

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 MARCH 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 MARCH 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 4-H, Block 11, Socorro Grant, located at 11580 North Loop Dr., Socorro, TX., from A-1 (Agricultural) to GMU (General Mixed Use) to allow for Commercial and Residential development.
- b) Public hearing request for a proposed amendment to the City of Socorro's Master Plan and rezoning of Lot 6, Block 3, Monterosales Subdivision, located at 10479 Montevideo Street, Socorro, TX., from R-1 (Single Family Residential) to C-1 (Light Commercial) to allow for commercial development.
- c) Approval of Meeting minutes of March 3, 2026.

Approved by: 


REGULAR AGENDA

5. **Consider and Take Action** on the proposed approval of a Master Plan Resubmission (Section 38-7.11.- Master Plan- Changes-) for Gateway Industrial, being Gateway Industrial Unit One and a Portion of Robert E. Nix Survey No. 9871, City of Socorro, El Paso County Texas, to allow for Industrial Development.
6. **Consider and Take Action** on the proposed approval of a replat for Gateway Industrial Unit One Replat A, being all of Lots 1 & 2, Block 1, Gateway Industrial Unit One, and a portion of Robert E. Nix Survey No. 305, Abstract No. 9871, City of Socorro, El Paso County, Texas, located at 16400 & 16450 Gateway West. Blvd., to accommodate additional trailer parking.
7. **Consider and Take Action** on the proposed approval of a Preliminary Plat and Final Plat for Gateway Industrial Unit Two, being a portion of Robert E. Nix Survey no. 305, abstract no. 9871, City of Socorro, El Paso County, Texas.
8. **Consider and Take Action** on the proposed approval of a Preliminary Plat for Isabella Valley Subdivision, being Tract 13, Block 27, Socorro Grant, located at 1164 Socorro Rd., City of Socorro, El Paso County, Texas. To allow for the development of single-family residential lots.
9. **Planning and Zoning Commissioners Report.**
10. **Planning and Zoning Department Report.**
11. **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

Approved by: 

NOTICE TO PROPERTY OWNER

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


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

DATED 13TH DAY OF MARCH 2026.

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

DATE & TIME POSTED: 3/13/2026@3:00pm 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
March 3, 2026@ 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 4 commissioners present.

Members Present:

Andrew Arroyos

David Estrada

Yolanda Rodriguez

Rafael Carillo

Members Absent

Julie Dominguez

Osvaldo Reza

Staff Present:

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

3. Notice to the Public- Open Forum

No Speakers

4. CONSENT AGENDA

a) Approval of Meeting minutes of February 17, 2026

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, Yolanda Rodriguez and Rafael Carillo

Nays:

Abstain:

Absent: Julie Dominguez, Osvaldo Reza

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.

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 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.

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

Ayes: Andrew Arroyos, David Estrada and Yolanda Rodriguez and Rafael Carillo

Nays:

Abstain:

Absent: Julie Dominguez and Osvaldo Reza

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.

Mr. Diego Ruiz gave presentation.

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

Ayes: Andrew Arroyos, David Estrada and Yolanda Rodriguez and Rafael Carillo

Nays:

Abstain:

Absent: Julie Dominguez and Osvaldo Reza

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

Mr. Diego Ruiz gave presentation.

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

Ayes: Andrew Arroyos, David Estrada and Yolanda Rodriguez and Rafael Carillo

Nays:

Abstain:

Absent: Julie Dominguez and Osvaldo Reza

- 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.

Ms. Judith Rodriguez gave presentation

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

Ayes: Andrew Arroyos, David Estrada and Yolanda Rodriguez and Rafael Carillo

Nays:

Abstain:

Absent: Julie Dominguez and Osvaldo Reza

- 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.

Ms. Judith Rodriguez gave presentation

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

Ayes: Andrew Arroyos, David Estrada and Yolanda Rodriguez and Rafael Carillo

Nays:

Abstain:

Absent: Julie Dominguez and Osvaldo Reza

- 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.

Ms. Judith Rodriguez gave presentation.

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

Ayes: Andrew Arroyos, David Estrada and Yolanda Rodriguez and Rafael Carillo

Nays:

Abstain:

Absent: Julie Dominguez and Osvaldo Reza.

- 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.

Ms. Judith Rodriguez gave presentation

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

Ayes: Andrew Arroyos, David Estrada and Yolanda Rodriguez and Rafael Carillo

Nays:

Abstain:

Absent: Julie Dominguez and Osvaldo Reza.

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.

Mr. Diego Ruiz gave presentation

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

Ayes: Andrew Arroyos, David Estrada and Yolanda Rodriguez and Rafael Carillo

Nays:

Abstain:

Absent: Julie Dominguez and Osvaldo Reza.

14. Planning and Zoning Commissioners Report.

Commissioner Andrew Arroyos asked about the bridge projects on **Passmore** and **Vineyard**.

Staff Response:

The City will be working with **Ysleta del Sur Pueblo**. They have funding to repair bridges and address transportation needs within their network. Not all streets within their network are located on their property. They approached the City to identify any needs, and the City listed **Passmore** and **Vineyard**.

A **CEA Engineering** team is currently developing the plans and coordinating with the **El Paso County Water District#2**. Once they complete the plans, construction funding is expected to follow shortly after. The two bridges will **not be constructed at the same time**.

Commissioner Yolanda Rodriguez asked if the City has an idea of when an ordinance for the variances from **45'and 50' height requirement maximum** might be established, and if there is any timeline.

Staff Response:

This item will be addressed as part of the **ordinance rewrite**.

Commissioner David Estrada mentioned a request he received regarding **Socorro Road and the Historic District**. A store is being built in the area, which falls under the historic district designation. He asked whether the **City of Socorro** has any authority to prevent a certain type of business from opening in that area if it could create competition for smaller businesses.

Staff Response:

The **Historic Overlay for the Mission Trail** in the City’s zoning ordinance does not currently regulate the type of businesses allowed along the corridor. However, the City could review how other cities handle this, as some have **stricter regulations** for historic districts.

15. Planning and Zoning Department Report.

Ms. Lorraine Quimiro welcomed Mr. Rafael Carillo to the Planning & Zoning Commission.

16. Adjournment

A motion was made by Andrew Arroyos and seconded by Yolanda Rodriguez, *to adjourn at 6:38 PM.*

Ayes: Andrew Arroyos, David Estrada, Yolanda Rodriguez and Rafael Carillo

Nays:

Abstain:

Absent: Julie Dominguez and Osvaldo Reza

Andrew Arroyos, Chairman

Date Minutes Were Approved

Myrian Apodaca, Secretary

Date Minutes Were Approved



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

**MASTER PLAN APPLICATION
STAFF REPORT**

SUBJECT: REQUEST FOR APPROVAL OF A MASTER PLAN RESUBMISSION (SECTION 38-7.11.-MASTER PLAN-CHANGES) FOR GATEWAY INDUSTRIAL, BEING GATEWAY INDUSTRIAL UNIT ONE AND A PORTION OF ROBERT E. NIX SURVEY NO. 9871, CITY OF SOCORRO, EL PASO COUNTY, TEXAS.

NAME: Gateway Industrial Master Plan

PROPERTY ADDRESS: Various

PROPERTY LEGAL DESCRIPTION: A portion of Robert E. Nix Survey No. 305, Abstract No. 9871, City of Socorro, El Paso County, Texas.

PROPERTY OWNER: Speedway El Paso Owner II LLC

REPRESENTATIVE: Jorge Grajeda / CEA Group

PROPERTY AREA: 132.30 Acres

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

CURRENT LAND USE: Industrial and Vacant

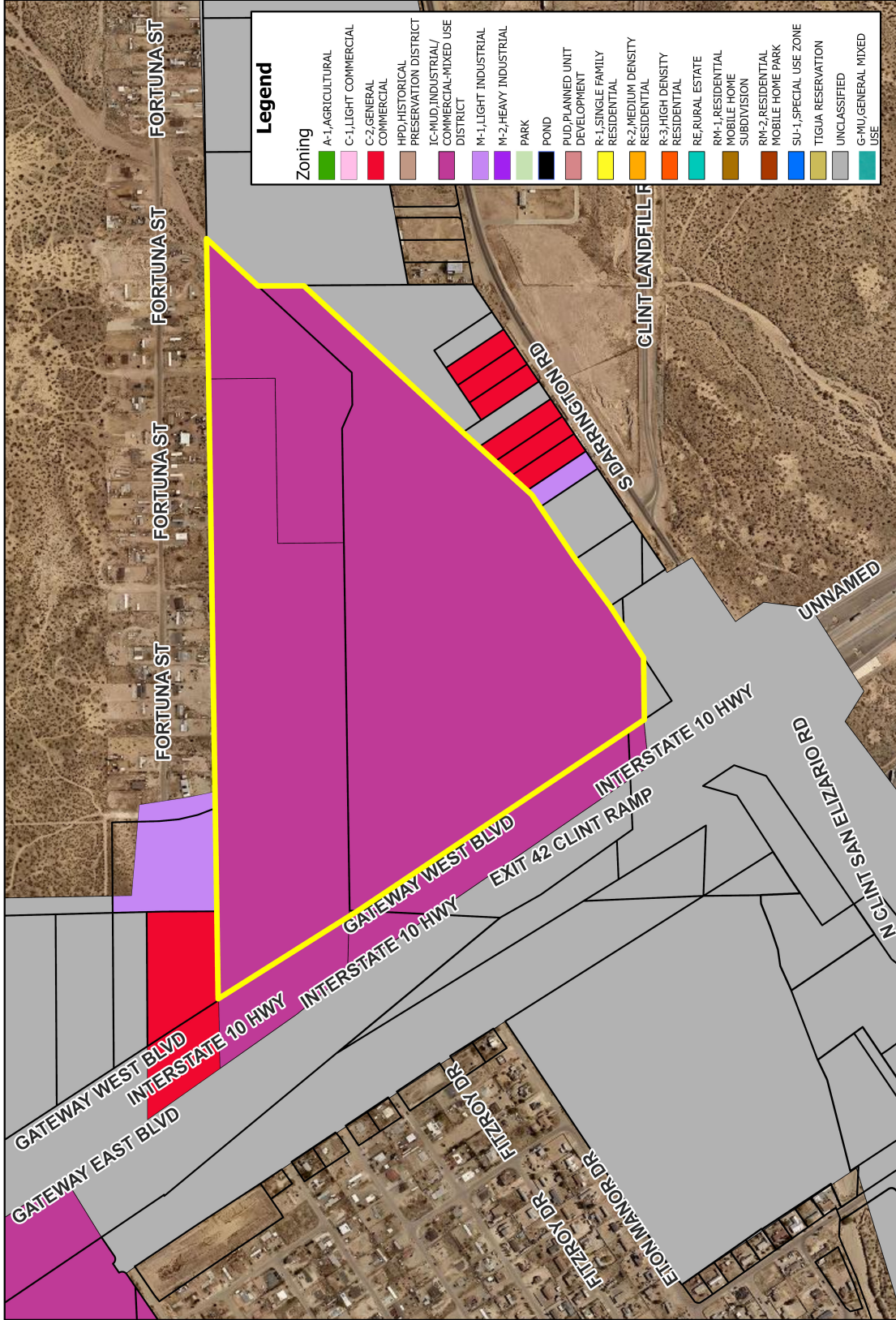
FLOOD MAP: This subdivision lies with in zone "X" and zone "A" as designated in panel no. 480212 0281 B, dated September 4, 1991, of the flood insurance rate maps, El Paso County, Texas. Zone "X" indicates areas outside 500-year floodplain. Zone "A" indicates no base flood elevations determined.

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

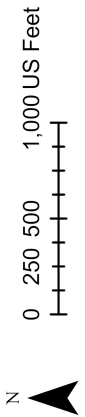
STAFF RECOMMENDATION: Staff recommends APPROVAL of the Master Plan Resubmission for Gateway Industrial.

