

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 ESTACIONAMIENTOS 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 7TH 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 7, 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 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.

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.
- 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.
- 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.
- 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.
- 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.
- 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 Huevo Tanks Road., El Paso County, Texas, to create one Non-Residential Lot.
- 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.
- 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.

Approved by: 

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.
14. **Planning and Zoning Commissioners Report.**
15. **Planning and Zoning Department Report.**
16. **Adjournment**


EXECUTIVE SESSION

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

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

NOTICE TO PROPERTY OWNER

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

Approved by: 


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

DATED 2ND DAY OF APRIL 2026.

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

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

**ALL PLANNING AND ZONING COMMISSION AGENDAS ARE PLACED ON THE
INTERNET AT THE ADDRESS BELOW:
([HTTP://COSTX.US/PLANNING-ZONING/](http://costx.us/planning-zoning/))**

Approved by: 

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 17, 2026@ 5:30 P.M.

1. CALL TO ORDER.

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

2. ESTABLISHMENT OF QUORUM.

A quorum was established with 6 commissioners present.

Members Present:

Andrew Arroyos

David Estrada

Yolanda Rodriguez

Rafael Carillo

Oswaldo Reza

Isidro Torres

Members Absent

No commissioners absent.

Staff Present:

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

3. Notice to the Public- Open Forum
No Speakers

4. CONSENT AGENDA

- 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.

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, Osvaldo Reza and Isidro Torres

Nays:

Abstain:

Absent:

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.

Mr. Diego Ruiz gave presentation.

A motion was made by Andrew Arroyos and seconded by Isidro Torres to **approve** Item Five (5). **Motion carried.**

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

Nays:

Abstain:

Absent:

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.

Mr. Diego Ruiz gave presentation.

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

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

Nays:

Abstain:

Absent:

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.

Ms. Judith Rodriguez gave presentation.

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

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

Nays:

Abstain:

Absent:

- 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.

Ms. Judith Rodriguez gave presentation.

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

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

Nays:

Abstain:

Absent:

9. Planning and Zoning Commissioners Report.

Chairman Andrew Arroyos asked whether, in other cases such as Items 5 and 6, the items could be voted on together. Staff responded that when items are related, they may be presented jointly and voted on together. Staff further stated that the Commission may also make a motion to consider the items together for discussion and action.

10. Planning and Zoning Department Report.

Ms. Lorraine Quimiro welcomed Mr. Isidro Torres to the Planning & Zoning Commission. She also announced that Ms. Dominguez has submitted her resignation. Ms. Quimiro reported that the UDC is nearing completion and will be presented for Commission review. The document will also be made available online.

Ms. Quimiro stated she would like to schedule meetings with each Commissioner to review the UDC and address any questions. She also invited the Commission to attend the Easter Eggstravaganza on April 4. Additionally, Ms. Quimiro announced that the City will be celebrating its 40th anniversary.

11. Adjournment

A motion was made by Andrew Arroyos and seconded by Osvaldo Reza, *to adjourn at 5:57PM.*

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

Nays:

Abstain:

Absent:

Andrew Arroyos, Chairman

Date Minutes Were Approved

Myrian Apodaca, Secretary

Date Minutes Were Approved



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: APRIL 7, 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 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: Tract 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

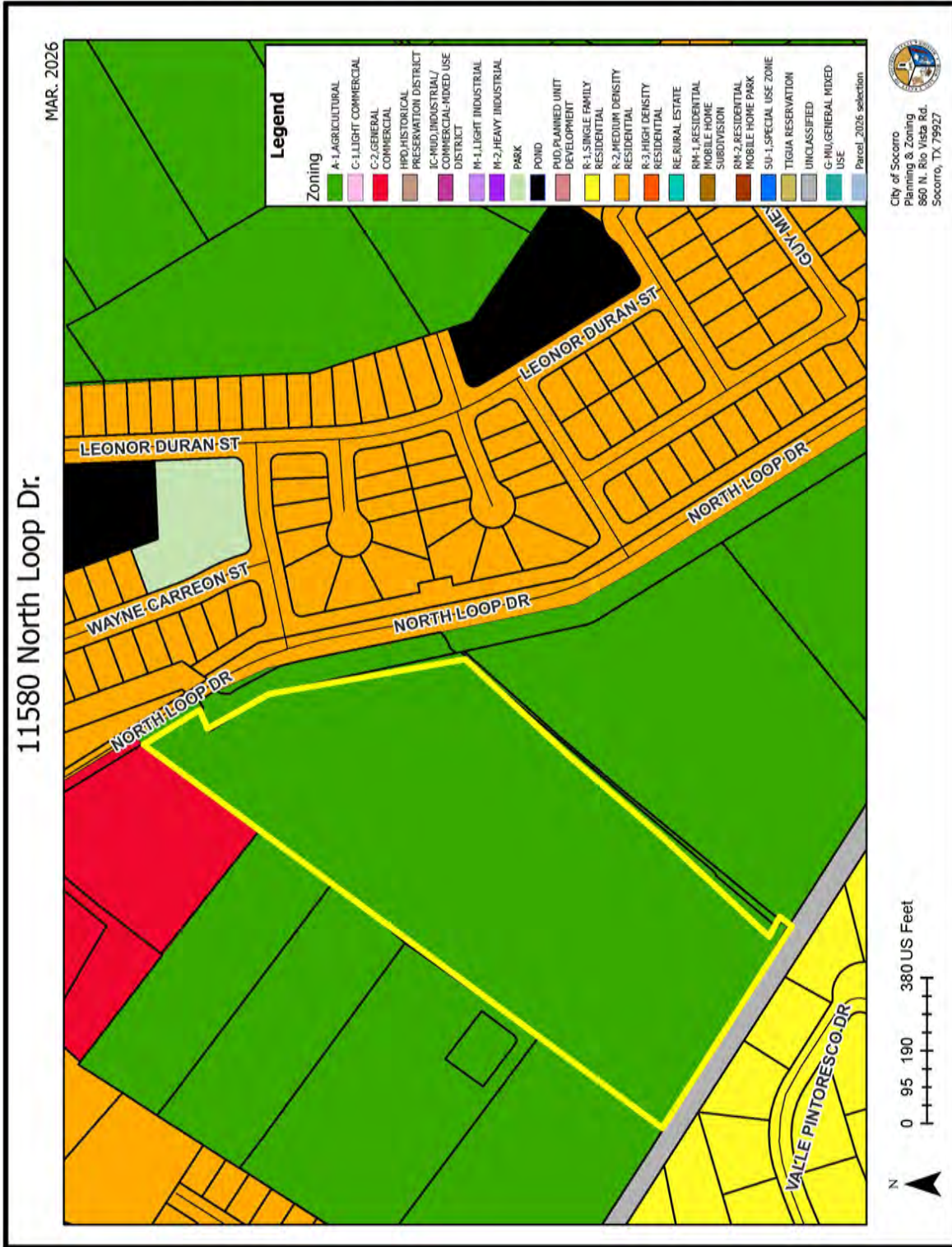
FUTURE LAND USE MAP: Rural Residential (RR)

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).

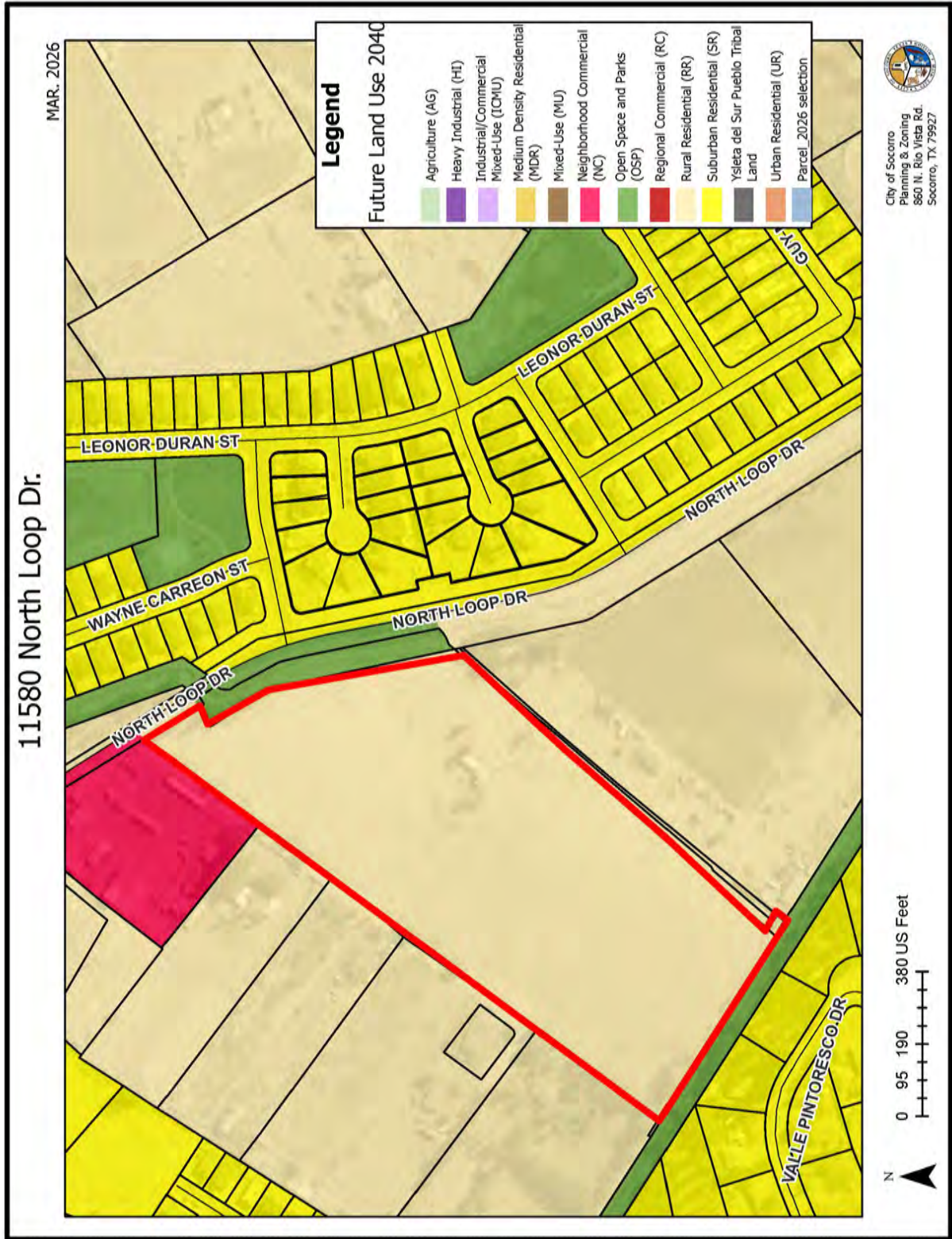
SUMMARY OF REQUEST: Request is for approval of a rezoning of a property from A-1 (Agricultural) to GMU (General Mixed Use) to allow for Commercial and Residential development.

