

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 ESTACIONAMIENTOS 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 5th DAY OF MAY 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 MAY 5th, 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 15-E, Block 10, Socorro Grant, located at 11159 Alameda Ave., City of Socorro, El Paso County Texas, from M-1 (Light Industrial) 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 16, Block 13, Flor Del Rio, located at 11820 Flor Del Sol, City of Socorro, El Paso County, Texas, from R-1 (Single Family Residential) to R-2 (Medium Density Residential) to allow for new build out of a duplex.
- c) Approval of Meeting minutes of April 21, 2026.


Approved by: 

REGULAR AGENDA

5. **Public hearing** 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.
6. **Consider and Take Action** on the 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.
7. **Public hearing** 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.
8. **Consider and Take Action** on the 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.
9. **Consider and Take Action** on the proposed approval of a replat for Haciendas del Valle Unit Two Replat H, being a Replat of Lot 5, Block 10, Haciendas Del Valle Unit Two, and located at 321 Valle Hermoso dr., City of Socorro, El Paso County, Texas.
10. **Presentation and discussion of the draft review of the Unified Development Code (UDC)**
11. **Planning and Zoning Commissioners Report.**
12. **Planning and Zoning Department Report.**
13. **Adjournment**

EXECUTIVE SESSION

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

Approved by: 

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

NOTICE TO PROPERTY OWNER

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


I, the undersigned authority, hereby certify that the above notice of the meeting of the Planning and Zoning Commission of the City of Socorro, Texas, is a correct copy and that I posted this notice at least three (3) business days prior to the scheduled meeting date at City Council Chambers, 860 N. Rio Vista, Socorro, Texas.

DATED 29th DAY OF APRIL 2026.

By: Myrian Apodaca
Myrian Apodaca Planning and Zoning Secretary

DATE & TIME POSTED: 4/29/2026@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: 

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 21, 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

Isidro Torres

Members Absent

Rafael Carillo

Oswaldo Reza

Staff Present:

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

3. Notice to the Public- Open Forum

Staff requested to have this item moved after item 10

A motion was made by Andrew Arroyos and seconded by Isidro Torres to **approve** to move item three after item ten. **Motion carried.**

Ayes: Andrew Arroyos, David Estrada, Yolanda Rodriguez and Isidro Torres

Nays:

Abstain:

Absent: Osvaldo Reza, Rafael Carillo

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.

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 and Isidro Torres

Nays:

Abstain: Yolanda Rodriguez

Absent: Osvaldo Reza, Rafael Carillo

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.

Public Hearing opened by Chairman at 5:34 p.m.

Speakers: No speakers

Public Hearing closed by Chairman at 5:34 p.m.

- 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.

Ms. Judith Rodriguez gave presentation.

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

Ayes: Andrew Arroyos, David Estrada, Yolanda Rodriguez and Isidro Torres

Nays:

Abstain:

Absent: Osvaldo Reza, Rafael Carillo

- 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.

Public Hearing opened by Chairman at 5:43 p.m.

Speakers: No speakers

Public Hearing closed by Chairman at 5:43 p.m.

- 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.

Mr. Diego Ruiz gave presentation.

A motion was made by Yolanda Rodriguez and seconded by Isidro Torres to **approve with the condition for City of Socorro inspector approving building is up to code.** Item eight (8). **Motion carried.**

Ayes: Andrew Arroyos, David Estrada, Yolanda Rodriguez and Isidro Torres

Nays:

Abstain:

Absent: Osvaldo Reza, Rafael Carillo

- 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.

Public Hearing opened by Chairman at 6:10 p.m.

Speakers: Arturo Sanchez **Opposed** Ruben Perea **Opposed**

Public Hearing closed by Chairman at 5:13 p.m.

- 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.

Ms. Judith Rodriguez gave presentation.

A motion was made by Andrew Arroyos and seconded by Isidro Torres to **approve the rezoning for C-1 Light Commercial** Item ten (10). **Motion carried.**

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

Nays:

Abstain:

Absent: Yolanda Rodriguez

3. Notice to the Public- Open Forum

Ms. Victoria Chavez of Able City presented an overview of the Unified Development Code (UDC), highlighting its purpose to modernize, consolidate, and improve the City’s development regulations in alignment with the Comprehensive Plan. She outlined the project timeline, noting the UDC is currently in the final draft and review phase following extensive stakeholder engagement and staff collaboration since 2024. Key updates include reorganizing the code into a more user-friendly format with tables and graphics, introducing new zoning districts such as agriculture and open space, expanding housing options, and strengthening development, environmental, and infrastructure standards. Ms. Chavez also clarified that existing legally established uses will be allowed to continue as nonconforming uses without immediate changes. Commissioners were encouraged to review the draft, provide feedback, and participate in upcoming meetings prior to formal adoption by Planning and Zoning and City Council

11. Adjournment

A motion was made by Andrew Arroyos and seconded by Isidro Torres, *to adjourn at 7:20PM.*

Ayes: Andrew Arroyos, David Estrada, Yolanda Rodriguez and Isidro Torres

Nays:

Abstain:

Absent: Osvaldo Reza, Rafael Carillo

Andrew Arroyos, Chairman

Date Minutes Were Approved

Myrian Apodaca, Secretary

Date Minutes Were Approved



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: MAY 5, 2026**

**REZONING REQUEST
STAFF REPORT**

SUBJECT: PUBLIC HEARING REQUEST FOR A PROPOSED AMENDMENT TO THE CITY OF SOCORRO'S MASTER PLAN AND REZONING OF TRACTS 2B, 3A, 4A, AND 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.

NAME: 11580 North Loop Dr. Rezoning

PROPERTY ADDRESS: 11580 North Loop Dr.

