

Rudy Cruz Jr.
Mayor

Ruben Reyes
At Large

Cesar Nevarez
District 1/Mayor Pro-Tem



Alejandro Garcia
District 2

Gina Cordero.
District 3

Irene Rojas
District 4

Adriana Rodarte
City Manager

NOTICE OF A REGULAR MEETING
OF THE
PLANNING AND ZONING COMMISSION
OF THE
CITY OF SOCORRO, TEXAS

THE FACILITY IS WHEELCHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR ACCOMMODATION FOR INTERPRETIVE SERVICES MUST BE MADE 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT THE CITY CLERK'S OFFICE AT (915) 858-2915 FOR FURTHER INFORMATION.

LA INSTALACIÓN ES ACCESIBLE PARA SILLAS DE RUEDAS Y HAY PLAZAS DE ESTACIONAMIENTOS DISPONIBLES. LAS SOLICITUDES DE ADAPTACIÓN PARA SERVICIOS DE TRADUCCION DEBEN HACERSE 48 HORAS ANTES DE ESTA REUNIÓN. COMUNÍQUESE CON LA OFICINA DEL SECRETARIO DE LA CIUDAD AL (915) 858-2915 PARA OBTENER MÁS INFORMACIÓN.

NOTICE IS HEREBY GIVEN THAT A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF SOCORRO, TEXAS WILL BE HELD ON TUESDAY THE 21ST DAY OF OCTOBER 2025 AT 5:30 P.M. AT THE CITY HALL CHAMBERS, 860 N. RIO VISTA RD., SOCORRO, TEXAS AT WHICH TIME THE FOLLOWING WILL BE DISCUSSED:

THIS WRITTEN NOTICE, THE MEETING AGENDA, AND THE AGENDA PACKET, ARE POSTED ONLINE AT [HTTP://COSTX.US/PLANNING-ZONING/](http://costx.us/planning-zoning/) THE PUBLIC CAN ALSO ACCESS THE MEETING BY CALLING TOLL FREE NUMBER 844-854-2222 ACCESS CODE 323610 BY 4:30 PM MOUNTAIN STANDARD TIME (MST) ON OCTOBER 21, 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) Public hearing request for the proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 10-G, Block 3, Socorro Grant, located at 10946 E. Burt Rd., Socorro, TX from R-1 (Single-Family Residential) to A-1 (Agricultural), and a variance request from Section 46-293. - Area Requirements, Sub-Section 1, to allow a 0.383-Acre property instead of the 1-Acre minimum lot requirement for an existing storage container.

Approved by: 

- b) Approval of Meeting minutes of October 7, 2025.

REGULAR AGENDA

5. **Public hearing** regarding a proposed amendment to the City of Socorro Master Plan and rezoning of Tract 1-A, 1-A-1, 1-B, 1-B-2 & 12-D, Block 2; Tract 9-A & 10-A, Block 1, Socorro Grant, and Leigh Clark Surv 298 ABST 6262 Tract 42, located near the intersection of Bauman Rd., and North Loop Dr., Socorro, TX from A-1 (Agricultural) and C-2 (General Commercial) to R-2 and C-2 (Medium Density Residential/ General Commercial), a variance from Section 38-52.3. - Street Design Standards -- General Planning to allow a Reduced Minimum R.O.W. Of 54'-0" instead of the 60'-0" Minimum R.O.W., a variance for street width of 76'-0" instead of 90'-0" minimum R.O.W. and a variance from Section 46-262. – Area requirements- to allow for lot sizes to vary from 5,000 sq. ft. to 5,999 sq. ft. for residential development and commercial uses in support of the surrounding development.

6. **Consider and Take Action** on the Approval of the proposed amendment to the City of Socorro Master Plan and the rezoning of Tract 1-A, 1-A-1, 1-B, 1-B-2 & 12-D, Block 2; Tract 9-A & 10-A, Block 1, Socorro Grant, and Leigh Clark Surv 298 ABST 6262 Tract 42, located near the intersection of Bauman Rd., and North Loop Dr., Socorro, TX from A-1 (Agricultural) and C-2 (General Commercial) to R-2 and C-2 (Medium Density Residential/ General Commercial), a variance from Section 38-52.3. - Street Design Standards -- General Planning to allow a Reduced Minimum R.O.W. Of 54'-0" instead of the 60'-0" Minimum R.O.W., a variance for street width of 76'-0" instead of 90'-0" minimum R.O.W. and a variance from Section 46-262. – Area requirements- to allow for lot sizes to vary from 5,000 sq. ft. to 5,999 sq. ft. for residential development and commercial uses in support of the surrounding development.

7. **Public hearing** regarding a proposed amendment to the City of Socorro Master Plan and the rezoning of Tract 28- A-22, Block 9, Socorro Grant, located at 10752 Mellward Rd., Socorro, TX from R-1 (Single-Family Residential) to R-2 (Medium-Density Residential) to allow an existing duplex on the property.

8. **Consider and Take Action** on the approval of the proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 28- A-22, Block 9, Socorro Grant, located at 10752 Mellward Rd., Socorro, TX from R-1 (Single-Family Residential) to R-2 (Medium-Density Residential) to allow an existing duplex on the property.

9. **Public hearing** regarding a proposed amendment to the City of Socorro Master Plan and the rezoning of Lot 4, Block 19, Friedman Estates Unit 2, located at 400 Mosher Way, Socorro, TX from R-1 (Single-Family Residential) to R-2 (Medium-Density Residential) to allow a duplex on the property.

10. **Consider and Take Action** on the approval of the proposed amendment to the City of Socorro's Master Plan and rezoning of Lot 4, Block 19, Friedman Estates Unit 2, located at 400 Mosher Way, Socorro, TX from R-1 (Single-Family Residential) to R-2 (Medium-Density Residential) to allow a duplex on the property.
11. **Public hearing** regarding a proposed amendment to the City of Socorro Master Plan and the rezoning of Lot 18, Block 4, Lynn Park Replat, located at 366 Tania Dr., Socorro, TX from R-1 (Single-Family Residential) to R-2 (Medium-Density Residential), with a variance from Section 46-259.- Purpose. to allow for an existing quadruplex on the property instead of the three maximum allowable units.
12. **Consider and Take Action** on the approval of the proposed amendment to the City of Socorro's Master Plan and rezoning of Lot 18, Block 4, Lynn Park Replat, located at 366 Tania Dr., Socorro, TX from R-1 (Single-Family Residential) to R-2 (Medium-Density Residential), with a variance from Section 46-259.- Purpose. to allow for an existing quadruplex on the property instead of the three maximum allowable units.
13. **Consider and Take Action** on the approval of a Replat for Aldama Estates Replat D Subdivision, being a Replat of Lot 9, Block 2, Aldama Estates Subdivision, and located at 11033 Sunnybrook Ln., Socorro, TX
14. **Planning and Zoning Commissioners Report.**
15. **Planning and Zoning Department Report.**
16. **Adjournment**

EXECUTIVE SESSION

The Planning and Zoning Commission of the City of Socorro may retire into EXECUTIVE SESSION pursuant to Section 3.08 of the City of Socorro Charter and the Texas Government Code, Section 551, Subchapter D to discuss any of the following: (The items listed below are matters of the sort routinely discuss in Executive Session, but the Planning and Zoning Commission of the City of Socorro may move to Executive Session any of the items on this agenda, consistent with the terms of the Open Meetings Act.) The Planning and Zoning Commission will return to the open session to take any final action and may also, at any time during the meeting, bring forward any of the following items for public discussion, as appropriate.

Section 551.071 CONSULTATIONS WITH ATTORNEY

Approved by: 

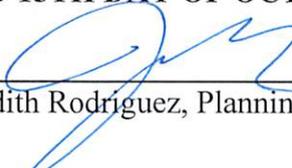
Section 551.072 DELIBERATION REGARDING REAL PROPERTY
Section 551.073 DELIBERATION REGARDING PROSPECTIVE GIFT
Section 551.074 PERSONNEL MATTERS
Section 551.076 DELIBERATION REGARDING SECURITY
Section 551.087 DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATI

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

DATED 15TH DAY OF OCTOBER 2025.

By: 

Judith Rodriguez, Planning & Zoning Secretary.

DATE & TIME POSTED: 10/15/2025@ 4:30 BY: JR

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

Approved by: 

Rudy Cruz Jr.
Mayor

Ruben Reyes
At Large

Cesar Nevarez
District 1/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
October 15, 2025 @ 5:30 P.M.

1. Call to Order

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

2. Establishment of Quorum

A quorum was established with 5 commissioners present.

Members Present:

Andrew Arroyos
David Estrada
Osvaldo reza
Yolanda Rodriguez
Julie Dominguez

Members Absent:

No Member Absent

Staff Present:

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

3. Notice to the Public-Open Forum

Spoke Ruben Borrego.

4. Consent Agenda

- a) Public hearing request regarding a proposed amendment to the City of Socorro Master Plan and rezoning of Tract 1-A, 1-A-1, 1-B, 1-B-2 & 12-D, Block 2; Tract 9-A & 10-A, Block 1, Socorro Grant, and Leigh Clark Surv 298 ABST 6262 Tract 42, located near the intersection of Bauman Rd., and North Loop Dr., Socorro, TX from A-1 (Agricultural) and C-2 (General Commercial) to R-2 and C-2 (Medium Density

Residential/ General Commercial), a variance from Section 38-52.3. - Street Design Standards -- General Planning to allow a Reduced Minimum R.O.W. Of 54'-0" instead of the 60'-0" Minimum R.O.W., a variance for street width of 76'-0" instead of 90'-0" minimum R.O.W. and a variance from Section 46-262. – Area requirements- to allow for lot sizes to vary from 5,000 sq. ft. to 5,999 sq. ft. for residential development and commercial uses in support of the surrounding development.

- b) Public hearing request regarding a proposed amendment to the City of Socorro Master Plan and the rezoning of Tract 28- A-22, Block 9, Socorro Grant, located at 10752 Mellward Rd., Socorro, TX from R-1 (Single-Family Residential) to R-2 (Medium-Density Residential) to allow an existing duplex on the property.
- c) Public hearing request regarding a proposed amendment to the City of Socorro Master Plan and the rezoning of Lot 4, Block 19, Friedman Estates Unit 2, located at 400 Mosher Way, Socorro, TX from R-1 (Single-Family Residential) to R-2 (Medium-Density Residential) to allow a duplex on the property.
- d) Public hearing request regarding a proposed amendment to the City of Socorro Master Plan and the rezoning of Lot 18, Block 4, Lynn Park Replat, located at 366 Tania Dr., Socorro, TX from R-1 (Single-Family Residential) to R-2 (Medium-Density Residential), with a variance from Section 46-259.- Purpose. to allow for an existing quadruplex on the property instead of the three maximum allowable units.
- e) Approval of Meeting minutes of September 16, 2025.

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

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

Nays: Andrew Arroyos

Abstain:

Absent:

REGULAR AGENDA-DISCUSSION AND ACTION

5. Presentation and Discussion on the Harmony Desalting Project in Socorro, Tx.

Mr. Quantum Wei gave the presentation on this item.

- 6. Public hearing** for the proposed amendment to the City of Socorro Master Plan and the rezoning of Lot 1 and Lot 2, Block 3, Poole Subdivision Replat "E," located at 10800 and 10808 Staci Ln., Socorro, TX from R-1 (Single-Family Residential) to R-2 (Medium-Density Residential) to allow for a duplex on each property.

Public Hearing was opened by the Chairman at: **6:04 PM.**

Spoke Luz Martinez and Rosa Ortega

Public Hearing was closed by the Chairman at: **6:08 PM.**

- 7. Consider and Take Action** on the Approval of the proposed amendment to the City of Socorro Master Plan and the rezoning of Lot 1 and Lot 2, Block 3, Poole Subdivision Replat "E," located at 10800 and 10808 Staci Ln., Socorro, TX from R-1 (Single-Family Residential) to R-2 (Medium-Density Residential) to allow for a duplex on each property.

Ms. Quimiro gave the presentation on this item.

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

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

Nays:

Abstain:

Absent:.

- 8. Public hearing** for the proposed amendment to the Code of Ordinances of the City of Socorro, TX., Chapter 46 – Zoning, Article IV – District Regulations to add the District Regulations for the A-1 (Agricultural) Zoning District.

Public Hearing was opened by the Chairman at: **6:14 PM.**

Spoke Rodolfo Rodriguez, Marty Loya, Ruben Borrego, Steve Engburecht, Margaret and Jaime.

Public Hearing was closed by the Chairman at: **6:36 PM.**

A motion was made David Estrada and seconded by Osvaldo Reza to move item 10 before discussing item 9. **Motion carried.**

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

Nays:

Abstain:

Absent:.

9. Consider and Take Action on the approval of the proposed amendment to the Code of Ordinances of the City of Socorro, TX., Chapter 46 – Zoning, Article IV – District Regulations to add the District Regulations for the A-1 (Agricultural) Zoning District.

Ms. Quimiro gave the presentation on this item.

A motion was made Osvaldo Reza and seconded by Julie Dominguez to Reopen public hearing. **Motion carried.**

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

Public Hearing was opened by the Chairman at: **7:26 PM.**

Spoke Ray Perez and Tammie Muriel.

Public Hearing was closed by the Chairman at: **7:36 PM**

A motion was made by Osvaldo Reza and seconded by Andrew Arroyos *to go to Executive session At 7:54 PM. Motion carried.*

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

Nays:

Abstain:

Absent:.

Return from Executive at **8:09 PM.**

A motion was made by Osvaldo Reza and seconded by Andrew Arroyos *to approve Item Nine (9) with the amendment of reducing minimum lot area from 2 acres to 1 acre and keeping the verbiage as is and adding agritourism to this regulation and permitted.. Motion carried.*

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

Nays:

Abstain:

Absent:.

10. Public hearing for the proposed amendment to the City of Socorro’s Master Plan and rezoning of Tract 4-B, Block 16, Socorro Grant, located at 232 S. Nevarez Rd., Socorro, TX from R-1 (Single-Family Residential) to A-1 (Agricultural) and a conditional use permit to allow for a small-scale water desalination project.

Public Hearing was opened by the Chairman at: **6:37 PM.**

Spoke Ray Perez, Tammie Muriel, Marty Loya and Jose Castanon

Public Hearing was closed by the Chairman at: **6:59 PM.**

Return to Item 9

- 11. Consider and Take Action** on the approval of the proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 4-B, Block 16, Socorro Grant, located at 232 S. Nevarez Rd., Socorro, TX from R-1 (Single-Family Residential) to A-1 (Agricultural) and a conditional use permit to allow for a small-scale water desalination project.

Ms. Quimiro gave the presentation on this item.

A motion was made Osvaldo Reza and seconded by Andrew Arroyos to Reopen public hearing. **Motion carried.**

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

Public Hearing was opened by the Chairman at: **8:33 PM.**

Spoke Marty Loya Quantum Wei Ray Perez and Jose Castillo.

Public Hearing was closed by the Chairman at: **8:56 PM**

First motion was made by Andrew Arroyos and no second. **Motion died.**

Second motion was made by Osvaldo Reza and second by Yolanda Rodriguez to approve Item Eleven (11) with the condition to approve the rezoning and denied the conditional use **Motion carried.**

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

Nays:

Abstain:

Absent:.

- 12. Consider and Take Action** on the proposed approval of a Preliminary Plat and Final Plat for the Socorro Logistics Mesa Spur Drain #1 Subdivision, being a portion of Mesa Spur Drain within block 4 and 5, Socorro Grant, Socorro, TX.

Ms. Quimiro gave the presentation on this item.

A motion was made by Andrew Arroyos and seconded by Osvaldo Reza *to approve Item Twelve (12).* **Motion carried.**

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

Nays:

Abstain:

Absent:

13. Consider and Take Action on the proposed approval of a Preliminary Plat with a variance request from Sec. 46-416.-*Height Restrictions*, to allow a maximum building height of 50' instead of the 45' requirement, for the Socorro Logistics Center Unit Five Subdivision, being a portion of Tracts 4 and 8A, all of 7A and a portion of Mesa Spur Drain, all within Block 5 and all of Lot 1, Block 2, Socorro Logistics Center Unit Two, Socorro, TX.

Ms. Quimiro gave the presentation on this item.
Speaker: Jorge Grajeda

A motion was made by Andrew Arroyos and seconded by Julie Dominguez *to approve Item Thirteen (13). Motion carried.*

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

Nays:

Abstain:

Absent:

14. Consider and Take Action on the approval of a Replat for Haciendas del Valle Unit Two Subdivision Replat G, being a Replat of Lot 4, Block 7, Haciendas del Valle Unit Two Subdivision, located at 301 Valle Rojo Dr., Socorro, TX.

Ms. Quimiro gave the presentation on this item.

A motion was made by Yolanda Rodriguez and seconded by Julie Dominguez *to approve Item Fourteen (13). Motion carried.*

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

Nays:

Abstain:

Absent:

15. Planning and Zoning Commissioners Report.

Chairman would like to thank Mr. David Estrada and Mr. Osvaldo Reza for meeting the homeowners for the A-1 Agriculture ordinance

Commissioner Yolanda Rodriguez asked in reference to the signatures presented if they were verified.

16. Planning and Zoning Department Report.

Ms. Quimiro provided updates on two projects:

Traffic Signals on North Loop and Bauman: The project remains on hold due to discrepancies in the plan sets provided to the contractor. At this time, there is no confirmed timeline for when installation will begin.

Sidewalk Project on Socorro Road (between Win and Belen): Construction is expected to begin at the end of October. This safety improvement project will include enhancements to street lighting, traffic signage, the installation of a speed monitoring tracker, and a raised crosswalk at the intersection of Belen and Socorro Road.

Additionally, an exciting community event, Fright Farms and National Night Out, will take place on October 24th.

17. Adjournment

A motion was made by Andrew Arroyos and seconded by Osvaldo Reza, *to adjourn at 9:23 PM.*

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

Nays:

Abstain:

Absent:

Andrew Arroyos, Chairman

Date minutes were approved.

Judith Rodriguez, Secretary

Date minutes were approved.



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: OCTOBER 21, 2025**

**REZONING REQUEST
STAFF REPORT**

SUBJECT: PUBLIC HEARING FOR THE PROPOSED AMENDMENT TO THE CITY OF SOCORRO'S MASTER PLAN AND REZONING OF TRACT 1-A, 1-A-1, 1-B, 1-B-2 & 12-D, BLOCK 2; TRACT 9-A & 10-A, BLOCK 1, SOCORRO GRANT, AND LEIGH CLARK SURV 298 ABST 6262 TRACT 42, LOCATED NEAR THE INTERSECTION OF BAUMAN RD., AND NORTH LOOP DR., SOCORRO, TX FROM A-1 (AGRICULTURAL) AND C-2 (GENERAL COMMERCIAL) TO R-2 AND C-2 (MEDIUM DENSITY RESIDENTIAL/ GENERAL COMMERCIAL), A VARIANCE FROM SECTION 38-52.3 - STREET DESIGN STANDARDS- GENERAL PLANNING TO ALLOW A REDUCED MINIMUM R.O.W. OF 54'-0" INSTEAD OF THE 60'-0" MINIMUM R.O.W., A VARIANCE FOR STREET WIDTH OF 76'-0" INSTEAD OF 90'-0" MINIMUM R.O.W. AND A VARIANCE FROM SECTION 46-262. – AREA REQUIREMENTS- TO ALLOW FOR LOT SIZES TO VARY FROM 5,000 SQ. FT. TO 5,999 SQ. FT. FOR RESIDENTIAL DEVELOPMENT AND COMMERCIAL USES IN SUPPORT OF THE SURROUNDING DEVELOPMENT.

