

Ivy Avalos
Mayor

Ruben Reyes
Representative
At Large

Cesar Nevarez
District 1
Mayor Pro Tem



Ralph Duran
District 2

Victor Perez
District 3

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

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

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretative services must be made 48 hours prior to this meeting. Please contact the City Clerk's office at (915) 858-2915 or fax (915) 858-9288 for further information.

SUPPLEMENTAL NOTICE OF MEETING BY VIRTUAL SERVICES

IN ACCORDANCE WITH ORDER OF THE OFFICE OF THE GOVERNOR ISSUED MARCH 16, 2020, THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOCORRO WILL CONDUCT THE MEETING SCHEDULED FOR TUESDAY MAY 18, 2021, AT 5:30 PM BROADCASTED FROM CITY COUNCIL CHAMBERS, 860 RIO VISTA RD., SOCORRO, TEXAS VIA TELEPHONE CONFERENCE AND LIVE STREAMED IN ORDER TO ADVANCE THE PUBLIC HEALTH GOAL OF LIMITING THE NUMBER OF PEOPLE PHYSICALLY PRESENT AT OUR LOCATION (ALSO CALLED "SOCIAL DISTANCING") TO SLOW THE SPREAD OF THE CORONAVIRUS (COVID-19). THERE WILL BE NO PHYSICAL PUBLIC ACCESS TO THE LOCATION DESCRIBED ABOVE.

THIS WRITTEN NOTICE, THE MEETING AGENDA, AND THE AGENDA PACKET, ARE POSTED ONLINE AT [HTTP://CI.SOCORRO.TX.US/2020-PLANNING-AND-ZONING-COMMISSION-AGENDAS](http://ci.socorro.tx.us/2020-planning-and-zoning-commission-agendas) THE PUBLIC CAN ACCESS THE MEETING BY CALLING TOLL FREE-NUMBER 844-854-2222 ACCESS CODE 579797.

THE PUBLIC MUST CALL IN 844-854-2222 ACCESS CODE 579797 BY 5:00 PM MOUNTAIN STANDARD TIME (MST) ON MAY 18, 2021 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.

Notice is hereby given that a regular meeting of the Planning and Zoning Commission of the City of Socorro, Texas will be held **Tuesday, May 18, 2021** at 5:30 p.m. broadcasted from City Council Chambers, 860 N. Rio Vista, Socorro, Texas at which time the following will be discussed:

1. **CALL TO ORDER.**
2. **ESTABLISHMENT OF QUORUM.**

**REGULAR MEETING AGENDA – SOCORRO PLANNING & ZONING COMMISSION
MAY 18, 2021 at 5:30 PM**

3. NOTICE TO THE PUBLIC – OPEN FORUM

The time is reserved for members of the public who would like to address the Commission on any items that are not of the Commission Agenda and that are within the jurisdiction of the Commission. No action shall be taken.

4. CONSENT AGENDA

- a) Approval of the Meeting Minutes of April 20, 2021.
- b) Approval of the Meeting Minutes of May 4, 2021.

REGULAR AGENDA-DISCUSSION AND ACTION

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.

- 5. Public hearing for the proposed rezoning of Tract 16D1, Block 10, Socorro Grant located at 11401 Alameda Ave from M-2 (Heavy Industrial) to C-2 (General Commercial).
- 6. Consider and Take Action:
On the proposed rezoning of Tract 16D1, Block 10, Socorro Grant located at 11401 Alameda Ave from M-2 (Heavy Industrial) to C-2 (General Commercial).
- 7. Planning & Zoning Commissioners Report.
- 8. Planning & Zoning Department Report
- 9. Excuse absent commission members:

REGULAR MEETING AGENDA – SOCORRO PLANNING & ZONING COMMISSION
MAY 18, 2021 at 5:30 PM

10. Adjournment:

EXECUTIVE SESSION

The Planning and Zoning Commission of the City of Socorro may retire into EXECUTIVE SESSION pursuant to Section 3.08 of the City of Socorro Charter and the Texas Government Code, Sections 551, Subchapter D to discuss any of the following: (The items listed below are matters of the sort routinely discuss in Executive Session, but the Planning and Zoning Commission of the City of Socorro may move to Executive Session any of the items on this agenda, consistent with the terms of the Open Meetings Act.) The Planning and Zoning Commission will return to 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 NEGOTIATIONS

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

Dated this ~~13~~¹² day of May, 2021.



