

*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 19<sup>th</sup> 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 19<sup>th</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: \_\_\_\_\_ 



**REGULAR AGENDA**

- 5. Presentation and discussion of the draft review of the Unified Development Code (UDC)**
- 6. Public hearing** 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.
- 7. Consider and Take Action** on the 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.
- 8. Public hearing** 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.
- 9. Consider and Take Action** on the 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.
- 10. Consider and Take Action** on the proposed approval of a Preliminary Plat for Bauman Commercial Center, being all of Tracts 9, 10A, 11A, and 12A1, Block 2, Socorro Grant, located at North Loop Dr. and Bauman Rd., City of Socorro, El Paso County, Texas.
- 11. Consider and Take Action** on the proposed approval of a Preliminary Plat and Final Plat for Alameda Center Subdivision, being Tracts 22-C, 22-D, and 22-D-1, Block 8, Socorro Grant, located at 10201 and 10211 Alameda Ave., City of Socorro, El Paso County, Texas.
- 12. Planning and Zoning Commissioners Report.**
- 13. Planning and Zoning Department Report.**
- 14. Adjournment**

Approved by: 

### 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.

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 13<sup>th</sup> DAY OF MAY 2026.**

By: Myrian Apodaca  
Myrian Apodaca Planning and Zoning Secretary

DATE & TIME POSTED: 5/13/2026@4:00pm

**ALL PLANNING AND ZONING COMMISSION AGENDAS ARE PLACED ON THE INTERNET AT THE ADDRESS BELOW:**

<https://costx.us/boards-commission/>

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** **May 5, 2026, 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 4 commissioners present.

#### **Members Present:**

Andrew Arroyos  
David Estrada  
Yolanda Rodriguez  
Osvaldo Reza *Joined at 5:39 p.m*  
Rafael Carillo  
Isidro Torres

#### **Members Absent**

#### **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*

**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 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.

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, Yolanda Rodriguez, Rafael Carillo and Isidro Torres

Nays:

Abstain:

Absent: Osvaldo Reza

**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.

Public Hearing opened by Chairman at 5:35 p.m.

Speakers: Joshua Quinn **Opposed**, Bill Black **Opposed** and Enrique Perez **Opposed**

Public Hearing closed by Chairman at 5:41 p.m.

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.

**Ms. Judith Rodriguez gave presentation.**

**\*\*\*Technical Difficulties and pause meeting at 5:42p.m. returned at 5:46p.m.\*\*\***

**Returned to Item.**

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 Rafael Carillo.

Nays: Isidro Torres

Abstain: Osvaldo Reza

Absent:

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.

Public Hearing opened by Chairman at 6:28 p.m.

Speakers: Jesus Arellano **Opposed**, Luz Arellano **Opposed**, Michael Menchaca **Opposed**, Cristina Menchaca Dominguez **Opposed**, Erica Ortiz Joiner **Opposed** and Calos Menchaca **Opposed**.

Public Hearing closed by Chairman at 6:41 p.m.

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.

**Mr. Diego Ruiz gave presentation.**

A motion was made by Yolanda Rodriguez and seconded by Osvaldo Reza to **Deny** Item eight (8). **Motion carried.**

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

Nays: David Estrada

Abstain:

Absent:

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.

**\*\*\*\*A motion was made by Andrew Arroyos and seconded by Yolanda Rodriguez to take a break Motion carried. Left 6:57 p.m. Returned 7:02 p.m.\*\*\*\***

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

Nays:

Abstain:

Absent:

**Ms. Judith Rodriguez gave presentation.**

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

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

Nays:

Abstain:

Absent:

10. **Presentation and discussion of the draft review of the Unified Development Code (UDC)**

**\*\*\*Chairman Andrew Arroyos left meeting at 7:09 p.m\*\*\***

Presentation from Victoria Chavez of Able City. Ms. Chavez explained that additional review sessions were scheduled following stakeholder feedback requesting more detailed discussion of the proposed changes. She provided an overview of the UDC structure and goals, which include consolidation, clarity, compatibility, visual standards, and modernization based on the City's Comprehensive Plan and stakeholder input.

Discussion focused on several key UDC topics, including proposed regulations for Accessory Dwelling Units (ADUs), landscaping and buffering standards, parking requirements, and plat review procedures. Ms. Chavez explained that the proposed UDC creates a dedicated regulatory framework for ADUs in certain residential and agricultural zoning districts, establishes size and placement requirements, and includes owner-occupancy standards to maintain neighborhood character. Additional landscaping and buffering requirements were also reviewed, including enhanced tree preservation, screening, fencing, and buffer standards between zoning districts. Parking standards for industrial and warehouse uses were discussed, with the proposed UDC simplifying current layered calculations into standardized parking ratios.

Commission members and staff discussed concerns regarding rezoning requests from R-1 to R-2 districts, particularly in predominantly single-family residential neighborhoods. Members expressed the need for clearer density guidelines and standards to assist with future rezoning decisions and to provide applicants with better directions early in the process. Additional discussion included manufactured homes and tiny homes in agricultural districts, detention center occupancy limitations, data center requirements, and ensuring recent ordinance changes are incorporated into the final UDC draft. Commissioners also requested that public outreach materials include deadlines for public comments and improvements to the online access link to encourage greater community participation.

11. **Planning and Zoning Commissioners Report.**

**Nothing to report**

**12. Planning and Zoning Department Report.**

Ms. Lorraine Quimiro shared information regarding ongoing public outreach initiatives related to regional planning and transportation projects. Commissioners were informed that El Paso County Precinct No. 3 is seeking community feedback for a public art project along the Mission Trail, which will include three art installations located at the three missions. The project is part of broader economic development initiatives intended to enhance awareness and promotion of the Mission Trail corridor. Information regarding the public survey and QR code link was displayed for attendees.

Additional information was presented regarding public input opportunities hosted by the Metropolitan Planning Organization (MPO). Staff explained that the MPO is currently gathering comments on several regional transportation planning documents, including the Metropolitan Transportation Plan (MTP), Transportation Improvement Program (TIP), and the Texas-Mexico Border Transportation Plan. Commissioners were encouraged to participate in upcoming public meetings, including a meeting scheduled at the Rio Vista Center, and to help share the information with the public to encourage community participation and feedback on future regional transportation projects and funding priorities.

**13. Adjournment**

A motion was made by David Estrada and seconded by Isidro Torres, *to adjourn at 7:43PM.*

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

Nays:

Abstain:

Absent: Andrew Arroyos

---

Andrew Arroyos, Chairman

---

Date Minutes Were Approved

---

Myrian Apodaca, Secretary

---

Date Minutes Were Approved



**CITY OF SOCORRO  
PLANNING & ZONING COMMISSION  
MEETING DATE: MAY 19, 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 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.**

**NAME:** 11159 Alameda Ave. Rezoning

**PROPERTY ADDRESS:** 11159 Alameda Ave.

**PROPERTY LEGAL DESCRIPTION:** Tract 15-E, Block 10, Socorro Grant.

**PROPERTY OWNER:** Raul Rodriguez

**REPRESENTATIVE:** CIRE3 Architects

**PROPERTY AREA:** 1.259 Acres

**CURRENT ZONING:** M-1 (Light Industrial)

**CURRENT LAND USE:** Light Industrial

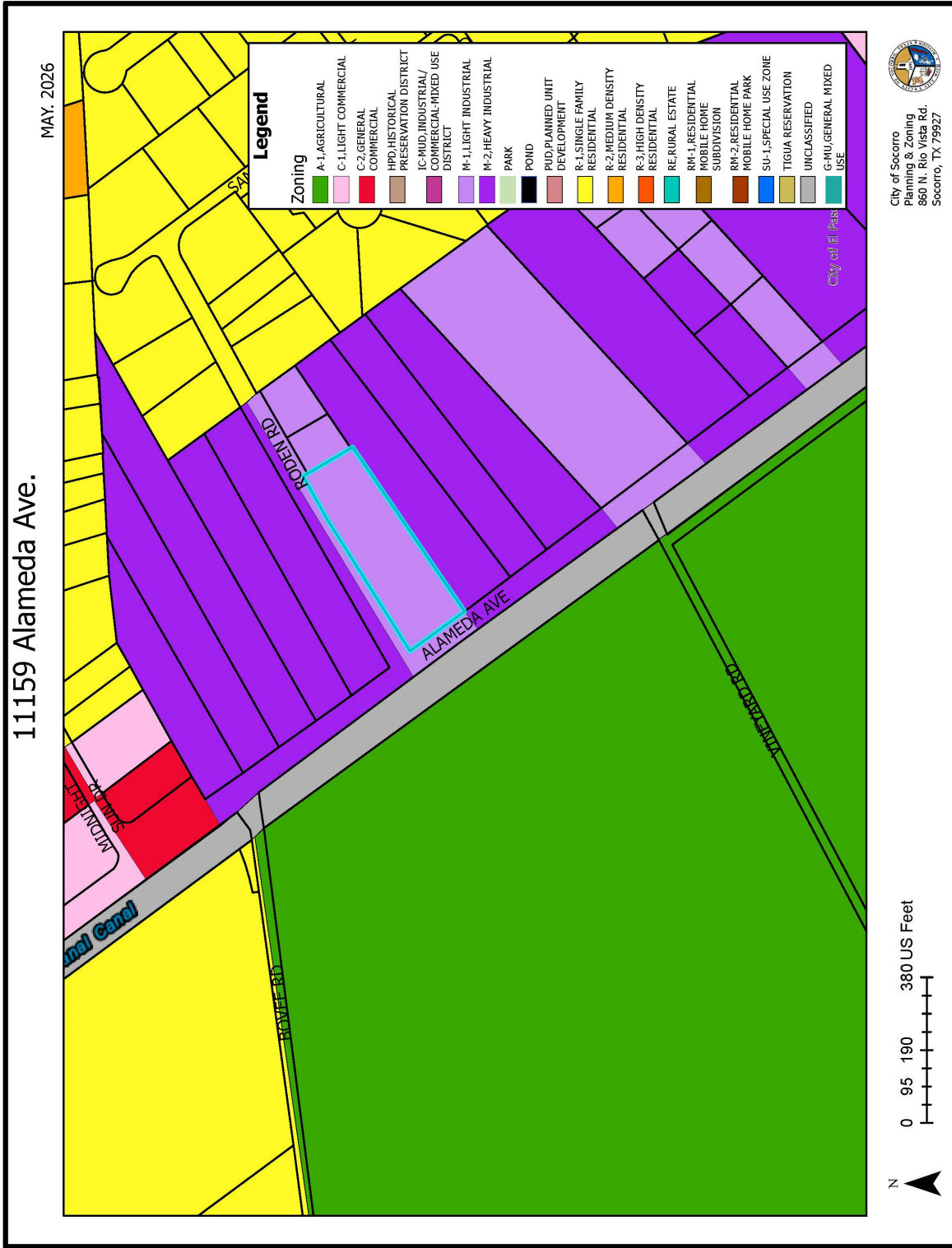
**FUTURE LAND USE MAP:** Neighborhood Commercial (NC)

**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 M-1 (Light Industrial) to GMU (General Mixed Use) to allow for Commercial and Residential development.

