

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 16TH DAY OF SEPTEMBER 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 SEPTEMBER 16, 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 regarding a proposed amendment to the City of Socorro Master Plan and the rezoning of Tract 2-F and Tract 2-F-1, Block 11, Socorro Grant, located at 11798 N. Loop Dr., Socorro, TX from A-1 (Agricultural) to C-2 (General Commercial) to allow for commercial use.
- b) Public hearing request regarding a 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.


Approved by: _____



- c) Public hearing request 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.
- d) Approval of Meeting minutes of September 2, 2025.

REGULAR AGENDA

5. **Public hearing** for the proposed amendment to the City of Socorro's Master Plan and original zoning of a parcel of land situated in Block 4 and 5, Socorro Grant, El Paso County, Texas, being part of and out of Mesa Spur Drain from Unclassified (No Zoning Classification) to IC-MUD (Industrial/Commercial Mixed-Use District), along with a variance request from Sec. 46-451. - General Regulations, Subsection (a) -*Area Requirements*, to allow a 9.79-acre site instead of the minimum 10-acre requirement to provide additional parking and microgrid site to support the existing and future industrial space within the Socorro Logistics Center development.
6. **Consider and Take action** on the approval of the proposed amendment to the City of Socorro's Master Plan and original zoning of a parcel of land situated in Block 4 and 5, Socorro Grant, El Paso County, Texas, being part of and out of Mesa Spur Drain from Unclassified (No Zoning Classification) to IC-MUD (Industrial/Commercial Mixed-Use District), along with a variance request from Sec. 46-451. - General Regulations, Subsection (a) -*Area Requirements*, to allow a 9.79-acre site instead of the minimum 10-acre requirement to provide additional parking and microgrid site to support the existing and future industrial space within the Socorro Logistics Center development
7. **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) for residential development and commercial uses in support of the surrounding development.
8. **Consider and Take Action** on the approval of 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) for residential development and commercial uses in support of the surrounding development.


Approved by: 

9. **Consider and Take Action** on the proposed approval of Preliminary and Final Plat for the Punta Del Este Unit Three Subdivision, being a portion of Section 13 and 18, Block 78, Township 4, Texas & Pacific Railway Company Surveys, and located at 2100 Ascencion Dr., El Paso County, TX.
10. **Consider and Take Action** on the proposed approval of Replat for Horizon Park Unit One Replat B Subdivision, being a replat of Lots 17, 18, 19, 20, 21, and 22, Block 1, Horizon Park Unit One Replat A Subdivision, and located on Andrew Arroyos Dr., Socorro, TX.
11. **Consider and Take Action** on the proposed approval of Preliminary Plat for Cotton Cove Unit Two Subdivision, being a Tract 10-G-1, 10-H, 10-L, and 11-B-1, Block 3, Socorro Grant, and located at E. Burt Rd., Socorro, TX.
12. **Consider and Take Action** on the proposed approval of Preliminary Plat Horizon Park Unit Four Subdivision, being a Tract 10-I, Block 3, Socorro Grant, and located at E. Burt Rd., Socorro, TX
13. **Planning and Zoning Commissioners Report.**
14. **Planning and Zoning Department Report.**
15. **Adjournment**

EXECUTIVE SESSION

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

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

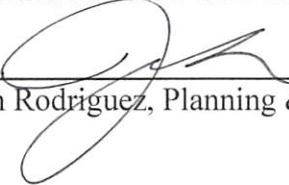
Approved by: 

NOTICE TO PROPERTY OWNER

The Commission Policy requires that the applicant or representative be present at the public hearing for their item(s). Failure of the applicant or his/her/its representative to be present may result in the deletion of the matter from the agenda or such matter may be tabled until such time as the applicant or his/her/its representative is present.

I, the undersigned authority hereby, certify that the above notice of the meeting of the Planning and Zoning Commission of Socorro, Texas is a correct copy and that I posted this notice at least seventy-two (72) hours preceding the scheduled meeting at City Council Chambers, 860 N. Rio Vista, Socorro, Texas.

DATED 12TH DAY OF SEPTEMBER 2025.

By: _____
Judith Rodriguez, Planning & Zoning Secretary.

DATE & TIME POSTED: 9/12/2025@ 4:30pm BY: JR.

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

Approved by: 

Rudy Cruz Jr.
Mayor

Ruben Reyes
At Large

Cesar Nevarez
District 1/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 **September 2, 2025 @ 5:30 P.M.**

1. Call to Order

The Chairman called the meeting to order at 5:33 PM.

2. Establishment of Quorum

A quorum was established with 4 commissioners present.

Members Present:

Andrew Arroyos
Enrique Cisneros
David Estrada
Osvaldo reza

Members Absent:

Yolanda Rodriguez
Julie Dominguez

Staff Present:

- Lorraine Quimiro, *City Planner Development Director.*
- Jose Botello, *Planner.*
- Judith Rodriguez. *Planner.*
- Myrian Apodaca, *Planning Clerk.*
- Estevan Gonzales, *I.T. Director.*
- Monica Perez, *City Attorney- via zoom*

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 original zoning of a parcel of land situated in Block 4 and 5, Socorro Grant, El Paso County, Texas, being part of and out of Mesa Spur Drain from

Unclassified (No Zoning Classification) to IC-MUD (Industrial/Commercial Mixed-Use District), along with a variance request from Sec. 46-451. - General Regulations, Subsection (a) -*Area Requirements*, to allow a 9.79-acre site instead of the minimum 10-acre requirement to provide additional parking and microgrid site to support the existing and future industrial space within the Socorro Logistics Center development.

- b) Public hearing request 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) for residential development and commercial uses in support of the surrounding development.

- c) Approval of Meeting minutes of August 5, 2025.

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

Ayes: Andrew Arroyos, Enrique Cisneros, David Estrada, and Osvaldo Reza.

Nays:

Abstain:

Absent: Julie Dominguez and Yolanda Rodriguez

REGULAR AGENDA-DISCUSSION AND ACTION

5. **Public hearing** for the proposed amendment to the City of Socorro's Master Plan and rezoning of Lot 28, North Loop Acres Subdivision, located at 624 Hesse Dr., Socorro, TX from R-1 (Single-Family Residential) to R-2 (Medium Density Residential) to allow for a duplex.

Public Hearing was opened by the Chairman at: **5:35 PM.**

No speakers during Public Hearing.

Public Hearing was closed by the Chairman at: **5:35 PM.**

6. **Consider and Take Action** on the approval of the proposed amendment to the City of Socorro's Master Plan and rezoning of Lot 28, North Loop Acres Subdivision, located at 624 Hesse Dr., Socorro, TX from R-1 (Single-Family Residential) to R-2 (Medium Density Residential) to allow for a duplex.

Ms. Quimiro gave the presentation on this item.

A motion was made by Enrique Cisneros and seconded by Andrew Arroyos *to approve Items Six (6), with staff recommendation to allow only a duplex. Motion carried.*

Ayes: Andrew Arroyos, Enrique Cisneros, David Estrada, and Osvaldo Reza.

Nays:

Abstain:

Absent: Julie Dominguez and Yolanda Rodriguez.

7. **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.

Ms. Quimiro requested the Planning and Zoning Commissioners to delete Item Seven (7) from the agenda. Significant changes have resulted from recent meetings with the steering committee, and these changes will require the item to be reintroduced and republished. As part of this process, we will also be sending notifications to property owners in the A-1 Agricultural District. We propose presenting the introduction of the revised item on September the 16th, with a public hearing scheduled for October 7th.

A motion was made by Andrew Arroyos and seconded by Osvaldo Reza *to delete Items Seven (7) and Eight (8). Motion carried.*

Ayes: Andrew Arroyos, Enrique Cisneros, David Estrada, and Osvaldo Reza.

Nays:

Abstain:

Absent: Julie Dominguez and Yolanda Rodriguez.

8. **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.
9. **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.

Ms. Quimiro requested that the Planning and Zoning Commissioners postpone Items Nine (9) and Ten (10) on the Public Hearing agenda to October 7th, as their consideration depends on the outcome of items Seven (7) and Eight (8).

A motion was made by Andrew Arroyos and seconded by Osvaldo Reza *to postpone Items Nine (9) and Ten (10). Motion carried.*

Ayes: Andrew Arroyos, Enrique Cisneros, David Estrada, and Osvaldo Reza.

Nays:

Abstain:

Absent: Julie Dominguez and Yolanda Rodriguez.

10. 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.

11. Consider and Take Action on the approval of the Preliminary Plat for Bauman Commercial Center, being Tract 9, 10-A and 11-A. Block 2, Socorro Grant and located on North Loop Dr. and Bauman Rd., City of Socorro, El Paso County Texas.

Ms. Quimiro gave the presentation on this item.

Speaker: Jorge Azcarate

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

Ayes: Andrew Arroyos, Enrique Cisneros, David Estrada, and Osvaldo Reza.

Nays:

Abstain:

Absent: Julie Dominguez and Yolanda Rodriguez.

12. Planning and Zoning Commissioners Report.

Commissioner Cisneros announced that he will be stepping down from Board due to family matters and schedule conflict.

Commissioner Estrada commended Ms. Quimiro for her great work in presenting the item before the A-1 Committee. He noted that the discussions were productive and stated that he looks forward to their next appearance on the agenda.

13. Planning and Zoning Department Report.

Ms. Quimiro expressed her appreciation for collaborating with the committee on the A-1 zoning change, noting it was a valuable effort. She encouraged similar collaborations in the future to increase Planning and Zoning Commission engagement during the ordinance rewrite process.

She reported that the City Council approved the appointment of a city staff representative to participate on the committee in a non-voting capacity to provide input and feedback. While the Council had previously voted against staff participation, the new director has shown openness to addressing the city's concerns regarding county transit needs. Ms. Quimiro emphasized the opportunity for stronger collaboration between the city and county, noting that feedback on the city's transit involvement has been positive.

She announced her attendance at the upcoming Advisory Committee meeting to obtain additional information on the long-range transportation plan for the El Paso–Southern New Mexico area and stated that she will provide an update at the next Planning and Zoning meeting.

Ms. Quimiro also reminded attendees that the City of Socorro will host its final SocoSunday event on the first Sunday in September and encouraged participation.

Lastly, she noted that vacancies remain on both the Planning and Zoning Commission and the Board of Adjustment.

14. Adjournment

A motion was made by Andrew Arroyos and seconded by Osvaldo Reza, *to adjourn at 6:12 PM.*

Ayes: Andrew Arroyos, Enrique Cisneros, David Estrada, and Osvaldo Reza.

Nays:

Abstain:

Absent: Julie Dominguez and Yolanda Rodriguez.

Andrew Arroyos, Chairman

Date minutes were approved.

Judith Rodriguez, Secretary

Date minutes were approved.



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: SEPTEMBER 16, 2025**

**REZONING REQUEST
STAFF REPORT**

SUBJECT: PUBLIC HEARING REQUEST FOR THE PROPOSED AMENDMENT TO THE CITY OF SOCORRO'S MASTER PLAN AND ORIGINAL ZONING OF A PARCEL OF LAND SITUATED IN BLOCK 4 AND 5, SOCORRO GRANT, SOCORRO, TX., BEING A PART OF AND OUT OF MESA SPUR DRAIN FROM UNCLASSIFIED (NO ZONING CLASSIFICATION) TO IC-MUD (INDUSTRIAL/COMMERCIAL MIXED-USE DISTRICT) ALONG WITH A VARIANCE REQUEST FROM SEC. 46-451. - GENERAL REGULATIONS. (SUBSECTION A) AREA REQUIREMENTS - TO ALLOW A 9.78 ACRE SITE INSTEAD OF THE 10 ACRE MINIMUM REQUIREMENT TO PROVIDE ADDITIONAL PARKING AND A MICROGRID SITE TO SUPPORT THE EXISTING AND FUTURE INDUSTRIAL SPACE WITHIN THE SOCORRO LOGISTICS CENTER DEVELOPMENT.

NAME: MESA SPUR DRAIN

PROPERTY ADDRESS: SOCORRO DISTRIBUTION DR AND NUEVO HUECO TANKS RD.

PROPERTY LEGAL DESCRIPTION: A PORTION OF MESA SPUR DRAIN, BLOCK 4 AND 5, SOCORRO GRANT

PROPERTY OWNER: SOCORRO LOGISTICS LAND II, LLC.

REPRESENTATIVE: ADAM DUERR | SOCORRO LOGISTICS LAND II, LLC.

PROPERTY AREA: 9.78 ACRES

CURRENT ZONING: UNCLASSIFIED

CURRENT LAND USE: VACANT

SOCORRO 2040 FUTURE LAND USE MAP: OPEN SPACE AND PARKS (OSP)

FLOOD MAP: According to the Flood Insurance Rate Maps, the referenced property lies within Zone X; (Community Panel # 480212 0236-B/ FEMA, September 4, 1991).

