro, TX from A-1 (Agricultural) and C-2 (General Commercial) to R-2 and C-2 (Medium Density Residential/ General Commercial) for residential development and commercial uses in support of the surrounding development.

Staff requested to the Commissioners to delete Items Seven (7) and Eight (8) from today's agenda.

A motion was made by David Estrada and seconded by Yolanda Rodriguez *to delete Items Seven (7) and Eight (8). Motion carried.*

Ayes: David Estrada, Julie Dominguez, Yolanda Rodriguez, and Osvaldo Reza.  
Nays:  
Abstain:  
Absent: Andrew Arroyos.

- 8. Consider and Take Action** on the approval of the proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 1-A, 1-A-1, 1-B, 1-B-2 & 12-D, Block 2; Tract 9-A & 10-A, Block 1, Socorro Grant, and Leigh Clark Surv 298 ABST 6262 Tract 42, located near the intersection of Bauman Rd., and North Loop Dr., Socorro, TX from A-1 (Agricultural) and C-2 (General Commercial) to R-2 and C-2 (Medium Density Residential/ General Commercial) for residential development and commercial uses in support of the surrounding development.

- 9. Consider and Take Action** on the proposed approval of Preliminary and Final Plat for the Punta Del Este Unit Three Subdivision, being a portion of Section 13 and 18, Block 78, Township 4, Texas & Pacific Railway Company Surveys, and located at 2100 Ascencion Dr., El Paso County, TX.

Mr. Botello gave the presentation on this item.

A motion was made by Osvaldo Reza and seconded by Yolanda Rodriguez *to approve Item Nine (9). Motion carried.*

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

Nays:

Abstain:

Absent: Andrew Arroyos.

- 10. Consider and Take Action** on the proposed approval of Replat for Horizon Park Unit One Replat B Subdivision, being a replat of Lots 17, 18, 19, 20, 21, and 22, Block 1, Horizon Park Unit One Replat "A" Subdivision, and located on Andrew Arroyos Dr., Socorro, TX.

Mr. Botello gave the presentation on this item.

Speaker: Jorge Azcarate

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

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

Nays:

Abstain:

Absent: Andrew Arroyos.

- 11. Consider and Take Action** on the proposed approval of Preliminary Plat for Cotton Cove Unit Two Subdivision, being a Tract 10-G-1, 10-H, 10-L, and 11-B-1, Block 3, Socorro Grant, and located at E. Burt Rd., Socorro, TX.

Mr. Botello gave the presentation on this item.

Speaker: Jorge Azcarate

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

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

Nays:

Abstain:

Absent: Andrew Arroyos.

- 12. Consider and Take Action** on the proposed approval of Preliminary Plat Horizon Park Unit Four Subdivision, being a Tract 10-I, Block 3, Socorro Grant, and located at E. Burt Rd., Socorro, TX

Mr. Botello gave the presentation on this item.

Speaker: Jorge Azcarate

A motion was made by Julie Dominguez and seconded by Osvaldo Reza *to approve Item Twelve (12)*. **Motion carried.**

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

Nays:  
Abstain:  
Absent: Andrew Arroyos.

### 13. Planning and Zoning Commissioners Report.

Commissioner David Estrada asked staff whether the item regarding the Ordinance for A-1 remained on the agenda.

Commissioner Rodriguez stated that the City of Socorro is facing infrastructure challenges. She noted that as the city continues to approve new plats and developments it is essential to urgently address traffic flow issues. She mentioned that roads are currently experiencing bottlenecks not only on Burt Rd., but throughout the city because most streets provide entrances without corresponding exits. She emphasized the importance of directing city staff to move more quickly on infrastructure improvements, given the rapid pace of residential growth.

Commissioner Estrada then asked about the number of vacancies on the Planning and Zoning Commission and inquired about the procedure for becoming a member.

### 14. Planning and Zoning Department Report.

Ms. Quimiro provided comments on the Mission Trail project and related transportation issues. She also invited the public to attend the Socorro Harvest Fest on Saturday, September 20, 2025. In addition, she reported on updates regarding the Passmore project and the Phase IV sidewalk improvements.

### 14. Adjournment

A motion was made by Julie Dominguez and seconded by Osvaldo Reza, *to adjourn at 6:41 PM.*

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

Nays:

Abstain:

Absent: Andrew Arroyos

\_\_\_\_\_  
Andrew Arroyos, Chairman

\_\_\_\_\_  
Date minutes were approved.

\_\_\_\_\_  
Judith Rodriguez, Secretary

\_\_\_\_\_  
Date minutes were approved.



**CITY OF SOCORRO  
PLANNING & ZONING COMMISSION  
MEETING DATE: OCTOBER 7, 2025  
REZONING REQUEST  
STAFF REPORT**

**SUBJECT: PUBLIC HEARING REQUEST FOR THE PROPOSED AMENDMENT TO THE CITY OF SOCORRO'S MASTER PLAN AND REZONING OF LOT 1, AND LOT 2, BLOCK 3, POOLE SUBDIVISION REPLAT E, LOCATED AT 10800 AND 10808 STACI DR., SOCORRO, TX, FROM R-1 (SINGLE-FAMILY RESIDENTIAL) TO R-2 (MEDIUM DENSITY RESIDENTIAL) TO ALLOW FOR A DUPLEX ON EACH PROPERTY.**

**NAME:** 10800 AND 10808 STACI DR. REZONING

**PROPERTY ADDRESS:** 10800 AND 10808 STACI DR.

**PROPERTY LEGAL DESCRIPTION:** LOT 1 AND LOT 2, BLOCK 3, POOLE SUBDIVISION REPLAT "E"

**PROPERTY OWNER:** LUZ M. MARTINEZ AND ROSA I. ORTEGA

**REPRESENTATIVE:** LUZ M. MARTINEZ AND ROSA I. ORTEGA

**PROPERTY AREA:** LOT 1: 11,821.2 S.F. AND LOT 2: 10, 005.7S.F

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

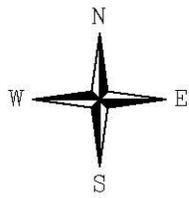
**CURRENT LAND USE:** VACANT BOTH PROPERTIES

**FUTURE LAND USE MAP:** MEDIUM DENSITY RESIDENTIAL (MDR)

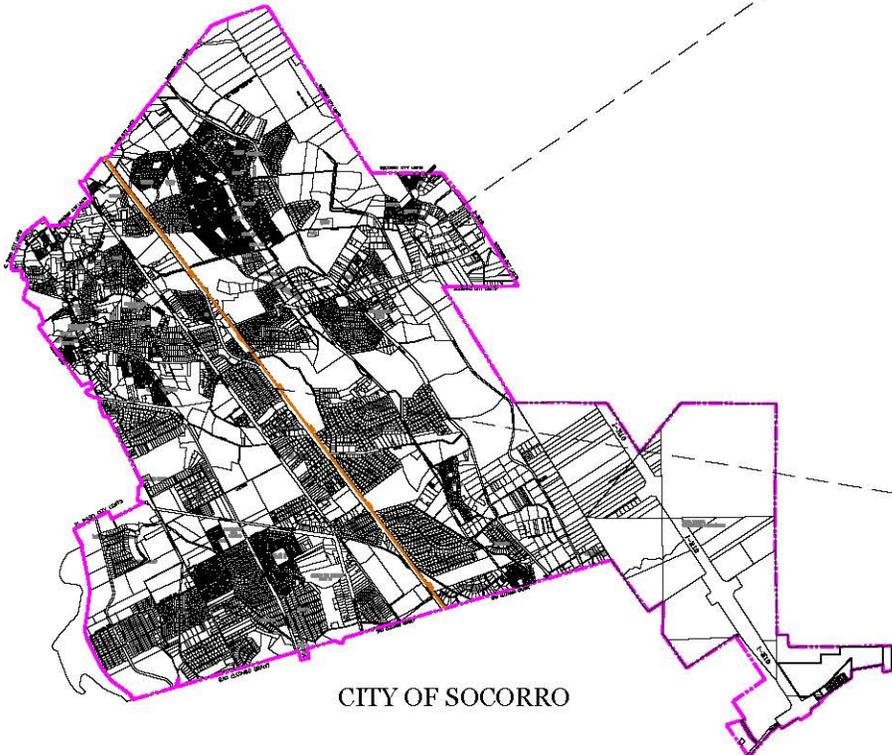
**FLOOD MAP:** According to the Flood Insurance Rate Maps, the referenced property lies within Zone X; (Community Panel # 480212 0250-B/ FEMA, September 4, 1991.

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

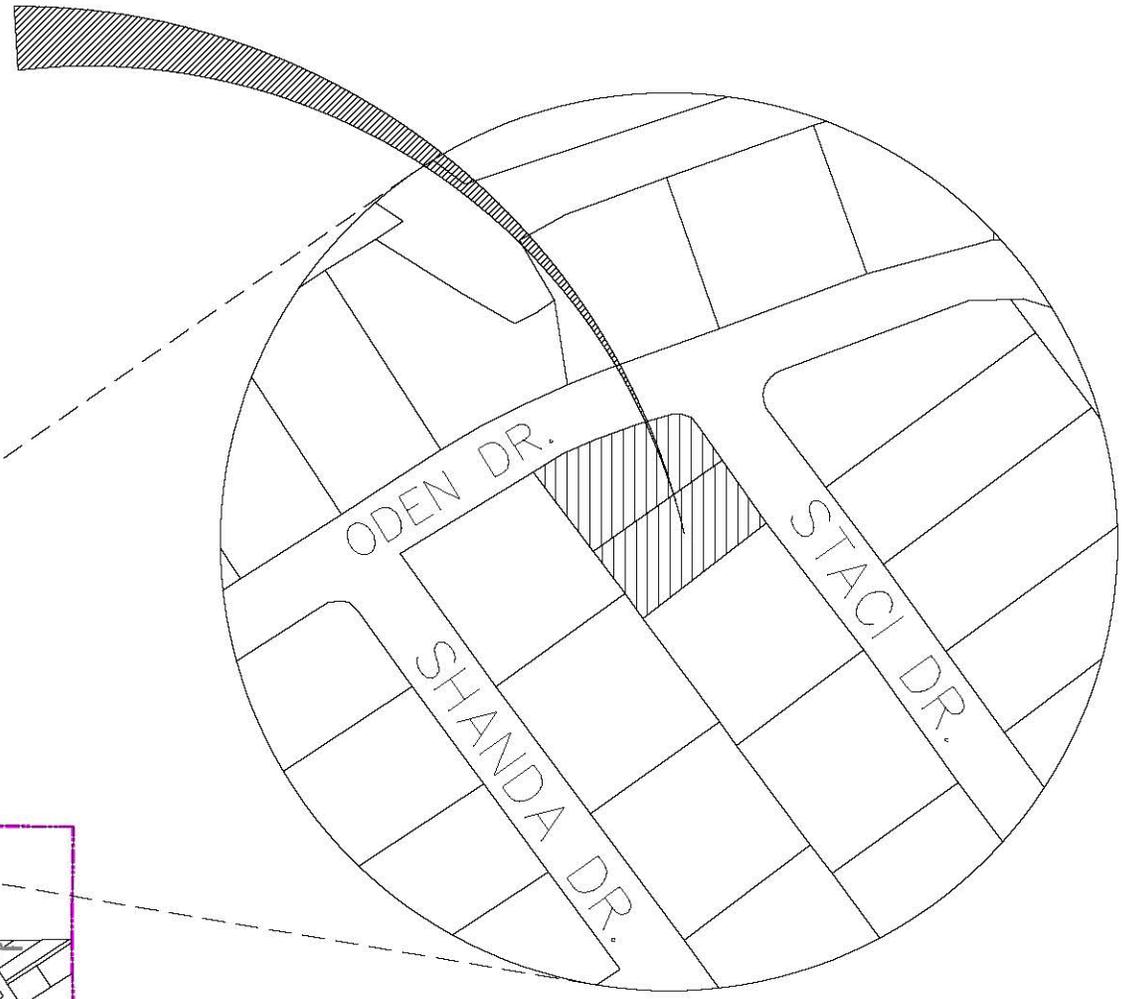
**STAFF RECOMMENDATION:** Staff recommends **APPROVAL** of the rezoning request.



