

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 INSTALACION ES ACCESIBLE PARA SILLAS DE RUEDAS Y HAY PLAZAS DE ESTACIONAMENTOS DISPONIBLES. LAS SOLICITUDES DE ADAPTACION PARA SERVICIOS DE TRADUCCION DEBEN HACERSE 48 HORAS ANTES DE ESTA REUNION. COMUNIQUESE CON LA OFICINA DEL SECRETARIO DE LA CIUDAD AL (915) 858-2915 PARA OBTENER MAS INFORMACION.

\*\*\*\*\*  
NOTICE IS HEREBY GIVEN THAT A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF SOCORRO, TEXAS WILL BE HELD ON TUESDAY THE 21<sup>ST</sup> DAY OF APRIL 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 APRIL 21<sup>ST</sup>, 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:     *AR*

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 Tracts 2B, 3A, 4A, and 4H, Block 11, Socorro Grant, located at 11580 North Loop Dr., City of Socorro, Texas, 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 8, Block 4, Villa España, located at 10484 El Cid Dr., City of Socorro, El Paso County, Texas, from R-1 (Single Family Residential) to R-2 (Medium Density Residential) with a variance from *Sec. 46-260 (2)*, to allow for ten dwelling units exceeding the eight maximum permissible units in an R-2 zoning district.
- c) Approval of Meeting minutes of April 7, 2026.

Approved by:     

## REGULAR AGENDA

5. **Public hearing** for a proposed amendment to the City of Socorro's Master Plan and rezoning of Lot 1, Block 4, Roseville Subdivision, located at 340 Bauman Rd., City of Socorro, El Paso County, Texas, from C-1 (Light Commercial) to R-1 (Single- Family Residential), to allow for a single-family residential lot.
6. **Consider and Take Action** on the proposed amendment to the City of Socorro's Master Plan and rezoning of Lot 1, Block 4, Roseville Subdivision, located at 340 Bauman Rd., City of Socorro, El Paso County, Texas, from C-1 (Light Commercial) to R-1 (Single- Family Residential), to allow for a single-family residential lot.
7. **Public hearing** request for a proposed amendment to the City of Socorro's Master Plan and rezoning of Lot 6, Block 5, Spanish Trail Addition, located at 176 Lanza Ln., City of Socorro, El Paso County, Texas, from R-1 (Single Family Residential) to R-2 (Medium Density Residential Residential) to allow for an existing triplex on the property.
8. **Consider and Take Action** on the proposed amendment to the City of Socorro's Master Plan and rezoning of Lot 6, Block 5, Spanish Trail Addition, located at 176 Lanza Ln., City of Socorro, El Paso County, Texas, from R-1 (Single Family Residential) to R-2 (Medium Density Residential Residential) to allow for an existing triplex on the property.
9. **Public hearing** request for a proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 21-A, Block 17, Socorro Grant, located at 10199 Socorro Rd., City of Socorro, El Paso County, Texas, from R-1 (Single Family Residential) to C-1 (Light Commercial) to allow for commercial development.
10. **Consider and Take Action** on the proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 21-A, Block 17, Socorro Grant, located at 10199 Socorro Rd., City of Socorro, El Paso County, Texas, from R-1 (Single Family Residential) to C-1 (Light Commercial) to allow for commercial development.
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.

Approved by:     *Jed*

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 corrected 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 17<sup>th</sup> DAY OF APRIL 2026.**

By: Myrian Apodaca  
Myrian Apodaca Planning and Zoning Secretary

DATE & TIME POSTED: 4/17/2026@4:00pm

**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: LL

**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** **April 17, 2026@ 5:30 P.M.**

### **1. CALL TO ORDER.**

The Chairman, Andrew Arroyos, called the meeting to order at 5:33 PM

### **2. ESTABLISHMENT OF QUORUM.**

A quorum was established with 5 commissioners present.

#### **Members Present:**

Andrew Arroyos

David Estrada

Rafael Carillo

Oswaldo Reza

Isidro Torres

#### **Members Absent**

Yolanda Rodriguez

#### **Staff Present:**

- Lorraine Quimiro, *City Planner Development Director*
- Judith Rodriguez, *Planner*
- Diego Ruiz, *Planner*
- Myrian Apodaca, *Planning Clerk*
- Yadira Magana, *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 Lot 1, Block 4, Roseville Subdivision, located at 340 Bauman Rd., City of Socorro, El Paso County, Texas, from C-1 (Light Commercial) to R-1 (Single-Family Residential), to allow for a single-family residential lot.
- b) Public hearing request for a proposed amendment to the City of Socorro's Master Plan and rezoning of Lot 6, Block 5, Spanish Trail Addition, located at 176 Lanza Ln., City of Socorro, El Paso County, Texas, from R-1 (Single Family Residential) to R-2 (Medium Density Residential Residential) to allow for an existing triplex on the property.
- c) Public hearing request for a proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 21-A, Block 17, Socorro Grant, located at 10199 Socorro Rd., City of Socorro, El Paso County, Texas, from R-1 (Single Family Residential) to C-1 (Light Commercial) to allow for commercial development.
- d) Approval of Meeting minutes of March 17, 2026.

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

Ayes: Andrew Arroyos, David Estrada, Osvaldo Reza, Rafael Carillo, Isidro Torres

Nays:

Abstain:

Absent: Yolanda Rodriguez

### **REGULAR AGENDA**

- 5. **Public hearing** 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.

Ms. Lorraine Quimiro requested the deletion of Items 5 and 6 from the agenda due to an error in the legal description associated with the items. She stated that the items will be corrected and rescheduled for consideration at the next Planning and Zoning Commission meeting.

Chairman Open public hearing to allow speakers present to speak.

Open public hearing at: 5:37pm

Closed public hearing at: 5:45pm

Speakers Billy Black

6. **Consider and Take Action** 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.

Ms. Lorraine Quimiro requested the deletion of Items 5 and 6 from the agenda due to an error in the legal description associated with the items. She stated that the items will be corrected and rescheduled for consideration at the next Planning and Zoning Commission meeting.

A motion was made by Isidro Torres and seconded by Andrew Arroyos to **delete** Item six (6). **Motion carried.**

Ayes: Andrew Arroyos, David Estrada, Osvaldo Reza, Rafael Carillo, Isidro Torres

Nays:

Abstain:

Absent: Yolanda Rodriguez

7. **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.

Chairman Open public hearing

Open public hearing at: 5:46pm

Closed public hearing at: 5:48pm

Speakers: Jorge Viscarra

8. **Consider and Take Action** on the 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.

**Mr. Diego Ruiz gave presentation.**

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

Ayes: Andrew Arroyos, David Estrada, Rafael Carillo and Isidro Torres

Nays: Osvaldo Reza

Abstain:

Absent: Yolanda Rodriguez

- 9. Consider and Take Action** on the proposed Approval of a Master Plan (section 38-7.3.-master plan-required) for Bauman, Being Tracts 1-A, 1-A-1, 1-B, 1-B-2, and 12-D, Block 2, Socorro Grant; Tracts 9-A and 10-A, and Leigh Clark Surv. 298 Abst. 6262, Tract 42 Block 1; Socorro Grant, located at North Loop Dr. and Bauman Rd. City of Socorro, El Paso County, Texas, to allow for residential and commercial development.

**Ms. Judith Rodriguez gave presentation.**

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

Ayes: Andrew Arroyos, David Estrada, Osvaldo Reza, Rafael Carillo, Isidro Torres  
Nays:  
Abstain:  
Absent: Yolanda Rodriguez

- 10. Consider and Take Action** on the proposed approval of a Replat for Baba Unit One Subdivision Replat C, being a Replat of Lots 5 and 6, Block 2, Baba Unit One Subdivision Replat A, and Located at 1001 & 1021 Nuevo Hueco Tanks Road., El Paso County, Texas, to create one Non-Residential Lot.

**Ms. Judith Rodriguez gave presentation.**

A motion was made by Andrew Arroyos and seconded by Isidro Torres to **approve** Item nine (10). **Motion carried.**

Ayes: Andrew Arroyos, David Estrada, Osvaldo Reza, Rafael Carillo, Isidro Torres  
Nays:  
Abstain:  
Absent: Yolanda Rodriguez

- 11. Consider and Take Action** on the proposed approval of a Preliminary Plat for Perez Subdivision, being all of Tract 17-B-2 and a Portion of Tract 17-C-1-D, Block 13, Socorro Grant, located at 321 F.E. Jackson Rd., City of Socorro, El Paso County, Texas, to allow for residential development.

**Ms. Judith Rodriguez gave presentation.**

A motion was made by Andrew Arroyos and seconded by Isidro Torres to **approve** Item eleven (11). **Motion carried.**

Ayes: Andrew Arroyos, David Estrada, Osvaldo Reza, Rafael Carillo, Isidro Torres  
Nays:  
Abstain:  
Absent: Yolanda Rodriguez

- 12. Consider and Take Action** on the proposed approval of a Final Plat for Isabella Valley Subdivision, being Tract 13, Block 27, Socorro Grant, located at 11764 Socorro rd., City of Socorro, El Paso County, Texas, to allow for the development of single-family residential lots.

