

*Rudy Cruz Jr.*  
Mayor  
  
*Ruben Reyes*  
At Large  
  
*Cesar Nevarez*  
District 1/Mayor Pro-Tem



*Alejandro Garcia*  
District 2  
  
*Gina Cordero.*  
District 3  
  
*Irene Rojas*  
District 4  
  
*Adriana Rodarte*  
City Manager

NOTICE OF A REGULAR MEETING  
OF THE  
PLANNING AND ZONING COMMISSION  
OF THE  
CITY OF SOCORRO, TEXAS

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THE FACILITY IS WHEELCHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR ACCOMMODATION FOR INTERPRETIVE SERVICES MUST BE MADE 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT THE CITY CLERK'S OFFICE AT (915) 858-2915 FOR FURTHER INFORMATION.

LA INSTALACIÓN ES ACCESIBLE PARA SILLAS DE RUEDAS Y HAY PLAZAS DE ESTACIONAMIENTOS DISPONIBLES. LAS SOLICITUDES DE ADAPTACIÓN PARA SERVICIOS DE 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.

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NOTICE IS HEREBY GIVEN THAT A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF SOCORRO, TEXAS WILL BE HELD ON TUESDAY THE 4<sup>TH</sup> DAY OF NOVEMBER 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 NOVEMBER 4, 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: 19

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

**PUBLIC COMMENT**

3. Open Forum.

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

**NOTICE TO THE PUBLIC AND APPLICANTS**

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

4. Consent Agenda

- a) Public hearing request for the proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 10-G, Block 3, Socorro Grant, located at 10946 E. Burt Rd., Socorro, TX from R-1 (Single-Family Residential) to A-1 (Agricultural), and a variance request from Section 46-293. - Area Requirements, Sub-Section 1, to allow a 0.383-Acre property instead of the 1-Acre minimum lot requirement for an existing storage container.
- b) Public hearing request for the proposed amendment to the City of Socorro's Master Plan and rezoning of Lot 1, Block 12, Alameda Estates Replat Subdivision, located at 10371 Manzana

Approved by: LQ

Dr., Socorro, TX from R-1 (Single-Family Residential) to R-2 (Medium Density Residential) to allow for a Triplex on the property.

- c) Public hearing request for the proposed conditional use permit to allow for a mechanic shop in a C-2 General Commercial zoning district on Tract 5-K-5, Leigh Clark Surv. 293, being located at 1110 Visa Rd., Socorro, TX.
- d) Approval of Meeting minutes of October 7, 2025.

### **REGULAR AGENDA**

- 5. **Consider and Take Action** on the approval of a Replat for Aldama Estates Replat D Subdivision, being a Replat of Lot 9, Block 2, Aldama Estates Subdivision, and located at 11033 Sunnybrook Ln., Socorro, TX.
- 6. **Planning and Zoning Commissioners Report.**
- 7. **Planning and Zoning Department Report.**
- 8. **Adjournment**

### **EXECUTIVE SESSION**

The Planning and Zoning Commission of the City of Socorro may retire into EXECUTIVE SESSION pursuant to Section 3.08 of the City of Socorro Charter and the Texas Government Code, 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.

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 NEGOTIATION

Approved by: LQ

**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 29TH DAY OF OCTOBER 2025.**

By:   
Judith Rodriguez, Planning & Zoning Secretary.

DATE & TIME POSTED: 10/29/2025@ 4:30 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: LQ

**Rudy Cruz Jr.**  
*Mayor*

**Ruben Reyes**  
*At Large*

**Cesar Nevarez**  
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**Irene Rojas**  
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**Adriana Rodarte**  
*City Manager*

## **PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES** **October 7, 2025 2025 @ 5:30 P.M.**

### **1. Call to Order**

The Chairman Andrew Arroyos called the meeting to order at 5:34 PM.

### **2. Establishment of Quorum**

A quorum was established with 5 commissioners present.

