

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 2ND OF JUNE 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 JUNE 2ND , 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 2, Block 1, Socorro Rehabilitation, located on S. Moon Rd., City of Socorro, El Paso County Texas, from C-2 (General Commercial) to R-1 (Single Family Residential), to allow for the construction of a residential dwelling.
- b) Approval of Meeting minutes of May 19, 2026.

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 Tracts 17-D and 17-D1, Block 27, Socorro Grant, located at 11660 Socorro Road Unit B, City of Socorro, El Paso County Texas, from R-1 (Single Family Residential) to C-1 (Light Commercial) to allow for Commercial (retail) development.
7. **Consider and Take Action** on the proposed amendment to the City of Socorro's Master Plan and rezoning of Tracts 17-D and 17-D1, Block 27, Socorro Grant, located at 11660 Socorro Road Unit B, City of Socorro, El Paso County Texas, from R-1 (Single Family Residential) to C-1 (Light Commercial) to allow for Commercial (retail) development.
8. **Consider and Take Action** on the proposed approval of a Preliminary and Final Plat for Garcia Estates being Tracts 4-D-2-B and 4-D-2-C, Block 3, Socorro Grant located at 10646 Horn Cir., City of Socorro, El Paso County, Texas, and a variance from Section 46-293, Area Requirements, Subsection (1), to allow a 0.85-acre lot instead of the required 1-acre minimum lot size within the A-1 (Agricultural) zoning district.
9. **Consider and Take Action** on the proposed approval of a Final 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.
10. **Planning and Zoning Commissioners Report.**
11. **Planning and Zoning Department Report.**
12. **Adjournment**

EXECUTIVE SESSION

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

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

Approved by: 

NOTICE TO PROPERTY OWNER

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

I, the undersigned authority, hereby certify that the above notice of the meeting of the Planning and Zoning Commission of 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 27th DAY OF MAY 2026.

By: Myrian Apodaca
Myrian Apodaca Planning and Zoning Secretary

DATE & TIME POSTED: 5/27/2026@ 4:00pm

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

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

Approved by: JA

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 19, 2026, 2026@ 5:30 P.M.

1. CALL TO ORDER.

The Chairman, Andrew Arroyos, called the meeting to order at 5:35 PM

2. ESTABLISHMENT OF QUORUM.

A quorum was established with 4 commissioners present.

Members Present:

Andrew Arroyos
David Estrada
Osvaldo Reza
Rafael Carillo

Members Absent

Yolanda Rodriguez
Isidro Torres

Staff Present:

- Lorraine Quimiro, *City Planner Development Director*
- Judith Rodriguez, *Planner*
- Diego Ruiz, *Planner*
- Myrian Apodaca, *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 Tracts 17-D and 17-D-1, Block 27, Socorro Grant, located at 11660 Socorro Road Unit B, City of Socorro, El Paso County, Texas, from R-1 (Single Family Residential) to C-1 (Light Commercial) to allow for commercial (retail) development.

b) Approval of Meeting minutes of May 5, 2026.

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

Ayes: Andrew Arroyos, David Estrada, Osvaldo Reza and Rafael Carillo.

Nays:

Abstain:

Absent: Yolanda Rodriguez and Isidro Torres.

REGULAR AGENDA

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

A motion was made by Andrew Arroyos and seconded by Osvaldo Reza to **Move after item 12. Motion carried.**

Ayes: Andrew Arroyos, David Estrada, Osvaldo Reza and Rafael Carillo.

Nays:

Abstain:

Absent: Yolanda Rodriguez and Isidro Torres.

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.

Public Hearing opened by Chairman at 5:37 p.m.

Speakers: N/A

Public Hearing closed by Chairman at 5:37 p.m.

- 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.

Mr. Diego Ruiz gave presentation.

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

Ayes: Andrew Arroyos, David Estrada, Osvaldo Reza and Rafael Carillo.

Nays:

Abstain:

Absent: Yolanda Rodriguez and Isidro Torres.

- 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.

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

Speakers: N/A

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

- 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.

Mr. Diego Ruiz gave presentation.

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

Ayes: Andrew Arroyos, David Estrada, Osvaldo Reza and Rafael Carillo.

Nays:

Abstain:

Absent: Yolanda Rodriguez and Isidro Torres.

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.

Ms. Judith Rodriguez gave presentation.

A motion was made by Andrew Arroyos and seconded by Osvaldo Reza to **approve** Item ten (10). **Motion carried.**

Ayes: Andrew Arroyos, David Estrada, Osvaldo Reza and Rafael Carillo.

Nays:

Abstain:

Absent: Yolanda Rodriguez and Isidro Torres.

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.

Ms. Judith Rodriguez gave presentation.

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

Ayes: Andrew Arroyos, David Estrada, Osvaldo Reza and Rafael Carillo.

Nays:

Abstain:

Absent: Yolanda Rodriguez and Isidro Torres.

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

The meeting continued the ongoing discussion regarding adoption of the Unified Development Code (UDC), with Victoria presenting updates primarily focused on subdivision regulations.

Staff explained that the proposed UDC updates are intended to align with the City's Comprehensive Plan by improving code consolidation, modernization, clarity, and visual standards.

Key subdivision regulation updates discussed included:

Reducing residential pavement minimum widths from 40 feet to 20 feet to encourage walkability and reduce vehicle-oriented street design.

Increasing neighborhood connectivity standards by reducing maximum block lengths from 750 feet to 600 feet.

Expanding parkland dedication standards and allowing fee-in-lieu options for developers.

Revising approval authority processes to streamline subdivision reviews.

Staff reviewed proposed subdivision procedures, including:

Preliminary plats no longer requiring public hearings.

Minor plats and lot adjustments being reviewed administratively by staff to expedite processing.

Clarification of approval authority responsibilities between staff, Planning & Zoning

Commission, and City Council.

Commissioners expressed concerns regarding the proposed 20-foot residential street width, specifically:

Lack of on-street parking for residents and visitors.

Potential parking overflow onto sidewalks and easements.

Emergency vehicle access limitations.

Compatibility with multi-generational households requiring additional vehicle parking.

Suggestions to consider wider street minimums, such as 25–30 feet, or designated parking areas within subdivisions.

Staff and consultants explained that narrower streets are intended to improve walkability, slow traffic, and reduce vehicle dominance in residential neighborhoods while still allowing flexibility for developers to construct wider streets where appropriate.

Discussion occurred regarding subdivision flowcharts and plat approval procedures. Concerns were raised regarding:

Compliance with Texas statutory plat approval timelines (“30-day shot clock” requirements).

Automatic approval provisions if action is not taken within required timelines.

Ensuring consistency between the UDC and state law.

Legal counsel clarified that:

Rezoning cases and many replats must continue going through Planning & Zoning Commission and City Council due to state law requirements.

Administrative approval may be appropriate for minor plats and technical plat adjustments where no zoning or substantial development changes occur.

Plats that meet all UDC requirements generally must be approved under Texas law.

Commissioners discussed balancing efficiency with oversight and accountability. Some members favored maintaining Planning & Zoning and City Council review authority to preserve checks and balances and avoid concentrating decision-making authority.

Consultants noted that the proposed administrative approval process for plats was intended to streamline technical reviews, reduce processing times, and lessen administrative burdens associated with agenda preparation and multiple hearings. Examples from other municipalities were provided where staff-level plat approvals improved efficiency.

