

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 4th OF AUGUST 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 AUGUST 4, 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 a Portion of Tract 2G and 2H, now known as 2-G-1 and 2-H-1, Block 4, Socorro Grant, located on Moon Rd., City of Socorro, El Paso County Texas, from A-1 (Agricultural) to R-2 (Medium Density Residential) to allow for a residential development.
- b) Public hearing request for a proposed amendment to the City of Socorro's Master Plan and rezoning of a Portion of Tract 1A and 1B, Tract 1A3, Tract 1B-1 and 1E1, and Tract 1-A-1 and 1-B-3, Block 26, Socorro Grant, located on Vineyard Rd., City of Socorro, El Paso County Texas, from A-1 (Agricultural) to R-2 (Medium Density Residential).
- c) Approval of Meeting minutes of July 21, 2026.

Approved by: _____



REGULAR AGENDA

5. **Public hearing** request for a proposed amendment to the City of Socorro's Master Plan and rezoning of Lot 27, North Loop Acres, located at 660 Stedham Cir., City of Socorro, El Paso County, Texas, from R-1 (Single Family Residential) to R-2 (Medium Density Residential) to allow for a quadruplex.
6. **Consider and Take Action** on the proposed amendment to the City of Socorro's Master Plan and rezoning of Lot 27, North Loop Acres, located at 660 Stedham Cir., City of Socorro, El Paso County, Texas, from R-1 (Single Family Residential) to R-2 (Medium Density Residential) to allow for a quadruplex.
7. **Public hearing** request for a proposed amendment to the City of Socorro's Master Plan and rezoning of Lot 28, Block 9, Country Green, located at 659 Milo 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 four dwelling units exceeding the three maximum permissible units in an R-2 zoning district.
8. **Consider and Take Action** on the proposed amendment to the City of Socorro's Master Plan and rezoning of Lot 28, Block 9, Country Green, located at 659 Milo 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 four dwelling units exceeding the three maximum permissible units in an R-2 zoning district.
9. **Planning and Zoning Commissioners Report.**
10. **Planning and Zoning Department Report.**
11. **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 29th DAY OF JULY 2026.

By: Myrian Apodaca
Myrian Apodaca Planning and Zoning Secretary

DATE & TIME POSTED: 7/29/2026 12:00 pm

**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 **July 21, 2026@ 5:30 P.M.**

1. CALL TO ORDER.

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

Rafael Carillo

Members Absent

Osvaldo Reza

Isidro Torres

Staff Present:

Lorraine Quimiro, *City Planner Development Director (via Zoom)*

Judith Rodriguez, *Planner*

Yadira Magana, *Planning Clerk*

Erika Escandon, *Planning Clerk*

Alfredo Ferando, *I.T. Systems Administrator*

Merwan Bhatti, *City Attorney*

3. Notice to the Public- Open Forum

No Speakers

4. CONSENT AGENDA

- a) Public hearing request for a proposed amendment to the City of Socorro's Master Plan and rezoning of a Portion of Tract 1A and 1B, Tract 1A3, Tract 1B-1 and 1E1, and Tract 1-A-1 and 1-B-3, Block 26, Socorro Grant, located on Vineyard Rd., City of Socorro, El Paso County Texas, from A-1 (Agricultural) to R-2 (Medium Density Residential).
- b) Public hearing request for a proposed amendment to the City of Socorro's Master Plan and rezoning of Lot 27, North Loop Acres, located at 660 Stedham Cir., City of Socorro, El Paso County, Texas, from R-1 (Single Family Residential) to R-2 (Medium Density Residential) to allow for a quadruplex.
- c) Public hearing request for a proposed amendment to the City of Socorro's Master Plan and rezoning of Lot 28, Block 9, Country Green, located at 659 Milo 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 four dwelling units exceeding the three maximum permissible units in an R-2 zoning district.
- d) Approval of Meeting minutes of July 7, 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.

Nays:

Abstain:

Absent: Osvaldo Reza and Isidro Torres.

REGULAR AGENDA

- 5. **Public hearing** for a proposed amendment to the City of Socorro's Master Plan and rezoning of Lot 3, Block 2, El Campestre, located at 734 Campeche Rd., 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 triplex on the property.

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

Speakers: No speakers

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

6. **Consider and Take Action** on the proposed amendment to the City of Socorro's Master Plan and rezoning of Lot 3, Block 2, El Campestre, located at 734 Campeche Rd., 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 triplex on the property.

Ms. Rodriguez gave presentation.

A motion was made by Andrew Arroyos and seconded by Yolanda Rodriguez to **approve** item Six (6) with staff recommendations. **Motion carried.**

Ayes: Andrew Arroyos David Estrada, Yolanda Rodriguez and Rafael Carillo.

Nays:

Abstain:

Absent: Osvaldo Reza and Isidro Torres.

7. **Public hearing** for the proposed adoption of amendments to the City of Socorro Code of Ordinances to establish a Unified Development Code (UDC). The proposed action would include the repeal, replacement, amendment, and consolidation of existing development-related regulations, including, but not limited to, provisions governing zoning, land use, subdivisions, platting, development standards, application procedures, review authority, enforcement, and other related development regulations, thereby establishing a comprehensive and unified development code for the City of Socorro., Texas.

Public Hearing opened by Chairman at 5:45 p.m.

Speakers: No speakers

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

8. **Consider and Take Action** on the proposed adoption of amendments to the City of Socorro Code of Ordinances to establish a Unified Development Code (UDC). The proposed action would include the repeal, replacement, amendment, and consolidation of existing development-related regulations, including, but not limited to, provisions governing zoning, land use, subdivisions, platting, development standards, application procedures, review authority, enforcement, and other related development regulations, thereby establishing a comprehensive and unified development code for the City of Socorro.

Victoria Chavez gave presentation

A motion was made by Andrew Arroyos and seconded by Yolanda Rodriguez to **approve** item eight (8). **Motion carried.**

Ayes: Andrew Arroyos David Estrada, Yolanda Rodriguez and Rafael Carillo.

Nays:

Abstain:

Absent: Osvaldo Reza and Isidro Torres.

9. **Consider and Take Action** on the proposed approval of a Replat for Mc Adoo Acres Replat C, being a replat of Lot 3, Block 11, Mc Adoo Acres, and located at 620 Jewel Dr., City of Socorro, El Paso County, Texas.

Ms. Rodriguez requested to delete item

A motion was made by Andrew Arroyos and seconded by Yolanda Rodriguez to **delete** item nine (9). **Motion carried.**

Ayes: Andrew Arroyos, Yolanda Rodriguez and Rafael Carillo.

Nays:

Abstain: David Estrada

Absent: Osvaldo Reza and Isidro Torres.