NAME: BAUMAN REZONING

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

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

PROPERTY OWNER: CLINT LAND HOLDING CO LLC

REPRESENTATIVE: CLINT LAND HOLDING CO LLC

PROPERTY AREA: 219.58 ACRES

CURRENT ZONING: A-1 AND C-2

CURRENT LAND USE: VACANT

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

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



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: OCTOBER 21, 2025**

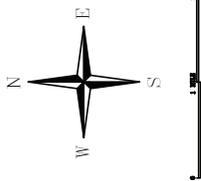
**REZONING REQUEST
STAFF REPORT**

SUMMARY OF REQUEST:

Request is for approval of a rezoning of a property from A-1 (Agricultural) and C-2 (General Commercial) to R-2 and C-2 (Medium Density Residential/ General Commercial) a variance from Section 38-52.3. - Street Design Standards -- General Planning to allow a Reduced Minimum R.O.W. Of 54'-0" instead of the 60'-0" Minimum R.O.W., a variance for street width of 76'-0" instead of 90'-0" minimum R.O.W. and a variance from Section 46-262. – Area requirements- to allow for lot sizes to vary from 5,000 sq. ft. to 5,999 sq. ft. for residential development and commercial uses in support of the surrounding development.

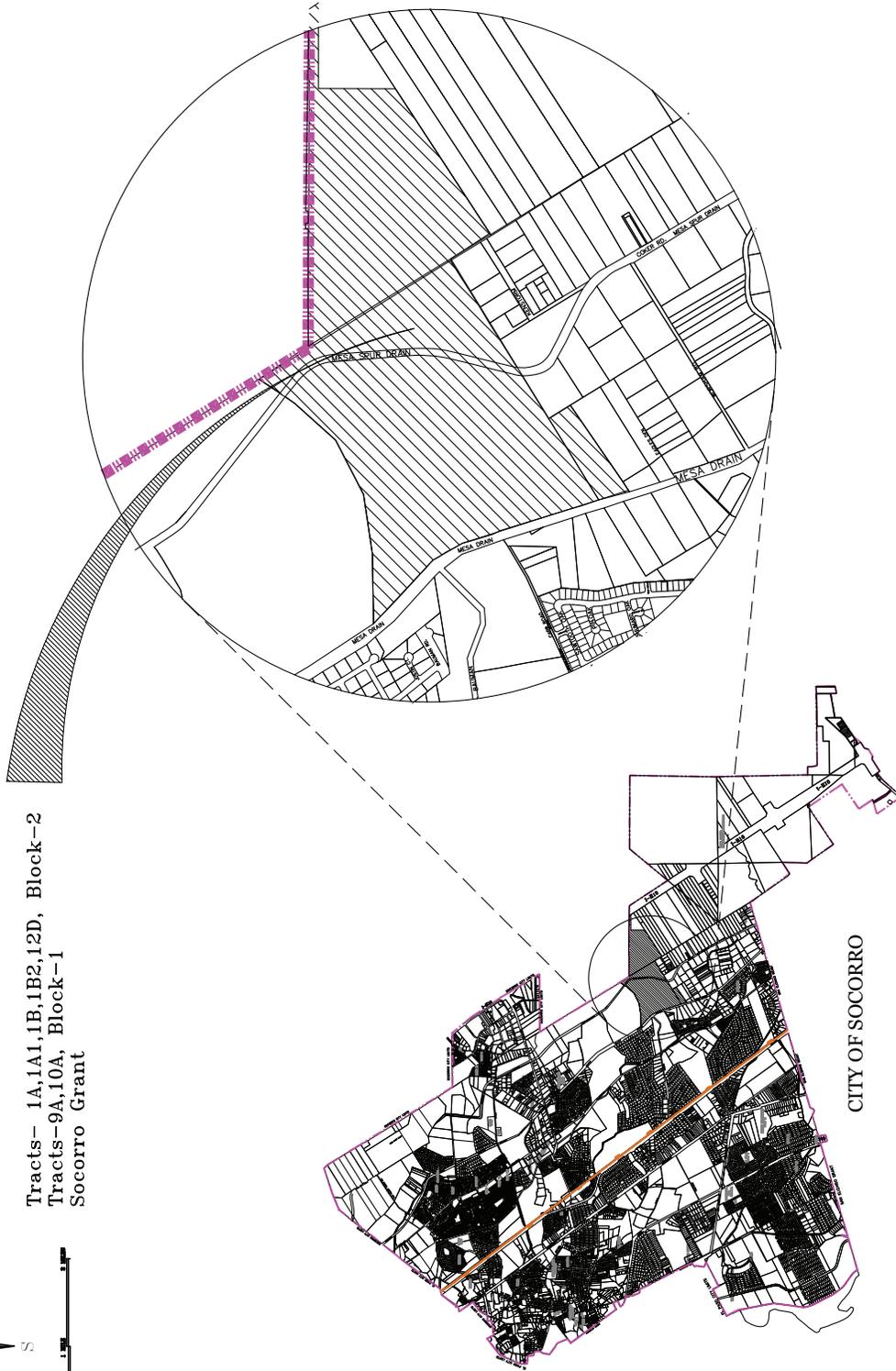
STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the rezoning and variances requests.

LOCATION MAP



PROJECT SITE;

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

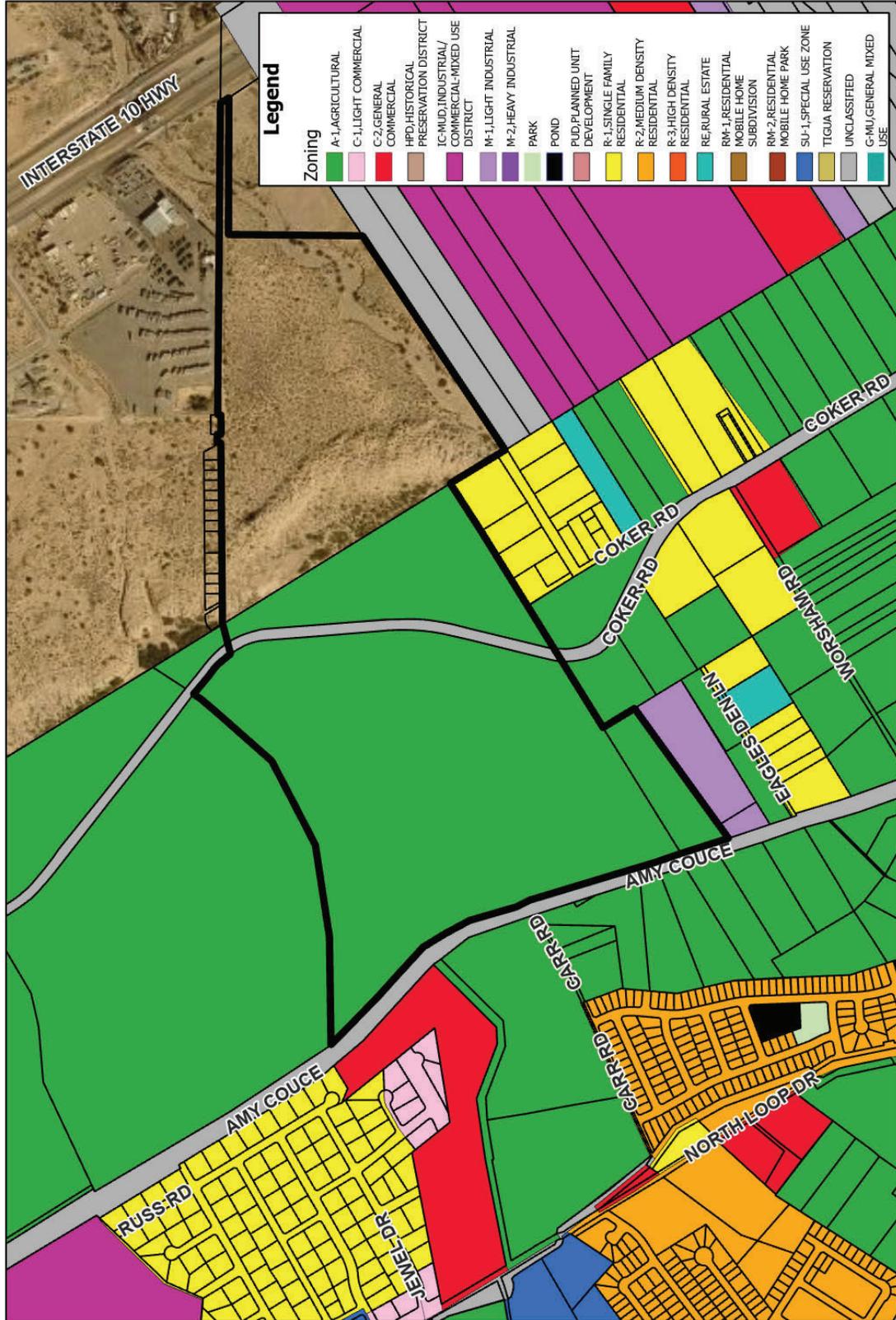


LOCATION MAP

Scale: AS SHOWN

ZONING MAP

Bauman Rezoning - Master Plan



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



SITE PICTURES

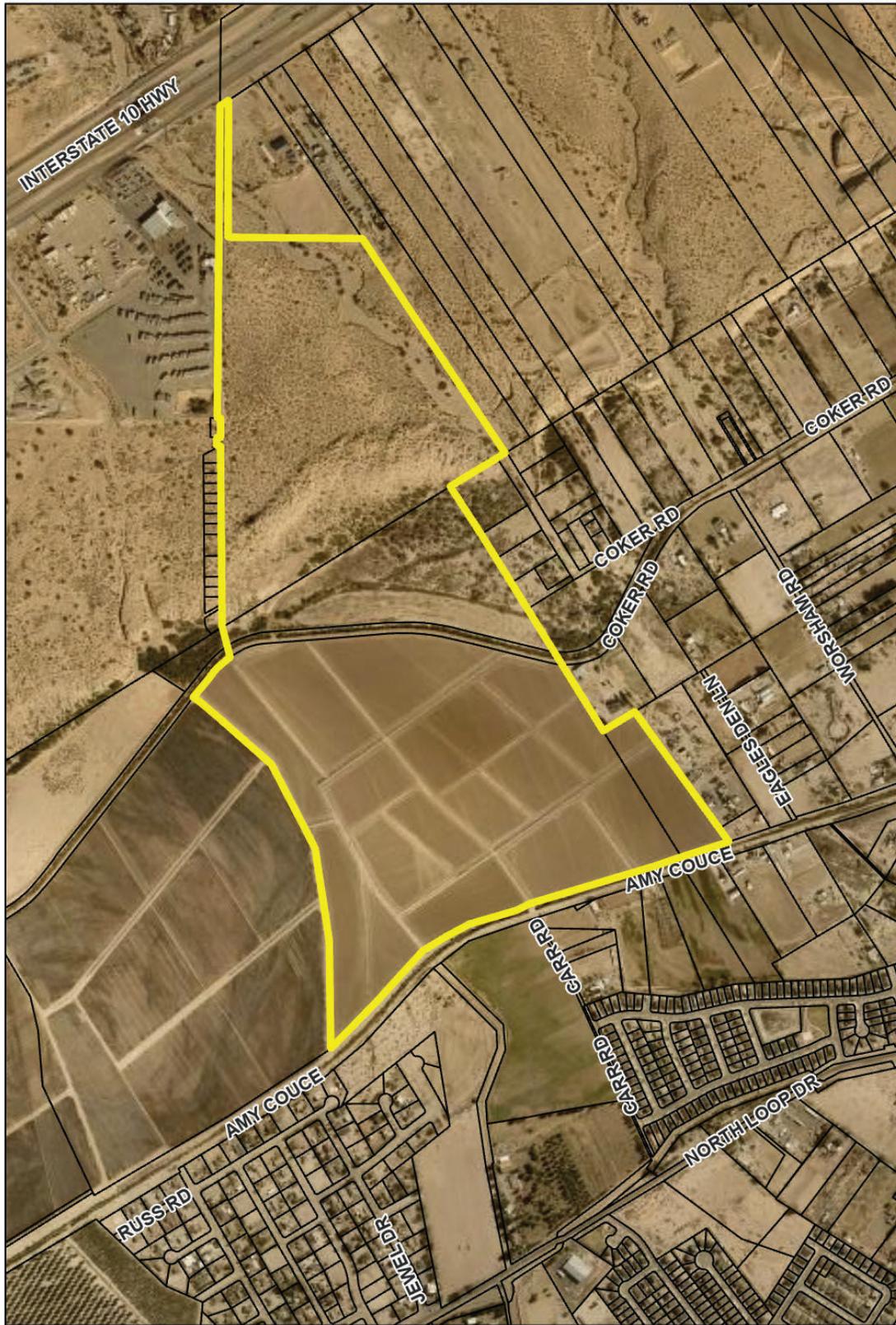


View of property from the Mesa Drain Canal.



AERIAL IMAGE

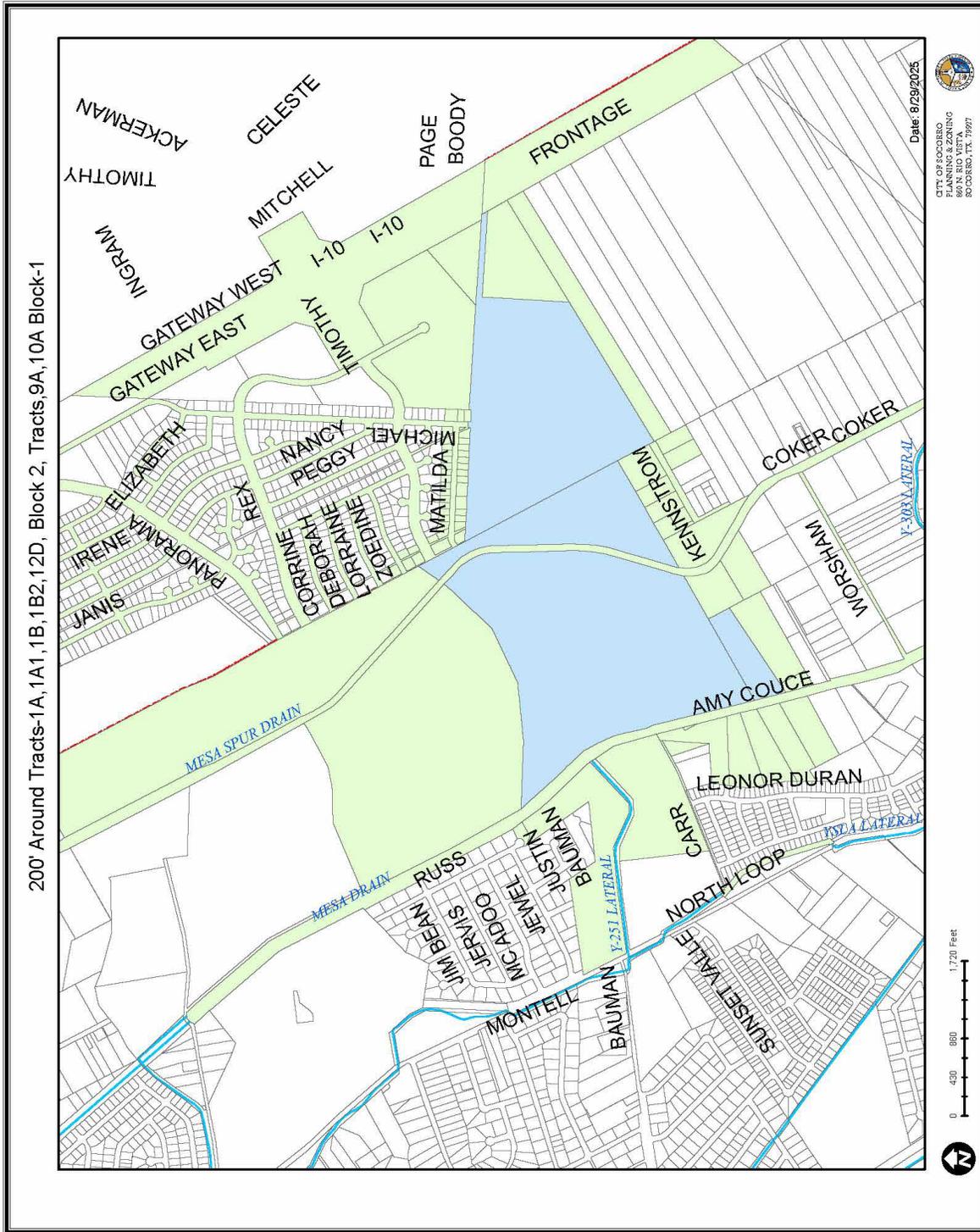
Bauman Rezoning - Master Plan



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



PUBLIC NOTICE MAP



PUBLIC NOTICE LETTER

(ENGLISH)

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



Alejandro Garcia
District 2
Gina Cordero
District 3
Irene Rojas
District 4
Adriana Rodarte
City Manager

September 23, 2025

Dear property owner,

You are hereby notified that a Planning and Zoning Commission meeting has been scheduled to hold a **PUBLIC HEARING** on October 21, 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 regarding a proposed amendment to the City of Socorro Master Plan and rezoning of Tract 1-A, 1-A-1, 1-B, 1-B-2 & 12-D, Block 2; Tract 9-A & 10-A, Block 1, Socorro Grant, and Leigh Clark Surv 298 ABST 6262 Tract 42, located near the intersection of Bauman Rd., and North Loop Dr., Socorro, TX from A-1 (Agricultural) and C-2 (General Commercial) to R-2 and C-2 (Medium Density Residential/ General Commercial), a variance from Section 38-52.3. - Street Design Standards -- General Planning to allow a Reduced Minimum R.O.W. Of 54'-0" instead of the 60'-0" Minimum R.O.W., a variance for street width of 76'-0" instead of 90'-0" minimum R.O.W. and a variance from Section 46-262. - Area requirements- to allow for lot sizes to vary from 5,000 sq. ft. to 5,999 sq. ft. for residential development and commercial uses in support of the surrounding development.

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

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

The public must call 844-854-2222 and use the access code 323610 by 4:30 p.m. mountain standard time (MST) on October 21, 2025, to join the meeting and to sign up to speak at the public hearing. The speaker will be called upon by the presiding officer during the public hearing.

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

Respectfully,
Judith Rodriguez
Planning & Zoning Commission Secretary

PUBLIC NOTICE 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

23 de septiembre 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 21 de octubre 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 la re zonificación de los Traques 1-A, 1-A-1, 1-B, 1-B-2 y 12-D, Bloque 2; Traques 9-A y 10-A, Bloque 1, Socorro Grant, y Leigh Clark Survey 298 ABST 6262 Traque 42, ubicados cerca de la intersección de Bauman Rd. y North Loop Dr., Socorro, TX, de A-1 (Agricultural) y C-2 (Comercial General) a R-2 (Residencial de Densidad Media) y C-2 (Comercial General); una variación de la Sección 38-52.3 – Normas de diseño de calles — Planificación general, para permitir un derecho de vía mínimo reducido de 54'-0" en lugar del derecho de vía mínimo de 60'-0"; una variación para el ancho de calle de 76'-0" en lugar del derecho de vía mínimo de 90'-0"; y una variación de la Sección 46-262 – Requisitos de área, para permitir que los tamaños de los lotes varíen de 5,000 pies² a 5,999 pies² para el desarrollo residencial y usos comerciales en apoyo del desarrollo circundante.