Commissioners emphasized the importance of maintaining opportunities for public input and allowing residents to present concerns before both Planning & Zoning Commission and City Council when appropriate.

Extensive discussion occurred regarding future zoning concerns related to warehousing, data centers, and industrial development. Topics discussed included:

Traffic impacts from warehouses and trucking operations.

Infrastructure capacity concerns.

Water and electrical consumption associated with data centers.

Compatibility of industrial uses with existing residential neighborhoods.

Preservation of the City’s character and agricultural areas.

Commissioners expressed interest in:

Developing specific UDC standards regulating warehouse and data center locations.

Limiting industrial development near residential areas.

Encouraging warehouses and similar uses near highways or major transportation corridors.

Holding a future workshop specifically focused on warehousing and industrial regulations.

Staff explained that many of these land use concerns are intended to be guided by the City's 2040 Comprehensive Plan and implemented through the zoning sections of the UDC.

Additional discussion focused on possible industrial regulations, including:

Buffer and setback requirements between industrial and residential uses.

Truck parking and loading area screening requirements.

Landscaping, fencing, and visibility standards.

Conditional Use Permit (CUP) requirements for certain industrial uses.

Staff noted that once a use is permitted within a zoning district and meets all adopted UDC requirements, it becomes more difficult to deny applications solely based on the proposed use, emphasizing the importance of carefully drafting development standards within the code.

Discussion also addressed maintenance responsibilities for streetscapes, sidewalks, landscaping, and public improvements. Concerns were raised regarding long-term upkeep of enhanced subdivision amenities, code enforcement responsibilities, and maintenance coordination between the City, developers, homeowners' associations, and TxDOT where applicable.

Consultants and legal counsel explained that maintenance responsibilities generally depend on ownership and dedication of public right-of-way areas, while private subdivision amenities are typically maintained through homeowners' associations.

No formal action was taken during the workshop. Staff will continue refining UDC provisions and return with additional sections and recommendations for further review at future meetings.

7. Planning and Zoning Commissioners Report.

Nothing to report

8. Planning and Zoning Department Report.

Staff announced that the TxDOT border transportation feasibility study related to the proposed border corridor connection remains open for public comment through the following week.

Residents and commissioners were encouraged to review the study information and submit feedback through the link available on the City's social media platforms.

Staff also invited the public to attend the City's Fourth of July celebration scheduled for Saturday, July 4, and announced that the entertainment for the event would be Lupita Infante.

9. Adjournment

A motion was made by Andrew Arroyos and seconded by Osvaldo Reza, *to adjourn at 7:00PM.*

Ayes: Andrew Arroyos, David Estrada, Osvaldo Reza and Rafael Carillo.

Nays:

Abstain:

Absent: Yolanda Rodriguez and Isidro Torres.

Andrew Arroyos, Chairman

Date Minutes Were Approved

Myrian Apodaca, Secretary

Date Minutes Were Approved



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: JUNE 2, 2026**

**REZONING REQUEST
STAFF REPORT**

SUBJECT: PUBLIC HEARING REQUEST FOR A PROPOSED AMENDMENT TO THE CITY OF SOCORRO'S MASTER PLAN AND REZONING OF TRACTS 17-D & 17-D-1, BLOCK 27, SOCORRO GRANT, LOCATED AT 11660 UNIT B SOCORRO, CITY OF SOCORRO, EL PASO COUNTY, TEXAS, FROM R-1 (SINGLE FAMILY RESIDENTIAL) TO C-1 (LIGHT COMMERCIAL), TO ALLOW FOR COMMERCIAL RETAIL DEVELOPMENT.

NAME: 11660 Unit B Socorro Rd. Rezoning

PROPERTY ADDRESS: 11660 Unit B Socorro Rd.

PROPERTY LEGAL DESCRIPTION: Tracts 17-D & 17-D-1, Block 27, Socorro Grant

PROPERTY OWNER: Victor Pantoja-Nunez

REPRESENTATIVE: Samuel A. Leony / Greater El Paso Design and Construction Group LLC

PROPERTY AREA: 44,605.44 Sq Ft. (1.024 Acres)

CURRENT ZONING: R1 (Residential)

CURRENT LAND USE: Vacant

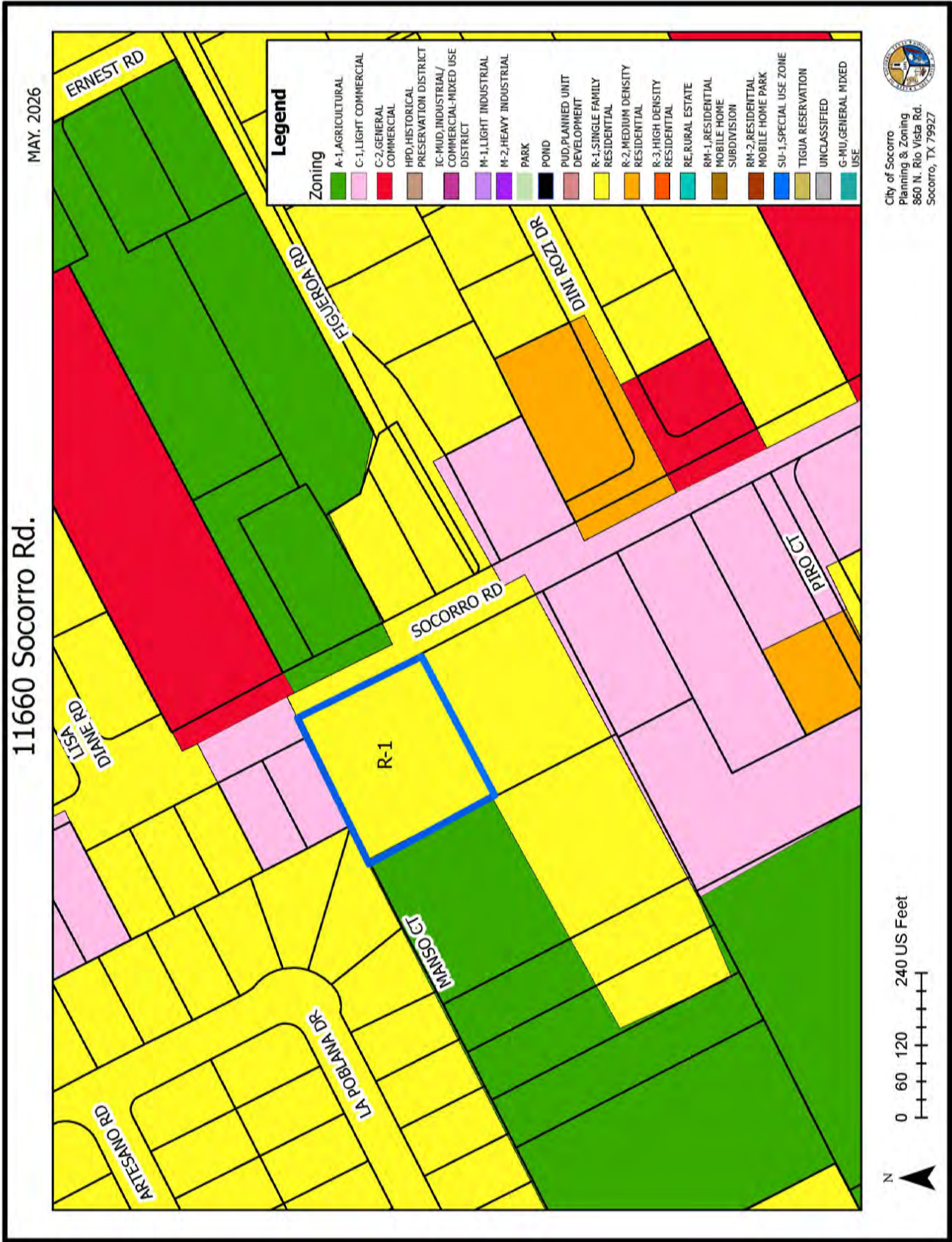
FUTURE LAND USE MAP: Rural Residential

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.

