

*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 3RD DAY OF MARCH 2026 AT 5:30 P.M. AT THE MUNICIPAL COURT BUILDING, 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 MARCH 3, 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) Approval of Meeting minutes of February 17, 2026.

### REGULAR AGENDA

- 5. 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.**

Approved by: 

6. **Consider and Take Action** for a proposed amendment to the City of Socorro's Master Plan and rezoning of 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- Sub. (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.
7. **Consider and Take Action** on the approval of a Replat for Bauman Estates Unit Two Replat N, being a Replat of Lot 10, Block 8, Bauman Estates Unit Two, and located at 11301 Sheffield Dr., Socorro, TX.
8. **Consider and Take Action** on the approval of a Replat for La Jolla Subdivision Replat K, being a Replat of Lot 14, Block 4, La Jolla Subdivision, and located at 100 Escalante Dr., Socorro, TX
9. **Consider and Take Action** on the proposed approval of a Master Plan Resubmission (Section 38-7.11.- Master Plan- Changes-) for Socorro Logistics Center, being Socorro Logistics Unit One, Socorro Logistics Center Unit Two, Socorro Logistics Center Unit Three, All of Tract 7A, portions of Tracts 2, 3, 4, 5, 6 and 8A portions of Mesa Spur Drain, all within Block 5, Socorro Grant; located at Socorro Logistics Ln. and Socorro Distribution Dr., Socorro, TX. to allow for Industrial development.
10. **Consider and Take Action** on the proposed approval of the Preliminary Plat and Final Plat for the Socorro Logistics Center Unit Five, being all of tract 7A, a portion of tracts 6 and 8A, and a portion of Mesa Spur Drain, all within Block 5, Socorro Grant, El Paso County, Texas, according to the resurvey of said Socorro Grant made by El Paso County, Texas for tax purposes and a portion of Lot 1, Block 2, Socorro Logistics Center Unit Two, Socorro TX.
11. **Consider and Take Action** on the proposed approval of the Preliminary Plat and Final Plat and a Variance request from Sec. 46-451.- General Regulations- Sub. (d) Height Requirements- to allow a 50'-0" Maximum allowable building height instead of the 45'-0" maximum height limitation to allow for Industrial development for Socorro Logistics Center Unit Six, being all of Tract 5, a portion of Tracts 4, 6, 8A and a portion of Mesa Spur Drain, all within Block 5, Socorro Grant, El Paso County, Texas, according to the resurvey of said Socorro Grant made by El Paso County, Texas for tax purposes and a portion of Lot 1, Block 2, Socorro Logistics Center Unit Two, Socorro, TX.
12. **Consider and Take Action** on the proposed approval of the Preliminary Plat and Final Plat and a Variance request from Sec. 46-451.- General Regulations- Sub. (d) Height Requirements- to allow a 50'-0" Maximum allowable building height instead of the 45'-0" Maximum Height limitation to allow for Industrial development for Socorro Logistics Center Unit Seven, being a portion of Tracts 2, 3, 4 and 8A all within Block 5, Socorro Grant, El Paso County, Texas, according to the resurvey of said Socorro Grant made by El Paso County, Texas for tax purposes.

Approved by: 

13. **Consider and Take Action** on the proposed approval of the Preliminary Plat for The Ohanas, being a portion of Tract 1X, now known as Tract 1X1, Leigh Clark Survey No. 293, and a portion of Lot 17, Block 6, Cielo del Rio Unit 2 Amending Plat, an Addition to the City of Socorro, El Paso County, Texas.
14. **Planning and Zoning Commissioners Report.**
15. **Planning and Zoning Department Report.**
16. **Adjournment**

### EXECUTIVE SESSION


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

Section 551.071 CONSULTATIONS WITH ATTORNEY  
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.


Approved by: 

DATED 30TH DAY OF JANUARY 2026.

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

DATE & TIME POSTED: 2/27/2026@1:00pm 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: 

**Rudy Cruz Jr.**  
Mayor

**Ruben Reyes**  
At Large

**Cesar Nevarez**  
District 1



**Alejandro García**  
District 2

**Gina Cordero**  
District 3/ Mayor Pro-Tem

**Irene Rojas**  
District 4

**Adriana Rodarte**  
City Manager

**PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES**  
**February 17, 2026@ 5:30 P.M.**

**1. CALL TO ORDER.**

The Chairman, Andrew Arroyos, called the meeting to order at 5:30 PM

**2. ESTABLISHMENT OF QUORUM.**

A quorum was established with 4 commissioners present.

**Members Present:**

Andrew Arroyos

Yolanda Rodriguez

David Estrada

Oswaldo Reza

**Members Absent**

Julie Dominguez

Rafael Carillo

**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.via Zoom*

**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 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

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

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

Nays:

Abstain:

Absent: Julie Dominguez, Rafael Carillo

**REGULAR AGENDA**

**5. Staff requested to delete item due to property being removed from ETJ.**

**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.

A motion was made by Andrew Arroyos to open for discussion

**Speakers: Roberto Romero, Enrique Escobar, Jesus Cabrera, Jermy Hendricks, Ferni Salcido**

A motion was made by Andrew Arroyos and seconded by Yolanda Rodriguez to **Delete** Item five (5). **Motion carried.**

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

Nays:

Abstain:

Absent: Julie Dominguez, Rafael Carillo

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.

A motion was made by Andrew Arroyos and seconded by Osvaldo Reza to **approve** Item six (6). **Motion carried.**

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

Nays:

Abstain:

Absent: Julie Dominguez, Rafael Carillo

7. **Planning and Zoning Commissioners Report.**

Commissioner Yolanda Rodriguez asked whether a new commissioner has joined the Planning and Zoning Commission.

Staff responded that a new commissioner has been appointed; however, he was unable to attend due to illness and will be joining the Commission at the next meeting.

Commissioner Yolanda Rodriguez asked whether, now that the section has been removed from the ETJ, it is required to follow the City's Master Plan.

Staff responded that while the property was located within the ETJ, it was not required to follow the City's Master Plan.

8. **Planning and Zoning Department Report.**

Ms. Lorraine Quimiro had nothing to report

## 9. Adjournment

A motion was made by Yolanda Rodriguez and seconded by Andrew Arroyos, *to adjourn at 6:41 PM.*

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

Nays:

Abstain:

Absent: Julie Dominguez, Rafael Carillo

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Andrew Arroyos, Chairman

---

Date Minutes Were Approved

---

Myrian Apodaca, Secretary

---

Date Minutes Were Approved



**CITY OF SOCORRO  
PLANNING & ZONING COMMISSION  
MEETING DATE: MARCH 3, 2026  
REZONING REQUEST  
STAFF REPORT**

**SUBJECT: PUBLIC HEARING REQUEST FOR THE 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- SUB. (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.**

**NAME:** Ivey Industrial Tract 5 Rezoning.

**PROPERTY ADDRESS:** Socorro Distribution Dr.

**PROPERTY LEGAL DESCRIPTION:** Tract 5, Block 5, Socorro Grant.

**PROPERTY OWNER:** Ben L Ivey, LTD

**REPRESENTATIVE:** Socorro Logistics Land II, LLC

**PROPERTY AREA:** 18.91 Acres

**CURRENT ZONING:** A-1 (Agricultural)

**CURRENT LAND USE:** Vacant

**FUTURE LAND USE:** Industrial/Commercial Mixed-Use (ICMU)

**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).

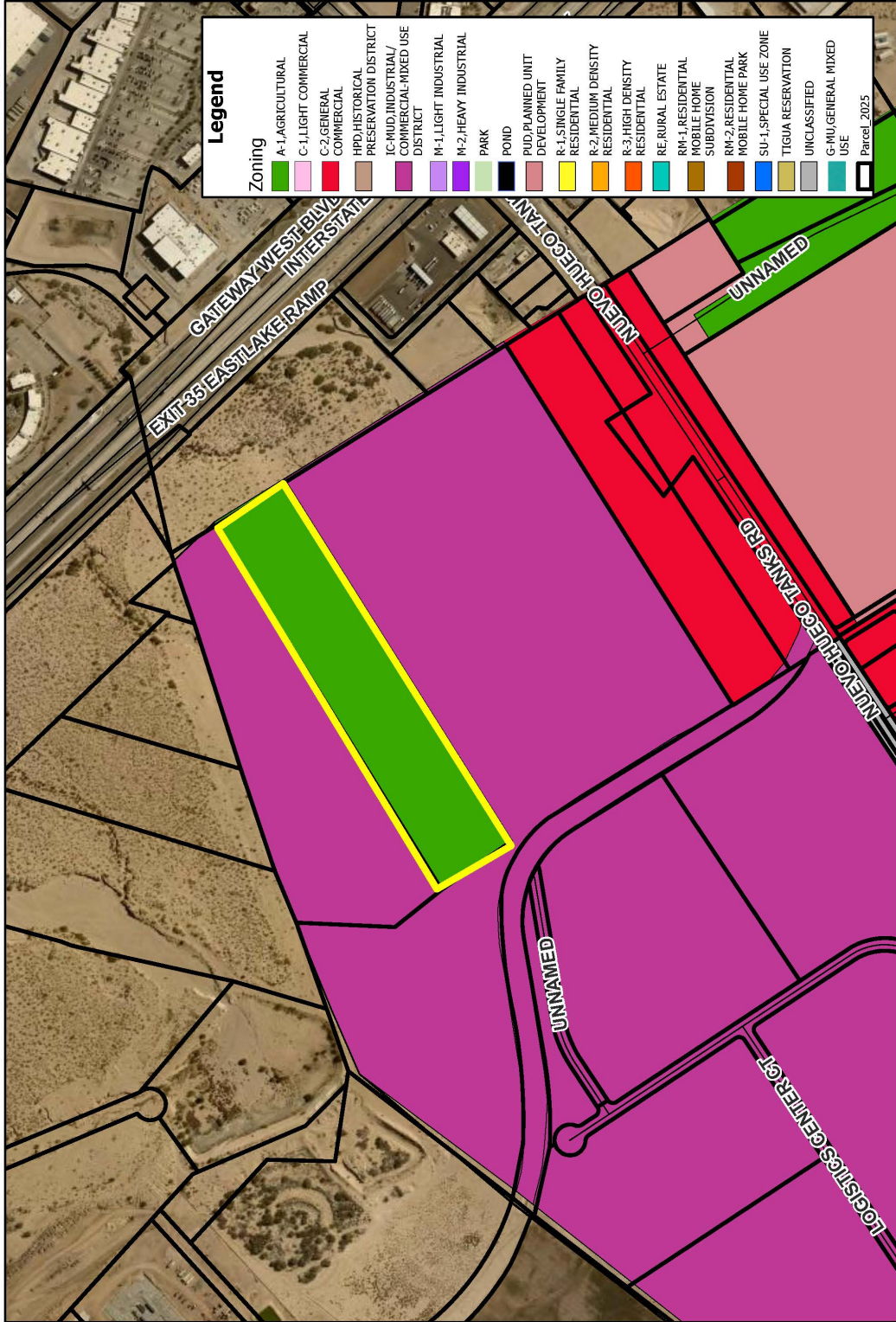
**SUMMARY OF REQUEST:** Request is for approval of a rezoning of a property from A-1(Agricultural) to IC-MUD ( Industrial/Commercial-Mixed Use) and a variance request from *Sec. 46-451.-General Regulations-Sub. (d) Height Requirements-* to allow a 50'-0" maximum allowable building height instead of the 45'-0" maximum height limitation to allow for distribution and warehouse facilities.

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

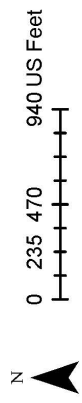
# ZONING MAP

FEB. 2026

## TRACT 5, BLOCK 5, SOCORRO GRANT



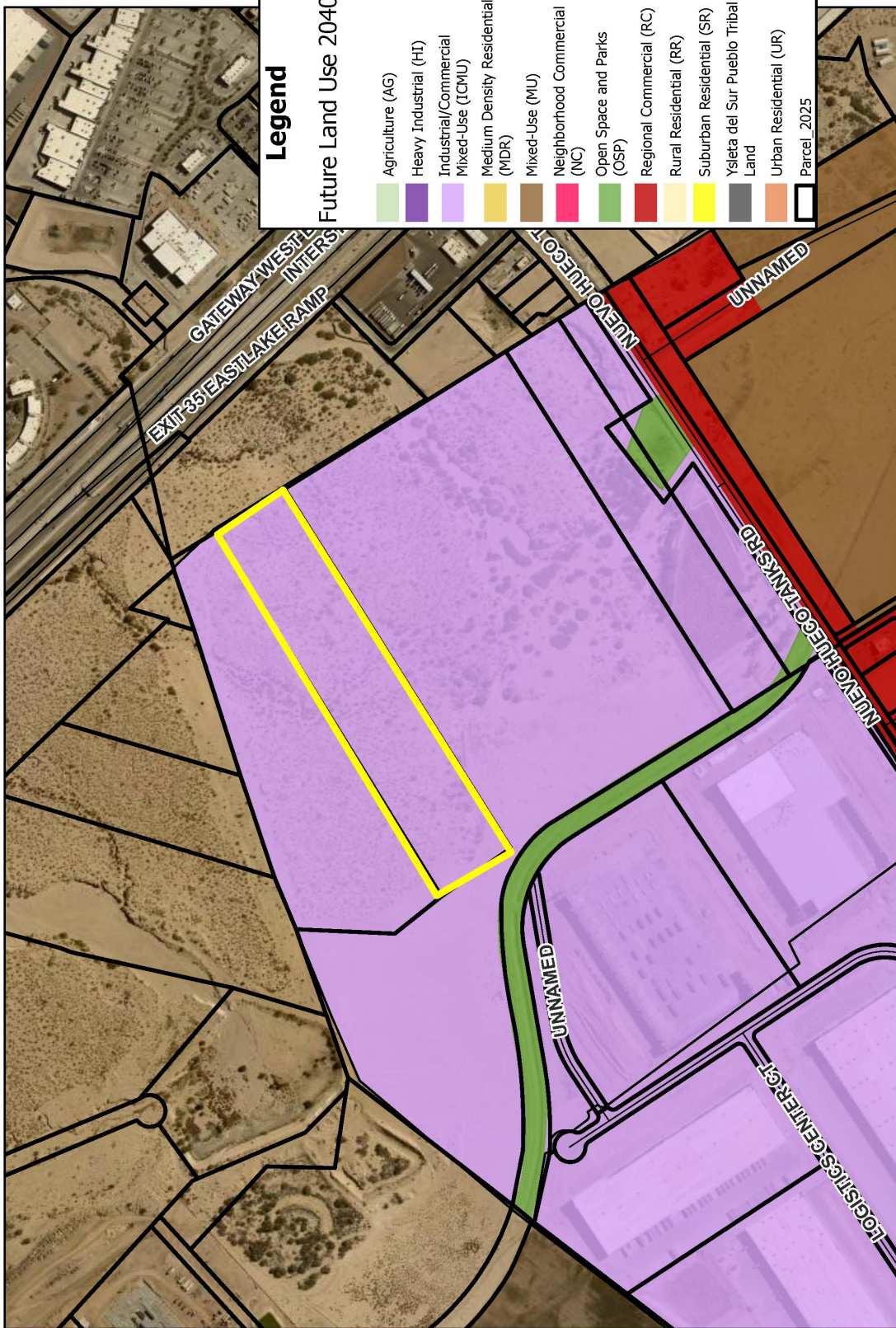
City of Socorro  
 Planning & Zoning  
 860 N. Rio Vista Rd.  
 Socorro, TX 79927



# FUTURE LAND USE

TRACT 5, BLOCK 5, SOCORRO GRANT

FEB. 2026

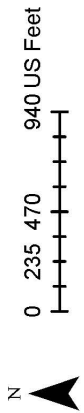


**Legend**  
Future Land Use 2040

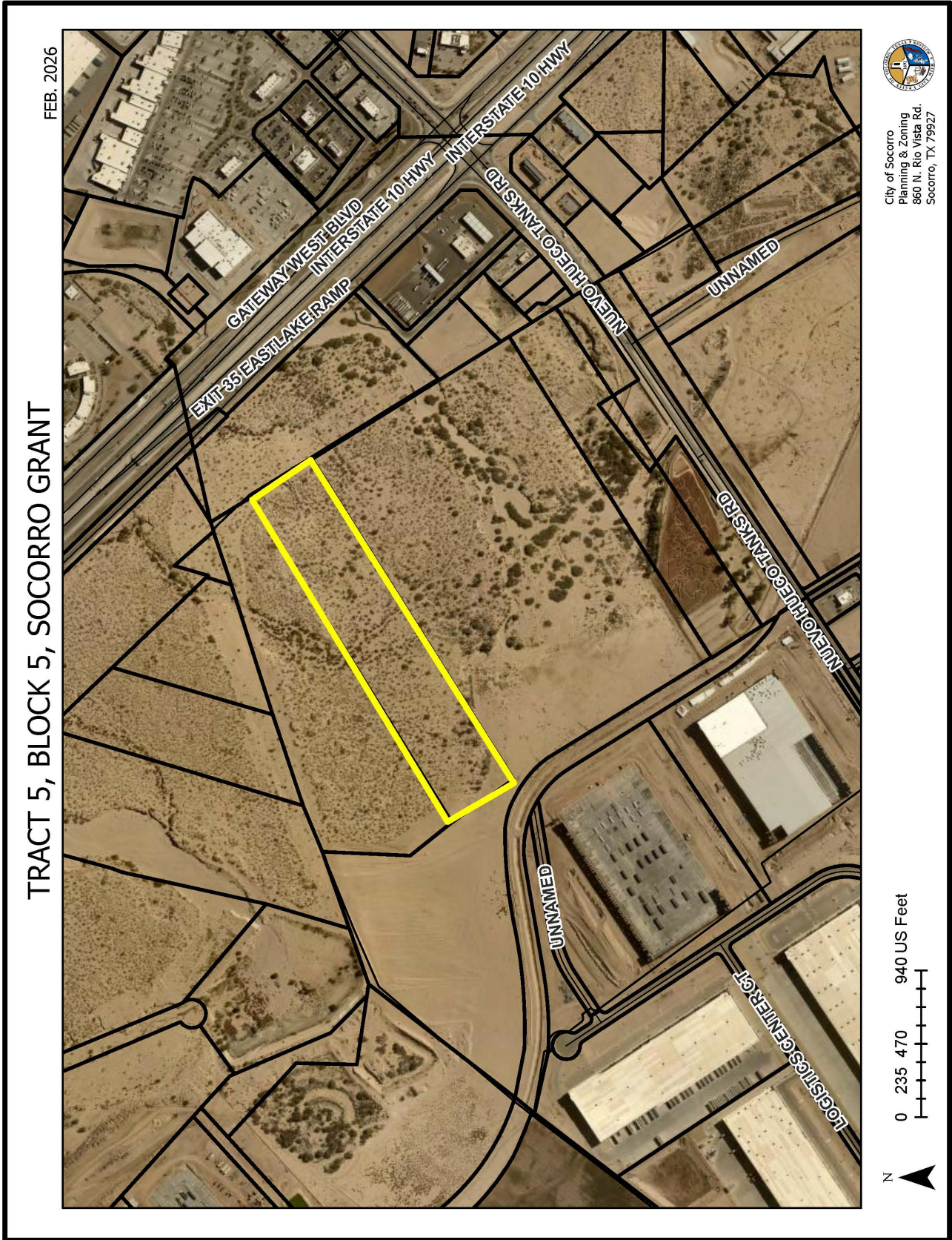
	Agriculture (AG)
	Heavy Industrial (HI)
	Industrial/Commercial
	Mixed-Use (ICMU)
	Medium Density Residential (MDR)
	Mixed-Use (MU)
	Neighborhood Commercial (NC)
	Open Space and Parks (OSP)
	Regional Commercial (RC)
	Rural Residential (RR)
	Suburban Residential (SR)
	Ysleta del Sur Pueblo Tribal Land
	Urban Residential (UR)
	Parcel, 2025



