

Rudy Cruz Jr.
Mayor

Ruben Reyes
At Large

Cesar Nevarez
District 1



Alejandro Garcia
District 2

Gina Cordero.
District 3/ Mayor Pro-Tem

Irene Rojas
District 4

Adriana Rodarte
City Manager

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

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

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

NOTICE IS HEREBY GIVEN THAT A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF SOCORRO, TEXAS WILL BE HELD ON TUESDAY THE 16TH DAY OF DECEMBER 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 DECEMBER 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 for a proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 12-A-1, Block 2, Socorro Grant, located near Bauman Rd., Socorro, TX, from A-1 (Agricultural) to R-2 (Medium Density Residential) to allow for the development of multi-family residential lots.
- c) Approval of Meeting minutes of December 2, 2025.

REGULAR AGENDA

5. **Public hearing** for a proposed amendment to the City of Socorro's Master Plan and rezoning of a portion of Tract 2, Block 3, Socorro Grant, located near Horizon Blvd., Socorro, TX,

Approved by: 

from C-2 (General Commercial) to R-2 (Medium Density Residential) to allow for the development of single-family residential lots.

6. **Consider and Take Action** on the approval of the proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 2, Block 3, Socorro Grant, located near Horizon Blvd., Socorro, TX, from C-2 (General Commercial) to R-2 (Medium Density Residential) to allow for the development of single-family residential lots.
7. **Public hearing** for a proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 13, Block 27, Socorro Grant, located at 11764 Socorro Rd., Socorro, TX, from A-1 (Agricultural) to R-2 (Medium Density Residential) to allow for the development of single-family residential lots.
8. **Consider and Take Action** for a proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 13, Block 27, Socorro Grant, located at 11764 Socorro Rd., Socorro, TX, from A-1 (Agricultural) to R-2 (Medium Density Residential) to allow for the development of single-family residential lots.
9. **Consider and Take Action** on the proposed approval of the Final Plat for Flor del Bosque Subdivision, being all of Tract 11A, Block 32, San Elizario Grant, El Paso County Texas, and located near Petunia Dr., San Elizario TX.
10. **Consider and Take Action** on the proposed approval of the Preliminary Plat for Horizon Park Unit Two Subdivision, being all of Tracts 2, 3B, 3B5 and 4E1A, Block 3, Socorro Grant, and located near Horizon Blvd.
11. **Planning and Zoning Commissioners Report.**
12. **Planning and Zoning Department Report.**
13. **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.

Approved by: 

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

NOTICE TO PROPERTY OWNER

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

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

DATED 26TH DAY OF NOVEMBER 2025.

By: 

Judith Rodriguez, Planning & Zoning Secretary.

DATE & TIME POSTED: 12/10/2025@4:20 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
December 2, 2025@ 5:30 P.M.

1. CALL TO ORDER.

The Chairman Andrew Arroyos called the meeting to order at 5:31 PM

2. ESTABLISHMENT OF QUORUM.

A quorum was established with 3 commissioners present.

Members Present:

Andrew Arroyos

Yolanda Rodriguez

Julie Dominguez

Members Absent:

David Estrada

Oswaldo Reza

Staff Present:

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

3. Notice to the Public- Open Forum

No Speakers

4. CONSENT AGENDA

- a) **Public hearing request for a proposed amendment to the City of Socorro's Master Plan and rezoning of a portion of Tract 2, Block 3, Socorro Grant, located near Horizon Blvd., Socorro, TX, from C-2 (General Commercial) to R-2 (Medium Density Residential) to allow for the development of single-family residential lots.**

- b) **Public hearing request for a proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 13, Block 27, Socorro Grant, located at 11764 Socorro Rd., Socorro, TX, from A-1 (Agricultural) to R-2 (Medium Density Residential) to allow for the development of single-family residential lots.**

- c) **Approval of Meeting minutes of November 4, 2025.**

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

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

Nays:

Abstain:

Absent: David Estada and Osvaldo Reza?

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.

Public Hearing was opened by the Chairman at: **5:34 PM.**

Speaker: No Speakers

Public Hearing was closed by the Chairman at: **5:34 PM.**

- 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.

Ms. Rodriguez gave the presentation on this item.

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

Ayes: Andrew Arroyos, Julie Dominguez, Yolanda Rodriguez.

Nays:

Abstain:

Absent: David Estrada, Osvaldo Reza

- 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.

Public Hearing was opened by the Chairman at: **5:46 PM.**

Speaker: No Speakers

Public Hearing was closed by the Chairman at: **5:46 PM.**

- 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.

Ms. Rodriguez gave the presentation on this item.

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

Ayes: Andrew Arroyos, Julie Dominguez, Yolanda Rodriguez.

Nays:

Abstain:

Absent: David Estrada, Osvaldo Reza

- 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.

Public Hearing was opened by the Chairman at: **5:53PM**.

Speaker: No Speakers

Public Hearing was closed by the Chairman at: **5:53 PM**.

- 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.

Ms. Rodriguez gave the presentation on this item.

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

Ayes: Andrew Arroyos, Julie Dominguez, Yolanda Rodriguez.

Nays:

Abstain:

Absent: David Estrada, Osvaldo Reza

- 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.

Public Hearing was opened by the Chairman at: **5:58 PM**.

Speaker: Jesus Herredia

Public Hearing was closed by the Chairman at: **6:01 PM**.

A motion was made by Andrew Arroyos and seconded by Julie Dominguez *to Re-Open Public Hearing*

Motion carried.

Ayes: Andrew Arroyos, Julie Dominguez, Yolanda Rodriguez.

Nays:

Abstain:

Absent: David Estrada, Osvaldo Reza

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

Speaker: Cosme Perez

Public Hearing was closed by the Chairman at: **6:06 PM**.

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.

Ms. Rodriguez gave the presentation on this item.

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

Ayes: Andrew Arroyos, Julie Dominguez, Yolanda Rodriguez.

Nays:

Abstain:

Absent: David Estrada, Osvaldo Reza

13. Public hearing 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.

Public Hearing was opened by the Chairman at: **6:18 PM**.

Speaker: No Speakers

Public Hearing was closed by the Chairman at: **6:18 PM**.

14. Consider and Take Action on the approval of 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.

Ms. Rodriguez gave the presentation on this item.

A motion was made by Andrew Arroyos and seconded by Yolanda Rodriguez *to approve Item Fortin (14) Motion carried.*

Ayes: Andrew Arroyos, Julie Dominguez, Yolanda Rodriguez.

Nays:

Abstain:

Absent: David Estrada, Osvaldo Reza

15. Public hearing for the proposed amendment to the City of Socorro's Master Plan and rezoning of Lot 1, Block 12, Alameda Estates Replat Subdivision, located at 10371 Manzana Dr., Socorro, TX from R-1 (Single-Family Residential) to R-2 (Medium Density Residential) to allow for a Triplex on the property.

Public Hearing was opened by the Chairman at: **6:42 PM**.

Speaker: Marinda Diaz

Public Hearing was closed by the Chairman at: **6:46 PM**.

16. Consider and Take Action on the approval of the proposed amendment to the City of Socorro's Master Plan and rezoning of Lot 1, Block 12, Alameda Estates Replat Subdivision, located at 10371 Manzana Dr., Socorro, TX from R-1 (Single-Family Residential) to R-2 (Medium Density Residential) to allow for a Triplex on the property.

Ms. Rodriguez gave the presentation on this item.

A motion was made by Julie Dominguez and seconded by Yolanda Rodriguez *to approve Item Sixtine (16)* **Motion carried.**

Ayes: Andrew Arroyos, Julie Dominguez, Yolanda Rodriguez.

Nays:

Abstain:

Absent: David Estrada, Osvaldo Reza

17. Public hearing for the proposed conditional use permit to allow for a mechanic shop in a C-2 General Commercial zoning district on Tract 5-K-5, Leigh Clark Surv. 293, being located at 1110 Visa Rd., Socorro, TX.

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

Speaker: No Speakers

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

18. Consider and Take Action on the approval of the proposed conditional use permit to allow for a mechanic shop in a C-2 General Commercial zoning district on Tract 5-K-5, Leigh Clark Surv. 293, being located at 1110 Visa Rd., Socorro, TX.

Ms. Rodriguez gave the presentation on this item.

A motion was made by Julie Dominguez and seconded by Andrew Arroyos *to approve Item Eighteen (18)* **Motion carried.**

Ayes: Andrew Arroyos, Julie Dominguez, Yolanda Rodriguez.

Nays:

Abstain:

Absent: David Estrada, Osvaldo Reza

19. Consider and Take Action on the proposed approval of a Master Plan Resubmission (*Section 38-7.11.-Master Plan—Changes*) for Horizon Park Master Plan, being Horizon Park Unit One, Horizon Park Unit One Replat A, Horizon Park One Replat B, Horizon Park Unit Three, all of Tracts 2, 3-B, 3-B-5, 4-E-1-A, 10-I, and 10-J, Block 3, Socorro Grant, Socorro, Texas.