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

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

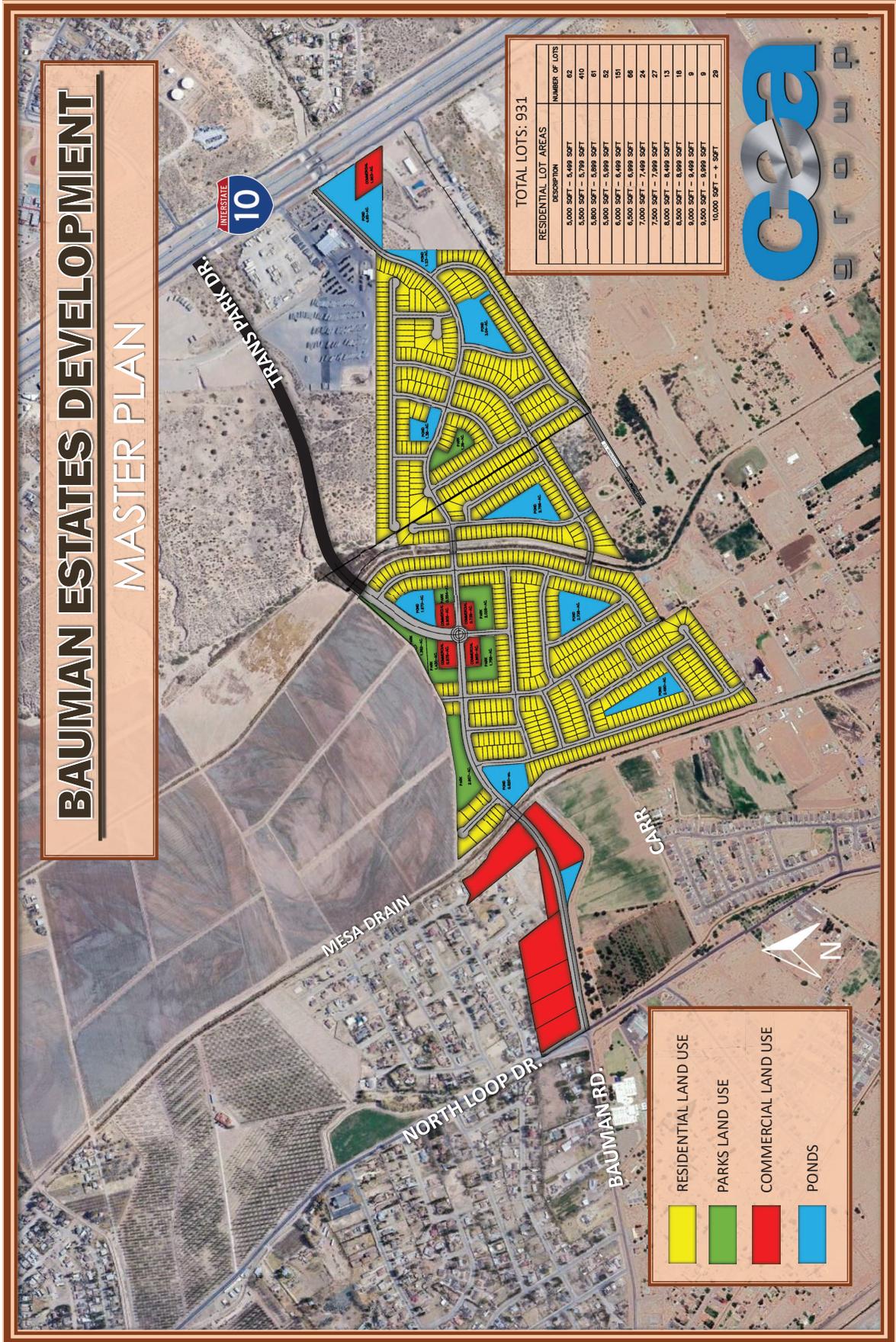
Atentamente,
Judith Rodriguez
Secretaria de la Comisión de Planeación y Zonificación

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

DEVELOPMENT PLAN

BAUMAN ESTATES DEVELOPMENT

MASTER PLAN





**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: OCTOBER 21, 2025
REZONING REQUEST
STAFF REPORT**

SUBJECT: PUBLIC HEARING REQUEST FOR THE PROPOSED AMENDMENT TO THE CITY OF SOCORRO'S MASTER PLAN AND REZONING A PORTION OF TRACT 28-A-22, BLOCK 9, SOCORRO GRANT, LOCATED AT 10752 MELLWARD RD, SOCORRO, TX, FROM R-1 (SINGLE-FAMILY RESIDENTIAL) TO R-2 (MEDIUM DENSITY RESIDENTIAL) TO ALLOW FOR A DUPLEX.

NAME: 10752 MELLWARD RD. REZO

PROPERTY ADDRESS: 10752 MELLWARD RD.

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

PROPERTY OWNER: ME LAND HOLDINGS, LLC

REPRESENTATIVE: SALVADOR ZAMORA

PROPERTY AREA: 8,192 SQ. FT.

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

CURRENT LAND USE: RESIDENTIAL DUPLEX

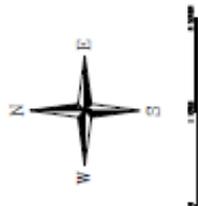
FUTURE LAND USE: SUBURBAN RESIDENTIAL (SR)

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

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

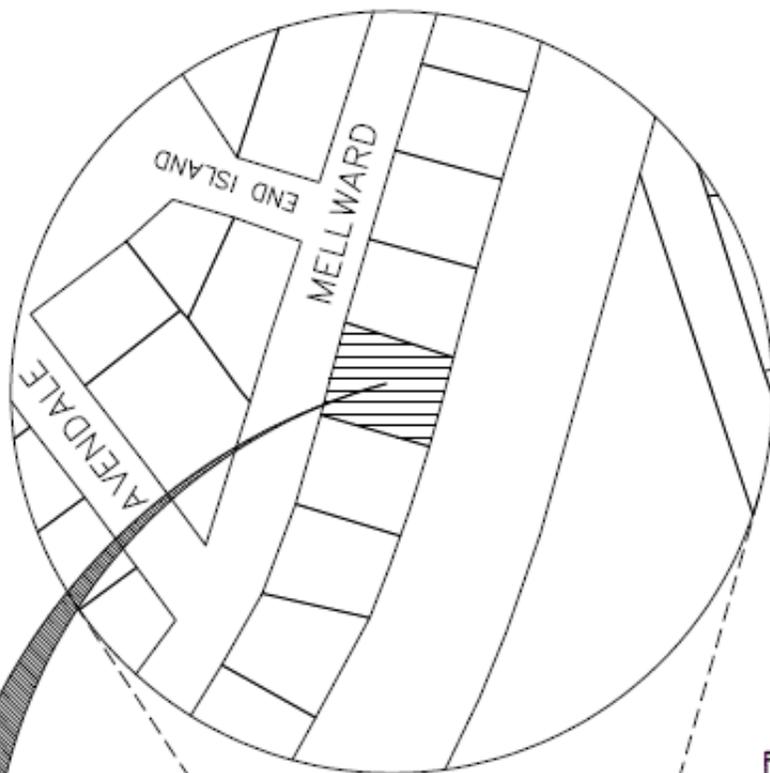
STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the rezoning request from R-1 to R-2 to allow for a duplex.

LOCATION MAP



PROJECT SITE;

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



CITY OF SOCORRO

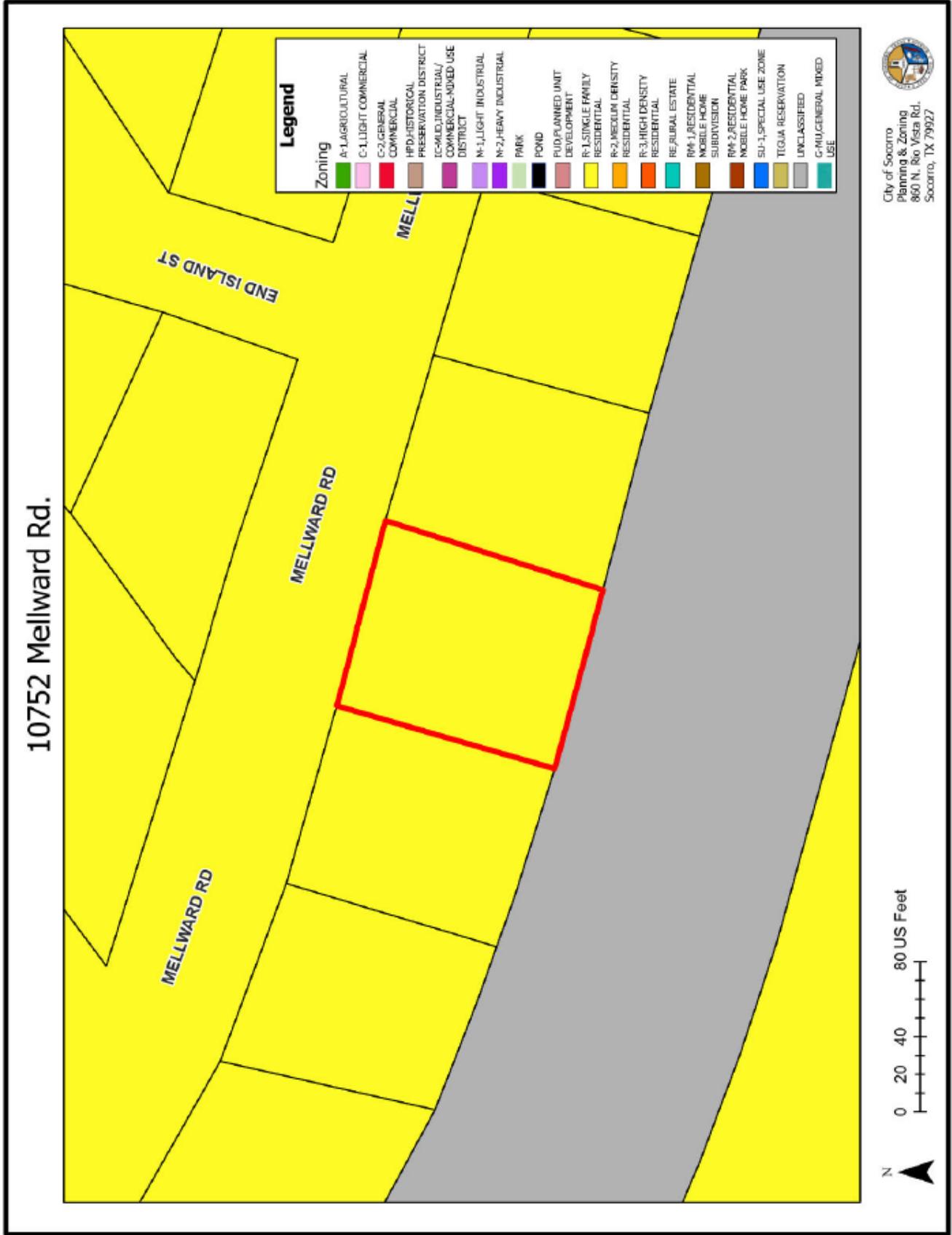
LOCATION MAP

Scale: AS SHOWN

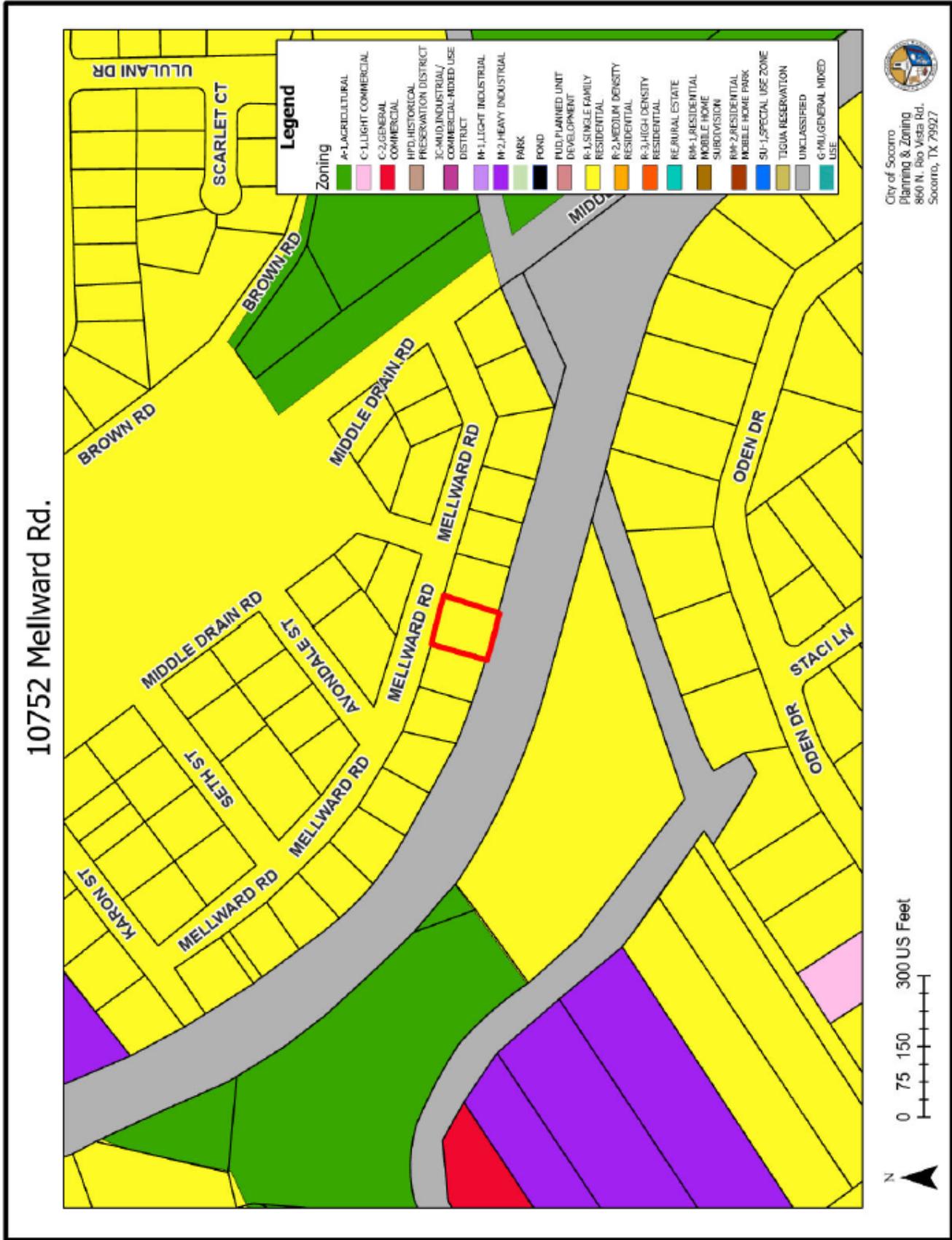
Planning and Zoning Department

1400 N. Main Street, Socorro, NM 87801

ZONING MAP



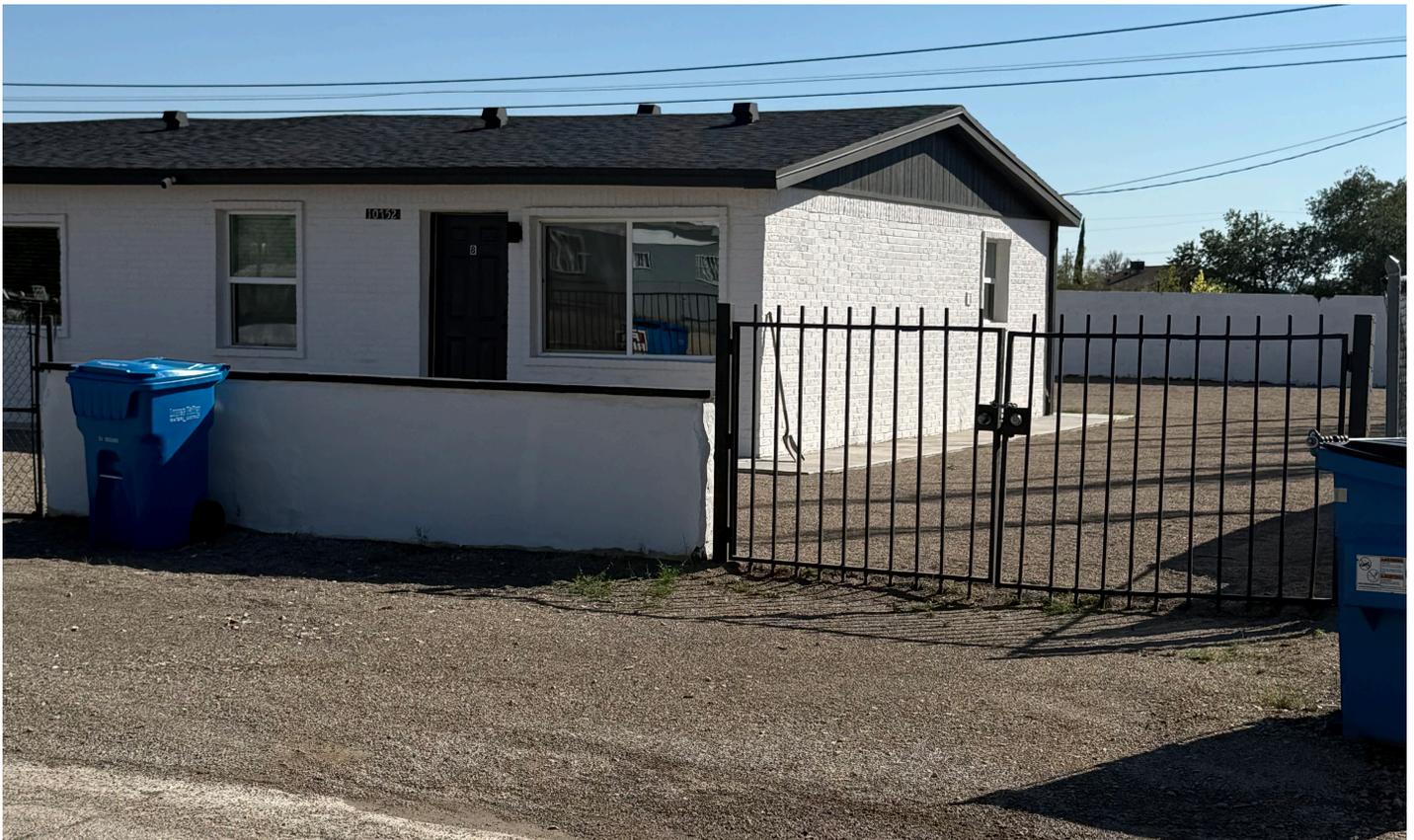
ZONING MAP-LARGE SCALE



SITE PICTURES



View of property from Melward Rd.