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



# AERIAL IMAGE

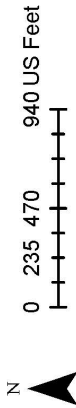


TRACT 5, BLOCK 5, SOCORRO GRANT

FEB. 2026



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



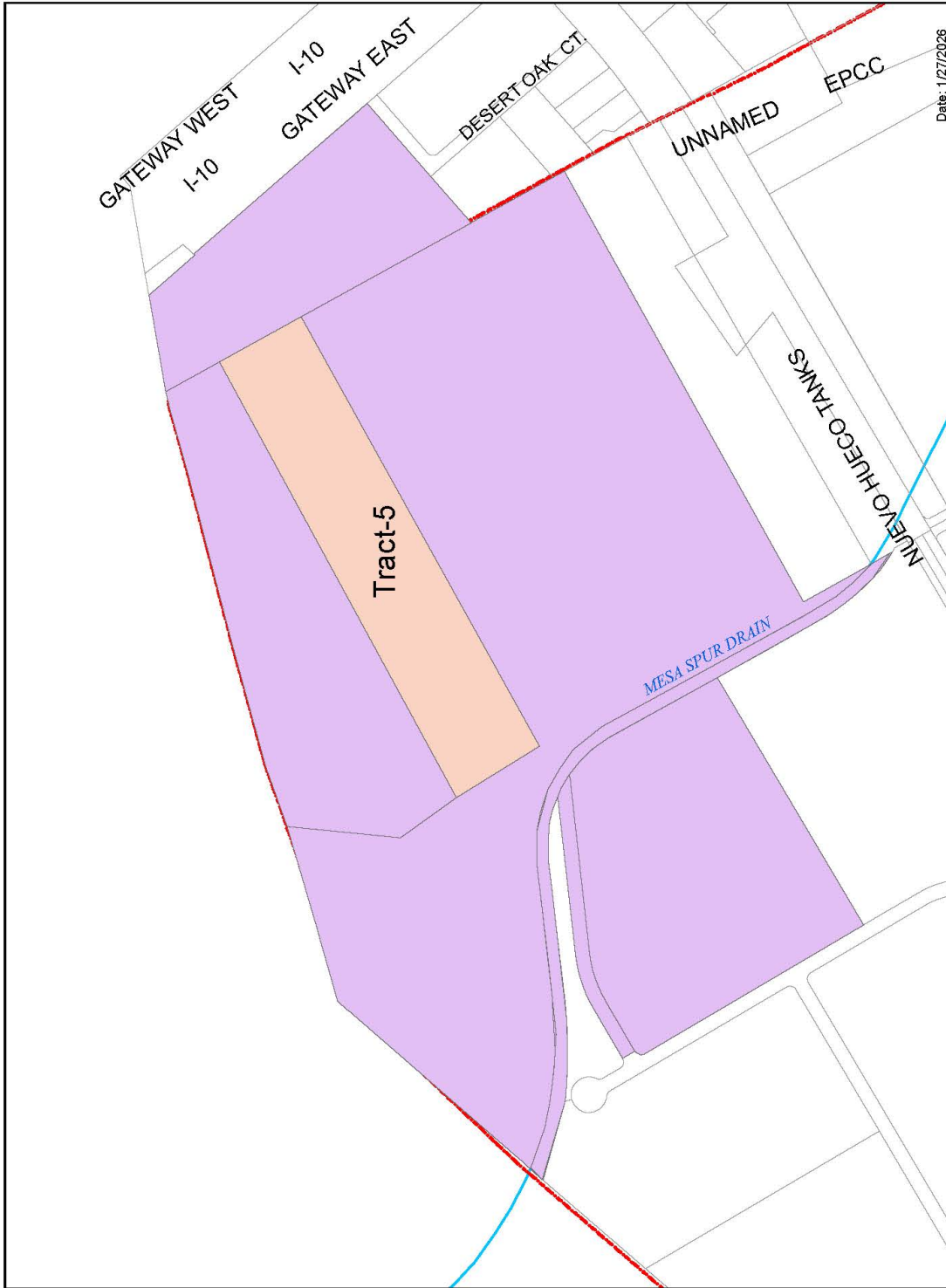
# SITE PICTURES

View of property taken from Socorro Logistics Ln.



# PUBLIC NOTICE

200' Around Tract-5, Block-5, Socorro Grant



Date: 1/27/2026



CITY OF SOCORRO  
PLANNING & ZONING  
860 N. RIO VISTA  
SOCORRO, TX 78987

# PUBLIC NOTICE 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

February 9, 2026

Dear property owner,

You are hereby notified that a Planning and Zoning Commission meeting has been scheduled to hold a **PUBLIC HEARING** on **March 3, 2026**, at 5:30 p.m. The public hearing was originally scheduled for **February 17, 2026**, but has been **rescheduled to March 3, 2026**. We apologize for any inconvenience this change may cause and appreciate your understanding. **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 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.

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 March 3, 2026, 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,  
*Mysian Ordoñez*  
Planning & Zoning Commission Secretary

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

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# PUBLIC NOTICE 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

9 de febrero de 2026

Estimado dueño(a) de propiedad,

Estimado dueño(a) de propiedad,

Se le notifica que habrá una AUDIENCIA PUBLICA durante la junta de la Comisión de Planeación y Zonificación el **3 de marzo del año 2026** a las 5:30 p.m. La audiencia pública estaba originalmente programada para el **17 de febrero de 2026**, pero se ha reprogramado para el **3 de marzo del 2026**. Lamentamos cualquier inconveniente que este cambio pueda causar y agradecemos su comprensión. Será **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 una enmienda propuesta al Plan Maestro de la Ciudad de Socorro y la rezonificación de la Parcela 5, Bloque 5, Socorro Grant, ubicada en Socorro Distribución Dr., Socorro, TX, de A-1 (Agrícola) a IC-MUD (Distrito Industrial/Comercial de Uso Mixto), y una solicitud de excepción al Artículo 46-451. - Regulaciones generales (subsección d) Requisitos de altura, para permitir una altura máxima de construcción de 50 pies en lugar del límite de 45 pies, para permitir instalaciones de distribución y almacenamiento.

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 3 de marzo del año 2026 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,

*Mystian Espadaco*

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

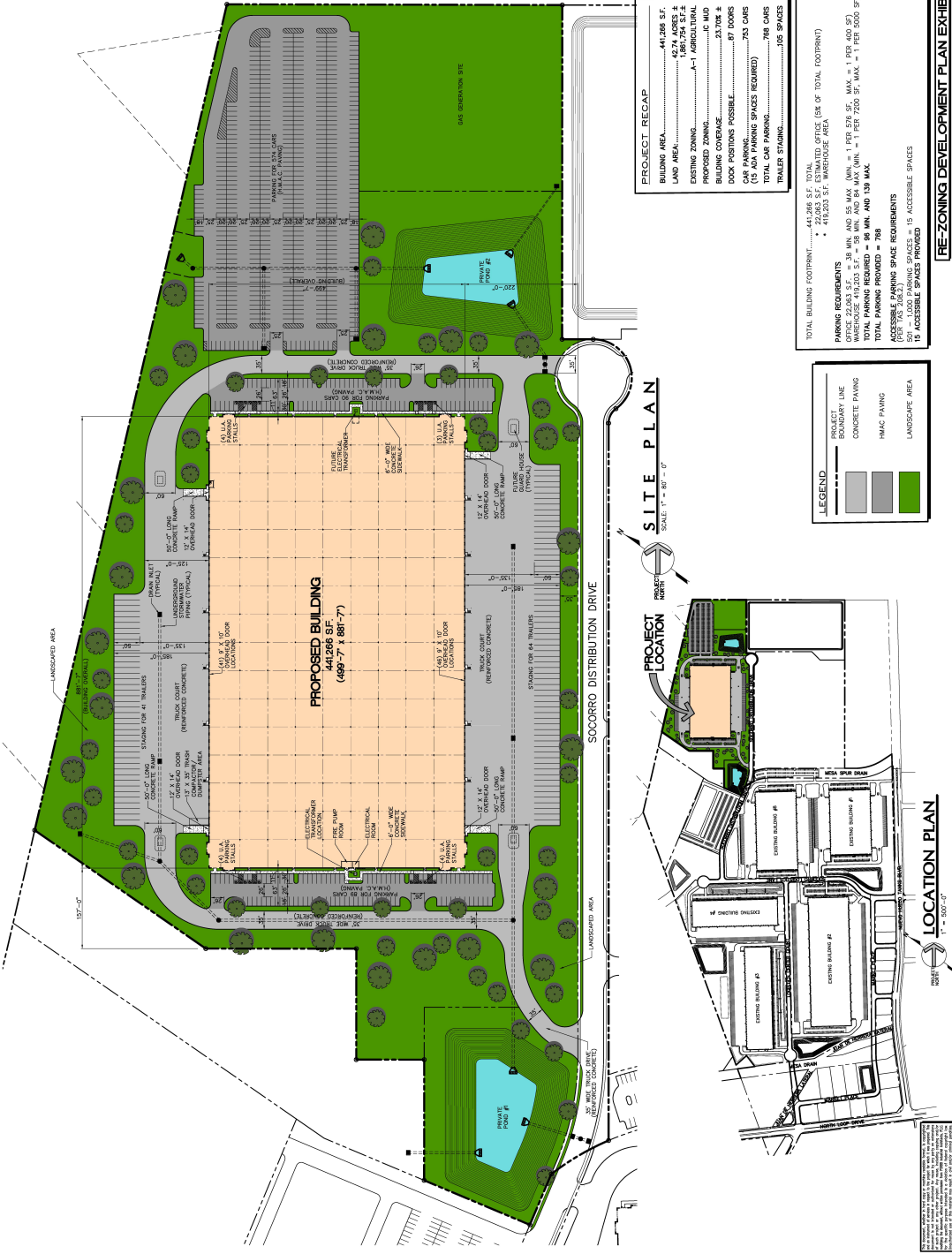


**SOCORRO LOGISTICS CENTER**  
**BUILDING NO. 9**  
 SOCORRO, TX 79927

**TPA GROUP**  
 DISTRIBUTION DRIVE  
 SOCORRO, TX 79927

**Industrial Architects**  
 1845 Northwestern Dr., Suite A  
 El Paso, Texas 79912 • (915) 871-2026

Commission No. 21-402-SS  
 Date: 01-27-2020  
 Rev: A  
 SHEET: **AC-1**  
 1 of 1



**RE-ZONING DEVELOPMENT PLAN EXHIBIT**

TOTAL BUILDING FOOTPRINT: 441,266 S.F. TOTAL TRUCK OFFICE (5% OF TOTAL FOOTPRINT) 418,203 S.F. WAREHOUSE AREA

**PARKING REQUIREMENTS**  
 500 = 1,000 PARKING SPACES = 15 ACCESSIBLE SPACES  
 200 = 1,000 PARKING SPACES = 15 ACCESSIBLE SPACES

**PARKING REQUIREMENTS**  
 WAREHOUSE: 19,200 S.F. = 38 MIN. AND 84 MAX. (MIN. = 11, 870, 750 S.F. MAX. = 1,118, 000 S.F.)  
 TOTAL PARKING REQUIRED = 98 MIN. AND 138 MAX.

**ACCESSIBLE PARKING SPACE REQUIREMENTS**  
 500 = 1,000 PARKING SPACES = 15 ACCESSIBLE SPACES  
 200 = 1,000 PARKING SPACES = 15 ACCESSIBLE SPACES

DATE: 01/27/2020  
 TIME: 10:00 AM  
 PROJECT NO.: 21-402-SS  
 SHEET NO.: AC-1  
 OF 1



**CITY OF SOCORRO  
PLANNING & ZONING COMMISSION  
MEETING DATE: MARCH 3, 2026**

**REPLAT APPLICATION  
STAFF REPORT**

**SUBJECT:**

**REQUEST IS FOR APPROVAL OF A REPLAT FOR BAUMAN ESTATES UNIT TWO REPLAT N, BEING A REPLAT OF LOT 10, BLOCK 8, BAUMAN ESTATES UNIT TWO, AND LOCATED AT 11301 SHEFFIELD DR., SOCORRO, TX.**

**NAME:** Bauman Estates Unit Two Replat N

**PROPERTY ADDRESS:** 11301 Sheffield Dr.

**PROPERTY LEGAL DESCRIPTION:** Lot 10, Block 8, Bauman Estates Unit Two.

**PROPERTY OWNER:** Golden Homes J&L LLC

**REPRESENTATIVE:** Enrique Ayala

**PROPERTY AREA:** 0.4480 Acres (21,265.992 sq. ft.)

**CURRENT ZONING:** R-1 (Single Family Residential)

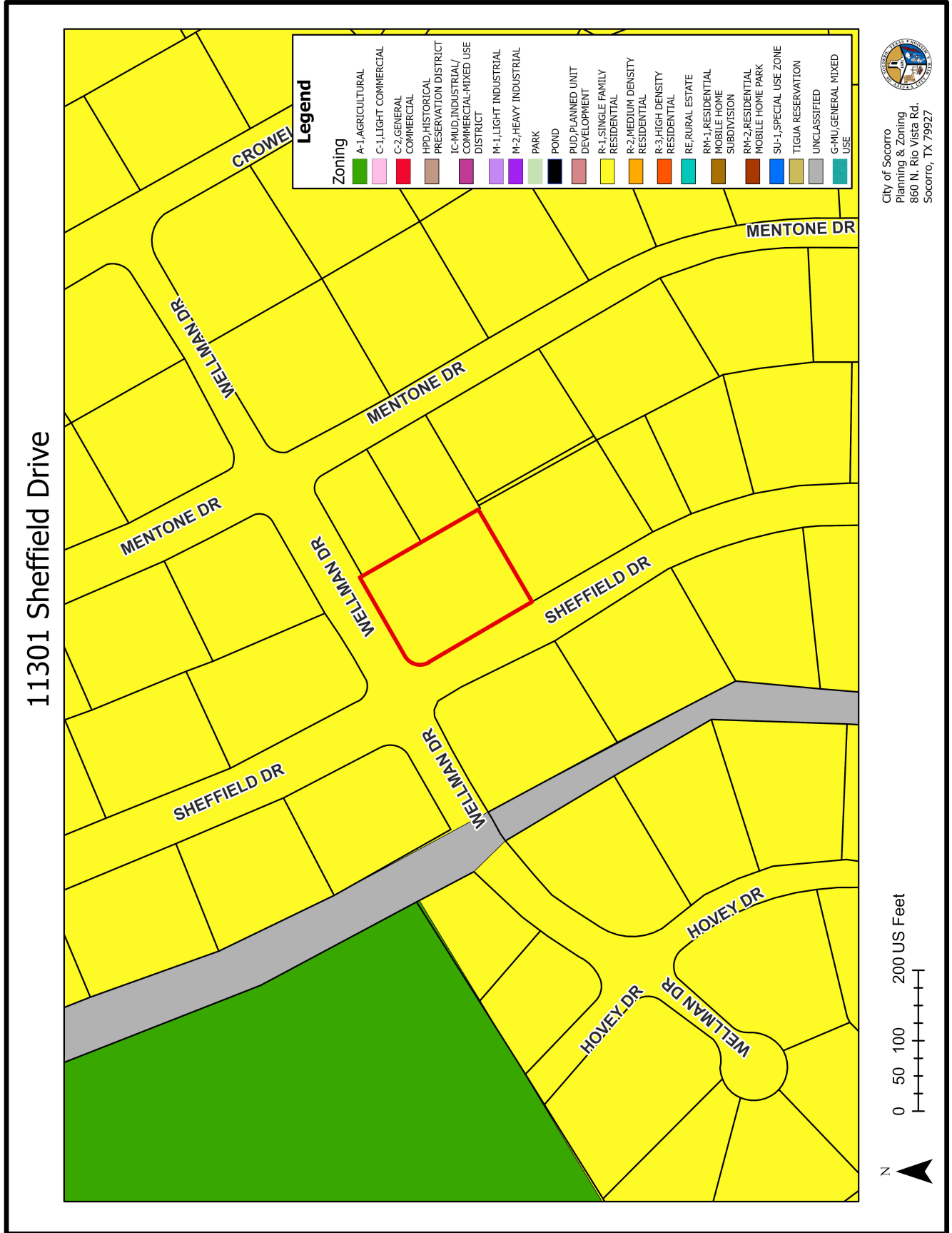
**CURRENT LAND USE:** Residential

**FLOOD MAP:** According to the Federal Emergency Management Agency flood insurance map hereon described property lies in flood zone "X" community panel 480212-0250-B, dated September 4, 1991.

**SUMMARY OF REQUEST:** Replat: Applicant is requesting for approval of a Replat to create two residential lots from one lot.

