

Rudy Cruz Jr.
Mayor

Ruben Reyes
At Large

Cesar Nevarez
District 1



Alejandro Garcia
District 2

Gina Cordero
District 3/ Mayor Pro-Tem

Irene Rojas
District 4

Adriana Rodarte
City Manager

NOTICE OF A REGULAR MEETING
OF THE
PLANNING AND ZONING COMMISSION
OF THE
CITY OF SOCORRO, TEXAS

THE FACILITY IS WHEELCHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR ACCOMMODATION FOR INTERPRETIVE SERVICES MUST BE MADE 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT THE CITY CLERK'S OFFICE AT (915) 858-2915 FOR FURTHER INFORMATION.

LA INSTALACION ES ACCESIBLE PARA SILLAS DE RUEDAS Y HAY PLAZAS DE ESTACIONAMIENTOS DISPONIBLES. LAS SOLICITUDES DE ADAPTACION PARA SERVICIOS DE TRADUCCION DEBEN HACERSE 48 HORAS ANTES DE ESTA REUNION. COMUNIQUESE CON LA OFICINA DEL SECRETARIO DE LA CIUDAD AL (915) 858-2915 PARA OBTENER MAS INFORMACION.

NOTICE IS HEREBY GIVEN THAT A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF SOCORRO, TEXAS WILL BE HELD ON TUESDAY THE 6th OF OCTOBER 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 OCTOBER 6, 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) Approval of Meeting minutes of September 15, 2026.

Approved by: 

REGULAR AGENDA

5. **Public hearing** request for approval of a Conditional Use Permit and variance from Sec. 2.06.03 – Residential Zoning Districts Use-Specific Regulations, Subsection C.1.a.b(i), to allow commercial truck parking on a 0.46-acre property, which is below the minimum half-acre (0.50-acre) requirement, within an R-1 Single-Family Residential Zoning District, on Lot 4, Block 3, Valle Real, located at 531 Joya del Valle Dr, City of Socorro, El Paso County, Texas.
6. **Consider and Take Action** on the approval of a Conditional Use Permit and variance from Sec. 2.06.03 – Residential Zoning Districts Use-Specific Regulations, Subsection C.1.a.b(i), to allow commercial truck parking on a 0.46-acre property, which is below the minimum half-acre (0.50-acre) requirement, within an R-1 Single-Family Residential Zoning District, on Lot 4, Block 3, Valle Real, located at 531 Joya del Valle Dr, City of Socorro, El Paso County, Texas.
7. **Consider and Take Action** on the request for approval of a Replat for Baba Unit Two Replat A, being a replat of Baba Unit Two Subdivision, and located at Gateway East, City of Socorro, El Paso County, Texas.
8. **Consider and Take Action** on the request for approval of a Final Plat for Sunset Valley Estates Unit Three Subdivision, being a portion of Tract 6-A, Block 11, Socorro Grant, City of Socorro, El Paso County, Texas.
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 30th DAY OF SEPTEMBER 2026.

By: Myrian Apodaca
Myrian Apodaca Planning and Zoning Secretary

DATE & TIME POSTED: 9/30/2026 5:00pm

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 **September 15, 2026@ 5:30 P.M.**

1. CALL TO ORDER.

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

2. ESTABLISHMENT OF QUORUM.

A quorum was established with 4 commissioners present.

Members Present:

Andrew Arroyos
David Estrada
Isidro Torres
Yolanda Rodriguez

Members Absent

Osvaldo Reza
Rafael Carillo

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 Speaker

4. CONSENT AGENDA

- a) Public Hearing Request for approval of a Conditional Use Permit and variance from Sec. 2.06.03 – Residential Zoning Districts Use-Specific Regulations, Subsection C.1.a.b(i), to allow commercial truck parking on a 0.46-acre property, which is below the minimum half-acre (0.50-acre) requirement, within an R-1 Single-Family Residential Zoning District, on Lot 4, Block 3, Valle Real, located at 531 Joya del Valle Dr, City of Socorro, El Paso County, Texas.
- b) Approval of Meeting minutes of September 1, 2026.

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

Ayes: Andrew Arroyos David Estrada, and Isidro Torres.

Nays:

Abstain: Yolanda Rodriguez

Absent: Osvaldo Reza, and Rafael Carillo.

REGULAR AGENDA

- 5. **Public hearing** request for a proposed amendment to the City of Socorro's Master Plan and rezoning of Lot 5A1, Block 2, El Gran Valle Replat B, located at 11550 Dindinger Rd., City of Socorro, El Paso County, Texas, from R-1 (Single Family Residential) to R-2A (Urban Residential), to allow for a quadruplex.

Public Hearing opened by Chairman at 5:33 p.m.

Speakers: No speakers

Public Hearing closed by Chairman at 5:33 p.m.

- 6. **Consider and Take Action** on the proposed amendment to the City of Socorro's Master Plan and rezoning of Lot 5A1, Block 2, El Gran Valle Replat B, located at 11550 Dindinger Rd., City of Socorro, El Paso County, Texas, from R-1 (Single Family Residential) to R-2A (Urban Residential), to allow for a quadruplex.

Ms. Judith Rodriguez gave presentation.

A motion was made by Andrew Arroyos and seconded by Isidro Torres to **approve** item *Six* (6) **Motion carried.**

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

Nays:

Abstain:

Absent: Osvaldo Reza, and Rafael Carillo.

7. **Public hearing** request for a proposed amendment to the City of Socorro's Master Plan and rezoning of a Portion of Tract 2-H-1, Block 4, Socorro Grant, located on N. 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.

Public Hearing opened by Chairman at 5:56 p.m.

Speakers: Maria Barroso *in favor*, Jesus Barroso *in favor*, Carlota Alvarez *either in favor or opposed*

Public Hearing closed by Chairman at 6:04 p.m.

8. **Consider and Take Action** on the request for a proposed amendment to the City of Socorro's Master Plan and rezoning of a Portion of Tract 2-H-1, Block 4, Socorro Grant, located on N. 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.