(CONTINUED ON NEXT PAGE)



CITY OF SOCORRO PLANNING & ZONING COMMISSION MEETING DATE: SEPTEMBER 16, 2025

REZONING REQUEST STAFF REPORT

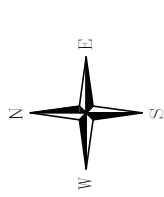
SUMMARY OF REQUEST:

Request is for approval of a rezoning of a property from Unclassified to IC-MUD with a variance request from *Sec. 46-451. - General Regulations. (Sub-Section A) Area Requirements* to allow a 9.78-Acre site instead of the 10-Acre minimum requirement to provide additional parking and a microgrid site to support the existing and future industrial space within the Socorro Logistics Center development

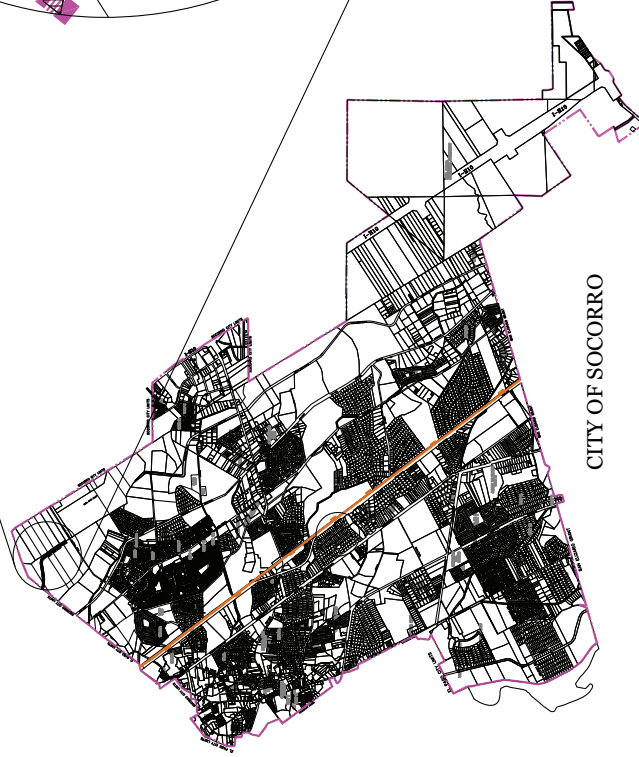
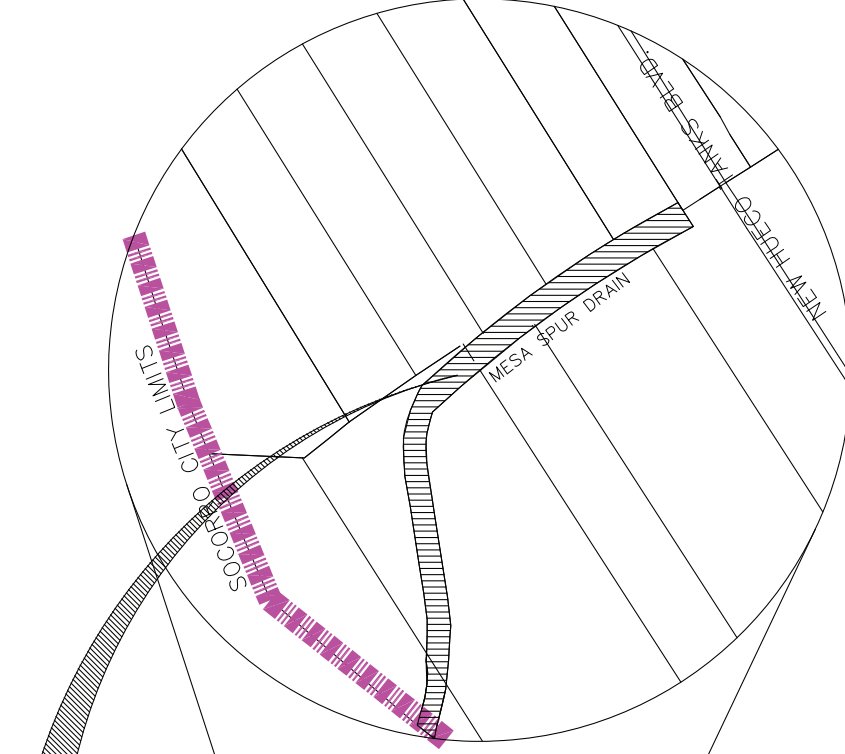
STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of the rezoning request and; Staff recommends **APPROVAL** of the variance request from *Section 46-451. - General Regulations (Sub-Section A) Area Requirements* to allow a 9.78-Acre site instead of the 10-Acre minimum requirement to provide additional parking and a microgrid site to support the existing and future industrial space within the Socorro Logistics Center development.

LOCATION MAP



PROJECT SITE;
MESA SPUR DRAIN



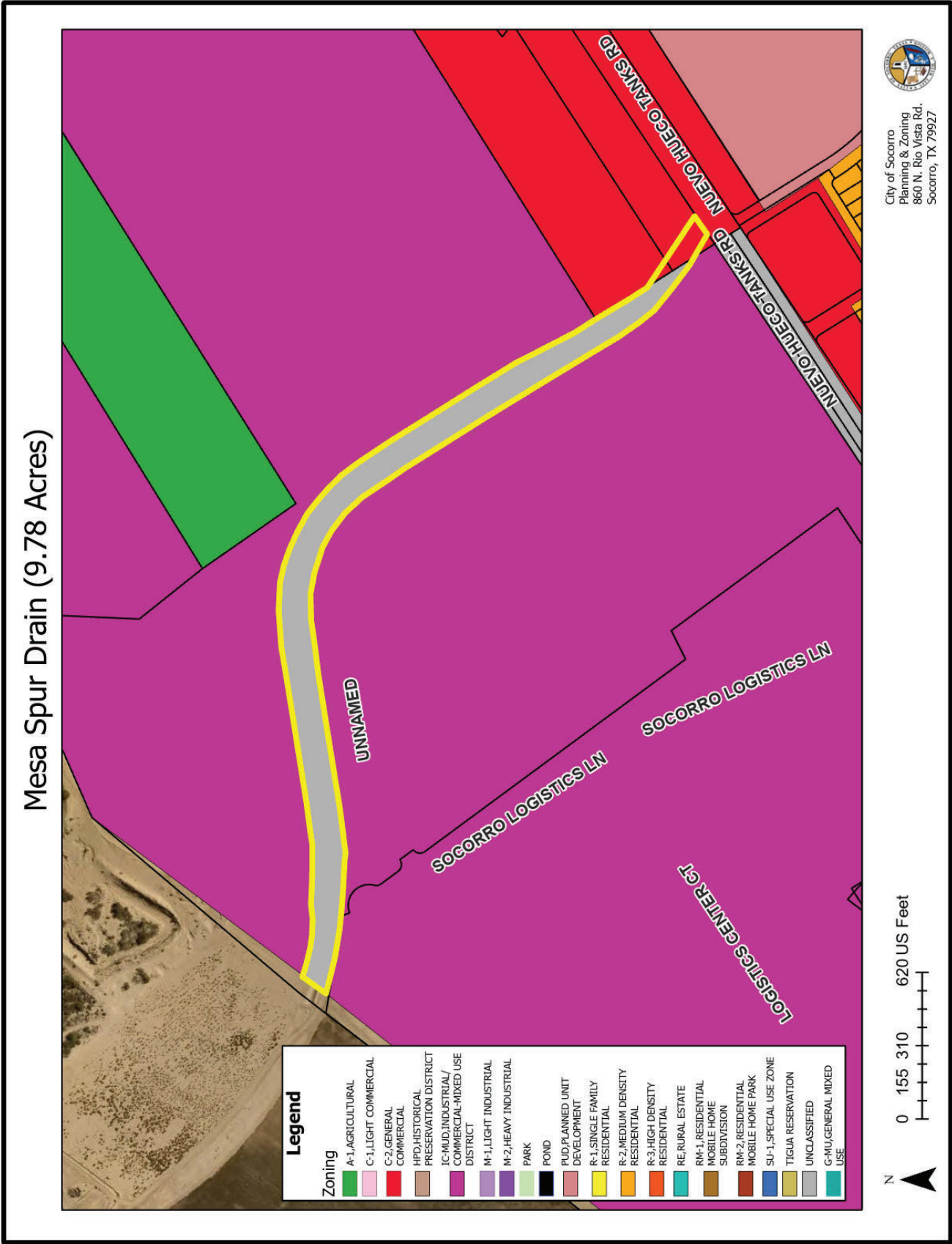
LOCATION MAP

Scale: AS SHOWN

Planning and Zoning Department

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

ZONING MAP



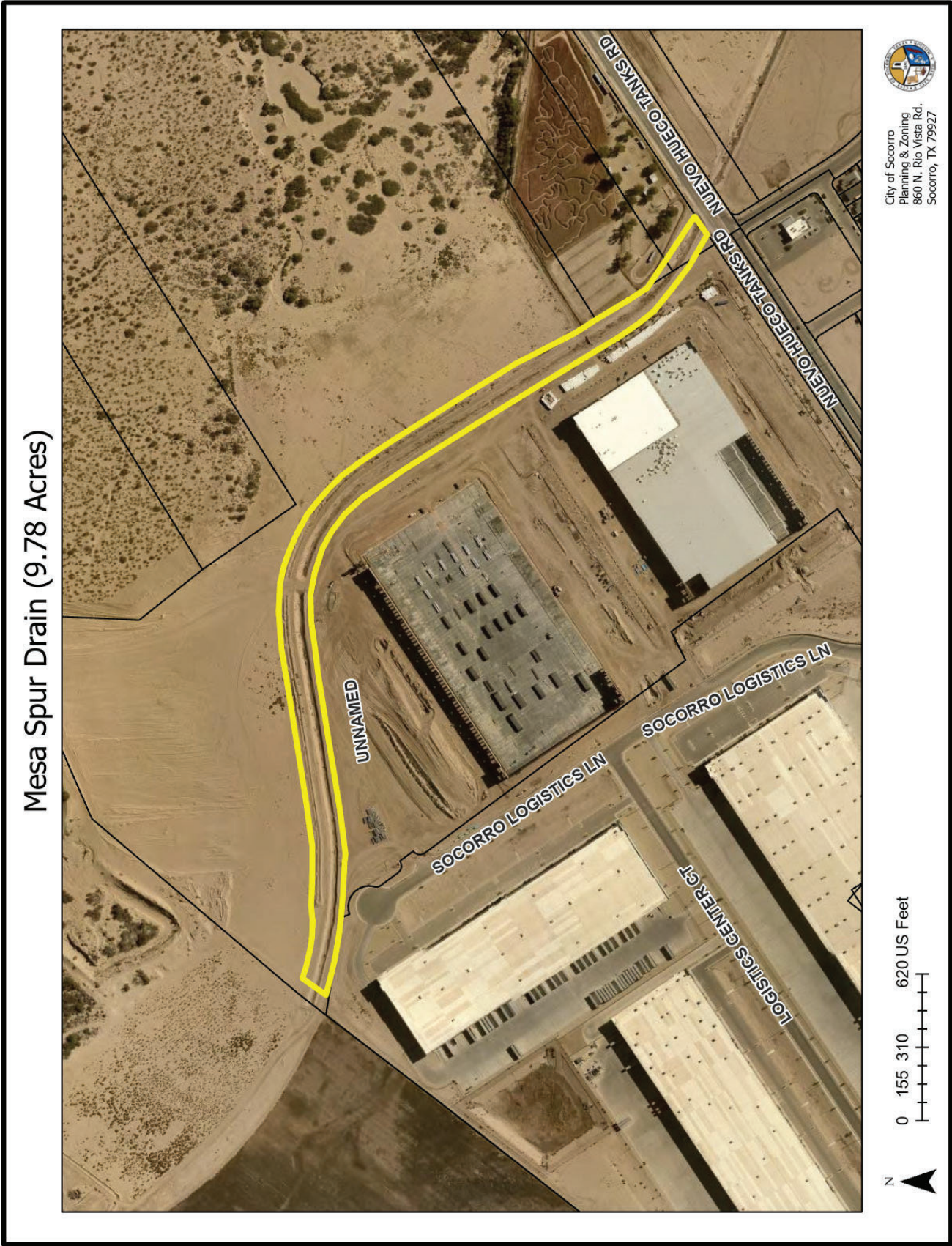
SITE PICTURES



View of property from Socorro Logistics Ln., and Nuevo Huevo Tanks Blvd.



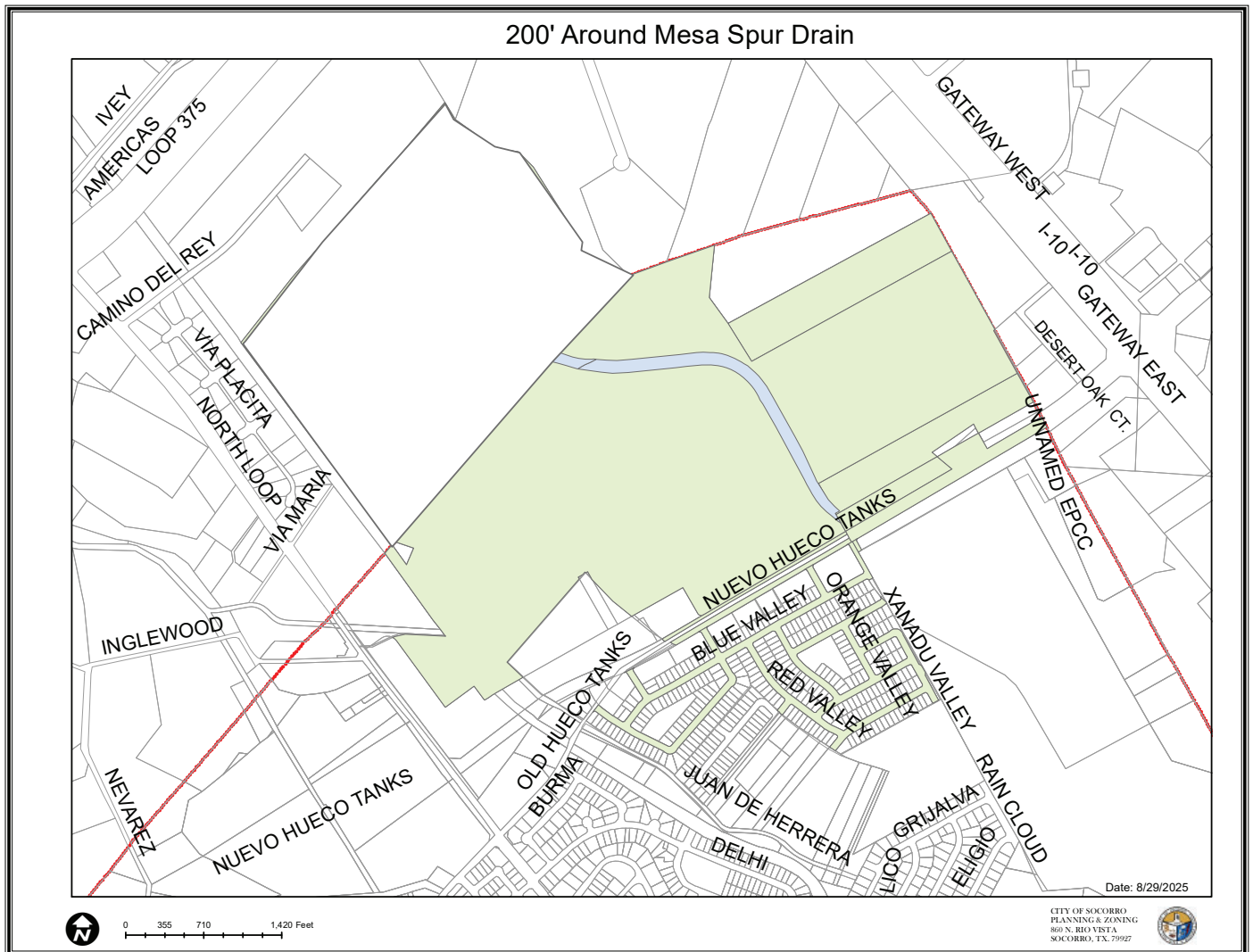
AERIAL IMAGE



CITY OF SOCORRO'S 2040 COMPREHENSIVE PLAN



PUBLIC NOTICE MAP



PUBLIC FEEDBACK

IN-PERSON RESPONSES:

- SUPPORT: 0
- OPPOSITION: 0

MAILED RESPONSES:

- SUPPORT: 0
- OPPOSITION: 0

PHONE RESPONSES:

- SUPPORT: 0
- OPPOSITION: 0

EMAIL RESPONSES:

- SUPPORT: 0
- OPPOSITION: 0

PUBLIC NOTICE LETTERS

Rudy Cruz, Jr.
Mayor

Ruben Reyes
At Large

Cesar Nevarez
District 1 Mayor Pro Tem



Alejandro Garcia
District 2

Gina Cordero
District 3

Irene Rojas
District 4

Adriana Rodarte
City Manager

August 28, 2025

Dear property owner,

You are hereby notified that a Planning and Zoning Commission meeting has been scheduled to hold a **PUBLIC HEARING** on September 16, 2025, at 5:30 p.m. **WILL BE BROADCASTED FROM CITY HALL CHAMBERS, 860 RIO VISTA RD., SOCORRO, TEXAS. YOU MAY ATTEND IN PERSON, VIA TELEPHONE CONFERENCE AND LIVE STREAMED.** The purpose of the Public Hearing is to receive public comments on the following:

- a) Public hearing request for the proposed amendment to the City of Socorro's Master Plan and original zoning of a parcel of land situated in Block 4 and 5, Socorro Grant, El Paso County, Texas, being part of and out of Mesa Spur Drain from Unclassified (No Zoning Classification) to IC-MUD (Industrial/Commercial Mixed-Use District), along with a variance request from Sec. 46-451. - General Regulations, Subsection (a) -*Area Requirements*, to allow a 9.78-acre site instead of the minimum 10-acre requirement to provide additional parking and microgrid site to support the existing and future industrial space within the Socorro Logistics Center 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 5:00 p.m. mountain standard time (MST) on September 16, 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

28 de agosto 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 16 de septiembre 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 zonificación original de una parcela de terreno ubicada en los Bloques 4 y 5, Socorro Grant, Condado de El Paso, Texas, siendo parte y proveniente de *Mesa Spur Drain*, de No Clasificado (Sin Clasificación de Zonificación) a IC-MUD (Distrito de Uso Mixto Industrial/Comercial), junto con una solicitud de variación de la Sección 46-451 - Regulaciones Generales, Subsección (a) - Requisitos de Área, para permitir un sitio de 9.78 acres en lugar del requisito mínimo de 10 acres, con el fin de proporcionar estacionamiento adicional y un sitio de microred para apoyar el espacio industrial existente y futuro dentro del desarrollo del Socorro Logistics Center.