**STAFF RECOMMENDATION:** Staff recommends **APPROVAL** of the Replat.

# ZONING MAP



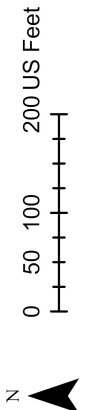
# AERIAL PHOTO



11301 Sheffield Drive



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





# SITE PICTURES



View of property from Wellman Dr. and Sheffield Dr.







**CITY OF SOCORRO  
PLANNING & ZONING COMMISSION  
MEETING DATE: MARCH 3, 2026**

**REPLAT APPLICATION  
STAFF REPORT**

**SUBJECT:**

**REQUEST IS FOR APPROVAL OF A REPLAT FOR LA JOLLA SUBDIVISION REPLAT K, BEING A REPLAT OF LOT 14, BLOCK 4, LA JOLLA SUBDIVISION, AND LOCATED AT 100 ESCALANTE DR., SOCORRO, TX.**

**NAME:** La Jolla Subdivision Replat K

**PROPERTY ADDRESS:** 100 Escalante Dr.

**PROPERTY LEGAL DESCRIPTION:** Being a Replat of Lot 14, Block 4, La Jolla Subdivision.

**PROPERTY OWNER:** Rosa Peralta

**REPRESENTATIVE:** Calderon Engineering

**PROPERTY AREA:** 21,601.80 Sq. Ft.

**CURRENT ZONING:** R-1 (Single Family Residential)

**CURRENT LAND USE:** Residential

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

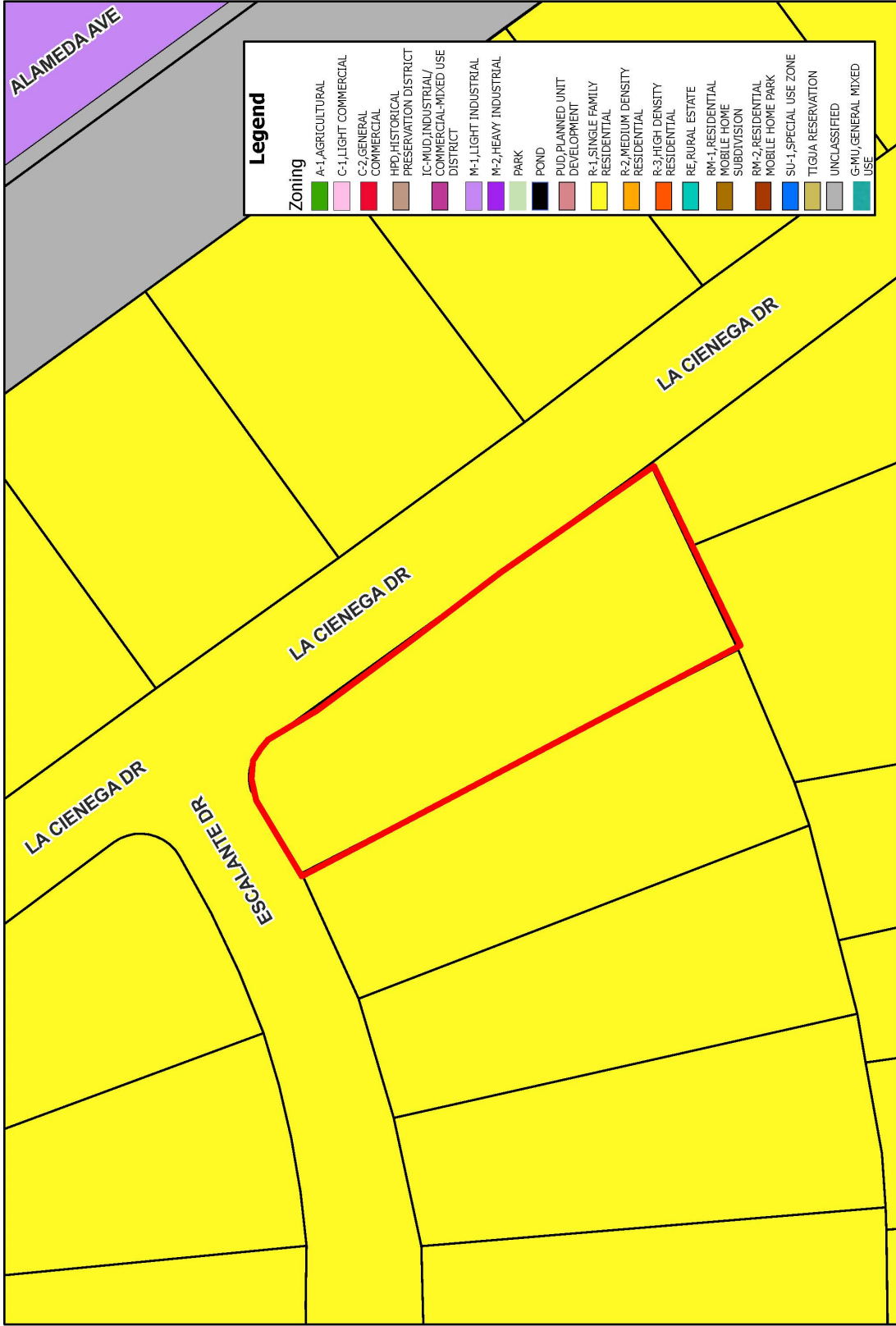
**SUMMARY OF REQUEST:** Request is for approval of a replat for La Jolla Subdivision Replat K.

**STAFF RECOMMENDATION:** Staff recommends **APPROVAL** of the replat for La Jolla Subdivision Replat K.

# ZONING MAP

100 ESCALANTE DR.

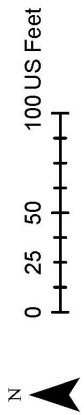
FEB. 2026



Legend	
Zoning	
A-1, AGRICULTURAL	[Green]
C-1, LIGHT COMMERCIAL	[Light Blue]
C-2, GENERAL COMMERCIAL	[Red]
HPD, HISTORICAL PRESERVATION DISTRICT	[Brown]
IC-MID, INDUSTRIAL/COMMERCIAL MIXED USE DISTRICT	[Purple]
M-1, LIGHT INDUSTRIAL	[Light Purple]
M-2, HEAVY INDUSTRIAL	[Dark Purple]
PARK	[Light Green]
POND	[Black]
PUD, PLANNED UNIT DEVELOPMENT	[Light Blue-Gray]
R-1, SINGLE FAMILY RESIDENTIAL	[Yellow]
R-2, MEDIUM DENSITY RESIDENTIAL	[Orange]
R-3, HIGH DENSITY RESIDENTIAL	[Red-Orange]
RE, RURAL ESTATE	[Teal]
RM-1, RESIDENTIAL MOBILE HOME SUBDIVISION	[Brown]
RM-2, RESIDENTIAL MOBILE HOME PARK	[Dark Brown]
SU-1, SPECIAL USE ZONE	[Blue]
TIGUA RESERVATION	[Light Gray]
UNCLASSIFIED	[White]
G-MU, GENERAL MIXED USE	[Dark Teal]



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



# AERIAL IMAGE



# SITE PICTURES

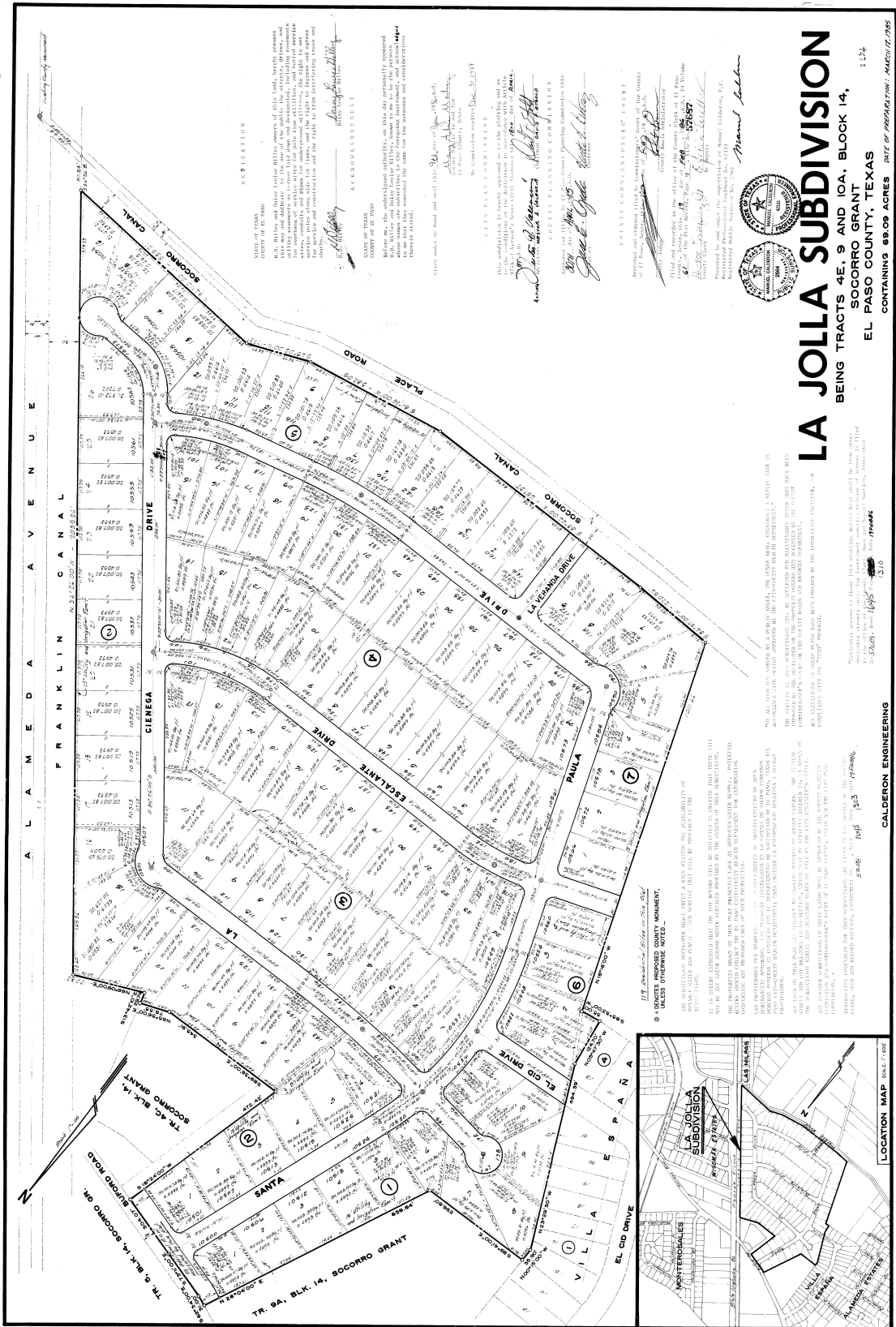
View of property from La Cienega Dr.



View of property from Escalante Dr.



# ORIGINAL PLAT RECORDED IN 1986



**PUBLICATION**

STATE OF TEXAS  
 COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

My commission expires \_\_\_\_\_

\_\_\_\_\_  
 Notary Public

**ACKNOWLEDGEMENT**

STATE OF TEXAS  
 COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

My commission expires \_\_\_\_\_

\_\_\_\_\_  
 Notary Public

**CITY PLAT CORRECTIONS**

This subdivision is being corrected as to the platting and on the basis of the original plat recorded on \_\_\_\_\_, 1986, and as to the correction of the same, the City of El Paso, Texas, has approved the same by its City Council, on \_\_\_\_\_, 1986.

\_\_\_\_\_  
 City Clerk

**COFFEY SUBDIVISIONS' CERT**

I, \_\_\_\_\_, County Clerk of El Paso, Texas, do hereby certify that the foregoing instrument is a true and correct copy of the original instrument as recorded in my office.

\_\_\_\_\_  
 County Clerk

**LA JOLLA SUBDIVISION**

BEING TRACTS 4E, 9, AND 10A, BLOCK 14,  
 EL SOCORRO GRANT,  
 EL PASO COUNTY, TEXAS

CONTAINING 89.08 ACRES

DATE OF PREPARATION: MARCH 12, 1986

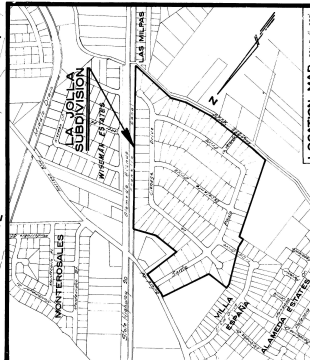
1374



**67-009**

CALDERON ENGINEERING

THE SUBDIVISION MAPSHERS SHALL BEAR A RESPONSIBILITY FOR THE AVAILABILITY OF THE PROPERTY SHOWN ON THIS PLAT. THE PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO ALL RIGHTS RESERVED BY THE CITY OF EL PASO, TEXAS, AND TO ALL RIGHTS RESERVED BY THE STATE OF TEXAS. THE PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO ALL RIGHTS RESERVED BY THE CITY OF EL PASO, TEXAS, AND TO ALL RIGHTS RESERVED BY THE STATE OF TEXAS. THE PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO ALL RIGHTS RESERVED BY THE CITY OF EL PASO, TEXAS, AND TO ALL RIGHTS RESERVED BY THE STATE OF TEXAS.









**CITY OF SOCORRO  
PLANNING & ZONING COMMISSION  
MEETING DATE: MARCH 3, 2026**

**MASTER PLAN APPLICATION  
STAFF REPORT**

**SUBJECT: REQUEST FOR APPROVAL OF A MASTER PLAN RESUBMISSION (SECTION 38-7.11.-MASTER PLAN-CHANGES) FOR SOCORRO LOGISTICS CENTER, BEING SOCORRO LOGISTICS CENTER UNIT ONE, SOCORRO LOGISTICS CENTER UNIT TWO, SOCORRO LOGISTICS CENTER UNIT THREE, ALL OF TRACT 7A, PORTIONS OF TRACTS 2, 3, 4, 5, 6 AND 8A, PORTIONS OF MESA SPUR DRAIN, ALL WITHIN BLOCK 5, SOCORRO GRANT; LOCATED AT SOCORRO LOGISTICS LN. AND SOCORRO DISTRIBUTION DR., SOCORRO, TX. TO ALLOW FOR INDUSTRIAL DEVELOPMENT.**

**NAME:** Socorro Logistics Center Master Plan

**PROPERTY ADDRESS:** Various

**PROPERTY LEGAL DESCRIPTION:** Being Socorro Logistics Center Unit One, Socorro Logistics Center Unit Two, Socorro Logistics Unit Three, all of Tract 7A, portions of Tracts 2, 3, 4, 5, 6 and 8A, portions of Mesa Spur Drain, all within Block 5, Socorro Grant.

**PROPERTY OWNER:** Socorro Logistics Land II, LLC

**REPRESENTATIVE:** Jorge Grajeda / CEA Group

**PROPERTY AREA:** 316.07 Acres

**CURRENT ZONING:** IC-MUD (Industrial/Commercial- Mixed Use) and A-1 (Agricultural)

**CURRENT LAND USE:** Industrial and Vacant

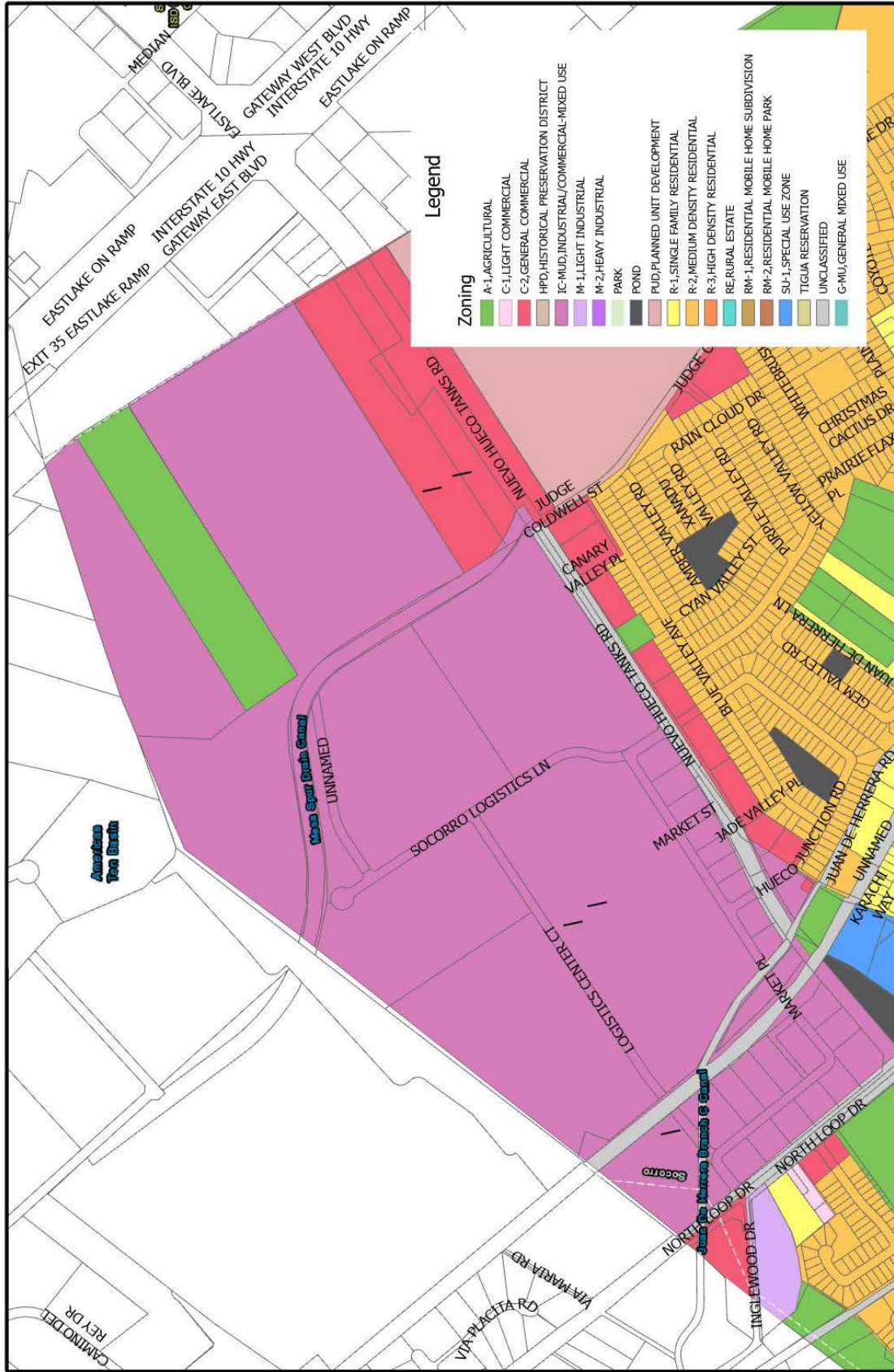
**FLOOD MAP:** According to the Flood Insurance Rate Maps, the referenced property lies within Zone X; (Community Panel # 480212 0236-B/ FEMA, September 4, 1991).