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

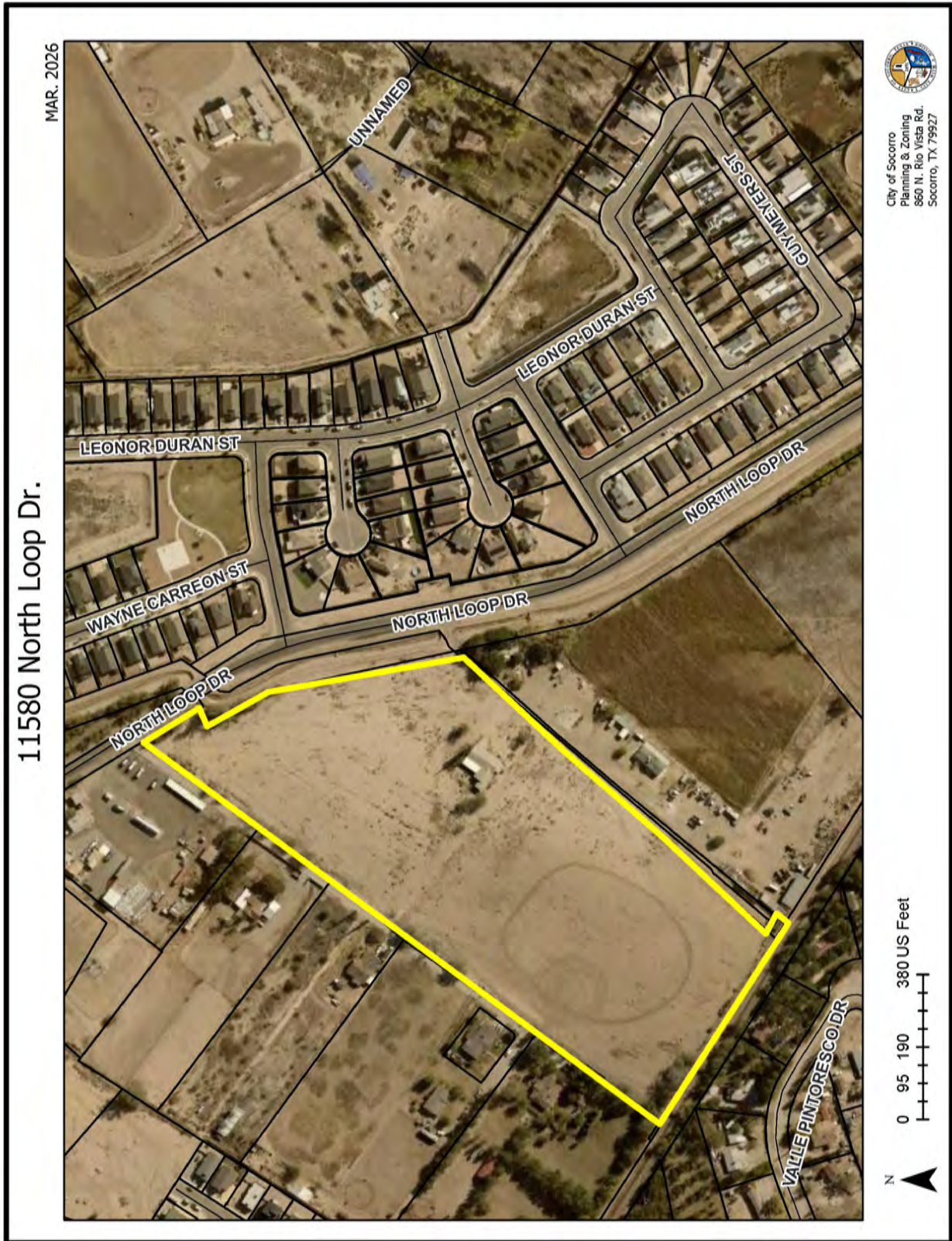
ZONING MAP



FUTURE LAND USE MAP



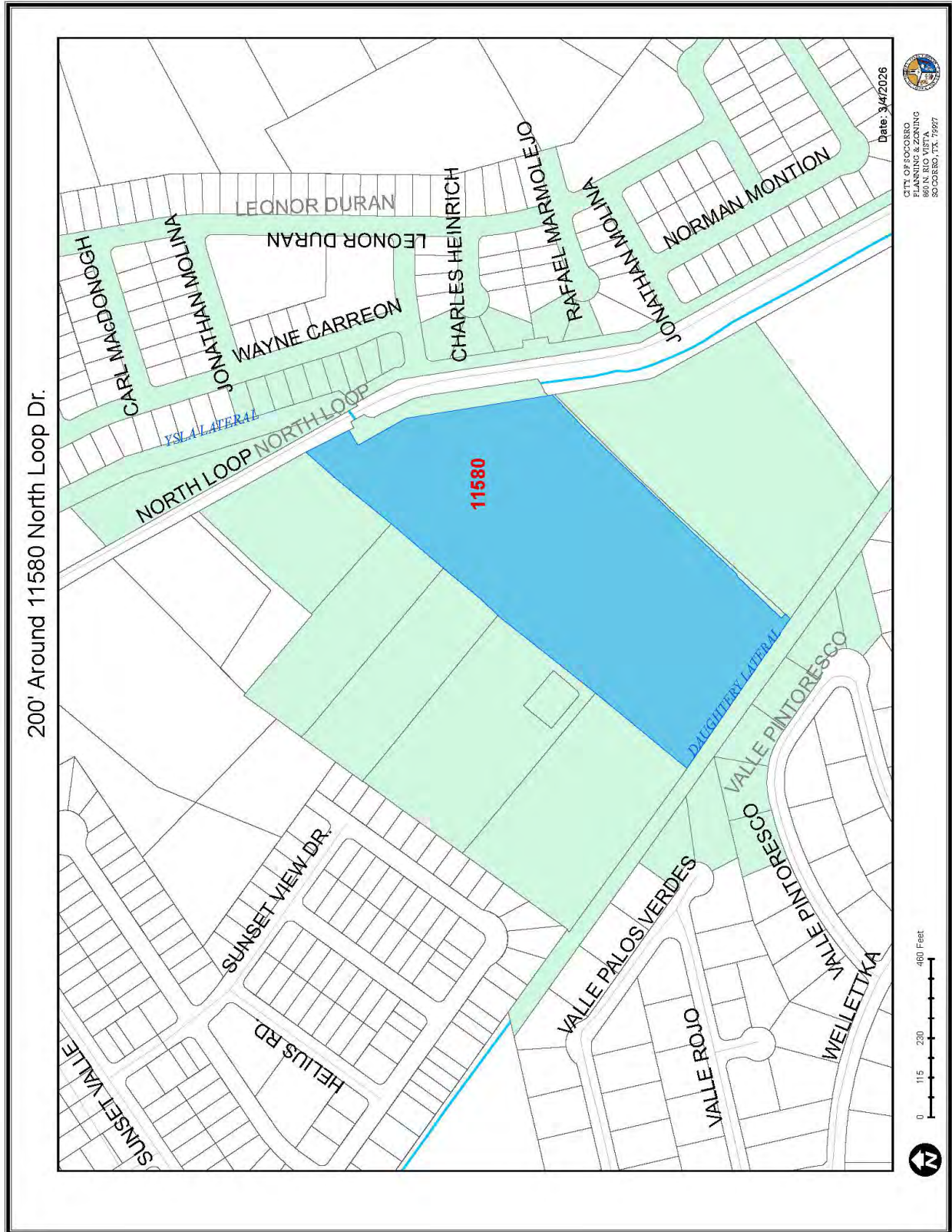
AERIAL IMAGE



SITE PICTURES



PUBLIC NOTICE 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

March 18, 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 7, 2026, at 5:30 p.m. The public hearing was originally scheduled for **February 3, 2026**, but has been **rescheduled to April 7, 2026**. We apologize for any inconvenience this change may cause and appreciate your understanding. **WILL BE BROADCASTED FROM CITY HALL CHAMBERS, 860 RIO VISTA RD., SOCORRO, TEXAS. YOU MAY ATTEND IN PERSON, VIA TELEPHONE CONFERENCE AND LIVE STREAMED.** The purpose of the Public Hearing is to receive public comments on the following:

- a) Public hearing request for a proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 4-II, 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.

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 7, 2026, to join the meeting and to sign up to speak at the public hearing. The speaker will be called upon by the presiding officer during the public hearing.

Please contact our office the day of the scheduled meeting to confirm that the meeting will be held.

Respectfully,

Myriam 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

18 de marzo 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 7 de abril del año 2026 a las 5:30 p.m. La audiencia pública estaba originalmente programada para el **3 de febrero de 2026**, pero se ha **reprogramado** para el **7 de abril de 2026**. Lamentamos cualquier inconveniente que este cambio pueda causar y agradecemos su comprensión. **TRANSMITIDO DESDE CÁMARAS DE AYUNTAMIENTO, 860 RIO VISTA RD., SOCORRO, TEXAS. USTED PODRA ATENDER A ESTA JUNTA EN PERSONA, A TRAVÉS 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 Tracto 4-H, Bloque 11, Socorro Grant, ubicado en 11580 North Loop Dr., Socorro, TX, de A-1 (Agrícola) a GMU (Uso Mixto General) para permitir 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 7 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 la persona para comentar en su artículo.

Por favor póngase en contacto con nuestra oficina el día de la junta para confirmar que la junta se llevará a cabo.

Atentamente,

Myrian Apodaca

Secretaria de la Comisión de Planeación y Zonificación

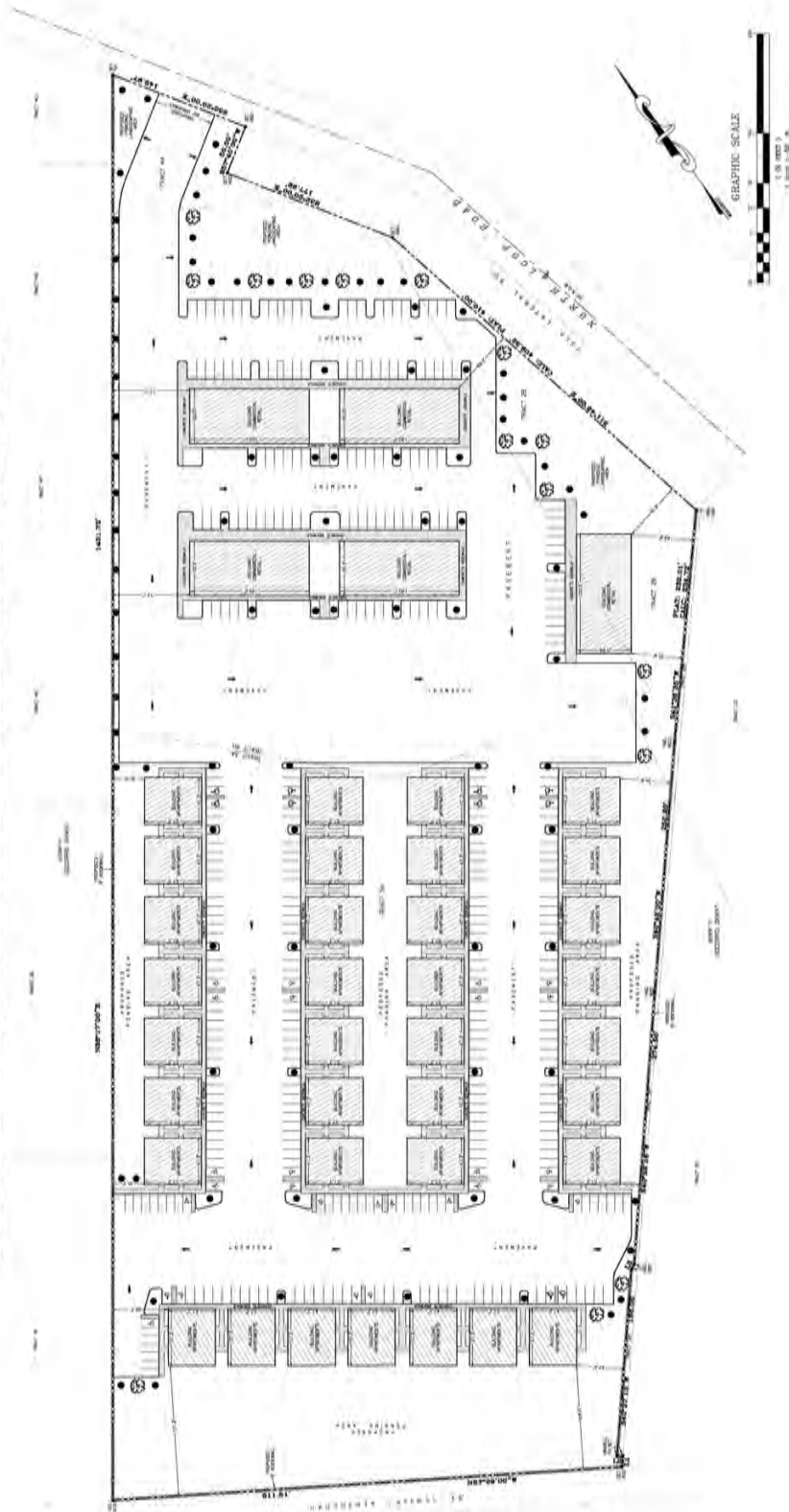
CONCEPTUAL PLAN

CONCEPTUAL PLAN

BEING ALL OF TRACTS 2B, 3A, 4A AND 4H, BLOCK 11
 SOCORRO GRANT
 CITY OF SOCORRO, EL PASO COUNTY, TX
 CONTAINING:
 671,828.36 SQUARE FEET
 OR 15.4231 ACRES
 (SEE EXHIBIT "A")