PROPERTY LEGAL DESCRIPTION: Tracts 2B, 3A, 4A, and 4-H, Block 11, Socorro Grant

PROPERTY OWNER: Plaza Real Estate/ Martha H. Grijalva

REPRESENTATIVE: Plaza Real Estate/ Martha H. Grijalva

PROPERTY AREA: 14 Acres

CURRENT ZONING: A-1 (Agricultural)

CURRENT LAND USE: Vacant

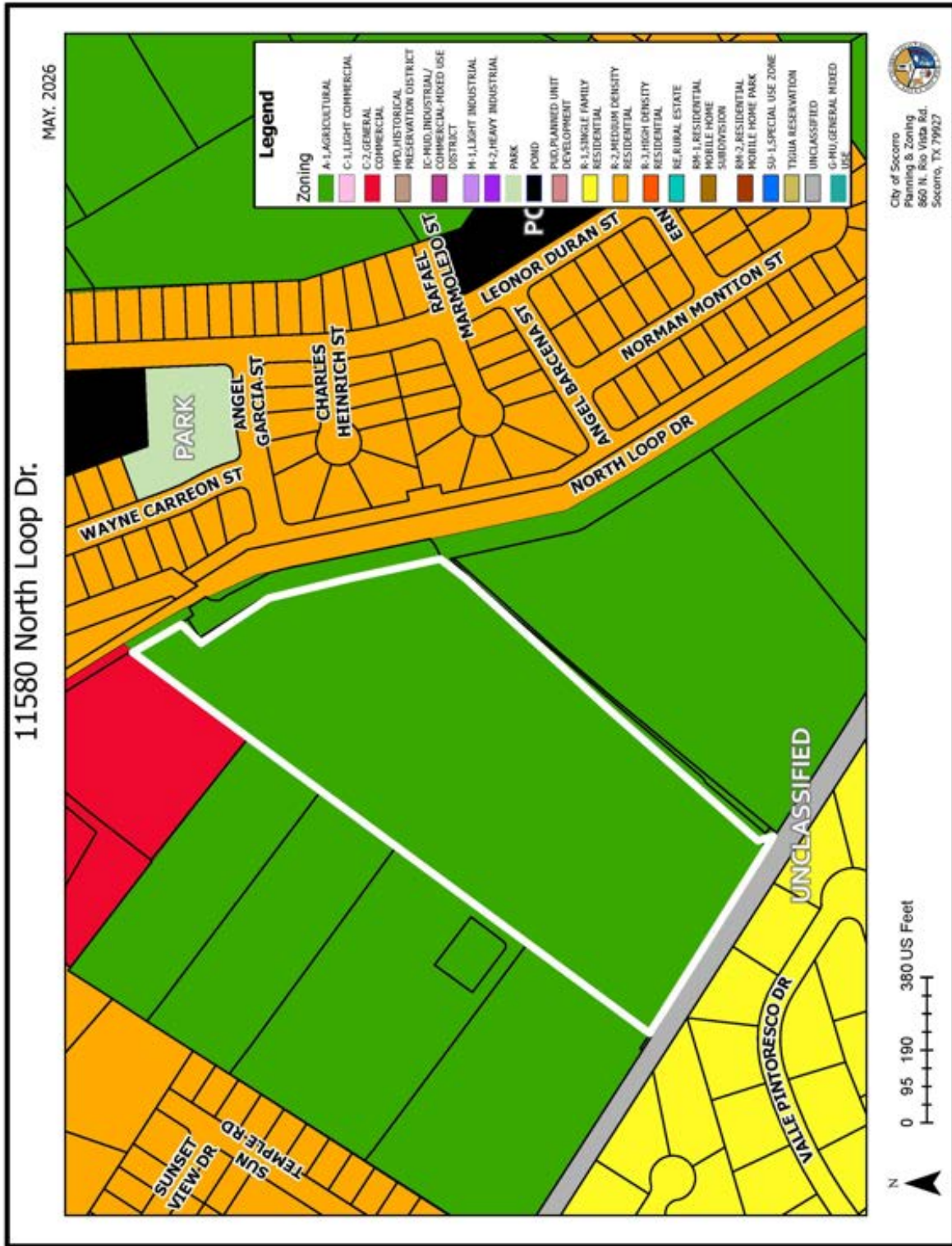
FUTURE LAND USE MAP: Rural Residential (RR)

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).

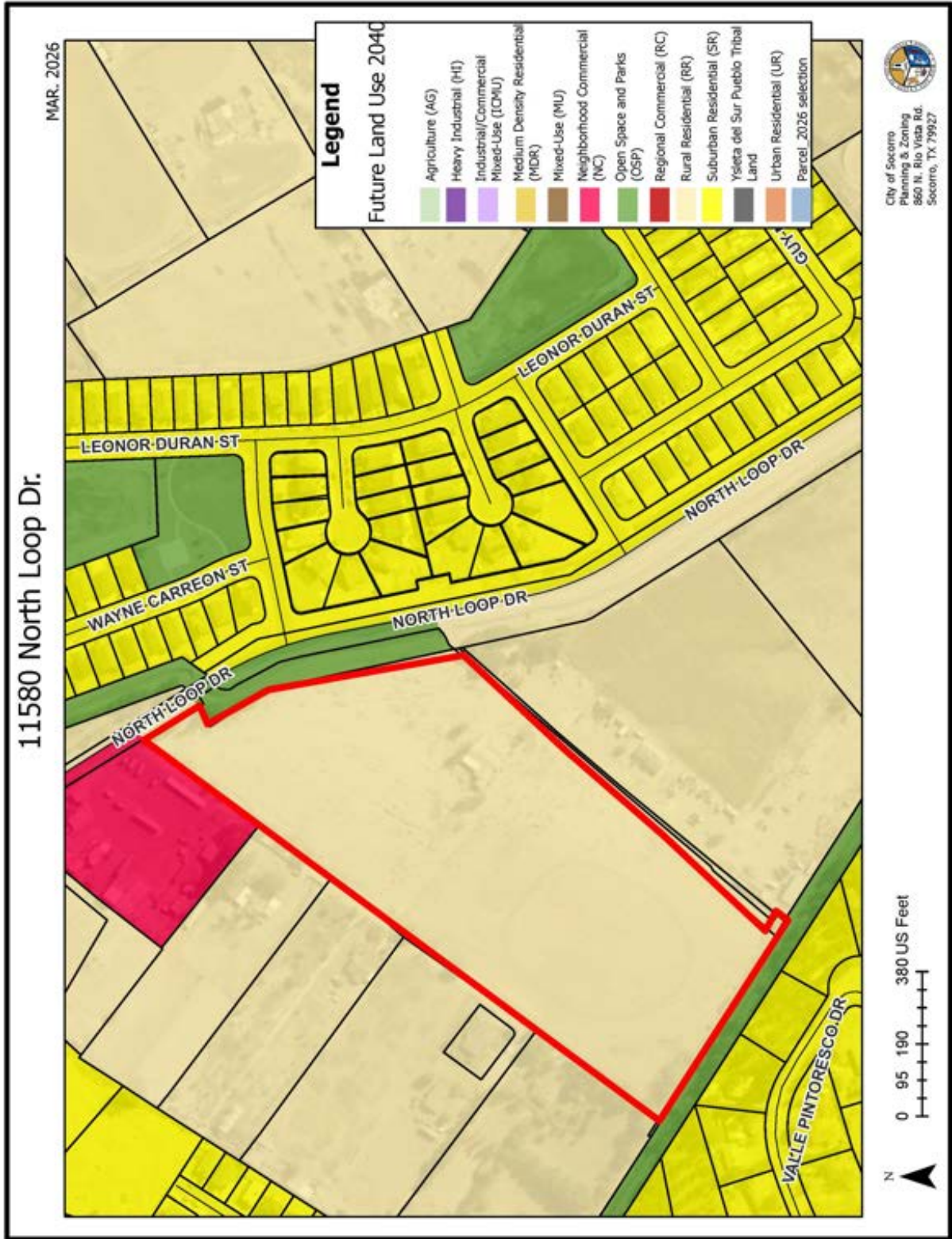
SUMMARY OF REQUEST: Request is for approval of a rezoning of a property from A-1 (Agricultural) to GMU (General Mixed Use), to allow for Commercial and Residential development.