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 5:00 p.m. el 16 de septiembre 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.

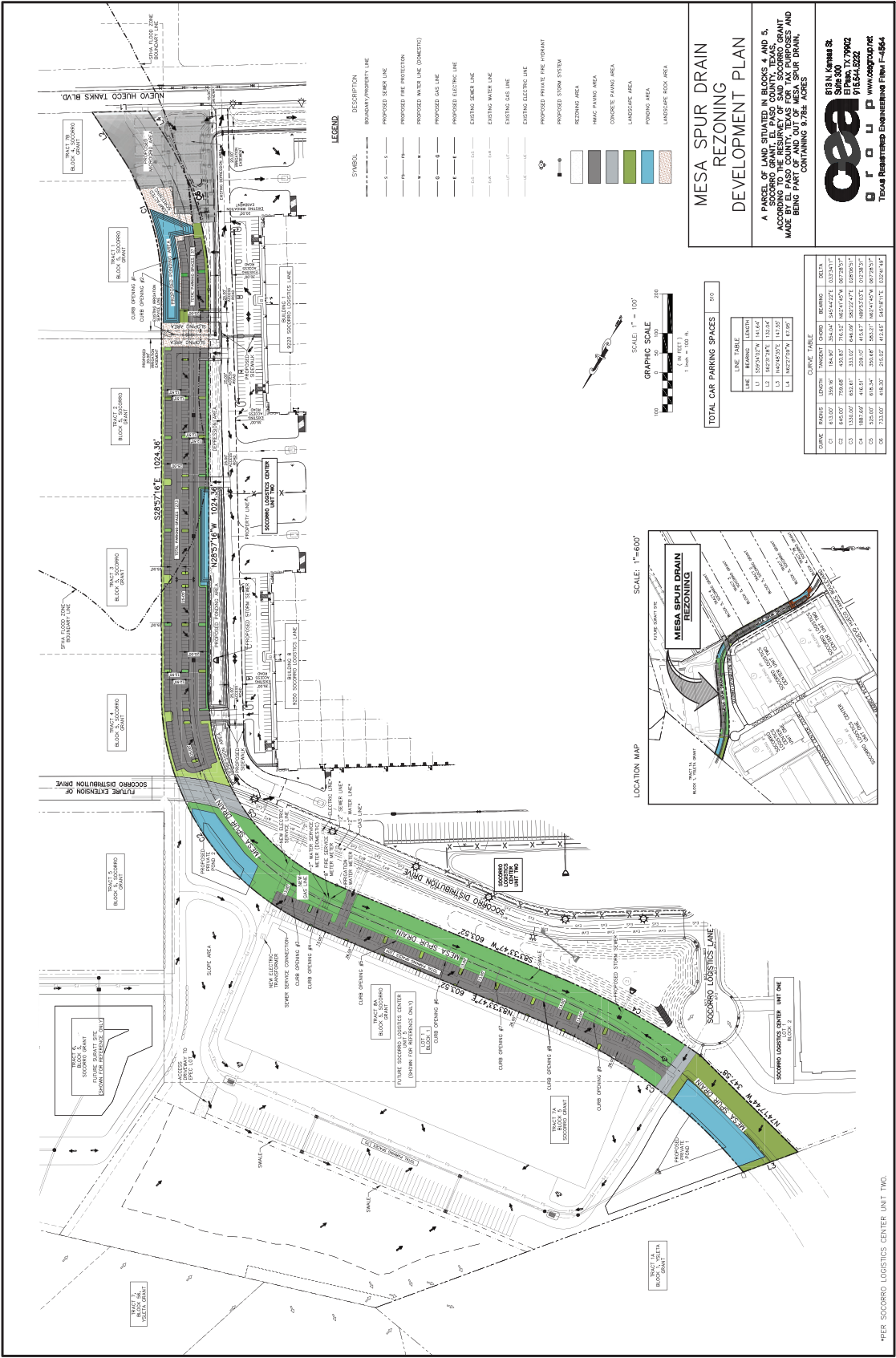
Por favor póngase en contacto con nuestra oficina el día de la junta para confirmar que la junta se llevará a cabo.

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



DEVELOPMENT SCHEDULE

MESA SPUR DRAIN Socorro, TX										TPAGROUP											
ID	Task Name	Duration	Start	Finish	Half 1, 2026 J F M A M J J A S O N D Half 1, 2027 J J F M A M J																
1	MESA SPUR DRAIN (REZONING)	377 days	Mon 1/12/26	Tue 6/22/27																	
2	Construction	261 days	Mon 1/12/26	Mon 1/11/27																	
3	Bid Process	20 days	Mon 1/12/26	Fri 2/6/26																	
4	Award Contract	10 days	Mon 2/9/26	Fri 2/20/26																	
5	Sitework	90 days	Mon 2/23/26	Fri 6/26/26																	
6	Parking Construction	60 days	Mon 4/6/26	Fri 6/26/26																	
7	Final Inspections	15 days	Fri 6/26/26	Fri 7/17/26																	
8	Substantial Completion & CO	0 days	Fri 6/26/26	Fri 6/26/26																	
9	Punchlist	15 days	Mon 6/29/26	Fri 7/17/26																	



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: SEPTEMBER 16, 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) FOR RESIDENTIAL DEVELOPMENT AND COMMERCIAL USES IN SUPPORT OF THE SURROUNDING DEVELOPMENT.

NAME: BAUMAN REZONING

PROPERTY ADDRESS: BAUMAN RD.

PROPERTY LEGAL DESCRIPTION: TRACT 1-A, 1-A-A, 1-B, 1-B-2, AND 12-D, BLOCK 2; TRACT 9-A AND 10-A, BLOCK 1; 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 REGIONAL 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: SEPTEMBER 16, 2025**

**REZONING REQUEST
STAFF REPORT**

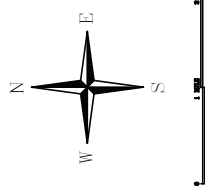
SUMMARY OF REQUEST:

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) for residential development and commercial uses in support of the surrounding development.

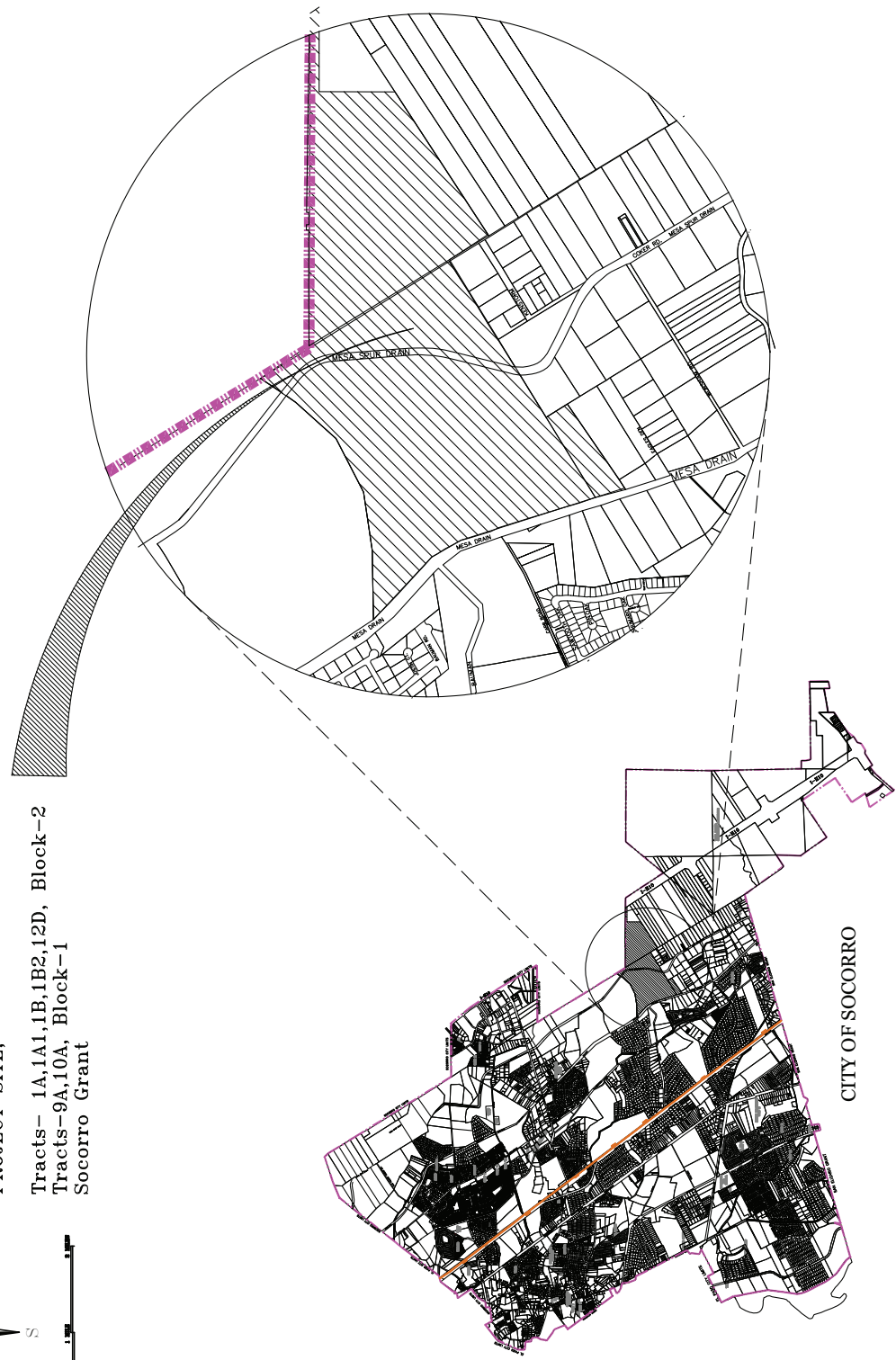
STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of the rezoning request.

LOCATION MAP



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

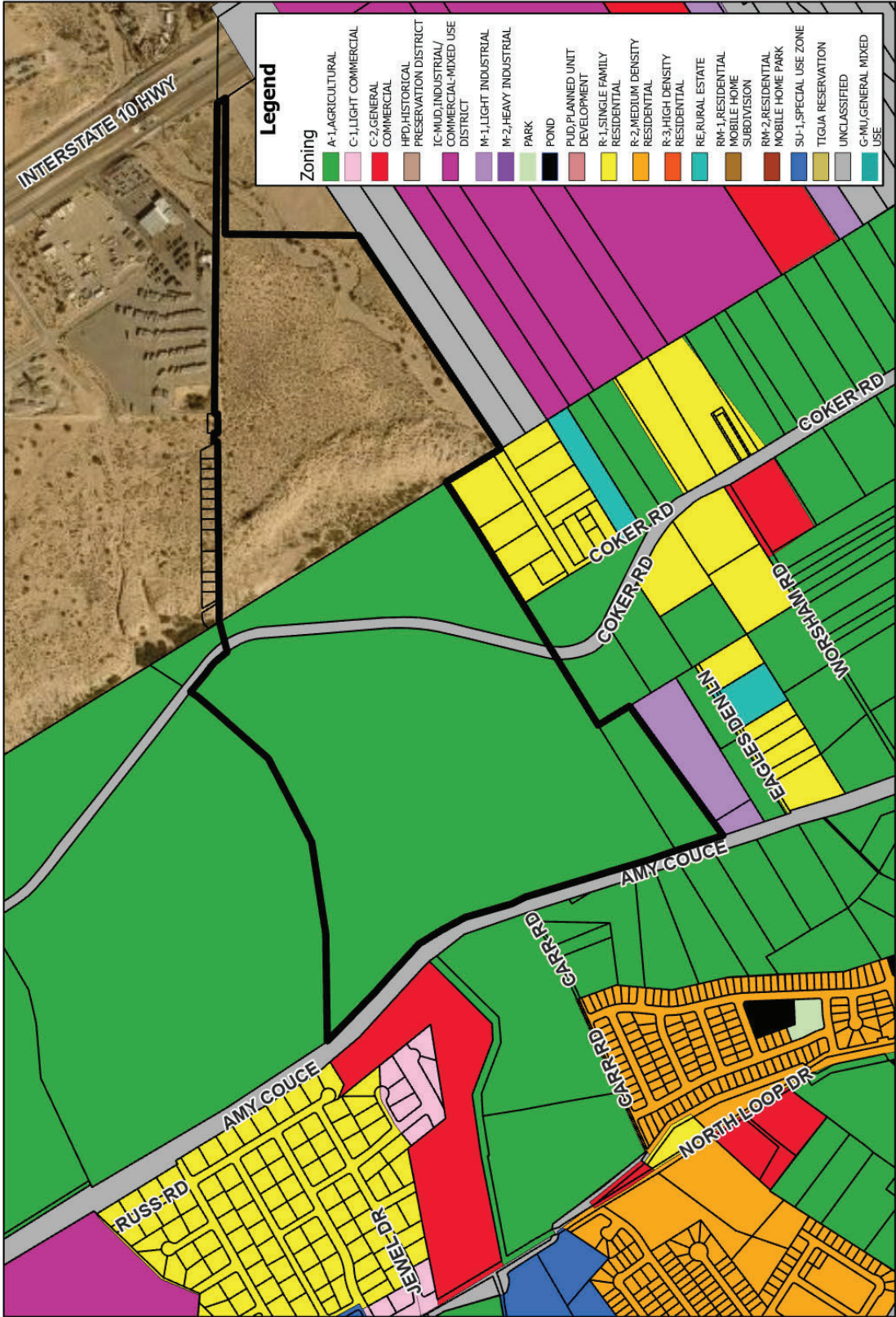


LOCATION MAP
Scale: AS SHOWN

Planning and Zoning Department
860 N. Rio Vista Socorro, Texas 79087
Tel. (505) 872-4531 Fax (505) 872-4673