PROJECT SITE;  
10800 & 10808 Staci Dr.  
LOT-1 & 2 BLOCK 1  
POOLE SUBDIVISION Replat "E"



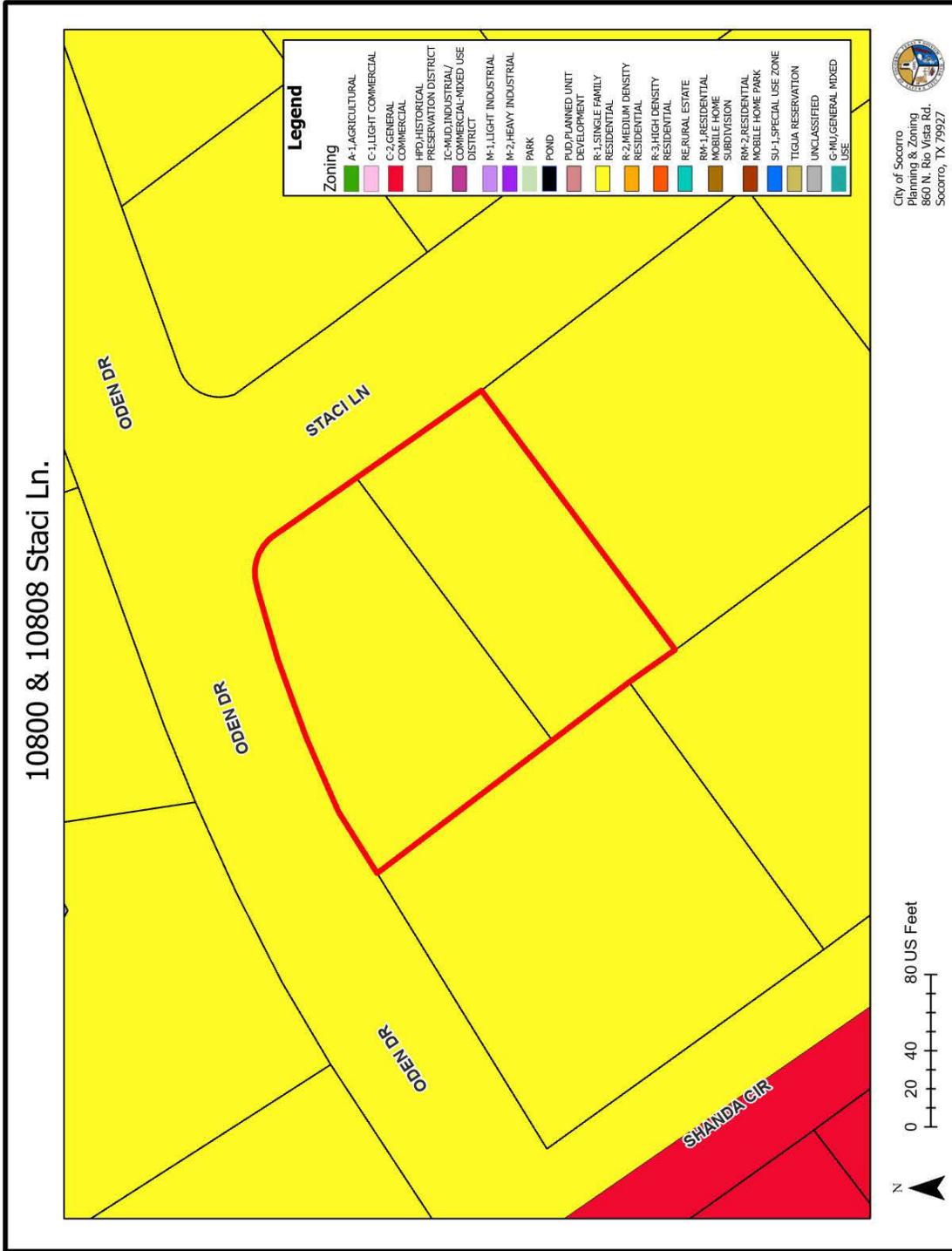
CITY OF SOCORRO



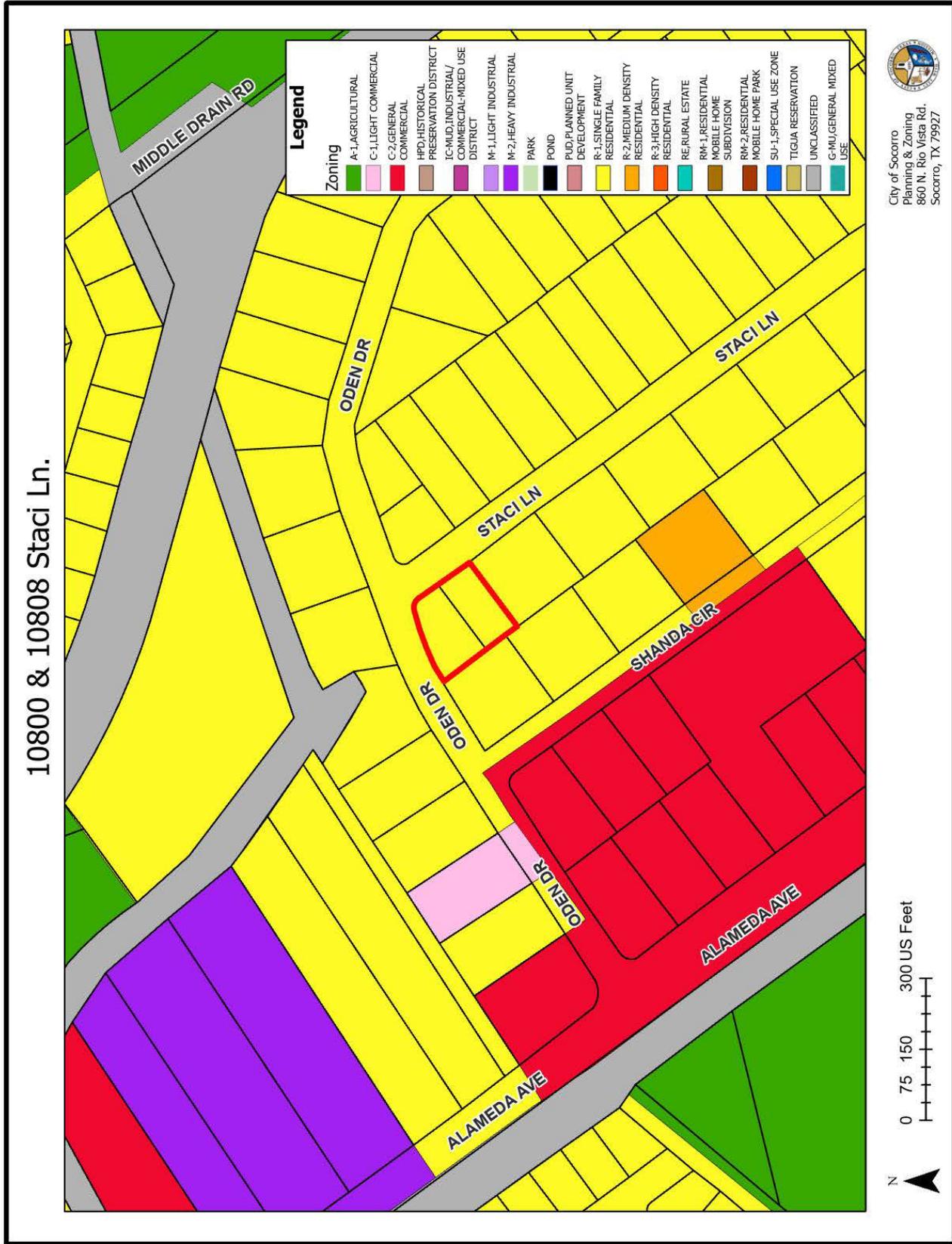
# LOCATION MAP

Scale: AS SHOWN

# ZONING MAP



# ZONING MAP- LARGE SCALE



# SUBDIVISION ZONING MAP

Subdivision Name: POOLE SUBDIVISION

Date Recorded: MAY 19, 1983

Residential Lots:

R-1 Lots: 109

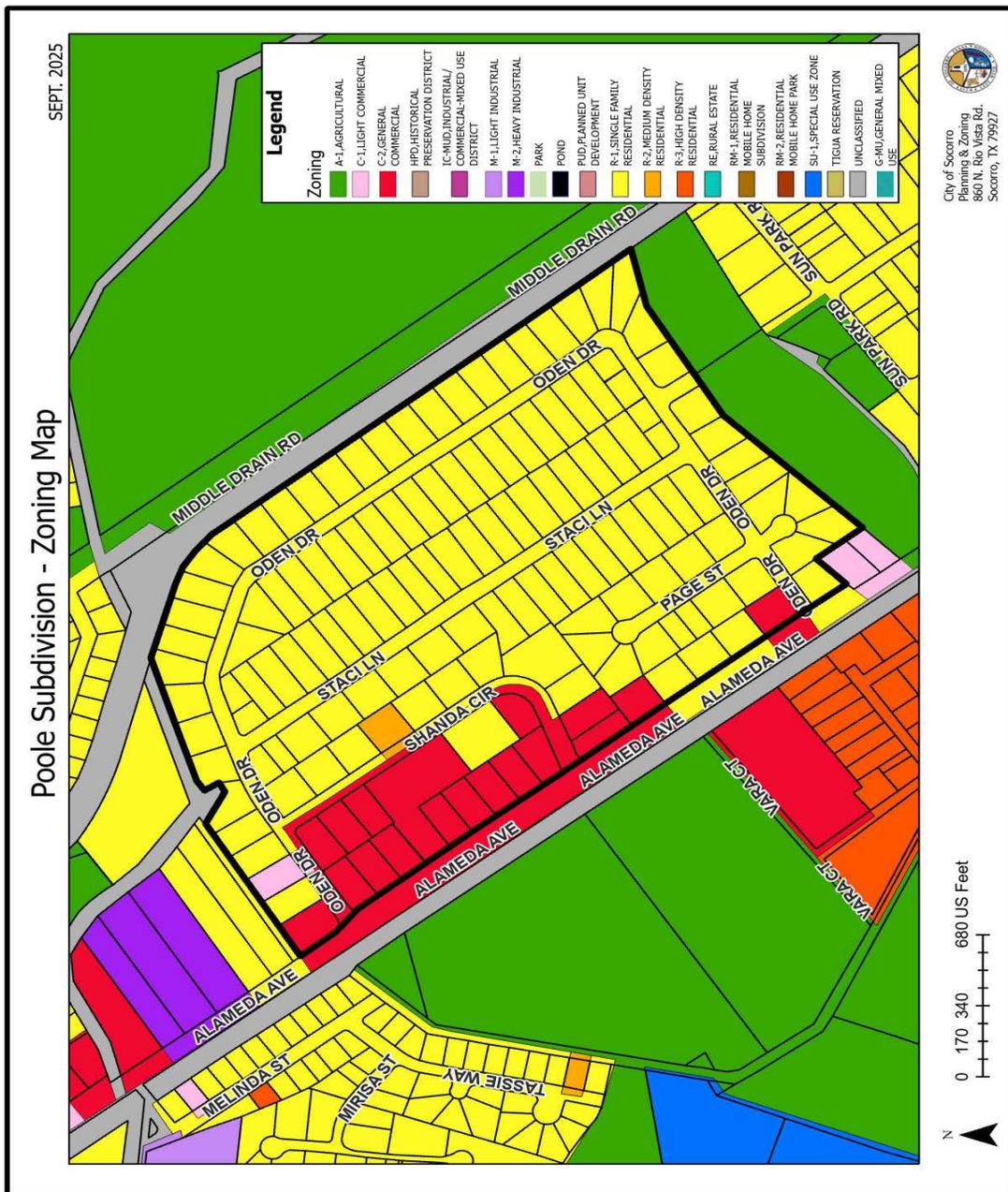
R-2 Lots: 1

R-3 Lots: 0

Commercial Lots: C-1 Lots: 1

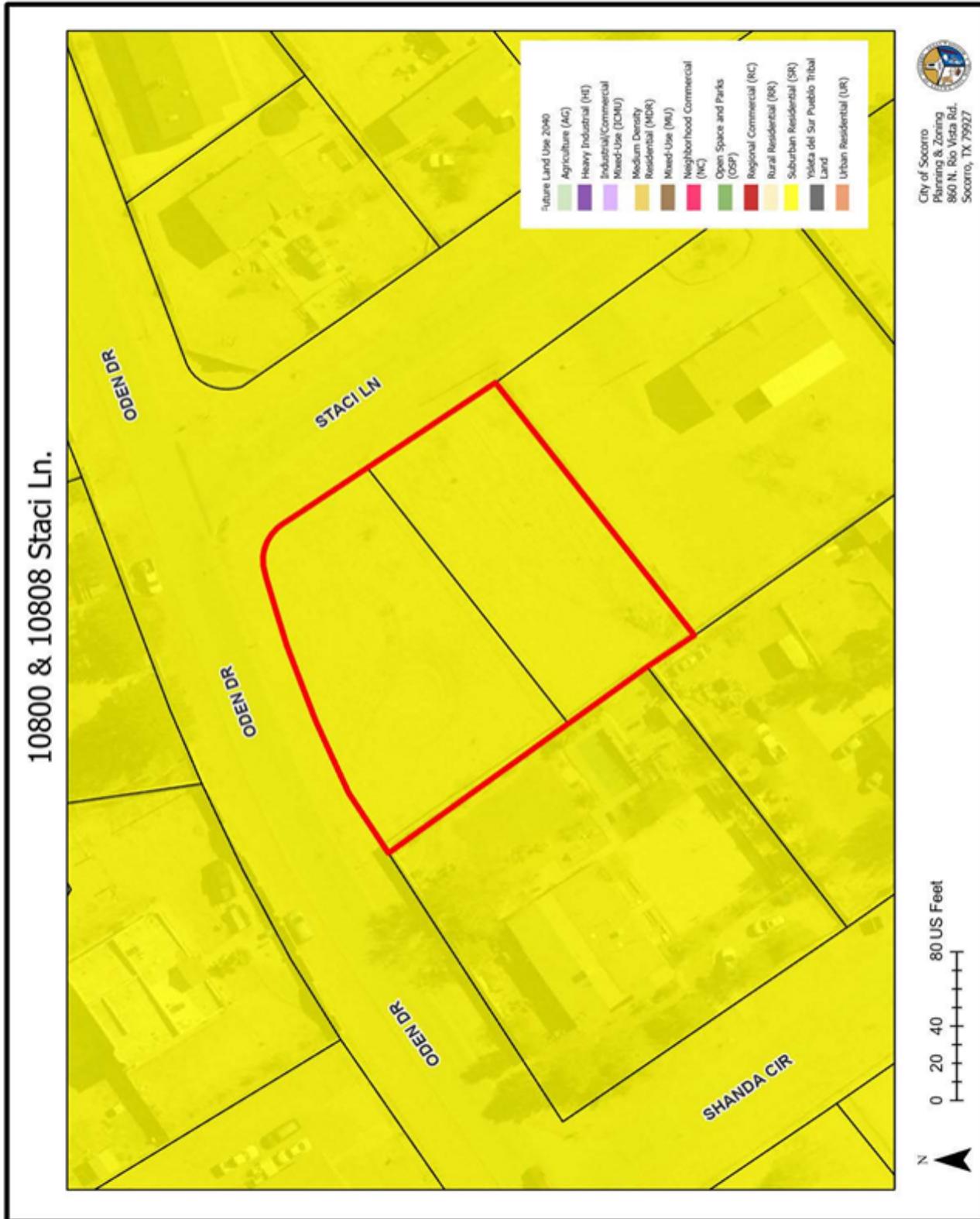
C-2 Lots: 18

Vacant Lots: 18



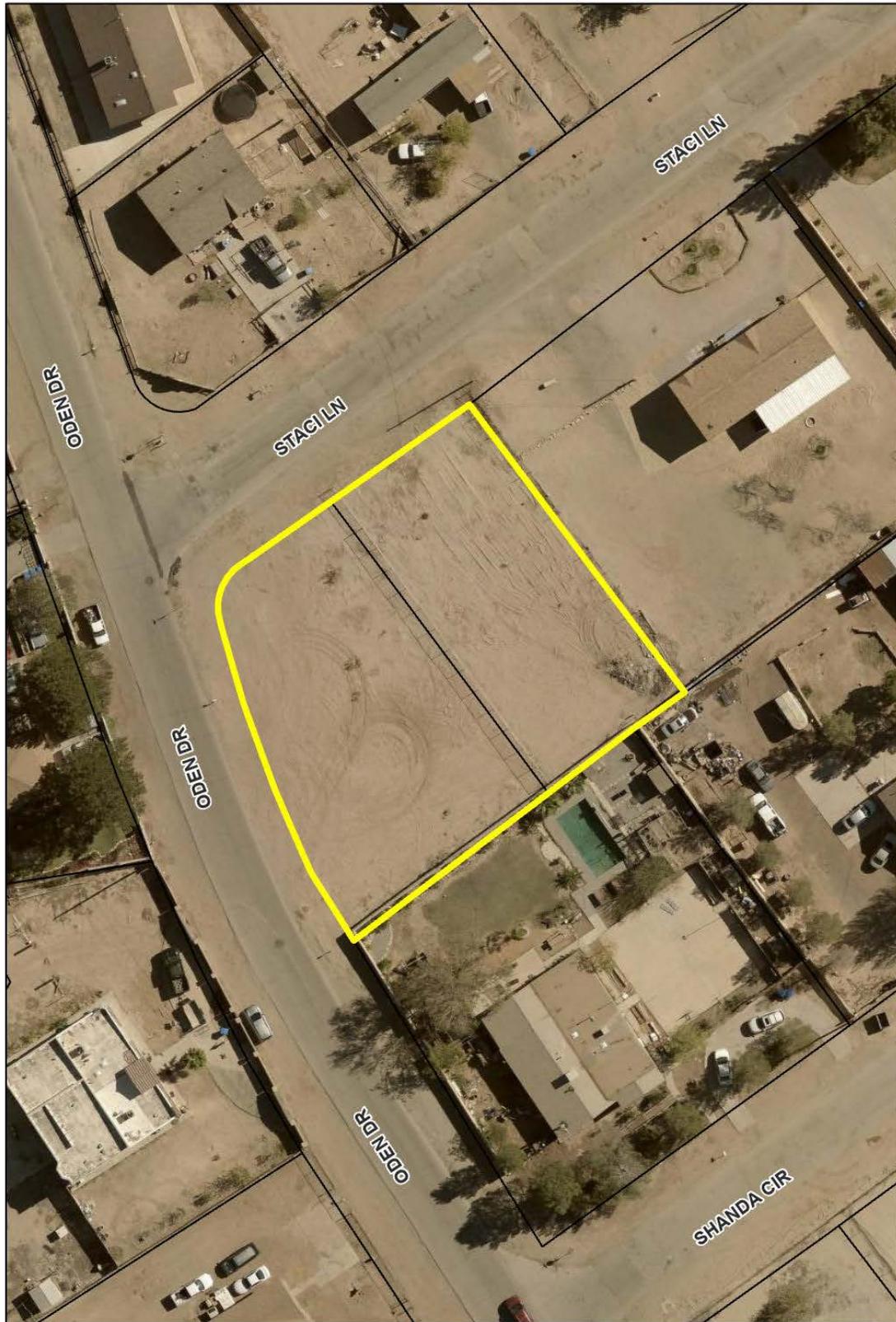
# FUTURE LAND USE MAP

CITY OF SOCORRO'S 2040 COMPREHENSIVE PLAN



# AERIAL IMAGE

10800 & 10808 Staci Ln.



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



# SITE PICTURES



View of property 10800 Staci Dr. (Top) and 10808 Staci Dr. (Bottom)

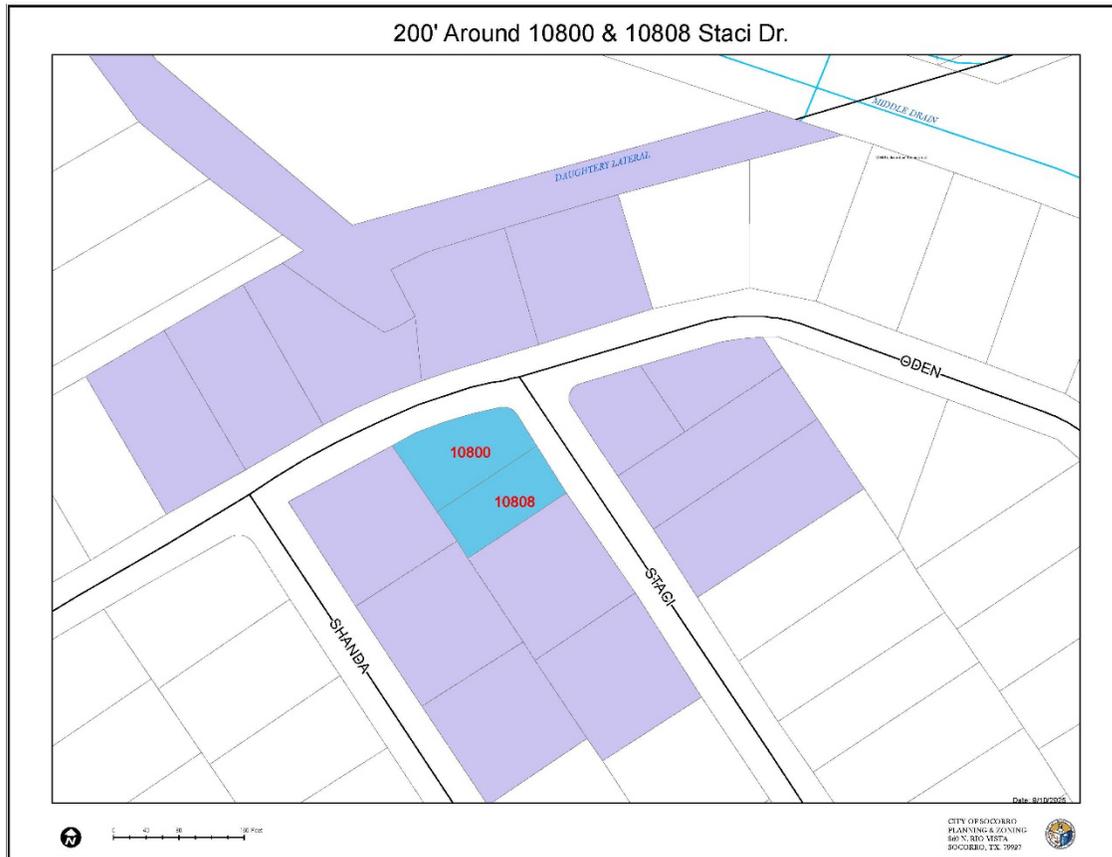


# SITE PICTURES



View of both properties from the intersection of Staci Dr. and Oden 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

*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

September 10, 2025

Dear property owner,

You are hereby notified that a Planning and Zoning Commission meeting has been scheduled to hold a **PUBLIC HEARING** on October 7, 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 regarding a proposed amendment to the City of Socorro Master Plan and the rezoning of Lot 1 and Lot 2, Block 3, Poole Subdivision Replat "E," located at 10800 and 10808 Staci Ln., Socorro, TX from R-1 (Single-Family Residential) to R-2 (Medium-Density Residential) to allow for a duplex on each property.

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 4:30 p.m. mountain standard time (MST) on October 7, 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

*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

10 de septiembre del 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 7 de octubre 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:

- b)** Solicitud de audiencia pública para la enmienda propuesta al Plan Maestro de la Ciudad de Socorro y el cambio de zonificación del Lote 1 y Lote 2, Bloque 3, de Poole Subdivisión Replat "E," ubicados en el 10800 y 10808 Staci Ln., Socorro, TX., de R-1 (Residencial Unifamiliar) a R-2 (Residencial de Densidad Media) para permitir la construcción de un duplex en cada propiedad.

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.

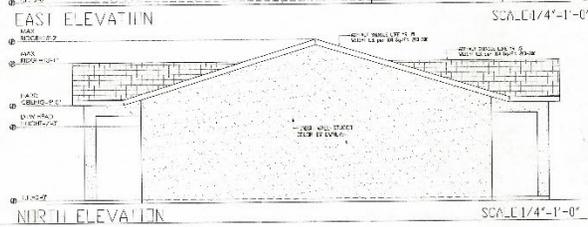
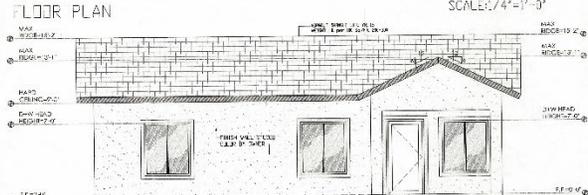
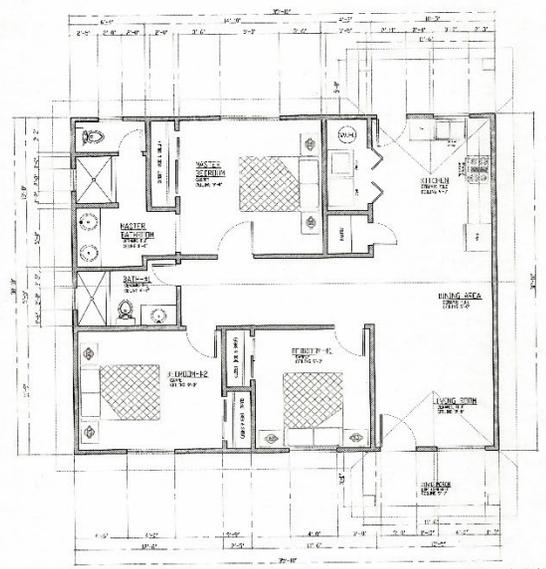
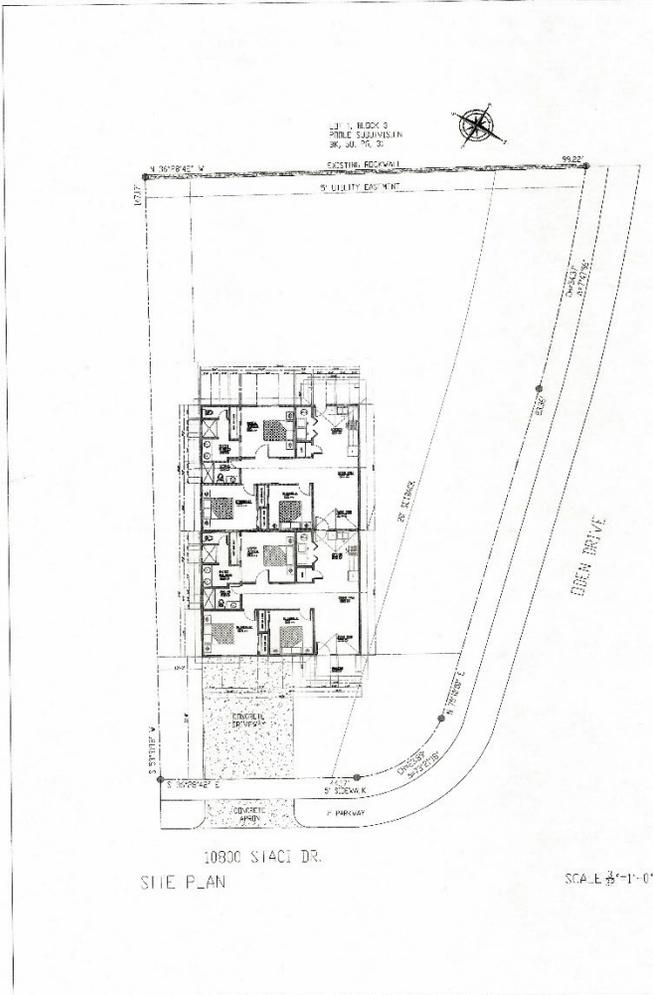
**El público debe llamar al 844-854-2222 y usar el código de acceso 323610 antes de las 4:30 p.m. el 7 de octubre del año 2025 para unirse a la reunión e inscribirse para hablar durante la audiencia pública. El oficial que conducirá la reunión llamará la persona para comentar en su artículo.**