**Mr. Diego Ruiz gave presentation.**

A motion was made by Andrew Arroyos and seconded by Rafael Carillo to **approve** Item twelve (12). **Motion carried.**

Ayes: Andrew Arroyos, David Estrada, Osvaldo Reza, Rafael Carillo, Isidro Torres

Nays:

Abstain:

Absent: Yolanda Rodriguez

- 13. Consider and Take Action** on the proposed approval of a Final Plat for Horizon Park Unit Two Subdivision, being Tracts 2, 3B, 3B5, and 4E1A, Block 3, Socorro Grant, and Located near Horizon Blvd., City of Socorro, El Paso County, Texas.

**Ms. Judith Rodriguez gave presentation.**

A motion was made by Osvaldo Reza and seconded by Rafael Carillo to **approve** item thirteen (13). **Motion carried.**

Ayes: Andrew Arroyos, David Estrada, Osvaldo Reza, Rafael Carillo, Isidro Torres

Nays:

Abstain:

Absent: Yolanda Rodriguez

- 14. Planning and Zoning Commissioners Report.**

Commissioners had Nothing to report

- 15. Planning and Zoning Department Report.**

Ms. Lorraine Quimiro introduced the zoning chapter of the proposed Unified Development Code (UDC) as part of the ongoing effort toward adoption. Ms. Quimiro invited Ms. Victoria Chavez of Able City, the City's consultant, to provide an overview of the chapter and highlight key elements for the Commission's review.

Ms. Chavez stated that Able City has been working with the City since 2024 on the development of the UDC, which is currently in draft form and approximately 457 pages in length. She explained that the UDC represents a comprehensive update and will replace several existing sections of the current code. The review process will be conducted in phases, with an additional Planning and Zoning Commission review scheduled for April 21, followed by a final recommendation on May 19. The item is anticipated to be introduced to City Council on May 21, with final action targeted for early June. A stakeholder meeting is scheduled for April 22 to gather input from developers and other key stakeholders. The draft document is also available online for public review and comment.

Ms. Chavez outlined several key updates within the zoning chapter, including the introduction of new zoning districts such as Open Space and Parks (OSP), Agriculture, and the Historic

Preservation Overlay District (HPOD). She noted that previous residential districts RM1 and RM2 have been removed and replaced with R2 (medium density residential) and R2A (urban residential), with R2A allowing for higher-density housing options such as triplexes, fourplexes, and small apartment buildings.

The Commission discussed the differences between R2 and R2A, with clarification provided that R2 is intended for a mix of single-family and low-intensity multifamily uses, while R2A supports higher-density residential development. Questions were also raised regarding commercial zoning classifications. Ms. Chavez explained that neighborhood commercial districts are intended to serve nearby residential areas with lower-intensity uses, while regional commercial districts accommodate higher-intensity uses such as hotels, large offices, and shopping centers.

Discussion included the regulation of warehousing uses, which will continue to be addressed under the ICMUD zoning classification, as well as through permitted-use tables and associated regulations. Ms. Chavez emphasized that the UDC includes detailed tables outlining permitted uses, dimensional standards, and special regulations for each zoning district.

The Commission also reviewed development standards, including setbacks and lot requirements. It was noted that most setback requirements remain consistent with the current code, with only minor adjustments made for clarity and consistency. The UDC incorporates tables and visual aids to improve readability and understanding.

Further discussion addressed housing density and the potential for smaller lot sizes to support affordability. Ms. Chavez indicated that while this is not fully addressed within the zoning chapter, it may be further detailed in subdivision regulations. She also noted that provisions for tiny homes are included, with specified size requirements, and additional standards such as minimum lot sizes may be considered.

Ms. Chavez explained that the UDC consists of multiple chapters, including zoning, development standards, subdivision regulations, environmental standards, and non-conforming uses. Upon adoption, the UDC will be integrated into the City's Municode system, though the draft document will serve as the governing document during the transition period.

Ms. Quimiro encouraged Commissioners to review the draft, submit comments, and coordinate with staff for further discussion as needed. She noted that the document remains in draft form and may be revised based on feedback from the Commission, stakeholders, and the public.

**16. Adjournment**

A motion was made by Andrew Arroyos and seconded by Osvaldo Reza, *to adjourn at 7:11PM.*

Ayes: Andrew Arroyos, David Estrada, Osvaldo Reza, Rafael Carillo, Isidro Torres

Nays:

Abstain:

Absent: Yolanda Rodriguez

\_\_\_\_\_  
Andrew Arroyos, Chairman

\_\_\_\_\_  
Date Minutes Were Approved

\_\_\_\_\_  
Myrian Apodaca, Secretary

\_\_\_\_\_  
Date Minutes Were Approved



**CITY OF SOCORRO  
PLANNING & ZONING COMMISSION  
MEETING DATE: APRIL 21, 2026**

**REZONING REQUEST  
STAFF REPORT**

**SUBJECT: PUBLIC HEARING REQUEST FOR A PROPOSED AMENDMENT TO THE CITY OF SOCORRO'S MASTER PLAN AND REZONING OF LOT 1, BLOCK 4, ROSEVILLE SUBDIVISION, LOCATED AT 340 BAUMAN RD., CITY OF SOCORRO, EL PASO COUNTY, TEXAS, FROM C-1 (LIGHT COMMERCIAL) TO R-1 (SINGLE FAMILY RESIDENTIAL), TO ALLOW FOR A SINGLE-FAMILY RESIDENTIAL LOT.**

**NAME:** 340 Bauman Rd. Rezoning

**PROPERTY ADDRESS:** 340 Bauman Rd.

**PROPERTY LEGAL DESCRIPTION:** Lot 1, Block 4, Roseville Subdivision

**PROPERTY OWNER:** Rebeca Muñoz & Eunice Almaguer

**REPRESENTATIVE:** Rebeca Muñoz & Eunice Almaguer

**PROPERTY AREA:** 25,243 sq. ft.

**CURRENT ZONING:** C-1 (Light Commercial)

**CURRENT LAND USE:** Vacant

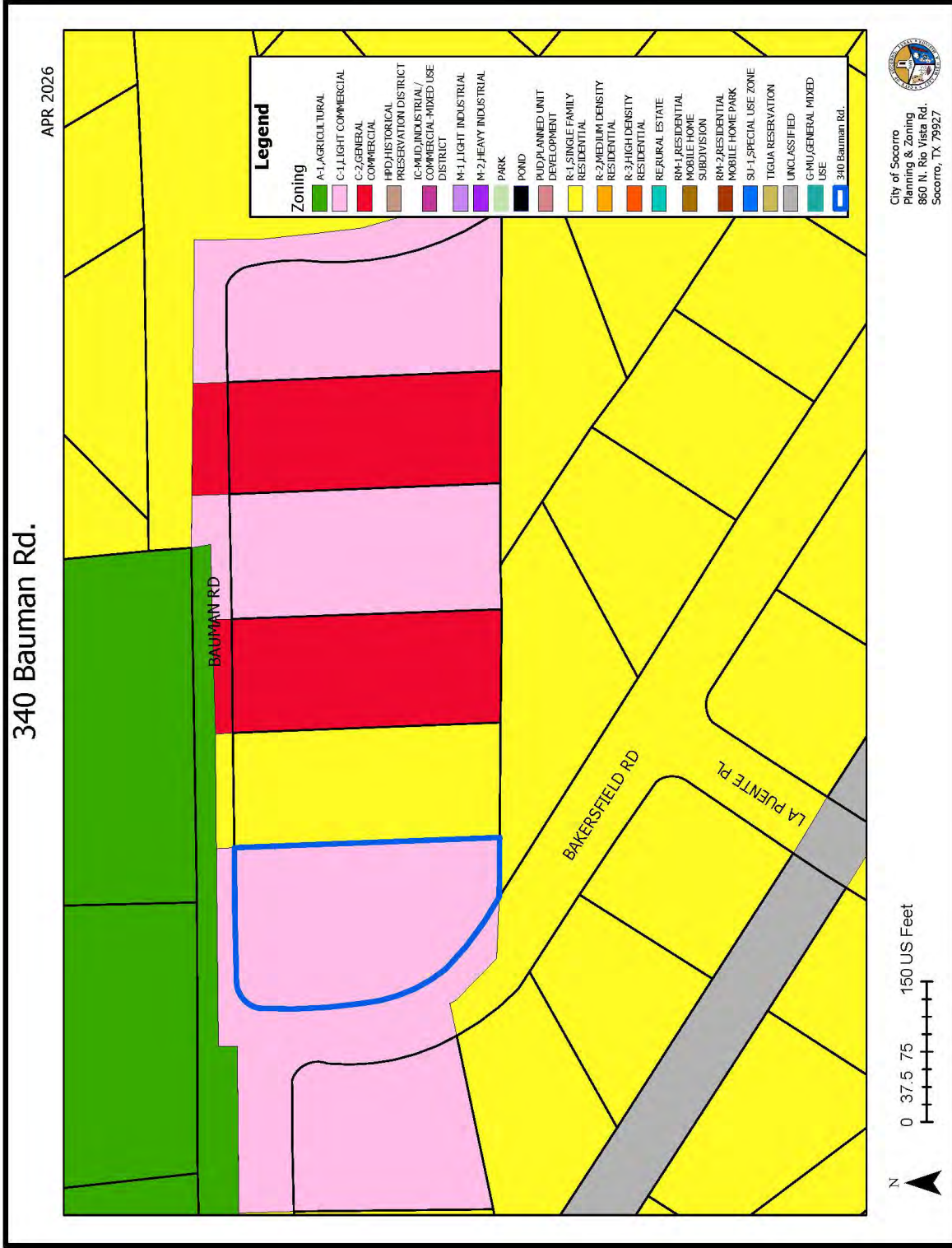
**FUTURE LAND USE MAP:** Neighborhood Commercial (NC)