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

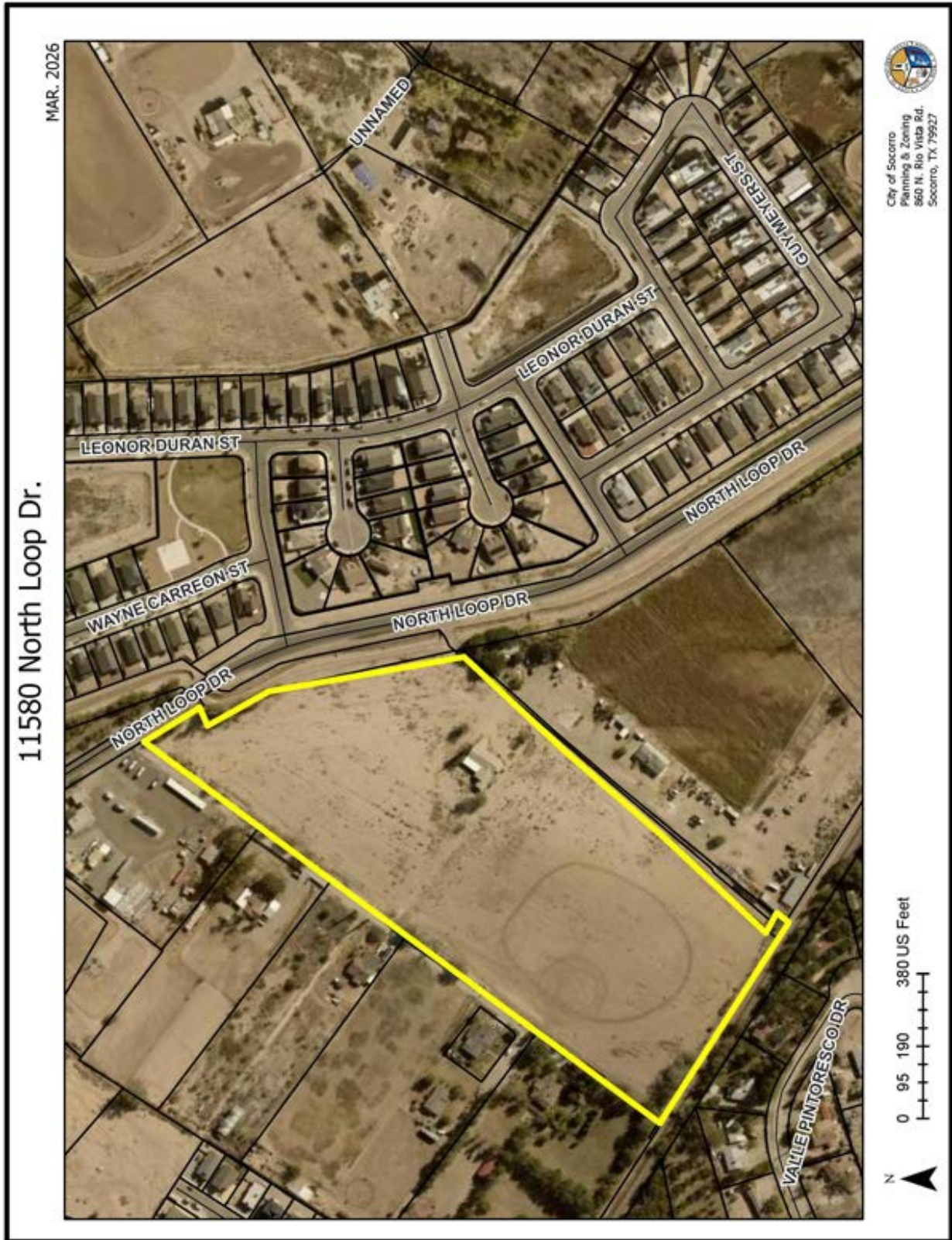
ZONING MAP



FUTURE LAND USE MAP



AERIAL IMAGE



SITE PICTURES



PUBLIC NOTICE LETTERS (ENGLISH)

Rudy Cruz, Jr.
Mayor

Rubén 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 16, 2026

Dear property owner,

You are hereby notified that a Planning and Zoning Commission meeting has been scheduled to hold a **PUBLIC HEARING** on May 5, 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 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.

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 May 5, 2025, to join the meeting and to sign up to speak at the public hearing. The speaker will be called upon by the presiding officer during the public hearing.

Please contact our office at 915-872-8531 on the day of the scheduled meeting to confirm that the meeting will be held.

Respectfully,

Adriana Rodarte

Planning & Zoning Commission Secretary

PUBLIC NOTICE LETTERS (SPANISH)

Roddy 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

16 de abril, 2025

Estimado dueño(a) de propiedad

Se le notifica que habrá una **AUDIENCIA PUBLICA** durante la junta de la Comisión de Planeación y Zonificación el 5 de mayo del año 2026 a las 5:30 p.m. **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 los Tractos 2B, 3A, 4A y 4H, Bloque 11, Concesión Socorro, ubicados en 11580 North Loop Dr., Ciudad de Socorro, Texas, de A-1 (Agrícola) a GMU (Uso Mixto General), para permitir el desarrollo comercial y residencial.