**SUMMARY OF REQUEST:** Request is for approval of a Master Plan Resubmission for Socorro Logistics Center as Per *Section 38-7.11.- Master Plan Changes* of the City of Socorro's Municipal Code.

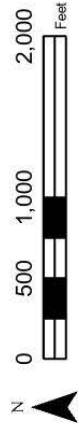
**STAFF RECOMMENDATION:** Staff recommends APPROVAL of the Master Plan Resubmission for Socorro Logistics Center.

# ZONING MAP

## Socorro Logistics Center Zoning



City of Socorro  
 Planning & Zoning Department  
 860 N Rio Vista Date: 2/13/2026

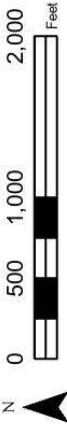


# AERIAL IMAGE

Socorro Logistics Center Aerial



City of Socorro  
Planning & Zoning Department  
860 N Rio Vista Date: 2/13/2026



# SITE PICTURES

View of property from Nuevo Hueco Tanks



View of property from different points of Socorro Logistics Units.



# ORIGINAL MASTER PLAN



INDUSTRIAL GROUP, INC.  
11. P.O. BOX 2000  
DALLAS, TEXAS 75220



SCALE: 1" = 400'-0"

## SOCORRO LOGISTICS CENTER MASTER PLAN

DATE: 08-10-21



1776 PEACHTREE STREET, NW | SUITE 100 | ATLANTA, GA 30309

27404-G-MFB.DWG

\p\group\Drawings\PRELIMS\21404-G-MFB\Master Plans\21404-G-MFB.dwg 8/10/2021 1:20:52 PM Joe

# UPDATED MASTER PLAN



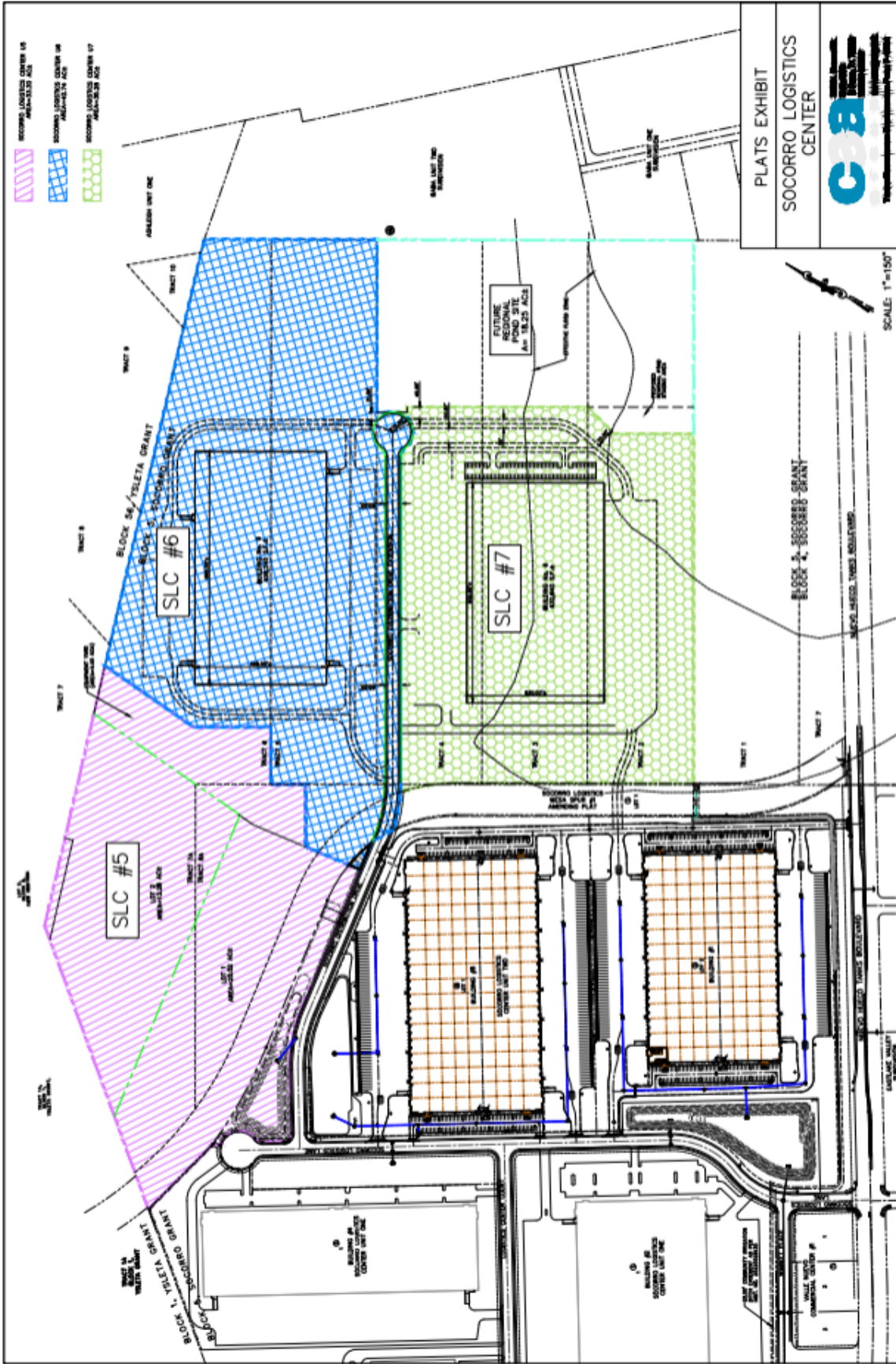
**TPAGROUP**  
 1776 PEACHTREE STREET, NW | SUITE 100 | ATLANTA, GA 30309

## SOCORRO LOGISTICS CENTER MASTER PLAN

SCALE: 1" = 400'-0"

**PSRBB Industrial Architects**  
 PROFESSIONAL ARCHITECTS  
 1545 Northwestern Drive, Suite 200  
 El Paso, Texas 79912 • (915) 877-9200

# PLATS EXHIBIT





# CITY OF SOCORRO PLANNING AND ZONING MEETING

**DATE: MARCH 3, 2026**

## PRELIMINARY AND FINAL PLAT APPLICATION STAFF REPORT

**SUBJECT: REQUEST FOR APPROVAL OF A PRELIMINARY PLAT AND FINAL PLAT FOR THE SOCORRO LOGISTICS CENTER UNIT FIVE , BEING ALL OF TRACT 7A, A PORTION OF TRACTS 6 AND 8A, AND A PORTION OF MESA SPUR DRAIN, ALL WITHIN BLOCK 5, SOCORRO GRANT, EL PASO COUNTY, TEXAS, ACCORDING TO THE RESURVEY OF SAID SOCORRO GRANT MADE BY EL PASO COUNTY, TEXAS FOR TAX PURPOSES AND A PORTION OF LOT 1, BLOCK 2, SOCORRO LOGISTICS CENTER UNIT TWO, SOCORRO, TX.**

**NAME:** Socorro Logistics Center Unit Five

**PROPERTY ADDRESS:** Socorro Distribution Dr.

**PROPERTY LEGAL DESCRIPTION:** All of Tract 7A, a portion of Tracts 6 and 8A, and a portion of Mesa Spur Drain, all within Block 5, Socorro Grant, El Paso County, Texas, according to the resurvey of said Socorro Grant made by El Paso County, Texas for Tax purposes and a portion of Lot 1, Block 2, Socorro Logistics Center Unit Two, Socorro, TX.

**PROPERTY OWNER:** Socorro Logistics Land II, LLC & Socorro Logistics Land III, LLC

**REPRESENTATIVE:** CEA Group/ Socorro Logistics Land II LLC.

**PROPERTY AREA:** 33.30 Acres

**CURRENT ZONING:** IC-MUD (Industrial/ Commercial- Mixed Use)

**CURRENT LAND USE:** Vacant

**SOCORRO 2040 FUTURE LAND USE MAP:** IC-MUD (Industrial/ Commercial-Mixed Use)

**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 AND ZONING**  
**MEETING DATE: MARCH 3, 2026**  
**PRELIMINARY AND FINAL PLAT**  
**APPLICATION STAFF REPORT**

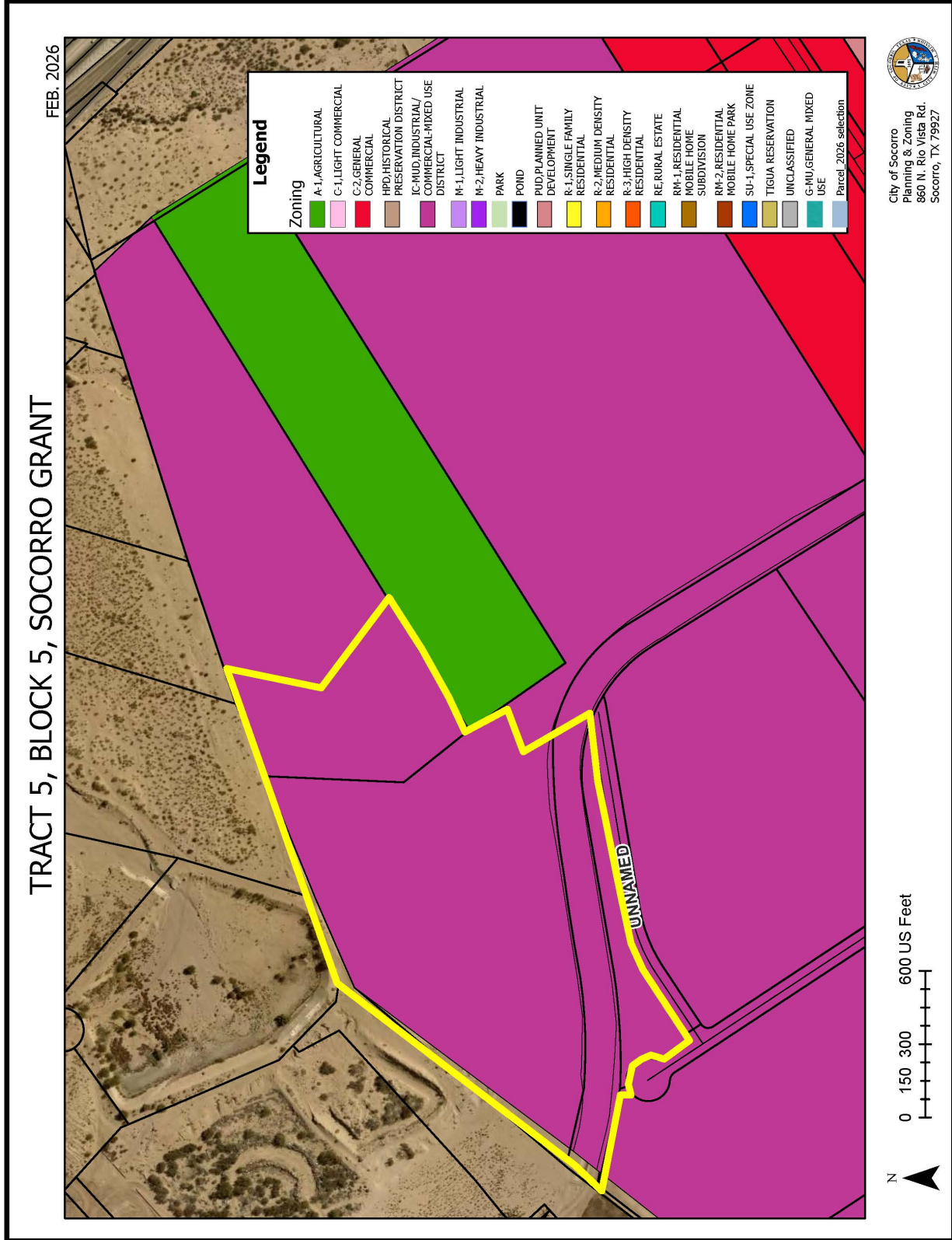
**SUMMARY OF REQUEST:**

Request is for approval of a Preliminary Plat and Final Plat for the Socorro Logistics Center Unit Five.

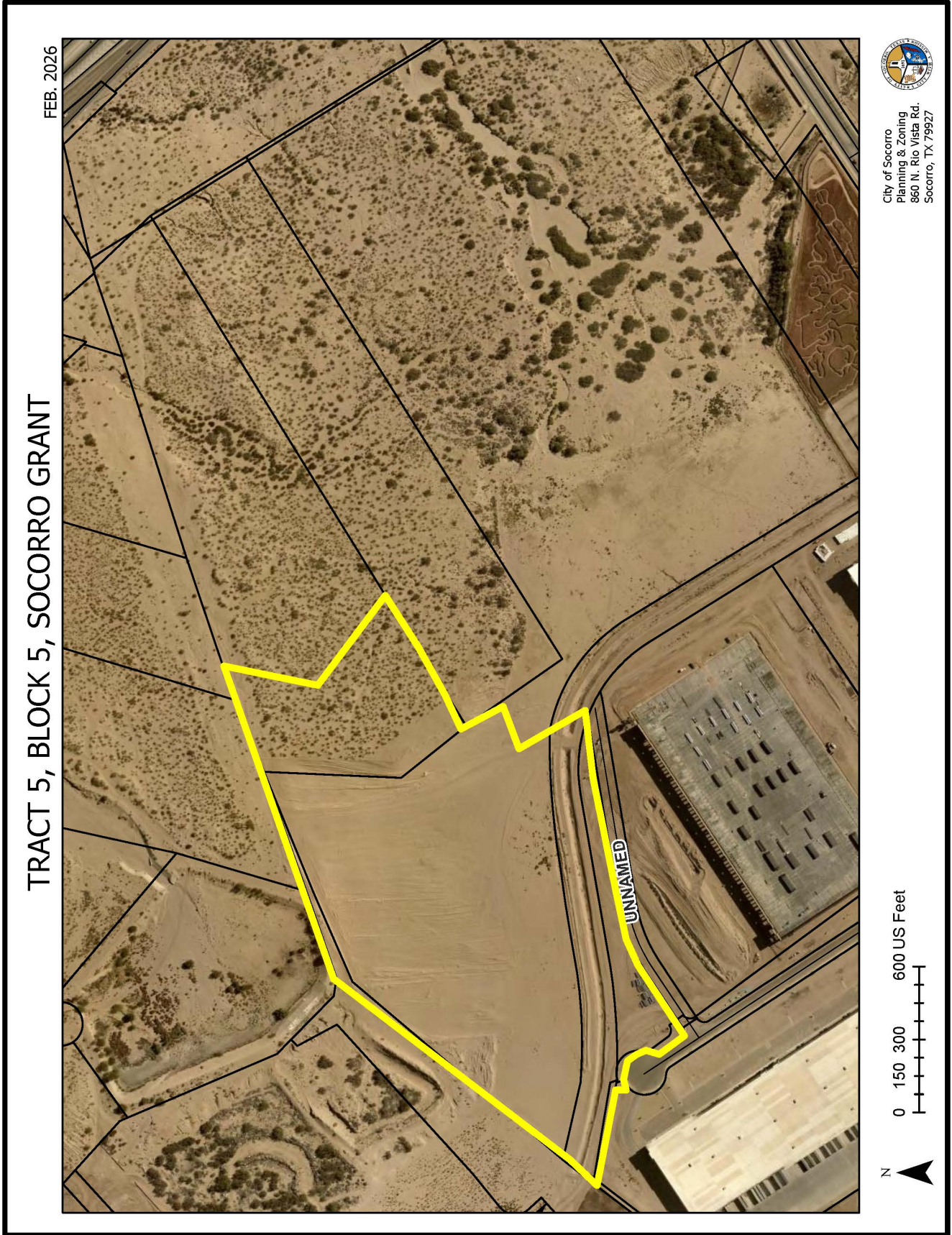
**STAFF RECOMMENDATION:**

Staff recommends **APPROVAL** of the Preliminary Plat and Final Plat for Socorro Logistics Center Unit Five.

# ZONING MAP



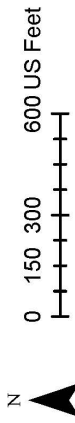
# AERIAL IMAGE




TRACT 5, BLOCK 5, SOCORRO GRANT

FEB. 2026

UNNAMED



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

# SITE PICTURES

View of property from Socorro Logistics Ln.



# PRELIMINARY PLAT

## SOCORRO LOGISTICS CENTER UNIT FIVE

ALL OF TRACT 7A, A PORTION OF TRACTS 6 AND 8A, AND A PORTION OF MESA SPIUR DRAIN, ALL WITHIN BLOCK 5, SOCORRO GRANT, EL PASO COUNTY, TEXAS, ACCORDING TO THE RESURVEY OF SAID SOCORRO GRANT MADE BY EL PASO COUNTY, TEXAS FOR TAX PURPOSES AND A PORTION OF LOT 1, BLOCK 2, SOCORRO LOGISTICS CENTER UNIT TWO, CITY OF SOCORRO, EL PASO COUNTY, TEXAS CONTAINING 33.30± ACRES

**LEGEND**

- SUBDIVISION BOUNDARY LINE
- STREET RIGHT OF WAY
- TOP OF CURB
- SEWER
- PROPERTY LINE
- STREET CENTERLINE
- APPROXIMATE LIMITS OF FLOOD ZONE #
- LOT AND BLOCK NUMBER
- EXISTING MAJOR CONTIGUOUS LINES
- EXISTING MINOR CONTIGUOUS LINES
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING POWER LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING DRAINAGE SLOPE
- EXISTING LOW POINT
- EXISTING LIGHT POLE
- EXISTING BRP INLET
- EXISTING BRP TIE
- EXISTING HEADWALL STRUCTURE

**FLOOD ZONE**

THIS SUBDIVISION IS WITHIN FLOOD ZONE #4, AS DESIGNATED BY THE FLOOD INSURANCE RATE MAPS, EL PASO COUNTY, TEXAS, UNLESS OTHERWISE INDICATED OTHERWISE TO BE THESE SUBDIVISIONS.

