

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 18TH 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 18, 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.**
- 3.

PUBLIC COMMENT

4. **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.

5. **Consent Agenda.**

- a) Approval of Meeting minutes of November 4, 2025.

REGULAR AGENDA

6. **Public hearing** 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

Approved by: 

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.

7. **Consider and Take Action** on the Approval of the proposed amendment to the City of Socorro Master Plan and the 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.
8. **Public hearing** 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.
9. **Consider and Take Action** on the approval of the proposed amendment to the City of Socorro's Master Plan and 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.
10. **Public hearing** 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.
11. **Consider and Take Action** on the approval of the proposed amendment to the City of Socorro's Master Plan and 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.
12. **Public hearing** 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.
13. **Consider and Take Action** on the approval of the proposed amendment to the City of Socorro's Master Plan and 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.

14. **Public hearing** 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.
15. **Consider and Take Action** on the approval of 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.
16. **Public hearing** 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 Dr., Socorro, TX from R-1 (Single-Family Residential) to R-2 (Medium Density Residential) to allow for a Triplex on the property.
17. **Consider and Take Action** on the approval of the proposed amendment to the City of Socorro's Master Plan and rezoning of Lot 1, Block 12, Alameda Estates Replat Subdivision, located at 10371 Manzana Dr., Socorro, TX from R-1 (Single-Family Residential) to R-2 (Medium Density Residential) to allow for a Triplex on the property.
18. **Public hearing** 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.
19. **Consider and Take Action** on the approval of 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.
20. **Planning and Zoning Commissioners Report.**
21. **Planning and Zoning Department Report.**
22. **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

Approved by: 

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.

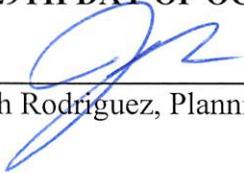
Section 551.071 CONSULTATIONS WITH ATTORNEY
Section 551.072 DELIBERATION REGARDING REAL PROPERTY
Section 551.073 DELIBERATION REGARDING PROSPECTIVE GIFT
Section 551.074 PERSONNEL MATTERS
Section 551.076 DELIBERATION REGARDING SECURITY
Section 551.087 DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATION

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: 11/12/2025@2:30 pm BY: JR

**ALL PLANNING AND ZONING COMMISSION AGENDAS ARE PLACED ON THE
INTERNET AT THE ADDRESS BELOW:
([HTTP://COSTX.US/PLANNING-ZONING/](http://costx.us/planning-zoning/))**

Approved by: 

Rudy Cruz Jr.
Mayor

Ruben Reyes
At Large

Cesar Nevarez
District 1/Mayor Pro-Tem



Alejandro García
District 2

Gina Cordero
District 3

Irene Rojas
District 4

Adriana Rodarte
City Manager

PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES
November 4, 2025 @ 5:30 P.M.

1. Call to Order

The Chairman Andrew Arroyos called the meeting to order at 5:33 PM.

2. Establishment of Quorum

A quorum was established with 3 commissioners present.

Members Present:

Andrew Arroyos
Yolanda Rodriguez
Julie Dominguez

Members Absent:

David Estrada
Osvaldo Reza

Staff Present:

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

3. Notice to the Public-Open Forum

No Speakers

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 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.

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

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

Nays:

Abstain:

Absent: David Estada and Osvaldo Reza

REGULAR AGENDA-DISCUSSION AND ACTION

- 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.

Ms. Rodriguez gave the presentation on this item.

A motion was made by Andrew Arroyos and seconded by Julie Dominguez *to approve Item Five (5).* **Motion carried.**

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

Nays:

Abstain:

Absent: David Estada and Osvaldo Reza

10. Planning and Zoning Commissioners Report.

Nothing to report

11. Planning and Zoning Department Report.

Nothing to report

12. Adjournment

A motion was made by Julie Dominguez and seconded by Andrew Arroyos, *to adjourn at 5:39 PM.*

Ayes: Andrew Arroyos. Julie Dominguez and Yolanda Rodriguez.

Nays:

Abstain:

Absent: David Estada and Osvaldo Reza

Andrew Arroyos, Chairman

Date minutes were approved.

Judith Rodriguez, Secretary

Date minutes were approved.



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: NOVEMBER 18, 2025**

**REZONING REQUEST
STAFF REPORT**

SUBJECT: 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), 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.

NAME: BAUMAN REZONING

PROPERTY ADDRESS: LOCATED NEAR THE INTERSECTION OF BAUMAN RD. AND NORTH LOOP DR.

PROPERTY LEGAL DESCRIPTION: TRACT 1-A, 1-A-A, 1-B, 1-B-2, AND 12-D, BLOCK 2; TRACT 9-A & 10-A, BLOCK 1, SOCORRO GRANT, AND LEIGH CLARK SURVEY 298 ABST 6262, TRACT 42, SOCORRO GRANT.

PROPERTY OWNER: CLINT LAND HOLDING CO LLC

REPRESENTATIVE: CLINT LAND HOLDING CO LLC

PROPERTY AREA: 219.58 ACRES

CURRENT ZONING: A-1 AND C-2

CURRENT LAND USE: VACANT

SOCORRO 2040 FUTURE LAND USE MAP: MEDIUM DENSITY RESIDENTIAL (MDR), AGRICULTURE (AG), AND REGINAL COMMERCIAL (RC).

FLOOD MAP: According to the Flood Insurance Rate Maps, the referenced property lies within Zone X; (Community Panel # 480212 0239-B/ FEMA, September 4, 1991). **(CONTINUED ON NEXT PAGE)**



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: NOVEMBER 18, 2025**

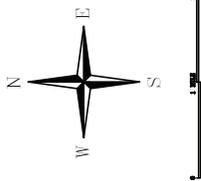
**REZONING REQUEST
STAFF REPORT**

SUMMARY OF REQUEST:

Request is for approval of a rezoning of a property 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.

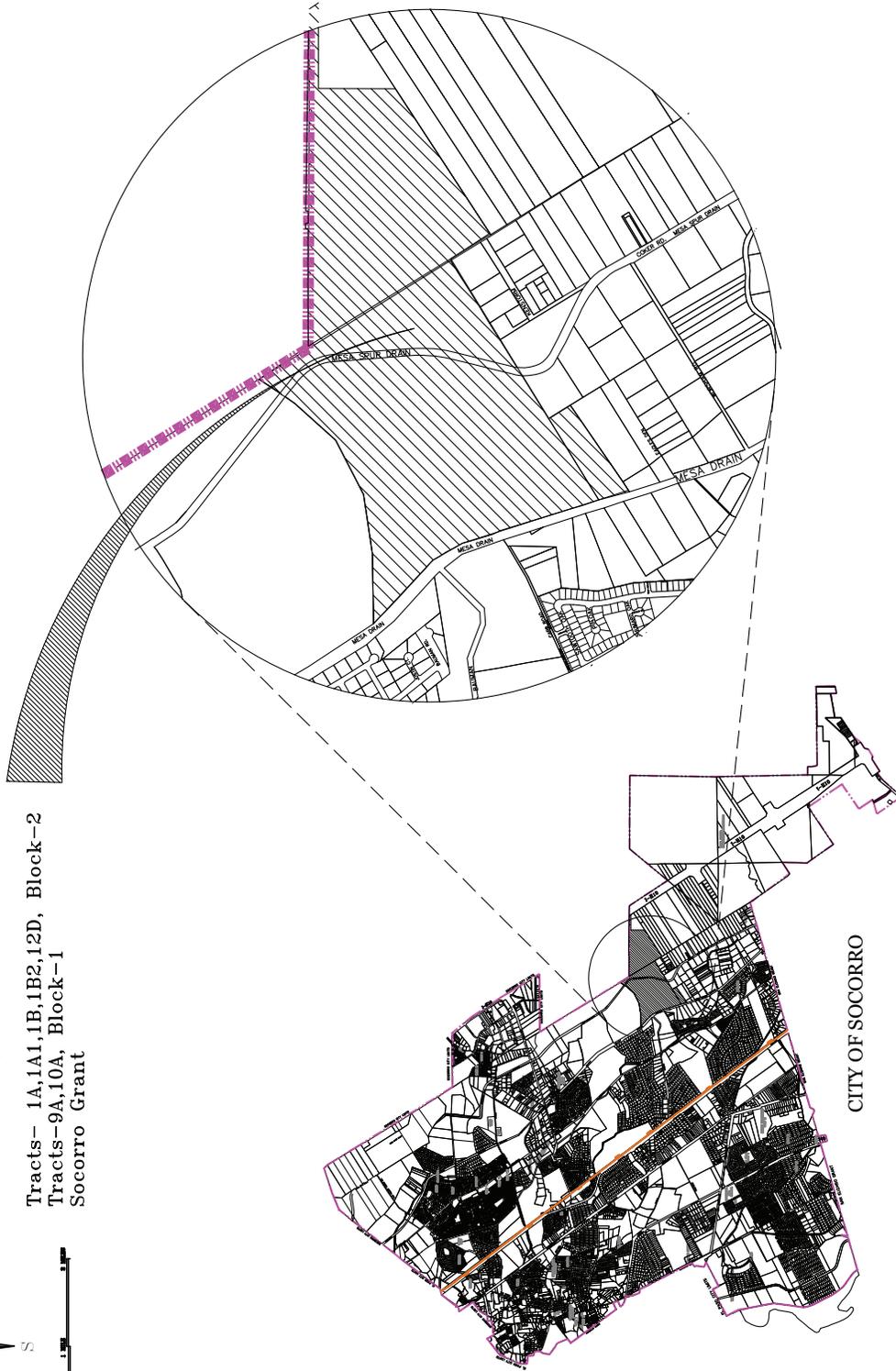
STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the rezoning and variances requests.

LOCATION MAP



PROJECT SITE;

Tracts - 1A,1A1,1B,1B2,12D, Block-2
Tracts - 9A,10A, Block-1
Socorro Grant

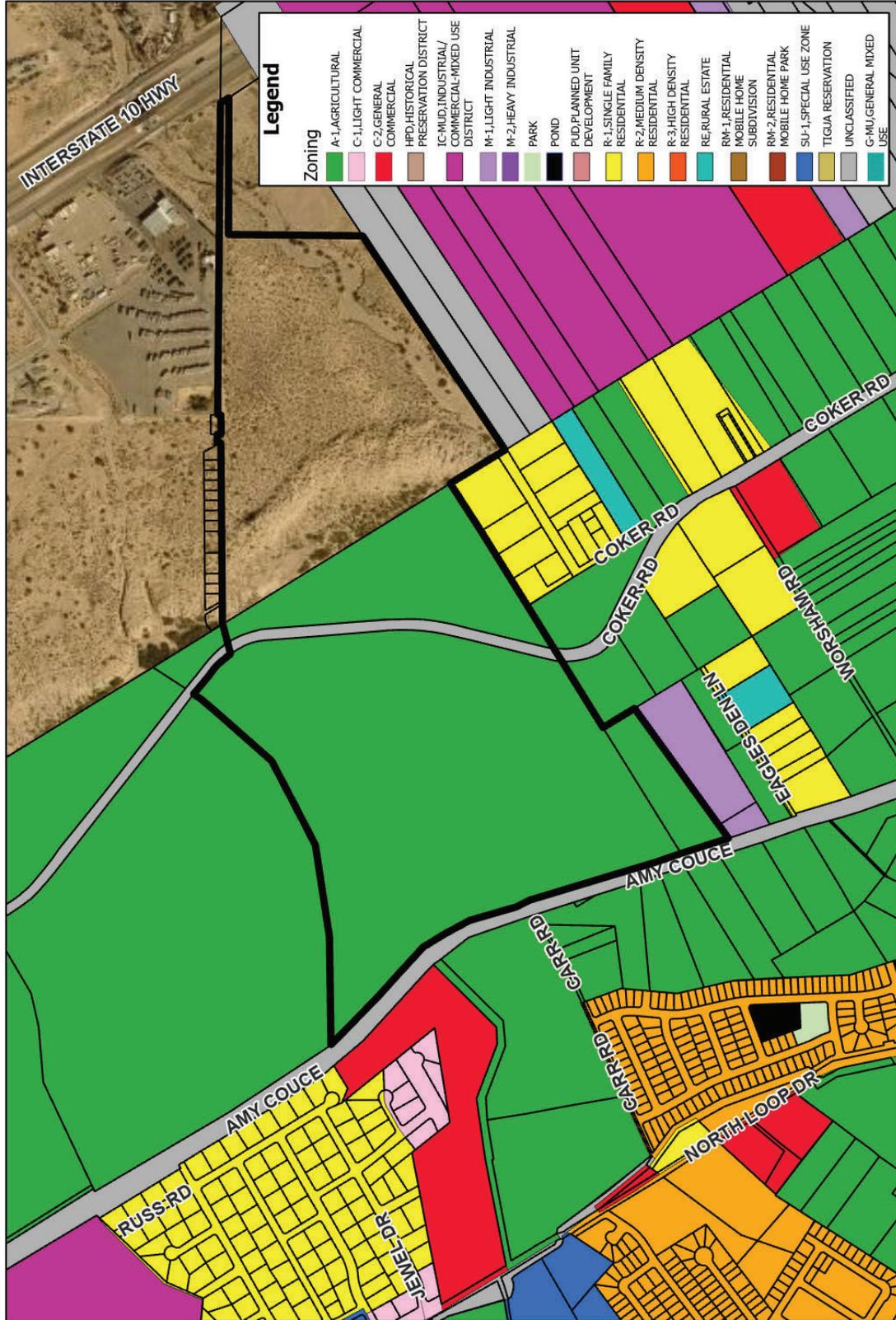


LOCATION MAP

Scale: AS SHOWN

ZONING MAP

Bauman Rezoning - Master Plan



Legend

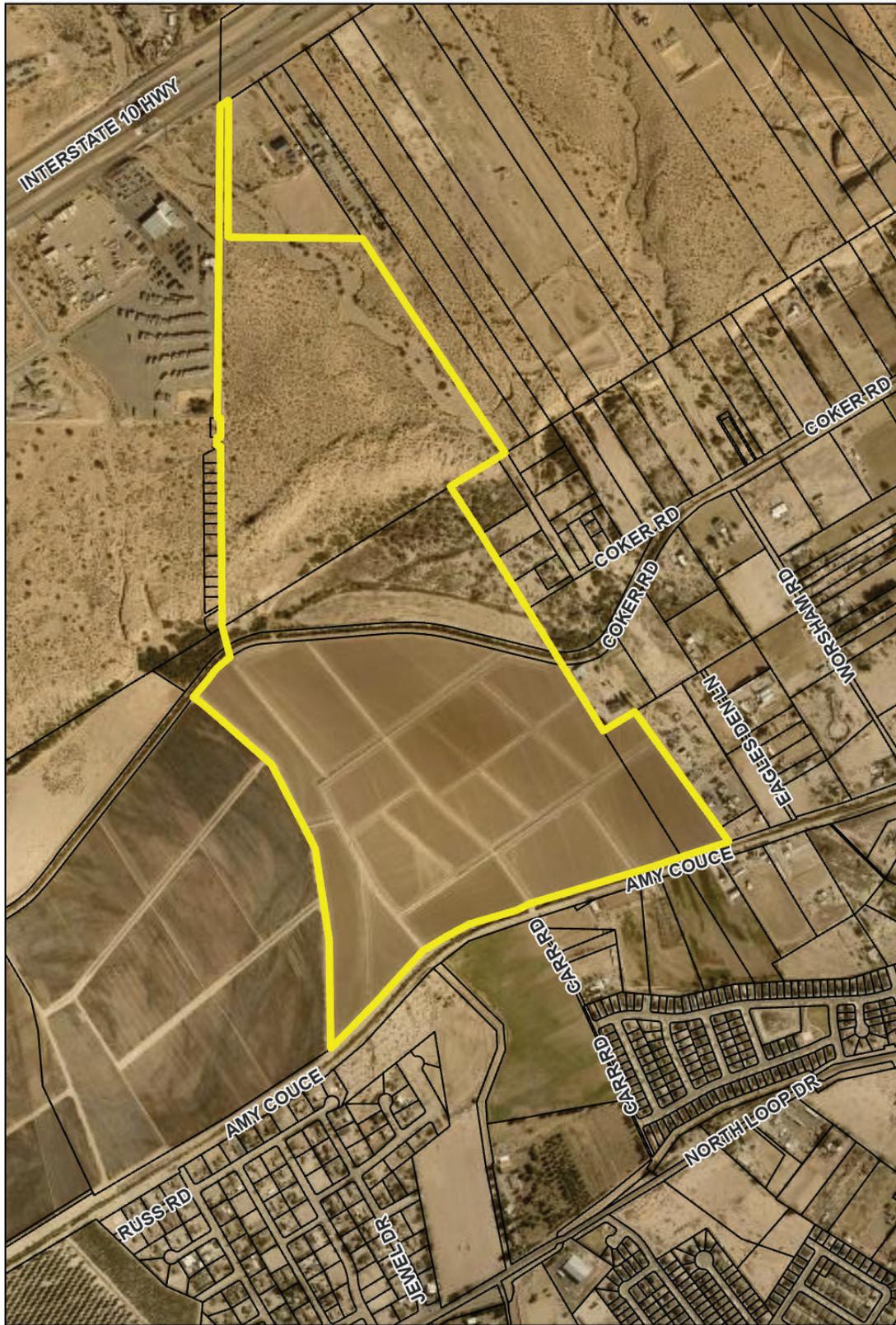
Zoning	Description
Green	A-1, AGRICULTURAL
Pink	C-1, LIGHT COMMERCIAL
Red	C-2, GENERAL COMMERCIAL
Brown	HPD, HISTORICAL PRESERVATION DISTRICT
Purple	IC-MID, INDUSTRIAL / COMMERCIAL-MIXED USE DISTRICT
Light Purple	M-1, LIGHT INDUSTRIAL
Dark Purple	M-2, HEAVY INDUSTRIAL
Light Green	PARK
Black	POND
Light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

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



AERIAL IMAGE

Bauman Rezoning - Master Plan



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



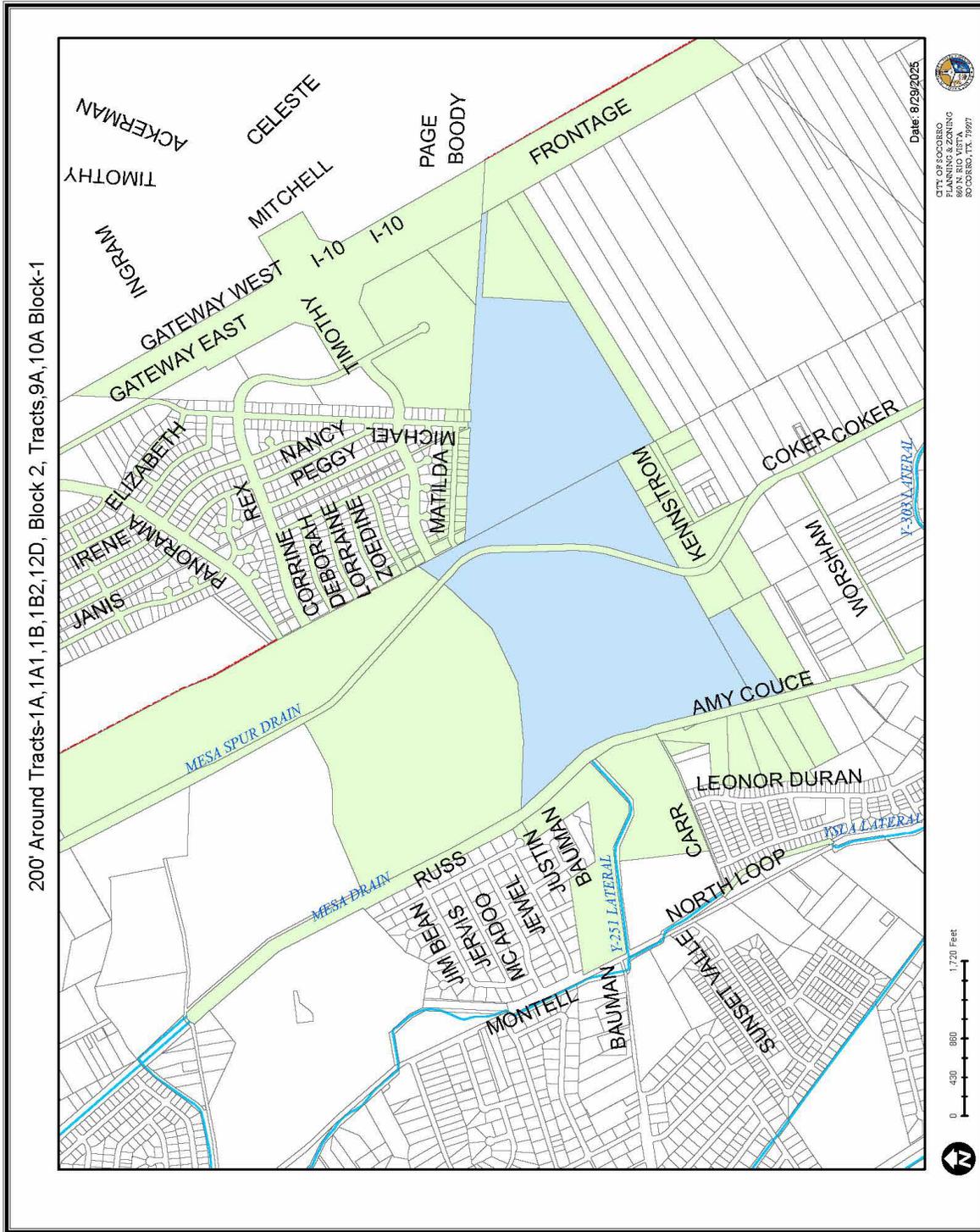
SITE PICTURES



View of property from the Mesa Drain Canal.



PUBLIC NOTICE MAP



PUBLIC NOTICE LETTER

(ENGLISH)

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

October 27, 2025

Dear property owner,

You are hereby notified that a Planning and Zoning Commission meeting has been scheduled to hold a **PUBLIC HEARING** on November 18, 2025, at 5:30 p.m. The public hearing was originally scheduled for **October 21, 2025**, but has been **rescheduled to November 18, 2025**. We apologize for any inconvenience this change may cause and appreciate your understanding. **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 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.

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 November 18, 2025, to join the meeting and to sign up to speak at 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

860 N. Rio Vista Rd., Socorro, Texas 79927 Tel. (915) 872-8531
www.costec.us

PUBLIC NOTICE LETTER

(SPANISH)

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

27 de octubre, 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 18 de noviembre del año 2025 a las 5:30 p.m. La audiencia pública estaba originalmente programada para el 21 de octubre de 2025, pero se ha **reprogramado** para el **18 de noviembre de 2025**. Lamentamos cualquier inconveniente que este cambio pueda causar y agradecemos su comprensión. Será **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 la re zonificación de los Traques 1-A, 1-A-1, 1-B, 1-B-2 y 12-D, Bloque 2; Traques 9-A y 10-A, Bloque 1, Socorro Grant, y Leigh Clark Survey 298 ABST 6262 Traque 42, ubicados cerca de la intersección de Bauman Rd. y North Loop Dr., Socorro, TX, de A-1 (Agricultural) y C-2 (Comercial General) a R-2 (Residencial de Densidad Media) y C-2 (Comercial General); una variación de la Sección 38-52.3 – Normas de diseño de calles — Planificación general, para permitir un derecho de vía mínimo reducido de 54'-0" en lugar del derecho de vía mínimo de 60'-0"; una variación para el ancho de calle de 76'-0" en lugar del derecho de vía mínimo de 90'-0"; y una variación de la Sección 46-262 – Requisitos de área, para permitir que los tamaños de los lotes varíen de 5,000 pies² a 5,999 pies² para el desarrollo residencial y usos comerciales en apoyo del desarrollo circundante.

