

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 ESTACIONAMENTOS 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 17TH DAY OF FEBRUARY 2026 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 FEBRUARY 17, 2026 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 5, Block 5, Socorro Grant, located at Socorro Distribution Dr., Socorro, TX, from A-1 (Agricultural) to IC-MUD (Industrial/ Commercial- Mixed Use District), and a variance request from Sec. 46-451. - General regulations. (subsection d) Height Requirements to allow a 50' - 0" maximum allowable building height instead of the 45' - 0" maximum height limitation to allow for Distribution and Warehouse Facilities.
- b) Approval of Meeting minutes of February 3, 2026.

Approved by: 

REGULAR AGENDA

5. **Consider and Take Action** on the approval of the Preliminary Plat for Vista Bonita Estates Unit Two, being a portion of Tract 5, Block 24, San Elizario Grant, located at 2000 ft. Southwest of North Loop Dr. and Anderson Rd. intersection. El Paso County TX.
6. **Consider and Take Action** on the approval of a Replat for Trujillo Subdivision Unit Two Replat B, being a replat of Lot 1B, Block 1, Trujillo Subdivision Unit Two Replat A, located at 10330 Socorro Rd., Socorro, TX. to allow duplexes.
7. **Planning and Zoning Commissioners Report.**
8. **Planning and Zoning Department Report.**
9. **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 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.

Approved by: 


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 30TH DAY OF JANUARY 2026.

By: Myrian Apodaca
Myrian Apodaca, Planning & Zoning Secretary.

DATE & TIME POSTED: 2/13/2026@ 4:00pm BY: MA.

**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: 

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PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES February 3, 2026@ 5:30 P.M.

1. CALL TO ORDER.

The Chairman Andrew Arroyos called the meeting to order at 5:32 PM

2. ESTABLISHMENT OF QUORUM.

A quorum was established with 3 commissioners present.

Members Present:

Andrew Arroyos

Yolanda Rodrigue

David Estrada

Members Absent

Oswaldo Reza

Julie Dominguez

Staff Present:

- Lorraine Quimiro, *City Planner Development Director.*
- Judith Rodriguez. *Planner.*
- Diego Ruiz. *Planner*
- Myrian Apodaca, *Planning Clerk*
- Yadria Magana, *Planning Clerk*
- Erika Escandon, *Planning Clerk*
- Alfredo Ferando, *I.T. Systems Administrator*
- Merwan Bhatti, *City Attorney.*

3. Notice to the Public- Open Forum

No Speakers

4. **CONSENT AGENDA**

Public hearing request for a proposed amendment to the City of Socorro's Master Plan and rezoning of Lot 3, Block 13, Alameda Estates Replat, located at 10387 Manzana Rd., Socorro, TX, from R-1 (Single Family Residential) to R-2 (Medium Density Residential), to allow two existing dwellings, and a variance from Sec.46-262.- Area Requirements- Subsection (2)(d) to allow a reduced rear yard setback of 3'-0" instead of the 20' -0" setback requirement on the rear dwelling.

Approval of Meeting minutes of January 20, 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, David Estrada and Yolanda Rodriguez

Nays:

Abstain:

Absent: Osvaldo Reza, Julie Dominguez.

REGULAR AGENDA

5. **Public hearing** for a proposed amendment to the City of Socorro's Master Plan and rezoning of Lot 3, Block 13, Alameda Estates Replat, located at 10387 Manzana Rd., Socorro, TX, from R-1 (Single Family Residential) to R-2 (Medium Density Residential), to allow two existing dwellings, and a variance from Sec.46-262.-Area Requirements- Subsection (2)(d) to allow a reduced rear yard setback of 3 '-0" instead of the 20' -0" setback requirement on the rear dwelling.

Chairman Mr. Arroyos

Open PH : 5:33 pm

Speakers: No speakers

Closed PH: 5:34 pm

6. **Consider and Take Action** for a proposed amendment to the City of Socorro's Master Plan and rezoning of Lot 3, Block 13, Alameda Estates Replat, located at 10387 Manzana Rd., Socorro, TX, from R-1 (Single Family Residential) to R-2 (Medium Density Residential), to allow two existing dwellings, and a variance from Sec.46-262.- *Area Requirements- Subsection (2)(d)* to allow a reduced rear yard setback of 3'-0" instead of the 20'-0" setback requirement on the rear dwelling.

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

Ayes: Andrew Arroyos, David Estrada and Yolanda Rodriguez

Nays:

Abstain:

Absent: Osvaldo Reza, Julie Dominguez.