**BENCHMARK**

BRASS NAIL ON IRON PIPE LOCATED AT JUAN DE HEREDIA TRACT, EL PASO COUNTY, TEXAS, WITH AN ELEVATION OF 2000.46 (U.S. SURVEY OF RECLAMATION).

**TOTAL LOTS**

RESURVEYED LOTS: 1  
 FUTURE EIP SUBSTATION: 1  
 INDUSTRIAL: 1  
 TOTAL: 2

**LINE TABLE**

LINE	BEARING	LENGTH
L1	N 103°00'00" W	24.37
L2	S 89°59'59" W	133.36
L3	S 89°59'59" W	133.36

**CURVE TABLE**

CURVE	INDICED	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'
C2	30.00'	471.17'	30.00'	42.43'	189°29'59" E	180°00'00" E
C3	30.00'	238.87'	100.00'	124.96'	57°14'07" E	124°12'21" E

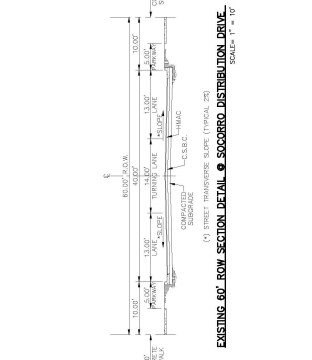
**PRELIMINARY PLAT**  
 SCALE: 1" = 100'

**GRAPHIC SCALE**  
 0 50 100 200  
 (IN FEET)  
 1" = 100'

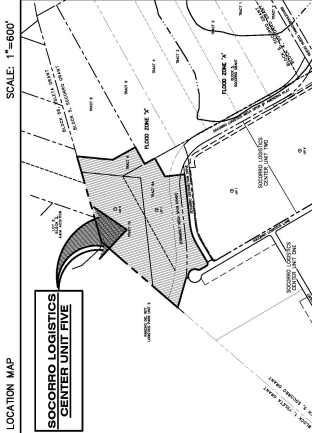
**ENGINEER**  
**CSA** CONSULTING SURVEYING ARCHITECTS  
 8101 N. Green St.  
 Suite 300  
 El Paso, TX 79902  
 915.834.5500  
 Texas Professional Surveyors Permit F-14564  
 CONTACT: JORGE GRAJEDA, P.E.

**SURVEYOR**  
**Barragan & Associates, Inc.**  
 LAND SURVEYING AND CONSULTING  
 10000 Parkside Dr., Suite 100  
 Dallas, TX 75244  
 CONTACT: BENITO BARRAGAN, R.P.L.S.

**DATE OF PREPARATION: JANUARY 2023**



- NOTES:**
- BEARINGS SHOWN ARE DERIVED FROM BIRK OBSERVATIONS TO THE TEXAS CO-OP NETWORK, REFERRED TO THE TEXAS CO-OP SYSTEM AND 43° CENTRAL ZONE DISTANCES ARE SHOWN AND MAY BE CONVERTED TO GRID BEARINGS BY THE USER.
  - THIS IS TO CERTIFY THAT MEASUREMENTS AND SERVICES WERE PROVIDED TO SOCORRO LOGISTICS CENTER UNIT FIVE BY MEASUREMENTS AND SERVICES PROVIDED BY CSA CONSULTING SURVEYING ARCHITECTS AND BARRAGAN & ASSOCIATES, INC. TO THE CITY OF SOCORRO, TEXAS, AND THAT THE MEASUREMENTS AND SERVICES WERE PROVIDED TO THE SUBDIVISION FROM EXISTING SURVEY DATA AND RECORDS.
  - TAX CONTROLS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. \_\_\_\_\_ DATE \_\_\_\_\_.
  - INTERNAL LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES (BY OTHERS) AND SHALL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES (BY OTHERS).
  - CONTRACTORS ARE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF THE SEWER AND LANDSCAPING TRENCHING AND DISTRIBUTION AND THE UNITED STATES POSTAL SERVICE. THE LOCATION OF ALL UTILITIES SHALL BE DETERMINED BY THE UNITED STATES POSTAL SERVICE.
  - THE LOCATION OF ALL UTILITIES SHALL BE DETERMINED BY THE UNITED STATES POSTAL SERVICE.
  - ALL LOTS WITHIN THIS SUBDIVISION ARE RESTRICTED TO 10-4000 SQUARE FEET ONLY.
  - CONTRACTORS SHALL BE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF THE SEWER AND LANDSCAPING TRENCHING AND DISTRIBUTION AND THE UNITED STATES POSTAL SERVICE.
  - MEASUREMENTS AND SERVICES PROVIDED BY BARRAGAN & ASSOCIATES, INC. AND CSA CONSULTING SURVEYING ARCHITECTS TO THE CITY OF SOCORRO, TEXAS, ARE PROVIDED AS A SERVICE TO THE CITY OF SOCORRO, TEXAS, AND ARE NOT TO BE USED FOR ANY OTHER PURPOSES.
  - BARRAGAN & ASSOCIATES, INC. SHALL NOT HAVE ANY LIABILITY ON THE ACCURACY OF THE WORKSHOWN SURVEY.



# FINAL PLAT

## SOCORRO LOGISTICS CENTER UNIT FIVE

ALL OF TRACT 7A, A PORTION OF TRACTS 6 AND 8A, AND A PORTION OF MESA SPUR DRAIN, ALL WITHIN BLOCK 5, SOCORRO GRANT, EL PASO COUNTY, TEXAS, ACCORDING TO THE RESURVEY OF SAID SOCORRO GRANT MADE BY EL PASO COUNTY, TEXAS FOR TAX PURPOSES, AND A PORTION OF LOT 1, BLOCK 2, SOCORRO LOGISTICS CENTER UNIT TWO, CITY OF SOCORRO, EL PASO COUNTY, TEXAS CONTAINING 33.30± ACRES

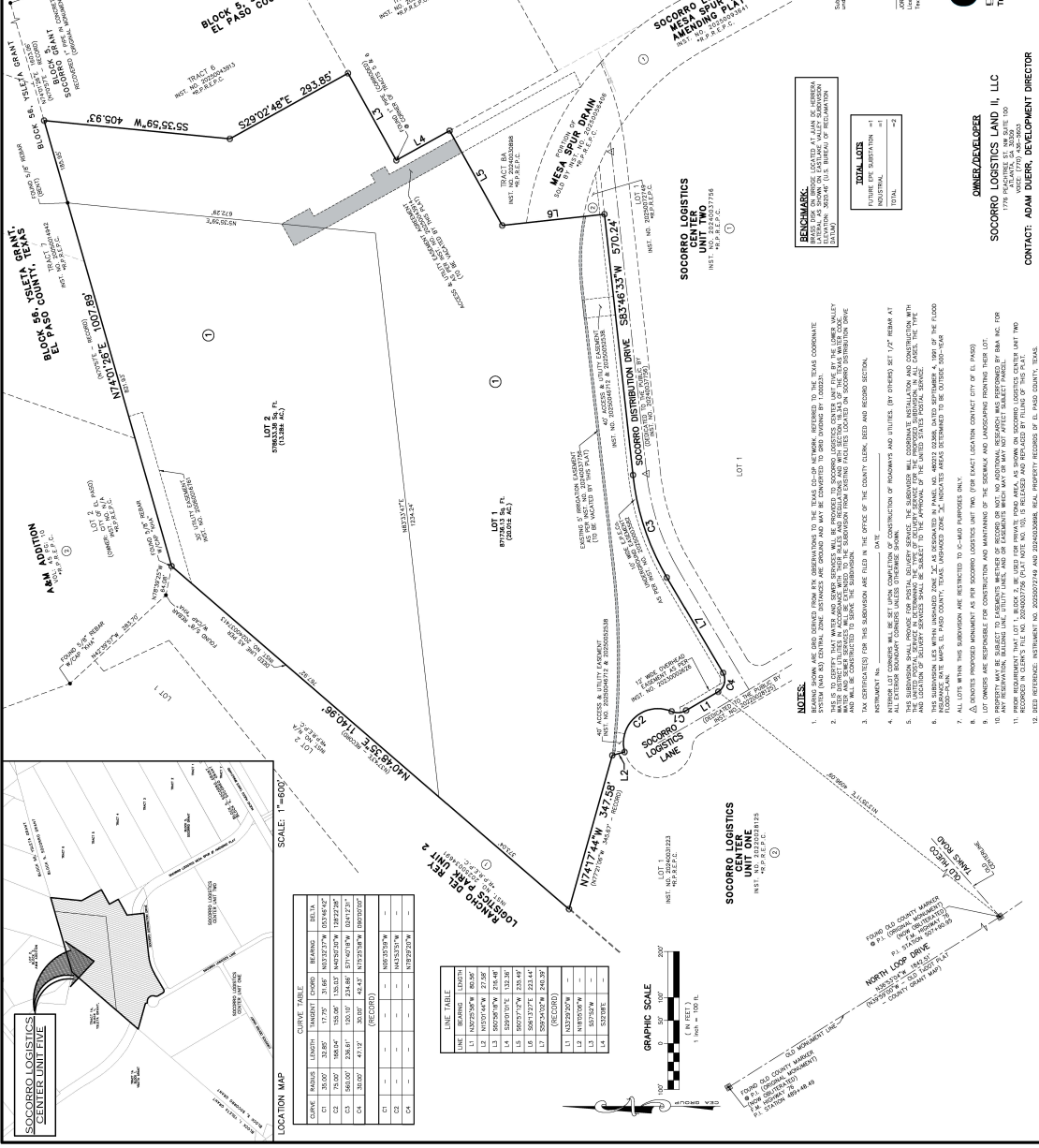
**DEDICATION**  
 Socorro Logistics Land II, LLC and Socorro Logistics Land I, LLC, property owners of this block, hereby dedicate to the City of Socorro, Texas, the herein described portion of the Socorro Grant, El Paso County, Texas, and a portion of Lot 1, Block 2, Socorro Logistics Center Unit Two, City of Socorro, El Paso County, Texas, for the purposes and conditions herein expressed. This dedication is subject to the terms and conditions set forth herein and shall be subject to the approval of the City of Socorro, Texas, and the State of Texas. The City of Socorro, Texas, and the State of Texas, shall have the right to accept or reject this dedication. If accepted, this dedication shall be subject to the terms and conditions set forth herein and shall be subject to the approval of the City of Socorro, Texas, and the State of Texas. The City of Socorro, Texas, and the State of Texas, shall have the right to accept or reject this dedication. If accepted, this dedication shall be subject to the terms and conditions set forth herein and shall be subject to the approval of the City of Socorro, Texas, and the State of Texas.

**ACKNOWLEDGEMENT**  
 STATE OF TEXAS  
 COUNTY OF EL PASO

**CITY OF SOCORRO PLANNING DEPARTMENT**  
 UNDER CERTIFICATE OF PLAN APPROVAL 212.009 (4)  
 CITY OF SOCORRO

**ENGINEER**  
 OCEA CONSULTING ENGINEERS  
 11111 N. LOOP WEST, SUITE 200  
 DALLAS, TEXAS 75244  
 CONTACT: JORGE GRAEDA, P.E.

**SURVEYOR**  
 Barrigan Associates Inc.  
 11111 N. LOOP WEST, SUITE 200  
 DALLAS, TEXAS 75244  
 CONTACT: BENITO BARRIGAN, RPLS  
 DATE OF PREPARATION: JANUARY, 2028



**BEARINGS AND DISTANCES TABLE**

LINE	BEARING	DISTANCE	BEARING	DISTANCE
C1	S 81°07'00" E	38.87	S 17°35'31" E	103.727774
C2	S 81°07'00" E	38.87	S 17°35'31" E	103.727774
C3	S 81°07'00" E	38.87	S 17°35'31" E	103.727774
C4	S 81°07'00" E	38.87	S 17°35'31" E	103.727774

**LOT TABLE**

LOT	AREA (AC)	PERCENTAGE
LOT 1	13.33±	39.7%
LOT 2	13.33±	39.7%
LOT 3	13.33±	39.7%

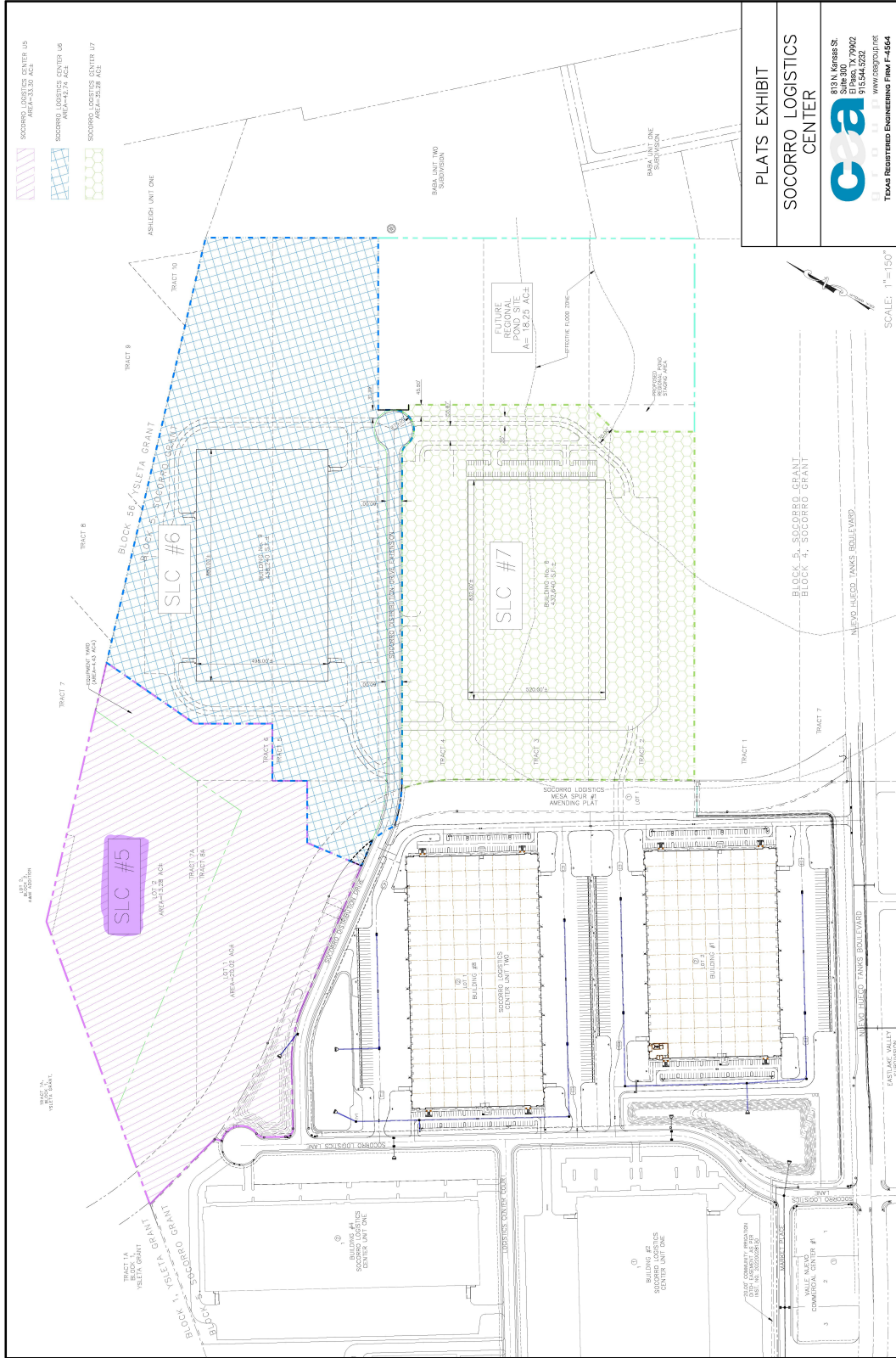
**BENCHMARK:**  
 LATITUDE AND LONGITUDE COORDINATES SHALL BE BASED ON THE NAD 83 DATUM. ALL DISTANCES SHALL BE MEASURED ALONG THE CENTERLINE OF THE ROAD. ALL DISTANCES SHALL BE MEASURED ALONG THE CENTERLINE OF THE ROAD. ALL DISTANCES SHALL BE MEASURED ALONG THE CENTERLINE OF THE ROAD. ALL DISTANCES SHALL BE MEASURED ALONG THE CENTERLINE OF THE ROAD.

**NOTES:**

1. THE SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE SUBDIVISION MAP AND THE CITY OF SOCORRO PLANNING DEPARTMENT.
2. THE SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE SUBDIVISION MAP AND THE CITY OF SOCORRO PLANNING DEPARTMENT.
3. THE SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE SUBDIVISION MAP AND THE CITY OF SOCORRO PLANNING DEPARTMENT.
4. THE SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE SUBDIVISION MAP AND THE CITY OF SOCORRO PLANNING DEPARTMENT.
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8. THE SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE SUBDIVISION MAP AND THE CITY OF SOCORRO PLANNING DEPARTMENT.
9. THE SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE SUBDIVISION MAP AND THE CITY OF SOCORRO PLANNING DEPARTMENT.
10. THE SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE SUBDIVISION MAP AND THE CITY OF SOCORRO PLANNING DEPARTMENT.
11. THE SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE SUBDIVISION MAP AND THE CITY OF SOCORRO PLANNING DEPARTMENT.
12. THE SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE SUBDIVISION MAP AND THE CITY OF SOCORRO PLANNING DEPARTMENT.