Ms. Rodriguez gave the presentation on this item.

A motion was made by Julie Dominguez and seconded by Yolanda Rodriguez *to approve Item nineteen (19) Motion carried.*

Ayes:, Julie Dominguez, Yolanda Rodriguez.

Nays:

Abstain: Andrew Arroyos

Absent:. David Estrada, Osvaldo Reza

20. Consider and Take Action on the proposed approval of the Final Plat for Horizon Park Unit Four Subdivision, and a waiver request from *Section 38-49.- Compliance with Requirements Subsection (d)*, for the proposed storm drainage tie into Cottonwood Cove Unit two Subdivision, being a Tract 10-I, Block 3, Socorro Grant, and located at E. Burt Rd., Socorro, TX.

Ms. Rodriguez gave the presentation on this item.

A motion was made by Julie Dominguez and seconded by Yolanda Rodriguez *to approve Item Twenty (20) Motion carried.*

Ayes:, Julie Dominguez, Yolanda Rodriguez.

Nays:

Abstain: Andrew Arroyos

Absent:. David Estrada, Osvaldo Reza

21. Consider and Take Action on the proposed approval of the Final Plat for Cottonwood Cove Unit Two Subdivision, being Tract 10G1, 10H, 10L, and 11B1, Block 3, Socorro Grant, and located at E. Burt Rd., Socorro, TX.

Ms. Rodriguez gave the presentation on this item.

A motion was made by Julie Dominguez and seconded by Yolanda Rodriguez *to approve Item Twenty-one (21) Motion carried.*

Ayes:, Julie Dominguez, Yolanda Rodriguez.

Nays:

Abstain: Andrew Arroyos

Absent:. David Estrada, Osvaldo Reza

22. Consider and Take Action on the proposed approval of the Preliminary Plat for Flor del Bosque Subdivision, being all of Tract 11A, Block 32, San Elizario Grant, El Paso County Texas, and located near Petunia Dr., San Elizario TX.

Ms. Rodriguez gave the presentation on this item.

A motion was made by Andrew Arroyos and seconded by Julie Dominguez *to approve Item Twenty-two* **Motion carried.**

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

Nays:

Abstain:

Absent:.. David Estrada, Osvaldo Reza

23. Consider and Take Action on the proposed approval of the Preliminary Plat for El Paso Lower Valley Commerce Center Subdivision, being a portion of Parcel 1, Tracts 3 and 4, Block 24, San Elizario Grant, El Paso County, Texas, and located at Southeast corner of North Loop Dr. and Estate Dr.

Ms. Rodriguez gave the presentation on this item.

A motion was made by Andrew Arroyos and seconded by Julie Dominguez *to approve Item Twenty-two* **Motion carried.**

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

Nays:

Abstain:

Absent:.. David Estrada, Osvaldo Reza

24. Planning and Zoning Commissioners Report.

Chairman Andrew Arroyos asked what is the recommendation commissioner should be looking when is a triplex or duplex for the property square foot

Commissioner Yolanda Rodriguez also added moving forward if there could be guidelines to when a duplex or triplex come up. For streets on subdivision to when reviewing to see if there a way to recommend a street at a different location besides the ones we currently have, for example Horizon N Loop Alameda.

25. Planning and Zoning Department Report.

Lorraine Planning Director gave update on the Texas Transportation Commission Approved a \$2,813,000 For the Rio Vista complete streets planning project. Also the Non-Profit partner Community Initiative, they received a \$50,000 from the Texas Preservation trust fund to continue an update of the city's historic resources survey. We would like to invite the community to Winterfest on Friday for the parade and lighting of the tree

14. Adjournment

A motion was made by Andrew Arroyos and seconded by Julie Dominguez, *to adjourn at 7:36PM.*

Ayes: Andrew Arroyos, Julie Dominguez and Yolanda Rodriguez.

Nays:

Abstain:

Absent:



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

**REZONING REQUEST
STAFF REPORT**

SUBJECT: PUBLIC HEARING REQUEST FOR THE PROPOSED AMENDMENT TO THE CITY OF SOCORRO'S MASTER PLAN AND REZONING OF A PORTION OF TRACT 2, BLOCK 3, SOCORRO GRANT, LOCATED NEAR HORIZON BLVD., SOCORRO, TX, FROM C-2 (GENERAL COMMERCIAL) TO R-2 (MEDIUM DENSITY RESIDENTIAL) TO ALLOW FOR THE DEVELOPMENT OF SINGLE-FAMILY RESIDENTIAL LOTS.

NAME: Portion of Tract 2, Block 3, Socorro Grant Rezoning

PROPERTY ADDRESS: Near Horizon Blvd.

PROPERTY LEGAL DESCRIPTION: Portion of Tract 2, Block 3, Socorro Grant

PROPERTY OWNER: Bowling Brothers Development Company, LLC

REPRESENTATIVE: Jorge L. Azcarate/ CEA Group

PROPERTY AREA: 24.093 Acres

CURRENT ZONING: C-2 (General Commercial)

CURRENT LAND USE: Vacant

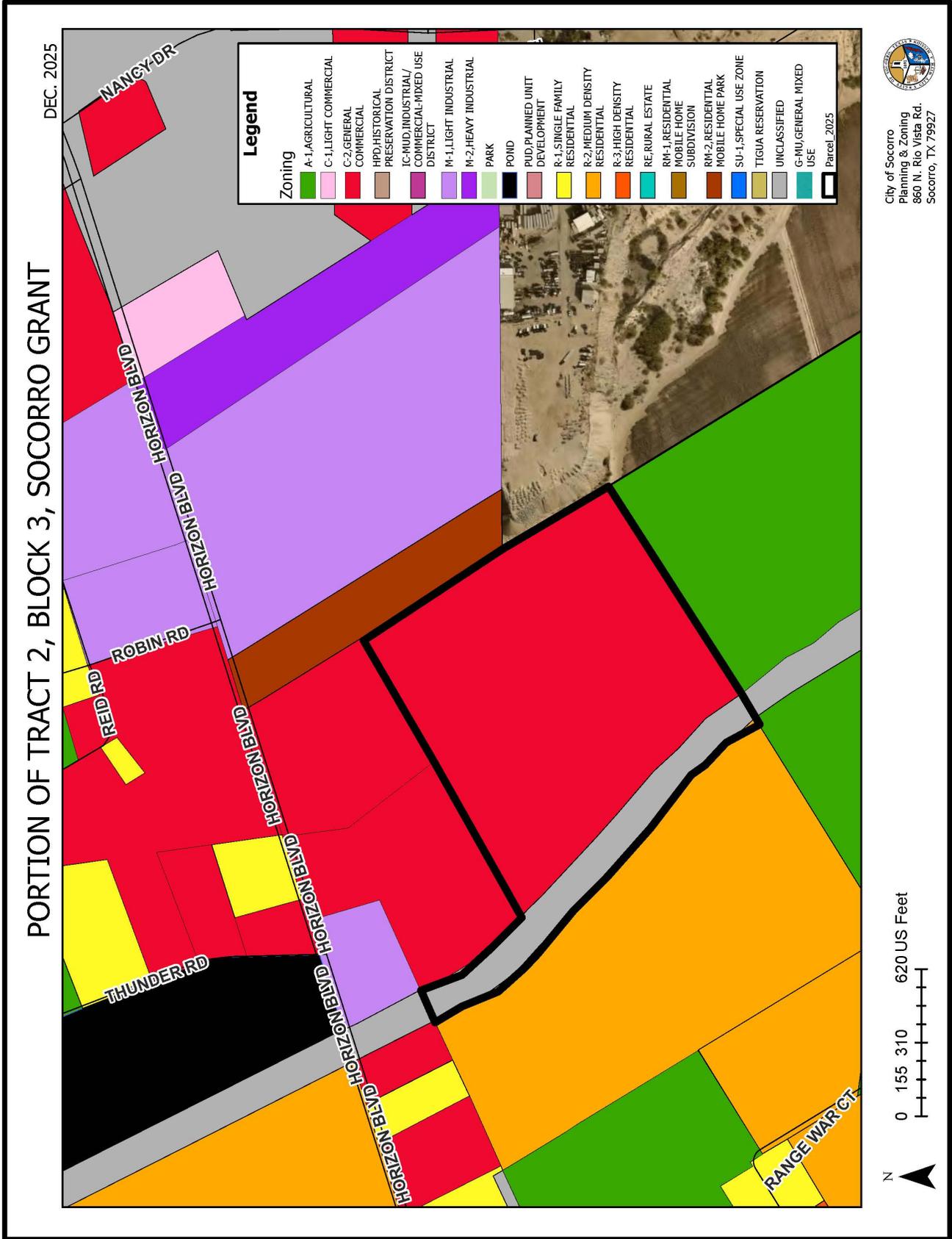
FUTURE LAND USE MAP: Industrial Commercial Mixed Use (ICMU)M