**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).

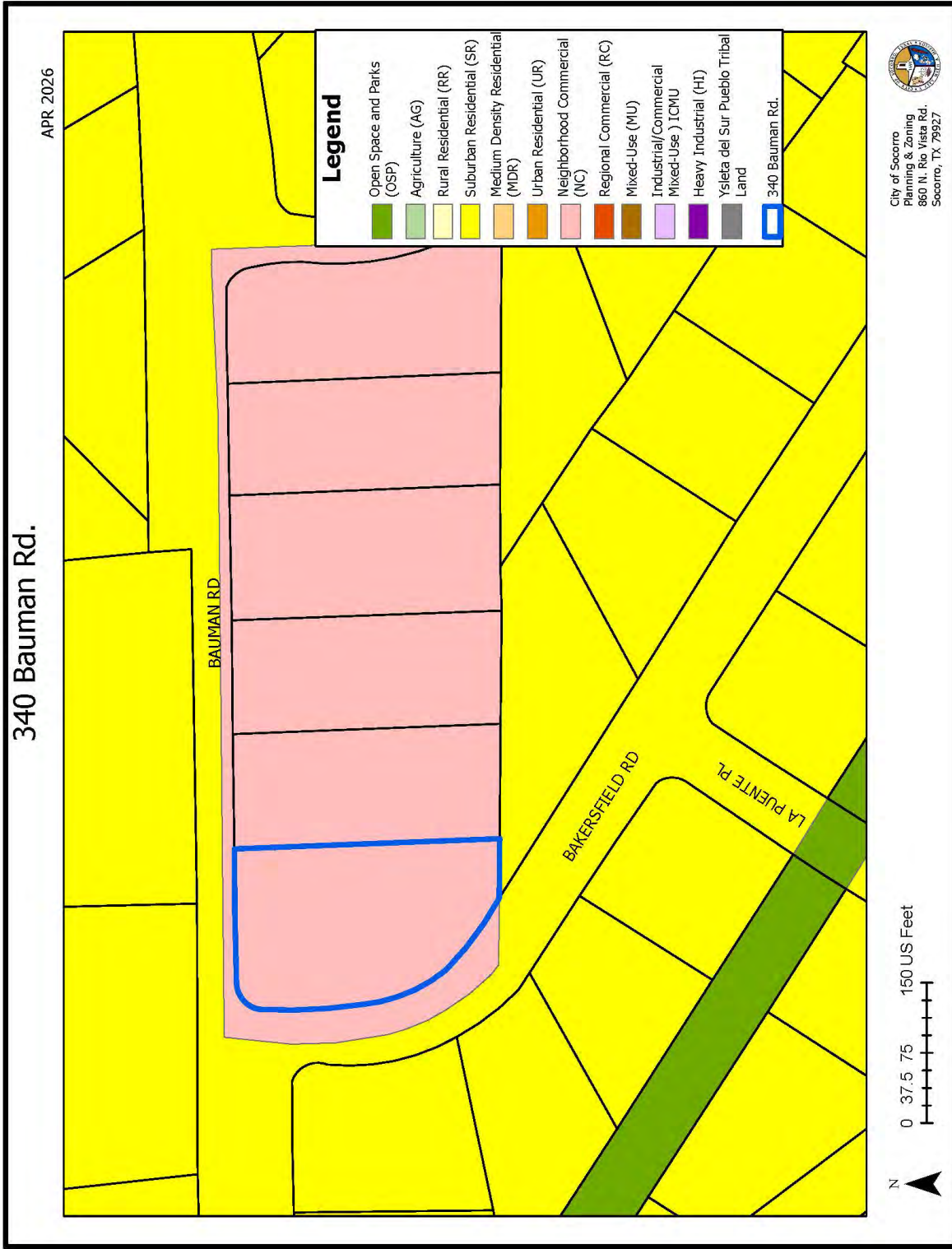
**SUMMARY OF REQUEST:** Request is for approval of a rezoning of a property from C-1 (Light Commercial) to R-1 (Single Family Residential) to allow for a single-family residential lot.