Diego Ruiz 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 Isidro Torres.

Nays:

Abstain:

Absent: Osvaldo Reza, and Rafael Carillo.

9. **Public hearing** request for a proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 2, Block 23, Socorro Grant, located at 10540 Socorro Rd., City of Socorro, El Paso County, Texas, from C-2 (General Commercial) to R-2 (Medium Density Residential), to allow for a quadruplex.

Public Hearing opened by Chairman at 6:32 p.m.

Speakers: No speakers

Public Hearing closed by Chairman at 6:32 p.m.

10. **Consider and Take Action** on the request proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 2, Block 23, Socorro Grant, located at 10540 Socorro Rd., City of Socorro, El Paso County, Texas, from C-2 (General Commercial) to R-2 (Medium Density Residential), to allow for a quadruplex.

Diego Ruiz gave presentation.

A motion was made by Andrew Arroyos and seconded by Isidro Torres to **approve** item *Ten* (10) **Motion carried.**

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

Nays:

Abstain:

Absent: Osvaldo Reza, and Rafael Carillo.

- 11. Consider and Take Action** on the 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.

Staff requested to delete item since it was previously presented in the past meeting of July 21.

A motion was made by Andrew Arroyos and seconded by Isidro Torres to **delete** item *Eleven* (11) **Motion carried.**

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

Nays:

Abstain:

Absent: Osvaldo Reza, and Rafael Carillo.

- 12. Consider and Take Action** on the approval of a Final Plat for The Ohanas, being a portion of Tract 1X, now known as tract 1X1, Leigh Clark survey no. 293, and a portion of lot 17, block 6, Cielo del Rio Unit 2 Amending Plat, an addition to the City of Socorro, El Paso County, Texas.

Ms. Judith Rodriguez gave presentation.

A motion was made by Andrew Arroyos and seconded by Isidro Torres to **approve** item *Twelve* (12) **Motion carried.**

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

Nays:

Abstain:

Absent: Osvaldo Reza, and Rafael Carillo.

13. Planning and Zoning Commissioners Report.

Commissioner Rodriguez announced that the October 2026 meeting will be her final meeting as a Planning & Zoning Commissioner. She thanked the Commission and City for the opportunity to serve and indicated that she would be stepping down to allow the City to begin the process of identifying a replacement. Commissioners expressed their appreciation for her service and thanked her for her contributions to the Commission.

14. Planning and Zoning Department Report.

Ms. Quimiro provided an update on the Moon Road railroad crossing safety improvement project, noting that the closure was extended due to additional work identified during the project. She also provided an update on the solid waste feasibility study, including potential options for future solid waste services and citizen collection sites. Commissioners discussed the survey currently available for public input and related solid waste service considerations.

15. Adjournment

A motion was made by Andrew Arroyos and seconded Isidro Torres, *to adjourn at 6:53 PM*
Motion carried.

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

Nays:

Abstain:

Absent: Osvaldo Reza, and Rafael Carillo.

Andrew Arroyos, Chairman

Date Minutes Were Approved

Myrian Apodaca, Secretary

Date Minutes Were Approved



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: OCTOBER 6, 2026
CONDITIONAL USE PERMIT REQUEST
STAFF REPORT**

SUBJECT:

PUBLIC HEARING REQUEST FOR THE PROPOSED CONDITIONAL USE PERMIT AND VARIANCE REQUEST FROM SEC. 2.06.03 - RESIDENTIAL ZONING DISTRICTS USE-SPECIFIC REGULATIONS, SUBSECTION C.1.A.B(i), TO ALLOW A 0.46 ACRE PROPERTY INSTEAD OF THE HALF-ACRE REQUIREMENT TO ALLOW FOR COMMERCIAL TRUCK PARKING IN AN R-1 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT, ON LOT 4, BLOCK 3, VALLE REAL LOCATED AT 531 JOYA DEL VALLE DR., CITY OF SOCORRO, EL PASO COUNTY, TEXAS.

NAME: 531 Joya Del Valle C.U.P.

PROPERTY ADDRESS: 531 Joya Del Valle

PROPERTY LEGAL DESCRIPTION: Lot 4, Block 3, Valle Real

PROPERTY OWNER: Jesus Lopez

REPRESENTATIVE: Jesus Lopez

PROPERTY AREA: 20,003.85 S.F.