**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](http://www.costx.us)

# SITE PLAN- 10800 STACI DR.



**CONSTRUCTION**  
SVP: FBA  
SVP: FBA

TOTAL AREA: 108.50 SQFT

**Description: New House**  
Owner: Lucy Martinez  
Address: 10800 STACI DR.  
EL PASO, TEXAS 79927

REVISIONS

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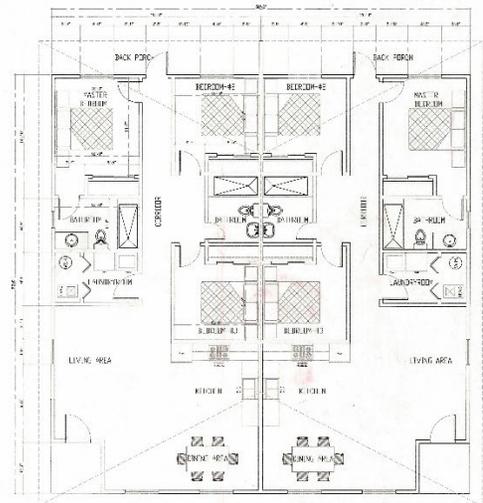
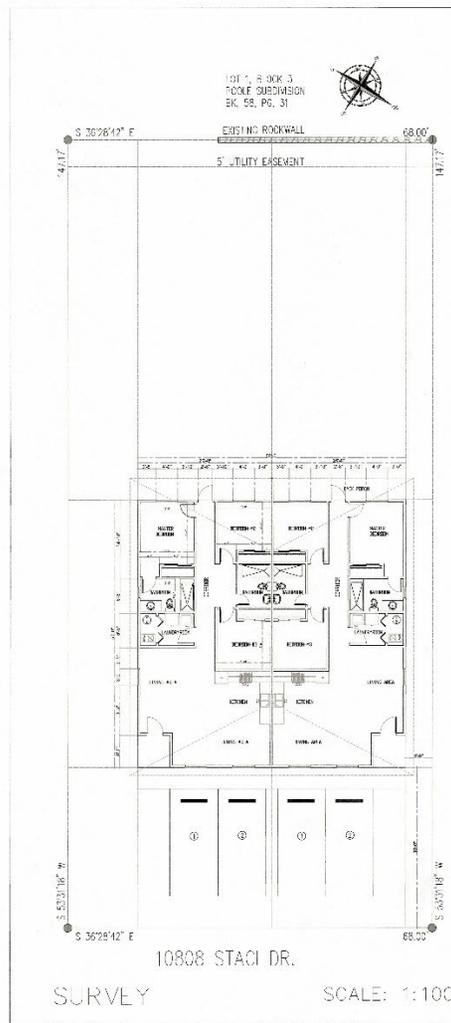
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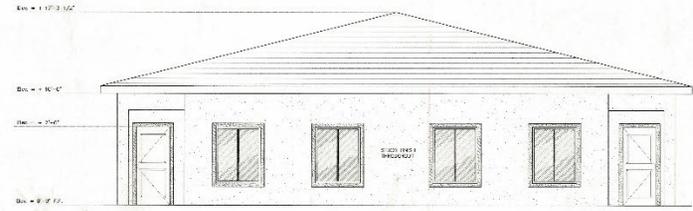
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SHEET No.  
**01**

# SITE PLAN- 10808 STACI DR.



FLOOR PLAN SCALE: 3/16" = 1' 0"



SOUTH ELEVATION SCALE: 1/4" = 1' 0"

CONSTRUCTION  
LIVING AREA- 1,500 SQFT  
FRONT PORCH- 16.00 SQFT  
BACK PORCH- 99.00 SQFT

Proposed: NEW DUPLEX HOUSE  
Owner: ROSA ORTEGA  
Address: 10808 STACI DR.  
SOCORRO, TEXAS 79927

REVISIONS

DATE: 10/15/2024  
DRAWING & DESIGN: [Signature]  
APPROVED: [Signature]

SHEET NO.  
**A-1**

# SUPPLEMENTAL LETTERS

Dear Neighbors on Staci Drive,

We hope this letter finds you and your family well.

My name is Rosa Ortega and my sister's name is Luz Martinez. We both recently purchased the lots at 10808 and 10800 Staci Drive, and we are writing to kindly request your support as we seek to rezone these lots to build two beautiful and modern duplexes.

Having served our community as a nurse at the same hospital for over 32 years, I have a deep commitment to trust, integrity, and hard work. My sister and I plan to live on one side of each duplex ourselves, and we will carefully screen potential tenants for the other unit to ensure they are respectful, responsible, and a good fit for our neighborhood.

Our goal is not only to create a lovely home but also to enhance the beauty and character of our street. We believe this project will contribute positively to the neighborhood, and we are committed to maintaining the high standards we all value in our community.

We kindly ask for your support in our request to rezone the lot. We are more than happy to address any questions or concerns you may have, and we look forward to becoming your proud neighbors on Staci Drive.

Thank you for your time and consideration.

Warm Regards,



Rosa Ortega

10800 Staci Drive



Luz Martinez

10808 Staci Drive

915-920-2395

# SUPPLEMENTAL LETTERS

**Estimados vecinos de Staci Drive,**

Espero que esta carta te encuentre bien. Mi nombre es Rosa Ortega y mi hermana se llama Luz Martínez. Ambos compramos recientemente los lotes ubicados en 10808 y en 10800 Staci Drive, le escribimos para solicitar amablemente su apoyo ya que buscamos rezonificar estos lotes para construir dos hermosos y modernos dúplex.

Después de haber servido a nuestra comunidad como enfermera en el mismo hospital durante más de 32 años, tengo un profundo compromiso a la confianza, la integridad y el trabajo duro. Mi hermana y yo planeamos vivir en un lado de cada dúplex y evaluaremos cuidadosamente a los posibles inquilinos para la otra unidad para asegurarnos de que sean respetuosos, responsables y que se adapten bien a nuestro vecindario.

Nuestro objetivo no es solo crear un hogar encantador, sino también realzar la belleza y el carácter de nuestra calle Staci Dr. Creo que este proyecto contribuirá positivamente al vecindario, y estoy comprometido a mantener los altos estándares que todos valoramos en nuestra comunidad.

Le pedimos amablemente su apoyo en nuestra solicitud de rezonificación de estos lotes. Estamos más que felices de abordar cualquier pregunta o inquietud que pueda tener, y esperamos convertirnos en orgullosos vecinos en Staci Drive.

Gracias por su tiempo y consideración.

Saludos cordiales, Warm Regards,

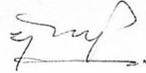
Rosa Ortega  
10800 Staci Drive

Luz Martinez  
10808 Staci Drive

# SUPPLEMENTAL LETTERS

## Support for the Rezoning of 10800 Staci Drive and 10808 Staci Drive

We, the undersigned, support the proposed rezoning of the property located at 10800 and 10808 Staci Drive, Socorro TX 79927.

Support	Full Name	Address	Contact Information (optional)	Signature	Date
✓	Luis Maldonado	10811 Staci			1-4-25
✓	Javier Gutierrez	10821 Staci	575-502-0979	Javier Gutierrez	1/4/25
✓	Lucy Llanas	10832 ODEN	915 820-3275	Lucy Llanas	1/4/25
✓	Jorge (Kenter) Rios	10849 Oden	915 850 1127	Jorge Rios	1/4/25
✓	Royando Aguilar	10851 Shanda	915 316 4022		1.4.25

# SUPPLEMENTAL LETTERS

## Support for the Rezoning of 10800 Staci Drive and 10808 Staci Drive

We, the undersigned, support the proposed rezoning of the property located at 10800 and 10808 Staci Drive, Socorro TX 79927.

Support	Full Name	Address	Contact Information (optional)	Signature	Date
✓	Armando Diaz	10811 Shande Cr El Paso Tx			1/4/25
✓	Rosa Ortega	10808			1/4/25
✓	Luz M Martinez	10800 Staci	(915) 920-2395		1/4/25

*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

September 12, 2025

Dear property owner,

You are hereby notified that a **PUBLIC HEARING** regarding a proposed change to the zoning district regulations to the A-1 (Agricultural) Zoning District has been scheduled during the Planning and Zoning Commission meeting to be held on October 7, 2025, at 5:30 p.m. **THE MEETING WILL BE BROADCAST 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 October 7, 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

12 de septiembre de 2025

Estimado dueño(a) de propiedad,

Se le notifica que se ha programado una **AUDIENCIA PUBLICA** sobre un cambio propuesto a las regulaciones del distrito de zonificación del Distrito de zonificación de zonificación A-1 (Agricultural) durante la junta de la Comisión de Planeación y Zonificación que se llevara a cabo el 7 de octubre 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- zonificación, 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 7 de octubre 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 1<sup>st</sup>, 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.