PROPOSED MIXUSE OF APARTMENTS AND COMMERCIAL/RETAIL

LEGEND	
(Symbol)	1. APARTMENT
(Symbol)	2. COMMERCIAL/RETAIL
(Symbol)	3. PARKING
(Symbol)	4. DRIVEWAY
(Symbol)	5. SIDEWALK
(Symbol)	6. LANDSCAPE
(Symbol)	7. UTILITY
(Symbol)	8. FENCE
(Symbol)	9. SIGNAGE
(Symbol)	10. LIGHTING





**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: APRIL 7, 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 3, MONTEROSALES SUBDIVISION, LOCATED AT 10479 MONTEVIDEO ST., SOCORRO, TX., FROM R-1 (SINGLE FAMILY RESIDENTIAL) TO C-1 (LIGHT COMMERCIAL) TO ALLOW FOR COMMERCIAL DEVELOPMENT.

NAME: 10479 Montevideo St. Rezoning

PROPERTY ADDRESS: 10479 Montevideo St.

PROPERTY LEGAL DESCRIPTION: Lot 6, Block 3, Monterosales Subdivison

PROPERTY OWNER: Dora A. Flores

REPRESENTATIVE: David Etzold / DEVCON Associates

PROPERTY AREA: 13,142 Sq Ft. (0.3017 Acres)

CURRENT ZONING: R1 (Residential)

CURRENT LAND USE: Residential - Rental property

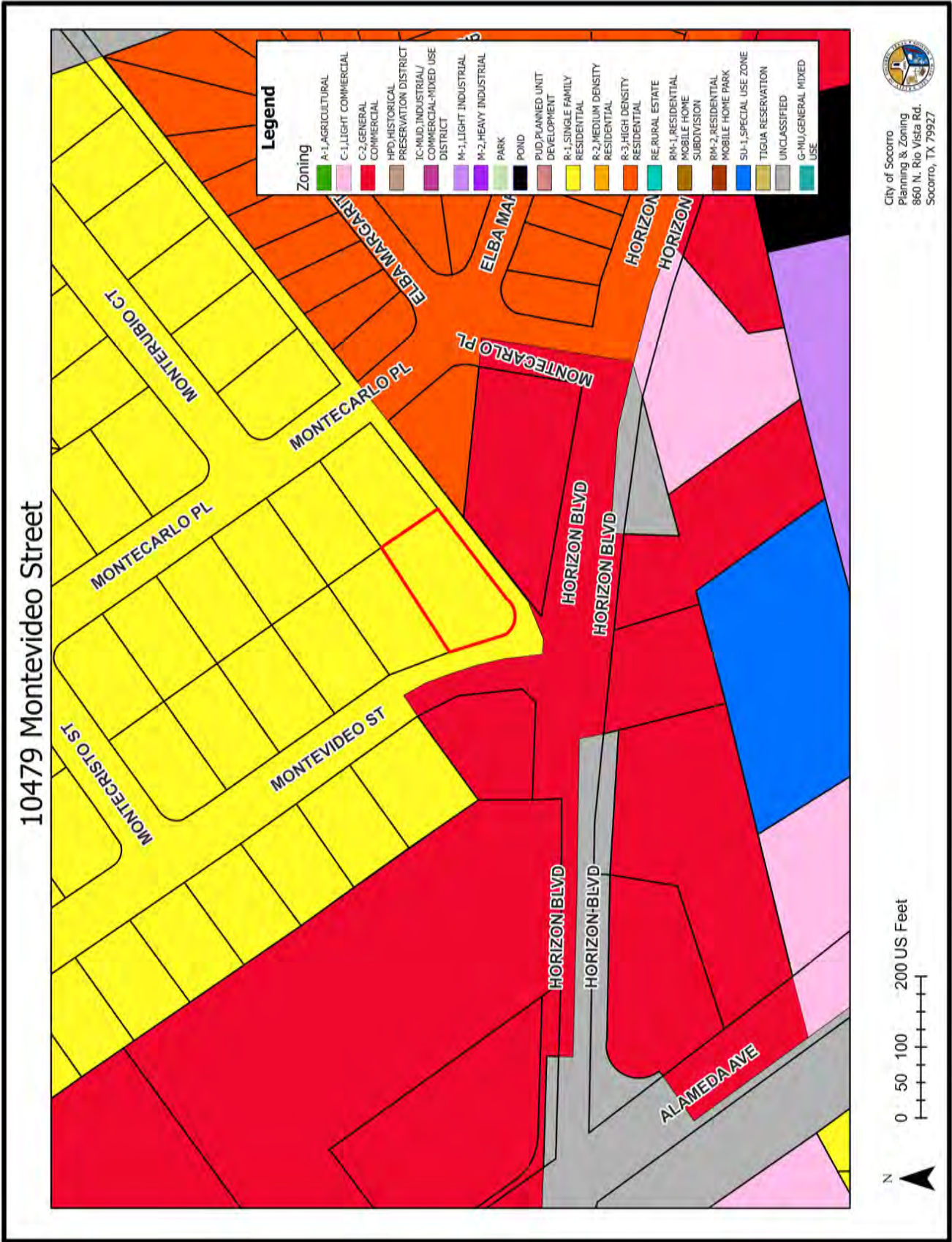
FUTURE LAND USE MAP: Suburban Residential

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.

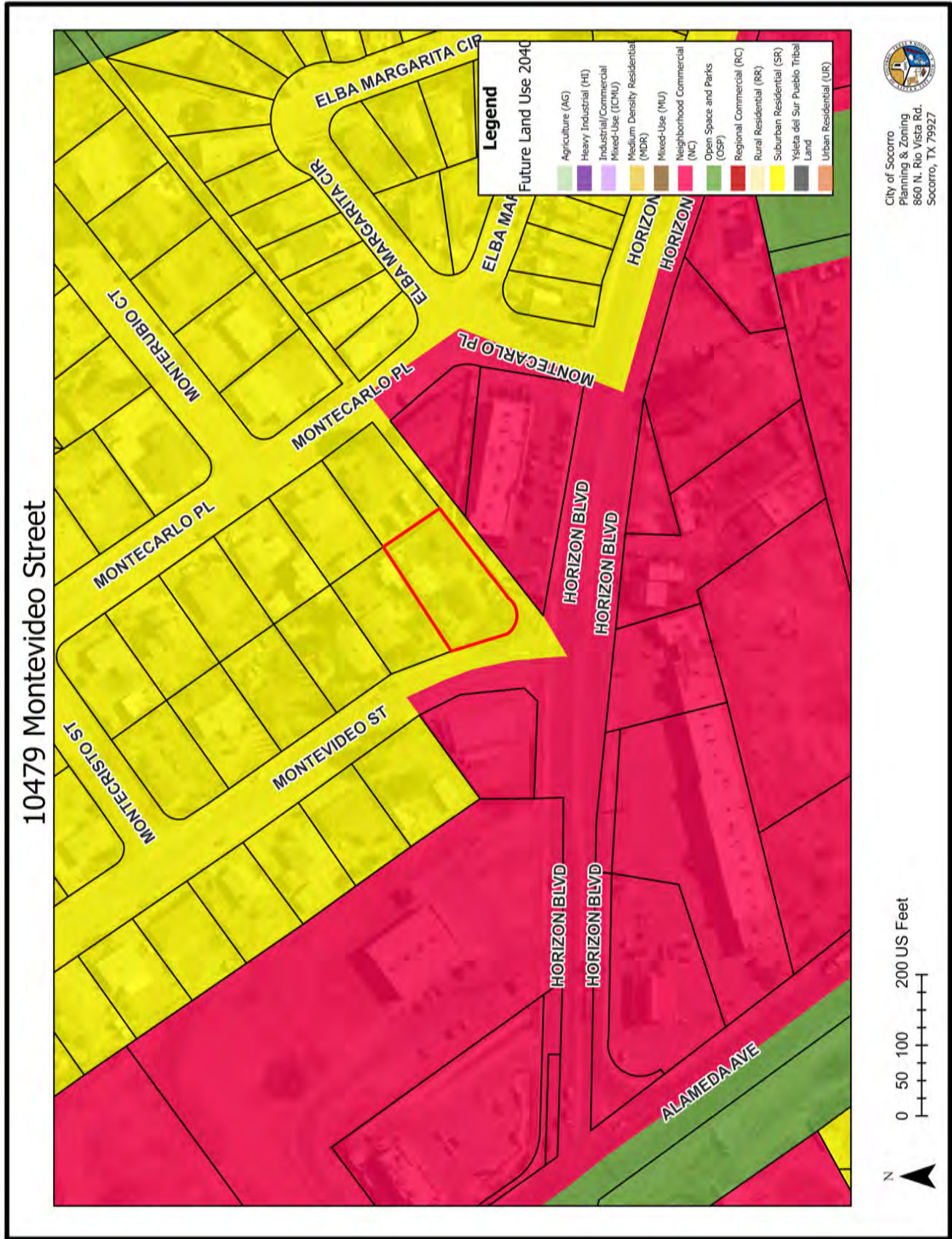
SUMMARY OF REQUEST: Request is for approval of a rezoning of a property from R-1 (Single Family Residential) to C-1 (Light Commercial) to allow for Commercial development.