10. **Consider and Take Action** on the proposed approval of a replat for Mc Adoo Acres Replat C with a variance request from sec. 46-238.- area requirements, sub-section (2) Minimum yard setbacks, to allow a 10'-0" front yard setback and a 10'-0" rear yard setback, instead of the required 25'-0" front and rear yard setbacks, for proposed Lot 2, Being a Replat of Lot 3, Block 11, Mc Adoo Acres, located at 620 Jewel Dr., City Of Socorro, El Paso County, Texas.

Ms. Rodriguez gave presentation.

A motion was made by Andrew Arroyos and seconded by Yolanda Rodriguez to **approve** item ten (10). **Motion carried.**

Ayes: Andrew Arroyos, Yolanda Rodriguez and Rafael Carillo.

Nays: David Estrada

Abstain:

Absent: Osvaldo Reza and Isidro Torres.

11. **Consider and Take Action** on the proposed approval of a preliminary and final plat with a waiver request from section 38-8.2. - preliminary plat -- plans and data (subsection C. Engineering reports) to waive the storm drainage plan & soil analysis requirement for the Reyes Estates, being all of Tract 4A, Block 9, Socorro Grant, and located at 336 Brown Rd., City of Socorro, El Paso County, Texas

Mr. Ruiz gave presentation.

A motion was made by Andrew Arroyos and seconded by Rafael Carillo to **approve** item eleven (11). **Motion carried.**

Ayes: Andrew Arroyos, Yolanda Rodriguez, David Estrada and Rafael Carillo.

Nays:

Abstain:

Absent: Osvaldo Reza and Isidro Torres.

12. Planning and Zoning Commissioners Report.

A motion was made by Andrew Arroyos and seconded by David Estrada to **take a break**
Motion carried.

Ayes: Andrew Arroyos, Yolanda Rodriguez, David Estrada and Rafael Carillo.

Nays:

Abstain:

Absent: Osvaldo Reza and Isidro Torres.

Left to break at 7:10 pm

Return from break at 7:13pm

A motion was made by David Estrada and seconded by Andrew Arroyos to **go into**
Executive at 7:14pm **Motion carried.**

Ayes: Andrew Arroyos, Yolanda Rodriguez, David Estrada and Rafael Carillo.

Nays:

Abstain:

Absent: Osvaldo Reza and Isidro Torres.

Left to executive at 7:14pm

Return from executive at 7:59pm

A motion was made by Andrew Arroyos and seconded by Yolanda Rodriguez to **come**
back from Executive at 7:59pm **Motion carried.**

Ayes: Andrew Arroyos, Yolanda Rodriguez, David Estrada and Rafael Carillo.

Nays:

Abstain:

Absent: Osvaldo Reza and Isidro Torres.

12. Planning and Zoning Commissioners Report.

Nothing to report.

13. Planning and Zoning Department Report.

Ms. Quimiro said the following.

Announced that the El Paso Transportation Authority (ETA) will hold a public meeting on August 5 or August 6 to gather community feedback on proposed transit service changes. Final meeting details will be shared via social media.

Announced a Border Highway East Corridor Study public meeting on Tuesday, August 4, from 5:30–7:30 p.m. at Clint High School. The meeting will review the technically preferred concept for the proposed 20-mile extension of the Cesar Chavez Border Highway from Loop 375 (Americas Avenue) to FM 3380. Staff and commissioners were encouraged to attend and provide feedback.

Reported that the Moon Road Complete Streets Project has officially begun following execution of the grant agreement and a kickoff meeting with the project engineer. The planning effort covers approximately 2.17 miles of Moon Road, from Socorro Road to its current terminus, and will include extensive public engagement to develop a multimodal complete street concept. Future funding will be needed for construction and potential extension of the roadway.

Provided an update on the Paso del Norte Trail Project, noting that the 60% schematic design was reviewed with TxDOT. Coordination continues with utility providers and property owners to finalize the trail alignment. Overall, the review was reported as successful.

Reported progress on a transit service expansion agreement involving the City, Sun Metro, and ETA to support expanded transit services in Socorro through shared federal transit funding.

Updated the Commission on the Transit-Oriented Development Feasibility Study, stating that the project is currently in the advanced funding agreement phase with TxDOT. The study also includes the future purchase of microtransit vehicles, with project closeout anticipated in October 2028.

Reported that the Passmore and Vineyard Bridge Replacement Project has completed the schematic phase. Bid documents are under legal review, with bidding expected to begin within approximately 2–2½ months. Construction is anticipated to begin during the October 2026 construction season, with one bridge constructed first and the second during the 2027 construction season. Staff indicated Vineyard may be constructed before Passmore due to the additional traffic and utility coordination required at Passmore.

In response to a commissioner question, staff confirmed that the Socorro Sundays Farmers Market has been discontinued.

14. Adjournment

A motion was made by Andrew Arroyos and seconded Rafael Carillo, *to adjourn at 8:08PM.*

Ayes: Andrew Arroyos, Yolanda Rodriguez, David Estrada and Rafael Carillo.

Nays:

Abstain:

Absent: Osvaldo Reza and Isidro Torres.