CURRENT ZONING: R-1 Single-Family Residential

CURRENT LAND USE: Residential

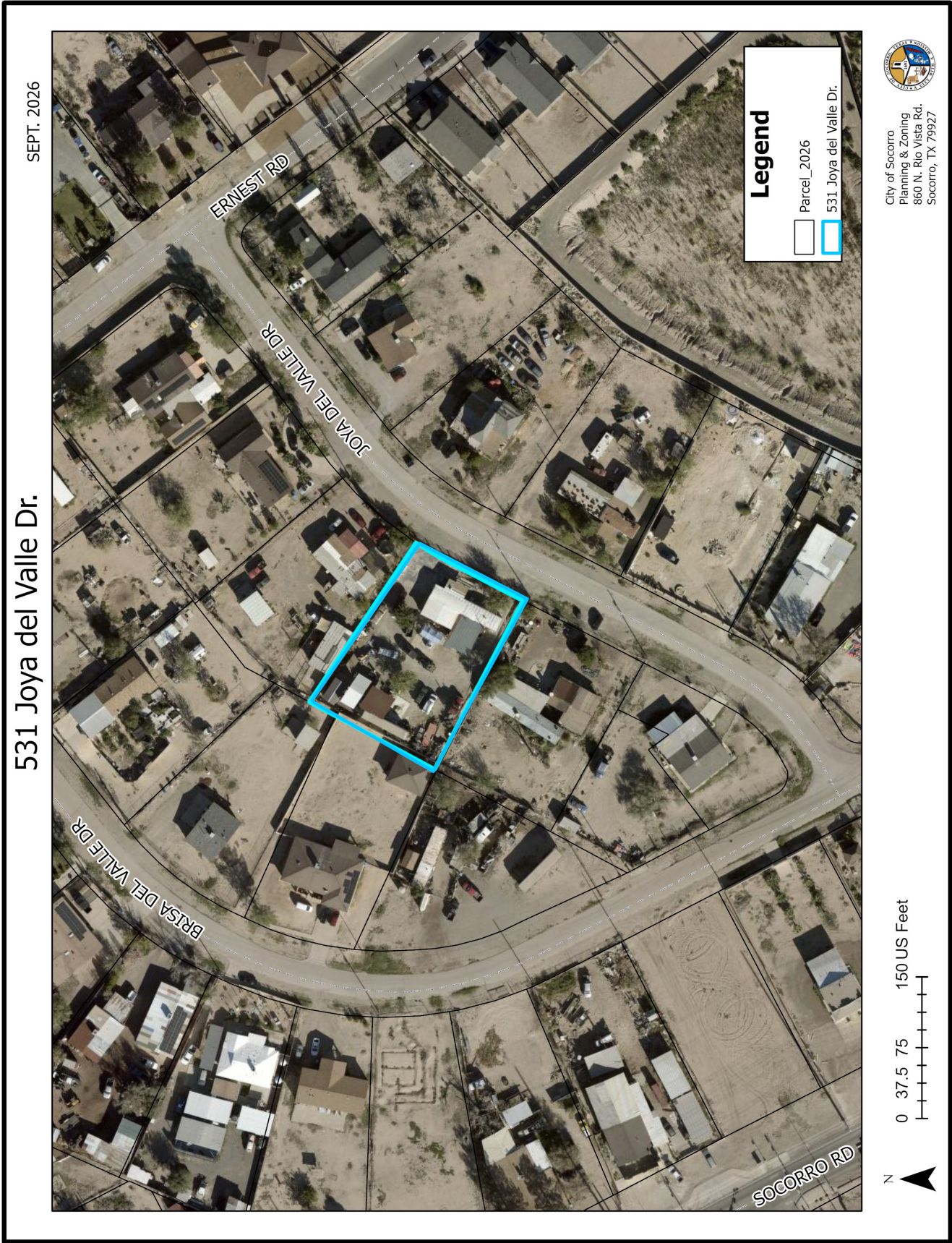
FUTURE LAND USE: Suburban Residential (SR)

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).

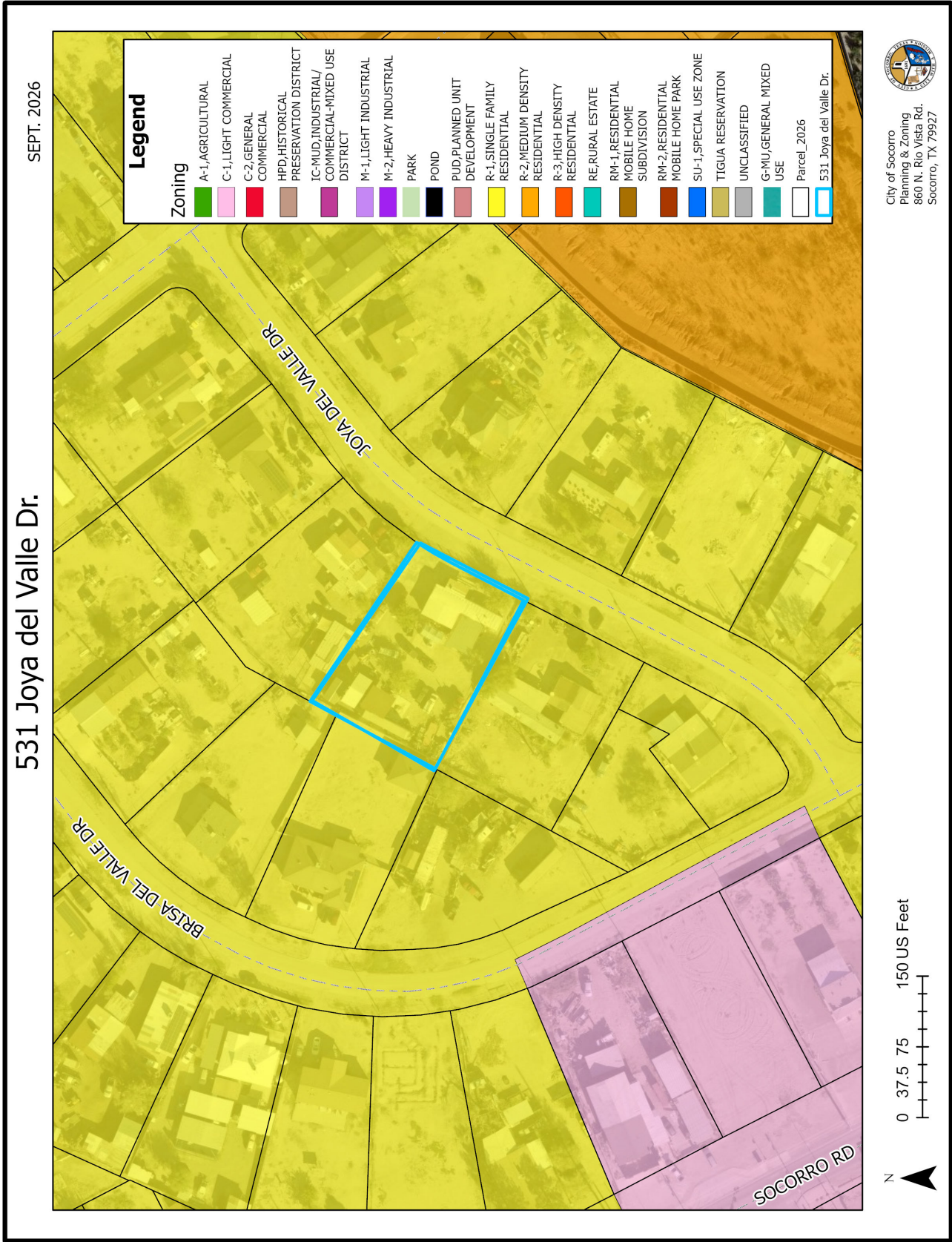
SUMMARY OF REQUEST: Request is for approval of a Conditional Use Permit and variance request from Sec. 46-237. - Conditional Uses (Requires Permit) Subsection 5-a, to allow a 0.459 Acre property instead of the half-acre requirement to allow for commercial truck parking in an R-1 Single-Family Residential Zoning District.