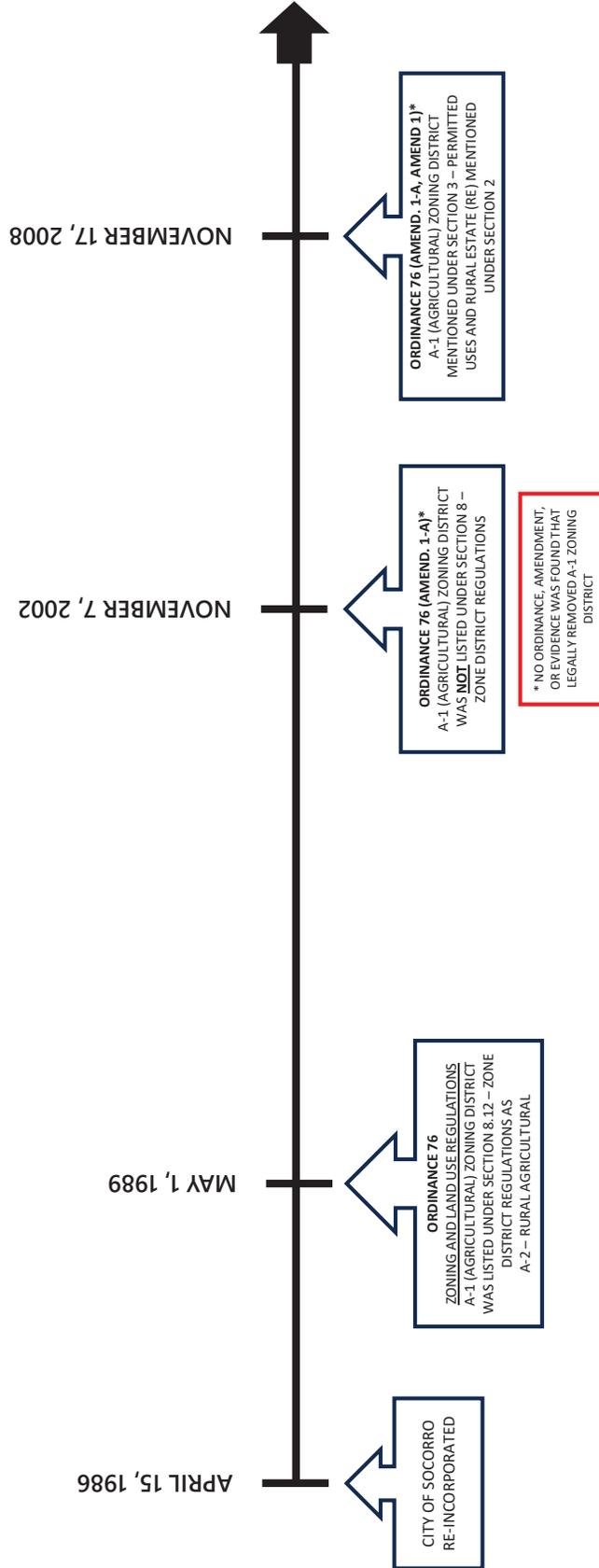
Ben Ivey

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



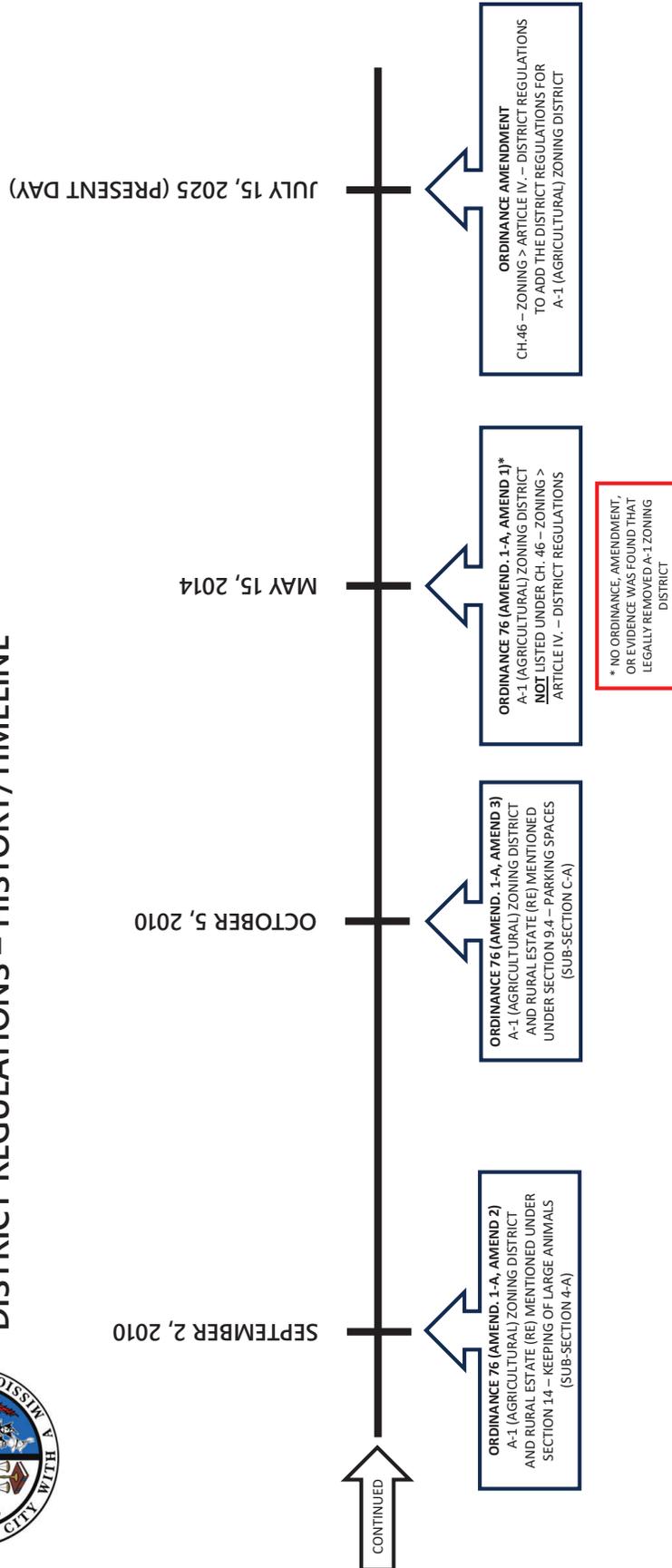
## A-1 (AGRICULTURAL) DISTRICT REGULATIONS – HISTORY/TIMELINE



# 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



## 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

# A-1 (AGRICULTURAL) DISTRICT REGULATIONS

## JULY 12, 2025 PUBLIC MEETING



## A-1 (AGRICULTURAL) DISTRICT REGULATIONS

### Sec. 46-172. -Districts established.

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(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.
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  - (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

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

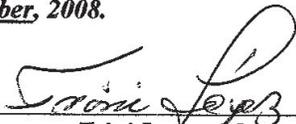
*City of Socorro, Texas  
Ordinance No. 76 Amendment 1A, Amendment 1  
Page 11*

**SECTION 7. REMAINING SECTIONS OF ORDINANCE 76 AMENDMENT 1A  
UNCHANGED**

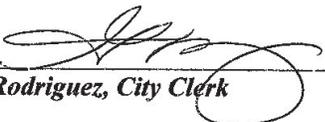
*The City of Socorro, Texas Ordinance 76, Amendment 1A, will remain in full force and effect according to its terms except as specifically amended herein.*

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

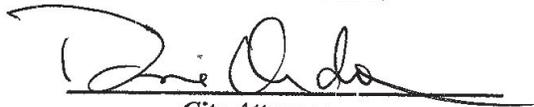
*This 17<sup>th</sup> day of November, 2008.*

  
\_\_\_\_\_  
*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. Eligible 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: one (1) acre.
  
- (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

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## 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: OCTOBER 7, 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

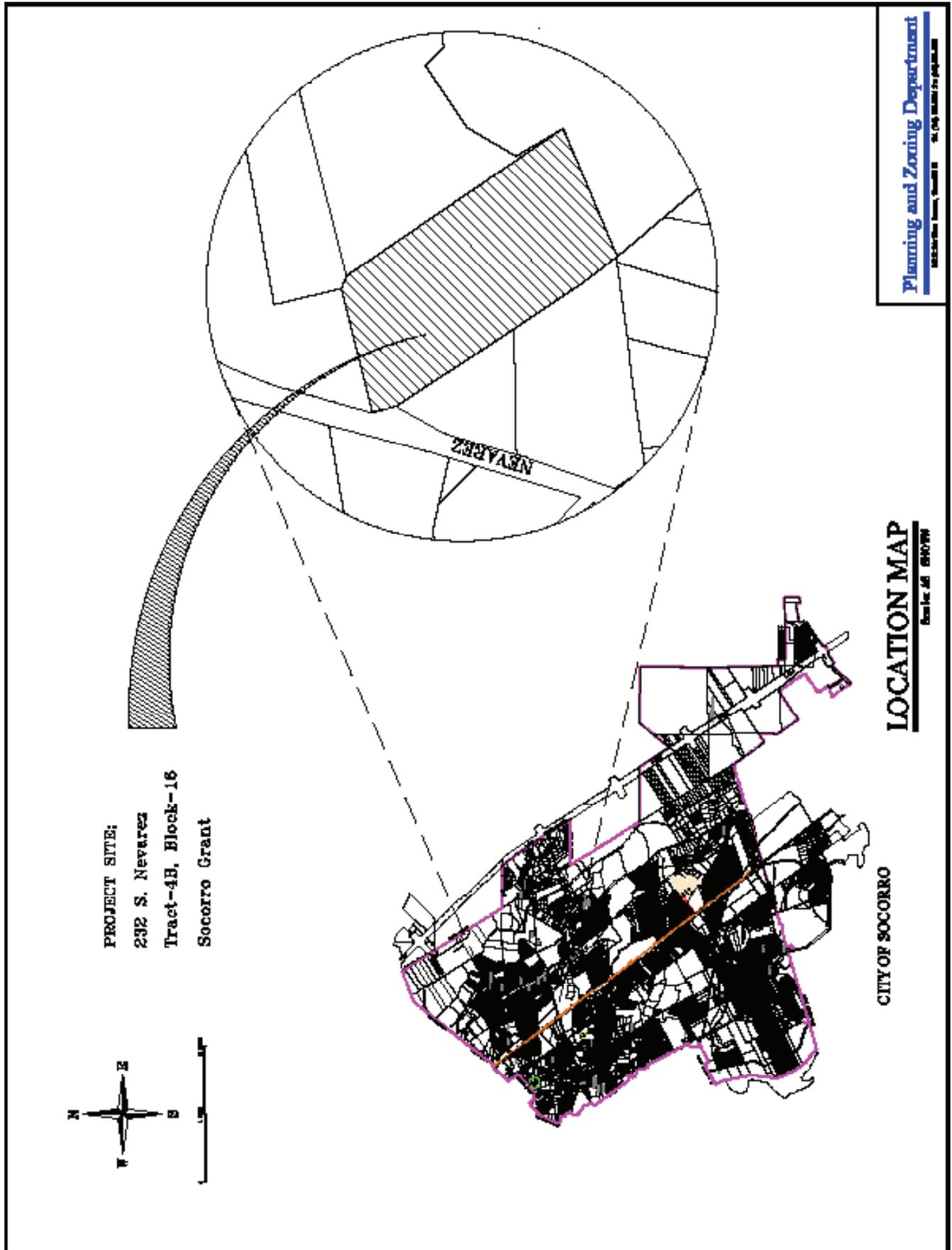
**FUTURE LAND USE:** RURAL RESIDENTIAL (RR)

**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).

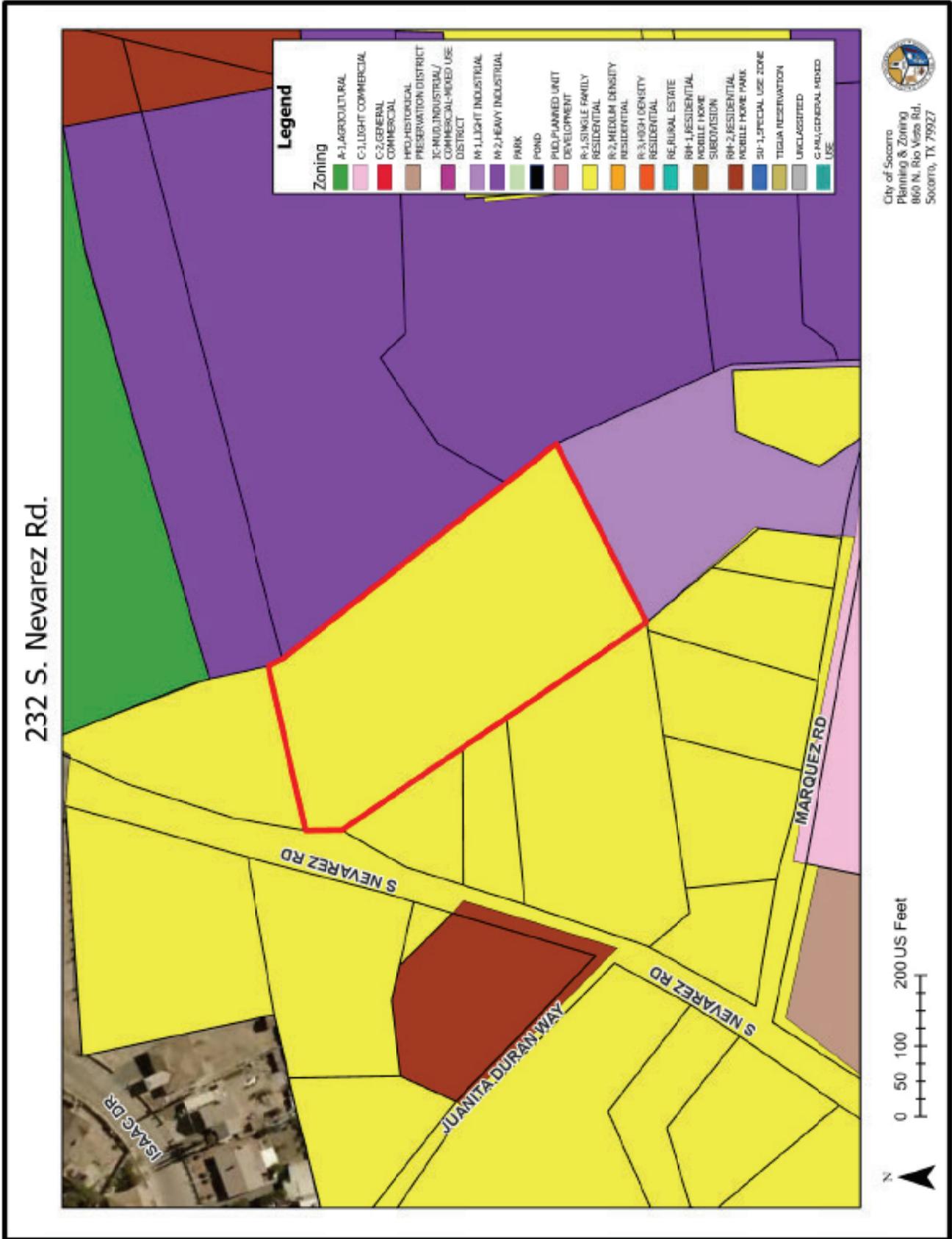
**SUMMARY OF REQUEST:** Request is for approval of a rezoning of a property from R-1 to A-1 with a conditional use permit to allow for a small-scale water desalination project

