

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 TRADUCCIÓN 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 MAY 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 579797 BY 4:30 PM MOUNTAIN STANDARD TIME (MST) ON MAY 6, 2025 TO SIGN UP FOR PUBLIC COMMENT AND THE AGENDA ITEM THEY WISH TO COMMENT ON. THE PUBLIC THAT SIGNED UP TO SPEAK WILL BE CALLED UPON BY THE PRESIDING OFFICER DURING THE MEETING.

Approved by: 

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

PUBLIC COMMENT

3. **Open Forum.**

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

NOTICE TO THE PUBLIC AND APPLICANTS

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

4. **Consent Agenda**

- a) Approval of Meeting minutes of April 15, 2025.

REGULAR AGENDA

5. **Public hearing** request for the proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 6, Block 5, Socorro Grant, located near the intersection of Gateway East Blvd., and Nuevo Hueco Tanks Rd., Socorro, TX from A-1 (Agricultural) to IC-MUD

Approved by: 

(General Commercial) and a variance request from Sec. 46-451. - General regulations. (subsection d) Height Requirements to allow a 60' - 0" maximum allowable building height instead of the 45' - 0" maximum height limitation , a variance request from Sec. 46-452. - Procedures. (subsection j) to waive the required traffic impact analysis, a variance request from Sec. 46-631. -Off-Street Parking Requirements. (16-a) to allow a reduction in parking space requirements of 1 space per 400 s.f. of net leasable office space instead of the 1 space per 350 s.f. requirement, and a variance request from Sec. 46-631. -Off-Street Parking Requirements. (17-a) to allow a reduction in parking space requirements of 1 space per 5,000 s.f. of net leasable warehouse space instead of the 1 space per 500 s.f. requirement to allow for distribution and warehousing facilities.

6. **Consider and Take Action** on the approval of the proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 6, Block 5, Socorro Grant, located near the intersection of Gateway East Blvd., and Nuevo Hueco Tanks Rd., Socorro, TX from A-1 (Agricultural) to IC-MUD (General Commercial) and a variance request from Sec. 46-451. - General regulations. (subsection d) Height Requirements to allow a 60' - 0" maximum allowable building height instead of the 45' - 0" maximum height limitation , a variance request from Sec. 46-452. - Procedures. (subsection j) to waive the required traffic impact analysis, a variance request from Sec. 46-631. -Off-Street Parking Requirements. (16-a) to allow a reduction in parking space requirements of 1 space per 400 s.f. of net leasable office space instead of the 1 space per 350 s.f. requirement, and a variance request from Sec. 46-631. -Off-Street Parking Requirements. (17-a) to allow a reduction in parking space requirements of 1 space per 5,000 s.f. of net leasable warehouse space instead of the 1 space per 500 s.f. requirement to allow for distribution and warehousing facilities.
7. **Public hearing** request for the proposed amendment to the City of Socorro's Master Plan and rezoning of Lot 1, Block 9, Alameda Estates Replat Subdivision, located at 340 Escalante Dr., Socorro, TX from R-1 (Single-Family Residential) to R-2 (Medium Density Residential) to allow for two duplexes.
8. **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 9, Alameda Estates Replat Subdivision, located at 340 Escalante Dr., Socorro, TX from R-1 (Single-Family Residential) to R-2 (Medium Density Residential) to allow for two duplexes.
9. **Public hearing** request for the proposed Conditional Use Permit and variance request from Sec. 46-237. - *Conditional Uses (requires permit) subsection 5-c.*, to allow concrete pavers instead of the concrete slab requirement to allow for commercial truck parking in an R-1 Single-Family Residential zoning district on Tract 4-E, Block 28, Socorro Grant, and located at 11541 Dindinger Rd., Socorro, TX.
10. **Consider and Take Action** on the approval of the proposed Conditional Use Permit and variance request from Sec. 46-237. - *Conditional Uses (requires permit) subsection 5-c.*, to allow concrete pavers instead of the concrete slab requirement to allow for commercial truck

parking in an R-1 Single-Family Residential zoning district on Tract 4-E, Block 28, Socorro Grant, and located at 11541 Dindinger Rd., Socorro, TX.

11. Consider and Take Action on a waiver request from *Sec. 38-8.2.- Preliminary Plat- Plans and data (subsection c. Engineering report)* to waive the storm drainage plan requirement for the Campoya Subdivision, being Track 17, Block 15, Socorro Grant, and located at Melendez Dr. Socorro, TX.

12. Planning and Zoning Commissioners Report.

13. Planning and Zoning Department Report.

14. Adjourn

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, Sections 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 NEGOTIATI

NOTICE TO PROPERTY OWNER

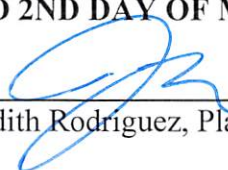
The Commission Policy requires that the applicant or representative be present at the public hearing for their item(s). Failure of the applicant or his/her/its representative to be

Approved by: 

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 2ND DAY OF MAY 2025.

By:  _____
Judith Rodriguez, Planning & Zoning Secretary.

DATE & TIME POSTED: 5/2/2025 @ 10:20 AM 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 APRIL 15, 2025 @ 5:30 P.M.

1. Call to Order

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

2. Establishment of Quorum

A quorum was established with 3 commissioners present.

Members Present:

Andrew Arroyos
Julie Dominguez
Yolanda Rodriguez

Members Absent:

Enrique Cisneros
David Estrada
Osvaldo Reza

Staff Present:

- Lorraine Quimiro, City Planner
- Jose Botello, Planner.
- Armando Morales, Planner.
- Judith Rodriguez. Planning Clerk.
- Yadira Magaña, Planning Clerk.
- Alfredo Ferando, IT Technician.
- Juan Zamorano, IT Technician.
- Merwan Bhatti, City Attorney

3. Notice to the Public-Open Forum

No speakers for the Public-Open Forum.

4. Consent Agenda

- a) Public hearing request for the proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 6, Block 5, Socorro Grant, located near the

intersection of Gateway East Blvd., and Nuevo Hueco Tanks Rd., Socorro, TX from A-1 (Agricultural) to IC-MUD (General Commercial) and a variance request from Sec. 46-451. - General regulations. (subsection d) Height Requirements to allow a 60' - 0" maximum allowable building height instead of the 45' - 0" maximum height limitation , a variance request from Sec. 46-452. - Procedures. (subsection j) to waive the required traffic impact analysis, a variance request from Sec. 46-631. -Off-Street Parking Requirements. (16-a) to allow a reduction in parking space requirements of 1 space per 400 s.f. of net leasable office space instead of the 1 space per 350 s.f. requirement, and a variance request from Sec. 46-631. -Off-Street Parking Requirements. (17-a) to allow a reduction in parking space requirements of 1 space per 5,000 s.f. of net leasable warehouse space instead of the 1 space per 500 s.f. requirement to allow for distribution and warehousing facilities.

- b) Public hearing request for the proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 2-C-2 and 2-C-3, Block 15, Socorro Grant, located at 10191 Haynes Rd., Socorro, TX from R-1 (Single-Family Residential) to RM-1 (Residential Mobile Home Subdivision) to allow for the placement of a mobile home.
- c) Public hearing request for the proposed amendment to the City of Socorro's Master Plan and rezoning of Lot 1, Block 9, Alameda Estates Replat Subdivision, located at 340 Escalante Dr., Socorro, TX from R-1 (Single-Family Residential) to R-2 (Medium Density Residential) to allow for two duplexes.
- d) Public hearing request for the proposed Conditional Use Permit and variance request from *Sec. 46-237. - Conditional Uses (requires permit) subsection 5-c.*, to allow concrete pavers instead of the concrete slab requirement to allow for commercial truck parking in an R-1 Single-Family Residential zoning district on Tract 4-E, Block 28, Socorro Grant, and located at 11541 Dindinger Rd., Socorro, TX.
- e) Approval of Meeting minutes of April 1, 2025.

A motion was made by Andrew Arroyos and seconded by Yolanda Rodriguez *to approve the Consent Agenda*. Motion carried.

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

Nays:

Abstain:

Absent: Enrique Cisneros, David Estrada, and Osvaldo Reza.

REGULAR AGENDA-DISCUSSION AND ACTION

5. Presentation and Discussion regarding The City of Socorro’s Unified Development Code (UDC) project.

Speaker Victoria Chavez gave a presentation on the UDC Project, covering the Introduction, Project Scope, the definition of a UDC, and encouraging public feedback through the “We Want to Hear from You” segment.

6. Consider and Take Action on the approval of the Replat for Eastwind Hills Unit One Subdivision, being Lot 3, Block 2, Eastwind Hills Unit One Subdivision, and located on Gateway West Blvd., Socorro, TX.

A motion was made by Andrew Arroyos and seconded by Julie Dominguez *to approve Item Six (6). Motion carried.*

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

Nays:

Abstain:

Absent: Enrique Cisneros, David Estrada, and Osvaldo Reza.

7. Consider and Take Action on the approval of a Master Plan Resubmission for Eastwind Hills (Section 38-7.11.- Master Plan- -Changes).

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

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

Nays:

Abstain:

Absent: Enrique Cisneros, David Estrada, and Osvaldo Reza.

8. Consider and Take Action on the approval of a Preliminary Plat for Horizon Park Unit Three Subdivision, being Tract 10-J, Block 3, Socorro Grant, and located at 10971 E. Burt Rd., Socorro, TX.

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

Ayes: Julie Dominguez and Yolanda Rodriguez.

Nays:

Abstain: Andrew Arroyos

Absent: Enrique Cisneros, David Estrada, and Osvaldo Reza.

9. Consider and Take Action on the approval of a Master Plan Resubmission for Horizon Park (Section 38-7.11.- Master Plan- -Changes).

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

Ayes: Julie Dominguez and Yolanda Rodriguez.

Nays:

Abstain: Andrew Arroyos

Absent: Enrique Cisneros, David Estrada, and Osvaldo Reza.

10. Consider and Take Action on the approval of a Preliminary and Final Plat for the Campoya Subdivision, being Tract 17, Block 15, Socorro Grant, and located at Melendez Dr., Socorro, TX.

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

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

Nays:

Abstain:

Absent: Enrique Cisneros, David Estrada, and Osvaldo Reza.

11. Consider and Take Action on a Tabled Item from the March 18, 2025, Meeting on an ordinance to amend Chapter 46 Zoning Article V supplemental regulations for all districts Sec. 46-631.- Off-street Parking Requirements.

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

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

Nays:

Abstain:

Absent: Enrique Cisneros, David Estrada, and Osvaldo Reza.

12. Planning and Zoning Commissioners Report.

Commissioner Yolanda Rodriguez reported that vehicles are being parked on top of the newly constructed sidewalks, and trash dumpsters from the Lower Valley Water District are also being placed on the sidewalks. She emphasized the need to establish regulations to prevent this from continuing.

Ms. Quimiro responded as part of her update, noting that a coordination meeting with the Lower Valley Water District had taken place earlier that morning. During the meeting, the City informed the district that it will be working on any necessary ordinance amendments to address issues related to service provision and sidewalk use.

Commissioner Rodriguez also raised concerns about the right-of-way and emphasized the importance of monitoring by the Code Enforcement Department.

Commissioner Julie Dominguez requested an update from staff regarding the status of the streetlight at Socorro Road.

13. Planning and Zoning Department Report.

Ms. Quimiro reported that the City of Socorro is collaborating with the County to provide a pecan shell drop-off site at the Public Works Yard, located at 241 Old Hueco Tanks Road, available for the remainder of the month.

She also announced the Easter Eggstravaganza event, scheduled for Saturday, April 19, 2025, at Bulldog Park.

Additionally, she mentioned that representatives from the Transit Development Plan will be present to share progress on their findings regarding public interest in transit and the potential future of transit in Socorro.

Lastly, she highlighted the upcoming TEDx event taking place on April 26, 2025, within the city. The event schedule will be shared on the City's social media platforms.

14. Adjournment

A motion was made by Andrew Arroyos and seconded by Julie Dominguez, *to adjourn at 6:35 PM.*

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

Nays:

Abstain:

Absent: Enrique Cisneros 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: MAY 6, 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 6, BLOCK 5, SOCORRO GRANT, LOCATED NEAR THE INTERSECTION OF GATEWAY EAST BLVD. AND NUEVO HUECO TANKS RD., SOCORRO, TX, FROM A-1 (AGRICULTURAL) TO IC-MUD (INDUSTRIAL/COMMERCIAL MIXED-USE DEVELOPMENTS) WITH A VARIANCE REQUEST FROM SEC. 46-451. - GENERAL REGULATIONS. (SUBSECTION D) HEIGHT REQUIREMENTS - TO ALLOW A 60'-0" MAXIMUM ALLOWABLE BUILDING HEIGHT INSTEAD OF THE 45'-0" MAXIMUM HEIGHT LIMITATIO, A VARIANCE REQUEST FROM SEC. 46-452. - PROCEDURES. (SUBSECTION J) TO WAIVE THE REQUIRED TRAFFIC IMPACT ANALYSIS, A VARIANCE REQUEST FROM SEC. 46-631. - OFF-STREET PARKING REQUIREMENTS. (16-A) TO ALLOW A REDUCTION IN PARKING SPACE REQUIREMENTS OF 1 SPACE PER 400 S.F. OF NET LEASABLE OFFICE SPACE INSTEAD OF THE 1 SPACE PER 350 S.F. REQUIREMENT AND A VARIANCE REQUEST FROM SEC. 46-631. - OFF-STREET PARKING REQUIREMENTS. (17-A) TO ALLOW A REDUCTION IN PARKING SPACE REQUIREMENTS OF 1 SPACE PER 5,000 S.F. OF NET LEASABLE WAREHOUSE AREA INSTEAD OF THE 1 SPACE PER 500 S.F. REQUIREMENT TO ALLOW FOR DISTRIBUTION AND WAREHOUSING FACILITIES.