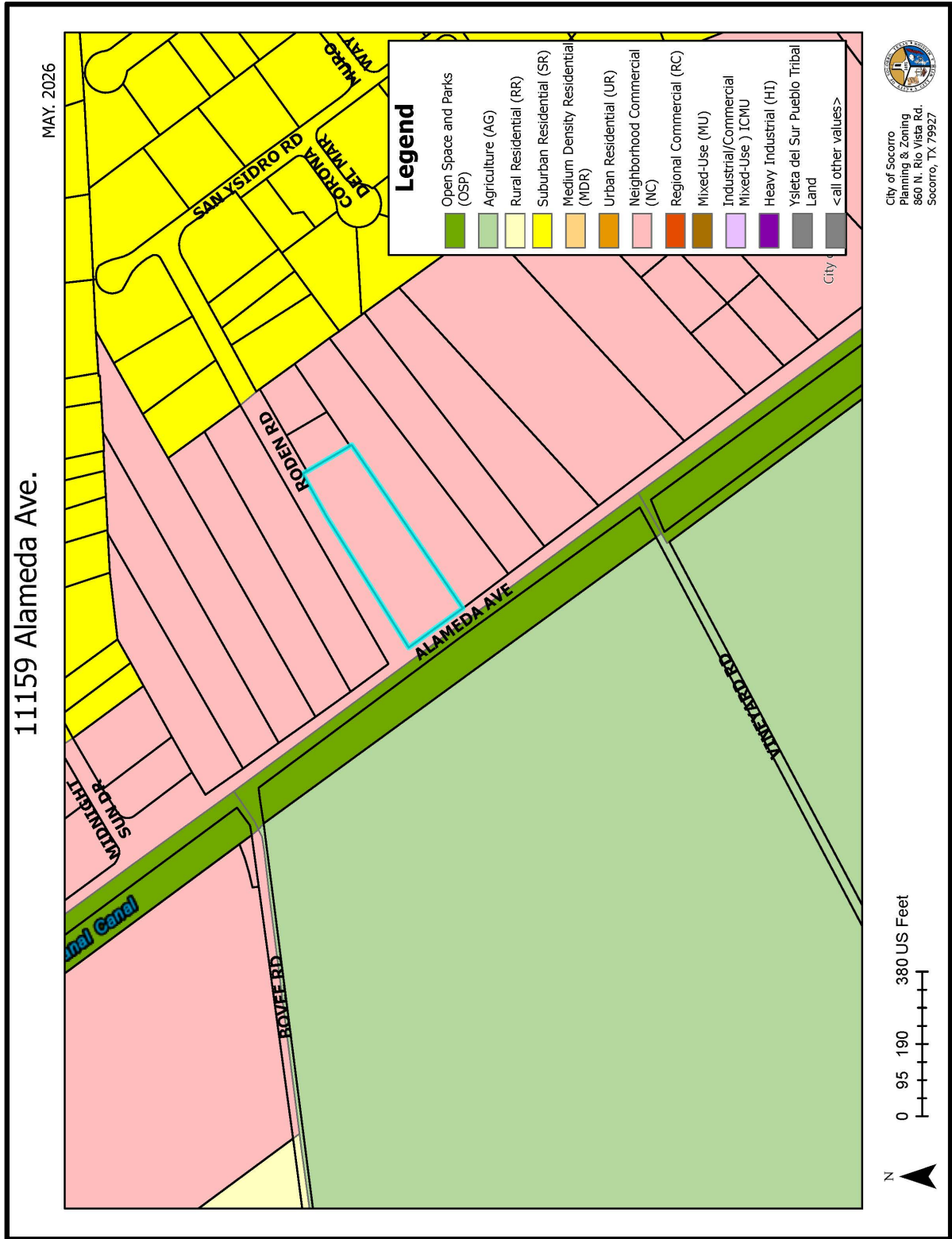
**STAFF RECOMMENDATION:** Staff recommends **APPROVAL** of the rezoning request.

# ZONING MAP



# FUTURE LAND USE MAP

## SOCORRO 2040 COMPREHENSIVE PLAN



# AERIAL IMAGE



# SITE PICTURES

View of the property frontage as seen from Alameda Ave.

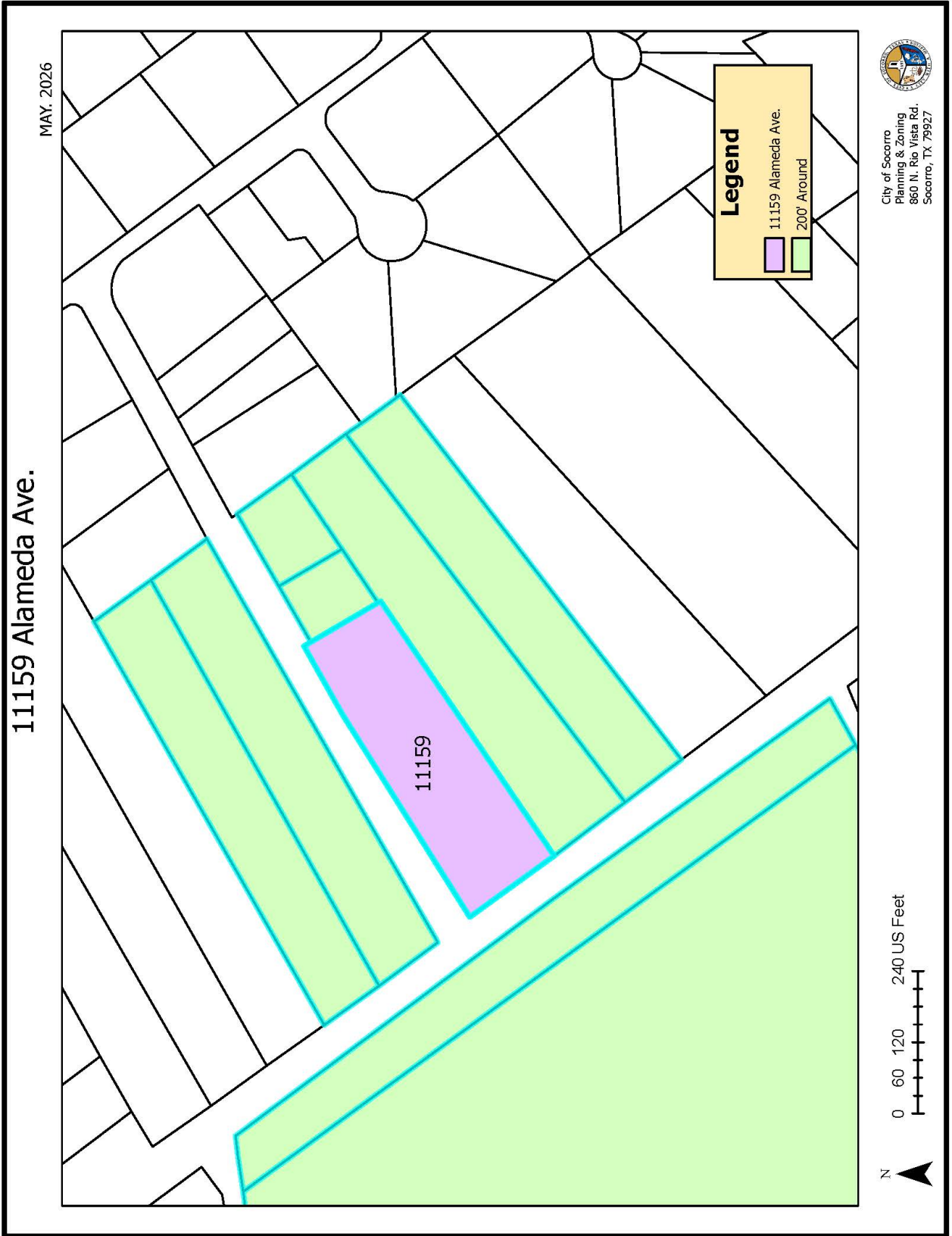


View of the property along Roden Rd., looking toward Alameda Ave.

View of the rear portion of the property along Roden 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 29, 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 19, 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 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.

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 19, 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 at 915-872-8531 the day of the scheduled meeting 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

29 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 19 de mayo 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 del Tracto 15-E, Bloque 10, Concesión Socorro, ubicado en 11159 Alameda Ave., Ciudad de Socorro, Condado de El Paso, Texas, de M-1 (Industrial Ligero) 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 19 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 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,

*Myrian Apodaca*

Secretaria de la Comisión de Planeación y Zonificación

# MASTER ZONING PLAN REPORT

(PAGE 1 OF 3)

April 27, 2026

City of Socorro  
Planning and Zoning Department  
Socorro, TX

**Re: Mixed-Use Zoning Plan (MZIP) Narrative Report**

Project Address: 11159 Alameda Avenue, Socorro, TX

Proposed Zoning: General Mixed Use (GMU)

Existing Zoning: Light Industrial (M-1)

Dear Planning and Zoning Staff,

On behalf of the project team, we respectfully submit this Mixed-Use Zoning Plan (MZIP) narrative report in support of the proposed rezoning of the subject property located at 11159 Alameda Avenue from Light Industrial (M-1) to General Mixed Use (GMU). This report is provided in accordance with the City of Socorro Municode requirements and outlines the purpose, characteristics, components, and timing of the proposed development, as well as its relationship to applicable design principles.

**1. Purpose of the Development**

The purpose of the proposed rezoning is to facilitate the transition of the subject property from a light industrial use to a mixed-use development that better aligns with the evolving character of the Alameda Avenue corridor. The proposed General Mixed Use (GMU) designation will allow for a complementary mix of residential and office uses, promoting efficient land use, expanded housing opportunities, and localized economic activity.

This development supports the City's broader planning goals by encouraging compatible land uses, enhancing the built environment, and contributing to a more pedestrian-oriented and community-focused corridor.

**2. Characteristics of the Development**

The proposed development consists of a small-scale mixed-use project that integrates residential and office uses within a cohesive site plan. The development includes:

- A 12-unit multi-family apartment building
- A 3,675 square foot office building
- An existing structure (approximately 1,516 square feet) to remain
- On-site parking areas totaling approximately 43 spaces
- Internal circulation and landscaped areas
- A designated future stormwater pond area



CIRE<sup>3</sup>  
ARCHITECTS

915.225.0635

2601 E. Yandell Dr, Suite 100 El Paso, TX 79903

www.CIRE3.com

# MASTER ZONING PLAN REPORT

(PAGE 2 OF 3)

The overall design promotes compatibility between uses while maintaining efficient site circulation and accessibility.