**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





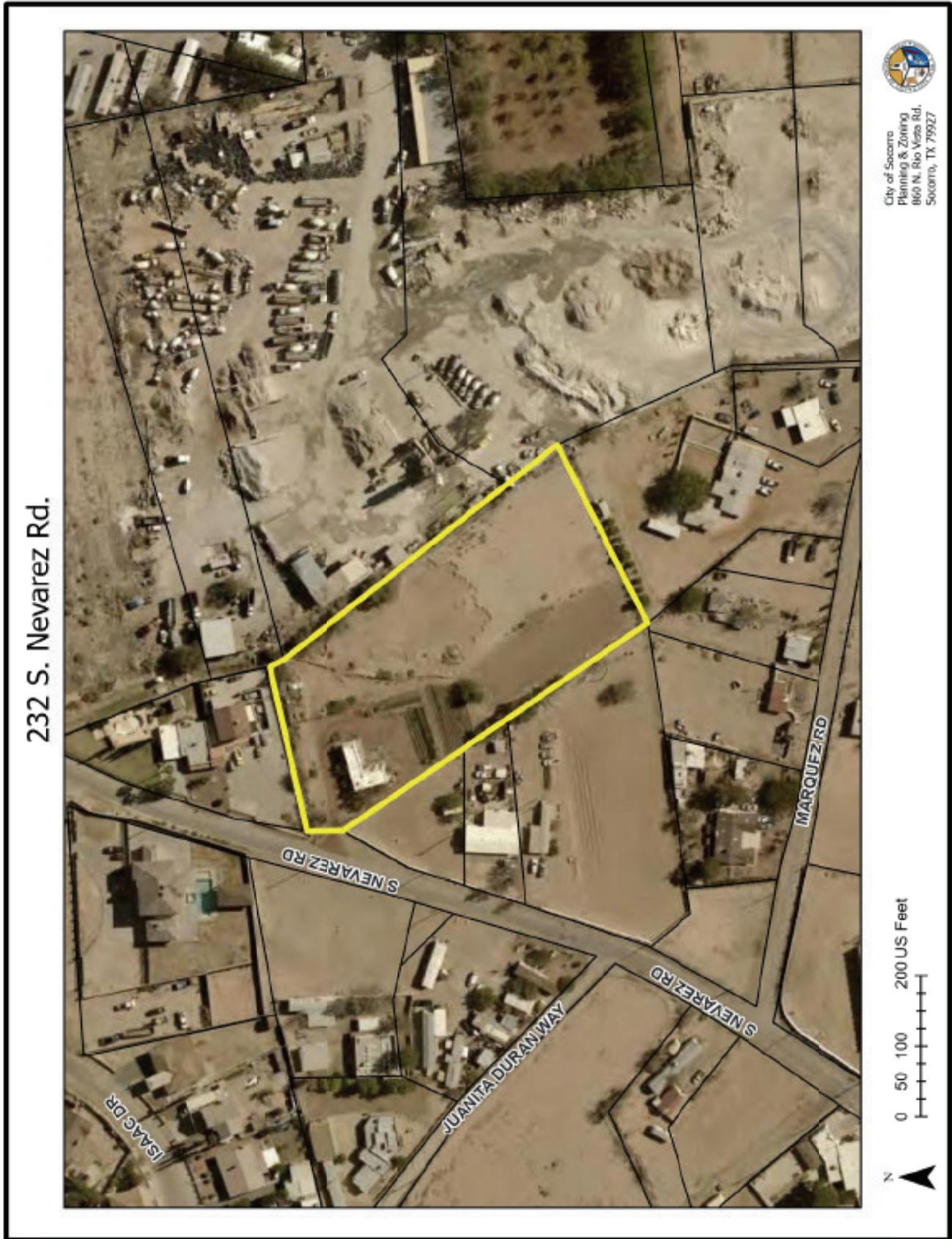
# SITE PICTURES



View of property from S. Nevarez Rd.

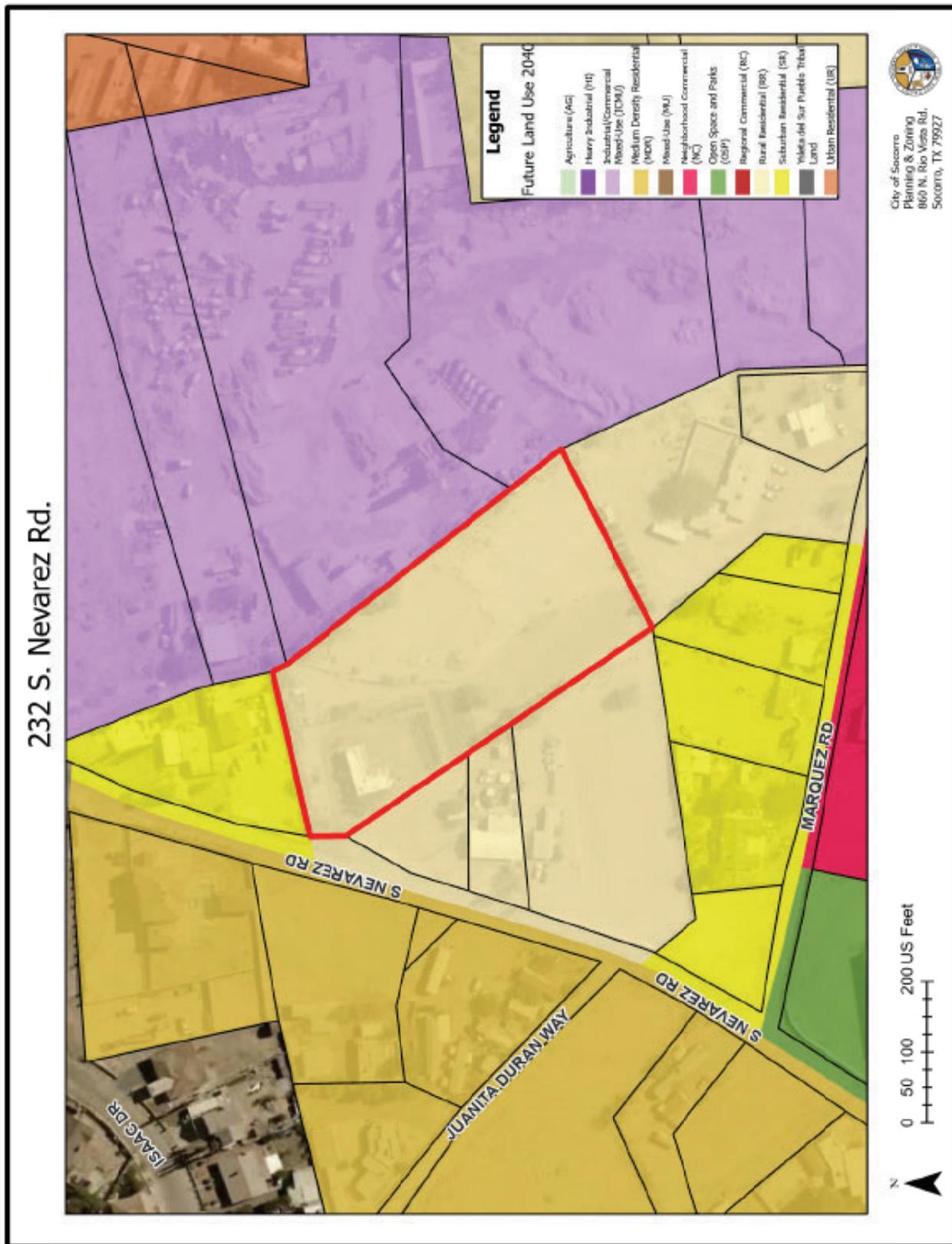


# AERIAL IMAGE

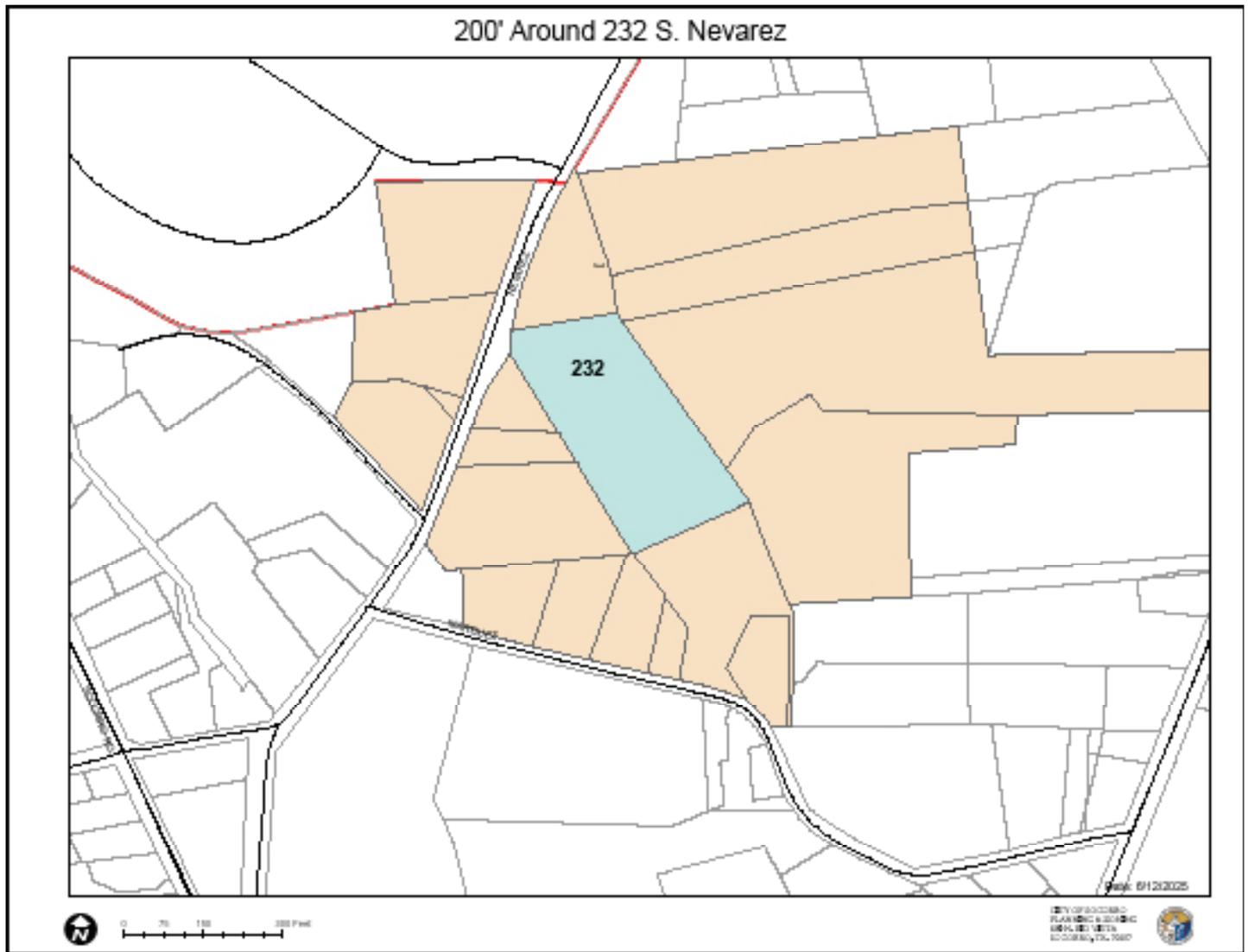


# FUTURE LAND USE MAP

CITY OF SOCORRO'S 2040 COMPREHENSIVE PLAN



# PUBLIC NOTICE



## PUBLIC FEEDBACK

### IN-PERSON RESPONSES:

- SUPPORT: 0

- OPPOSITION: 1

### MAILED RESPONSES:

- SUPPORT: 0

- OPPOSITION: 0

### PHONE RESPONSES:

- SUPPORT: 0

- OPPOSITION: 0

### EMAIL RESPONSES:

- SUPPORT: 0

- OPPOSITION: 0

# PUBLIC NOTICE LETTERS

**Andy Cruz, Jr.**  
*Mayor*

**Ruben 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





**CITY OF SOCORRO  
PLANNING & ZONING MEETING**

**DATE: OCTOBER 7, 2025**

**PRELIMINARY AND FINAL PLAT  
APPLICATION STAFF REPORT**

**SUBJECT: REQUEST FOR APPROVAL OF A PRELIMINARY PLAT AND FINAL PLAT FOR THE SOCORRO LOGISTICS MESA SPUR DRAIN #1 SUBDIVISION, BEING A PORTION OF MESA SPUR DRAIN WITHIN BLOCK 4 AND 5, SOCORRO GRANT, SOCORRO, TX.**

**NAME:** MESA SPUR DRAIN

**PROPERTY ADDRESS:** SOCORRO DISTRIBUTION DR AND NUEVO HUECO TANKS RD.

**PROPERTY LEGAL DESCRIPTION:** A PORTION OF MESA SPUR DRAIN, BLOCK 4 AND 5, SOCORRO GRANT

**PROPERTY OWNER:** SOCORRO LOGISTICS LAND II, LLC.

**REPRESENTATIVE:** CEA GROUP/ SOCORRO LOGISTICS LAND II, LLC.

**PROPERTY AREA:** 4.79 ACRES

**CURRENT ZONING:** UNCLASSIFIED (REZONING TO IC-MUD)

**CURRENT LAND USE:** VACANT

**SOCORRO 2040 FUTURE LAND USE MAP:** OPEN SPACE AND PARKS (OSP)

**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).

**(CONTINUED ON NEXT PAGE)**



## CITY OF SOCORRO PLANNING AND ZONING MEETING

DATE: OCTOBER 7, 2025

### PRELIMINARY AND FINAL PLAT APPLICATION STAFF REPORT

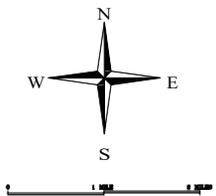
**SUMMARY OF REQUEST:**

Request is for approval of a Preliminary and Final Plat for the Socorro Logistics Mesa Spur Drain #1 Subdivision.

**STAFF RECOMMENDATION:**

Staff recommends **APPROVAL** of the Preliminary and Final Plat for the Socorro Logistics Mesa Spur Drain # 1 Subdivision.