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 5 de mayo 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 al 915-872-8531 el día de la junta para confirmar que la junta se llevará a cabo.

Atentamente,

Migrian Apodaca

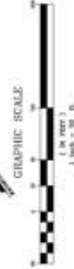
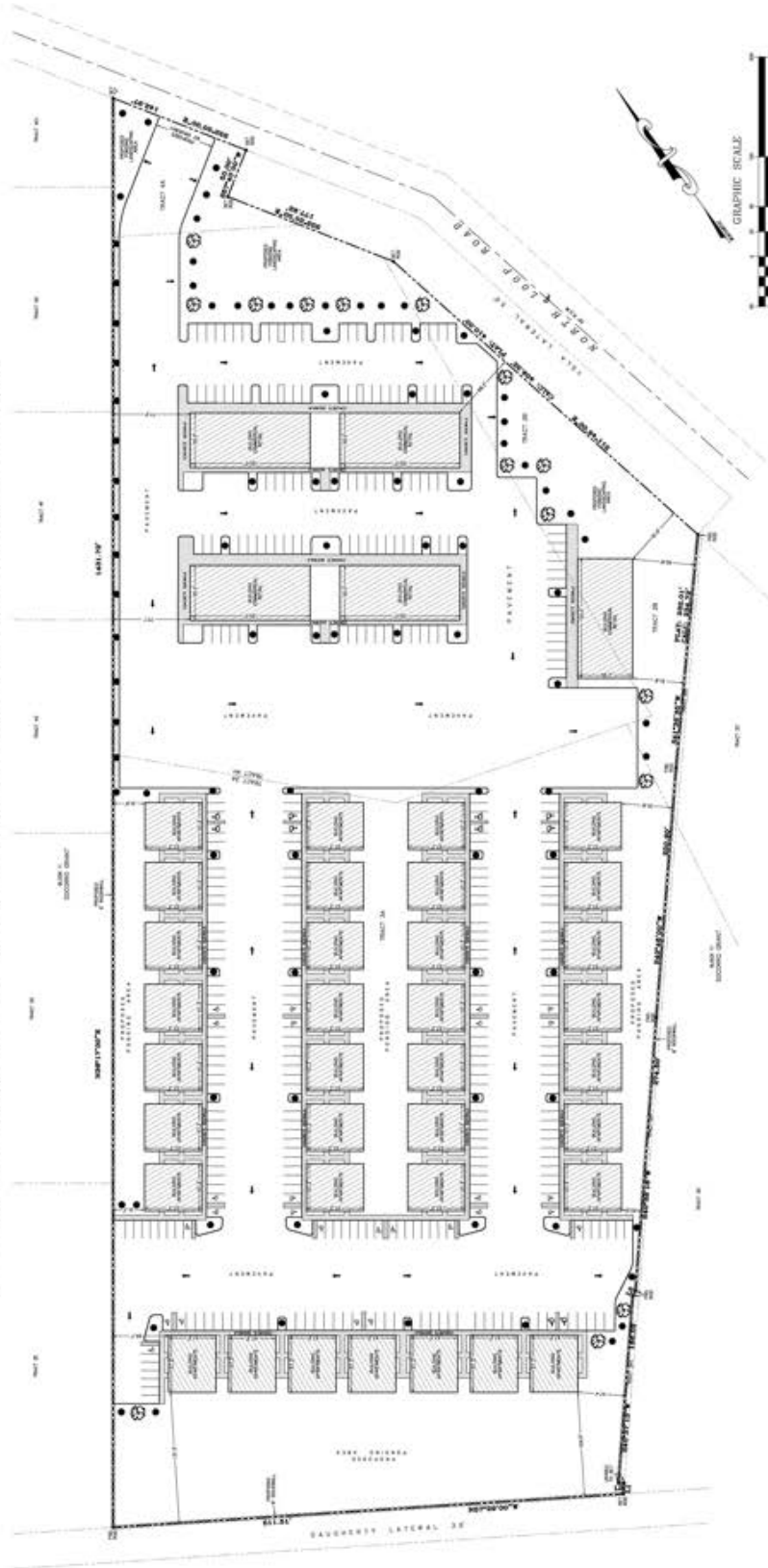
Secretaria de la Comisión de Planeación y Zonificación

CONCEPTUAL PLAN

CONCEPTUAL PLAN
 BEING ALL OF TRACTS 2B, 3A, 4A AND 4H, BLOCK 11
 SOCORRO GRANT
 CITY OF SOCORRO, EL PASO COUNTY, TX
 CONTAINING:
 671,828.96 SQUARE FEET
 OR 15.4231 ACRES
 (SEE EXHIBIT "A")

PROPOSED MIXUSE OF APARTMENTS AND COMMERCIAL/RETAIL

LEGEND	
(Symbol)	APARTMENT
(Symbol)	COMMERCIAL/RETAIL
(Symbol)	PARKING
(Symbol)	LANDSCAPE
(Symbol)	WALKWAY
(Symbol)	TRAILER
(Symbol)	UTILITY
(Symbol)	STREET LIGHT
(Symbol)	LANDSCAPE LIGHT
(Symbol)	LANDSCAPE WATER
(Symbol)	LANDSCAPE TREE
(Symbol)	LANDSCAPE PLANT



BOUNDARY SURVEY

**BOUNDARY AND
IMPROVEMENT SURVEY**
BEING ALL OF TRACTS 2B, 3A, 4A AND 41L BLOCK 11
SOCORRO GRANT
CITY OF SOCORRO, EL PASO COUNTY, TX
CONTAINING
871,828.06 SQUARE FEET
OR 19.9281 ACRES
(SEE EXHIBIT "A")