### 3. Components and Mix of Land Uses

#### Residential Component (Multi-Family)

The residential portion consists of a 12-unit apartment building designed to provide quality housing options. The unit mix includes:

- Two-bedroom, two-bath units (approximately 1,115 square feet)
- Three-bedroom, two-bath units (approximately 1,374 square feet)

Units are organized to maximize livability, access, and functional space for residents.

#### Office Component

The office building, totaling approximately 3,675 square feet, is intended to accommodate professional and administrative uses that serve both the development and the surrounding community. Its location on the site provides visibility and convenient access from Alameda Avenue.

#### Supporting Site Elements

The development includes supporting infrastructure such as:

- Surface parking and drive aisles
- Pedestrian access routes
- Landscaping and open space areas
- Stormwater management infrastructure

These elements are designed to ensure the safe, efficient, and attractive operation of the site.

### 4. Timing of Development

The project is anticipated to be developed in a single phase, including site preparation, infrastructure installation, and construction of both the residential and office components. Minor sequencing adjustments may occur based on construction logistics; however, the development is intended to function as a unified project upon completion.

### 5. Relationship to General Design Principles

The proposed development is consistent with the general design principles of the City of Socorro's zoning regulations:

- Compatibility: Provides a transition from industrial to mixed-use development
- Integration: Combines residential and office uses to support a live-work environment
- Circulation: Incorporates organized vehicular and pedestrian circulation systems
- Scale: Maintains an appropriate scale relative to surrounding development
- Infrastructure: Includes stormwater management and efficient utility integration

### 6. Detailed Description of Land Uses and Permissible Uses

#### Multi-Family Residential Use

The residential component will function as a multi-family apartment development.

# MASTER ZONING PLAN REPORT

(PAGE 3 OF 3)

Permissible uses include:

- Multi-family dwellings
- Residential amenities and accessory uses

Office / Commercial Use

The office building is intended for professional and service-oriented uses.

Permissible uses include:

- Professional offices (medical, legal, administrative)
- Business and service establishments
- Limited retail or personal service uses, as allowed under GMU

Accessory Uses

Supporting uses necessary for the operation of the site include:

- Parking facilities
- Landscaping and open space
- Utility and service areas
- Stormwater management features

## 7. Summary

The proposed rezoning and development represent a thoughtful transition from light industrial use to a balanced mixed-use environment. By integrating residential and office components, the project promotes land use diversity, economic vitality, and compatibility with surrounding properties.

We respectfully request consideration and approval of the proposed rezoning to General Mixed Use (GMU).

Respectfully submitted,



**Eric Perea, AIA**  
Vice President, CIRE3 Architects  
[eric@cire3.com](mailto:eric@cire3.com)



# DEVELOPMENT RENDERING



ORSHAN ARCHITECTS  
3801 E. WARELLE DR.  
EL PASO, TX 79903  
915.226.0815



APARTMENTS  
11159 ALAMEDA AVE.  
SOCORRO, TX, 79927



**CITY OF SOCORRO  
PLANNING & ZONING COMMISSION  
MEETING DATE: MAY 19, 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 16, BLOCK 13, FLOR DEL RIO, LOCATED AT 11820 FLOR DEL SOL AVE., CITY OF SOCORRO, EL PASO COUNTY, TEXAS, FROM R-1 (SINGLE FAMILY RESIDENTIAL) TO R-2 (MEDIUM DENSITY RESIDENTIAL), TO ALLOW FOR A DUPLEX.**

**NAME:** 11820 Flor Del Sol Ave. Rezoning

**PROPERTY ADDRESS:** 11820 Flor Del Sol Ave.

**PROPERTY LEGAL DESCRIPTION:** Lot 16, Block 13, Flor Del Rio

**PROPERTY OWNER:** Sergio Anguiano

**REPRESENTATIVE:** Sergio Anguiano / Fango Homes LLC

**PROPERTY AREA:** 22,450.82 Sq Ft. (0.5154 Acres)

**CURRENT ZONING:** R1 (Residential)

**CURRENT LAND USE:** Vacant

**FUTURE LAND USE MAP:** Suburban Residential

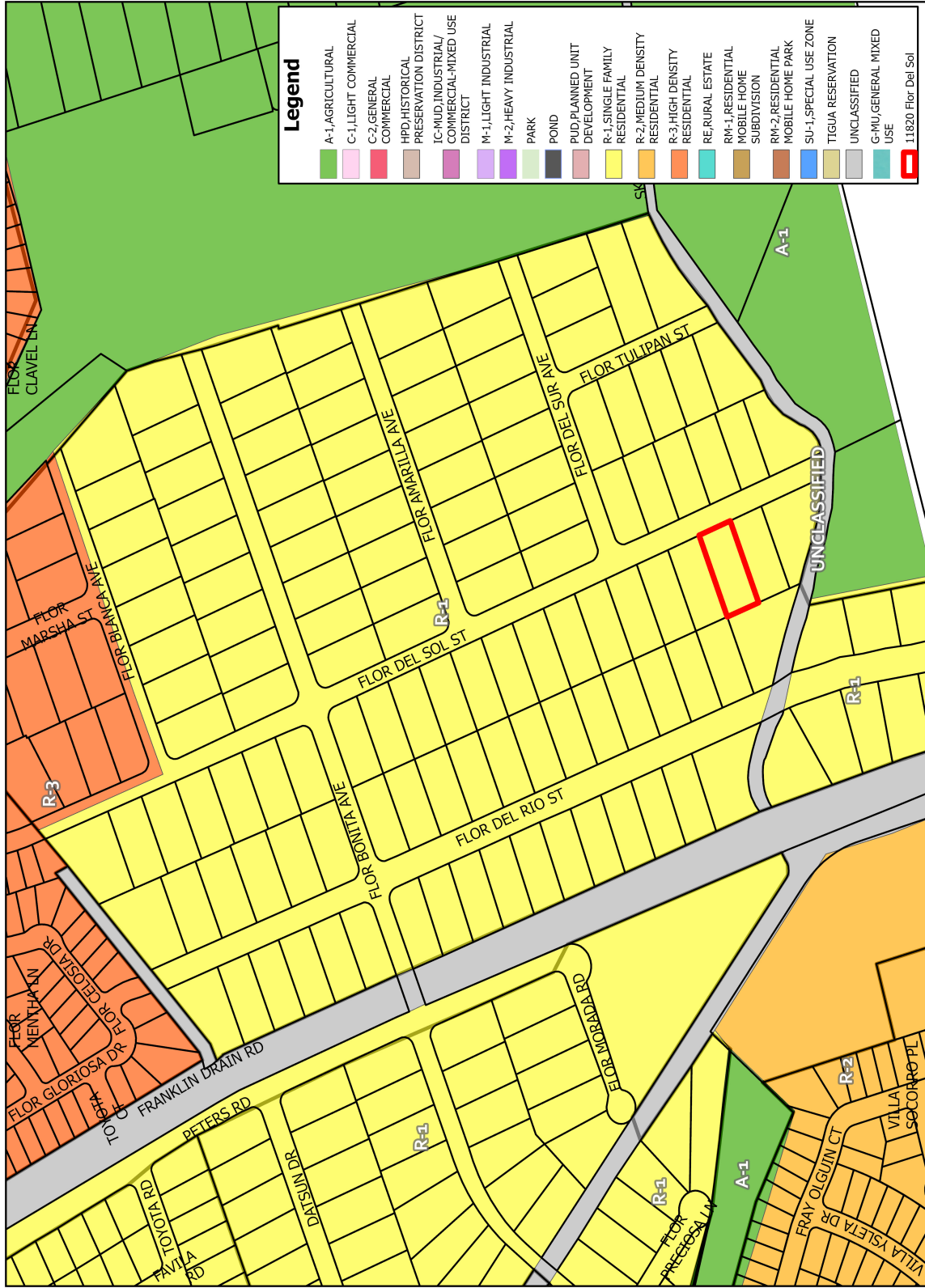
**FLOOD MAP:** According to the Flood Insurance Rate Maps, The referenced Property Lies Within Zone X ( Community Panel # 480212 0300-B/ FEMA, September 4, 1991.

**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 a Duplex.

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

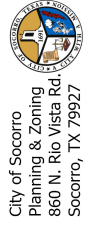
# ZONING MAP

## 11820 Flor Del Sol



**Legend**

[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
[Black]	PARK
[Dark Grey]	POND
[Light Grey]	PUD, PLANNED UNIT DEVELOPMENT
[Yellow]	R-1, SINGLE FAMILY RESIDENTIAL
[Orange]	R-2, MEDIUM DENSITY RESIDENTIAL
[Light Orange]	R-3, HIGH DENSITY RESIDENTIAL
[Light Green]	RE, RURAL ESTATE
[Light Blue]	RM-1, RESIDENTIAL MOBILE HOME SUBDIVISION
[Dark Blue]	RM-2, RESIDENTIAL MOBILE HOME PARK
[Light Blue-Gray]	SU-1, SPECIAL USE ZONE
[Light Green-Gray]	TIGUA RESERVATION
[Light Grey]	UNCLASSIFIED
[Light Green]	G-MU, GENERAL MIXED USE
[Red]	11820 Flor Del Sol

