

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 3RD DAY OF JUNE 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 JUNE 03, 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 May 20, 2025.

Approved by: 

REGULAR AGENDA

5. **Public hearing** on the proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 4-D-15, Block 3, Socorro Grant, located at 10732 Horn Cir., Socorro, TX from R-1 (Single-Family Residential) to C-2 (General Commercial) with a Conditional Use Permit and a variance request from *Sec. 46-631. -Off-Street Parking Requirements. (15)* to allow a reduction in parking space requirements of 1 space per 800 s.f. of net leasable area instead of the 1 space per 200 s.f. requirement to allow for a fabrication shop.
6. **Consider and Take Action** on the approval of the proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 4-D-15, Block 3, Socorro Grant, located at 10732 Horn Cir., Socorro, TX from R-1 (Single-Family Residential) to C-2 (General Commercial) with a Conditional Use Permit and a variance request from *Sec. 46-631. -Off-Street Parking Requirements. (15)* to allow a reduction in parking space requirements of 1 space per 800 s.f. of net leasable area instead of the 1 space per 200 s.f. requirement to allow for a fabrication shop.
7. **Public hearing** on the proposed amendment to the City of Socorro's Master Plan and rezoning of Lot 5, Block 8, Mary Lou Park Subdivision, located at 636 Maxine Dr., Socorro, TX, from R-1 (Single-Family Residential) to R-2 (Medium Density Residential) to allow for a duplex.
8. **Consider and Take Action** on the approval of the proposed amendment to the City of Socorro's Master Plan and rezoning of Lot 5, Block 8, Mary Lou Park Subdivision, located at 636 Maxine Dr., Socorro, TX, from R-1 (Single-Family Residential) to R-2 (Medium Density Residential) to allow for a duplex.
9. **Public hearing** on the proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 10-I, Block 3, Socorro Grant, located at the intersection of E. Burt Rd and Range War Ct., Socorro, TX, from R-1 (Single-Family Residential) to R-2 (Medium Density Residential) to allow for the development of single-family residential lots on a vacant undeveloped property.
10. **Consider and Take Action** on the approval of the proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 10-I, Block 3, Socorro Grant, located at the intersection of E. Burt Rd and Range War Ct., Socorro, TX, from R-1 (Single-Family Residential) to R-2 (Medium Density Residential) to allow for the development of single-family residential lots on a vacant undeveloped property.
11. **Consider and Take Action** on the approval of the proposed Final Plat for Horizon Park Unit Three Subdivision, being Tract 10-J, Block 3, Socorro Grant, located at 10971 E. Burt Rd., Socorro, TX.

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, 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 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

Approved by: 

seventy-two (72) hours preceding the scheduled meeting at City Council Chambers, 860 N. Rio Vista, Socorro, Texas.

DATED 30TH DAY OF MAY 2025.

By: 
Judith Rodriguez, Planning & Zoning Secretary.

DATE & TIME POSTED: 5/30/2025 @10:50 A.M 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 **May 20, 2025 @ 5:30 P.M.**

1. Call to Order

The Chairman called the meeting to order at 5:30 PM.

2. Establishment of Quorum

A quorum was established with 3 commissioners present.

Members Present:

Andrew Arroyos
Enrique Cisneros
Yolanda Rodriguez

Members Absent:

David Estrada
Julie Dominguez
Osvaldo Reza

Staff Present:

- Lorraine Quimiro, City Planner
- Jose Botello, Planner.
- Judith Rodriguez. Planning Clerk.
- Myrian Apodaca, Planning Clerk.
- Alfredo Ferando, 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 4-D-15, Block 3, Socorro Grant, located at 10732 Horn Cir., Socorro, TX from R-1 (Single-Family Residential) to C-2 (General Commercial) with a

Conditional Use Permit and a variance request from *Sec. 46-631. -Off-Street Parking Requirements. (15)* to allow a reduction in parking space requirements of 1 space per 800 s.f. of net leasable area instead of the 1 space per 200 s.f. requirement to allow for a fabrication shop.

- b) Public hearing request for the proposed amendment to the City of Socorro's Master Plan and rezoning of Lot 5, Block 8, Mary Lou Park Subdivision, located at 636 Maxine Dr., Socorro, TX, from R-1 (Single-Family Residential) to R-2 (Medium Density Residential) to allow for a duplex.
- c) Public hearing request for the proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 10-I, Block 3, Socorro Grant, located at the intersection of E. Burt Rd and Range War Ct., Socorro, TX, from R-1 (Single-Family Residential) to R-2 (Medium Density Residential) to allow for the development of single-family residential lots on a vacant undeveloped property.
- d) Approval of Meeting minutes of May 6, 2025.

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

Ayes: Andrew Arroyos, Enrique Cisneros, and Yolanda Rodriguez.

Nays:

Abstain:

Absent: David Estrada, Julie Dominguez and Osvaldo Reza.

REGULAR AGENDA-DISCUSSION AND ACTION

5. Planning and Zoning Commissioners Report.

Nothing to report

6. Planning and Zoning Department Report.

Nothing to report

7. Adjournment

A motion was made by Andrew Arroyos and seconded by Yolanda Rodriguez, *to adjourn at 5:31 PM*.

Ayes: Andrew Arroyos, Enrique Cisneros, and Yolanda Rodriguez.

Nays:

Abstain:

Absent: David Estrada, Julie Dominguez 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: JUNE 3, 2025**

**REZONING/C.U.P./VARIANCE REQUEST
STAFF REPORT**

SUBJECT: PUBLIC HEARING REQUEST FOR THE PROPOSED AMENDMENT TO THE CITY OF SOCORRO'S MASTER PLAN AND REZONING OF TRACT 4-D-15, BLOCK 3, SOCORRO GRANT, LOCATED AT 10732 HORN CIR., SOCORRO, TX, FROM R-1 (SINGLE-FAMILY RESIDENTIAL) TO C2 (GENERAL COMMERCIAL) WITH A CONDITIONAL USE PERMIT AND A VARIANCE REQUEST FROM SEC. 46-631. - OFF-STREET PARKING REQUIREMENTS. (15) TO ALLOW A REDUCTION IN PARKING SPACE REQUIREMENTS OF 1 SPACE PER 800 S.F. OF NET LEASABLE AREA INSTEAD OF THE 1 SPACE PER 200 S.F. REQUIREMENT TO ALLOW FOR A FABRICATION SHOP.

NAME: 10732 HORN CIR. REZONING

PROPERTY ADDRESS: 10732 HORN CIR.

PROPERTY LEGAL DESCRIPTION: TRACT 4-D-15, BLOCK 3, SOCORRO GRANT

PROPERTY OWNER: GILBERTO ARANDA AND GERONIMO LUEVANOS

REPRESENTATIVE: GILBERTO ARANDA

PROPERTY AREA: 2.01 ACRES

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

CURRENT LAND USE: COMMERCIAL

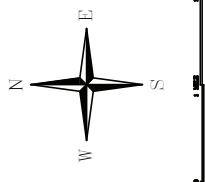
FUTURE LAND USE: RURAL RESIDENTIAL (RR)

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).

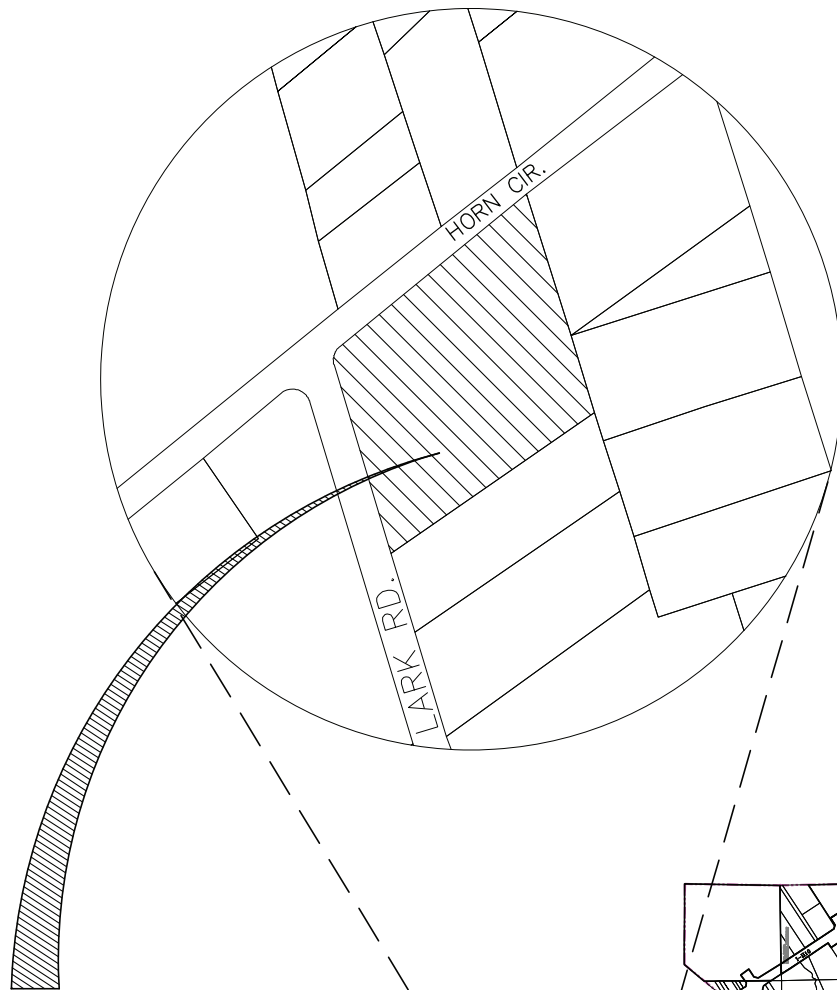
SUMMARY OF REQUEST: Request is for approval of a rezoning from R-1 to C-2 with a Conditional Use Permit to allow for a fabrication shop and a Variance Request.

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the rezoning request; Staff recommends **APPROVAL** of the Conditional Use Permit to allow for a fabrication shop; and Staff recommends **APPROVAL** of the Variance Request from Sec. 46-631. - Off-Street Parking Requirements (15) of 1 space per 800 s.f. of net leasable area instead of the 1 space per 200 s.f. requirement.

