

Rudy Cruz Jr.
Mayor

Ruben Reyes
At Large

Cesar Nevarez
District 1



Alejandro Garcia
District 2

Gina Cordero.
District 3/ Mayor Pro-Tem

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 ESTACIONAMENTOS 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 6TH DAY OF JANUARY 2026 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 JANUARY 6, 2026 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: LO

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

PUBLIC COMMENT

3. Open Forum.

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

NOTICE TO THE PUBLIC AND APPLICANTS

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

4. Consent Agenda.

- a) Approval of Meeting minutes of December 16, 2025.

REGULAR AGENDA

- 5. Public hearing** for a proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 12-A-1, Block 2, Socorro Grant, located near Bauman Rd., Socorro, TX, from A-1

Approved by: 

(Agricultural) to R-2 (Medium Density Residential) to allow for the development of multi-family residential lots.

6. **Consider and Take Action** for a proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 12-A-1, Block 2, Socorro Grant, located near Bauman Rd., Socorro, TX, from A-1 (Agricultural) to R-2 (Medium Density Residential) to allow for the development of multi-family residential lots.
7. **Consider and Take Action** on the proposed approval of the Final Plat for El Paso Lower Valley Commerce Center Subdivision, being a portion of Parcel 1, Tracts 3 and 4, Block 24, San Elizario Grant, El Paso County, Texas, and located at Southeast corner of North Loop Dr. and Estate Dr.
8. **Consider and Take Action** on the Election of Officers for Planning and Zoning Commission.
9. **Consider and Take Action** on the Bylaws of the Planning and Zoning Commission.
10. **Consider and Take Action** on the 2026 Planning & Zoning Meeting Calendar.
11. **Planning and Zoning Commissioners Report.**
12. **Planning and Zoning Department Report.**
13. **Adjournment**

EXECUTIVE SESSION

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

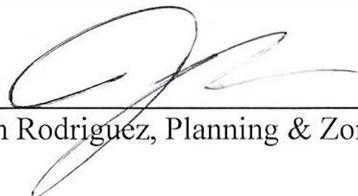
Approved by: 

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 DECEMBER 2025.

By: 

Judith Rodriguez, Planning & Zoning Secretary.

DATE & TIME POSTED: 12/29/2025@ 3:30 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: 

Rudy Cruz Jr.
Mayor

Ruben Reyes
At Large

Cesar Nevarez
District 1



Alejandro García
District 2

Gina Cordero
District 3/ Mayor Pro-Tem

Irene Rojas
District 4

Adriana Rodarte
City Manager

PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES December 16, 2025@ 5:30 P.M.

1. CALL TO ORDER.

The Chairman Andrew Arroyos called the meeting to order at 5:31 PM

2. ESTABLISHMENT OF QUORUM.

A quorum was established with 4 commissioners present.

Members Present:

Andrew Arroyos

Yolanda Rodriguez

Julie Dominguez

David Estrada

Members Absent:

Oswaldo Reza

Staff Present:

- Lorraine Quimiro, *City Planner Development Director.*
- Judith Rodriguez. *Planner.*
- Yadira Magana, *Planning Clerk.*
- Erika Escandon, *Planning Clerk.*
- Estevan Gonzales, *I.T. Director.*
- Merwan Bhatti, *City Attorney.*

3. Notice to the Public- Open Forum

No Speakers

4. CONSENT AGENDA

- a) Public hearing request for a proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 12-A-1, Block 2, Socorro Grant, located near Bauman Rd., Socorro, TX, from A-1 (Agriculture) to R-2 (Medium Density Residential) to allow for the development of multi-family residential lots.
- b) Approval of Meeting minutes of December 2, 2025.

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

Ayes: Andrew Arroyos, Julie Dominguez and Yolanda Rodriguez.

Nays:

Abstain: David Estrada

Absent: Osvaldo Reza

REGULAR AGENDA

5. **Public hearing** for a proposed amendment to the City of Socorro's Master Plan and rezoning of a portion of Tract 2, Block 3, Socorro Grant, located near Horizon Blvd., Socorro, TX, from C-2 (General Commercial) to R-2 (Medium Density Residential) to allow for the development of single-family residential lots.

Public Hearing was opened by the Chairman at: **5:32 PM.**

Speaker: No Speakers

Public Hearing was closed by the Chairman at: **5:32 PM.**

6. **Consider and Take Action** on the Approval of the proposed amendment to the City of Socorro Master Plan and the rezoning of Tract 2, Block 3, Socorro Grant, located in Horizon Blvd., Socorro, TX, from C-2 (General Commercial) to R-2 (Medium Density Residential) to allow for the development of single-family residential lots.

Ms. Rodriguez gave the presentation on this item.

A motion was made by Julie Dominguez and seconded by David Estrada *to approve Item Six (6)*

Motion carried.

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

Nays:

Abstain: Andrew Arroyos

Absent: Osvaldo Reza

- 7. Public hearing** regarding a proposed amendment to the City of Socorro Master Plan and the rezoning of Tract 13, Block 27, Socorro Grant, located at 11764 Socorro Rd., Socorro, TX, from A-1 (Agricultural) to R-2 (Medium Density Residential) to allow for the development of single-family residential lots.

Public Hearing was opened by the Chairman at: **5:38 PM**.

Speaker: No Speakers

Public Hearing was closed by the Chairman at: **5:38 PM**.

- 8. Consider and Take Action** for a proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 13, Block 27, Socorro Grant, located at 11764 Socorro Rd., Socorro, TX, from A-1 (Agricultural) to R-2 (Medium Density Residential) to allow for the development of single-family residential lots.

Ms. Rodriguez gave the presentation on this item.

A motion was made by Julie Dominguez and seconded by Andrew Arroyos *to approve Item Eight (8) Motion carried.*

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

Nays:

Abstain:

Absent: Osvaldo Reza

- 9. Consider and Take Action:** on the proposed approval of the Final Plat for Flor del Bosque Subdivision, being all of Tract 11A, Block 32, San Elizario Grant, El Paso County Texas, near Petunia Dr., San Elizario TX.

Ms. Rodriguez gave the presentation on this item.

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

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

Nays:

Abstain:

Absent: Osvaldo Reza

- 10. Consider and Take Action** on the proposed approval of the Preliminary Plat for Horizon Park Unit Two Subdivision, being all of Tracts 2, 3B, 3B5 and 4E1A, Block 3, Socorro Grant, and located near Horizon Blvd.

Ms. Rodriguez gave the presentation on this item.

A motion was made by Julie Dominguez and seconded by Yolanda Rodriguez *to approve Item Ten (10) Motion carried.*

Ayes: Julie Dominguez, Yolanda Rodriguez, David Estrada.

