

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 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 3RD DAY OF FEBRUARY 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 FEBRUARY 3, 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: *ll*

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

PUBLIC COMMENT

3. Open Forum.

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

NOTICE TO THE PUBLIC AND APPLICANTS

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

4. Consent Agenda.

- a) Public hearing request for a proposed amendment to the City of Socorro's Master Plan and rezoning of Lot 3, Block 13, Alameda Estates Replat, located at 10387 Manzana Rd., Socorro, TX, from R-1 (Single Family Residential) to R-2 (Medium Density Residential), to allow two existing dwellings, and a variance from Sec.46-262.- *Area Requirements- Subsection (2)(d)* to allow a reduced rear yard setback of 3'-0" instead of the 20'-0" setback requirement on the rear dwelling.
- b) Approval of Meeting minutes of January 20, 2026.

Approved by: 

REGULAR AGENDA

5. **Public hearing** for a proposed amendment to the City of Socorro's Master Plan and rezoning of Lot 3, Block 13, Alameda Estates Replat, located at 10387 Manzana Rd., Socorro, TX, from R-1 (Single Family Residential) to R-2 (Medium Density Residential), to allow two existing dwellings, and a variance from Sec.46-262.- *Area Requirements- Subsection (2)(d)* to allow a reduced rear yard setback of 3'-0" instead of the 20'-0" setback requirement on the rear dwelling.
6. **Consider and Take Action** for a proposed amendment to the City of Socorro's Master Plan and rezoning of Lot 3, Block 13, Alameda Estates Replat, located at 10387 Manzana Rd., Socorro, TX, from R-1 (Single Family Residential) to R-2 (Medium Density Residential), to allow two existing dwellings, and a variance from Sec.46-262.- *Area Requirements- Subsection (2)(d)* to allow a reduced rear yard setback of 3'-0" instead of the 20'-0" setback requirement on the rear dwelling.
7. **Consider and Take Action** on the approval of a Replat for Baba Unit One Replat B Subdivision, being a Replat of Lot 2, Block 2, Baba Unit One Subdivision, and located at 10301 Desert Oak Ct., El Paso County, Texas.
8. **Consider and Take Action** on the approval of an amendment to the development plan for the Hermanos Farms Industrial Subdivision. The amendment would change the previously approved pecan tree buffer with a new landscape plan.
9. **Consider and Take Action** on the Election of Officers for Planning and Zoning Commission.
10. **Consider and Take Action** on the Bylaws of the Planning and Zoning Commission.
11. **Consider and Take Action** on the 2026 Planning & Zoning Meeting Calendar.
12. **Planning and Zoning Commissioners Report.**
13. **Planning and Zoning Department Report.**
14. **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

Approved by: 

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.

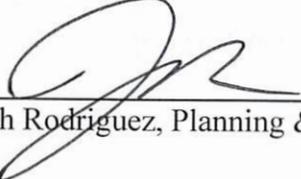
Section 551.071 CONSULTATIONS WITH ATTORNEY
Section 551.072 DELIBERATION REGARDING REAL PROPERTY
Section 551.073 DELIBERATION REGARDING PROSPECTIVE GIFT
Section 551.074 PERSONNEL MATTERS
Section 551.076 DELIBERATION REGARDING SECURITY
Section 551.087 DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATION

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 30TH DAY OF JANUARY 2026.

By: 

Judith Rodriguez, Planning & Zoning Secretary.

DATE & TIME POSTED: 1/30/2026@4:30pm 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 January 20, 2026@ 5:30 P.M.

1. CALL TO ORDER.

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

2. ESTABLISHMENT OF QUORUM.

A quorum was established with 4 commissioners present.

Members Present:

Andrew Arroyos

Yolanda Rodriguez

Oswaldo Reza

David Estrada

Julie Dominguez

Members Absent

No Members absent

Staff Present:

- Lorraine Quimiro, *City Planner Development Director.*
- Judith Rodriguez. *Planner.*
- Diego Ruiz. *Planner*
- Myrian Apodaca, *Planning Clerk*
- Erika Escandon, *Planning Clerk*
- Estevan Gonzales, *IT Director*
- Isabela Perez, *Community Liaison Coordinator*
- Olivia Navarro, *City Clerk*
- Adriana Rodarte, *City Manager*
- Victor Perez, *Deputy City Manager*
- 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 Lot 3, Block 13, Alameda Estates Replat, located at 10387 Manzana Rd., Socorro, TX, from R-1 (Single Family Residential) to R-2 (Medium Density Residential}, to allow two existing dwellings, and a variance from Sec.46-262.- Area Requirements- Subsection (2)(d) to allow a reduced rear yard setback of 3'-0" instead of the 20' -0" setback requirement on the rear dwelling.
- b) Approval of Meeting minutes of January 6, 2025.

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

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

Nays:

Abstain:

Absent:

REGULAR AGENDA

- 5. Workshop and Discussion** concerning the Planning and Zoning Commission's structure, by laws, scope of authority, roles, and expectations.

Ms. Rodarte open with a statement

Good afternoon, all, thank you all for being here today.

We are holding this joint meeting between the Mayor and City Council and the Planning and Zoning Commission in response to the request made at the last Planning and Zoning Commission meeting. At that meeting, commissioners expressed several concerns and areas of dissatisfaction and asked for the opportunity to meet directly with Council to discuss them.

Staff have worked to facilitate today's meeting so that we can have an open, constructive conversation. The purpose of today's meeting is for Council to listen, ask questions, and engage in discussion with the Planning and Zoning Commission regarding the concerns that have been raised.

We are also hoping to limit this meeting to one hour, so we ask that everyone be mindful of time and remain focused and productive in the discussion. With that, I will turn it over to Mayor.

Concluding Ms. Rodarte statement David Estrada open discusión, following Yolanda Rodriguez, Osvaldo Reza, Andrew Arroyos Mayor Rudy Cruz, Alejandro Garcia, Cesar Nevarez and Ruben Reyes.

6. Adjournment

A motion was made by Andrew Arroyos and seconded by Julie Dominguez, *to adjourn at 7:02 PM.*

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

Nays:

Abstain:

Absent: Osvaldo Reza

Andrew Arroyos, Chairman

Date minutes were approved.

Judith Rodriguez, Secretary

Date minutes were approved.