ZONING MAP

Gateway Industrial Master Plan

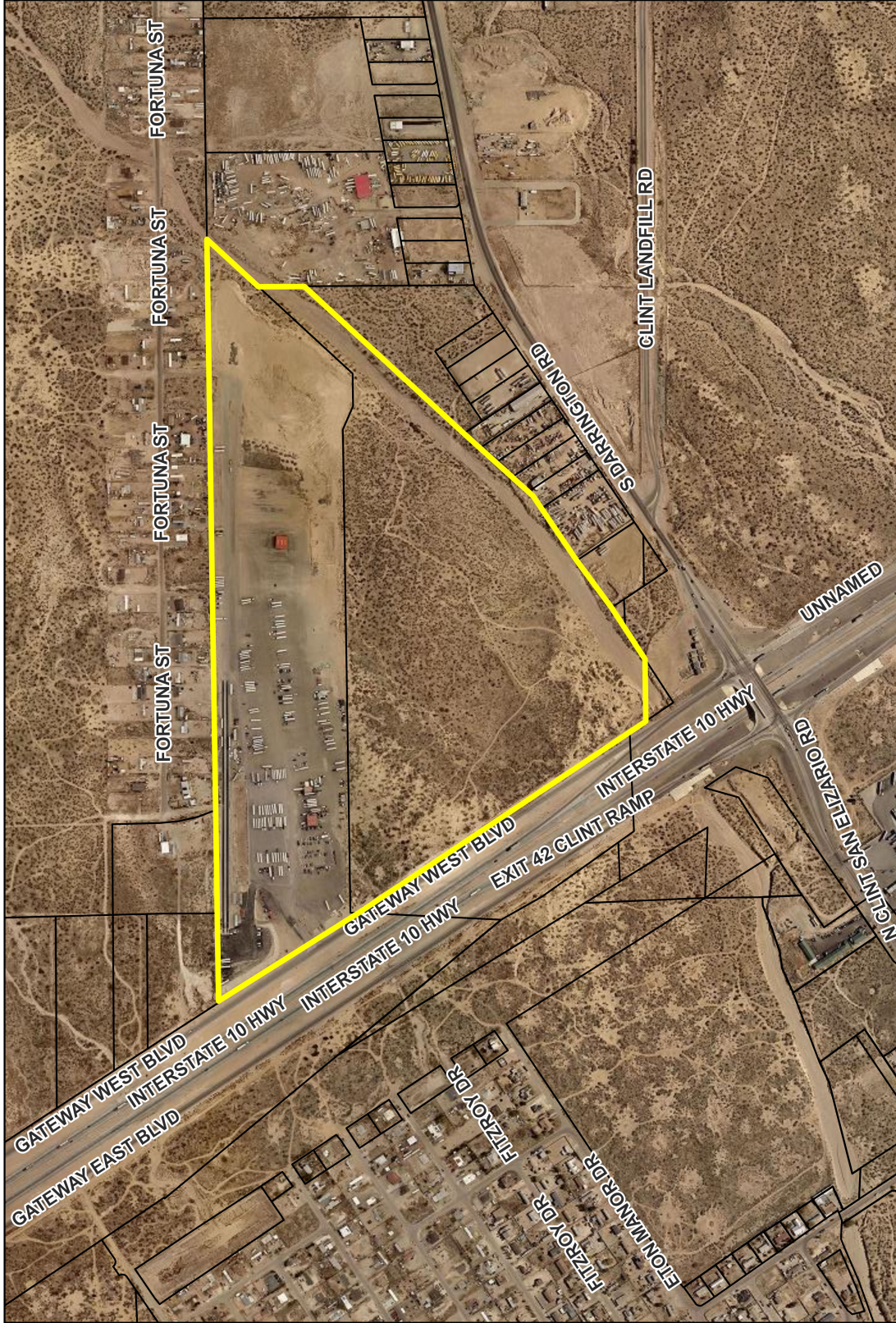


City of Socorro
 Planning & Zoning
 860 N. Rio Vista Rd.
 Socorro, TX 79927

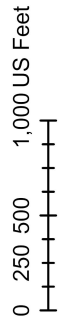


AERIAL IMAGE

Gateway Industrial Master Plan



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



SITE PICTURES

View of property from Nuevo Hueco Tanks



View of property from different points of Socorro Logistics Units.





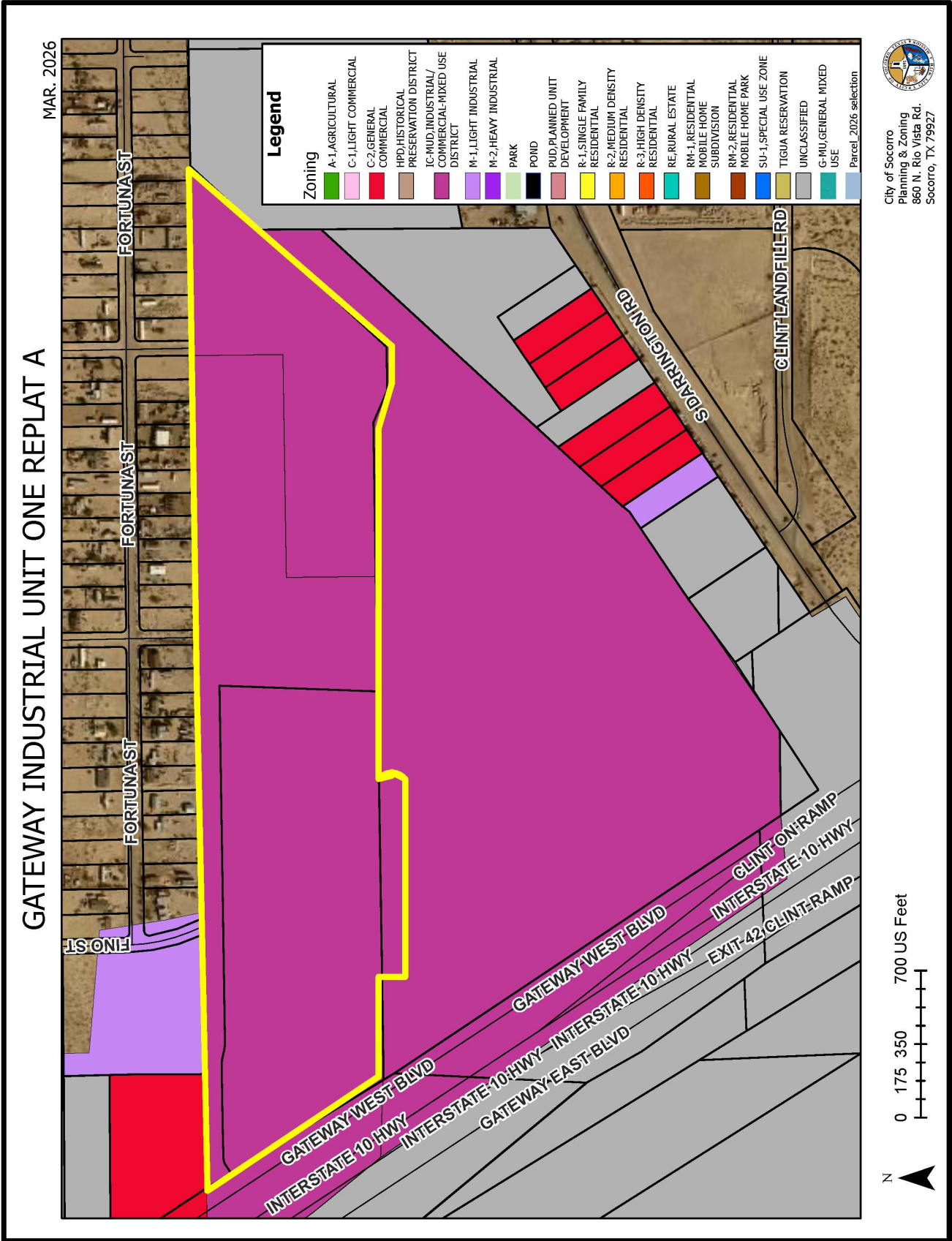
**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: MARCH 17, 2026
REPLAT APPLICATION
STAFF REPORT**

SUBJECT:

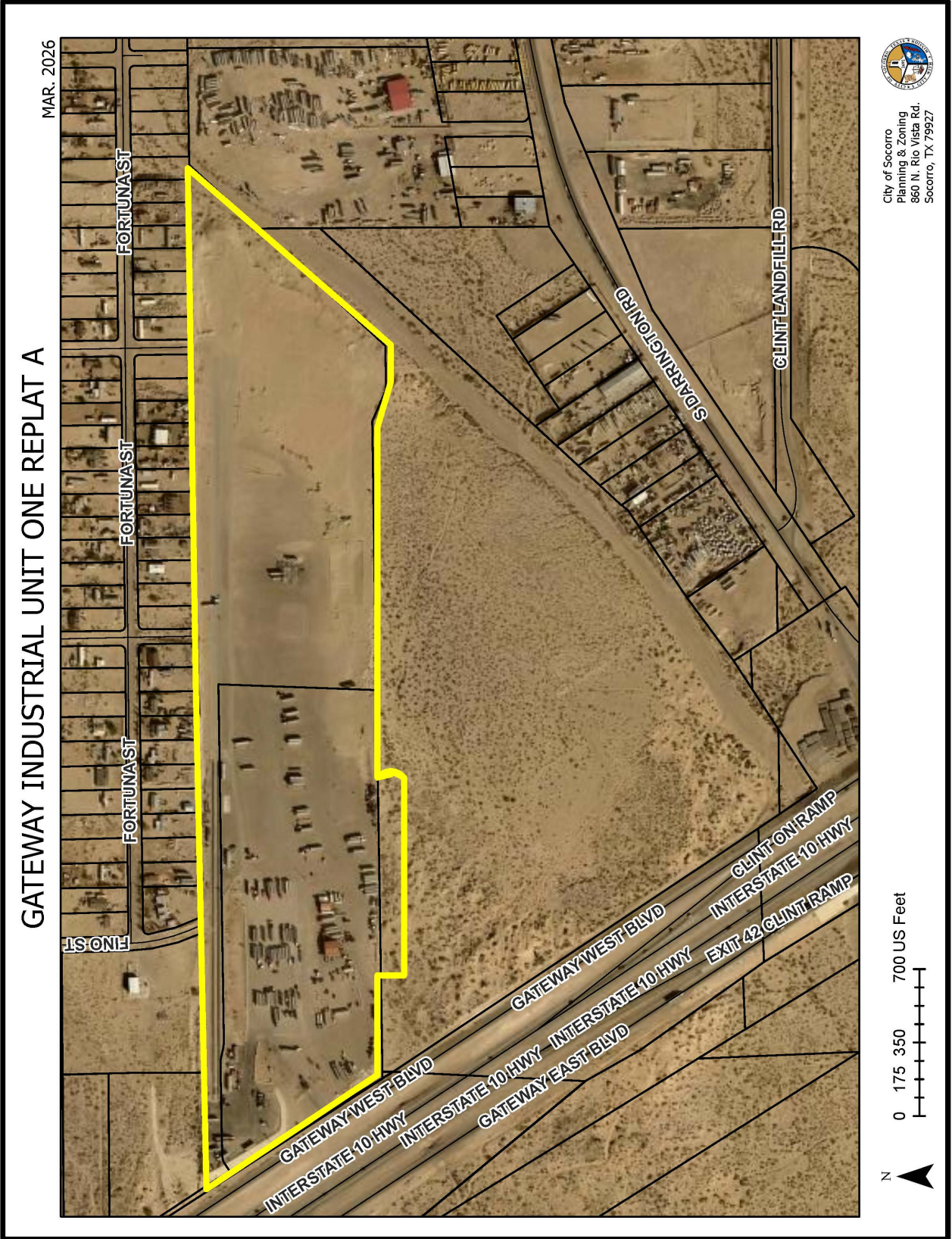
REQUEST IS FOR APPROVAL OF A REPLAT FOR GATEWAY INDUSTRIAL UNIT ONE REPLAT A, BEING ALL OF LOTS 1 & 2, BLOCK 1, GATEWAY INDUSTRIAL UNIT ONE, AND A PORTION OF ROBERT E. NIX SURVEY NO. 305, ABSTRACT NO. 9871, CITY OF SOCORRO, TX., EL PASO COUNTY, TEXAS, LOCATED AT 16400 & 16450 GATEWAY WEST. BLVD., TO ACCOMODATE ADDITIONAL TRAILER PARKING.

NAME:	Gateway Industrial Unit One Replat A
PROPERTY ADDRESS:	16400 and 16450 Gateway West Blvd.
PROPERTY LEGAL DESCRIPTION:	All of Lots 1 and 2, Block 1, Gateway Industrial Unit One, and a Portion of Robert E. Nix Survey No. 305, Abstract No. 9871, City of Socorro, El Paso County, Texas.
PROPERTY OWNER:	Speedway El Paso Owner, LLC & Speedway El Paso Owner II, LLC
APPLICANT:	Brad Maples / Speedway El Paso Owner, LLC
PROPERTY AREA:	61.02 Acres
CURRENT ZONING:	IC-MUD (Industrial / Commercial-Mixed Use)
CURRENT LAND USE:	Industrial/ Commercial
FUTURE LAND USE MAP:	ICMU (Industrial / Commercial Mixed Use)
FLOOD MAP:	According to the Flood Insurance Rate Maps, the referenced property lies within Zone X; (Community Panel # 480212 0281-B/ FEMA, September 4, 1991).
SUMMARY OF REQUEST:	Request is for approval of a replat for Gateway Industrial Unit One Replat A.
STAFF RECOMMENDATION:	Staff recommends APPROVAL of the Replat for Gateway Industrial Unit One Replat A.