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

Juceth Rodriguez

Secretaria de la Comisión de Planeación y Zonificación

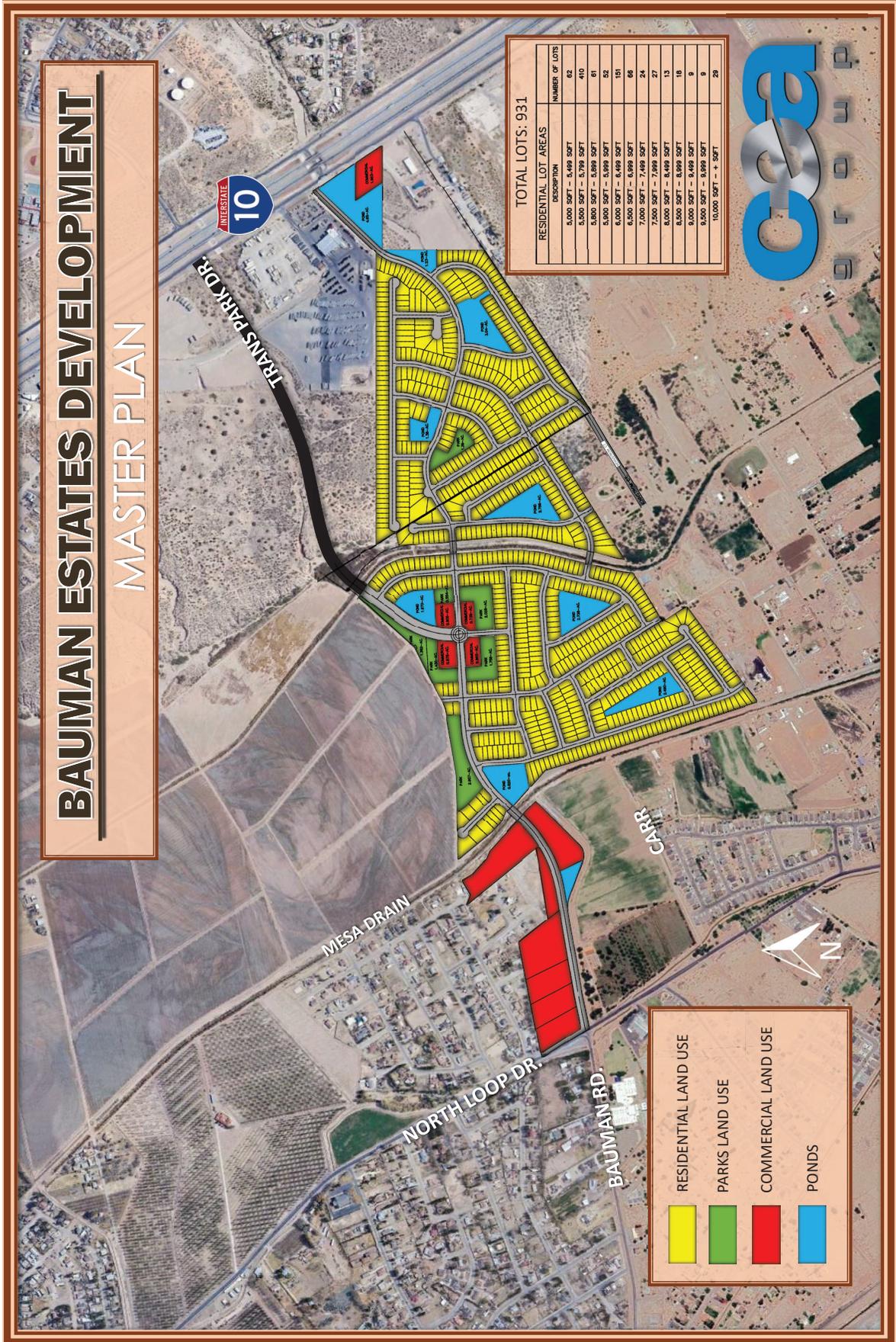
860 N. Rio Vista Rd., Socorro, Texas 79927 Tel. (915) 872-8531

www.costx.us

DEVELOPMENT PLAN

BAUMAN ESTATES DEVELOPMENT

MASTER PLAN



TOTAL LOTS: 931

RESIDENTIAL LOT AREAS	NUMBER OF LOTS
5,000 SQFT - 5,499 SQFT	62
5,500 SQFT - 5,999 SQFT	410
6,000 SQFT - 6,499 SQFT	61
6,500 SQFT - 6,999 SQFT	52
7,000 SQFT - 7,499 SQFT	151
7,500 SQFT - 7,999 SQFT	66
8,000 SQFT - 8,499 SQFT	24
8,500 SQFT - 8,999 SQFT	27
9,000 SQFT - 9,499 SQFT	13
9,500 SQFT - 9,999 SQFT	16
10,000 SQFT - 10,499 SQFT	9
10,500 SQFT - 10,999 SQFT	9
11,000 SQFT - 11,499 SQFT	29

RESIDENTIAL LAND USE

PARKS LAND USE

COMMERCIAL LAND USE

PONDS





**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: NOVEMBER 18, 2025
REZONING REQUEST
STAFF REPORT**

SUBJECT: PUBLIC HEARING REQUEST FOR THE PROPOSED AMENDMENT TO THE CITY OF SOCORRO'S MASTER PLAN AND REZONING A PORTION 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 FOR A DUPLEX.

NAME: 10752 MELLWARD RD. REZO

PROPERTY ADDRESS: 10752 MELLWARD RD.

PROPERTY LEGAL DESCRIPTION: TRACT 28-A-22, BLOCK 9, SOCORRO GR

PROPERTY OWNER: ME LAND HOLDINGS, LLC

REPRESENTATIVE: SALVADOR ZAMORA

PROPERTY AREA: 8,192 SQ. FT.

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

CURRENT LAND USE: RESIDENTIAL DUPLEX

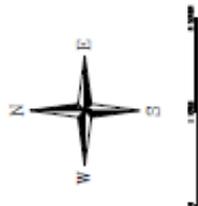
FUTURE LAND USE: SUBURBAN RESIDENTIAL (SR)

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

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

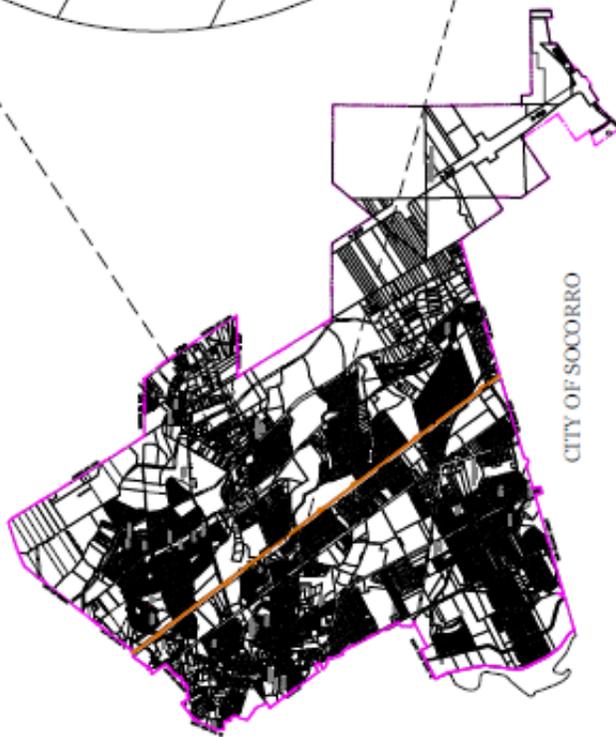
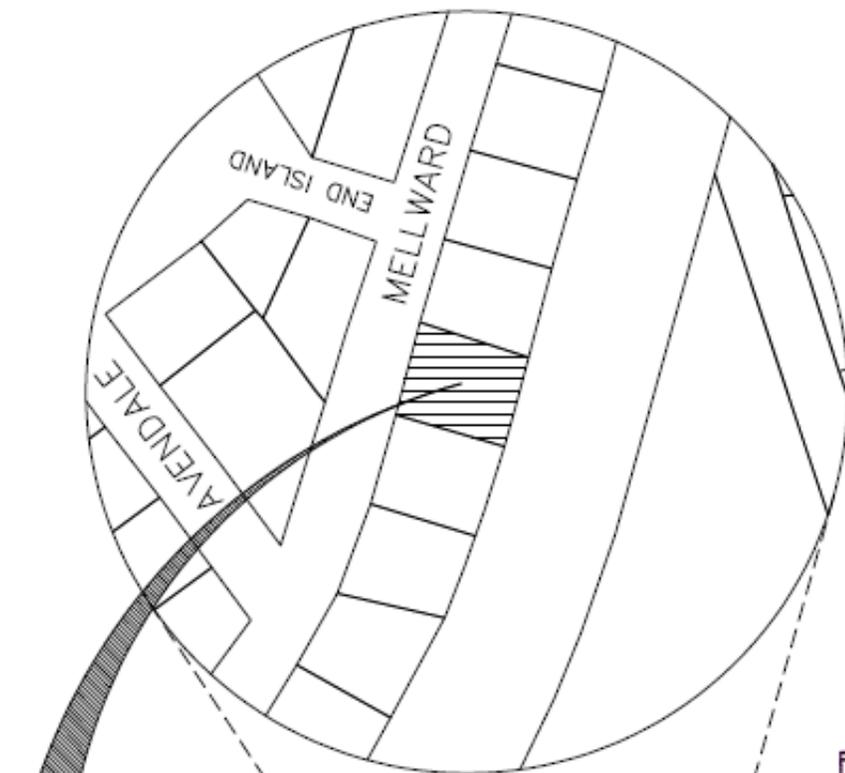
STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the rezoning request from R-1 to R-2 to allow for a duplex.

LOCATION MAP



PROJECT SITE;

10752 Mellward Rd.
Tract-28A-22, BLOCK-9
Socorro Grant



CITY OF SOCORRO

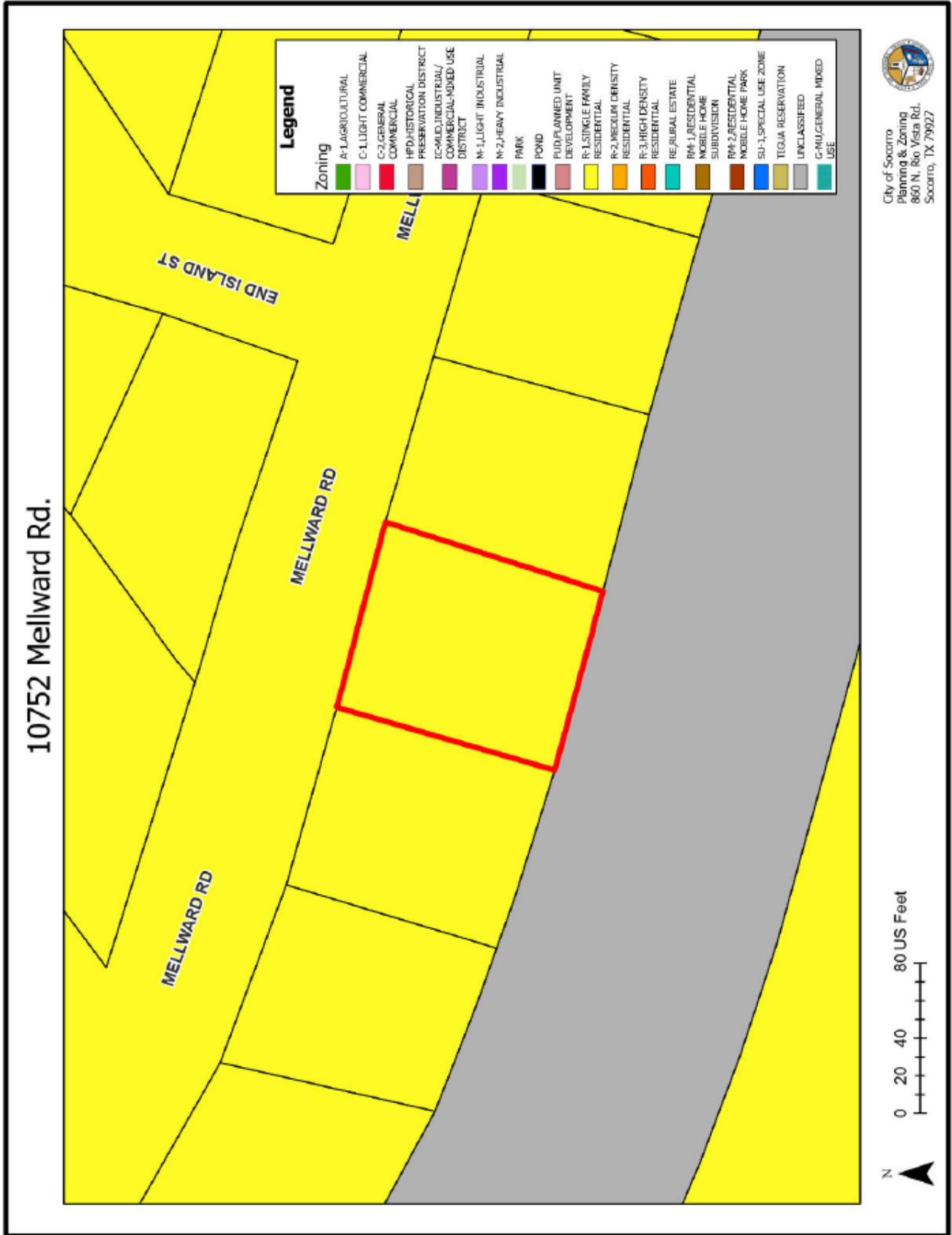
LOCATION MAP

Scale: AS SHOWN

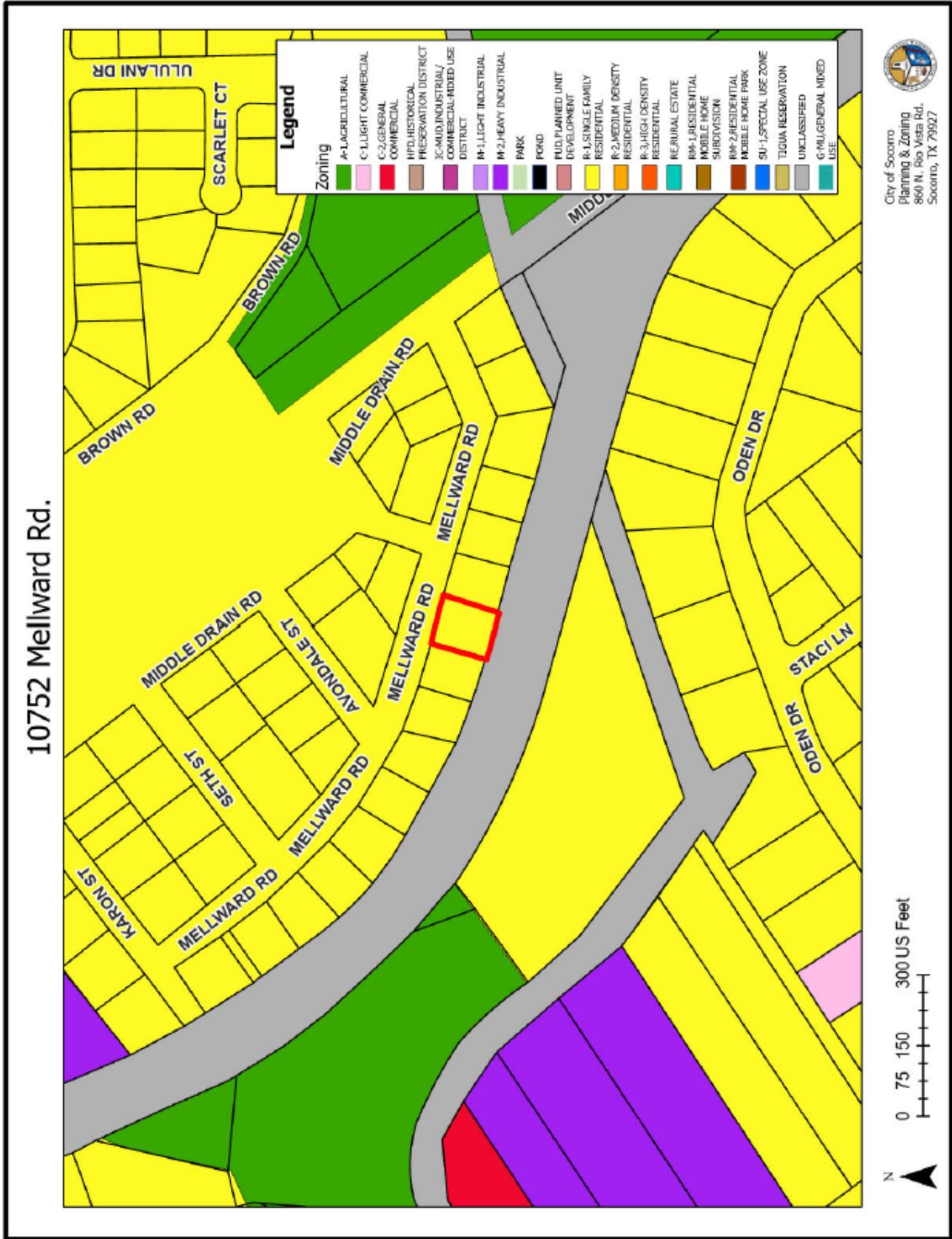
Planning and Zoning Department

1400 N. Main Street, Socorro, NM 87801

ZONING MAP



ZONING MAP-LARGE SCALE



SUBDIVISION ZONING MAP

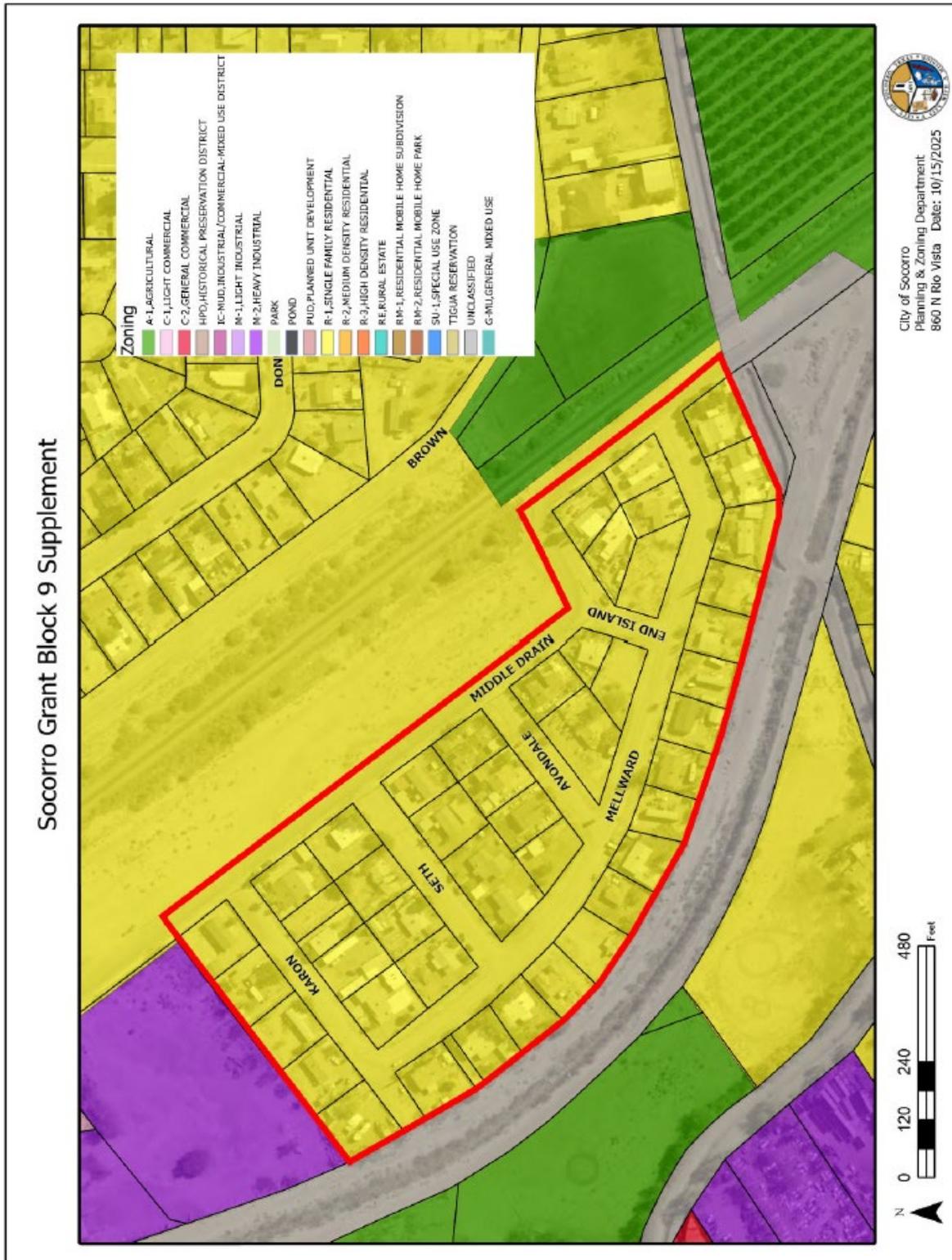
Socorro Grant Block9 Supplement

Recorded N/A– 48 Lots

Residential Lots: R-1: 45 Lots Lots R-2 Lots: 0 R-3 Lots: 0

No Commercial Lots

Vacant Lots: 3



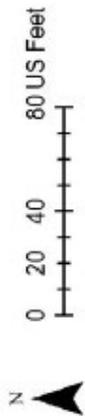
Socorro Grant Block 9 Supplement

AERIAL IMAGE

10752 Mellward Rd.



City of Socorro
Planning & Zoning
860 N. Rio Vista Blvd.
Socorro, TX 79027



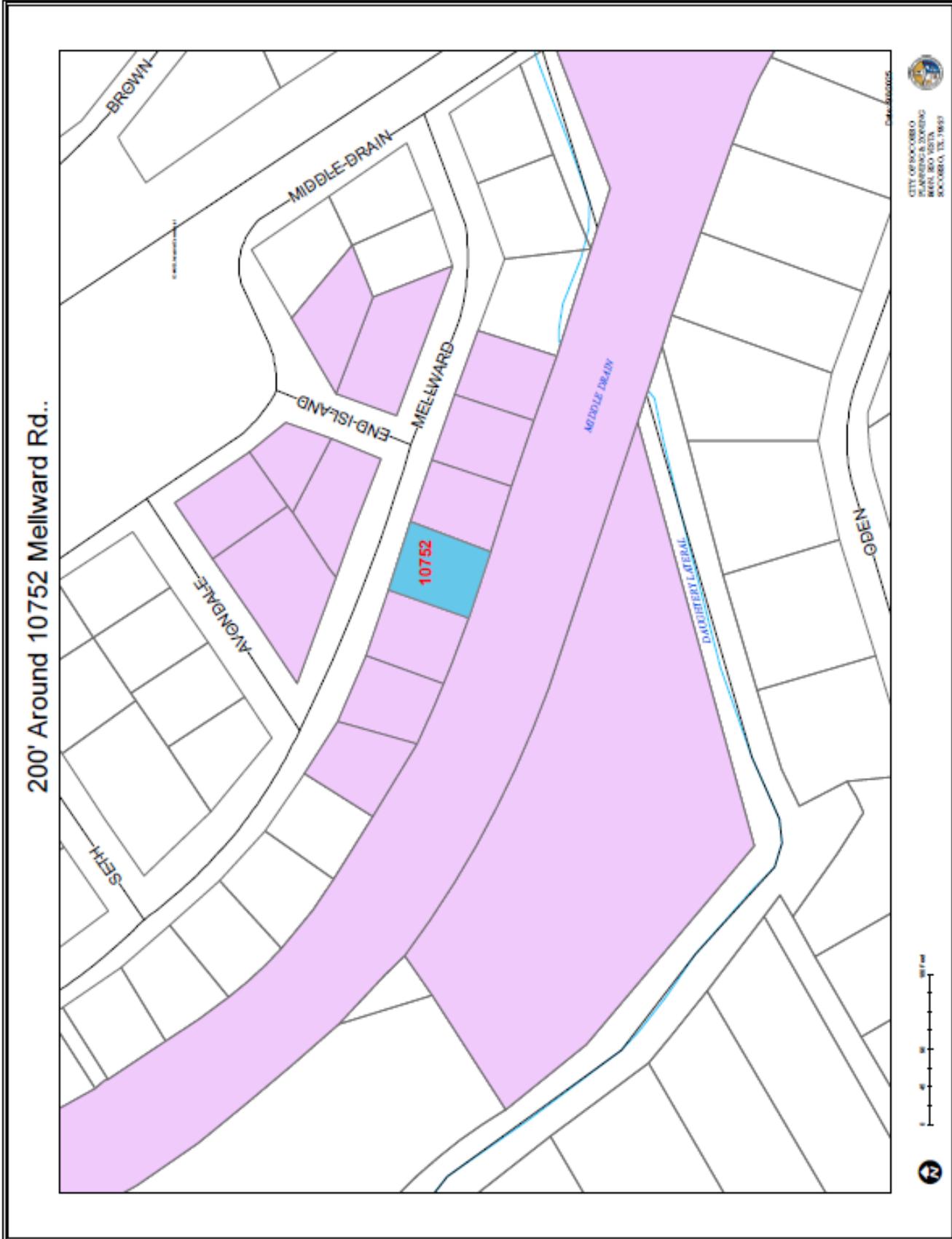
SITE PICTURES



View of property from Melward Rd.