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

# ZONING MAP



# FUTURE LAND USE MAP



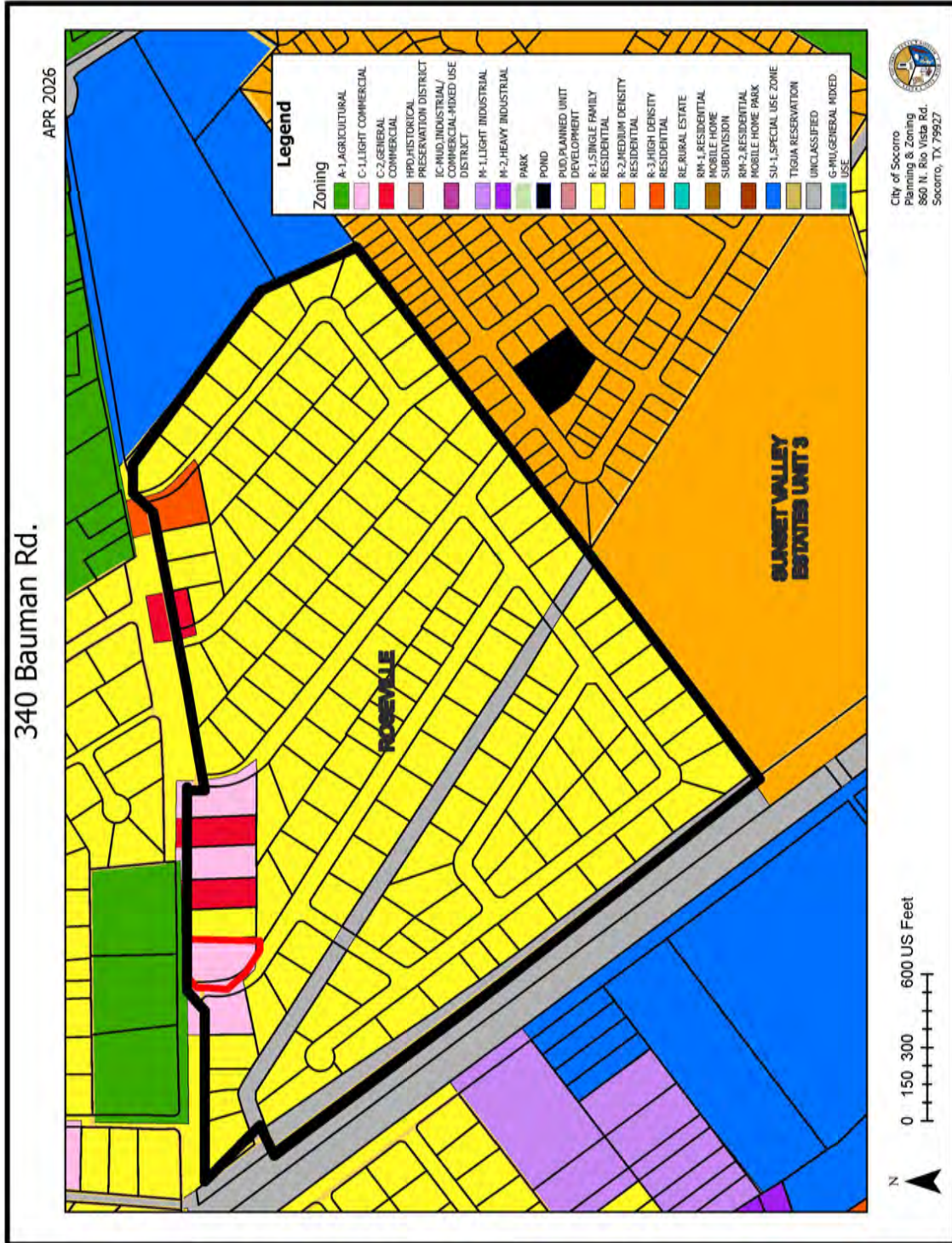
# SUBDIVISION MAP

**NAME:** Roseville Subdivision

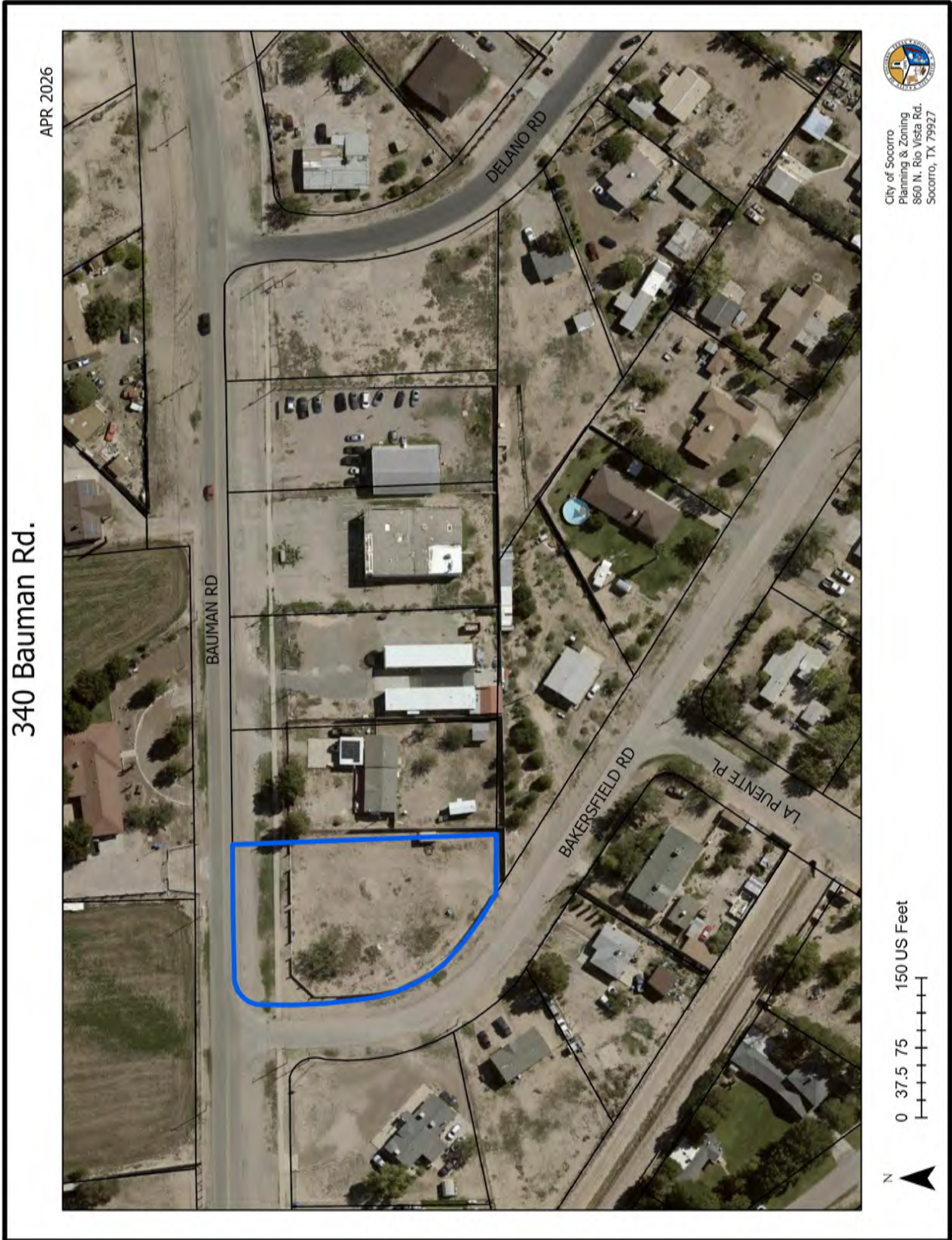
**PLAT RECORDED:** October 1984

**RESIDENTIAL LOTS:** R-1: 143 R-3: 1

**COMMERCIAL LOTS:** C-1: 4 C-2: 3



# AERIAL IMAGE



# SITE PICTURES

View of the property from Bauman Rd.



View of the property from the intersection of Bauman Rd. and Bakersfield Rd.



# PUBLIC NOTICE MAP



# 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

April 1, 2026

Dear property owner,

You are hereby notified that a Planning and Zoning Commission meeting has been scheduled to hold a **PUBLIC HEARING** on April 21, 2026, at 5:30 p.m. **WILL BE BROADCASTED FROM CITY HALL CHAMBERS, 860 RIO VISTA RD., SOCORRO, TEXAS. YOU MAY ATTEND IN PERSON, VIA TELEPHONE CONFERENCE AND LIVE STREAMED.** The purpose of the Public Hearing is to receive public comments on the following:

- a) Public hearing request for a proposed amendment to the City of Socorro's Master Plan and rezoning of Lot 1, Block 4, Roseville Subdivision, located at 340 Bauman Rd., City of Socorro, El Paso County, Texas, from C-1 (Light Commercial) to R-1 (Single-Family Residential), to allow for a single-family residential lot.

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 April 21, 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 at 915-872-8531 to confirm that the meeting will be held.**

Respectfully,

*Myrian Apodaca*

Planning & Zoning Commission Secretary

# 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

1 de abril de 2026

Estimado dueño(a) de propiedad,

Se le notifica que habrá una **AUDIENCIA PUBLICA** durante la junta de la Comisión de Planeación y Zonificación el 21 de abril del año 2026 a las 5:30 p.m. **TRANSMITIDO DESDE CÁMARAS DE AYUNTAMIENTO, 860 RIO VISTA RD., SOCORRO, TEXAS. USTED PODRA ATENDER A ESTA JUNTA EN PERSONA, ATRAVÉS DE LA CONFERENCIA TELEFÓNICA Y EN VIVO POR MEDIO VIRTUAL.** El propósito de la audiencia pública es para recibir comentarios u opiniones del público sobre lo siguiente:

- a) Solicitud de audiencia pública para una enmienda propuesta al Plan Maestro de la Ciudad de Socorro y la rezonificación del Lote 1, Bloque 4, de la Subdivisión Roseville ubicado en 340 Bauman Rd., City of Socorro, Condado de El Paso, Texas, de C-1 (Comercial Ligero) a R-1 (Residencial Unifamiliar), con el fin de permitir un lote residencial unifamiliar.

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 21 de abril 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, comuníquese con nuestra oficina el día de la reunión programada al 915-872-8531 para confirmar que la reunión se llevará a cabo.**

Atentamente,

*Myrian Apodaca*

Secretaria de la Comisión de Planeación y Zonificación

# CONCEPTUAL PLAN

## NEW CONST. RESIDENCE

CONSTRUCTION DRAWINGS  
 10000 N. STATE STREET, SUITE 100  
 DALLAS, TEXAS 75243

### GENERAL NOTES

1. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
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10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

### KEYED LEGEND

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10. W/DO IS AN EXTENSION OF THE ROOF

### SITE PLAN LEGEND

- BUILDING FOOTPRINT
- SETBACK LINE
- PROPERTY LINE
- REVISION
- UTILITY
- ELEC. POLE

### DRAWING COORDINATION

DATE: 02/27/2020  
 REVISIONS: DATE: 02/27/2020  
 DRAWN BY: AG

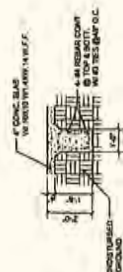
### PROJECT INFORMATION

SITE PLAN &  
 STRUCTURAL DRAWINGS  
**A101**  
 PROJECT NO. 0002

ALL DIMENSIONS TO BE FIELD VERIFIED



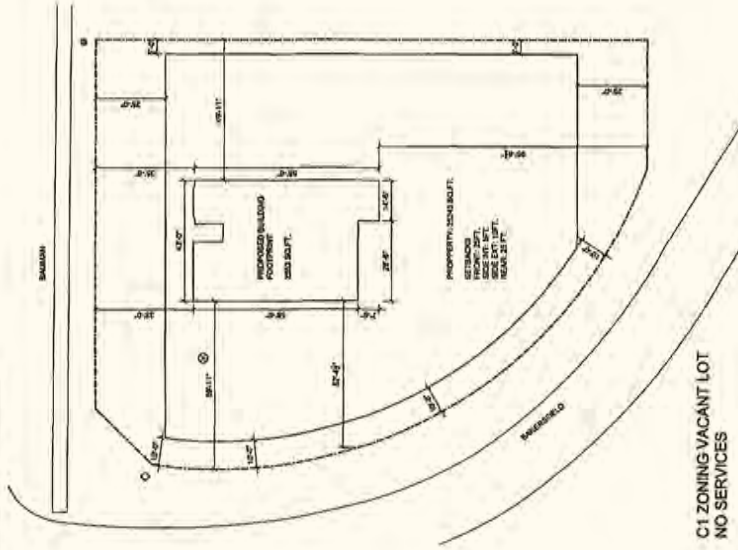
⑤ YARD FOOTING SCALE 1" = 2'-0"



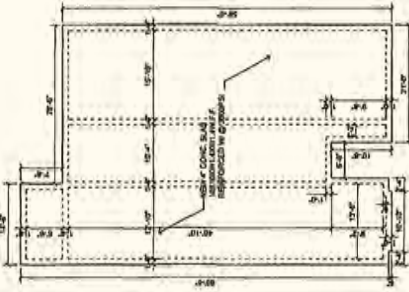
④ INTERIOR FOOTING SCALE 1" = 2'-0"



③ EXTERIOR FOOTING SCALE 1" = 2'-0"



① SITE PLAN SCALE 1" = 4'-0"



② FOUNDATION PLAN SCALE 1" = 4'-0"

C1 ZONING VACANT LOT  
 NO SERVICES



**CITY OF SOCORRO  
PLANNING & ZONING COMMISSION  
MEETING DATE: APRIL 21, 2026**

**REZONING REQUEST  
STAFF REPORT**

**SUBJECT: PUBLIC HEARING REQUEST FOR A PROPOSED AMENDMENT TO THE CITY OF SOCORRO'S MASTER PLAN AND REZONING OF LOT 6, BLOCK 5, SPANISH TRAIL ADDITION, LOCATED AT 176 LANZA LN., SOCORRO, TEXAS, FROM R-1 (SINGLE FAMILY RESIDENTIAL) TO R-2 (MEDIUM DENSITY RESIDENTIAL) TO ALLOW FOR EXISTING TRIPLEX ON THE PROPERTY.**