#### **Members Present:**

Andrew Arroyos  
David Estrada  
Osvaldo reza  
Yolanda Rodriguez  
Julie Dominguez

#### **Members Absent:**

No Member Absent

#### **Staff Present:**

- Lorraine Quimiro, *City Planner Development Director.*
- Judith Rodriguez. *Planner.*
- Myrian Apodaca, *Planning Clerk.*
- Alfredo Ferando, *I.T. Technician.*
- Merwan Bhatti, *City Attorney.*

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

Spoke Ruben Borrego.

### **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 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.

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

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

Nays: Andrew Arroyos

Abstain:

Absent:

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

#### **5. Presentation and Discussion on the Harmony Desalting Project in Socorro, Tx.**

Mr. Quantum Wei gave the presentation on this item.



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.

Public Hearing was opened by the Chairman at: **6:04 PM.**

Spoke Luz Martinez and Rosa Ortega

Public Hearing was closed by the Chairman at: **6:08 PM.**

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.

Ms. Quimiro gave the presentation on this item.

A motion was made by Andrew Arroyos and seconded by Yolanda Rodriguez *to approve Item Seven (7).* **Motion carried.**

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

Nays:

Abstain:

Absent:.

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.

Public Hearing was opened by the Chairman at: **6:14 PM.**

Spoke Rodolfo Rodriguez, Marty Loya, Ruben Borrego, Steve Engburecht, Margaret and Jaime.

Public Hearing was closed by the Chairman at: **6:36 PM.**

A motion was made David Estrada and seconded by Osvaldo Reza to move item 10 before discussing item 9. **Motion carried.**

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

Nays:

Abstain:

Absent:.

**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.

Ms. Quimiro gave the presentation on this item.

A motion was made Osvaldo Reza and seconded by Julie Dominguez to Reopen public hearing. **Motion carried.**

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

Public Hearing was opened by the Chairman at: **7:26 PM.**

Spoke Ray Perez and Tammie Muriel.

Public Hearing was closed by the Chairman at: **7:36 PM**

A motion was made by Osvaldo Reza and seconded by Andrew Arroyos *to go to Executive session At 7:54 PM. Motion carried.*

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

Nays:

Abstain:

Absent:.

Return from Executive at **8:09 PM.**

A motion was made by Osvaldo Reza and seconded by Andrew Arroyos *to approve Item Nine (9) with the amendment of reducing minimum lot area from 2 acres to 1 acre and keeping the verbiage as is and adding agritourism to this regulation and permitted.. Motion carried.*

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

Nays:

Abstain:

Absent:.

**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.

Public Hearing was opened by the Chairman at: **6:37 PM.**

Spoke Ray Perez, Tammie Muriel, Marty Loya and Jose Castanon

Public Hearing was closed by the Chairman at: **6:59 PM.**



## **Return to Item 9**

- 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.

Ms. Quimirro gave the presentation on this item.

A motion was made Osvaldo Reza and seconded by Andrew Arroyos to Reopen public hearing. **Motion carried.**

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

Public Hearing was opened by the Chairman at: **8:33 PM.**

Spoke Marty Loya Quantum Wei Ray Perez and Jose Castillo.

Public Hearing was closed by the Chairman at: **8:56 PM**

First motion was made by Andrew Arroyos and no second. **Motion died.**

Second motion was made by Osvaldo Reza and second by Yolanda Rodriguez to approve Item Eleven (11) with the condition to approve the rezoning and denied the conditional use **Motion carried.**

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

Nays:

Abstain:

Absent:.

- 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.

Ms. Quimiro gave the presentation on this item.

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

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

Nays:

Abstain:

Absent:

- 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.

Ms. Quimiro gave the presentation on this item.

Speaker: Jorge Grajeda

A motion was made by Andrew Arroyos and seconded by Julie Dominguez *to approve Item Thirteen (13)*. **Motion carried.**

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

Nays:

Abstain:

Absent:

- 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.