PUBLIC NOTICE



PUBLIC NOTICE LETTERS

(ENGLISH)

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

October 27, 2025

Dear property owner,

You are hereby notified that a Planning and Zoning Commission meeting has been scheduled to hold a **PUBLIC HEARING** on November 18, 2025, at 5:30 p.m. The public hearing was originally scheduled for **October 21, 2025**, but has been **rescheduled to November 18, 2025**. We apologize for any inconvenience this change may cause and appreciate your understanding. **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:

- c) 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.

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 November 18, 2025, to join the meeting and to sign up to speak at the public hearing. The speaker will be called upon by the presiding officer during the public hearing.

Please contact our office the day of the scheduled meeting to confirm that the meeting will be held.

Respectfully,
Judith Rodriguez
Planning & Zoning Commission Secretary

PUBLIC NOTICE LETTERS

(SPANISH)

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

27 de octubre, 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 18 de noviembre del año 2025 a las 5:30 p.m. La audiencia pública estaba originalmente programada para el 21 de octubre de 2025, pero se ha **reprogramado** para el **18 de noviembre de 2025**. Lamentamos cualquier inconveniente que este cambio pueda causar y agradecemos su comprensión. Será **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 28-A-22, Bloque 9, Socorro Grant, ubicado en el 10752 Mellward Rd., Socorro, TX., de R-1 (Residencial Unifamiliar) a R-2 (Residencial de Densidad Media) para permitir un duplex ya existente en la 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 18 de noviembre 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

SUPPORT LETTER

Octubre 17 del 2025

Sr. Rudy Cruz Jr.
Mayor
y Srta. Judith Rodríguez
Secretaria de la Comisión
de Planeación y Zonificación.

Atendiendo a su carta de fecha, Septiembre 22 del 2025 donde se pide nuestra opinión como vecinos de los dúplex en cuestión, localizados en 10752 Mellward Rd. en Socorro, Tx., queremos muy humildemente comunicarles que estamos de acuerdo con la construcción de dichos dúplex pues pensamos que los arreglaron muy bien y dan buen aspecto a nuestra pequeña Colonia; en cambio hay varios trailerhouse mal arreglados y también terrenos baldíos que afean nuestra querido barrio donde crecieron mis cinco hijos y en el que habito ya por cincuenta y un años.

Agradezco a ustedes que pidan nuestra opinión y pido disculpen esta carta escrita a mano pero soy una persona vieja que no sabe de la tecnología moderna como las computadoras.

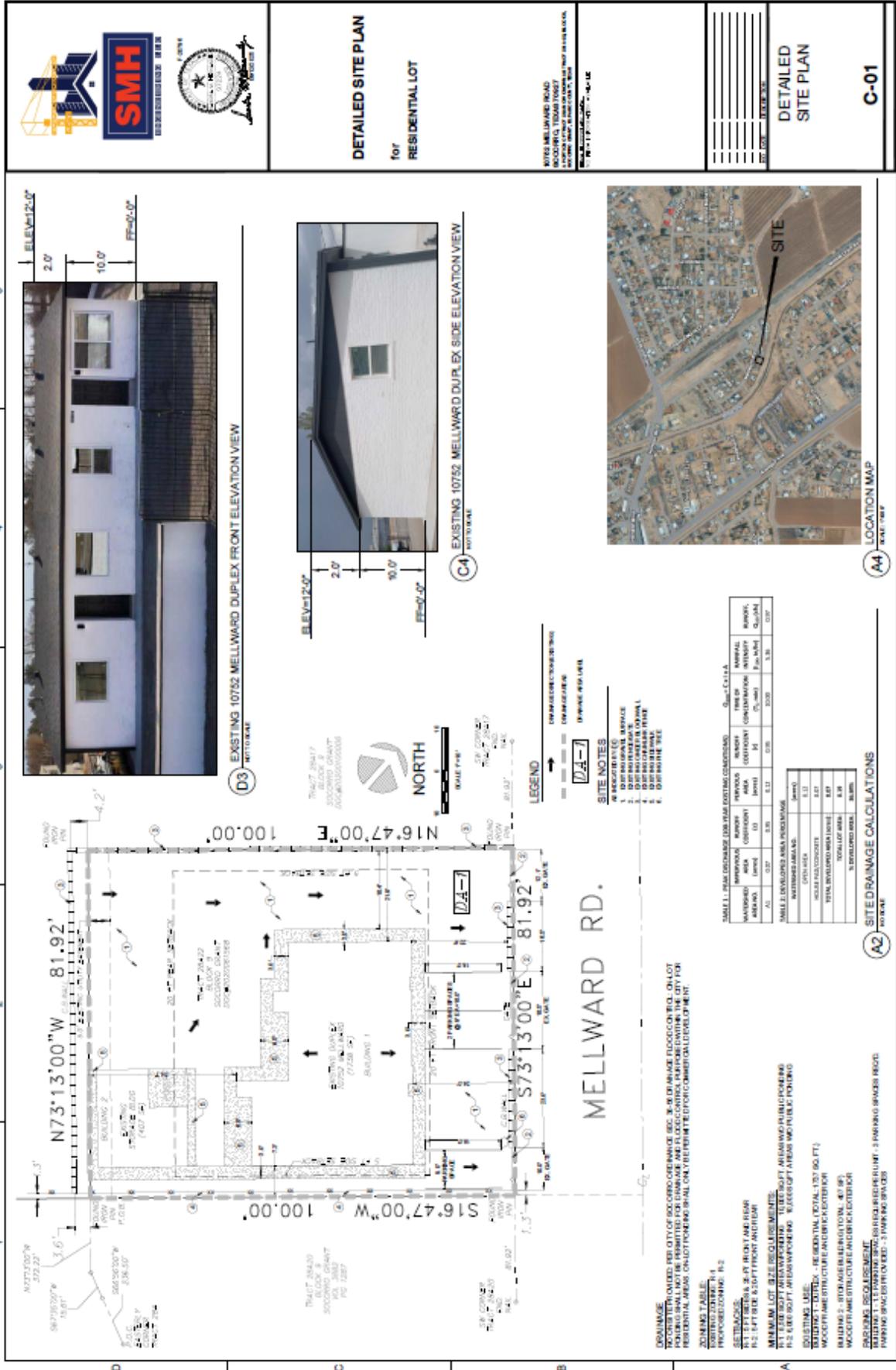
Atentamente,

Luzmaría Polanco

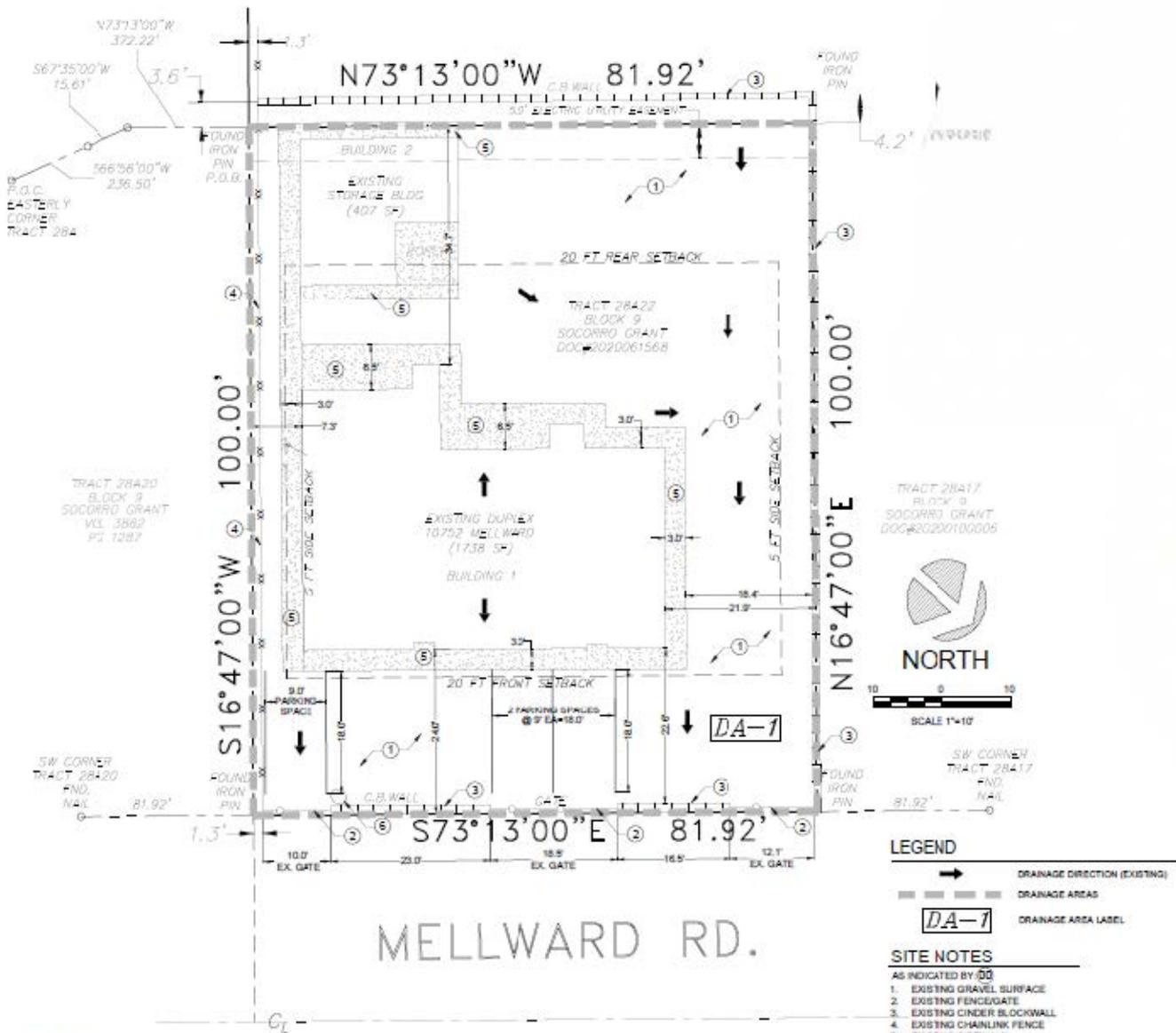
P.D.

Luzmaría Polanco
propietaria de la
casa ubicada en:
10804 Mellward Rd.
Socorro, Tx. 79927

SITE PLAN



SITE PLAN (ENLARGED)



DRAINAGE

NO ON SITE PROVIDED: PER CITY OF SOCORRO ORDINANCE SEC. 38-55 DRAINAGE FLOOD CONTROL: ON-LOT PONDING SHALL NOT BE PERMITTED FOR DRAINAGE AND FLOOD CONTROL PURPOSES WITHIN THE CITY FOR RESIDENTIAL AREAS. ON-LOT PONDING SHALL ONLY BE PERMITTED FOR COMMERCIAL DEVELOPMENT.

ZONING TABLE

EXISTING ZONING: R-1
PROPOSED ZONING: R-2

SETBACKS:

R-1: 5 FT SIDES & 25-FT FRONT AND REAR
R-2: 5-FT SIDE & 20-FT FRONT AND REAR

MINIMUM LOT SIZE REQUIREMENTS:

R-1: 8,500 SQ.FT AREA W/PONDING 10,000 SQ.FT. AREAS W/O PUBLIC PONDING
R-2: 6,000 SQ.FT. AREAS W/PONDING 10,000 SQ.FT. AREAS W/O PUBLIC PONDING

EXISTING USE:

BUILDING 1 - DUPLEX - RESIDENTIAL (TOTAL: 1737 SQ. FT.)
WOOD FRAME STRUCTURE AND BRICK EXTERIOR
BUILDING 2 - STORAGE BUILDING (TOTAL: 407 SF)
WOOD FRAME STRUCTURE AND BRICK EXTERIOR

PARKING REQUIREMENT

BUILDING 1 - 1.5 PARKING SPACES REQUIRED PER UNIT - 3 PARKING SPACES REQ'D.
PARKING SPACES PROVIDED - 3 PARKING SPACES

LEGEND

- DRAINAGE DIRECTION (EXISTING)
- DRAINAGE AREAS
- DA-1 DRAINAGE AREA LABEL

SITE NOTES

- AS INDICATED BY 00
1. EXISTING GRAVEL SURFACE
 2. EXISTING FENCE/GATE
 3. EXISTING CINDER BLOCKWALL
 4. EXISTING CHAINLINK FENCE
 5. EXISTING SIDEWALK
 6. EXISTING PINE TREE

TABLE 1: PEAK DISCHARGE (100-YEAR EXISTING CONDITIONS) $Q_{100} = C \times I \times A$

WATERSHED AREANO.	IMPERVIOUS AREA (acres)	RUNOFF COEFFICIENT (c)	PERVIOUS AREA (acres)	RUNOFF COEFFICIENT (c)	TIME OF CONCENTRATION (T _c , min)	RAINFALL INTENSITY (I ₁₀₀ , in/hr)	RUNOFF, Q ₁₀₀ (cfs)
A1	0.07	0.95	0.12	0.95	10.00	5.36	0.97

TABLE 2: DEVELOPED AREA PERCENTAGE

WATERSHED AREA NO.	(acres)
OPEN AREA	0.12
HOUSE PAD/CONCRETE	0.07
TOTAL DEVELOPED AREA (acres)	0.07
TOTAL LOT AREA:	0.19
% DEVELOPED AREA:	36.84%

A2 SITE DRAINAGE CALCULATIONS
NO SCALE



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: NOVEMBER 18, 2025
REZONING REQUEST
STAFF REPORT**

SUBJECT: PUBLIC HEARING REQUEST FOR THE PROPOSED AMENDMENT TO THE CITY OF SOCORRO'S MASTER PLAN AND REZONING OF LOT 4, BLOCK 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 FOR A DUPLEX.

NAME: 400 MOSHER WAY. REZONING

PROPERTY ADDRESS: 400 MOSHER WAY

PROPERTY LEGAL DESCRIPTION: LOT 4, BLOCK 19, FRIEDMAN ESTATES UNIT 2

PROPERTY OWNER: EVA DEVELOPMENT, LLC.

REPRESENTATIVE: ENRIQUE AYALA

PROPERTY AREA: 10,332 SQ. FT.

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

CURRENT LAND USE: VACANT

FUTURE LAND USE: SUBURBAN RESIDENTIAL (SR)

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

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

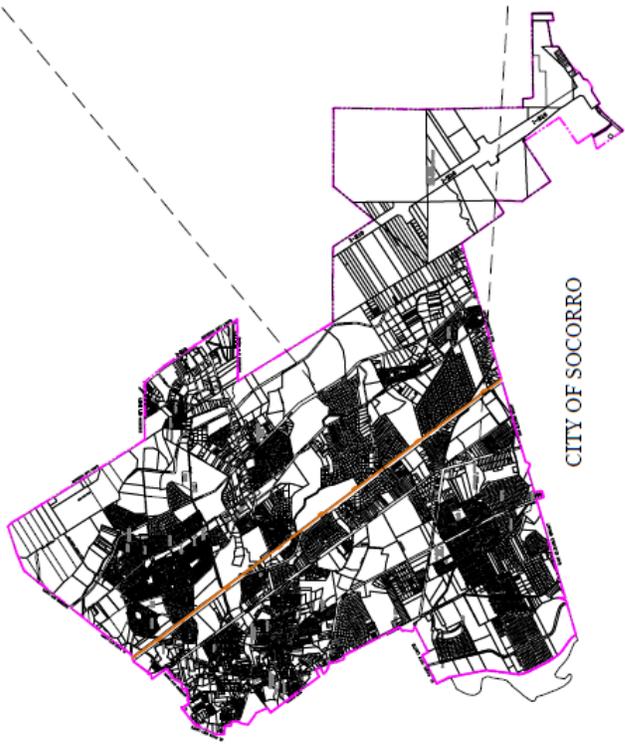
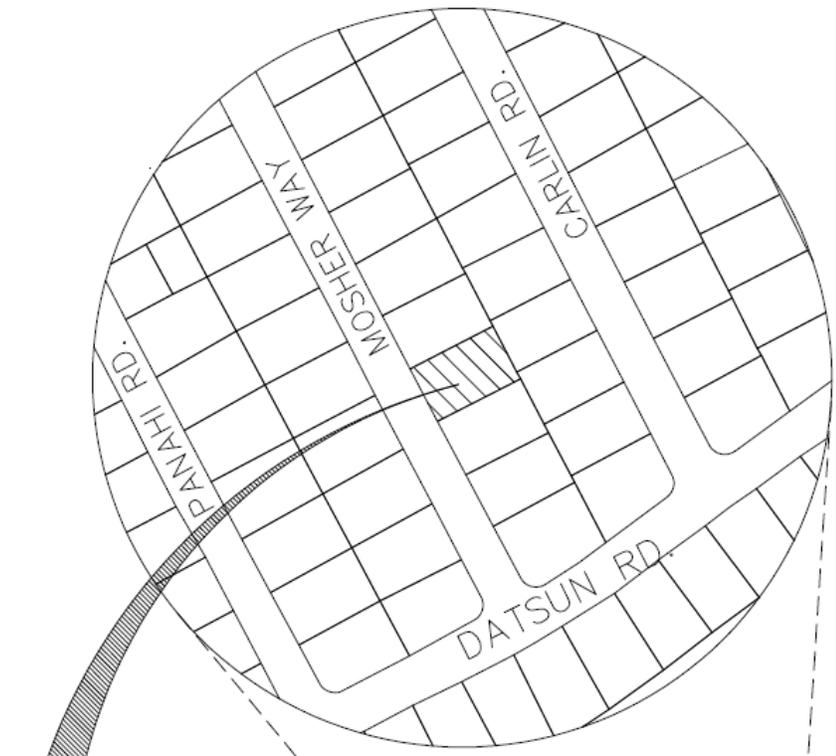
STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the rezoning request from R-1 to R-2 to allow for a duplex.