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

ZONING MAP



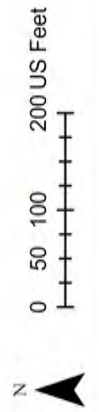
FUTURE LAND USE MAP



Legend
Future Land Use 2040

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

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



SITE PICTURES

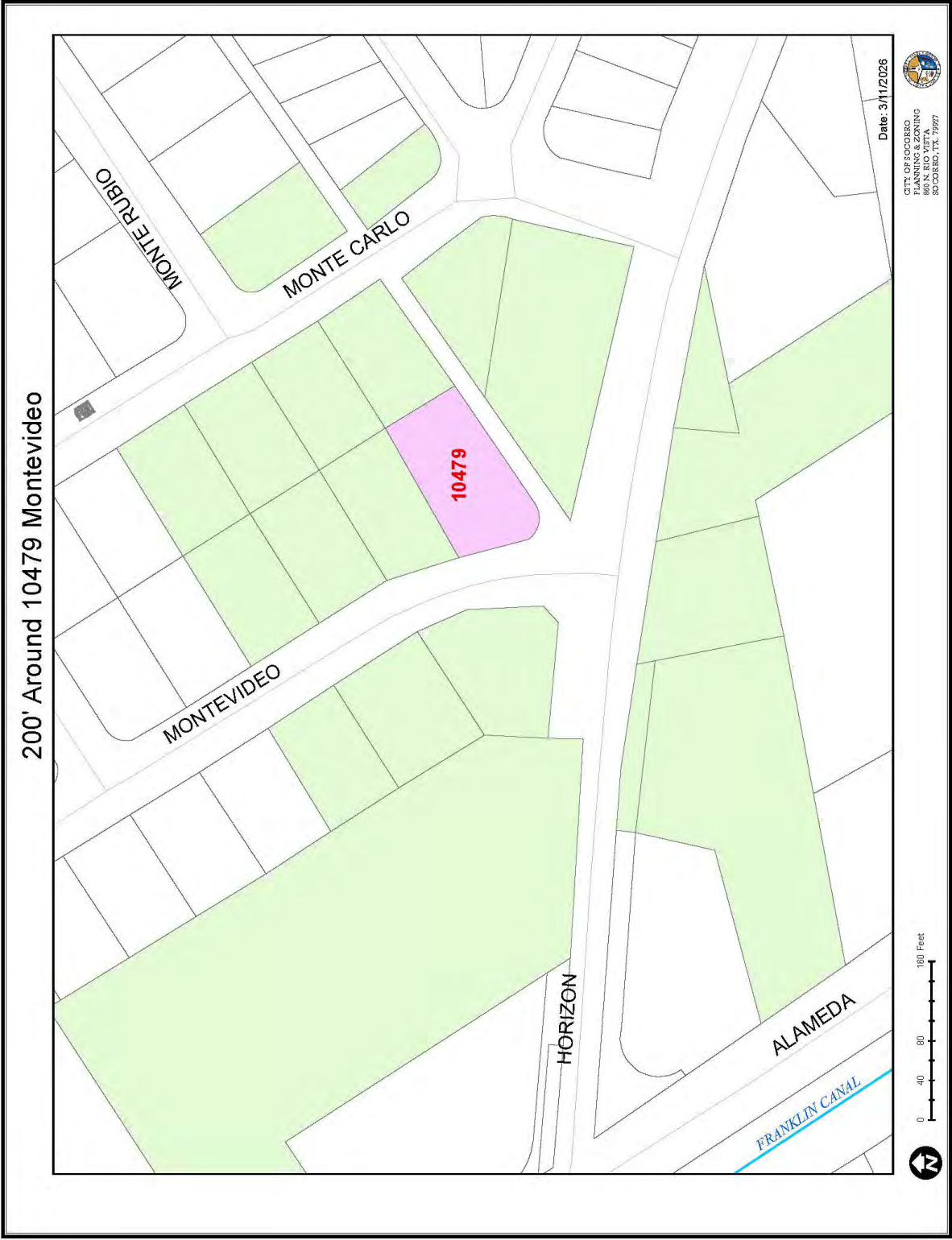
View of property toward Montevideo St.



AERIAL IMAGE



PUBLIC NOTICE



PUBLIC LETTERS (ENGLISH)



Rudy Cruz, Jr.
Mayor

Ruben Reyes
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Cesar Nevarez
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March 18, 2026

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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.

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Respectfully,
Myriam Apudaca
Planning & Zoning Commission Secretary

PUBLIC LETTERS (SPANISH)

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Adriana Rodarte
City Manager

18 de marzo 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 7 de abril del año 2026 a las 5:30 p.m. La audiencia pública estaba originalmente programada para el **3 de febrero de 2026**, pero se ha **reprogramado** para el **7 de abril de 2026**. Lamentamos cualquier inconveniente que este cambio pueda causar y agradecemos su comprensión. **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 6, Bloque 3, Subdivisión Monterosales, ubicado en 10479 Montevideo Street, Socorro, TX, de R-1 (Residencial Unifamiliar) a C-1 (Comercial Ligero) para permitir 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. 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 7 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 póngase en contacto con nuestra oficina el día de la junta para confirmar que la junta se llevará a cabo.

Atentamente,

Myriam Apudaca

Secretaría de la Comisión de Planeación y Zonificación



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: APRIL 7, 2026**

**MASTER PLAN APPLICATION
STAFF REPORT**

SUBJECT: REQUEST FOR 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 RESIDENCIAL AND COMMERCIAL DEVELOPMENT.

NAME: Bauman Master Development

PROPERTY ADDRESS: North Loop and Bauman Rd.

PROPERTY LEGAL DESCRIPTION: 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.

PROPERTY OWNER: Clint Land Holding Co., LLC.

REPRESENTATIVE: Jorge Azcarate/ CEA Group

PROPERTY AREA: 219.5819 Acres

CURRENT ZONING: C-2 (General Commercial) and R-2 (Medium Density Residential)

CURRENT LAND USE: Vacant

FLOOD MAP: According to the Flood Insurance Rate Maps, the referenced property lies within Zone X; (Community Panel # 480212 0239-B/ FEMA, September 4, 1991).

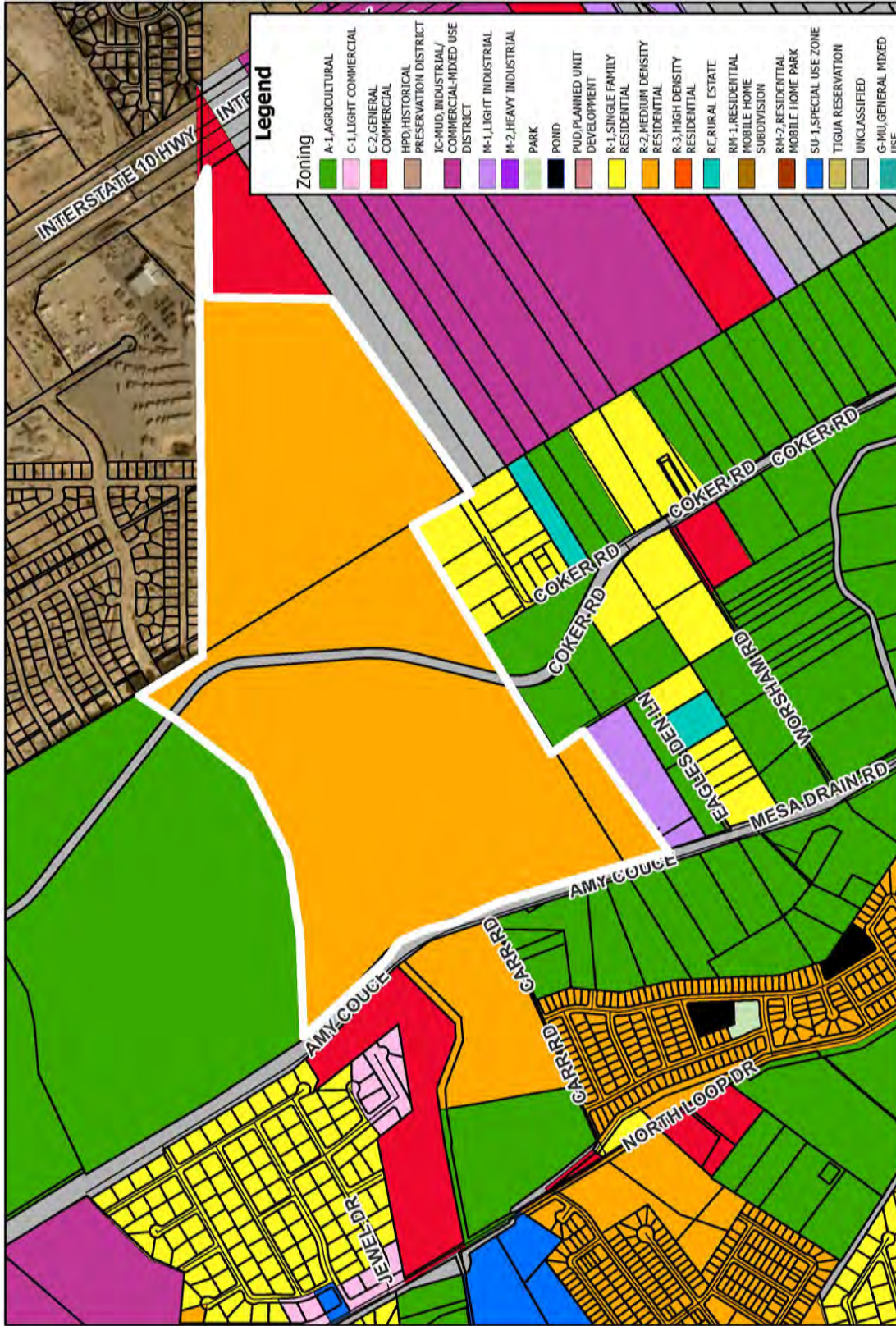
SUMMARY OF REQUEST: Request is for approval of a Master Plan for Bauman as Per *Section 38-7.3- Master Plan- Required* -of the City of Socorro's Municipal Code.

STAFF RECOMMENDATION: Staff recommends APPROVAL of the Master Plan for Bauman.

ZONING MAP

Bauman Master Plan

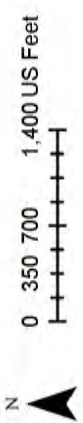
APR. 2026



Zoning	Description
Green	A-1, AGRICULTURAL
Pink	C-1, LIGHT COMMERCIAL
Red	C-2, GENERAL COMMERCIAL
Brown	HPD, HISTORICAL PRESERVATION DISTRICT
Purple	IC-MID, 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	RM-1, RESIDENTIAL MOBILE HOME SUBDIVISION
Dark Blue	RM-2, RESIDENTIAL MOBILE HOME PARK
Blue	SU-1, SPECIAL USE ZONE
Light Green	TIGUA RESERVATION
Grey	UNCLASSIFIED
Dark Green	G-MU, GENERAL MIXED USE



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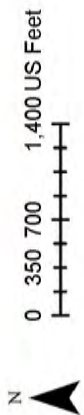
AERIAL IMAGE