**NAME:** 176 Lanza Lane Rezoning

**PROPERTY ADDRESS:** 176 Lanza Lane

**PROPERTY LEGAL DESCRIPTION:** Lot 6, Block 5, Spanish Trail Addition

**PROPERTY OWNER:** Cassandra Muro

**REPRESENTATIVE:** Cassandra Muro

**PROPERTY AREA:** 20,504.34 Sq. Ft. (0.47 Acres)

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

**CURRENT LAND USE:** Residential

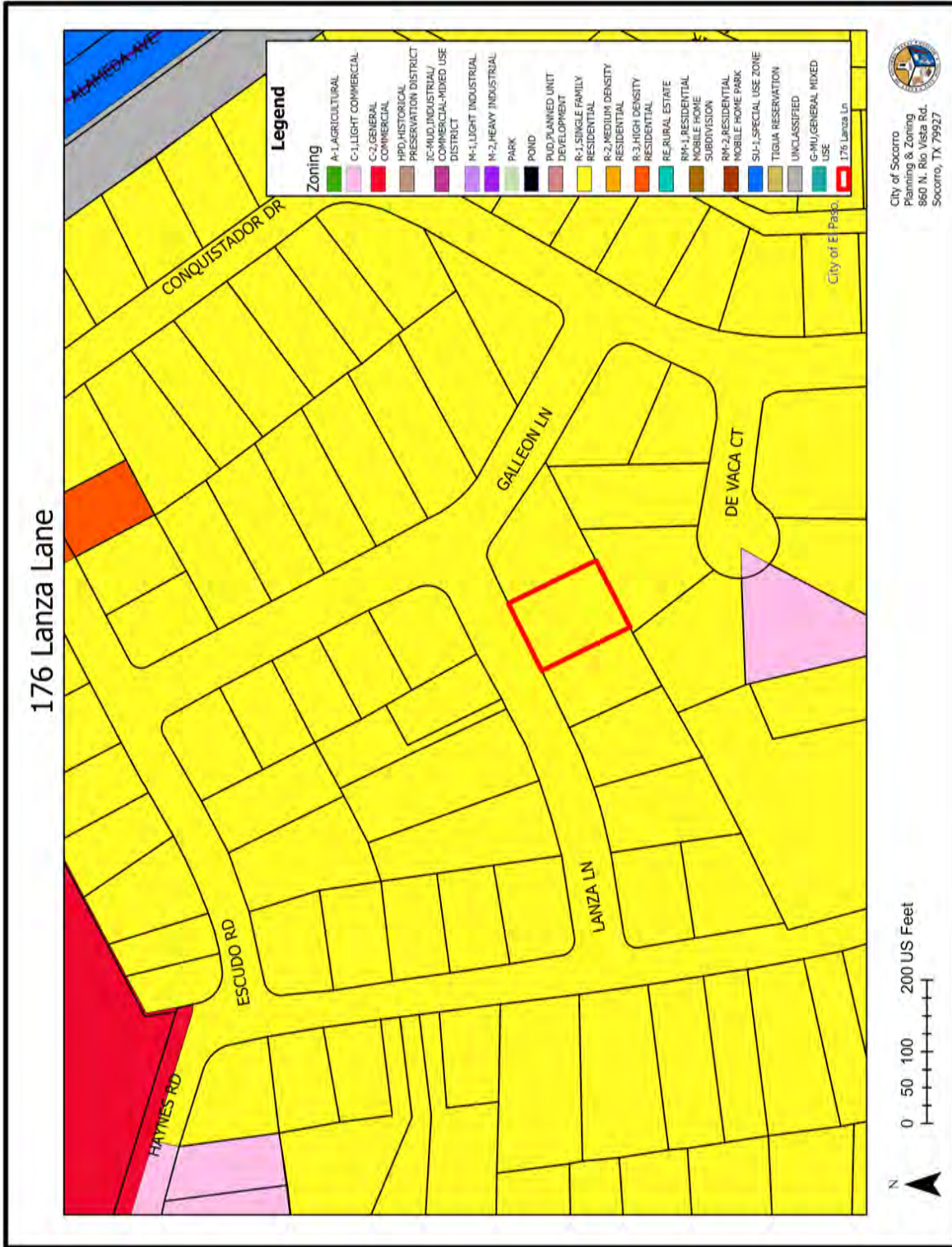
**FUTURE LAND USE MAP:** Rural Residential (RR)

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

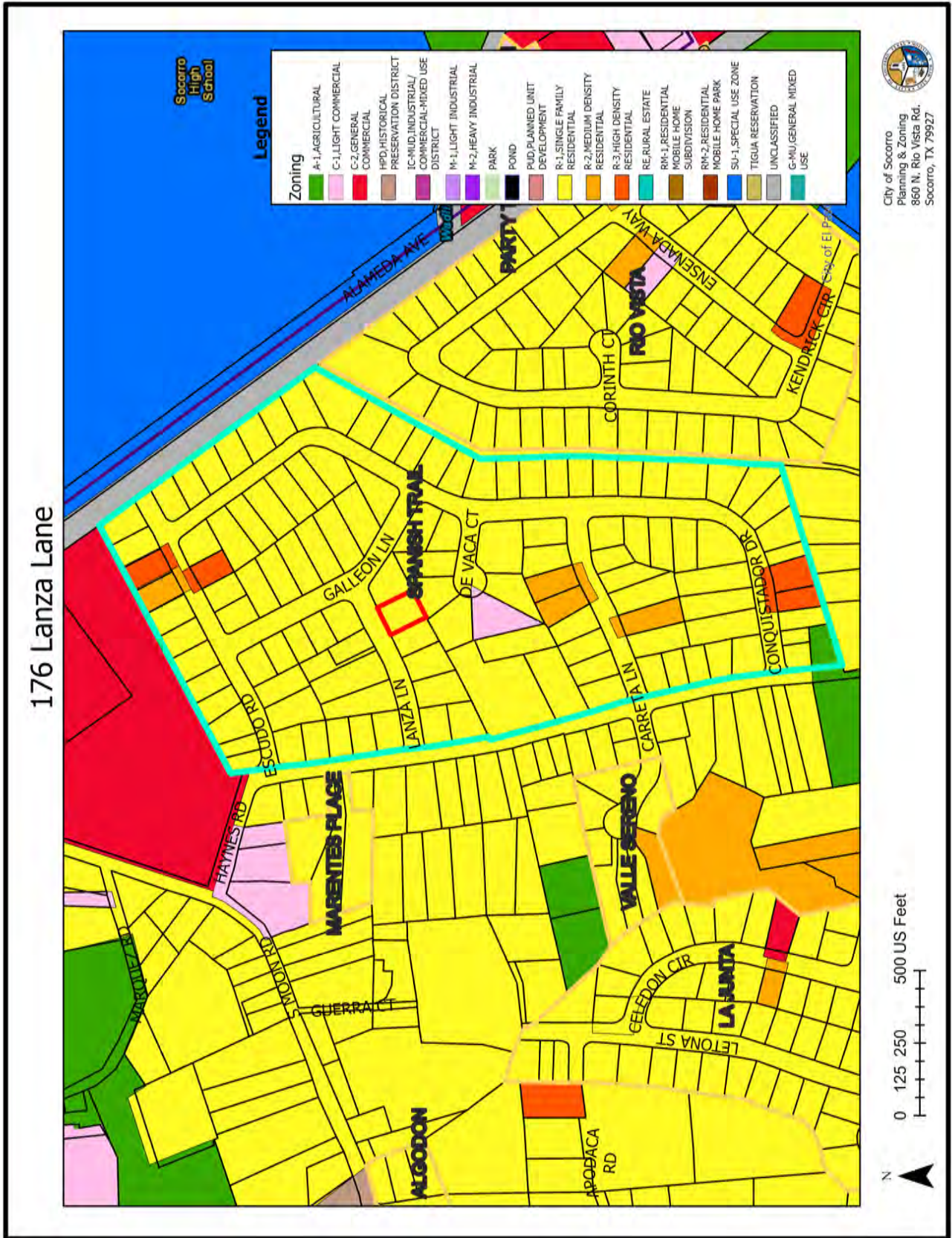
**SUMMARY OF REQUEST:** Request is for approval of a rezoning of a property from R-1 (Single Family Residential) to R-2 (Medium Density Residential) to allow for existing triplex on the property.