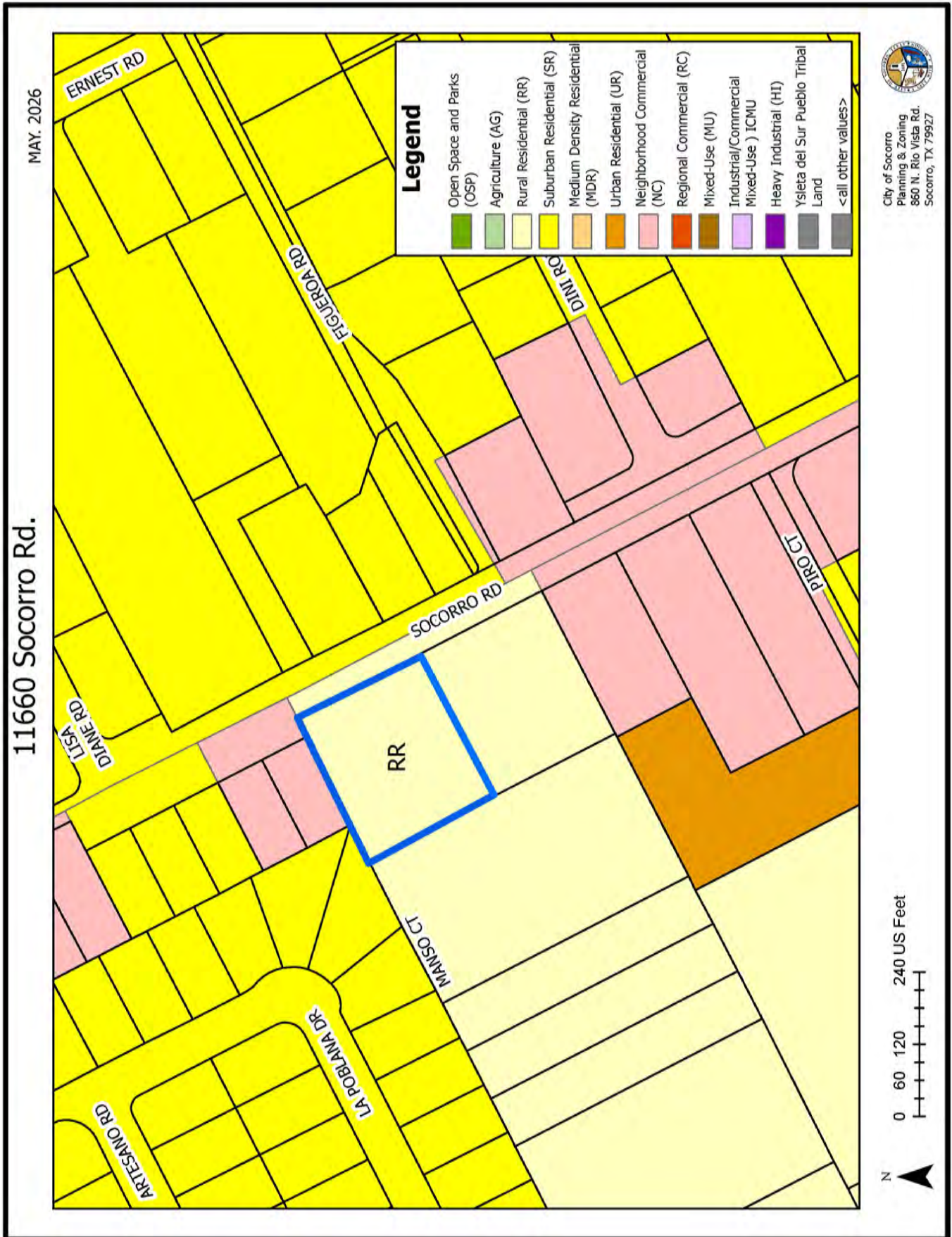
SUMMARY OF REQUEST: Request is for approval of a rezoning of a property from R-1 (Single Family Residential) to C-1 (Light Commercial), to allow for commercial retail development.