NAME: SURRATT INDUSTRIAL

PROPERTY ADDRESS: GATEWAY EAST BLVD. AND NUEVO HUECO TANKS RD.

PROPERTY LEGAL DESCRIPTION: TRACT 6, BLOCK 5, SOCORRO GRANT

PROPERTY OWNER: DLA&M PROPERTIES

REPRESENTATIVE: ADAM DUERR | LOGISTIC LAND INVESTMENT, LLC.

PROPERTY AREA: 21.93 ACRES

CURRENT ZONING: A-1 (AGRICULTURAL)

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).

(CONTINUED ON NEXT PAGE)



CITY OF SOCORRO PLANNING & ZONING COMMISSION MEETING DATE: MAY 6, 2025

REZONING REQUEST STAFF REPORT

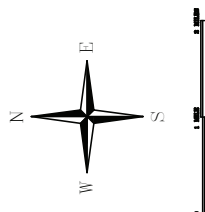
SUMMARY OF REQUEST:

Request is for approval of a rezoning of a property from A-1 to IC-MUD with a variance request from Sec. 46-451. - General Regulations. (subsection d) Height Requirements to allow a 60'-0" maximum allowable building height instead of the 45'-0" maximum height limitation, a variance request from Sec. 46-452. - Procedures. (subsection j) to waive the required traffic impact analysis, a variance request from Sec. 46-631. - Off-Street Parking Requirements. (16-a) to allow a reduction in parking space requirements of 1 space per 400 s.f. of net leasable office space instead of the 1 space per 350 s.f. requirement, and a variance request from Sec. 46-631. - Off-Street Parking Requirements. (17-a) to allow a reduction in parking space requirements of 1 space per 5,000 s.f. of net leasable warehouse area instead of the 1 space per 500 s.f. requirement to allow for distribution and warehousing facilities.

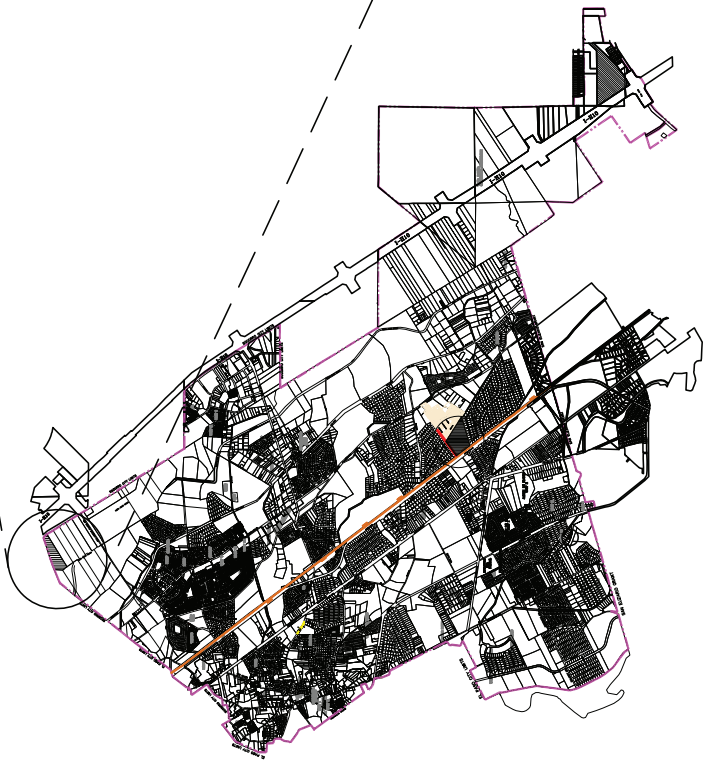
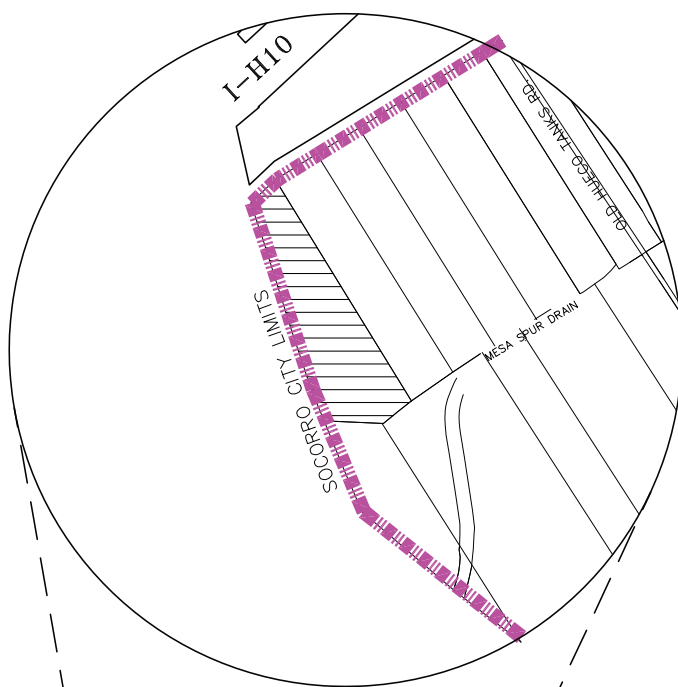
STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of the rezoning request;
Staff recommends **APPROVAL** of the variance request to Section 46-451. - General Regulations to allow a 50'-0" maximum allowable building height instead of the 60'-0" maximum height limitation being requested in lieu of the 45'-0" maximum building height restriction;
Staff recommends **DENIAL** of Sec. 46-452. - Procedures (Subsection j) to waive the required traffic impact analysis;
Staff recommends **APPROVAL** of the variance request to Section 46-631. - Off-Street Parking Requirements (16-a) to allow a reduction in parking space requirements of 1 space per 400 s.f. of net leasable office space instead of the 1 space per 350 s.f. requirement;
Staff recommends **APPROVAL** of the variance request to Section 46-631. - Off-Street Parking Requirements (17-a) to allow a reduction in parking space requirements of 1 space per 2,000 s.f. of net leasable warehouse area instead of the 1 space per 5,000 s.f. requirement being requested in lieu of the 1 space per 500 s.f. requirement to allow for distribution and warehousing facilities.

LOCATION MAP



PROJECT SITE;
Sunset Valley U-3



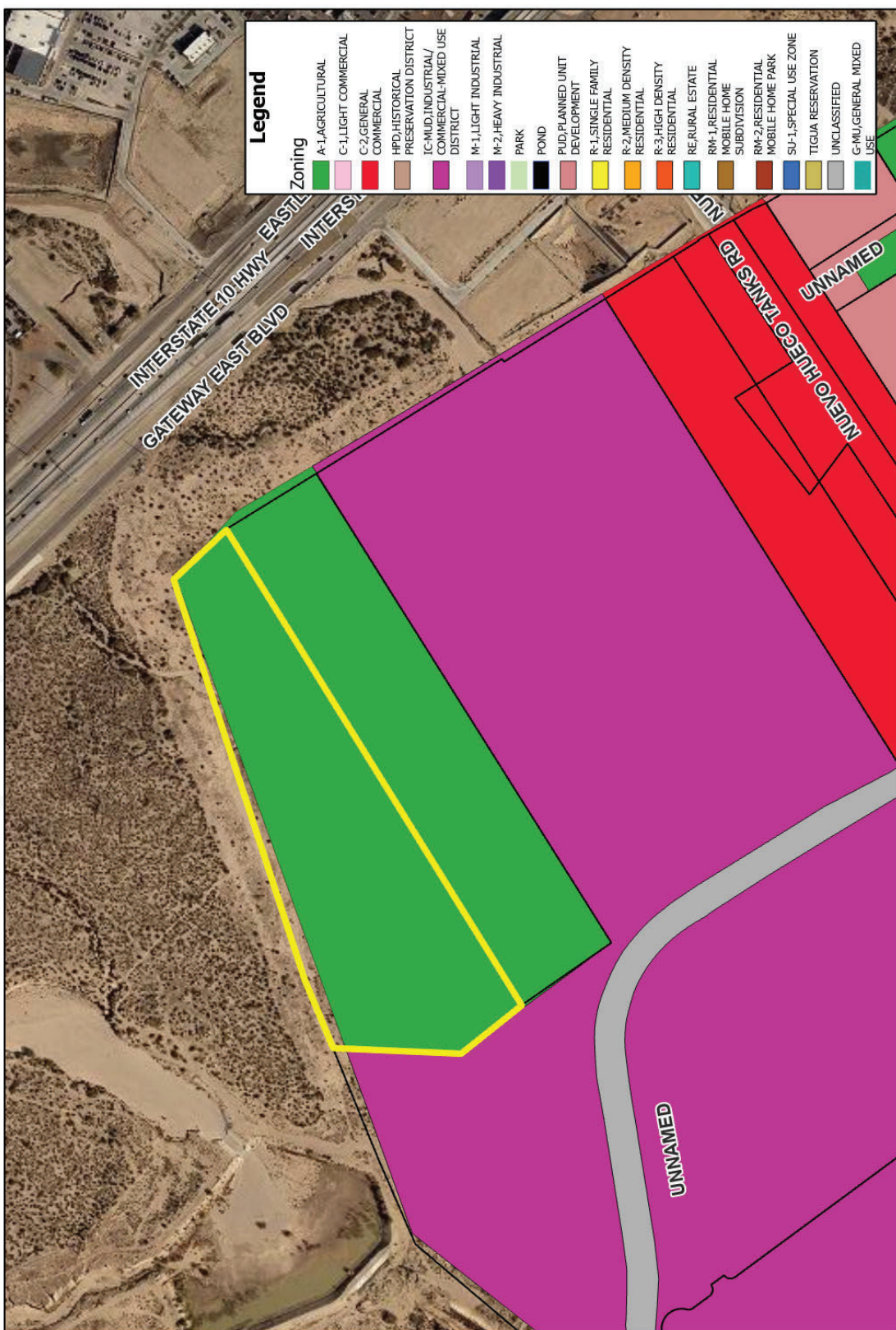
CITY OF SOCORRO

LOCATION MAP
Scale: AS SHOWN

Planning and Zoning Department
860 N. Rio Vista, Socorro, Texas 79027 Tel: (915) 872-8351 Fax: (915) 872-3673

ZONING MAP

Tract 6, Block 5, Socorro Grant



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

SITE PICTURES

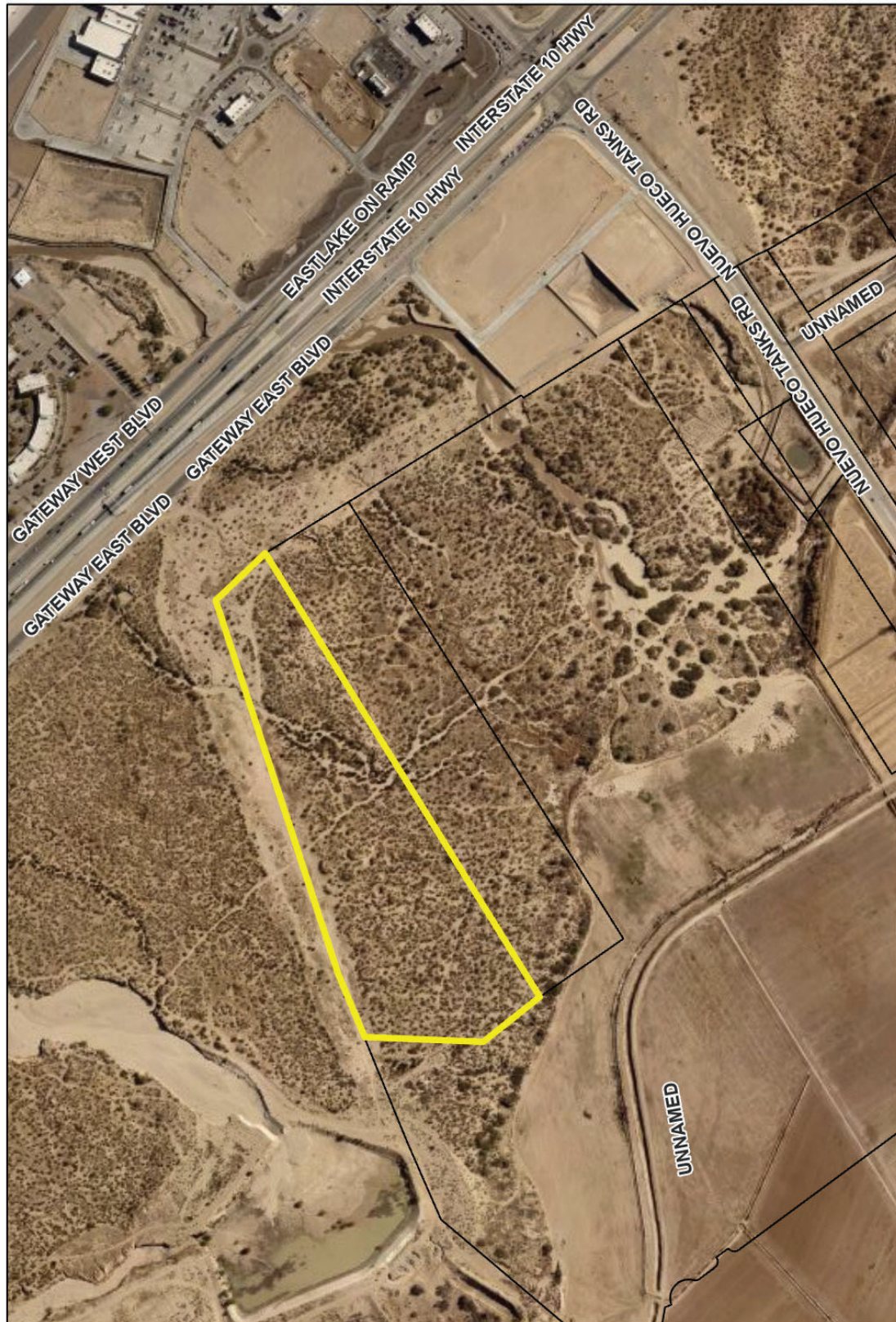


View of property from Gateway East Blvd and Socorro Logistics Ln.