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

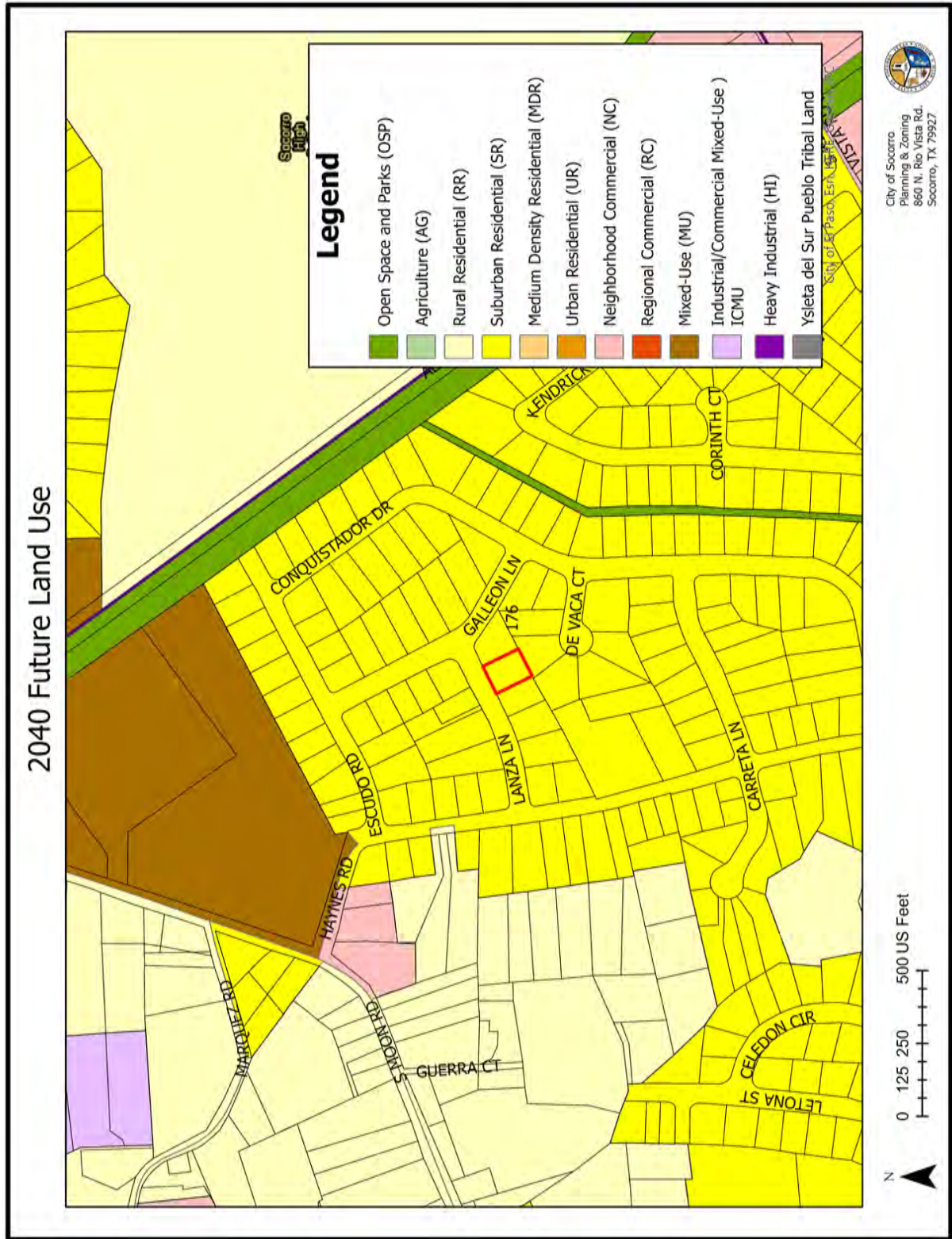
# ZONING MAP



# SUBDIVISION MAP



# FUTURE LAND USE MAP



# AERIAL IMAGE



# SITE PICTURES



# PUBLIC NOTICE MAP



# 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

April 1, 2026

Dear property owner,

You are hereby notified that a Planning and Zoning Commission meeting has been scheduled to hold a **PUBLIC HEARING** on April 21, 2026, at 5:30 p.m. **WILL BE BROADCASTED FROM CITY HALL CHAMBERS, 860 RIO VISTA RD., SOCORRO, TEXAS. YOU MAY ATTEND IN PERSON, VIA TELEPHONE CONFERENCE AND LIVE STREAMED.** The purpose of the Public Hearing is to receive public comments on the following:

- b) Public hearing request for a proposed amendment to the City of Socorro's Master Plan and rezoning of Lot 6, Block 5, Spanish Trail Addition, located at 176 Lanza Ln., City of Socorro, El Paso County, Texas, from R-1 (Single Family Residential) to R-2 (Medium Density Residential Residential) to allow for an existing triplex on the property.

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 April 21, 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 at 915-872-8531 to confirm that the meeting will be held.**

Respectfully,

*Myrian Apodaca*

Planning & Zoning Commission Secretary

# PUBLIC NOTICE LETTERS (SPANISH)

*Rudy Cruz, Jr.*  
Mayor

*Ruben Reyes*  
At Large

*Cesar Nevaréz*  
District 1



*Alejandro Garcia*  
District 2

*Gina Cordero*  
District 3/ Mayor Pro Tem

*Irene Rojas*  
District 4

*Adriana Rodarte*  
City Manager

1 de abril de 2026

Estimado dueño(a) de propiedad,

Se le notifica que habrá una **AUDIENCIA PUBLICA** durante la junta de la Comisión de Planeación y Zonificación el 21 de abril del año 2026 a las 5:30 p.m. **TRANSMITIDO DESDE CÁMARAS DE AYUNTAMIENTO, 860 RIO VISTA RD., SOCORRO, TEXAS. USTED PODRA ATENDER A ESTA JUNTA EN PERSONA, ATRAVÉS DE LA CONFERENCIA TELEFÓNICA Y EN VIVO POR MEDIO VIRTUAL.** El propósito de la audiencia pública es para recibir comentarios u opiniones del público sobre lo siguiente:

- b) Solicitud de audiencia pública para una enmienda propuesta al Plan Maestro de la Ciudad de Socorro y la rezonificación del Lote 6, Bloque 5, Spanish Trail Addition ubicado en 176 Lanza Ln., Ciudad de Socorro, Condado de El Paso, Texas, de R-1 (Residencial Unifamiliar) a R-2 (Residencial de Densidad Media), con el fin de permitir un triplex existente en la propiedad.

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 21 de abril 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.**

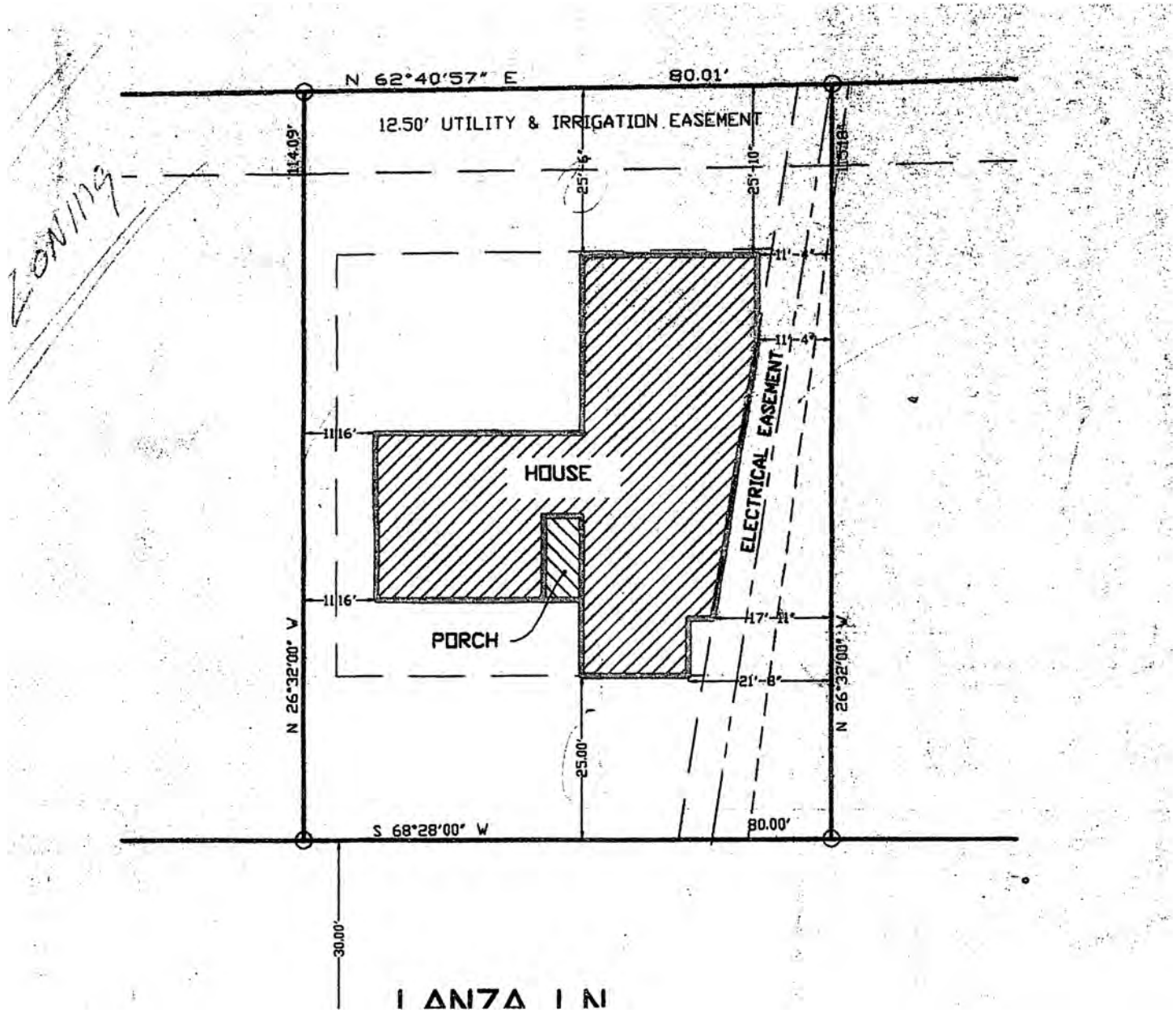
**Por favor, comuníquese con nuestra oficina el día de la reunión programada al 915-872-8531 para confirmar que la reunión se llevará a cabo.**