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

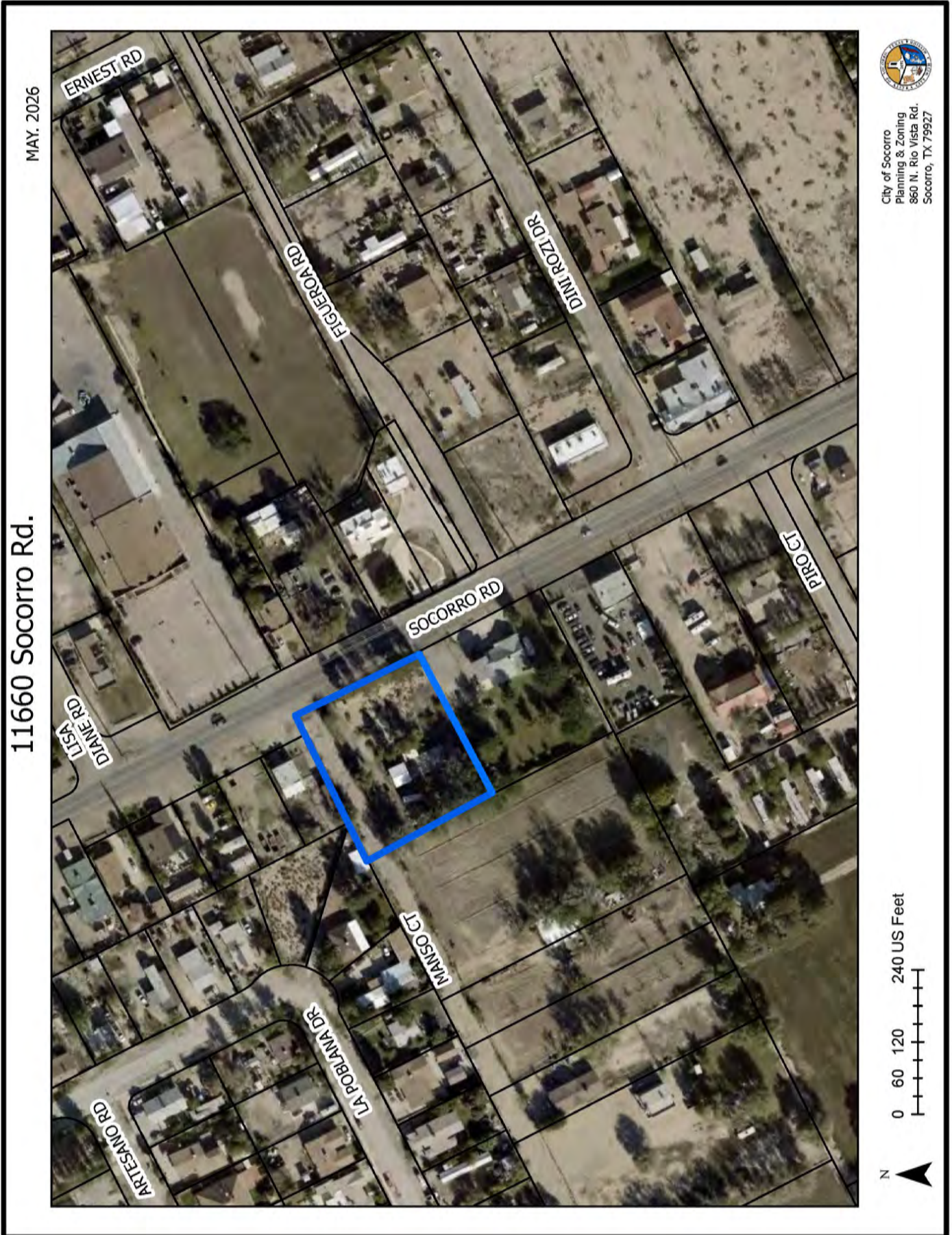
ZONING MAP



2040 FUTURE LAND USE MAP



AERIAL MAP



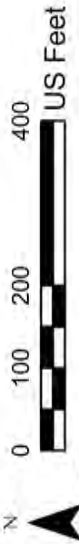
SITE PICTURES



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

May 13, 2026

Dear property owner,

You are hereby notified that a Planning and Zoning Commission meeting has been scheduled to hold a **PUBLIC HEARING** on June 2, 2026, at 5:30 p.m. **WILL BE BROADCASTED FROM CITY HALL CHAMBERS, 860 RIO VISTA RD., SOCORRO, TEXAS. YOU MAY ATTEND IN PERSON, VIA TELEPHONE CONFERENCE AND LIVE STREAMED.** The purpose of the Public Hearing is to receive public comments on the following:

- a) Public hearing request for a proposed amendment to the City of Socorro's Master Plan and rezoning of Tracts 17-D and 17-D-1, Block 27, Socorro Grant, located at 11660 Socorro Road Unit B, City of Socorro, El Paso County, Texas, from R-1 (Single Family Residential) to C-1 (Light Commercial) to allow for commercial (retail) 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 June 2, 2026, to join the meeting and to sign up to speak at the public hearing. The speaker will be called upon by the presiding officer during the public hearing.

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

Respectfully,

Myrian Apodaca

Planning & Zoning Commission Secretary

PUBLIC NOTICE LETTERS (SPANISH)

Rudy Cruz, Jr.
Mayor

Ruben Reyes
At Large

Cesar Nevarez
District 1



Alejandro Garcia
District 2

Gina Cordero
District 3/ Mayor Pro Tem

Irene Rojas
District 4

Adriana Rodarte
City Manager

13 de mayo 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 2 de junio 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 propuesta de enmienda al Plan Maestro de la Ciudad de Socorro y cambio de zonificación de los Tractos 17-D y 17-D-1, Bloque 27, Socorro Grant, ubicados en 11660 Socorro Road Unidad B, Ciudad de Socorro, Condado de El Paso, Texas, de R-1 (Residencial Unifamiliar) a C-1 (Comercial Ligero) para permitir desarrollo de establecimientos comerciales.

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 2 de junio del año 2026 para unirse a la reunión e inscribirse para hablar durante la audiencia pública. El oficial que conducirá la reunión llamará a la persona para comentar en su artículo.

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

Atentamente,

Myriam Apodaca

Secretaria de la Comisión de Planeación y Zonificación

CONCEPTUAL PLAN

GREATER DESIGN AND CONSTRUCTION GROUP, LTD.
 8904 CAMARINA PL. • EL PASO, TEXAS 79906 • TEL. (915) 369-0001
EL PASO

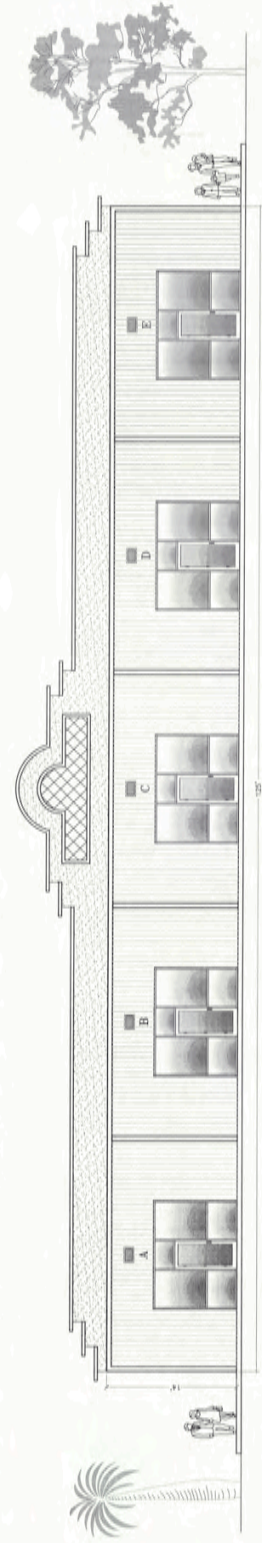
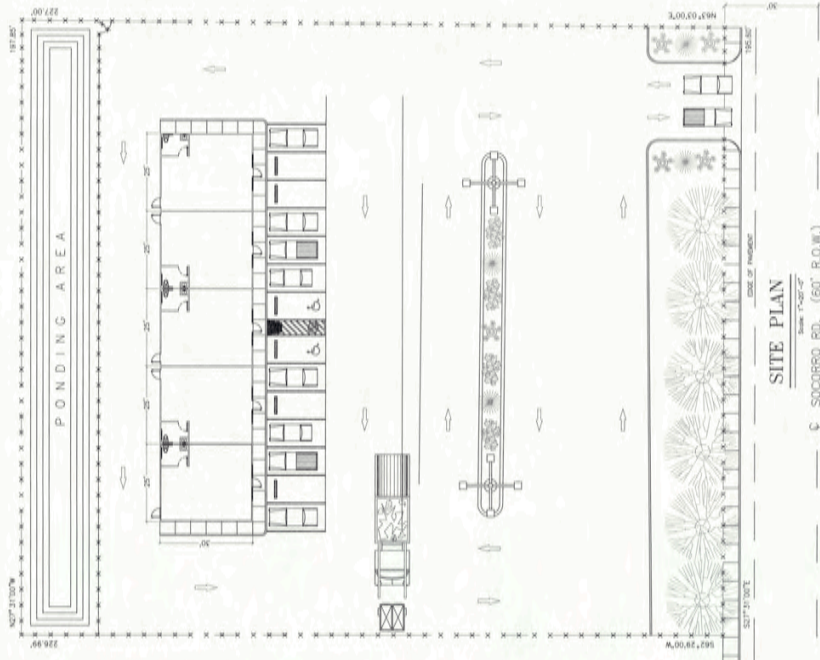
PROJECT AREA:
 3,750 SQ.FT.
SCALE:
 AS SHOWN
DATE:
 03/2026