7. **Consider and Take Action** on the approval of a Replat for Baba Unit One Replat B Subdivision, being a Replat of Lot 2, Block 2, Baba Unit One Subdivision, and located at 10301 Desert Oak Ct., El Paso County, Texas.

Ms. Judith Rodriguez gave presentation.

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

Ayes: Andrew Arroyos, David Estrada and Yolanda Rodriguez

Nays:

Abstain:

Absent: Osvaldo Reza, Julie Dominguez.

8. **Consider and Take Action** on the approval of an amendment to the development plan for the Hermanos Farms Industrial Subdivision. The amendment would change the previously approved pecan tree buffer with a new landscape plan.

Ms. Judith Rodriguez gave presentation.

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

Ayes: Andrew Arroyos, David Estrada and Yolanda Rodriguez

Nays:

Abstain:

Absent: Osvaldo Reza, Julie Dominguez.

9. **Consider and Take Action** on the Election of Officers for Planning and Zoning Commission.

- Andrew Arroyos **Chairman**
- David Estrada **1st Vice Ghairman**
- Yolanda Rodriguez **2nd Vice Chairman**
- Myrian Apodaca **Secretary**

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

Ayes: Andrew Arroyos, David Estrada and Yolanda Rodriguez

Nays:

Abstain:

Absent: Osvaldo Reza, Julie Dominguez.

10. Consider and Take Action on the Bylaws of the Planning and Zoning Commission.

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

Ayes: Andrew Arroyos, David Estrada and Yolanda Rodriguez

Nays:

Abstain:

Absent: Osvaldo Reza, Julie Dominguez.

11. Consider and Take Action on the 2026 Planning & Zoning Meeting Calendar.

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

Ayes: Andrew Arroyos, David Estrada and Yolanda Rodriguez

Nays:

Abstain:

Absent: Osvaldo Reza, Julie Dominguez.

12. Planning and Zoning Commissioners Report.

Commissioner Yolanda Rodriguez asked if there are any new commissioners coming in.

Commissioner Yolanda Rodriguez requested that attendance reminders be sent via text message so we can confirm who will be able to attend the meeting.

13. Planning and Zoning Department Report.

Ms. Lorraine Quimiro provided information regarding TxDOT's request for an amendment to the ordinance to reduce the speed limit along Horizon Boulevard from 50 mph to 45 mph.

An extension of time for the UDC to April 2026 is being requested from City Council to allow completion. There is no financial impact associated with this request.

The installation of the traffic signal at Bauman Road and North Loop will begin once the construction season starts.

14. Adjournment

A motion was made by Andrew Arroyos and seconded by Yolanda Rodriguez, *to adjourn at 6:33 PM.*

Ayes: Andrew Arroyos, David Estrada and Yolanda Rodriguez

Nays:

Abstain:

Absent: Osvaldo Reza, Julie Dominguez.

Andrew Arroyos, Chairman

Date Minutes Were Approved

Myrian Apodaca, Secretary

Date Minutes Were Approved



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: FEBRUARY 17, 2026**

**PRELIMINAR PLAT APPLICATION
STAFF REPORT**

SUBJECT: REQUEST FOR APPROVAL OF A PRELIMINARY PLAT FOR VISTA BONITA ESTATES UNIT TWO, BEING A PORTION OF TRACT 5, BLOCK 24, SAN ELIZARIO GRANT, LOCATED AT 2000 FT SOUTHWEST OF NORTH LOOP DR. AND ANDERSON RD. INTERSECTION.

NAME: Vista Bonita Estates Unit Two

PROPERTY ADDRESS: 2000 ft Southwest of North Loop Dr. and Anderson Rd. intersection.

PROPERTY LEGAL DESCRIPTION: A portion of Tract 5, Block 24, San Elizario Grant, El Paso County

PROPERTY OWNER: T4S, LTD

REPRESENTATIVE: TRE & Associates, LLC.