Bauman Master Plan

APR. 2026



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

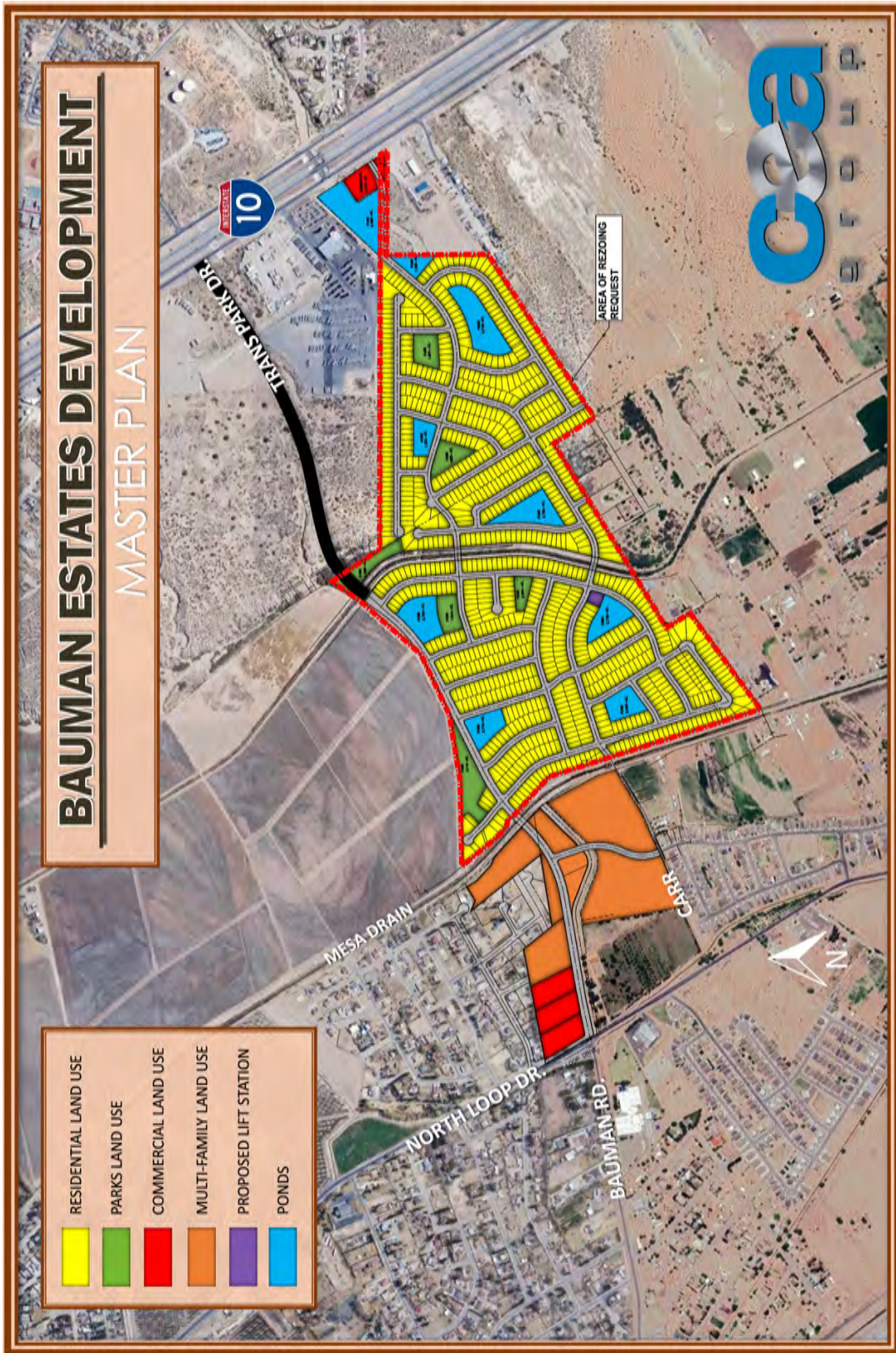


SITE PICTURE

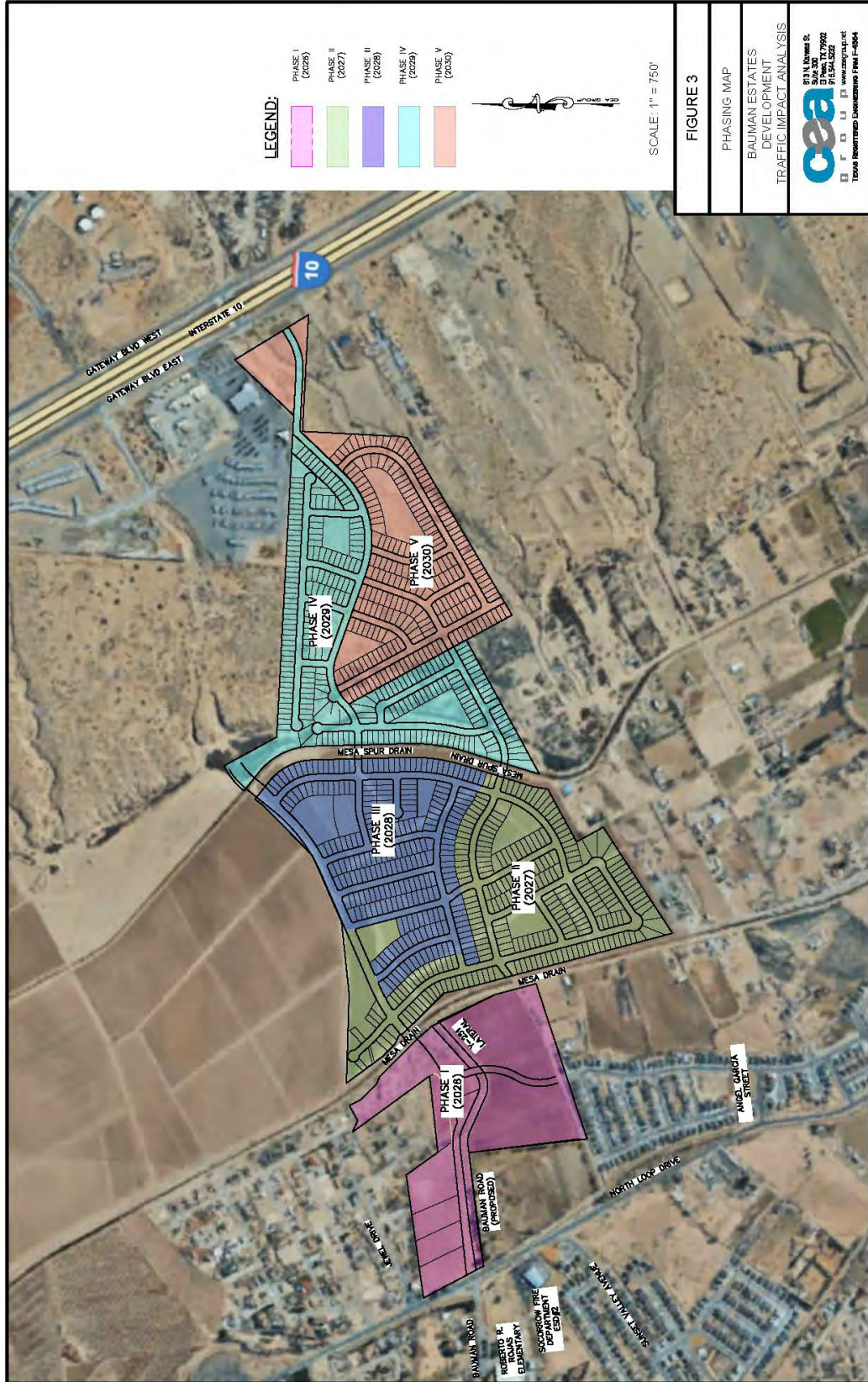
View of the property from North Loop Dr.



BAUMAN MASTER PLAN DEVELOPMENT



PHASING MAP



T.I.A REPORT



NORTH LOOP DRIVE & BAUMAN ROAD

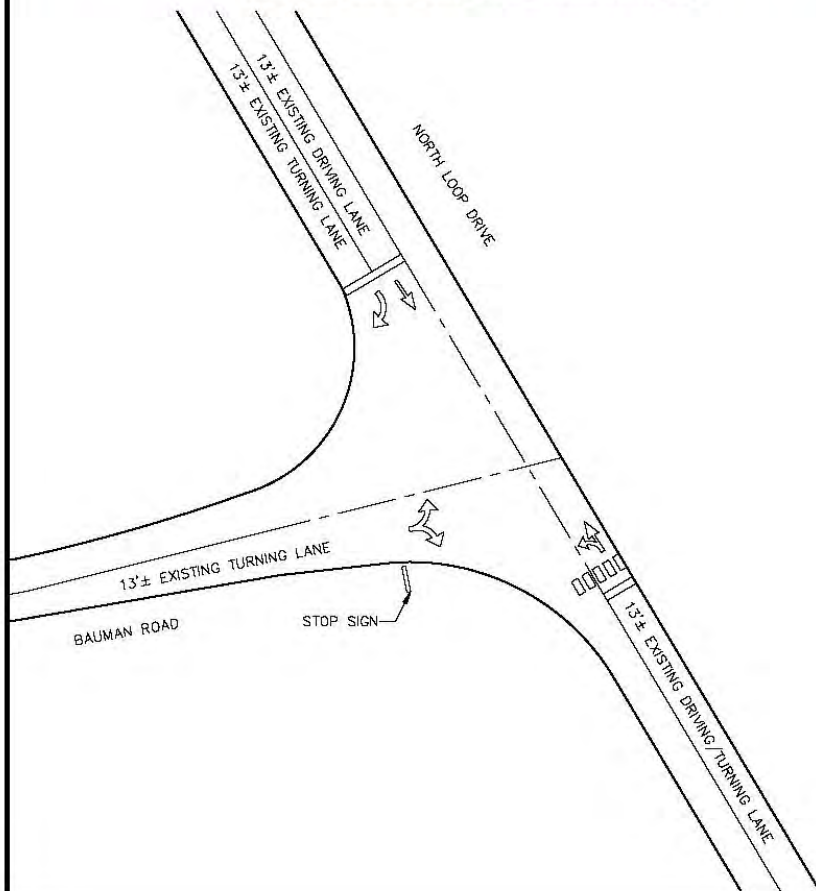


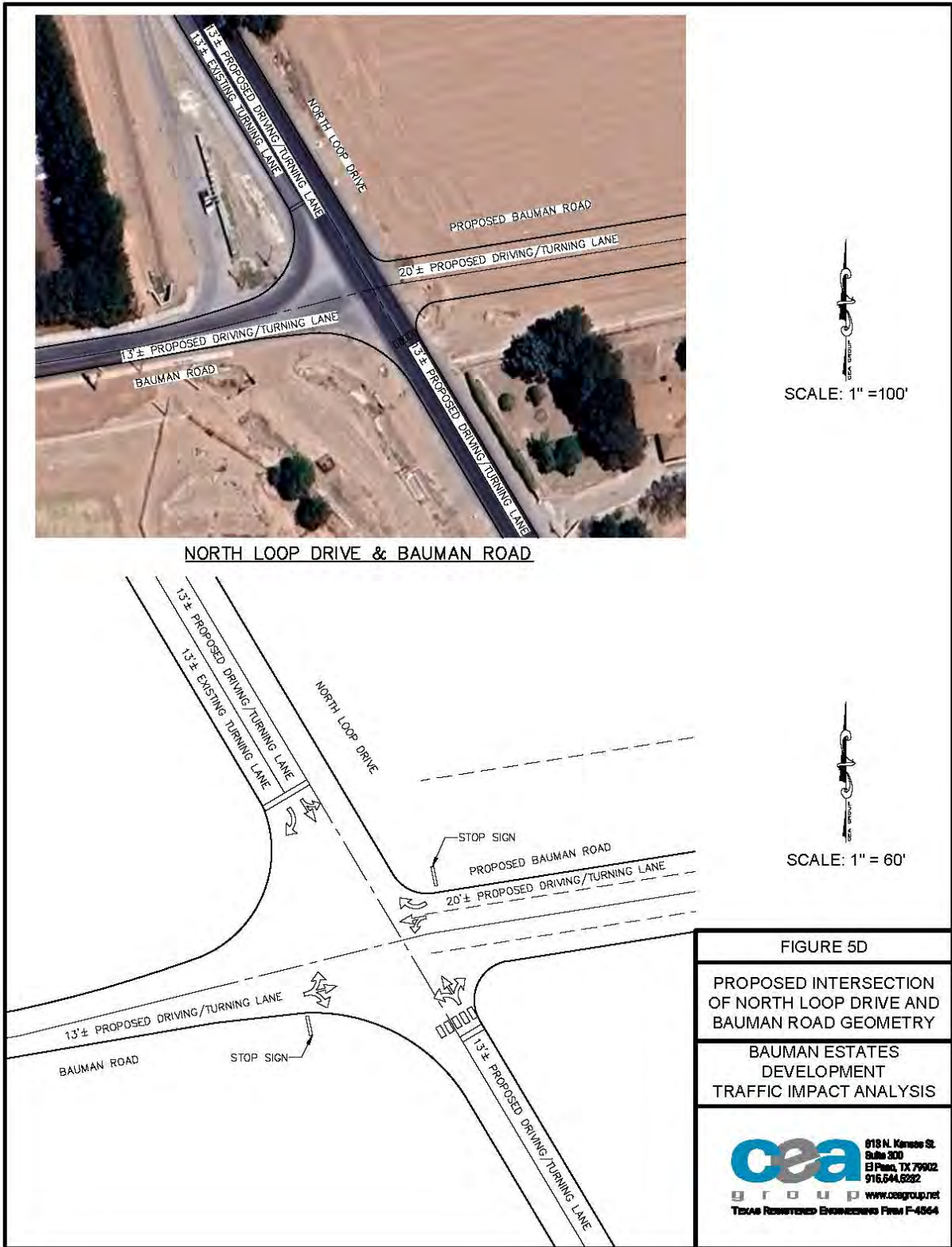
FIGURE 5C

EXISTING INTERSECTION OF
NORTH LOOP DRIVE AND
BAUMAN ROAD GEOMETRY

BAUMAN ESTATES
DEVELOPMENT
TRAFFIC IMPACT ANALYSIS

cea group
813 N. Kansas St.
Suite 300
El Paso, TX 79902
916.544.6232
www.ceagroup.net
TEXAS Registered Engineers Firm F-4864