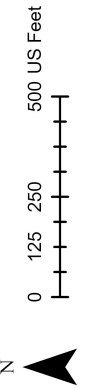
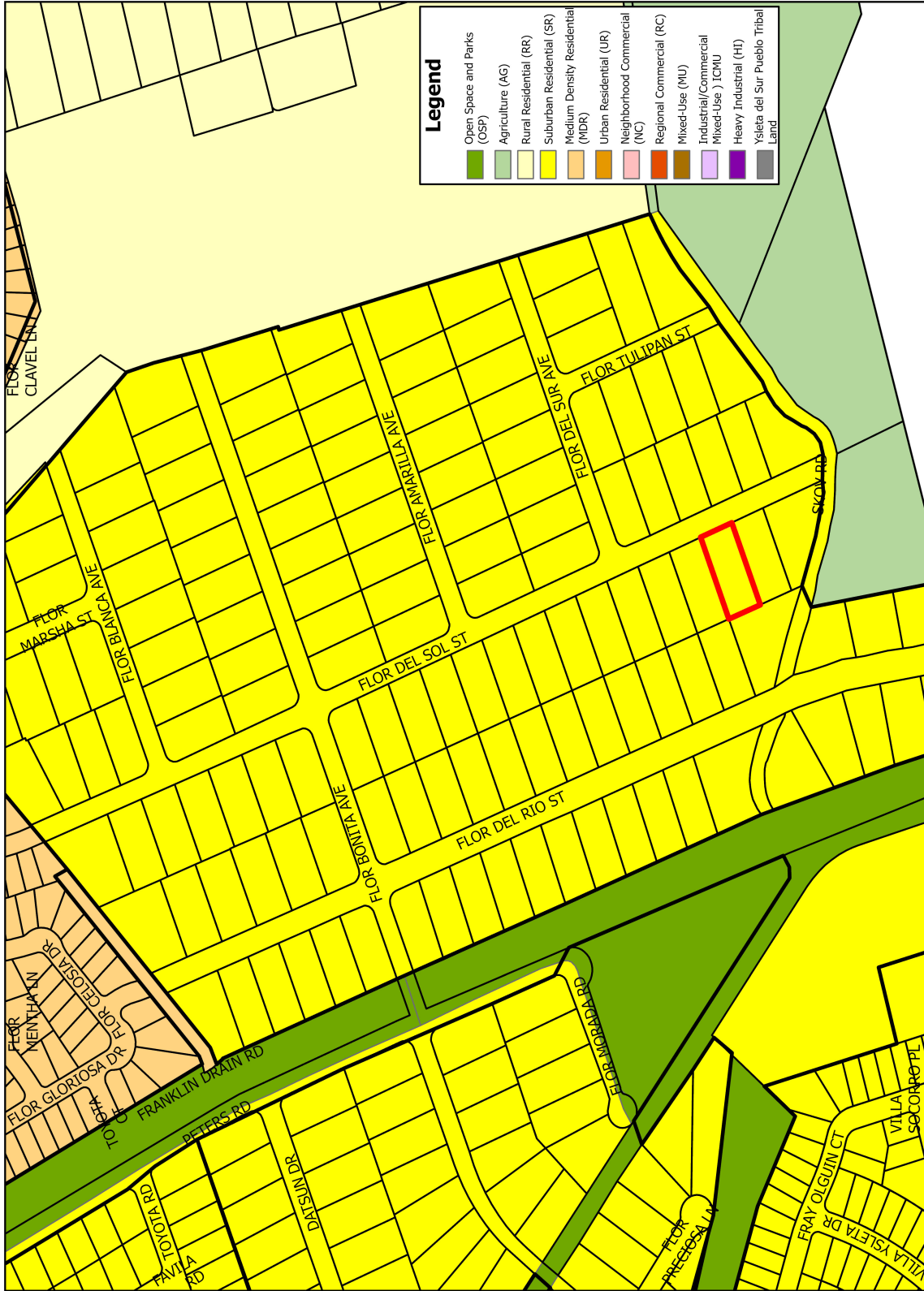


# 2040 FUTURE LAND USE MAP



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

11820 Flor Del Sol



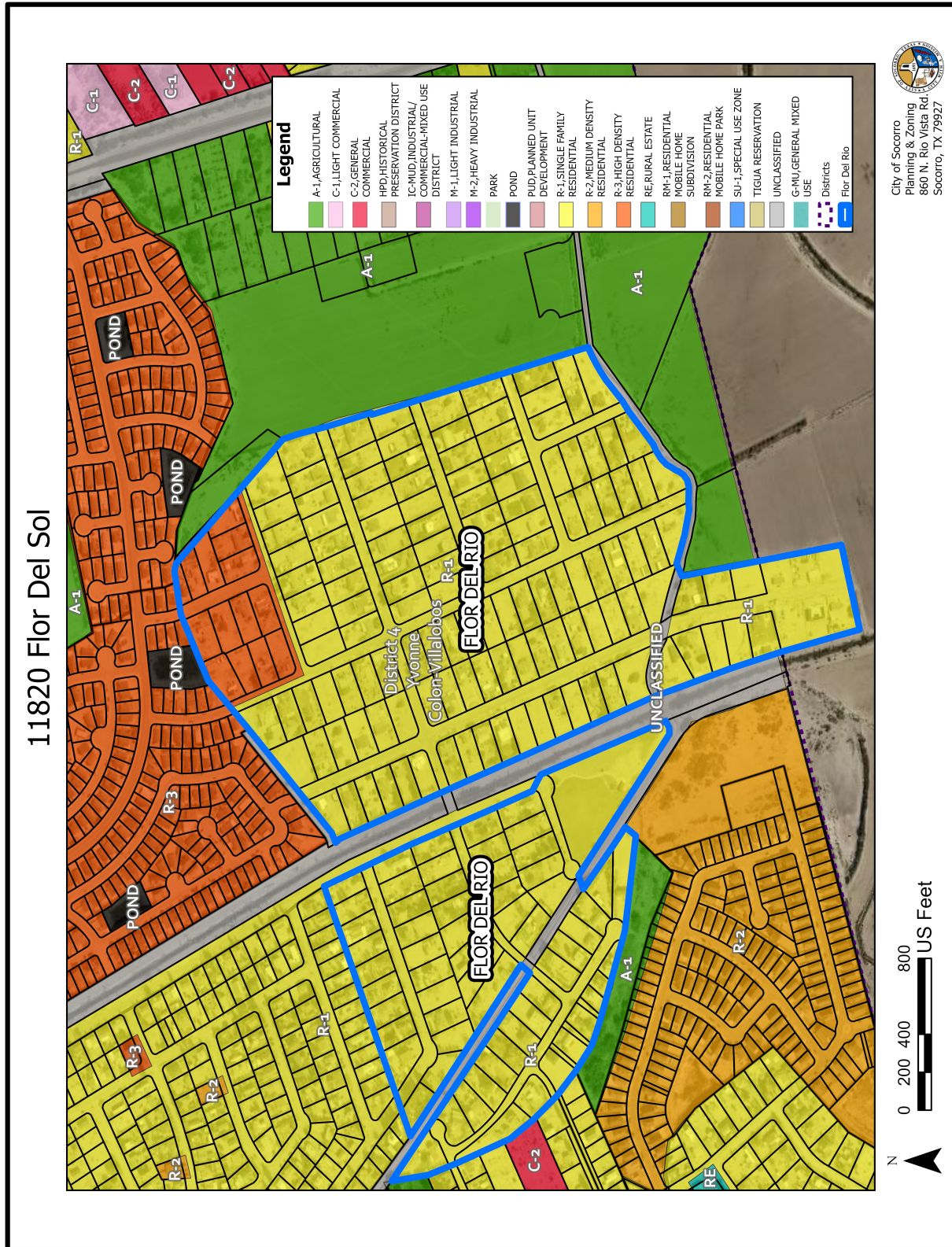
# SUBDIVISION MAP

**NAME:** Flor Del Rio

**PLAT RECORDED:** October 1997

**RESIDENTIAL LOTS: R-1: 196 R-3: 14**

**TOTAL: 210**





# SITE PICTURES



# 200' AROUND MAP



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

# 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 29, 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 19, 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 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 the construction of a duplex.

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 19, 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 at 915-872-8531 the day of the scheduled meeting 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

29 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 19 de mayo 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 propuesta de enmienda al Plan Maestro de la Ciudad de Socorro y cambio de zonificación del Lote 16, Bloque 13, Flor Del Río, ubicado en 11820 Flor Del Sol, Ciudad de Socorro, Condado de El Paso, Texas, de R-1 (Residencial Unifamiliar) a R-2 (Residencial de Densidad Media), para permitir la construcción de un dúplex.

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 19 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 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.**

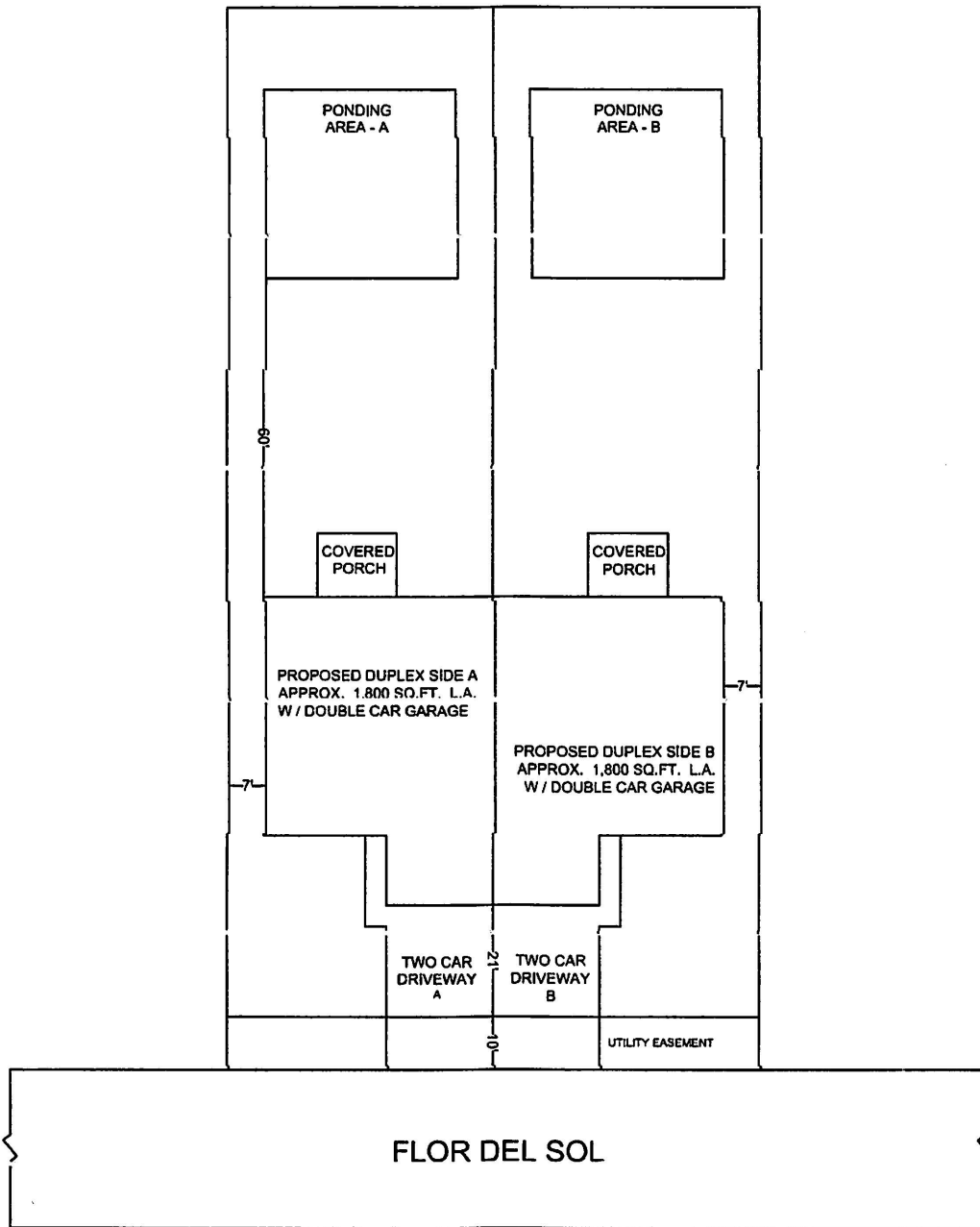
Atentamente,

*Myrian Apodaca*

Secretaria de la Comisión de Planeación y Zonificación

# CONCEPTUAL PLAN

## PROPOSED DUPLEX BUILD 11820 FLOR DE SOL AVE



ADDRESS: 11820 FLOR DE SOL AVE.