Ms. Quimiro gave the presentation on this item.

A motion was made by Yolanda Rodriguez and seconded by Julie Dominguez *to approve Item Fourteen (13)*. **Motion carried.**

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

Nays:

Abstain:

Absent:

**15. Planning and Zoning Commissioners Report.**

Chairman would like to thank Mr. David Estrada and Mr. Osvaldo Reza for meeting the homeowners for the A-1 Agriculture ordinance

Commissioner Yolanda Rodriguez asked in reference to the signatures presented if they were verified.

**16. Planning and Zoning Department Report.**

Ms. Quimiro provided updates on two projects:

Traffic Signals on North Loop and Bauman: The project remains on hold due to discrepancies in the plan sets provided to the contractor. At this time, there is no confirmed timeline for when installation will begin.

Sidewalk Project on Socorro Road (between Win and Belen): Construction is expected to begin at the end of October. This safety improvement project will include enhancements to street lighting, traffic signage, the installation of a speed monitoring tracker, and a raised crosswalk at the intersection of Belen and Socorro Road.

Additionally, an exciting community event, Fright Farms and National Night Out, will take place on October 24th.

## **17. Adjournment**

A motion was made by Andrew Arroyos and seconded by Osvaldo Reza, *to adjourn at 9:23 PM.*

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

Nays:

Abstain:

Absent:

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Andrew Arroyos, Chairman

---

Date minutes were approved.

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Judith Rodriguez, Secretary

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Date minutes were approved.



**CITY OF SOCORRO  
PLANNING & ZONING COMMISSION  
MEETING DATE: NOVEMBER 4, 2025**

**REPLAT APPLICATION  
STAFF REPORT**

**SUBJECT:**

**REQUEST IS FOR APPROVAL OF A REPLAT FOR ALDAMA ESTATES REPLAT D SUBDIVISION, BEING A REPLAT OF LOT 9, BLOCK 2, ALDAMA ESTATES SUBDIVISION, AND LOCATED AT 11033 SUNNYBROOK LN., SOCORRO, TX.**

**NAME:** ALDAMA ESTATES REPLAT D

**PROPERTY ADDRESS:** 11033 SUNNYBROOK LN.

**PROPERTY LEGAL DESCRIPTION:** BEING A REPLAT OF LOT 9, BLOCK 2, ALDAMA ESTATES SUBDIVISION

**PROPERTY OWNER:** JOSEFINA CONTRERAS

**REPRESENTATIVE:** MARIA G. ROBLES | GRV INTEGRATED ENGINEERING SOLUTIONS, LLC

**PROPERTY AREA:** 0.92 ACRES (40,214.89 SQ. FT.)

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

**CURRENT LAND USE:** RESIDENTIAL

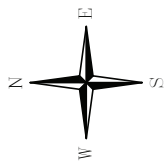
**FLOOD MAP:** According to the Flood Insurance Rate Maps, the referenced property lies within Zone X; (Community Panel # 480212 0250-B/ FEMA, September 4, 1991).