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: FEBRUARY 3, 2026
REZONING REQUEST
STAFF REPORT**

SUBJECT: PUBLIC HEARING REQUEST FOR THE PROPOSED AMENDMENT TO THE CITY OF SOCORRO'S MASTER PLAN AND REZONING OF LOT 3, BLOCK 13, ALAMEDA ESTATES REPLAT, LOCATED AT 10387 MANZANA RD., SOCORRO, TX, FROM R-1 (SINGLE-FAMILY RESIDENTIAL) TO R-2 (MEDIUM DENSITY RESIDENTIAL), TO ALLOW TWO EXISTING DWELLINGS, AND A VARIANCE FROM SECTION 46-262.- AREA REQUIREMENTS-SUB. (2)(D) TO ALLOW A REDUCED REAR YARD SETBACK OF 3'-0" INSTEAD OF THE 20'-0" SETBACK REQUIREMENT ON THE REAR DWELLING.

NAME: 10387 Manzana Rd. Rezoning

PROPERTY ADDRESS: 10387 Manzana Rd., Socorro Texas.

PROPERTY LEGAL DESCRIPTION: Lot 3, Block 13, Alameda Estates Replat.

PROPERTY OWNER: Rogelio Saenz Jr.

REPRESENTATIVE: Rogelio Saenz Jr.

PROPERTY AREA: 13,783 sq. ft.

CURRENT ZONING: R-1 (Single Family Residential)

CURRENT LAND USE: Residential

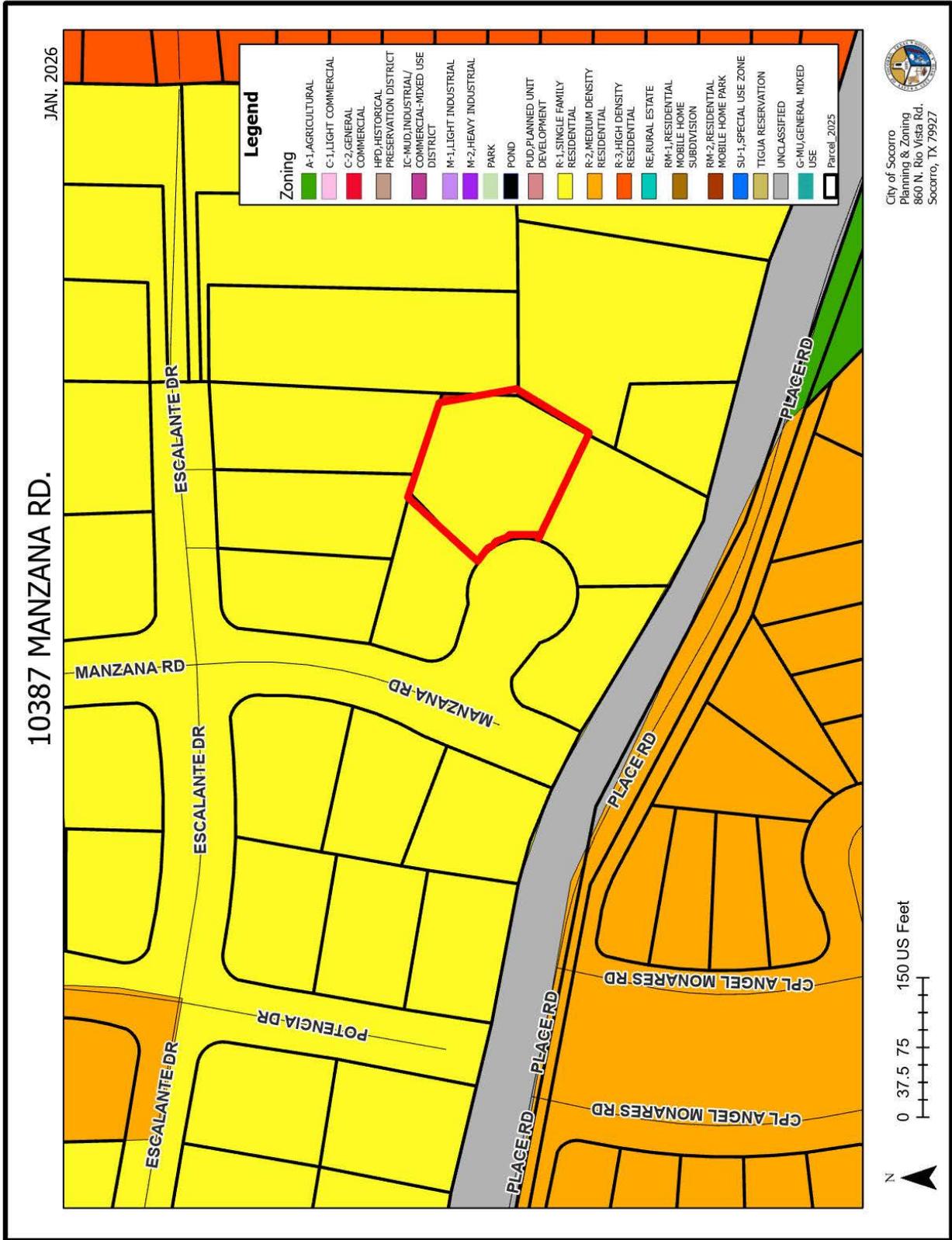
FUTURE LAND USE: Suburban Residential (SR)

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) to allow two existing dwellings, and a variance from Sec. 46-262.- *Area Requirements- Sub. (2)(d)* to allow fa reduced rear yard setback of 3'-0" instead of the 20'-0" setback requirement on the rear dwelling.