ZONING MAP

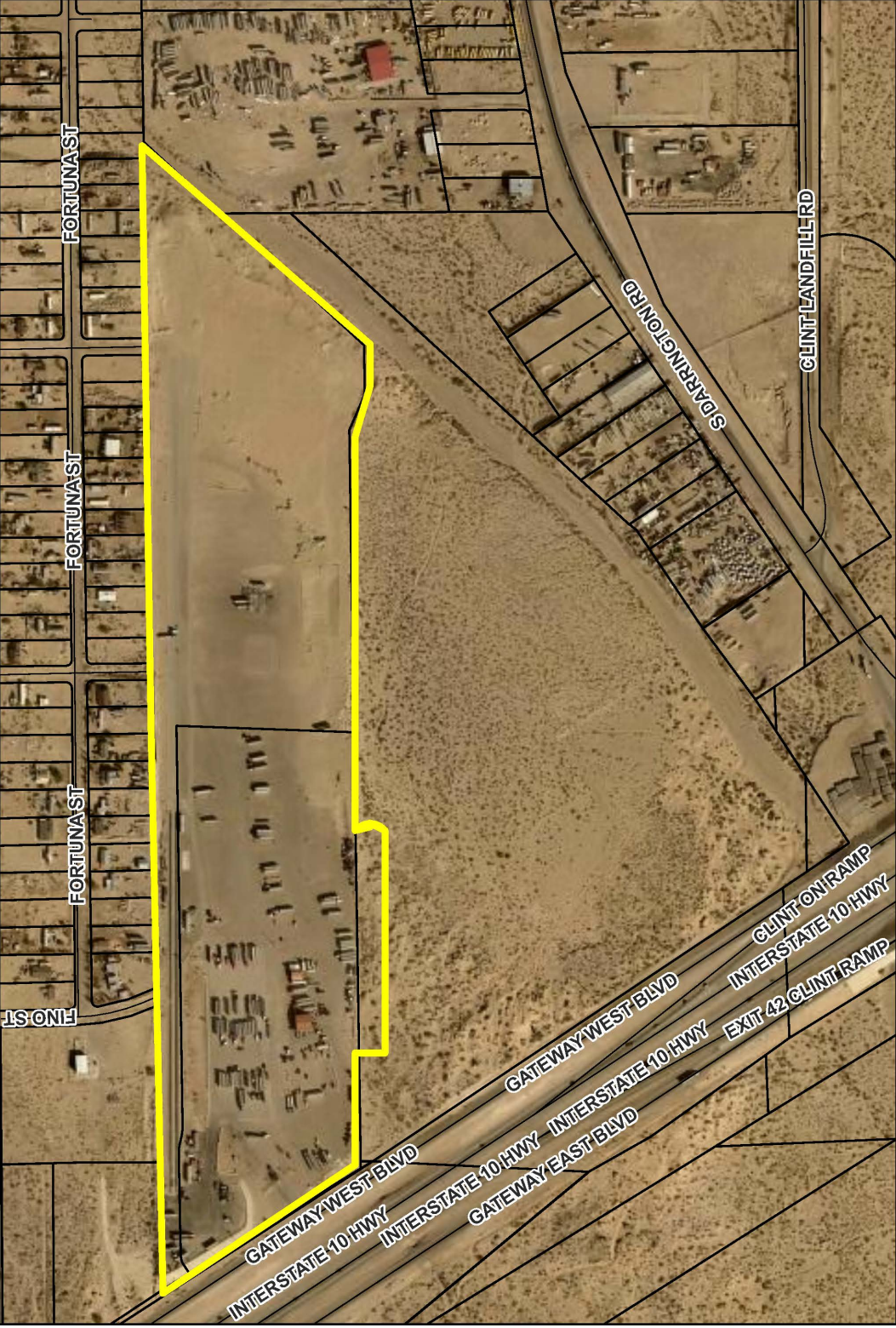


AERIAL VIEW

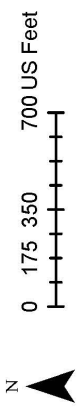


GATEWAY INDUSTRIAL UNIT ONE REPLAT A

MAR. 2026



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



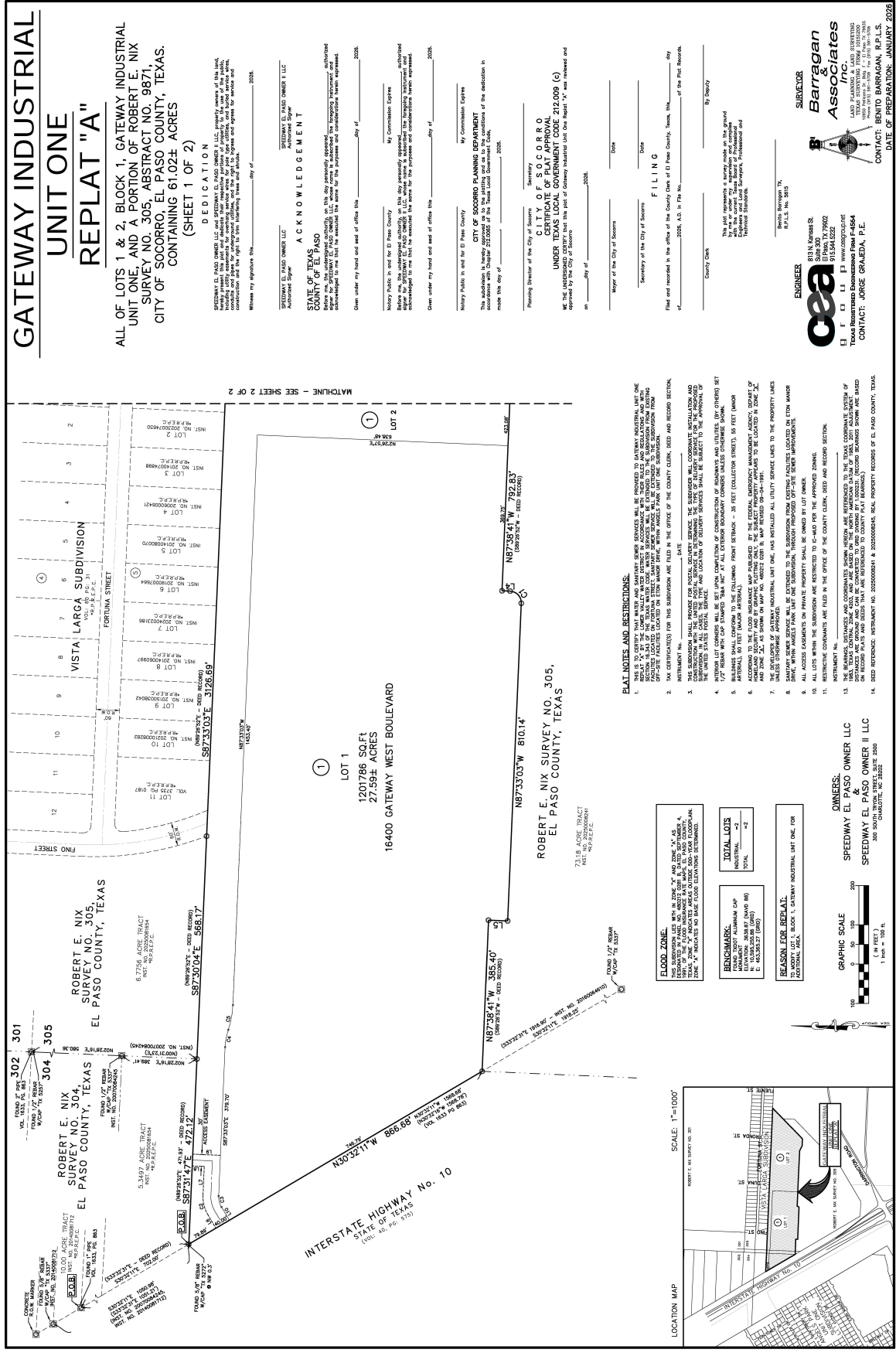
SITE PICTURES



View of property from Gateway West Blvd.



REPLAT "A" (SHEET 1 OF 2)



GATEWAY INDUSTRIAL
UNIT ONE
REPLAT "A"

ALL OF LOTS 1 & 2, BLOCK 1, GATEWAY INDUSTRIAL UNIT ONE, AND A PORTION OF ROBERT E. NIX SURVEY NO. 305, ABSTRACT NO. 9871, CITY OF SOCORRO, EL PASO COUNTY, TEXAS, CONTAINING 61.02± ACRES (SHEET 1 OF 2)

DEDICATION

SPEEDWAY EL PASO OWNER LLC and SPEEDWAY EL PASO OWNER II LLC, property owners of this plat, hereby dedicate to the public the easement shown on this plat for the purpose and consideration herein expressed. This dedication is irrevocable and shall run with the land. The City of Socorro, Texas, is authorized to accept this dedication and the City of Socorro, Texas, is authorized to accept this dedication for the purpose and consideration herein expressed. Witness my hand and seal of office this _____ day of _____, 2026.

ACKNOWLEDGEMENT

STATE OF TEXAS
 COUNTY OF EL PASO

I, _____, Secretary of the City of Socorro, Texas, do hereby certify that the foregoing plat was duly approved by the City of Socorro, Texas, and that the same was duly recorded in the Public Records of the County of El Paso, Texas, on this _____ day of _____, 2026.

PLAT NOTES AND RESTRICTIONS:

- THIS IS TO CERTIFY THAT WATER AND SANITARY SEWER SERVICES WILL BE PROVIDED TO GATEWAY INDUSTRIAL UNIT ONE AND A PORTION OF ROBERT E. NIX SURVEY NO. 305, ABSTRACT NO. 9871, CITY OF SOCORRO, EL PASO COUNTY, TEXAS, BY THE CITY OF SOCORRO, TEXAS. THE CITY OF SOCORRO, TEXAS, IS THE PROVIDER OF WATER AND SANITARY SEWER SERVICES TO THIS SUBDIVISION. THE CITY OF SOCORRO, TEXAS, IS THE PROVIDER OF WATER AND SANITARY SEWER SERVICES TO THIS SUBDIVISION. THE CITY OF SOCORRO, TEXAS, IS THE PROVIDER OF WATER AND SANITARY SEWER SERVICES TO THIS SUBDIVISION.
- TAX CERTIFICATES FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, COUNTY OF EL PASO, TEXAS, WITH THESE PLATS.
- CONSTRUCTION WITHIN THE UNIFIED INDUSTRIAL ZONE, AS DEFINED BY THE CITY OF SOCORRO, TEXAS, IS SUBJECT TO THE PROVISIONS OF THE UNIFIED INDUSTRIAL ZONE. THE CITY OF SOCORRO, TEXAS, IS THE PROVIDER OF WATER AND SANITARY SEWER SERVICES TO THIS SUBDIVISION.
- 1/2" REBAR WITH TOP ARMED 3/4" AT ALL EXTERIOR BOUNDARY CORNERS AND AT THE INTERSECTION OF ALL WALLS AND FOUNDATIONS.
- REBAR SHALL CONFORM TO THE FOLLOWING: FRONT SETBACK - 36 FEET (COLLECTOR STREET), 55 FEET (ANOR STREET), 55 FEET (GATEWAY INDUSTRIAL UNIT ONE); REAR SETBACK - 36 FEET (GATEWAY INDUSTRIAL UNIT ONE); SIDE SETBACK - 36 FEET (GATEWAY INDUSTRIAL UNIT ONE).
- THE DEVELOPER OF GATEWAY INDUSTRIAL UNIT ONE, HAS INSTALLED ALL UTILITY SERVICE LINES TO THE PROPERTY LINES. ALL UTILITY SERVICE LINES SHALL BE INSTALLED TO THE PROPERTY LINES. ALL UTILITY SERVICE LINES SHALL BE INSTALLED TO THE PROPERTY LINES.
- ALL ACCESS EASEMENTS ON PRIVATE PROPERTY SHALL BE OWNED BY LOT OWNER.
- ALL UTILITY SERVICE LINES SHALL BE INSTALLED TO THE PROPERTY LINES.
- REBAR SHALL CONFORM TO THE FOLLOWING: FRONT SETBACK - 36 FEET (COLLECTOR STREET), 55 FEET (ANOR STREET), 55 FEET (GATEWAY INDUSTRIAL UNIT ONE); REAR SETBACK - 36 FEET (GATEWAY INDUSTRIAL UNIT ONE); SIDE SETBACK - 36 FEET (GATEWAY INDUSTRIAL UNIT ONE).
- THE REBAR, DISTANCES AND COORDINATES SHOWN HEREON ARE INTERFERED TO THE TYPICAL COORDINATE SYSTEM OF THE CITY OF SOCORRO, TEXAS. THE REBAR, DISTANCES AND COORDINATES SHOWN HEREON ARE INTERFERED TO THE TYPICAL COORDINATE SYSTEM OF THE CITY OF SOCORRO, TEXAS. THE REBAR, DISTANCES AND COORDINATES SHOWN HEREON ARE INTERFERED TO THE TYPICAL COORDINATE SYSTEM OF THE CITY OF SOCORRO, TEXAS.
- DEED REFERENCED DISTANCE NO. 202000841 & 202000841 & 202000841, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS.