LOCATION MAP



PROJECT SITE;

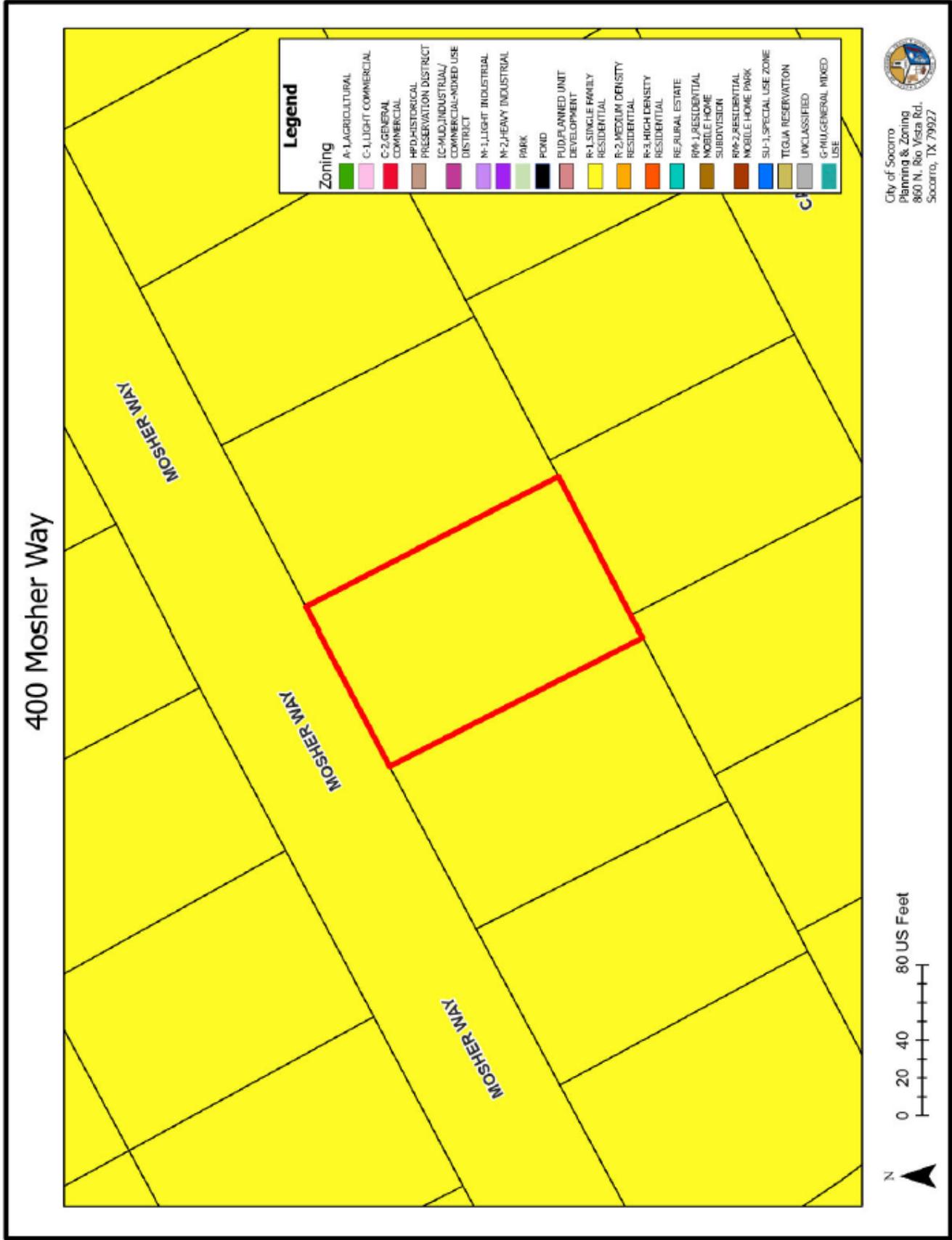
400 Mosher Way
Lot-4, Block-19
Friedman Estates U-2



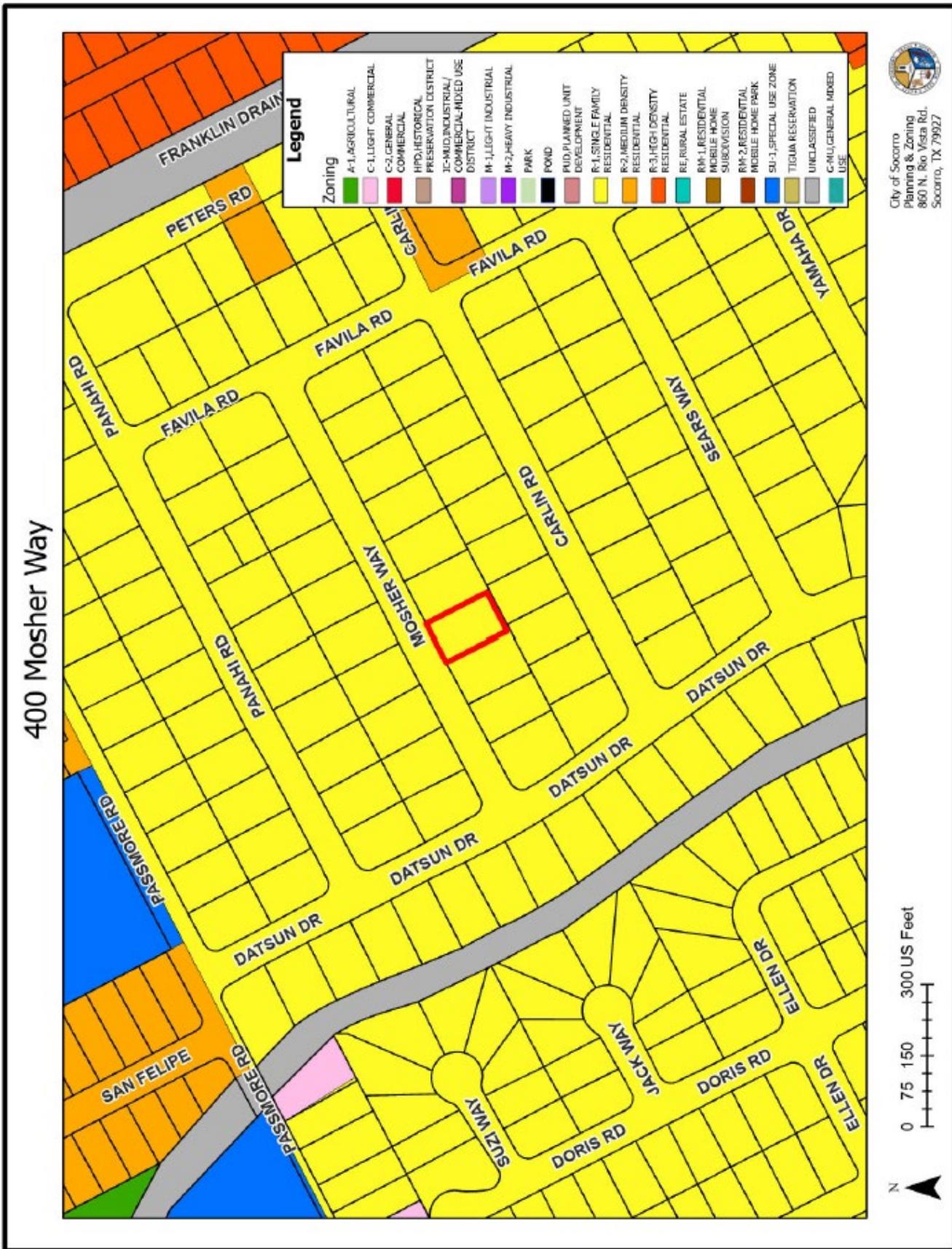
LOCATION MAP

Scale: AS SHOWN

ZONING MAP

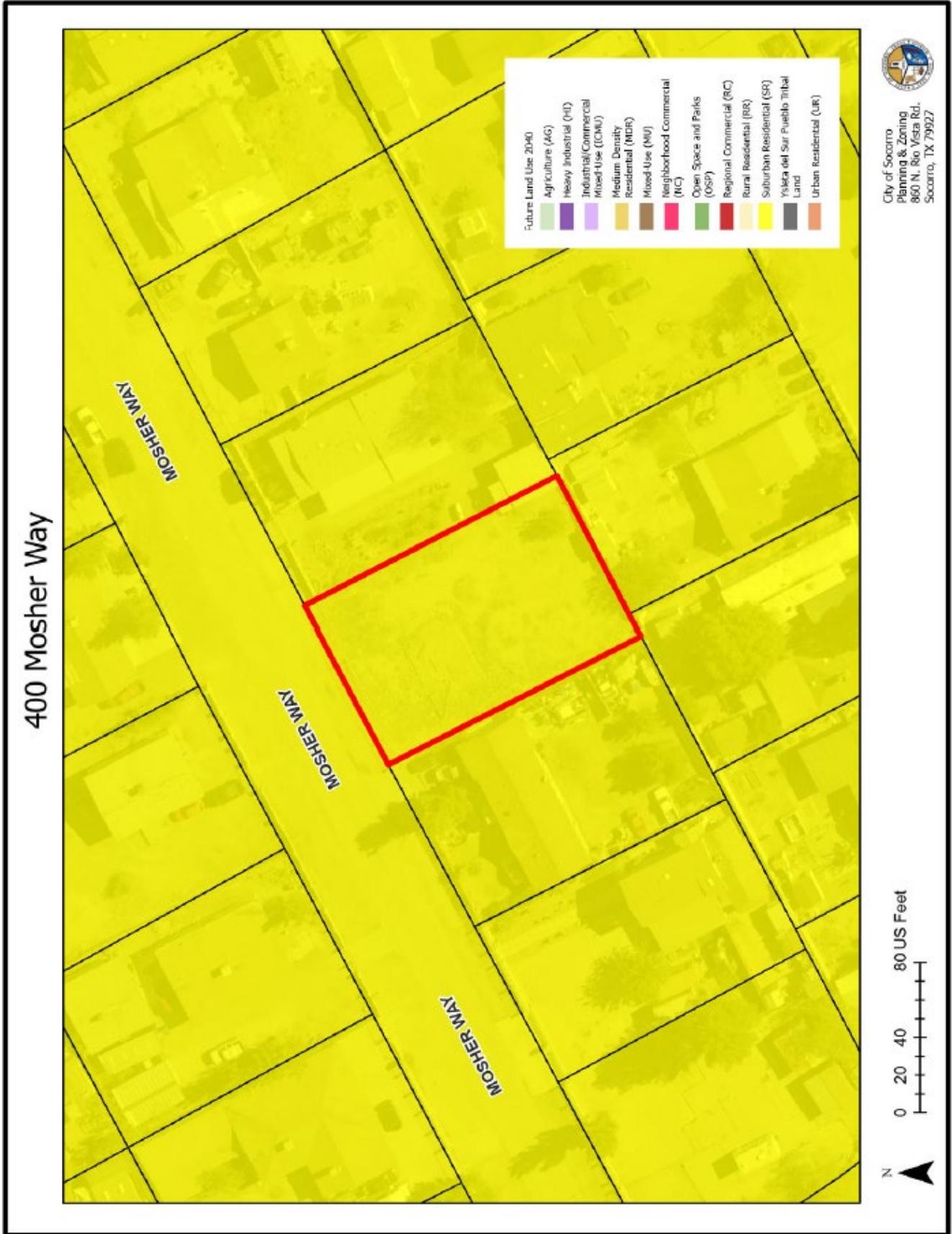


ZONING MAP-LARGE SCALE



FUTURE LAND USE MAP

CITY OF SOCORRO'S 2040 COMPREHENSIVE PLAN



AERIAL IMAGE



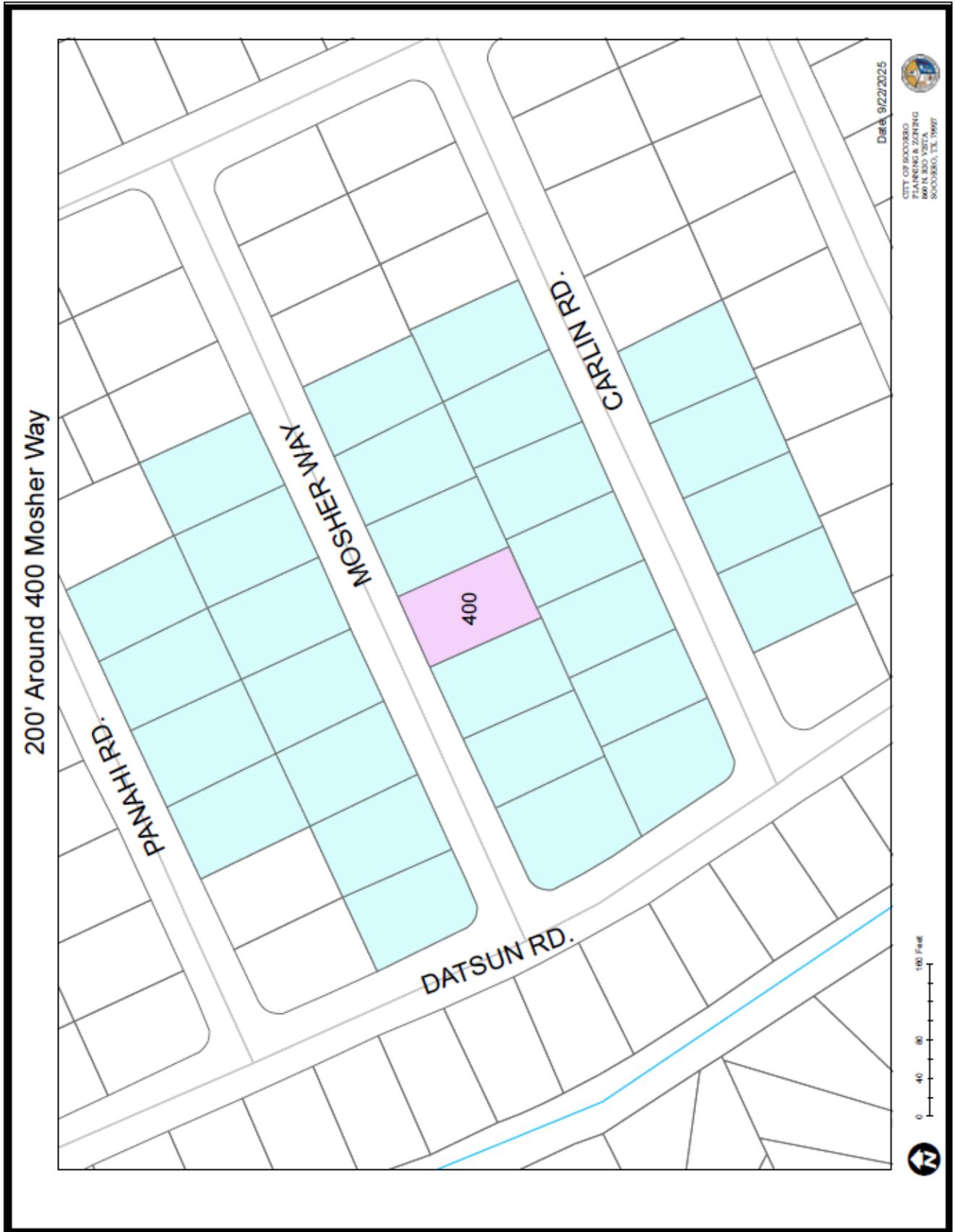
SITE PICTURES



View of property from Mosher Way.



PUBLIC NOTICE



PUBLIC NOTICE LETTERS

(ENGLISH)

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

October 27, 2025

Dear property owner,

You are hereby notified that a Planning and Zoning Commission meeting has been scheduled to hold a **PUBLIC HEARING** on November 18, 2025, at 5:30 p.m. The public hearing was originally scheduled for **October 21, 2025**, but has been **rescheduled to November 18, 2025**. We apologize for any inconvenience this change may cause and appreciate your understanding. **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:

- d) 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.

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 November 18, 2025, to join the meeting and to sign up to speak at the public hearing. The speaker will be called upon by the presiding officer during the public hearing.

Please contact our office the day of the scheduled meeting to confirm that the meeting will be held.

Respectfully,
Judith Rodriguez
Planning & Zoning Commission Secretary

PUBLIC NOTICE LETTERS

(SPANISH)

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

27 de octubre, 2025

Estimado dueño(a) de propiedad,

Se le notifica que habrá una **AUDIENCIA PÚBLICA** durante la junta de la Comisión de Planeación y Zonificación el 18 de noviembre del año 2025 a las 5:30 p.m. La audiencia pública estaba originalmente programada para el 21 de octubre de 2025, pero se ha **reprogramado** para el **18 de noviembre de 2025**. Lamentamos cualquier inconveniente que este cambio pueda causar y agradecemos su comprensión. Será **TRANSMITIDO DESDE CÁMARAS DE AYUNTAMIENTO, 860 RIO VISTA RD., SOCORRO, TEXAS. USTED PODRÁ 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:

- d) Solicitud de audiencia pública para la enmienda propuesta al Plan Maestro de la Ciudad de Socorro y el cambio de zonificación del Lote 4, Bloque 19, Friedman Estates Unidad 2, ubicado en el 400 Mosher Way., Socorro, TX., de R-1 (Residencial Unifamiliar) a R-2 (Residencial de Densidad Media) para permitir un duplex en la 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.

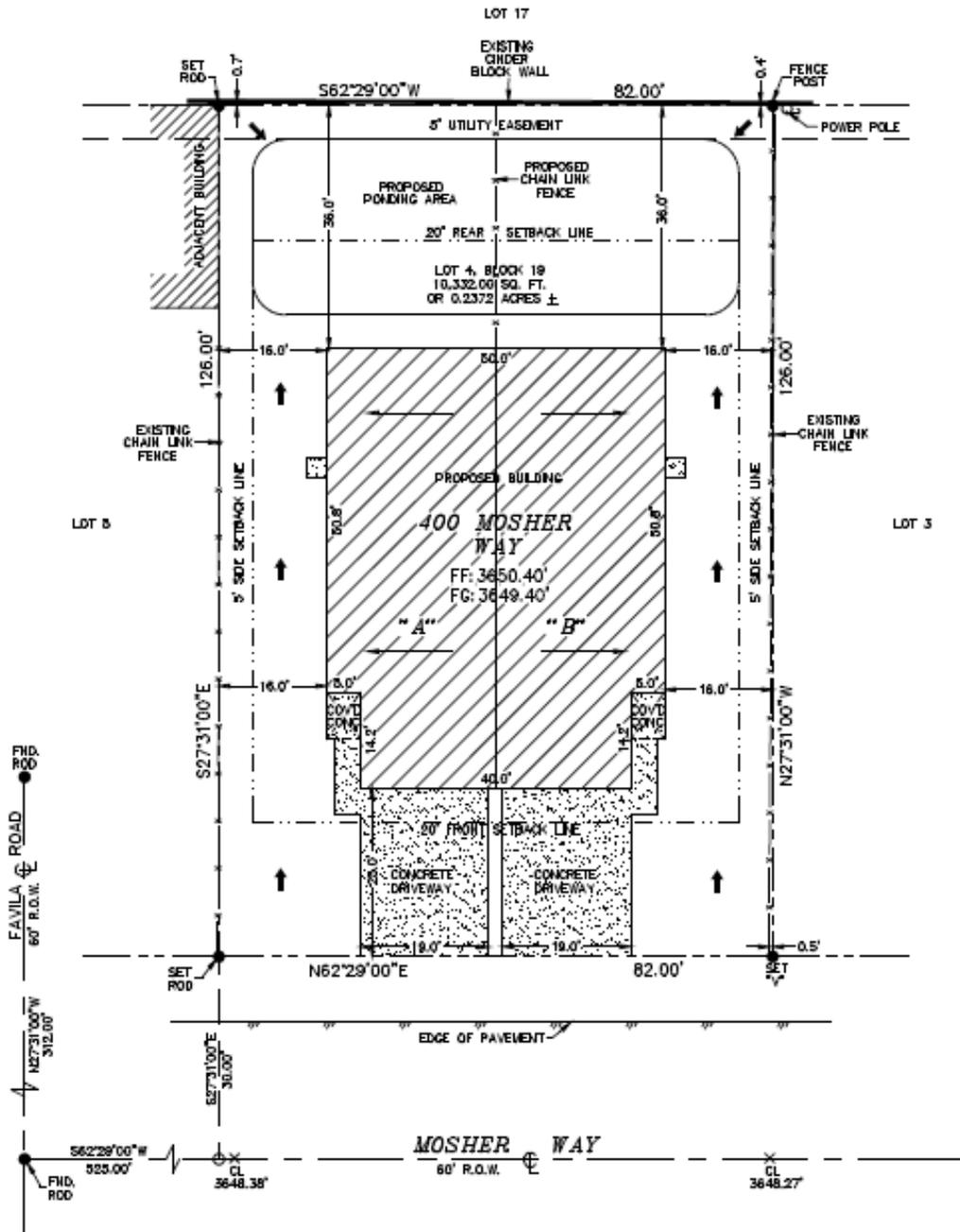
El público debe llamar al 844-854-2222 y usar el código de acceso 323610 antes de las 4:30 p.m. el 18 de noviembre del año 2025 para unirse a la reunión e inscribirse para hablar durante la audiencia pública. El oficial que conducirá la reunión llamará a la persona para comentar en su artículo.

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

Atentamente,
Judith Rodriguez
Secretaria de la Comisión de Planeación y Zonificación

860 N. Rio Vista Rd., Socorro, Texas 79927 Tel. (915) 872-8531
www.costx.us

SITE PLAN



FAVILA ROAD
60' R.O.W.
N27°31'00"W
312.00'



SCALE 1"=20'

SITE PLAN

400 MOSHER WAY - UNITS A & B
LOT 4, BLOCK 19
FRIEDMAN ESTATES UNIT 2
CITY OF SOCORRO, EL PASO COUNTY, TEXAS



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: NOVEMBER 18, 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 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.

NAME: 366 TANIA DR. REZONING

PROPERTY ADDRESS: 366 TANIA DR., SOCORRO TEXAS.

PROPERTY LEGAL DESCRIPTION: LOT 18, BLOCK 4, LYNN PARK REPLAT.

PROPERTY OWNER: JONATHAN VILLAGRAN

REPRESENTATIVE: JONATHAN VILLAGRAN

PROPERTY AREA: 8,559.60 SQ. FT.

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

CURRENT LAND USE: RESIDENTIAL

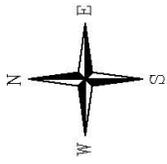
FUTURE LAND USE: SUBURBAN RESIDENTIAL (SR)

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

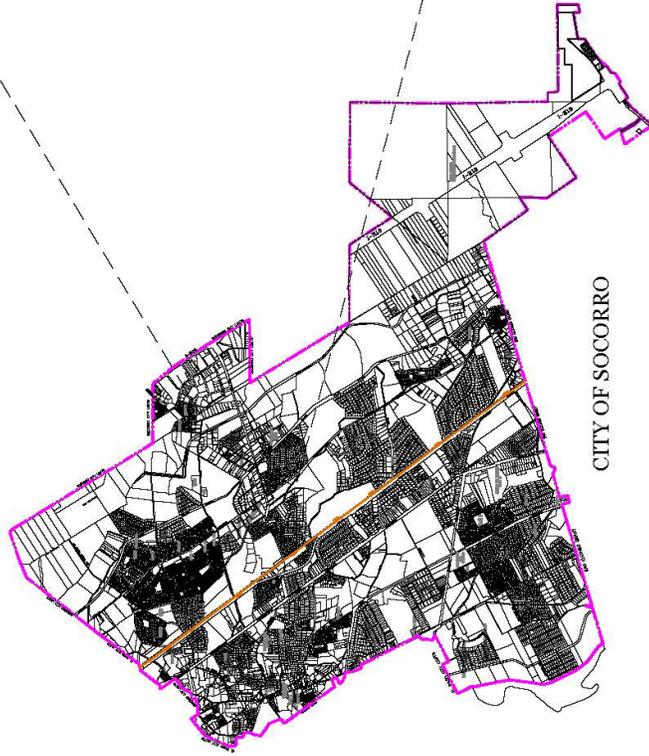
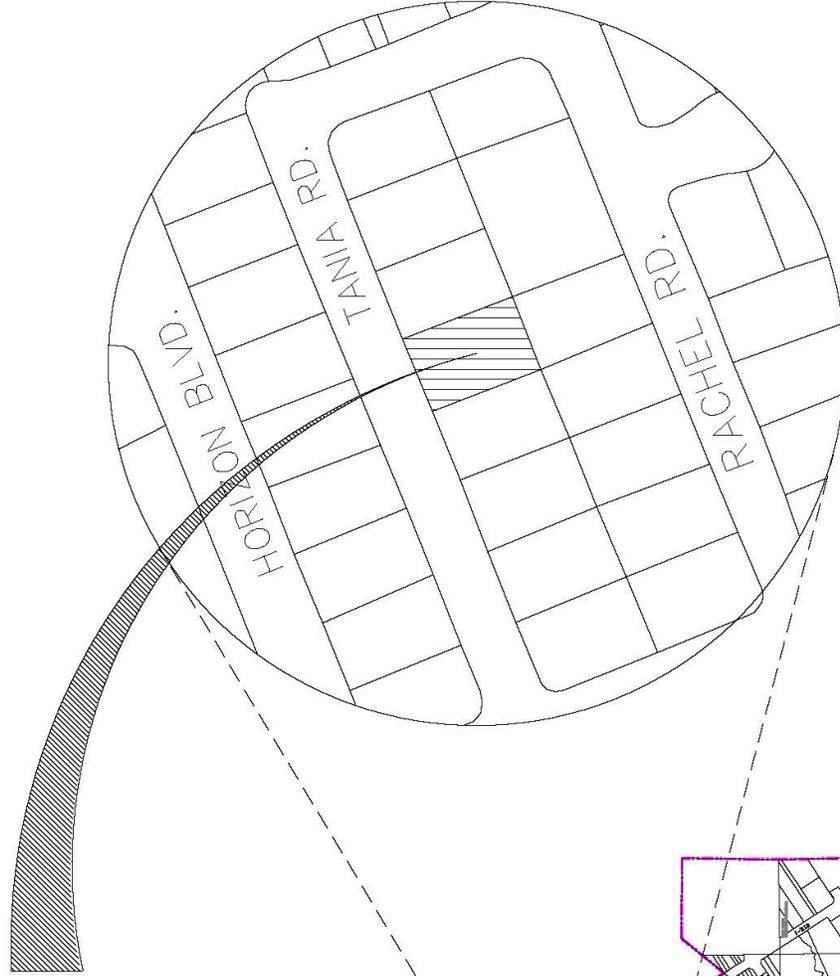
SUMMARY OF REQUEST: Request is for approval of a rezoning of a property from R-1 (Single Family Residential) to R-2 (Medium Density Residential) with a variance from Sec. 46-259.- *Purpose.* To allow for an existing quadruplex on the property instead of the three maximum allowable units.