LOCATION MAP



PROJECT SITE;
10732 Horn Circle
Tract-4D, Block-3
Socorro Grant

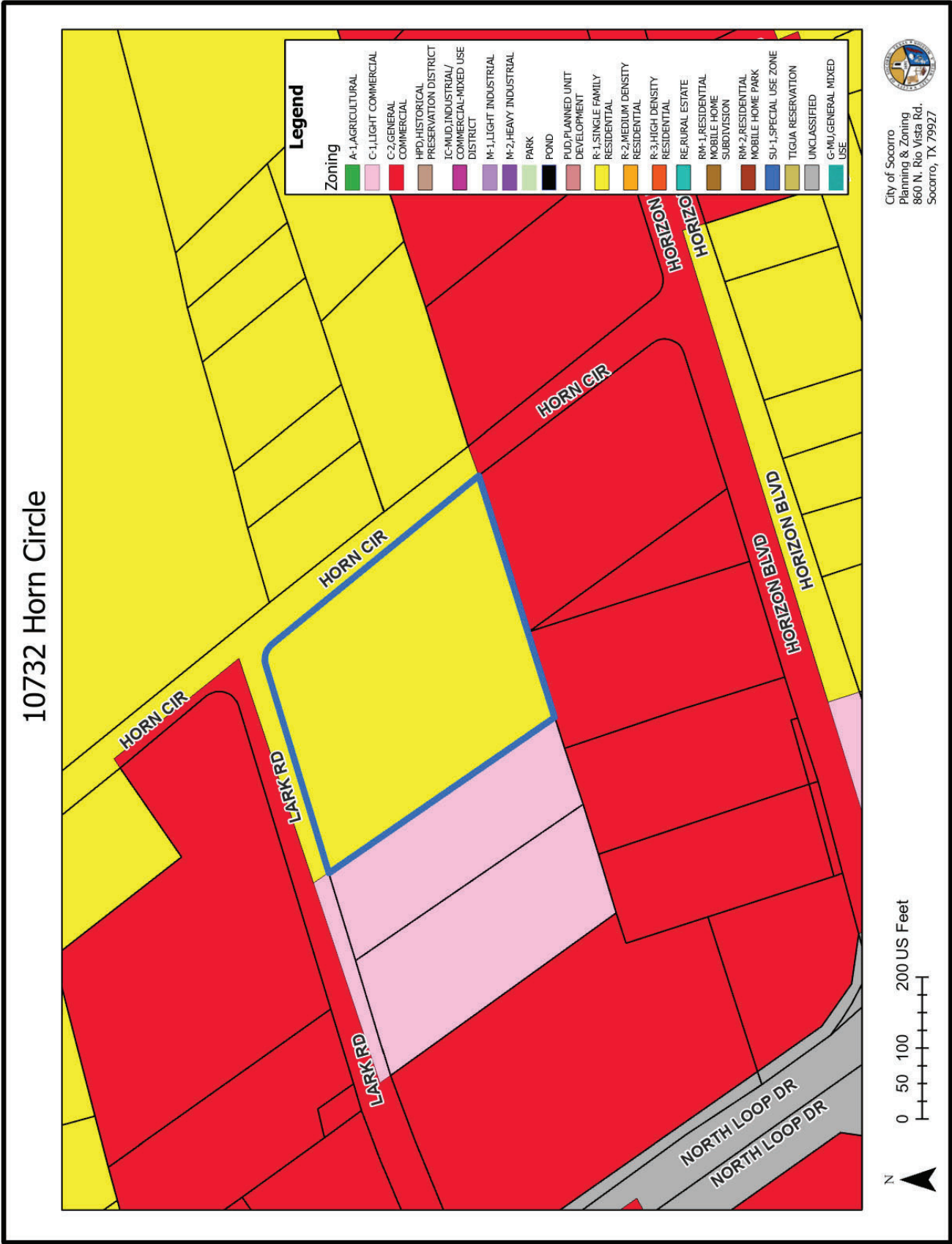


CITY OF SOCORRO

LOCATION MAP

Scale: AS SHOWN

ZONING MAP



SITE PICTURES



View of property from Horn Circle and Lark Rd.



AERIAL IMAGE

10732 Horn Circle

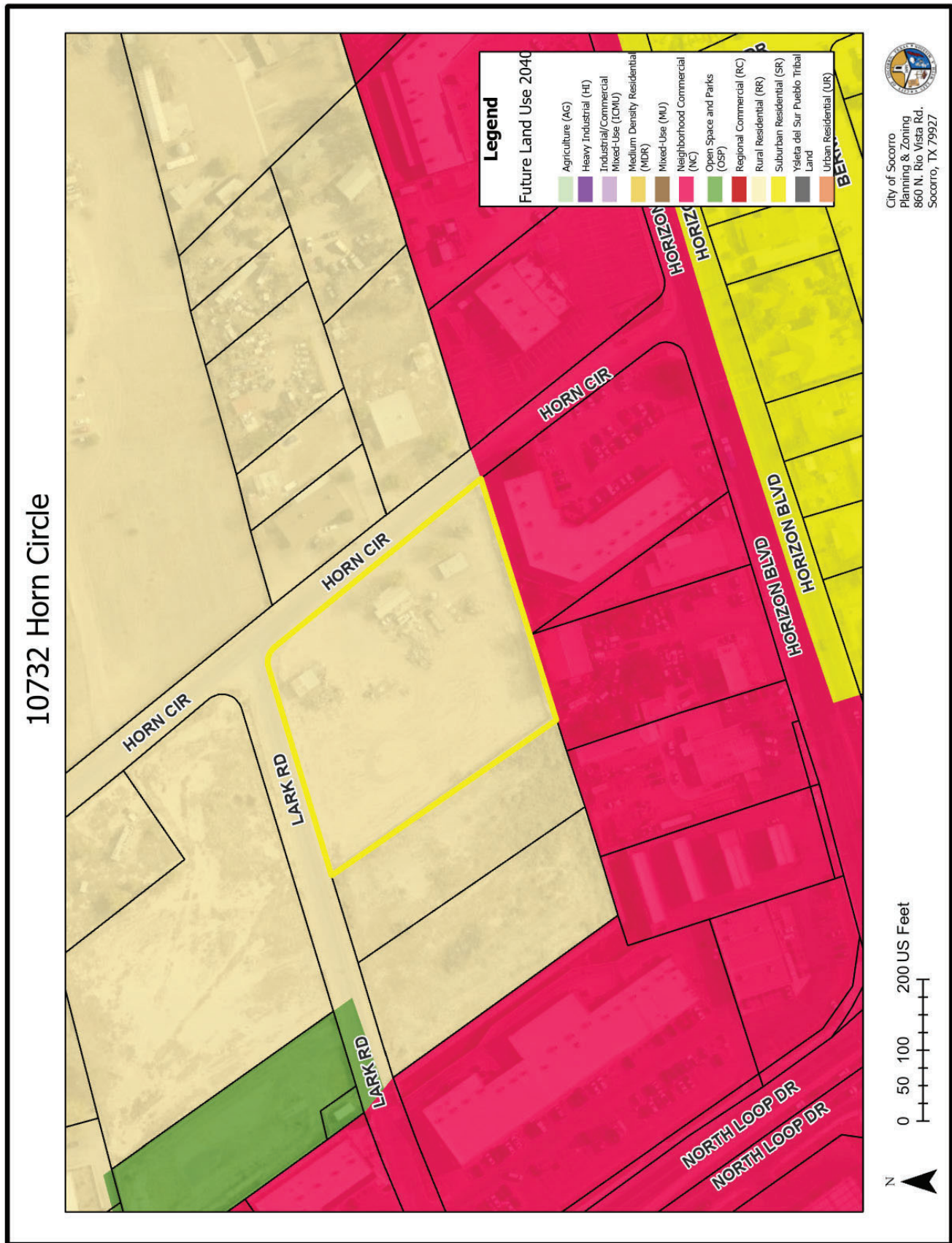


City of Socorro
Planning & Zoning
860 N. Rio Vista Rd.
Socorro, TX 79927

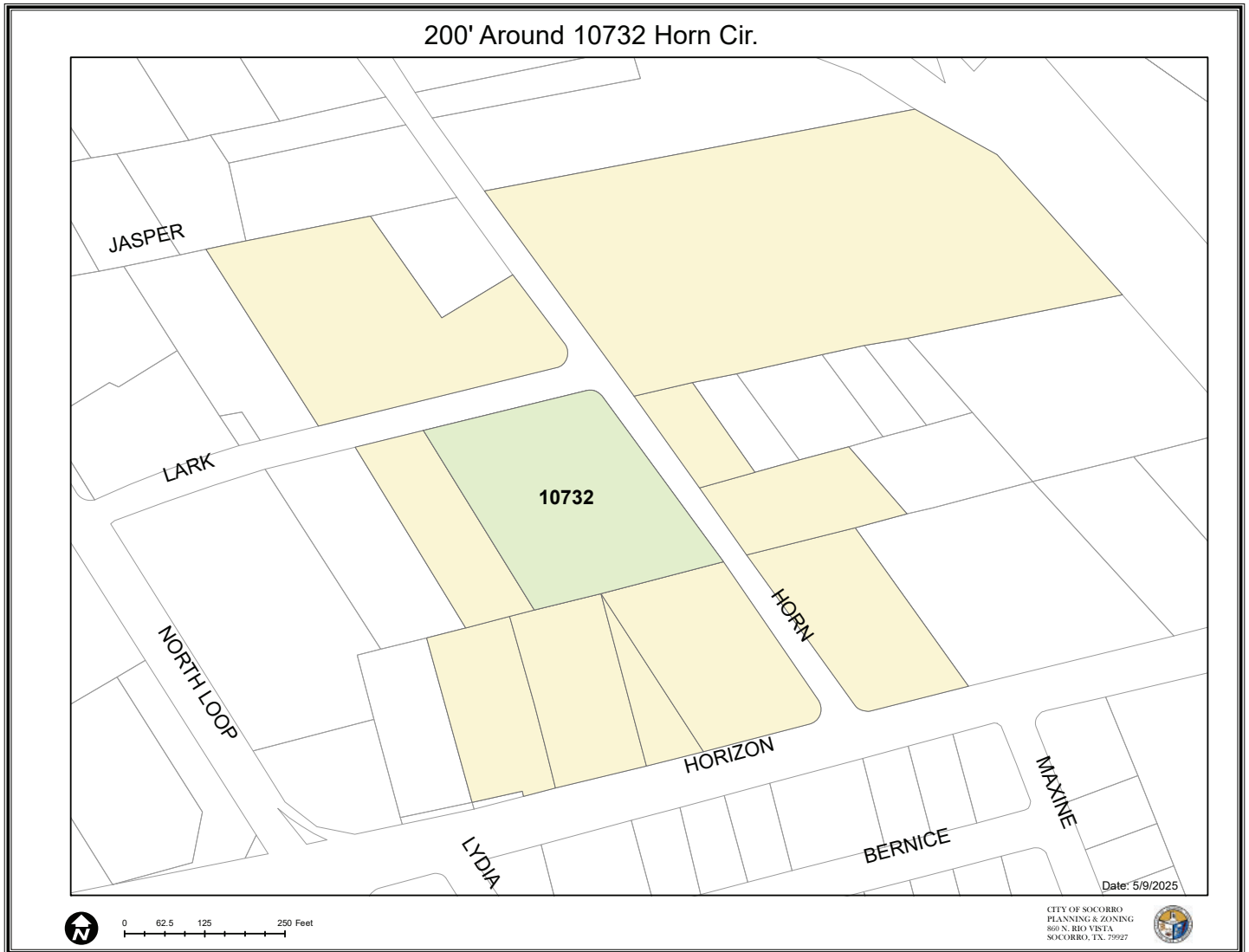
0 50 100 200 US Feet



FUTURE LAND USE MAP



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 LETTER^(ENGLISH)

Rudy Cruz, Jr.
Mayor

Ruben Reyes
At Large

Cesar Nevarez
District 1/ Mayor ProTem



Alejandro Garcia
District 2

Gina Cordero
District 3

Irene Rojas
District 4

Adriana Rodarte
City Manager

May 9, 2025

Dear property owner,

A **PUBLIC HEARING** will be held on **June 3, 2025**, at 5:30 p.m. during the Planning and Zoning Commission meeting at the City of Socorro City Council Chambers, 860 N. Rio Vista Road, Socorro, Texas 79927. 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 4-D-15, Block 3, Socorro Grant, located at 10732 Horn Cir., Socorro, TX from R-1 (Single-Family Residential) to C-2 (General Commercial) with a Conditional Use Permit and a variance request from *Sec. 46-631. -Off-Street Parking Requirements. (15)* to allow a reduction in parking space requirements of 1 space per 800 s.f. of net leasable area instead of the 1 space per 200 s.f. requirement to allow for a fabrication shop.