ENGINEER
cea
 813 N. Kinross St.
 Suite 300
 El Paso, TX 79902
 915.544.3222
 www.ceaengineers.com

SURVEYOR
Barragan Associates Inc.
 1001 S. W. 10th Street
 El Paso, TX 79902
 915.544.3222
 www.barraganassociates.com

CONTACT: JORGE GRANADA, P.E.

DATE OF PREPARATION: JANUARY 2025

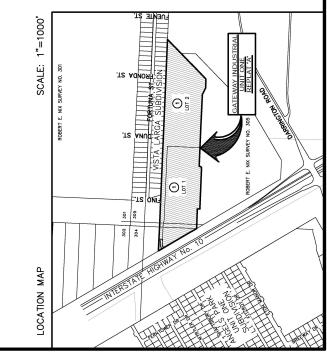
FLOOD ZONE:
 THIS SUBDIVISION LIES WITHIN ZONE "X" AND ZONE "X-1". THE FLOOD INSURANCE RATE MAP FOR EL PASO COUNTY, TEXAS, INDICATES NO BASE FLOOD ELEVATION DETERMINED.

BENCHMARK:
 POINT 20207 ALUMINUM CAP
 ELEVATION: 4368.87 (NAD 83)
 NAD 83
 E: 453,035.27 (NAD 83)

REASON FOR REPLAT:
 TO CORRECT LOT 1, BLOCK 1, GATEWAY INDUSTRIAL UNIT ONE FOR

OWNERS:
 SPEEDWAY EL PASO OWNER LLC
 &
 SPEEDWAY EL PASO OWNER II LLC
 300 S. W. 10th Street
 El Paso, TX 79902

GRAPHIC SCALE
 1 inch = 100 feet



MATCHLINE - SEE SHEET 2 OF 2

REPLAT "A" (SHEET 2 OF 2)

GATEWAY INDUSTRIAL UNIT ONE REPLAT "A"

ALL OF LOTS 1 & 2, BLOCK 1, GATEWAY INDUSTRIAL
UNIT ONE, AND A PORTION OF ROBERT E. NIX
SURVEY NO. 305, ABSTRACT NO. 9871,
CITY OF SOCORRO, EL PASO COUNTY, TEXAS,
CONTAINING 61.02± ACRES.
(SHEET 2 OF 2)

METERS AND BOUNDS

DESCRIPTION OF ALL OF LOTS 1 & 2, BLOCK 1, GATEWAY INDUSTRIAL UNIT ONE, AND A PORTION OF ROBERT E. NIX SURVEY NO. 305, ABSTRACT NO. 9871, CITY OF SOCORRO, EL PASO COUNTY, TEXAS, CONTAINING 61.02± ACRES, AS SHOWN ON THE ATTACHED MAP, IS AS FOLLOWS: (LOCAL BEARS BEAR WITH CAP STAMPED "BNA INC")

COMMENCE AT A POINT 1" P.M.C. MARKING THE SOUTHWEST CORNER OF A 1/4-SECTION 36, RANGE 13S, MERIDIAN 102W, PROPERTY OF THE CITY OF SOCORRO, TEXAS, BEING THE POINT OF BEGINNING OF THE SURVEY, AND PROCEED AS FOLLOWS: (LOCAL BEARS BEAR WITH CAP STAMPED "BNA INC")

1. S 89° 28' 30" W 100.00 FT. TO A POINT 1" P.M.C. MARKING THE SOUTHWEST CORNER OF A 1/4-SECTION 36, RANGE 13S, MERIDIAN 102W, PROPERTY OF THE CITY OF SOCORRO, TEXAS, BEING THE POINT OF BEGINNING OF THE SURVEY, AND PROCEED AS FOLLOWS: (LOCAL BEARS BEAR WITH CAP STAMPED "BNA INC")

2. S 89° 28' 30" W 100.00 FT. TO A POINT 1" P.M.C. MARKING THE SOUTHWEST CORNER OF A 1/4-SECTION 36, RANGE 13S, MERIDIAN 102W, PROPERTY OF THE CITY OF SOCORRO, TEXAS, BEING THE POINT OF BEGINNING OF THE SURVEY, AND PROCEED AS FOLLOWS: (LOCAL BEARS BEAR WITH CAP STAMPED "BNA INC")

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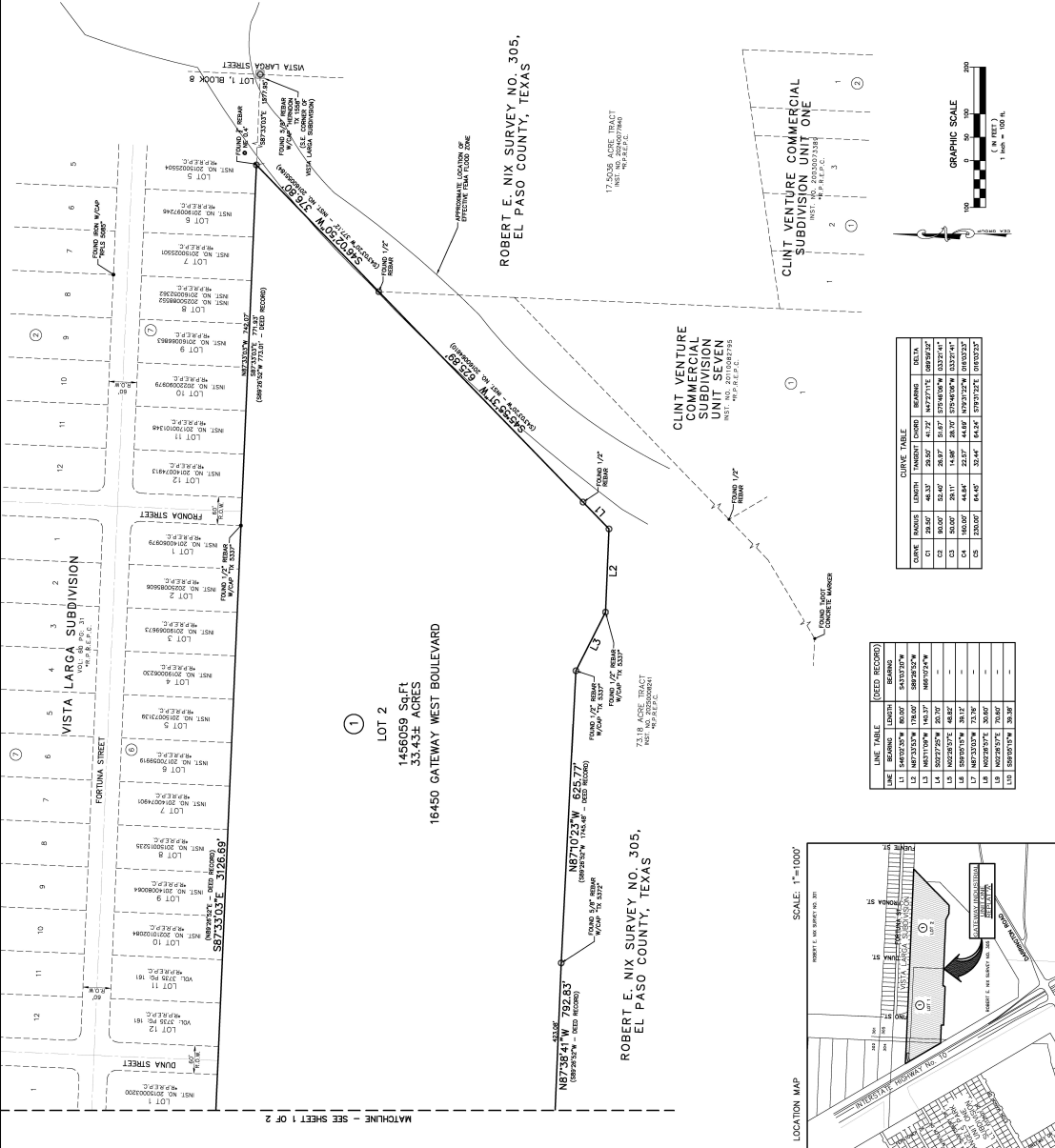
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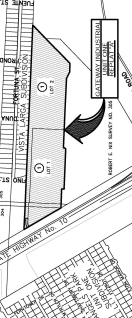
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CURVE	BEARING	LENGTH	CHORD	BEARING	DELTA
C1	S 89° 28' 30" W	100.00	100.00	S 89° 28' 30" W	0° 00' 00"
C2	S 89° 28' 30" W	100.00	100.00	S 89° 28' 30" W	0° 00' 00"
C3	S 89° 28' 30" W	100.00	100.00	S 89° 28' 30" W	0° 00' 00"
C4	S 89° 28' 30" W	100.00	100.00	S 89° 28' 30" W	0° 00' 00"
C5	S 89° 28' 30" W	100.00	100.00	S 89° 28' 30" W	0° 00' 00"

LINE	BEARING	LENGTH	BEARING	LENGTH
L1	S 89° 28' 30" W	100.00	S 89° 28' 30" W	100.00
L2	S 89° 28' 30" W	100.00	S 89° 28' 30" W	100.00
L3	S 89° 28' 30" W	100.00	S 89° 28' 30" W	100.00
L4	S 89° 28' 30" W	100.00	S 89° 28' 30" W	100.00
L5	S 89° 28' 30" W	100.00	S 89° 28' 30" W	100.00
L6	S 89° 28' 30" W	100.00	S 89° 28' 30" W	100.00
L7	S 89° 28' 30" W	100.00	S 89° 28' 30" W	100.00
L8	S 89° 28' 30" W	100.00	S 89° 28' 30" W	100.00
L9	S 89° 28' 30" W	100.00	S 89° 28' 30" W	100.00
L10	S 89° 28' 30" W	100.00	S 89° 28' 30" W	100.00



o&a
ENGINEER

8214 Business
El Paso, TX 79902
www.oandassociates.com

CONTACT: JORGE GRAEDA, P.E.