Nays:

Abstain: Adrew Arroyos

Absent: Osvaldo Reza

11. Planning and Zoning Commissioners Report.

Chairman Andrew Arroyo stated that this would be the last meeting of the year.

Commissioner Yolanda Rodriguez requested that the city consider constructing medians on Nuevo Hueco Tanks Road to improve traffic flow at exit points. Lorraine Quimiro Planning Director stated that the matter would be reviewed and looked into.

12. Planning and Zoning Department Report.

Lorraine Quimiro, Planning Director, stated no items. Thanked the Commissioners for their support and help throughout the year. January 6th will be the first Planning and Zoning meeting of the year 2026.

13. Adjournment

A motion was made by Andrew Arroyos and seconded by Yolanda Rodriguez, *to adjourn at 5:54 PM.*

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

Nays:

Abstain:

Absent: Osvaldo Reza



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: JANUARY 6, 2026**

**REZONING REQUEST
STAFF REPORT**

SUBJECT: PUBLIC HEARING REQUEST FOR THE PROPOSED AMENDMENT TO THE CITY OF SOCORRO'S MASTER PLAN AND REZONING OF TRACT 12-A-1, BLOCK 2, SOCORRO GRANT, LOCATED NEAR BAUMAN RD., SOCORRO, TX, FROM A-1 (AGRICULTURAL) TO R-2 (MEDIUM DENSITY RESIDENTIAL) TO ALLOW FOR THE DEVELOPMENT OF MULTI-FAMILY RESIDENTIAL LOTS.

NAME: Tract 12-A-1, Block 2, Socorro Grant, Rezoning

PROPERTY ADDRESS: Near Bauman Rd.

PROPERTY LEGAL DESCRIPTION: Tract 12-A-1, Block 2, Socorro Grant

PROPERTY OWNER: Clint Land Holding Co., LLC

REPRESENTATIVE: Clint Land Holding Co., LLC

PROPERTY AREA: 21.35 Acres

CURRENT ZONING: A-1 (Agricultural)

CURRENT LAND USE: Vacant

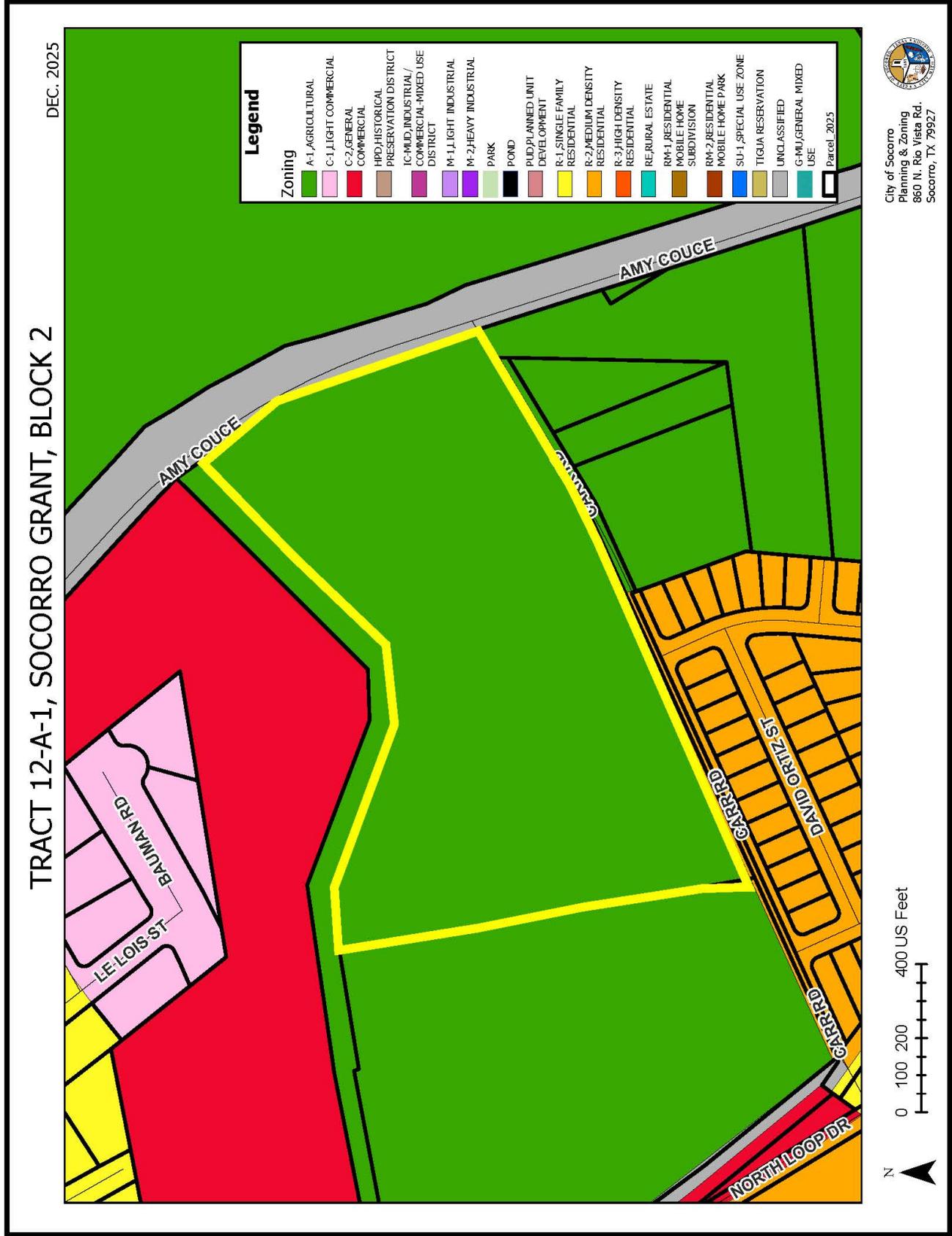
FUTURE LAND USE MAP: Urban Residential (UR)

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).

SUMMARY OF REQUEST: Request is for approval of a rezoning of a property from A-1 to R-2 to allow for the development of multi-family residential lots.