PROPERTY AREA: 101.81 Acres

CURRENT ZONING: N/A (City of Socorro's 2-Mile ETJ)

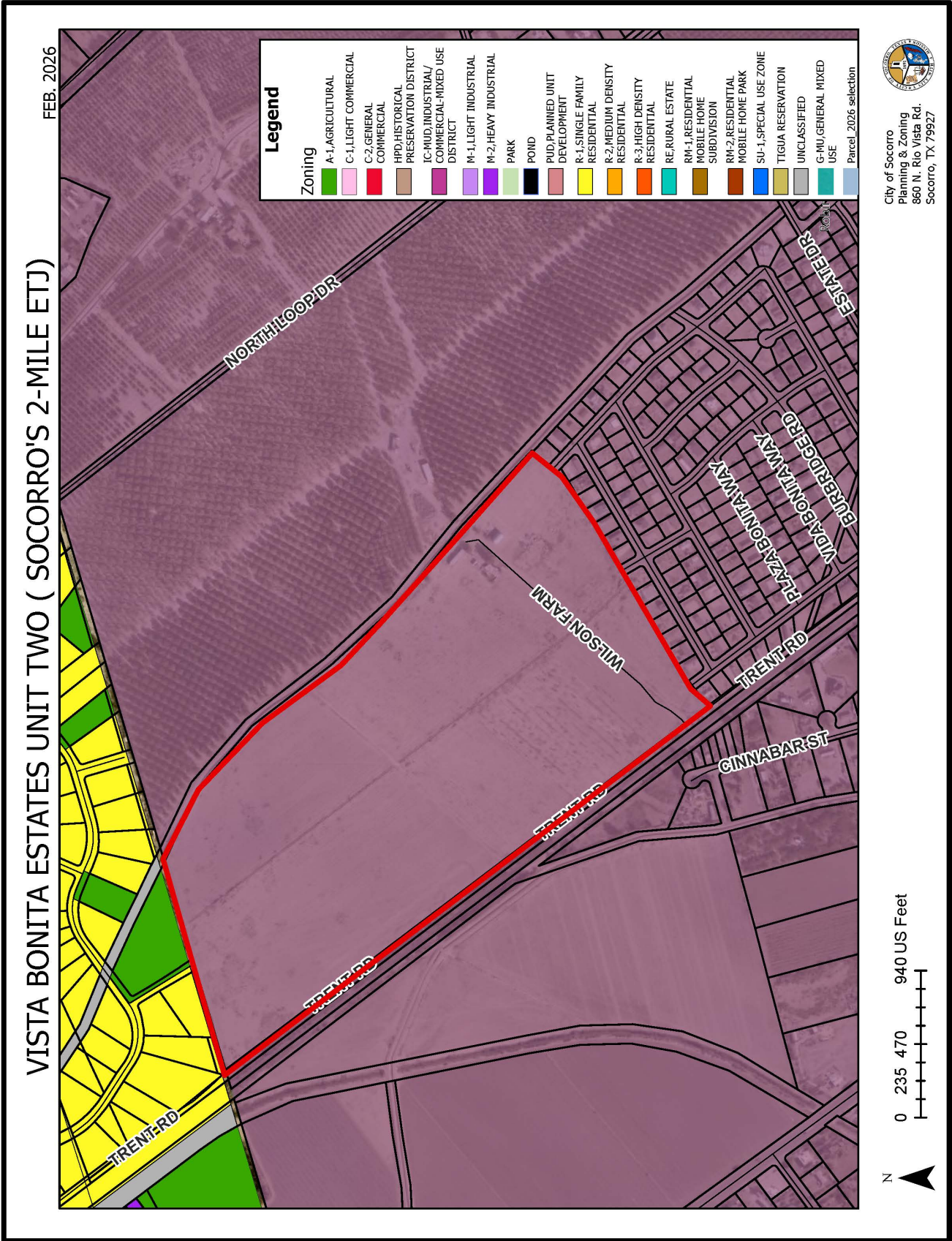
CURRENT LAND USE: Vacant (In City of Socorro's 2-Mile ETJ)

FLOOD MAP: According to the Flood Insurance Rate Maps, the referenced property lies within Zone X; (Community Panel # 480212 0277-B/ FEMA, September 4, 1991).

SUMMARY OF REQUEST: Request is for approval of a Preliminary Plat for Vista Bonita Estates Unit Two.

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the Preliminary Plat for Vista Bonita Estates Unit Two.

ZONING MAP



AERIAL IMAGE



SITE PICTURES

Entrance at Burbridge Rd.



Entrance at Tres Caballos Dr.