PROJECT: RE-ZONING PROJECT
ADDRESS: 11660-B SOCORRO RD., SOCORRO, TEXAS 79927
LEGAL: 27 SOCORRO 17-D (0.81 AC) & 17-D-1 (0.214 AC)
OWNER: VICTOR PANTOJA-NUNEZ
 DWG. NO. 1 OF 1



AREA MAP
Scale: 1"=1000'

SYMBOL LEGEND	
	FEDERAL HIGHWAY
	STATE HIGHWAY
	COUNTY ROAD
	CITY STREET
	INTERNAL TRAFFIC DIRECTION
	NO PARKING ZONE
	ADA ACCESSIBLE SPACE
	ADA PARKING SIGN POLE
	PROJECT SITE



FRONT ELEVATION
Scale: 1/8"=1'-0"



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: JUNE 2, 2026**

**PRELIMINARY PLAT AND FINAL
PLAT APPLICATION
STAFF REPORT**

SUBJECT: REQUEST IS FOR APPROVAL OF A PRELIMINARY PLAT AND FINAL PLAT FOR GARCIA ESTATES BEING TRACTS 4-D-2-B AND 4-D-2-C, BLOCK 3, SOCORRO GRANT, LOCATED AT 10646 HORN CIR., CITY OF SOCORRO, EL PASO COUNTY, TEXAS, AND A VARIANCE FROM SECTION 46-293, AREA REQUIREMENTS, SUBSECTION (1), TO ALLOW A 0.85- ACRE LOT INSTEAD OF THE REQUIRED 1- ACRE MINIMUM LOT SIZE WITHIN THE A-1 (AGRICULTURAL) ZONING DISTRICT.

NAME: Garcia Estates

PROPERTY ADDRESS: 10646 Horn Cir.

PROPERTY LEGAL DESCRIPTION: Tracts 4-D-2-B and 4-D-2-C, Block 3, Socorro Grant.

PROPERTY OWNER: Claudia Garcia

REPRESENTATIVE: Sitework Engineering, LLC

PROPERTY AREA: 1.699 Acre

CURRENT ZONING: R-1 (Single Family Residential) and A-1 (Agricultural)

CURRENT LAND USE: Residential

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).

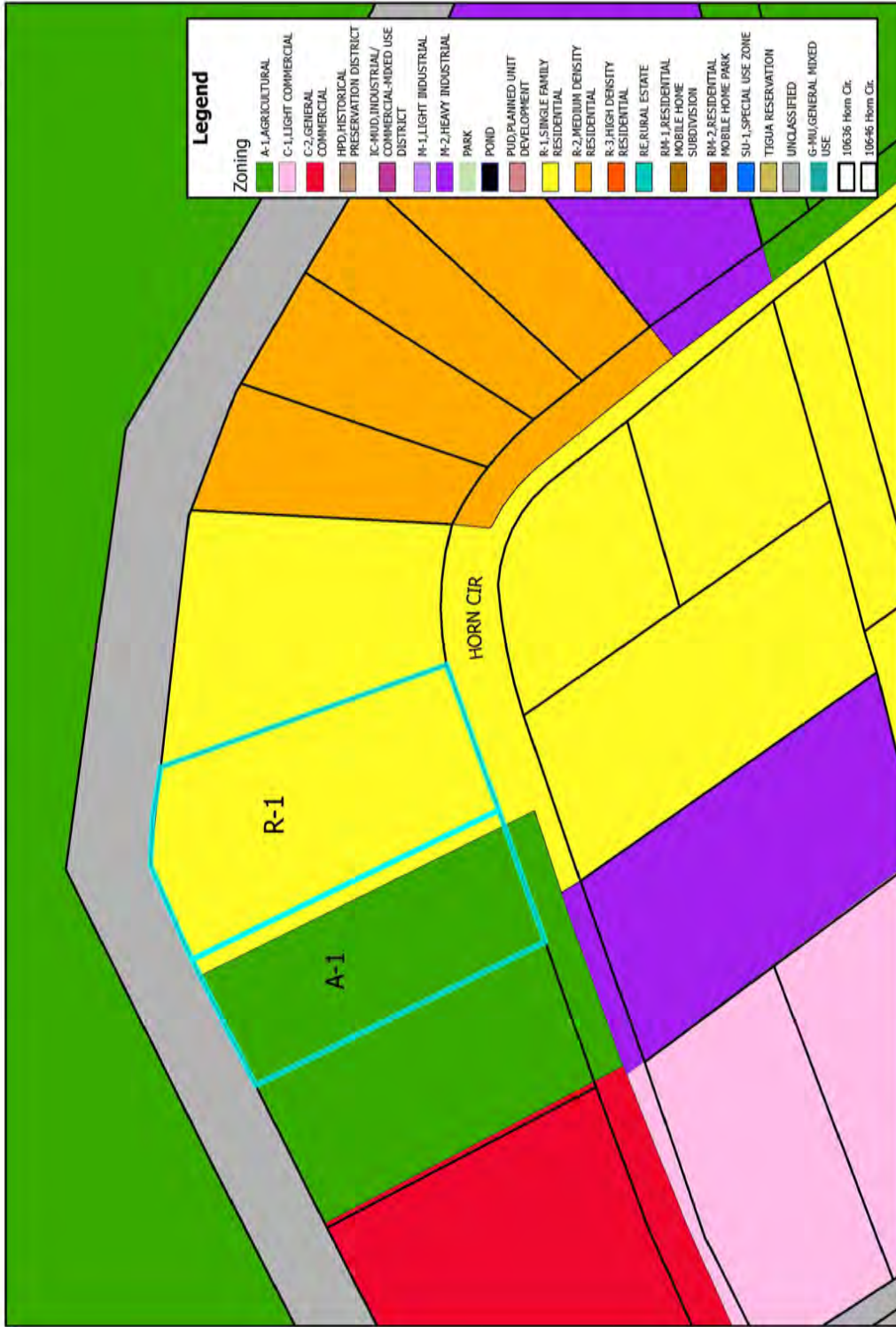
SUMMARY OF REQUEST: Request is for approval of a Preliminary and Final Plat for Garcia Estates and a variance from *Sec. 46-293, Area Requirements, Subsection (1)*, to allow a 0.85-Acre lot instead of the required 1-Acre minimum lot size within the A-1 (Agricultural) zoning district.

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the Preliminary Plat and Final Plat and variance for Garcia Estates.

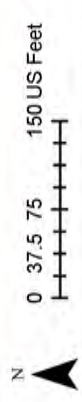
ZONING MAP

Tracts 4-D-2-B and 4-D-2-C, Block 3, Socorro Grant

JUN. 2026



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



AERIAL IMAGE

Tracts 4-D-2-B and 4-D-2-C, Block 3, Socorro Grant

JUN. 2026



0 37.5 75 150 US Feet



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

SITE PICTURES

View of the property located at 10646 Horn Cir., proposed Lot 1



View of the property located at Tract 4-D-2-C, proposed Lot 2, as seen from the frontage along Horn Cir.