AERIAL IMAGE

Tract 6, Block 5, Socorro Grant



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

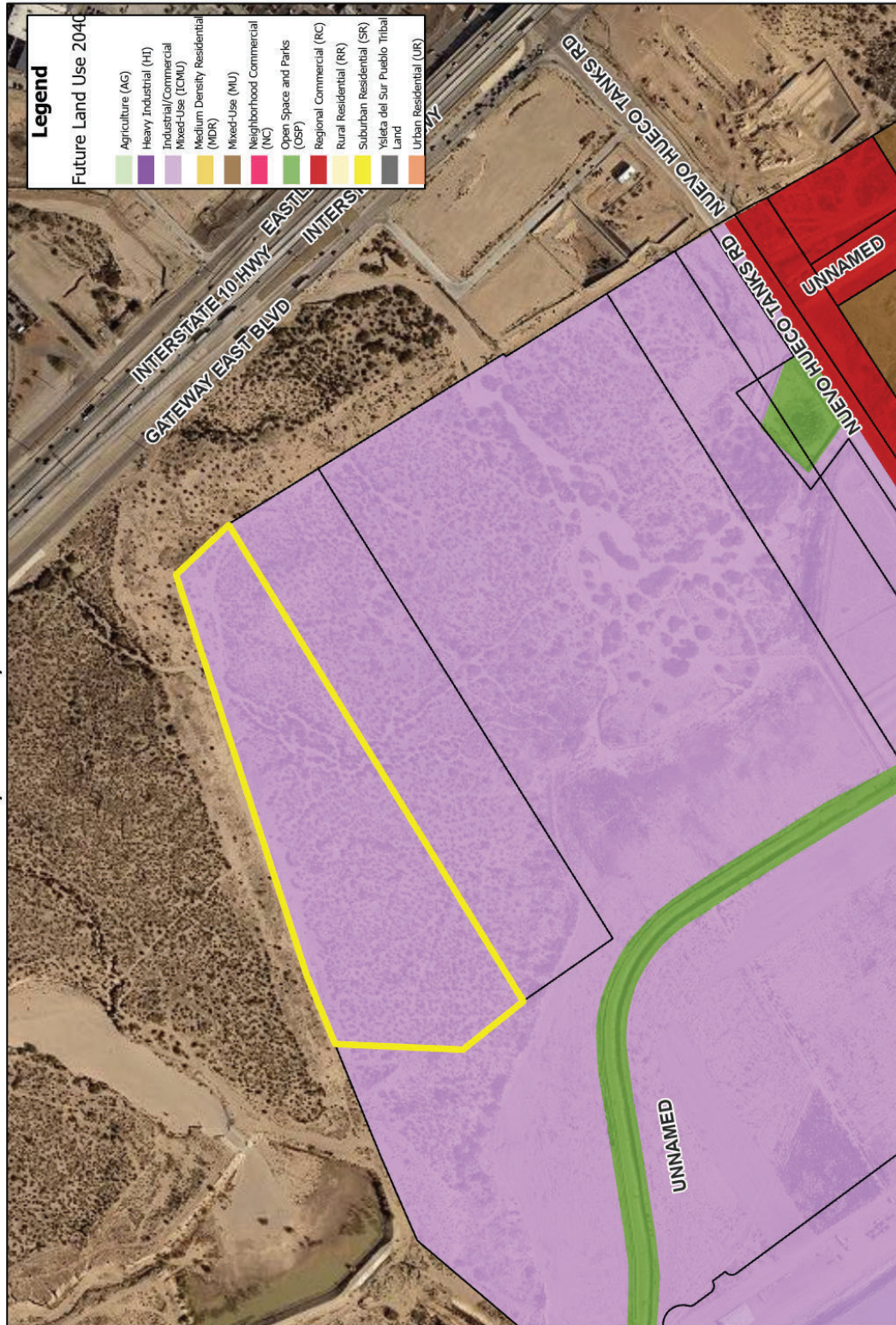
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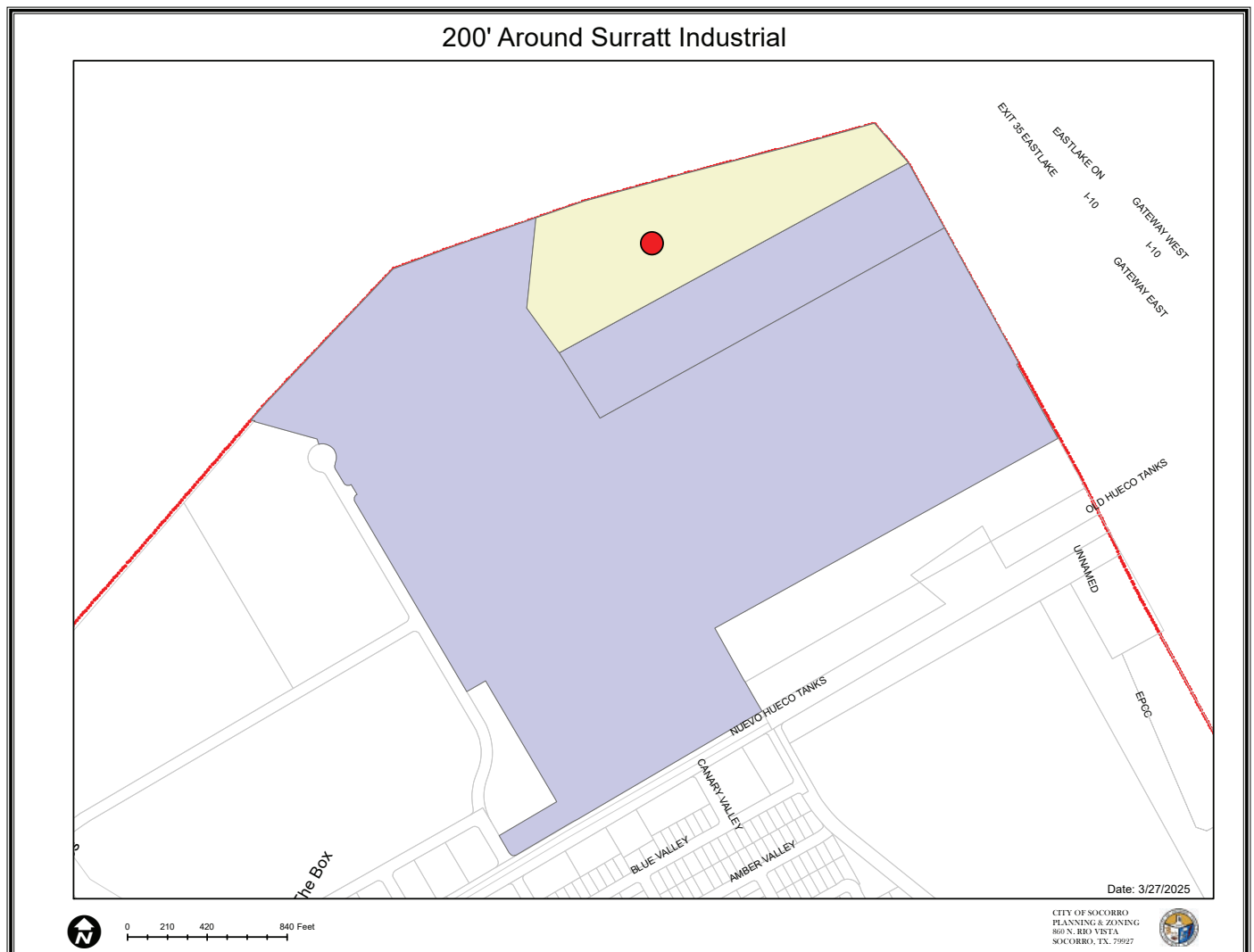
FUTURE LAND USE MAP

CITY OF SOCORRO'S 2040 COMPREHENSIVE PLAN

Tract 6, Block 5, Socorro Grant



PUBLIC NOTICE MAP



PUBLIC FEEDBACK

IN-PERSON RESPONSES:

- SUPPORT: 0

- OPPOSITION: 0

MAILED RESPONSES:

- SUPPORT: 0

- OPPOSITION: 0

PHONE RESPONSES:

- SUPPORT: 0

- OPPOSITION: 0

EMAIL RESPONSES:

- SUPPORT: 0

- OPPOSITION: 0

PUBLIC NOTICE LETTERS

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

April 4, 2025

Dear property owner,

You are hereby notified that a Planning and Zoning Commission meeting has been scheduled to hold a **PUBLIC HEARING** on May 6, 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:

- a) Public hearing request for the proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 6, Block 5, Socorro Grant, located near the intersection of Gateway East Blvd., and Nuevo Hueco Tanks Rd., Socorro, TX from A-1 (Agricultural) to IC-MUD (Industrial Commercial Mixed Used Development) and a variance request from Sec. 46-451. - General regulations. (subsection d) Height Requirements to allow a 60' - 0" maximum allowable building height instead of the 45' - 0" maximum height limitation, a variance request from Sec. 46-452. - Procedures. (subsection j) to waive the required traffic impact analysis, a variance request from Sec. 46-631. -Off-Street Parking Requirements. (16-a) to allow a reduction in parking space requirements of 1 space per 400 s.f. of net leasable office space instead of the 1 space per 350 s.f. requirement, and a variance request from Sec. 46-631. -Off-Street Parking Requirements. (17-a) to allow a reduction in parking space requirements of 1 space per 5,000 s.f. of net leasable warehouse space instead of the 1 space per 500 s.f. requirement to allow for distribution and warehousing facilities.

You have been notified because you own a property located within the 200-foot radius mandated by Municode Chapter 46-53 (c).

Although you are not obliged to attend, interested parties are advised to attend the hearing to voice their concerns and/or comments. If you are unable to attend the hearing, your written comments will be considered. Written comments must be delivered to the City of Socorro Planning and Zoning Department during regular working hours, on or before the day of the hearing.

The public must call 844-854-2222 and use the access code 579797 by 5:00 p.m. mountain standard time (MST) on May 6, 2025, to join the meeting and to sign up to speak on the public hearing, the speaker will be called upon by the presiding officer during the public hearing.

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

Respectfully,

Judith Rodriguez

Planning & Zoning Commission Secretary

PUBLIC NOTICE LETTERS

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

4 de abril 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 6 de mayo del año 2025 a las 5:30 p.m. **TRANSMITIDO DESDE CÁMARAS DE AYUNTAMIENTO, 860 RIO VISTA RD., SOCORRO, TEXAS. USTED PODRA ATENDER A ESTA JUNTA EN PERSONA, ATRAVÉS DE LA CONFERENCIA TELEFÓNICA Y EN VIVO POR MEDIO VIRTUAL.** El propósito de la audiencia pública es para recibir comentarios u opiniones del público sobre lo siguiente:

- a) Solicitud de audiencia pública para la enmienda propuesta al Plan Maestro de la Ciudad de Socorro y el cambio de zonificación del Traque 6, Bloque 5, Socorro Grant, ubicado cerca de la intersección de Gateway East Blvd. y Nuevo Hueco Tanks Rd., Socorro, TX, de A-1 (Agrícola) a IC-MUD (Desarrollos de Uso Mixto Industrial/Comercial), así como una solicitud de excepción a la Sección 46-451. - Regulaciones generales (subsección d) Requisitos de altura, para permitir una altura máxima de construcción de 60' - 0" en lugar del límite máximo de 45' - 0"; una solicitud de excepción a la Sección 46-452. - Procedimientos (subsección j) para eximir el análisis requerido de impacto de tráfico; una solicitud de excepción a la Sección 46-631. - Requisitos de estacionamiento fuera de la vía pública (16-a) para permitir una reducción en los requisitos de espacios de estacionamiento de 1 espacio por cada 400 pies cuadrados de espacio de oficina neto alquilable en lugar del requisito de 1 espacio por cada 350 pies cuadrados; y una solicitud de excepción a la Sección 46-631. - Requisitos de estacionamiento fuera de la vía pública (17-a) para permitir una reducción en los requisitos de espacios de estacionamiento de 1 espacio por cada 5,000 pies cuadrados de espacio de almacén neto alquilable en lugar del requisito de 1 espacio por cada 500 pies cuadrados, con el fin de permitir instalaciones de distribución y almacenamiento.