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

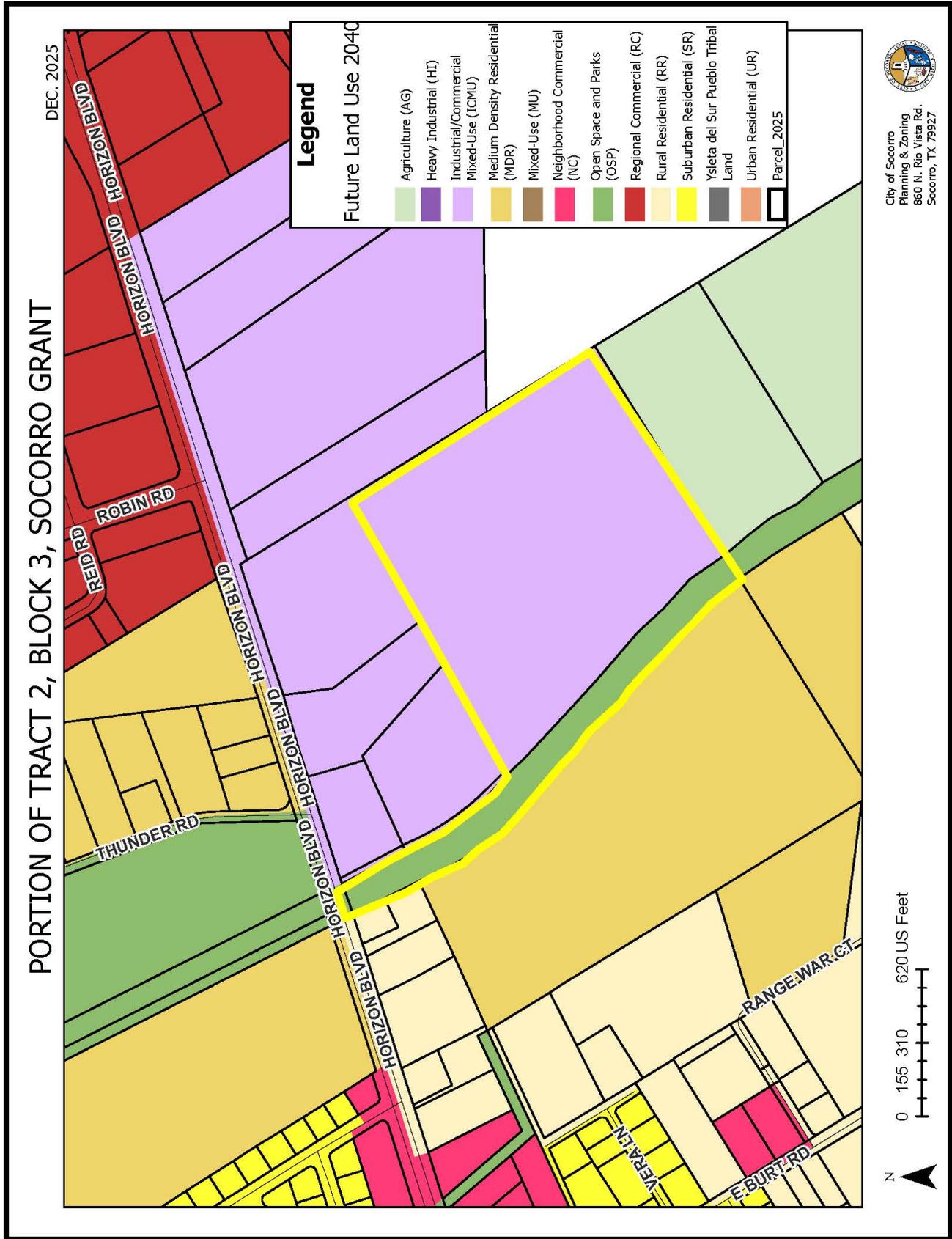
SUMMARY OF REQUEST: Request is for approval of a rezoning of a property from C-2 to R-2 to allow for the development of single-family residential lots.