# LOCATION MAP



PROJECT SITE;  
MESA SPUR DRAIN



CITY OF SOCORRO



## LOCATION MAP

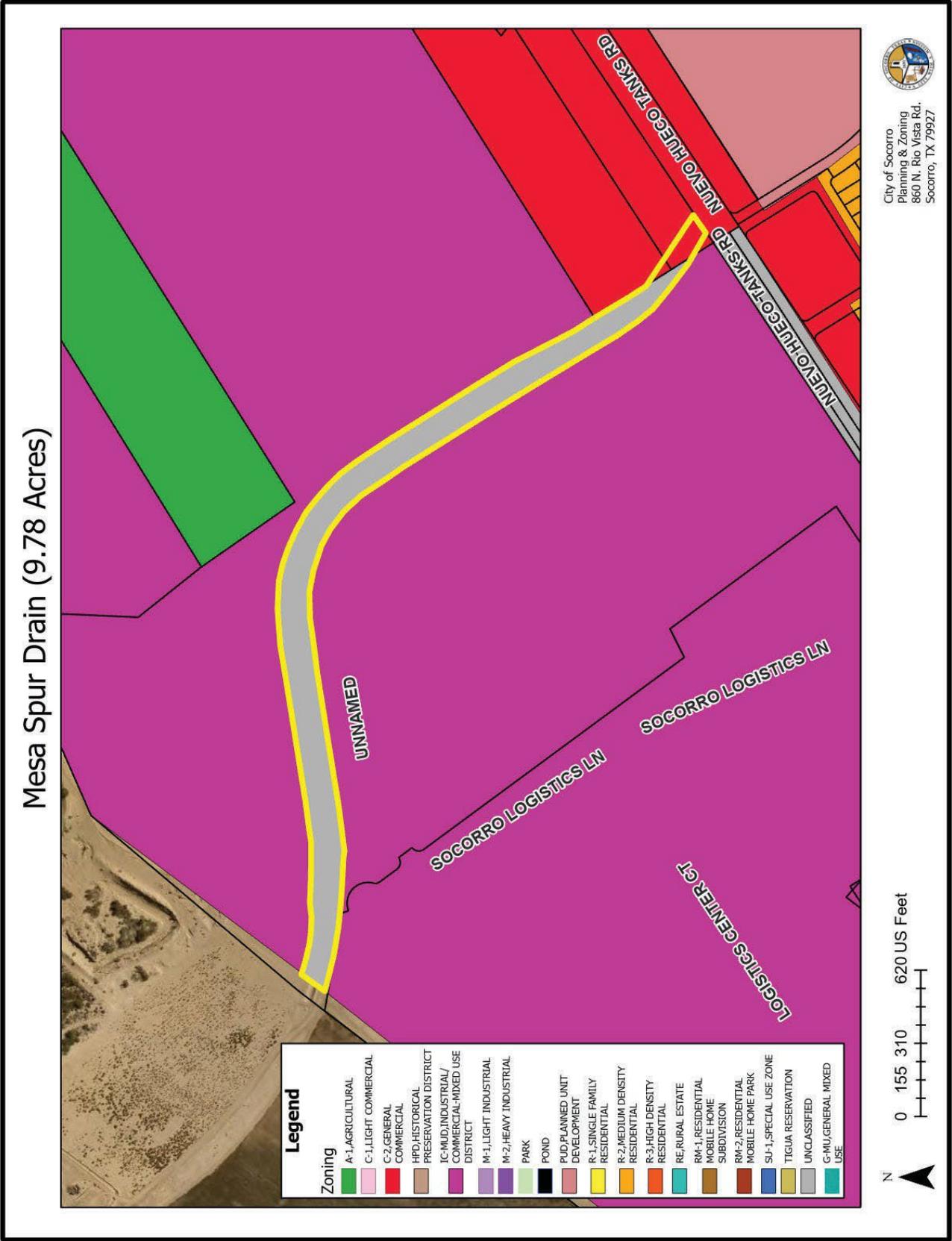
Scale: AS SHOWN

**Planning and Zoning Department**

860 N. Rio Vista Socorro, Texas 79927 Tel. (915) 872-8531 Fax (915) 872-8673

# ZONING MAP

Mesa Spur Drain (9.78 Acres)



**Legend**

Zoning	Description
Green	A-1, AGRICULTURAL
Pink	C-1, LIGHT COMMERCIAL
Red	C-2, GENERAL COMMERCIAL
Brown	HPD, HISTORICAL PRESERVATION DISTRICT
Purple	IC-MID, INDUSTRIAL/COMMERCIAL-MIXED USE DISTRICT
Light Purple	M-1, LIGHT INDUSTRIAL
Dark Purple	M-2, HEAVY INDUSTRIAL
Light Green	PARK
Black	POND
Light Blue	PLUD, PLANNED UNIT DEVELOPMENT
Yellow	R-1, SINGLE FAMILY RESIDENTIAL
Orange	R-2, MEDIUM DENSITY RESIDENTIAL
Dark Orange	R-3, HIGH DENSITY RESIDENTIAL
Light Blue-Gray	RE, RURAL ESTATE
Dark Blue-Gray	RM-1, RESIDENTIAL MOBILE HOME SUBDIVISION
Dark Blue	RM-2, RESIDENTIAL MOBILE HOME PARK
Light Blue	SU-1, SPECIAL USE ZONE
Light Green	TIGUA, RESERVATION
Light Gray	UNCLASSIFIED
Dark Gray	G-MU, GENERAL MIXED USE



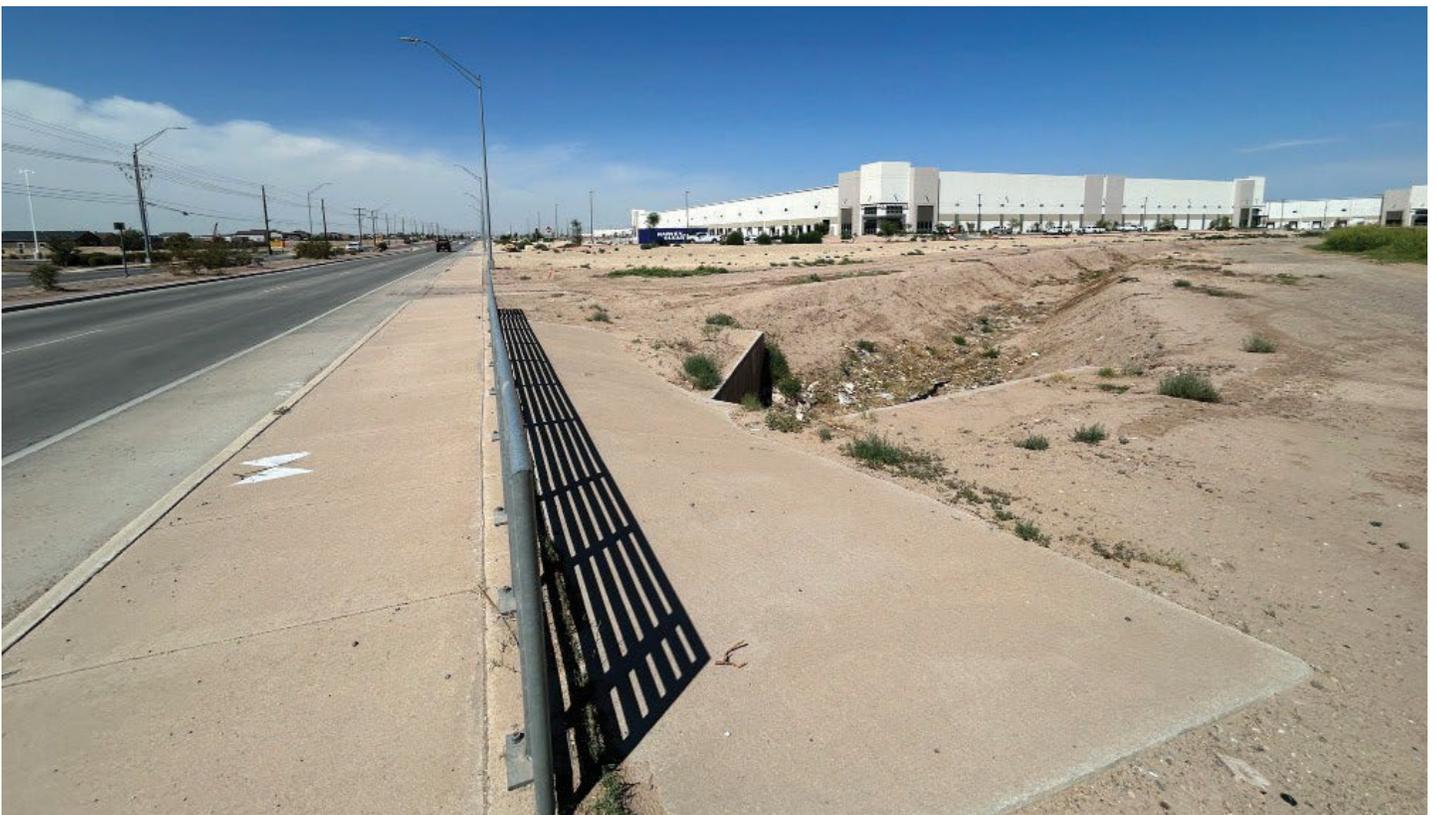
City of Socorro  
 Planning & Zoning  
 860 N. Rio Vista Rd.  
 Socorro, TX 79927



# SITE PICTURES



View of property from Socorro Logistics Ln., and Nuevo Huevo Tanks Blvd.

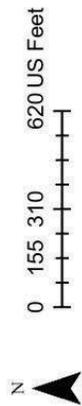


# AERIAL IMAGE

Mesa Spur Drain (9.78 Acres)



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









# DEVELOPMENT SCHEDULE

## MESA SPUR DRAIN Socorro, TX



ID	Task Name	Duration	Start	Finish
1	MESA SPUR DRAIN (REZONING)	377 days	Mon 1/12/26	Tue 6/22/27
2	Construction	261 days	Mon 1/12/26	Mon 1/11/27
3	Bid Process	20 days	Mon 1/12/26	Fri 2/6/26
4	Award Contract	10 days	Mon 2/9/26	Fri 2/20/26
5	Sitework	90 days	Mon 2/23/26	Fri 6/26/26
6	Parking Construction	60 days	Mon 4/6/26	Fri 6/26/26
7	Final Inspections	15 days	Fri 6/26/26	Fri 7/17/26
8	Substantial Completion & CO	0 days	Fri 6/26/26	Fri 6/26/26
9	Punchlist	15 days	Mon 6/29/26	Fri 7/17/26



Project: Socorro Logistics Center- M Task Milestone Critical Summary



**CITY OF SOCORRO  
PLANNING & ZONING MEETING**

**DATE: OCTOBER 7, 2025**

**PRELIMINARY PLAT  
APPLICATION STAFF REPORT**

**SUBJECT: REQUEST FOR APPROVAL OF A PRELIMINARY PLAT FOR THE SOCORRO LOGISTICS CENTER UNIT FIVE SUBDIVISION, BEING A PORTION OF TRACTS 4 AND 8A, ALL OF 7A AND A PORTION OF MESA SPUR DRAIN, ALL WITHIN BLOCK 5 AND ALL OF LOT 1, BLOCK 2, SOCORRO LOGISTICS CENTER UNIT TWO, SOCORRO, TX.**

**NAME:** SOCORRO LOGISTICS CENTER UNIT FIVE

**PROPERTY ADDRESS:** SOCORRO DISTRIBUTION DR AND NUEVO HUECO TANKS RD.

**PROPERTY LEGAL DESCRIPTION:** BEING A PORTION OF TRACTS 4 AND 8A, ALL OF 7A AND A PORTION OF MESA SPUR DRAIN, ALL WITHIN BLOCK 5 AND ALL OF LOT 1, BLOCK 2, SOCORRO LOGISTICS CENTER UNIT TWO