T.I.A REPORT



NORTH LOOP DRIVE & BAUMAN ROAD

SCALE: 1" = 100'

SCALE: 1" = 60'

FIGURE 5D

PROPOSED INTERSECTION OF NORTH LOOP DRIVE AND BAUMAN ROAD GEOMETRY

BAUMAN ESTATES DEVELOPMENT

TRAFFIC IMPACT ANALYSIS

cea group
 618 N. Kansas St.
 Suite 300
 El Paso, TX 79902
 916.644.6222
 www.ceagroup.net
 Texas Registered Engineers Firm F-4564



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: APRIL 7, 2026**

**SUBDIVISION REPLAT
STAFF REPORT**

SUBJECT:

REQUEST FOR 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.

NAME:

Baba Unit One Subdivision Replat C

PROPERTY ADDRESS:

1001 & 1021 Nuevo Hueco Tanks Rd., El Paso County, Texas.

PROPERTY LEGAL DESCRIPTION:

Replat of Lots 5 and 6, Block 2, Baba Unit One Subdivision Replat A.

PROPERTY OWNER:

ACG Texas, L.P.

REPRESENTATIVE:

TRE & Associates, LLC.

PROPERTY AREA:

1.359 Acres

CURRENT ZONING:

N/A (City Of Socorro's 2-Mile ETJ)

CURRENT LAND USE:

Vacant

FLOOD MAP:

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

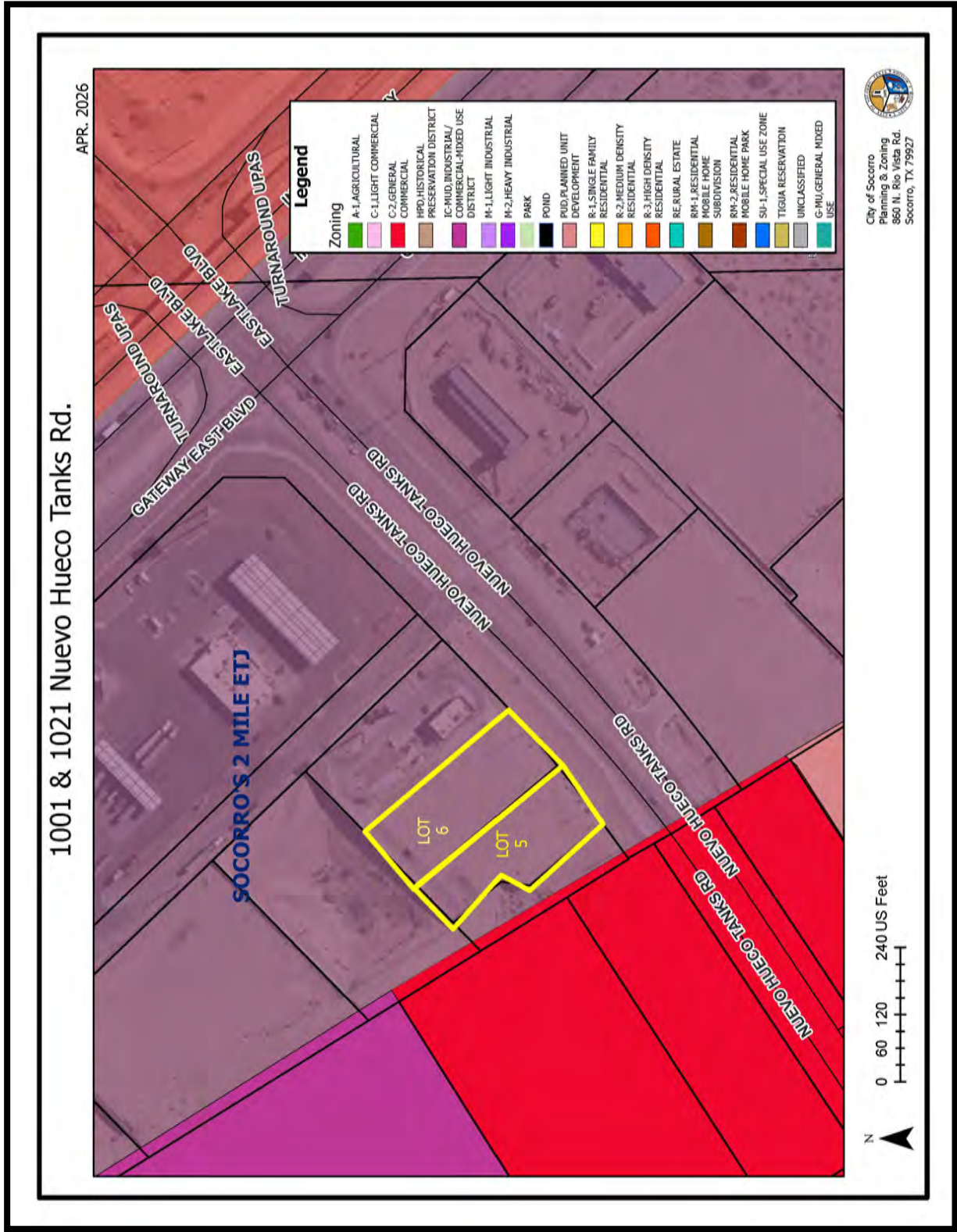
SUMMARY OF REQUEST:

Request is for approval of a Replat for Baba Unit One Subdivision Replat C, creating one Non-Residential Lot.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the replat for Baba Unit One Subdivision Replat C.

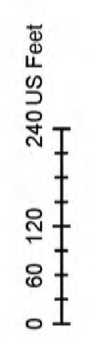
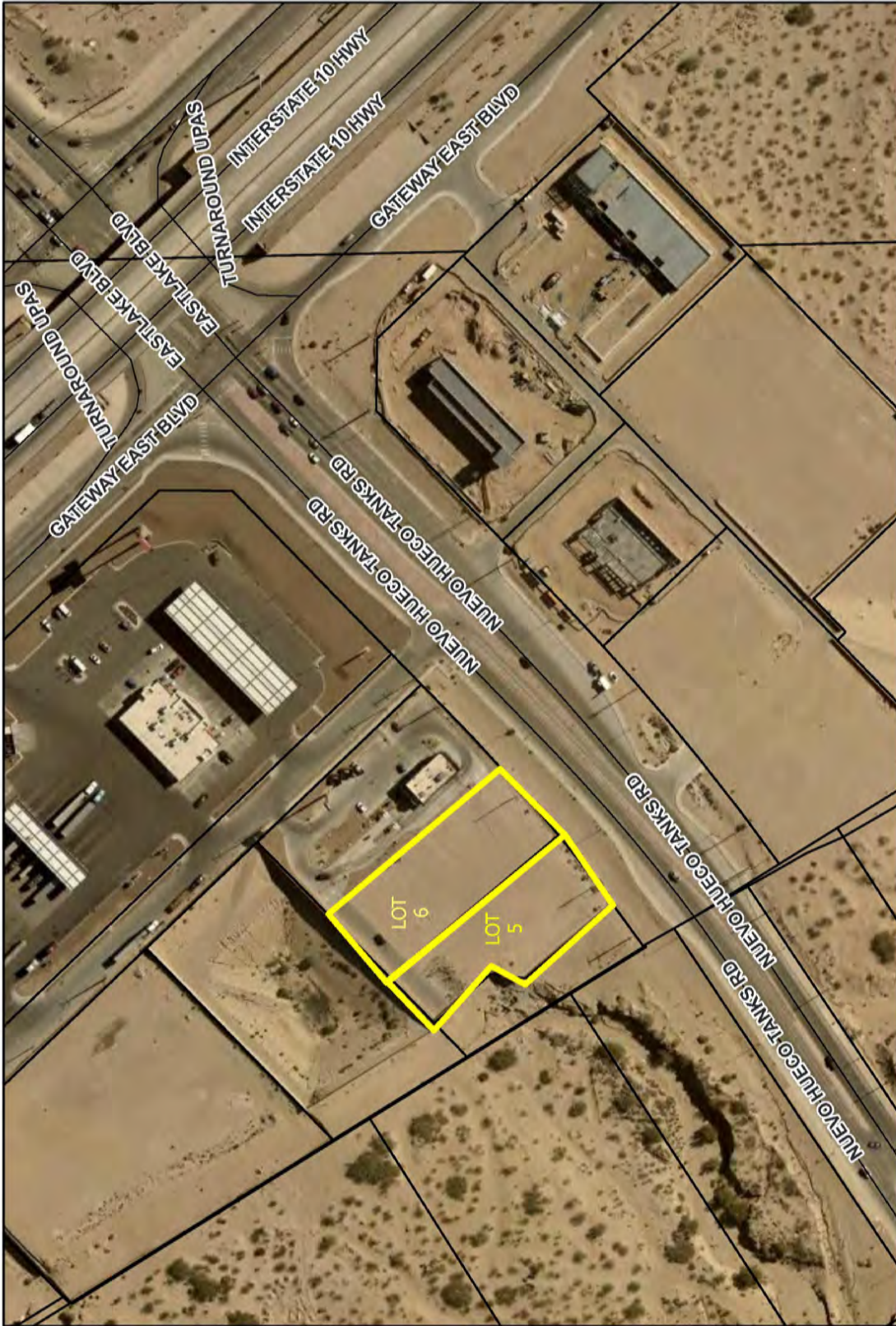
ZONING MAP



AERIAL IMAGE

1001 & 1021 Nuevo Huevo Tanks Rd.

APR. 2026



City of Socorro
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SITE PICTURES

View of the property from Nuevo Hueco Tanks Rd.



View of the property from the rear access area.





**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: APRIL 7, 2026**

**PRELIMINARY PLAT APPLICATION
STAFF REPORT**

SUBJECT: REQUEST FOR APPROVAL OF A PRELIMINARY PLAT FOR PEREZ SUBDIVISION, BEING ALL OF TRACT 17-B-2 & 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.

NAME: Perez Subdivision

PROPERTY ADDRESS: 321 F. E. Jackson Rd.