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

ZONING MAP



FUTURE LAND USE MAP

DEC 2025

TRACT 12-A-1, BLOCK 2, SOCORRO GRANT

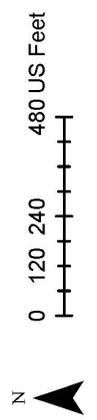


Future Land Use 2040

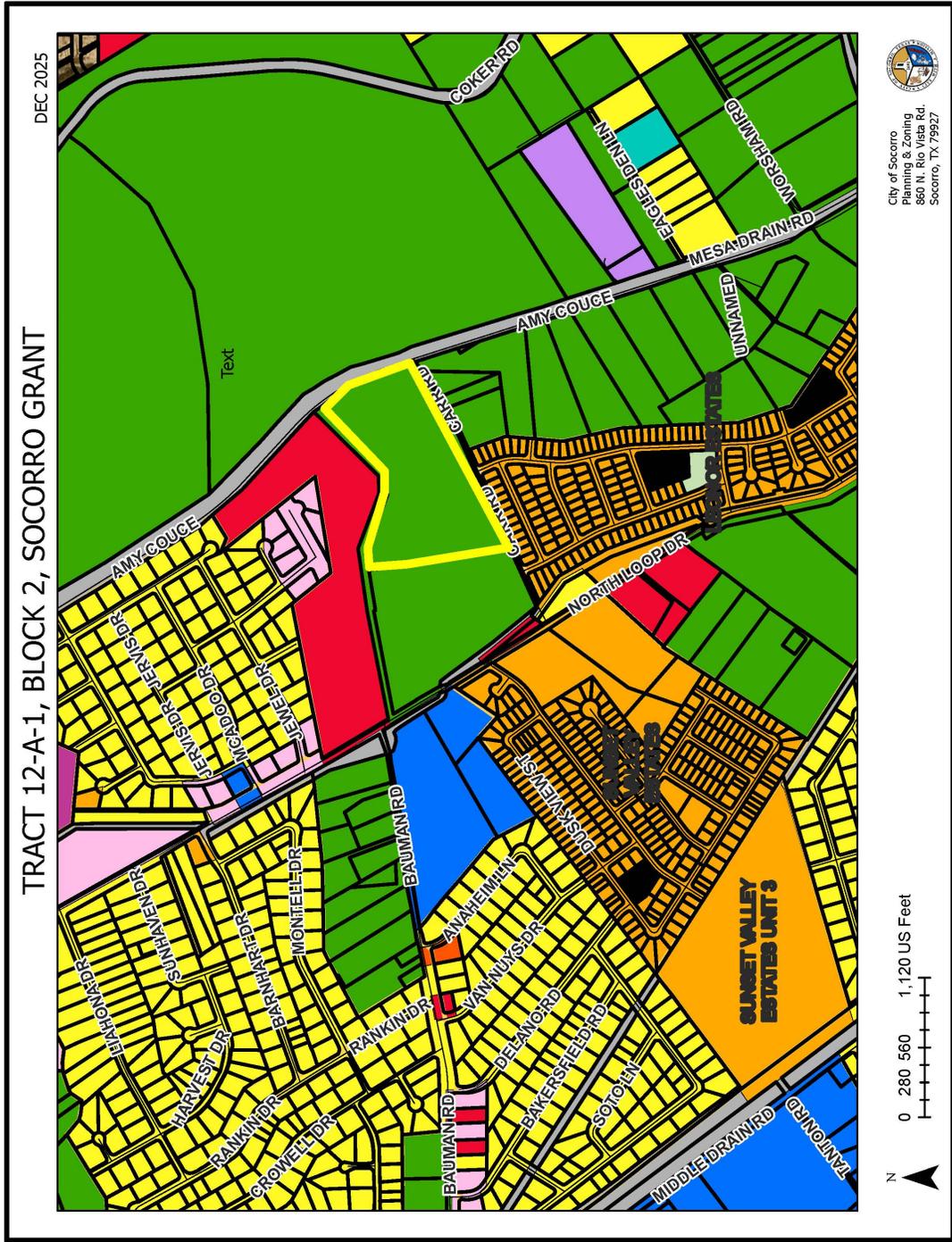
- Agriculture (AG)
- Heavy Industrial (HI)
- Industrial/Commercial
- Mixed-Use (TCMU)
- Medium Density Residential (MDR)
- Mixed-Use (MU)
- Neighborhood Commercial (NC)
- Open Space and Parks (OSP)
- Regional Commercial (RC)
- Rural Residential (RR)
- Suburban Residential (SR)
- Ysleta del Sur Pueblo Tribal Land
- Urban Residential (UR)



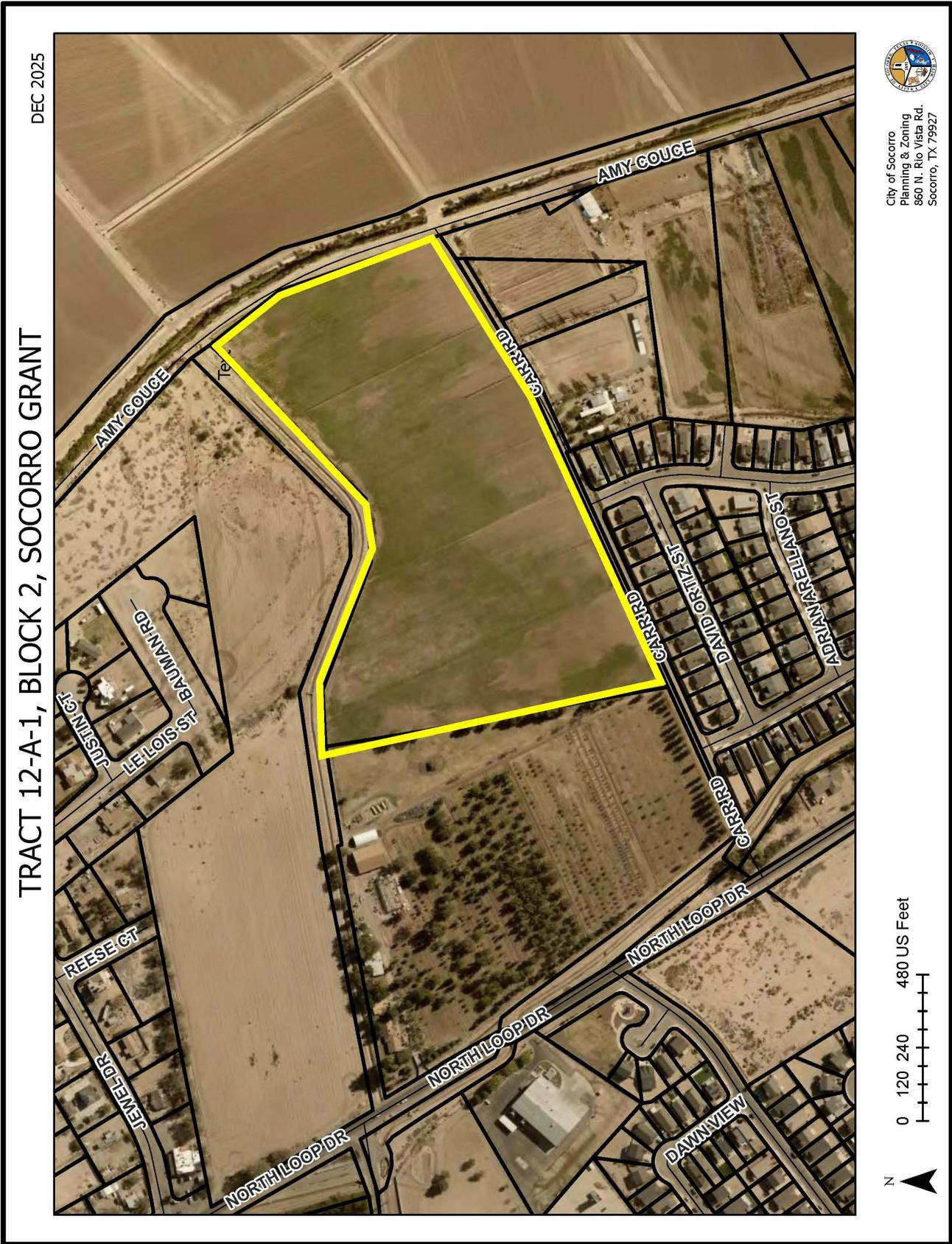
City of Socorro
 Planning & Zoning
 860 N. Rio Vista Rd.
 Socorro, TX 79927