**PROPERTY OWNER:** SOCORRO LOGISTICS LAND II, LLC.

**REPRESENTATIVE:** CEA GROUP/ SOCORRO LOGISTICS LAND II, LLC.

**PROPERTY AREA:** 32.19 ACRES

**CURRENT ZONING:** UNCLASSIFIED

**CURRENT LAND USE:** VACANT

**SOCORRO 2040 FUTURE LAND USE MAP:** INDUSTRIAL COMMERCIAL MIXED- USE (ICMU)

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

**(CONTINUED ON NEXT PAGE)**



# CITY OF SOCORRO PLANNING AND ZONING MEETING

DATE: OCTOBER 7, 2025

## PRELIMINARY PLAT APPLICATION

### STAFF REPORT

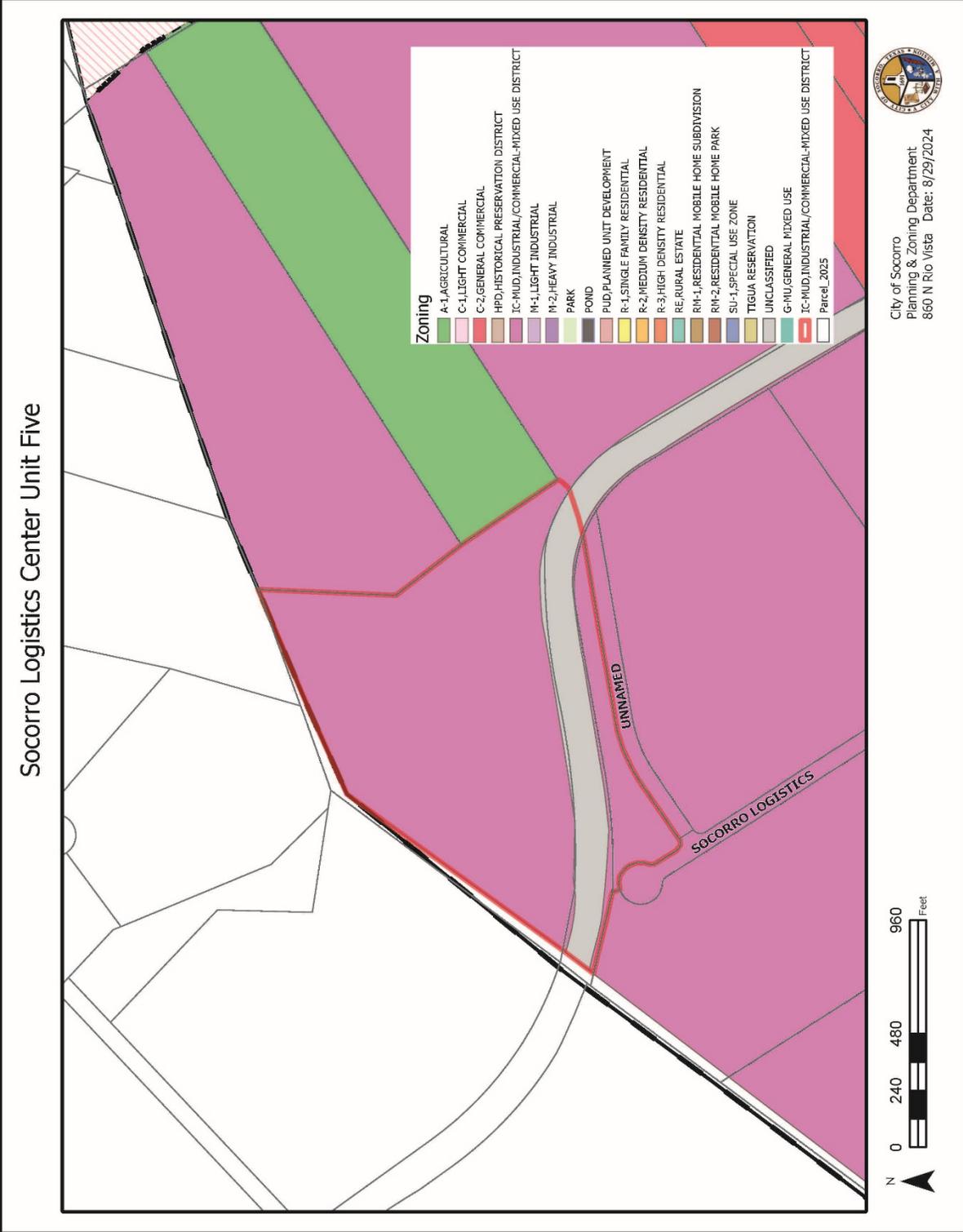
#### SUMMARY OF REQUEST:

Request is for approval of a Preliminary Plat and variance request for the Socorro Logistics Center Unit Five Subdivision.

#### STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of the Preliminary Plat and variance request for Socorro Logistics Center Unit Five Subdivision.

# ZONING MAP



# AERIAL IMAGE

Socorro Logistics Center Unit Five



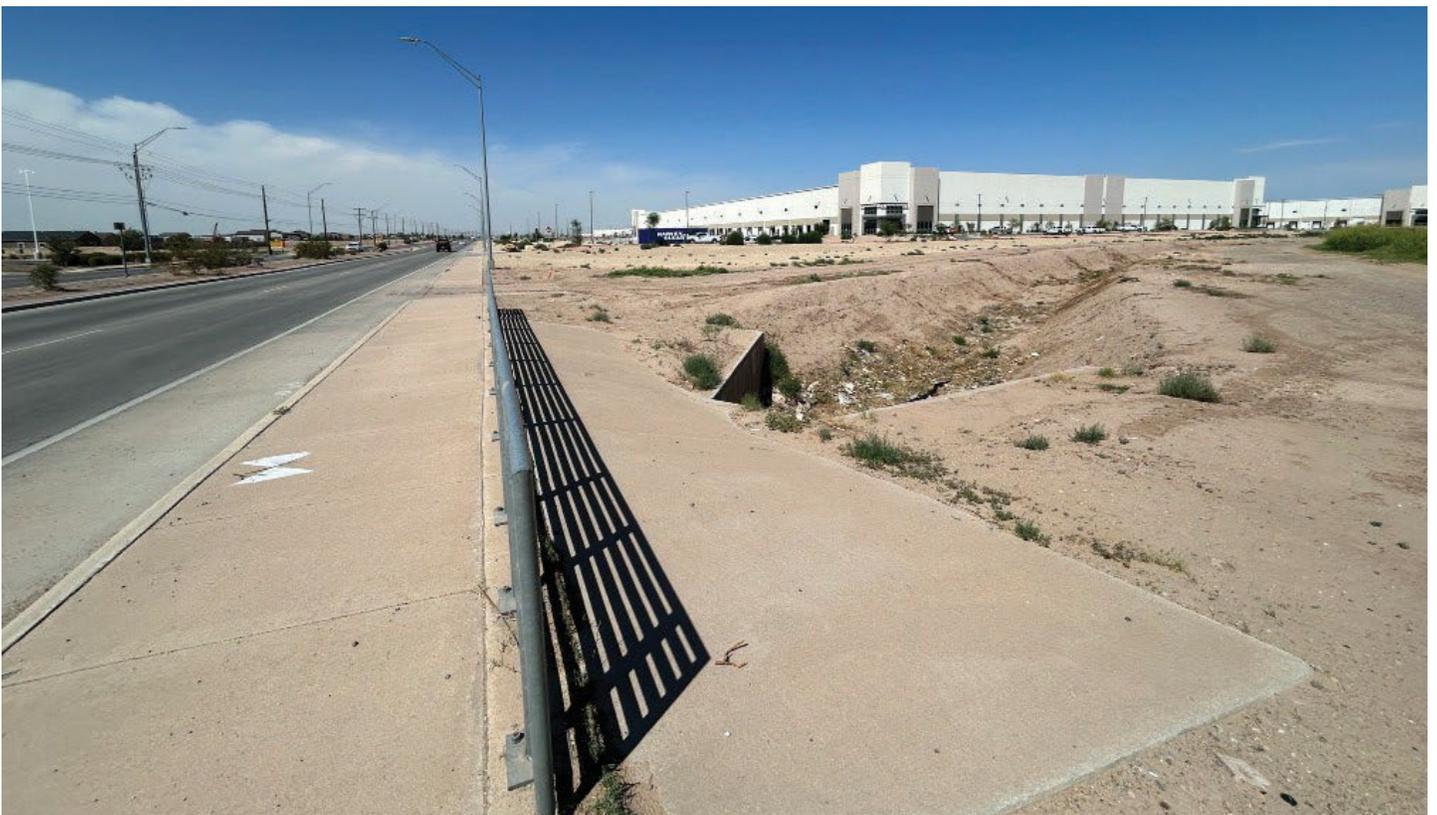
City of Socorro  
Planning & Zoning Department  
860 N Rio Vista Date: 8/29/2024



# SITE PICTURES



View of property from Socorro Logistics Ln., and Nuevo Huevo Tanks Blvd.







**CITY OF SOCORRO  
PLANNING & ZONING COMMISSION  
MEETING DATE: OCTOBER 7, 2025**

**REPLAT APPLICATION  
STAFF REPORT**

**SUBJECT:**

REQUEST IS FOR APPROVAL OF A REPLAT FOR HACIENDAS DEL VALLE UNIT TWO REPLAT G SUBDIVISION, BEING A REPLAT OF LOT 4, BLOCK 7, HACIENDAS DEL VALLE UNIT 2 SUBDIVISION, AND LOCATED AT 301 VALLE ROJO DR., SOCORRO, TX.

**NAME:** HACIENDAS DEL VALLE UNIT TWO REPLAT "G"

**PROPERTY ADDRESS:** 301 VALLE ROJO DR.

**PROPERTY LEGAL DESCRIPTION:** BEING A REPLAT OF LOT 4, BLOCK 7, HACIENDAS DEL VALLE UNIT TWO SUBDIVISION

**PROPERTY OWNER:** JOSE AND ESMERALDA GIRON

**REPRESENTATIVE:** LUIS J. HERNANDEZ/ INNOVATIVE WITH STYLE

**PROPERTY AREA:** 0.4874 ACRES

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

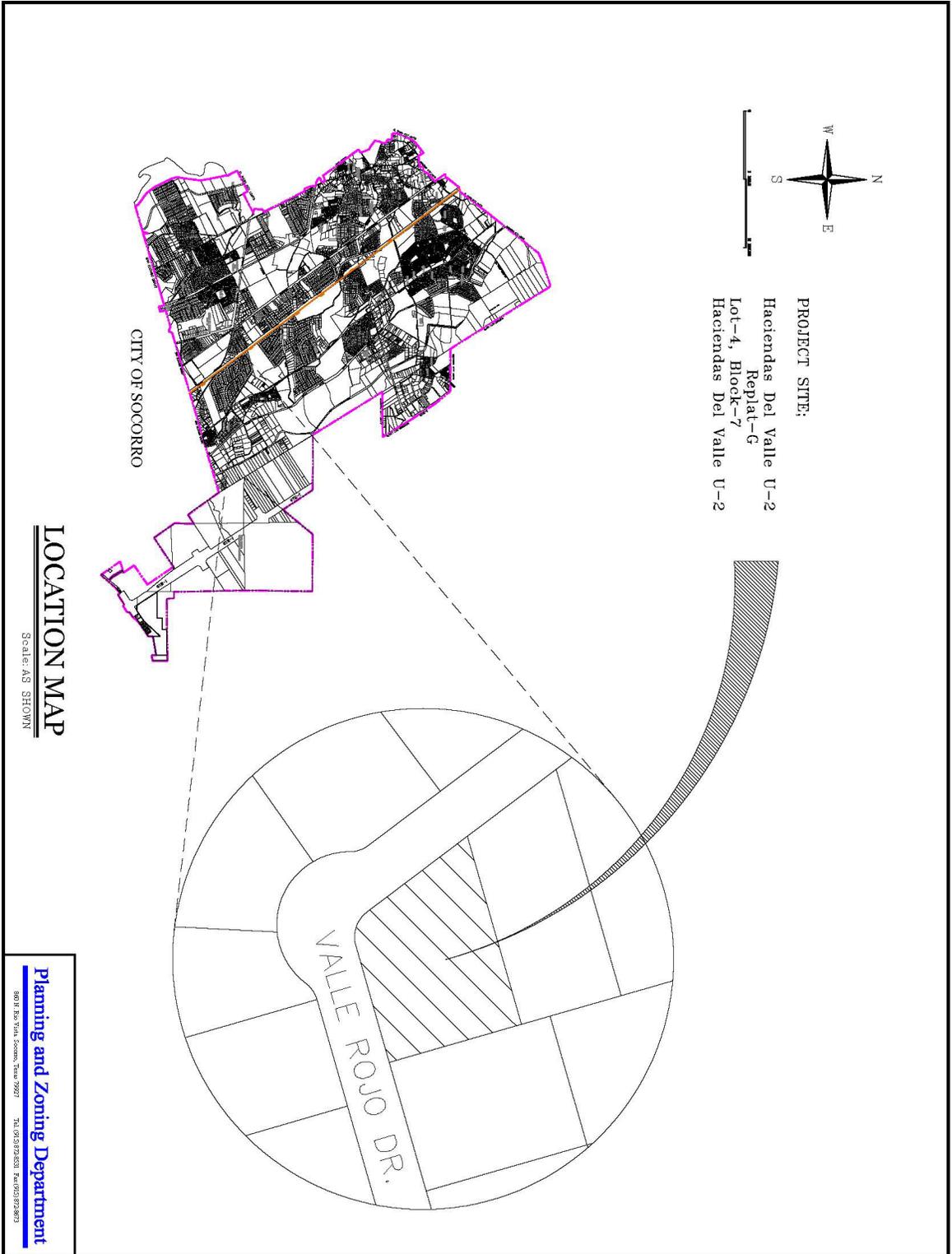
**CURRENT LAND USE:** RESIDENTIAL

**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 replat for Haciendas del Valle Unit Two Replat G .

**STAFF RECOMMENDATION:** Staff recommends **APPROVAL** of the replat for Haciendas del Valle Unit Two Replat G.

# LOCATION MAP



**LOCATION MAP**  
Scale: AS SHOWN

**Planning and Zoning Department**  
800 N. First Street, Socorro, NM 87801  
TEL: (505) 938-2221 FAX: (505) 938-2825



# SITE PICTURES



View of property from Valle Rojo Dr.



# AERIAL IMAGE

11540 Valle Rojo Dr.



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