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

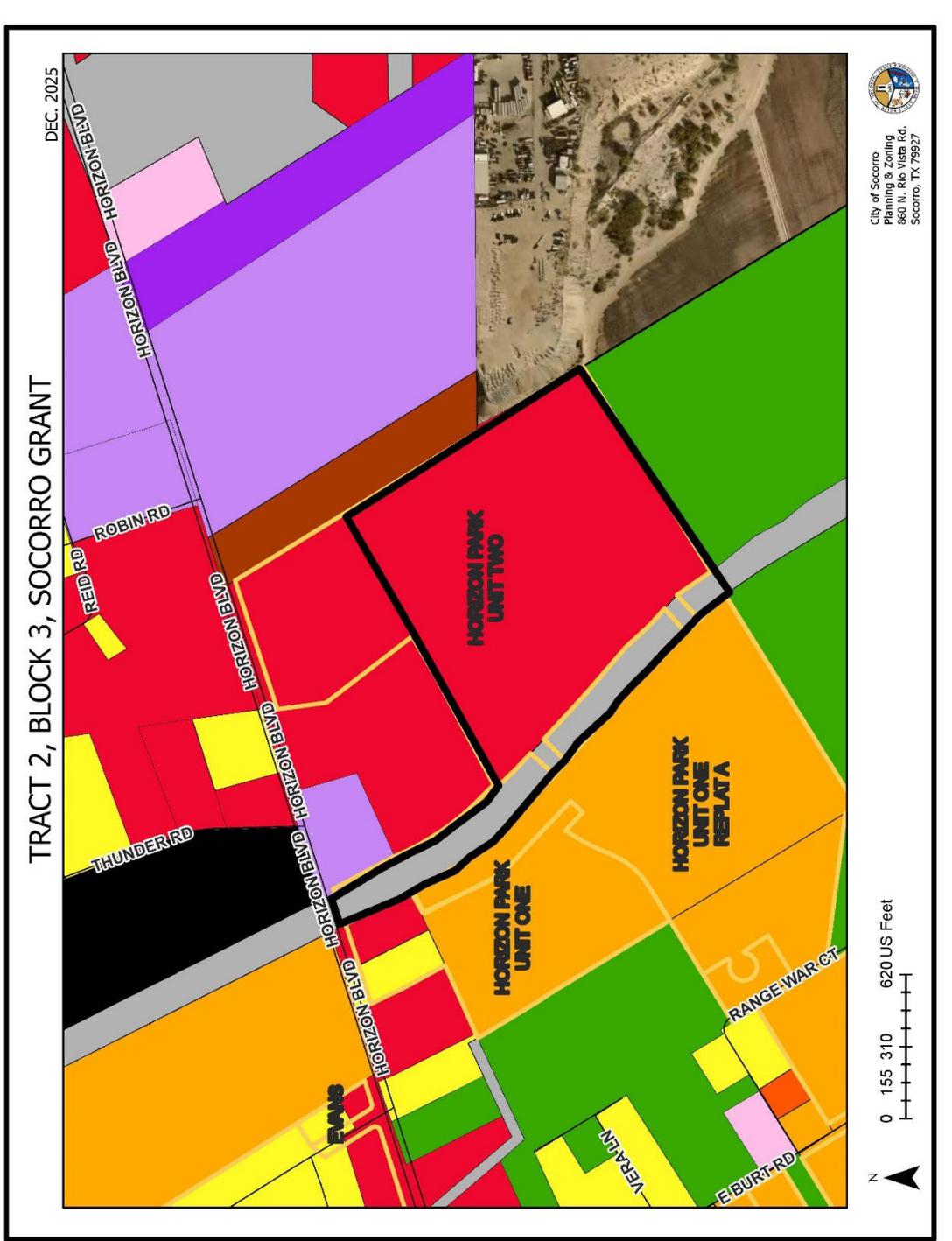
ZONING MAP



FUTURE LAND USE MAP



ADJACENT SUBDIVISIONS



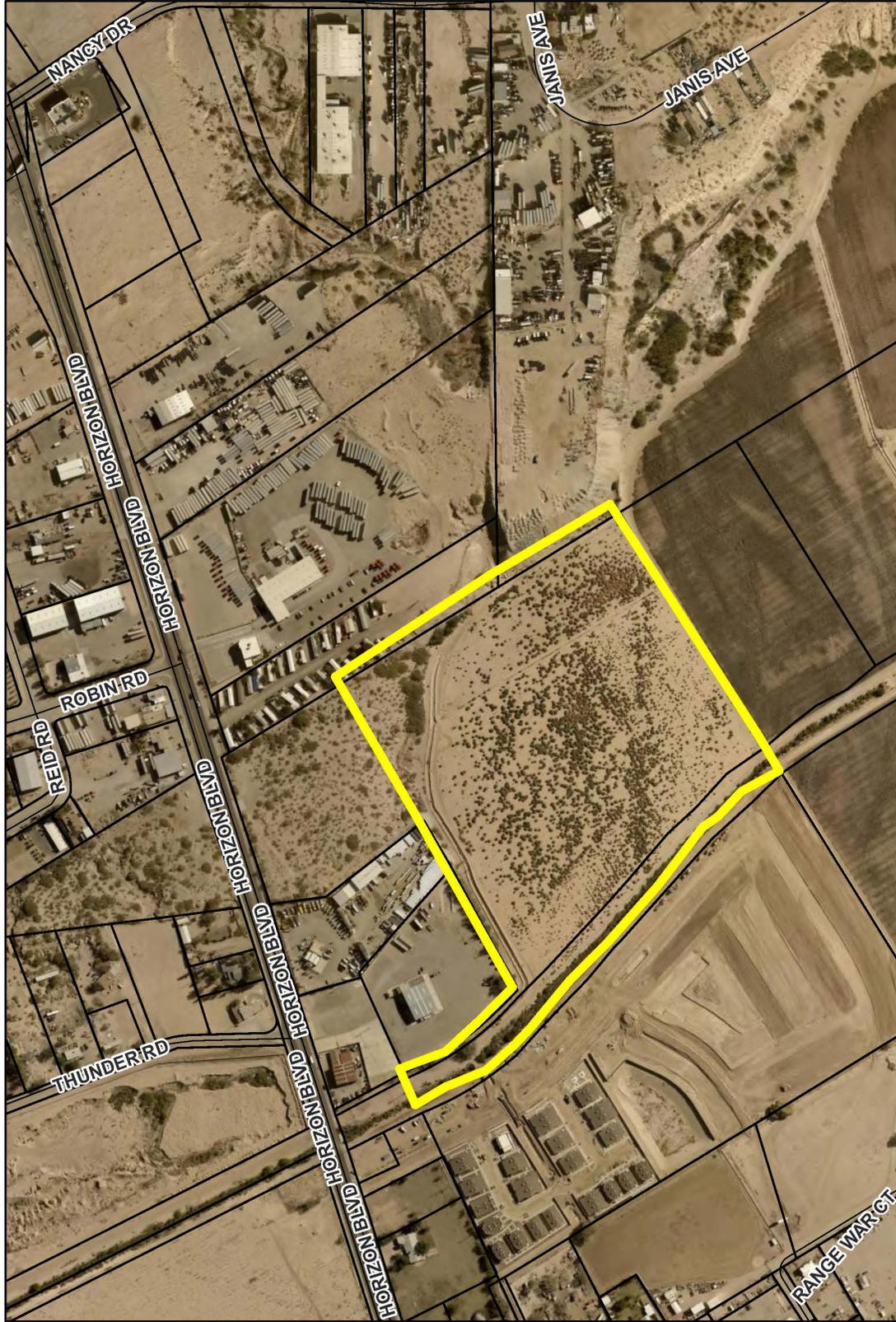
SITE PICTURE



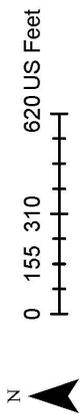
AERIAL IMAGE

PORTION OF TRACT 2, BLOCK 3, SOCORRO GRANT

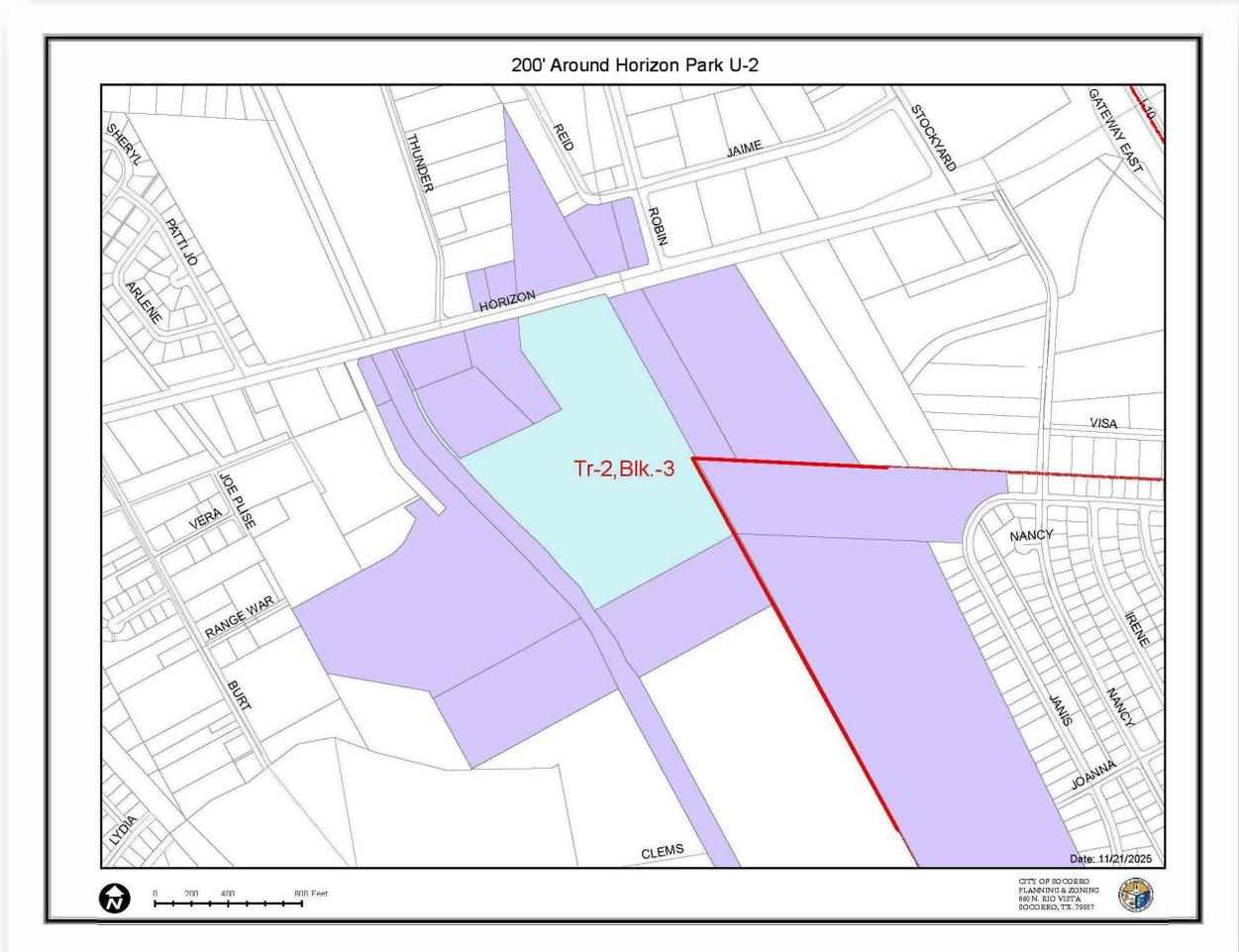
DEC. 2025



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



PUBLIC NOTICE



PUBLIC FEEDBACK

*IN PERSON RESPONSES:	0- OPPOSITION	0- SUPPORT
*MAILED RESPONSES:	0- OPPOSITION	0- SUPPORT
*PHONE RESPONSES:	0- OPPOSITION	0- SUPPORT
*EMAIL RESPONSES:	0- OPPOSITION	0- SUPPORT

PUBLIC LETTERS (ENGLISH)

Rudy Cruz, Jr.
Mayor

Ruben Reyes
At Large

Cesar Nevarez
District 1



Alejandro Garcia
District 2

Gina Cordero
District 3/ Mayor Pro Tem

Irene Rojas
District 4

Adriana Rodarte
City Manager

November 24, 2025

Dear property owner,

You are hereby notified that a Planning and Zoning Commission meeting has been scheduled to hold a **PUBLIC HEARING** on December 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 a proposed amendment to the City of Socorro's Master Plan and rezoning of a portion of Tract 2, Block 3, Socorro Grant, located near Horizon Blvd., Socorro, TX, from C-2 (General Commercial) to R-2 (Medium Density Residential) to allow for the development of single-family residential lots.

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 December 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 LETTERS (SPANISH)

Rudy Cruz, Jr.
Mayor

Ruben Reyes
At Large

Cesar Nevarez
District 1



Alejandro Garcia
District 2

Gina Cordero
District 3 / Mayor Pro Tem

Irene Rojas
District 4

Adriana Rodarte
City Manager

24 de noviembre 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 16 de diciembre del año 2025 a las 5:30 p.m.

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

- a) Solicitud de audiencia pública para la enmienda propuesta al Plan Maestro de la Ciudad de Socorro y el cambio de zonificación del Traque 2, Bloque 3, Socorro Grant, ubicado cerca de Horizon Blvd., Socorro, TX, de C-2 (General Comercial) a R-2 (Residencial de Densidad Media) para permitir el desarrollo de lotes residenciales unifamiliares.

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 16 de diciembre 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.