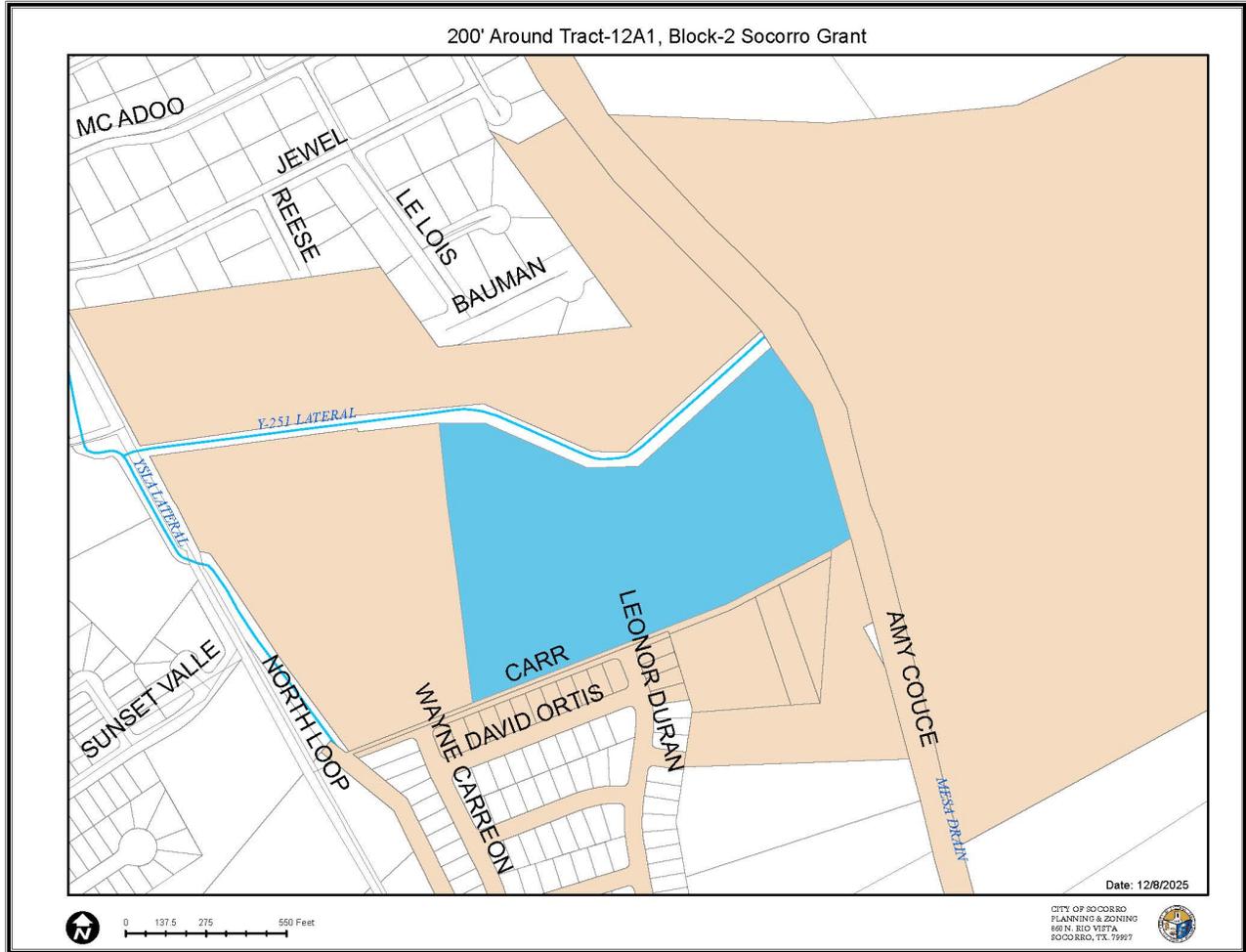
ADJACENT SUBDIVISIONS



AERIAL IMAGE



PUBLIC NOTICE



PUBLIC FEEDBACK

*IN PERSON RESPONSES:	0- OPPOSITION	0- SUPPORT
*MAILED RESPONSES:	0- OPPOSITION	0- SUPPORT
*PHONE RESPONSES:	0- OPPOSITION	0- SUPPORT
*EMAIL RESPONSES:	0- OPPOSITION	0- SUPPORT

PUBLIC LETTERS (ENGLISH)

Rudy Cruz, Jr.
Mayor

Ruben Reyes
At Large

Cesar Nevarez
District 1



Alejandro Garcia
District 2

Gina Cordero
District 3/ Mayor Pro Tem

Irene Rojas
District 4

Adriana Rodarte
City Manager

December 8, 2025

Dear property owner,

You are hereby notified that a Planning and Zoning Commission meeting has been scheduled to hold a **PUBLIC HEARING** on January 6, 2026, at 5:30 p.m. **WILL BE BROADCASTED FROM CITY HALL CHAMBERS, 860 RIO VISTA RD., SOCORRO, TEXAS. YOU MAY ATTEND IN PERSON, VIA TELEPHONE CONFERENCE AND LIVE STREAMED.** The purpose of the Public Hearing is to receive public comments on the following:

- a) Public hearing request for a proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 12-A-1, Block 2, Socorro Grant, located near Bauman Rd., Socorro, TX, from A-1 (Agricultural) to R-2 (Medium Density Residential) to allow for the development of multi-family residential lots.