Barragan & Associates
SURVEYOR

LARRY BARRAGAN, A LICENSED SURVEYOR
10000 W. 10th St., Suite 100
Dallas, TX 75243
214-343-1234

DATE OF PREPARATION: JANUARY 2025

17.00± ACRE TRACT
17.00± ACRE TRACT
17.00± ACRE TRACT

CLINT VENTURE COMMERCIAL SUBDIVISION UNIT ONE

CLINT VENTURE COMMERCIAL SUBDIVISION UNIT SEVEN

ROBERT E. NIX SURVEY NO. 305,
EL PASO COUNTY, TEXAS

16450 GATEWAY WEST BOULEVARD

LOT 2
1456059 SQ.FT.
33.43± ACRES

ROBERT E. NIX SURVEY NO. 305,
EL PASO COUNTY, TEXAS

73.18 ACRE TRACT
73.18 ACRE TRACT

ROBERT E. NIX SURVEY NO. 305,
EL PASO COUNTY, TEXAS

792.83
792.83

ROBERT E. NIX SURVEY NO. 305,
EL PASO COUNTY, TEXAS

625.77
625.77

ROBERT E. NIX SURVEY NO. 305,
EL PASO COUNTY, TEXAS

792.83
792.83

ROBERT E. NIX SURVEY NO. 305,
EL PASO COUNTY, TEXAS

792.83
792.83

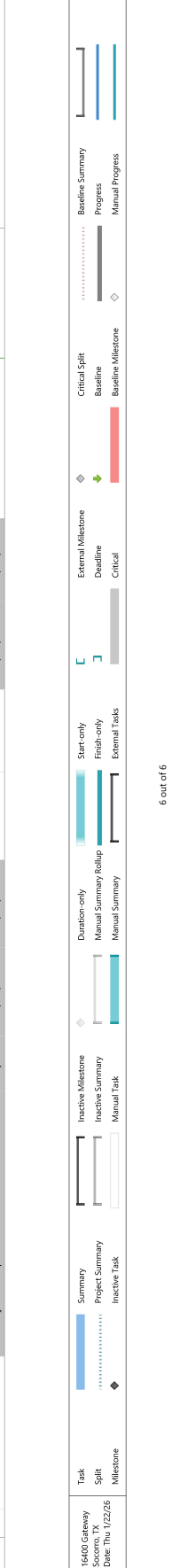
DEVELOPMENT SCHEDULE



TCC Speedway Logistics Phase 1 Baseline Schedule Thu 1/22/26



ID	Task Name	Task Mode	Notes	Duration	Baseline Start	Baseline Finish	Actual Start	Actual Finish	Start	Finish
199	Panel Placement 2	NA		23 days	Thu 12/18/25	Mon 12/29/25	Mon 12/15/25	NA	Mon 12/15/25	Fri 1/23/26
200	Panel Placement 3	NA		15 days	Tue 12/30/25	Thu 1/8/26	Tue 1/6/26	NA	Tue 1/6/26	Mon 1/26/26
201	Panel Placement 4	NA		14 days	Fri 1/9/26	Fri 1/20/26	Fri 1/9/26	NA	Fri 1/9/26	Wed 1/28/26
202	Panel Placement 5	NA		12 days	Wed 1/21/26	Fri 1/30/26	Mon 1/12/26	NA	Mon 1/12/26	Fri 1/30/26
203	Panel Placement 6	NA		11 days	NA	NA	Mon 1/19/26	NA	Mon 1/19/26	Mon 2/2/26
204	Panel Placement 7	NA		3 days	NA	NA	NA	NA	Tue 2/3/26	Thu 2/5/26
205	Panel Placement 8	NA		3 days	NA	NA	NA	NA	Fri 2/6/26	Tue 2/10/26
206	Structural Steel/Joist/Deck Install	NA		50 days	Wed 1/21/26	Tue 3/17/26	Fri 1/9/26	NA	Fri 1/9/26	Thu 3/19/26
209	Embed Delivery	NA		1 day	NA	NA	Fri 1/9/26	NA	Fri 1/9/26	Fri 1/9/26
207	Steel Columns & Girders	NA		25 days	Thu 1/21/26	Thu 2/26/26	NA	NA	Tue 1/27/26	Mon 3/2/26
208	Joist & Perimeter Angles	NA		35 days	Wed 1/28/26	Tue 3/17/26	NA	NA	Fri 1/30/26	Thu 3/19/26
210	Decking	NA		25 days	Mon 2/9/26	Fri 3/13/26	NA	NA	Wed 2/11/26	Tue 3/17/26
211	Tilt Wall Installation	NA		20 days	Mon 2/2/26	Fri 2/27/26	NA	NA	Fri 2/16/26	Thu 3/5/26
212	Fire Sprinkler System	NA		50 days	Mon 2/23/26	Fri 5/1/26	NA	NA	Wed 2/25/26	Tue 4/7/26
213	Waterproofing	NA		15 days	Mon 3/16/26	Fri 4/3/26	NA	NA	Wed 3/18/26	Tue 4/16/26
214	SOG Leave out Pour Backs	NA		20 days	Wed 3/18/26	Tue 4/14/26	NA	NA	Fri 3/20/26	Thu 4/16/26
215	Interior MEP Rough-in	NA		27 days	Wed 3/18/26	Thu 4/23/26	NA	NA	Fri 3/20/26	Mon 4/27/26
216	Roofing Install	NA		30 days	Wed 3/18/26	Tue 4/21/26	NA	NA	Fri 3/20/26	Thu 4/23/26
217	Tilt Wall Finish and Paint	NA		25 days	Wed 3/18/26	Tue 4/21/26	NA	NA	Fri 3/20/26	Thu 4/23/26
218	Fire Alarm System	NA		30 days	Mon 3/23/26	Fri 5/1/26	NA	NA	Wed 3/25/26	Tue 5/5/26
219	SOG Joint Sealants	NA		20 days	Wed 3/25/26	Tue 4/21/26	NA	NA	Fri 3/27/26	Thu 4/23/26
220	Door and Hardware Install	NA		30 days	Wed 4/22/26	Tue 5/26/26	NA	NA	Fri 4/24/26	Thu 5/28/26
221	Dock Doors and Equipment Install	NA		30 days	Wed 4/22/26	Tue 5/26/26	NA	NA	Fri 4/24/26	Thu 5/28/26
222	Painting Miscellaneous Metals (Steel Doors, Bollards, Etc.)	NA		25 days	Wed 4/22/26	Tue 5/26/26	NA	NA	Fri 4/24/26	Thu 5/28/26
223	Canopies & Storefront Install	NA		30 days	Wed 4/29/26	Tue 6/9/26	NA	NA	Fri 4/24/26	Thu 6/4/26
225	Install Switchgear	NA		18 days	Thu 5/21/26	Tue 6/9/26	NA	NA	Thu 5/28/26	Thu 5/21/26
224	Interior MEP Trim	NA		25 days	Mon 5/4/26	Fri 6/5/26	NA	NA	Thu 5/30/26	Wed 6/3/26
226	Final Clean	NA		10 days	Wed 6/10/26	Tue 6/23/26	NA	NA	Fri 5/22/26	Thu 6/4/26
227	Building 1 Final Inspections	NA		4 days	Mon 6/8/26	Thu 6/11/26	NA	NA	Thu 6/4/26	Thu 6/4/26
228	MEPs Final Inspections Building 1	NA		1 day	Wed 6/10/26	Wed 6/10/26	NA	NA	Thu 6/4/26	Thu 6/4/26
229	Fire Final Inspection Building 1	NA		2 days	Thu 6/11/26	Thu 6/11/26	NA	NA	Fri 6/5/26	Mon 6/8/26
230	Building 1 Final Inspection	NA		1 day	Mon 6/15/26	Mon 6/15/26	NA	NA	Tue 6/9/26	Tue 6/9/26
232	TCO/CO - Building 1	NA		1 day	Tue 6/16/26	Tue 6/16/26	NA	NA	Wed 6/10/26	Wed 6/10/26
231	Punchlist - Building 1	NA		10 days	Wed 6/17/26	Tue 6/30/26	NA	NA	Thu 6/11/26	Wed 6/24/26
233	Weather Day Allowance	NA		15 days	Tue 6/16/26	Tue 7/7/26	NA	NA	Thu 6/11/26	Wed 7/1/26
235	Substantial Completion	NA		1 day	Wed 7/8/26	Wed 7/8/26	NA	NA	Wed 7/8/26	Wed 7/8/26
236	Punchlist - Sitework	NA		10 days	Tue 6/16/26	Mon 6/29/26	NA	NA	Thu 6/18/26	Wed 7/1/26
237	Project Completion	NA		1 day	Thu 7/30/26	Thu 7/30/26	NA	NA	Thu 7/30/26	Thu 7/30/26





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

**PRELIMINARY AND FINAL PLAT
APPLICATION STAFF REPORT**

SUBJECT: REQUEST FOR APPROVAL OF A PRELIMINARY PLAT AND FINAL PLAT FOR GATEWAY INDUSTRIAL UNIT TWO, BEING A PORTION OF ROBERT E. NIX SURVEY NO. 305, ABSTRACT NO. 9871, CITY OF SOCORRO, EL PASO COUNTY, TEXAS.

NAME: Gateway Industrial Unit Two

PROPERTY ADDRESS: Gateway West Blvd.

PROPERTY LEGAL DESCRIPTION: A portion of Robert E. Nix Survey No. 305, Abstract No. 9871, City of Socorro, El Paso County, Texas.

PROPERTY OWNER: Speedway El Paso Owner II, LLC

REPRESENTATIVE: Jorge Grajeda / CEA Group

PROPERTY AREA: 72.23 Acres

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

CURRENT LAND USE: Industrial and Vacant

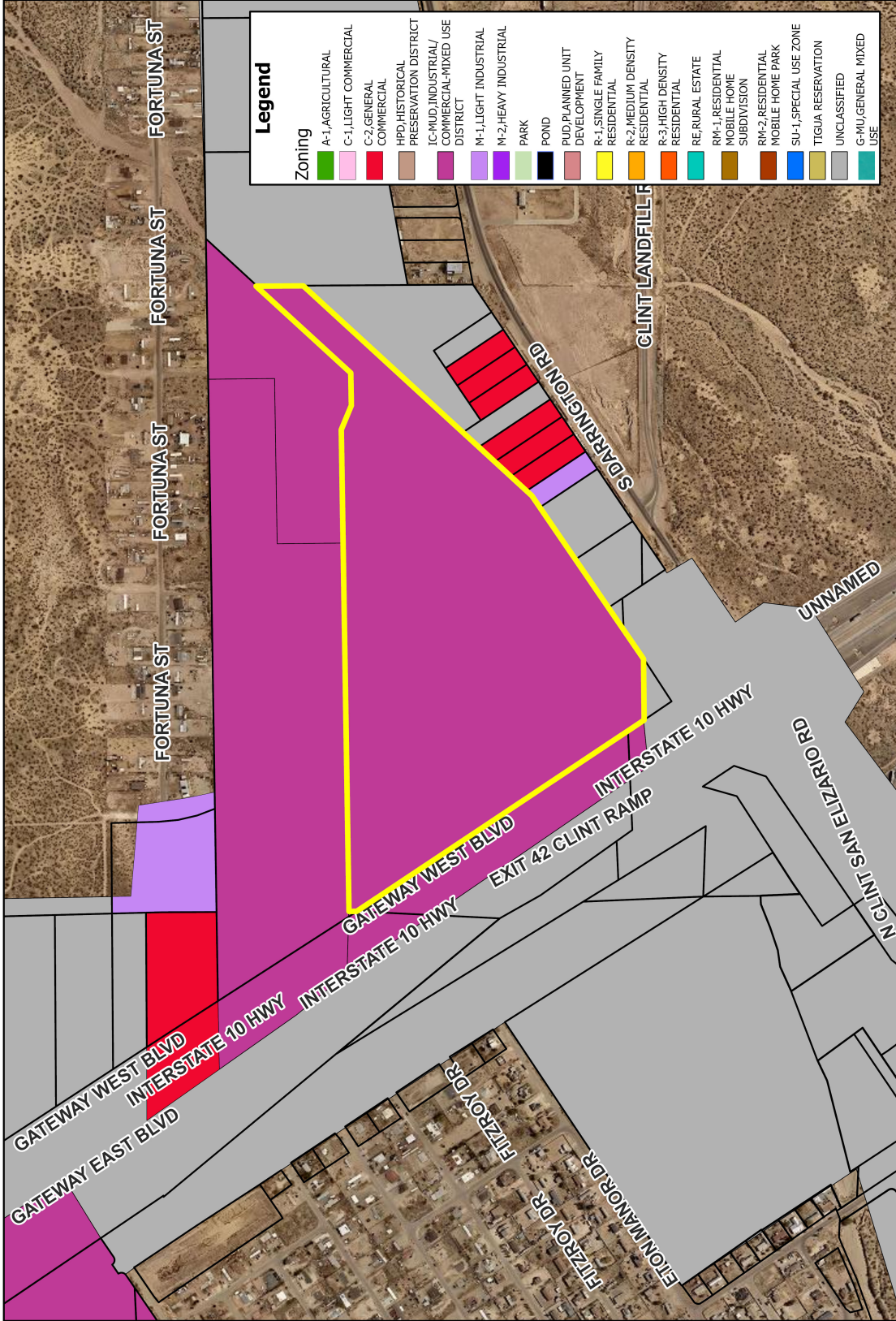
FLOOD MAP: According to the Flood Insurance Rate Maps, the referenced property lies within Zone X; (Community Panel # 480212 0281-B/ FEMA, September 4, 1991).

SUMMARY OF REQUEST: Request is for approval of a Preliminary Plat and Final Plat for Gateway Industrial Unit Two.


STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the Preliminary Plat and Final Plat for Gateway Industrial Unit Two.