PROPERTY LEGAL DESCRIPTION: All of Tract 17-B-2 and a portion of Tract 17-C-1-D, Block 13, Socorro Grant.

PROPERTY OWNER: Randy Ruben Perez & Christina Magallanes

REPRESENTATIVE: Luis Armando Saucedo / Rey Engineering

PROPERTY AREA: 2.99 Acres

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 Preliminary Plat for Perez Subdivision.

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the Preliminary Plat for Perez Subdivision with the condition Staff review comments are met and Soils Analysis and Storm Water Drainage Plan is submitted prior to recording the Final Plat.

ZONING MAP

321 F. E. Jackson Rd.

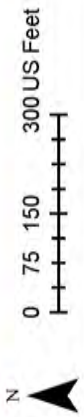
MAR. 2026



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



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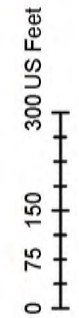
AERIAL IMAGE

321 F. E. Jackson Rd.

MAR. 2026



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



SITE PICTURES

View of the property from F. E. Jackson Rd.





**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: APRIL 7, 2026**

**FINAL PLAT APPLICATION
STAFF REPORT**

SUBJECT: REQUEST FOR 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.

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

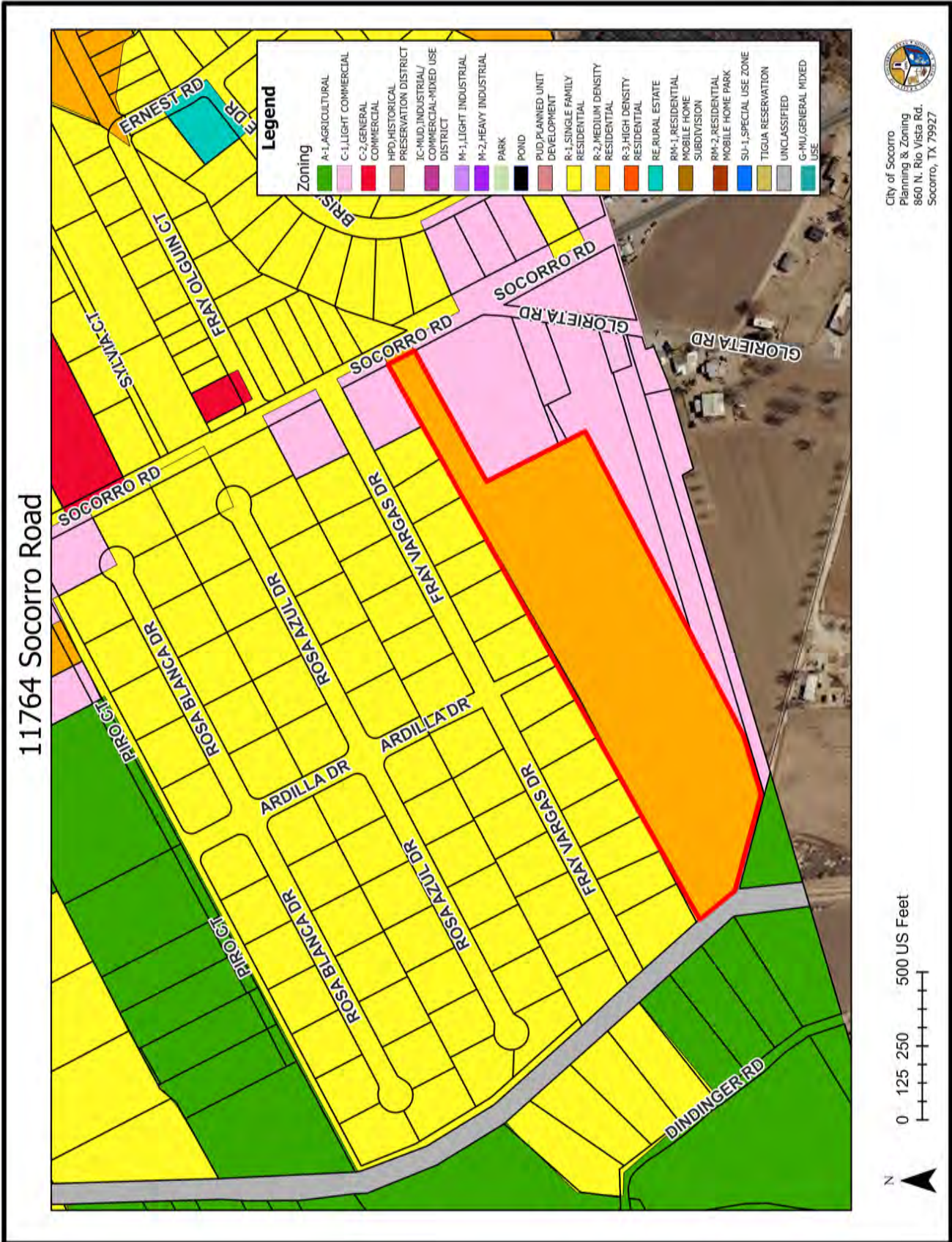
FUTURE LAND USE MAP: Rural Residential (RR)

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).

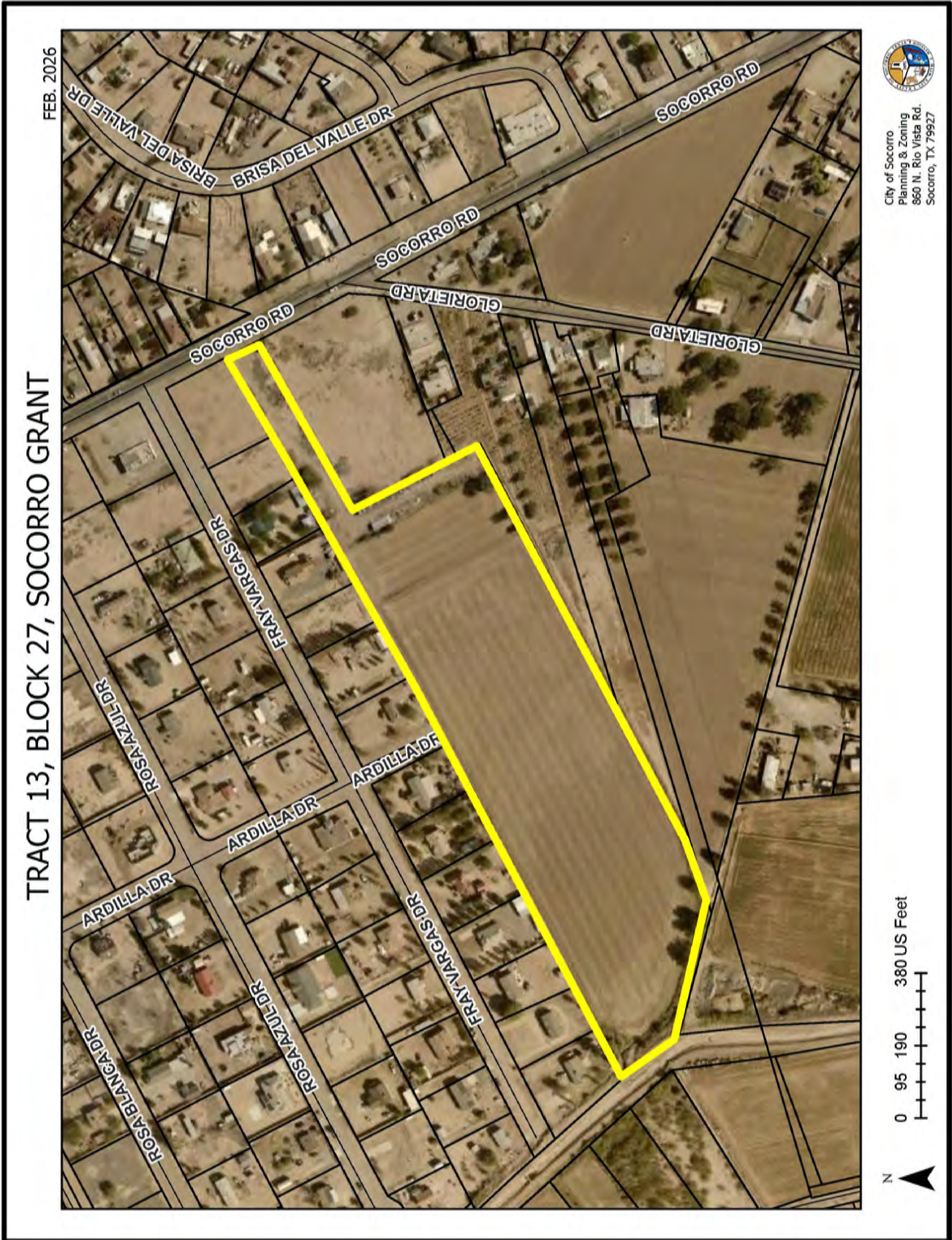
SUMMARY OF REQUEST: Request is for approval of a Final Plat for Isabella Valley Subdivision to allow for the development of single-family residential lots.

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

ZONING MAP



AERIAL IMAGE



SITE PICTURES

View of the property toward Socorro Rd.



Property view from the dead-end of Ardilla Rd.



Property view from Ardilla Rd. dead-end toward Fray Vargas Rd.





**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: APRIL 7, 2026**

**FINAL PLAT APPLICATION
STAFF REPORT**

SUBJECT:

REQUEST FOR APPROVAL OF A FINAL PLAT FOR HORIZON PARK UNIT TWO SUB-DIVISION, BEING TRACTS 2, 3B, 3B5, AND 4E1A, BLOCK 3, SOCORRO GRANT, AND LOCATED NEAR HORIZON BLVD., CITY OF SOCORRO, EL PASO COUNTY, TEXAS.

NAME: Horizon Park Unit Two Subdivision

PROPERTY ADDRESS: Near Horizon Blvd.

PROPERTY LEGAL DESCRIPTION: Being Tracts 2, 3B, 3B5, and 4E1A, Block 3, Socorro Grant, Socorro, TX.