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 January 6, 2026, 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 LETTERS (SPANISH)

Rudy Cruz, Jr.
Mayor

Ruben Reyes
At Large

Cesar Nevarez
District 1



Alejandro Garcia
District 2

Gina Cordero
District 3/ Mayor Pro Tem

Irene Rojas
District 4

Adriana Rodarte
City Manager

8 de diciembre del 2025

Estimado dueño(a) de propiedad,

Se le notifica que habrá una **AUDIENCIA PUBLICA** durante la junta de la Comisión de Planeación y Zonificación el 6 de enero del año 2026 a las 5:30 p.m. **TRANSMITIDO DESDE CÁMARAS DE AYUNTAMIENTO, 860 RIO VISTA RD., SOCORRO, TEXAS. USTED PODRA ATENDER A ESTA JUNTA EN PERSONA, ATRAVÉS DE LA CONFERENCIA TELEFÓNICA Y EN VIVO POR MEDIO VIRTUAL.** El propósito de la audiencia pública es para recibir comentarios u opiniones del público sobre lo siguiente:

- a) Solicitud de audiencia pública para la enmienda propuesta al Plan Maestro de la Ciudad de Socorro y el cambio de zonificación del Traque 12-A-1, Bloque 2, Socorro Grant, ubicado cerca de Bauman Rd., Socorro, TX, de A-1 (Agricultural) a R-2 (Residencial de Densidad Media) para permitir el desarrollo de lotes residenciales multifamiliares.

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 6 de enero del año 2026 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.

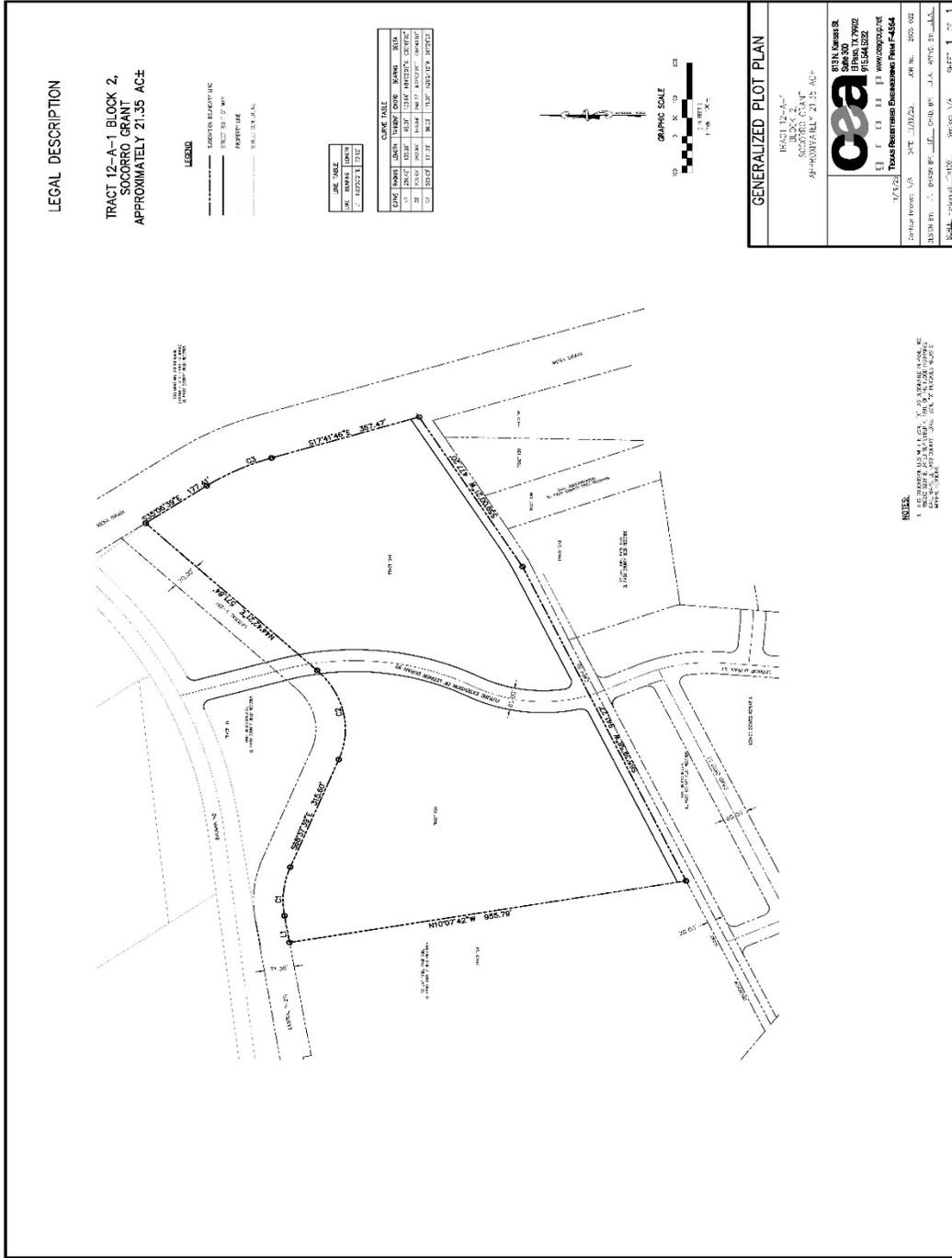
Por favor póngase en contacto con nuestra oficina el día de la junta para confirmar que la junta se llevará a cabo.

Atentamente,

Judith Rodriguez

Secretaria de la Comisión de Planeación y Zonificación

GENERALIZED PLOT PLAN





**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: JANUARY 6, 2026**

**FINAL PLAT APPLICATION STAFF
REPORT**

SUBJECT:

REQUEST FOR APPROVAL OF A FINAL PLAT FOR THE EL PASO LOWER VALLEY COMMERCE CENTER SUBDIVISION, BEING A PORTION OF PARCEL 1, TRACTS 3 AND 4, BLOCK 24, SAN ELIZARIO GRANT, AND LOCATED AT SOUTHEAST CORNER OF NORTH LOOP DR. AND ESTATE DR., EL PASO COUNTY, TX.

NAME: El Paso Lower Valley Commerce Center Subdivision

PROPERTY ADDRESS: Southeast corner of North Loop Dr. and Estate Dr.

PROPERTY LEGAL DESCRIPTION: Being a Portion of Parcel 1, Tracts 3 and 4, Block 24, San Elizario Grant.