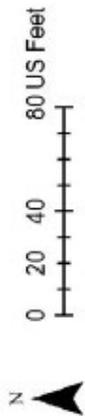


AERIAL IMAGE

10752 Mellward Rd.



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



SUBDIVISION ZONING MAP

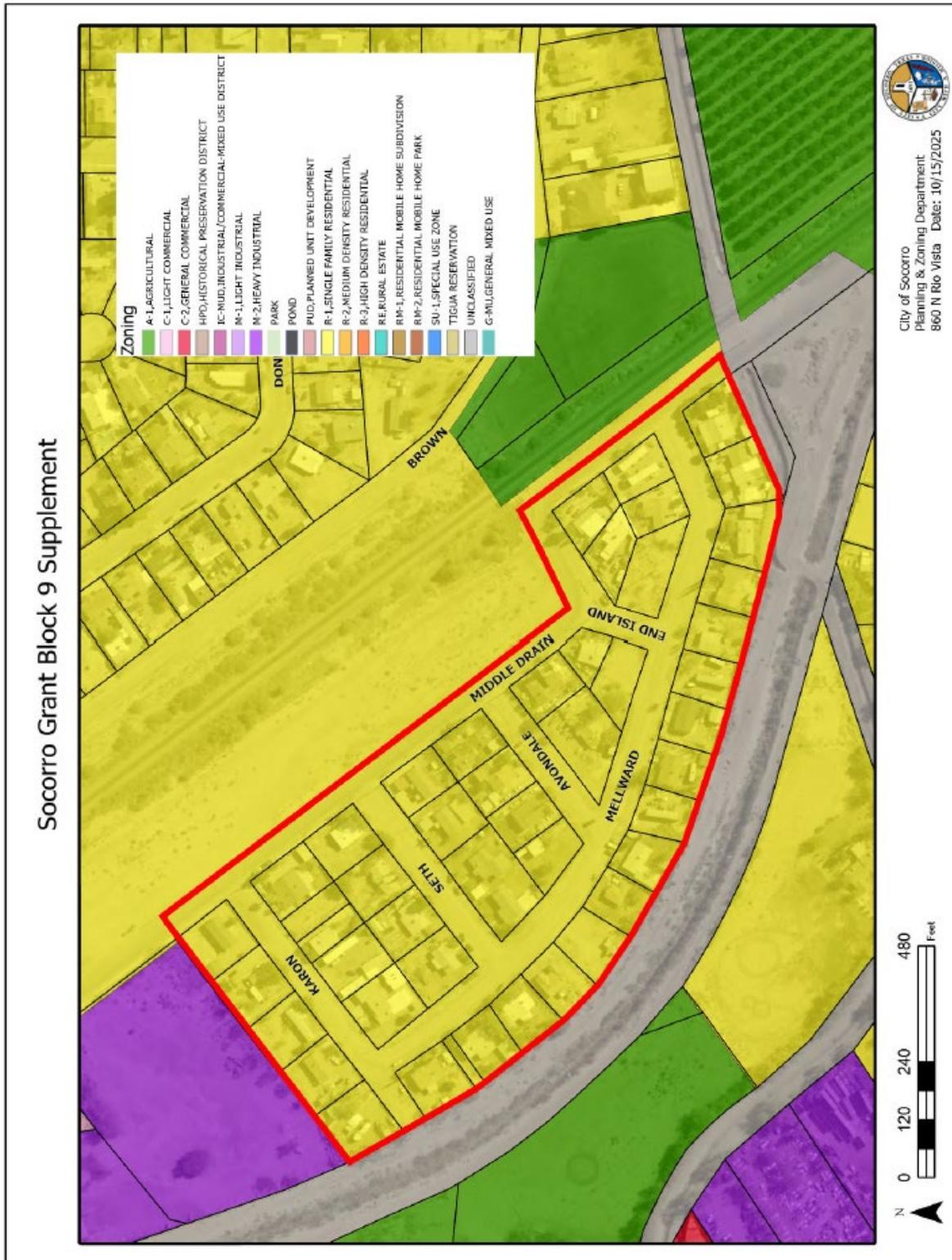
Socorro Grant Block9 Supplement

Recorded N/A– 48 Lots

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

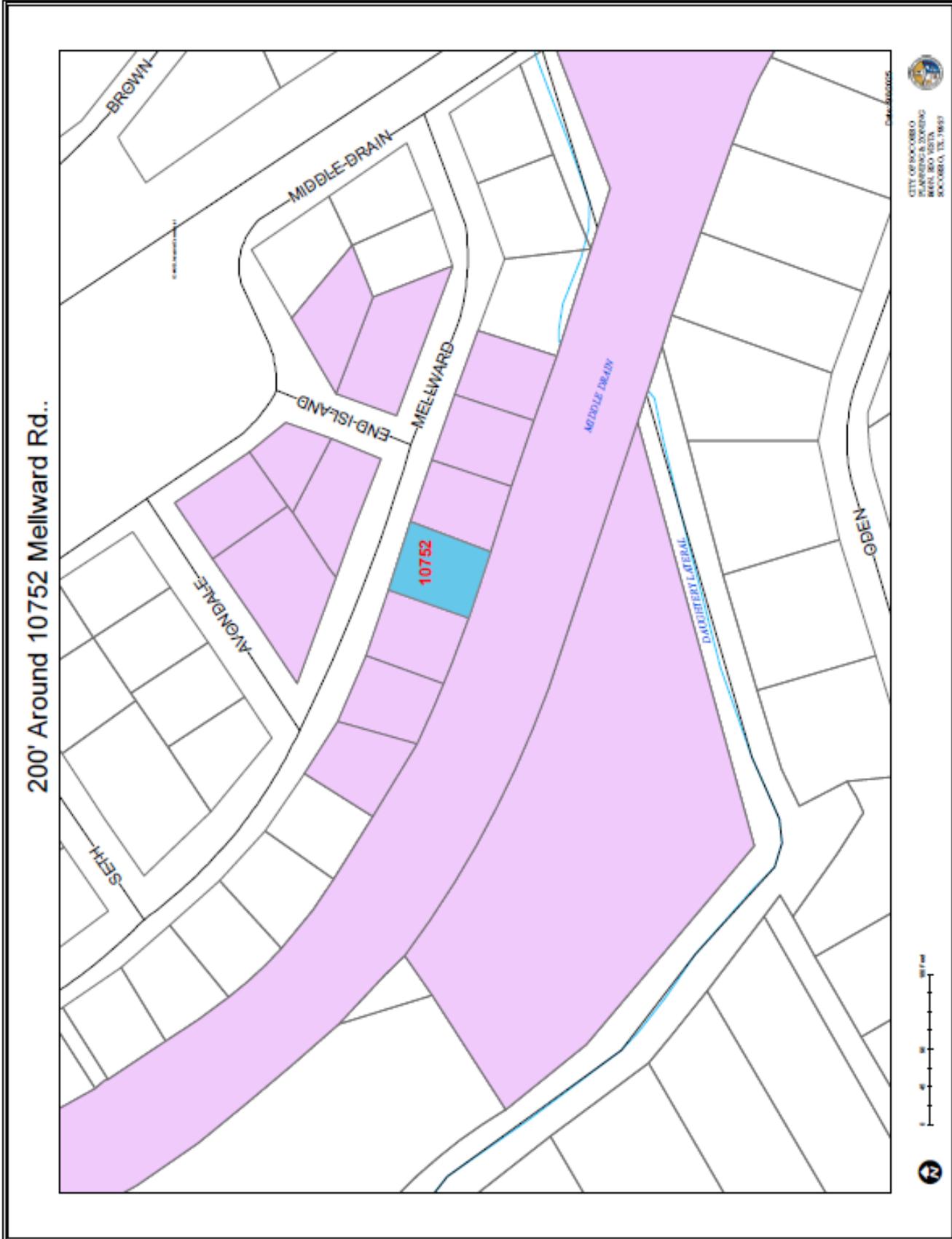
No Commercial Lots

Vacant Lots: 3



Socorro Grant Block 9 Supplement

PUBLIC NOTICE



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

September 22, 2025

Dear property owner,

You are hereby notified that a Planning and Zoning Commission meeting has been scheduled to hold a **PUBLIC HEARING** on October 21, 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 regarding a proposed amendment to the City of Socorro Master Plan and the rezoning of Tract 28- A-22, Block 9, Socorro Grant, located at 10752 Mellward Rd., Socorro, TX from R-1 (Single-Family Residential) to R-2 (Medium-Density Residential) to allow an existing duplex on the property.

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

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

The public must call 844-854-2222 and use the access code 323610 by 4:30 p.m. mountain standard time (MST) on October 21, 2025, to join the meeting and to sign up to speak at the public hearing, the speaker will be called upon by the presiding officer during the public hearing.

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

Respectfully,

Judith Rodriguez

Planning & Zoning Commission Secretary

PUBLIC NOTICE LETTERS

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

22 de septiembre del 2025

Estimado dueño(a) de propiedad,

Se le notifica que habrá una **AUDIENCIA PUBLICA** durante la junta de la Comisión de Planeación y Zonificación el 21 de octubre 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 Traque 28-A-22, Bloque 9, Socorro Grant, ubicado en el 10752 Mellward Rd., Socorro, TX., de R-1 (Residencial Unifamiliar) a R-2 (Residencial de Densidad Media) para permitir un duplex ya existente en la propiedad.

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

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

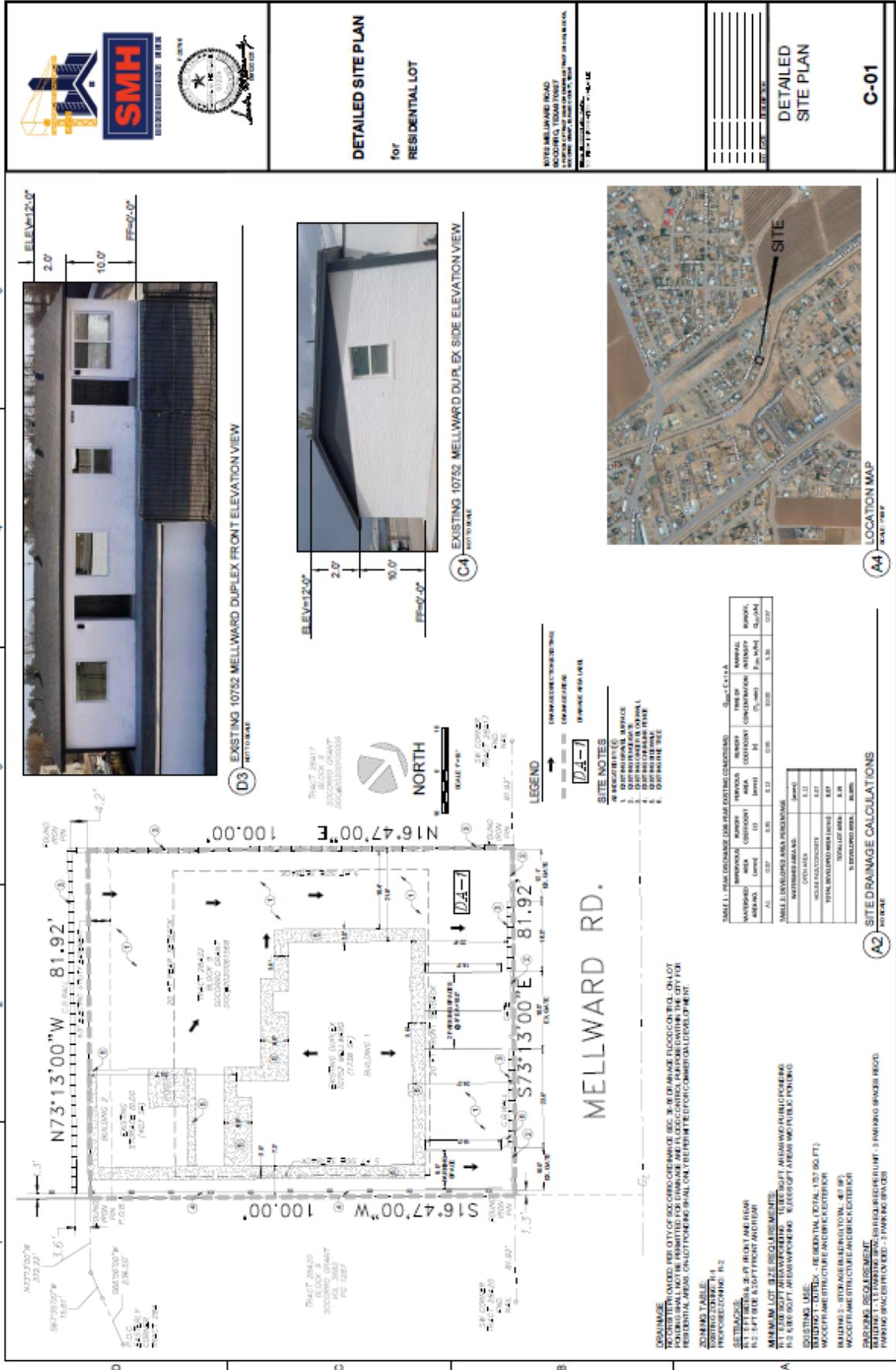
El público debe llamar al 844-854-2222 y usar el código de acceso 323610 antes de las 4:30 p.m. el 21 de octubre del año 2025 para unirse a la reunión e inscribirse para hablar durante la audiencia pública. El oficial que conducirá la reunión llamará la persona para comentar en su artículo.

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

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

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

SITE PLAN



DETAILED SITE PLAN
for
RESIDENTIAL LOT

10752 MELLWARD ROAD
MCCORMICK TOWNSHIP
MONTGOMERY COUNTY, MARYLAND
PROJECT NO. 2023-001-001-001

DETAILED
SITE PLAN

C-01



D3 EXISTING 10752 MELLWARD DUPLEX FRONT ELEVATION VIEW



C4 EXISTING 10752 MELLWARD DUPLEX SIDE ELEVATION VIEW



A4 LOCATION MAP

LEGEND

- CONTRACTOR'S CHANGES TO THIS PLAN

SITE NOTES

- SEE SITE PLAN FOR ALL DIMENSIONS AND NOTES.
- SEE SITE PLAN FOR ALL DIMENSIONS AND NOTES.
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- SEE SITE PLAN FOR ALL DIMENSIONS AND NOTES.

TABLE 1.1. PERMITS REQUIRED FOR THIS PROJECT (CONTRACTOR'S RESPONSIBILITY)

PERMIT TYPE	AREA	CONSTRUCTION	INTEREST	STATUS	DATE
AS	0.00	0.00	0.00	0.00	0.00
BS	0.00	0.00	0.00	0.00	0.00
CS	0.00	0.00	0.00	0.00	0.00
DS	0.00	0.00	0.00	0.00	0.00
ES	0.00	0.00	0.00	0.00	0.00
FS	0.00	0.00	0.00	0.00	0.00
GS	0.00	0.00	0.00	0.00	0.00
HS	0.00	0.00	0.00	0.00	0.00
IS	0.00	0.00	0.00	0.00	0.00
JS	0.00	0.00	0.00	0.00	0.00
KS	0.00	0.00	0.00	0.00	0.00
LS	0.00	0.00	0.00	0.00	0.00
MS	0.00	0.00	0.00	0.00	0.00
NS	0.00	0.00	0.00	0.00	0.00
OS	0.00	0.00	0.00	0.00	0.00
PS	0.00	0.00	0.00	0.00	0.00
QS	0.00	0.00	0.00	0.00	0.00
RS	0.00	0.00	0.00	0.00	0.00
TS	0.00	0.00	0.00	0.00	0.00
US	0.00	0.00	0.00	0.00	0.00
VS	0.00	0.00	0.00	0.00	0.00
WS	0.00	0.00	0.00	0.00	0.00
XS	0.00	0.00	0.00	0.00	0.00
YS	0.00	0.00	0.00	0.00	0.00
ZS	0.00	0.00	0.00	0.00	0.00

A2 SITE DRAINAGE CALCULATIONS

DRAINAGE
WATERWAYS OWNED BY CITY OF ROCKFORD OVERWASH BECAUSE OF WASH FLOODING ON LOT. ON LOT
PONDING SHALL NOT BE PERMITTED FOR DAMAGE AND FLOOD CONTROL PURPOSES WITHIN THE CITY FOR
RESIDENTIAL AREAS. ONLY PONDING SHALL ONLY BE PERMITTED FOR COMBUSTIBLE LIQUID FUEL.

ZONING TABLE
R-1 RESIDENTIAL SINGLE-FAMILY

SETBACKS
R-1 LEFT SIDE 5 FT FRONT AND REAR
R-2 LEFT SIDE 5 FT FRONT AND REAR

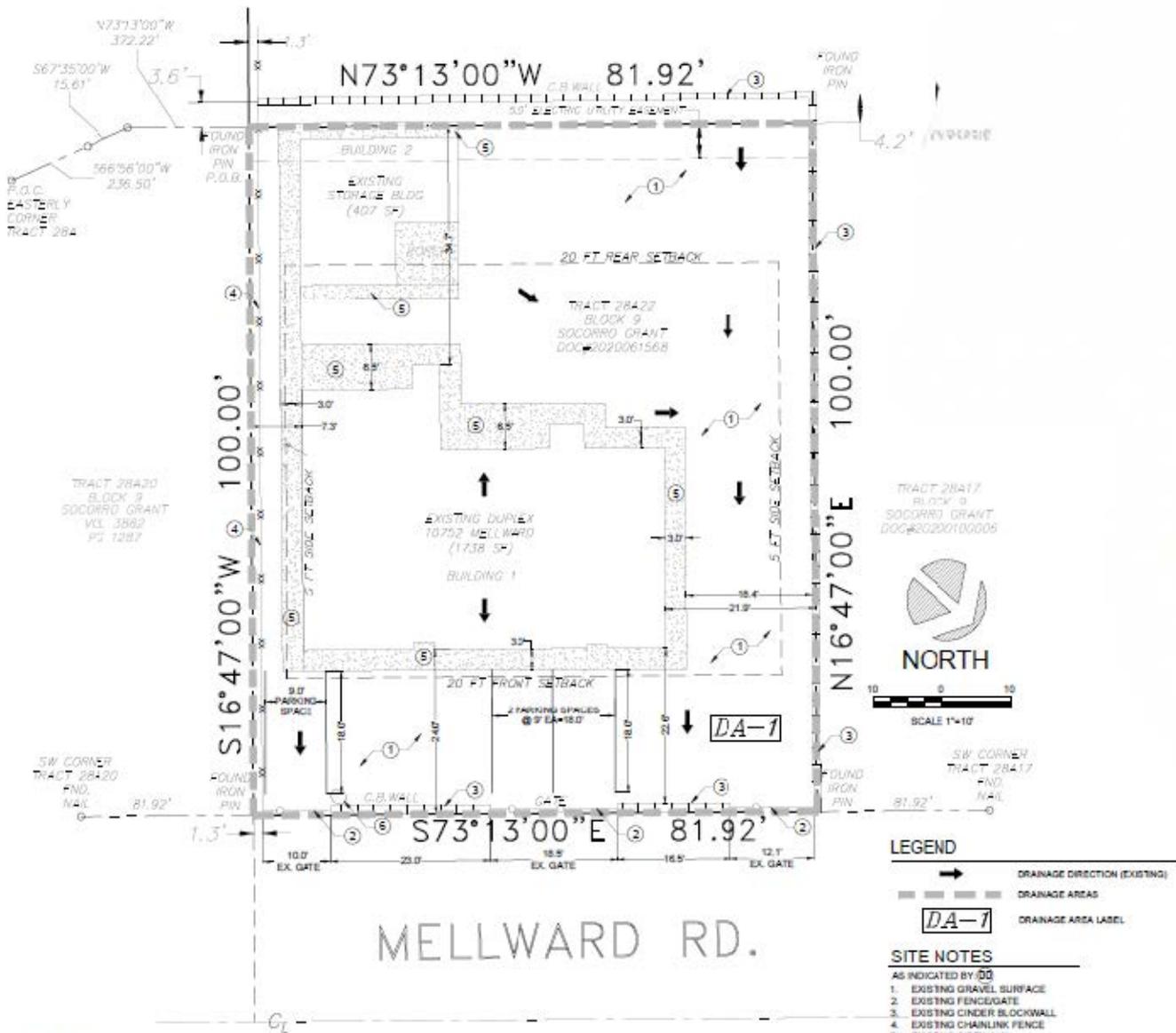
MINIMUM LOT SIZE REQUIREMENTS
R-1 15,000 SQ FT AREA W/ 30' WIDE DRIVEWAY
R-2 15,000 SQ FT AREA W/ 30' WIDE DRIVEWAY

EXISTING USE
W/ 15,000 SQ FT AREA W/ 30' WIDE DRIVEWAY

PROPOSED USE
WOODFRAME STRUCTURE AND BUILT UP FOR
WOODFRAME STRUCTURE AND BUILT UP FOR

PARKING REQUIREMENTS
MINIMUM 1 PERMITTED SPACE PER 100 SQ FT OF GROSS FLOOR AREA
MINIMUM 1 PERMITTED SPACE PER 100 SQ FT OF GROSS FLOOR AREA

SITE PLAN (ENLARGED)



DRAINAGE

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

ZONING TABLE

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

SETBACKS:

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

MINIMUM LOT SIZE REQUIREMENTS:

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

EXISTING USE:

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

PARKING REQUIREMENT

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

LEGEND

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

SITE NOTES

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

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

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

TABLE 2: DEVELOPED AREA PERCENTAGE

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

A2 SITE DRAINAGE CALCULATIONS
NO SCALE



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: OCTOBER 21, 2025
REZONING REQUEST
STAFF REPORT**

SUBJECT: PUBLIC HEARING REQUEST FOR THE PROPOSED AMENDMENT TO THE CITY OF SOCORRO'S MASTER PLAN AND REZONING OF LOT 4, BLOCK 19, FRIEDMAN ESTATES UNIT 2, LOCATED AT 400 MOSHER WAY, SOCORRO, TX, FROM R-1 (SINGLE-FAMILY RESIDENTIAL) TO R-2 (MEDIUM DENSITY RESIDENTIAL) TO ALLOW FOR A DUPLEX.