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the Conditional Use Permit and Variance Request.

AERIAL IMAGE



ZONING MAP



SITE PICTURES

View of property from Joya del Valle Dr.



PUBLIC NOTICE LETTERS



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

September 10, 2026

Dear property owner,

You are hereby notified that a Planning and Zoning Commission meeting has been scheduled to hold a **PUBLIC HEARING** on October 6, 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 approval of a Conditional Use Permit and variance from Sec. 2.06.03 – Residential Zoning Districts Use-Specific Regulations, Subsection C.1.a.b(i), to allow commercial truck parking on a 0.46-acre property, which is below the minimum half-acre (0.50-acre) requirement, within an R-1 Single-Family Residential Zoning District, on Lot 4, Block 3, Valle Real Located at 531 Joya del Valle Dr, City of Socorro, El Paso County, Texas.

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 October 6, 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 on 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

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

10 de septiembre 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 6 de octubre 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 la aprobación de un Permiso de Uso Condicional (Conditional Use Permit) y una variación a la Sección 2.06.03 – Reglamentaciones Específicas de Uso para Distritos de Zonificación Residencial, Subsección C.1.a.b(i), para permitir el estacionamiento de camiones comerciales en una propiedad de 0.46 acres, la cual se encuentra por debajo del requisito mínimo de media acre (0.50 acres), ubicada dentro de un Distrito de Zonificación R-1 Residencial Unifamiliar, en el Lote 4, Bloque 3, Valle Real, ubicada en 531 Joya del Valle Dr., Ciudad de Socorro, Condado de El Paso, Texas.

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 6 de octubre 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.

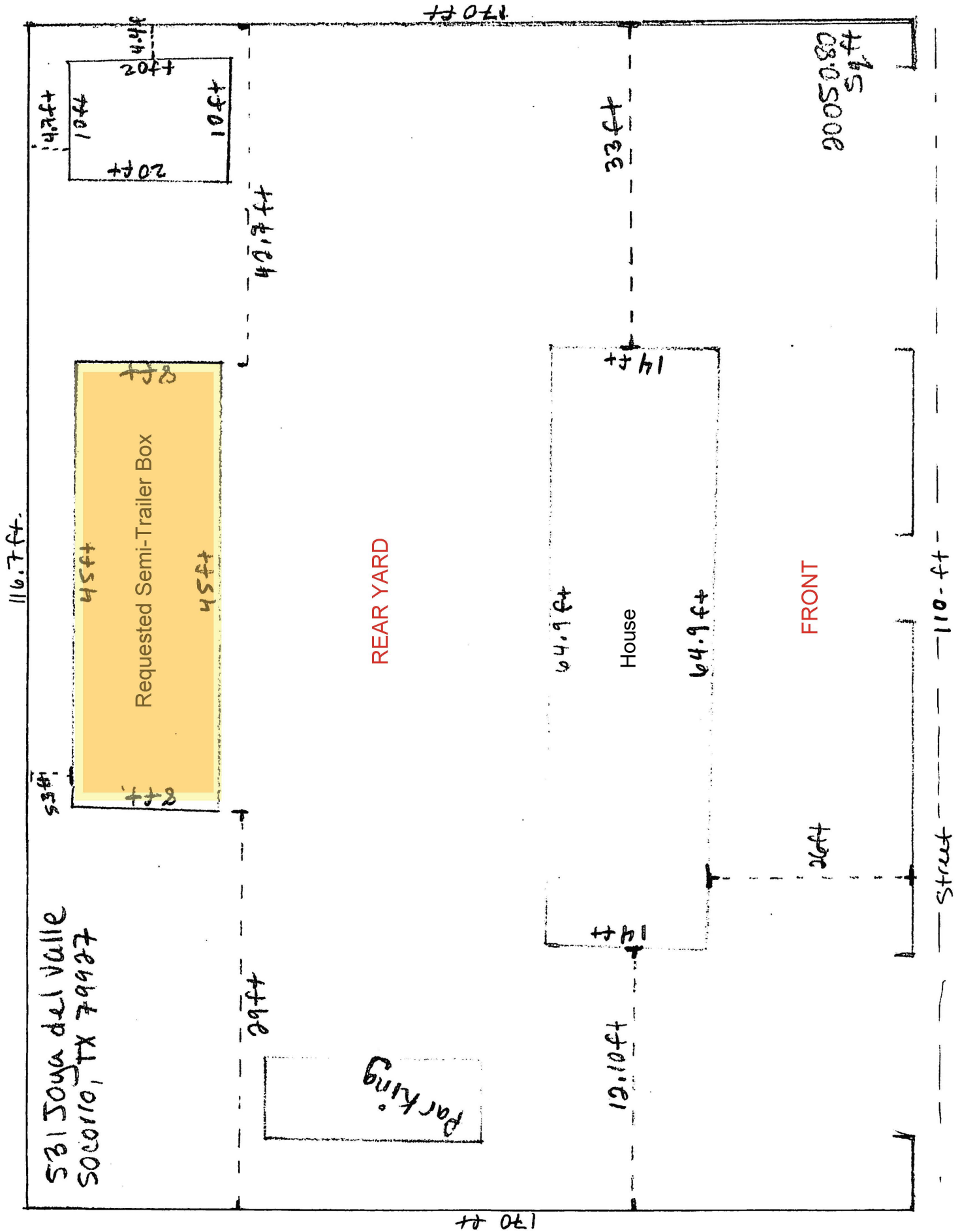
Por favor, comuníquese con nuestra oficina el día de la reunión programada al 915-872-8531 para confirmar que la reunión se llevará a cabo.