PROPERTY OWNER: PGF#2-SURRAT, LLC PG#2- SURRAT, LLC

REPRESENTATIVE: TRE & Associates, LLC

PROPERTY AREA: 65.146 Acres

CURRENT ZONING: N/A (City Of Socorro's 2-Mile ETJ)

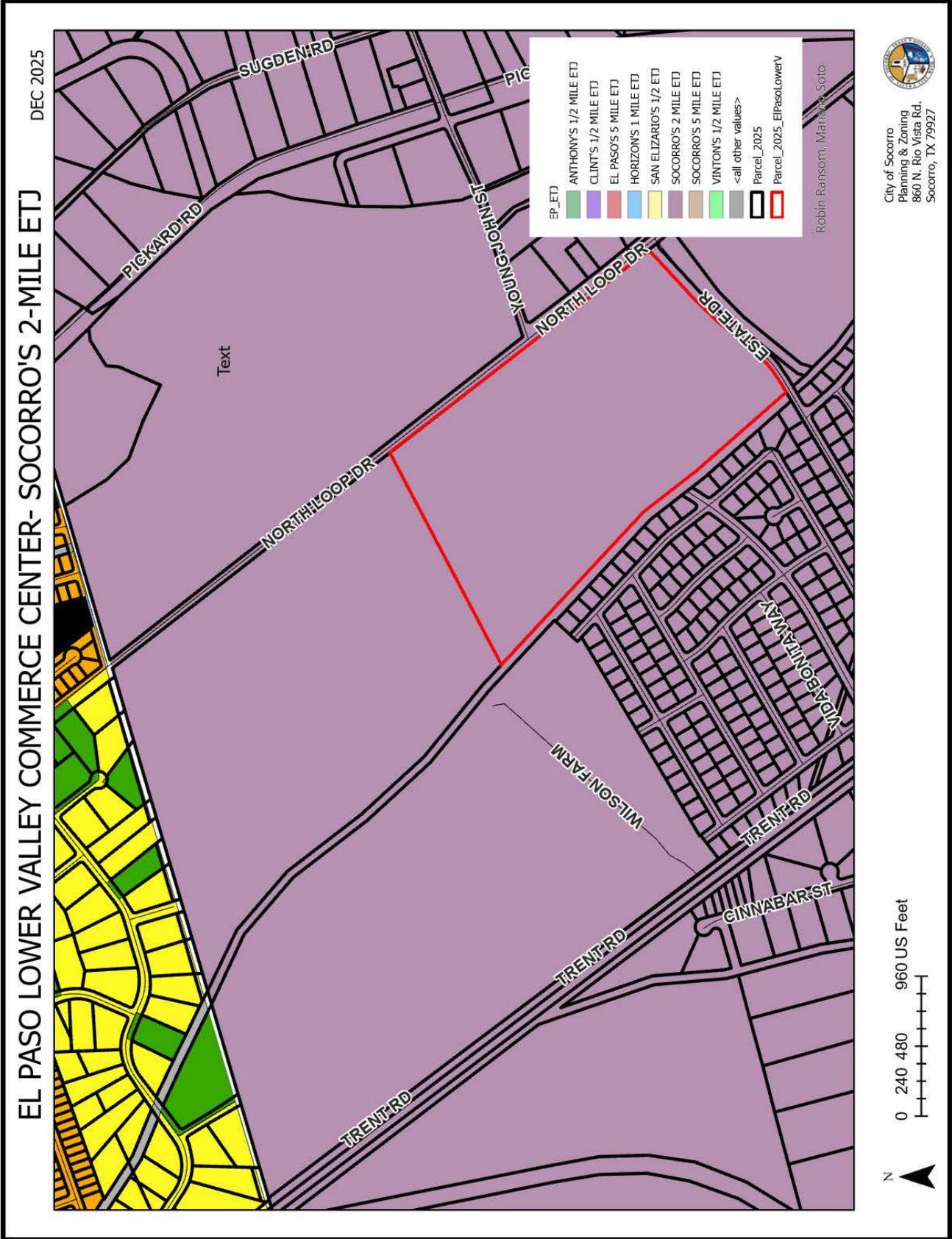
CURRENT LAND USE: Vacant

FLOOD MAP: According to the Flood Insurance Rate Maps, the referenced property lies within Zone X; (Community Panel # 4802120277-B/ FEMA, September 4, 1991).

SUMMARY OF REQUEST: Request is for approval of a Final Plat for El Paso Lower Valley Commerce Center Subdivision.R

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the Final Plat for the El Paso Valley Commerce Center Subdivision.

ZONING MAP



SITE PICTURES



View from the intersection of
Estate Dr. and North Loop Dr.



FINAL PLAT

EL PASO LOWER VALLEY COMMERCE CENTER

A PORTION OF PARCELS 1, TRACTS 3 AND 4, BLOCK 24, SAN ELIZABO GRANT, EL PASO COUNTY, TEXAS, CONTAINING 68.46 ACRES ±

1	PREPARED BY	ZWA
2	DATE	11/15/2019
3	PROJECT	EL PASO LOWER VALLEY COMMERCE CENTER

THESE PARCELS ARE BEING PLATTED AS A RESULT OF THE AGREEMENT MADE BETWEEN THE LANDLORDS AND THE LESSEES, AS SET FORTH IN THE ATTACHED LEASE AGREEMENTS, AND THE AGREEMENT MADE BETWEEN THE LANDLORDS AND THE LESSEES, AS SET FORTH IN THE ATTACHED LEASE AGREEMENTS, AND THE AGREEMENT MADE BETWEEN THE LANDLORDS AND THE LESSEES, AS SET FORTH IN THE ATTACHED LEASE AGREEMENTS.

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TRACT	ACRES	FRAC	TOTAL ACRES
1	1.23	1/4	1.23
2	1.23	1/4	1.23
3	1.23	1/4	1.23
4	1.23	1/4	1.23
5	1.23	1/4	1.23
6	1.23	1/4	1.23
7	1.23	1/4	1.23
8	1.23	1/4	1.23
9	1.23	1/4	1.23
10	1.23	1/4	1.23
11	1.23	1/4	1.23
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76	1.23	1/4	1.23
77	1.23	1/4	1.23
78	1.23	1/4	1.23
79	1.23	1/4	1.23
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100	1.23	1/4	1.23



SCHEDULE OF DEVELOPMENT

<u>Anticipated El Paso Lower Valley Commerce Center Schedule 10/31/2025</u>	Estimated Start	Estimated End
Grading Improvements	2/2/2026	3/6/2026
Drainage Improvements	3/9/2026	5/8/2026
Decel Lanes	5/11/2026	6/12/2026
Water and Wastewater	6/15/2026	7/17/2026
Dry Utilities	7/20/2026	9/18/2026
Walkthrough	9/21/2026	9/25/2026
Punchlist Items	9/28/2026	10/9/2026
Final Walkthrough	10/12/2026	
LVWD Acceptance	11/13/2026	
County Acceptance	11/13/2026	

THE CITY OF SOCORRO
MUNICIPAL PLANNING & ZONING COMMISSION

BYLAWS

The City of Socorro Municipal Planning & Zoning Commission (the "PZC") hereby adopts these Bylaws to govern their own proceedings and carry out the purposes for which the PZC was created, not inconsistent with the Socorro City Charter (the "Charter") and the Code of Ordinances of the City (the "Code"). These Bylaws shall be supplementary to the regulations governing the PZC within the Code, as may be amended by the Socorro City Council.