Andrew Arroyos, Chairman

Date Minutes Were Approved

Myrian Apodaca, Secretary

Date Minutes Were Approved



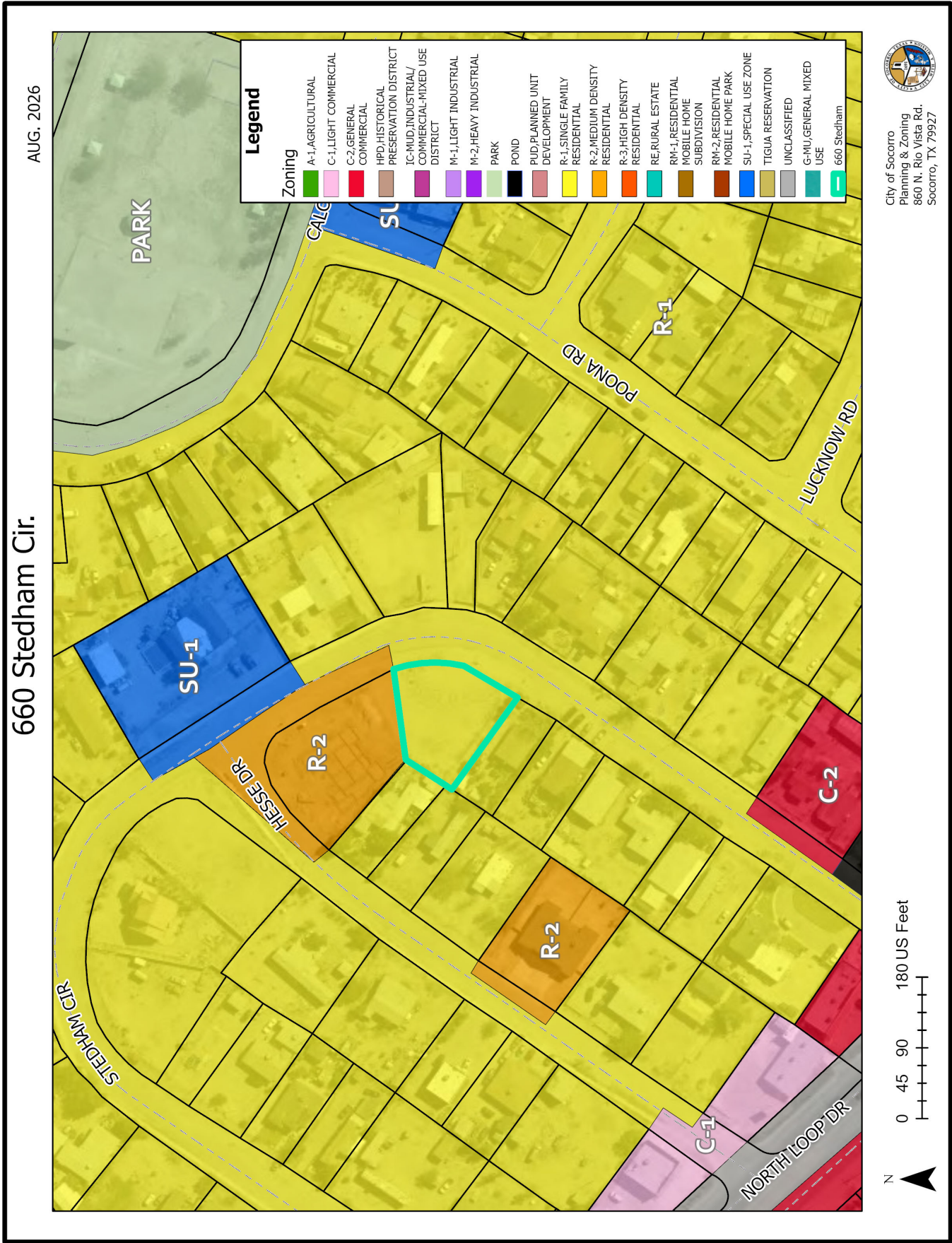
**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: AUGUST 4, 2026**

**REZONING REQUEST
STAFF REPORT**

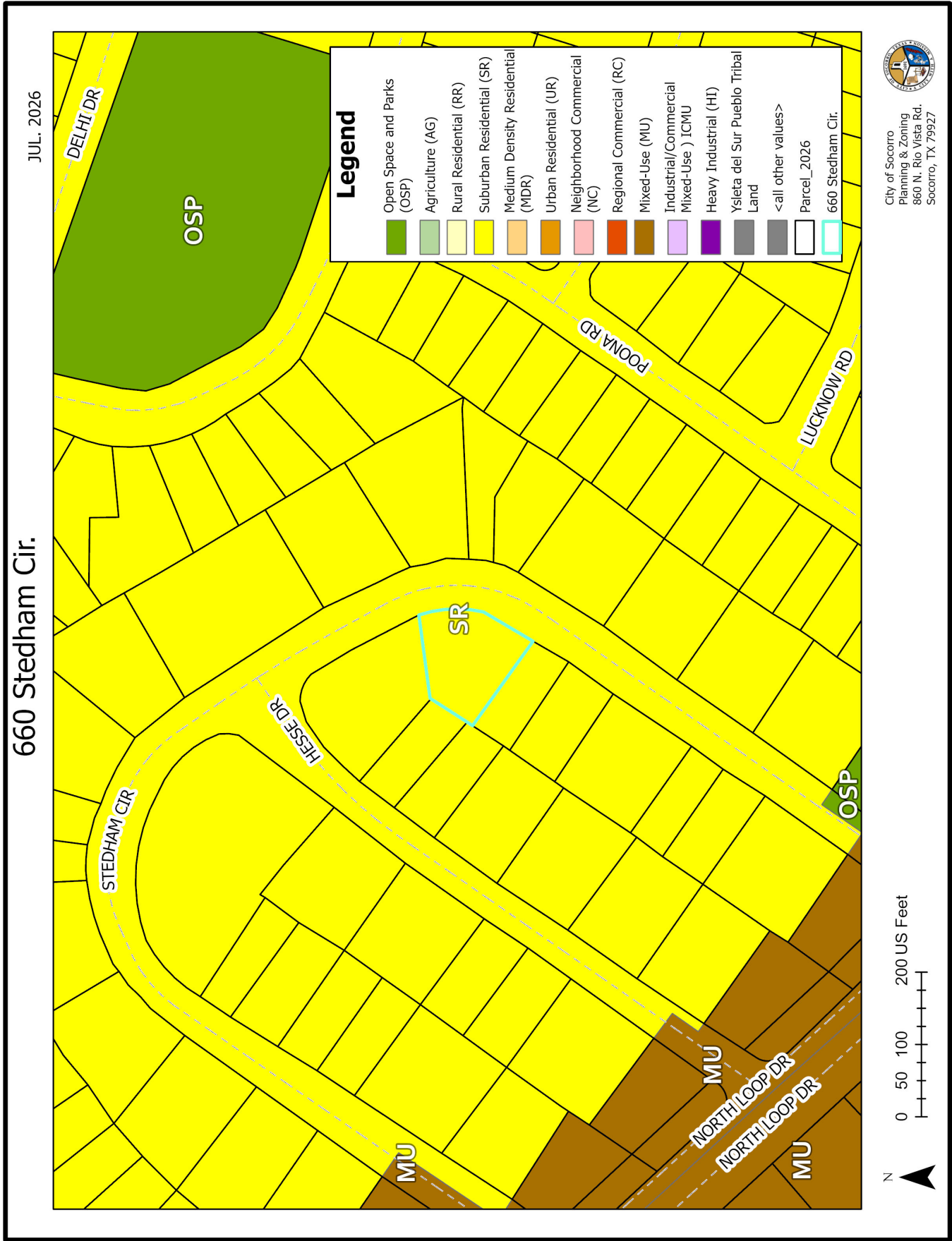
SUBJECT: PUBLIC HEARING REQUEST FOR A PROPOSED AMENDMENT TO THE CITY OF SOCORRO'S MASTER PLAN AND REZONING OF LOT 27, NORTH LOOP ACRES, LOCATED AT 660 STEDHAM CIR., CITY OF SOCORRO, EL PASO COUNTY, TEXAS, FROM R-1 (SINGLE-FAMILY RESIDENTIAL) TO R-2 (MEDIUM DENSITY RESIDENTIAL), TO ALLOW FOR A QUADRUPLEX.