Atentamente,

Myrian Apodaca

Secretaria de la Comisión de Planeación y Zonificación

SUPPLEMENTAL DOCUMENTS - SITE PLAN





**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: OCTOBER 6, 2026**

**REPLAT APPLICATION
STAFF REPORT**

SUBJECT:

REQUEST IS FOR APPROVAL OF A REPLAT FOR BABA UNIT TWO REPLAT A, BEING A REPLAT OF BABA UNIT TWO SUBDIVISION, AND LOCATED AT GATEWAY EAST, CITY OF SOCORRO, EL PASO COUNTY, TEXAS.

NAME:

Baba Unit Two Replat "A"

PROPERTY ADDRESS:

Gateway East

**PROPERTY LEGAL
DESCRIPTION:**

A portion of the O.A. Danielson Survey No. 316

PROPERTY OWNER:

Arroyo Crossing Investments, LP

REPRESENTATIVE:

Denise Hernandez / TRE & Associates, LLC

PROPERTY AREA:

16.078 Acres (700,357 sq.ft.)

CURRENT ZONING:

ETJ

CURRENT LAND USE:

Vacant

FLOOD MAP:

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

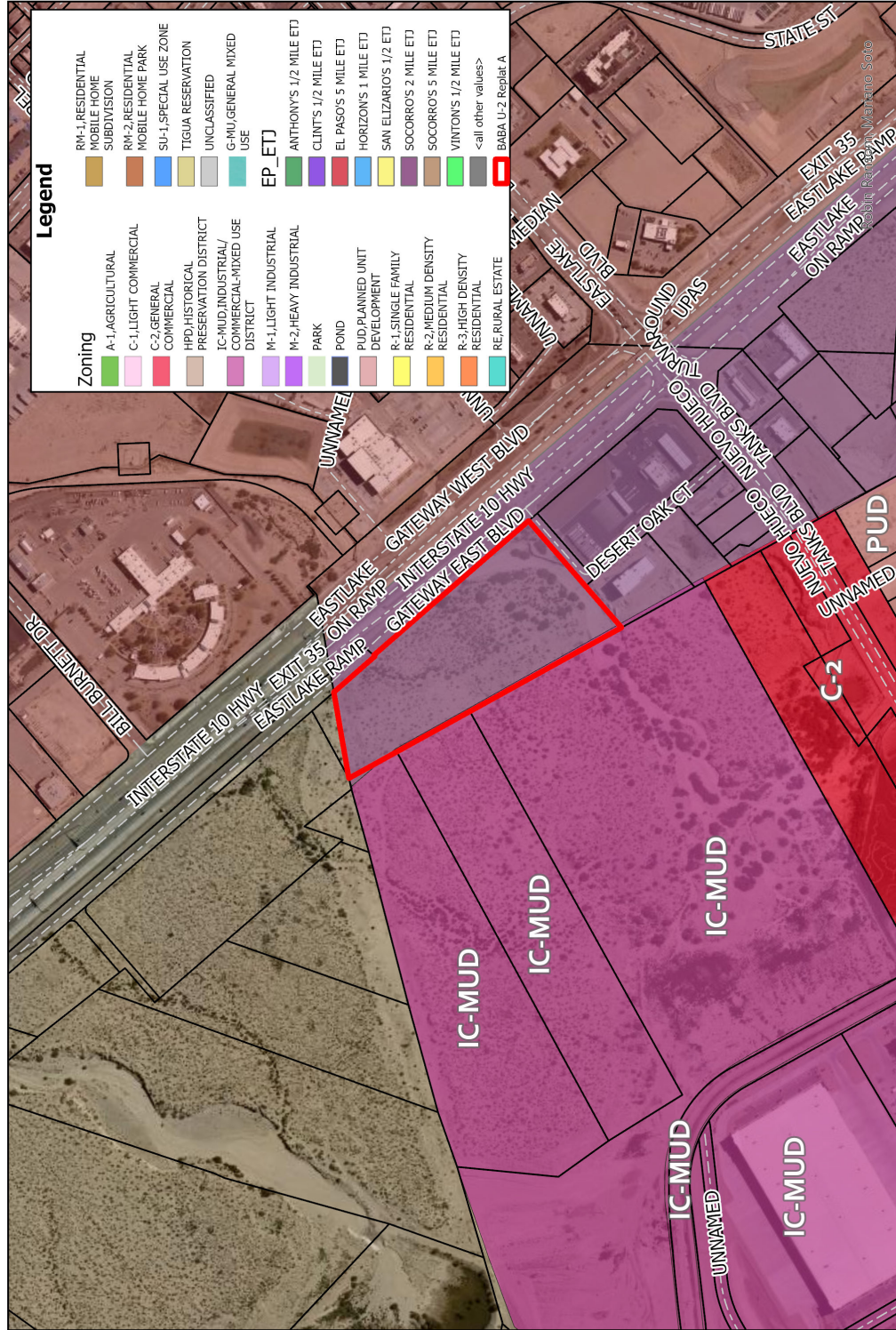
SUMMARY OF REQUEST:

Request is for approval of a replat for Baba Unit Two Replat A.

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the replat for Baba Unit Two Replat A.