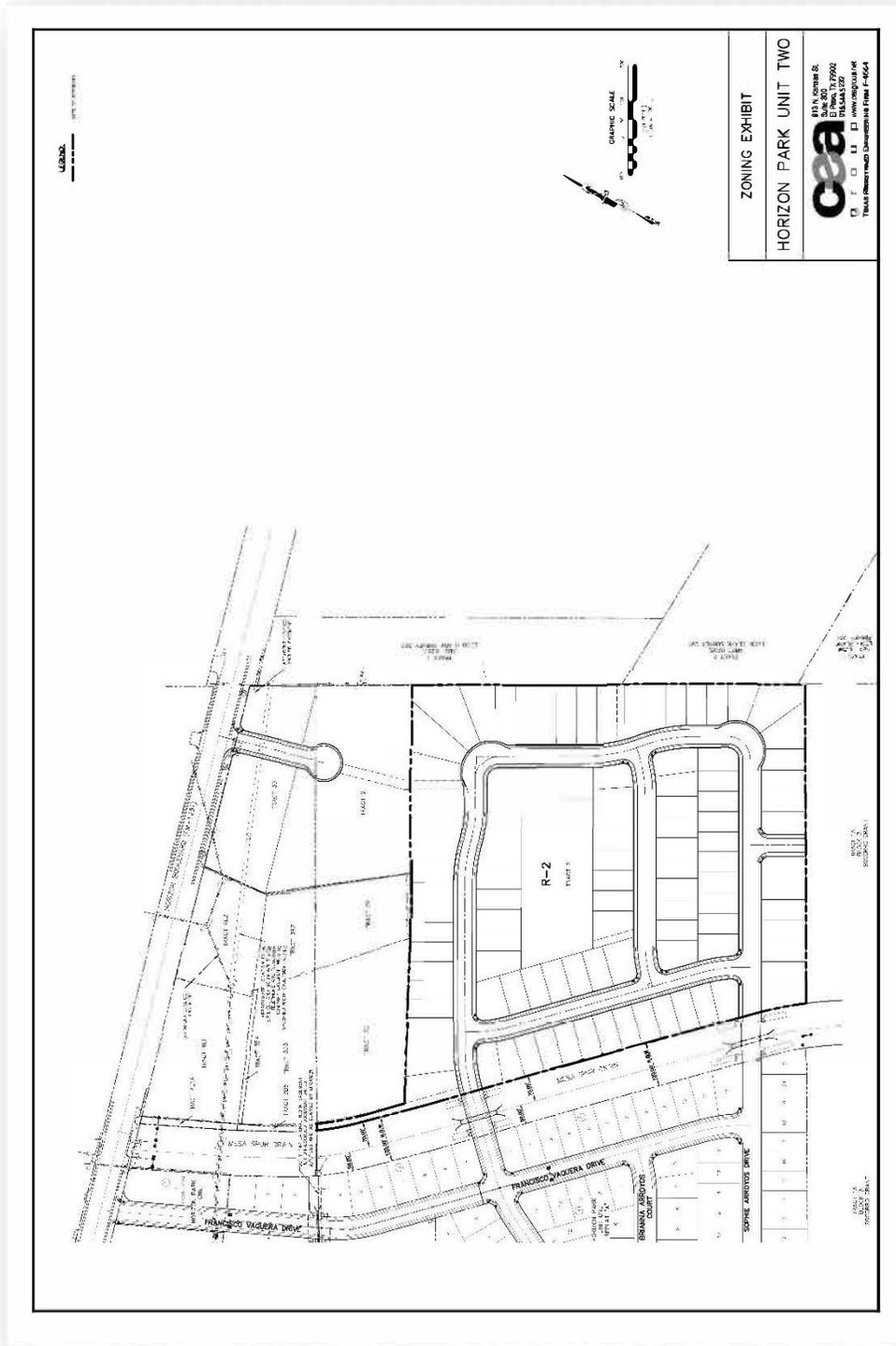
Por favor póngase en contacto con nuestra oficina el día de la junta para confirmar que la junta se llevará a cabo.

Atentamente,

Judith Rodriguez

Secretaria de la Comisión de Planeación y Zonificación

DEVELOPMENT PLAN





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

**REZONING REQUEST
STAFF REPORT**

SUBJECT: PUBLIC HEARING REQUEST FOR THE PROPOSED AMENDMENT TO THE CITY OF SOCORRO'S MASTER PLAN AND REZONING OF TRACT 13, BLOCK 27, SOCORRO GRANT, LOCATED AT 11764 SOCORRO RD., SOCORRO, TX, FROM A-21(GENERAL COMMERCIAL) TO R-2 (MEDIUM DENSITY RESIDENTIAL) TO ALLOW FOR THE DEVELOPMENT OF SINGLE-FAMILY RESIDENTIAL LOTS.

NAME: Isabella Valley Rezoning

PROPERTY ADDRESS: 11764 Socorro Rd.

PROPERTY LEGAL DESCRIPTION: Tract 13, Block 27, Socorro Grant

PROPERTY OWNER: Ralph Duran

REPRESENTATIVE: Enrique Escobar

PROPERTY AREA: 12.03 Acres

CURRENT ZONING: A-1 (Agricultural)

CURRENT LAND USE: Vacant

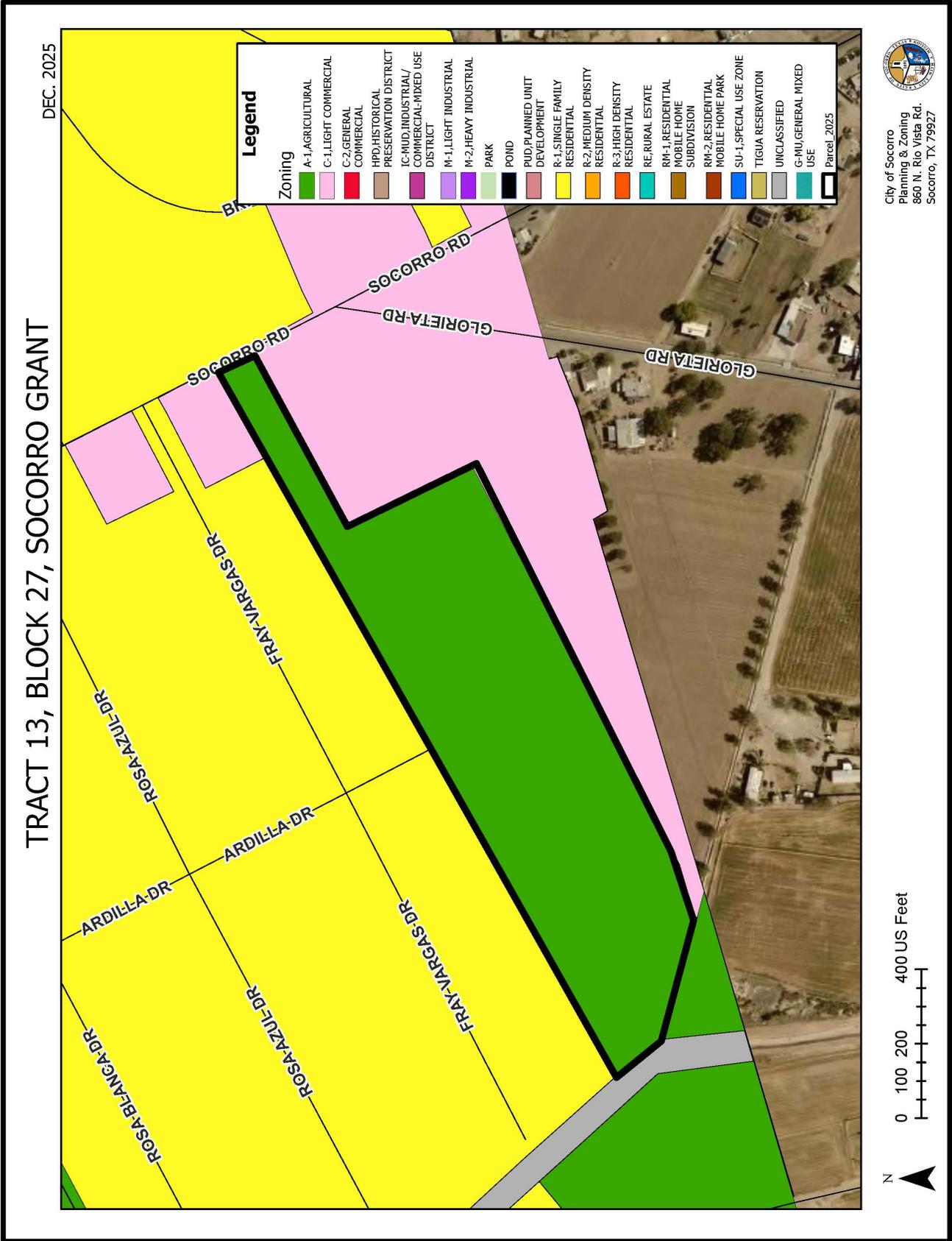
FUTURE LAND USE MAP: Industrial Commercial Mixed Use (ICMU)