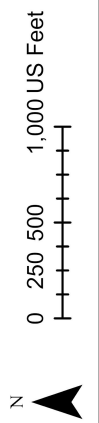
ZONING MAP

Gateway Industrial Unit Two



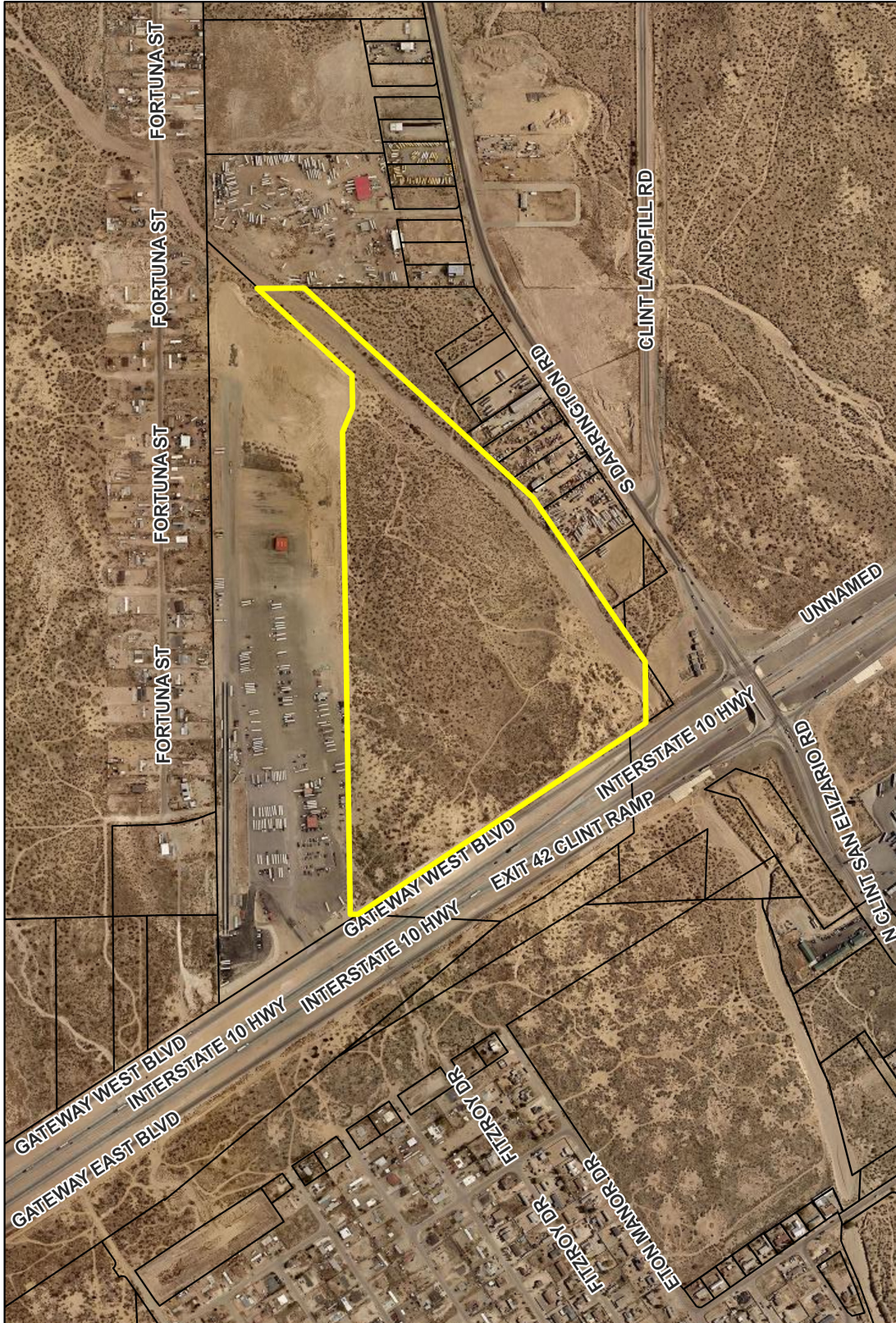
Legend	
Zoning	Description
[Green]	A-1, AGRICULTURAL
[Pink]	C-1, LIGHT COMMERCIAL
[Red]	C-2, GENERAL COMMERCIAL
[Brown]	HPD, HISTORICAL PRESERVATION DISTRICT
[Purple]	IC-MUD, INDUSTRIAL/COMMERCIAL-MIXED USE DISTRICT
[Light Purple]	M-1, LIGHT INDUSTRIAL
[Dark Purple]	M-2, HEAVY INDUSTRIAL
[Light Green]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


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



AERIAL IMAGE

Gateway Industrial Unit Two



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

0 250 500 1,000 US Feet



SITE PICTURES

View of Gateway Industrial Unit Two



PRELIMINARY PLAT (PAGE 1)

GATEWAY INDUSTRIAL UNIT TWO

A PORTION OF ROBERT E. NIX SURVEY NO. 305, ABSTRACT NO. 9871, CITY OF SOCORRO, EL PASO COUNTY, TEXAS, CONTAINING 72.23± ACRES (SHEET 1 OF 2)

LEGEND

	SUBDIVISION BOUNDARY LINE
	PROPERTY LINE
	STREET CENTERLINE
	ACCESS ROAD EASEMENT
	LOT AND BLOCK NUMBER
	45° ACCESS AND UTILITY EASEMENT
	EXISTING DRAINAGE FLOW
	EXISTING MAJOR CONTOUR LINES
	EXISTING MINOR CONTOUR LINES
	EXISTING OVERHEAD POWER LINE
	EXISTING IRON FENCE
	EXISTING WIRE FENCE
	EXISTING BELL TELEPHONE LINE (APPROXIMATE LOCATION)
	EXISTING ROCK WALL
	EXISTING UTILITY SERVICE POLE
	EXISTING LIGHT POLE
	EXISTING ANCHOR
	EXISTING SIGNAGE
	EXISTING POWER POLE
	EXISTING WATER LINE
	EXISTING OVERHEAD POWER LINE

FLOOD ZONE:
THIS SUBDIVISION LIES WITH IN ZONE "X" AND ZONE "A", AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR EL PASO COUNTY, TEXAS, DATED 11/11/10, AND IS SUBJECT TO FLOODING. "ZONE" "X" INDICATES NO BASE FLOOD ELEVATIONS DETERMINED.

TOTAL LOTS

COMMERCIAL	+1
INDUSTRIAL	+2
TOTAL	+3

BENCHMARK:

INTERNATIONAL CAP	1
ELEVATION: 3628.87 (NAVD 83)	2
UTM: 14S UTM ZONE 16S	3
E: 42,552,327 (EAST)	4

DEVELOPER
TC AUSTIN ACQUISITIONS, LLC
500 W. JULES STREET, SUITE 1550
DALLAS, TEXAS 75202
PHONE: (214) 424-3377

CONTACT BLAKE V. NORRIS

OWNER
SPEEDWAY EL PASO OWNER II LLC
300 S.W. 340th STREET, SUITE 2000
CHARLOTTE, NC 28202

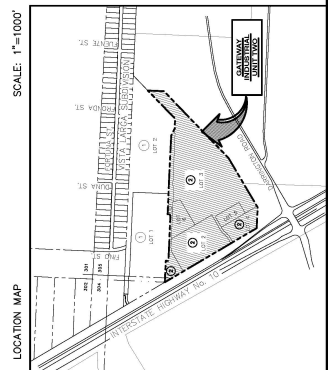
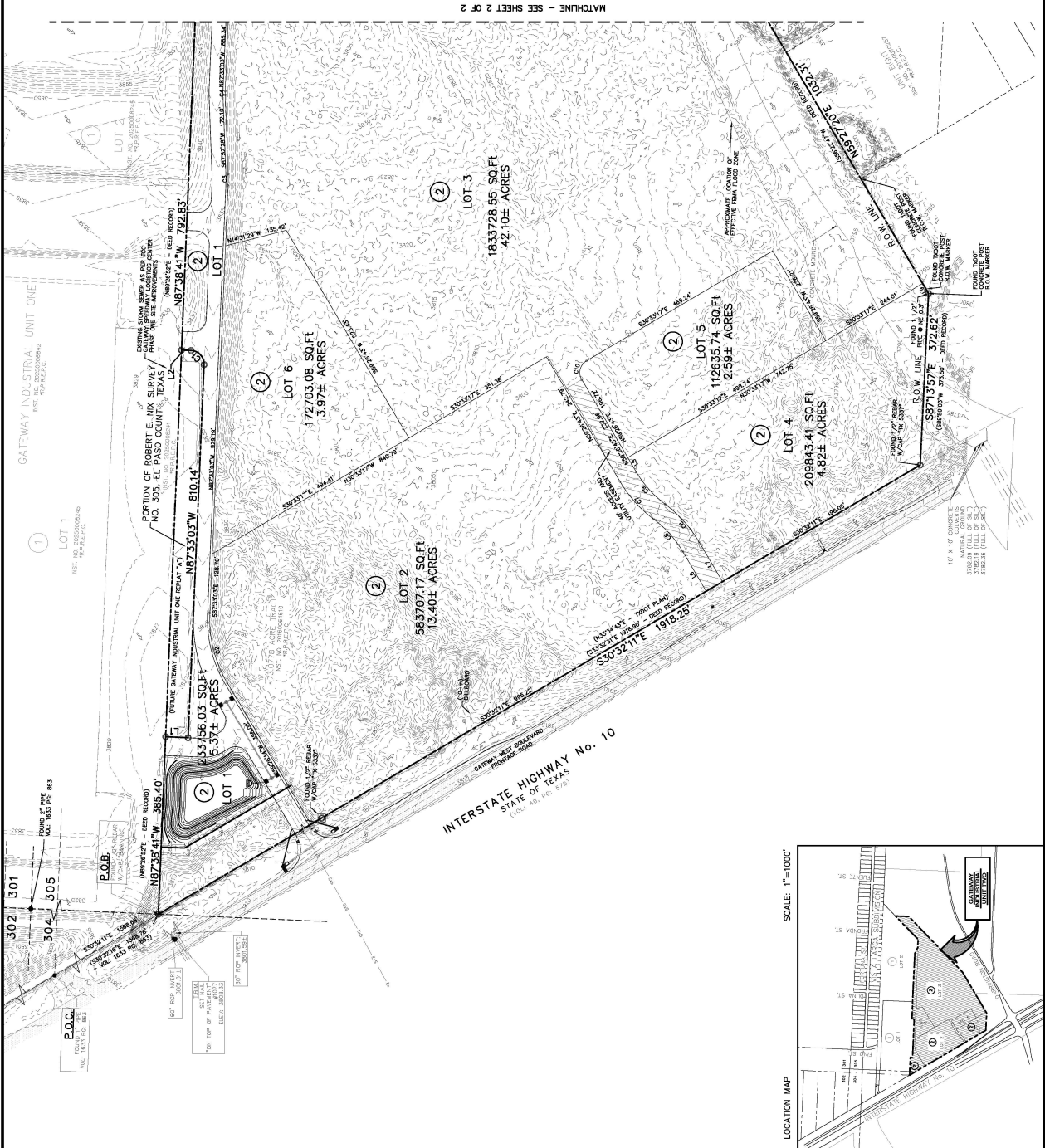
PRELIMINARY PLAT

GRAPHIC SCALE
1" = 100'
0 50 100 150 200

ENGINEER
818 N. Normas St.
El Paso, TX 79902
915.548.8292
www.oea.com
CONTACT: JORGE GRAJEDA, P.E.

ENGINEER
818 N. Normas St.
El Paso, TX 79902
915.548.8292
www.oea.com
CONTACT: JORGE GRAJEDA, P.E.