LEGAL DESCRIPTION:  
LOT 16, BLK 13  
FLOR DEL RIO  
SOCORRO, TX 79927

NORTH





**CITY OF SOCORRO  
PLANNING & ZONING COMMISSION  
MEETING DATE: MAY 19, 2026**

**PRELIMINARY PLAT APPLICATION  
STAFF REPORT**

**SUBJECT: REQUEST IS FOR APPROVAL OF A PRELIMINARY PLAT FOR BAUMAN COMMERCIAL CENTER, BEING ALL OF TRACTS 9, 10A, 11A, AND 12A1, BLOCK 2, SOCORRO GRANT, LOCATED AT NORTH LOOP DR. AND BAUMAN RD., CITY OF SOCORRO, EL PASO COUNTY, TEXAS.**

**NAME:** Bauman Commercial Center

**PROPERTY ADDRESS:** North Loop Dr & Bauman Rd.

**PROPERTY LEGAL DESCRIPTION:** Being all of Tracts 9, 10A, 11A, and 12A1, Block 2, Socorro Grant

**PROPERTY OWNER:** Clint Land Holding II Co., LLC

**REPRESENTATIVE:** Jorge Azcarate/ CEA Group

**PROPERTY AREA:** 45.113 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 Preliminary Plat for Bauman Commercial Center.

**STAFF RECOMMENDATION:** Staff recommends **APPROVAL** of the Preliminary Plat for Bauman Commercial Center.

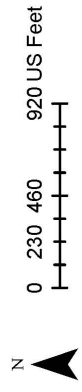
# ZONING MAP

All of Tracts 9, 10A, 11A, and 12A1, Block 2, Socorro Grant

MAY, 2026



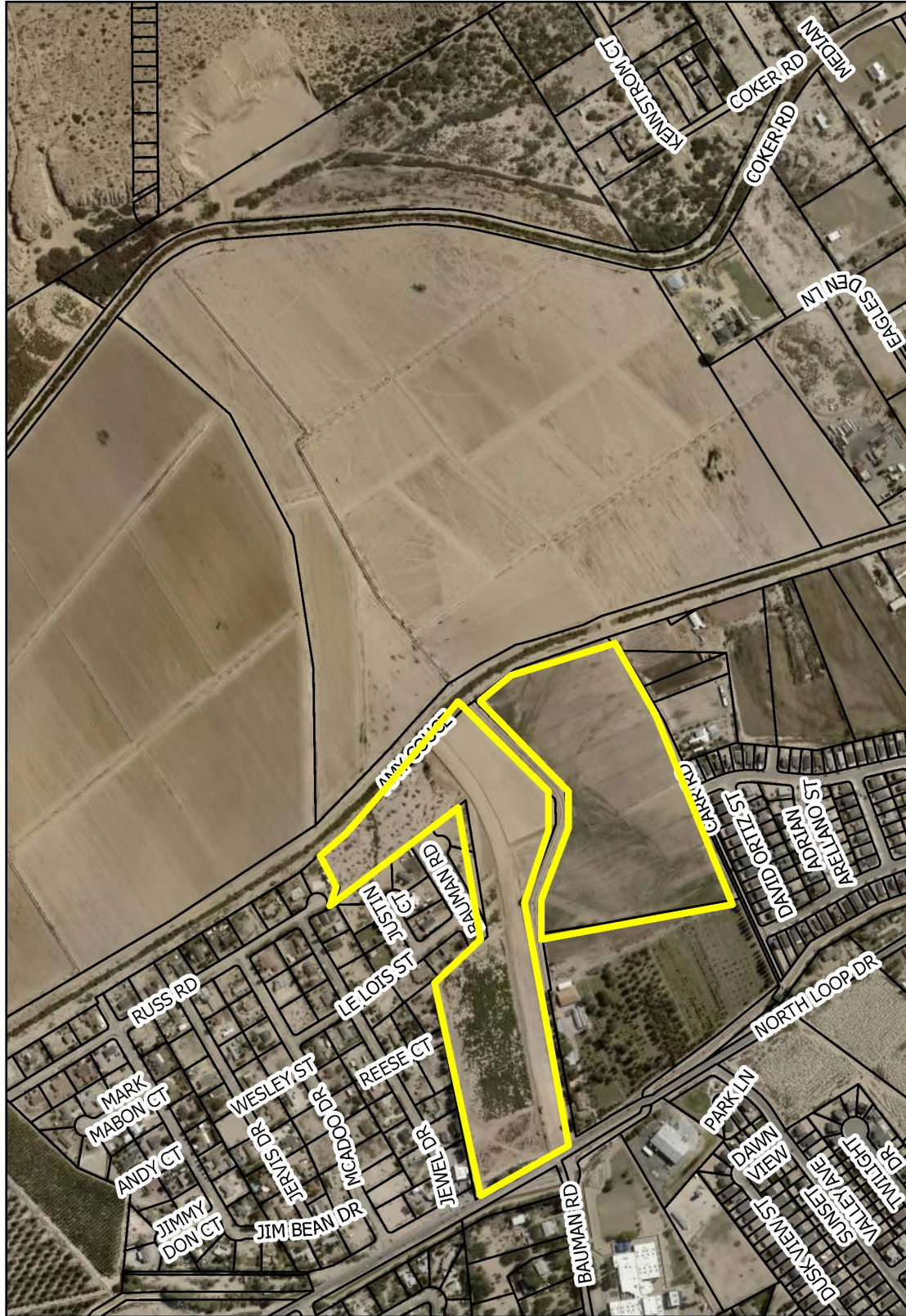
City of Socorro  
 Planning & Zoning  
 860 N. Rio Vista Rd.  
 Socorro, TX 79927



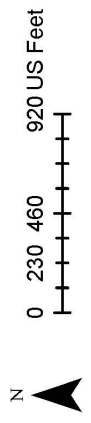
# AERIAL IMAGE

All of Tracts 9, 10A, 11A, and 12A1, Block 2, Socorro Grant

MAY, 2026



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



# SITE PICTURES

View of the property from North Loop Dr.



View of the property from the intersection of Bauman Rd. & North Loop Dr.



# PRELIMINARY PLAT

## BAUMAN COMMERCIAL CENTER

ALL OF TRACTS 9, 10A, 11A AND 12A1  
BLOCK 2, SOCORRO GRANT,  
EL PASO COUNTY, TEXAS  
AREA 45.11 ACRES ±

**LEGEND**

- COMMERCIAL BOUNDARY LINE
- STREET RIGHT OF WAY
- TOP OF CURB
- SIDEWALK
- PROPERTY LINE
- STREET CENTERLINE
- LOT UTILITY EASEMENT
- LOT AND BLOCK NUMBER
- PROPOSED INLET
- & STORM SEWER PIPE
- DRAINAGE FLOW
- HIGH POINT
- PROPOSED MONUMENT
- EXISTING MONUMENT
- EXISTING MAJOR CONTIGUAL LINES
- EXISTING MINOR CONTIGUAL LINES
- EXISTING ASPHALT PAVEMENT

**SCHOOL DISTRICT**  
EL PASO COUNTY, TEXAS  
15400 TEXAS ST. EL PASO, TX 79928

**BENCHMARK**  
BENCH MARK ON CONCRETE  
ELEVATION: 5000.00  
NAD 83

**FLOOD ZONE**  
FLOOD ZONE INFORMATION: LOT 1 OF THIS PLAT IS PART OF FLOOD ZONE X-100 OF EL PASO COUNTY, TEXAS. THE FLOOD ZONE IS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) NO. 58097C0010, DATED 08/11/2010, AND IS SHOWN AS A HAZARDOUS AREA.

**TOTAL LOTS**

LOTS	10
MON	+2
TOTAL	+12

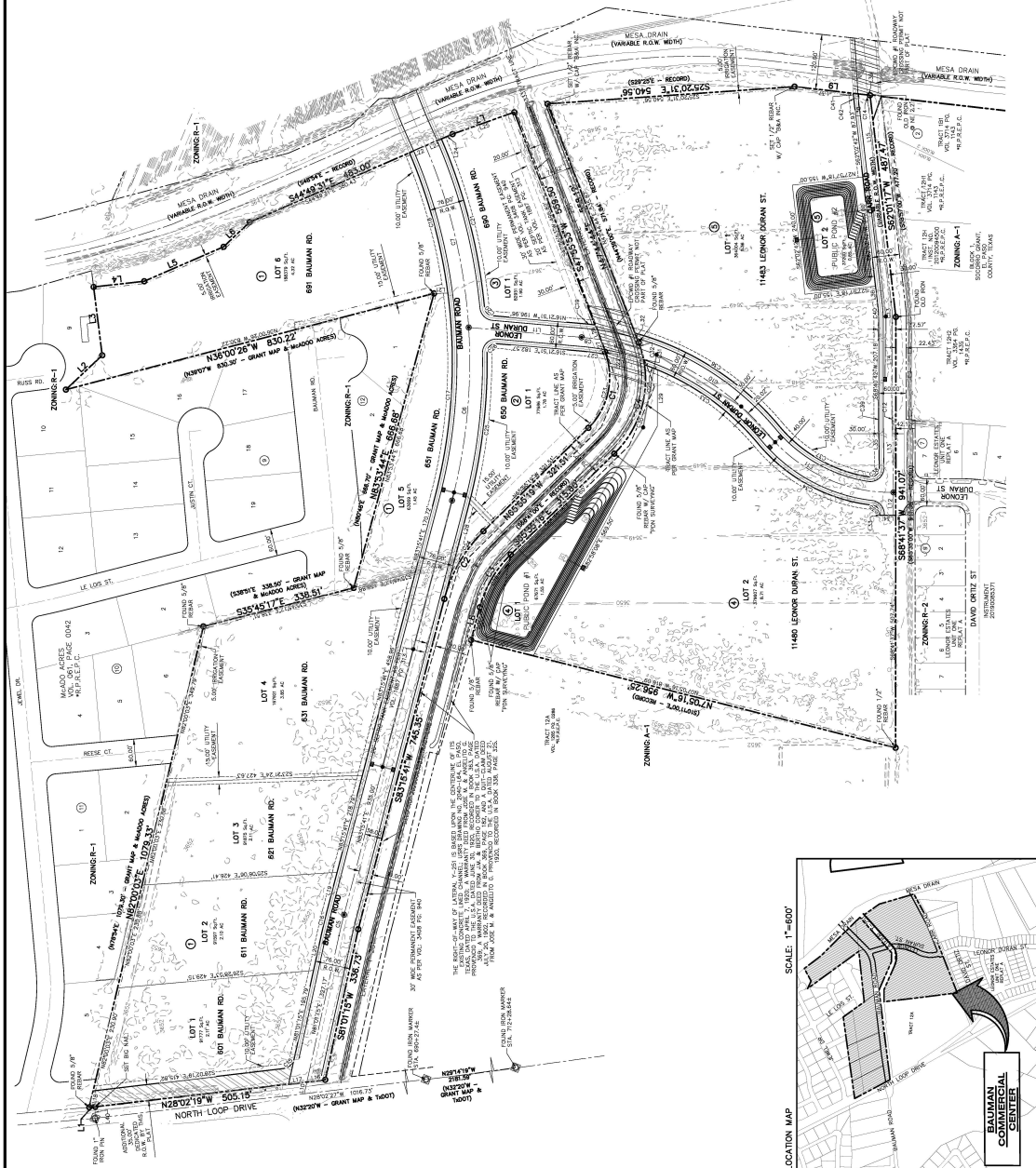
**OWNER**  
CLINT LAND HOLDINGS II, LLC  
15400 TEXAS ST. EL PASO, TX 79928  
CONTACT: ENRIQUE ESCOBAR