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

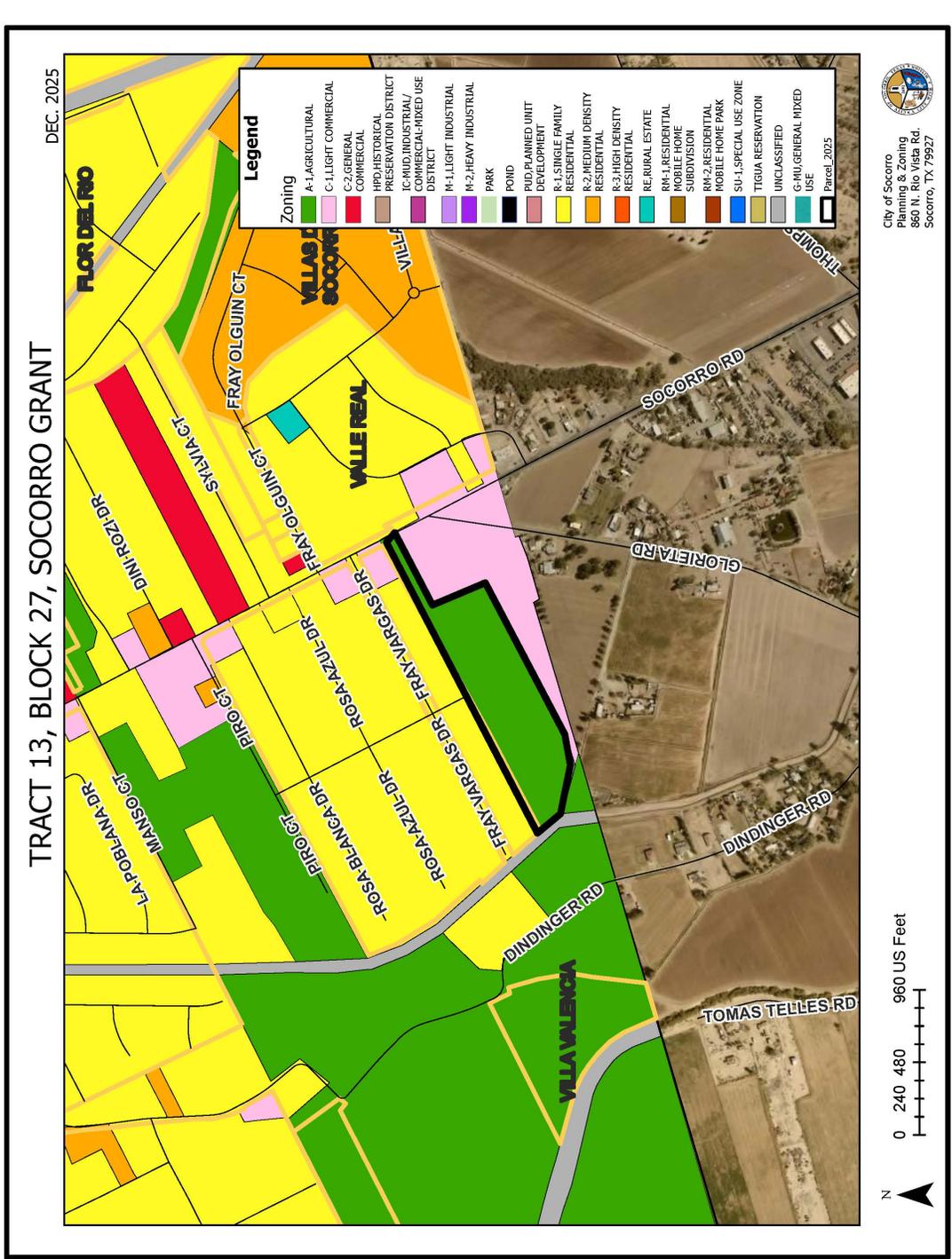
SUMMARY OF REQUEST: Request is for approval of a rezoning of a property from C-2 to R-2 to allow for the development of single-family residential lots.

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

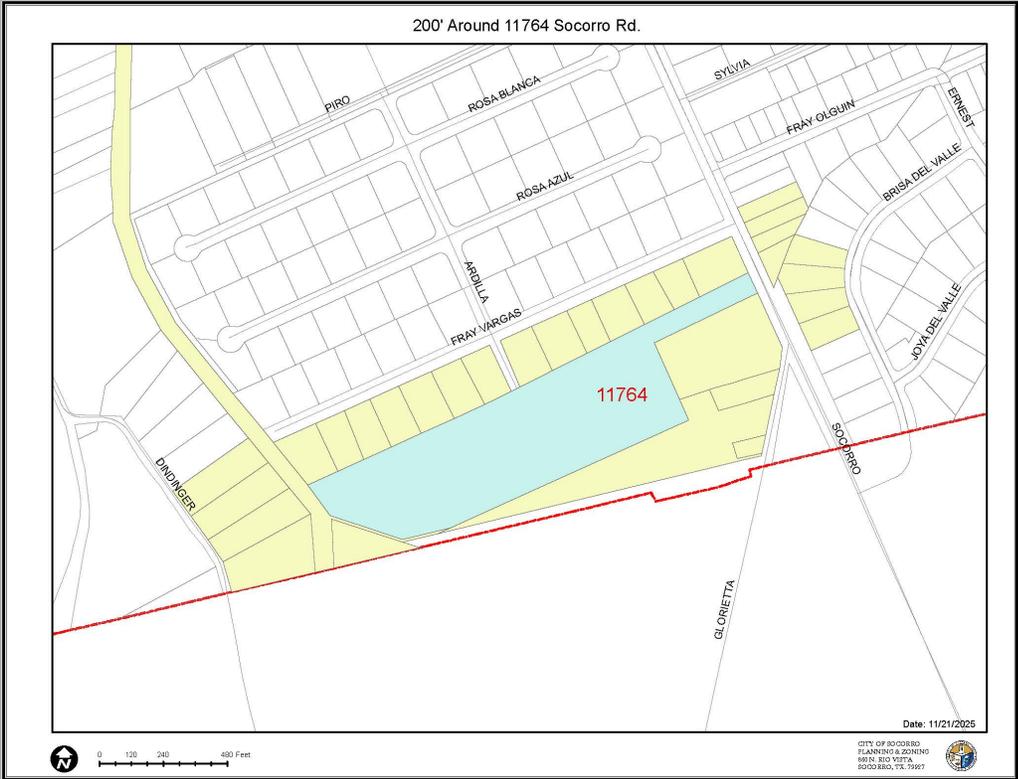
ZONING MAP



ADJACENT SUBDIVISIONS



PUBLIC NOTICE



PUBLIC FEEDBACK

*IN PERSON RESPONSES:	0- OPPOSITION	0- SUPPORT
*MAILED RESPONSES:	0- OPPOSITION	0- SUPPORT
*PHONE RESPONSES:	0- OPPOSITION	0- SUPPORT
*EMAIL RESPONSES:	0- OPPOSITION	0- SUPPORT

PUBLIC LETTERS (ENGLISH)

Rudy Cruz, Jr.
Mayor

Ruben Reyes
At Large

Cesar Nevarez
District 1



Alejandro Garcia
District 2

Gina Cordero
District 3/ Mayor Pro Tem

Irene Rojas
District 4

Adriana Rodarte
City Manager

November 24, 2025

Dear property owner,

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

- b) Public hearing request for a proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 13, Block 27, Socorro Grant, located at 11764 Socorro Rd., Socorro, TX, from A-1 (Agricultural) to R-2 (Medium Density Residential) to allow for the development of single-family residential lots.

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 December 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 LETTERS (SPANISH)

Rudy Cruz, Jr.
Mayor

Ruben Reyes
At Large

Cesar Nevarez
District 1



Alejandro Garcia
District 2

Gina Cordero
District 3 / Mayor Pro Tem

Irene Rojas
District 4

Adriana Rodarte
City Manager

24 de noviembre 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 16 de diciembre 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:

- b) Solicitud de audiencia pública para la enmienda propuesta al Plan Maestro de la Ciudad de Socorro y el cambio de zonificación del Traque 13, Bloque 27, Socorro Grant, ubicado en el 11764 Socorro Rd., Socorro, TX, de A-1 (Agricultural) a R-2 (Residencial de Densidad Media) para permitir el desarrollo de lotes residenciales unifamiliares.

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 16 de diciembre del año 2025 para unirse a la reunión e inscribirse para hablar durante la audiencia pública. El oficial que conducirá la reunión llamará a la persona para comentar en su artículo.

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

Atentamente,

Judith Rodriguez

Secretaria de la Comisión de Planeación y Zonificación



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

**FINAL PLAT APPLICATION STAFF
REPORT**

SUBJECT:

REQUEST FOR APPROVAL OF A FINAL PLAT FOR THE FLOR DEL BOSQUE SUBDIVISION, BEING ALL OF TRACT 11A, BLOCK 32, SAN ELIZARIO GRANT, EL PASO COUNTY, TX. AND LOCATED NEAR PETUNIA DR.

NAME: Flor del Bosque Subdivision

PROPERTY ADDRESS: Near Petunia Dr.