SCHEDULE OF DEVELOPMENT

Anticipated Vista Bonita Estates Unit Two Schedule 12/16/2025	Estimated Start	Estimated End
Grading Improvements	5/4/2026	8/7/2026
Drainage Improvements	8/10/2026	10/9/2026
Water and Wastewater	10/12/2026	12/11/2026
Rockwalls	12/14/2026	3/12/2027
Curb and Gutter	12/14/2026	2/12/2027
Dry Utilities	2/15/2027	5/14/2027
Paving and Cleanup	5/17/2027	8/20/2027
Walkthrough	8/23/2027	8/27/2027
Punchlist Items	8/30/2027	9/10/2027
Final Walkthrough	9/13/2027	
LVWD Acceptance	10/15/2027	
County Acceptance	10/15/2027	



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: FEBRUARY 17, 2026**

**SUBDIVISION REPLAT
STAFF REPORT**

SUBJECT:

REQUEST FOR APPROVAL OF A REPLAT FOR TRUJILLO SUBDIVISION UNIT TWO REPLAT B, BEING A REPLAT OF LOT 1B, BLOCK 1, TRUJILLO SUBDIVISION UNIT TWO REPLAT A, LOCATED AT 10330 SOCORRO RD., SOCORRO, TX. TO ALLOW FOR DUPLEXES.

NAME:

Trujillo Subdivision Unit Two Replat B

**PROPERTY
ADDRESS:**

10330 Socorro Rd.

**PROPERTY LEGAL
DESCRIPTION:**

All of Lot 1B, Block 1, Trujillo Subdivision Unit Two Replat "A"

PROPERTY OWNER:

Alejandro Portillo/ AVA Developments, LLC

REPRESENTATIVE:

Dorado Engineering Group

PROPERTY AREA:

2.360 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)

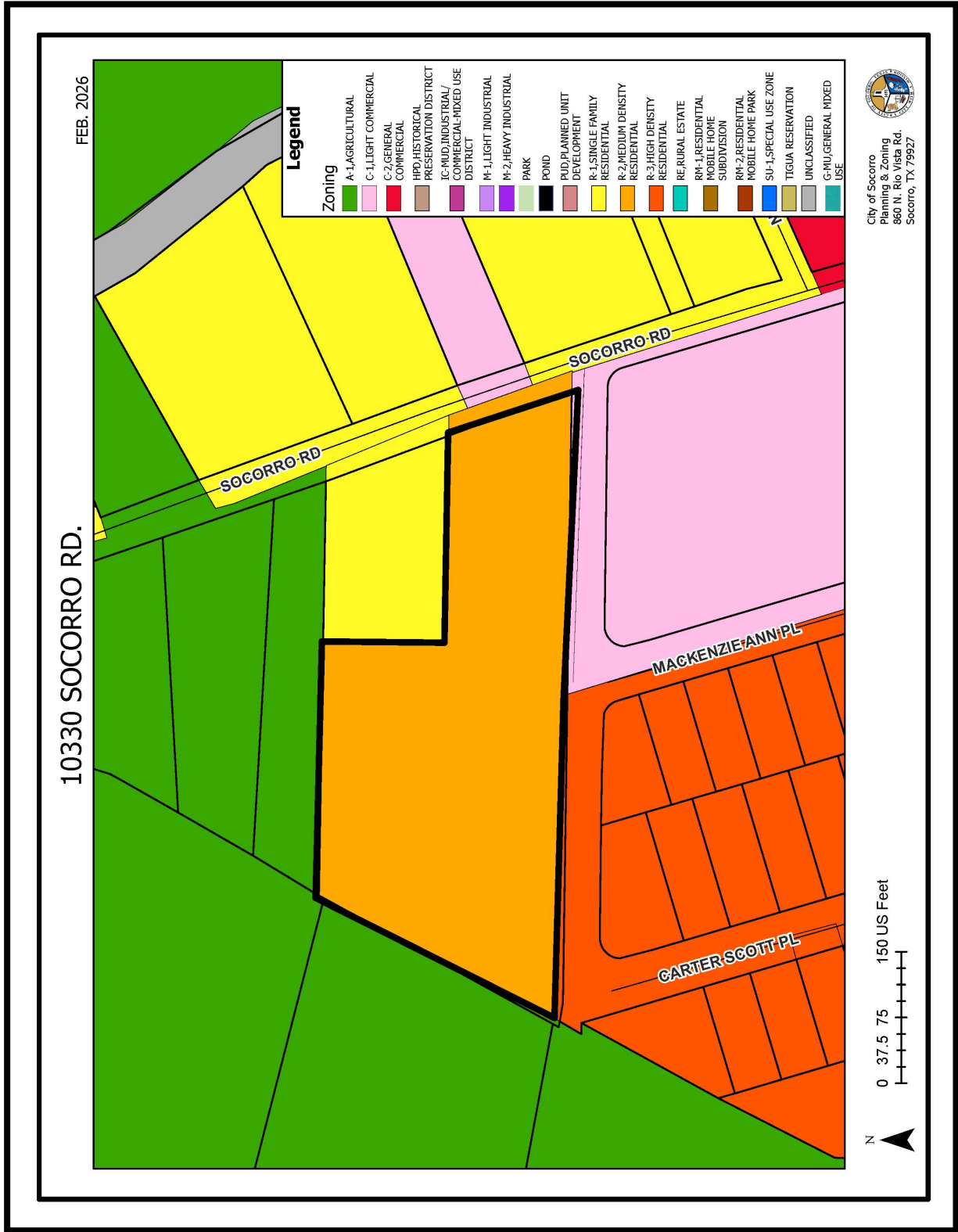
SUMMARY OF REQUEST:

Request is for approval of a Replat for Trujillo Subdivision Unit Two Replat B to allow for a multi family development.

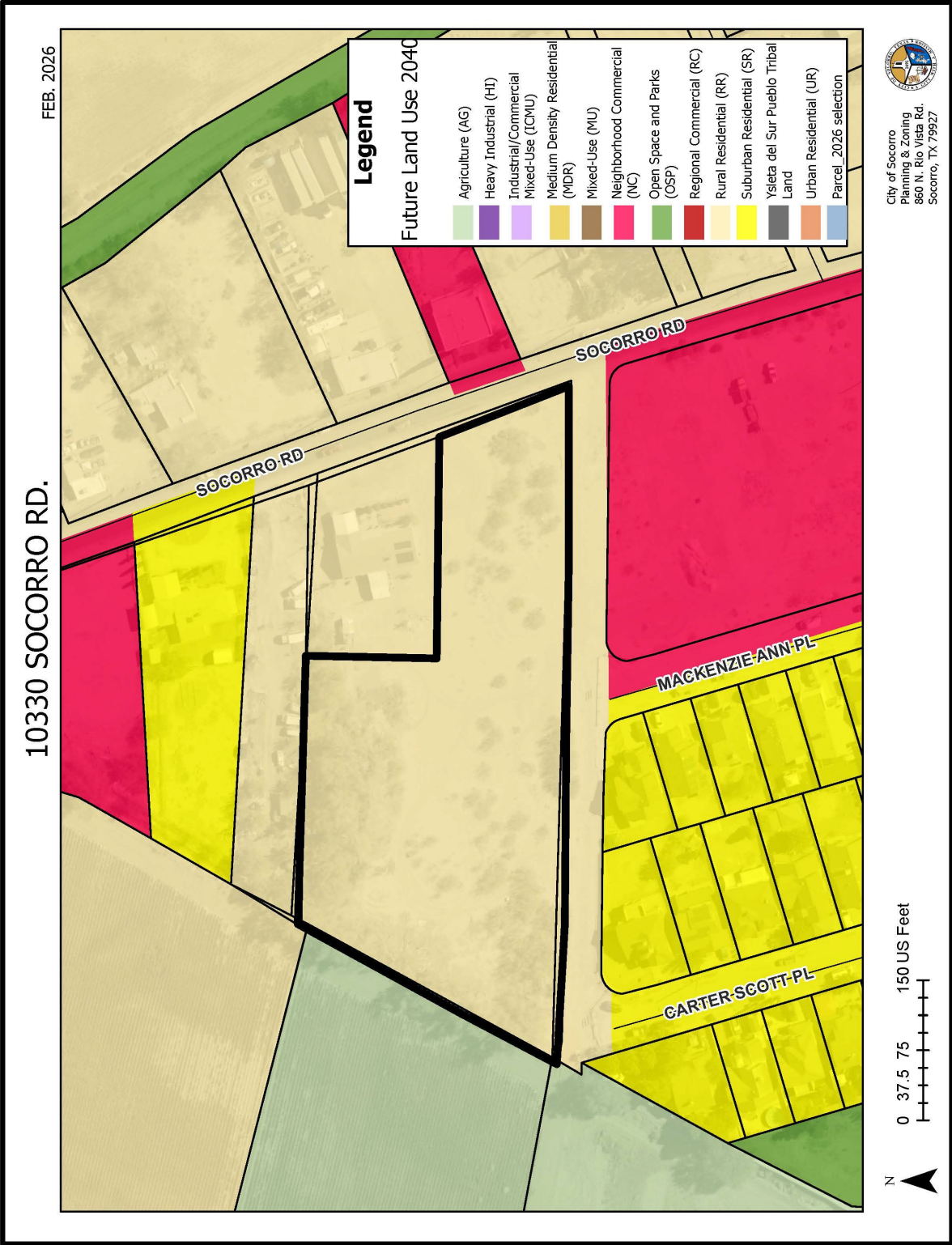
STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of the replat for Trujillo Subdivision Unit Two Replat B.