Atentamente,

*Myrian Apodaca*

Secretaria de la Comisión de Planeación y Zonificación

# SITE PLAN







**CITY OF SOCORRO  
PLANNING & ZONING COMMISSION  
MEETING DATE: APRIL 21, 2026**

**REZONING REQUEST  
STAFF REPORT**

**SUBJECT: PUBLIC HEARING REQUEST FOR A PROPOSED AMENDMENT TO THE CITY OF SOCORRO'S MASTER PLAN AND REZONING OF TRACT 21-A, BLOCK 17, SOCORRO GRANT, LOCATED AT 10199 SOCORRO RD., CITY OF SOCORRO, EL PASO COUNTY, TEXAS, FROM R-1 (SINGLE FAMILY RESIDENTIAL) TO C-1 (LIGHT COMMERCIAL) TO ALLOW FOR COMMERCIAL DEVELOPMENT.**

**NAME:** 10199 Socorro Rd. Rezoning

**PROPERTY ADDRESS:** 10199 Socorro Rd.

**PROPERTY LEGAL DESCRIPTION:** Tract 21-A, Block 17, Socorro Grant

**PROPERTY OWNER:** Jose Alexandro Lozano

**REPRESENTATIVE:** Jose Alexandro Lozano

**PROPERTY AREA:** 8,585.676 sq. ft.

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

**CURRENT LAND USE:** Vacant

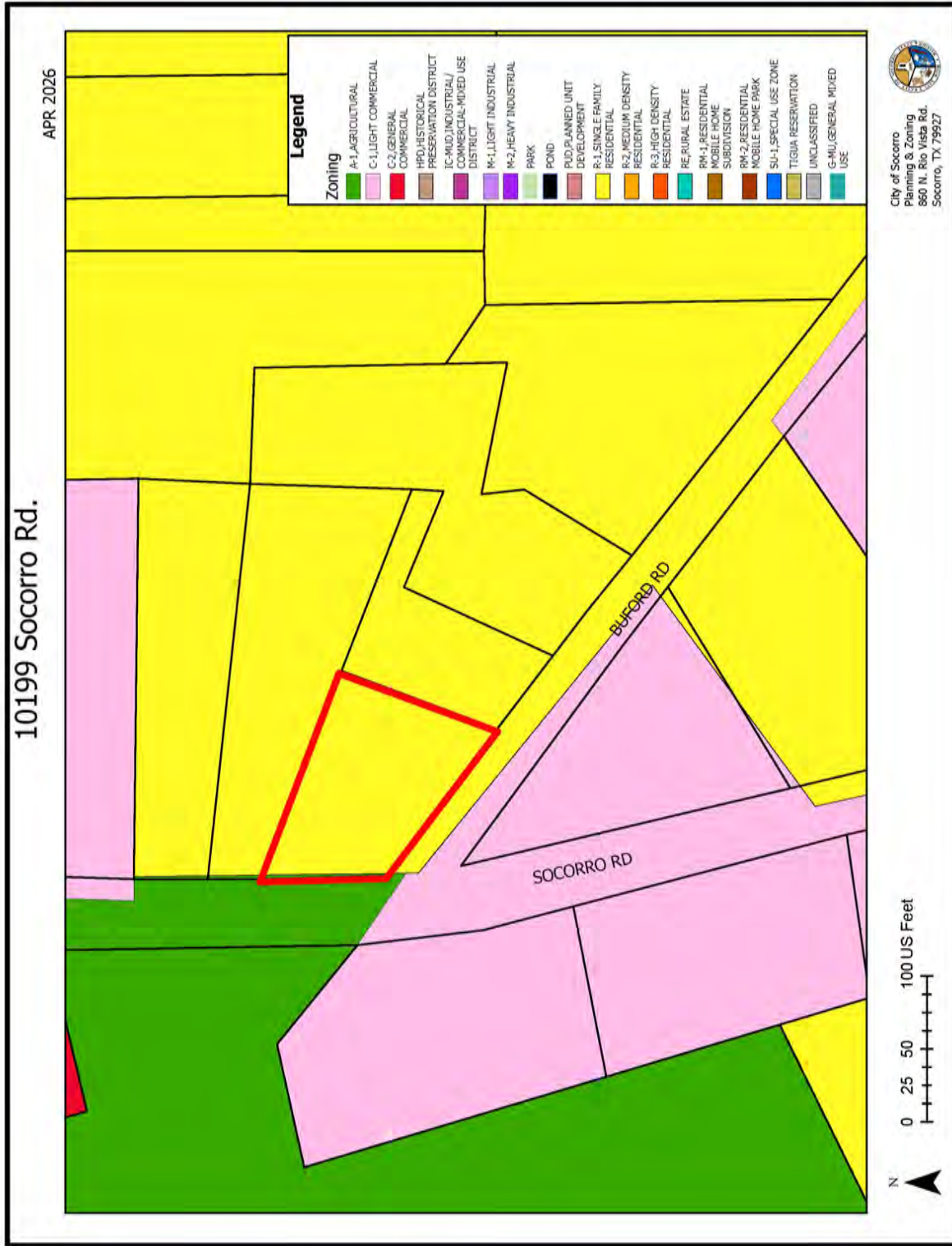
**FUTURE LAND USE MAP:** Neighborhood Commercial (NC)

**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).

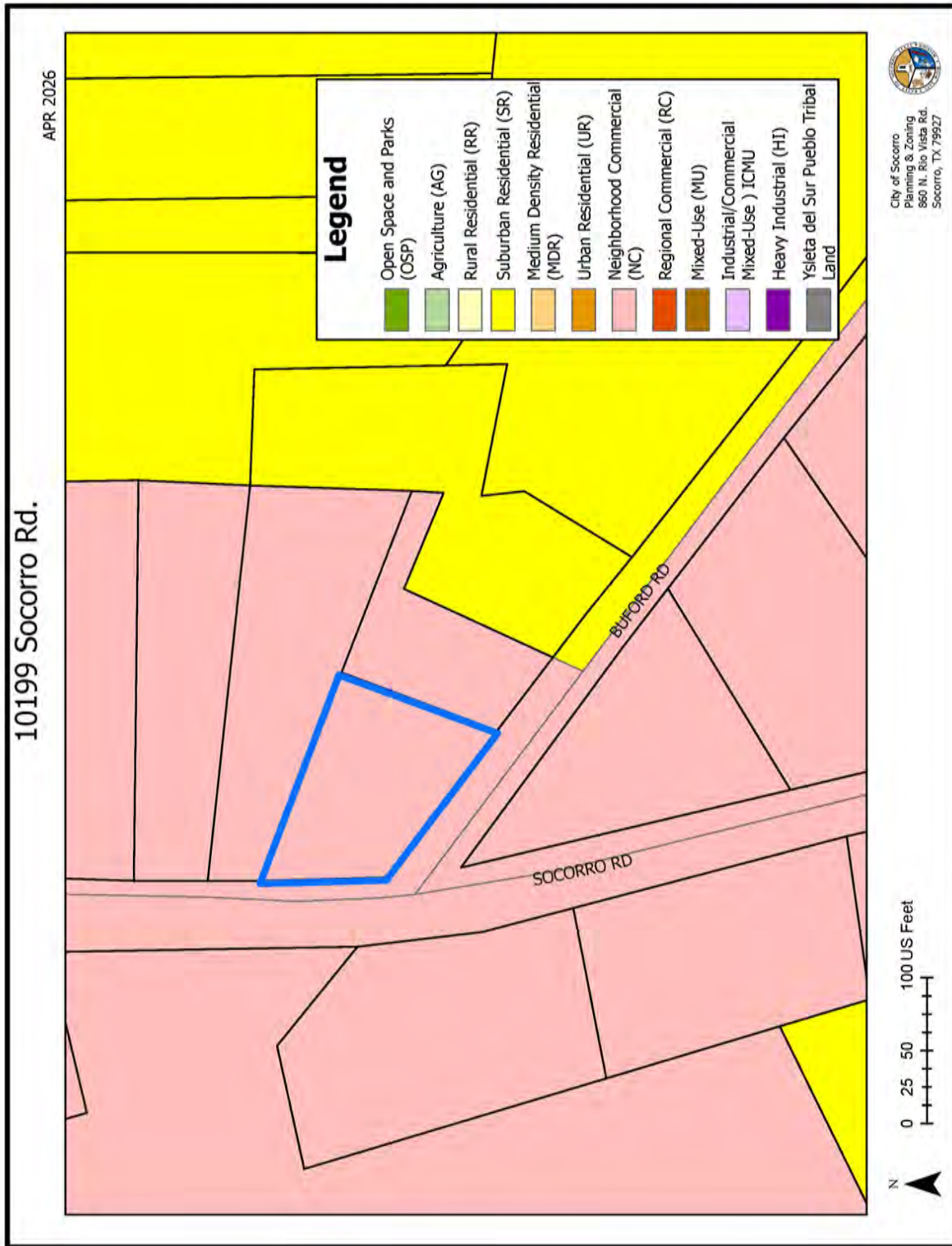
**SUMMARY OF REQUEST:** Request is for approval of a rezoning of a property from R-1 (Single Family Residential) to C1 (Light Commercial), to allow for commercial development.