Judith Rodriguez, Planning & Zoning Secretary

DATE & TIME POSTED: 5/13/21 at 12pm /BY: JR

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

(www.ci.socorro.tx.us)

CITY OF SOCORRO PLANNING AND ZONING COMMISSION

Regular Meeting Minutes
 April 20, 2021 @ 5:30 p.m.
 VIRTUAL MEETING

Members Present (Via Livestream)	Members Absent	Staff Present (Via Livestream)	Others Present (Via Livestream)
Arturo Lafuente Andrew Arroyos Enrique Cisneros David Estrada	Ernest Gomez	Job Terrazas Eunice Marquez Diana Rodriguez Judith Rodriguez	Merwan Bhatti

Items for discussion and action:

1. Call to order.

Chairperson Mr. Andrew Arroyos called the meeting to order at 5:38 p.m.

2. Establishment of Quorum:

Quorum was established with *four* commissioners present.

3. NOTICE TO THE PUBLIC – OPEN FORUM

Nobody signed up to speak.

4. CONSENT AGENDA

- a) Public hearing request for the proposed amendment to the City of Socorro’s Master Plan and rezoning of Tract 16D1, Block 10, Socorro Grant located at 11401 Alameda.
- b) Approval of the meeting minutes of April 6, 2021.

A motion was made by Arturo Lafuente, seconded by Enrique Cisneros, to *approve*.
 Motion carried.

Regular Agenda – Discussion and Action

- 5. Public hearing for the proposed rezoning of Tracts 1A30A & 1A30A, Leigh Clark Survey 293 located at 11353 Stockyard Rd., from Unclassified to C-2, (General Commercial) for trucking business.

Public hearing opened at 5:40 p.m. and closed at 5:41 p.m.
 No one signed up to speak.

6. Consider and Take Action:

On the proposed rezoning of Tracts 1A30 & 1A30A, Leigh Clark Survey 293 located at 11353 Stockyard Rd., from Unclassified to C-2, (General Commercial) for a trucking business.

A motion was made by Andrew Arroyos, seconded by Enrique Cisneros to *approve*.

Motion carried.

7. Public hearing for the proposed conditional use permit for a mechanic shop in Tracts 1A2B & 1M, Leigh Clark Survey 298 located at 10700 Robin Rd.

Public hearing opened at 5:49 p.m. and closed at 5:50 p.m.

No one signed up to speak.

8. Consider and Take Action:

On the proposed conditional use permit for a mechanic shop in Tracts 1A2B & 1M, Leigh Clark Survey 298 located at 10700 Robin Rd.

A motion was made by Enrique Cisneros, seconded by Andrew Arroyos to *approve*.

Motion carried.

9. Public hearing for the proposed amendment to the City of Socorro's Master Plan and rezoning of Lots 11 & 12, Block 2, Poole Subdivision located at 10860 & 10870 Shanda Circle.

Public hearing opened at 5:54 p.m. and closed at 5:55 p.m.

No one signed up to speak.

10. Consider and Take Action:

On the proposed amendment to the City of Socorro's Master Plan and rezoning of Lots 11 & 12, Block 2, Poole Subdivision located at 10860 & 10870 Shanda Circle.

A motion was made by Arturo Lafuente, seconded by Andrew Arroyos to *approve*.

Motion carried.

11. Public hearing for the proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 19B, Block 4, Socorro Grant located at 600 Moon.

Public hearing opened at 6:01 p.m. and closed at 6:02 p.m.

No one signed up to speak.

12. Consider and Take Action:

On the proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 19B, Block 4, Socorro Grant located at 600 Moon.

A motion was made by Enrique Cisneros, seconded by Andrew Arroyos to *approve*.

Motion carried.

13. Public hearing for the proposed amendment to the City of Socorro's Plan and rezoning of Tracts 2D, 1D, 2C1, 1D3, 1C1, 4A2B, 4C, 4B1, 4B2, 1C, 1H, 1B, 1B1, 6C, 6B & 6A, Block 6, Socorro Grant, from A-1/C-2 to R-2/C-2 for a new residential development.