ARTICLE I. MEMBERSHIP

A. The PZC consists of seven (7) members appointed by the Mayor and City Council (the "Appointed Members") who shall serve for terms of two (2) years and a maximum of three (3) consecutive terms.

B. Two (2) alternate members may also be appointed by the Mayor (the "Alternate Members") to serve for terms of two (2) years. Alternate Members shall be on call to serve only when an Appointed Member of the PZC is not able to serve.

C. No Appointed Member or Alternate Member may hold office if he/she is related within the second degree of affinity or the third degree by consanguinity to a member of the City Council, the Mayor, or any City official identified in Section 3.20 of the Charter.

D. Appointed Members shall not be eligible to appointment or transfer to fill another PZC place until the term of their originally appointed place expires.

E. The Appointed Members of the PZC shall serve on the PZC until their successors are appointed and shall be subject to removal under the terms of the Charter. *See Section 3.04F.*

F. Advisory members may be appointed by City Council to assist the PZC from time to time, but advisory members shall not be entitled to vote on any matter that may come before the PZC.

G. The PZC will recommend to City Council the removal of any Appointed Member once the Appointed Member has three (3) consecutive absences.

H. Upon the confirmed absence of an Appointed Member, the Chairperson may designate an Alternate Member. The designated Alternate Member, together with the Appointed Members present at a meeting are hereinafter referred to as the "Voting Members".

ARTICLE II. POWERS

The duties, powers and authorities of the Voting Members of the PZC are outlined in the Charter and the Code.

ARTICLE III. OFFICERS

A. The officers of the PZC shall be the Chairperson, the 1st Vice-Chairperson, 2nd Vice-Chairperson and the Executive Secretary.

B. The officers shall be elected annually during the month of January, but in any case, shall hold office until their successors have been elected. Officers shall assume office on the day of election.

C. The officers shall be Appointed Members of the PZC, except that the Executive Secretary may be a member of the staff of the Planning Department.

D. The duties of the officers shall be those usually pertaining to their respective offices.

E. The Executive Secretary shall keep a written record of all meetings, resolutions, transactions, findings and determinations of the PZC.

F. When a vacancy exists, the position will be temporarily filled by the next succeeding officer (e.g., should the Chairperson resign, the 1st Vice-Chairperson would temporarily assume this office and the 2nd Vice-Chairperson would assume the office of the 1st Vice-Chairperson).

G. The Chairperson shall call for an election from the Voting Membership to fill any vacancy at the first available meeting of the PZC.

ARTICLE IV. MEETINGS

A. The PZC shall hold not less than ten (10) regular meetings each year.

B. The annual business and organizational meeting shall be held in January, at which time election of officers will be held, the Bylaws reviewed, a program of objectives adopted and a schedule of meetings, order of business and other activities for the ensuing year established.

C. No notice of regular meetings shall be required to be given to the Voting or Alternate Members, other than through the published schedule adopted at the January business and organizational meeting.

D. Special meetings may be held at any time provided that a 72-hour notice is posted pursuant to state law requirements.

E. Special meetings may be called by the Chairperson or a simple majority of the Appointed Members.

ARTICLE V. RULES OF PROCEDURE

The PZC hereby adopts Robert's Rules of Order as a general guide for its rules of procedure which will govern the business proceedings of the PZC whenever they are not in conflict with the provisions of these Bylaws.

ARTICLE VI. QUORUM

A quorum of Voting Members shall be required to vote on any question. A quorum shall consist of three (3) of the Voting Members. The minutes of the PZC shall reflect the names of Appointed Members, Alternate Members and advisory members present at the meeting.

ARTICLE VII. VOTING

A. The vote of a majority of the quorum of Voting Members present at any meeting shall be necessary to decide any question.

B. Each Voting Member, to include the Chairperson, shall be entitled to one (1) vote on any matter that may come before the PZC.

C. When discussion on an agenda item is commenced, no Voting Member shall leave the meeting area, including any ante-room(s) attached to the meeting area until the vote is disclosed.

D. A Voting Member may change his/her vote after the roll has been completed and before announcement of the result, but not thereafter unless the item has been reconsidered.

E. In cases where unanimous vote of the Voting Members is not received on a question before the PZC, the Executive Secretary shall take a verbal roll call of the Voting Members to appropriately record the vote and announce a decision.

F. The Voting Members shall be authorized to reconsider any item prior to the expiration of the meeting at which the item was heard, and a decision made. A motion to

reconsider prior to the expiration of such meeting may be made by any Voting Member who voted on the prevailing side on the agenda item.

G. A motion to reconsider is the exclusive method by which an item can again be brought before the PZC after the meeting at which a final vote was taken except as provided for in Paragraph I of this Article VII.

H. Reconsideration of items after expiration of the meeting where a vote deciding the item was taken is only available within 60 days following the PZC meeting at which a final vote was taken, unless otherwise directed by City Council or requested by another recommending body in order to avoid conflict between recommendations to be forwarded to Council, and shall additionally comply with all of the following:

1. An item may not be reconsidered twice, except by 2/3 consent of the PZC.
2. A motion to reconsider must be on the agenda that is publicly posted.
3. Once an action reaches the floor of the City Council, it may not be reconsidered unless so directed by City Council.
4. In instances where state law does not allow the decision rendered to be changed, it may not be reconsidered by the PZC.

I. An item may be brought before the PZC again at any time at the request of the Executive Secretary when necessary to cure a defect as to notice to adjacent landowners previously provided, or to cure any other similar defect that could render the prior public hearing invalid under state law.

J. No decision of the PZC otherwise valid pursuant to state law and the laws of the City of Socorro, Texas shall be invalidated by failure to comply with these Bylaws.

ARTICLE VIII. ETHICS

A. Any Voting Member of the PZC who has a personal, professional or financial interest in any matter presented shall make full disclosure before the PZC and may not participate in the discussion or vote on that specific matter.

B. Any Voting Member of the PZC who has a substantial interest in a matter before the PZC as defined by Section 171.002 of the Texas Local Government Code shall file an affidavit so stating with the City Clerk before a vote on the matter is taken as is required by Section 171.004 of the Texas Local Government Code. Additionally, such Voting Member shall leave the room for discussion and action on the item in question.

C. All actions taken by the PZC shall be in accordance with Chapter 2, Article VII of the Code.

D. In the interest of fairness to the applicants and appellants appearing before the PZC and those appearing in opposition to the same, no discussion shall be held by an Appointed or Alternate Member of the PZC with the applicant, appellant, or opposition, who is attempting to influence any PZC member concerning the application or other matter involving an applicant or appellant before the PZC either at home or office, or in person, by telephone, letter or electronic communication. All such discussions shall be held during a meeting at which the item is posted for discussion so that all Voting Members shall have the full benefit of such a discussion. Nothing herein shall prevent a Voting Member from gathering information regarding pending matters from City staff.