Usted ha sido notificado porque es dueño(a) de una propiedad ubicada dentro del radio de 200 pies de la propiedad en cuestión, dispuesto por el Capítulo 46-53 (c) del Código Municipal. Usted no está obligado(a) a asistir, pero si tiene algún comentario u opinión se le recomienda asistir a la audiencia. Si no puede asistir a la audiencia, se tendrán en cuenta sus observaciones por escrito. Los comentarios escritos deben ser entregados al Departamento de Planeación y Uso de Suelo durante las horas de trabajo regulares, antes o en el día de la audiencia.

El público debe llamar al 844-854-2222 y usar el código de acceso 579797 antes de las 5:00 p.m. el 6 de mayo 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.

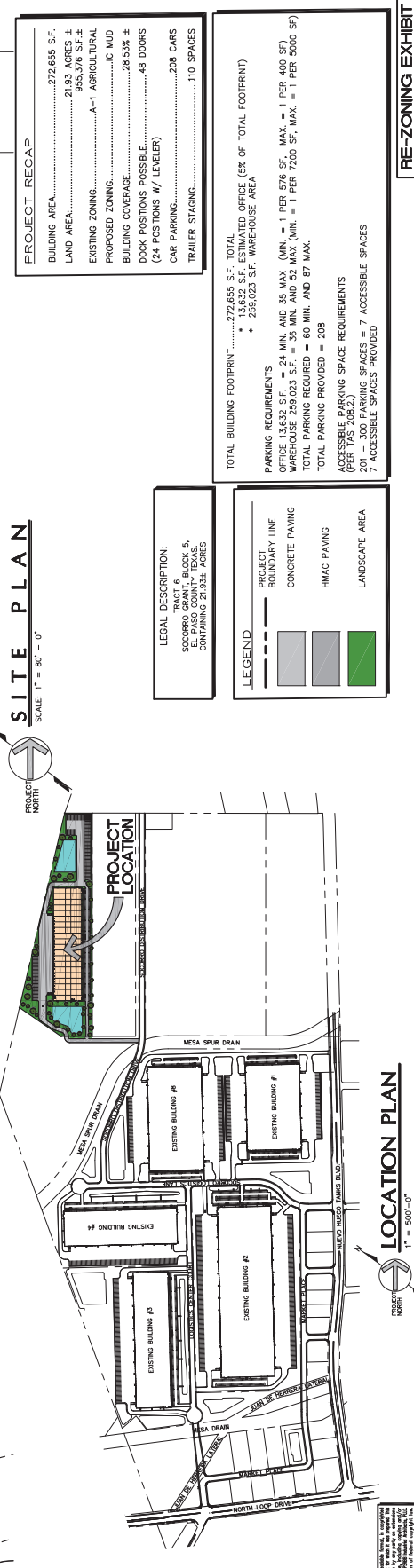
Por favor póngase en contacto con nuestra oficina el día de la junta para confirmar que la junta se llevará a cabo.

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

The site plan illustrates the proposed building and its surrounding infrastructure. The building is a rectangular structure with a footprint of 1041'-4" by 261'-4", totaling 272,658 SF. It features a central loading dock area with 17 overhead doors and 17 truck court locations. The building is surrounded by parking stalls, including 37 stalls for trailers, 37 stalls for cars, and 37 stalls for trucks. The site also includes two ponds, Pond No. 1 and Pond No. 2, with associated landscaping and a drainage system. The plan shows the building's orientation relative to the surrounding streets, including 10th St, 11th St, and 12th St. The site is bounded by 1041-4th St to the north and 1041-5th St to the south. The plan also shows the building's proximity to the 1041-4th St intersection and the 1041-5th St intersection. The site is bounded by 1041-4th St to the north and 1041-5th St to the south. The plan also shows the building's proximity to the 1041-4th St intersection and the 1041-5th St intersection.



SURRATT INDUSTRIAL
Socorro, TX



ID	Task Name	Duration	Start	Finish																												
1	SURRATT INDUSTRIAL (272,655 SF)	377 days	Mon 4/21/25	Tue 9/29/26																												
2	Plat Process	40 days	Mon 4/21/25	Fri 6/13/25																												
3	Plat Approval	90 days	Mon 4/21/25	Fri 8/22/25																												
4	Design Package	60 days	Mon 4/21/25	Fri 7/11/25																												
5	Civil Design	12 wks	Mon 4/21/25	Fri 7/11/25																												
6	Architectural / Structural / MEP Design	10 wks	Mon 5/5/25	Fri 7/11/25																												
7	Permitting Process	70 days	Mon 7/14/25	Fri 10/17/25																												
8	Subdivision Improvements Submittal	12 wks	Mon 7/14/25	Fri 10/3/25																												
9	Site Civil Improvements Submittal	14 wks	Mon 7/14/25	Fri 10/17/25																												
10	City of Socorro Permit Review	12 wks	Mon 7/14/25	Fri 10/3/25																												
11	Construction	336 days	Tue 7/15/25	Tue 10/27/26																												
12	Bid Process	4 wks	Tue 7/15/25	Mon 8/11/25																												
13	Award Contract	3 wks	Wed 8/13/25	Tue 9/2/25																												
14	Sitework	90 days	Tue 10/28/25	Mon 3/2/26																												
15	Shell Construction	120 days	Tue 3/3/26	Mon 8/17/26																												
16	Site/Tenant Improvements	60 days	Wed 8/5/26	Tue 10/27/26																												
17	Final Inspections	15 days	Tue 10/27/26	Tue 11/17/26																												
18	Substantial Completion & CO	0 days	Tue 10/27/26	Tue 10/27/26																												
19	Punchlist	15 days	Wed 10/28/26	Tue 11/17/26																												

Project: Socorro Logistics Center
Date: Wed 3/26/25

Task  Milestone 

Summary Critical

WAIVER REQUEST (FOR T.I.A.)



Uptown centre

813 N. Kansas St., Ste. 300
El Paso, TX 79902
915.544.5232
www.ceagroup.net

March 25, 2025

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

Attention: Lorraine Quimiro, MPA, AICP
City Planner Director

Reference: Surratt Industrial Rezoning – **TIA Waiver Request**

Dear Ms. Quimiro:

We have been engaged to submit a rezoning application on behalf of the property Owner, D.L.A. & M Properties, and developer, Logistics Land Investment, LLC. The un-platted parcel of land for this rezoning is within the easterly limits of the City of Socorro and legally described as "Tract 6, Block 5, Socorro Grant, City of Socorro, El Paso County, Texas". The Owner seeks to rezone the land from an existing district of A-1 to ICMUD. The intent of the property is to develop an Industrial/Warehouse distribution facility at the site.

Based on the intended use of the property, we have attached an exhibit that illustrates the Trip Generation calculated from the proposed development land use. The resulting generated peak hour trips are insignificant, and a TIA would not be applicable based on Section 38-59.4.-*Criteria for determining traffic impact analysis requirements*, of Chapter 38 (Subdivisions) Ordinance.

Additionally, our request is also based on Section 38-59.1.-Purposes and findings (a) and Section 38-59-2.-Applicability (c) Exceptions.

The referenced development is bordered by the Socorro Logistics Center existing development. The recent constructed and dedicated street improvements and traffic signal improvements will serve and support this new development.

We look forward to a favorable response to our request. If you should have any additional questions or need further information, please do not hesitate to contact me at 915.544.5232 or email at jgrajeda@ceagroup.net

Sincerely,

A blue ink signature of Jorge Grajeda, consisting of stylized initials and a surname.

Jorge Grajeda, P.E.
Project Manager

I-2720-010ld-surrattrezoning_lq.25march.25
JG/jg

Enclosures: Development Plan/Trip Generation Exhibit

Cc: Mr. Adam Duerr, Logistics Land Investment, LLC

PUBLIC INFRASTRUCTURE. PRIVATE DEVELOPMENT.

WAIVER REQUEST (FOR T.I.A.)

Traffic generation volumes were obtained from the ITC Trip Generation Manual 11 Edition. Industrial Warehousing (150) Land Use was Considered at 272,655 SQFT Gross Floor Area

SURREATT INDUSTRIAL TRIP GENERATION		
Building SQFT	AM Peak Hour Traffic	PM Peak Hour Traffic
272,655	56	59

ITE MANUAL WAREHOUSE DISCRIPTION

"A warehouse is primarily devoted to the storage of materials, but it may also include office and maintenance areas."



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: MAY 6, 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 9, ALAMEDA ESTATES REPLAT SUBDIVISION, LOCATED AT 340 ESCALANTE DR., SOCORRO, TX, FROM R-1 (SINGLE-FAMILY RESIDENTIAL) TO R-2 (MEDIUM DENSITY RESIDENTIAL) TO ALLOW FOR TWO DUPLEXES.

NAME: 340 ESCALANTE DR. REZONING

PROPERTY ADDRESS: 340 ESCALANTE DR.

PROPERTY LEGAL DESCRIPTION: LOT 1, BLOCK 9, ALAMEDA ESTATES REPLAT

PROPERTY OWNER: EVA DEVELOPMENT, LLC.

REPRESENTATIVE: ENRIQUE AYALA

PROPERTY AREA: 12,414.16 S.F.

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

CURRENT LAND USE: VACANT

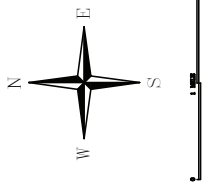
FUTURE LAND USE: SUBURBAN RESIDENTIAL (SR)

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).

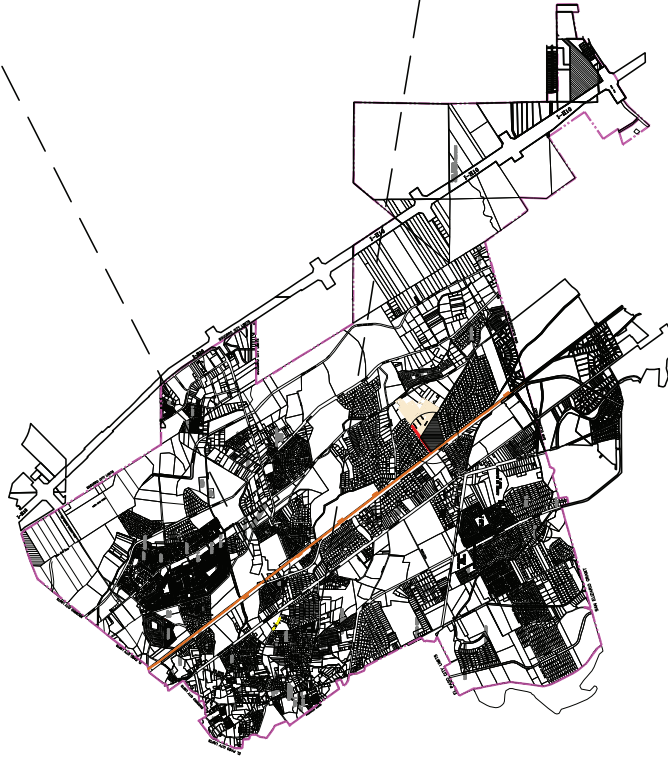
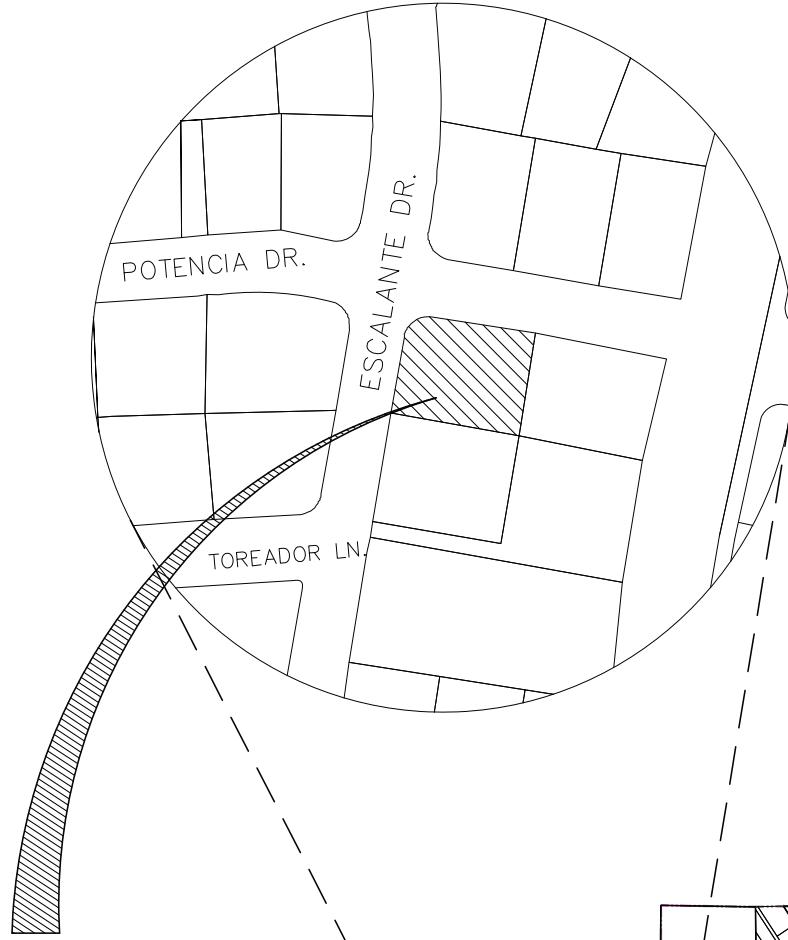
SUMMARY OF REQUEST: Request is for approval of a rezoning of a property from R-1 to R-2 to allow for two duplexes.