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 can also access the meeting by calling 844-854-2222 and use access code 579797 by 5:00 p.m. mountain standard time (MST) on June 3, 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

Judith Rodriguez

Planning & Zoning Commission Secretary

PUBLIC NOTICE LETTER^(SPANISH)

Rudy Cruz, Jr.
Mayor

Ruben Reyes
At Large

Cesar Nevarez
District 1/Mayor Pro Tem



Alejandro Garcia
District 2

Gina Cordero
District 3

Irene Rojas
District 4

Adriana Rodarte
City Manager

9 de mayo, 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 **3 de junio del año 2025** a las 5:30 p.m. en las Cámaras del Concejo Municipal de la Ciudad de Socorro, Texas 79927. El propósito de la audiencia pública es recibir comentarios públicos 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 4-D-15, Bloque 3, Socorro Grant, ubicado en 10732 Horn Cir., Socorro, TX, de R-1 (Residencial Unifamiliar) a C-2 (Comercial General) con un Permiso de Uso Condicional y una solicitud de variación de la *Sección 46-631. - Requisitos de Estacionamiento Fuera de la Vía Pública.* (15) para permitir una reducción en los requisitos de espacios de estacionamiento a 1 espacio por cada 800 pies cuadrados de área neta arrendable, en lugar del requisito de 1 espacio por cada 200 pies cuadrados, con el fin de permitir un taller de fabricación.

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 también puede acceder a la reunión llamando al 844-854-2222 y usar el código de acceso 579797 antes de las 5:00 p.m. del 3 de junio 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.

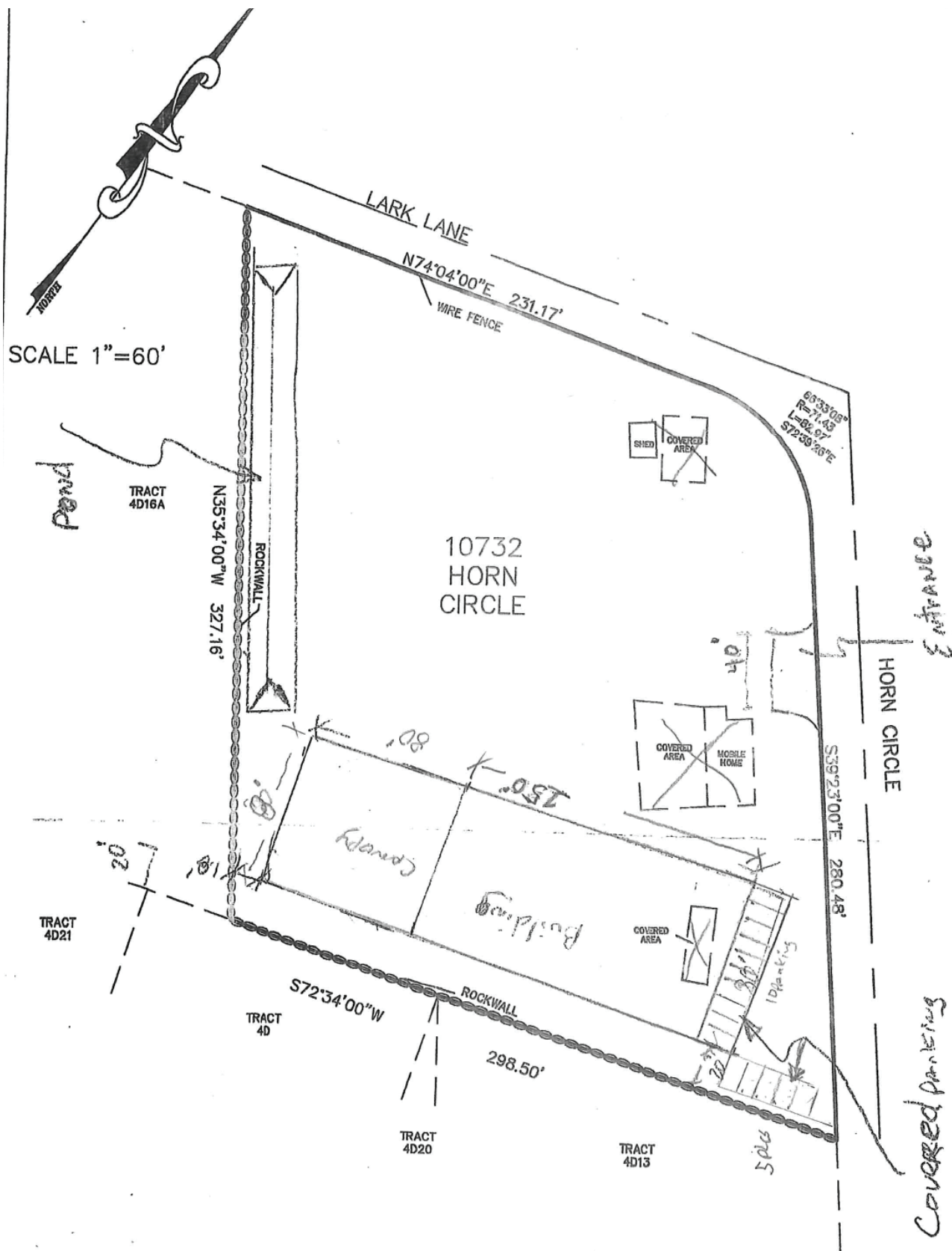
Por favor póngase en contacto con nuestra oficina el día de la junta para confirmar que la junta se llevará a cabo.

Atentamente,

Judith Rodriguez

Secretaria de la Comisión de Planeación y Zonificación.

SITE PLAN





**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: JUNE 3, 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 5, BLOCK 8, MARY LOU PARK SUBDIVISION, LOCATED AT 636 MAXINE DR., SOCORRO, TX, FROM R-1 (SINGLE-FAMILY RESIDENTIAL) TO R-2 (MEDIUM DENSITY RESIDENTIAL) TO ALLOW FOR A DUPLEX.

NAME: 636 MAXINE DR. REZONING

PROPERTY ADDRESS: 636 MAXINE DR.

PROPERTY LEGAL DESCRIPTION: LOT 5, BLOCK 8, MARY LOU PARK

PROPERTY OWNER: HUMBERTO AND DELIA MUNOZ

REPRESENTATIVE: HUMBERTO AND DELIA MUNOZ

PROPERTY AREA: 9,815 S.F.

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

CURRENT LAND USE: VACANT

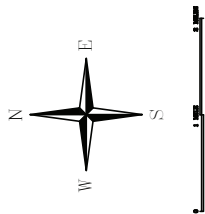
FUTURE LAND USE: SUBURBAN RESIDENTIAL (SR)

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).

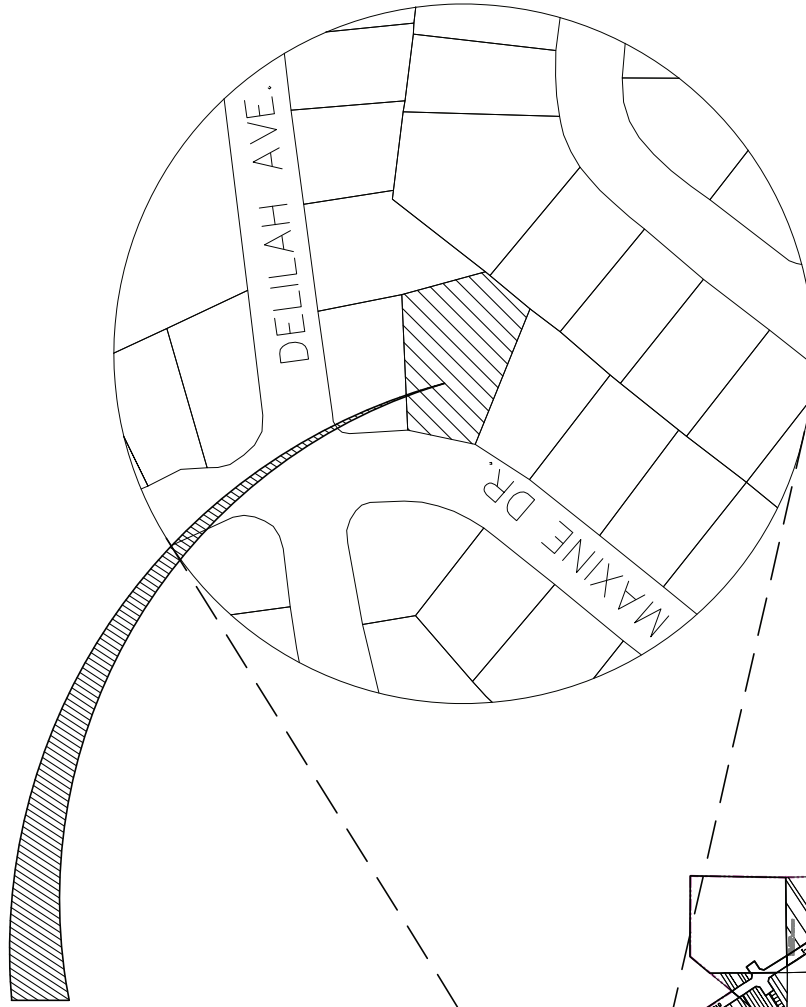
SUMMARY OF REQUEST: Request is for approval of a rezoning of a property from R-1 to R-2 to allow for a duplex.