NAME:	660 Stedham Cir. Rezoning
PROPERTY ADDRESS:	660 Stedham Cir.
PROPERTY LEGAL DESCRIPTION:	Lot 27, North Loop Acres
PROPERTY OWNER:	Francisco & Leticia Baquera
REPRESENTATIVE:	LV Agape Homes, LLC
PROPERTY AREA:	13,677 Sq Ft.
CURRENT ZONING:	R-1 (Single-Family Residential)
CURRENT LAND USE:	Vacant
FUTURE LAND USE MAP:	Suburban Residential (SR)
FLOOD MAP:	According to the Flood Insurance Rate Maps, The referenced Property Lies Within Zone X (Community Panel # 480212 0236-B/ FEMA, September 4, 1991.
SUMMARY OF REQUEST:	Request is for approval of a rezoning of a property from R-1 (Single-Family Residential) to R-2 (Medium Density Residential) to allow for a quadruplex.
STAFF RECOMMENDATION:	Staff recommends APPROVAL of the rezoning request with the condition that the development be limited to a triplex.

ZONING MAP



2040 FUTURE LAND USE MAP



SUBDIVISION MAP

NAME: North Loop Acres

PLAT RECORDED: November 1956

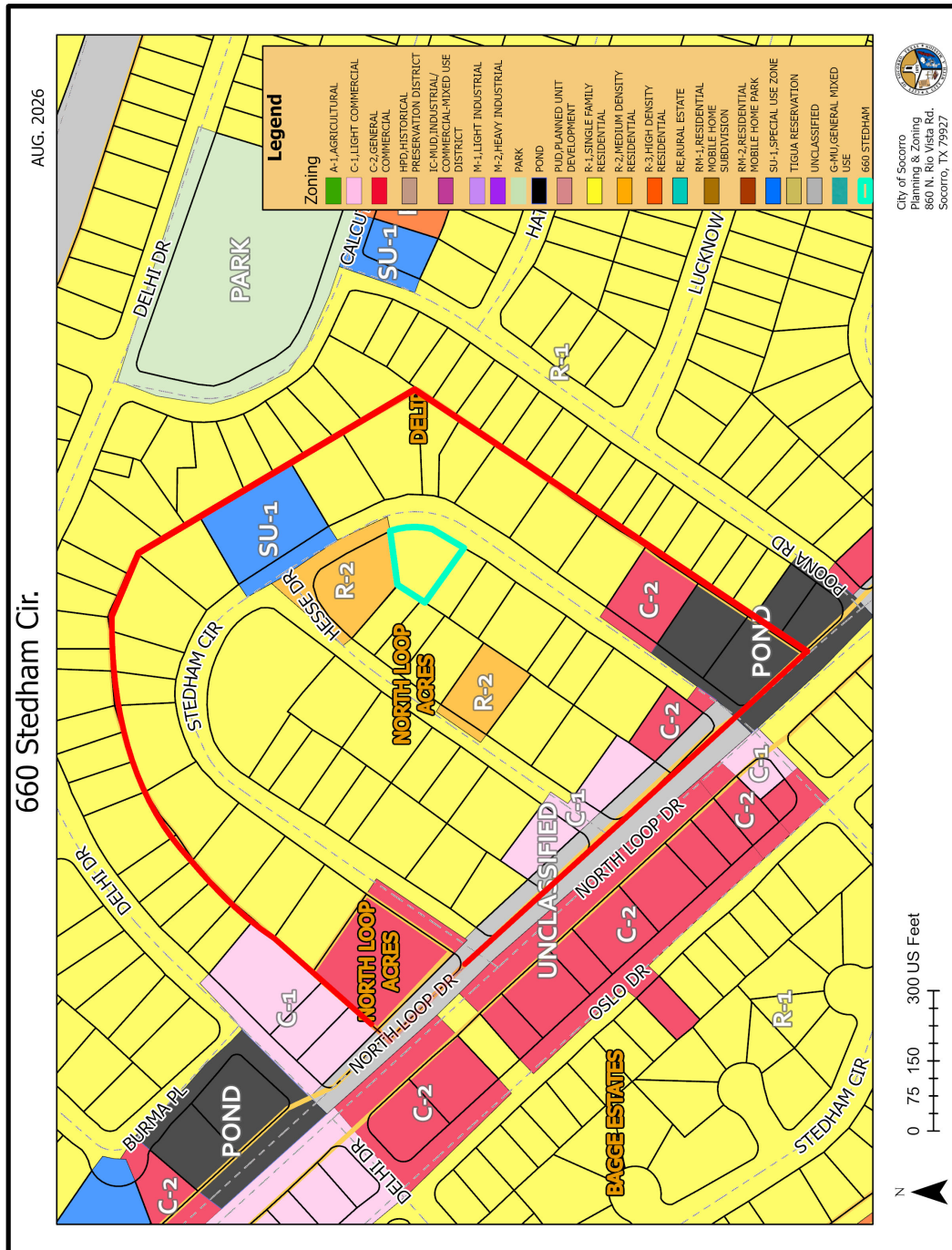
ORIGINAL TOTAL NUMBER OF LOTS: 47

CURRENT RESIDENTIAL: R-1: 41 Lots R-2: 2 Lots

CURRENT COMMERCIAL: C-1: 2 Lots C-2: 3 Lots

SPECIAL USE: SU-1: 1 Lot

VACANT: 2 Lots



AERIAL MAP



SITE PICTURES

VIEW OF THE PROPERTY FROM STEDHAM CIR.



200' AROUND 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

July 15, 2026

Dear property owner,

You are hereby notified that a Planning and Zoning Commission meeting has been scheduled to hold a **PUBLIC HEARING** on August 4, 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 27, North Loop Acres, located at 660 Stedham Cir., City of Socorro, El Paso County, Texas, from R-1 (Single Family Residential) to R-2 (Medium Density Residential) to allow for a quadruplex.

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 August 4, 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

15 de julio 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 4 de agosto 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 27, North Loop Acres, ubicado en 660 Stedham Cir., 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 cuádruplex (edificio de cuatro viviendas).

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.