**CONTACT: ADAM DIERR, DEVELOPMENT DIRECTOR**

# PLATS EXHIBIT





# CITY OF SOCORRO PLANNING AND ZONING MEETING

**DATE: MARCH 3, 2026**

## **PRELIMINARY AND FINAL PLAT/ VARIANCE APPLICATION STAFF REPORT**

**SUBJECT: REQUEST FOR APPROVAL OF A PRELIMINARY PLAT AND FINAL PLAT AND A VARIANCE REQUEST FROM SEC. 46-451.-GENERAL REGULATIONS- SUB. (D)HEIGHT REQUIREMENTS- TO ALLOW A 50'-0" MAXIMUM ALLOWABLE BUILDING HEIGHT INSTEAD OF THE 45'-0" MAXIMUM HEIGHT LIMITATION TO ALLOW FOR INDUSTRIAL DEVELOPMENT FOR SOCORRO LOGISTICS CENTER UNIT SIX, BEING ALL OF TRACT 5, A PORTION OF TRACTS 4, 6, 8A AND A PORTION OF MESA SPUR DRAIN, ALL WITHIN BLOCK 5, SOCORRO GRANT, EL PASO COUNTY, TEXAS, ACCORDING TO THE RESURVEY OF SAID SOCORRO GRANT MADE BY EL PASO COUNTY, TEXAS FOR TAX PURPOSES AND A PORTION OF LOT 1, BLOCK 2, SOCORRO LOGISTICS CENTER UNIT TWO, SOCORRO, TX.**

**NAME:** Socorro Logistics Center Unit Six

**PROPERTY ADDRESS:** Socorro Distribution Dr.

**PROPERTY LEGAL DESCRIPTION:** All of Tract 5, a portion of Tracts 4, 6,8A and a portion of Mesa Spur Drain, all within Block 5, Socorro Grant, El Paso County, Texas, according to the resurvey of said Socorro Grant made by El Paso County, Texas for Tax purposes and a portion of Lot 1, Block 2, Socorro Logistics Center Unit Two, Socorro, TX.

**PROPERTY OWNER:** Socorro Logistics Land II, LLC.

**REPRESENTATIVE:** CEA Group/ Socorro Logistics Land II, LLC.

**PROPERTY AREA:** 42.74 Acres

**CURRENT ZONING:** IC-MUD (Industrial/ Commercial- Mixed Use) Pending A-1(Agricultural) tract rezoning

**CURRENT LAND USE:** Vacant

**SOCORRO 2040 FUTURE LAND USE MAP:** IC-MUD (Industrial/ Commercial-Mixed Use)

**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 AND ZONING  
MEETING DATE: MARCH 3, 2026  
PRELIMINARY AND FINAL PLAT/ VARIANCE  
APPLICATION STAFF REPORT**

**SUMMARY OF REQUEST:**

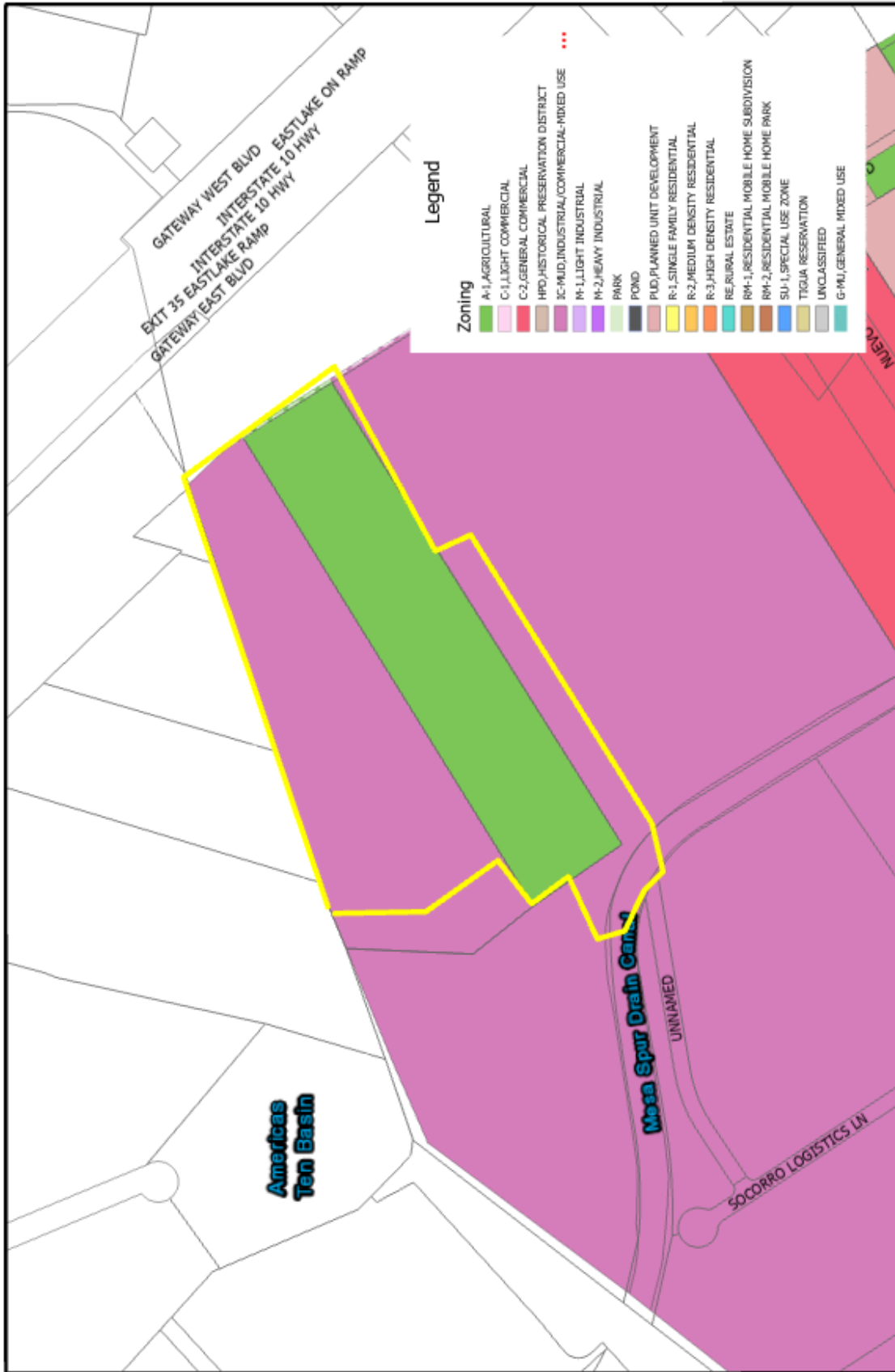
Request is for approval of a Preliminary Plat, Final Plat, and a variance from Section 46-451.-General Regulations. Sub. (d) Height Requirements for the Socorro Logistics Center Unit Six.

**STAFF RECOMMENDATION:**

Staff recommends **APPROVAL** of the Preliminary Plat, Final Plat, and variance requests for Socorro Logistics Center Unit Six.

# ZONING MAP

## Socorro Logistics Center Unit Six



### Legend

- Zoning**
- A-1, AGRICULTURAL
  - C-1, LIGHT COMMERCIAL
  - C-2, GENERAL COMMERCIAL
  - HPD, HISTORICAL PRESERVATION DISTRICT
  - IC-MID, INDUSTRIAL/COMMERCIAL-MIXED USE
  - M-1, LIGHT INDUSTRIAL
  - M-2, HEAVY INDUSTRIAL
  - PARK
  - POND
  - PLD, PLANNED UNIT DEVELOPMENT
  - R-1, SINGLE FAMILY RESIDENTIAL
  - R-2, MEDIUM DENSITY RESIDENTIAL
  - R-3, HIGH DENSITY RESIDENTIAL
  - RE, RURAL ESTATE
  - RM-1, RESIDENTIAL MOBILE HOME SUBDIVISION
  - RM-2, RESIDENTIAL MOBILE HOME PARK
  - SU-1, SPECIAL USE ZONE
  - TIGUA, RESERVATION
  - UNCLASSIFIED
  - G-MU, GENERAL MIXED USE



City of Socorro  
 Planning & Zoning Department  
 860 N Rio Vista Date: 2/13/2026



# AERIAL IMAGE

## Socorro Logistics Center Unit Six



City of Socorro  
Planning & Zoning Department  
960 N Rio Vista Date: 2/13/2026



# SITE PICTURES

View of property from Socorro Distribution Dr.



# PRELIMINARY PLAT

## SOCORRO LOGISTICS CENTER UNIT SIX

ALL OF TRACT 5, A PORTION OF TRACT 4, 6, 8A AND A PORTION OF MESA SPUR DRAIN, ALL WITHIN BLOCK 5, SOCORRO GRANT, EL PASO COUNTY, TEXAS, ACCORDING TO THE RESURVEY OF SAID SOCORRO GRANT MADE BY EL PASO COUNTY, TEXAS FOR TAX PURPOSES AND A PORTION OF LOT 1, BLOCK 2, SOCORRO LOGISTICS CENTER UNIT TWO, CITY OF SOCORRO, EL PASO COUNTY, TEXAS CONTAINING 42.74± ACRES

**LEGEND**

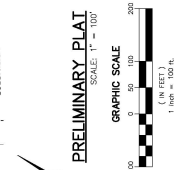
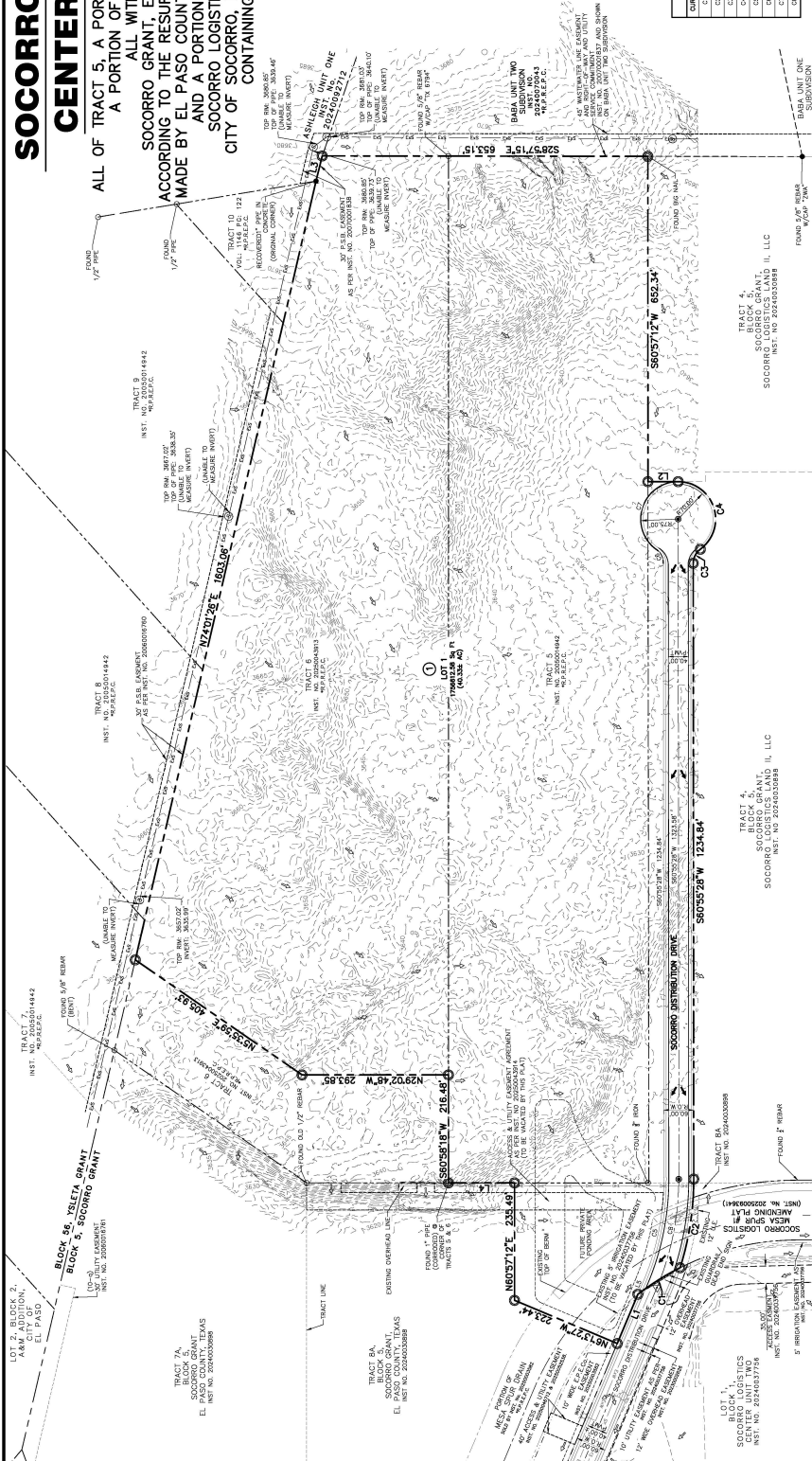
- SUBDIVISION BOUNDARY LINE
- STREET RIGHT OF WAY
- TOP OF CURB
- SEWERLINE
- PROPERTY LINE
- STREET CENTERLINE
- LOT AND BLOCK NUMBER
- EXISTING MAJOR CONTIGUOUS LINES
- EXISTING MINOR CONTIGUOUS LINES
- EXISTING WATER LINE
- EXISTING SEWER LINE
- DRAINAGE FLOW
- LOW POINT
- EXISTING DRAINAGE FLOW
- EXISTING HIGH POINT
- EXISTING LIGHT POLE

**LINE TABLE**

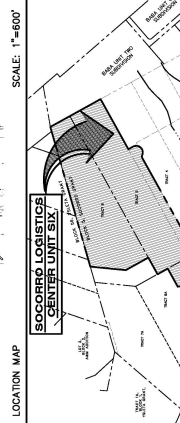
LINE	BEARING	LENGTH
L1	S84°43'13" W	102.27
L2	S89°43'31" W	60.00
L3	N43°53'31" E	52.00
L4	S89°43'31" W	52.00
L5	S84°43'13" W	27.00

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	150.00'	100.00'	51.17'	89.91'	N81°25'37" E	87°02'52"
C2	150.00'	85.55'	43.91'	76.85'	N89°43'31" E	87°02'52"
C3	150.00'	85.55'	43.91'	76.85'	N89°43'31" E	87°02'52"
C4	75.00'	188.87'	204.32'	142.52'	N42°52'01" E	142°52'01"
C5	150.00'	271.36'	107.17'	208.98'	N72°27'01" E	82°27'01"
C6	150.00'	32.85'	17.25'	31.85'	N43°53'31" E	85°56'42"
C7	75.00'	188.87'	204.32'	142.52'	S89°43'31" E	142°52'01"
C8	150.00'	204.10'	103.10'	202.97'	N77°15'51" E	100°27'24"



- NOTES:**
- BEARING BOUNDARIES AND DISTANCES DERIVED FROM THE SUBDIVISIONS TO THE STATE CO-OP NETWORK REFERRED TO THE TEXAS A&M SYSTEM (AND ITS) SURVEY. THE DISTANCES ARE GIVEN AND MAY BE CONVERTED TO GRID DISTANCES BY USING THE STATE CO-OP NETWORK DATA.
  - THE SURVEY WAS MADE BY THE SURVEYOR IN ACCORDANCE WITH THE RULES AND REGULATIONS AND WITH SECTION 51.01, ARTICLE XVI, CHAPTER 162, TITLE 19, OF THE TEXAS CONSTITUTION AND THE SURVEYING ACTS OF 1909 AND 1929.
  - THE DISTANCES AND BEARINGS OF THE BOUNDARIES OF THE SUBDIVISION ARE GIVEN AND MAY BE CONVERTED TO GRID BY USING THE STATE CO-OP NETWORK DATA.
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  - THE DISTANCES AND BEARINGS OF THE BOUNDARIES OF THE SUBDIVISION ARE GIVEN AND MAY BE CONVERTED TO GRID BY USING THE STATE CO-OP NETWORK DATA.



**OWNER/DEVELOPER**  
**SOCORRO LOGISTICS LAND II, LLC**  
 SOCORRO LOGISTICS LAND II, LLC  
 1778 FRENCH LN., SUITE 100  
 WOODS BAY, TEXAS 75086-3653  
 CONTACT: ADAM DUERR, DEVELOPMENT DIRECTOR

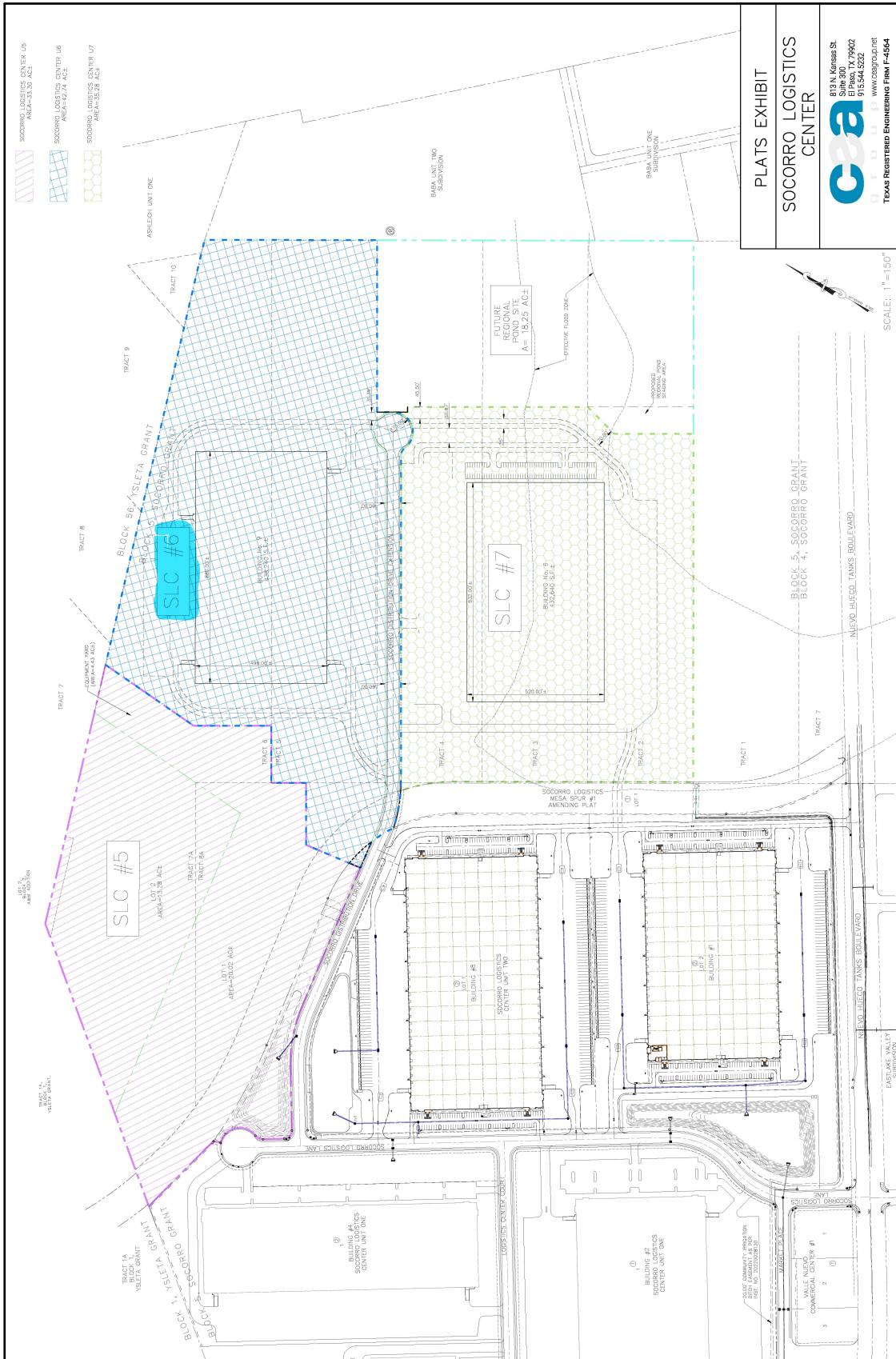
**ENGINEER**  
**CS&A**  
 814 Avenue G  
 Suite 300  
 El Paso, TX 79902  
 (915) 762-1222  
 www.csa-engineers.com  
 Texas Registered Professional Engineer F-4684  
 CONTACT: JORGE GRAEDA, P.E.