ZONING MAP

Bauman Rezoning - Master Plan



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



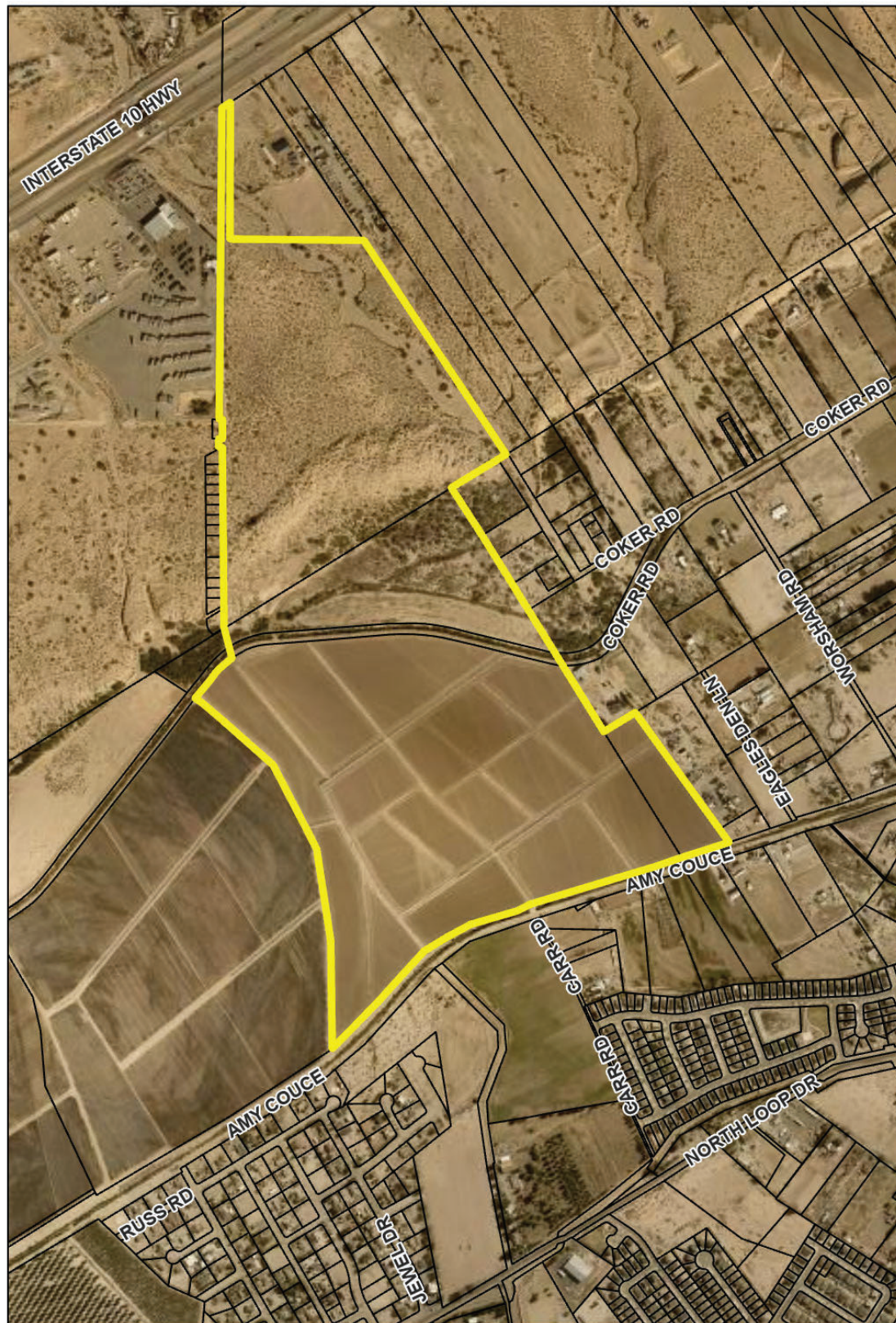
SITE PICTURES



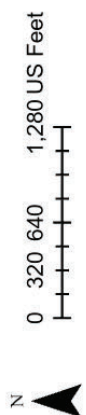
View of property from the Mesa Drain Canal.



Bauman Rezoning - Master Plan



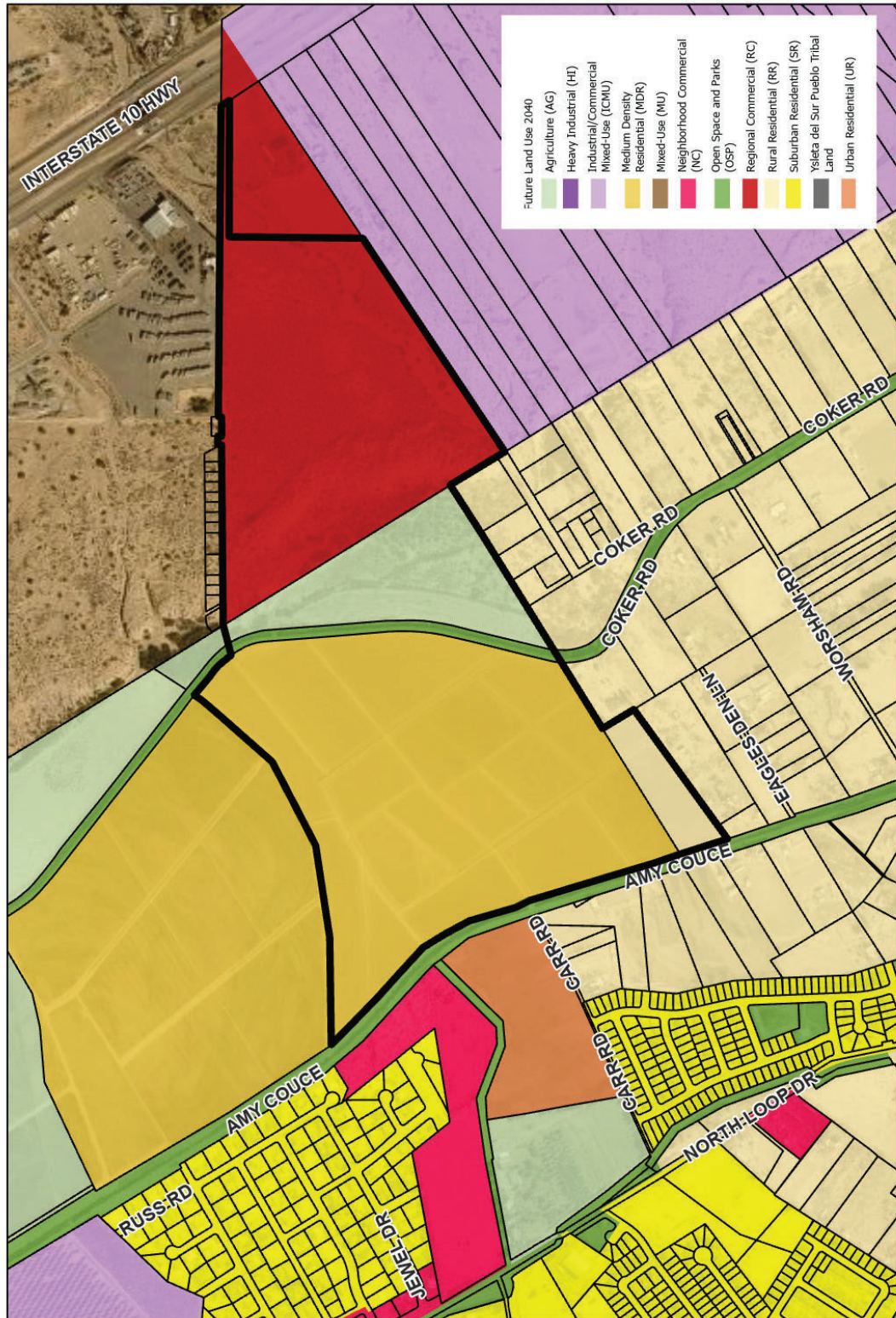
City of Socorro
Planning & Zoning
860 N. Rio Vista Rd.
Socorro, TX 79927



FUTURE LAND USE MAP

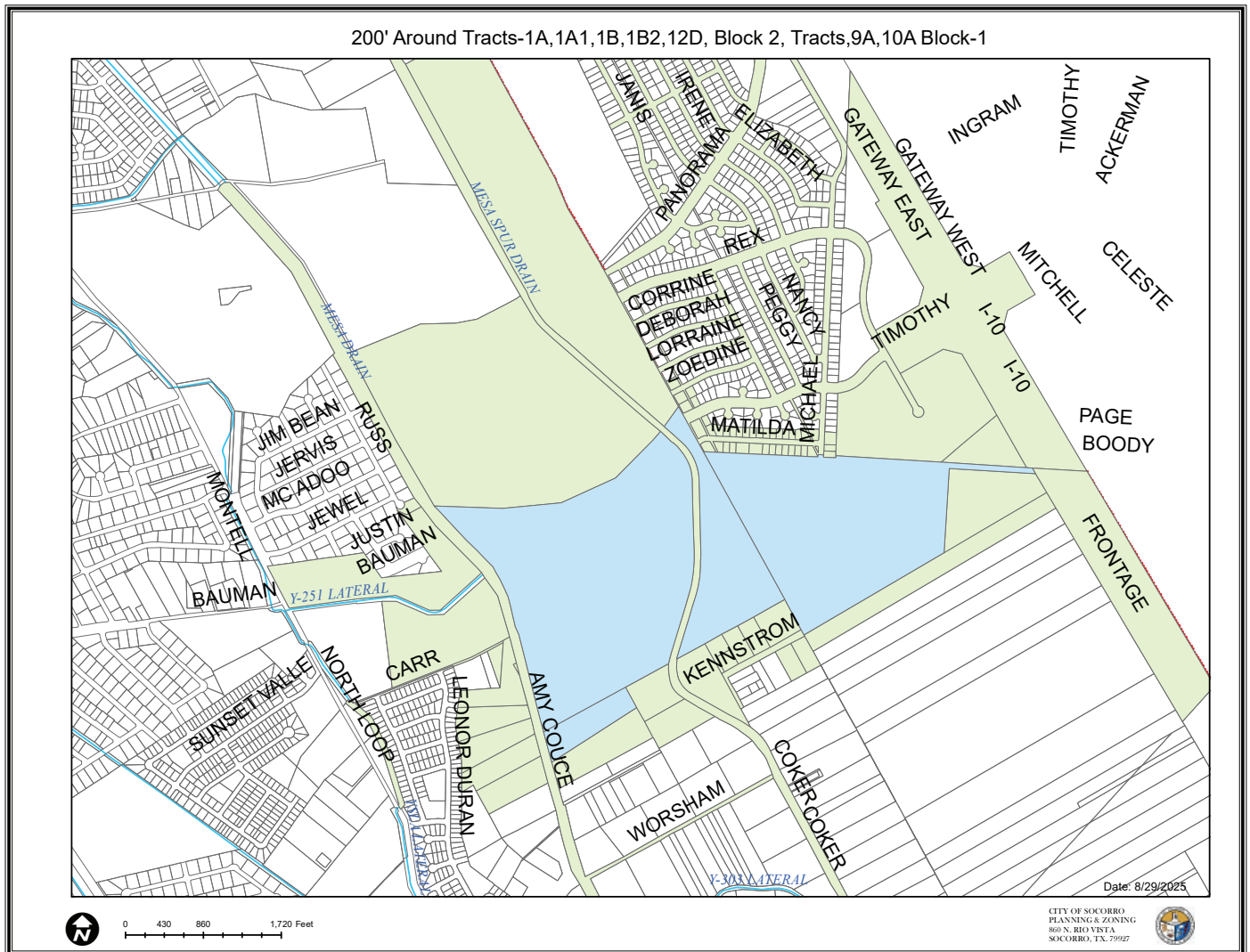
CITY OF SOCORRO'S 2040 COMPREHENSIVE PLAN

Bauman Rezoning - Master Plan



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

PUBLIC NOTICE MAP



PUBLIC FEEDBACK

IN-PERSON RESPONSES:

- SUPPORT: 0
- OPPOSITION: 0

MAILED RESPONSES:

- SUPPORT: 0
- OPPOSITION: 0

PHONE RESPONSES:

- SUPPORT: 0
- OPPOSITION: 0

EMAIL RESPONSES:

- SUPPORT: 0
- OPPOSITION: 0

PUBLIC NOTICE LETTERS

Rudy Cruz, Jr.
Mayor

Ruben Reyes
At Large

Cesar Nevarez
District 1 Mayor Pro Tem



Alejandro Garcia
District 2

Gina Cordero
District 3

Irene Rojas
District 4

Adriana Rodarte
City Manager

August 28, 2025

Dear property owner,

You are hereby notified that a Planning and Zoning Commission meeting has been scheduled to hold a **PUBLIC HEARING** on September 16, 2025, at 5:30 p.m. **WILL BE BROADCASTED FROM CITY HALL CHAMBERS, 860 RIO VISTA RD., SOCORRO, TEXAS. YOU MAY ATTEND IN PERSON, VIA TELEPHONE CONFERENCE AND LIVE STREAMED.** The purpose of the Public Hearing is to receive public comments on the following:

- a) Public hearing request for the proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 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) 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 5:00 p.m. mountain standard time (MST) on September 16, 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

28 de agosto 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 16 de septiembre 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 rezonificación 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), para permitir el desarrollo residencial y usos comerciales en apoyo al 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 5:00 p.m. el 16 de septiembre 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.