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

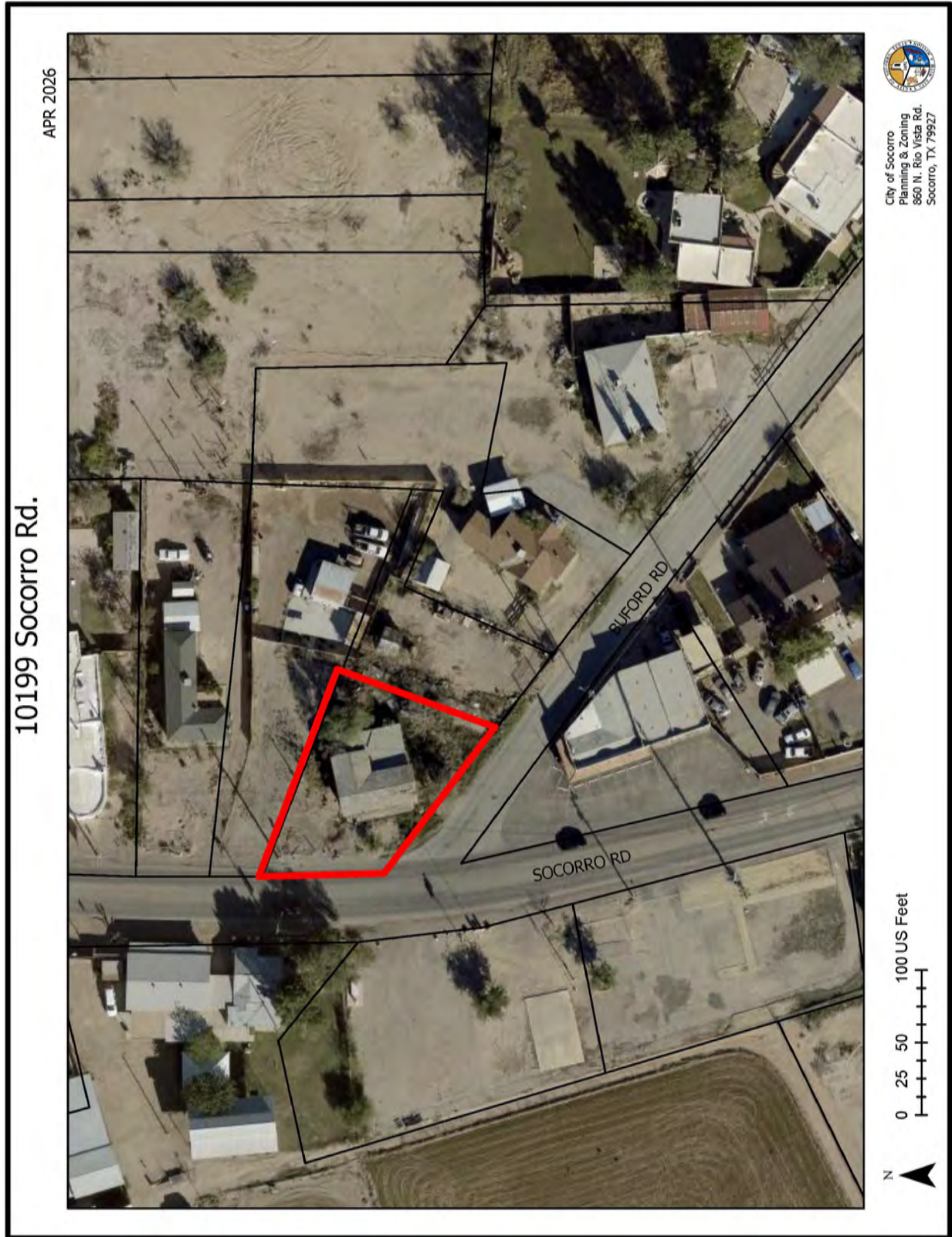
# ZONING MAP



# FUTURE LAND USE MAP



# AERIAL IMAGE



# SITE PICTURES

View of the property from Socorro Rd.



View of the property's left side from Socorro Rd.



View of the property's right side from Buford Rd.

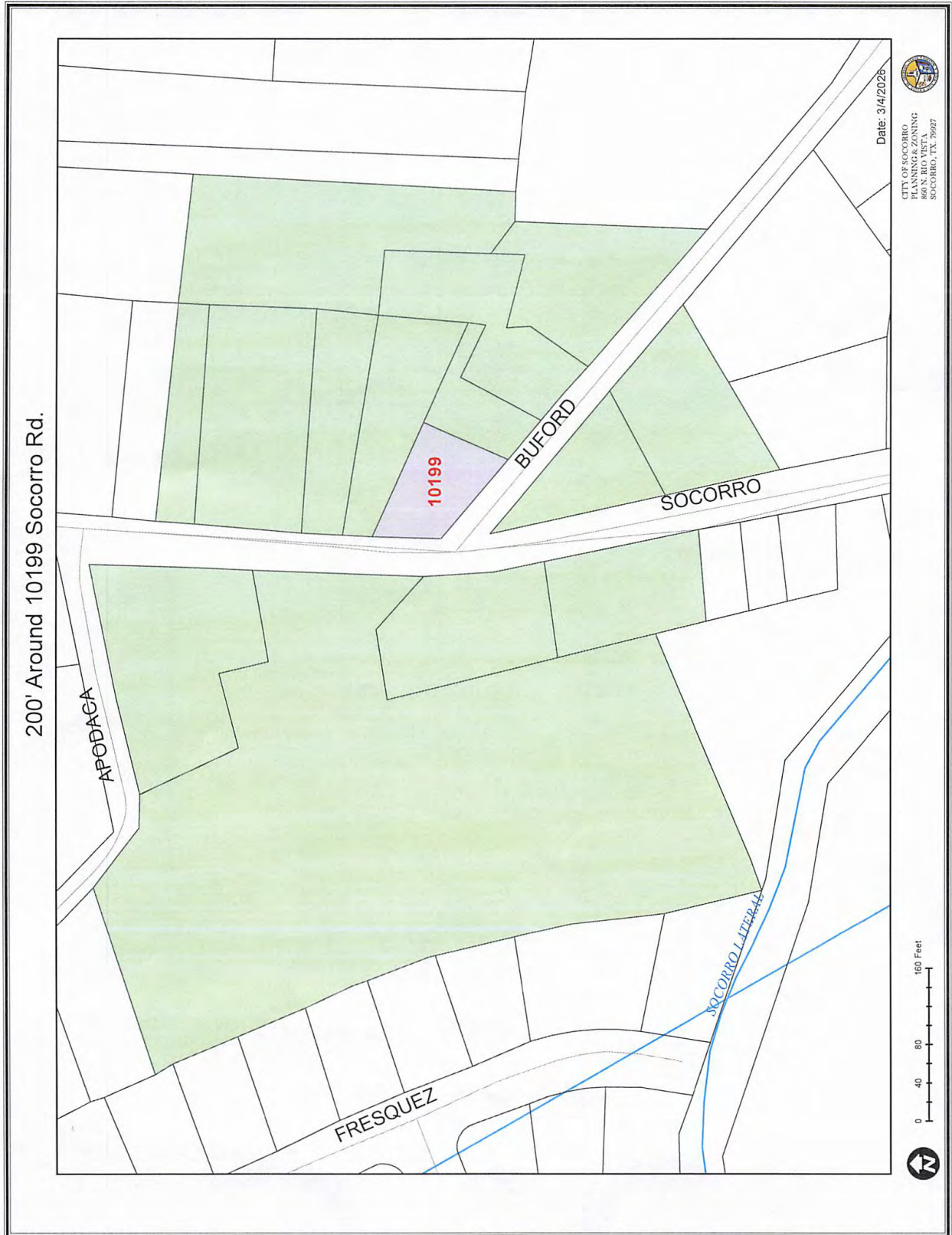


View of the property from the intersection of Socorro Rd. and Buford Rd.



View of the rear area of the property.

# PUBLIC NOTICE MAP



# 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

April 1, 2026

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- c) Public hearing request for a proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 21-A, Block 17, Socorro Grant, located at 10199 Socorro Rd., City of Socorro, El Paso County, Texas, from R-1 (Single Family Residential) to C-1 (Light Commercial) to allow for commercial development.

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**The public must call 844-854-2222 and use the access code 323610 by 4:30 p.m. mountain standard time (MST) on April 21, 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 at 915-872-8531 to confirm that the meeting will be held.**

Respectfully,  
*Myrian Espada*  
Planning & Zoning Commission Secretary

# PUBLIC NOTICE LETTERS (SPANISH)



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City Manager

1 de abril de 2026

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- c) Solicitud de audiencia pública para una enmienda propuesta al Plan Maestro de la Ciudad de Socorro y la rezonificación del Lote 21-A, Bloque 17, Socorro Grant, ubicado en 10199 Socorro Rd., Ciudad de Socorro, Condado de El Paso, Texas, de R-1 (Residencial Unifamiliar) a C-1 (Comercial Ligero), con el fin de permitir el desarrollo comercial.

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.

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**Por favor, comuníquese con nuestra oficina el día de la reunión programada al 915-872-8531 para confirmar que la reunión se llevará a cabo.**

Atentamente,

*Myrian Apodaca*

Secretaria de la Comisión de Planeación y Zonificación