AREA	ACRES
TRACT 2B	1.23
TRACT 3A	1.45
TRACT 4A	1.67
TRACT 41L	1.89
TOTAL	6.24

LINE	FEET
1	123.45
2	145.67
3	167.89
4	189.01
5	211.23
6	233.45
7	255.67
8	277.89
9	300.12
10	322.34
11	344.56
12	366.78
13	389.01
14	411.23
15	433.45
16	455.67
17	477.89
18	500.12
19	522.34
20	544.56
21	566.78
22	589.01
23	611.23
24	633.45
25	655.67
26	677.89
27	700.12
28	722.34
29	744.56
30	766.78
31	789.01
32	811.23
33	833.45
34	855.67
35	877.89
36	900.12
37	922.34
38	944.56
39	966.78
40	989.01
41	1011.23
42	1033.45
43	1055.67
44	1077.89
45	1100.12
46	1122.34
47	1144.56
48	1166.78
49	1189.01
50	1211.23
51	1233.45
52	1255.67
53	1277.89
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89	2077.89
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93	2166.78
94	2189.01
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96	2233.45
97	2255.67
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100	2322.34
101	2344.56
102	2366.78
103	2389.01
104	2411.23
105	2433.45
106	2455.67
107	2477.89
108	2500.12
109	2522.34
110	2544.56
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112	2589.01
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114	2633.45
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116	2677.89
117	2700.12
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119	2744.56
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130	2989.01
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133	3055.67
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**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: MAY 5, 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 8, BLOCK 4, VILLA ESPANA, LOCATED AT 10484 EL CID DRIVE, CITY OF SOCORRO, 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 PERMITTABLE UNITS IN AN R-2 ZONING DISTRICT.

NAME: 10484 El Cid Dr. Rezoning

PROPERTY ADDRESS: 0484 El Cid Dr.

PROPERTY LEGAL DESCRIPTION: Lot 8, Block 4, Villa España

PROPERTY OWNER: Marisela Tellez

REPRESENTATIVE: David Holguin / EPG Planning Consultants

PROPERTY AREA: 24,276 Sq Ft. (0.5573 Acres)

CURRENT ZONING: R1 (Residential)

CURRENT LAND USE: Residential - Rental property

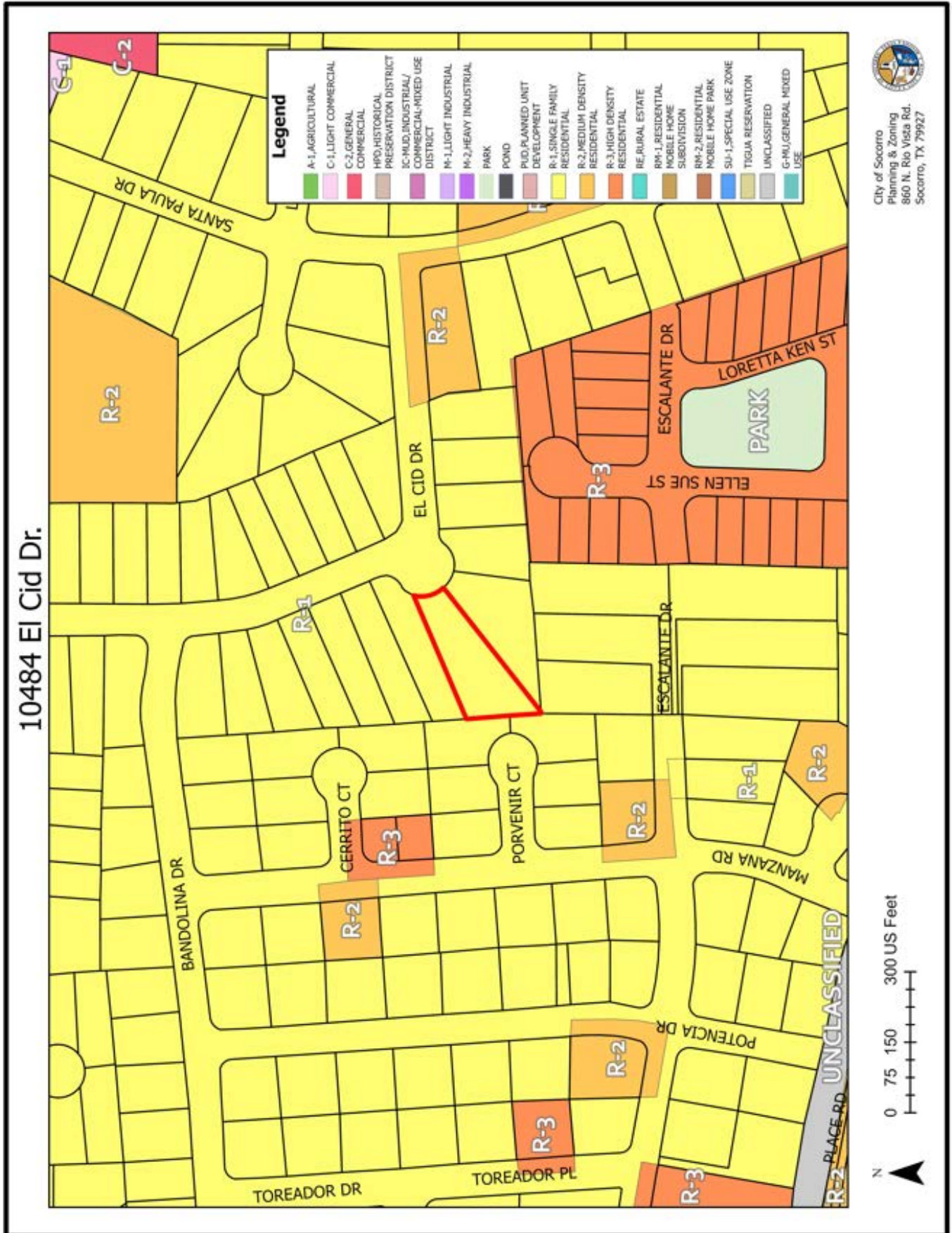
FUTURE LAND USE MAP: Suburban Residential

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.