DATE OF PREPARATION: JANUARY, 2025



PRELIMINARY PLAT (PAGE 2)

GATEWAY INDUSTRIAL UNIT TWO

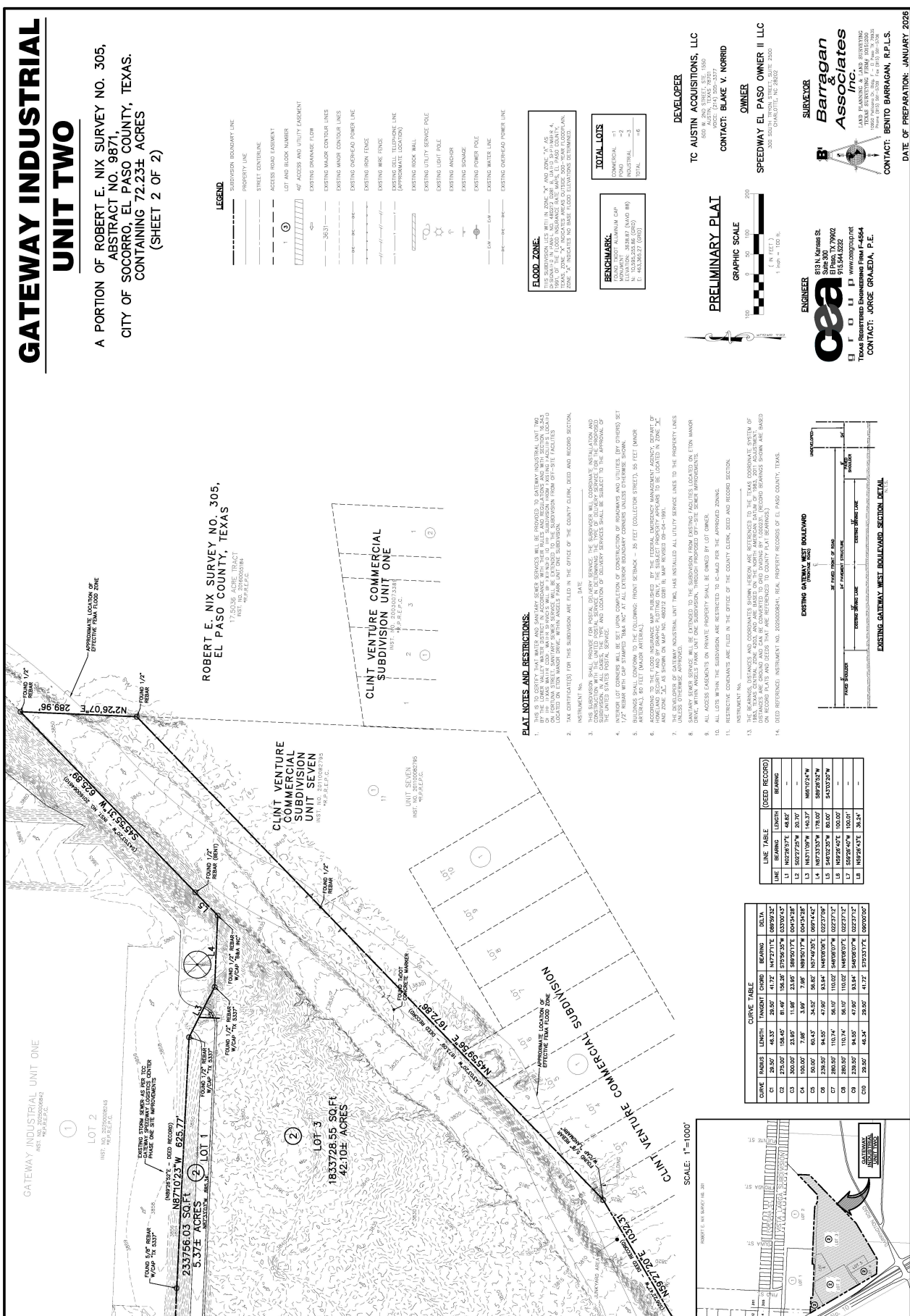
UNIT TWO

A PORTION OF ROBERT E. NIX SURVEY NO. 305, ABSTRACT NO. 9871, CITY OF SOCORRO, EL PASO COUNTY, TEXAS, CONTAINING 72.23± ACRES (SHEET 2 OF 2)

ROBERT E. NIX SURVEY NO. 305, EL PASO COUNTY, TEXAS
172,529.36 ACRES (APPROXIMATE)
INSTRUMENT NO. 20100000384

CLINT VENTURE COMMERCIAL SUBDIVISION UNIT SEVEN
183,378.55 SQ.FT. 42.10± ACRES
INSTRUMENT NO. 20100000275

CLINT VENTURE COMMERCIAL SUBDIVISION UNIT ONE
183,378.55 SQ.FT. 42.10± ACRES
INSTRUMENT NO. 20100000275



- LEGEND**
- SUBDIVISION BOUNDARY LINE
 - PROPERTY LINE
 - STREET CENTERLINE
 - ACCESS ROAD EASEMENT
 - LOT AND BLOCK NUMBER
 - 40' ACCESS AND UTILITY EASEMENT
 - EXISTING DRAINAGE EASEMENT
 - EXISTING MAJOR CONDUIT LINES
 - EXISTING MINOR CONDUIT LINES
 - EXISTING OVERHEAD POWER LINE
 - EXISTING IRON FENCE
 - EXISTING WIRE FENCE
 - EXISTING BELL TELEPHONE LINE (APPROXIMATE LOCATION)
 - EXISTING ROCK WALL
 - EXISTING UTILITY SERVICE POLE
 - EXISTING LIGHT POLE
 - EXISTING ANCHOR
 - EXISTING SIGNAGE
 - EXISTING POWER POLE
 - EXISTING WATER LINE
 - EXISTING OVERHEAD POWER LINE

FLOOD ZONE:
THIS PLAT IS SUBJECT TO FLOOD ZONING REGULATIONS. THE FLOOD ZONE IS SHOWN ON THE ATTACHED FLOOD ZONE MAP. THE FLOOD ZONE IS DETERMINED BY THE FLOOD ZONE MAP AND IS NOT TO BE CHANGED BY THIS PLAT.

BENCHMARK

MARKER	MARKER CAP
1. 183378.55 (CORNER)	1. 183378.55 (CORNER)
2. 183378.55 (CORNER)	2. 183378.55 (CORNER)

TOTAL LOTS

COMMERCIAL	1
INDUSTRIAL	2
TOTAL	48

DEVELOPER
TC AUSTIN ACQUISITIONS, LLC
500 W. 2ND STREET, STE. 1550
AUSTIN, TEXAS 78701
PHONE: (737) 550-3377
CONTACT: BLAKE V. NORRIS

OWNER
SPEEDWAY EL PASO OWNER II LLC
300 S. 5TH STREET, SUITE 2100
DALLAS, TEXAS 75201
CONTACT: BENITO BARRAGAN, R.P.L.S.

ENGINEER
oea
818 N. GARDNER ST.
EL PASO, TX 79902
915.544.5222
www.oeaengineer.com
CONTACT: JORGE GRAEDA, P.E.

SURVEYOR
Barragan & Associates Inc.
1408 FLEMING STREET, SUITE 1010
EL PASO, TEXAS 79902
PHONE: (915) 544-2000
FAX: (915) 544-2000
CONTACT: BENITO BARRAGAN, R.P.L.S.

PLAT NOTES AND RESTRICTIONS:

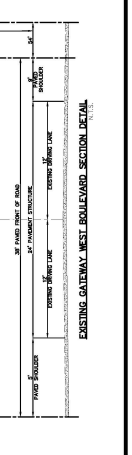
- THE SUBDIVISION IS SUBJECT TO THE EASEMENTS, RIGHTS AND INTERESTS SHOWN HEREON AND REFERENCED TO IN THE INSTRUMENT NO. 20100000384.
- THE SUBDIVISION IS SUBJECT TO THE EASEMENTS, RIGHTS AND INTERESTS SHOWN HEREON AND REFERENCED TO IN THE INSTRUMENT NO. 20100000275.
- THE SUBDIVISION IS SUBJECT TO THE EASEMENTS, RIGHTS AND INTERESTS SHOWN HEREON AND REFERENCED TO IN THE INSTRUMENT NO. 20100000275.
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- THE SUBDIVISION IS SUBJECT TO THE EASEMENTS, RIGHTS AND INTERESTS SHOWN HEREON AND REFERENCED TO IN THE INSTRUMENT NO. 20100000275.

CURVE TABLE

CURVE	INCHES	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	28.97	46.37	28.97	41.72	N47°27'11"E	88°59'32"
C2	275.00	108.00	81.49	106.26	S75°56'30"W	103°02'45"
C3	100.00	23.00	11.08	23.00	S89°57'12"E	103°02'45"
C4	100.00	23.00	11.08	23.00	N89°57'12"E	103°02'45"
C5	100.00	23.00	11.08	23.00	N89°57'12"E	103°02'45"
C6	228.00	64.50	47.80	51.84	N48°00'00"E	102°27'00"
C7	228.00	110.74	96.17	110.07	N48°00'00"E	102°27'12"
C8	228.00	110.74	96.17	110.07	N48°00'00"E	102°27'12"
C9	228.00	64.50	47.80	51.84	S48°00'00"W	102°27'12"
C10	28.97	46.37	28.97	41.72	S75°56'30"W	103°02'45"

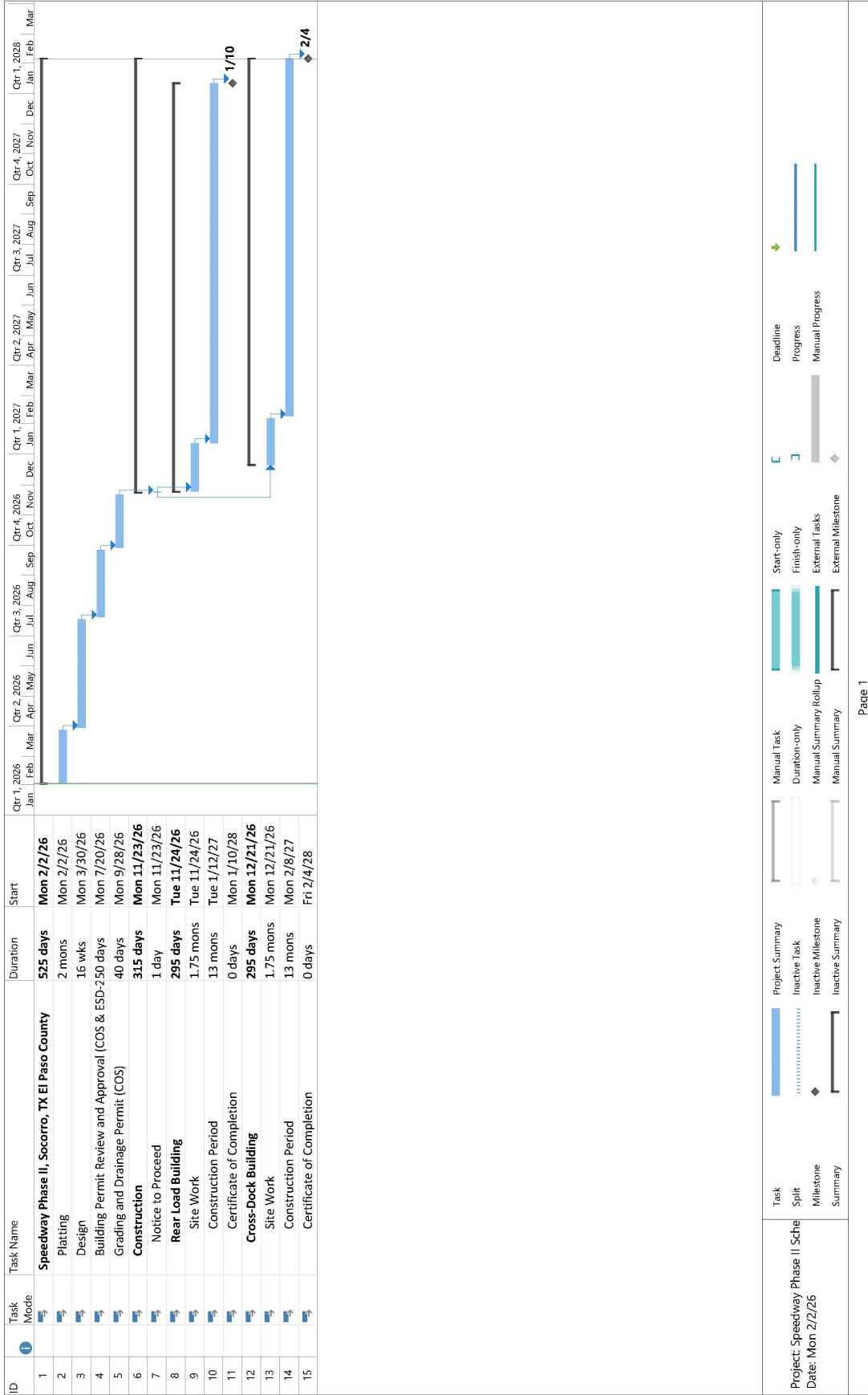
LINE TABLE (DEED RECORD)

LINE	BEARING	LENGTH	(DEED RECORD)
L1	N62°28'27"E	48.82	BEARING
L2	S62°27'25"W	103.27	BEARING
L3	N81°17'09"W	103.27	BEARING
L4	N81°17'09"W	103.27	BEARING
L5	S40°02'20"W	103.00	BEARING
L6	S40°02'20"W	103.00	BEARING
L7	S40°02'20"W	103.00	BEARING
L8	N62°28'27"E	38.24	BEARING



DATE OF PREPARATION: JANUARY 2025

DEVELOPMENT SCHEDULE





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

**PRELIMINARY PLAT APPLICATION
STAFF REPORT**

SUBJECT: REQUEST FOR APPROVAL OF A PRELIMINARY PLAT FOR ISABELLA VALLEY SUBDIVISION, BEING TRACT 13, BLOCK 27, SOCORRO GRANT, LOCATED AT 1164 SOCORRO RD., CITY OF SOCORRO, EL PASO COUNTY, TEXAS. TO ALLOW FOR THE DEVELOPMENT OF SINGLE-FAMILY RESIDENTIAL LOTS.