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

LOCATION MAP



PROJECT SITE;
636 Maxine Dr.
Lot-5, Block-8
Mary Lou Park



CITY OF SOCORRO

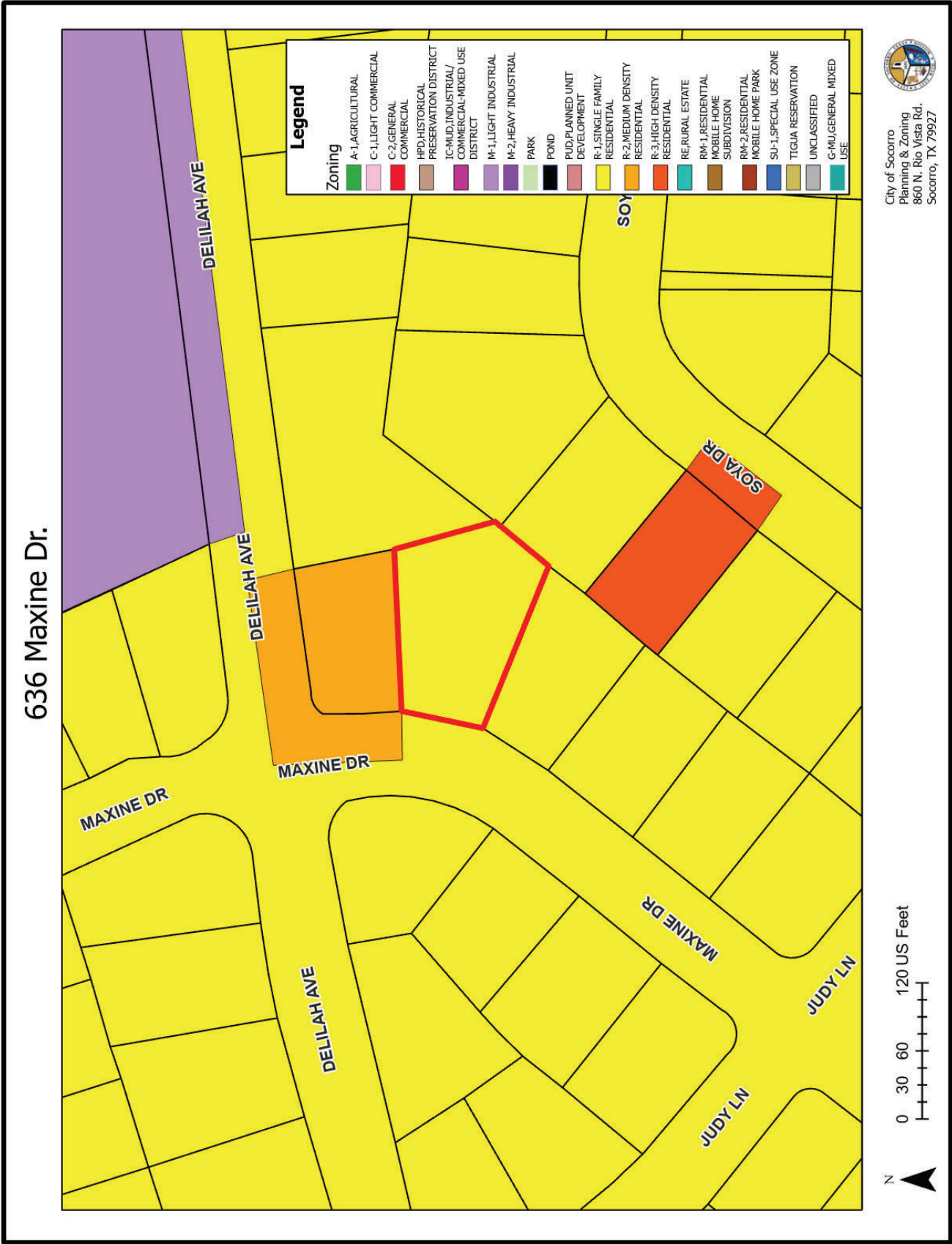
LOCATION MAP

Scale: AS SHOWN

Planning and Zoning Department

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

ZONING MAP



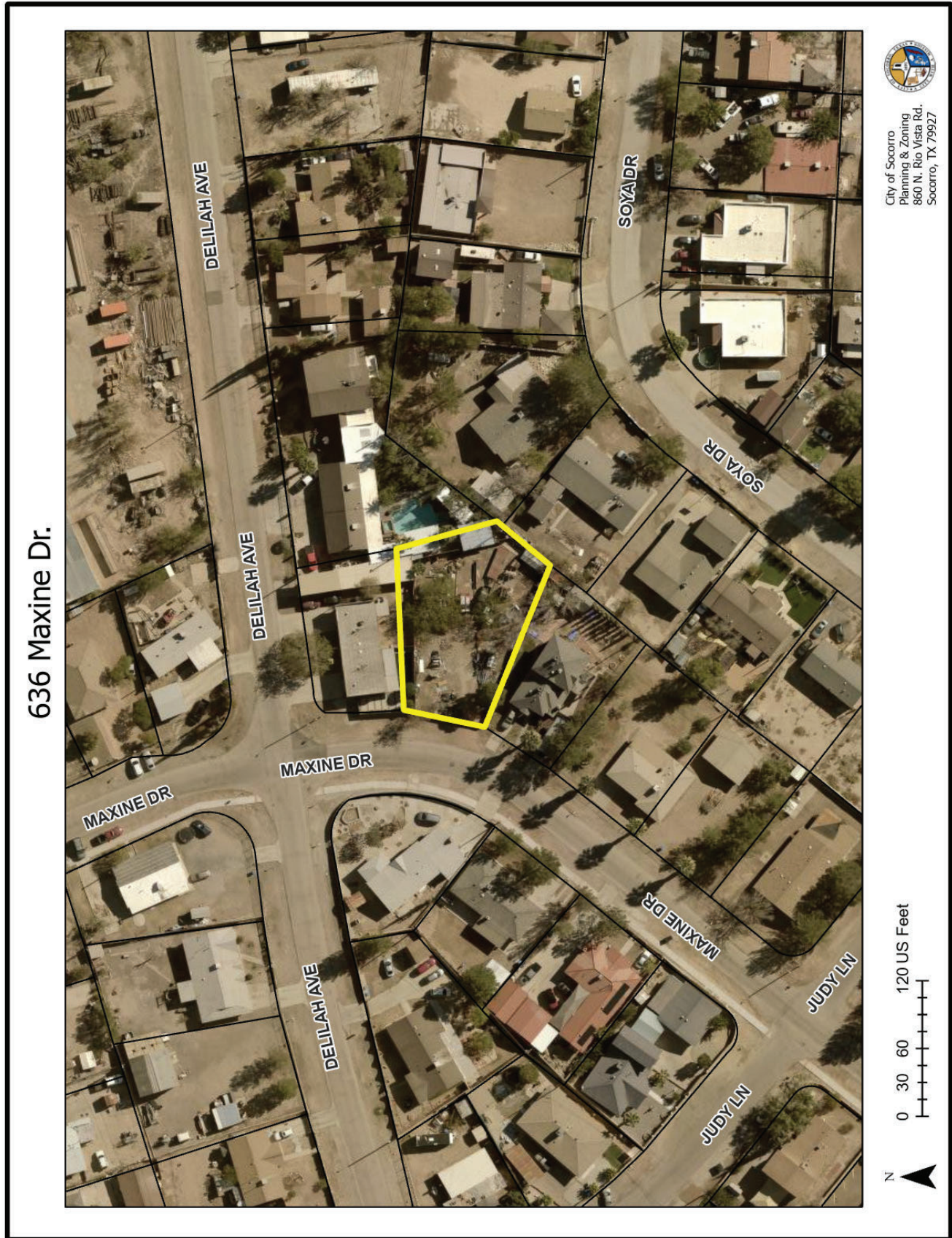
SITE PICTURES



View of property from Maxine Dr.

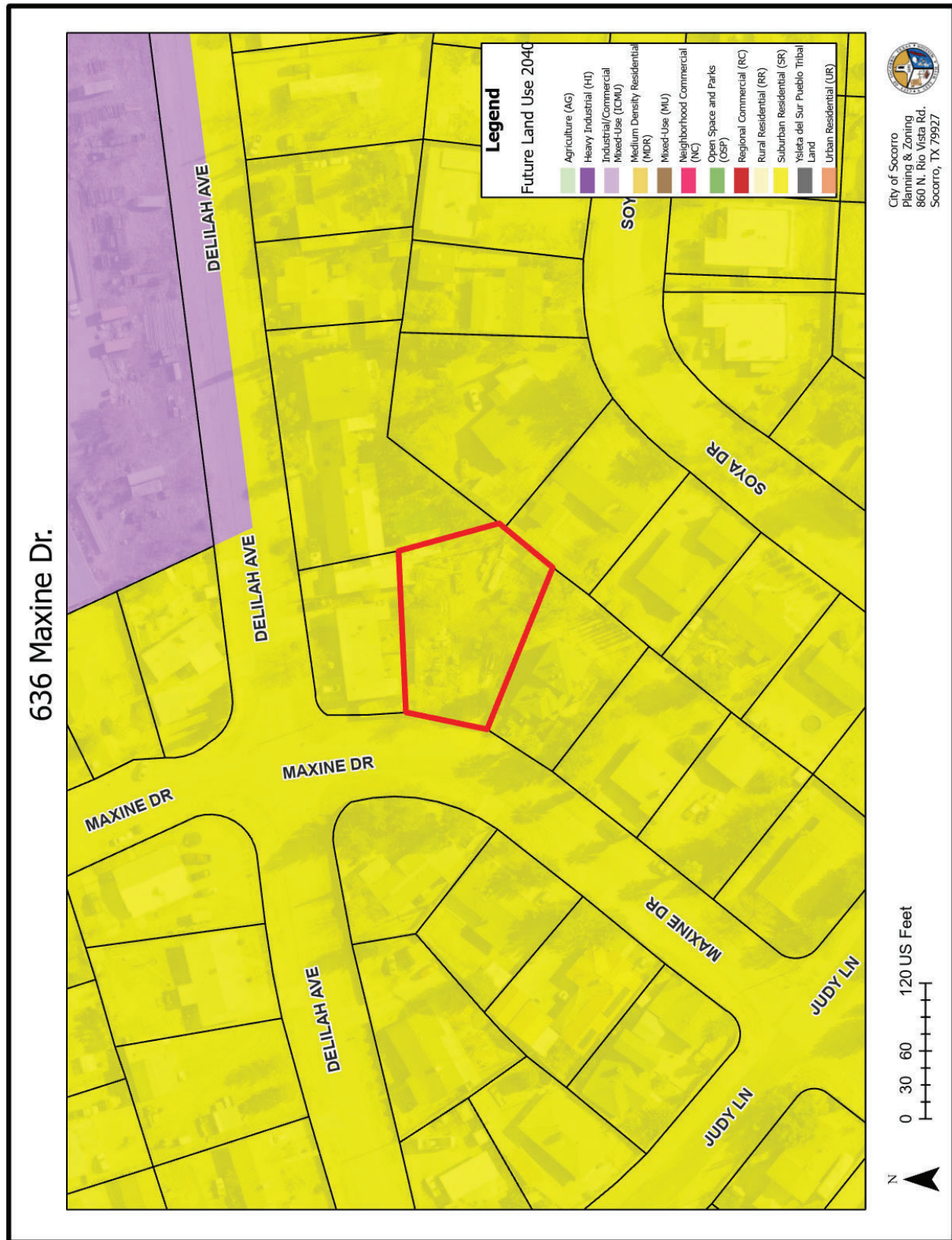


AERIAL IMAGE



FUTURE LAND USE MAP

CITY OF SOCORRO'S 2040 COMPREHENSIVE PLAN



SUBDIVISION ZONING MAP

Subdivision Name: MARY LOU PARK

Date Recorded: OCTOBER 11, 1971

Residential Lots:

R-1 Lots: 94

R-2 Lots: 3

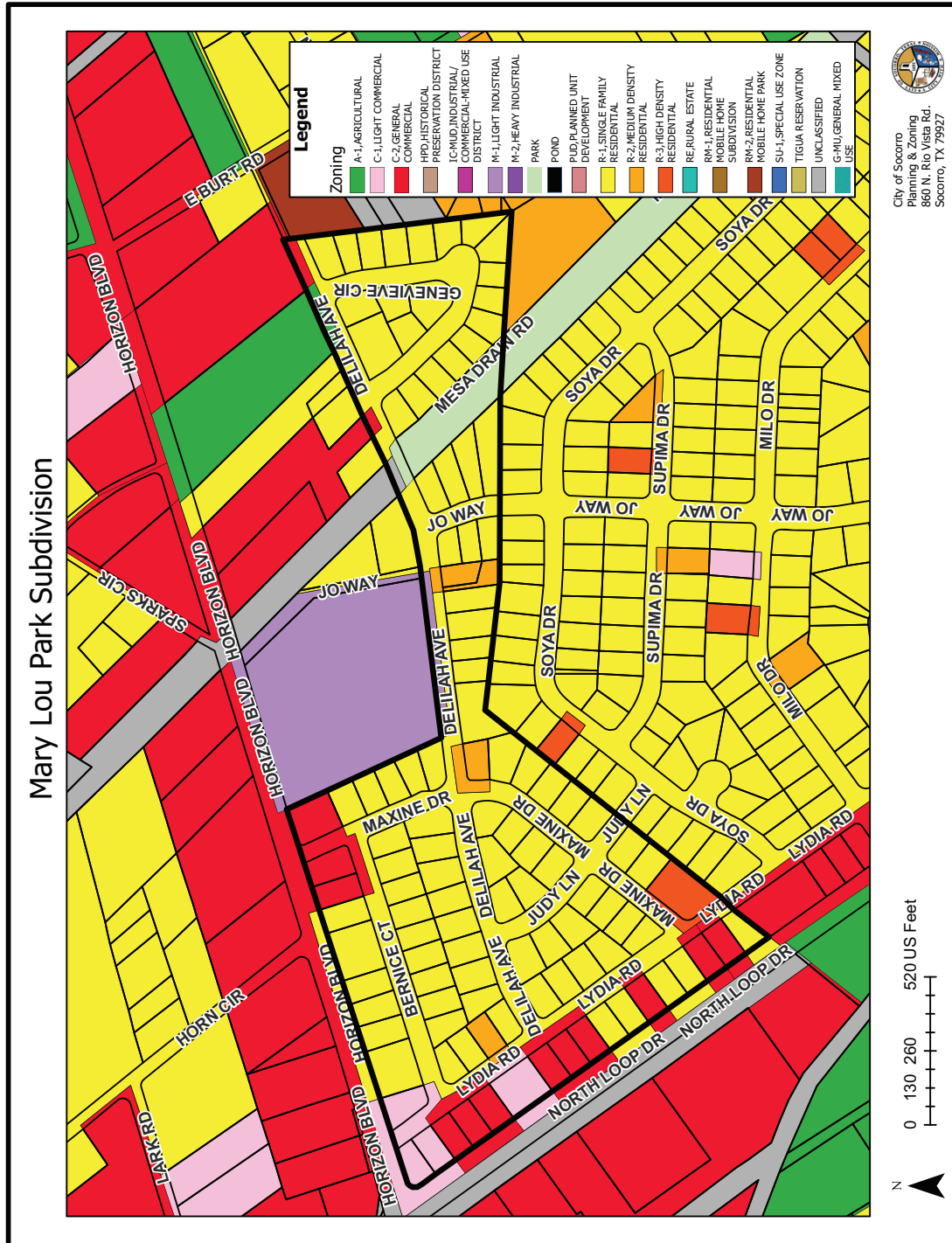
R-3 Lots: 1

Commercial Lots:

C-1 Lots: 4

C-2 Lots: 12

Vacant Lots: 6



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 LETTER^(ENGLISH)

Rudy Cruz, Jr.
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District 1/ Mayor ProTem



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District 4

Adriana Rodarte
City Manager

May 14, 2025

Dear property owner,

A **PUBLIC HEARING** will be held on **June 3, 2025**, at 5:30 p.m. during the Planning and Zoning Commission meeting at the City of Socorro City Council Chambers, 860 N. Rio Vista Road, Socorro, Texas 79927. The purpose of the Public Hearing is to receive public comments on the following:

- b) Public hearing request for the proposed amendment to the City of Socorro's Master Plan and rezoning of Lot 5, Block 8, Mary Lou Park Subdivision, located at 636 Maxine Dr., Socorro, TX, from R-1 (Single-Family Residential) to R-2 (Medium Density Residential) to allow for a duplex.

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Respectfully,
Judith Rodriguez
Judith Rodriguez
Planning & Zoning Commission Secretary

PUBLIC NOTICE LETTER^(SPANISH)

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City Manager

14 de mayo, 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 **3 de junio del año 2025** a las 5:30 p.m. en las Cámaras del Concejo Municipal de la Ciudad de Socorro, Texas 79927. El propósito de la audiencia pública es recibir comentarios públicos sobre lo siguiente:

- b) Solicitud de audiencia pública para la propuesta de enmienda al Plan Maestro de la Ciudad de Socorro y el cambio de zonificación del Lote 5, Bloque 8, Subdivisión Mary Lou Park, ubicado en 636 Maxine Dr., Socorro, TX, de R-1 (Residencial Unifamiliar) a R-2 (Residencial de Densidad Media) para permitir un 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.

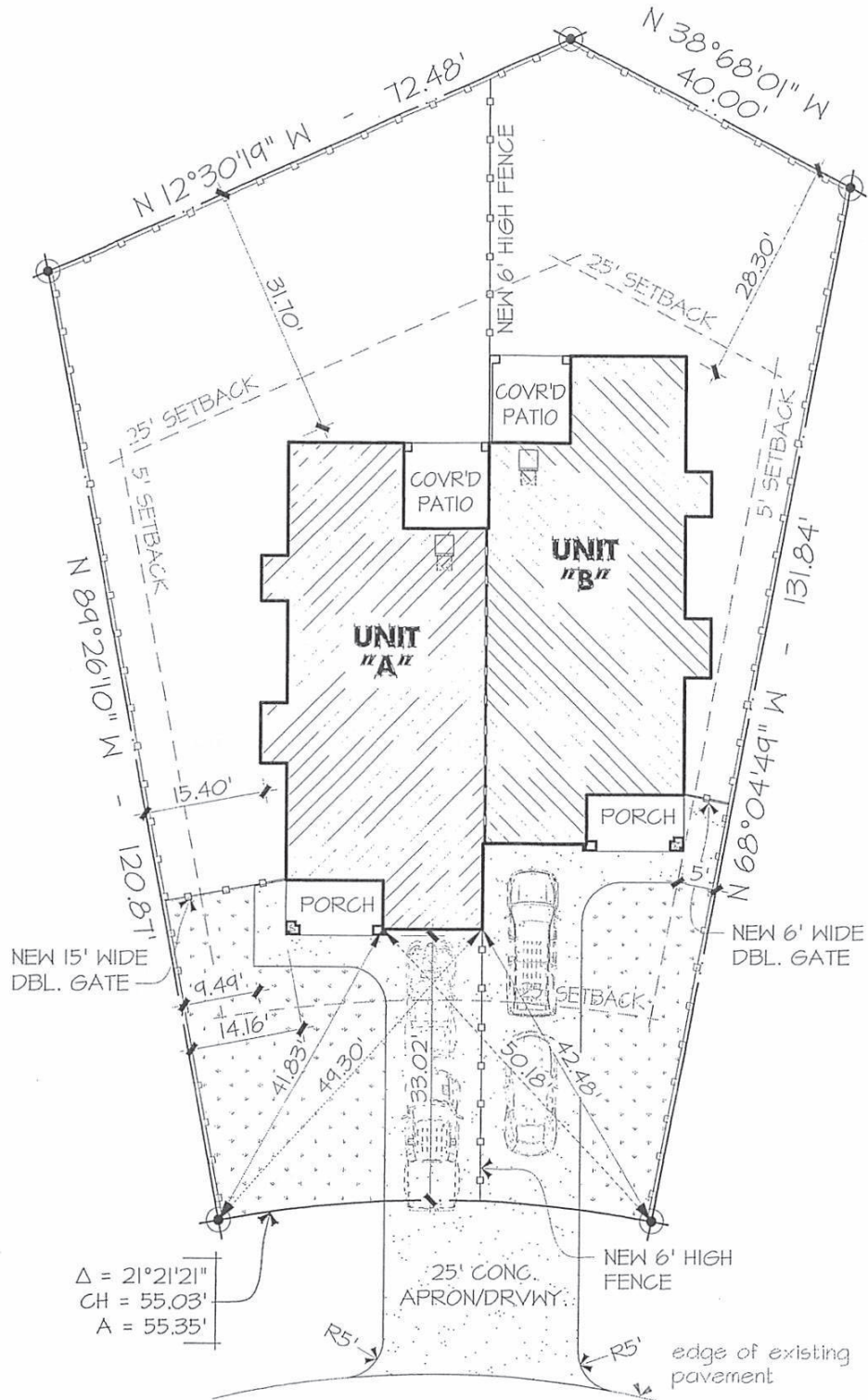
El público también puede acceder a la reunión llamando al 844-854-2222 y usar el código de acceso 579797 antes de las 5:00 p.m. del 3 de junio del año 2025 para unirse a la reunión e inscribirse para hablar durante la audiencia pública. El oficial que conducirá la reunión llamará la persona para comentar 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



$\Delta = 21^\circ 21' 21''$
 $CH = 55.03'$
 $A = 55.35'$



SCALE: 1" = 20'