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the rezoning and variance requests.

LOCATION MAP



PROJECT SITE;
366 Tania Dr.
LOT-18, Block-18
Lynn Park Replat



CITY OF SOCORRO

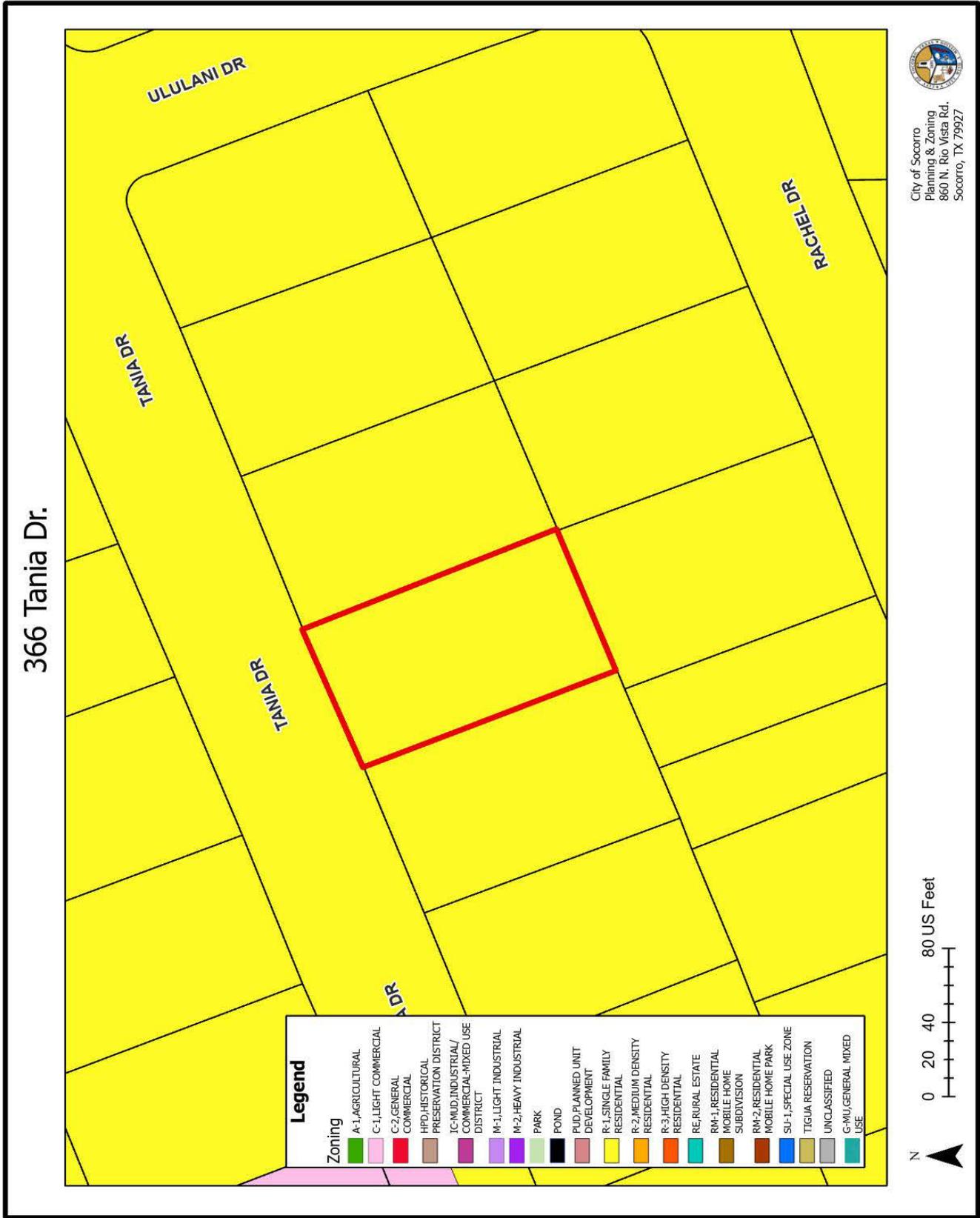
LOCATION MAP

Scale: AS SHOWN

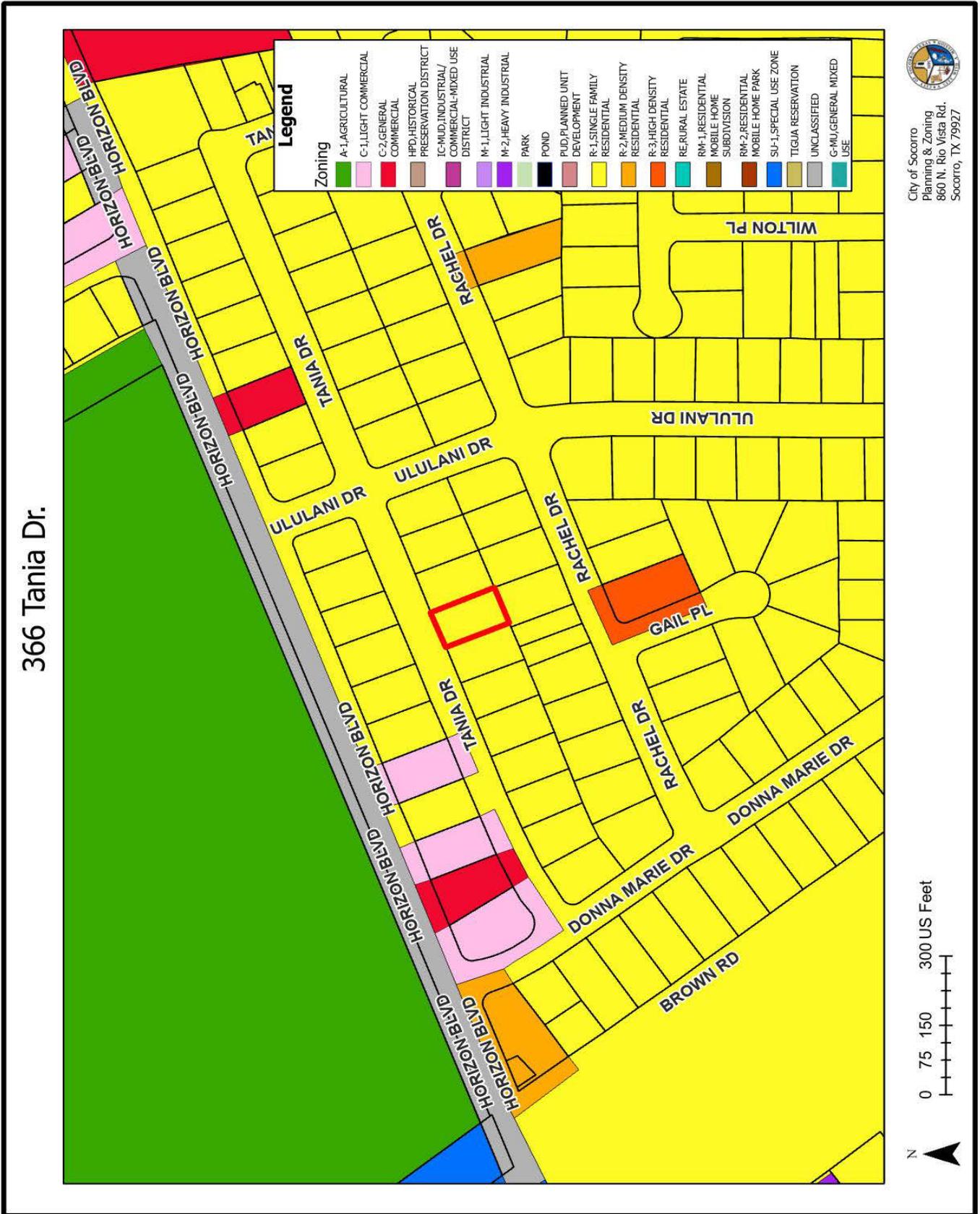
Planning and Zoning Department

800 N. Bur Vista, Socorro, Texas 79097 Tel. (915) 872-4831 Fax (915) 872-8673

ZONING MAP



ZONING MAP (LARGE SCALE)



SUBDIVISION MAP

Lynn Park Subdivision

Recorded October 4, 1971- 176 Lots.

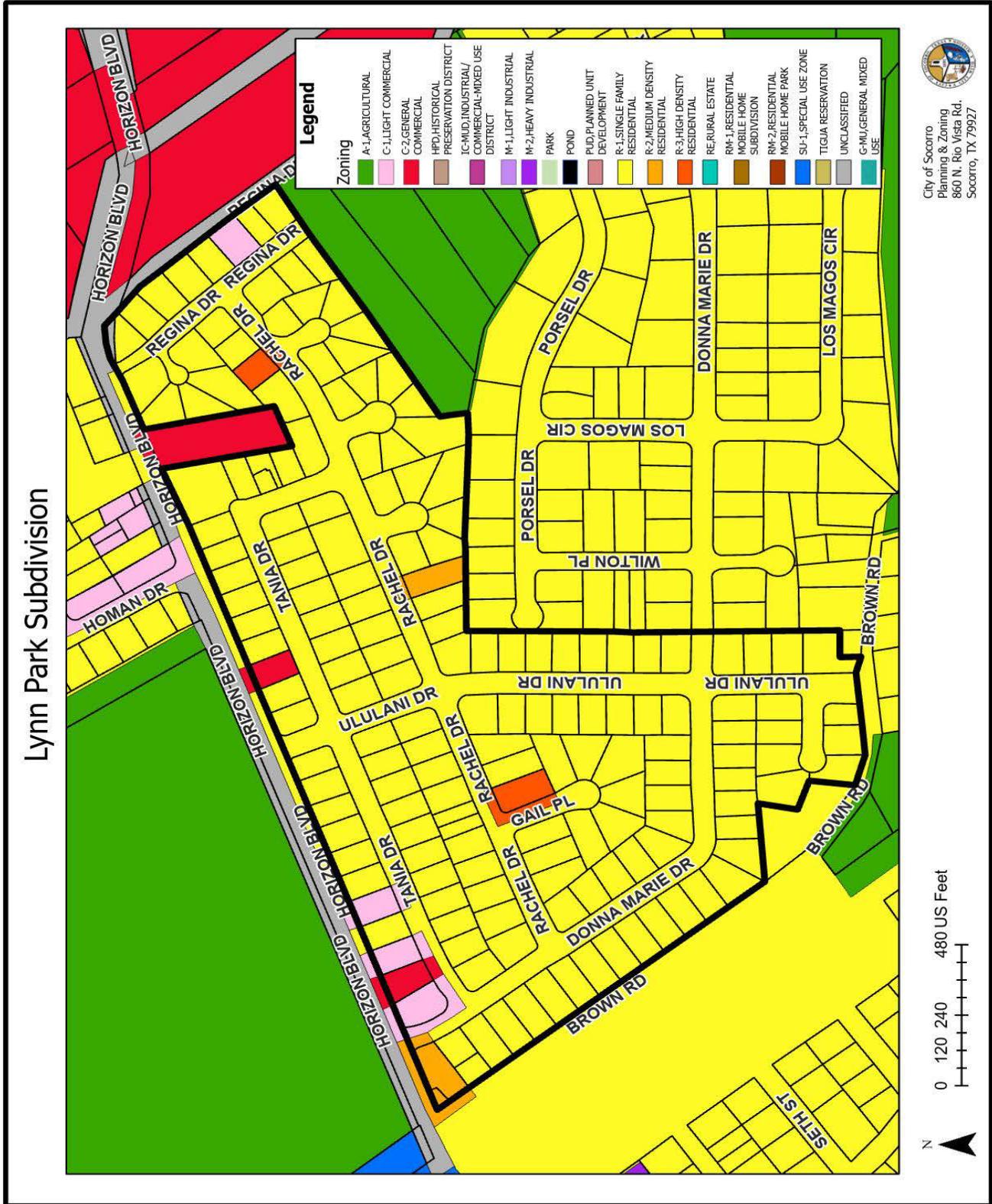
Residential Lots: R-1: 165

Lots R-2: 2

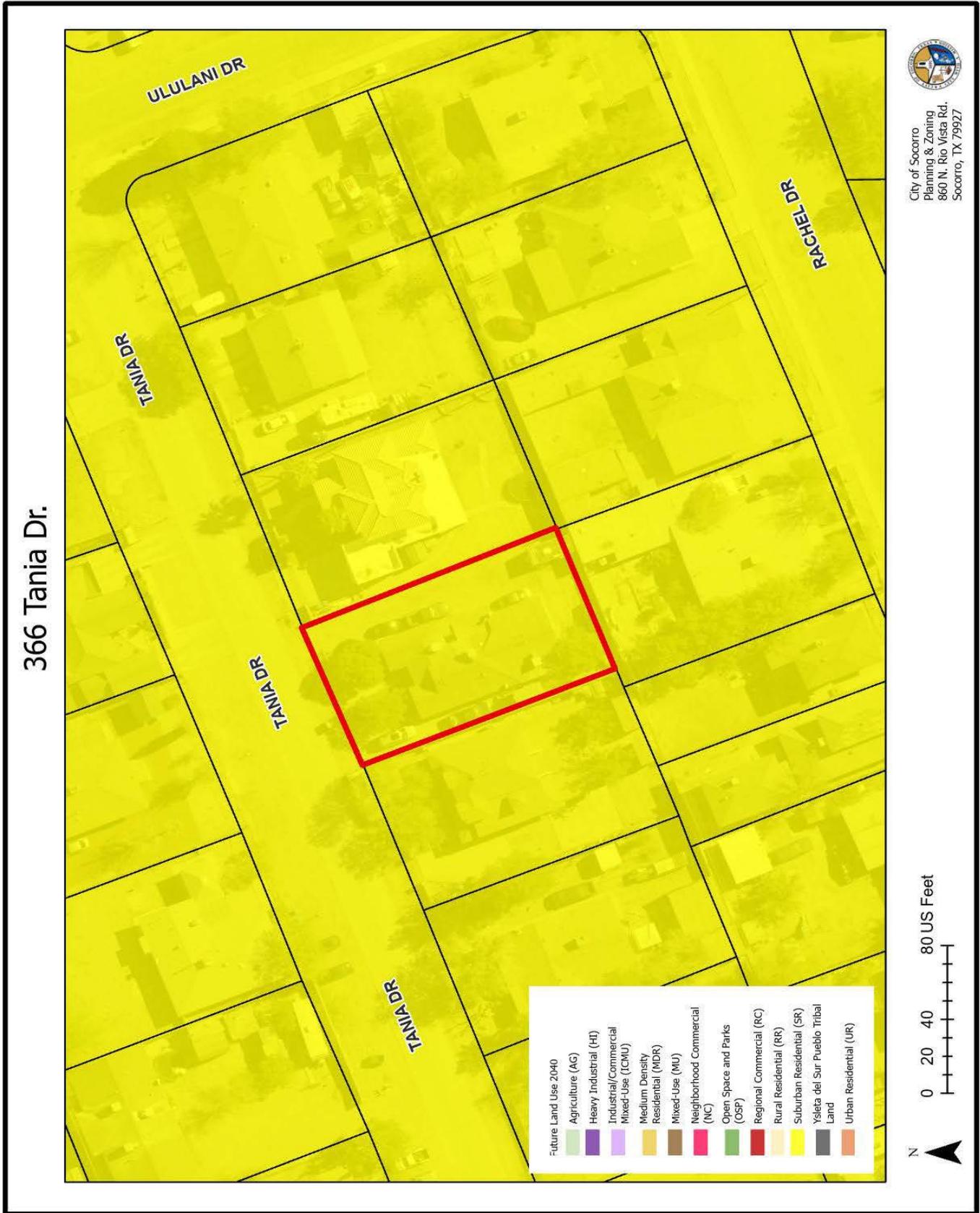
Lots R-3: 2

Commercial Lots: C-1: 4 C-2: 3

Vacant Lots: 8



FUTURE LAND USE



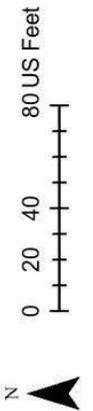
AERIAL IMAGE



366 Tania Dr.



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



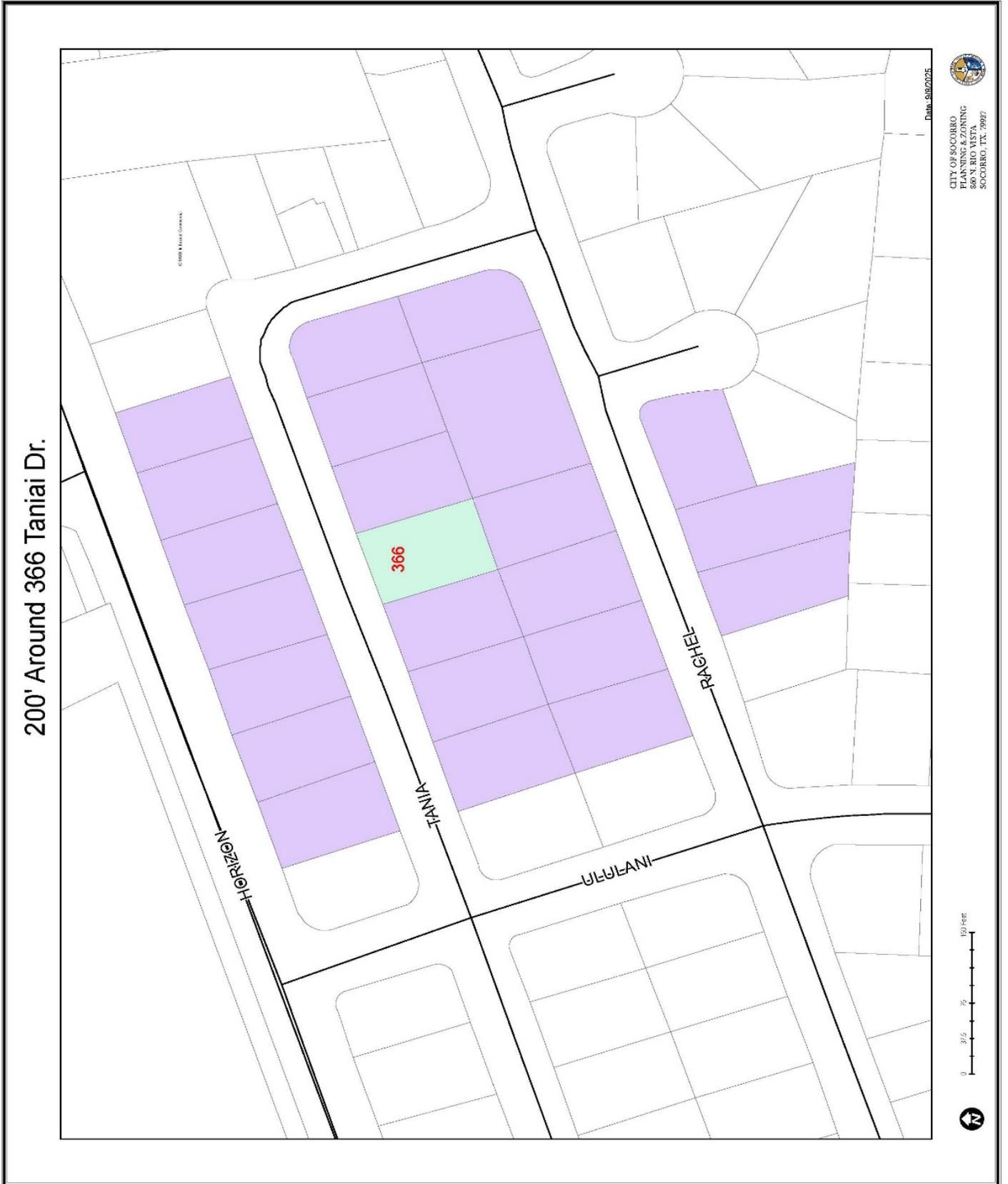
SITE PICTURES



View of property from Tania Dr.



PUBLIC NOTICE



PUBLIC NOTICE LETTERS

(ENGLISH)

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

October 27, 2025

Dear property owner,

You are hereby notified that a Planning and Zoning Commission meeting has been scheduled to hold a **PUBLIC HEARING** on November 18, 2025, at 5:30 p.m. The public hearing was originally scheduled for **October 21, 2025**, but has been **rescheduled to November 18, 2025**. We apologize for any inconvenience this change may cause and appreciate your understanding. **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:

- e) 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.

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 November 18, 2025, to join the meeting and to sign up to speak at 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,
Janeth Rodriguez
Planning & Zoning Commission Secretary

PUBLIC NOTICE LETTERS

(SPANISH)

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

27 de octubre, 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 18 de noviembre del año 2025 a las 5:30 p.m. La audiencia pública estaba originalmente programada para el 21 de octubre de 2025, pero se ha reprogramado para el 18 de noviembre de 2025. Lamentamos cualquier inconveniente que este cambio pueda causar y agradecemos su comprensión. Será TRANSMITIDO DESDE CAMARAS 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:

- e) Solicitud de audiencia pública para la enmienda propuesta al Plan Maestro de la Ciudad de Socorro y el cambio de zonificación del Lote 18, Bloque 4, Lynn Park Replat, ubicado en el 366 Tania Dr., Socorro, TX., de R-1 (Residencial Unifamiliar) a R-2 (Residencial de Densidad Media) con una variación de la Sección 46-259.- Propósito, para permitir un cuádruplex existente en la propiedad en lugar del máximo de tres unidades permitidas.

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.