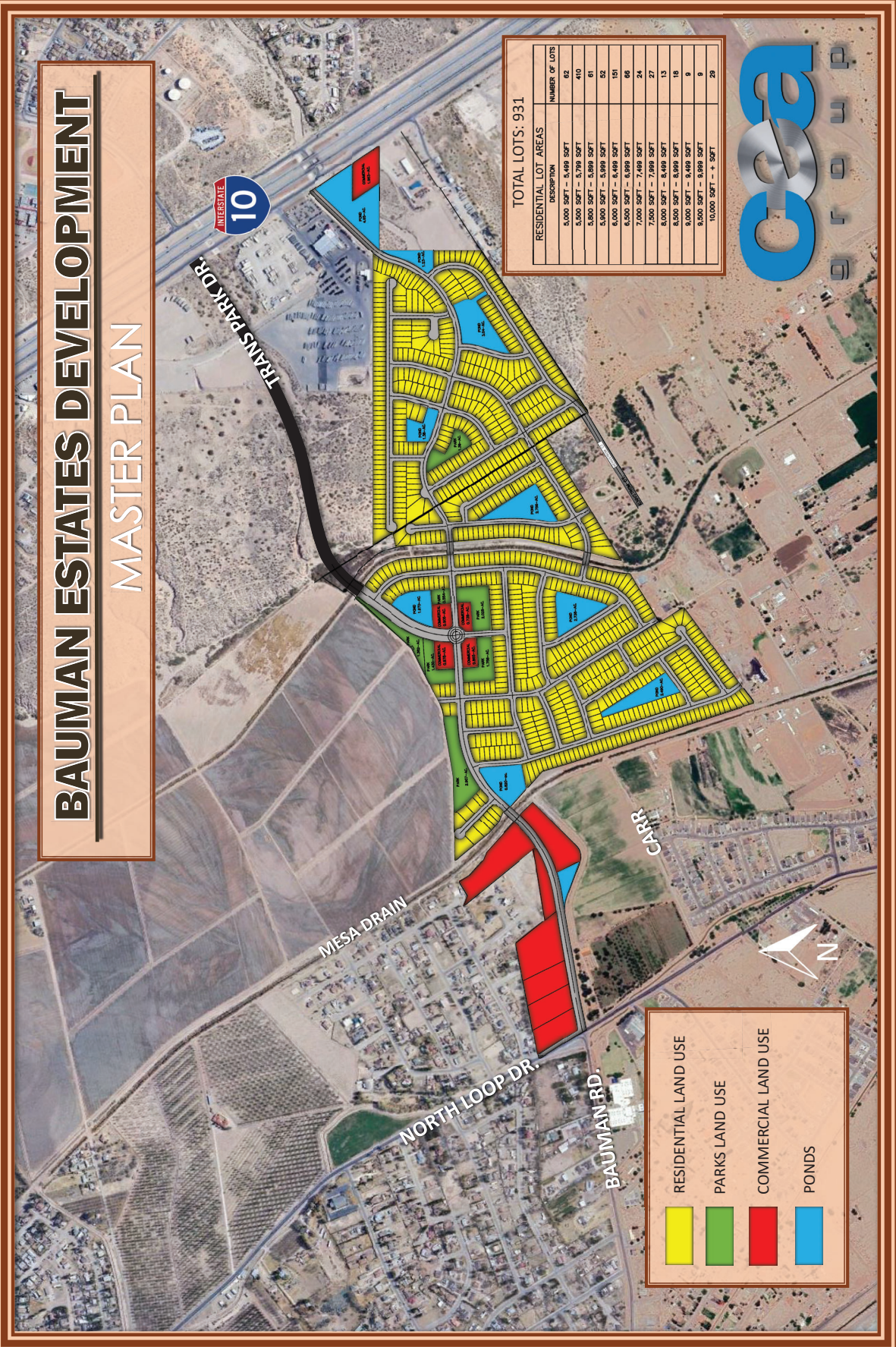
Por favor póngase en contacto con nuestra oficina el día de la junta para confirmar que la junta se llevará a cabo.

Atentamente,

Judith Rodriguez

Secretaria de la Comisión de Planeación y Zonificación

DEVELOPMENT PLAN



DEVELOPMENT SCHEDULE



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: SEPTEMBER 16, 2025**

**PRELIMINARY AND FINAL PLAT APPLICATION
STAFF REPORT**

SUBJECT:

REQUEST FOR APPROVAL OF A PRELIMINARY AND FINAL PLAT FOR THE PUNTA DEL ESTE UNIT THREE SUBDIVISION, BEING A PORTION OF SECTION 13 AND 18, BLOCK 78, TOWNSHIP 4, TEXAS & PACIFIC RAILWAY COMPANY SURVEYS, AND LOCATED AT 2100 ASCENCION DR., EL PASO COUNTY, TX.

NAME: PUNTA DEL ESTE UNIT THREE SUBDIVISION

PROPERTY ADDRESS: 2100 ASCENCION DR.

PROPERTY LEGAL DESCRIPTION: A PORTION OF SECTION 13 AND 18, BLOCK 78, TOWNSHIP 4, TEXAS & PACIFIC RAILWAY COMPANY SURVEYS, EL PASO COUNTY, TX.

PROPERTY OWNER: KASCO VENTURES

REPRESENTATIVE: KASCO VENTURES

PROPERTY AREA: 21.98 ACRES

CURRENT ZONING: N/A (CITY OF SOCORRO'S 5-MILE ETJ)

CURRENT LAND USE: COMMERCIAL/VACANT

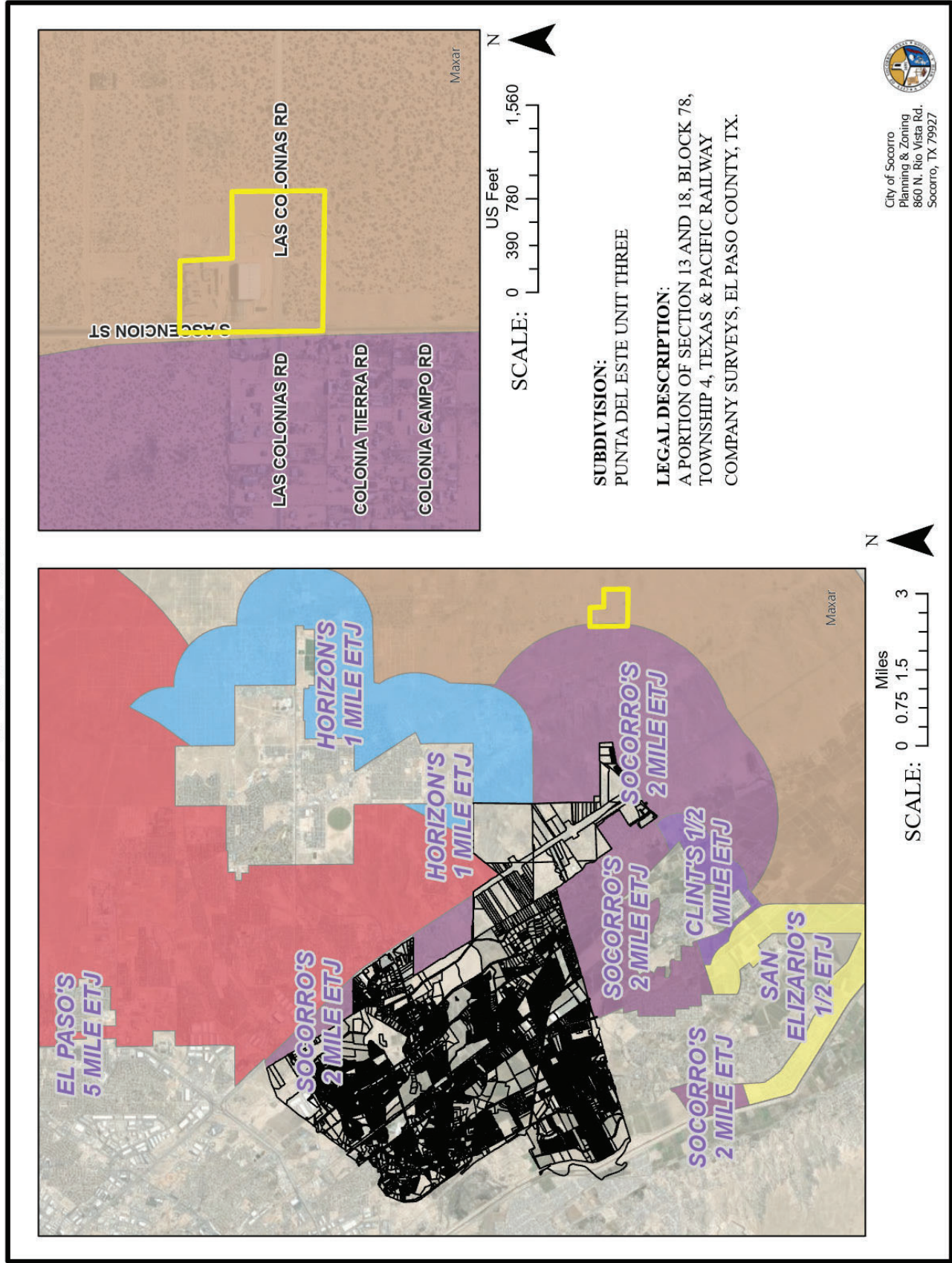
FLOOD MAP: According to the Flood Insurance Rate Maps, the referenced property lies within Zone X; (Community Panel # 480212 0300-B / FEMA, September 4, 1991).

SUMMARY OF REQUEST: Request is for approval of a Preliminary and Final Plat for the Punta Del Este Unit Three Subdivision.

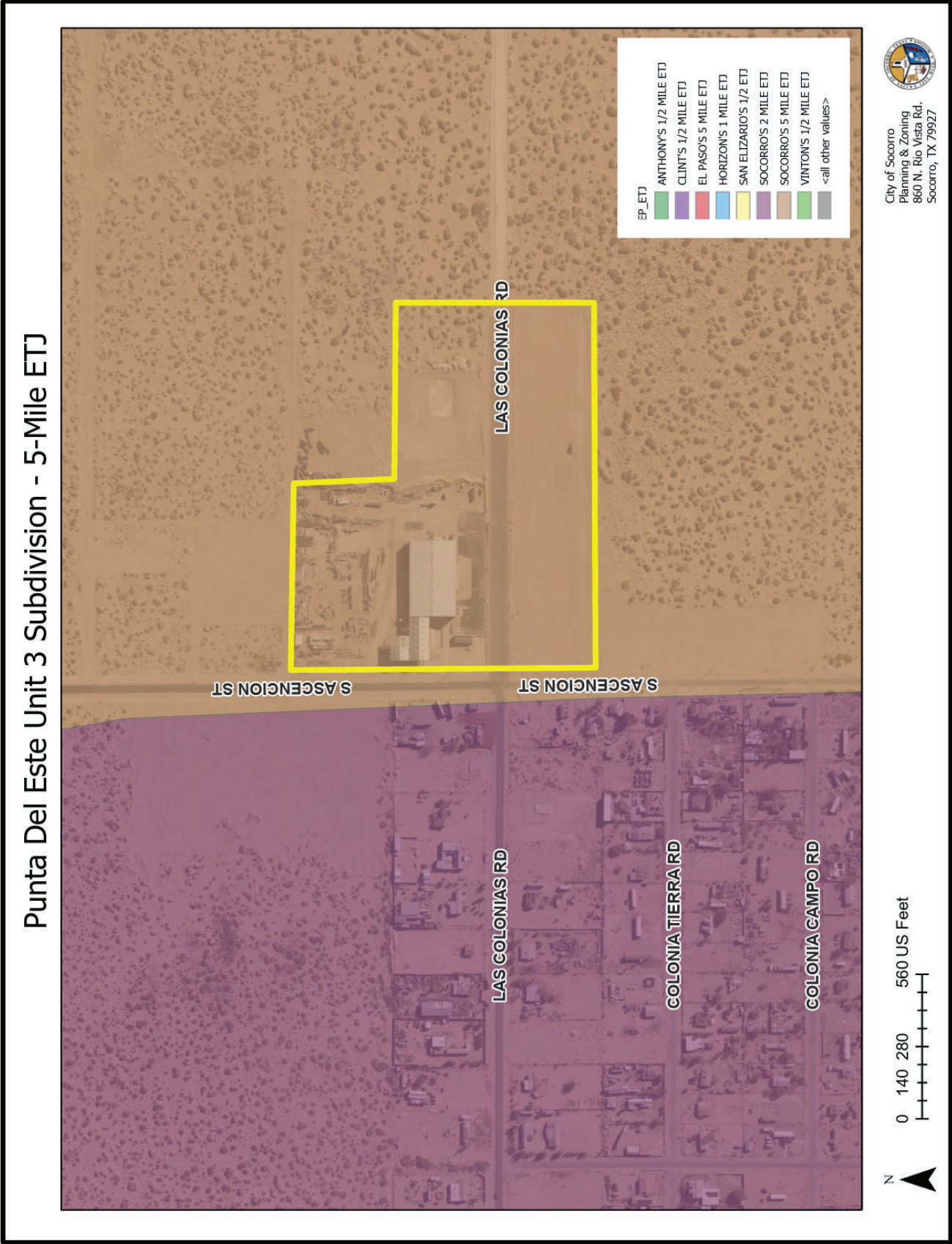
STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the Preliminary and Final Plat for the Punta Del Este Unit Three Subdivision.

LOCATION MAP

LOCATION MAP



ZONING MAP



SITE PICTURES

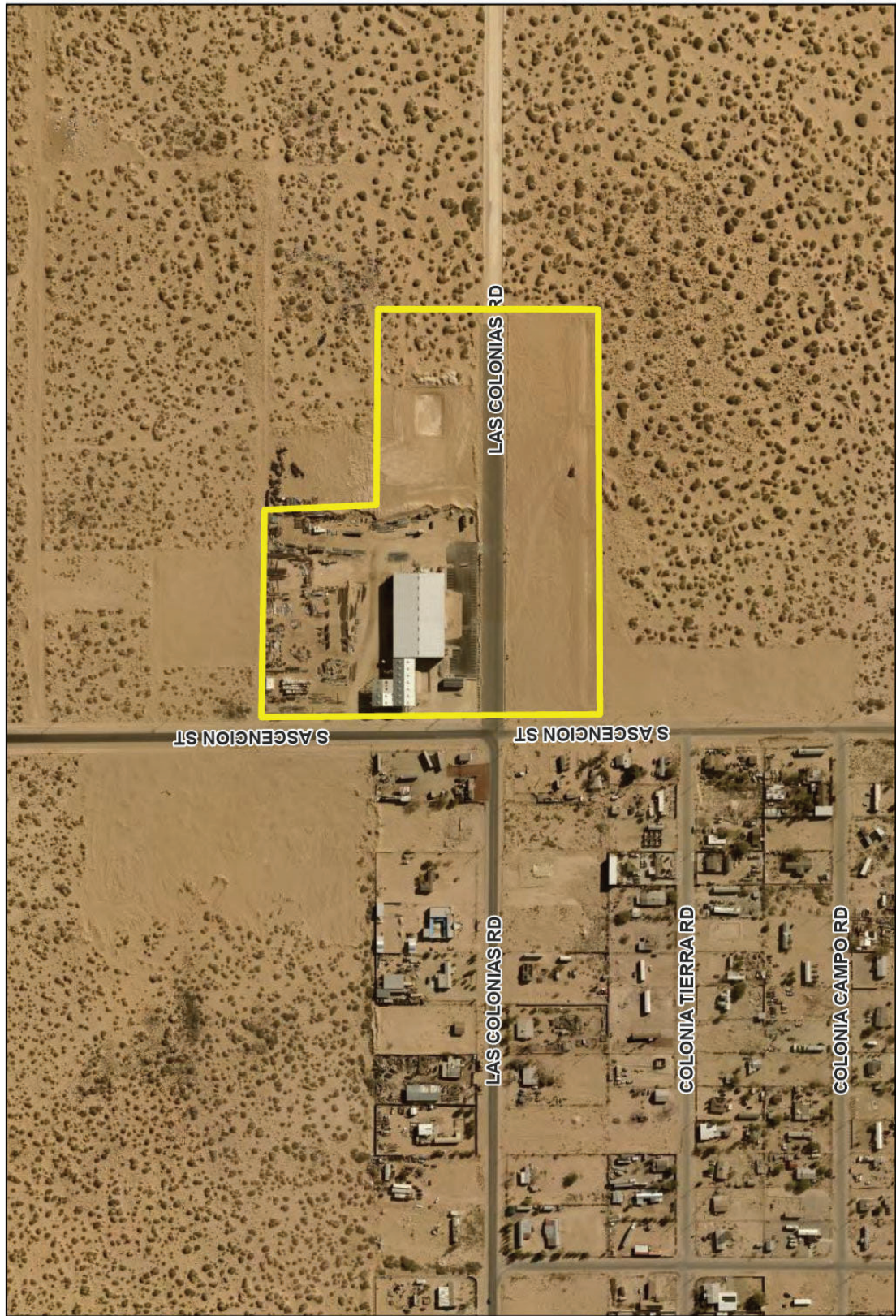


View of property from Ascencion Dr., and Las Colonias Rd.