Public hearing opened at 6:14 p.m. and closed at 6:15 p.m.

No one signed up to speak.

14. Consider and Take Action:

On the proposed amendment to the City of Socorro's Plan and rezoning of Tracts 2D, 1D, 2C1, 1D3, 1C1, 4A2B, 4C, 4B1, 4B2, 1C, 1H, 1B, 1B1, 6C, 6B & 6A, Block 6, Socorro Grant, from A-1/C-2 to R-2/C-2 for a new residential development.

A Motion was made by Andrew Arroyos, seconded by David Estrada to *approve*.

Motion failed.

15. Consider and Take Action:

On the preliminary plat approval for Valle Nuevo Commercial Center #1, being a portion of Tracts 10, 11, 12A, 13A2, 14, and 14A, Block 5, Socorro Grant for a new commercial development.

A motion was made by Andrew Arroyos, seconded by David Estrada to *approve*.

Motion carried.

16. Consider and Take Action:

On the preliminary plat approval for Socorro Logistics Center #1 being a portion of Tracts 8, 9, 10, & 11, Block 5, Socorro Grant for a new industrial development.

A motion was made by Andrew Arroyos, seconded by Enrique Cisneros to *approve*.

Motion carried.

17. Planning & Zoning Commissioners Report.

- P & Z Commission recommends to review R-2 allowed area.
- Percentage allowed for variance
- Provide complete exhibits for presentations
- Contact TXDOT for update N. Loop widening

18. Planning & Zoning Department Report.

New Commissioner sworn in.

19. Excuse absent commission members:

A motion was made by Andrew Arroyos, seconded by Arturo Lafuente to *excuse*.

Motion carried.

20. Consider and Take Action:
On the adjournment of this meeting.

A motion was made by Enrique Cisneros, seconded by Andrew Arroyos to *adjourn at 7:12 p.m.*
Motion carried.

Andrew Arroyos, Chairperson

Judith Rodriguez Secretary

CITY OF SOCORRO PLANNING AND ZONING COMMISSION

Regular Meeting Minutes
 May 04, 2021 @ 5:30 p.m.
 VIRTUAL MEETING

Members Present (Via Livestream)	Members Absent	Staff Present (Via Livestream)	Others Present (Via Livestream)
Arturo Lafuente Andrew Arroyos Enrique Cisneros David Estrada Ernest Gomez (arrived at 5:41p.m)		Job Terrazas Eunice Marquez Diana Rodriguez Judith Rodriguez	Merwan Bhatti

Items for discussion and action:

1. Call to order.

Chairperson Mr. Andrew Arroyos called the meeting to order at 5:36 p.m.

2. Establishment of Quorum:

Quorum was established with *five* commissioners present.

3. NOTICE TO THE PUBLIC – OPEN FORUM

Nobody signed up to speak.

4. CONSENT AGENDA

- a) Public hearing request for the proposed amendment to the City of Socorro’s Master Plan and rezoning of Lot 15, Socorro Mission #1, Block 11 located at 551 Zebu Road from R-1 (Single Family Residential) to R-2 (Medium Density Residential).
- b) Public hearing request for the proposed amendment to the City of Socorro’s Master Plan and rezoning of Tract 5D, Socorro Grant, Block 27 located at 11683 Socorro Road from C-1 (Light Commercial) to R-2 (Medium Density Residential).
- c) Public hearing request for the proposed amendment to the City of Socorro’s Master Plan and rezoning of Tract 13A1E, Socorro Grant, Block 8 from C-2 (General Commercial) to R-2 (Medium Density Residential).
- d) Public hearing request for the proposed conditional use permit for a tire shop on Lot 8, Poole Subdivision, Block 2 located at 10081 Alameda Ave.
- e) Approval of the meeting minutes of April 6, 2021.

A motion was made by Andrew Arroyos, seconded by David Estrada, to *approve*.

Motion carried.

Regular Agenda – Discussion and Action

5. Consider and Take Action:

On the proposed Preliminary Plat Approval for Valle del Sol Unit 5, being Tract 13A1E, Block 8, Socorro Grant to create two lots for a residential development.

A motion was made by Arturo Lafuente, seconded by Andrew Arroyos, to *approve*.