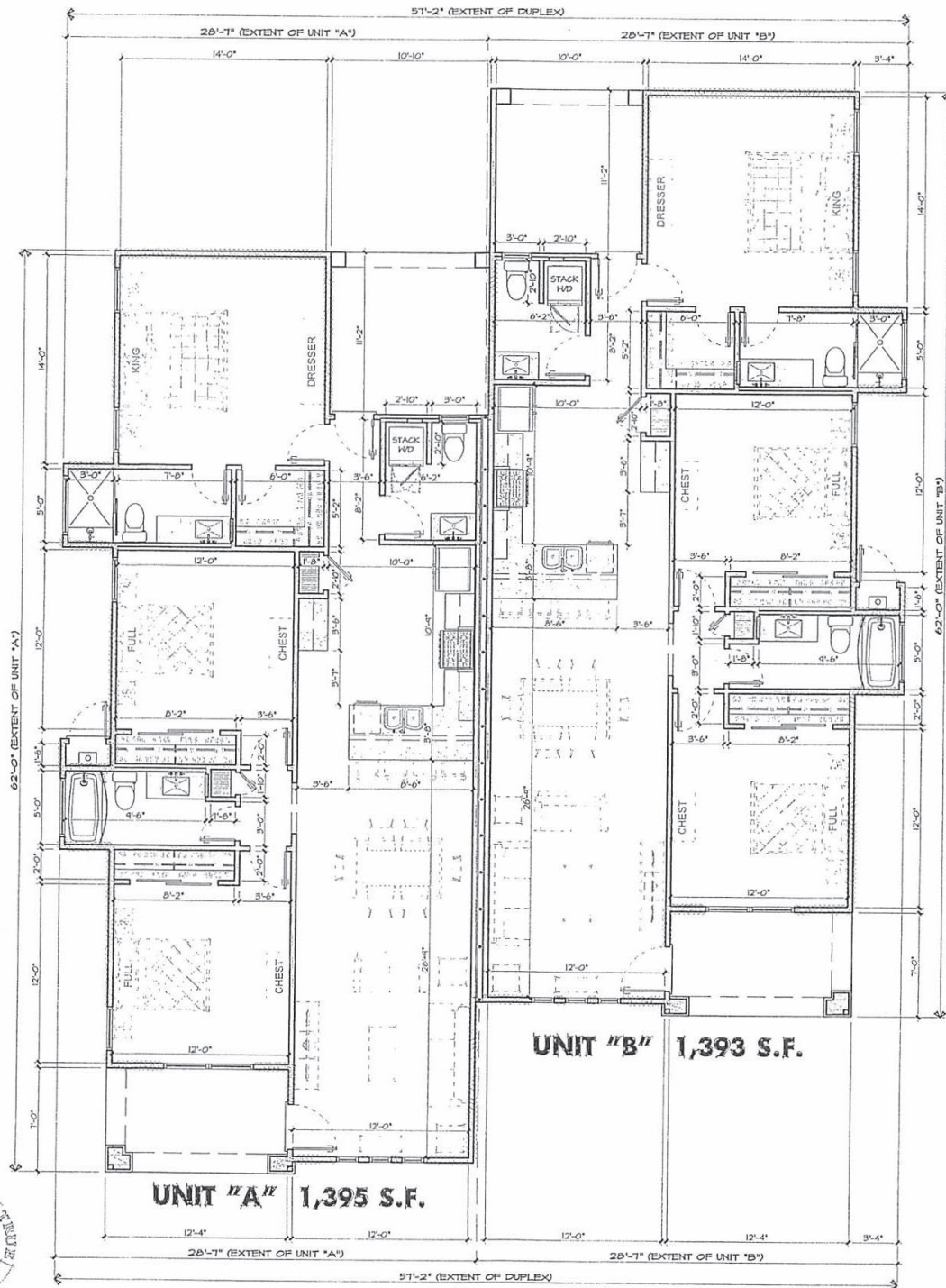
636 MAXINE DR.

2025-MAY-09

SUPPLEMENTAL DOCUMENT



NOT TO SCALE



2025-MAY-09



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: JUNE 3, 2025**

**REZONING REQUEST
STAFF REPORT**

SUBJECT: PUBLIC HEARING REQUEST FOR THE PROPOSED AMENDMENT TO THE CITY OF SOCORRO'S MASTER PLAN AND REZONING OF TRACT 10-I, BLOCK 3, SOCORRO GRANT, LOCATED AT THE INTERSECTION OF E. BURT RD. AND RANGE WAR CT., SOCORRO, TX, FROM R-1 (SINGLE-FAMILY RESIDENTIAL) TO R-2 (MEDIUM DENSITY RESIDENTIAL) TO ALLOW FOR THE DEVELOPMENT OF A SINGLE-FAMILY RESIDENTIAL LOTS ON A VACANT UNDEVELOPED PROPERTY.

NAME: 10974 E. BURT RD. REZONING

PROPERTY ADDRESS: 10974 E. BURT RD.

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

PROPERTY OWNER: BOWLING BROTHERS DEVELOPMENT COMPANY, LLC.,

REPRESENTATIVE: ENRIQUE ESCOBAR

PROPERTY AREA: 3.44 ACRES

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

CURRENT LAND USE: VACANT

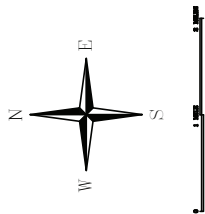
FUTURE LAND USE MAP: RURAL RESIDENTIAL (RR)

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).

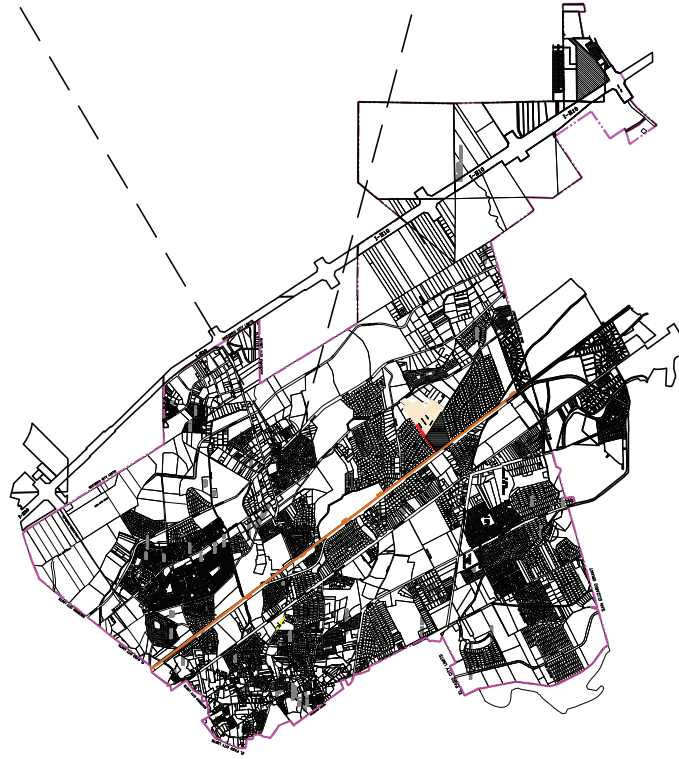
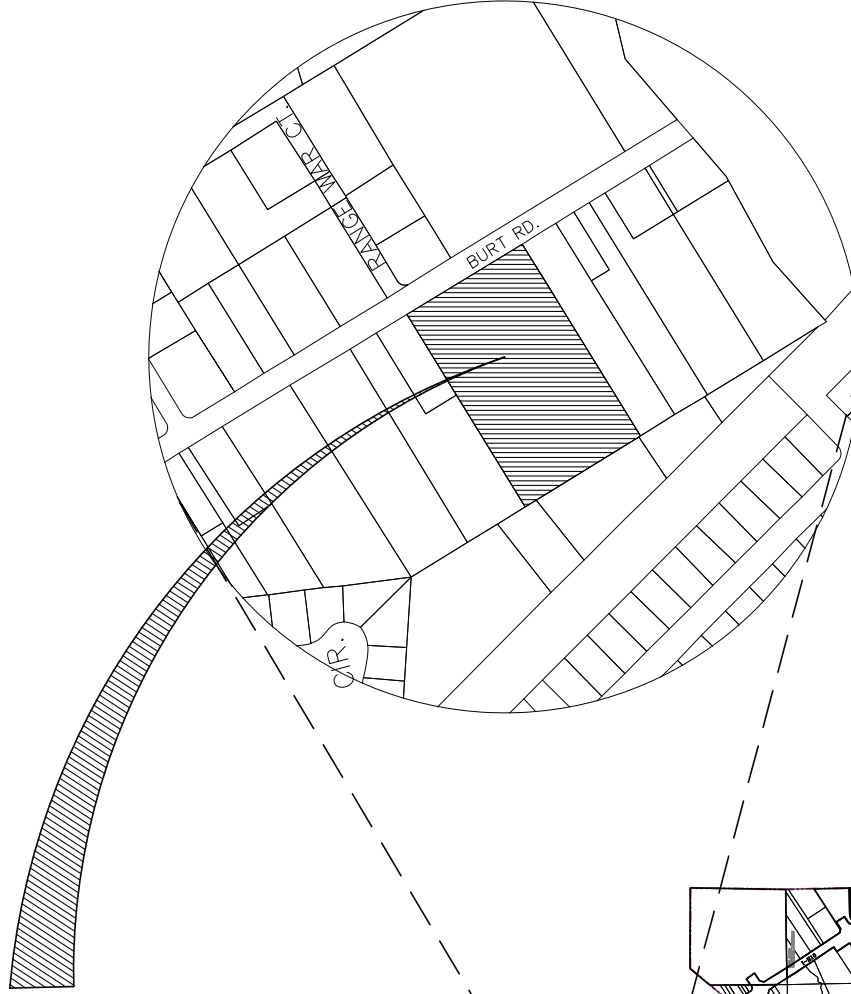
SUMMARY OF REQUEST: Request is for approval of a rezoning of a property from R-1 to R-2 to allow for the development of single-family residential lots on a vacant undeveloped property.