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

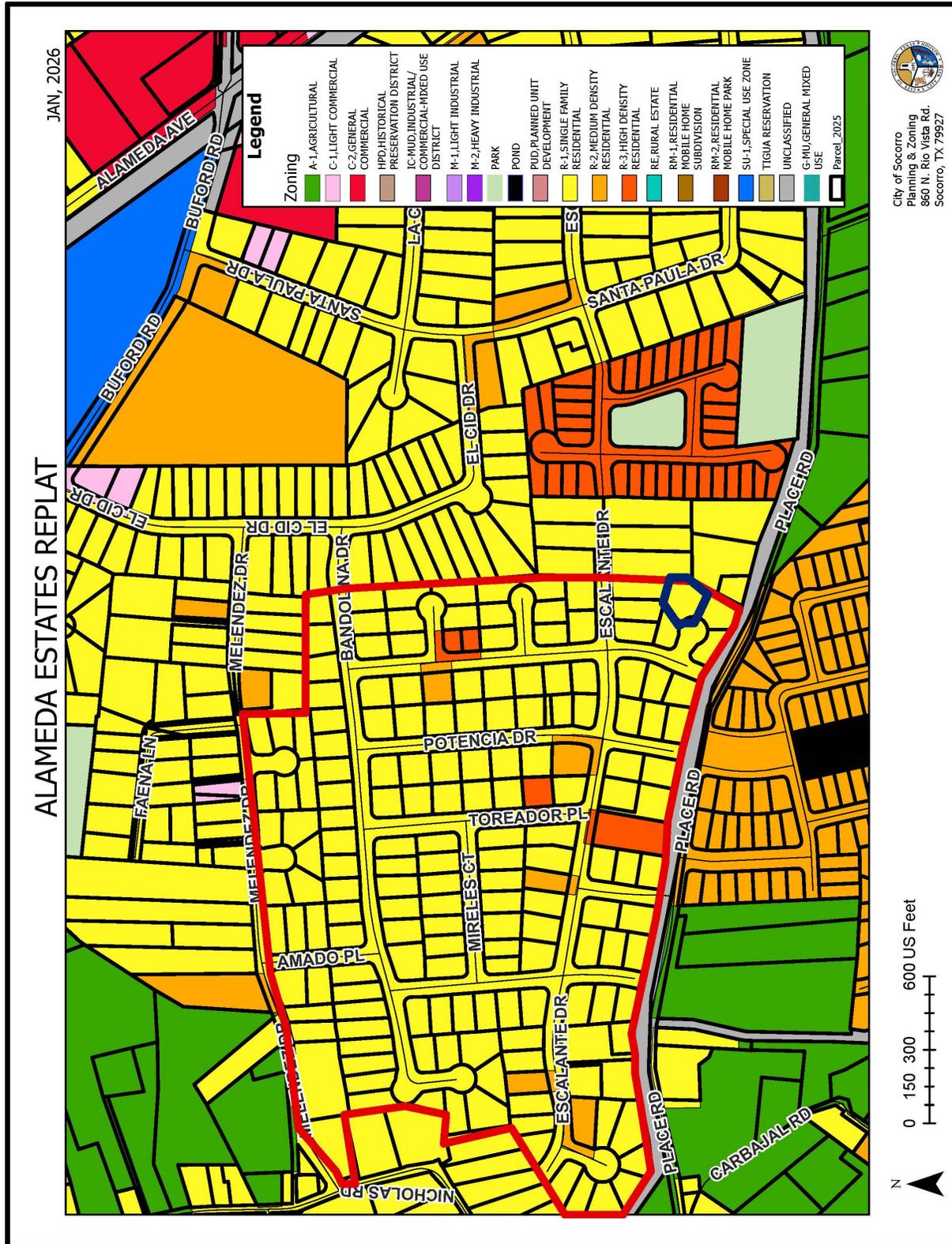
ZONING MAP



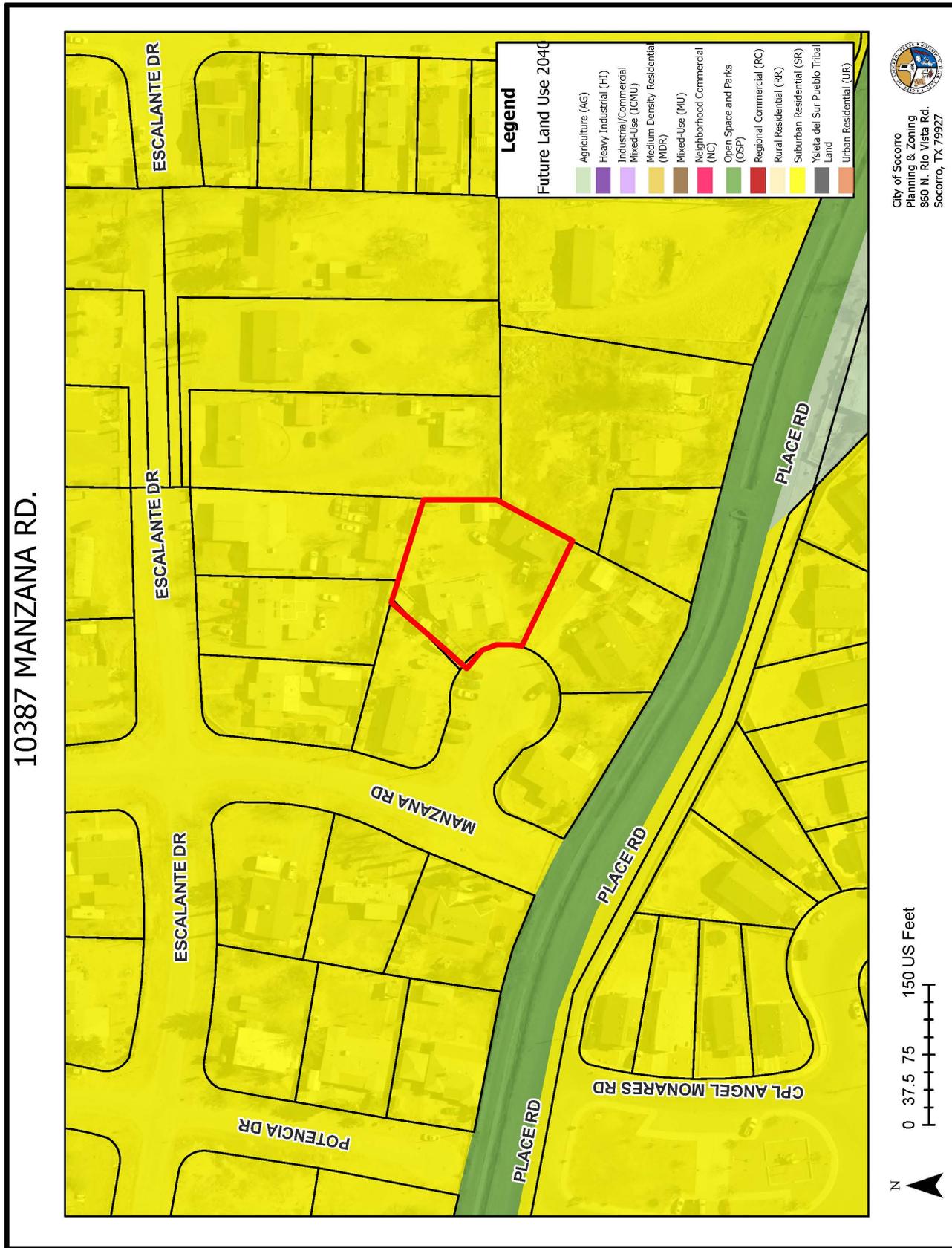
SUBDIVISION MAP

Alameda Estates Replat
 Recorded December 1972
 Residential Lots: R-1: 158
 Commercial Lots: None
 Vacant Lots: 4

Lots R-2: 5 Lots R-3: 4



FUTURE LAND USE



AERIAL IMAGE

10387 Manzana Rd.

JAN 2026



0 37.5 75 150 US Feet



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

SITE PICTURES

View of property taken from Manzana Rd.

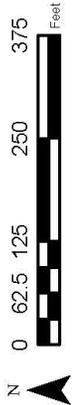


PUBLIC NOTICE

200' Around 10387 Manzana Rd.



City of Socorro
Planning & Zoning Department
360 N Rio Vista Date: 1/13/2026



PUBLIC NOTICE 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

January 13, 2026

Dear property owner,

You are hereby notified that a Planning and Zoning Commission meeting has been scheduled to hold a **PUBLIC HEARING** on February 3, 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 Lot 3, Block 13, Alameda Estates Replat, located at 10387 Manzana Rd., Socorro, TX, from R-1 (Single Family Residential) to R-2 (Medium Density Residential), to allow two existing dwellings, and a variance from Sec.46-262.- *Area Requirements- Subsection (2)(d)* to allow a reduced rear yard setback of 3'-0" instead of the 20'-0" setback requirement on the rear dwelling.

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 February 3, 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 NOTICE 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