NAME: 400 MOSHER WAY. REZONING

PROPERTY ADDRESS: 400 MOSHER WAY

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

PROPERTY OWNER: EVA DEVELOPMENT, LLC.

REPRESENTATIVE: ENRIQUE AYALA

PROPERTY AREA: 10,332 SQ. FT.

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

CURRENT LAND USE: VACANT

FUTURE LAND USE: SUBURBAN RESIDENTIAL (SR)

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

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

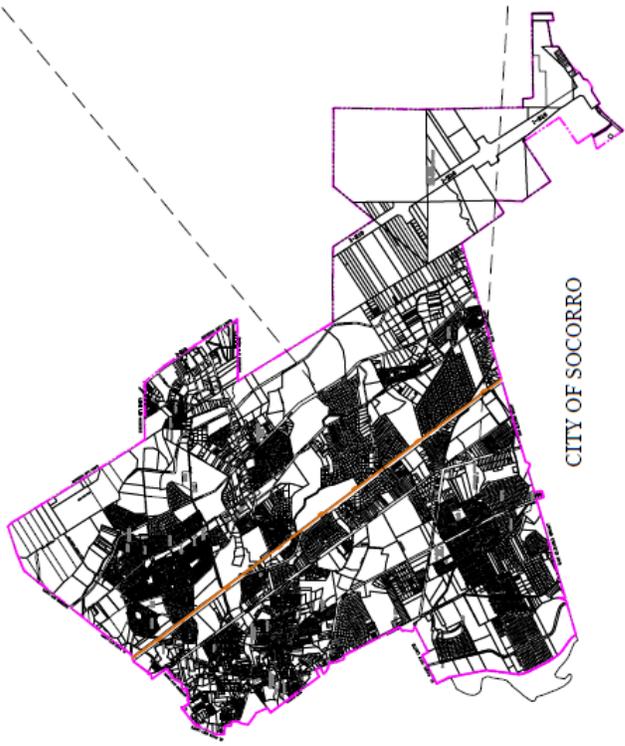
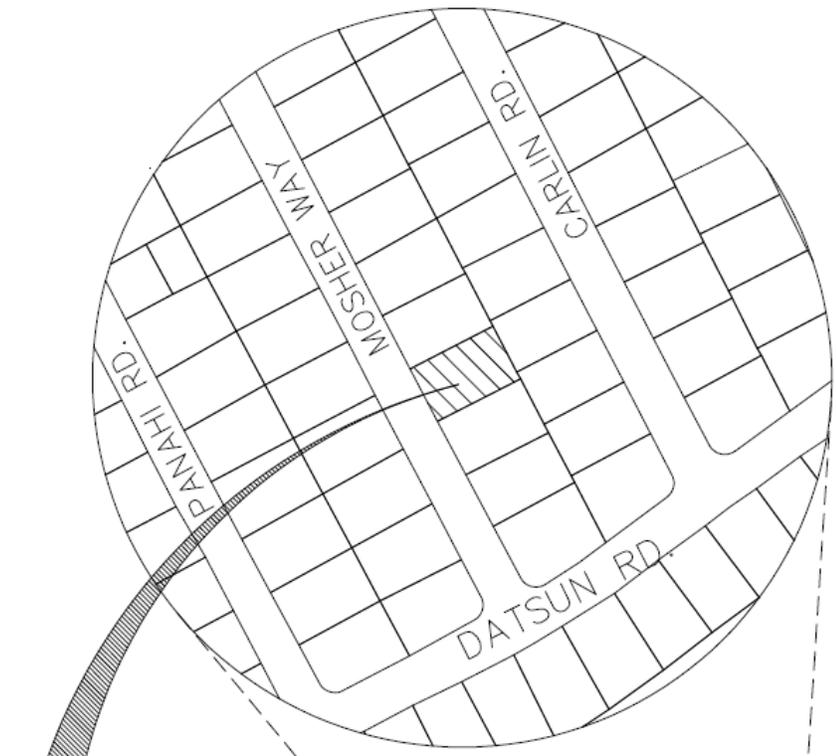
STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the rezoning request from R-1 to R-2 to allow for a duplex.

LOCATION MAP



PROJECT SITE;

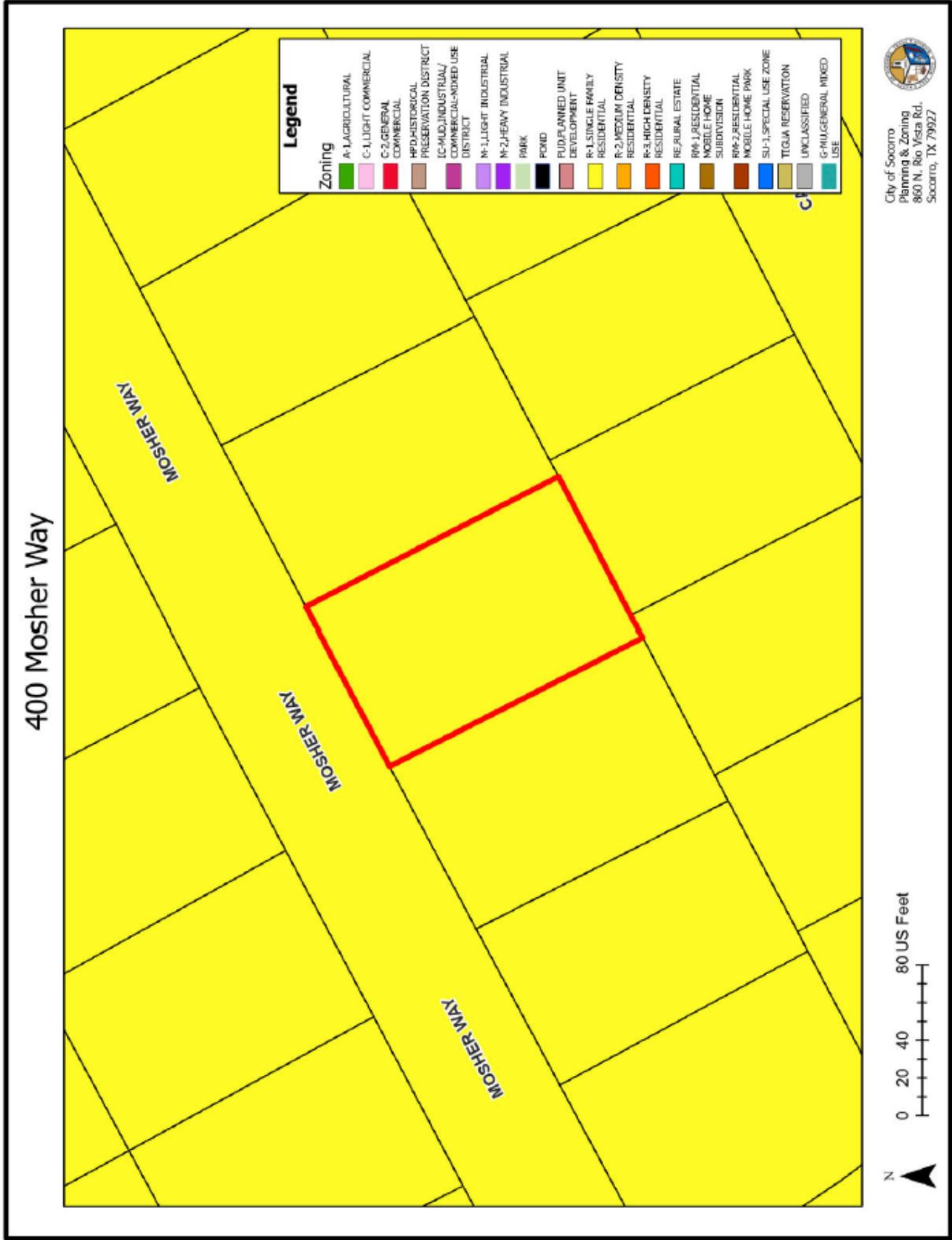
400 Mosher Way
Lot-4, Block-19
Friedman Estates U-2



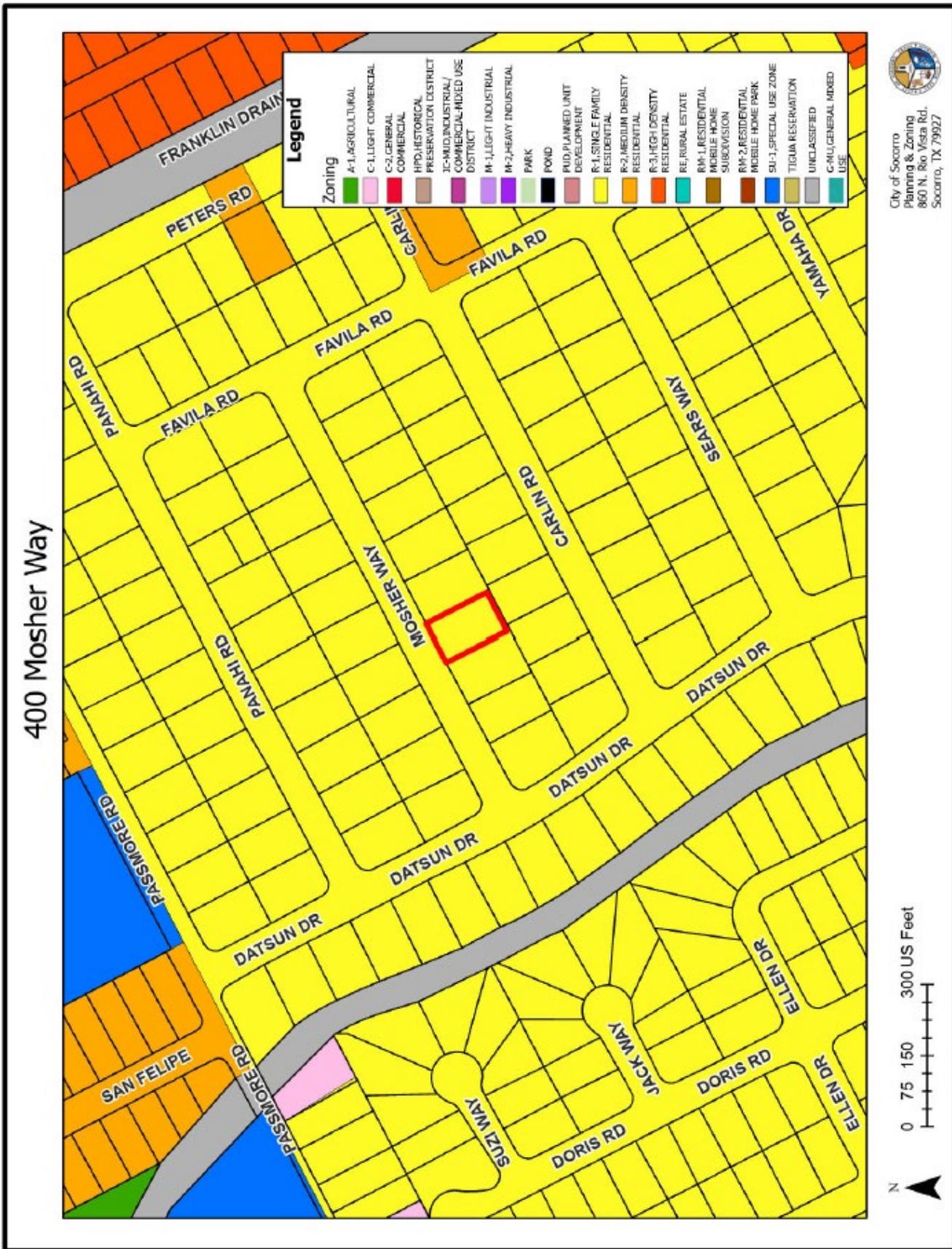
LOCATION MAP

Scale: AS SHOWN

ZONING MAP



ZONING MAP-LARGE SCALE



SITE PICTURES



View of property from Mosher Way.