**ENGINEER**  
**caa**  
CARRASQUILLA ASSOCIATES  
15400 TEXAS ST. EL PASO, TX 79928  
CONTACT: JORGE L. AZCARATE, P.E.

**SURVEYOR**  
**Barragan & Associates**  
15400 TEXAS ST. EL PASO, TX 79928  
CONTACT: BENITO BARRAGAN, R.P.L.S.

**PRELIMINARY PLAT**  
GRAPHIC SCALE  
1" = 100.0'  
0 50 100 200  
1" IN FIELD = 100.0'

DATE OF PREPARATION: APRIL 2028



# DEVELOPMENT SCHEDULE

## BAUMAN COMMERCIAL

DATE	5/5/2026
SUBDIVISION:	BAUMAN COMMERCIAL CENTER
DEVELOPER:	
NO. OF LOTS:	12
NO. OF ACRES:	45.11 (+/-)

ITEM	STARTING DATE	COMPLETION DATE	NOTES
PRELIMINARY PLAT	3/1/2026	5/7/2026	
SIP	3/1/2026	4/30/2026	
APPROVAL OF SIP	5/5/2026	6/1/2026	
FNAL PLAT	5/11/2026	6/15/2026	
PLAT FILING	7/1/2026	7/15/2026	
GRADING	6/1/2026	7/31/2026	
CURB & GUTTER	7/31/2026	9/14/2026	
STORM DRAIN	11/13/2026	12/28/2026	
WATER & SEWER MAINS	9/14/2026	1/12/2027	
WATER SERVICES	1/12/2027	1/27/2027	
SEWER SERVICES	1/12/2027	1/27/2027	
ELECTRIC	1/27/2027	2/26/2027	
CABLE			
TELEPHONE			
GAS	2/26/2027	3/28/2027	
PAVING	3/28/2027	5/12/2027	
STREET LIGHTS			
MONUMENTS	5/12/2027	5/27/2027	
PROPERTY PINS			
CITY ACCEPTANCE			



**CITY OF SOCORRO  
PLANNING & ZONING COMMISSION  
MEETING DATE: MAY 19, 2026**

**PRELIMINARY PLAT APPLICATION  
STAFF REPORT**

**SUBJECT: REQUEST IS FOR APPROVAL OF A PRELIMINARY PLAT AND FINAL PLAT FOR ALAMEDA CENTER SUBDIVISION BEING TRACTS 22-C, 22-D, AND 22-D-1, BLOCK 8, SOCORRO GRANT, LOCATED AT 10201 AND 10211 ALAMEDA AVE., CITY OF SOCORRO, EL PASO COUNTY, TEXAS.**

**NAME:** Alameda Center Subdivision

**PROPERTY ADDRESS:** 10201 & 10211 Alameda Ave.

**PROPERTY LEGAL DESCRIPTION:** Tracts 22-C, 22-D and 22-D-1, Block 8, Socorro Grant.

**PROPERTY OWNER:** Alameda SB LLC

**REPRESENTATIVE:** TJ Karam/ Karam Development

**PROPERTY AREA:** 1 Acre

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

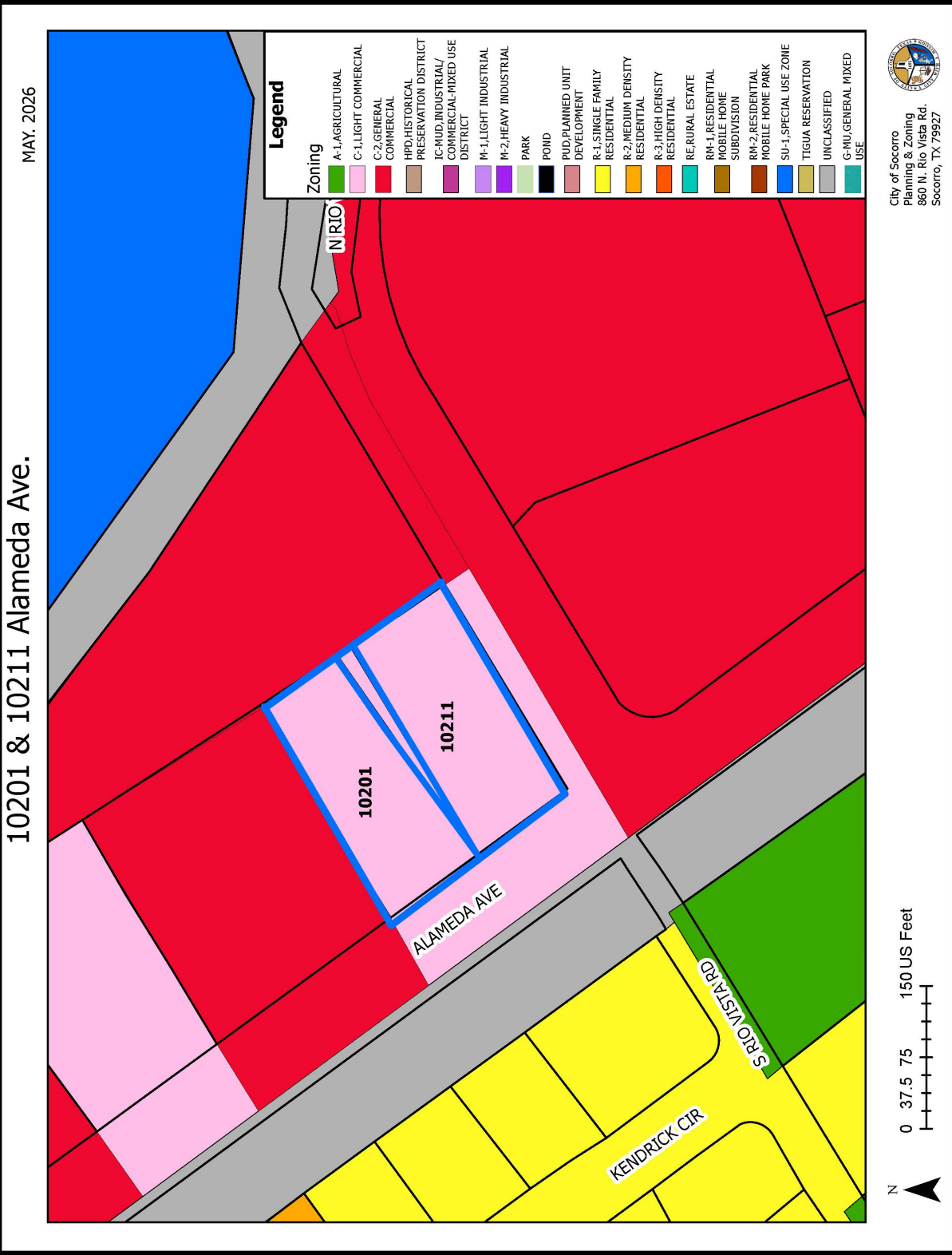
**CURRENT LAND USE:** Vacant

**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 Preliminary and Final Plat for Alameda Center Subdivision.

**STAFF RECOMMENDATION:** Staff recommends **APPROVAL** of the Preliminary Plat and Final Plat for Alameda Center Subdivision subject to the condition that all staff review comments are addressed prior to the recording of the Final Plat.