**SUMMARY OF REQUEST:** Request is for approval of a replat for the Aldama Estates Replat D Subdivision.

**STAFF**

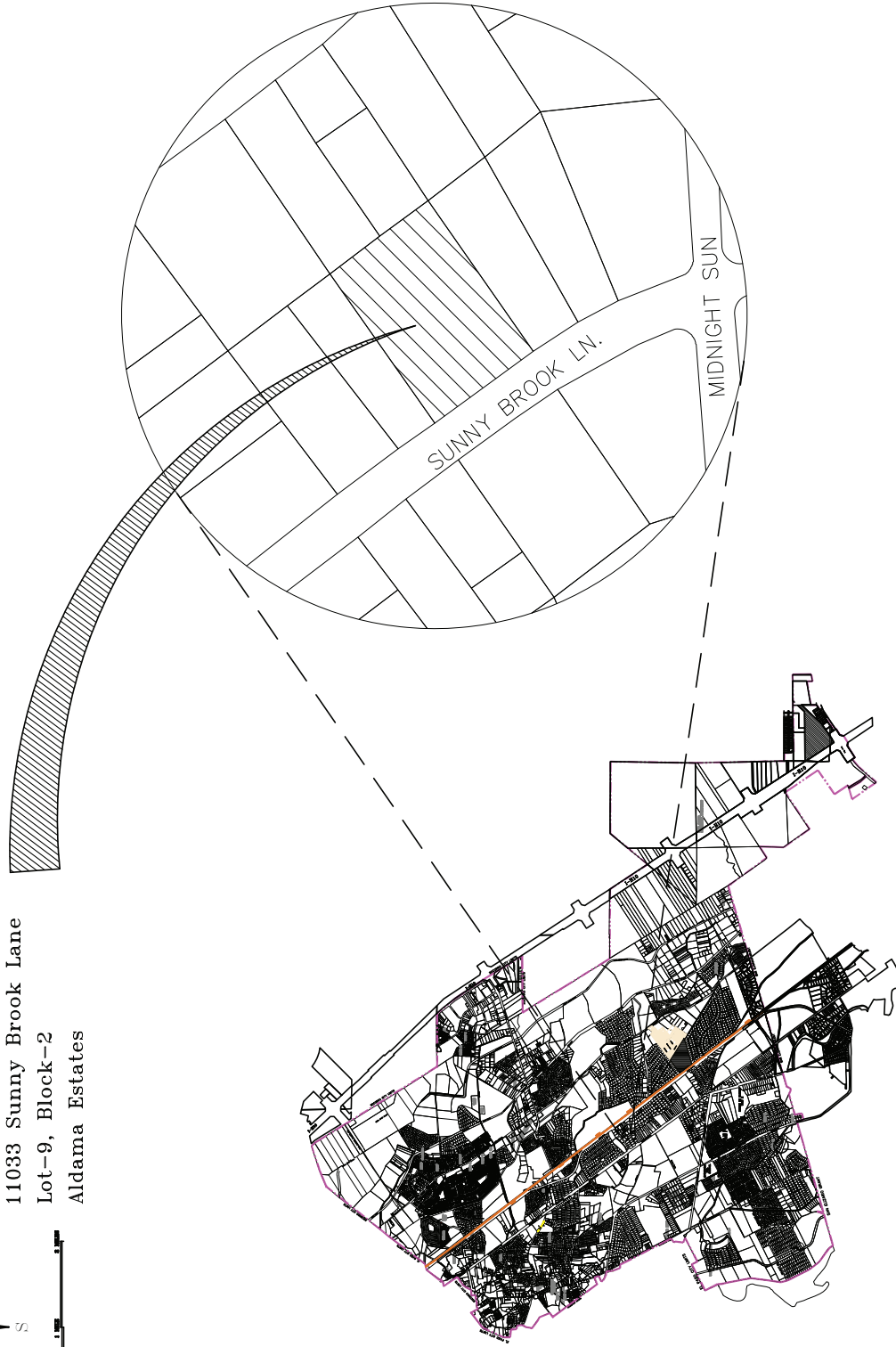
**RECOMMENDATION:** Staff recommends **APPROVAL** of the replat for Aldama Estates Replat D Subdivision with the condition that the engineering review comments be addressed on the final plat prior to recording the document.