Motion carried.

6. Consider and Take Action:

On the proposed Preliminary Plat Approval for Haciendas de Socorro being a portion of Tract 2E, Socorro Grant, Block 11 for a new development.

A motion was made by David Estrada, seconded by Andrew Arroyos, to *approve*.

Motion carried.

7. Planning & Zoning Commissioners Report.

-Consider P & Z Meetings in person.

-Invite TXDOT or inquire about North Loop widening project.

8. Planning & Zoning Department Report.

-Removed a Commissioner that was recently appointed and a new one will be sworn in.

9. Excuse absent commission members:

No Commissioner to excuse.

10. Consider and Take Action:

On the adjournment of this meeting.

A motion was made by Enrique Cisneros, seconded by Andrew Arroyos to *adjourn at 6:24 p.m.*

Motion carried.

Andrew Arroyos, Chairperson

Judith Rodriguez Secretary

Ivy Avalos
Mayor

Ruben Reyes
Representative
At Large

Cesar Nevarez
District 1
Mayor Pro-Tem



Ralph Duran
District 2

Victor Perez
District 3

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

DATE: May 18, 2021
TO: PLANNING AND ZONING COMMISSION
FROM: Job Terrazas, Building Official
CC: Adriana Rodarte, City Manager

SUBJECT:

Public hearing for the proposed rezoning of Tract 16D1, Block 10, Socorro Grant located at 11401 Alameda Ave from M-2 (Heavy Industrial) to C-2 (General Commercial).

SUMMARY:

The property matter of this request is located at the intersection of Passmore and Alameda. This property has an estimated area of 47,480 sf. (1.09 acres), owned by Jose Luis Tepezano.

BACKGROUND:

Per the Flood Insurance Rate Maps, the referenced property lies within **Zone X**; this classification is outside the flood zone (FEMA Panel # 480212 0250-B).

Per our Future Land Use map, the projected land use for this property is: Commercial.
The current use of the property is: Vacant land.
The proposed use of the property: Commercial

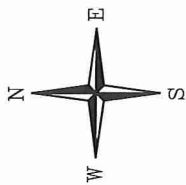
Adjacent Land Uses: North: M-2 (Heavy Industrial)
South: R-3 (High Density Residential)
East: SU-1 (Special Use Zone)
West: R-1 (Single Family Residential)

STATEMENT OF THE ISSUE:

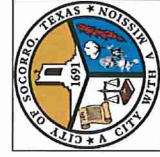
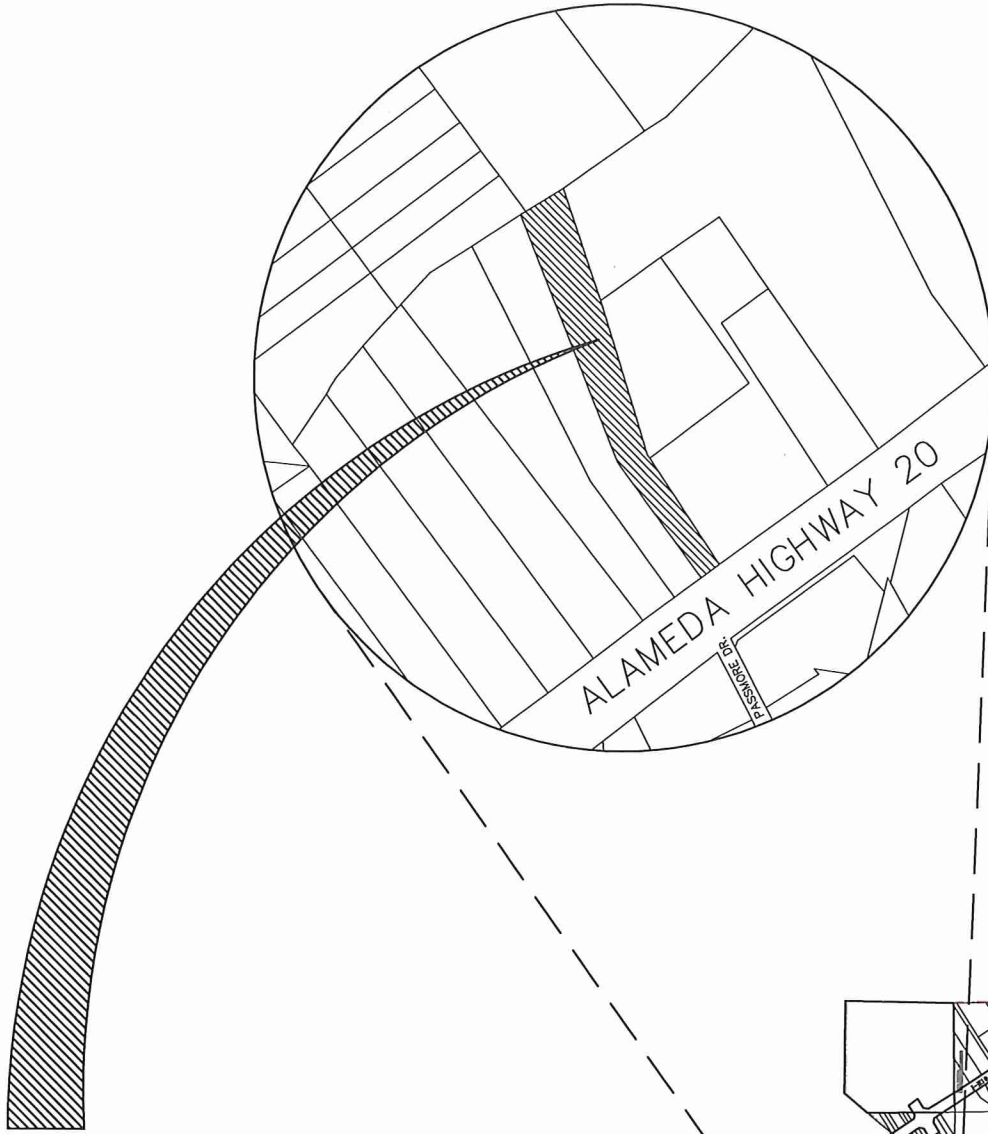
The property is currently zoned for heavy industrial use. The petitioner is asking for a zoning change to use the land for a commercial venture.

STAFF RECOMMENDATION:

The Planning and Zoning Department recommends APPROVAL.