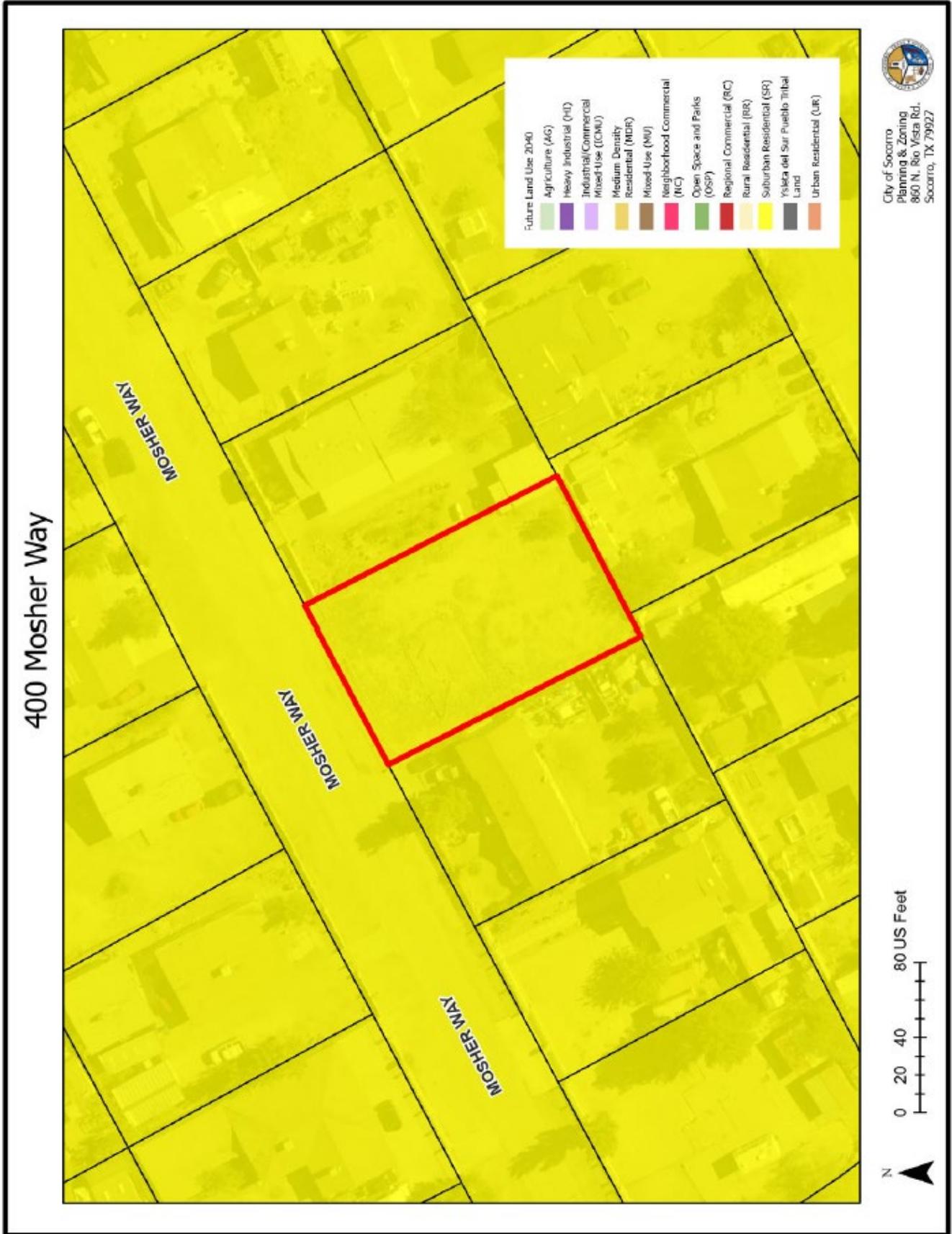


AERIAL IMAGE



FUTURE LAND USE MAP

CITY OF SOCORRO'S 2040 COMPREHENSIVE PLAN



SUBDIVISION ZONING MAP

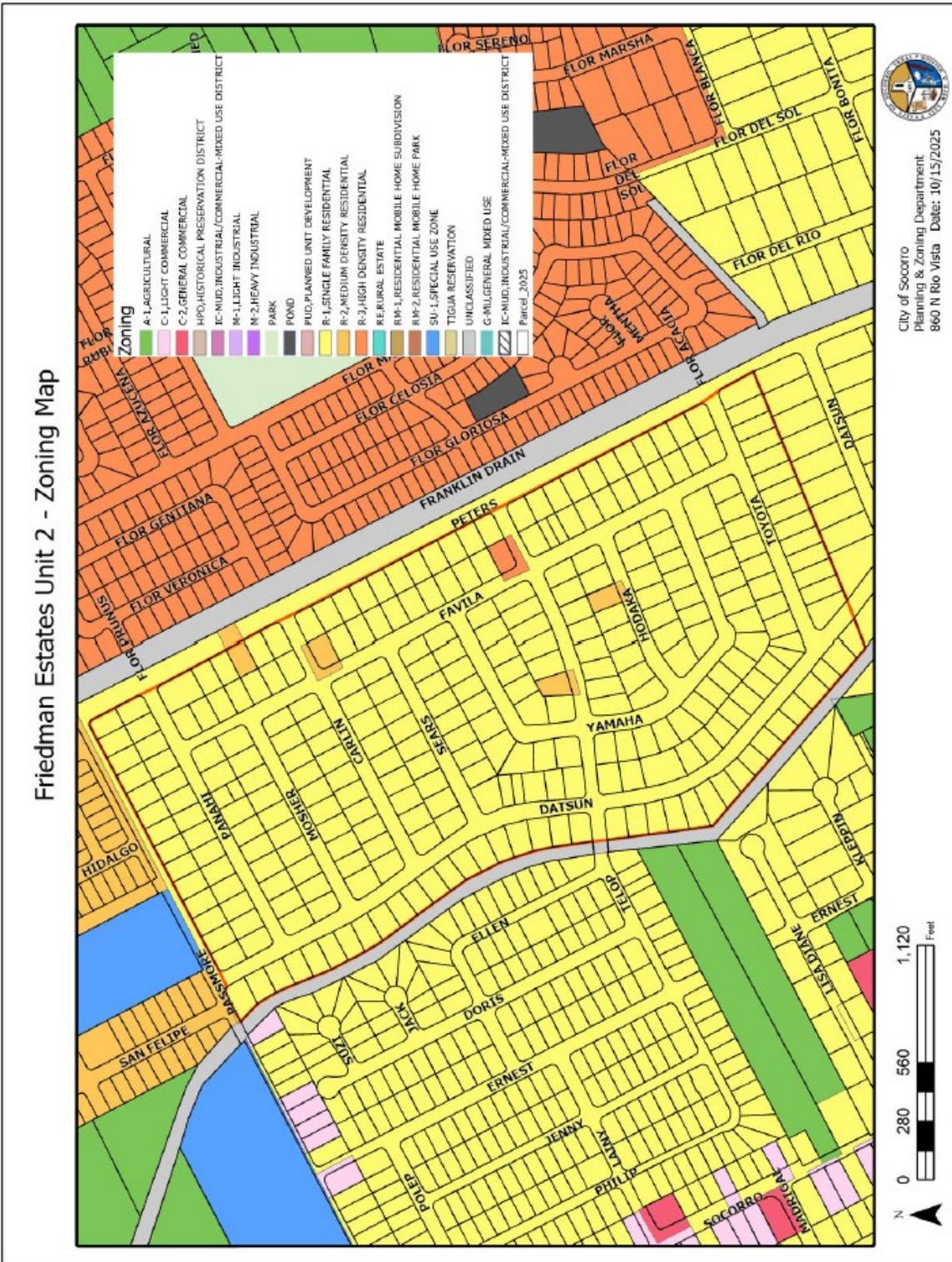
Friedman Estates Unit 2

Recorded February 12, 1976 – 293 Lots

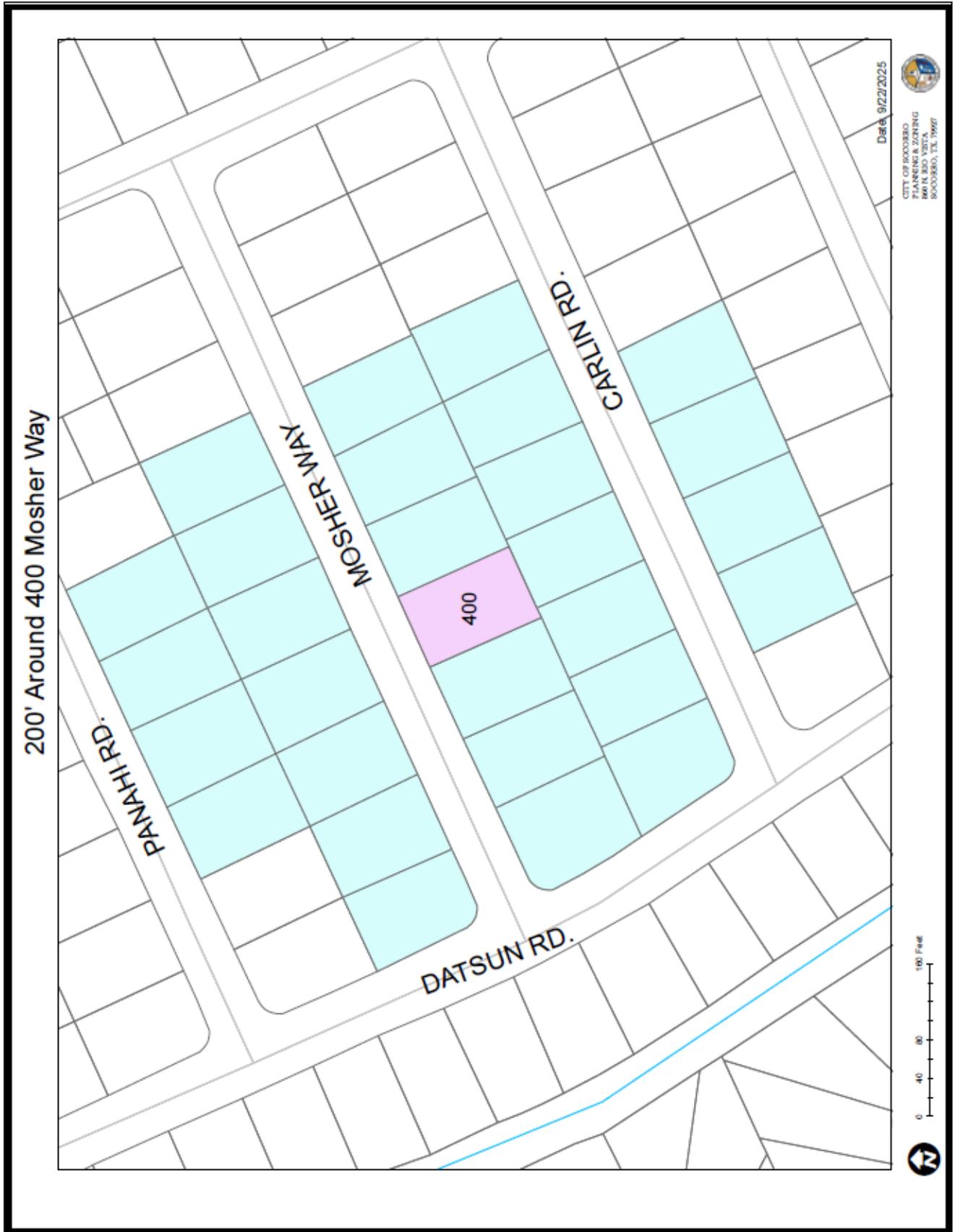
Residential Lots: R-1: 292 Lots Lots R-2 Lots: 4 R-3 Lots: 1

No Commercial Lots

Vacant Lots: 11



PUBLIC NOTICE



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

September 23, 2025

Dear property owner,

You are hereby notified that a Planning and Zoning Commission meeting has been scheduled to hold a **PUBLIC HEARING** on October 21, 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 regarding a proposed amendment to the City of Socorro Master Plan and the rezoning of Lot 4, Block 19, Friedman Estates Unit 2, located at 400 Mosher Way, Socorro, TX from R-1 (Single-Family Residential) to R-2 (Medium-Density Residential) to allow a duplex on the property.

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

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

The public must call 844-854-2222 and use the access code 323610 by 4:30 p.m. mountain standard time (MST) on October 21, 2025, to join the meeting and to sign up to speak at the public hearing. The speaker will be called upon by the presiding officer during the public hearing.

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

Respectfully,
Judith Rodriguez
Planning & Zoning Commission Secretary

PUBLIC NOTICE LETTERS

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

23 de septiembre 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 21 de octubre 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 4, Bloque 19, Friedman Estates Unidad 2, ubicado en el 400 Mosher Way., Socorro, TX., de R-1 (Residencial Unifamiliar) a R-2 (Residencial de Densidad Media) para permitir un duplex en la propiedad.

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

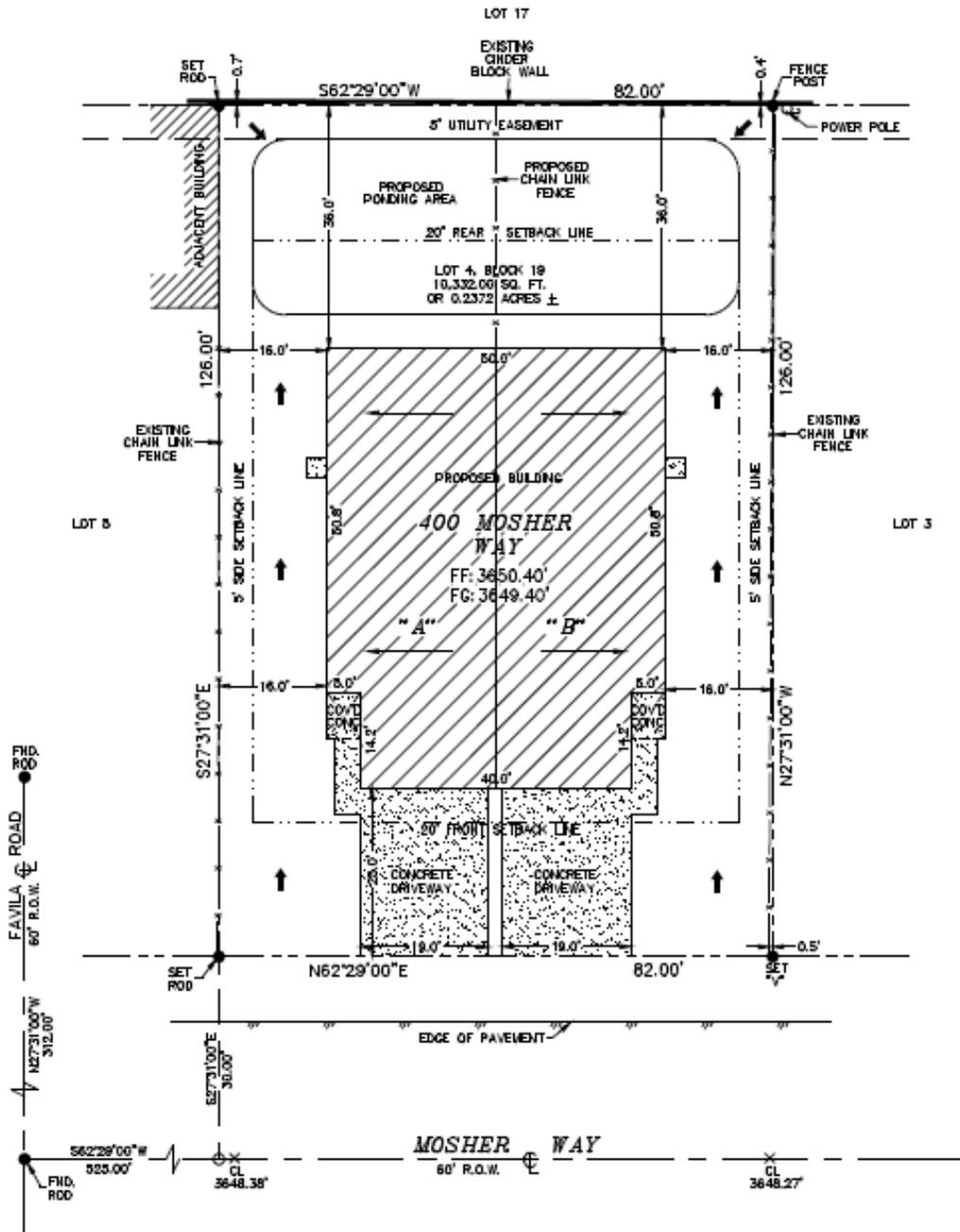
Usted no está obligado(a) a asistir, pero si tiene algún comentario u opinión se le recomienda asistir a la audiencia. Si no puede asistir a la audiencia, se tendrán en cuenta sus observaciones por escrito. Los comentarios escritos deben ser entregados al Departamento de Planeación y Uso de Suelo durante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

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

SITE PLAN



SCALE 1"=20'

SITE PLAN

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



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: OCTOBER 21, 2025
REZONING REQUEST
STAFF REPORT**

SUBJECT: PUBLIC HEARING REQUEST FOR THE PROPOSED AMENDMENT TO THE CITY OF SOCORRO'S MASTER PLAN AND REZONING OF LOT 18, BLOCK 4, LYNN PARK REPLAT, LOCATED AT 366 TANIA DR., SOCORRO, TX, FROM R-1 (SINGLE-FAMILY RESIDENTIAL) TO R-2 (MEDIUM DENSITY RESIDENTIAL) WITH A VARIANCE FROM SECTION 46-259.- PURPOSE. TO ALLOW FOR AN EXISTING QUADRUPLEX ON THE PROPERTY INSTEAD OF THE THREE MAXIMUM ALLOWABLE UNITS.

NAME: 366 TANIA DR. REZONING

PROPERTY ADDRESS: 366 TANIA DR., SOCORRO TEXAS.

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

PROPERTY OWNER: JONATHAN VILLAGRAN

REPRESENTATIVE: JONATHAN VILLAGRAN

PROPERTY AREA: 8,559.60 SQ. FT.

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

CURRENT LAND USE: RESIDENTIAL

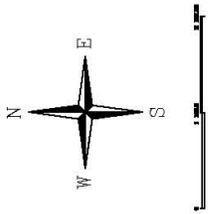
FUTURE LAND USE: SUBURBAN RESIDENTIAL (SR)

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

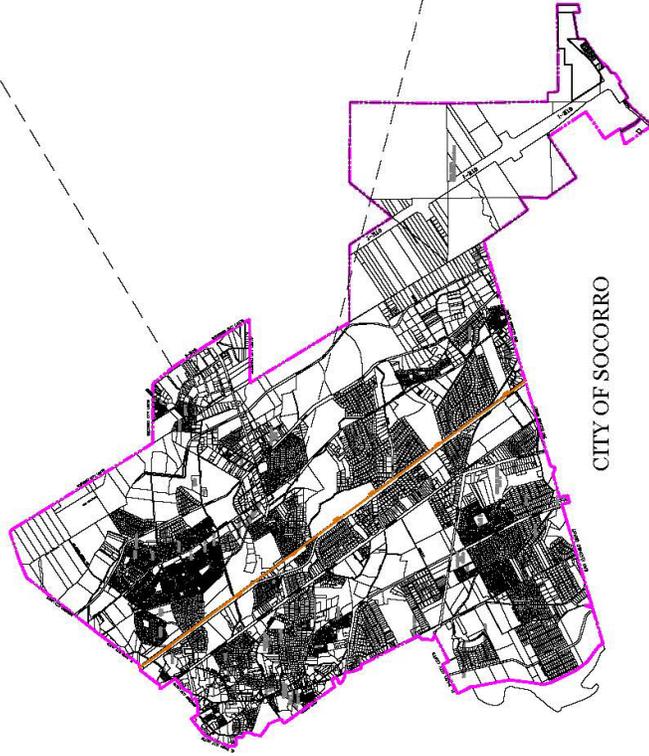
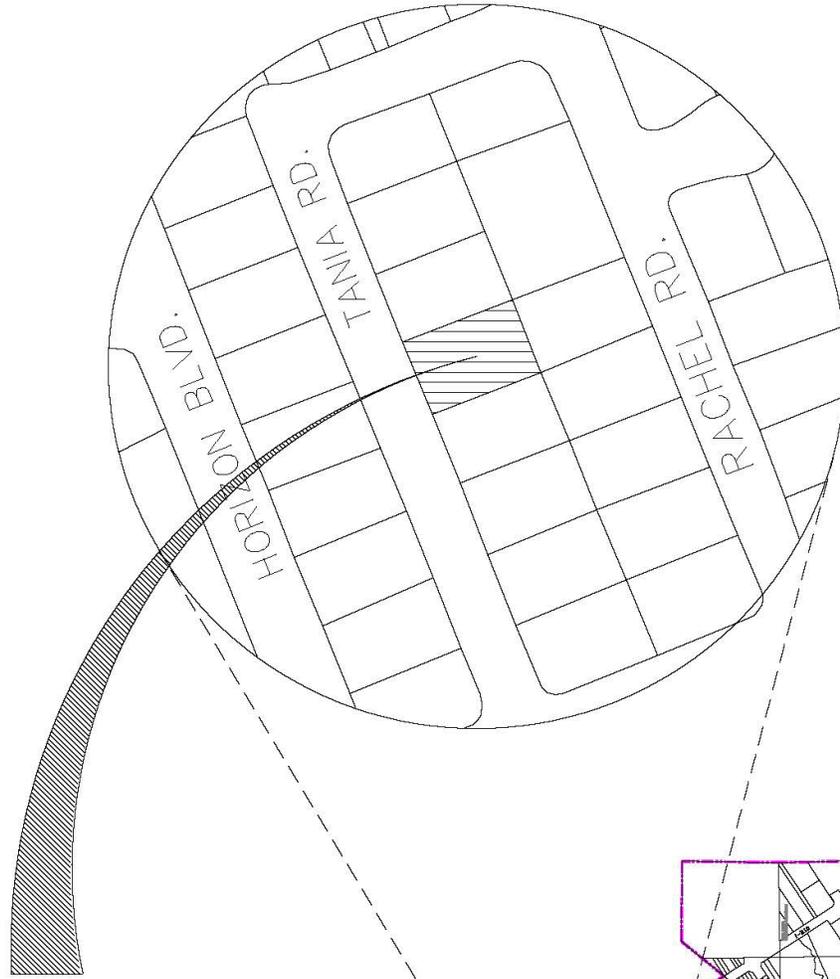
SUMMARY OF REQUEST: Request is for approval of a rezoning of a property from R-1 (Single Family Residential) to R-2 (Medium Density Residential) with a variance from Sec. 46-259.- *Purpose.* To allow for an existing quadruplex on the property instead of the three maximum allowable units.

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

LOCATION MAP



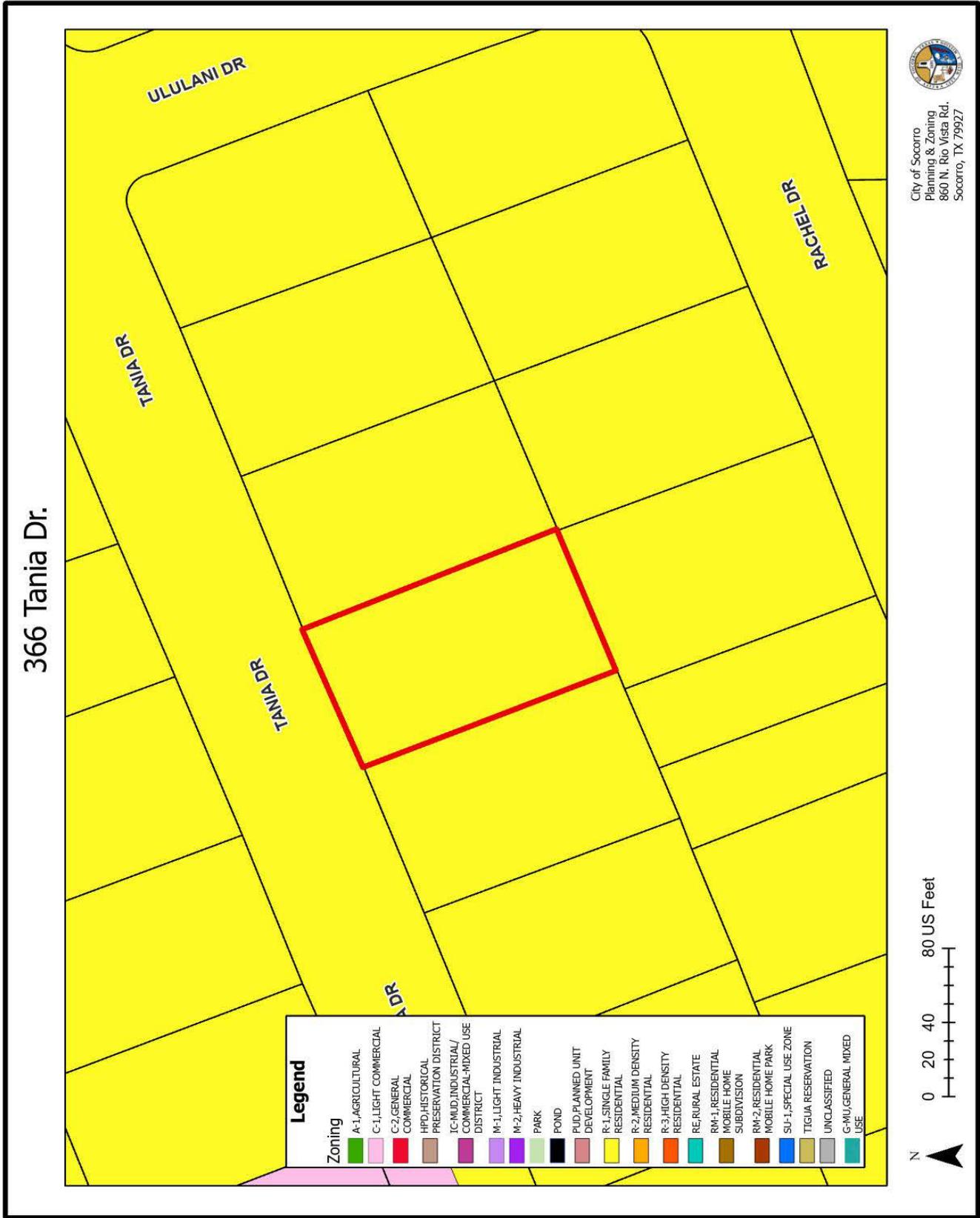
PROJECT SITE;
366 Tania Dr.
LOT-18, Block-18
Lynn Park Replat