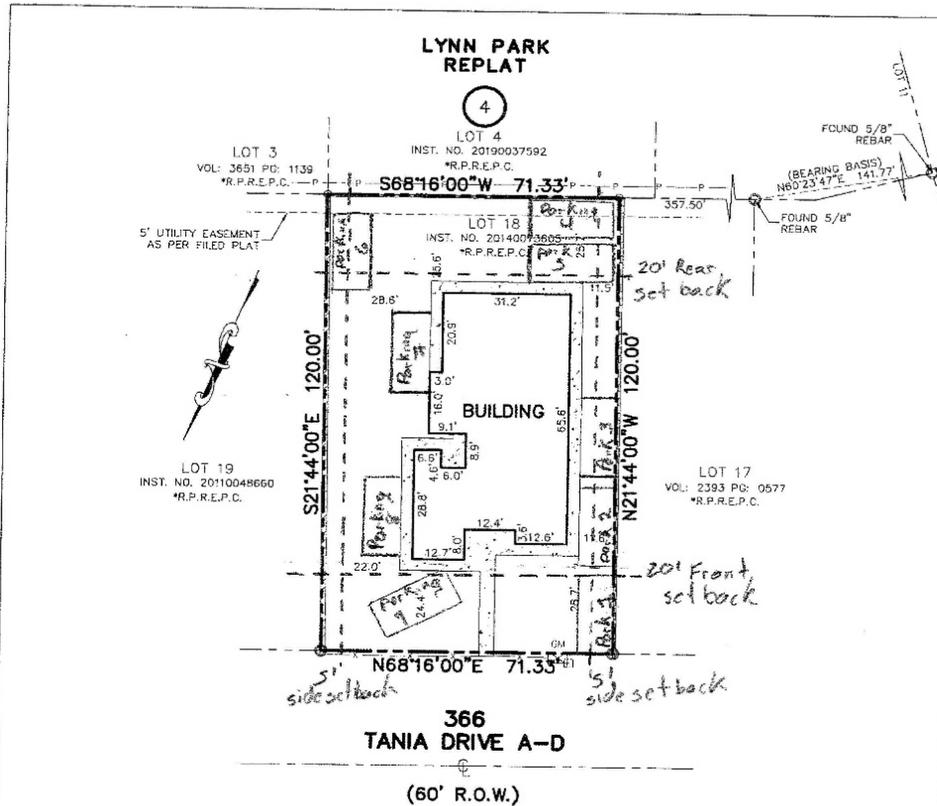
Usted no está obligado(a) a asistir, pero si tiene algún comentario u opinión se le recomienda asistir a la audiencia. Si no puede asistir a la audiencia, se tendrán en cuenta sus observaciones por escrito. Los comentarios escritos deben ser entregados al Departamento de Planeación y Uso de Suelo durante 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 18 de noviembre del año 2025 para unirse a la reunión e inscribirse para hablar durante la audiencia pública. El oficial que conducirá la reunión llamará a 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,
Justith Rodriguez
Secretaria de la Comisión de Planeación y Zonificación

SITE PLAN



*R.P.R.E.P.C. = REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS

NOTES:

- ACCORDING TO THE FLOOD INSURANCE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, DEPARTMENT OF HOMELAND SECURITY AND BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY APPEARS TO BE LOCATED IN ZONE "X", AS SHOWN ON MAP NO. 480212 0255 B; MAP REVISED 09-04-1991, FOR EL PASO COUNTY AND INCORPORATED AREAS. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- BEARINGS SHOWN ARE BASED ON THE FILED PLAT FOR LYNN PARK REPLAT.
- NO ADDITIONAL RESEARCH WAS PERFORMED BY B&A INC. FOR ANY RESERVATION, BUILDING AND UTILITY LINES, AND/OR EASEMENTS WHICH MAY OR MAY NOT AFFECT SUBJECT PARCEL.
- PROPERTY OWNERS ARE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL TITLE COMMITMENT PROVISIONS, TERMS, CONDITIONS, COVENANTS, AND CONFIRMING THE SIZE AND USE OF ALL RECORDED TERMS, RESTRICTION CONDITIONS AND EASEMENTS PERTAINING TO THIS PROPERTY, IN SPITE OF THE ACCURACY OR DEFECTS OF THIS PLAT.
- THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS ONLY TO BE USED FOR TITLE INSURANCE BY THE HEREON NAMED BORROWER, MORTGAGE COMPANY, AND/OR TITLE COMPANY.
- TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE GUARANTY COMPANY, OF NO. 230240-IR, DATED 02-02-2023, BORROWER: JONATHAN VILLAGRAN AND MARIANA VILLAGRAN.
- THE TERM "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON INDICATED AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED; AND IS ADDRESSED EXCLUSIVELY TO THE PARTIES NAMED HEREON.

LEGEND

- -- SET NAIL (UNLESS NOTED OTHERWISE)
- -- CALCULATED POINT (NOT SET)
- ▨ -- ROCK WALL
- ▩ -- BLOCK WALL
- ▨ -- COVERED AREA
- -- CONCRETE
- -- UTILITY PEDESTAL
- x- -- CHAINLINK FENCE
- GM -- GAS METER
- -- POWER LINE

B¹ Barragan & Associates Inc.

LAND PLANNING & SURVEYING
TEXAS SURVEYING FIRM# 10151200
10950 Pellicano Dr. Building-F,
El Paso, Tx 79935
Phone (915) 591-5709 Fax (915) 591-5706

Plat of Survey

LOT 18, BLOCK 4, OF
LYNN PARK REPLAT,
AN ADDITION TO
EL PASO COUNTY, TEXAS.
AREA 0.20 ACRES ±

I hereby certify that the foregoing survey was made on the ground and under my supervision and is true and correct to the best of my knowledge and belief.



Plat Reference Vol/Bk 37 Pages 13
Scale: 1"=30' Date: 04-27-2023 Drawn By: IB Field: CC Book: N/A Page: N/A



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: NOVEMBER 18, 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 10-G, BLOCK 3, SOCORRO GRANT, LOCATED AT 10946 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 TO ALLOW FOR AN EXISTING STORAGE CONTAINER.

NAME: 10946 E BURT RD REZONING

PROPERTY ADDRESS: 10946 E BURT RD.

PROPERTY LEGAL DESCRIPTION: TRACT 10-G, BLOCK 3, SOCORRO GRANT

PROPERTY OWNER: ALEJANDRO DANIEL AVILA

REPRESENTATIVE: ALEJANDRO DANIEL AVILA

PROPERTY AREA: 0.383 ACRES

CURRENT ZONING: R-1 (SINGLE FAMILY RESIDENTIAL)

CURRENT LAND USE: VACANT

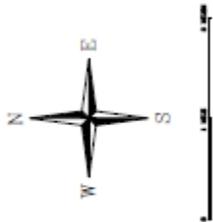
FUTURE LAND USE: INDUSTRIAL/COMMERCIAL MIXED-USE (ICMU)

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).

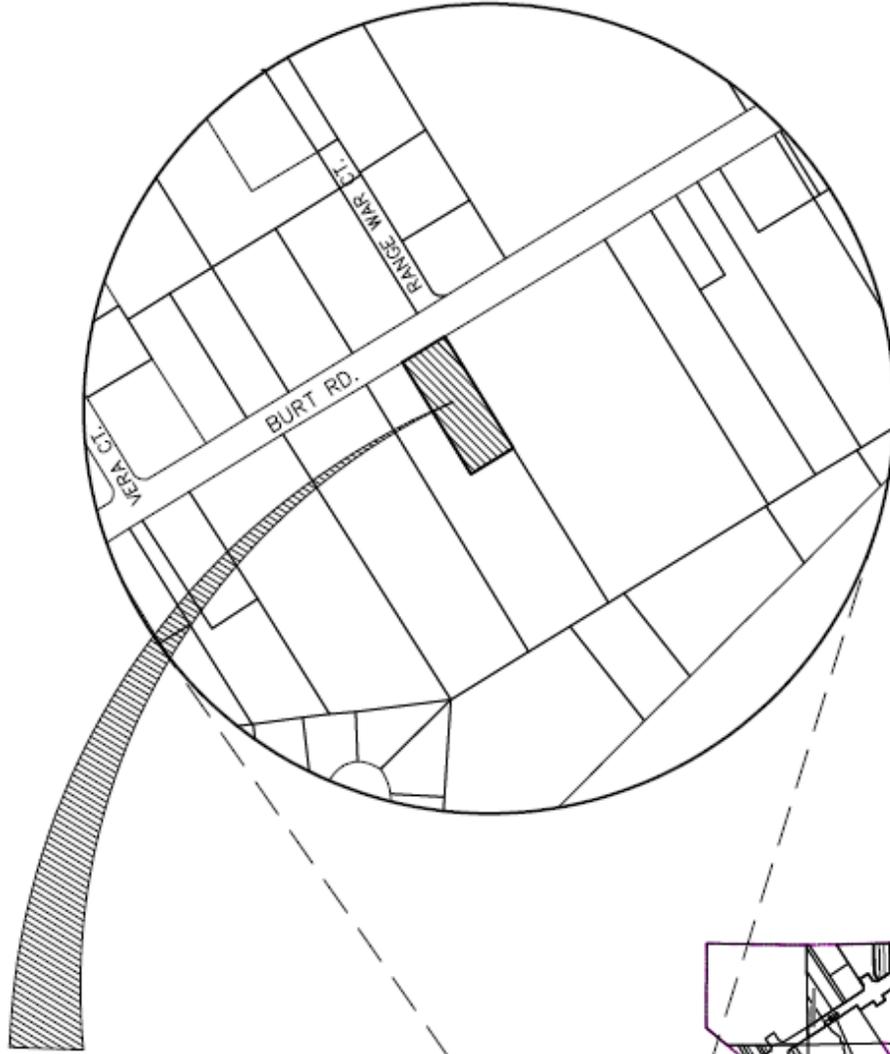
SUMMARY OF REQUEST: Request is for approval of a rezoning of a property from R-1 to A-1 to allow for container storage.

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

LOCATION MAP



PROJECT SITE;
10946 E. Burt Rd.
Tract-10G, Block-3
Socorro Grant



CITY OF SOCORRO

LOCATION MAP

Scale: AS SHOWN

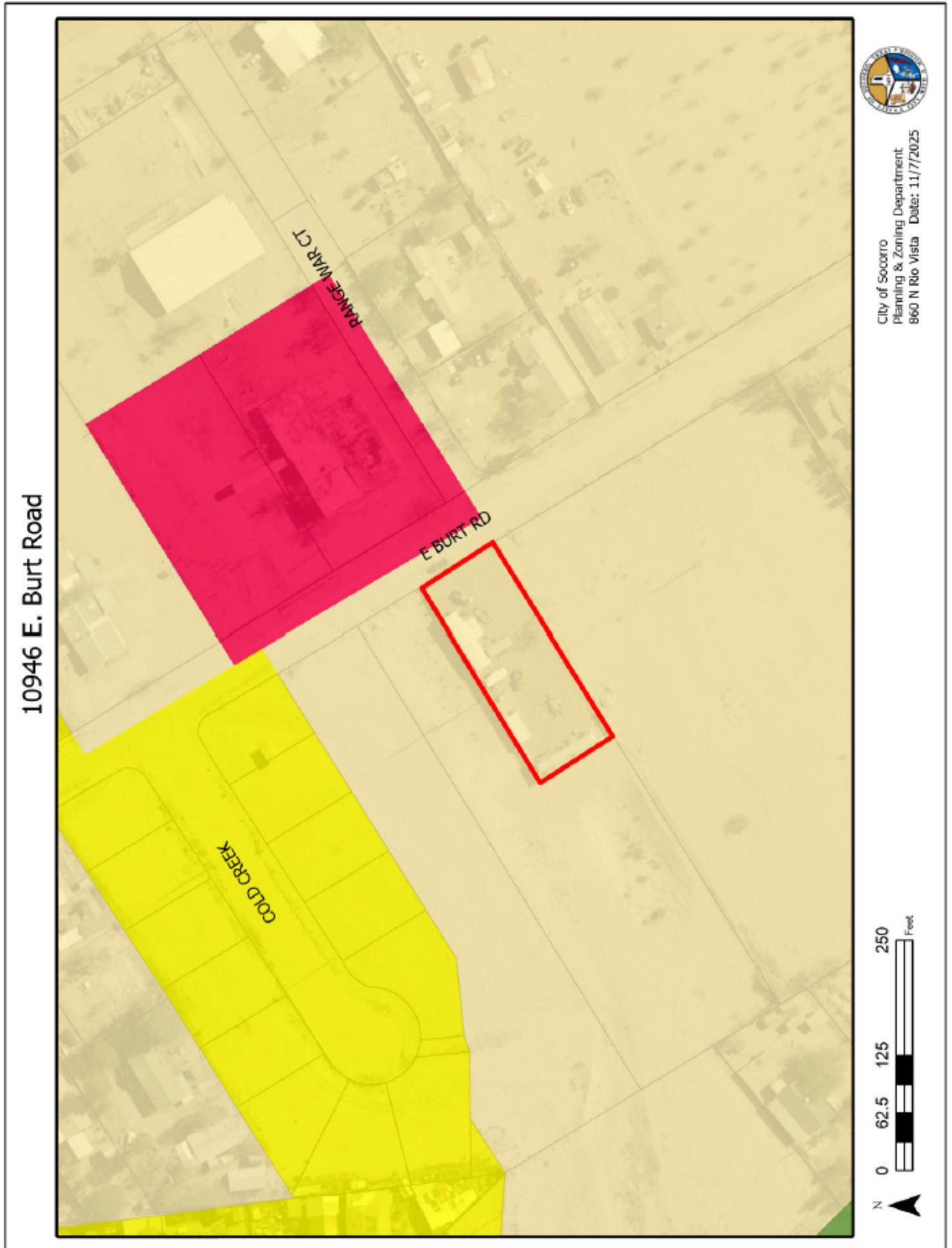
Planning and Zoning Department

800 N. Elm Street, Socorro, NM 87801

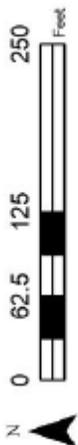
ZONING MAP



FUTURE LAND USE MAP



City of Socorro
Planning & Zoning Department
860 N Rio Vista Date: 11/7/2025



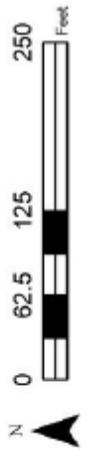
AERIAL IMAGE



10946 E. Burt Road



City of Socorro
Planning & Zoning Department
860 N Rio Vista Date: 11/7/2025



SITE PICTURES

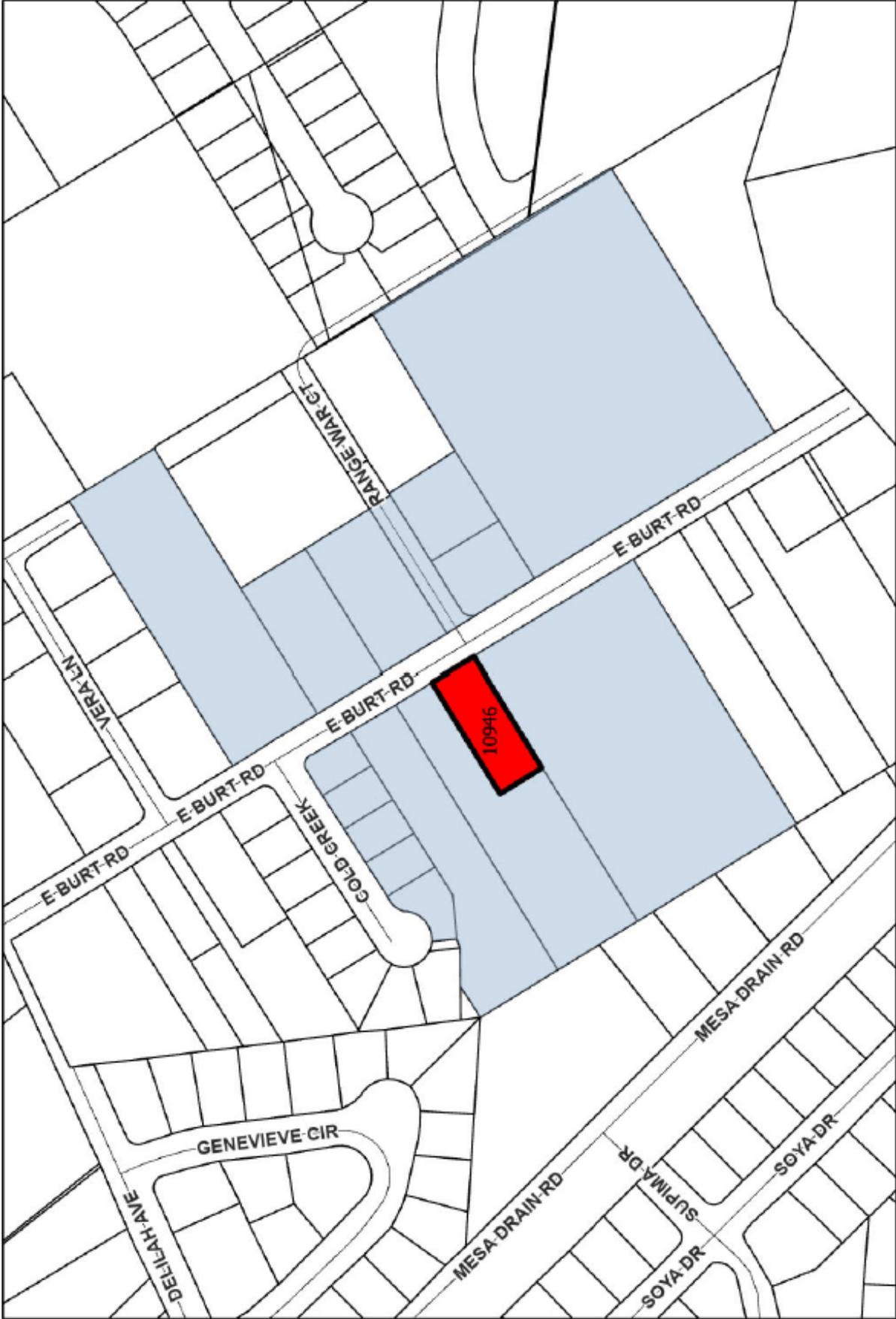
View of the property from the front on Burt Rd. and from the rear of the property.



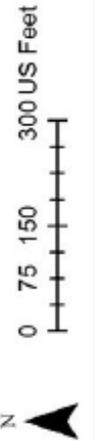
PUBLIC NOTICE

OCT. 2025

200' Around Map - 10946 E. Burt Rd.



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



PUBLIC NOTICE LETTERS

(ENGLISH)

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

October 27, 2025

Dear property owner,

You are hereby notified that a Planning and Zoning Commission meeting has been scheduled to hold a **PUBLIC HEARING** on November 18, 2025, at 5:30 p.m. The public hearing was originally scheduled for **November 4, 2025**, but has been **rescheduled to November 18, 2025**. We apologize for any inconvenience this change may cause and appreciate your understanding. **WILL BE BROADCASTED FROM CITY HALL CHAMBERS, 860 RIO VISTA RD., SOCORRO, TEXAS. YOU MAY ATTEND IN PERSON, VIA TELEPHONE CONFERENCE AND LIVE STREAMED.** The purpose of the Public Hearing is to receive public comments on the following:

- a) Public hearing request for the proposed amendment to the City of Socorro's Master Plan and rezoning of 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.

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 November 18, 2025, to join the meeting and to sign up to speak at the public hearing. The speaker will be called upon by the presiding officer during the public hearing.

Please contact our office the day of the scheduled meeting to confirm that the meeting will be held.

Respectfully,
Judith Rodriguez
Planning & Zoning Commission Secretary

PUBLIC NOTICE LETTERS

(SPANISH)

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

27 de octubre, 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 18 de noviembre del año 2025 a las 5:30 p.m. La audiencia pública estaba originalmente programada para el 4 de noviembre de 2025, pero se ha **reprogramado** para el **18 de noviembre de 2025**. Lamentamos cualquier inconveniente que este cambio pueda causar y agradecemos su comprensión. Será **TRANSMITIDO DESDE CÁMARAS DE AYUNTAMIENTO, 860 RIO VISTA RD., SOCORRO, TEXAS. USTED PODRA ATENDER A ESTA JUNTA EN PERSONA, ATRAVÉS DE LA CONFERENCIA TELEFÓNICA Y EN VIVO POR MEDIO VIRTUAL**. El propósito de la audiencia pública es para recibir comentarios u opiniones del público sobre lo siguiente:

- a) Solicitud de audiencia pública para la enmienda propuesta al Plan Maestro de la Ciudad de Socorro y el cambio de zonificación del Traque 10-G, Bloque 3, Socorro Grant, ubicado en 10946 E. Burt, Socorro, TX., de R-1 (Residencial Unifamiliar) a A-1 (Agricultural) con una variación de la Sección 46-293.- Requisitos de Area, Sub-sección 1, para permitir una propiedad de 0.383 acres en lugar del requisito mínimo de 1 acre para un contenedor de almacenamiento existente.

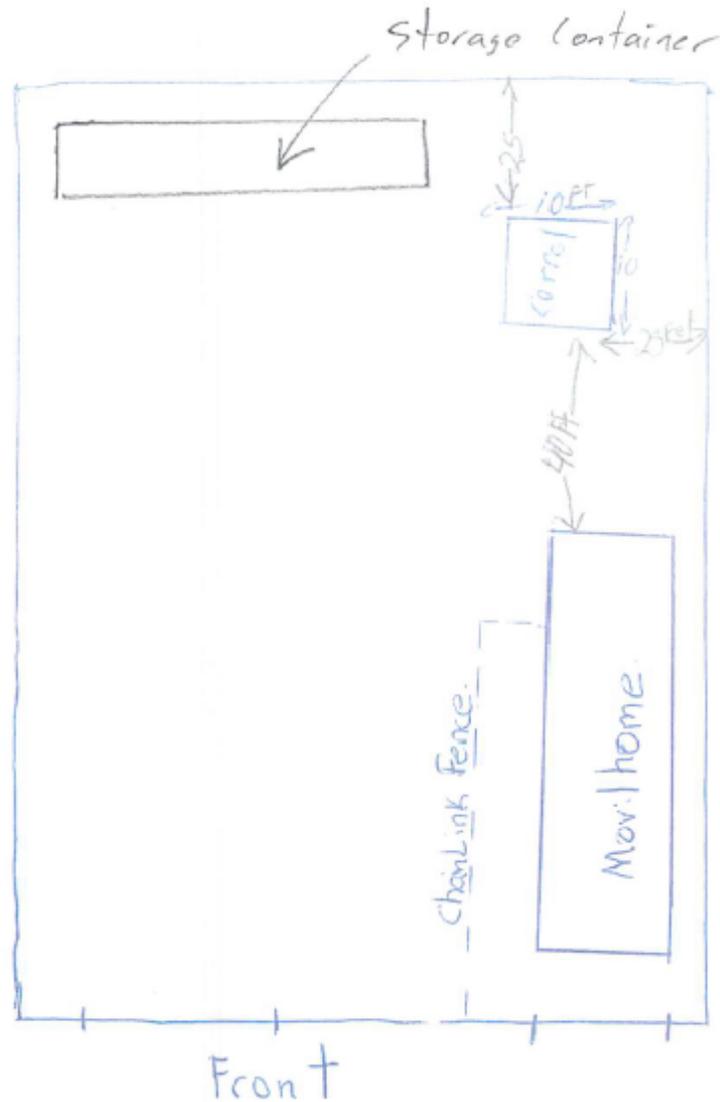
Usted ha sido notificado porque es dueño(a) de una propiedad ubicada dentro del radio de 200 pies de la propiedad en cuestión, dispuesto por el Capítulo 46-53 (c) del Código Municipal. Usted no está obligado(a) a asistir, pero si tiene algún comentario u opinión se le recomienda asistir a la audiencia. 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 18 de noviembre del año 2025 para unirse a la reunión e inscribirse para hablar durante la audiencia pública. El oficial que conducirá la reunión llamará a la persona para comentar en su artículo.

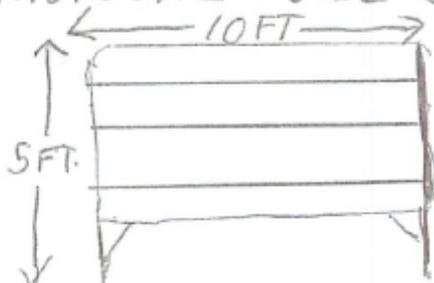
Por favor póngase en contacto con nuestra oficina el día de la junta para confirmar que la junta se llevará a cabo.

Atentamente,
Judith Rodriguez
Secretaria de la Comisión de Planeación y Zonificación
860 N. Rio Vista Rd., Socorro, Texas 79927 Tel. (915) 872-8531
www.costx.us

SITE PLAN



- 1.- Horse corral Panels
- 2.- metal roofing corrugated Panels.
- 3.- Moveable horse corral panels.