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

LOCATION MAP



PROJECT SITE;
10974 Burt Rd.
Tract-10-I, Block-3
Socorro Grant



CITY OF SOCORRO

LOCATION MAP

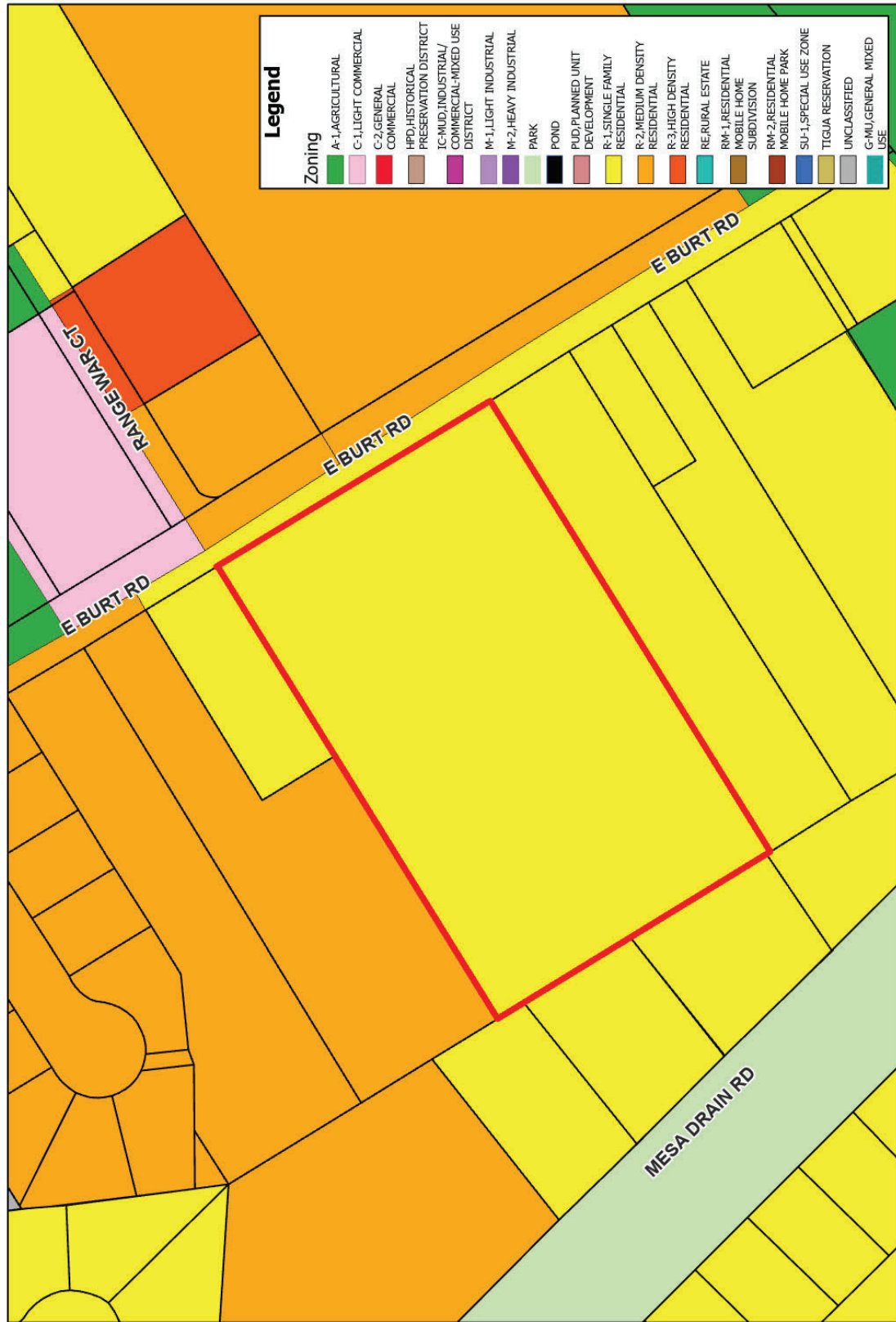
Scale: AS SHOWN

Planning and Zoning Department

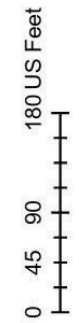
860 N. Rio Vista Socorro, Texas 79027 Tel: (505) 872-4331 Fax: (505) 872-8673

ZONING MAP

Tract 10-I, Block 3, Socorro Grant



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



SITE PICTURES



View of property from E. Burt Rd.



AERIAL IMAGE

Tract 10-I, Block 3, Socorro Grant



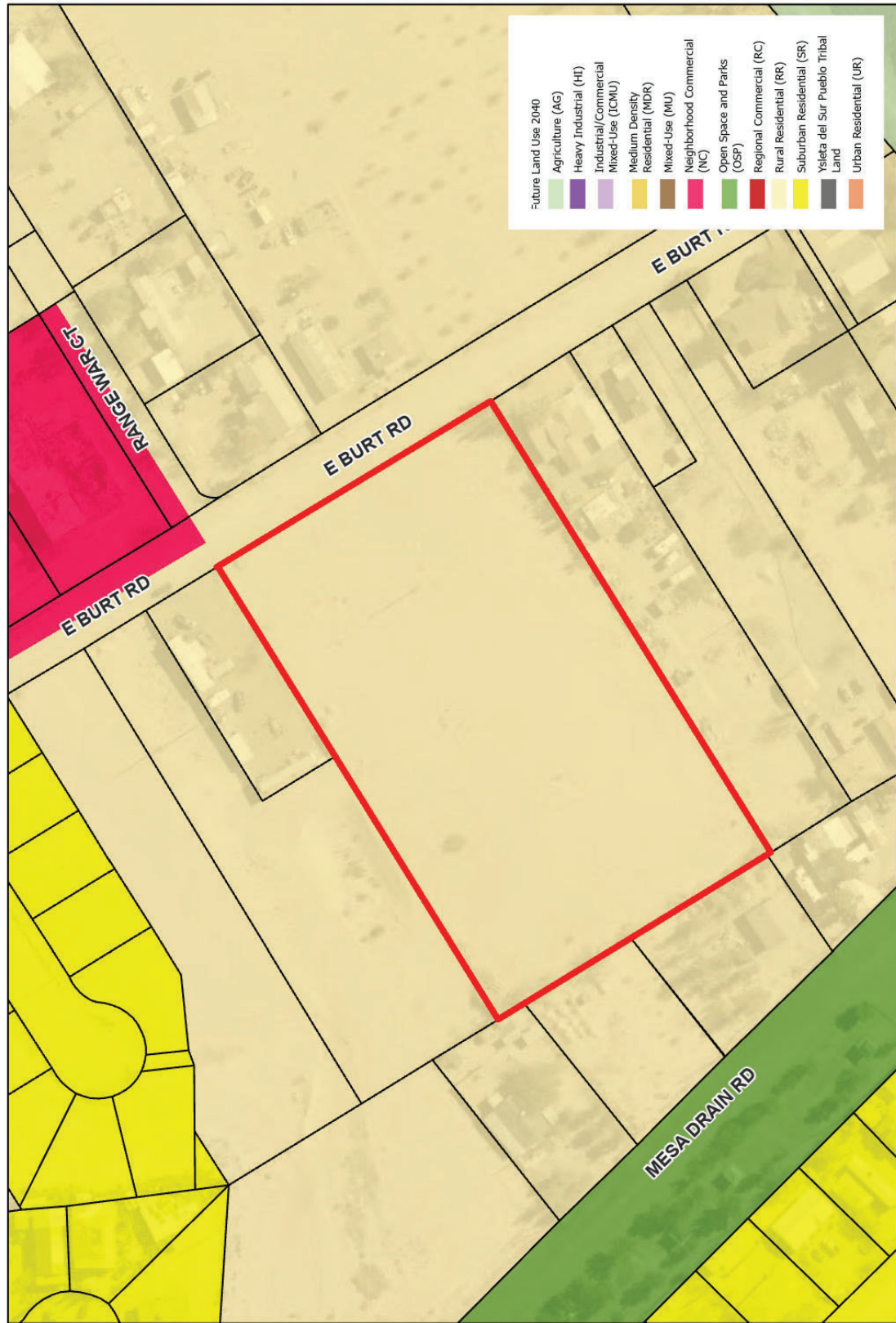
City of Socorro
Planning & Zoning
860 N. Rio Vista Rd.
Socorro, TX 79927

0 45 90 180 US Feet

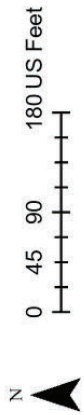


FUTURE LAND USE MAP

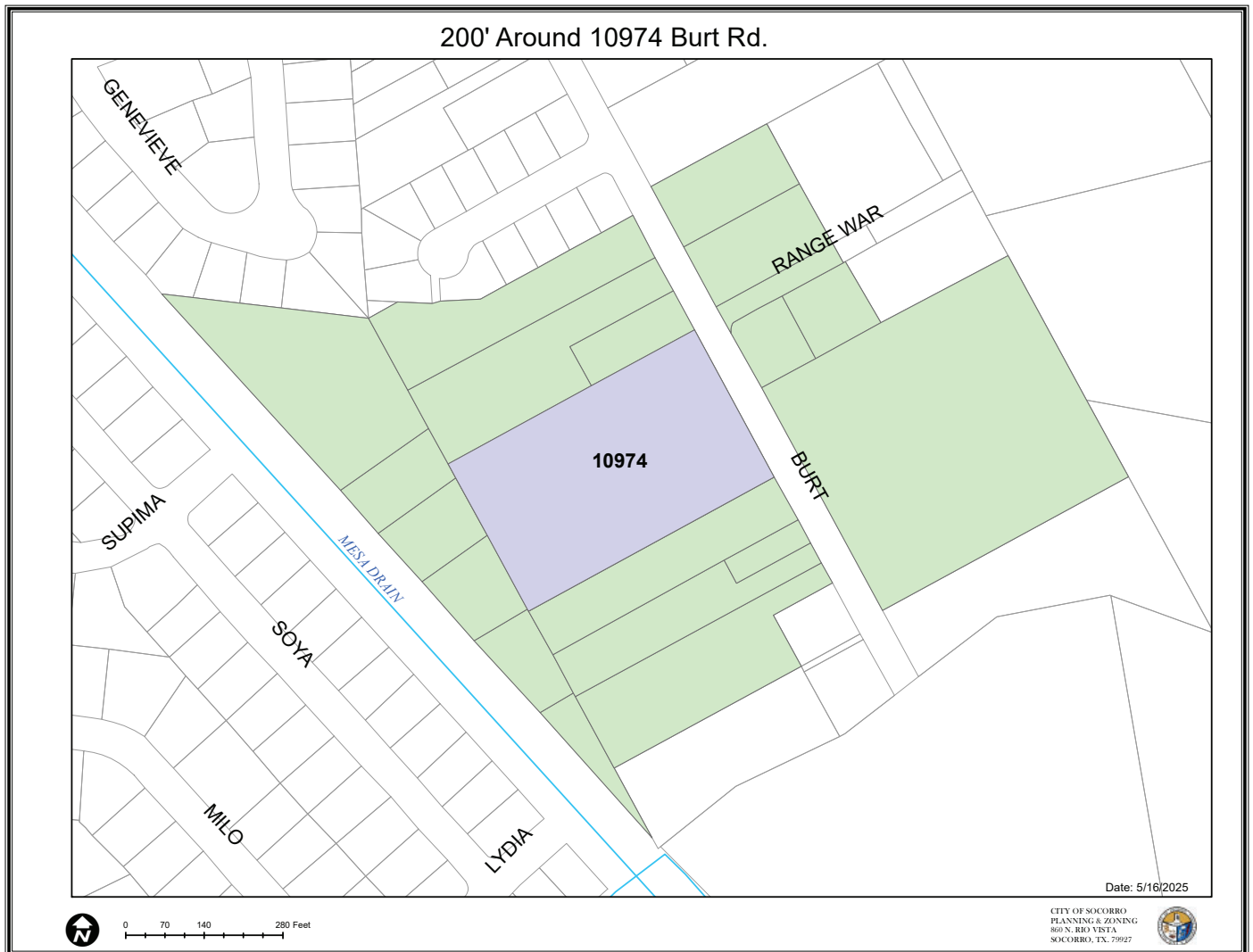
Tract 10-I, Block 3, Socorro Grant



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



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 LETTER^(ENGLISH)

Rudy Cruz, Jr.
Mayor

Ruben Reyes
At Large

Cesar Nevarez
District 1/ Mayor ProTem



Alejandro Garcia
District 2

Gina Cordero
District 3

Irene Rojas
District 4

Adriana Rodarte
City Manager

May 16, 2025

Dear property owner,

A **PUBLIC HEARING** will be held on **June 3, 2025**, at 5:30 p.m. during the Planning and Zoning Commission meeting at the City of Socorro City Council Chambers, 860 N. Rio Vista Road, Socorro, Texas 79927. 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 Tract 10-I, Block 3, Socorro Grant, located at the intersection of E. Burt Rd and Range War Ct., Socorro, TX, from R-1 (Single-Family Residential) to R-2 (Medium Density Residential) to allow for the development of single-family residential lots on a vacant undeveloped property.