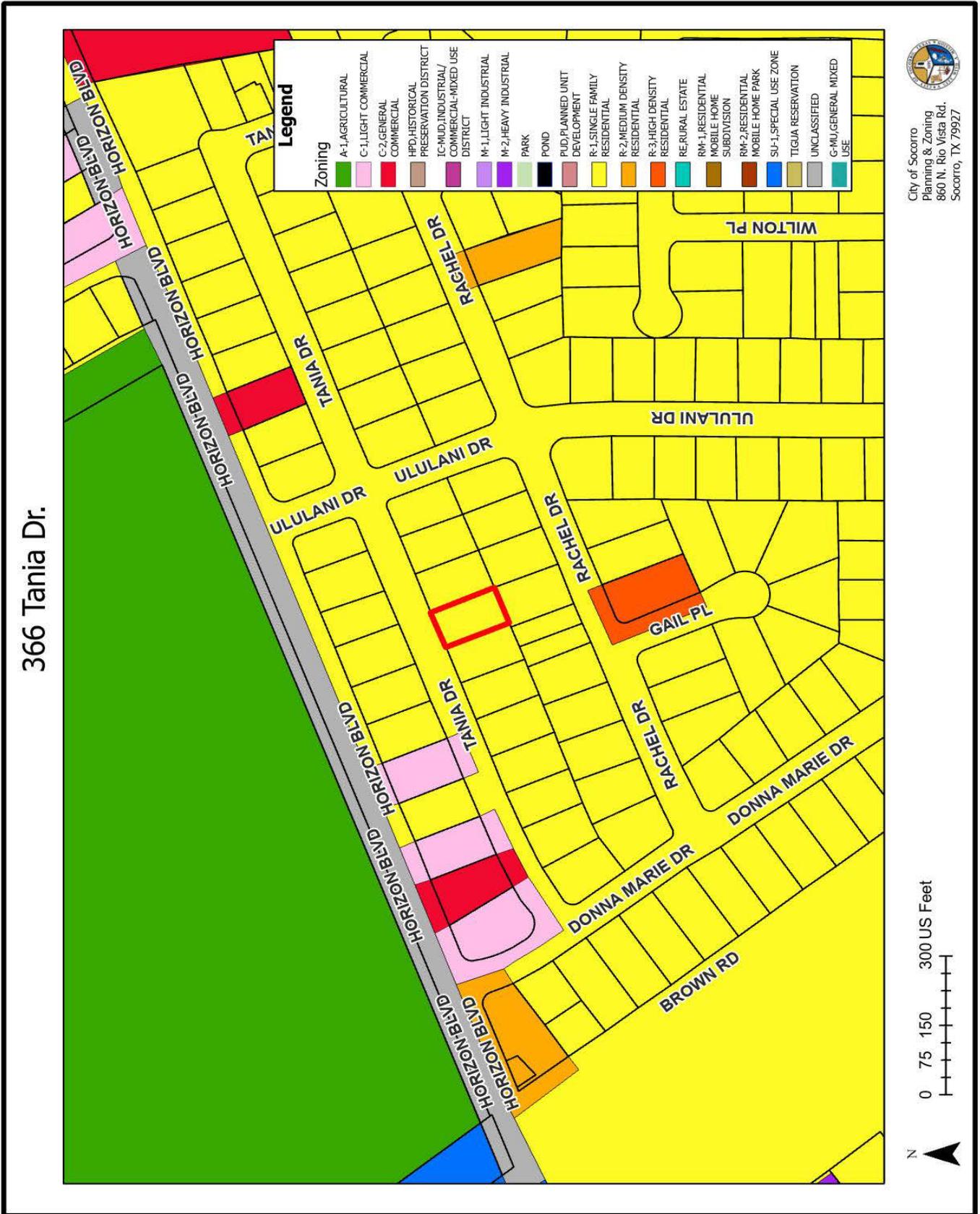
LOCATION MAP
Scale: AS SHOWN

Planning and Zoning Department
800 N. Blue Vista, Socorro, Texas 79097 Tel. (915) 872-4831 Fax (915) 872-8673

ZONING MAP



ZONING MAP (LARGE SCALE)



SITE PICTURES



View of property from Tania Dr.



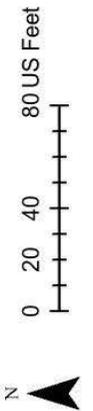
AERIAL IMAGE



366 Tania Dr.



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



SUBDIVISION MAP

Lynn Park Subdivision

Recorded October 4, 1971- 176 Lots.

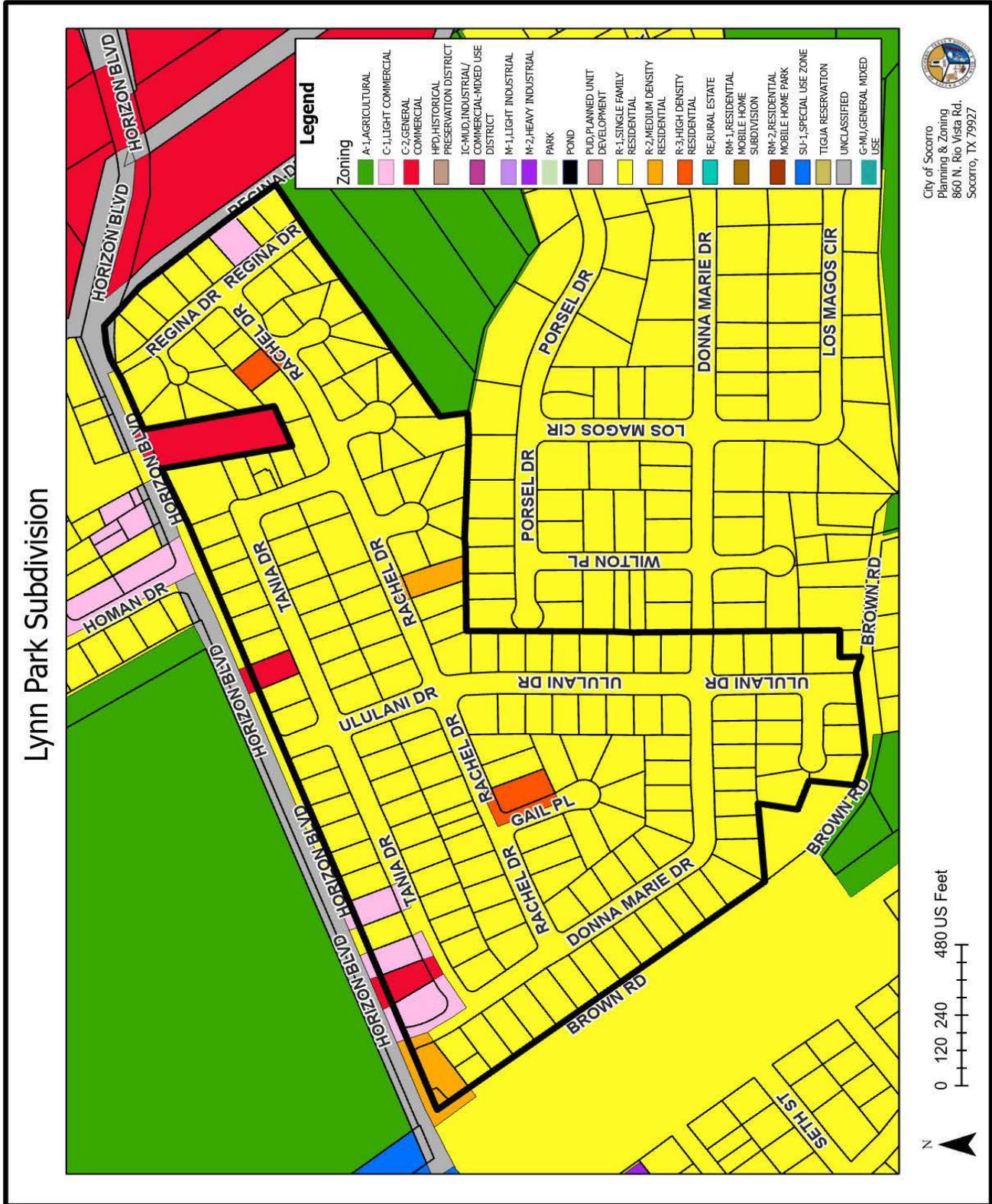
Residential Lots: R-1: 165

Lots R-2: 2

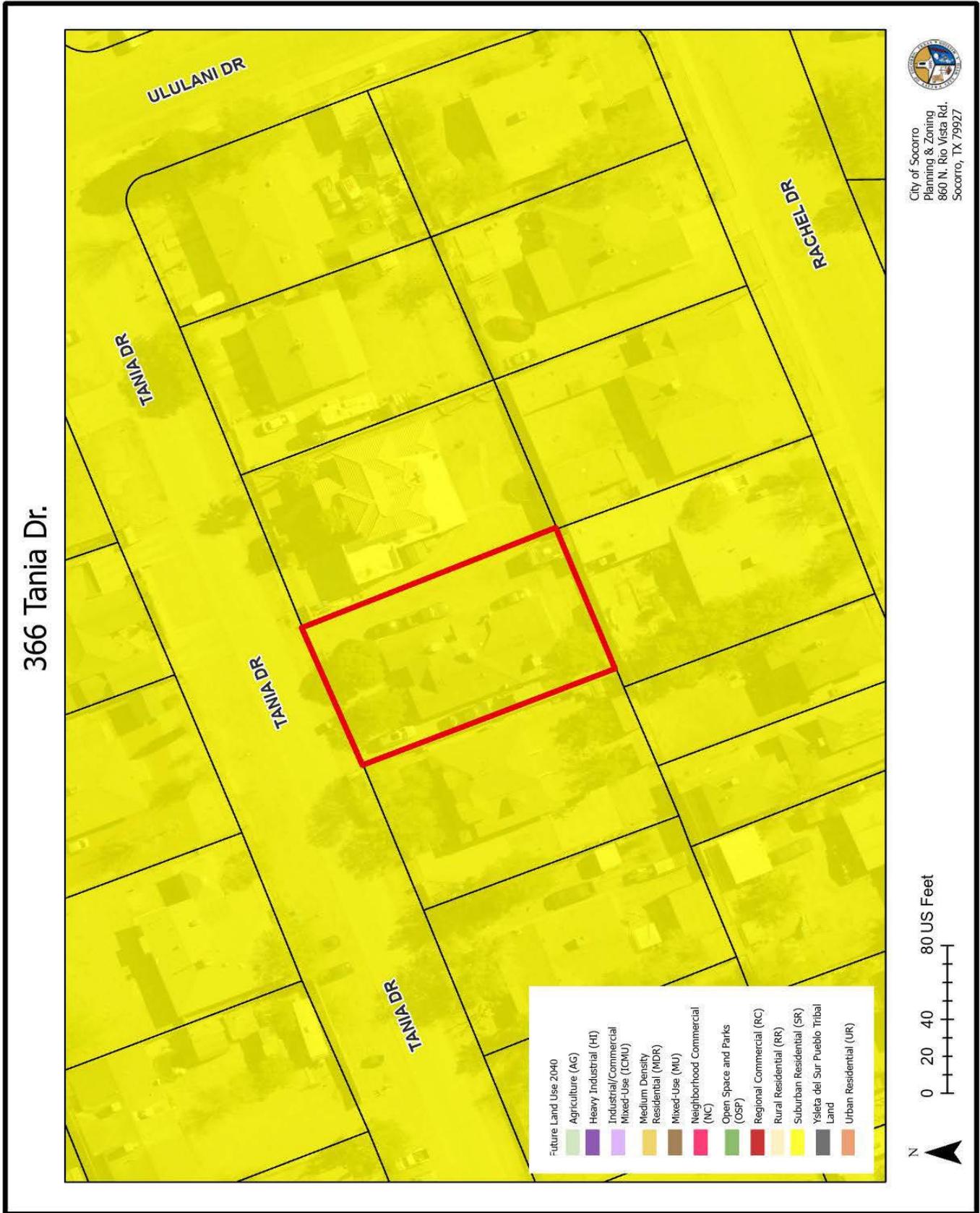
Lots R-3: 2

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

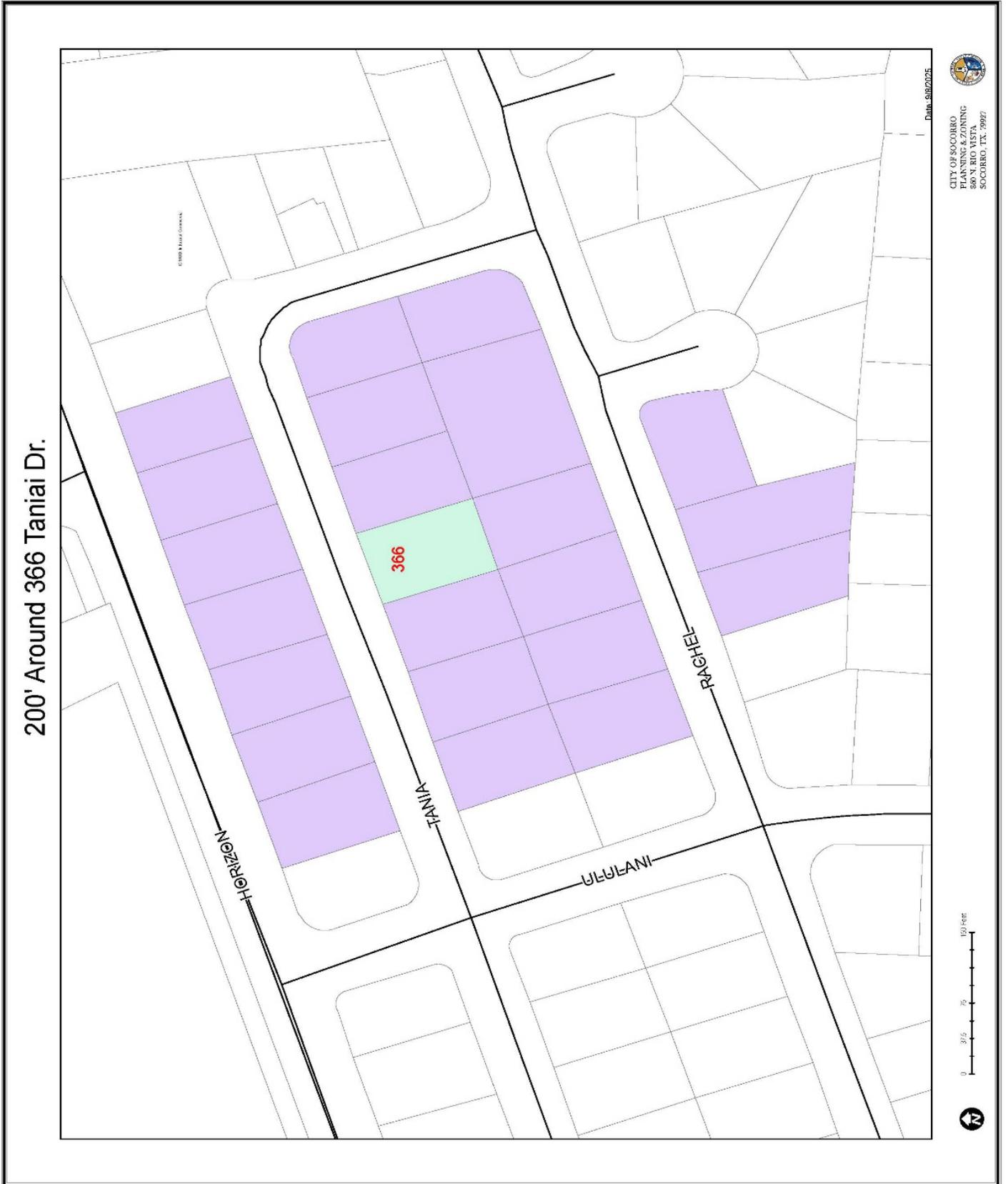
Vacant Lots: 8



FUTURE LAND USE



PUBLIC NOTICE



PUBLIC NOTICE LETTER

(ENGLISH)

Rudy Cruz, Jr.
Mayor

Ruben Reyes
At Large

Cesar Nevarez
District 1 Mayor Pro Tem



Alejandro Garcia
District 2

Gina Cordero
District 3

Irene Rojas
District 4

Adriana Rodarte
City Manager

September 23, 2025

Dear property owner,

You are hereby notified that a Planning and Zoning Commission meeting has been scheduled to hold a **PUBLIC HEARING** on October 21, 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 regarding a proposed amendment to the City of Socorro Master Plan and the rezoning of Lot 18, Block 4, Lynn Park Replat, located at 366 Tania Dr., Socorro, TX from R-1 (Single-Family Residential) to R-2 (Medium-Density Residential), with a variance from Section 46-259.- Purpose. to allow for an existing quadruplex on the property instead of the three maximum allowable units.

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

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

The public must call 844-854-2222 and use the access code 323610 by 4:30 p.m. mountain standard time (MST) on October 21, 2025, to join the meeting and to sign up to speak at the public hearing. The speaker will be called upon by the presiding officer during the public hearing.

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

Respectfully,
Judith Rodriguez
Planning & Zoning Commission Secretary

PUBLIC NOTICE 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

23 de septiembre 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 21 de octubre 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:

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

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

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

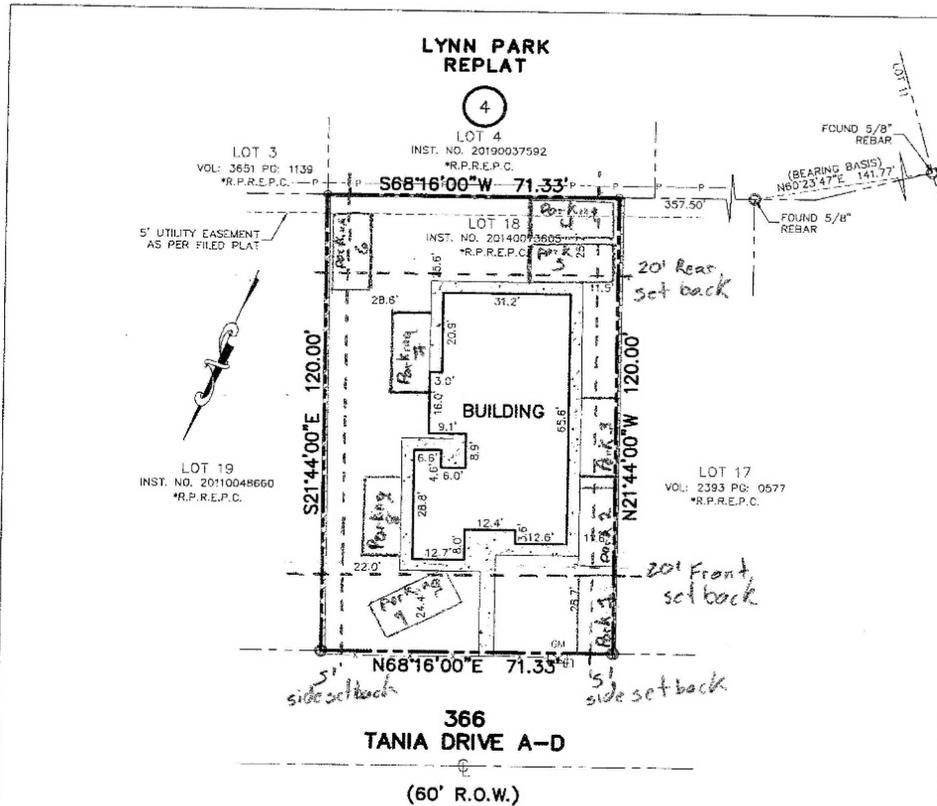
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Por favor póngase en contacto con nuestra oficina el día de la junta para confirmar que la junta se llevará a cabo.

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

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

SITE PLAN



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

NOTES:

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

LEGEND

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

B¹ Barragan & Associates Inc.

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

Plat of Survey

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

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



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

MSR Computer SURVEYS 2023/04/27 366 TANIA A-D.dwg



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: OCTOBER 21, 2025**

**REPLAT APPLICATION
STAFF REPORT**

SUBJECT:

REQUEST IS FOR APPROVAL OF A REPLAT FOR ALDAMA ESTATES REPLAT D SUBDIVISION, BEING A REPLAT OF LOT 9, BLOCK 2, ALDAMA ESTATES SUBDIVISION, AND LOCATED AT 11033 SUNNYBROOK LN., SOCORRO, TX.