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

LOCATION MAP



PROJECT SITE;
340 Escalante Dr.
Lot-1, Block-9
Alameda Estates Replat



CITY OF SOCORRO

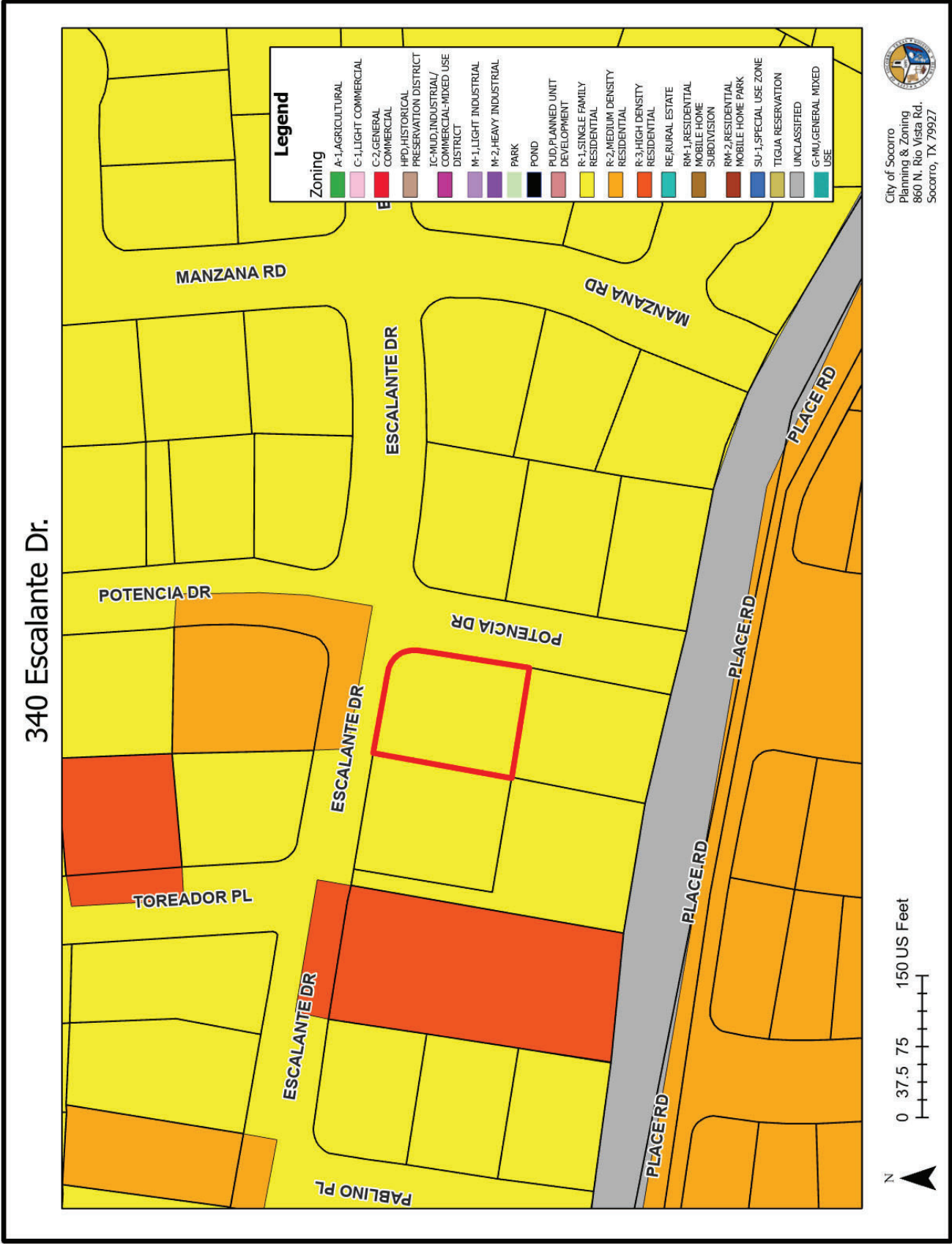
LOCATION MAP

Scale: AS SHOWN

Planning and Zoning Department

800 N. Rio Vista, Socorro, Texas 78727 Tel: (915) 872-4831 Fax: (915) 872-4875

ZONING MAP



SITE PICTURES



View of property from Escalante Dr. (Top) and Potencia Dr. (Bottom)

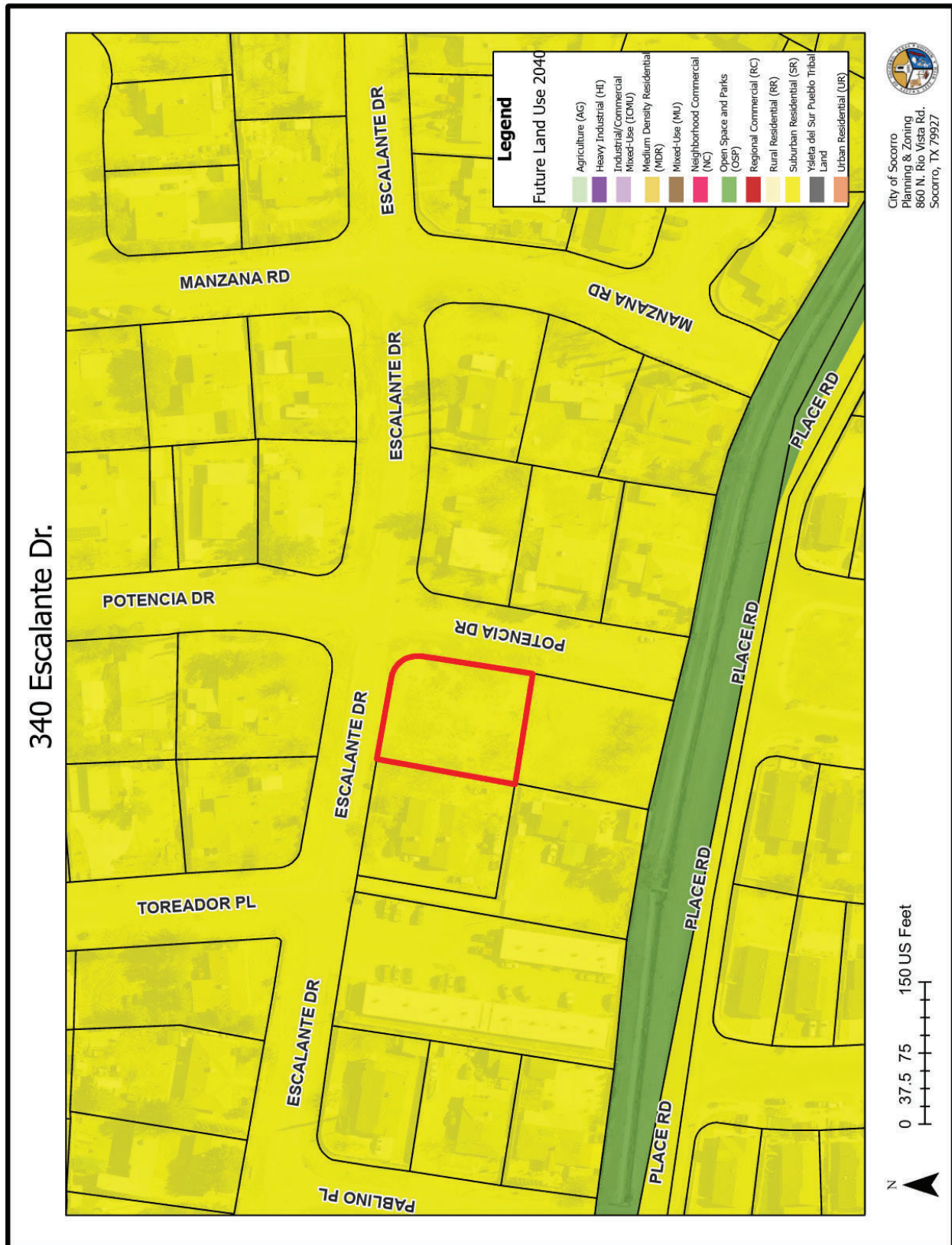


AERIAL IMAGE



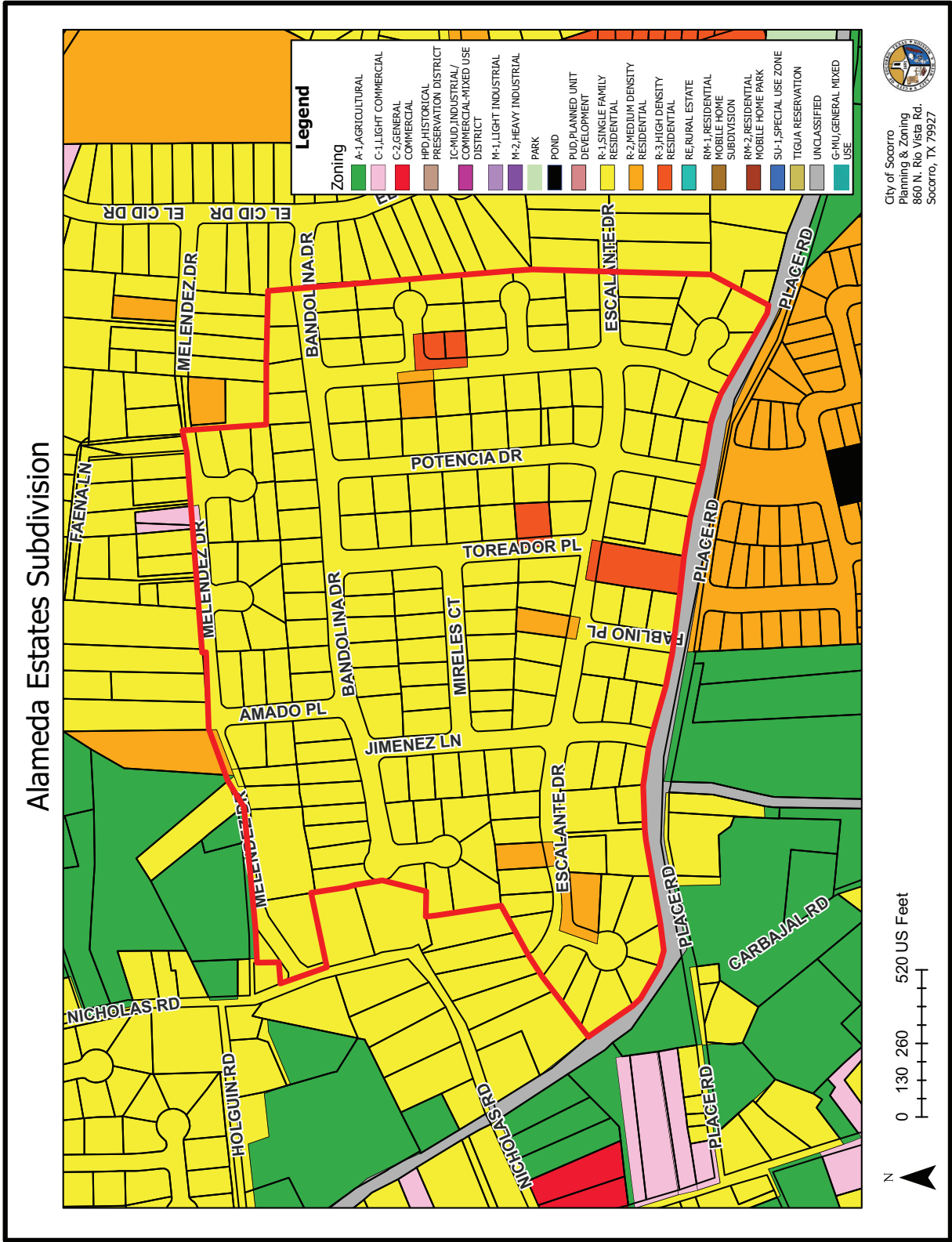
FUTURE LAND USE MAP

CITY OF SOCORRO'S 2040 COMPREHENSIVE PLAN



SUBDIVISION ZONING MAP

Subdivision Information: R-1 Lots: 168 R-2 Lots: 5 R-3 Lots: 3



PUBLIC NOTICE



PUBLIC FEEDBACK

IN-PERSON RESPONSES:

- SUPPORT: 0
- OPPOSITION: 0

MAILED RESPONSES:

- SUPPORT: 0
- OPPOSITION: 0

PHONE RESPONSES:

- SUPPORT: 0
- OPPOSITION: 0

EMAIL RESPONSES:

- SUPPORT: 0
- OPPOSITION: 0

PUBLIC NOTICE LETTERS

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

April 4, 2025

Dear property owner,

You are hereby notified that a Planning and Zoning Commission meeting has been scheduled to hold a **PUBLIC HEARING** on May 6, 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:

- c) Public hearing request for the proposed amendment to the City of Socorro's Master Plan and rezoning of Lot 1, Block 9, Alameda Estates Replat Subdivision, located at 340 Escalante Dr., Socorro, TX from R-1 (Single-Family Residential) to R-2 (Medium Density Residential) to allow for two duplexes.