3 de febrero de 2026

Estimado dueño(a) de propiedad,

Se le notifica que habrá una AUDIENCIA PUBLICA durante la junta de la Comisión de Planeación y Zonificación el 3 de febrero 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 una propuesta de enmienda al Plan Maestro de la Ciudad de Socorro y el cambio de zonificación del Lote 3, Bloque 13, Alameda Estates Replat, ubicado en 10387 Manzana Rd., Socorro, TX, de R-1 (Residencial Unifamiliar) a R-2 (Residencial de Densidad Media), para permitir dos viviendas existentes, así como una variante a la Sección 46-262, Requisitos de Área, Subsección (2)(d) para permitir una reducción del retiro posterior a 3'-0" en lugar del retiro requerido de 20'-0" para la vivienda posterior.

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



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: FEBRUARY 3, 2026**

**SUBDIVISION REPLAT
STAFF REPORT**

SUBJECT:

REQUEST FOR APPROVAL OF A REPLAT FOR BABA UNIT ONE REPLAT B SUBDIVISION, BEING A REPLAT OF LOT 2, BLOCK 2, BABA UNIT ONE SUBDIVISION, AND LOCATED AT 10301 DESERT OAK CT., EL PASO COUNTY, TEXAS.

NAME:

Baba Unit One Replat B

PROPERTY ADDRESS:

10301 Desert Oak Ct., El Paso County, Texas.

**PROPERTY LEGAL
DESCRIPTION:**

Replat of Lot 3, Block 2, Baba Unit One

PROPERTY OWNER:

Vimal Bakhta

REPRESENTATIVE:

Georges Halloul, SLI Engineering, Inc.

PROPERTY AREA:

2.625 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 # 480212 0236-B/ FEMA, September 4, 1991)

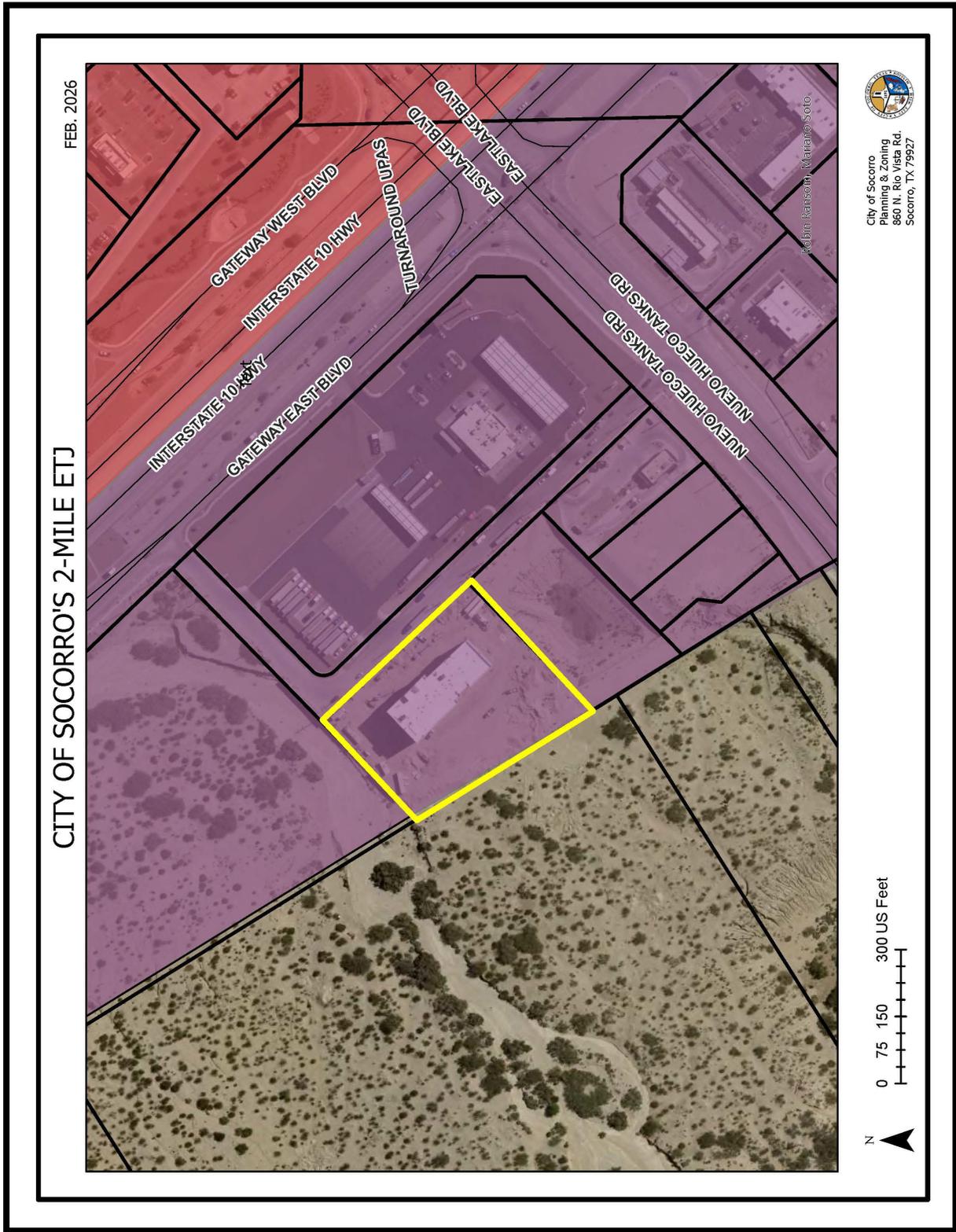
SUMMARY OF REQUEST:

Request is for approval of a Replat for Baba Unit One Replat B Subdivision to divide a large lot into two smaller lots.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the replat for Baba Unit One Replat B Subdivision with the condition that the engineering review comments be addressed prior to recording the document.

ZONING MAP



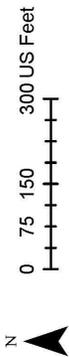
FEB. 2026

CITY OF SOCORRO'S 2-MILE ETJ

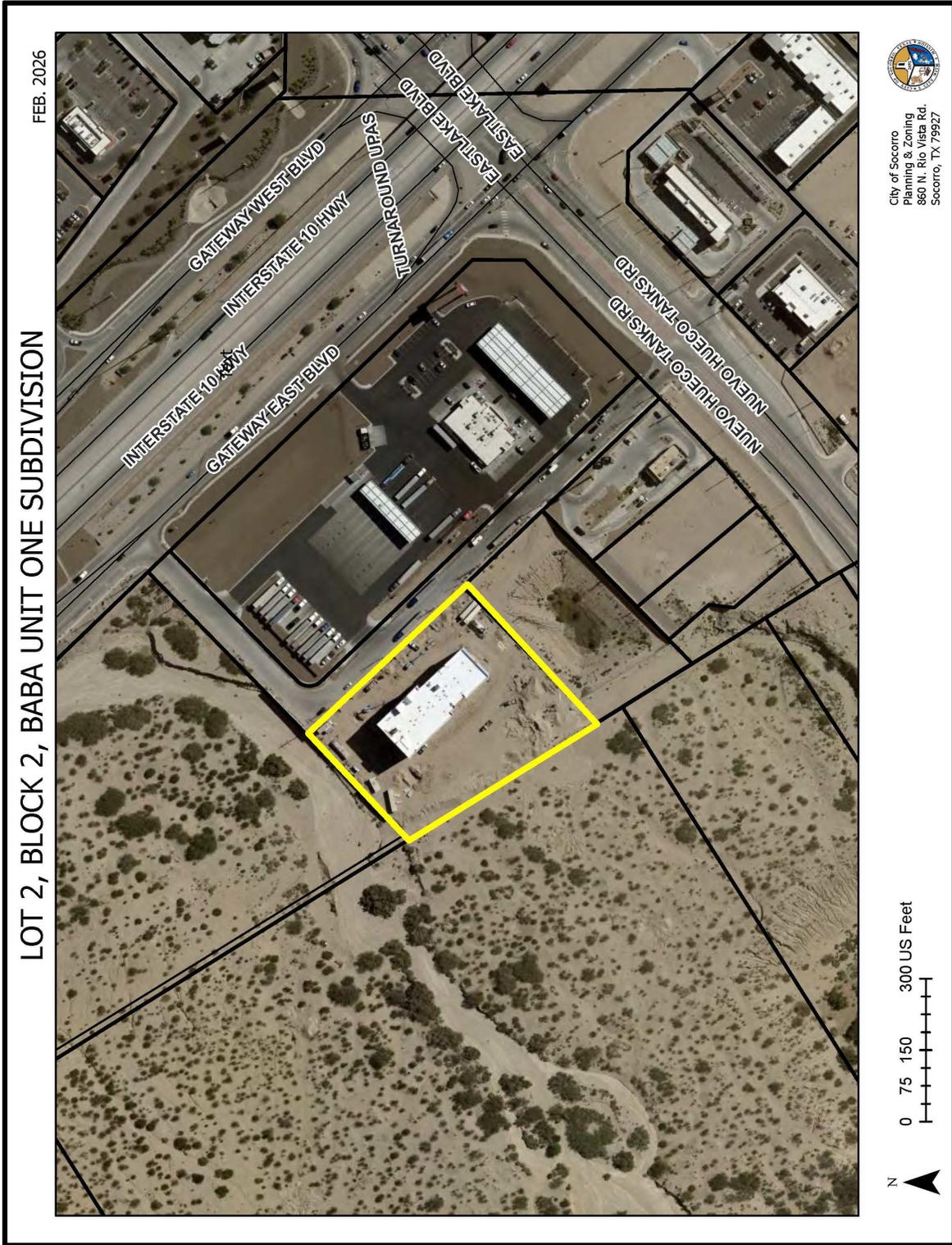
Robin Hanson, Marlene Soto



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



AERIAL IMAGE

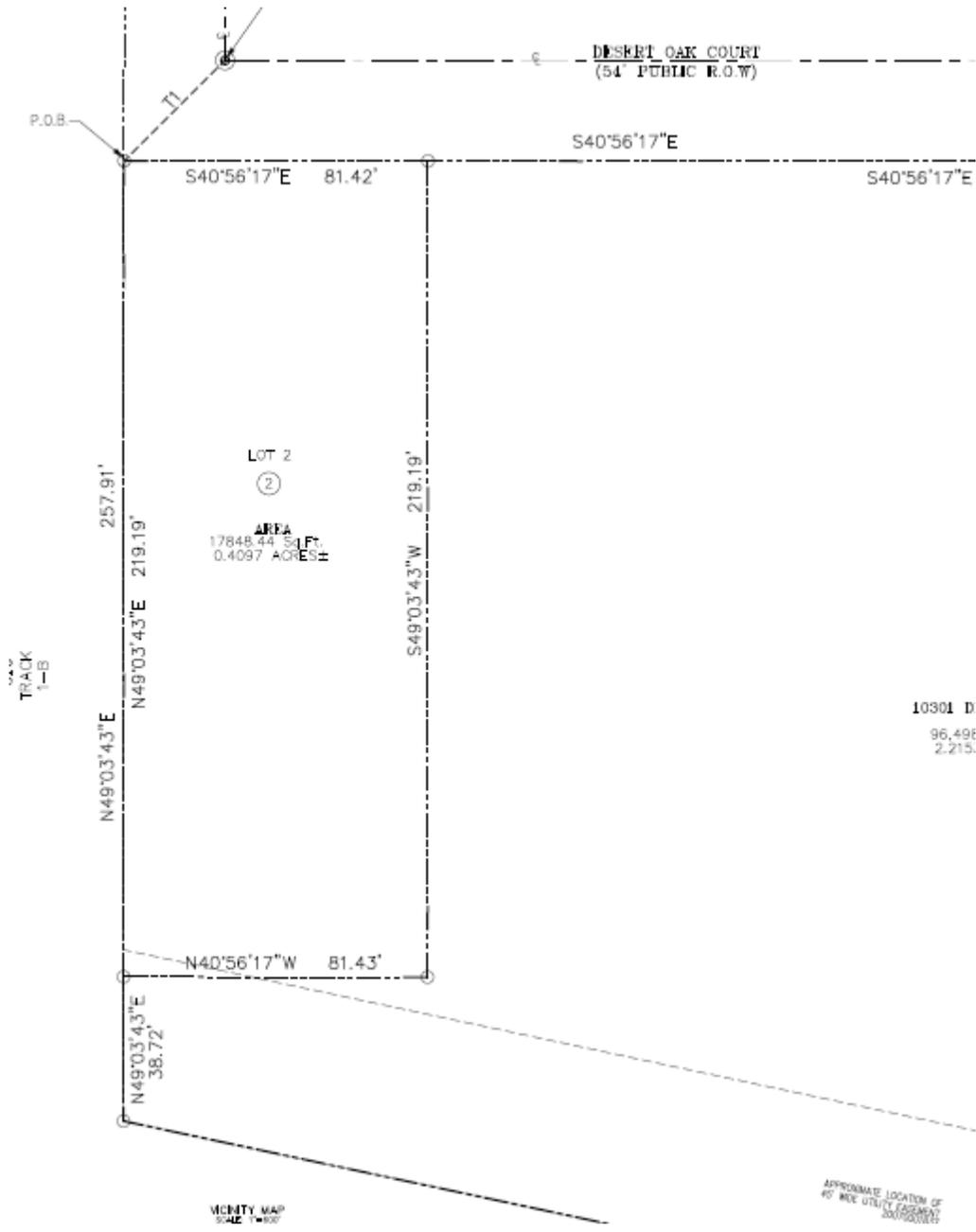


SITE PICTURES

View of property from Desert Oak Ct.



REPLAT (Enlarged)



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

January 30, 2026

TO: Planning and Zoning Commission

CC: Adriana Rodarte, City Manager

FROM: Lorraine Quimiro, City Planner Development Director

SUBJECT: Request is for approval of an amendment to the development plan for the Hermanos Farms Industrial Subdivision. The amendment would change the previously approved pecan tree buffer with a new landscape plan.

SUMMARY

The purpose of this agenda item is to consider the approval of an amended development plan to allow the removal of the pecan trees located along North Loop Dr. This request is due to a requirement from the Lower Valley Water District (LVWD) and Texas Department of Transportation (TxDOT) to relocate a water line onto the property. The proposed location of the relocated water line conflicts with the existing row of pecan trees, and excavation for the new line cannot occur without damaging the trees. As a result, the applicant is seeking approval to remove the pecan trees and substitute a new landscaping plan.

STATEMENT OF THE ISSUE

The LVWD requested that the waterline on North Loop Dr. abutting the project be upgraded from AC pipe to PVC pipe from Sudan Dr. to the easterly project limits. Through discussions with LVWD and the Texas Department of Transportation, the request was made to locate the 12" waterline on a 20' easement within the Hermanos Farms Industrial easement to avoid future issues as the roadway is widened.