**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: NOVEMBER 18, 2025
REZONING REQUEST
STAFF REPORT**

SUBJECT: PUBLIC HEARING REQUEST FOR THE PROPOSED AMENDMENT TO THE CITY OF SOCORRO'S MASTER PLAN AND REZONING OF LOT 1, BLOCK 12, ALAMEDA ESTATES REPLAT SUBDIVISION, LOCATED AT 10371 MANZANA DR., SOCORRO, TX, FROM R-1 (SINGLE-FAMILY RESIDENTIAL) TO R-2 (MEDIUM DENSITY RESIDENTIAL) TO ALLOW FOR A TRIPLEX.

NAME: 10371 MANZANA DR. REZONING

PROPERTY ADDRESS: 10371 MANZANA DR., SOCORRO TEXAS.

PROPERTY LEGAL DESCRIPTION: LOT 1, BLOCK 12, ALAMEDA ESTATTESREPLAT.

PROPERTY OWNER: JUAN BAQUERA JR. / PUNTA DE AGUA LLC

REPRESENTATIVE: JUAN BAQUERA JR. / PUNTA DE AGUA LLC

PROPERTY AREA: 10,695 SQ. FT.

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

CURRENT LAND USE: VACANT

FUTURE LAND USE: SUBURBAN RESIDENTIAL (SR)

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

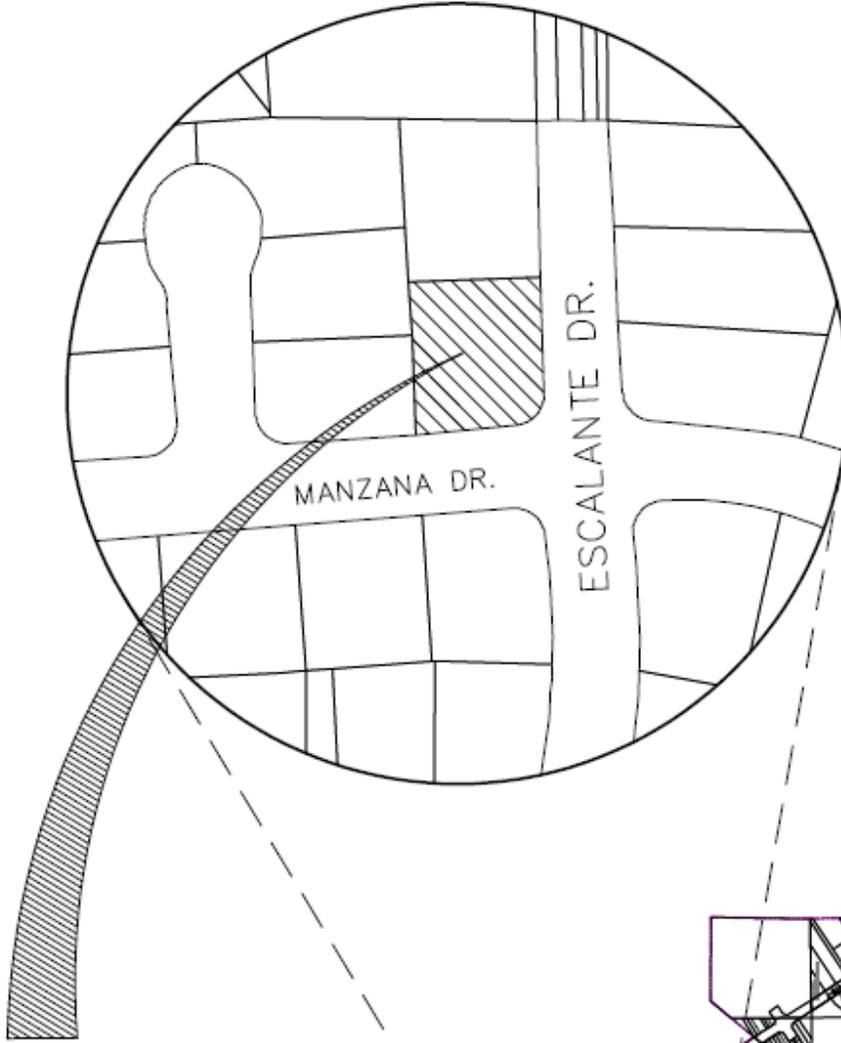
SUMMARY OF REQUEST: Request is for approval of a rezoning of a property from R-1 (Single Family Residential) to R-2 (Medium Density Residential) with a variance from Sec. 46-259.- *Purpose.* To allow for an existing quadruplex on the property instead of the three maximum allowable units.

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the rezoning and requests.

LOCATION MAP



PROJECT SITE;
10371 Manzana Dr.
Lot-1, Block-12
Alameda Estates



CITY OF SOCORRO

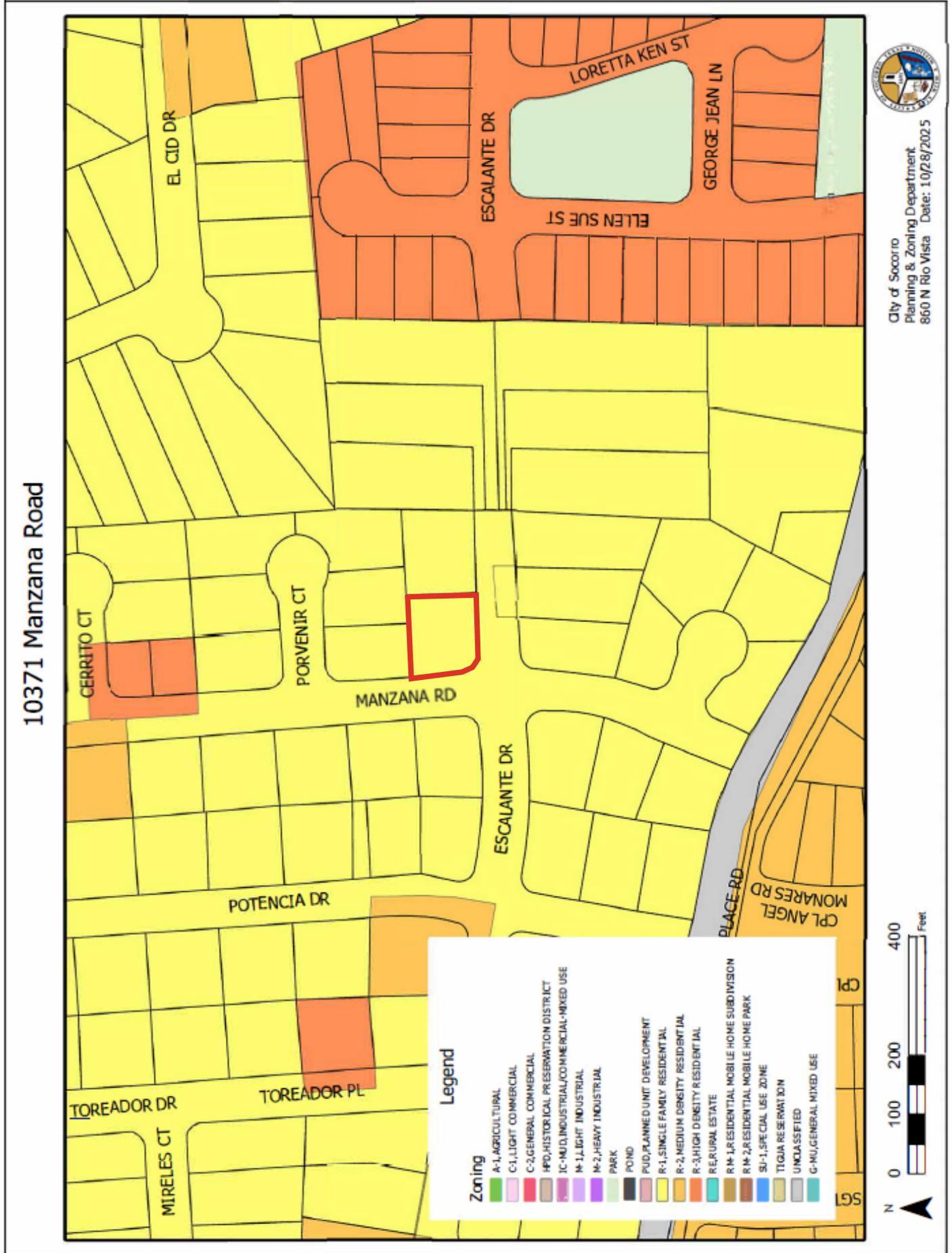
LOCATION MAP

Scale: AS SHOWN

Planning and Zoning Department

800 N. G. Ave. Socorro, NM 87801 Tel. (505) 438-4301 Fax (505) 433-8073

ZONING MAP



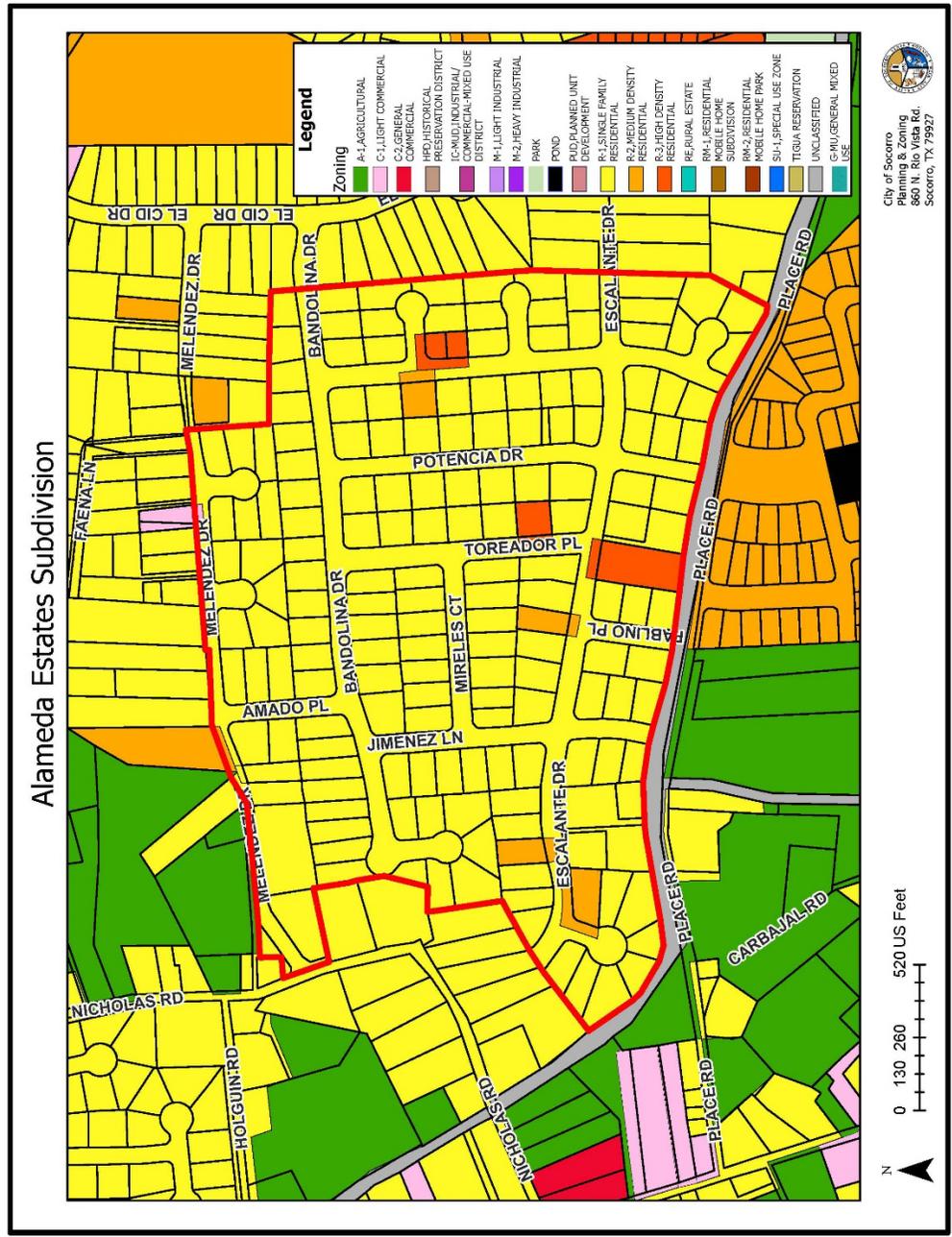
SUBDIVISION MAP

Alameda Estates Replat

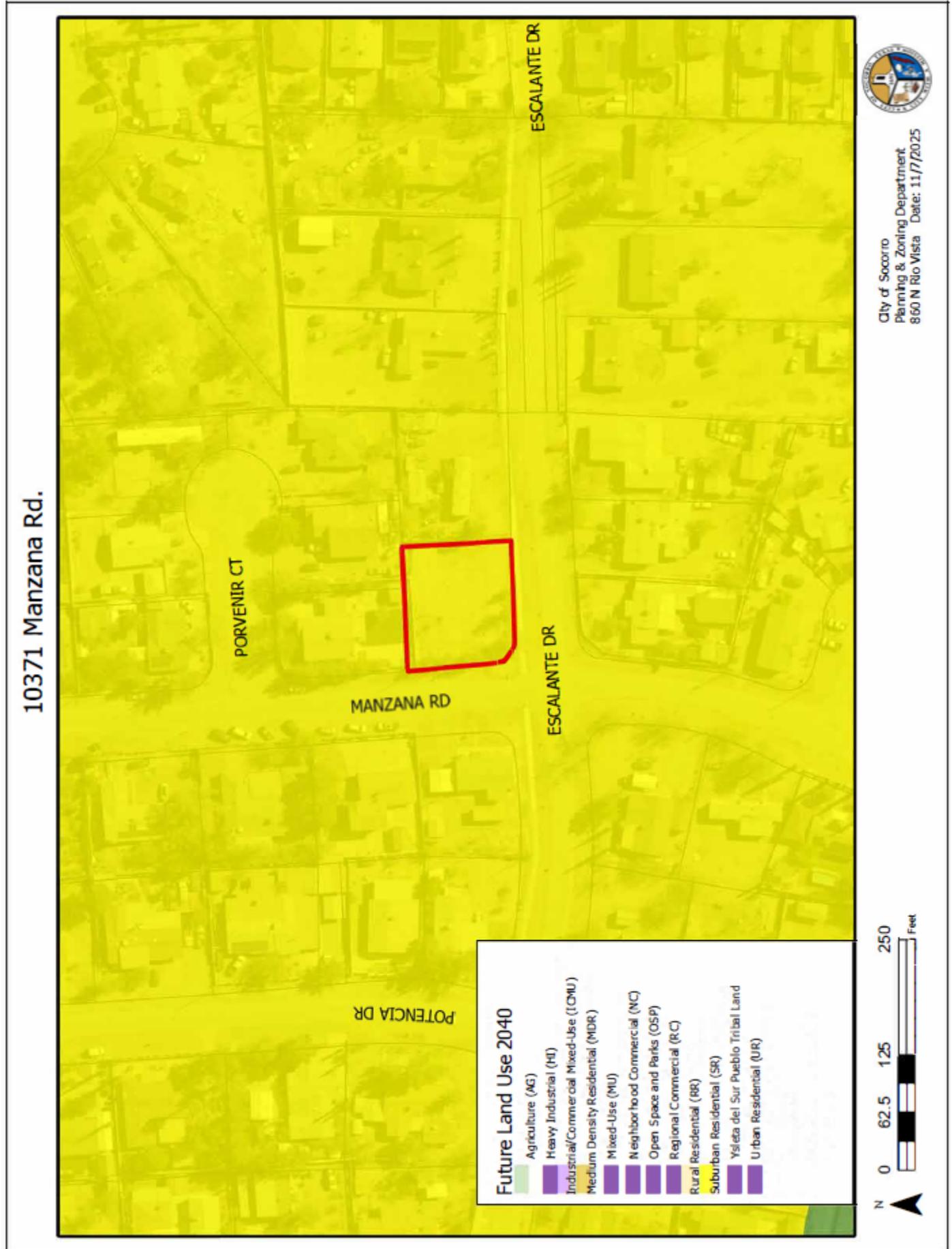
Recorded December 1972.

Residential Lots: R-1: 168 R-2: 4 R-3: 3

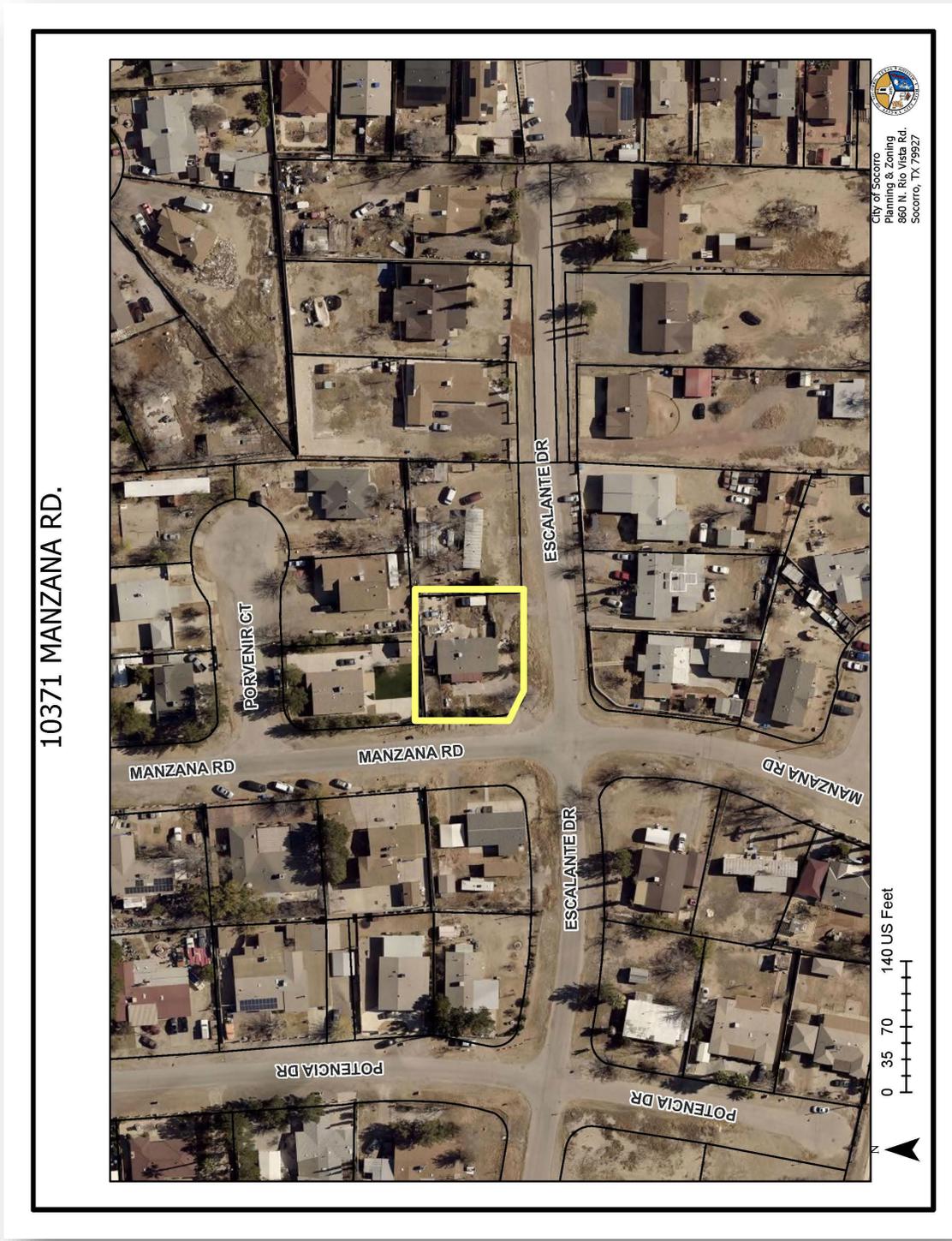
Vacant Lots:



FUTURE LAND USE



AERIAL IMAGE



SITE PICTURES

View of the property from intersection of Manzana Rd. and Escalante Dr.



View of the property from Manzana Rd.



Views of the property from an aerial perspective.



PUBLIC NOTICE



PUBLIC NOTICE LETTERS

(ENGLISH)

Rudy Cruz, Jr.
Mayor
Ruben Reyes
At Large
Cesar Nevarez
District 1 Mayor Pro Tem



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Irene Rojas
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Adriana Rodarte
City Manager

October 27, 2025

Dear property owner,

You are hereby notified that a Planning and Zoning Commission meeting has been scheduled to hold a **PUBLIC HEARING** on November 18, 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:

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

El público debe llamar al 844-854-2222 y usar el código de acceso 323610 antes de las 4:30 p.m. el 18 de noviembre 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.

Please contact our office the day of the scheduled meeting to confirm that the meeting will be held.

Respectfully,
Judith Rodriguez
Planning & Zoning Commission Secretary

PUBLIC NOTICE LETTERS

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Adriana Rodarte
City Manager

27 de octubre 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 18 de noviembre 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:

- f) Solicitud de audiencia pública para la enmienda propuesta al Plan Maestro de la Ciudad de Socorro y el cambio de zonificación del Lote 1, Bloque 12, Subdivisión Alameda Estates Replat, ubicado en 10371 Manzana Dr., Socorro, TX, de R-1 (Residencial Unifamiliar) a R-2 (Residencial de Densidad Media) para permitir la construcción de un-Triplex en la 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 18 de noviembre del año 2025 para unirse a la reunión e inscribirse para hablar durante la audiencia pública. El oficial que conducirá la reunión llamará a 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

OPPOSITION E-MAIL

PAGE 1

Judith Rodriguez

From: [REDACTED]
Sent: Thursday, November 6, 2025 7:12 PM
To: Judith Rodriguez
Subject: Fw: Objection to Rezoning Request-Proposed Triplex Construction

Follow Up Flag: Follow up
Flag Status: Flagged

Date: 11/01/2025

Dear Commissioners,

I am writing as a homeowner residing within 200 feet of the property under consideration for rezoning from Single-Family Residential (R-1) to Medium-Density Residential (R-2) to accommodate the construction of a triplex. I respectfully urge the Commission to deny this request based on the following concerns:

1. Neighborhood Compatibility

The proposed zoning change is inconsistent with the established single-family character of our neighborhood. All surrounding parcels are occupied by detached single-family homes, maintaining a uniform scale, privacy buffer, and quiet environment. Introducing a triplex would fundamentally alter the character, visual rhythm, and sense of community that define this area.

2. Traffic and Parking Impacts

A triplex would significantly increase vehicle traffic and on-street parking demand in an area designed for low-density use. The added cars entering and exiting the property will create congestion, obstruct sightlines, and pose safety hazards for pedestrians and children.

3. Infrastructure and Drainage

Our existing infrastructure—particularly drainage, sewer, and water systems—was not designed for multi-unit occupancy. Additional impervious surfaces from larger structures and driveways will likely worsen runoff and flooding risks to adjacent homes.

4. Noise, Privacy, and Lighting

Multi-unit occupancy will generate greater noise levels, exterior lighting, and activity, directly impacting the privacy and quiet enjoyment of adjacent single-family properties. Second-story windows and shared outdoor spaces would intrude upon established residential privacy.

OPPOSITION E-MAIL

PAGE 2

5. Property Values and Stability

Transitioning to multi-unit housing in a single-family zone can diminish nearby property values by introducing higher occupancy turnover and rental traffic. Our neighborhood's stability depends on owner-occupied, low-density residences.

6. Comprehensive Plan Consistency

The proposed rezoning appears inconsistent with the city's adopted comprehensive plan, which designates this area for single-family use. Approval of this change would represent an instance of spot zoning, serving the interests of a single property owner without demonstrable community benefit.