**SURVEYOR**  
**Barragan & Associates**  
 1400 FRENCH LN., SUITE 100  
 WOODS BAY, TEXAS 75086-3653  
 CONTACT: BENITO BARRAGAN, R.P.L.S.

**DATE OF PREPARATION: JANUARY 2025**



# PLATS EXHIBIT



PLATS EXHIBIT

SOCORRO LOGISTICS CENTER

813 N. Kansas St.  
Suite 300  
El Paso, TX 79902  
Tel: 915.733.1111  
www.cba.com

**cba**

TEXAS REGISTERED ENGINEERING FIRM F-4564



# CITY OF SOCORRO PLANNING AND ZONING MEETING

**DATE: MARCH 3, 2026**

## **PRELIMINARY AND FINAL PLAT/ VARIANCE APPLICATION STAFF REPORT**

**SUBJECT: REQUEST FOR APPROVAL OF A PRELIMINARY PLAT AND FINAL PLAT AND A VARIANCE REQUEST FROM SEC. 46-451.-GENERAL REGULATIONS- SUB. (D)HEIGHT REQUIREMENTS- TO ALLOW A 50'-0" MAXIMUM ALLOWABLE BUILDING HEIGHT INSTEAD OF THE 45'-0" MAXIMUM HEIGHT LIMITATION TO ALLOW FOR INDUSTRIAL DEVELOPMENT FOR SOCORRO LOGISTICS CENTER UNIT SEVEN, BEING A PORTION OF TRACTS 2, 3, 4 AND 8A ALL WITHIN BLOCK 5, SOCORRO GRANT, EL PASO COUNTY, TEXAS, ACCORDING TO THE RESURVEY OF SAID SOCORRO GRANT MADE BY EL PASO COUNTY, TEXAS FOR TAX PURPOSES.**

**NAME:** Socorro Logistics Center Unit Seven

**PROPERTY ADDRESS:** Socorro Distribution Dr.

**PROPERTY LEGAL DESCRIPTION:** A Portion of Tracts 2, 3, 4, and 8A all within Block 5, Socorro Grant, El Paso County, Texas, according to the resurvey of said Socorro Grant made by El Paso County, Texas for Tax purposes, Socorro, TX.

**PROPERTY OWNER:** Socorro Logistics Land II, LLC.

**REPRESENTATIVE:** Socorro Logistics Land II, LLC/ CEA Group

**PROPERTY AREA:** 35.28 Acres

**CURRENT ZONING:** IC-MUD (Industrial/ Commercial- Mixed Use)

**CURRENT LAND USE:** Vacant

**SOCORRO 2040 FUTURE LAND USE MAP:** IC-MUD (Industrial/ Commercial-Mixed Use)

**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 AND ZONING  
MEETING DATE: MARCH 3, 2026  
PRELIMINARY AND FINAL PLAT/ VARIANCE  
APPLICATION STAFF REPORT**

**SUMMARY OF REQUEST:**

Request is for approval of a Preliminary Plat, Final Plat, and a variance from Section 46-451.-General Regulations. Sub. (d) Height Requirements for the Socorro Logistics Center Unit Seven.

**STAFF RECOMMENDATION:**

Staff recommends **APPROVAL** of the Preliminary Plat, Final Plat, and variance requests for Socorro Logistics Center Unit Seven.

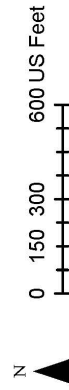
# ZONING MAP

## PORTION OF TRACTS 2, 3, 4, AND 8A, BLOCK 5, SOCORRO GRANT

FEB. 2026



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



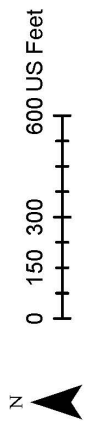
# AERIAL IMAGE

PORTION OF TRACTS 2, 3, 4, AND 8A, BLOCK 5, SOCORRO GRANT

FEB. 2026



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



# SITE PICTURES

View of property from Mesa Spur Drain Canal.



# PRELIMINARY PLAT

## SOCORRO LOGISTICS CENTER UNIT SEVEN

A PORTION OF TRACTS 2, 3, 4 AND 8A ALL WITHIN BLOCK 5, SOCORRO GRANT, EL PASO COUNTY, TEXAS ACCORDING TO THE RESURVEY OF SAID SOCORRO GRANT MADE BY EL PASO COUNTY, TEXAS FOR TAX PURPOSES CONTAINING 35.28 ACRES ±

**LEGEND**

- SUBDIVISION BOUNDARY LINE
- STREET RIGHT OF WAY
- TOP OF CURB
- SIDEWALK
- PROPERTY LINE
- STREET CENTERLINE
- 10' UTILITY EASEMENT
- 5' IRRIGATION EASEMENT
- APPROXIMATE LIMITS OF FLOOD ZONE A
- EXISTING MAJOR CONTOUR LINES
- EXISTING MAJOR CONTOUR LINES
- EXISTING WATER LINE
- EXISTING SEWER LINE
- DRAINAGE LOW
- DRAINAGE HIGH
- LOW POINT
- EXISTING DRAINAGE FROM
- EXISTING LOW POINT
- EXISTING LIGHT POLE

**FLOOD ZONE:**  
THIS SUBDIVISION LIES WITHIN UNDESIGNED ZONE "X" AND ZONE "A". 100% OF THE FLOOD INSURANCE RATE SURVEY IS IN EL PASO COUNTY, TEXAS. THE FLOOD INSURANCE RATE SURVEY IS DATED 08/11/2010. FLOOD ZONE "X" INDICATES AN AREA OF FLOOD HAZARD WITH AN UNDESIGNED FLOOD PROTECTION STANDARD. FLOOD ZONE "A" INDICATES AN AREA OF FLOOD HAZARD WITH A DESIGNED FLOOD PROTECTION STANDARD.

**BENCHMARK:**  
BRASS CORNER BEING LOCATED AT CORNER OF HERBERA LOTS 11, 12 AND 13. ELEVATION: 5229.72 ± (AS BUREAU OF REVISIONS)

**TOTAL LOTS**

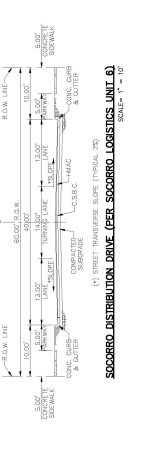
INDUSTRIAL	1
TOTAL	1

**LINE TABLE**

LINE	START	END	BEARING	DISTANCE	AREA
1	130.00	130.00	S 89° 57' 12" W	1320.65	172.81
2	130.00	130.00	S 89° 57' 12" W	1320.65	172.81
3	130.00	130.00	S 89° 57' 12" W	1320.65	172.81
4	130.00	130.00	S 89° 57' 12" W	1320.65	172.81

**CURVE TABLE**

STATION	CHORD BEARING	CHORD DISTANCE	ARC DISTANCE	AREA
130.00	S 89° 57' 12" W	1320.65	1320.65	172.81
130.00	S 89° 57' 12" W	1320.65	1320.65	172.81
130.00	S 89° 57' 12" W	1320.65	1320.65	172.81



**PRELIMINARY PLAT**  
SCALE: 1" = 100'

**GRAPHIC SCALE**  
1 inch = 100 ft.

**OWNER/DEVELOPER**  
SOCORRO LOGISTICS LAND II, LLC  
1778 PEARSON BLVD., SUITE 100  
EL PASO, TEXAS 79902

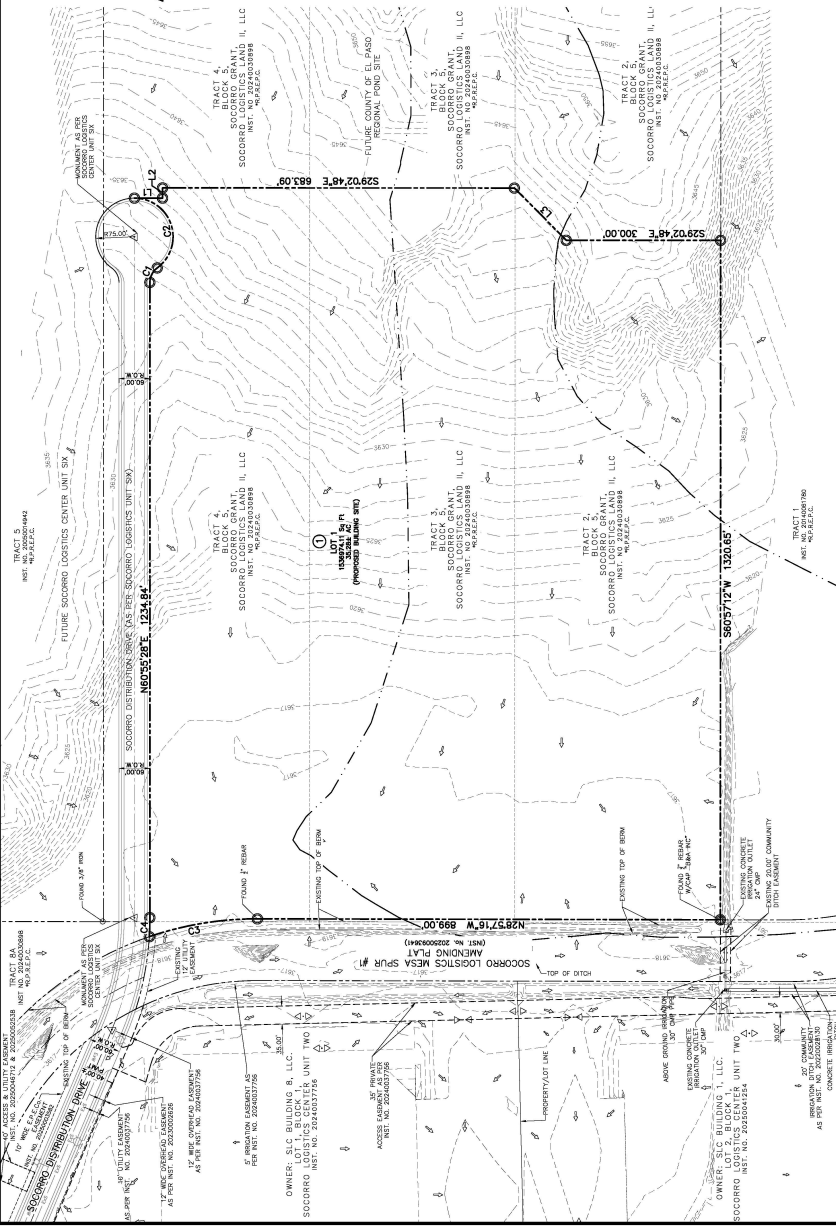
**CONTACT: ADAM BUEER, DEVELOPMENT DIRECTOR**

**SUBSEDER**  
**Barraçan & Associates Inc.**  
1101 HAWKINS BLVD., SUITE 100  
EL PASO, TEXAS 79902  
PHONE: (940) 840-0200 FAX: (940) 840-0200  
WWW.BARRACAN.COM

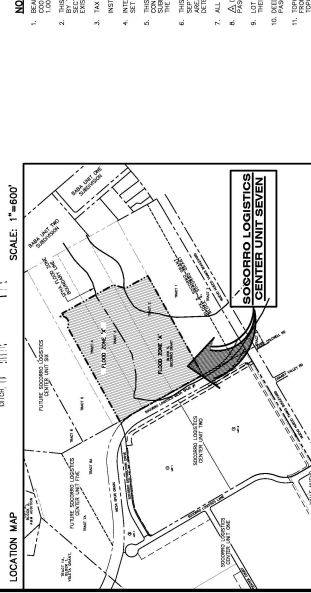
**ENGINEER**  
**cea**  
628 N. GORMAN ST.  
EL PASO, TEXAS 79902  
915.544.0202  
WWW.CEAENGINEERS.COM

**CONTACT: JORGE GONZALEZ, P.E.**

**DATE OF PREPARATION: JANUARY 2026**

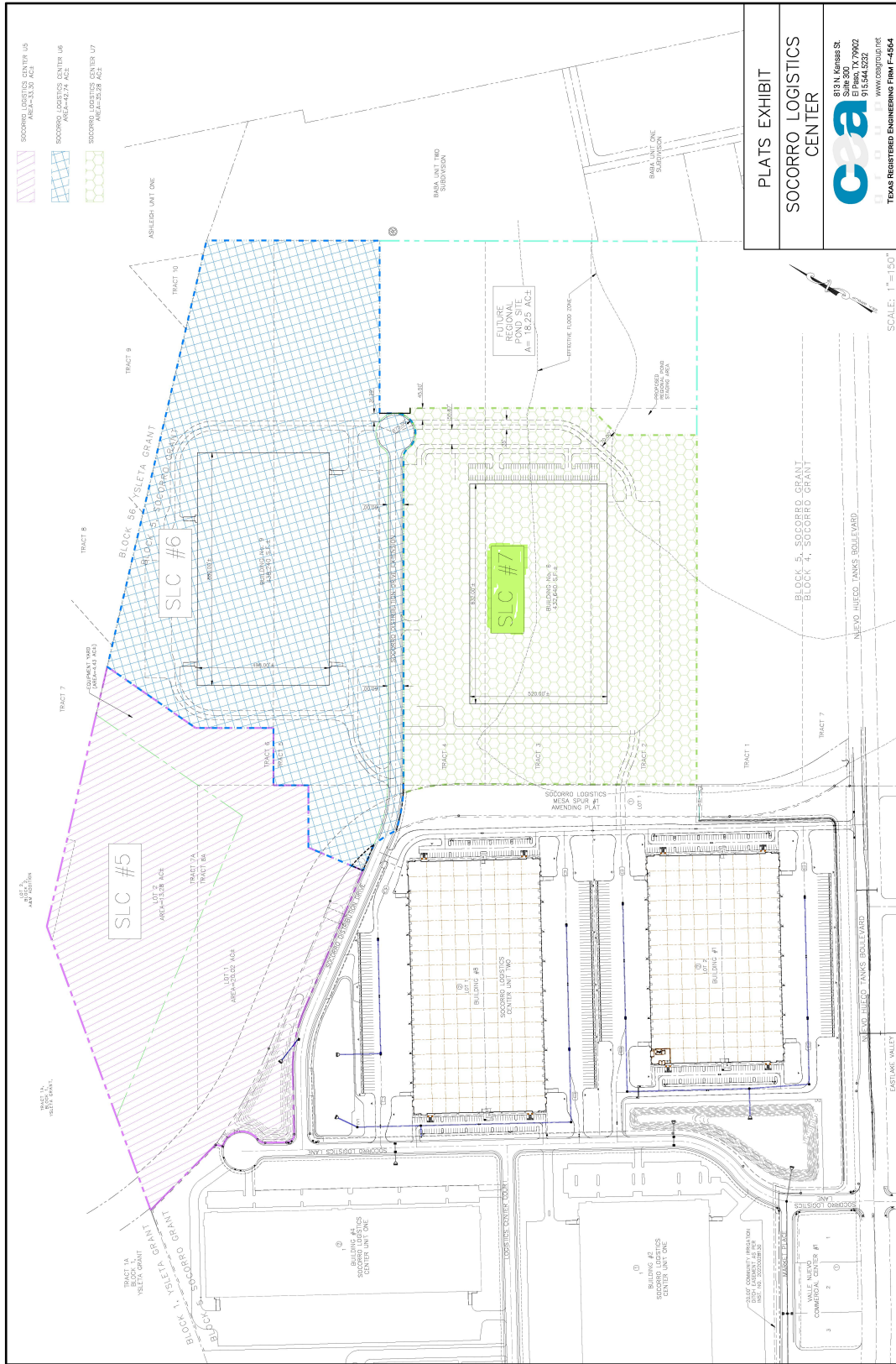


- NOTES:**
- EXISTING SURVEY DATA AND RECORDS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEEP AND RECORD SECTION, EL PASO COUNTY, TEXAS. THE DATE OF THE SURVEY IS 08/11/2010.
  - THE SURVEY WAS MADE BY THE ENGINEER AND HIS ASSISTANTS. THE ENGINEER HAS REVIEWED THE RECORDS AND HAS FOUND THEM TO BE CORRECT AND ACCURATE. THE ENGINEER HAS ALSO REVIEWED THE RECORDS AND HAS FOUND THEM TO BE CORRECT AND ACCURATE.
  - TAX CERTIFICATES FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEEP AND RECORD SECTION, EL PASO COUNTY, TEXAS. THE DATE OF THE SURVEY IS 08/11/2010.
  - SET 1/2" RELAX AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE SHOWN.
  - THIS SUBDIVISION IS SUBJECT TO ALL APPLICABLE ORDINANCES, REGULATIONS AND ORDINANCES OF THE CITY OF EL PASO, TEXAS. THE ENGINEER HAS REVIEWED THE RECORDS AND HAS FOUND THEM TO BE CORRECT AND ACCURATE.
  - THIS SUBDIVISION LIES WITHIN UNDESIGNED ZONE "X" AND ZONE "A". AS DESIGNATED IN PARAGRAPH 10.01 OF THE FLOOD INSURANCE RATE SURVEY DATED 08/11/2010. FLOOD ZONE "X" INDICATES AN AREA OF FLOOD HAZARD WITH AN UNDESIGNED FLOOD PROTECTION STANDARD. FLOOD ZONE "A" INDICATES AN AREA OF FLOOD HAZARD WITH A DESIGNED FLOOD PROTECTION STANDARD.
  - ALL LOTS WITHIN THIS SUBDIVISION ARE RESTRICTED TO C-1 AND C-2 USES ONLY.
  - ALL LOTS WITHIN THIS SUBDIVISION ARE RESTRICTED TO C-1 AND C-2 USES ONLY.
  - THESE LOTS ARE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF THE SEWERAGE AND LANDSCAPING PERMITTING.
  - THESE LOTS ARE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF THE SEWERAGE AND LANDSCAPING PERMITTING.
  - THESE LOTS ARE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF THE SEWERAGE AND LANDSCAPING PERMITTING.
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# PLATS EXHIBIT



**PLATS EXHIBIT**

**SOCORRO LOGISTICS CENTER**

**CSA**

813 N. Kansas St.  
Suite 300  
Tulsa, OK 74102  
918.544.5222  
www.csaonline.net

TEXAS REGISTERED ENGINEERING FIRM F-4564



# CITY OF SOCORRO PLANNING AND ZONING MEETING

**DATE: MARCH 3, 2026**

## PRELIMINARY PLAT APPLICATION STAFF REPORT

**SUBJECT: REQUEST FOR APPROVAL OF A PRELIMINARY PLAT FOR THE OHANAS, BEING A PORTION OF TRACT 1X, NOW KNOWN AS TRACT 1X1, LEIGH CLARK SURVEY NO. 293, AND A PORTION OF LOT 17, BLOCK 6, CIELO DEL RIO UNIT 2 AMENDING PLAT, AN ADDITION TO THE CITY OF SOCORRO, EL PASO COUNTY, TEXAS.**

**NAME:** The Ohanas

**PROPERTY ADDRESS:** Stockyard Dr. and Cielo Blanco Dr.

**PROPERTY LEGAL DESCRIPTION:** Being a portion of Tract 1X, now known as Tract 1X1, Leigh Clark Survey No. 293, and a portion of Lot 17, Block 6, Cielo Del Rio Unit 2 amending plat, an addition to the City of Socorro, El Paso County, Texas.