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

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

The public can also access the meeting by calling 844-854-2222 and use access code 579797 by 5:00 p.m. mountain standard time (MST) on June 3, 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
Judith Rodriguez
Planning & Zoning Commission Secretary

PUBLIC NOTICE LETTER^(SPANISH)

Rudy Cruz, Jr.
Mayor

Ruben Reyes
At Large

Cesar Nevarez
District 1/Mayor Pro Tem



Alejandro Garcia
District 2

Gina Cordero
District 3

Irene Rojas
District 4

Adriana Rodarte
City Manager

16 de mayo, 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 **3 de junio del año 2025** a las 5:30 p.m. en las Cámaras del Concejo Municipal de la Ciudad de Socorro, Texas 79927. El propósito de la audiencia pública es recibir comentarios públicos sobre lo siguiente:

- c) Solicitud de audiencia pública para la propuesta de enmienda al Plan Maestro de la Ciudad de Socorro y el cambio de zonificación del Traque 10-I, Bloque 3, Subdivision de Socorro, ubicado en la intersección de E. Burt Rd y Range War Ct., Socorro, TX, de R-1 (Residencial Unifamiliar) a R-2 (Residencial de Densidad Media) para permitir el desarrollo de lotes residenciales unifamiliares en una propiedad vacía y sin desarrollar.

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 también puede acceder a la reunión llamando al 844-854-2222 y usar el código de acceso 579797 antes de las 5:00 p.m. del 3 de junio 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.

HORIZON PARK

UNIT FOUR

BEING ALL OF TRACT 10-1, BLOCK 3,
SOCORRO GRANT, EL PASO COUNTY, TEXAS.
CONTAINING 3.44± ACRES

TOTAL LOTS	
RESIDENTIAL	-16
TOTAL	-16

CURVE TABLE					LINE TABLE	
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	20.00'	31.38'	19.96'	28.26'	N16°16'35"E	089°53'15"
C2	20.00'	31.48'	20.04'	28.31'	N73°41'27"E	090°05'47"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	20.00'	31.38'	19.98'	28.26'	N16°16'33"E	68°57'13"
C2	20.00'	31.46'	20.04'	28.31'	N73°41'27"W	69°06'43"

**CONCEPTUAL PLAN ONLY.
PLAN IS SUBJECT TO
CHANGE AT SUBDIVISION
PLATTING STAGE.**

SCALE: 1" = 40'

CONCEPTUAL LAYOUT

HORIZON PARK
UNIT FOUR





**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: JUNE 3, 2025**

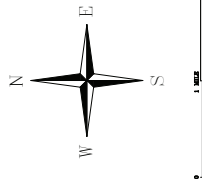
**FINAL PLAT APPLICATION
STAFF REPORT**

SUBJECT:

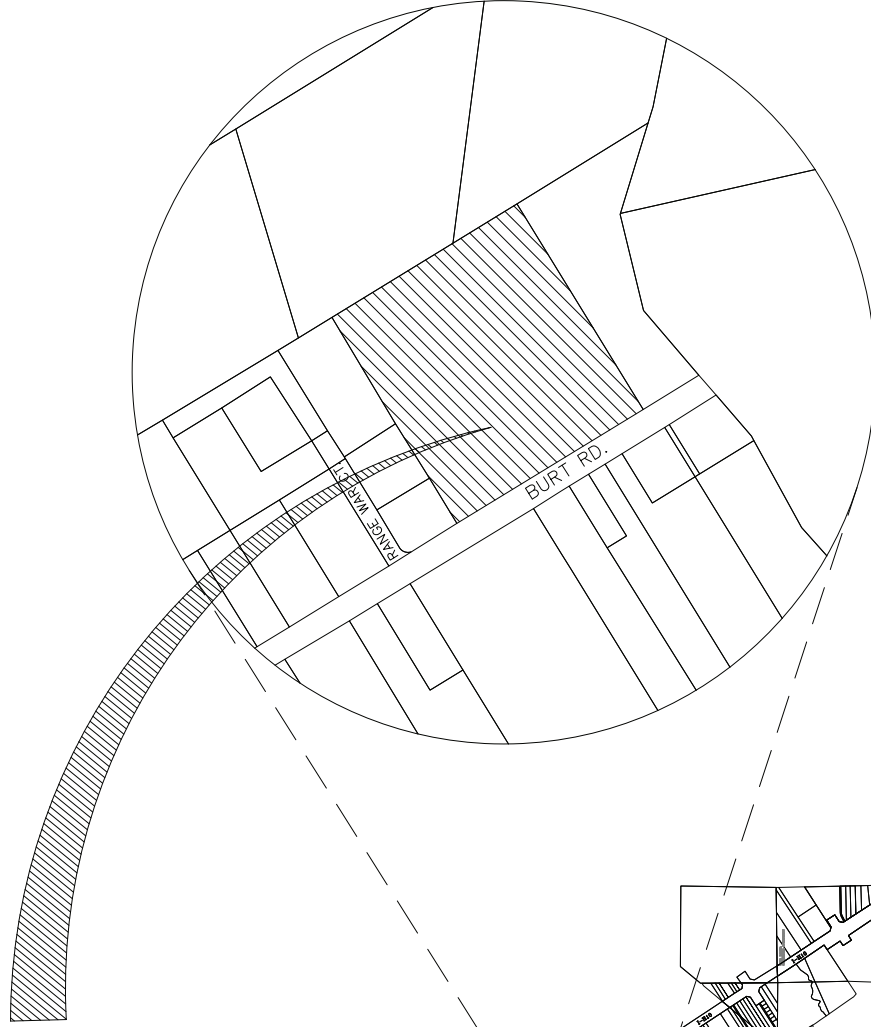
REQUEST FOR APPROVAL OF A FINAL PLAT FOR HORIZON PARK UNIT THREE SUBDIVISION, BEING TRACT 10-J, BLOCK 3, SOCORRO GRANT, AND LOCATED AT 10971 E. BURT RD., SOCORRO, TX.

NAME:	HORIZON PARK UNIT THREE SUBDIVISION
PROPERTY ADDRESS:	10971 E. BURT RD.
PROPERTY LEGAL DESCRIPTION:	BEING TRACT 10-J, BLOCK 3, SOCORRO GRANT, SOCORRO, TX.
PROPERTY OWNER:	BOWLING BROTHERS DEVELOPMENT COMPANY, LLC.,
REPRESENTATIVE:	ENRIQUE ESCOBAR
PROPERTY AREA:	5.16 ACRES
CURRENT ZONING:	R-2 (MEDIUM DENSITY RESIDENTIAL)
CURRENT LAND USE:	RESIDENTIAL/AGRICULTURAL
FLOOD MAP:	According to the Flood Insurance Rate Maps, the referenced property lies within Zone X; (Community Panel # 480212 0239-B/ FEMA, September 4, 1991).
SUMMARY OF REQUEST:	Request is for approval of a Final Plat for Horizon Park Unit Three Subdivision.
STAFF RECOMMENDATION:	Staff recommends APPROVAL of the Final Plat for Horizon Park Unit Three Subdivision.

LOCATION MAP



PROJECT SITE;
Horizon Park U-3
Tract- 10J, Block-3
Socorro Grant



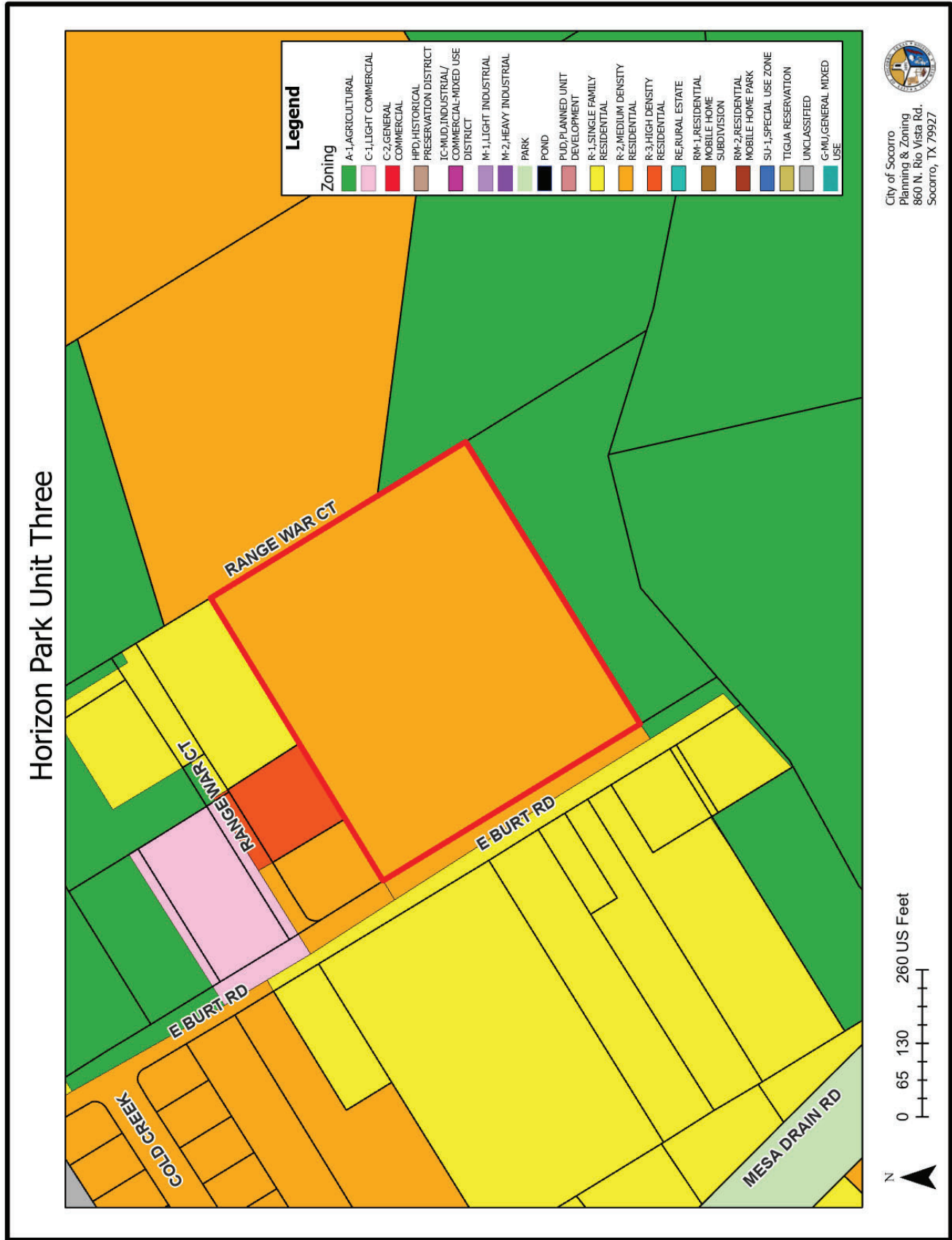
CITY OF SOCORRO

LOCATION MAP
Scale: AS SHOWN

Planning and Zoning Department

860 N. Rio Vista, Socorro, Texas 79087 Tel. (505) 872-4331 Fax (505) 872-4673

ZONING MAP



SITE PICTURES



View of property from E. Burt Rd.



AERIAL IMAGE

Horizon Park Unit Three



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

0 65 130 260 US Feet