For these reasons, I respectfully request that the Commission uphold the current zoning designation and deny the rezoning request. Preservation of our neighborhood's integrity, safety, and livability outweighs any benefit derived from the proposed triplex development.

Thank you for your attention and for allowing community input on this matter.

Respectfully submitted,

Sean Michael Galloway

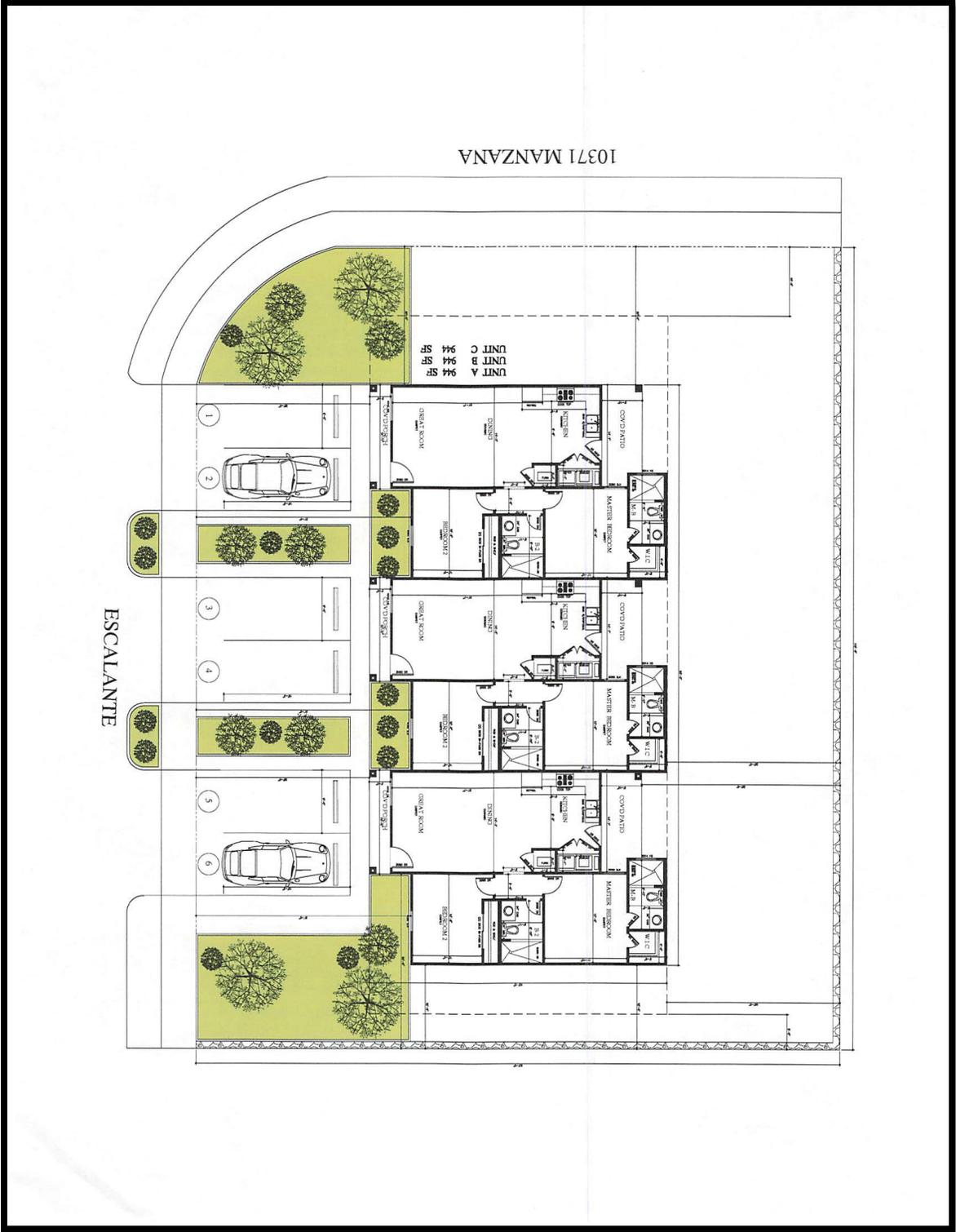
10360 Manzana Rd

Socorro, Texas 79927

[Redacted]

[Redacted]

SITE PLAN





**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: NOVEMBER 18, 2025**

**CONDITIONAL USE PERMIT REQUEST
STAFF REPORT**

SUBJECT: 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 SURVEY 293, SOCORRO, TX, LOCATED AT 1110 VISA ROAD, SOCORRO, TX.

NAME: 1110 VISA RD. CUP

PROPERTY ADDRESS: 1110 VISA RD.

PROPERTY LEGAL DESCRIPTION: Tract 5-K-5, Leigh Clark Survey 293

PROPERTY OWNER: CONRADO BRICENO

REPRESENTATIVE: CONRADO BRISENO

PROPERTY AREA: 20,223 SQ. FT.

CURRENT ZONING: C-2 (GENERAL COMMERCIAL)

CURRENT LAND USE: COMMERCIAL

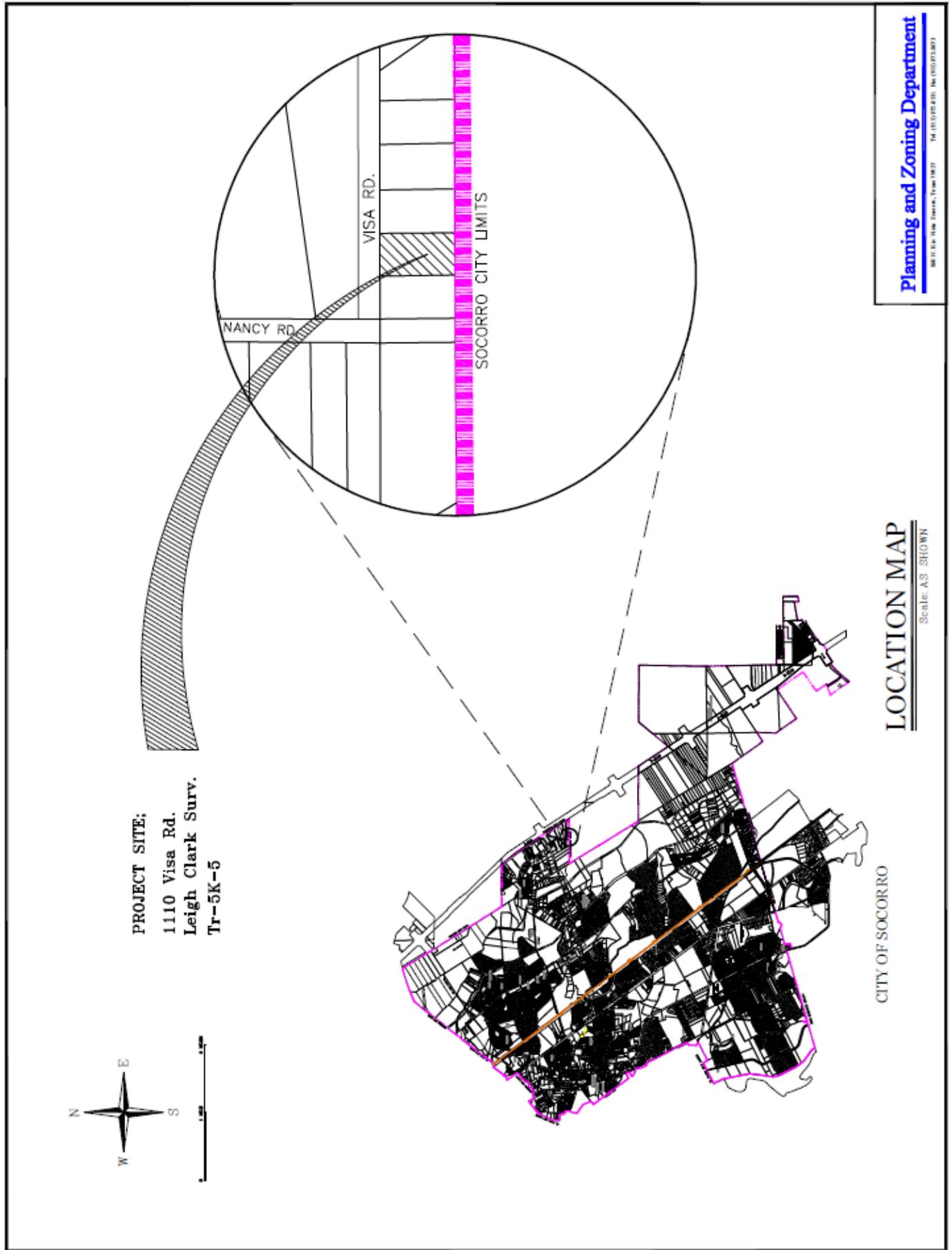
FUTURE LAND USE: NEIGHBORHOOD COMMERCIAL (NC)

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).

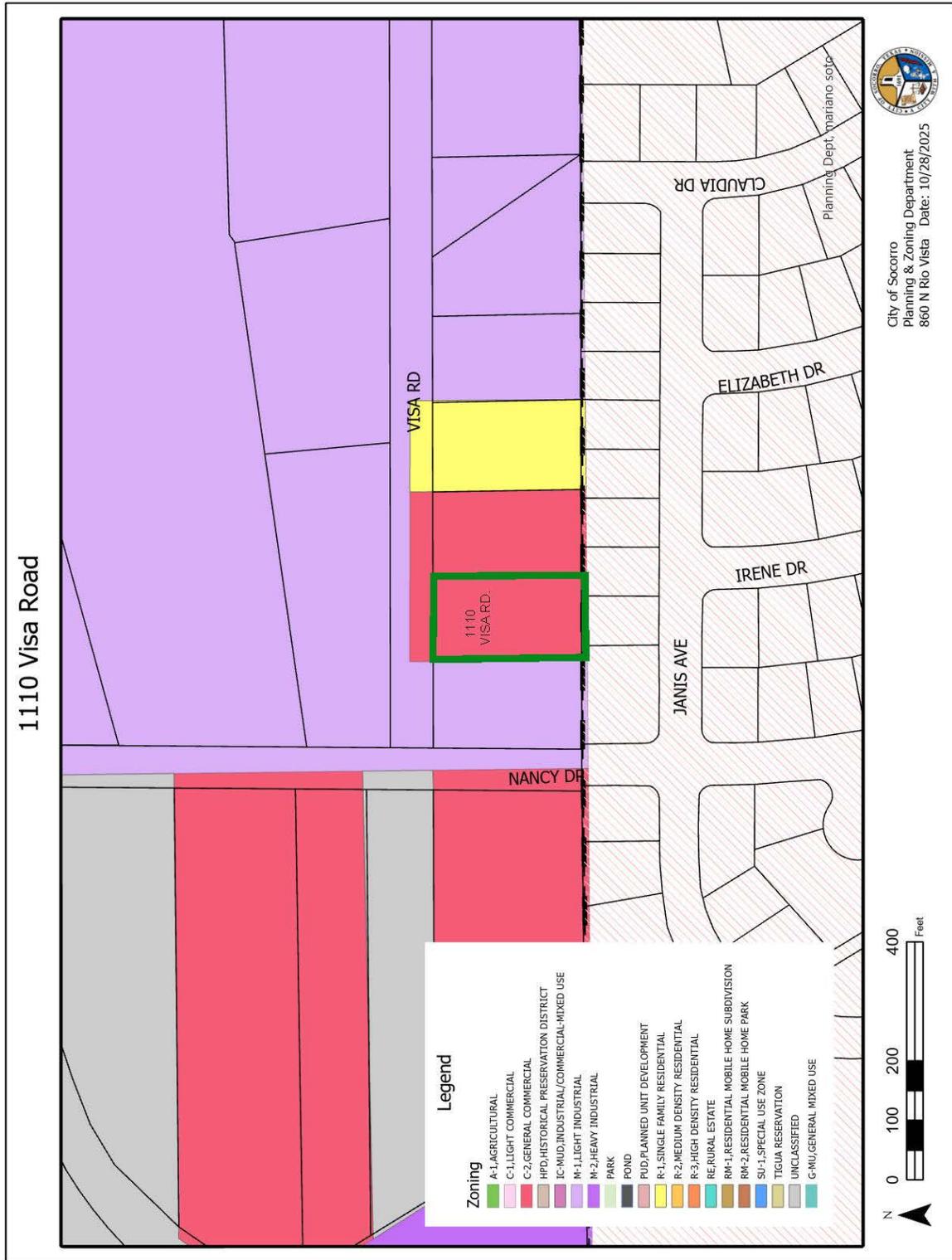
SUMMARY OF REQUEST: Request is for approval of a Conditional Use Permit to allow for a mechanic shop in a C-2 (General Commercial) zoning district.

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the Conditional Use Permit.

LOCATION MAP



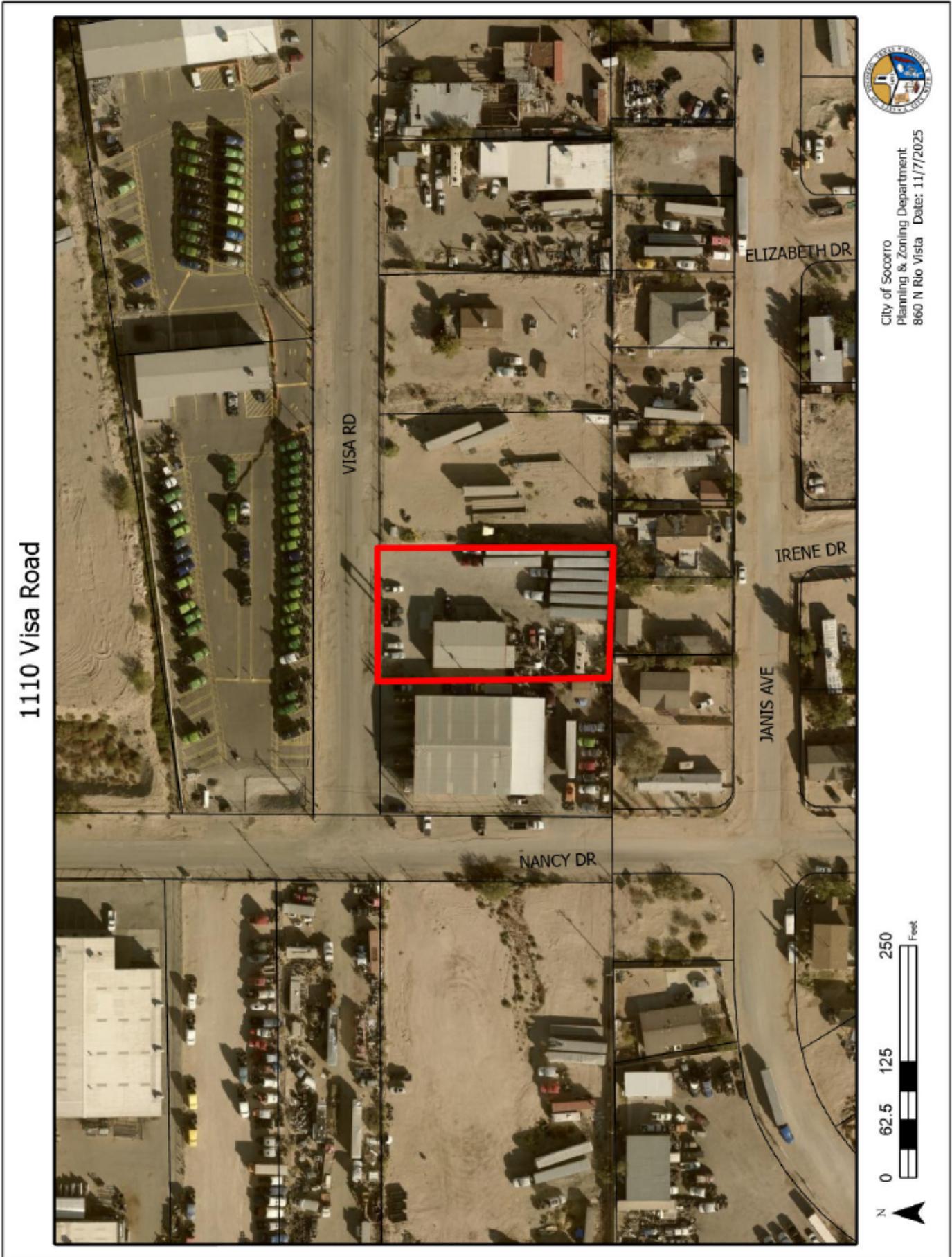
ZONING MAP



FUTURE LAND USE MAP

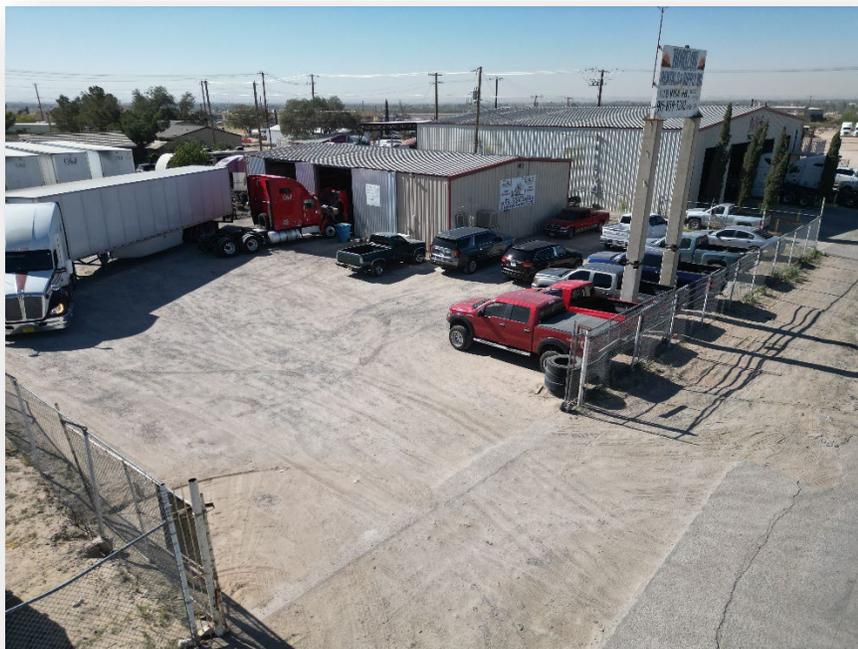


AERIAL IMAGE

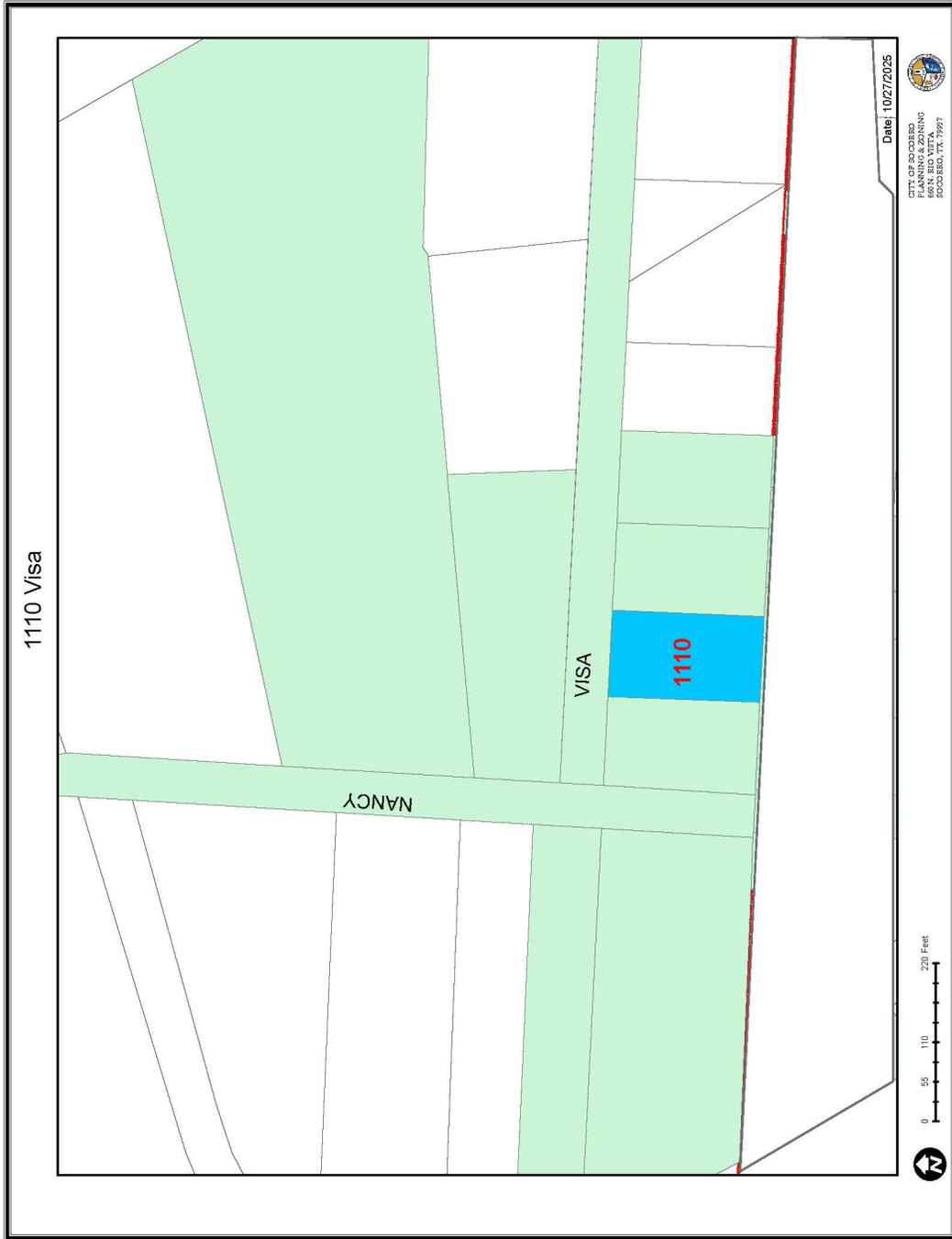


SITE PICTURES

View of the property from Visa Rd.



PUBLIC NOTICE MAP



PUBLIC NOTICE LETTERS

(ENGLISH)

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

October 27, 2025

Dear property owner,

You are hereby notified that a Planning and Zoning Commission meeting has been scheduled to hold a **PUBLIC HEARING** on November 18, 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:

- g) 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.

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 November 18, 2025, to join the meeting and to sign up to speak at 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

(SPANISH)

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

27 de octubre 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 18 de noviembre 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:

- g) Solicitud de audiencia pública para el permiso de uso condicional propuesto para permitir un taller mecánico en un distrito de zonificación comercial general C-2 en el Traque 5-K-5, Leigh Clark Surv. 293, ubicado en 1110 Visa Rd., Socorro, TX.

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.

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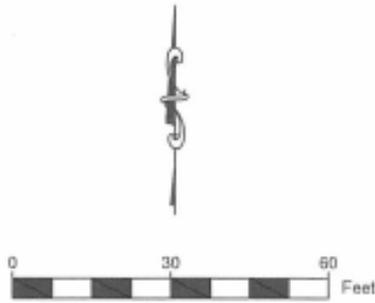
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Atentamente,
Judith Rodriguez
Secretaria de la Comisión de Planeación y Zonificación

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SITE PLAN



LEGEND

-  DESIGNATED CAR PARKING
-  DESIGNATED SERVICE AREA
-  DESIGNATED TRUCK PARKING