FINANCIAL IMPACT

None

ALTERNATIVE

Deny

STAFF RECOMMENDATION

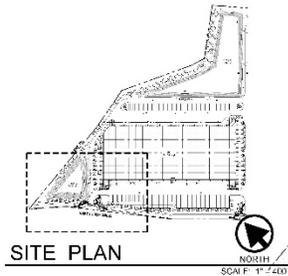
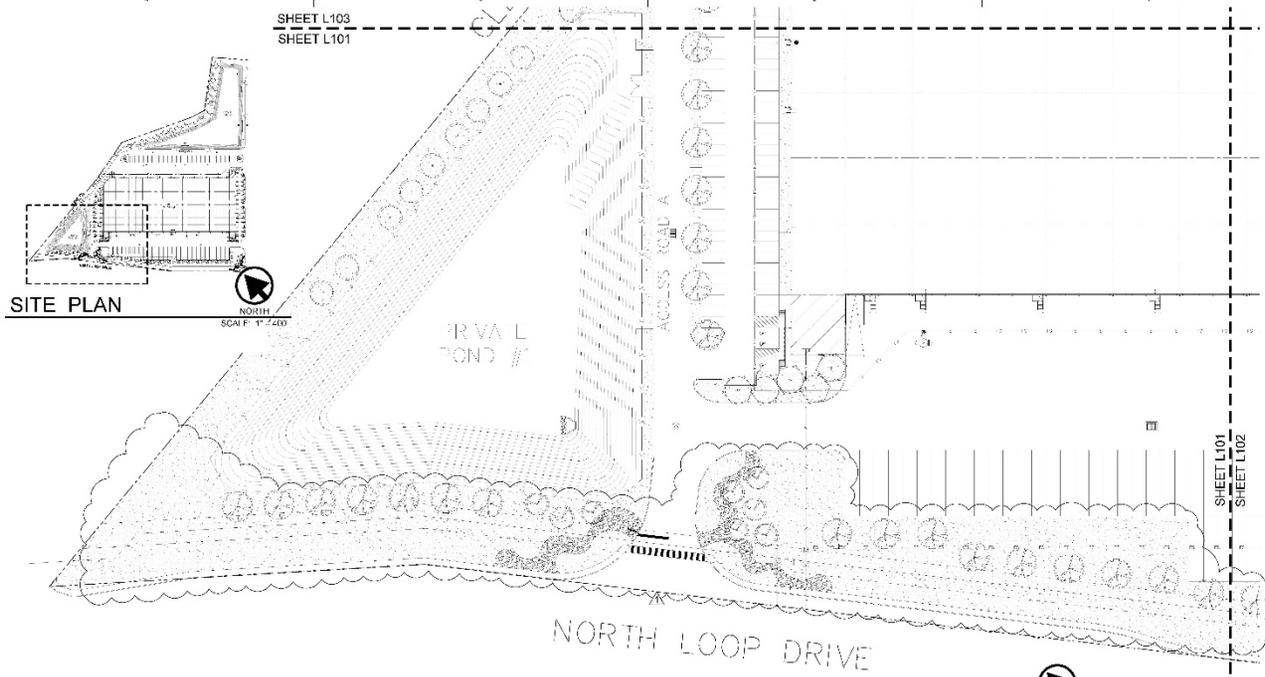
Staff recommends approval of this item.

PLANNING & ZONING COMMISSION RECOMMENDATION

Pending the outcome of the February 3, 2026 Planning & Zoning Commission meeting.

REQUIRED AUTHORIZATION

1. City Manager _____ Date _____
2. CFO _____ Date _____
3. Attorney _____ Date _____



LANDSCAPE PLAN

- LANDSCAPE NOTES**
- ALL UTILITY EASEMENTS SHALL BE MARKED PRIOR TO EXCAVATION AND PARTICULAR ATTENTION PAID TO TREE PLACEMENT WITHIN AND THROUGHOUT SITE.
 - THERE SHALL BE NO STEEL EDGING BETWEEN ROCK TYPES.
 - CONTRACTOR SHALL PROVIDE ROCK SAMPLES AND OBTAIN APPROVAL FROM OWNER PRIOR TO FINAL DELIVERY OF QUARRIED MATERIALS.
 - CONTRACTOR TO PAY CLOSE ATTENTION TO FINISH GRADES. SHOULDER GRAVELED AREAS EXCEED 4:1 SLOPE. CONSULT FOR TO OBTAIN APPROVAL OF LANDSCAPE DESIGNER PRIOR TO MULCH INSTALLATION.
 - ALL TREES SHALL BE SINGLE LEADER TRUNK UNLESS INDICATED IN PLANS.
 - CONTRACTOR TO VERIFY PLANT QUANTITIES (PROVIDED IN LEGEND) ON PLANS. DISCREPANCIES TO BE REPORTED PRIOR TO BID.

- SPECIAL NOTE**
- LANDSCAPE SHALL BE INSTALLED ACCORDING TO PLANS, DETAILS, AND SPECIFICATIONS. SHOULD CHANGES BE MADE IN THE FIELD LANDSCAPE DESIGNER IS NOT UNDER CONTRACT TO PROVIDE THESE PLANS, EXCEPT AS PROVIDED FOR IN ORIGINAL CONTRACT.
 - ALL PLANT MATERIAL MUST BE INSTALLED AS SPECIFIED. IF LOCAL NURSERIES DO NOT HAVE CERTAIN PLANT MATERIAL IN STOCK, PLANT MATERIAL MAY BE SUBSTITUTED WITH A PLANT OF SIMILAR QUALITY AND CHARACTERISTICS.
 - ALL PLANT SUBSTITUTIONS MUST BE APPROVED BY LANDSCAPE DESIGNER.

LANDSCAPE LEGEND

SYMBOL	COMMON NAME	BOTANICAL NAME	QTY
2" CALIBER TREE - 10' HEIGHT MINIMUM - SINGLE LEADER UNLESS OTHERWISE INDICATED			
	EXISTING TREE TO REMAIN AND BE PROTECTED		
	HONEY MESQUITE	PROSOPIS GLANDULOSA	50
	PAVO VERDE	CHROMOLA L. PARSONSONIA	20
	CHINESE PISTACHE	PISTACIA CHINENSIS	20

TURF, GRAVELS & MULCHES

	1.5" FRANKLIN RED ROCK (OR EQUIVALENT), 3" DEPTH W/ MIRAFI 140NC W/ED BARRIER.	Approx. 355,800 sq. ft.
	2.5" COBBLESTONE, UNMORTARED, 3" DEPTH (OR EQUIVALENT), 3" DEPTH W/ MIRAFI 140NC WEED BARRIER.	Approx. 7,400 sq. ft.

powers brown architecture

2701 34th STREET, Suite 101, Newby Town, TEXAS 77554-1485
713.284.4245
17324 GOLF Rd.
www.powersbrown.com

PROJECT TITLE

HERMANOS FARMS INDUSTRIAL - PHASE 2
PROJECT ADDRESS

ARCHITECT / CIVIL

GREENLAW PARTNERS

GENERAL NOTES

DATE	REVISION
2/25/2017	REVISED FOR PERMITS
2/22/2017	OWNER REVIEW
2/22/17	REVISED FOR PERMITS
2/22/17	REVISED

PROJECT NO: 21004
DESIGNED BY: [blank]
CHECKED BY: [blank]