PROPERTY LEGAL DESCRIPTION: All of Tract 11A, Block 32, San Elizario Grant

PROPERTY OWNER: Flor del Rio, LLC

REPRESENTATIVE: CEA Group

PROPERTY AREA: 82.18 Acres

CURRENT ZONING: N/A (CITY OF SOCORRO'S 2-MILE ETJ)

CURRENT LAND USE: VACANT

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

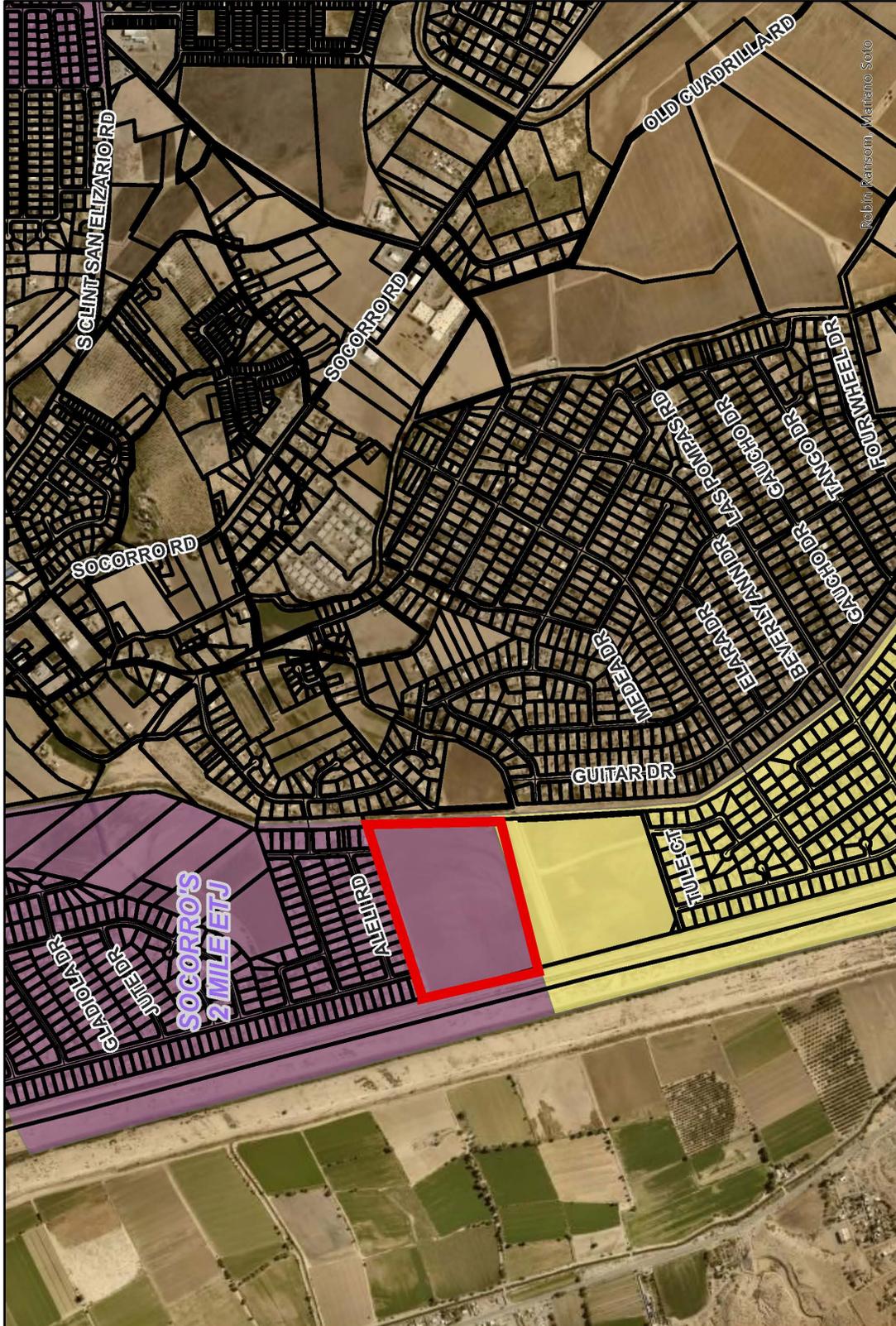
SUMMARY OF REQUEST: Request is for approval of a Final Plat for Flor del Bosque Subdivision.

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the Final Plat for Flor del Bosque Subdivision with the condition that the engineering review comments are met.

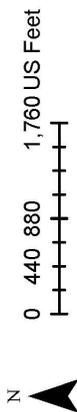
ZONING MAP

FLOR DEL BOSQUE SUBDIVISION-2 MILE ETJ

NOV 2025



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



SITE PICTURES



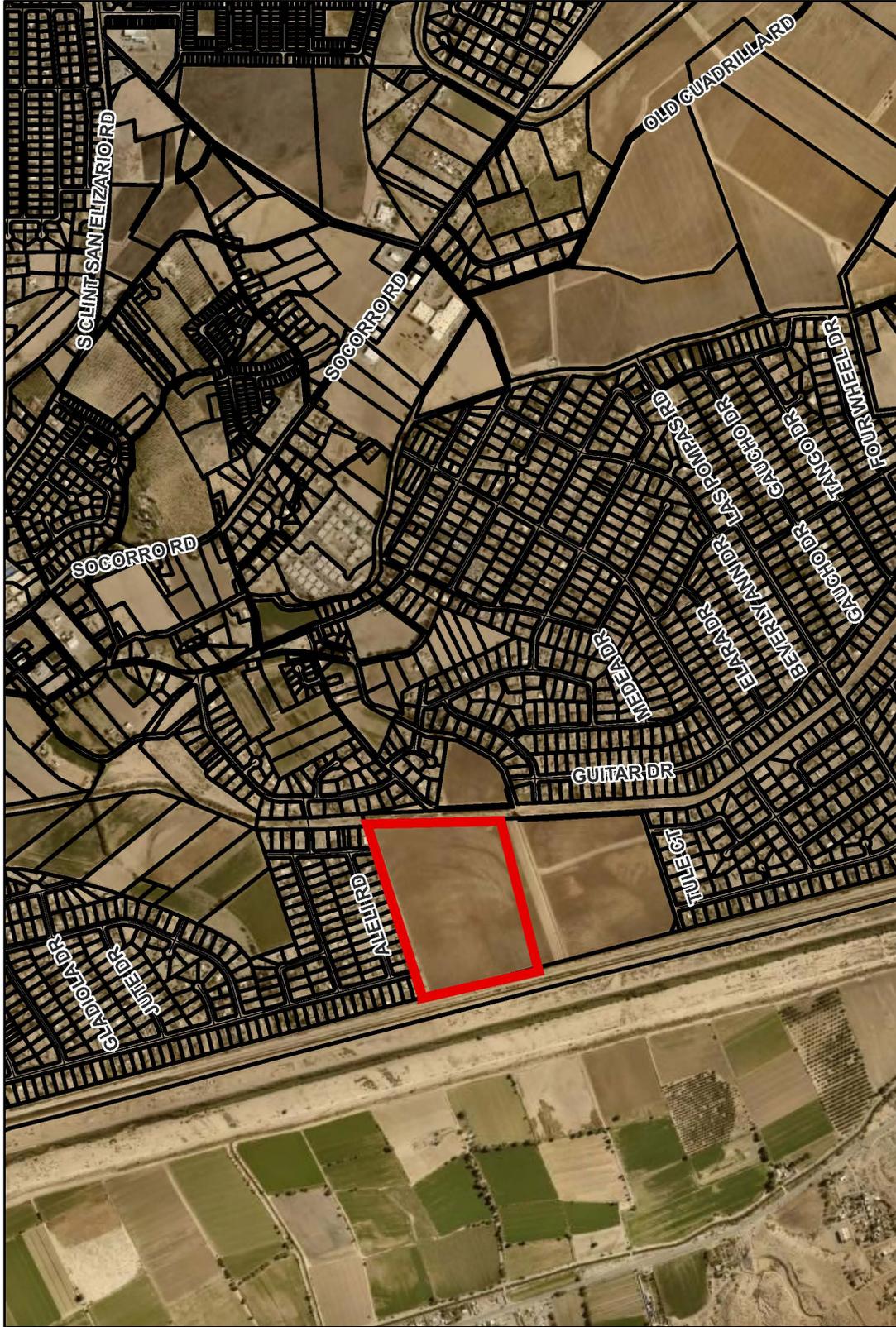
View of property from Petunia Dr.



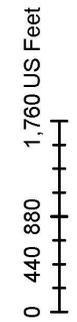
AERIAL IMAGE

FLOR DEL BOSQUE SUBDIVISION-2 MILE ETJ

NOV 2025



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





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

**PRELIMINARY PLAT APPLICATION
STAFF REPORT**

SUBJECT:

REQUEST FOR APPROVAL OF A PRELIMINARY PLAT FOR HORIZON PARK UNIT TWO SUB-DIVISION, BEING TRACTS 2, 3B, 3B5, AND 4E1A, BLOCK 3, SOCORRO GRANT, AND LOCATED NEAR HORIZON BLVD., SOCORRO, TX.