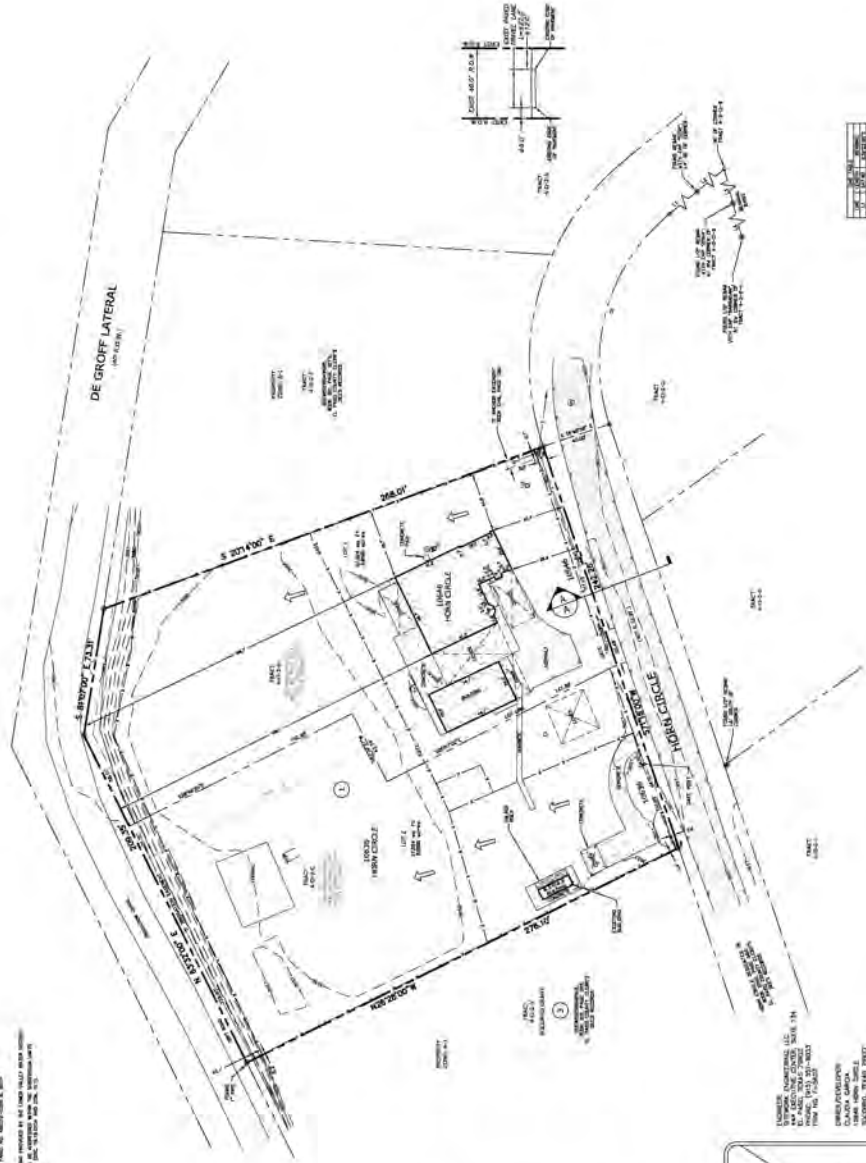


PRELIMINARY PLAT

GARCIA ESTATES

TRACTS 4-D-2-B AND 4-D-2-C, BLOCK 3,
 SADDLE CREEK SUBDIVISION,
 CITY OF SOKKORHO, EL PASO COUNTY, TEXAS
 CONTAINING: 74,049 SQ. FT. OR 1.6999 ACRES
PRELIMINARY

1. THESE PLATS CONTAIN THE INFORMATION AS SHOWN ON THIS PLAT AS THE BASIS OF THE SURVEY.
2. THE SURVEY WAS MADE BY THE SURVEYOR ON THE DATE AND AT THE PLACE SHOWN ON THIS PLAT.
3. THE SURVEY WAS MADE BY THE SURVEYOR ON THE DATE AND AT THE PLACE SHOWN ON THIS PLAT.
4. THE SURVEY WAS MADE BY THE SURVEYOR ON THE DATE AND AT THE PLACE SHOWN ON THIS PLAT.
5. THE SURVEY WAS MADE BY THE SURVEYOR ON THE DATE AND AT THE PLACE SHOWN ON THIS PLAT.
6. THE SURVEY WAS MADE BY THE SURVEYOR ON THE DATE AND AT THE PLACE SHOWN ON THIS PLAT.
7. THE SURVEY WAS MADE BY THE SURVEYOR ON THE DATE AND AT THE PLACE SHOWN ON THIS PLAT.
8. THE SURVEY WAS MADE BY THE SURVEYOR ON THE DATE AND AT THE PLACE SHOWN ON THIS PLAT.
9. THE SURVEY WAS MADE BY THE SURVEYOR ON THE DATE AND AT THE PLACE SHOWN ON THIS PLAT.
10. THE SURVEY WAS MADE BY THE SURVEYOR ON THE DATE AND AT THE PLACE SHOWN ON THIS PLAT.



TOTAL NUMBER OF LOTS: 2

SCHOOL DISTRICT: []

- CENTRAL NOTES**
1. THE SURVEY WAS MADE BY THE SURVEYOR ON THE DATE AND AT THE PLACE SHOWN ON THIS PLAT.
 2. THE SURVEY WAS MADE BY THE SURVEYOR ON THE DATE AND AT THE PLACE SHOWN ON THIS PLAT.
 3. THE SURVEY WAS MADE BY THE SURVEYOR ON THE DATE AND AT THE PLACE SHOWN ON THIS PLAT.
 4. THE SURVEY WAS MADE BY THE SURVEYOR ON THE DATE AND AT THE PLACE SHOWN ON THIS PLAT.
 5. THE SURVEY WAS MADE BY THE SURVEYOR ON THE DATE AND AT THE PLACE SHOWN ON THIS PLAT.
 6. THE SURVEY WAS MADE BY THE SURVEYOR ON THE DATE AND AT THE PLACE SHOWN ON THIS PLAT.
 7. THE SURVEY WAS MADE BY THE SURVEYOR ON THE DATE AND AT THE PLACE SHOWN ON THIS PLAT.
 8. THE SURVEY WAS MADE BY THE SURVEYOR ON THE DATE AND AT THE PLACE SHOWN ON THIS PLAT.
 9. THE SURVEY WAS MADE BY THE SURVEYOR ON THE DATE AND AT THE PLACE SHOWN ON THIS PLAT.
 10. THE SURVEY WAS MADE BY THE SURVEYOR ON THE DATE AND AT THE PLACE SHOWN ON THIS PLAT.



PASO DEL NORTE SURVEYING INC.
 1708 MARKET ST. SUITE 111, PASO DEL NORTE, TEXAS 79051
 PHONE: (817) 555-1234
 FAX: (817) 555-5678



LOCATION MAP



FINAL PLAT

GARCIA ESTATES

TRACTS 4-D-3-B AND 4-D-2-C, BLOCK 3,
SOCORRO GRANT,
CITY OF SOCORRO, EL PASO COUNTY, TEXAS



TOTAL SQUARES OF LAND
1

TOTAL ACRES
1.0000

LEGAL NOTES

1. The plat is subject to the provisions of the Uniform Gifts to Minors Act, as amended, and the Uniform Gifts to Minors Act, as amended, and the Uniform Gifts to Minors Act, as amended.
2. The plat is subject to the provisions of the Uniform Gifts to Minors Act, as amended, and the Uniform Gifts to Minors Act, as amended, and the Uniform Gifts to Minors Act, as amended.
3. The plat is subject to the provisions of the Uniform Gifts to Minors Act, as amended, and the Uniform Gifts to Minors Act, as amended, and the Uniform Gifts to Minors Act, as amended.
4. The plat is subject to the provisions of the Uniform Gifts to Minors Act, as amended, and the Uniform Gifts to Minors Act, as amended, and the Uniform Gifts to Minors Act, as amended.
5. The plat is subject to the provisions of the Uniform Gifts to Minors Act, as amended, and the Uniform Gifts to Minors Act, as amended, and the Uniform Gifts to Minors Act, as amended.