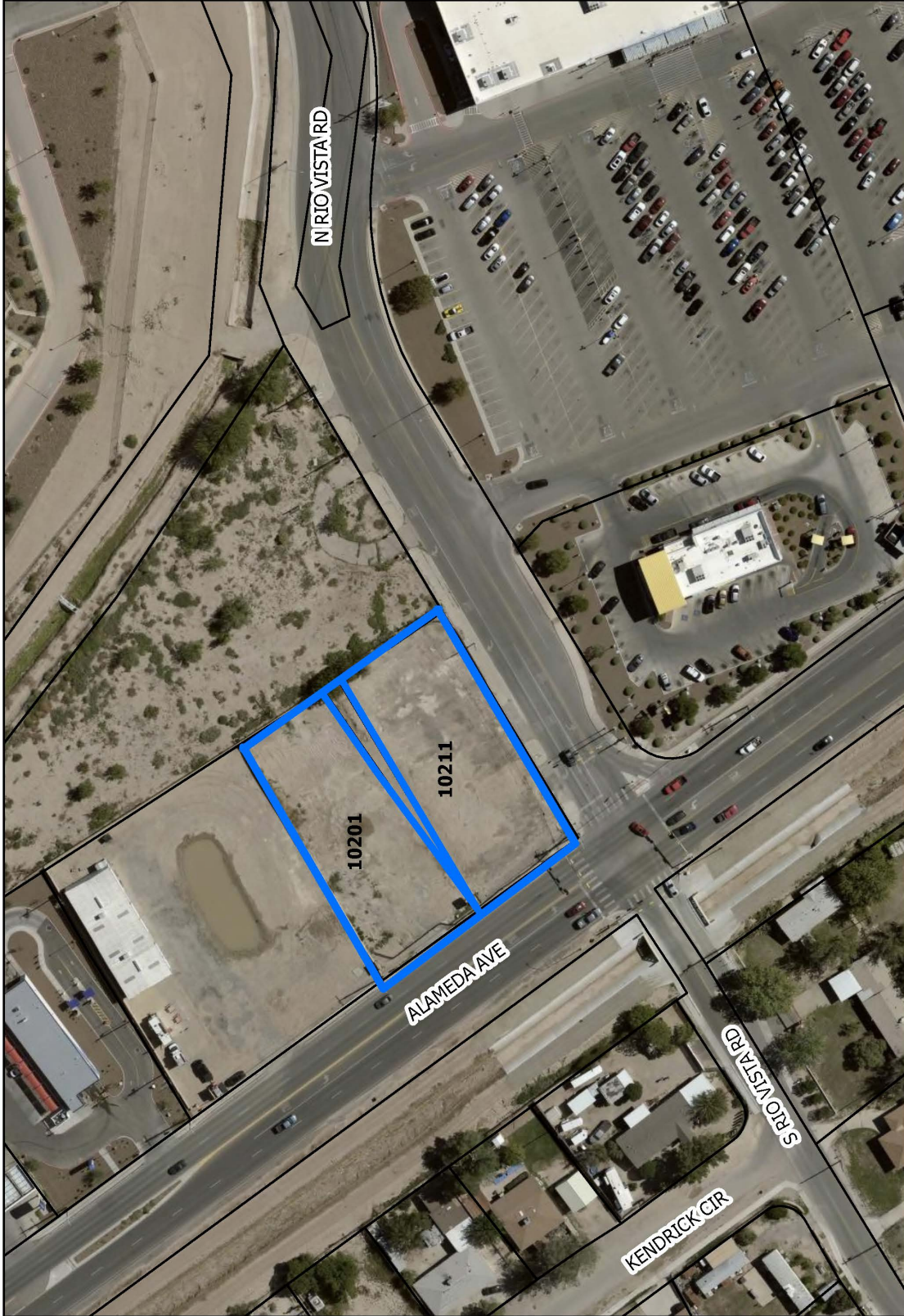
# ZONING MAP



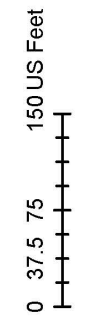
# AERIAL IMAGE

10201 & 10211 Alameda Ave.

MAY, 2026



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

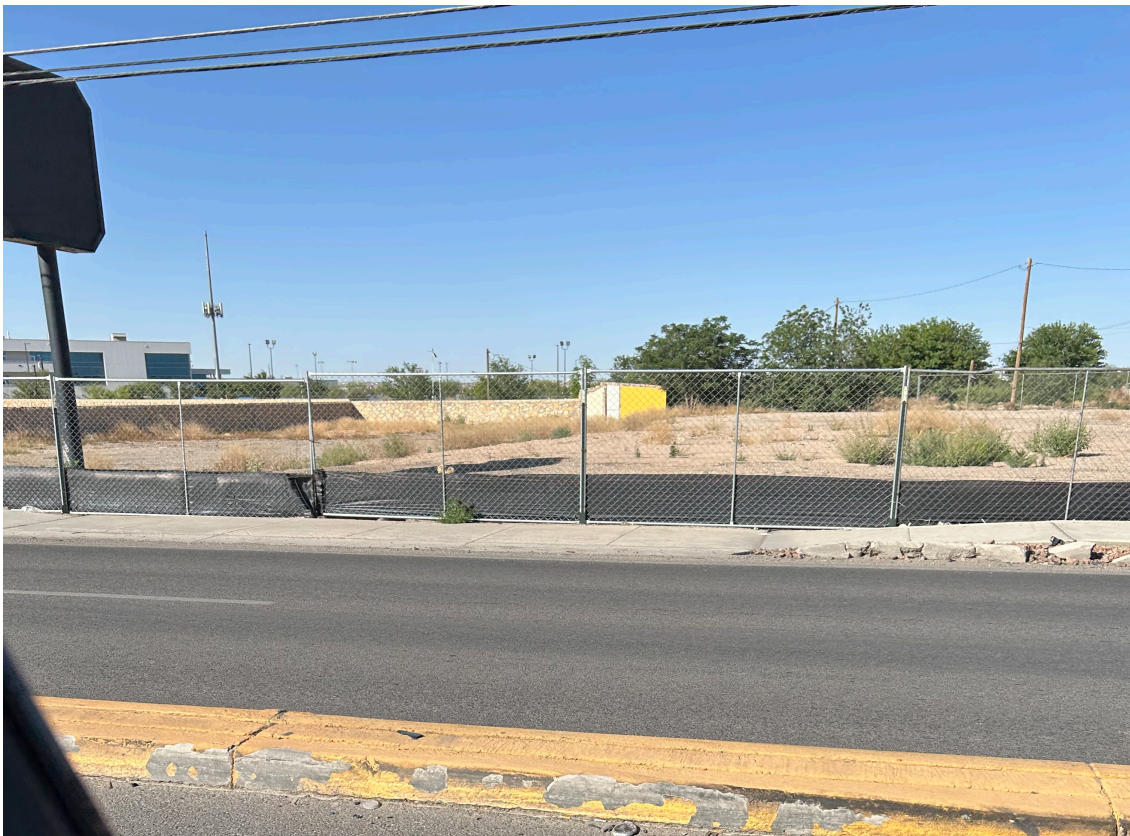


# SITE PICTURES

View of the property located at 10211 Alameda Ave., as seen from Alameda Ave.



View of the property located at 10201 Alameda Ave., as seen from Alameda Ave.



# DEVELOPMENT SCHEDULE

## KARAM DEVELOPMENT

Schedule of Development

10211 Alameda

City of Socorro

5.11.26

To whom it may concern:

The owners of the property located at 10211 and 10201 Alameda have a signed lease with a high-end coffee shop tenant and expect to break ground as soon as plans are approved by the City. This project is scheduled to be completed within 12 months from time permits are received. A more detailed construction schedule can be provided as it is developed.

Please let me know if you have any questions.