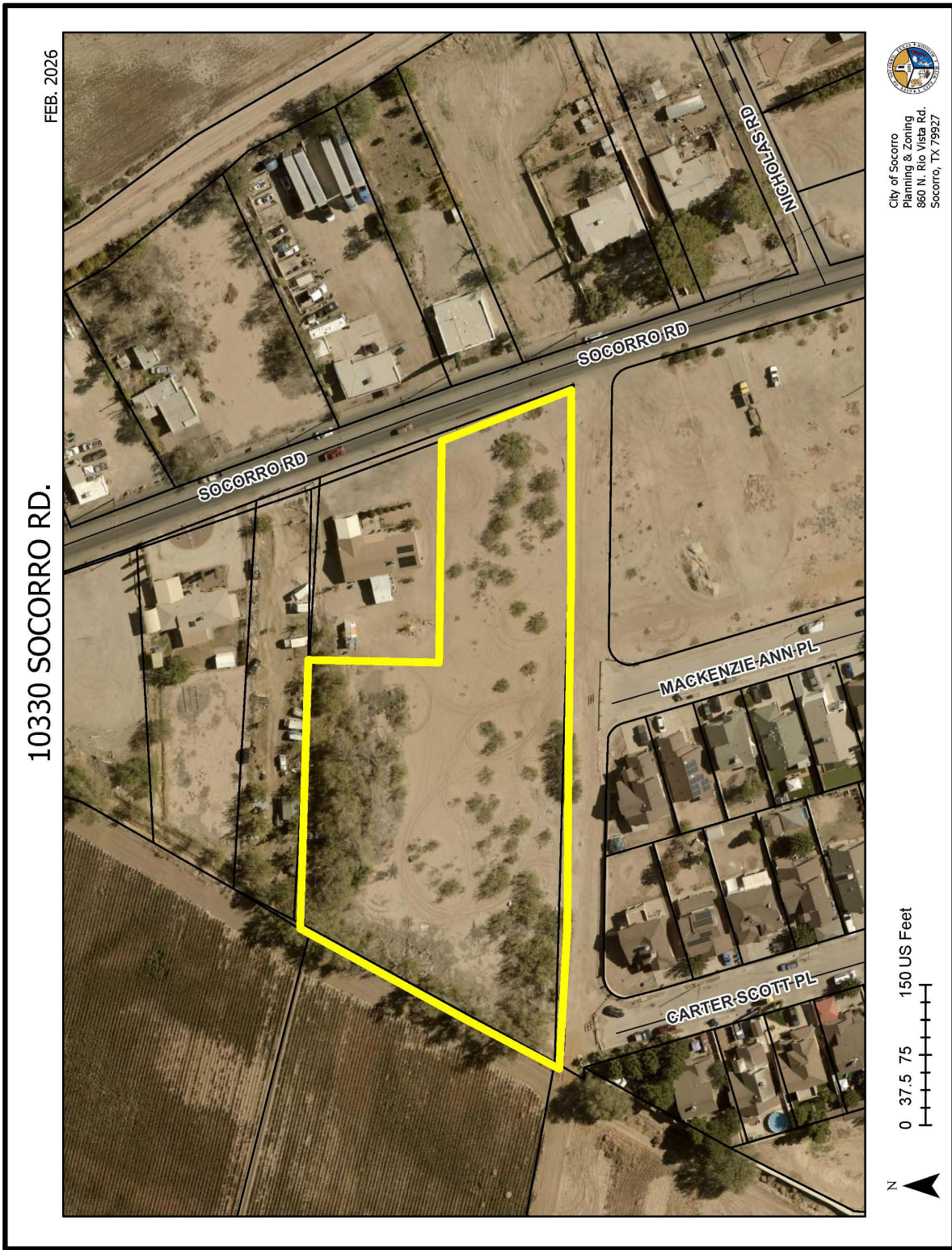
ZONING MAP



FUTURE LAND USE MAP



AERIAL IMAGE



SITE PICTURES