AERIAL IMAGE

Punta Del Este Unit 3 Subdivision - 5-Mile ETJ



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



[illegible]



CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: SEPTEMBER 16, 2025

REPLAT APPLICATION
STAFF REPORT

SUBJECT:

REQUEST IS FOR APPROVAL OF A REPLAT FOR HORIZON PARK UNIT ONE REPLAT B SUBDIVISION, BEING A REPLAT OF LOTS 17, 18, 19, 20, 21, AND 22, BLOCK 1, HORIZON PARK ONE REPLAT A SUBDIVISION, AND LOCATED ON ANDREW ARROYOS DR., SOCORRO, TX.

NAME: HORIZON PARK UNIT ONE REPLAT "B"

PROPERTY ADDRESS: ANDREW ARROYOS DR.

PROPERTY LEGAL DESCRIPTION: BEING A REPLAT OF LOTS 17, 18, 19, 20, 21, AND 22, BLOCK 1, HORIZON PARK UNIT ONE REPLAT "A" SUBDIVISION

PROPERTY OWNER: BOWLING BROTHERS DEVELOPMENT COMPANY, LLC.

REPRESENTATIVE: JORGE L. ASCARATE

PROPERTY AREA: 1.097 ACRES

CURRENT ZONING: R-2 (MEDIUM DENSITY RESIDENTIAL)

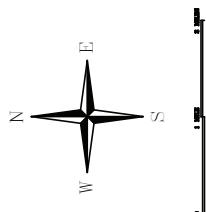
CURRENT LAND USE: VACANT

FLOOD MAP: According to the Flood Insurance Rate Maps, the referenced property lies within Zone X; (Community Panel # 480212 0236-B/ FEMA, September 4, 1991).

SUMMARY OF REQUEST: Request is for approval of a replat for Horizon Park Unit One Replat B.

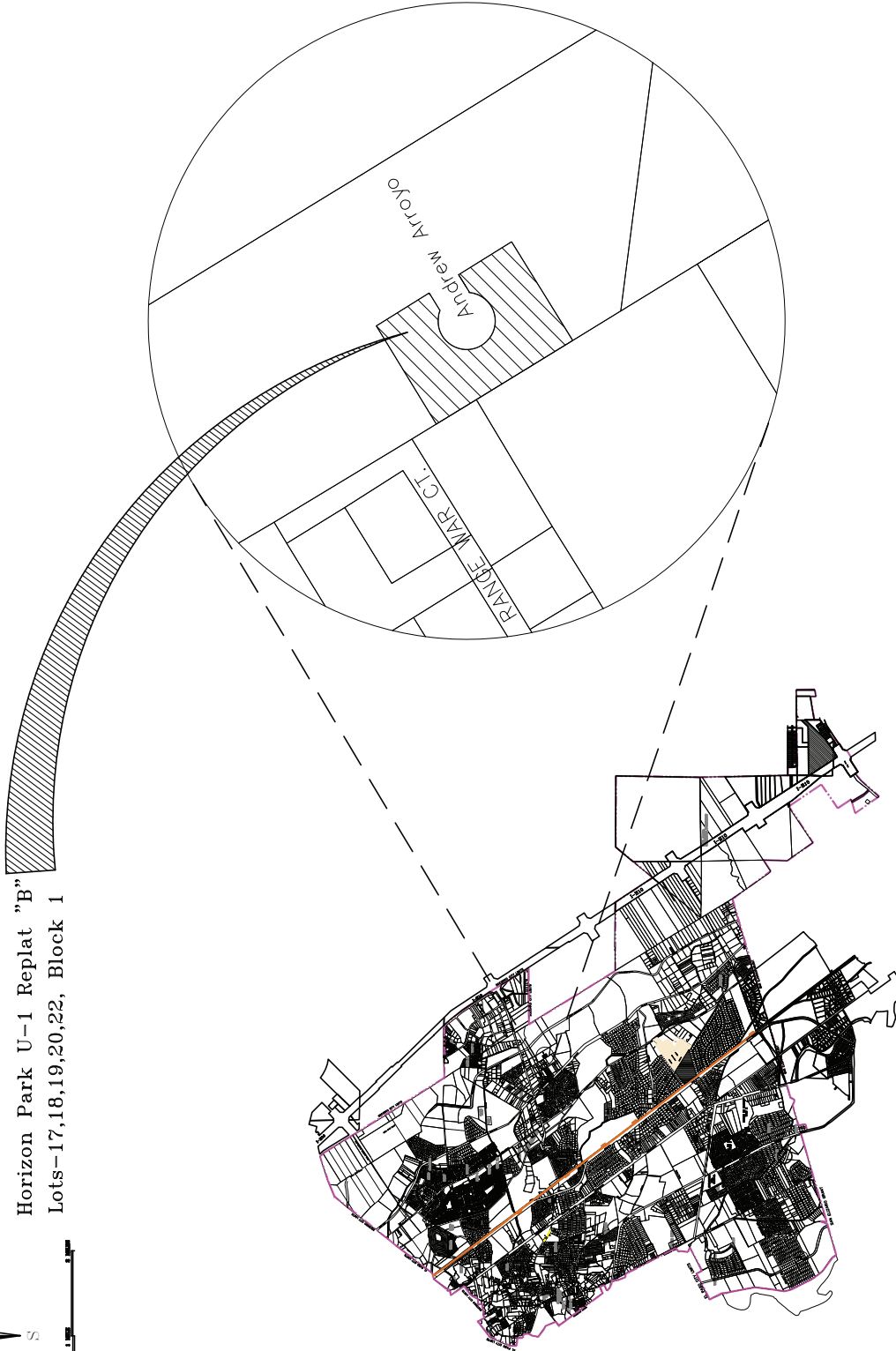
STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the replat for Horizon Park Unit One Replat B.

LOCATION MAP



PROJECT SITE;

Horizon Park U-1 Replat "B"
Lots-17,18,19,20,22, Block 1



CITY OF SOCORRO

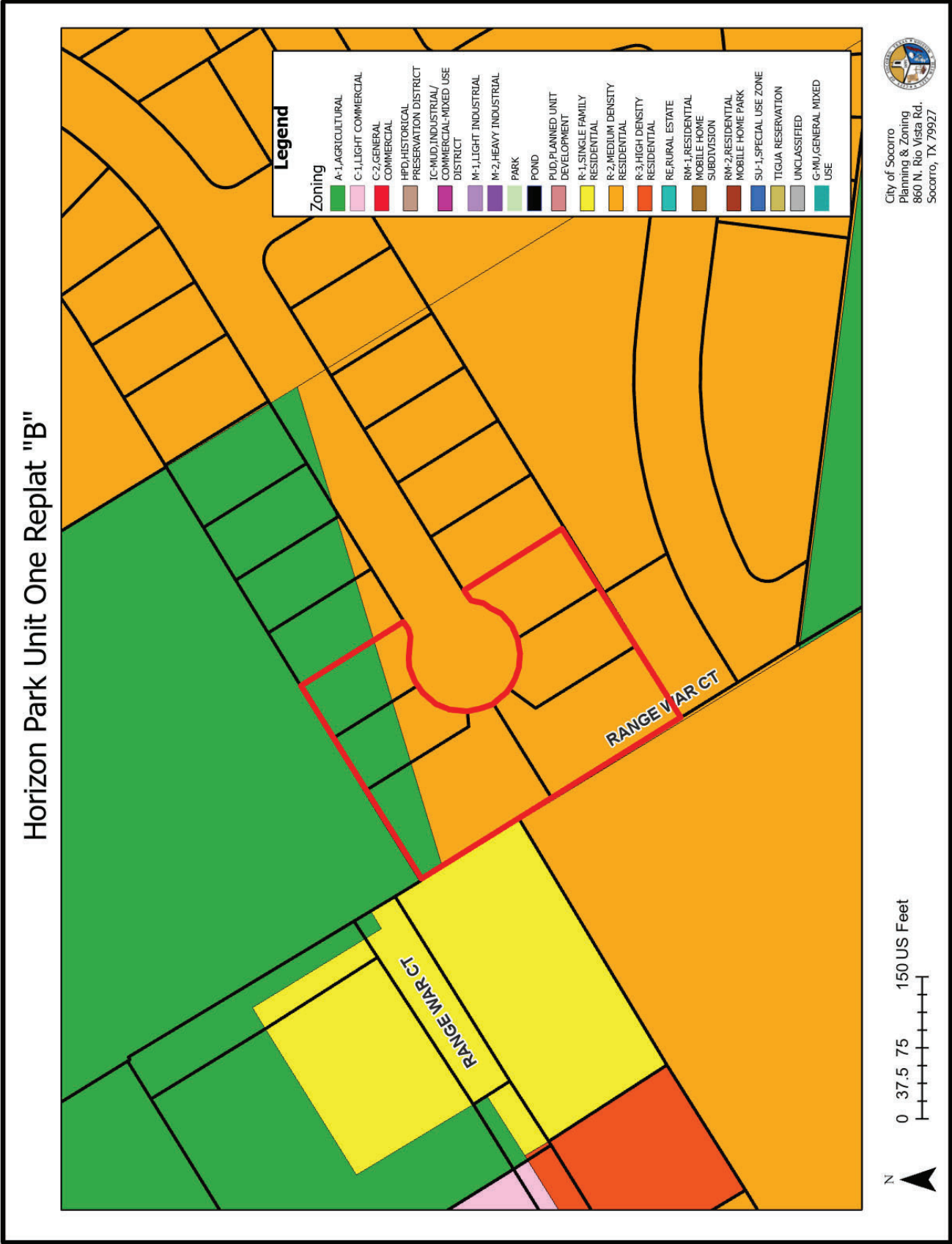
LOCATION MAP

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

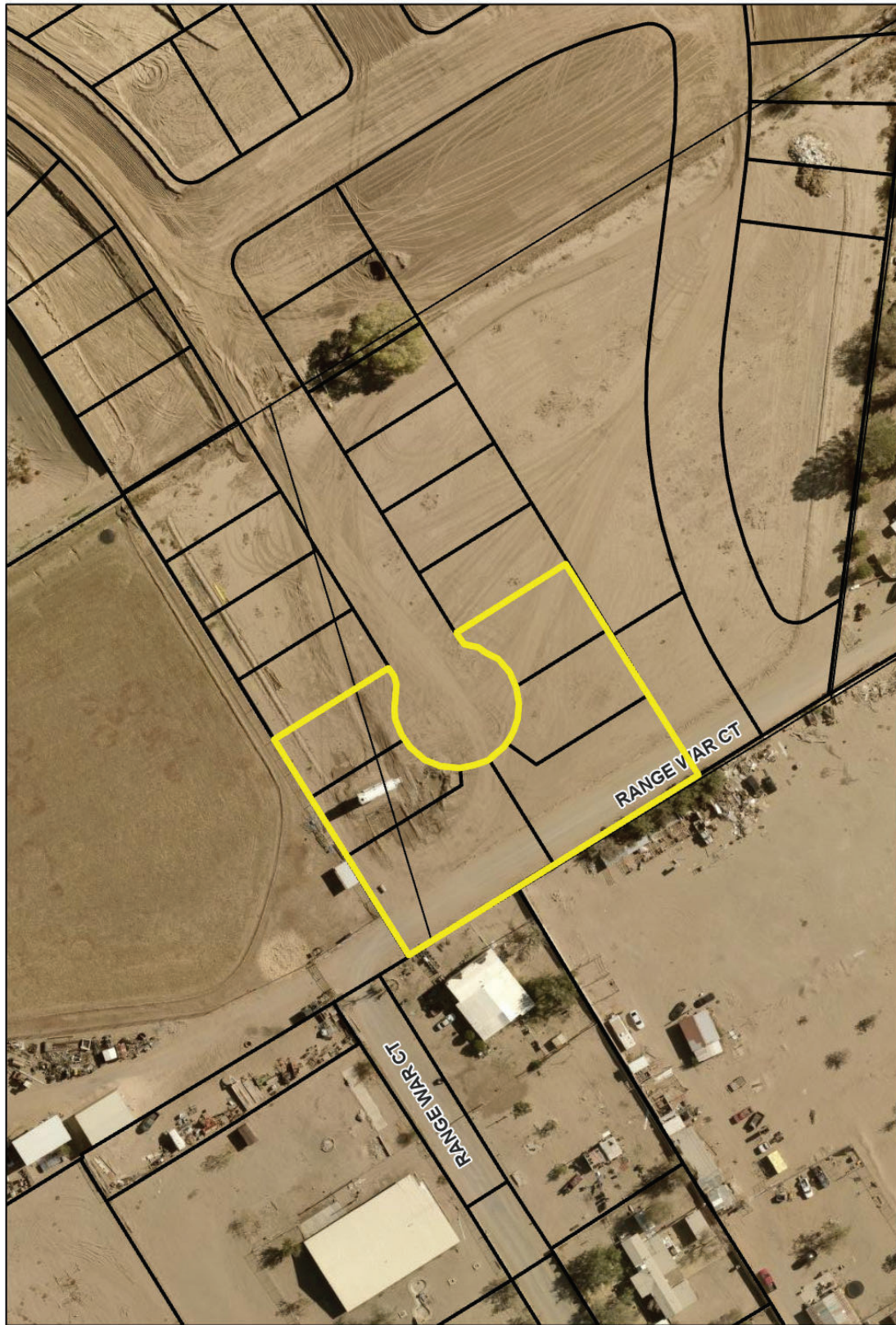


View of property from Range War Ct.