Thank you

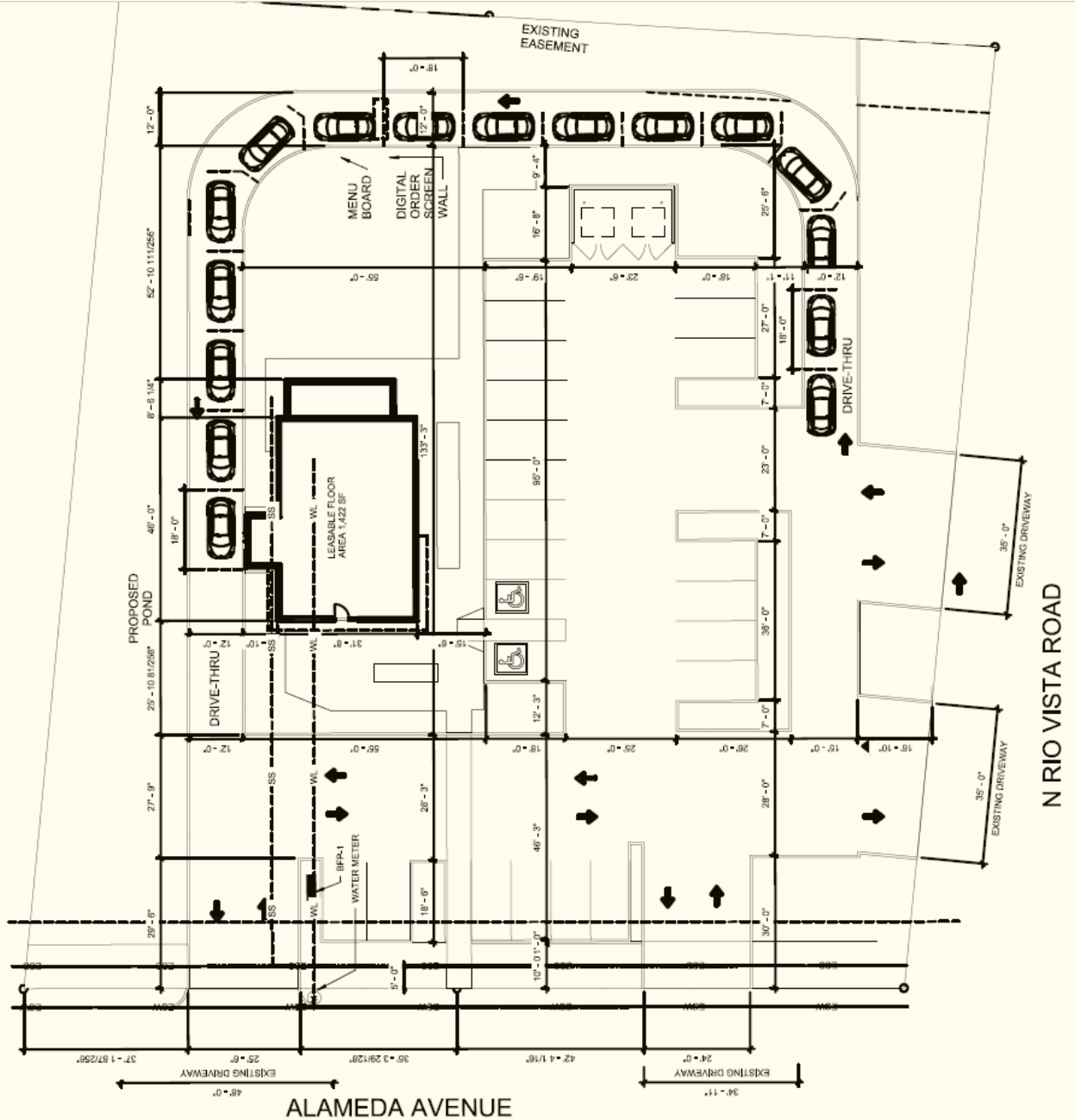


TJ Karam

Karam Development



# DEVELOPMENT PLAN

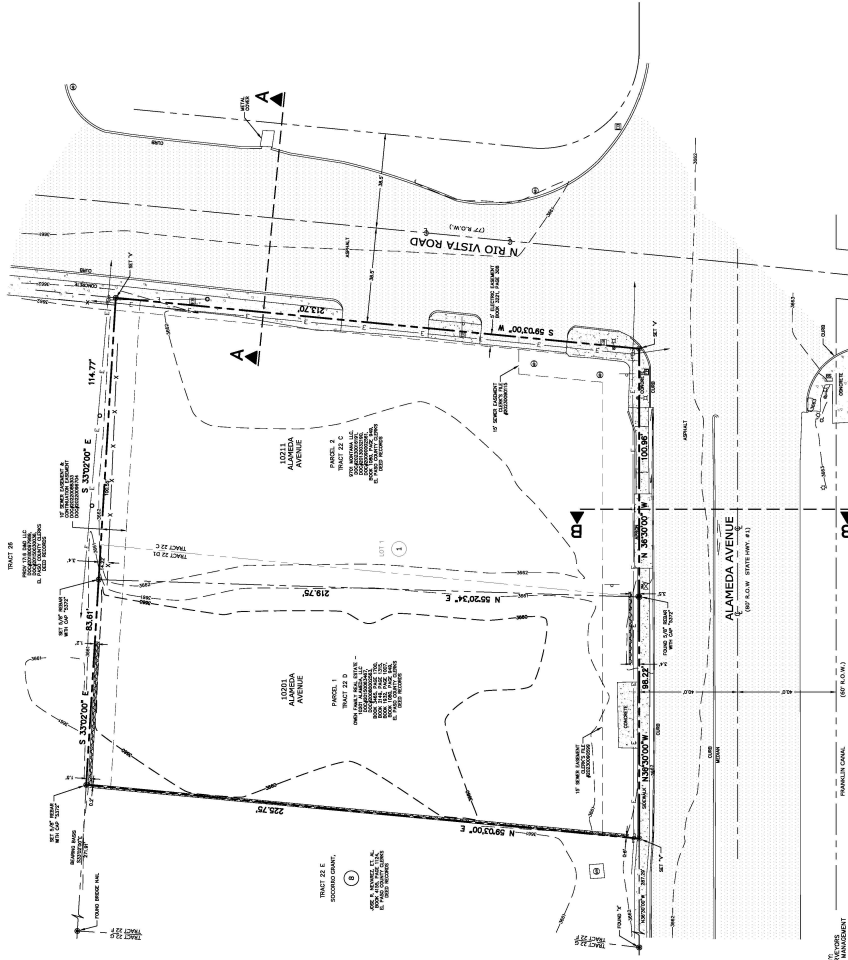


# PRELIMINARY PLAT

## SOCORRO ESTATES

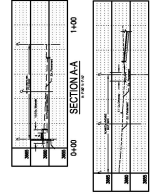
BEING TRACTS 22-C, 22-D AND 22-D-1, BLOCK 8,  
SOCORRO GRANT,  
CITY OF SOCORRO, EL PASO COUNTY, TEXAS,  
CONTAINING 43,360 SQ.FT. OR 1.0000 ACRES.

### PRELIMINARY



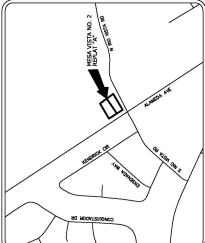
TOTAL NUMBER OF LOTS	1
SCHOOL DISTRICT	CONTRACER DISTRICT OF EL PASO COUNTY

- SURVEY NOTES**
- THE LOCATION OF ALL LOTS AND TRACTS SHOWN HEREON WAS DETERMINED BY MEASUREMENTS MADE BY THE SURVEYOR IN THE FIELD ON THE 15th DAY OF APRIL, 2009.
  - ALL DISTANCES WERE MEASURED BY ELECTRONIC DISTANCE MEASUREMENT (EDM) USING A SOKKIA TOTAL STATION.
  - ALL BEARINGS WERE MEASURED BY THE SURVEYOR IN THE FIELD.
  - ALL CORNERS WERE MARKED BY IRON PIPES SET IN CONCRETE.
  - ALL CORNERS WERE MEASURED BY THE SURVEYOR IN THE FIELD.
  - CONTRACER DISTRICT OF EL PASO COUNTY.



- EXISTING CONDITIONS FOR THIS SURVEYING WERE FIELD IN THE OFFICE OF THE COUNTY CLERK.
- NO RECORDS OF THIS SURVEYING WERE FOUND IN THE OFFICE OF THE COUNTY CLERK.
- NO RECORDS OF THIS SURVEYING WERE FOUND IN THE OFFICE OF THE COUNTY CLERK.
- NO RECORDS OF THIS SURVEYING WERE FOUND IN THE OFFICE OF THE COUNTY CLERK.
- NO RECORDS OF THIS SURVEYING WERE FOUND IN THE OFFICE OF THE COUNTY CLERK.
- NO RECORDS OF THIS SURVEYING WERE FOUND IN THE OFFICE OF THE COUNTY CLERK.
- NO RECORDS OF THIS SURVEYING WERE FOUND IN THE OFFICE OF THE COUNTY CLERK.

#### LOCATION MAP



PREPARED BY:  
PASO DEL NORTE SURVEYING INC.  
13208 BRADLEY ROAD, EL PASO, TEXAS 79938  
PHONE: (972) 241-0000  
FAX: (972) 241-0001

# FINAL PLAT

## SOCORRO ESTATES

BEING TRACTS 22-C, 22-D AND 22-D-1, BLOCK 8,  
SOCORRO GRANT,  
CITY OF SOCORRO, EL PASO COUNTY, TEXAS,  
CONTAINING: 43,569 SQ. FT. OR 1.0000 ACRES

**OWNER'S EDUCATION, CERTIFICATION AND ATTESTATION**  
Socorro Estates hereby certifies that the plat is a true and correct copy of the subdivision plat and contains any necessary utility easements.

I attest that the plat is a true and correct copy of the original plat and contains any necessary utility easements.

Witness my signature this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Representative of Socorro Estates LLC \_\_\_\_\_ DATE \_\_\_\_\_

**OWNER'S EDUCATION, CERTIFICATION AND ATTESTATION**  
I, \_\_\_\_\_, Representative of Socorro Estates LLC, do hereby certify that the plat is a true and correct copy of the original plat and contains any necessary utility easements.

I attest that the plat is a true and correct copy of the original plat and contains any necessary utility easements.

Witness my signature this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Representative of Socorro Estates LLC \_\_\_\_\_ DATE \_\_\_\_\_

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

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

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Public in and for El Paso County \_\_\_\_\_ My Commission Expires \_\_\_\_\_

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

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

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Public in and for El Paso County \_\_\_\_\_ My Commission Expires \_\_\_\_\_

**CITY OF SOCORRO PLANNING AND ZONING DEPARTMENT**  
This subdivision is hereby recommended for approval as to the platting and as to the compliance with the applicable zoning ordinance in accordance with Chapter 212 of the local government Code 202615 (0).

On this \_\_\_\_\_ day of \_\_\_\_\_, 2026 A.D.

Secretary \_\_\_\_\_

**CERTIFICATE OF PLAT APPROVAL**  
I, \_\_\_\_\_, County Clerk for the City of Socorro, do hereby certify that the plat is a true and correct copy of the original plat and contains any necessary utility easements.

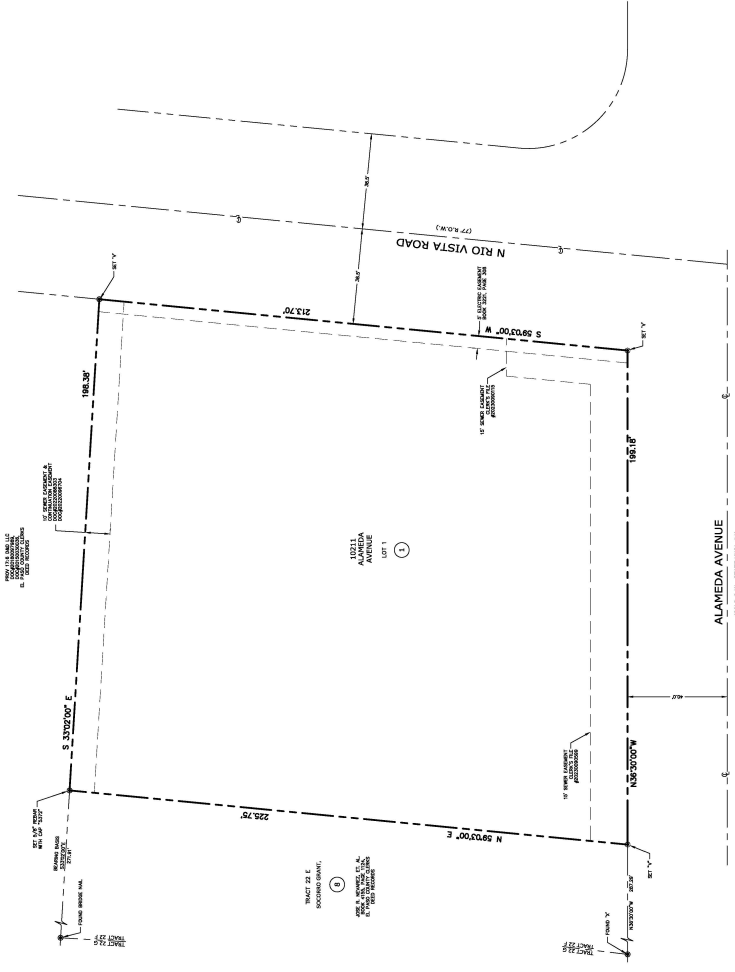
Witness my signature this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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

**FILING**  
Filed and recorded in the office of the County Clerk, El Paso County, Texas, on this \_\_\_\_\_ day of \_\_\_\_\_, 2026 A.D.

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

**PASO DEL NORTE SURVEYING, INC.**  
13998 BRADLEY ROAD, EL PASO, TEXAS 79938  
TEL: 972-261-7000 FAX: 972-261-7001



- NOTES:**
1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
  2. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
  3. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
  4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
  5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
  6. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.

**SURVEY NOTES**

1. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.

**TOTAL NUMBER OF LOTS**  
1

**SECTION, TOWNSHIP AND RANGE**  
SECTION 22, TOWNSHIP 12N, RANGE 10E

**COUNTY AND STATE**  
EL PASO COUNTY, TEXAS

**OWNER'S DECLARATION**  
I, \_\_\_\_\_, Owner of the above described property, do hereby declare that the above described property is not subject to any other liens, mortgages, or other encumbrances.

Signature: \_\_\_\_\_  
Date: \_\_\_\_\_

**ENGINEERING & CONSULTING, P.C.**  
13998 BRADLEY ROAD, EL PASO, TEXAS 79938  
TEL: 972-261-7000 FAX: 972-261-7001

**PLAT PREPARED BY:**  
PASO DEL NORTE SURVEYING, INC.  
13998 BRADLEY ROAD, EL PASO, TEXAS 79938  
TEL: 972-261-7000 FAX: 972-261-7001

**LOCATION MAP**  
A small map showing the location of the subdivision within the city of Socorro, Texas. The map highlights the subdivision area in red and shows surrounding streets and landmarks.

**THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUNDS OF MC ORLAND, INC. OF SOCORRO, TEXAS, AND IS SUBJECT TO THE TERMS AND CONDITIONS OF THE SUBDIVISION AGREEMENT AND COVENANTS, CONDITIONS AND RESTRICTIONS THEREON, ALL OF WHICH ARE HEREBY INCORPORATED BY REFERENCE INTO THIS PLAT.**

**NOT RECOMMENDED FOR REVIEW BY THE CITY OF SOCORRO**

John A. Dyer, P.E., Surveyor  
Registration No. 11357