PROPERTY OWNER: Bowling Brothers Development Company, LLC.,

REPRESENTATIVE: Jorge L. Azcarate

PROPERTY AREA: 30.307 Acres

CURRENT ZONING: C-2 (General Commercial) and R-2 (Medium Density Residential)

CURRENT LAND USE: Vacant

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

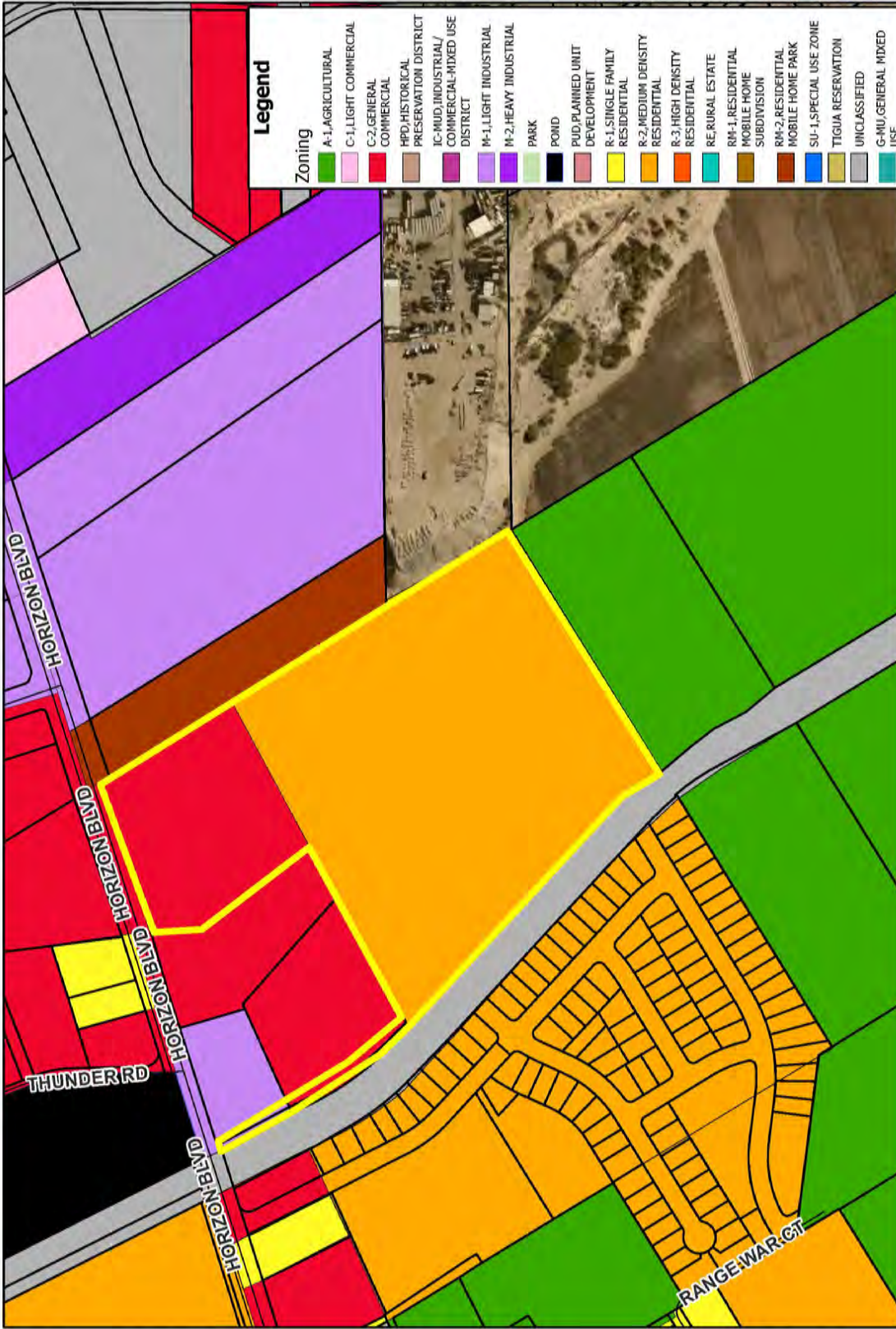
SUMMARY OF REQUEST: Request is for approval of a Final Plat for Horizon Park Unit Two Subdivision.

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the Final Plat for Horizon Park Unit Two Subdivision.

ZONING MAP

Tracts 2, 3B, 3B5 and 4E1A, Block 3, Socorro Grant

MAR. 2026

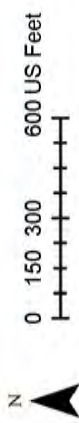


Legend

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



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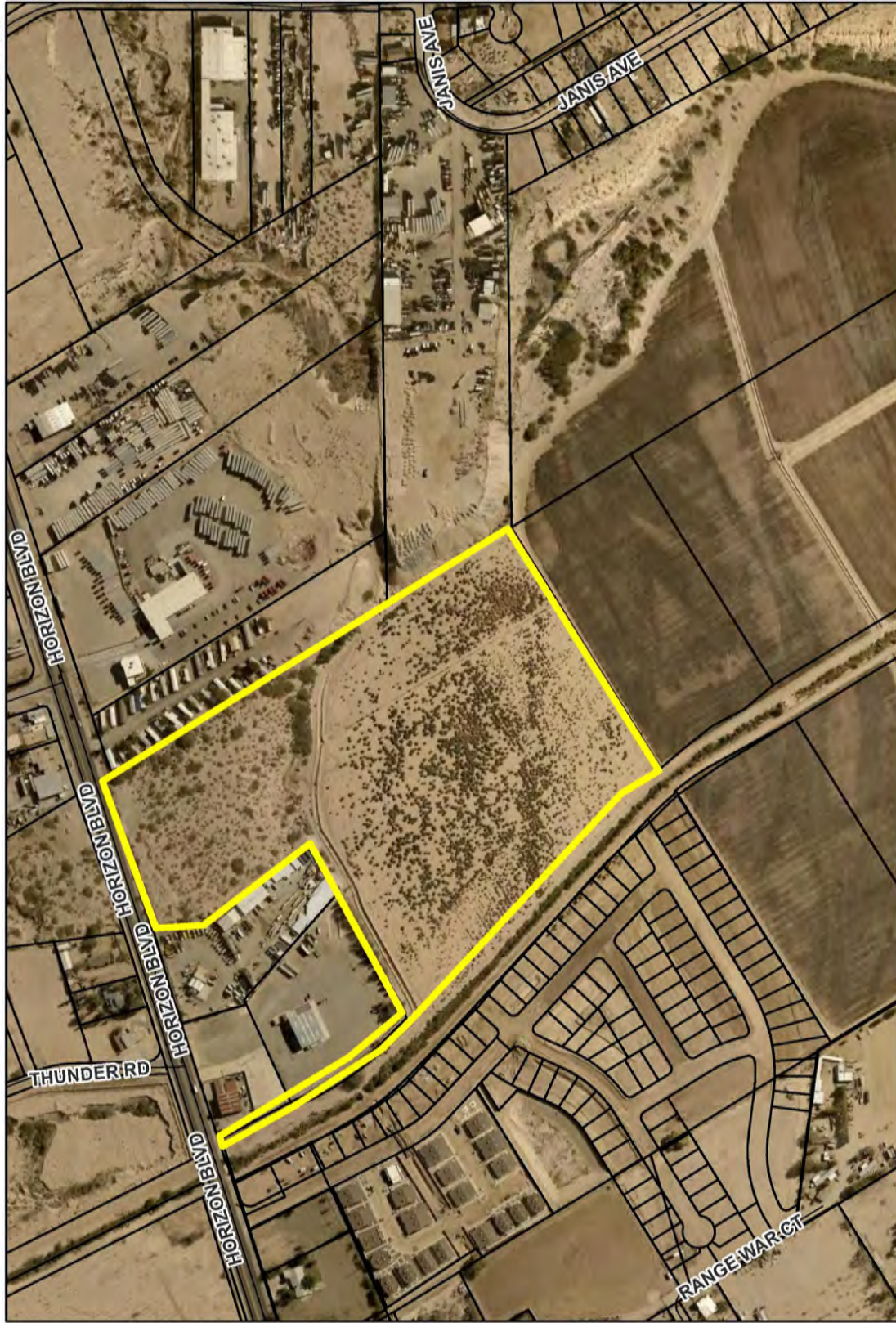
SITE PICTURES



AERIAL IMAGE

Tracts 2, 3B, 3B5 and 4E1A, Block 3, Socorro Grant

MAR. 2026



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



FINAL PLAT (PAGE 2 OF 2)

HORIZON PARK UNIT TWO

BEING ALL OF TRACTS 2, 3B, 3B5, 4E1A,
BLOCK 3, SOCCORO GRANT,
EL PASO COUNTY, TEXAS,
CONTAINING 30.307± ACRES
(SHEET 2 OF 2)

LINE TABLE	
LINE	BEARING
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44	S 89° 58' 00" W 100.00
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88	S 89° 58' 00" W 100.00
89	S 89° 58' 00" W 100.00
90	S 89° 58' 00" W 100.00
91	S 89° 58' 00" W 100.00
92	S 89° 58' 00" W 100.00
93	S 89° 58' 00" W 100.00
94	S 89° 58' 00" W 100.00
95	S 89° 58' 00" W 100.00
96	S 89° 58' 00" W 100.00
97	S 89° 58' 00" W 100.00
98	S 89° 58' 00" W 100.00
99	S 89° 58' 00" W 100.00
100	S 89° 58' 00" W 100.00

CORNER TABLE	
CORNER	COORDINATES
1	100.0000, 0.0000
2	100.0000, 100.0000
3	0.0000, 100.0000
4	0.0000, 0.0000
5	100.0000, 0.0000
6	100.0000, 100.0000
7	0.0000, 100.0000
8	0.0000, 0.0000
9	100.0000, 0.0000
10	100.0000, 100.0000
11	0.0000, 100.0000
12	0.0000, 0.0000
13	100.0000, 0.0000
14	100.0000, 100.0000
15	0.0000, 100.0000
16	0.0000, 0.0000
17	100.0000, 0.0000
18	100.0000, 100.0000
19	0.0000, 100.0000
20	0.0000, 0.0000
21	100.0000, 0.0000
22	100.0000, 100.0000
23	0.0000, 100.0000
24	0.0000, 0.0000
25	100.0000, 0.0000
26	100.0000, 100.0000
27	0.0000, 100.0000
28	0.0000, 0.0000
29	100.0000, 0.0000
30	100.0000, 100.0000
31	0.0000, 100.0000
32	0.0000, 0.0000
33	100.0000, 0.0000
34	100.0000, 100.0000
35	0.0000, 100.0000
36	0.0000, 0.0000
37	100.0000, 0.0000
38	100.0000, 100.0000
39	0.0000, 100.0000
40	0.0000, 0.0000
41	100.0000, 0.0000
42	100.0000, 100.0000
43	0.0000, 100.0000
44	0.0000, 0.0000
45	100.0000, 0.0000
46	100.0000, 100.0000
47	0.0000, 100.0000
48	0.0000, 0.0000
49	100.0000, 0.0000
50	100.0000, 100.0000
51	0.0000, 100.0000
52	0.0000, 0.0000
53	100.0000, 0.0000
54	100.0000, 100.0000
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56	0.0000, 0.0000
57	100.0000, 0.0000
58	100.0000, 100.0000
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67	0.0000, 100.0000
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71	0.0000, 100.0000
72	0.0000, 0.0000
73	100.0000, 0.0000
74	100.0000, 100.0000
75	0.0000, 100.0000
76	0.0000, 0.0000
77	100.0000, 0.0000
78	100.0000, 100.0000
79	0.0000, 100.0000
80	0.0000, 0.0000
81	100.0000, 0.0000
82	100.0000, 100.0000
83	0.0000, 100.0000
84	0.0000, 0.0000
85	100.0000, 0.0000
86	100.0000, 100.0000
87	0.0000, 100.0000
88	0.0000, 0.0000
89	100.0000, 0.0000
90	100.0000, 100.0000
91	0.0000, 100.0000
92	0.0000, 0.0000
93	100.0000, 0.0000
94	100.0000, 100.0000
95	0.0000, 100.0000
96	0.0000, 0.0000
97	100.0000, 0.0000
98	100.0000, 100.0000
99	0.0000, 100.0000
100	0.0000, 0.0000

SCHOOL DISTRICT
EL PASO COUNTY, TEXAS

TOTAL LOTS
TOTAL LOTS: 100
RESERVED LOTS: 0
TOTAL ACRES: 30.307±

BENCHMARK
BENCHMARK: 100.0000, 0.0000
ELEVATION: 30.307± (MAD 89)

FLOOD ZONE
FLOOD ZONE: 100.0000, 0.0000
ELEVATION: 30.307± (MAD 89)

ENGINEER



CEA ENGINEERING & ARCHITECTURE, P.C.
1100 N. GARDEN STREET, SUITE 100
DALLAS, TEXAS 75202
CONTACT: JORGE L. AGUIRRE, P.E.

SUBCIVIL



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DALLAS, TEXAS 75202
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