NAME: Isabella Valley Subdivision

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: R-2 (Medium Density Residential)

CURRENT LAND USE: Vacant

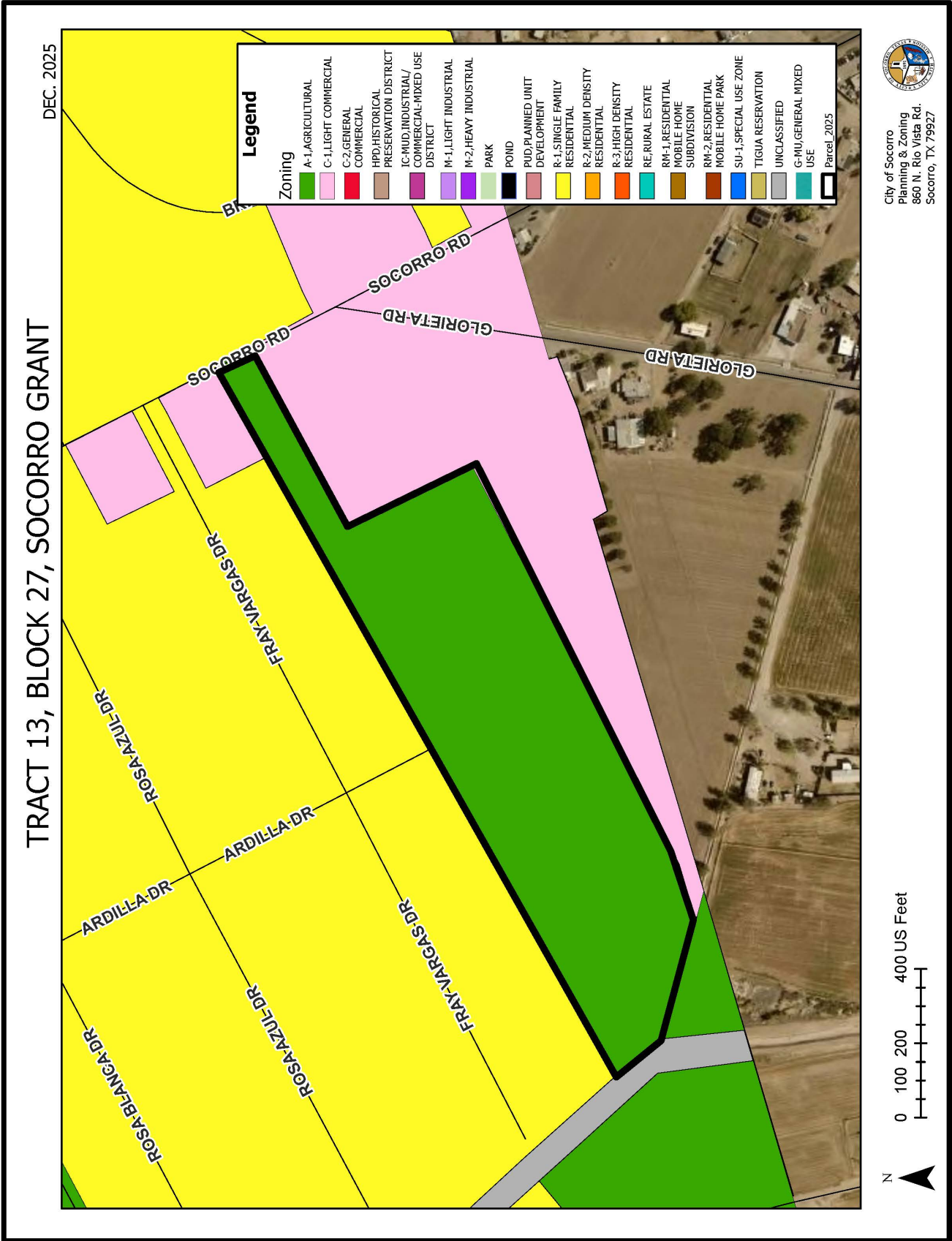
FUTURE LAND USE MAP: Rural Residential (RR)

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).

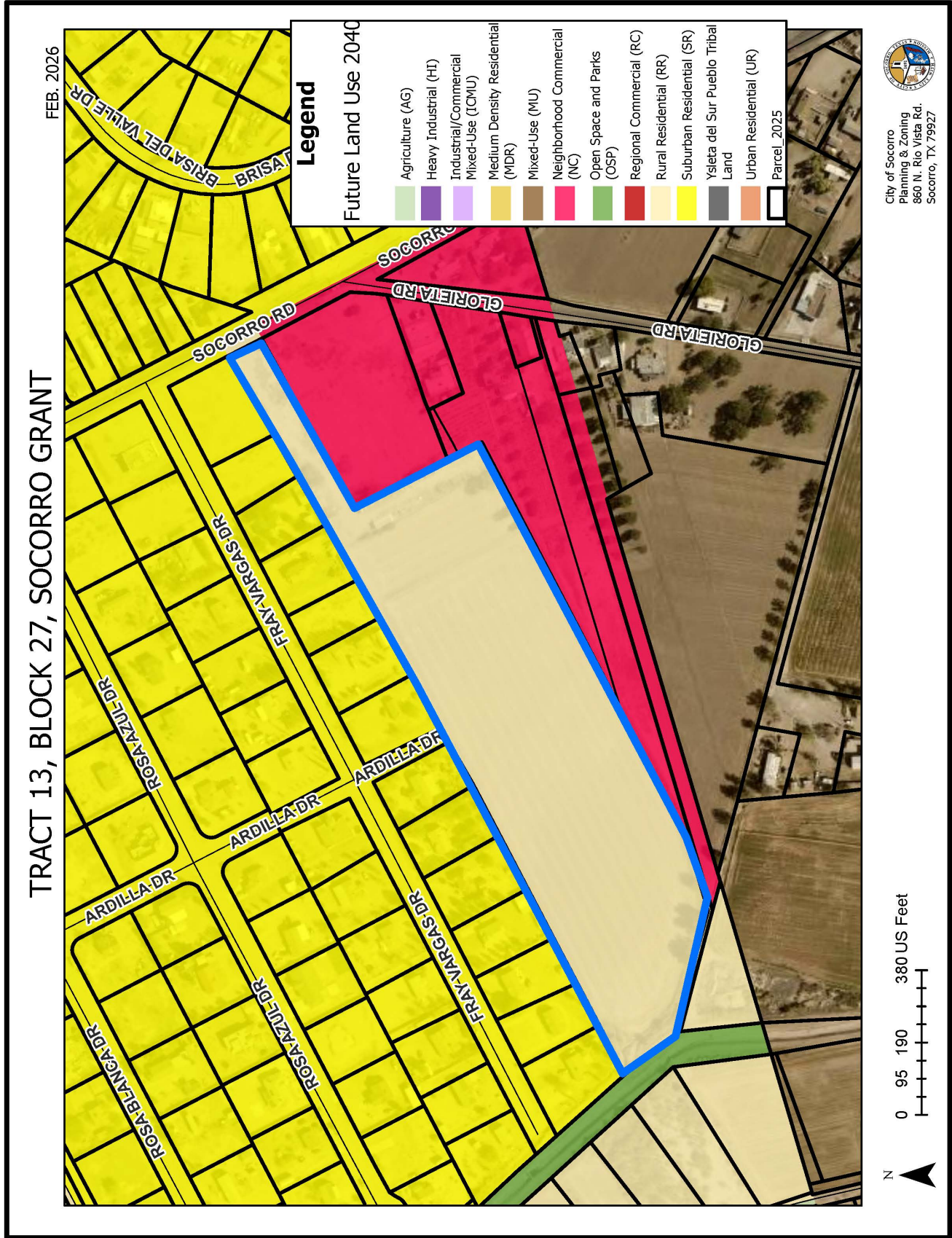
SUMMARY OF REQUEST: Request is for approval of a Preliminary Plat for Isabella Valley Subdivision to allow for the development of single-family residential lots.

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the Preliminary Plat for Isabella Valley Subdivision.

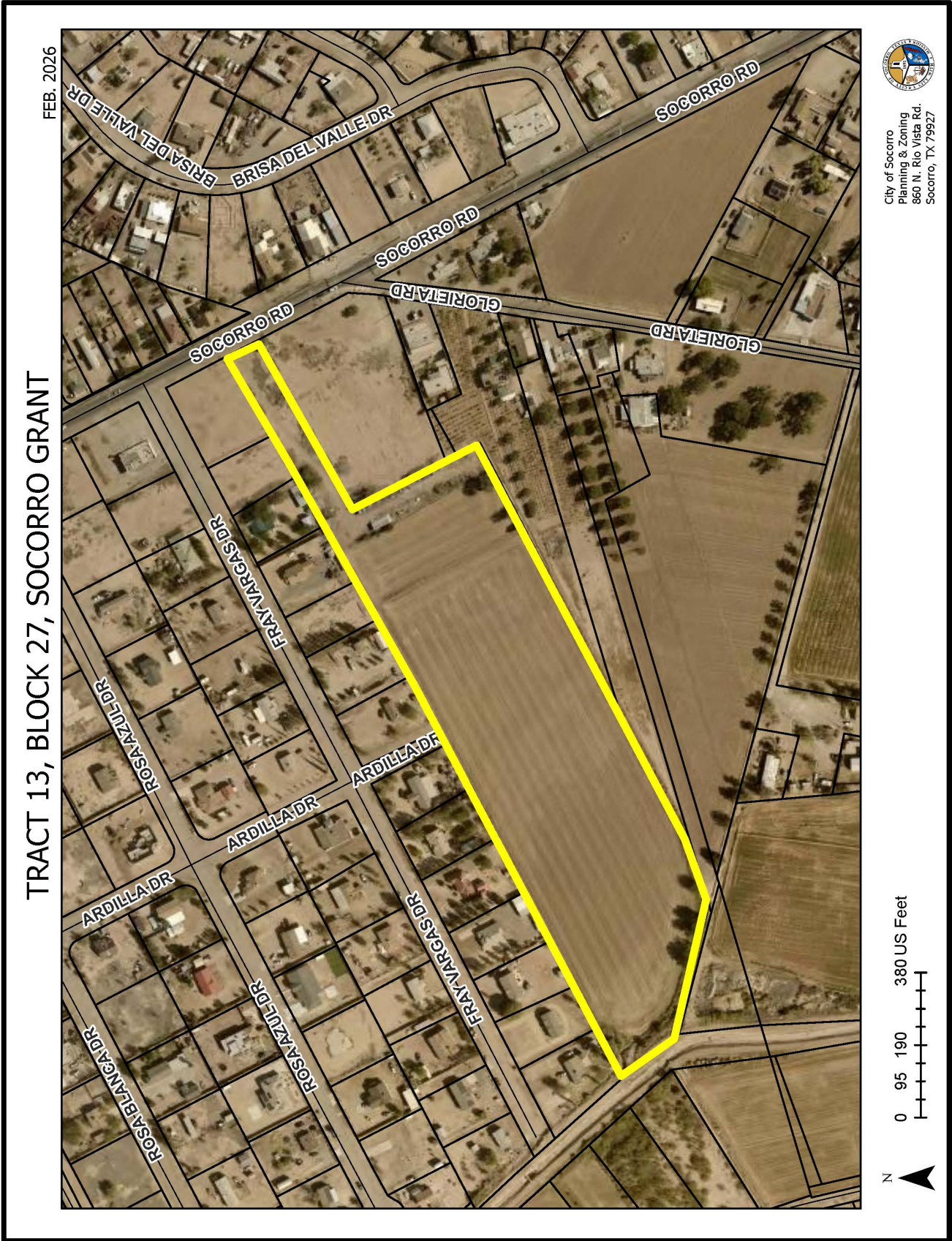
ZONING MAP



FUTURE LAND USE MAP



AERIAL IMAGE

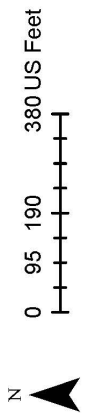


TRACT 13, BLOCK 27, SOCORRO GRANT

FEB. 2026



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



SITE PICTURES

View of property toward Socorro Rd.