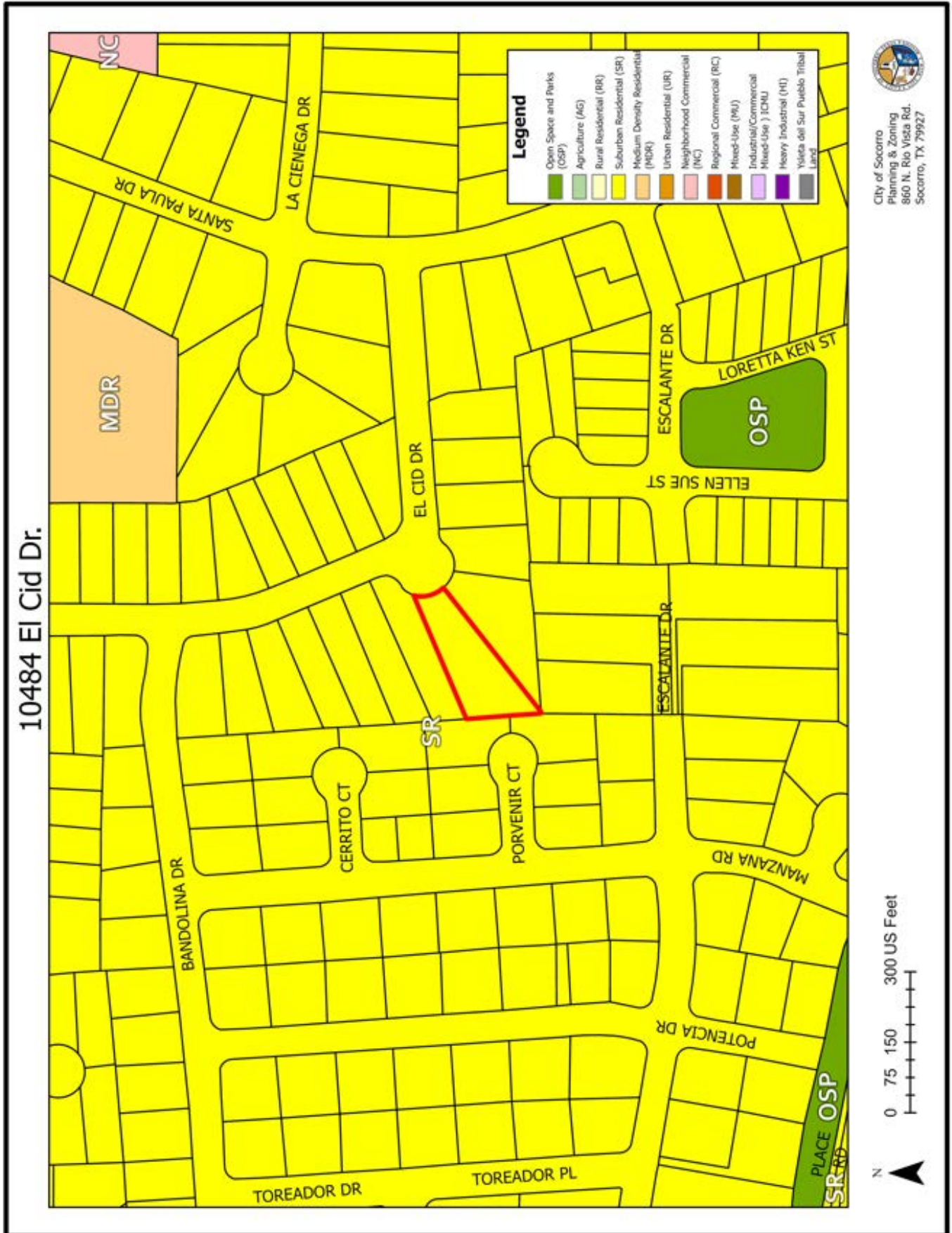
SUMMARY OF REQUEST: Request is for approval of a rezoning of a property from R-1 (Single Family Residential) to R-2 (Medium Density Residential) with a variance from Sec. 46-260 (2), to allow for ten dwelling units exceeding the eight maximum permissible units in an R-2 zoning district.

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the rezoning request with only the **eight maximum** allowable units.