# LOCATION MAP



PROJECT SITE;

11033 Sunny Brook Lane  
Lot-9, Block-2  
Aldama Estates



CITY OF SOCORRO

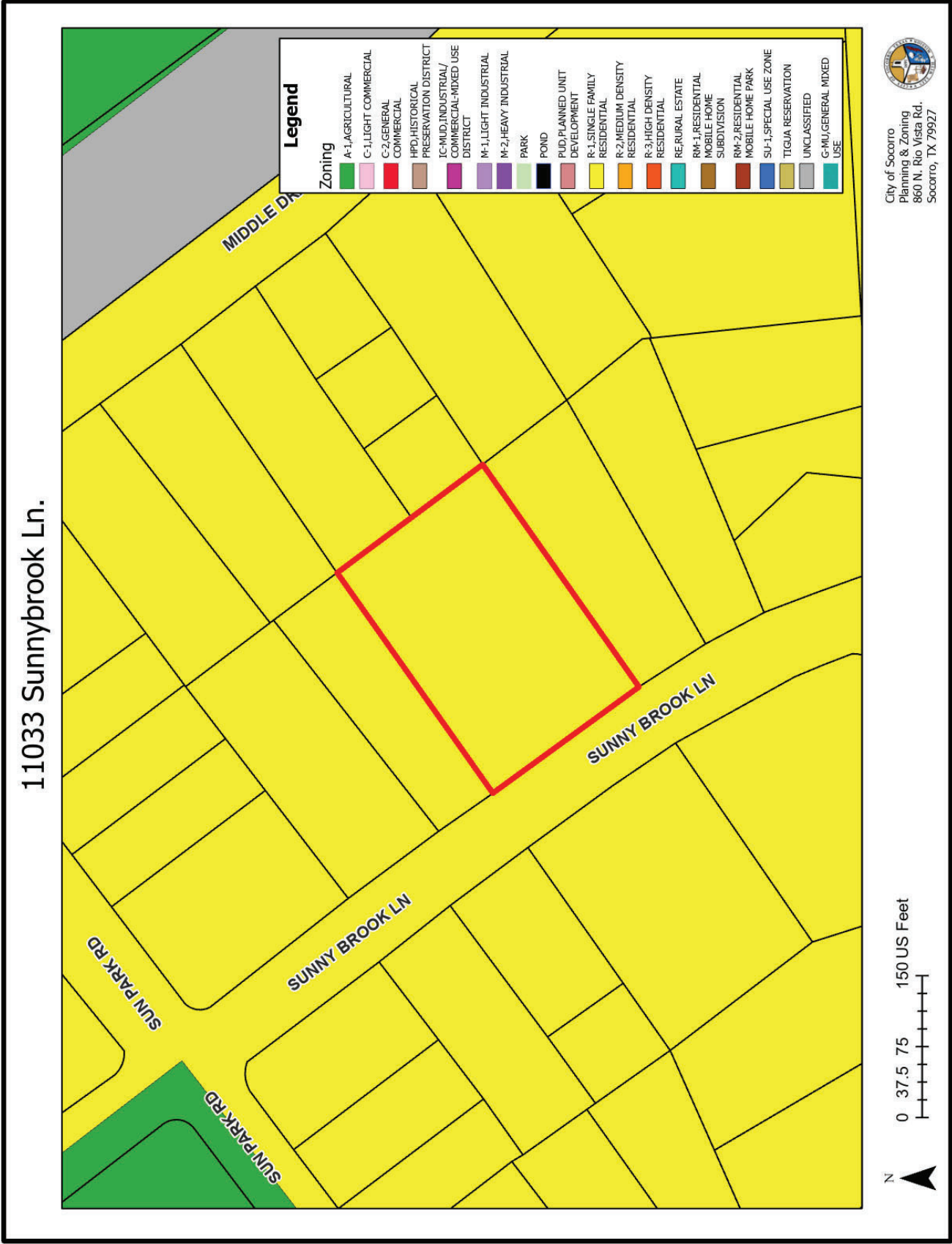
**LOCATION MAP**

Scale: AS SHOWN

**Planning and Zoning Department**

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

# ZONING MAP





# SITE PICTURES



View of property from Sunnybrook Ln.





# AERIAL IMAGE

11033 Sunnybrook Ln.



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

0 37.5 75 150 US Feet