PROJECT SITE;
11401 Alameda Ave.
Tract 16-D-1, Block 10
Socorro Grant

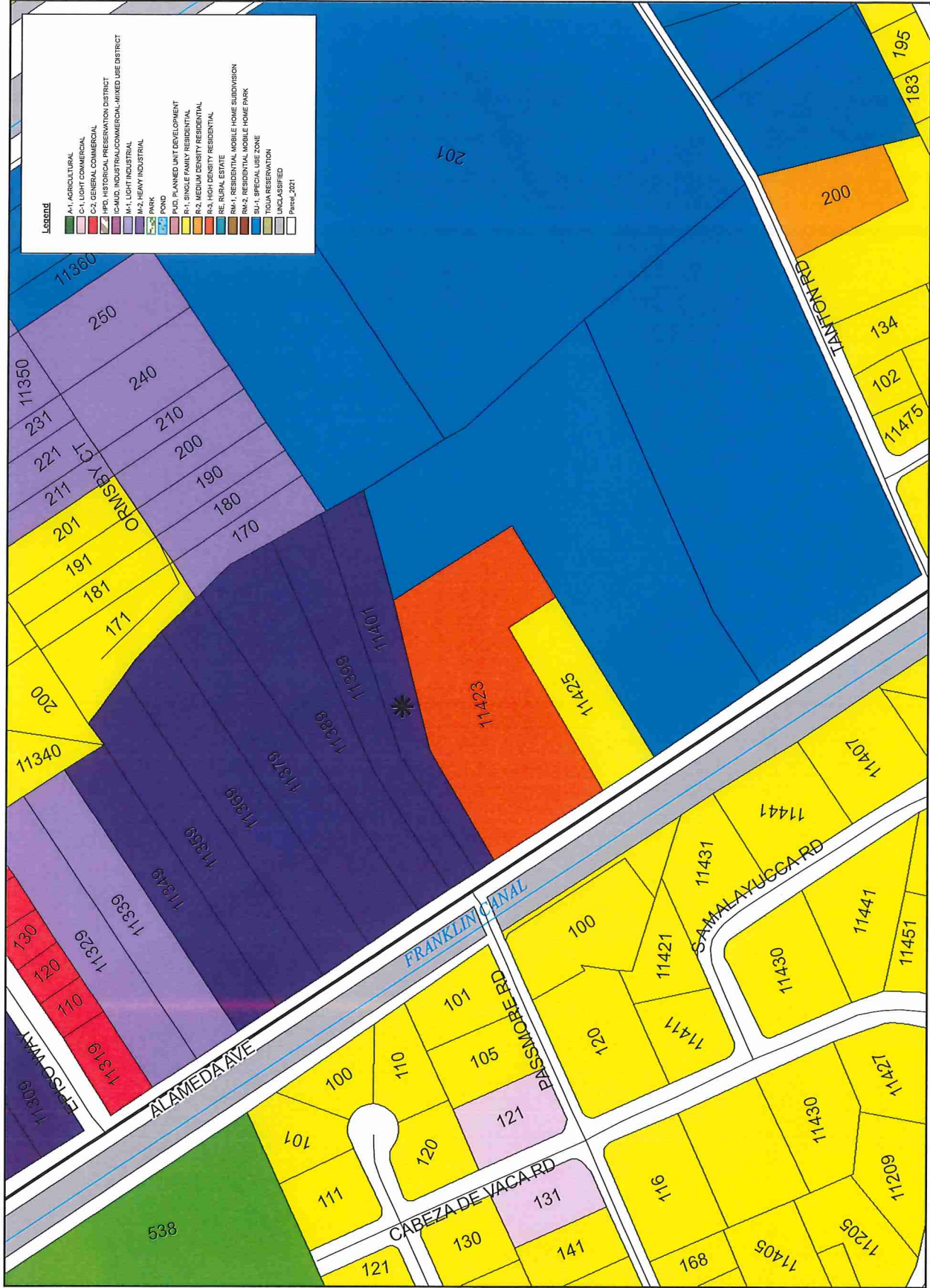


CITY OF SOCORRO

LOCATION MAP

Scale: AS SHOWN

CITY OF SOCORRO



Legend

A-1	AGRICULTURAL
C-1	LIGHT COMMERCIAL
C-2	GENERAL COMMERCIAL
HPD	HISTORICAL PRESERVATION DISTRICT
ICMUD	INDUSTRIAL COMMERCIAL-MIXED USE DISTRICT
M-1	LIGHT INDUSTRIAL
M-2	HEAVY INDUSTRIAL
P	PARK
POND	POND
PUD	PLANNED UNIT DEVELOPMENT
R-1	SINGLE FAMILY RESIDENTIAL
R-2	MEDIUM DENSITY RESIDENTIAL
R-3	HIGH DENSITY RESIDENTIAL
RE	RURAL ESTATE
RM-1	RESIDENTIAL MOBILE HOME SUBDIVISION
RM-2	RESIDENTIAL MOBILE HOME PARK
SU-1	SPECIAL USE ZONE
T	TIGARD PRESERVATION
UNCLASSIFIED	UNCLASSIFIED
Water	Water
Other	Other



Date: 5/10/2021





**PLANNING AND ZONING DEPARTMENT
REQUEST TO AMEND ZONING MAP AND/OR
CITY OF SOCORRO MASTER PLAN**

1. Name: Jose Luis Tepezano
 Address: 13749 Pasco de Vida Phone: (915) 319-8731
 Representative: _____
 Address: _____ Phone: _____
 Email Address: ismegomez@yahoo.com

2. Property Location: 11401 Alameda Ave
 Legal Description: Socorro 10 Block Tr 16-D-1

If legal description is not available, a metes and bounds description will be required.

_____	<u>M-2</u>	_____
Area (Sq. ft. or Acreage)	Current Zoning	Current Land Use
<u>C-2</u>	_____	_____
Proposed Zoning	_____	Proposed Land Use

3. All owners of record must sign document.

[Signature] _____

Note: Each item on this form must be completed and all supporting documentation must be submitted before this request can be scheduled for a public hearing.

[Signature] _____ 4/5/21 _____
 Representative/Owner Date

ALL FEES ARE NON-REFUNDABLE