ZONING MAP



2040 FUTURE LAND USE MAP



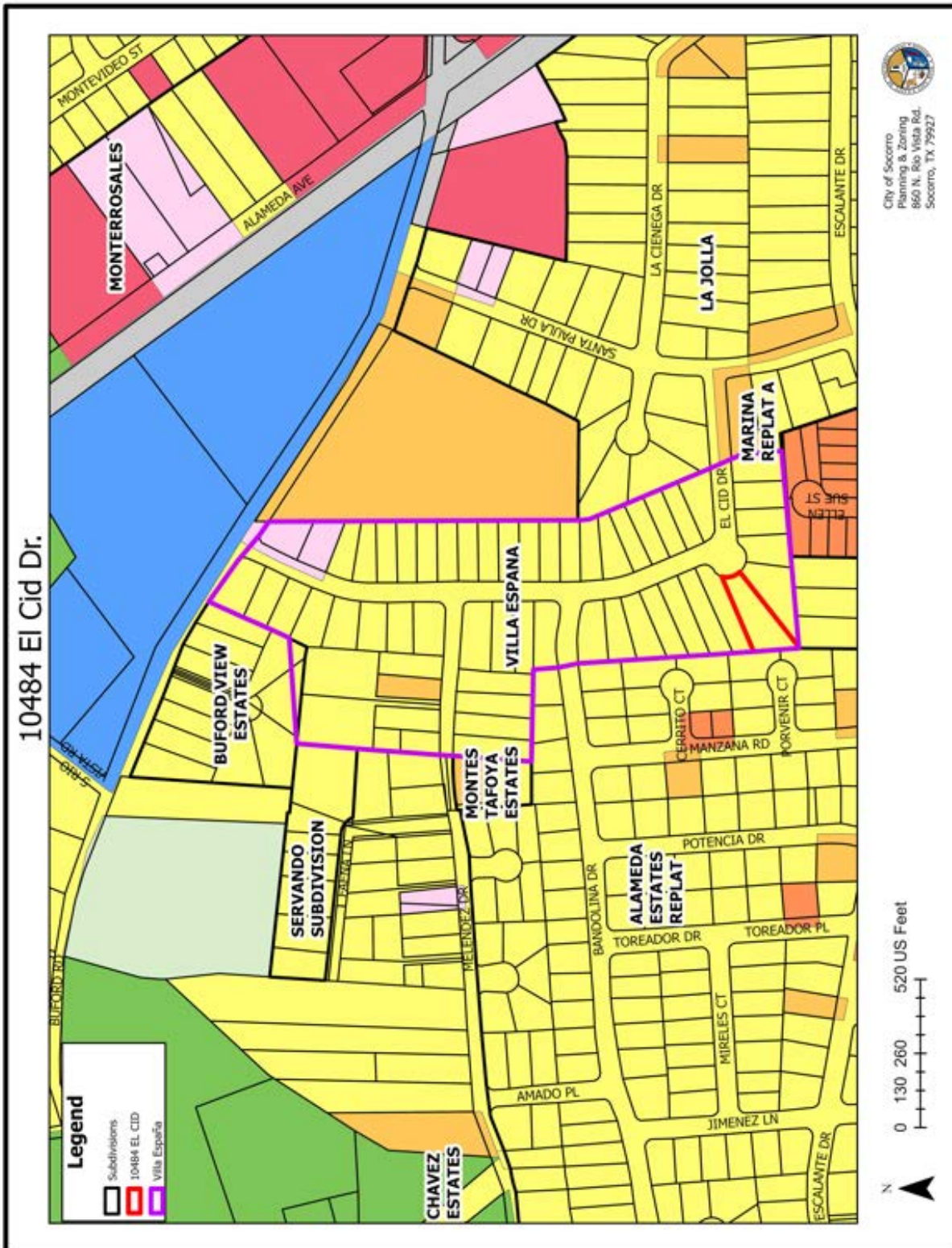
SUBDIVISION MAP

NAME: Villa España

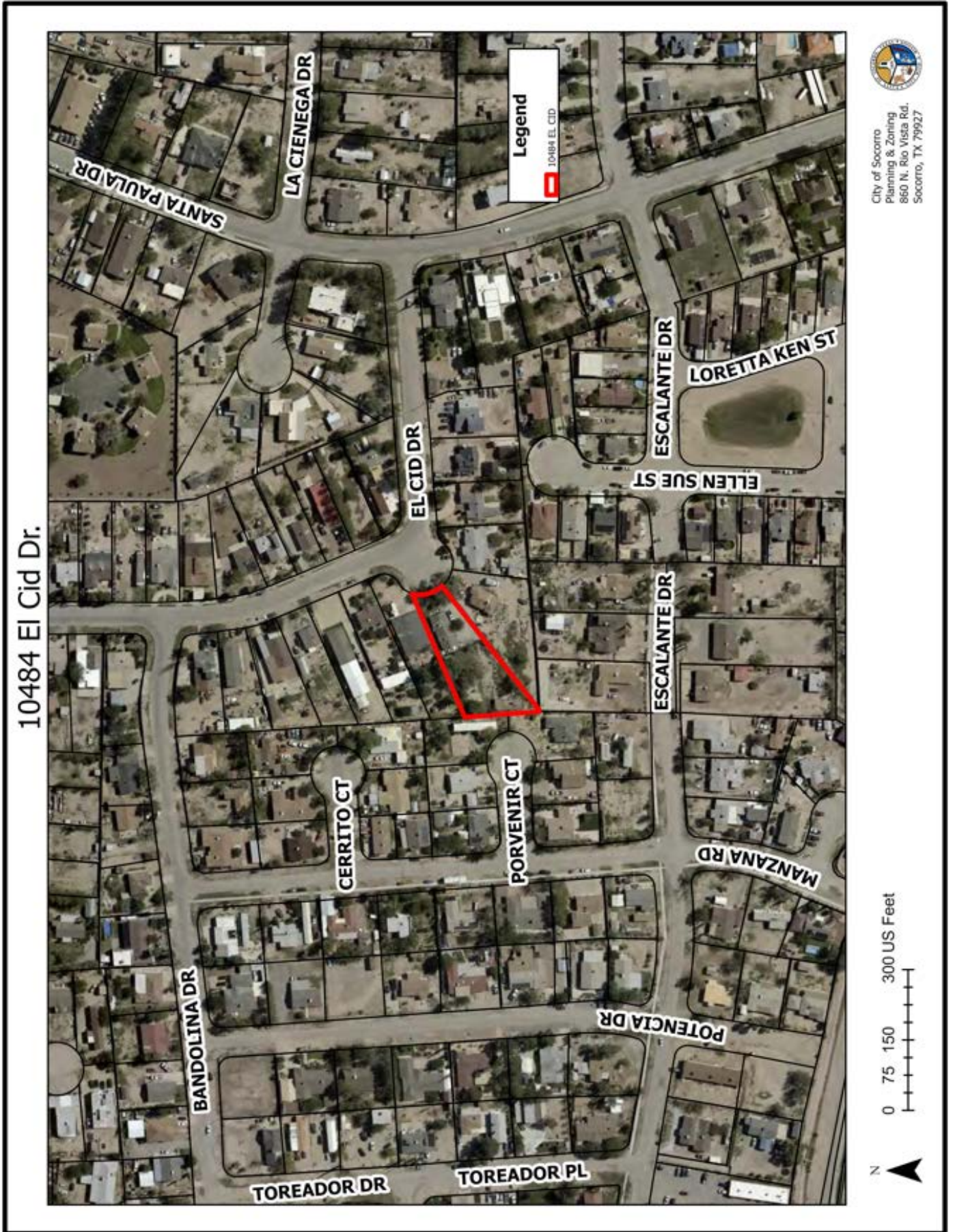
PLAT RECORDED: June 1978

RESIDENTIAL LOTS: R-1: 54 R-2: 1

COMMERCIAL LOTS: C-1: 2 TOTAL: 57



AERIAL MAP



SITE PICTURES



200' AROUND MAP



PUBLIC NOTICE LETTERS (ENGLISH)

Rody Cruz, Jr.
Mayor

Ruben Reyes
At Large

Cesar Navarro
District 1



Aljandro Garcia
District 2

Gina Cordero
District 3/ Mayor Pro Tem

Irene Rojas
District 4

Adriana Rodarte
City Manager

April 16, 2026

Dear property owner,

You are hereby notified that a Planning and Zoning Commission meeting has been scheduled to hold a **PUBLIC HEARING** on May 5, 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 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.

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 May 5, 2025, to join the meeting and to sign up to speak at the public hearing. The speaker will be called upon by the presiding officer during the public hearing.

Please contact our office at 915-872-8531 on the day of the scheduled meeting to confirm that the meeting will be held.