ZONING MAP

BABA U-2 REPLAT A



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



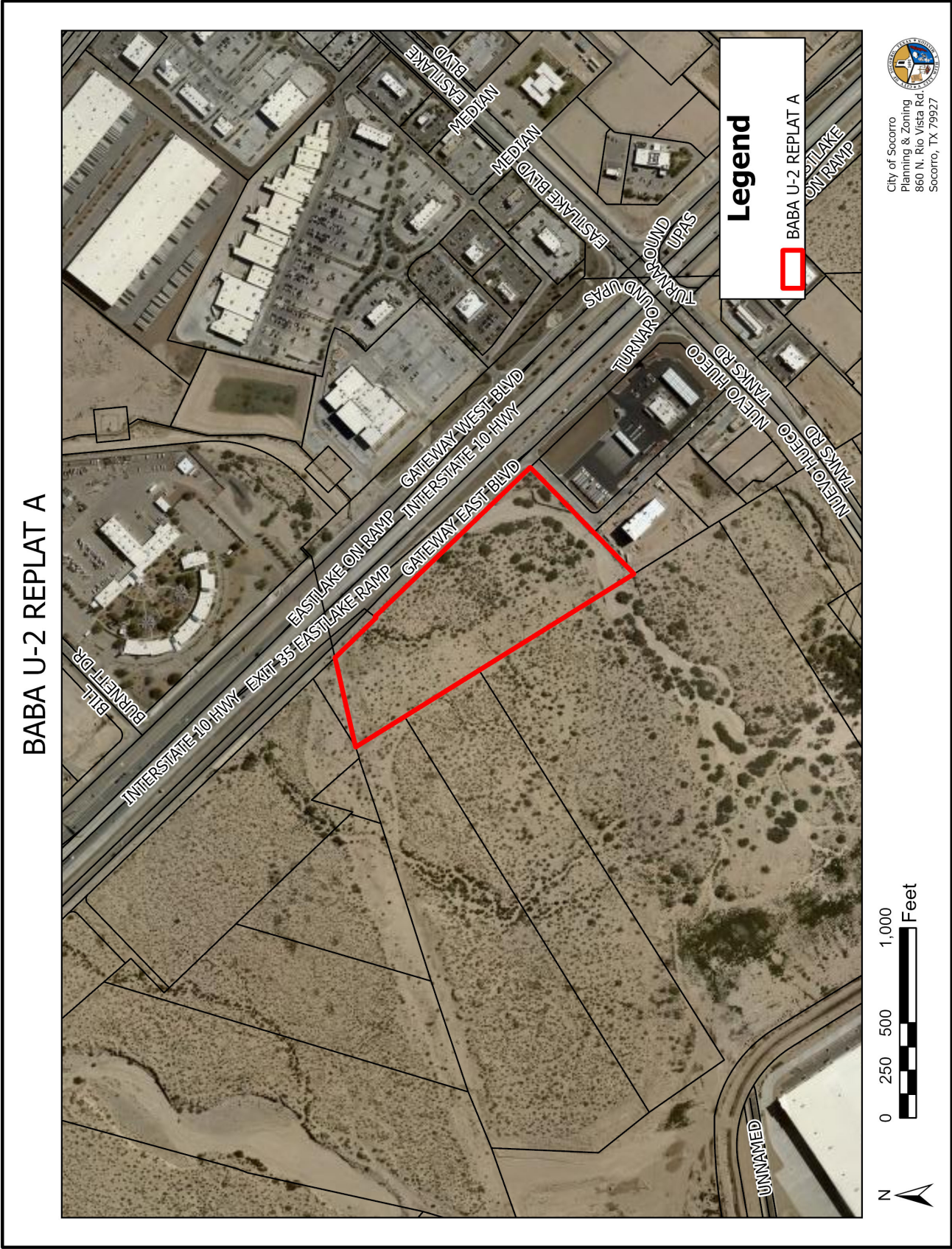
N



0 250 500 1,000 Feet



AERIAL IMAGE



SITE PICTURES

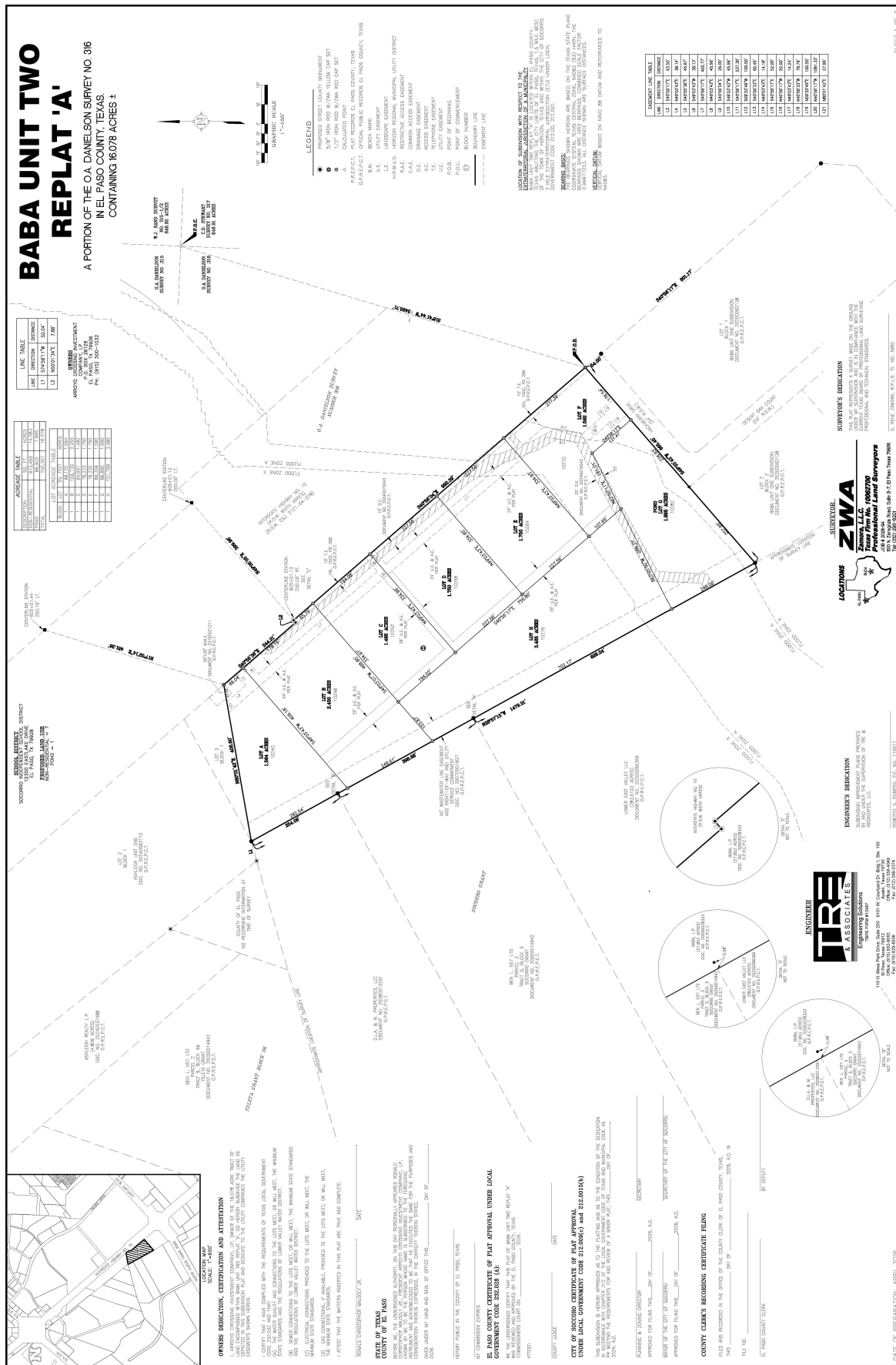
View of the property from Hackberry Dr.