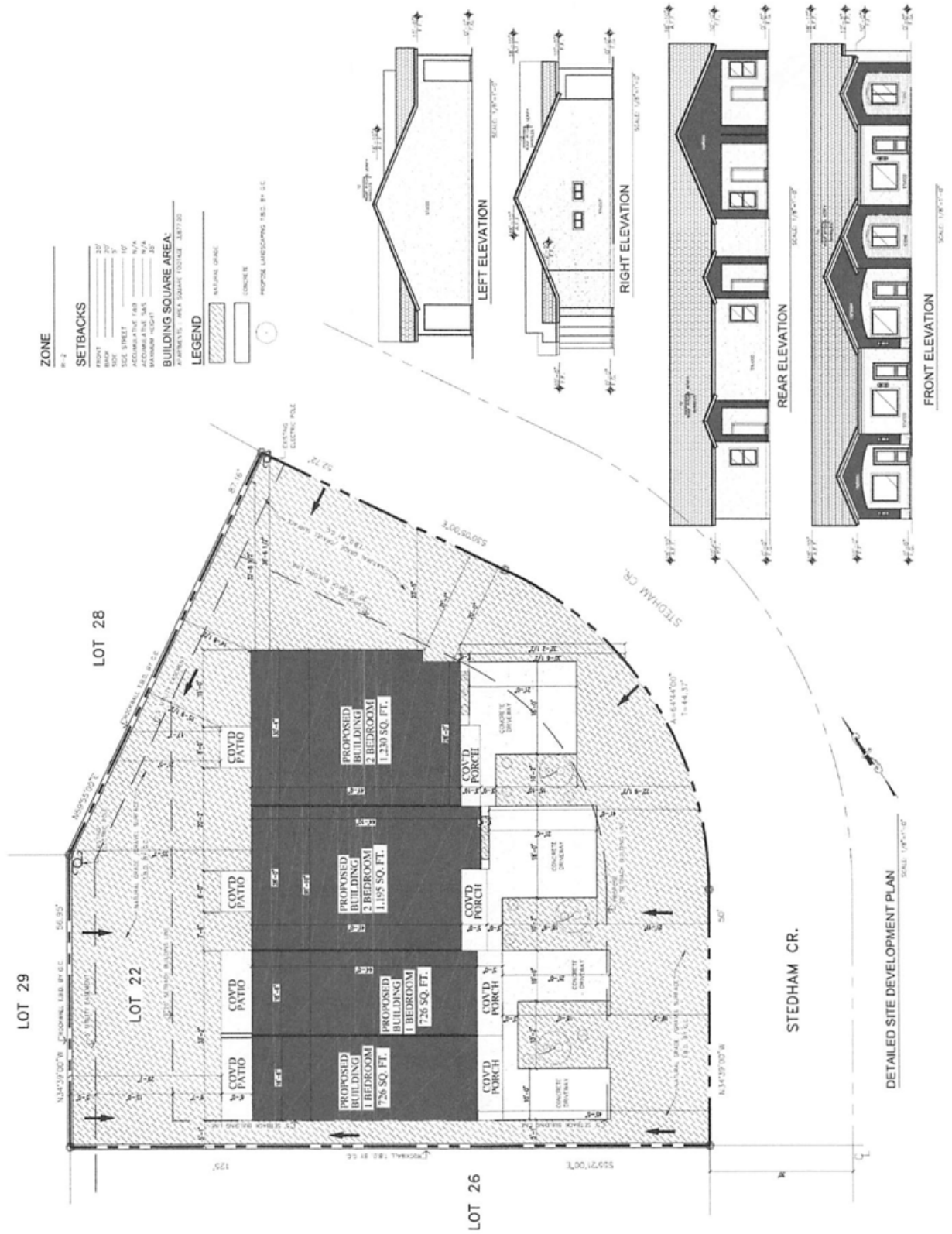
El público debe llamar al 844-854-2222 y usar el código de acceso 323610 antes de las 4:30 p.m. el 4 de agosto del año 2026 para unirse a la reunión e inscribirse para hablar durante la audiencia pública. El oficial que conducirá la reunión llamará la persona para comentar en su artículo.

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

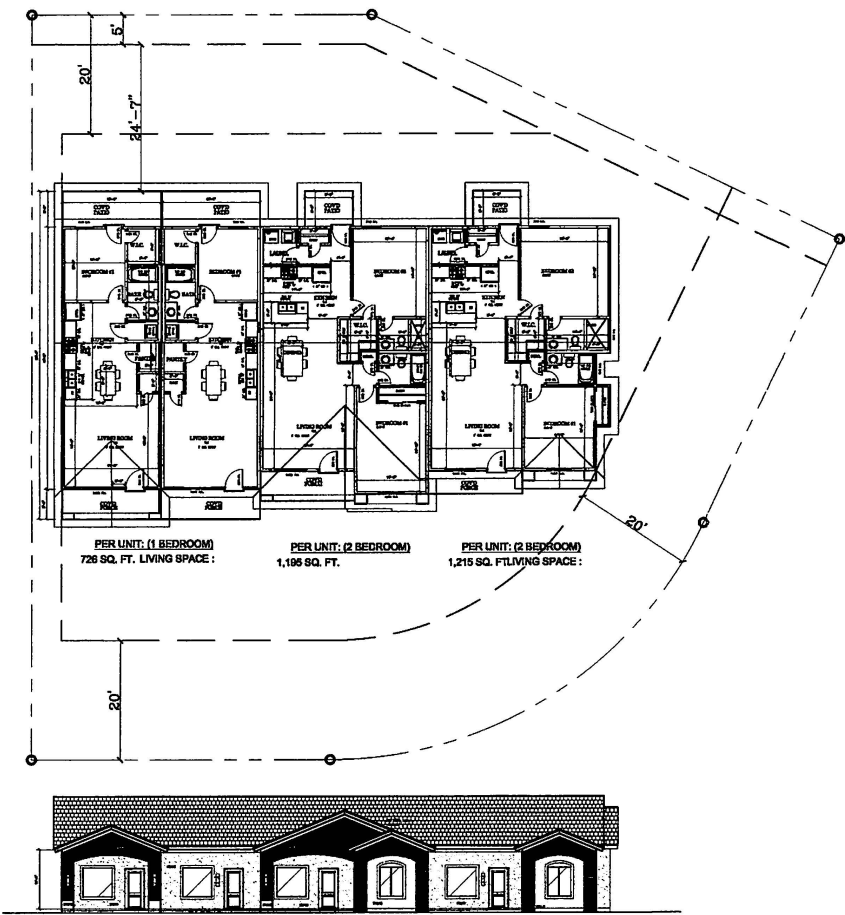
Atentamente,

Myrian Apodaca

Secretaria de la Comisión de Planeación y Zonificación

[illegible]

CONCEPTUAL PLAN





**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: AUGUST 4, 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 28, BLOCK 9, COUNTRY GREEN, LOCATED AT 659 MILO 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 FOUR DWELLING UNITS EXCEEDING THE THREE MAXIMUM PERMITTABLE UNITS IN AN R-2 ZONING DISTRICT.