AERIAL IMAGE

Horizon Park Unit One Replat "B"



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

0 37.5 75 150 US Feet





CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: SEPTEMBER 16, 2025

PRELIMINARY PLAT APPLICATION
STAFF REPORT

SUBJECT:

REQUEST FOR APPROVAL OF A PRELIMINARY PLAT FOR COTTON COVE UNIT TWO SUBDIVISION, BEING TRACT 10G1, 10H, 10L, AND 11B1, BLOCK 3, SOCORRO GRANT, AND LOCATED AT E. BURT RD., SOCORRO, TX.

NAME: COTTON COVE UNIT TWO SUBDIVISION

PROPERTY ADDRESS: E. BURT RD.

PROPERTY LEGAL DESCRIPTION: BEING TRACT 10G1, 10H, 10L, AND 11B1, BLOCK 3, SOCORRO GRANT, SOCORRO, TX.

PROPERTY OWNER: BOWLING BROTHERS DEVELOPMENT COMPANY, LLC.,

REPRESENTATIVE: JORGE L. ASCARATE

PROPERTY AREA: 4.36 ACRES

CURRENT ZONING: R-2 (MEDIUM DENSITY RESIDENTIAL)

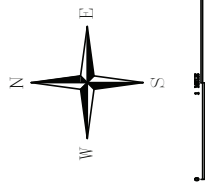
CURRENT LAND USE: VACANT

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

SUMMARY OF REQUEST: Request is for approval of a Preliminary Plat for Cotton Cove Unit Two Subdivision.

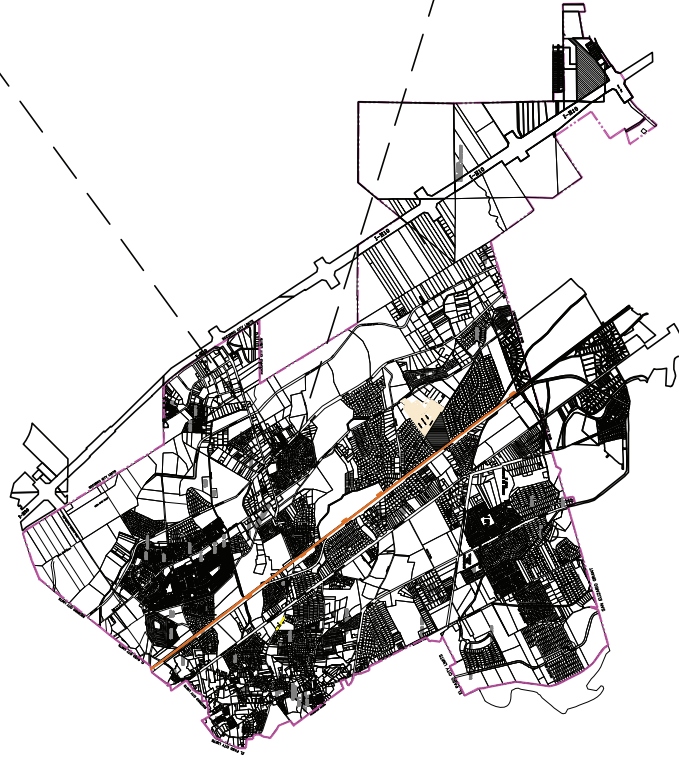
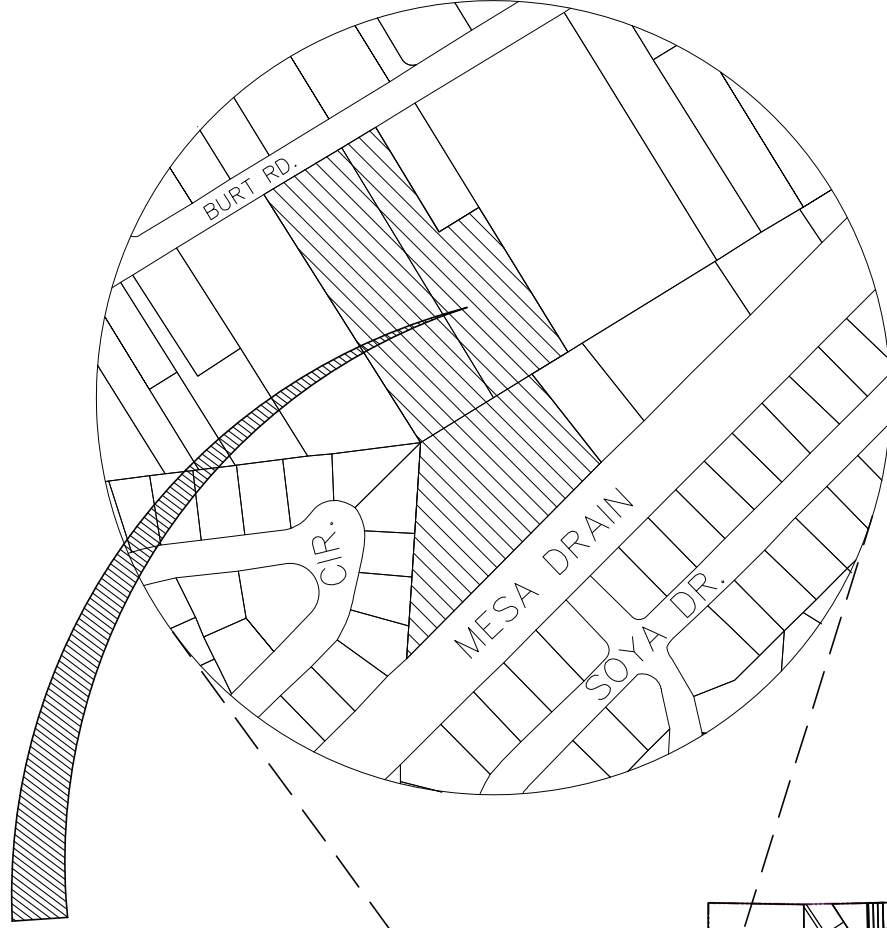
STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the Preliminary Plat for Cotton Cove Unit Two Subdivision.

LOCATION MAP



PROJECT SITE:

Cottonwood Cove U-2
Tracts-10G1, 11B1 &
Remaider of 10H,10L, Block-3
Socorro Grant



CITY OF SOCORRO

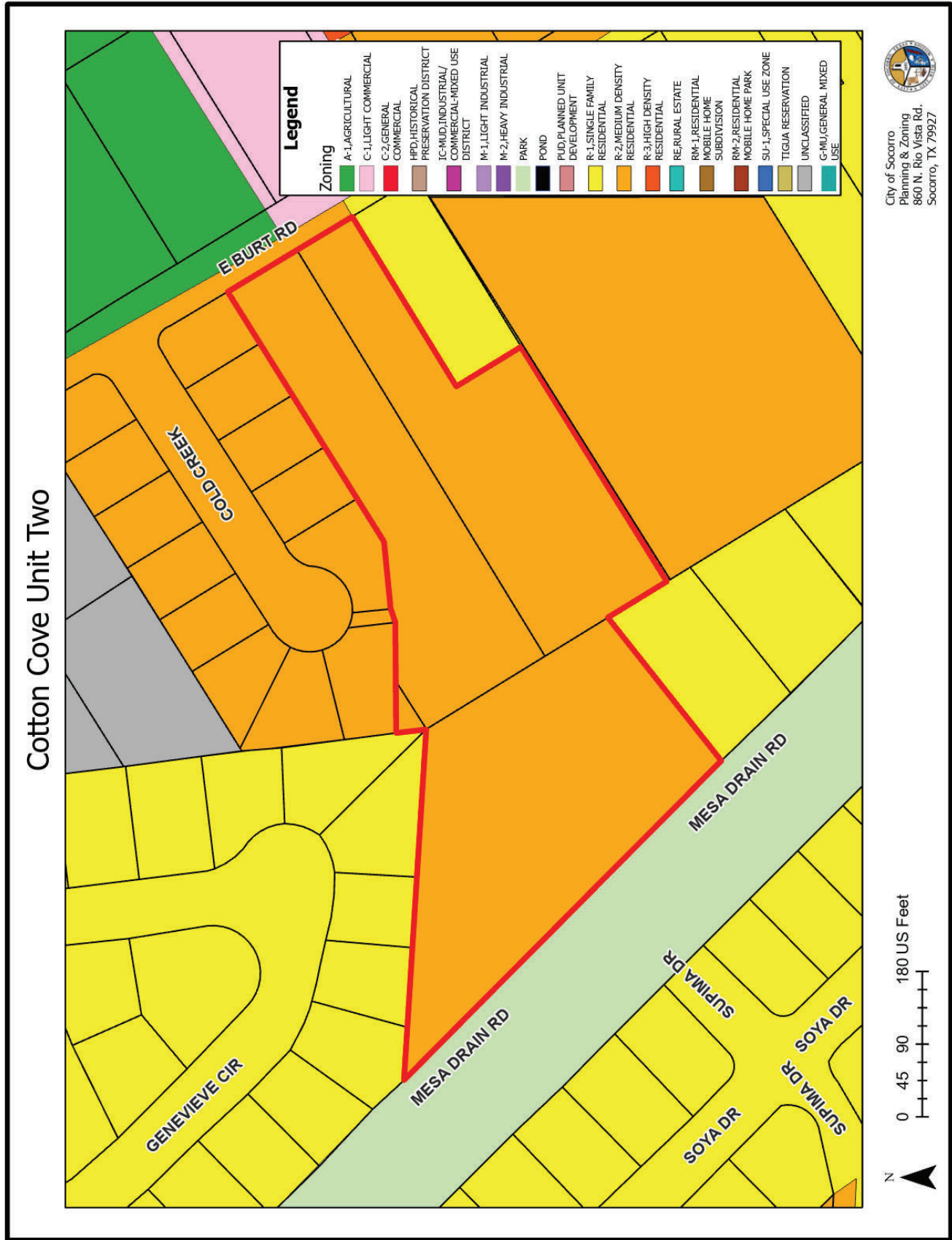
LOCATION MAP

Scale: AS SHOWN

Planning and Zoning Department

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

ZONING MAP



SITE PICTURES

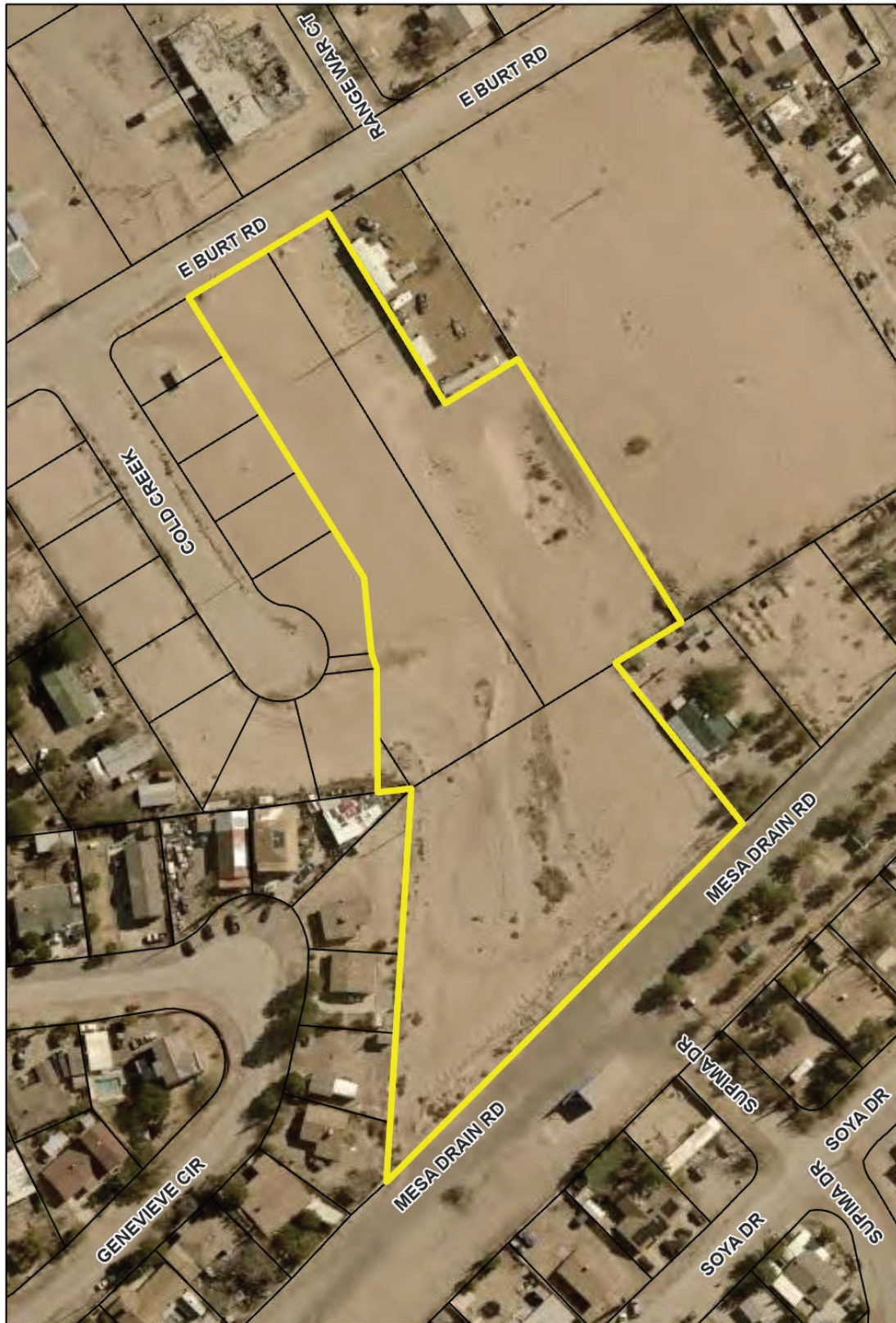


View of property from E. Burt Rd. and Cold Creek Rd.