NAME:

ALDAMA ESTATES REPLAT D

PROPERTY ADDRESS:

11033 SUNNYBROOK LN.

**PROPERTY LEGAL
DESCRIPTION:**

BEING A REPLAT OF LOT 9, BLOCK 2, ALDAMA ESTATES SUBDIVISION

PROPERTY OWNER:

JOSEFINA CONTRERAS

REPRESENTATIVE:

MARIA G. ROBLES | GRV INTEGRATED ENGINEERING SOLUTIONS, LLC

PROPERTY AREA:

0.92 ACRES (40,214.89 SQ. FT.)

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 0250-B/ FEMA, September 4, 1991).

**SUMMARY OF
REQUEST:**

Request is for approval of a replat for the Aldama Estates Replat D Subdivision.

STAFF

RECOMMENDATION:

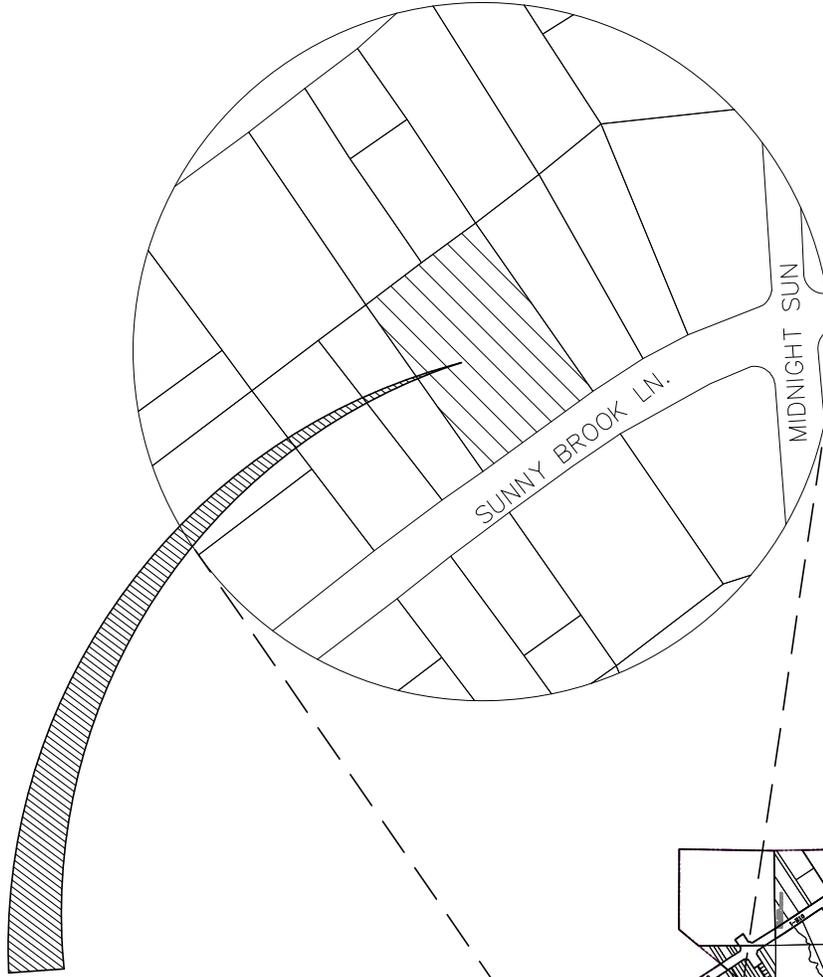
Staff recommends **APPROVAL** of the replat for Aldama Estates Replat D Subdivision with the condition that the engineering review comments be addressed on the final plat prior to recording the document.

LOCATION MAP



PROJECT SITE;

11033 Sunny Brook Lane
Lot-9, Block-2
Aldama Estates



CITY OF SOCORRO

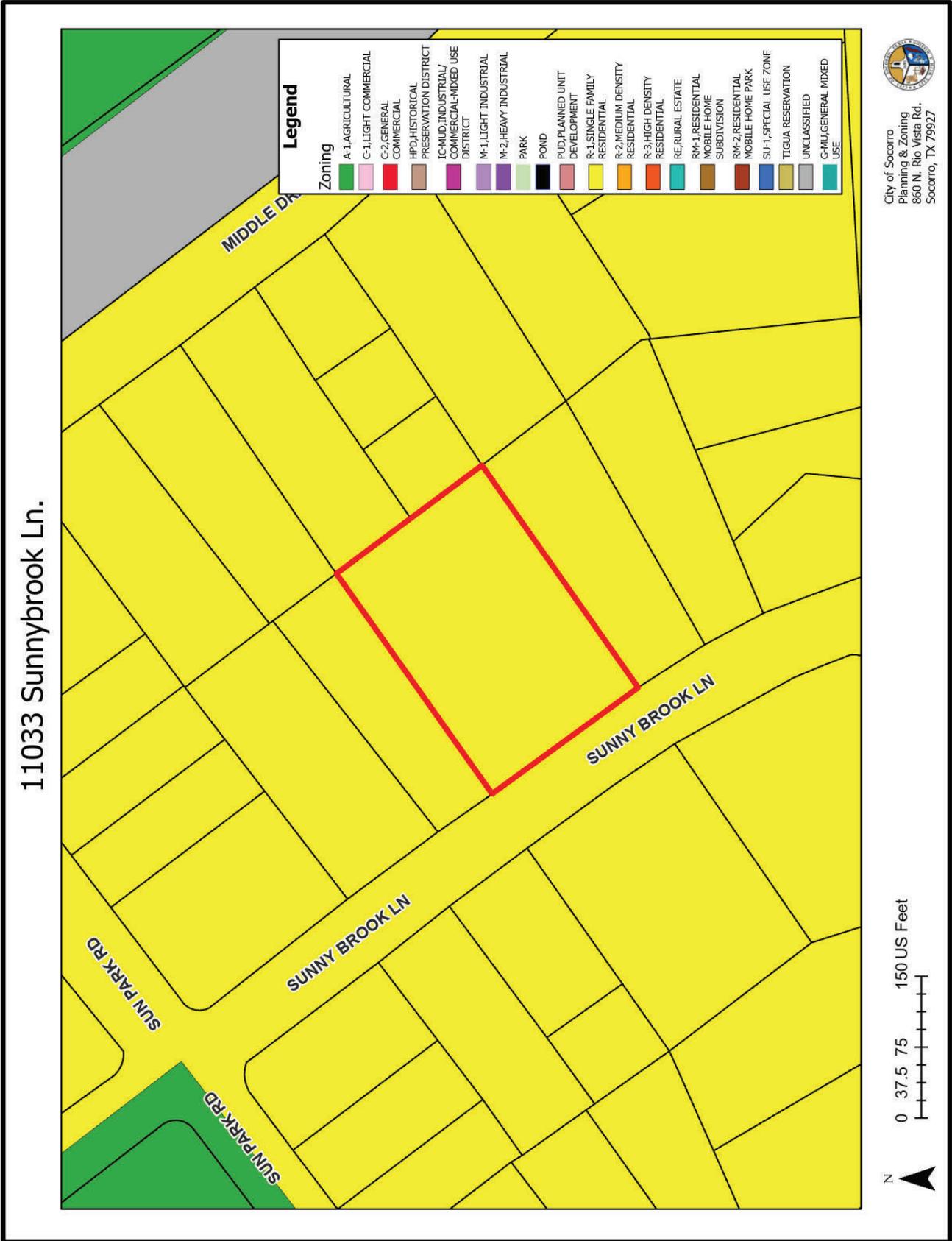
LOCATION MAP

Scale: AS SHOWN

Planning and Zoning Department

860 N. Rio Vista, Socorro, Texas 79927
Tel. (915) 872-8311 Fax (915) 872-8673

ZONING MAP



SITE PICTURES



View of property from Sunnybrook Ln.

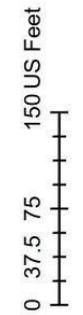


AERIAL IMAGE

11033 Sunnybrook Ln.



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



REPLAT

ALDAMA ESTATES REPLAT D

A REPLAT OF LOT 8, BLOCK 3, ALDAMA ESTATES
CONTAINING 0.8332 ACRES
CONTAINING 40,215 SQ. FT. OR 0.921 ACRES

DEDICATION

I, JOSEFINA CONTRERAS ANA, JOSEFINA SANCHEZ, OWNER OF THIS LAND DOES HEREBY PRESENT
TO THE CITY OF SOCORRO, TEXAS, THE FOLLOWING: A REPLAT OF LOT 8, BLOCK 3, ALDAMA ESTATES
CONTAINING 0.8332 ACRES, 40,215 SQ. FT. OR 0.921 ACRES, FOR THE PURPOSES OF PROVIDING
BASEMENTS, AS HEREON Laid DOWN AND DESIGNATED, INCLUDING EASEMENTS FOR OVERHEAD
OF SERVICE WIRES FOR POLE UTILITIES AND BURIED SERVICE WIRES, CONSULTS AND PIPES FOR
CONSTRUCTION AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS.

JOSEFINA CONTRERAS ANA, JOSEFINA SANCHEZ, OWNER

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO
I, JOSEFINA CONTRERAS ANA, JOSEFINA SANCHEZ, OWNER OF THIS LAND DOES HEREBY PRESENT
TO THE CITY OF SOCORRO, TEXAS, THE FOLLOWING: A REPLAT OF LOT 8, BLOCK 3, ALDAMA ESTATES
CONTAINING 0.8332 ACRES, 40,215 SQ. FT. OR 0.921 ACRES, FOR THE PURPOSES OF PROVIDING
BASEMENTS, AS HEREON Laid DOWN AND DESIGNATED, INCLUDING EASEMENTS FOR OVERHEAD
OF SERVICE WIRES FOR POLE UTILITIES AND BURIED SERVICE WIRES, CONSULTS AND PIPES FOR
CONSTRUCTION AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS.

NOTARY PUBLIC IN AND FOR EL PASO COUNTY
MY COMMISSION EXPIRES: _____

CITY OF SOCORRO
COUNTY OF EL PASO
UNDER TEXAS LOCAL GOVERNMENT CODE 212.0098
WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF ALDAMA ESTATES REPLAT WAS REVIEWED AND
APPROVED BY THE CITY OF SOCORRO
ON _____ DAY OF _____, 20____.

MAYOR OF THE CITY OF SOCORRO _____ DATE _____

ATTEST: SECRETARY OF THE CITY OF SOCORRO _____ DATE _____

CITY OF SOCORRO PLANNING DEPARTMENT

STATE OF TEXAS
COUNTY OF EL PASO
I, JOSE LUIS RODRIGUEZ, P.E., L.S., REGISTERED PROFESSIONAL SURVEYOR
DEDICATE TO ACCORDANCE WITH CHAPTER 212.0098 OF THE TEXAS LOCAL GOVERNMENT CODE.
MADE THIS _____ DAY OF _____, 20____.

CITY OF SOCORRO REPRESENTATIVE _____ SECRETARY

FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS

THIS _____ DAY OF _____, 20____

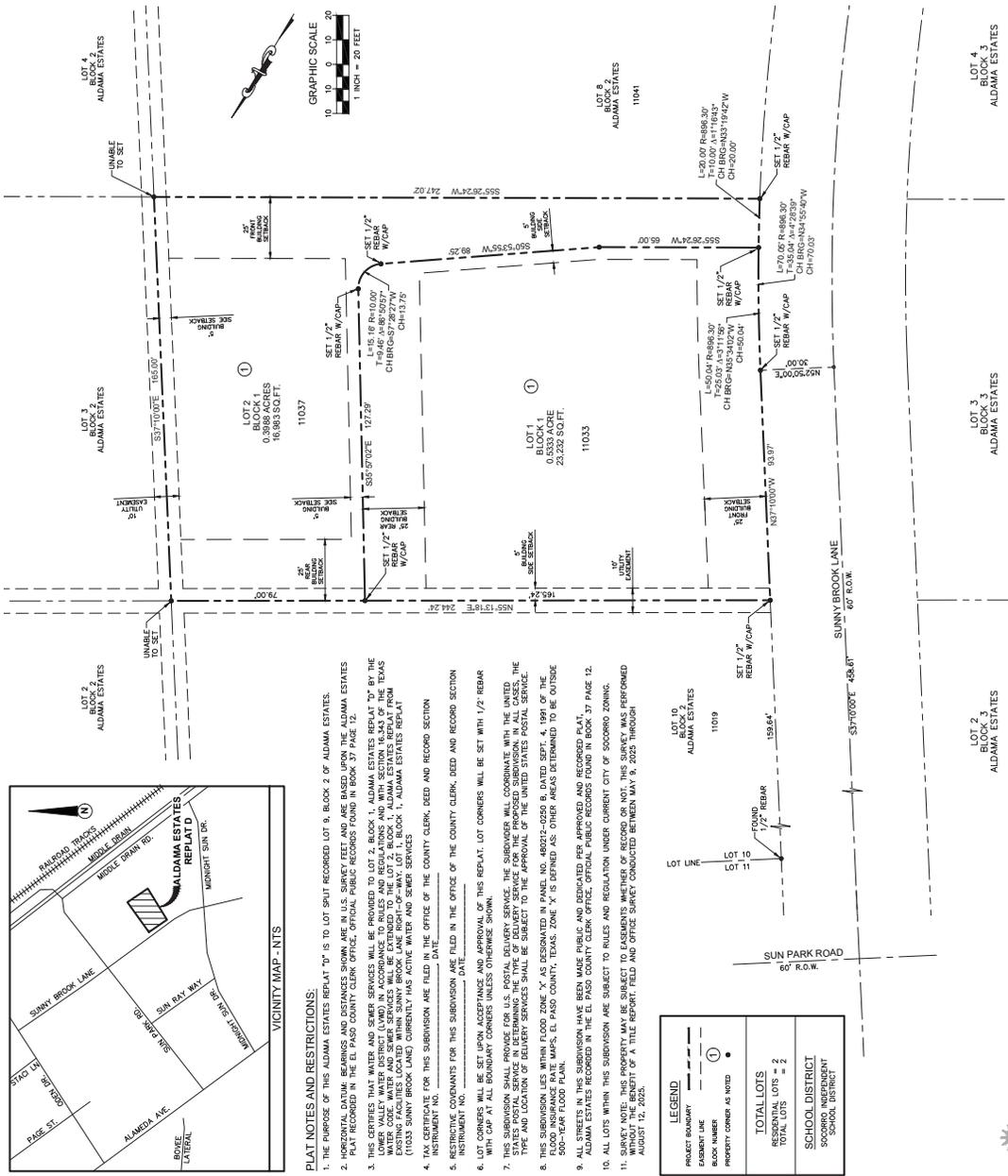
IN FILE NO. _____ DATE _____

EL PASO COUNTY CLERK _____

Prepared by and under the supervision of
MORIN H. GOMEZ, P.E.
Registered Professional Engineer

Prepared by and under the supervision of
JOSE LUIS RODRIGUEZ, P.E., L.S., REGISTERED PROFESSIONAL SURVEYOR
Registered Professional Surveyor

Professional and Technical Standards



PLAT NOTES AND RESTRICTIONS:

- THE PURPOSE OF THIS ALDAMA ESTATES REPLAT "D" IS TO SPLIT RECORDED LOT 8, BLOCK 2 OF ALDAMA ESTATES.
- HORIZONTAL DATUM, BEARINGS AND DISTANCES SHOWN ARE IN U.S. SURVEY FEET AND ARE BASED UPON THE ALDAMA ESTATES PLAT RECORDED IN THE EL PASO COUNTY CLERK OFFICE, OFFICIAL PUBLIC RECORDS FOUND IN BOOK 37 PAGE 12.
- THIS CERTIFICATE THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO LOT 2, BLOCK 1, ALDAMA ESTATES REPLAT "D" BY THE CITY OF SOCORRO, TEXAS, IS SUBJECT TO THE CITY OF SOCORRO, TEXAS, WATER AND SEWER DEPARTMENT'S APPROVAL. THE CITY OF SOCORRO, TEXAS, WATER AND SEWER DEPARTMENT'S APPROVAL IS SUBJECT TO THE CITY OF SOCORRO, TEXAS, WATER AND SEWER DEPARTMENT'S APPROVAL. THE CITY OF SOCORRO, TEXAS, WATER AND SEWER DEPARTMENT'S APPROVAL IS SUBJECT TO THE CITY OF SOCORRO, TEXAS, WATER AND SEWER DEPARTMENT'S APPROVAL.
- EXISTING FACILITIES LOCATED WITHIN SUNNY BROOK LANE RIGHT-OF-WAY, LOT 1, BLOCK 1, ALDAMA ESTATES REPLAT (11033 SUNNY BROOK LANE) CORRELATE THIS ACTING WATER AND SEWER SERVICES.
- THE SURVEY FOR THIS SUBDIVISION WAS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION IN INSTRUMENT NO. _____ DATE _____.
- RESTRICITIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION WITH CAP AT ALL BOUNDARY CORNERS UNLESS OTHERWISE SHOWN.
- THE SUBDIVISION SHALL PROVIDE FOR U.S. POSTAL DELIVERY SERVICE. THE SUBDIVIDER WILL COORDINATE WITH THE UNITED STATES POSTAL SERVICE TO OBTAIN THE NECESSARY APPROVALS FOR THE DELIVERY SERVICE. THE TYPE AND LOCATION OF DELIVERY SERVICES SHALL BE SUBJECT TO THE APPROVAL OF THE UNITED STATES POSTAL SERVICE.
- THIS SUBDIVISION LIES WITHIN FLOOD ZONE "X" AS DESIGNATED IN PANEL NO. 489235-0269 B, DATED SEPT. 4, 1991 OF THE FLOOD INSURANCE RATE MAPS, EL PASO COUNTY, TEXAS. ZONE "X" IS DEFINED AS: OTHER AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
- ALL STREETS IN THIS SUBDIVISION HAVE BEEN MADE PUBLIC AND DEDICATED PER APPROVED AND RECORDED PLAT. ALDAMA ESTATES RECORDED IN THE EL PASO COUNTY CLERK OFFICE, OFFICIAL PUBLIC RECORDS FOUND IN BOOK 37 PAGE 12.
- ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO RULES AND REGULATIONS UNDER CURRENT CITY OF SOCORRO ZONING.
- SURVEY NOTE: THIS PROPERTY MAY BE SUBJECT TO EASEMENTS WHETHER OF RECORD OR NOT. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF A TITLE REPORT, FIELD AND OFFICE SURVEY CONDUCTED BETWEEN MAY 4, 2025 THROUGH AUGUST 12, 2025.

LEGEND	
--- PLAT BOUNDARY	
- - - EASEMENT LINE	
● BLOCK NUMBER	
○ PROPERTY CORNER AS NOTED	
TOTAL LOTS	
RESIDENTIAL LOTS = 2	
TOTAL LOTS = 2	
SCHOOL DISTRICT	
SOCORRO INDEPENDENT	
SCHOOL DISTRICT	

City & Zip: Sunny Brook, TX 79927
D. H. H. Jones, P.E.
11555 James Hill Dr., Suite B-13
El Paso, TX 79958
(915) 351-6010
(915) 351-6011
(915) 245-6610
(915) 245-6611

Name: Josefinas Contreras
Morin H. Gomez, P.E.
Luis Rodriguez, P.E., L.S., R.P.L.S.
Address: 11033 Sunny Brook Ln., Sunny Brook, TX 79927
11555 James Hill Dr., Suite B-13, El Paso, TX 79958
11555 James Hill Dr., Suite B-13, El Paso, TX 79958
Phone: (915) 328-4068
Fax: (915) 351-6011
(915) 245-6610
(915) 245-6611

Owner: Josefinas Contreras
Morin H. Gomez, P.E.
Luis Rodriguez, P.E., L.S., R.P.L.S.
Address: 11033 Sunny Brook Ln., Sunny Brook, TX 79927
11555 James Hill Dr., Suite B-13, El Paso, TX 79958
11555 James Hill Dr., Suite B-13, El Paso, TX 79958
Phone: (915) 328-4068
Fax: (915) 351-6011
(915) 245-6610
(915) 245-6611

11555 JAMES HILL DR., SUITE B-13, EL PASO, TX 79958
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