You have been notified because you own a property located within the 200-foot radius mandated by Municode Chapter 46-53 (c).

Although you are not obliged to attend, interested parties are advised to attend the hearing to voice their concerns and/or comments. If you are unable to attend the hearing, your written comments will be considered. Written comments must be delivered to the City of Socorro Planning and Zoning Department during regular working hours, on or before the day of the hearing.

The public must call 844-854-2222 and use the access code 579797 by 5:00 p.m. mountain standard time (MST) on May 6, 2025, to join the meeting and to sign up to speak on the public hearing, the speaker will be called upon by the presiding officer during the public hearing.

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

Respectfully,
Judith Rodriguez
Planning & Zoning Commission Secretary

PUBLIC NOTICE LETTERS

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

4 de abril 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 6 de mayo del año 2025 a las 5:30 p.m. **TRANSMITIDO DESDE CÁMARAS DE AYUNTAMIENTO, 860 RIO VISTA RD., SOCORRO, TEXAS. USTED PODRA ATENDER A ESTA JUNTA EN PERSONA, ATRAVÉS DE LA CONFERENCIA TELEFÓNICA Y EN VIVO POR MEDIO VIRTUAL.** El propósito de la audiencia pública es para recibir comentarios u opiniones del público sobre lo siguiente:

- c) Solicitud de audiencia pública para la enmienda propuesta al Plan Maestro de la Ciudad de Socorro y el cambio de zonificación del Lote 1, Bloque 9, Subdivisión Alameda Estates Replat, ubicado en 340 Escalante Dr., Socorro, TX, de R-1 (Residencial Unifamiliar) a R-2 (Residencial de Densidad Media) para permitir la construcción de dos dúplex.

Usted ha sido notificado porque es dueño(a) de una propiedad ubicada dentro del radio de 200 pies de la propiedad en cuestión, dispuesto por el Capítulo 46-53 (c) del Código Municipal.

Usted no está obligado(a) a asistir, pero si tiene algún comentario u opinión se le recomienda asistir a la audiencia. Si no puede asistir a la audiencia, se tendrán en cuenta sus observaciones por escrito. Los comentarios escritos deben ser entregados al Departamento de Planeación y Uso de Suelo durante las horas de trabajo regulares, antes o en el día de la audiencia.

El público debe llamar al 844-854-2222 y usar el código de acceso 579797 antes de las 5:00 p.m. el 6 de mayo 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.

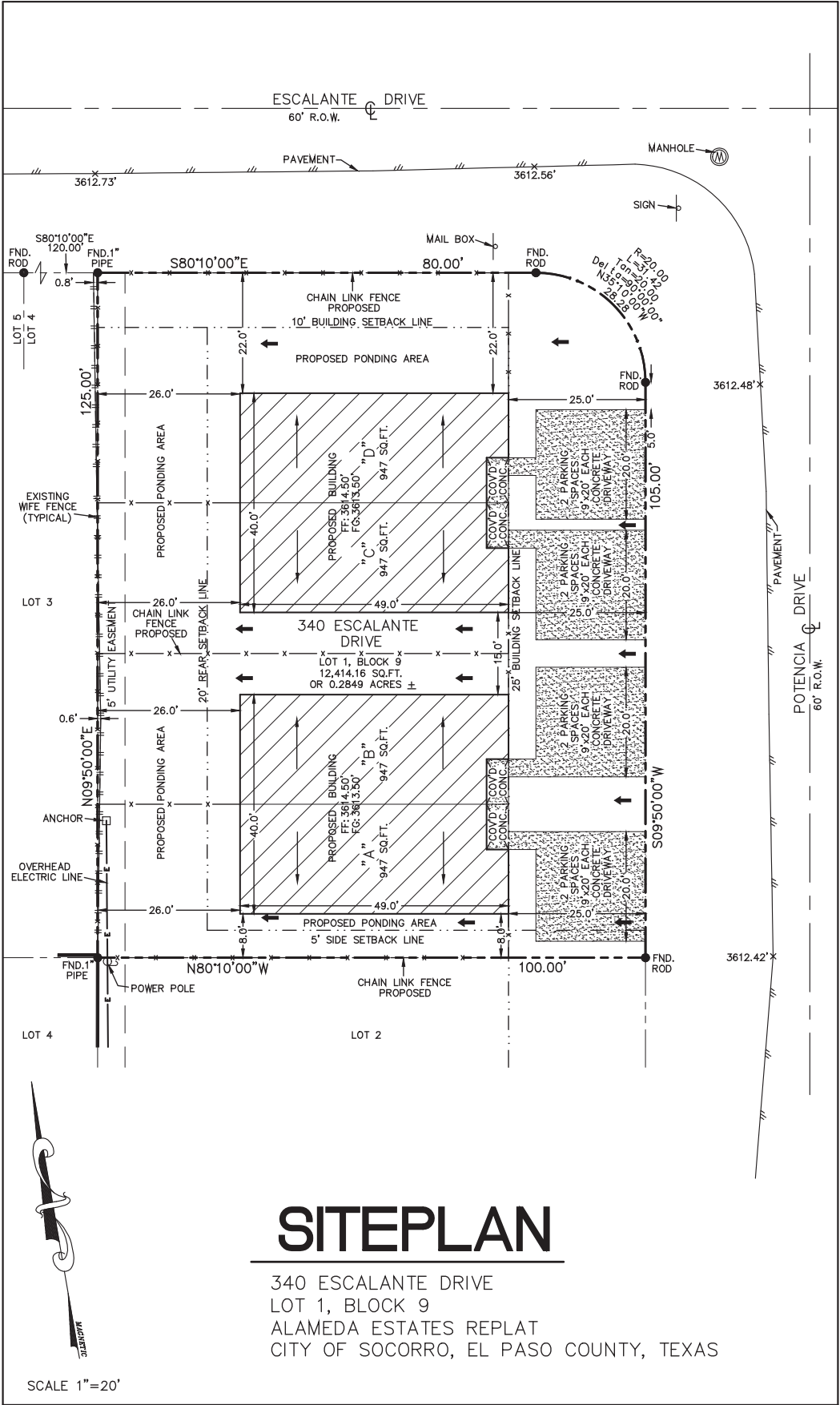
Por favor póngase en contacto con nuestra oficina el día de la junta para confirmar que la junta se llevará a cabo.

Atentamente,

Judith Rodriguez

Secretaria de la Comisión de Planeación y Zonificación

SITE PLAN





**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: MAY 6, 2025**

**CONDITIONAL USE PERMIT REQUEST
STAFF REPORT**

SUBJECT:

PUBLIC HEARING REQUEST FOR THE PROPOSED CONDITIONAL USE PERMIT AND VARIANCE REQUEST FROM SEC. 46-237. - CONDITIONAL USES (REQUIRES PERMIT) SUBSECTION 5-C, TO ALLOW CONCRETE PAVERS INSTEAD OF THE CONCRETE SLAB REQUIREMENT TO ALLOW FOR COMMERCIAL TRUCK PARKING IN AN R-1 (SINGLE-FAMILY RESIDENTIAL) ZONING DISTRICT, ON TRACT 4-E , BLOCK 28, SOCORRO GRANT, LOCATED AT 11541 DINDINGER RD., SOCORRO, TX.

NAME: 11541 DINDINGER RD. C.U.P.

PROPERTY ADDRESS: 11541 DINDINGER RD.

PROPERTY LEGAL DESCRIPTION: TRACT 4-E, BLOCK 28, SOCORRO GRANT

PROPERTY OWNER: ENRIQUE LOPEZ/TESTAMENTARY TRUST OF AARON LOPEZ

REPRESENTATIVE: LUIS CARLOS LOPEZ

PROPERTY AREA: 0.503 ACRES

CURRENT ZONING: R-1 SINGLE-FAMILY RESIDENTIAL

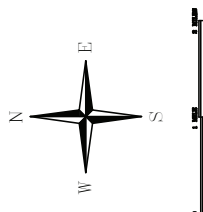
CURRENT LAND USE: RESIDENTIAL

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

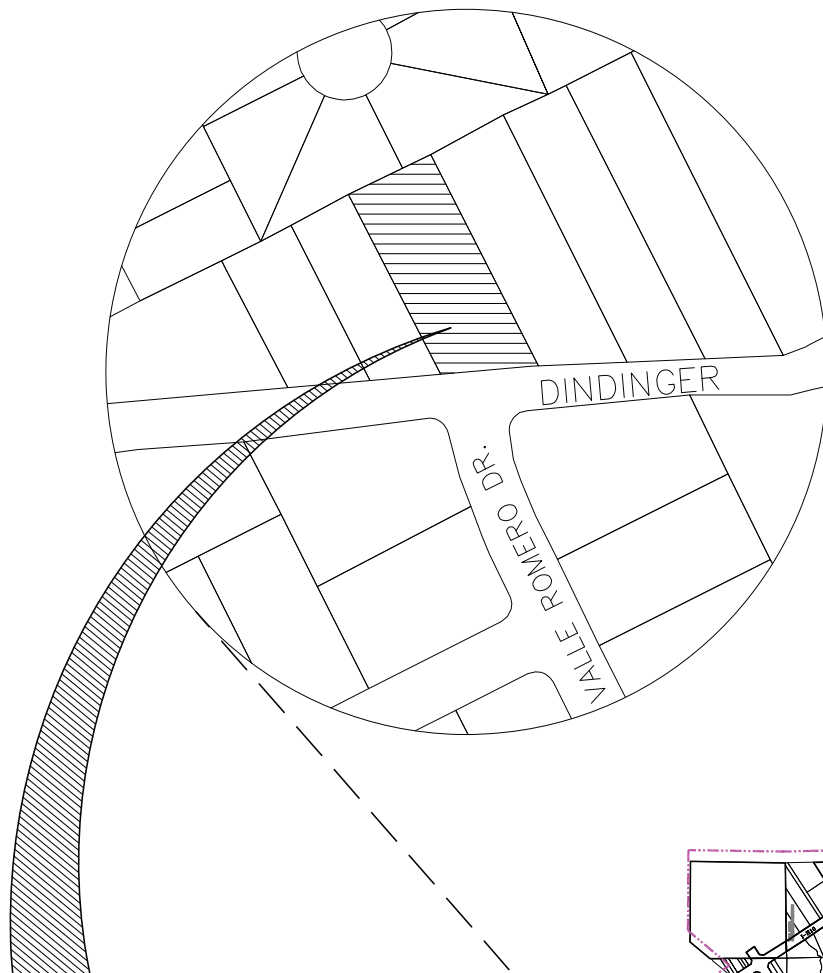
SUMMARY OF REQUEST: Request is for approval of a Conditional Use Permit and variance request from Sec. 46-237. - Conditional Uses (Requires Permit) Subsection 5-C, to allow concrete pavers instead of the concrete slab requirement to allow for commercial truck parking in an R-1 Single-Family Residential Zoning District.

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the Conditional Use Permit and recommends **DENIAL** of the Variance Request.