Respectfully,

Melissa Spivey

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 Rosarte
City Manager

16 de abril, 2025

Estimado dueño(a) de propiedad

Se le notifica que habrá una **AUDIENCIA PUBLICA** durante la junta de la Comisión de Planeación y Zonificación el 5 de mayo del año 2026 a las 5:30 p.m. **SERÁ TRANSMITIDO DESDE CÁMARAS DE AYUNTAMIENTO, 860 RIO VISTA RD., SOCORRO, TEXAS. USTED PODRÁ 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 8, Bloque 4, Villa España, ubicado en 10484 El Cid Dr., Ciudad de Socorro, Condado de El Paso, Texas, de R-1 (Residencial Unifamiliar) a R-2 (Residencial de Densidad Media), con una variación de la Sec. 46-260 (2), para permitir diez unidades habitacionales, excediendo el máximo permitido de ocho unidades en un distrito de zonificación R-2.

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 5 de mayo 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 al 915-872-8531 el día de la junta para confirmar que la junta se llevará a cabo.

Atentamente,

Margaret Apolona

Secretaría de la Comisión de Planeación y Zonificación



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: MAY 5, 2026**

**REPLAT APPLICATION
STAFF REPORT**

SUBJECT: REQUEST IS FOR APPROVAL OF A REPLAT FOR HACIENDAS DEL VALLE UNIT TWO REPLAT H, BEING A REPLAT OF LOT 5, BLOCK 10, HACIENDAS DEL VALLE UNIT TWO, AND LOCATED AT 321 VALLE HERMOSO DR., CITY OF SOCORRO, EL PASO COUNTY, TEXAS.

NAME: Haciendas del Valle Unit Two Replat "H"

PROPERTY ADDRESS: 321 Valle Hermoso Dr.

PROPERTY LEGAL DESCRIPTION: Being a Replat of Lot 5, Block 10, Haciendas del Valle Unit Two Subdivision.

PROPERTY OWNER: Rosa I. Almuina

REPRESENTATIVE: GRV Integrated Engineering Solutions, LLC.

PROPERTY AREA: 0.47 Acres (20,473.2 sq.ft.)

CURRENT ZONING: R-1 (Single Family Residential)

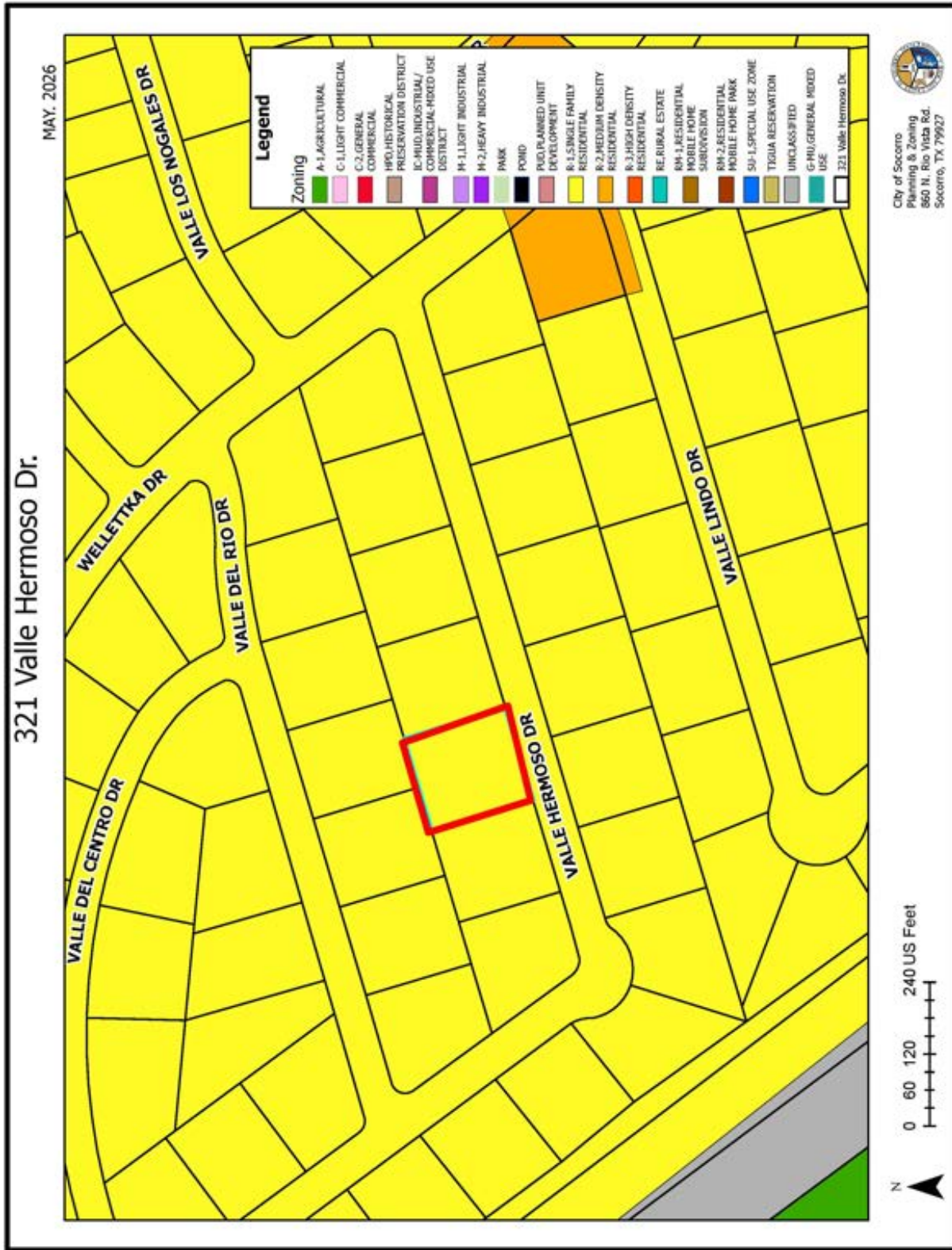
CURRENT LAND USE: Residential

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 Haciendas del Valle Unit Two Replat H .

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the replat for Haciendas del Valle Unit Two Replat H.

ZONING MAP



AERIAL IMAGE



SITE PICTURES

View of the property frontage along Valle Hermoso Dr.



View of the property from the left side- Proposed Lot 1.



View of the property from the right side- Proposed Lot 2.