CONVEYANCE NOTES

1. The plat is subject to the provisions of the Uniform Gifts to Minors Act, as amended, and the Uniform Gifts to Minors Act, as amended, and the Uniform Gifts to Minors Act, as amended.



ADVERSE INTERESTS, EASEMENTS AND ENCUMBRANCES
I, LANDRAJ GARCIA, a member of a firm of licensed surveyors registered in the State of Texas, do hereby certify that the plat hereon is a true and correct copy of the original survey made by me or under my direct supervision and that the same is in accordance with the provisions of the laws of the State of Texas relating to the recording of surveys.

DATE: _____

LANDRAJ GARCIA, Surveyor

STATE OF TEXAS
COUNTY OF EL PASO

BEFORE ME on this _____ day of _____, 20____, I, the undersigned, a Notary Public in and for the State of Texas, in and for the County of El Paso, do hereby certify that Landraj Garcia is the duly qualified and authorized Surveyor of the County of El Paso, State of Texas, and that he is the duly qualified and authorized Surveyor of the County of El Paso, State of Texas, and that he is the duly qualified and authorized Surveyor of the County of El Paso, State of Texas.

My Comm. Expires: _____

CITY OF SOCORRO
CERTIFICATE OF PLAT APPROVAL

BEFORE ME on this _____ day of _____, 20____, I, the undersigned, a Notary Public in and for the State of Texas, in and for the County of El Paso, do hereby certify that the City of Socorro is the duly qualified and authorized authority to approve the plat hereon, and that the same is in accordance with the provisions of the laws of the State of Texas relating to the recording of surveys.

DATE: _____

_____, Mayor of the City of Socorro

STATE OF TEXAS
COUNTY OF EL PASO

BEFORE ME on this _____ day of _____, 20____, I, the undersigned, a Notary Public in and for the State of Texas, in and for the County of El Paso, do hereby certify that the City of Socorro is the duly qualified and authorized authority to approve the plat hereon, and that the same is in accordance with the provisions of the laws of the State of Texas relating to the recording of surveys.

DATE: _____

_____, Mayor of the City of Socorro

STATE OF TEXAS
COUNTY OF EL PASO

BEFORE ME on this _____ day of _____, 20____, I, the undersigned, a Notary Public in and for the State of Texas, in and for the County of El Paso, do hereby certify that the City of Socorro is the duly qualified and authorized authority to approve the plat hereon, and that the same is in accordance with the provisions of the laws of the State of Texas relating to the recording of surveys.

DATE: _____

_____, Mayor of the City of Socorro

PASSO DEL NORTE SURVEYING INC.
10000 BRILLIANT COURT, EL PASO, TEXAS 79907

LANDRAJ GARCIA, Surveyor
10000 BRILLIANT COURT, EL PASO, TEXAS 79907

STATE OF TEXAS
COUNTY OF EL PASO

BEFORE ME on this _____ day of _____, 20____, I, the undersigned, a Notary Public in and for the State of Texas, in and for the County of El Paso, do hereby certify that Landraj Garcia is the duly qualified and authorized Surveyor of the County of El Paso, State of Texas, and that he is the duly qualified and authorized Surveyor of the County of El Paso, State of Texas, and that he is the duly qualified and authorized Surveyor of the County of El Paso, State of Texas.

My Comm. Expires: _____



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: JUNE 2, 2026**

**FINAL PLAT APPLICATION
STAFF REPORT**

SUBJECT: REQUEST IS FOR APPROVAL OF A FINAL 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).

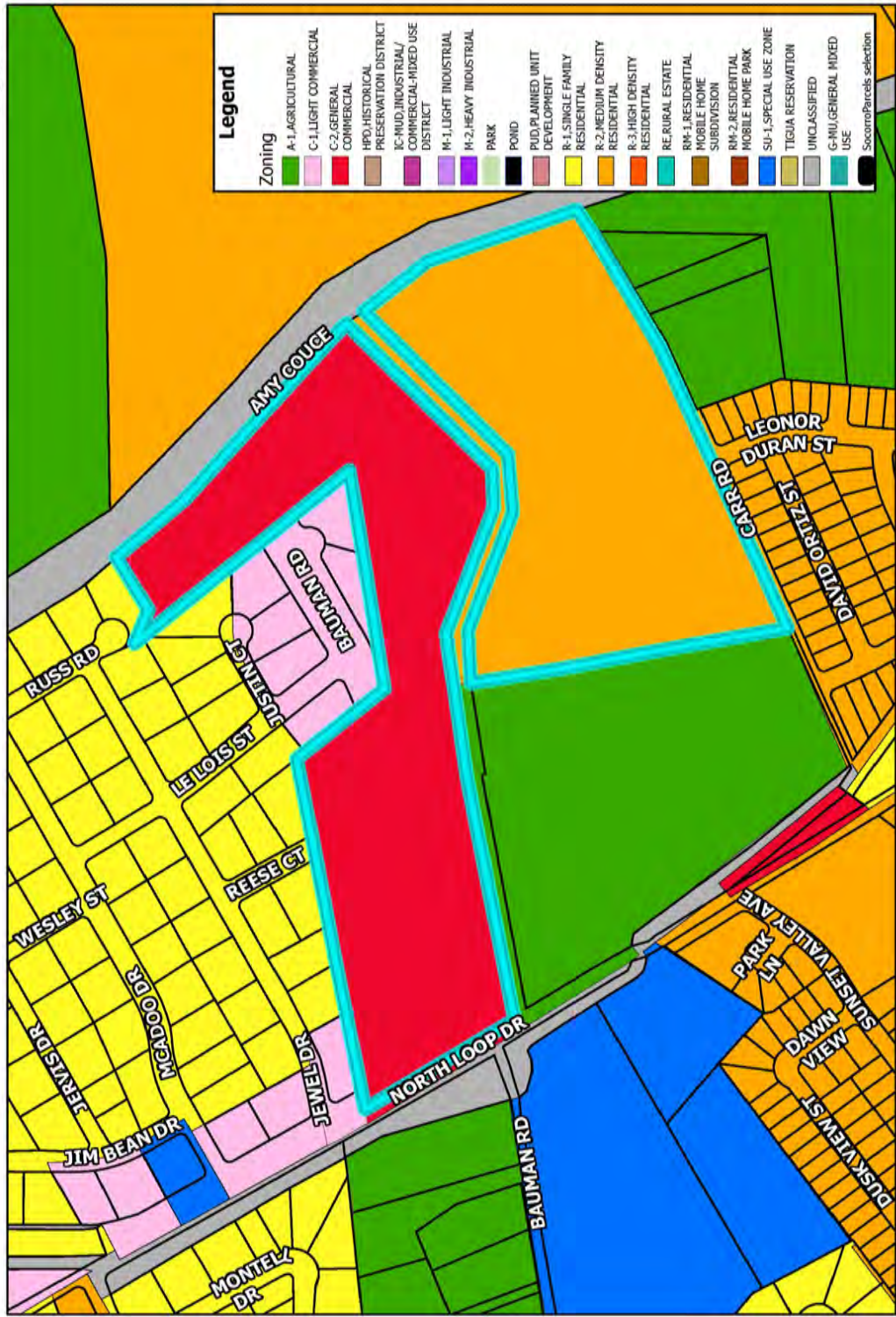
SUMMARY OF REQUEST: Request is for approval of a Final Plat for Bauman Commercial Center.