View of the property from Gateway E.



[illegible]





CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: OCTOBER 6, 2026
FINAL PLAT APPLICATION
STAFF REPORT

SUBJECT:

REQUEST IS FOR APPROVAL OF A FINAL PLAT FOR SUNSET VALLEY ESTATES UNIT THREE SUBDIVISION, BEING A PORTION OF TRACT 6-A, BLOCK 11, SOCORRO GRANT, CITY OF SOCORRO, EL PASO COUNTY, TEXAS.

NAME: Sunset Valley Estates Unit Three

PROPERTY ADDRESS: Sunset Valley Ave.

PROPERTY LEGAL DESCRIPTION: Being a Portion of Tract 6-A, Block 11, Socorro Grant

PROPERTY OWNER: SSV SUN VALLEY, LLC.

REPRESENTATIVE: Sal Masoud / Del Rio Engineering

PROPERTY AREA: 33.48 Acres

CURRENT ZONING: 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 & 250-B/ FEMA, September 4, 1991).

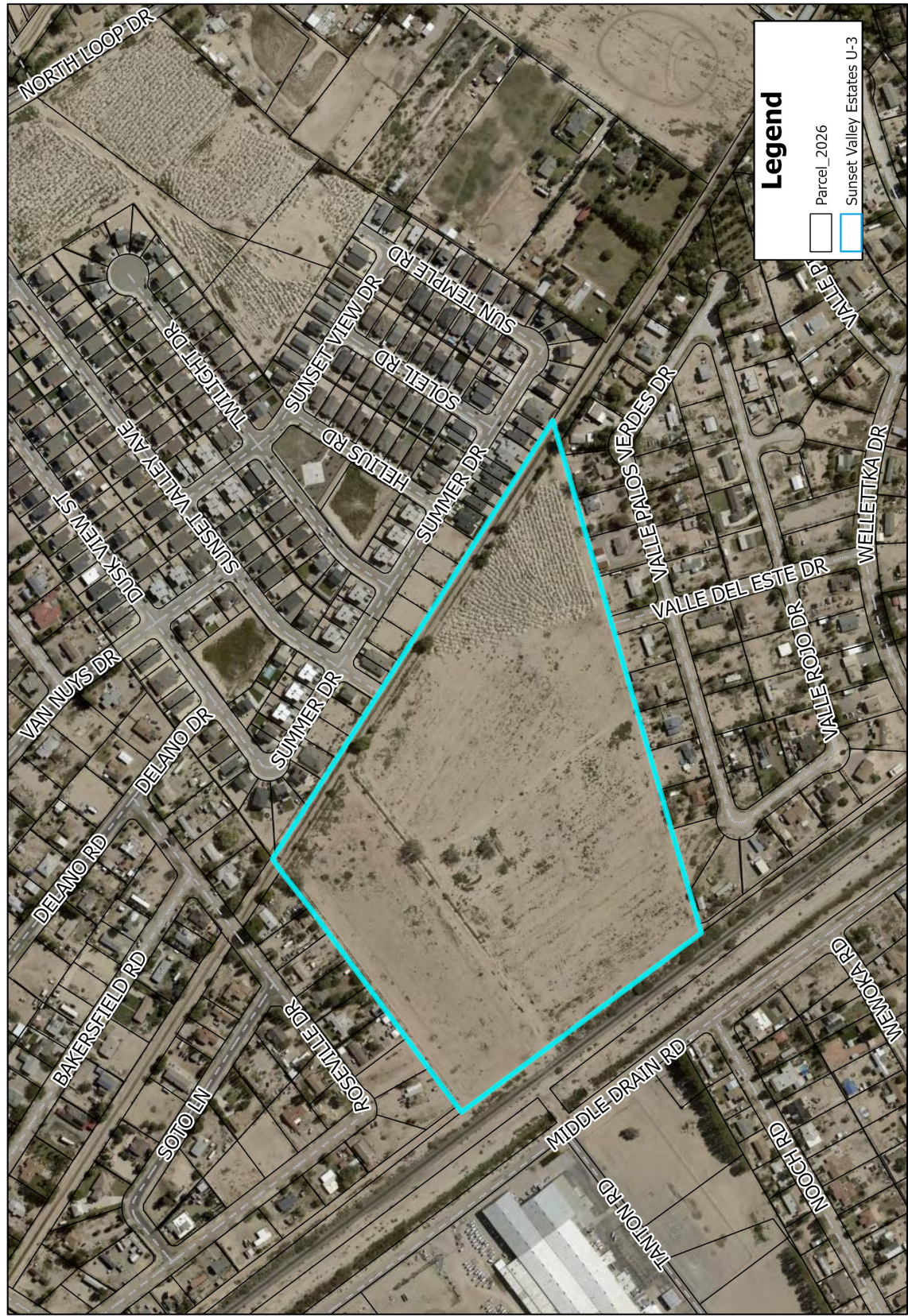
SUMMARY OF REQUEST: Request is for approval of a Final Plat for Sunset Valley Estates Unit Three.