NAME: 659 Milo Dr. Rezoning

PROPERTY ADDRESS: 659 Milo Dr.

PROPERTY LEGAL DESCRIPTION: Lot 28, Block 9, Country Green

PROPERTY OWNER: Juan C. Baquera Sr.

REPRESENTATIVE: Resilient Management Team

PROPERTY AREA: 10,000 Sq Ft.

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

CURRENT LAND USE: Residential

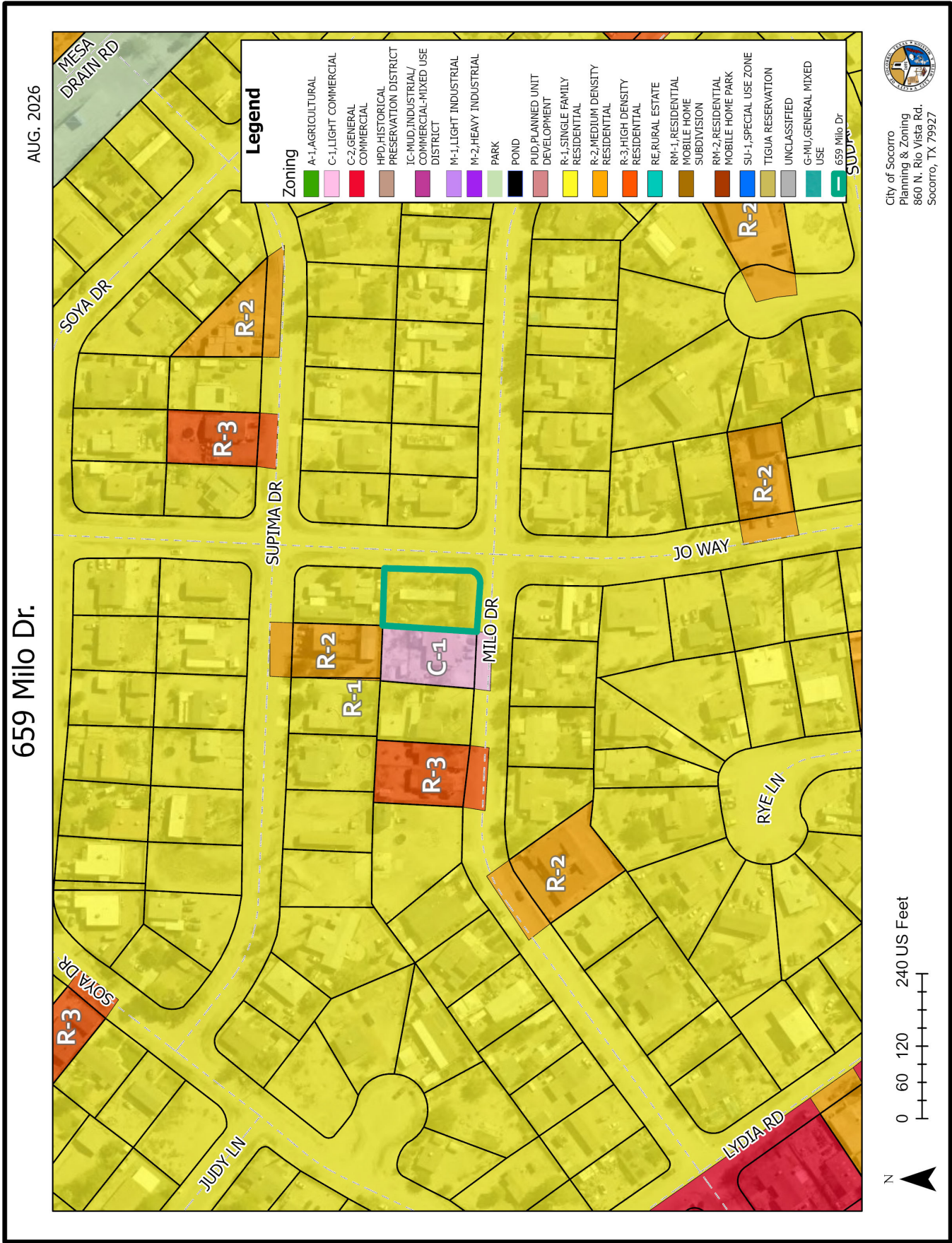
FUTURE LAND USE MAP: Suburban Residential (SR)

FLOOD MAP: According to the Flood Insurance Rate Maps, The referenced Property Lies Within Zone X (Community Panel # 480212 0250-B/ FEMA, September 4, 1991.