SHEET NAME

LANDSCAPE PLAN

SCALE **SHEET NUMBER**

L101



POWERS
brown
archit
ecture

250 N. WALDEN
SUITE 100, FORT WORTH
76104-1811 TX
www.powersbrown.com

PROJECT SITE
HERMANOS FARMES
INDUSTRIAL - PHASE 2
PROPERTY ADDRESS

DESIGNED BY
GREENLAW PARTNERS

GENERAL NOTES

DATE	2/20/2018	BY	JAW/WH/WH
NO.	001	DESCRIPTION	ISSUE FOR PERMITS
1	2/20/2018	BY	JAW/WH/WH
2	2/20/2018	DESCRIPTION	ISSUE FOR PERMITS

DESIGNED BY
GREENLAW PARTNERS

LANDSCAPE PLAN
SHEET NUMBER
L105



LANDSCAPE LEGEND

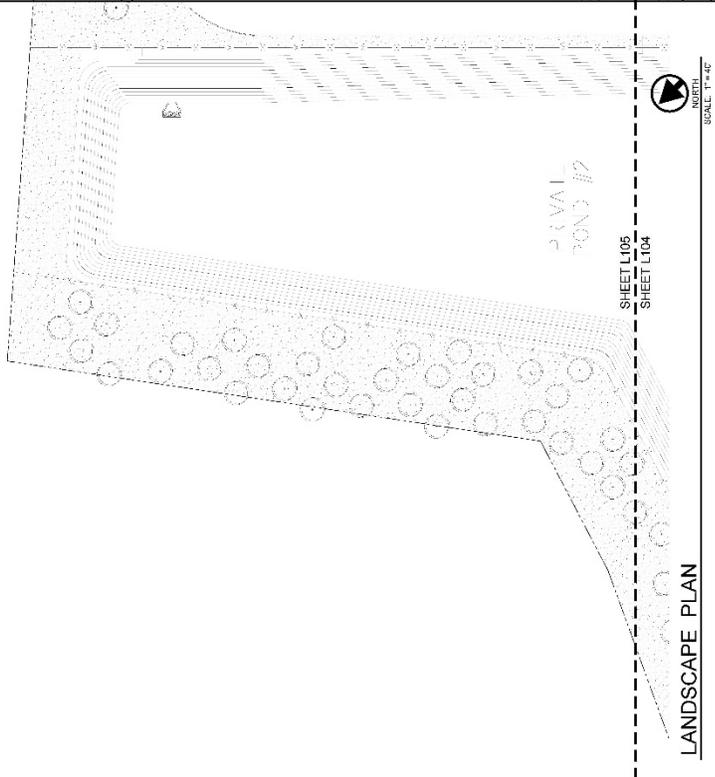
SYMBOL	COMMODITY NAME	BOTANICAL NAME	QTY.
2' CALIBUR (MIN. 100 JILSHU MINIMUM, SINKALL LANK UNLESS OTHERWISE INDICATED)			

- EXISTING TREE TO REMAIN AND BE PROTECTED
- IRONIC MESQUITE
- PROSPERIS GUANZALOSA
- PALO VERDE
- CERCIDILIX PARSONSIA
- CHINESE PRITCHIE
- PIETACIA CHINENSIS

- TUBE GRAVELS & MULCHES
- 1" FRANKLIN RD ROCK (OR EQUIVALENT)
 - 3" DEPTH W/IRRAH TANK, WEED BARRIER
 - 3" DEPTH W/IRRAH TANK, WEED BARRIER (OR EQUIVALENT)
 - 3" DEPTH W/IRRAH TANK, WEED BARRIER

- LANDSCAPE NOTES
- ALL UTILITY EXPOSURES SHALL BE MARKED PRIOR TO EXCAVATION AND PARTICULAR ATTENTION SHALL BE GIVEN TO ALL EXISTING UTILITIES.
 - CONTRACTOR SHALL PROVIDE ROCK SAMPLES AND OBTAIN APPROVAL FROM OWNER PRIOR TO EXCAVATION.
 - CONTRACTOR SHALL PROVIDE ROCK SAMPLES AND OBTAIN APPROVAL FROM OWNER PRIOR TO EXCAVATION.
 - CONTRACTOR TO PAY CLOSE ATTENTION TO FINISH GRAVES, SHOULD GRAVE/FIT AREAS EXCEED 4:1 SLOPE, CONTRACTOR TO OBTAIN APPROVAL OF LANDSCAPE ARCHITECT PRIOR TO EXCAVATION.
 - ALL TREES SHALL BE SINGLE LEADER TRUNK, UNLESS INDICATED IN PLANS.
 - ALL PLANT SPECIFICATIONS MUST BE APPROVED BY LANDSCAPE ARCHITECT.
 - ALL PLANT SPECIFICATIONS MUST BE APPROVED BY LANDSCAPE ARCHITECT.

- SPECIAL NOTE
- LANDSCAPE SHALL BE INSTALLED ACCORDING TO PLANS, DETAILS AND SPECIFICATIONS AS NOTED IN ORIGINAL CONTRACT TO PROVIDE THESE PLANS, EXCEPT AS PROVIDED FOR IN ORIGINAL CONTRACT.
 - NOT ALL CERTAIN PLANT MATERIAL IN STOCK, PLANT MATERIAL MAY BE SUBSTITUTED WITH EQUIVALENT MATERIAL AS APPROVED BY LANDSCAPE ARCHITECT.
 - ALL PLANT SPECIFICATIONS MUST BE APPROVED BY LANDSCAPE ARCHITECT.



Rudy Cruz Jr.
Mayor

Ruben Reyes
Representative
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

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.

Read, Approved and Adopted this _____ day of _____, 2026.

Chairman

1st Vice Chairman

2nd Vice Chairman

Secretary

Rudy Cruz Jr., Mayor



CITY OF SOCORRO 2026 SCHEDULED MEETINGS CALENDAR



<p>1 New Year's Day*</p> <p>6 P & Z</p> <p>14 HLC</p> <p>15 City Council</p> <p>19 M. Luther King Jr.*</p> <p>20 P & Z</p> <p>21 Ethics</p> <p>22 BOA</p> <p>26 Civil Service</p> <p>28 CSCI Nonprofit</p>	<p>JANUARY '26</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <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; text-align: center;"> <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</p> <p>5 City Council</p> <p>11 HLC</p> <p>16 Presidents Day*</p> <p>17 P & Z</p> <p>19 City Council</p> <p>23 Civil Service</p> <p>25 CSCI Nonprofit</p> <p>26 BOA</p>														
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