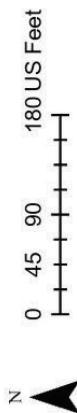


AERIAL IMAGE

Cotton Cove Unit Two

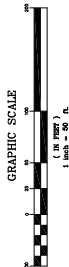


City of Socorro
Planning & Zoning
860 N. Rio Vista Rd.
Socorro, TX 79927



COTTONWOOD COVE
SUBDIVISION UNIT TWO

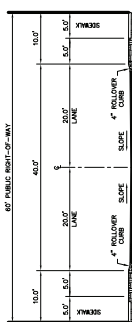
ALL OF TRACTS 10G1, 10H, 10L AND 11B1, BLOCK 3,
SOCORRO GRANT SURVEYS, CITY OF SOCORRO,
EL PASO COUNTY, TEXAS
CONTAINING IN ALL 190,082 SQUARE FEET OR
4.364 ACRES MORE OR LESS



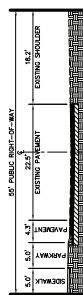
PRELIMINARY PLAT

CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	250.00'	85.86'	43.21°	86.17'	N77°20'52"E	17°36'51"
C2	119.03'	65.52'	53.06°	66.28'	S79°42'28"W	18°51'30"
C3	200.00'	31.62'	20.00°	28.32'	S79°42'28"W	90°00'00"
C4	220.00'	76.31'	18.83°	74.85'	N77°20'52"E	17°36'51"
C5	220.00'	78.37'	8.22°	78.95'	S79°42'28"W	17°36'51"
C6	220.00'	40.30'	20.00°	40.26'	N77°20'52"E	17°36'51"
C7	220.00'	15.44'	7.86°	15.35'	S64°32'26"W	33°45'42"
C8	45.00'	81.03'	86.34°	79.52'	N69°42'37"E	103°00'00"
C9	45.00'	77.15'	52.45°	68.35'	N69°42'37"E	96°44'31"
C10	45.00'	15.18'	7.66°	15.07'	N28°44'17"E	118°19'18"
C11	200.00'	32.85'	18.00°	29.50'	N20°00'50"E	62°04'45"
C12	200.00'	95.80'	46.40°	96.39'	N77°20'52"E	17°36'51"

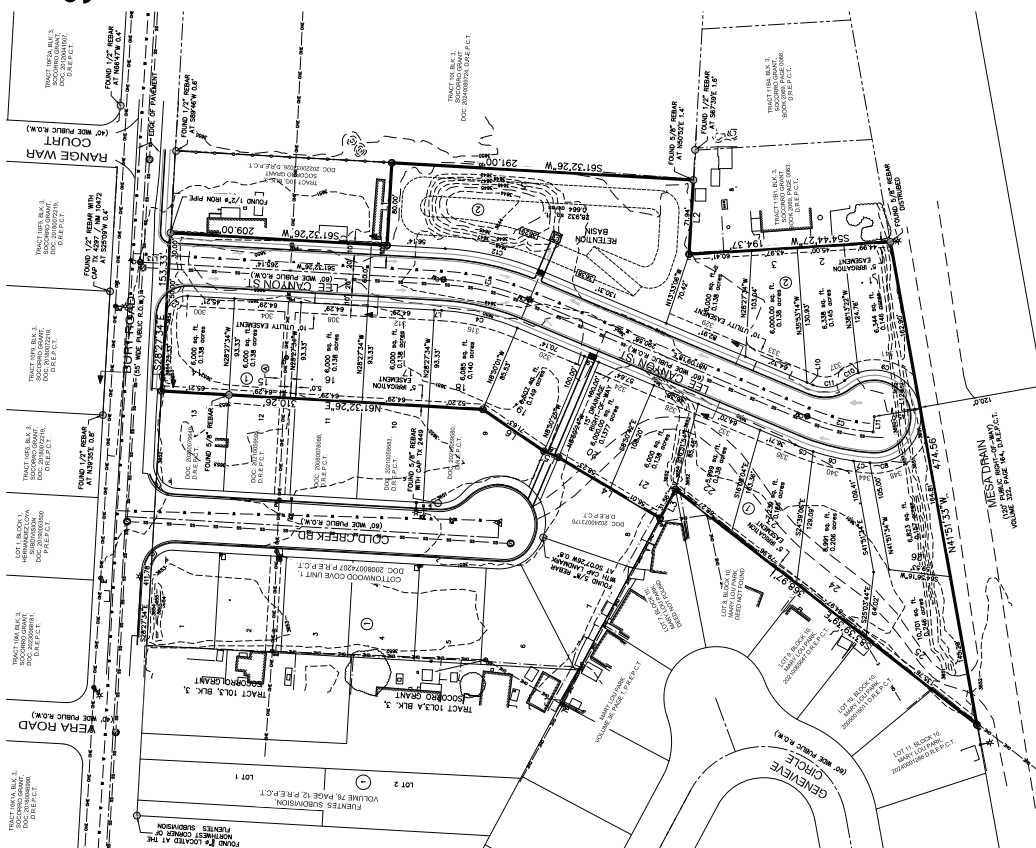
LINE TABLE		
LINE	BEARING	LENGTH
1.1	S28°27'34"E	80.00'
1.2	N28°23'30"E	71.94'
1.3	N23°39'4"W	31.56'
1.4	N89°14'33"E	114.24'
1.5	N81°09'19"E	15.00'
1.6	S87°11'24"E	71.63'
1.7	S61°34'03"W	7.08'
1.8	N81°09'19"E	15.00'
1.9	N81°09'19"E	15.00'
1.10	N81°09'19"E	6.26'
1.11	N27°42'21"W	15.00'
1.12	S40°32'02"E	1.56'
1.13	S41°32'26"W	27.51'



LEE CANYON STREET
LOCAL STREETS (60' RIGHT-OF-WAY)
SECTION "A"



BURT ROAD
LOCAL STREETS (55' RIGHT-OF-WAY)

[illegible]

PARCEL DESIGNATION	SQUARE FOOTAGE	ACRES
RESIDENTIAL	120,500 SQ.FT.	2.63 AC.
SHEET	46,603 SQ.FT.	1.07 AC.
PONDING AREA	22,933 SQ.FT.	0.66 AC.

H₂Terra
ENGINEERING, SURVEYING, SOLUTIONS.
PE FIRM NO. F-2103 TEP'S FIRM NO. 10060700
2020 E. MILLS AVENUE El Paso, TX 79901
151 533-1418 FAX: (915) 533-4872

[illegible]

② EASMENT TO EL PASO ELECTRIC COMPANY AND MOUNTAIN SLATES TELEPHONE AND TELEGRAPH COMPANY, RECORDED IN BOOK 1579, PAGE 532 AND BOOK 1605, PAGE 146, TELEPHONE AND TELEGRAPH COMPANY INTEREST TRANSFERRED TO SOUTHWESTERN BELL TELEPHONE COMPANY, RECORDED IN BOOK 123, PAGE 446, REAL PROPERTY OF EL PASO COUNTY, TEXAS.

[illegible]

TOTAL NUMBER OF LOTS	
RESIDENTIAL	= 17
LOT 14--26, BLOCK 1	
LOT 1--6, BLOCK 2	
NON-RESIDENTIAL	= 1
PONDING AREA	
LOT 6, BLOCK 2	
TOTAL	= 18



CITY OF SOCORRO PLANNING & ZONING COMMISSION MEETING DATE: SEPTEMBER 16, 2025

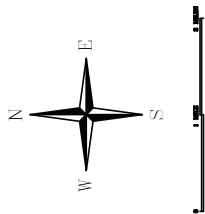
PRELIMINARY PLAT APPLICATION STAFF REPORT

SUBJECT:

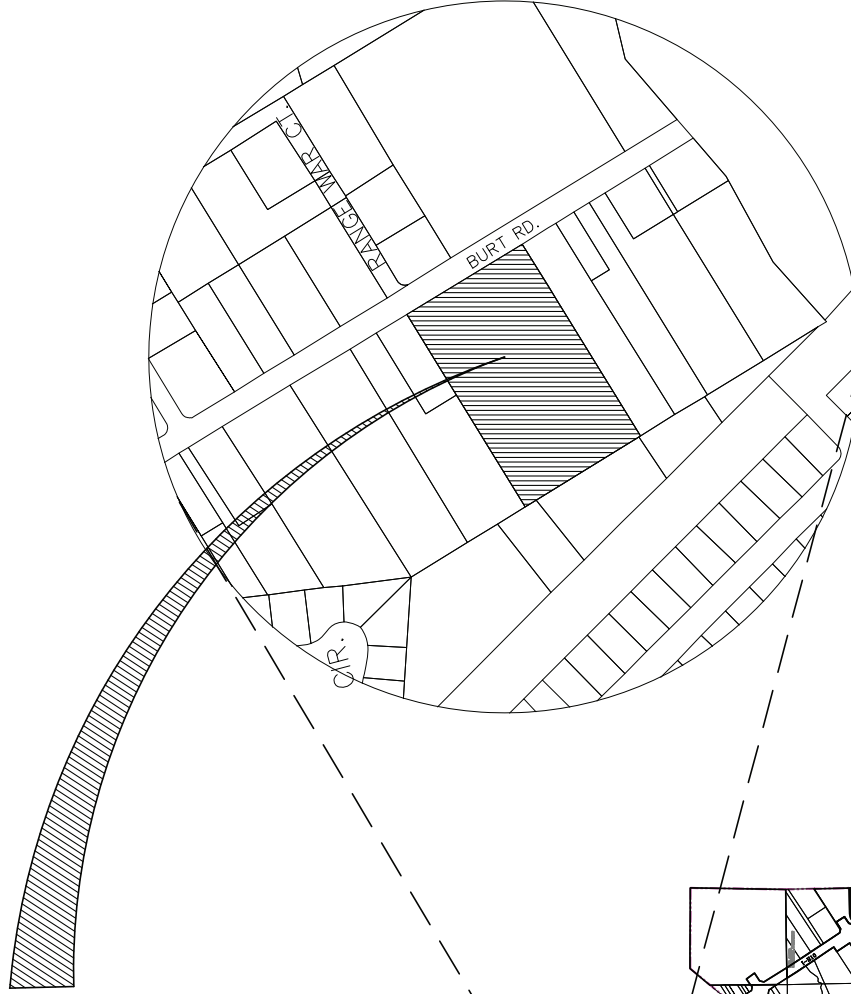
REQUEST FOR APPROVAL OF A PRELIMINARY PLAT FOR HORIZON PARK UNIT FOUR SUB-DIVISION, BEING TRACT 10-I, BLOCK 3, SOCORRO GRANT, AND LOCATED AT E. BURT RD., SOCORRO, TX.

NAME:	HORIZON PARK UNIT FOUR SUBDIVISION
PROPERTY ADDRESS:	E. BURT RD.
PROPERTY LEGAL DESCRIPTION:	BEING TRACT 10-I, BLOCK 3, SOCORRO GRANT, SOCORRO, TX.
PROPERTY OWNER:	BOWLING BROTHERS DEVELOPMENT COMPANY, LLC.,
REPRESENTATIVE:	JORGE L. ASCARATE
PROPERTY AREA:	3.44 ACRES
CURRENT ZONING:	R-2 (MEDIUM DENSITY RESIDENTIAL)
CURRENT LAND USE:	VACANT
FLOOD MAP:	According to the Flood Insurance Rate Maps, the referenced property lies within Zone X; (Community Panel # 480212 0250-B/ FEMA, September 4, 1991).
SUMMARY OF REQUEST:	Request is for approval of a Preliminary Plat for Horizon Park Unit Four Subdivision.
STAFF RECOMMENDATION:	Staff recommends APPROVAL of the Preliminary Plat for Horizon Park Unit Four Subdivision with the condition that the engineer request a waiver from <i>Sec. 38-49. - Compliance with Requirements - Sub-Section D-6</i> for the proposed storm drainage tie into Cotton Cove Unit 2 and with the condition that the applicant/engineer submit an amendment to the Horizon Park Master Plan required under <i>Sec. 38.11. - Master Plan -- Changes</i> .

LOCATION MAP



PROJECT SITE;
10974 Burt Rd.
Tract-10-1, Block-3
Socorro Grant



CITY OF SOCORRO

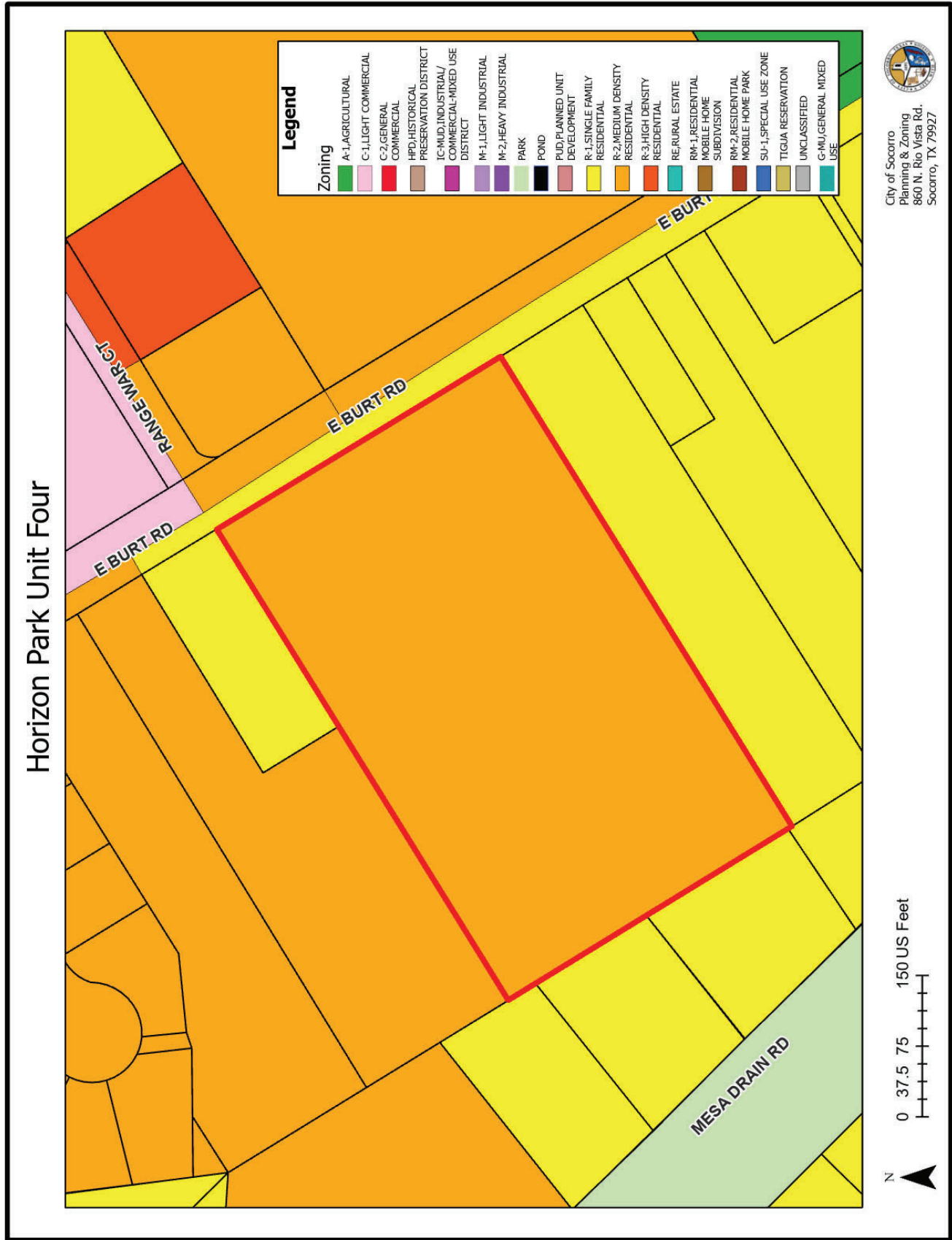
LOCATION MAP

Scale: AS SHOWN

Planning and Zoning Department

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

ZONING MAP



SITE PICTURES



View of property from E. Burt Rd.



AERIAL IMAGE