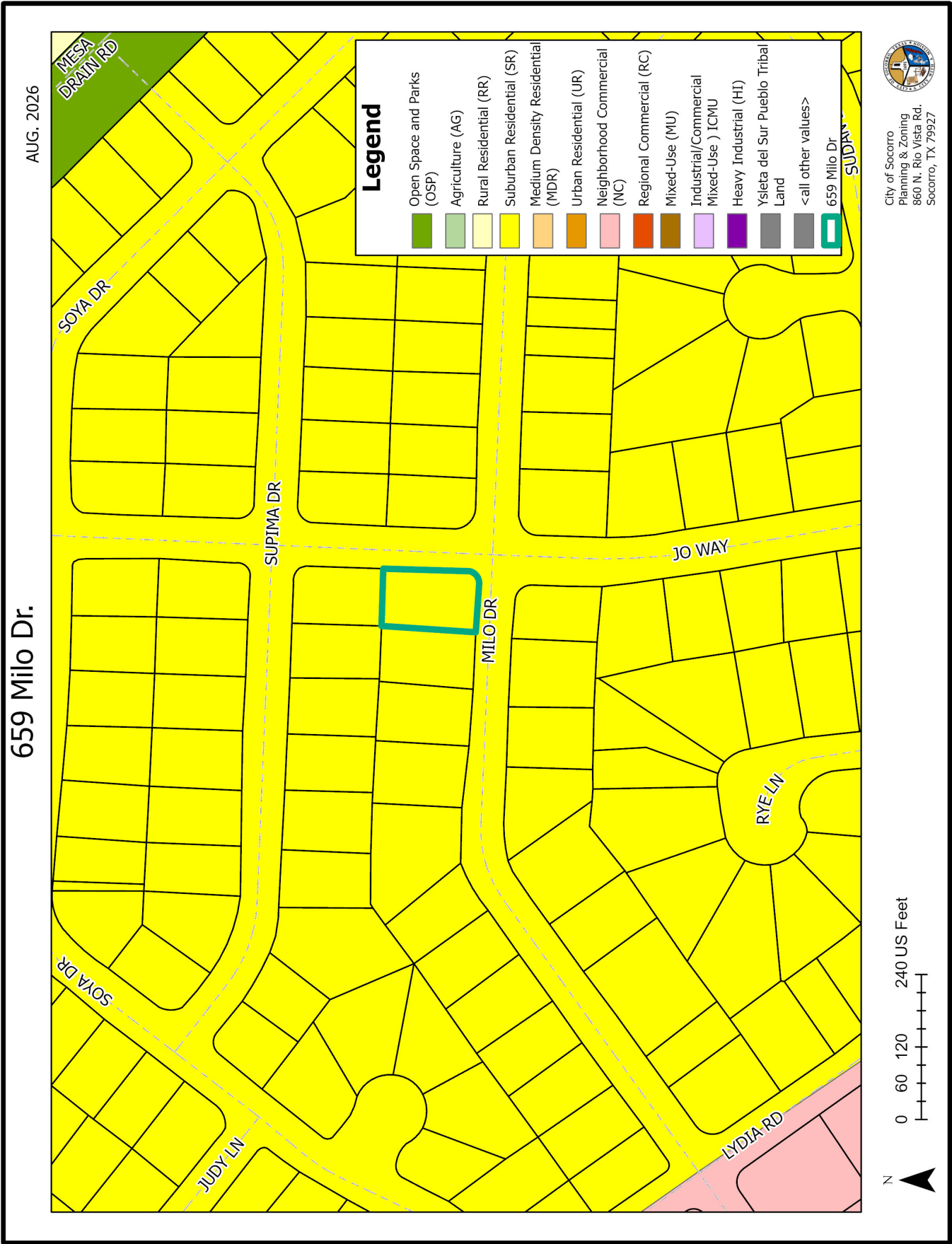
SUMMARY OF REQUEST: Request is for approval of a rezoning of a property from R-1 (Single-Family Residential) to R-2 (Medium Density Residential) with a variance from Sec. 46-260(2), to allow for four dwelling units exceeding the three maximum permissible units in an R-2 zoning district.

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the rezoning request with the condition that the proposed development be limited to a duplex.

ZONING MAP



2040 FUTURE LAND USE MAP



SUBDIVISION MAP

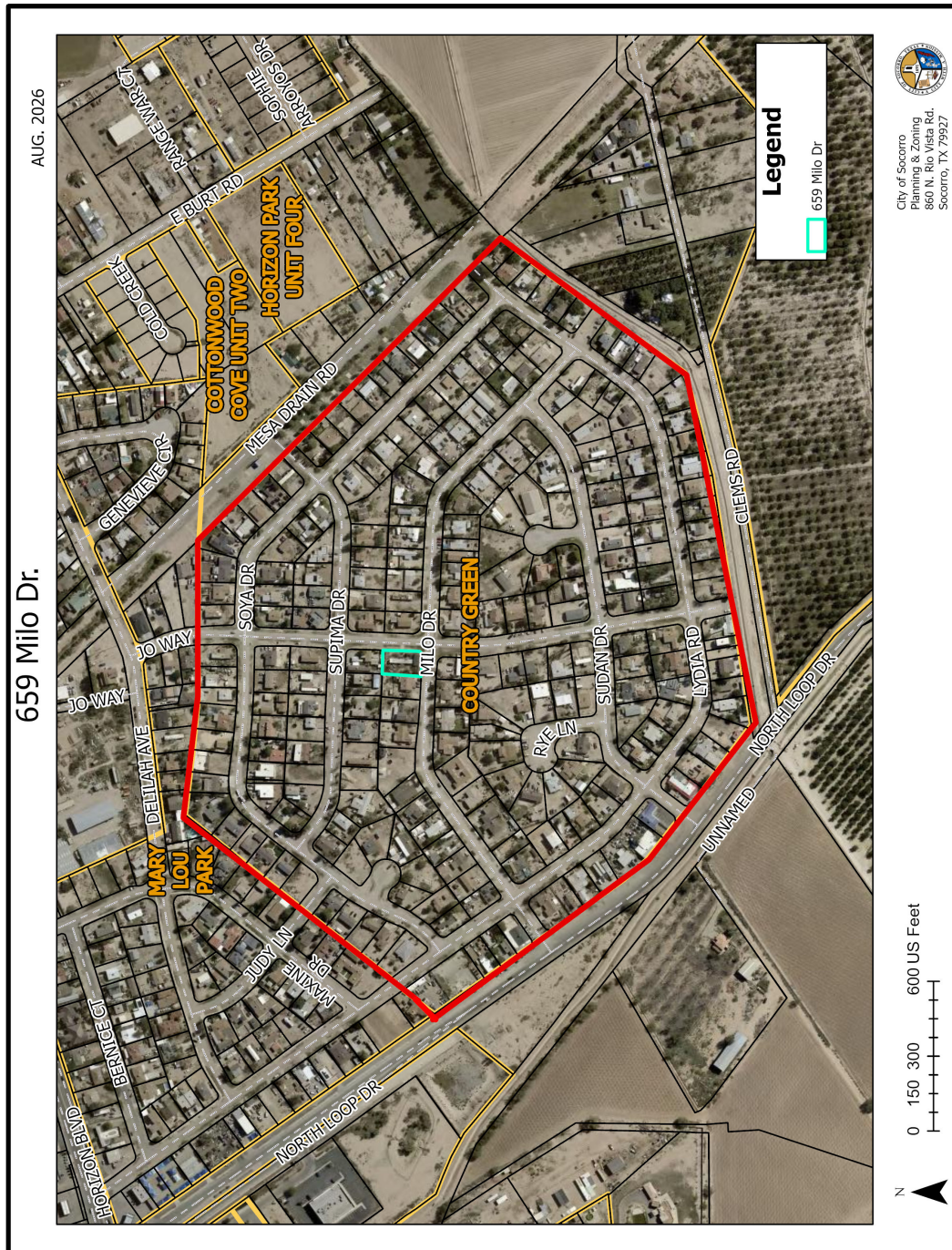
NAME: Country Green

PLAT RECORDED: June 1972

CURRENT RESIDENTIAL: R-1: 226 Lots R-2: 10 Lots

CURRENT COMMERCIAL: C-1: 1 Lot C-2: 8 Lots

VACANT: 4 Lots



AERIAL MAP



SITE PICTURES

FRONT VIEW OF THE PROPERTY FROM JO WAY



FRONT VIEW OF THE PROPERTY FROM JO WAY & MILO DR.