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the Final Plat for Sunset Valley Estates Unit Three.

AERIAL IMAGE

Sunset Valley Estates Unit Three

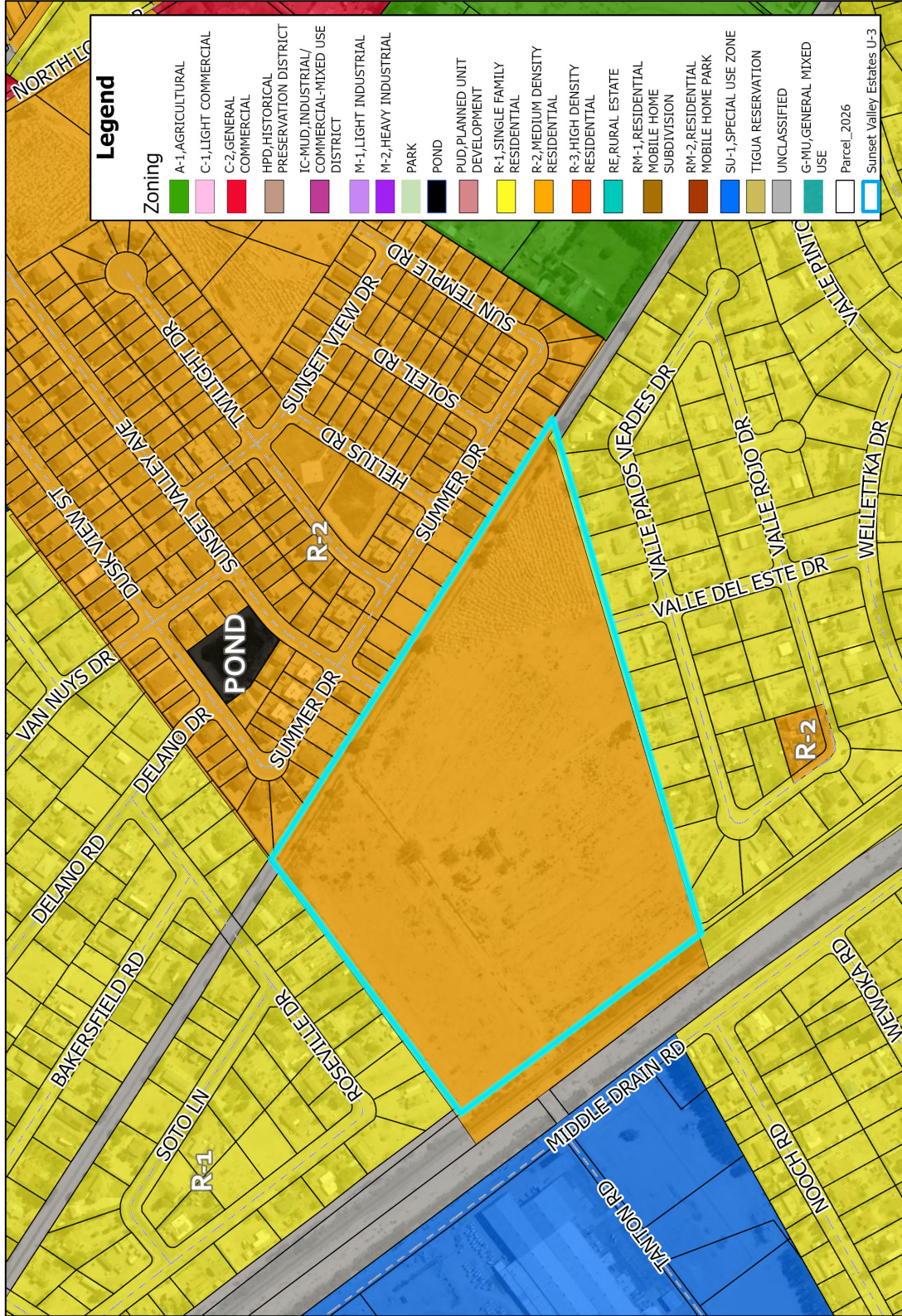
OCT. 2026



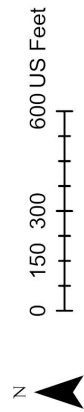
ZONING MAP

Sunset Valley Estates Unit Three

OCT. 2026



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



SITE PICTURES

View of property from Sunset Valley Ave.



SITE PICTURES



DEVELOPMENT AGREEMENT

Sunset Valley Unit III - Development schedule				
No.	Task	Days	Start	Finish
1	Improvement plans review and approvals	272	3/19/2025	12/16/2025
2	Bidding and Award	1	12/16/2025	12/17/2025
3	Mobilization, silt fence & construction entrance	16	12/17/2025	1/2/2026
4	Earth Work			
5	-Cut and fill to balance	95	3/26/2026	6/29/2026
6	-Road grading and subgrade	25	10/19/2026	11/13/2026
7	-Curb & Gutter installation	42	5/20/2026	7/1/2026
8	-Lots Grading	65	4/25/2026	6/29/2026
9	Domestic Water System	169	1/13/2026	7/1/2026
10	Sanitary Sewer System	88	1/12/2026	4/10/2026
11	Storm Drainage and pond construction	138	2/4/2026	6/22/2026
12	Dry Utilities Installation			
13	-Electrical network installation	50	7/30/2026	9/18/2026
14	-Phone and Cable	50	7/30/2026	9/18/2026
15	-Gas line installation	55	10/1/2026	11/25/2026
16	Paving	52	11/9/2026	12/31/2026
17	Side walks and ramps	183	7/1/2026	12/31/2026
18	Final acceptance by City	1	1/15/2027	1/15/2027

Updated: 9/25/2026

394 Days start to finish