E. When a Voting or Alternate Member is called upon to voice opinions at public or private functions, he/she shall indicate whether he/she is speaking for himself/herself and not representing the PZC unless a final action by the PZC has been taken on the specific issue.

ARTICLE IX. ORDER OF BUSINESS

A. An order of business for zoning meetings, subdivision meetings, and such other types of meetings as may be designated shall be established at the regular business and organizational meeting each January. The PZC as a body shall consider and act on any request for amendment or modification to the order of business.

ARTICLE X. COMMITTEES

A. Committees of the membership of the PZC may be established and appointed by the Chairperson to assist the PZC in the performance of its functions.

B. Each committee shall consist of three (3) Voting Members.

C. Citizens and public officials may be appointed to serve as members of a PZC Committee.

D. Each Committee shall require the presence of two (2) Voting Members for purposes of a quorum.

E. Advisory committees of citizens and/or public officials who are not members of the PZC may be appointed from time to time to advise and make recommendations to the PZC.

ARTICLE XI. PARTICIPATION BY EMPLOYEES AND THE PUBLIC

A. When an officer, an employee of the City, or an ex-officio member desire to speak, he/she shall address the Chair, and upon being recognized, shall state his/her name and position with the City and then speak.

B. On calls to the audience, a person desiring to speak shall address the Chair. Upon being recognized, such person shall state his/her full name, address, whom he/she represents, and state the subject matter.

C. No person shall interrupt the proceedings of the PZC.

D. Orderly procedure requires that each person shall proceed without interruption from the audience, that all arguments shall be addressed to the PZC, and that there be no questioning or arguing between individuals.

E. The PZC shall designate a portion of its regular monthly meeting as an Open Forum to hear public concerns. The Secretary shall make available a sign-in sheet for the public inside of the meeting location on the day of the PZC meeting up until the start of the meeting. Any person signing up to provide comments during Open Forum must provide their name, address and a short description of the topic(s) of their comment.

If an individual has signed up to speak on Open Forum or any other time on the agenda, they will be called to the podium and given five (5) minutes to make the presentation. If they are representing a group, the group will be given a maximum of three (3) five (5) minute presentations. The Executive Secretary will time each presentation and will signal the end of the presentation with a verbal call of "TIME." The PZC may extend time limits which will require a motion to suspend the rules, a second, and a majority vote on extended presentations. The PZC is not obligated to respond to any item presented in Open Forum at the date and time of its presentation and may not be deliberated by the members of PZC nor rebutted or debated by members of the public. Any member of the PZC may propose that the topic commented on be posted by staff on a future PZC meeting agenda for the PZC's discussion and action.

No person may speak a second time except by permission of the presiding officer, and further, no person shall be heard a second time until all persons desiring to speak once have been given the opportunity to do so.

Personal attacks are not permitted. Members of the public should address their questions to the PZC, not to the staff. The PZC may in turn ask staff to provide input.

Members of the public may be asked to leave or be removed from the meeting if it is determined that they are disruptive to the meeting. Such determination will be made by the presiding officer. The PZC may move to overrule such determination by the presiding officer subject to a simple majority vote of the PZC, present and voting.

F. Matters of public hearing before the PZC shall be presented in the following manner:

1. Presentation by staff
2. Presentation by applicant
3. Presentation by proponents
4. Presentation by opponents
5. Rebuttal by applicant

G. The Chair may stagger the presentation by one proponent and one opponent or may ask for full presentations in the above order.

H. The members of the PZC may ask questions and make appropriate comments; however, no member shall argue or debate an issue with members of the public present.

I. A majority of the membership may take any matter under advisement for later consideration and determination or may defer action when it concludes that additional evidence is needed, or further study is required, provided that all requirements of state law and local ordinances are followed.

J. Following the staff presentation and recommendation, applicant and public input if any, the Chair or a vote of the majority of the members shall have the authority to close the discussion to the PZC. Once discussion has been closed to the PZC, no employee, applicant, or member of the public may speak unless questioned by a member of the PZC. However, the City's legal counsel may request to speak as to any legal issues pertaining to the pending application.

ARTICLE XII. AMENDMENTS

The PZC may make, alter, amend or rescind these Bylaws at any regular meeting.

ARTICLE XIII. PRIOR BYLAWS

These Bylaws supersede and replace any and all prior Bylaws of the PZC.

Adopted this _____ day of _____, 2026.

_____, Chairman

_____, 1st Vice Chairman

_____, 2nd Vice Chairman

_____, Secretary



CITY OF SOCORRO 2026 SCHEDULED MEETINGS CALENDAR



<p>1 New Year's Day* 6 P & Z 14 HLC 15 City Council 19 M. Luther King Jr.* 20 P & Z 21 Ethics 22 BOA 26 Civil Service 28 CSCI Nonprofit</p>	<p>JANUARY '26</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr><th>S</th><th>M</th><th>T</th><th>W</th><th>Th</th><th>F</th><th>S</th></tr> </thead> <tbody> <tr><td></td><td></td><td></td><td></td><td>1</td><td>2</td><td>3</td></tr> <tr><td>4</td><td>5</td><td>6</td><td>7</td><td>8</td><td>9</td><td>10</td></tr> <tr><td>11</td><td>12</td><td>13</td><td>14</td><td>15</td><td>16</td><td>17</td></tr> <tr><td>18</td><td>19</td><td>20</td><td>21</td><td>22</td><td>23</td><td>24</td></tr> <tr><td>25</td><td>26</td><td>27</td><td>28</td><td>29</td><td>30</td><td>31</td></tr> </tbody> </table>	S	M	T	W	Th	F	S					1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	<p>FEBRUARY '26</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr><th>S</th><th>M</th><th>T</th><th>W</th><th>Th</th><th>F</th><th>S</th></tr> </thead> <tbody> <tr><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td><td>6</td><td>7</td></tr> <tr><td>8</td><td>9</td><td>10</td><td>11</td><td>12</td><td>13</td><td>14</td></tr> <tr><td>15</td><td>16</td><td>17</td><td>18</td><td>19</td><td>20</td><td>21</td></tr> <tr><td>22</td><td>23</td><td>24</td><td>25</td><td>26</td><td>27</td><td>28</td></tr> </tbody> </table>	S	M	T	W	Th	F	S	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	<p>3 P & Z 5 City Council 11 HLC 16 Presidents Day* 17 P & Z 19 City Council 23 Civil Service 25 CSCI Nonprofit 26 BOA</p>														
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