200' AROUND MAP



PUBLIC NOTICE LETTERS (ENGLISH)



Rudy Cruz, Jr.
Mayor

Ruben Reyes
At Large

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District 1

Alejandro Garcia
District 2

Gina Cordero
District 3/ Mayor Pro Tem

Irene Rojas
District 4

Adriana Rodarte
City Manager

July 15, 2026

Dear property owner,

You are hereby notified that a Planning and Zoning Commission meeting has been scheduled to hold a **PUBLIC HEARING** on August 4, 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:

- c) Public hearing request for a proposed amendment to the City of Socorro's Master Plan and rezoning of Lot 28, Block 9, Country Green, located at 659 Milo 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 four dwelling units exceeding the three maximum permissible units in an R-2 zoning district.

You have been notified because you own a property located within the 200-foot radius mandated by Municode Chapter 46-53 (c). Although you are not obliged to attend, interested parties are advised to attend the hearing to voice their concerns and/or comments. If you are unable to attend the hearing, your written comments will be considered. Written comments must be delivered to the City of Socorro Planning and Zoning Department during regular working hours, on or before the day of the hearing.

The public must call 844-854-2222 and use the access code 323610 by 4:30 p.m. Mountain Standard Time (MST) on August 4, 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

15 de julio 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 4 de agosto 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:

- c) Solicitud de audiencia pública para una propuesta de enmienda al Plan Maestro de la Ciudad de Socorro y cambio de zonificación del Lote 28, Bloque 9, Country Green, ubicado en 659 Milo Dr., Ciudad de Socorro, Condado de El Paso, Texas, de R-1 (Residencial Unifamiliar) a R-2 (Residencial de Densidad Media), con una varianza a la Sección 46-260(2), para permitir cuatro unidades habitacionales, excediendo el máximo permitido de tres unidades en un distrito de zonificación R-2.

Usted ha sido notificado porque es dueño(a) de una propiedad ubicada dentro del radio de 200 pies de la propiedad en cuestión, dispuesto por el Capítulo 46-53 (c) del Código Municipal. Usted no está obligado(a) a asistir, pero si tiene algún comentario u opinión se le recomienda asistir a la audiencia. Si no puede asistir a la audiencia, se tendrán en cuenta sus observaciones por escrito. Los comentarios escritos deben ser entregados al Departamento de Planeación y Uso de Suelo durante las horas de trabajo regulares, antes o en el día de la audiencia.

El público debe llamar al 844-854-2222 y usar el código de acceso 323610 antes de las 4:30 p.m. el 4 de agosto 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.

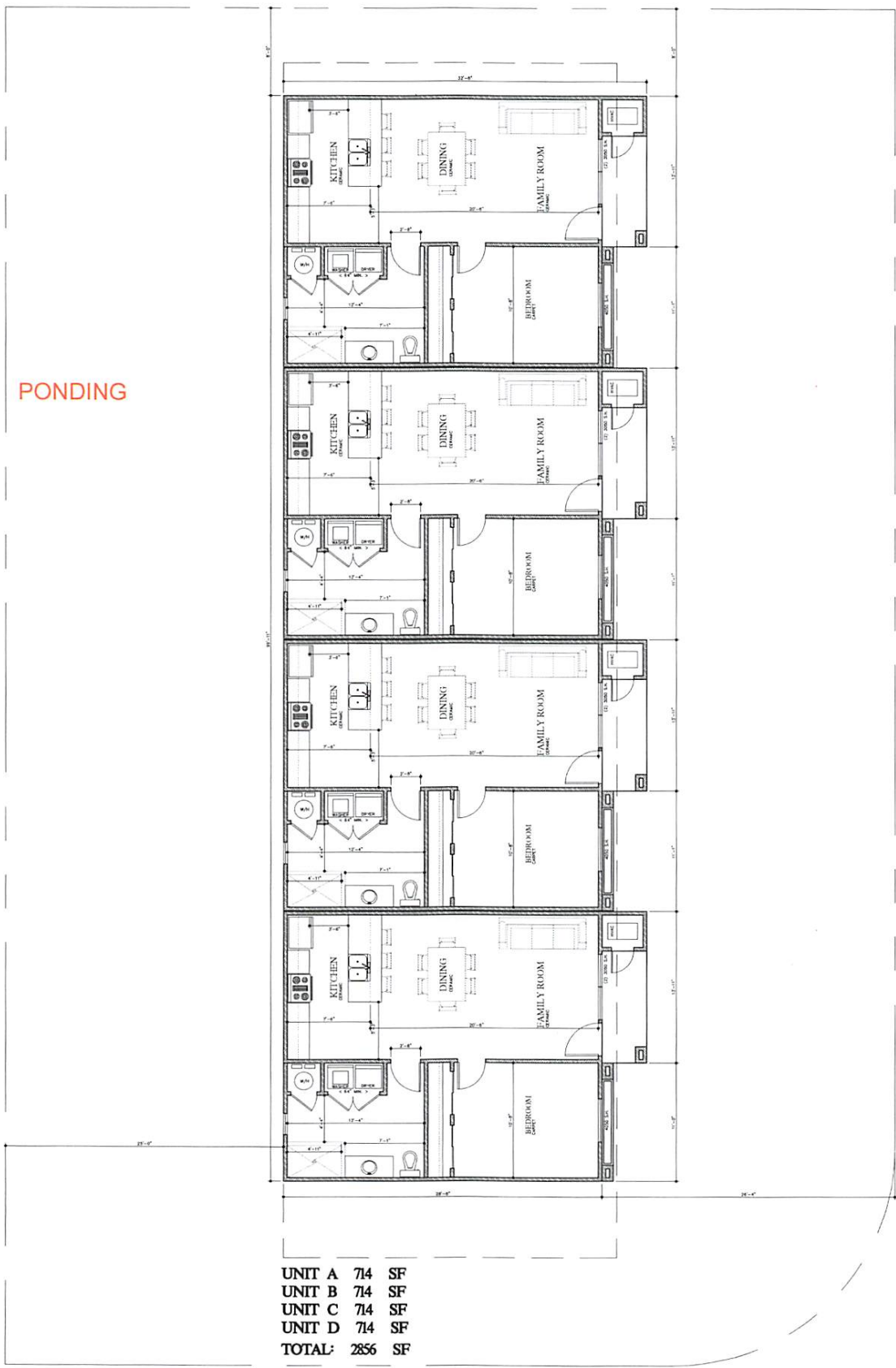
Por favor, comuníquese con nuestra oficina el día de la reunión programada al 915-872-8531 para confirmar que la reunión se llevará a cabo.

Atentamente,

Myrian Apodaca

Secretaria de la Comisión de Planeación y Zonificación

CONCEPTUAL PLAN



CONCEPTUAL PLAN