NAME:

Horizon Park Unit Two Subdivision

PROPERTY ADDRESS:

Near Horizon Blvd.

PROPERTY LEGAL DESCRIPTION:

Being Tracts 2, 3B, 3B5, and 4E1A, Block 3, Socorro Grant, Socorro, TX.

PROPERTY OWNER:

Bowling Brothers Development Company, LLC.,

REPRESENTATIVE:

Jorge L. Azcarate

PROPERTY AREA:

30.307 Acres

CURRENT ZONING:

C-2 (General Commercial)

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).

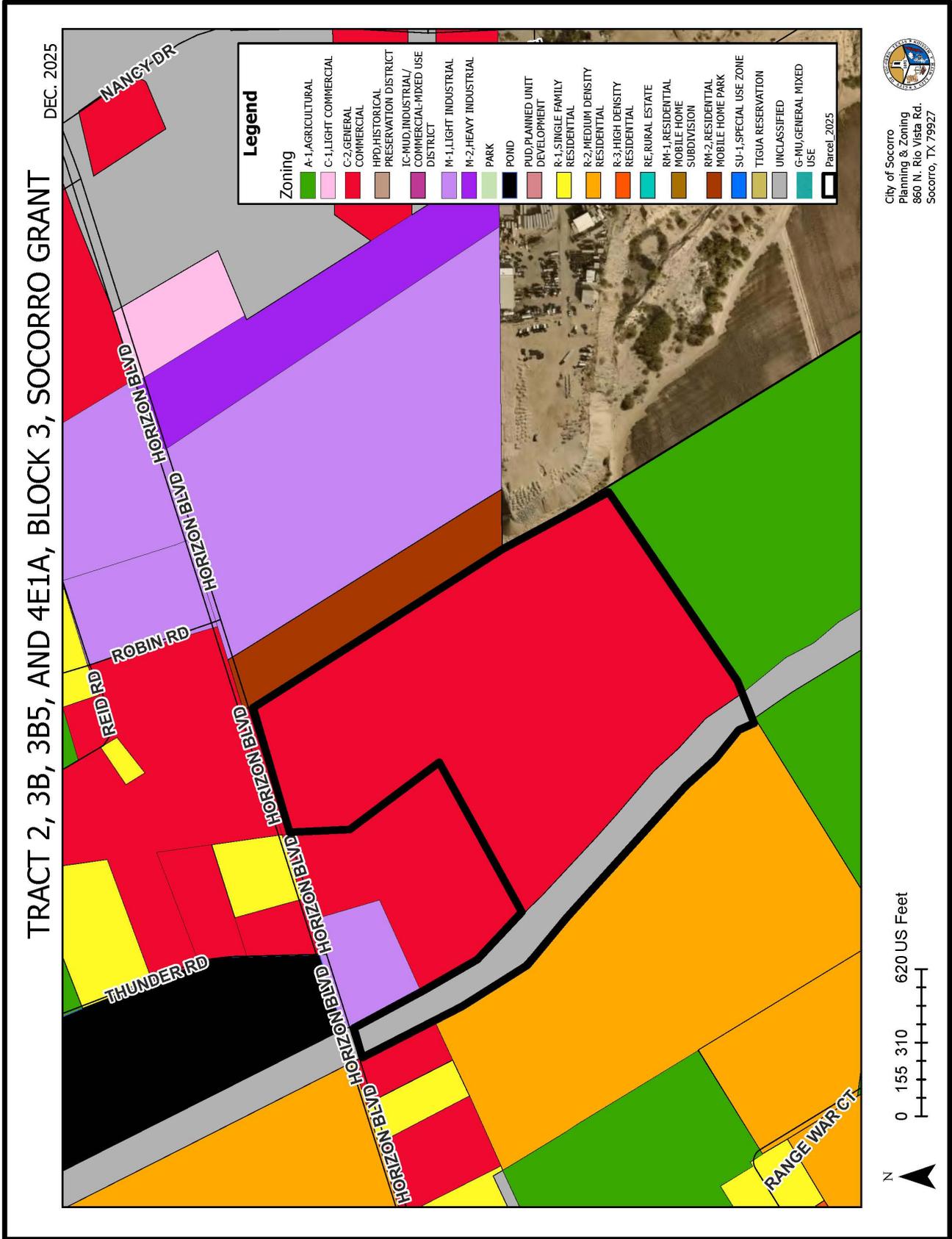
SUMMARY OF REQUEST:

Request is for approval of a Preliminary Plat for Horizon Park Unit Two Subdivision.

STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of the Preliminary Plat for Horizon Park Unit Two Subdivision with the condition that all engineering comments are addressed before the Final Plat is presented for approval.

ZONING MAP



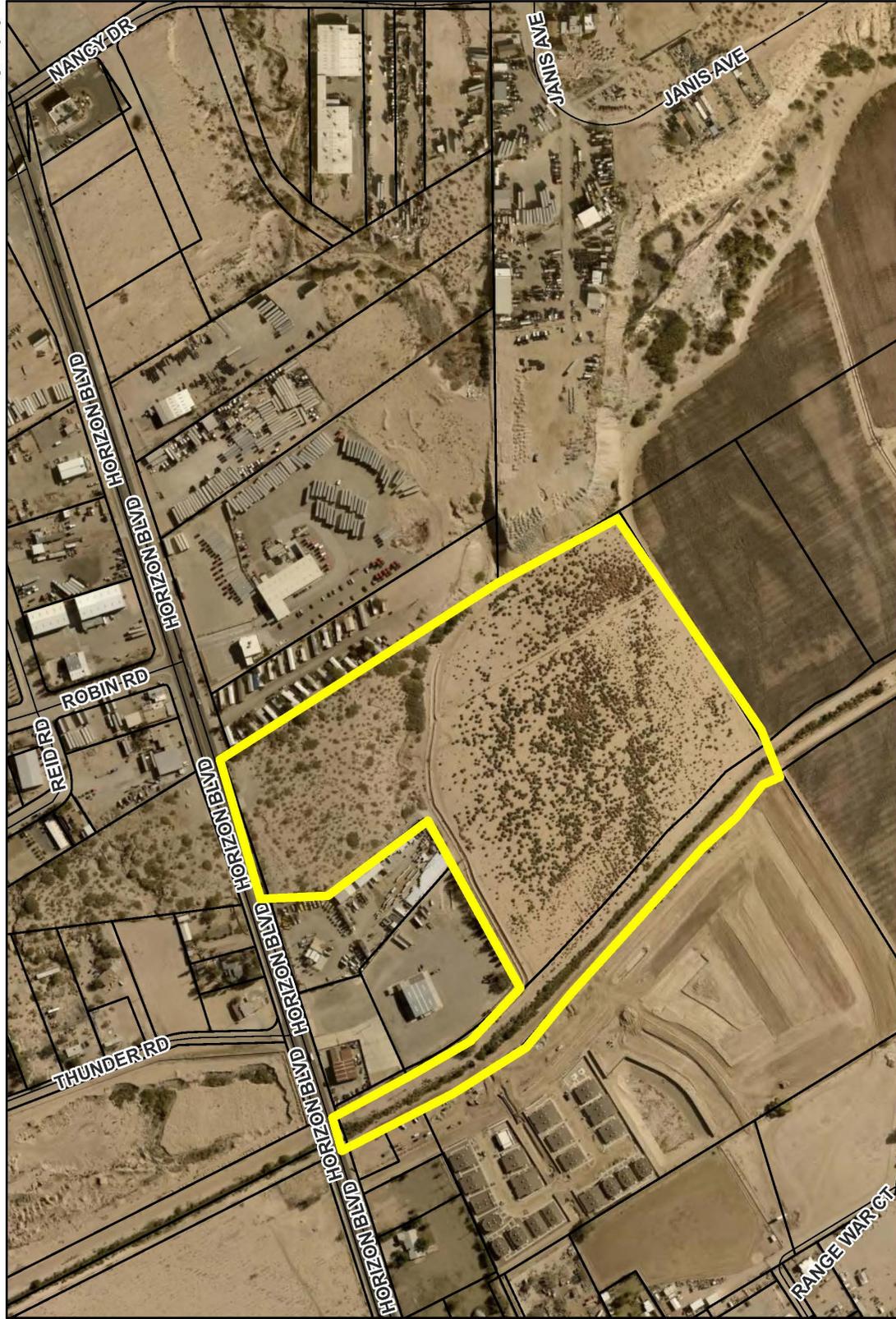
SITE PICTURES



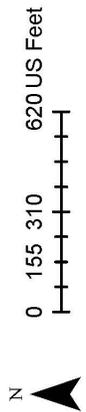
AERIAL IMAGE

TRACT 2, 3B, 3B5, AND 4E1A, BLOCK 3, SOCORRO GRANT

DEC. 2025



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



PRELIMINARY PLAT