LOCATION MAP



PROJECT SITE;
11541 Dindinger
Tract-4E, Block-28
Socorro Grant



CITY OF SOCORRO

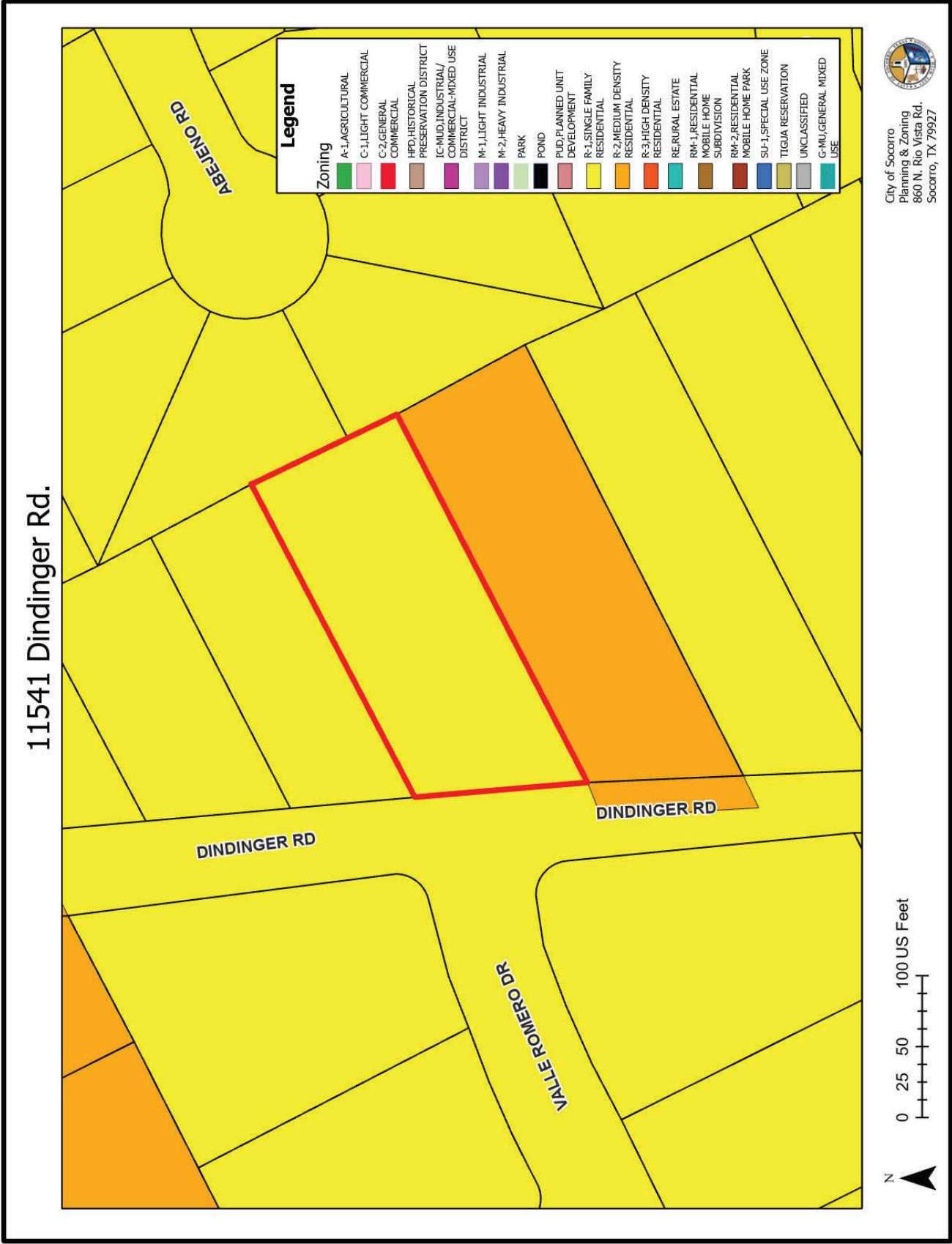
LOCATION MAP

Scale: AS SHOWN

Planning and Zoning Department

860 N. Rio Vista, Socorro, Texas 79027 Tel: (505) 872-4531 Fax: (505) 872-4673

ZONING MAP



SITE PICTURES



View of property from Dindinger Rd.



AERIAL IMAGE

11541 Dindinger Rd.

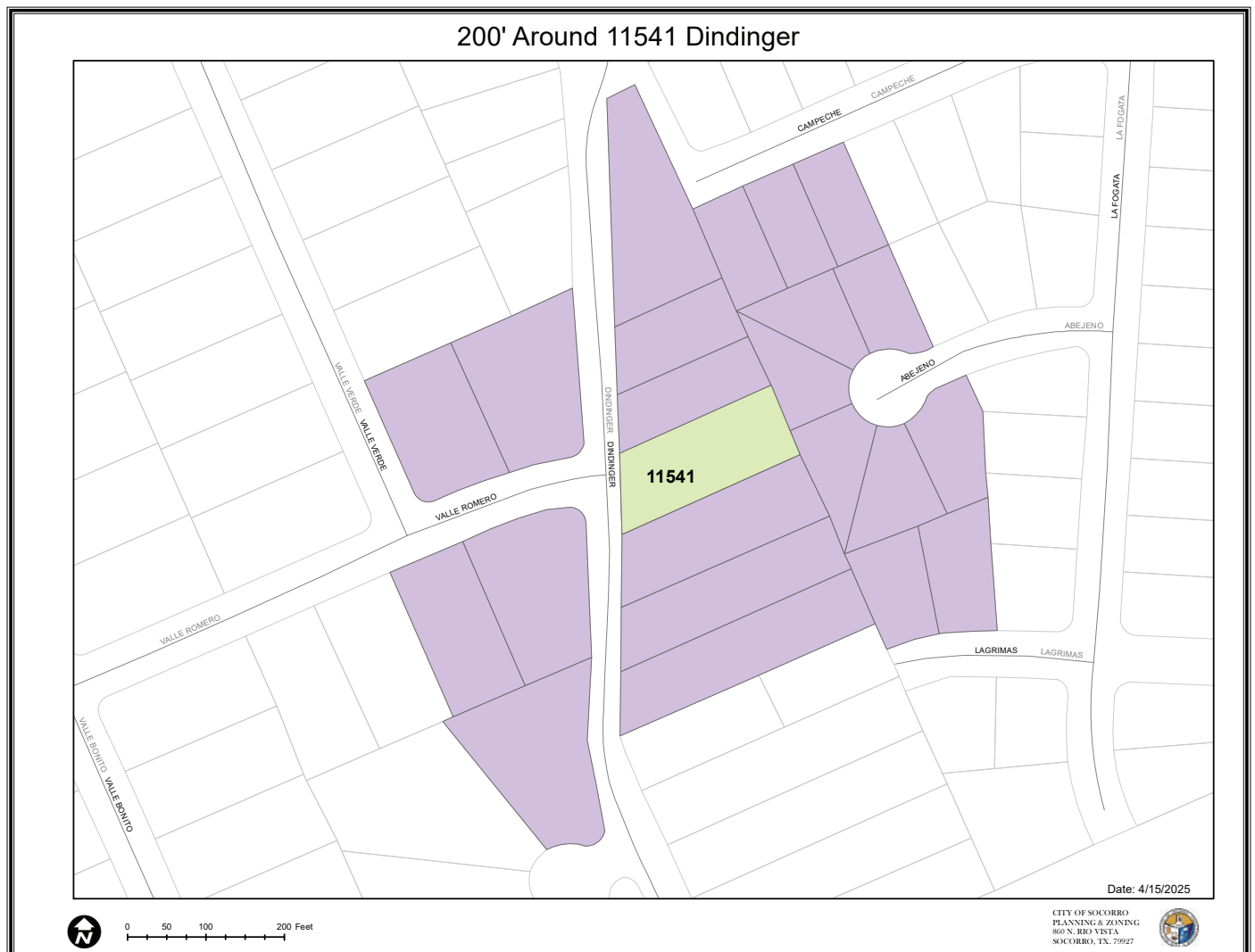


City of Socorro
Planning & Zoning
860 N. Rio Vista Rd.
Socorro, TX 79927

0 20 40 80 US Feet



PUBLIC NOTICE MAP



PUBLIC FEEDBACK

IN-PERSON RESPONSES:

- SUPPORT: 0
- OPPOSITION: 0

MAILED RESPONSES:

- SUPPORT: 0
- OPPOSITION: 0

PHONE RESPONSES:

- SUPPORT: 0
- OPPOSITION: 0

PUBLIC NOTICE LETTERS

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

April 15, 2025

Dear property owner,

You are hereby notified that a Planning and Zoning Commission meeting has been scheduled to hold a **PUBLIC HEARING** on May 6, 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:

- d) Public hearing request for the proposed Conditional Use Permit and variance request from *Sec. 46-237. - Conditional Uses (requires permit) subsection 5-c.*, to allow concrete pavers instead of the concrete slab requirement to allow for commercial truck parking in an R-1 Single-Family Residential zoning district on Tract 4-E, Block 28, Socorro Grant, and located at 11541 Dindinger 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 obligated to attend, interested parties are advised to attend the hearing to voice their concerns and/or comments. If you are unable to attend the hearing, your written comments will be considered. Written comments must be delivered to the City of Socorro Planning and Zoning Department during regular working hours, on or before the day of the hearing.

The public must call 844-854-2222 and use the access code 579797 by 5:00 p.m. mountain standard time (MST) on May 6, 2025, to join the meeting and to sign up to speak on the public hearing, the speaker will be called upon by the presiding officer during the public hearing.

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

Respectfully,

Judith Rodriguez

Planning & Zoning Commission Secretary

PUBLIC NOTICE LETTERS

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

15 de abril de 25

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 mayo del año 2025 a las 5:30 p.m. **TRANSMITIDO DESDE CÁMARAS DE AYUNTAMIENTO, 860 RIO VISTA RD., SOCORRO, TEXAS. USTED PODRA ATENDER A ESTA JUNTA EN PERSONA, ATRAVÉS DE LA CONFERENCIA TELEFÓNICA Y EN VIVO POR MEDIO VIRTUAL.** El propósito de la audiencia pública es para recibir comentarios u opiniones del público sobre lo siguiente:

- a) Solicitud de audiencia pública para el Permiso de Uso Condicional propuesto y solicitud de variación de la Sec. 46-237. - Usos Condicionales (requiere permiso) subsección 5-c., para permitir adoquines de concreto en lugar del requisito de losa de concreto, con el fin de permitir el estacionamiento de un camión comercial en una zona de un distrito de zonificación residencial unifamiliar R-1 en el Traque 4-E, Bloque 28, Socorro Grant ubicada en el 11541 Dindinger 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.

Usted no está obligado(a) a asistir, pero si tiene algún comentario u opinión se le recomienda asistir a la audiencia. Si no puede asistir a la audiencia, se tendrán en cuenta sus observaciones por escrito. Los comentarios escritos deben ser entregados al Departamento de Planeación y Uso de Suelo durante las horas de trabajo regulares, antes o en el día de la audiencia.

El público debe llamar al 844-854-2222 y usar el código de acceso 579797 antes de las 5:00 p.m. el 6 de mayo 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.

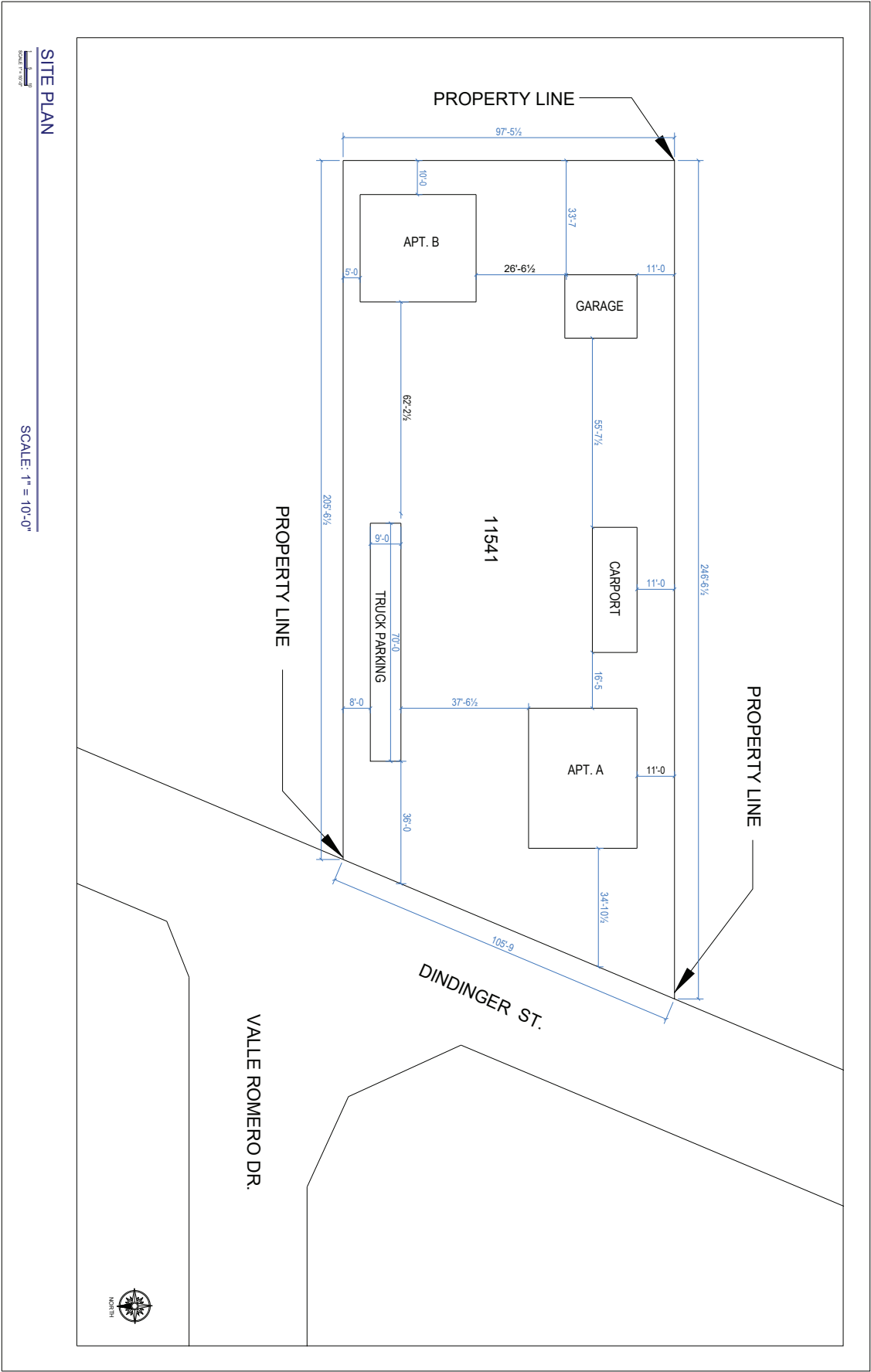
Por favor póngase en contacto con nuestra oficina el día de la junta para confirmar que la junta se llevará a cabo.