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

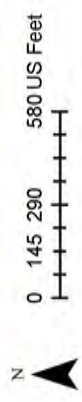
ZONING MAP

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

JUN. 2026



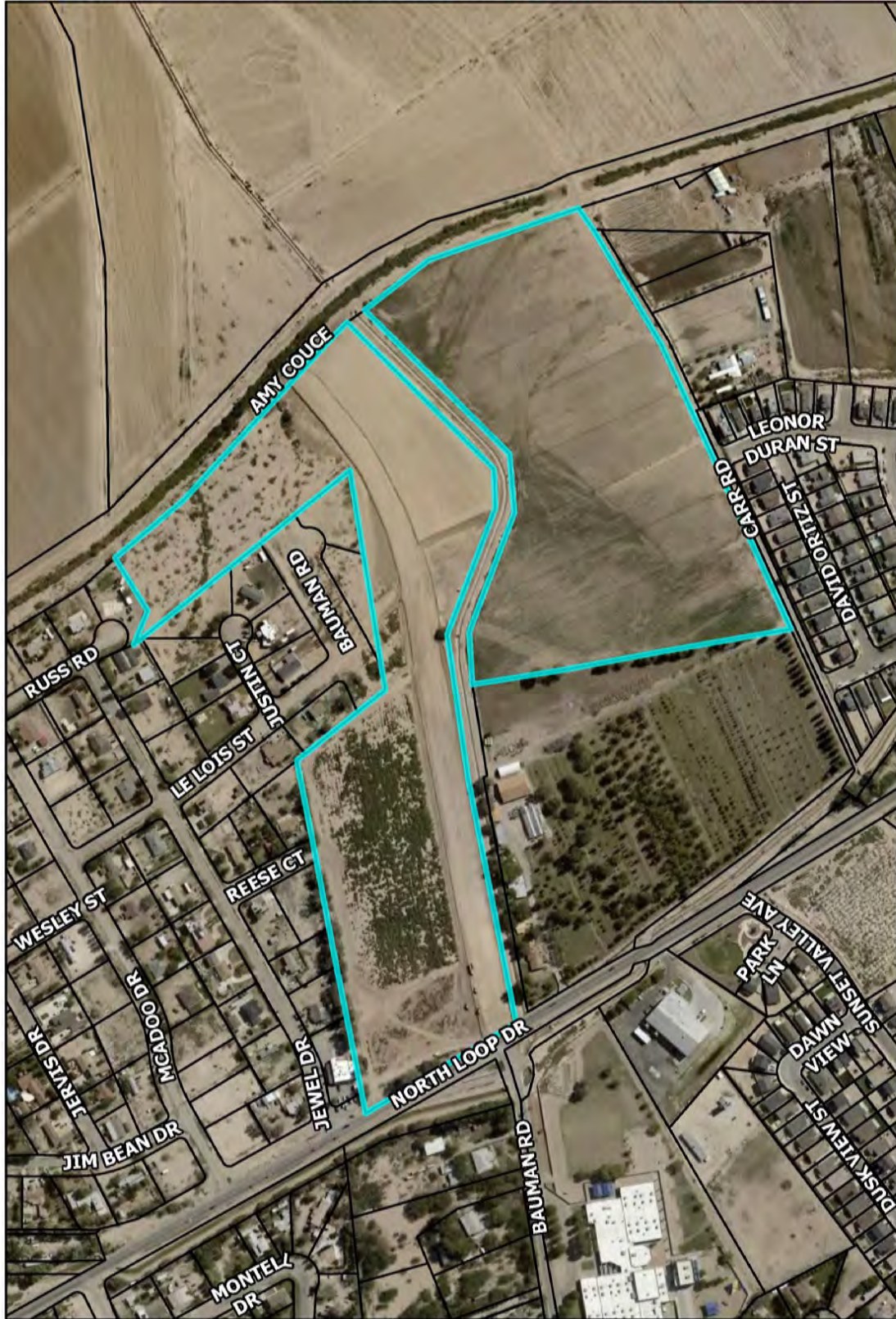
City of Socorro
 Planning & Zoning
 860 N. Rio Vista Rd.
 Socorro, TX 79927



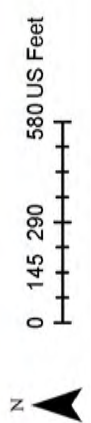
AERIAL IMAGE

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

JUN. 2026



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

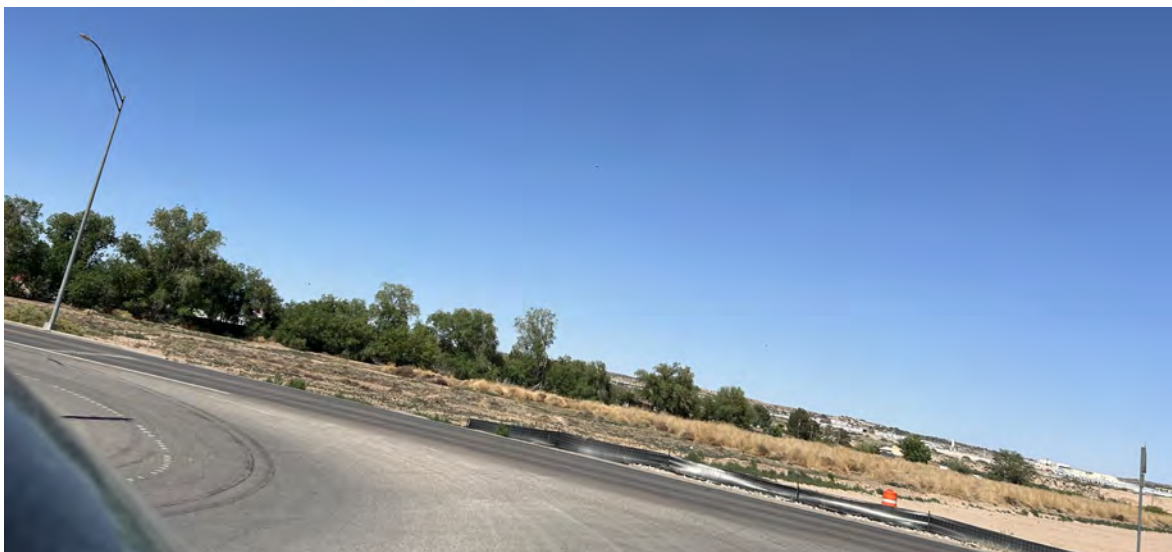


SITE PICTURES

View of the property from North Loop Dr.



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



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			