**PROPERTY OWNER:** Phong John Nguyen

**REPRESENTATIVE:** Alfonso D. Perez / ADP Engineering

**PROPERTY AREA:** 1.58 Acres

**CURRENT ZONING:** R-3 (High Density Residential)

**CURRENT LAND USE:** Vacant

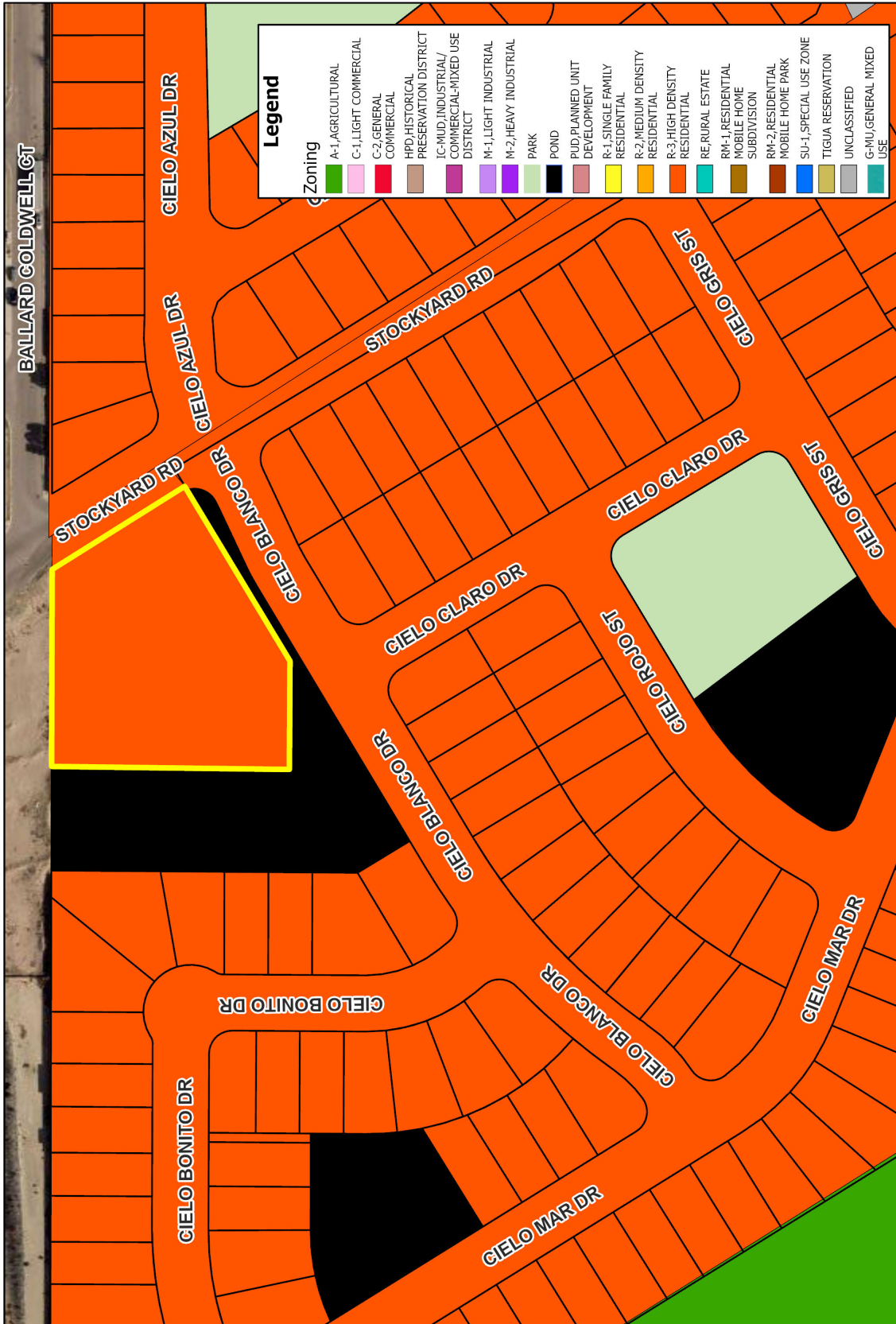
**SOCORRO 2040 FUTURE LAND USE MAP:** R-3 (High Density Residential)

**FLOOD MAP:** According to the current FEMA FIRM map 480212 panel 0237 B, dated September 4, 1991.

**(CONTINUED ON NEXT PAGE)**

# ZONING MAP

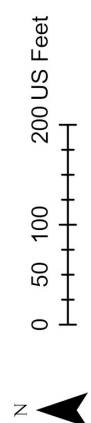
## The Ohanas



Legend	
Zoning	
A-1, AGRICULTURAL	Green
C-1, LIGHT COMMERCIAL	Pink
C-2, GENERAL COMMERCIAL	Red
HPD, HISTORICAL PRESERVATION DISTRICT	Brown
IC-MUD, INDUSTRIAL/COMMERCIAL-MIXED USE DISTRICT	Purple
M-1, LIGHT INDUSTRIAL	Light Purple
M-2, HEAVY INDUSTRIAL	Dark Purple
PARK	Light Green
POND	Black
PUD, PLANNED UNIT DEVELOPMENT	Light Brown
R-1, SINGLE FAMILY RESIDENTIAL	Yellow
R-2, MEDIUM DENSITY RESIDENTIAL	Orange
R-3, HIGH DENSITY RESIDENTIAL	Dark Orange
RE, RURAL ESTATE	Teal
RM-1, RESIDENTIAL MOBILE HOME SUBDIVISION	Light Blue
RM-2, RESIDENTIAL MOBILE HOME PARK	Dark Blue
SU-1, SPECIAL USE ZONE	Light Green
TIGUA, RESERVATION	Light Blue
UNCLASSIFIED	Grey
G-MU, GENERAL MIXED USE	Dark Blue



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

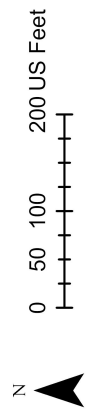


# AERIAL IMAGE

The Ohanas



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



# SITE PICTURES



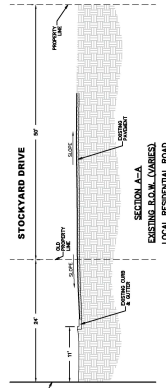
View of property from Stockyard Rd. and Cielo Blanco Dr.



# PRELIMINARY PLAT

## PRELIMINARY THE OHANAS

BEING A PORTION OF TRACT IX, NOW KNOWN AS TRACT 1X1, LEIGH CLARK SURVEY NO. 293, AND A PORTION OF LOT 17, BLOCK 6, CIELO DEL RIO UNIT 2 AMENDING PLAT, AN ADDITION TO THE CITY OF SOCORRO, EL PASO COUNTY, TEXAS. AREA 1.58 ACRES ±

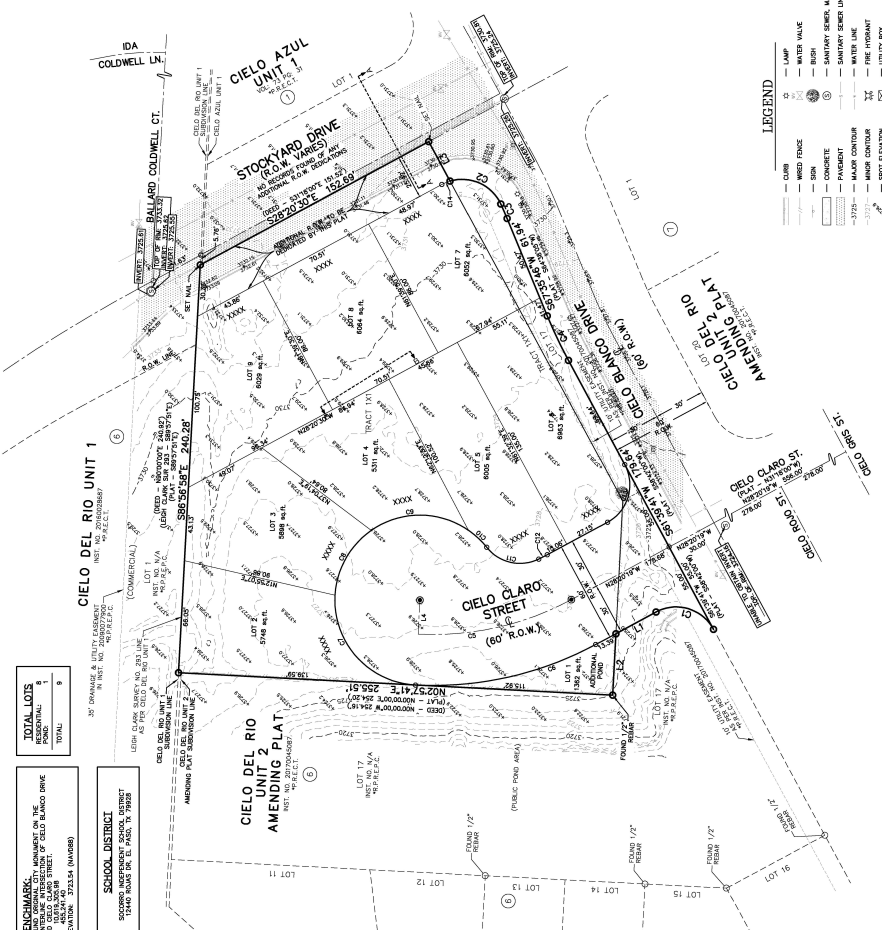


### GENERAL NOTES

- THE SURVEYING RECORDS FOR THIS SURVEY ARE FILED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS. THE SURVEYING RECORDS FOR THIS SURVEY ARE FILED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS. THE SURVEYING RECORDS FOR THIS SURVEY ARE FILED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS.
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- THE SURVEYING RECORDS FOR THIS SURVEY ARE FILED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS. THE SURVEYING RECORDS FOR THIS SURVEY ARE FILED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS. THE SURVEYING RECORDS FOR THIS SURVEY ARE FILED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS.
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DATE OF PREPARATION: APRIL 2023

**Barragan & Associates Inc.**  
LAND PLANNING & LAND SURVEYING  
19055 PALLACAS DR. SUITE F EL PASO, TX 79955  
PHONE (915) 394-3709 FAX (915) 394-3708  
WWW.BARRAGAN-ASSOCIATES.COM



**BENCHMARK:**  
CORN CORNER AT INTERSECTION OF CIELO BLANCO DRIVE AND CIELO CLARO STREET.  
ELEVATION: 2213.14 (NAVD83)

**SCHOOL DISTRICT:**  
SCHOOL DISTRICT 10  
15400 BUSS DR. EL PASO, TX 79928

**TOTAL LOTS:**  
RECREATIONAL: 1  
TOTAL: 9

**LEGEND:**  
CURB  
MED FENCE  
SIDEWALK  
WATER VALVE  
MANHOLE  
WATER LINE  
FIRE HYDRANT  
UTILITY BOX

**GENERAL NOTES:**  
1. THIS SUBDIVISION WAS FILED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS.  
2. THIS IS TO CERTIFY THAT THE SURVEYING RECORDS FOR THIS SURVEY ARE FILED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS.  
3. THE SURVEYING RECORDS FOR THIS SURVEY ARE FILED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS.  
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11. THE SURVEYING RECORDS FOR THIS SURVEY ARE FILED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS.

LINE	BEARING	LENGTH
L1	N89°20'00"W	26.87
L2	N89°20'00"W	36.27
L3	N89°20'00"W	36.27
L4	S89°20'00"W	26.87
L5	S89°20'00"W	-

CURVE	CHORD	ARC	ANGLE	PIVOT
C1	26.87	26.87	90.00	89.20
C2	36.27	36.27	90.00	89.20
C3	36.27	36.27	90.00	89.20
C4	26.87	26.87	90.00	89.20
C5	26.87	26.87	90.00	89.20
C6	36.27	36.27	90.00	89.20
C7	36.27	36.27	90.00	89.20
C8	26.87	26.87	90.00	89.20
C9	26.87	26.87	90.00	89.20
C10	36.27	36.27	90.00	89.20
C11	36.27	36.27	90.00	89.20
C12	26.87	26.87	90.00	89.20
C13	26.87	26.87	90.00	89.20
C14	36.27	36.27	90.00	89.20
C15	36.27	36.27	90.00	89.20
C16	26.87	26.87	90.00	89.20
C17	26.87	26.87	90.00	89.20
C18	36.27	36.27	90.00	89.20
C19	36.27	36.27	90.00	89.20
C20	26.87	26.87	90.00	89.20
C21	26.87	26.87	90.00	89.20
C22	36.27	36.27	90.00	89.20
C23	36.27	36.27	90.00	89.20
C24	26.87	26.87	90.00	89.20
C25	26.87	26.87	90.00	89.20
C26	36.27	36.27	90.00	89.20
C27	36.27	36.27	90.00	89.20
C28	26.87	26.87	90.00	89.20
C29	26.87	26.87	90.00	89.20
C30	36.27	36.27	90.00	89.20
C31	36.27	36.27	90.00	89.20
C32	26.87	26.87	90.00	89.20
C33	26.87	26.87	90.00	89.20
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C38	36.27	36.27	90.00	89.20
C39	36.27	36.27	90.00	89.20
C40	26.87	26.87	90.00	89.20
C41	26.87	26.87	90.00	89.20
C42	36.27	36.27	90.00	89.20
C43	36.27	36.27	90.00	89.20
C44	26.87	26.87	90.00	89.20
C45	26.87	26.87	90.00	89.20
C46	36.27	36.27	90.00	89.20
C47	36.27	36.27	90.00	89.20
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C62	36.27	36.27	90.00	89.20
C63	36.27	36.27	90.00	89.20
C64	26.87	26.87	90.00	89.20
C65	26.87	26.87	90.00	89.20
C66	36.27	36.27	90.00	89.20
C67	36.27	36.27	90.00	89.20
C68	26.87	26.87	90.00	89.20
C69	26.87	26.87	90.00	89.20
C70	36.27	36.27	90.00	89.20
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C73	26.87	26.87	90.00	89.20
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C78	36.27	36.27	90.00	89.20
C79	36.27	36.27	90.00	89.20
C80	26.87	26.87	90.00	89.20
C81	26.87	26.87	90.00	89.20
C82	36.27	36.27	90.00	89.20
C83	36.27	36.27	90.00	89.20
C84	26.87	26.87	90.00	89.20
C85	26.87	26.87	90.00	89.20
C86	36.27	36.27	90.00	89.20
C87	36.27	36.27	90.00	89.20
C88	26.87	26.87	90.00	89.20
C89	26.87	26.87	90.00	89.20
C90	36.27	36.27	90.00	89.20
C91	36.27	36.27	90.00	89.20
C92	26.87	26.87	90.00	89.20
C93	26.87	26.87	90.00	89.20
C94	36.27	36.27	90.00	89.20
C95	36.27	36.27	90.00	89.20
C96	26.87	26.87	90.00	89.20
C97	26.87	26.87	90.00	89.20
C98	36.27	36.27	90.00	89.20
C99	36.27	36.27	90.00	89.20
C100	26.87	26.87	90.00	89.20

**LOCATION MAP**  
SCALE: 1"=400'

**DUST AND EROSION CONTROL NOTE**  
CONTRACTOR SHALL MAKE PROVISIONS FOR EROSION CONTROL AND DUST CONTROL THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY FOR EROSION CONTROL AND DUST CONTROL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY FOR EROSION CONTROL AND DUST CONTROL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY FOR EROSION CONTROL AND DUST CONTROL.

**BEFORE YOU DIG - CALL**  
AT 4142 ELECTRIC COMPANY  
SOUTHERN MEXICAN GAS COMPANY  
PUBLIC SERVICE BOARD (WATERMETER)  
TEXAS GAS SERVICE  
TEXAS EXCAVATION SAFETY SYSTEM

**PRINCIPAL CONTACTS:**  
Name: JIHONG JOHN NGUYEN  
Address: 1780 JORDAN AVE. KODAK, TX 78756  
City & Zip: KODAK, TX 78756  
Phone Number: N/A  
Owner: BARRAGAN & ASSOCIATES INC.  
Surveyor: BARRAGAN & ASSOCIATES INC. 19950 PALLACAS DR. SUITE F EL PASO, TX 79955 (915) 391-2378

**DATE OF PREPARATION: APRIL 2023**