Atentamente,

Judith Rodriguez

Secretaria de la Comisión de Planeación y Zonificación

SITE PLAN



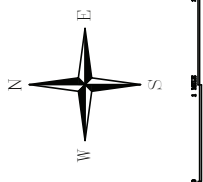


**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: MAY 6, 2025
WAIVER REQUEST
STAFF REPORT**

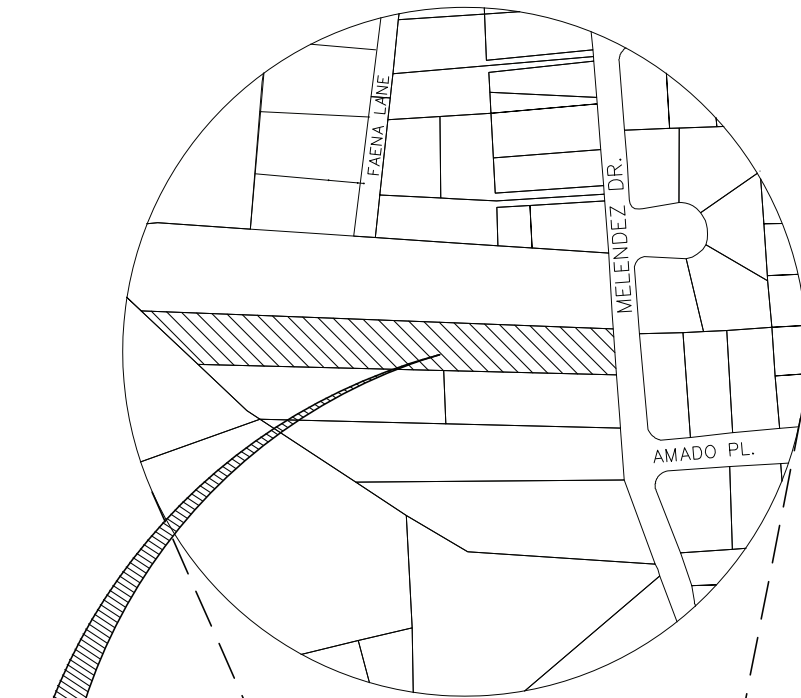
SUBJECT: CONSIDER AND TAKE ACTION ON A WAIVER REQUEST FROM SECTION 38-8.2. - PRELIMINARY PLAT -- PLANS AND DATA (SUBSECTION C. ENGINEERING REPORTS) TO WAIVE THE STORM DRAINAGE PLAN REQUIREMENT FOR THE CAMPOYA SUBDIVISION, BEING TRACT 17, BLOCK 15, SOCORRO GRANT, AND LOCATED ON MELENDEZ DR., SOCORRO, TX.

NAME:	CAMPOYA SUBDIVISION
PROPERTY ADDRESS:	MELENDEZ DR.
PROPERTY LEGAL DESCRIPTION:	TRACT 17, BLOCK 15, SOCORRO GRANT, SOCORRO, TX.
PROPERTY OWNER:	ERIC A. CAMPOYA & ZAGNITTEE ANELY CASTORENA
REPRESENTATIVE:	ERIC CAMPOYA
PROPERTY AREA:	1.265 ACRES
CURRENT ZONING:	R-1 (SINGLE-FAMILY RESIDENTIAL)
CURRENT LAND USE:	VACANT
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 waiver request for the Campoya Subdivision.
STAFF RECOMMENDATION:	Staff recommends APPROVAL of the Waiver Request from <i>Section 38-8.2. - Preliminary Plat -- Plans and Data (Subsection C. - Engineering Reports)</i> to waive the Storm Drainage Plan requirement for the Campoya Subdivision as the applicant states a financial hardship.

LOCATION MAP



PROJECT SITE;
Campoya Subdivision
Tract-17, Block-15
Socorro Grant



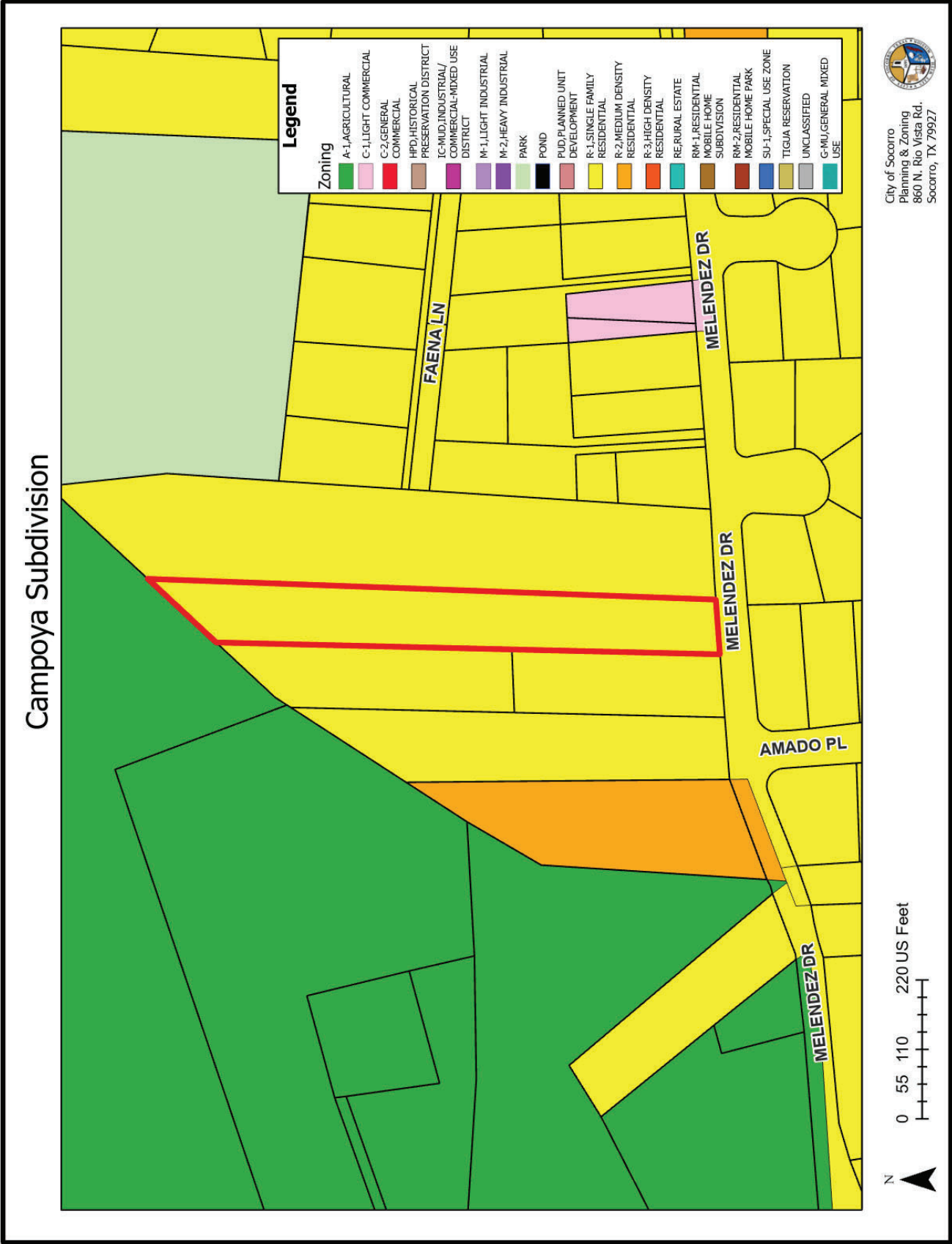
CITY OF SOCORRO

LOCATION MAP
Scale: AS SHOWN

Planning and Zoning Department

860 N. Rio Vista Socorro, Texas 79027 Tel: (505) 872-4531 Fax: (505) 872-4673

ZONING MAP



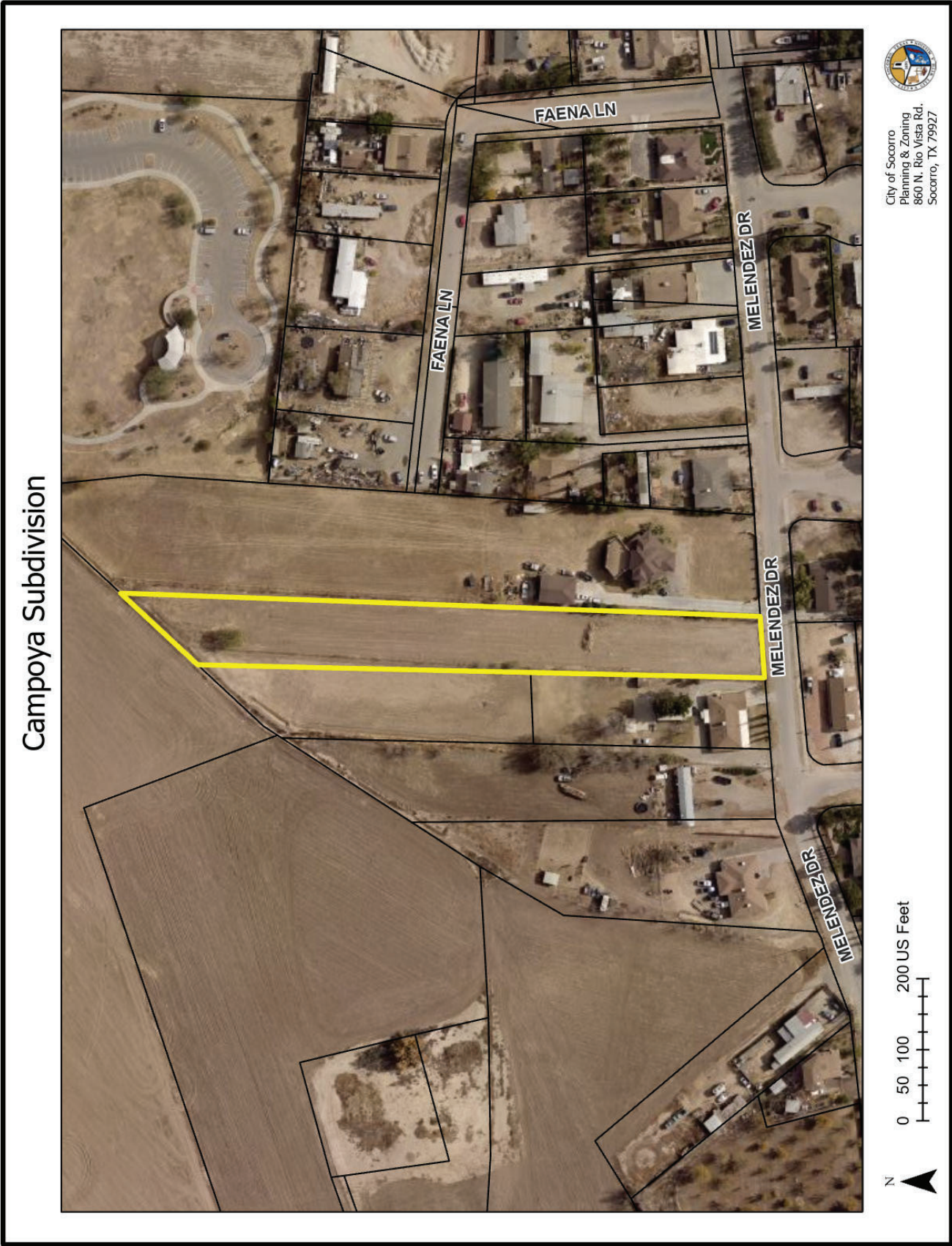
SITE PICTURES



View of property from Melendez Dr.



AERIAL IMAGE



WAIVER REQUEST



WAIVER REQUEST FORM

Applicant's Name: Eric Campoya

Applicant's Address: 1792 Loanda Ln

City: El Paso State: Texas Zip: 79928

Address of Proposed Waiver: Campoya Subdivision

Reason for request and circumstance causing conflict: _____

Financial Hardship. Land was purchased with intent to be used for Agricultural Purposes, etc.

Applicant's Signature

04/29/25

Date