

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 FEBRUARY 2, 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 FEBRUARY 2, 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, February 2, 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
FEBRUARY 2, 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. Consider and Take Action on the approval of meeting minutes for the January 19th, 2020 Planning and Zoning Commission Regular meeting.
- b. Excuse absent commission members:

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 Leigh Clark Survey 298 ABST 6262 28 & 29 & E 1/3 of 30, located at 12450 Gateway East from Unclassified to C-2, (General Commercial) for a truck terminal.
6. Consider and Take Action:
On the proposed rezoning of Leigh Clark Survey 298 ABST 6262 28 & 29 & E 1/3 of 30, located at 12450 Gateway East from Unclassified to C-2, (General Commercial) for a truck terminal.
7. Consider and Take Action:
On the Bylaws of the Planning and Zoning Commission
8. Planning and Zoning Commissioners Report:
9. Planning and Zoning Department Report:
10. Adjournment

REGULAR MEETING AGENDA - SOCORRO PLANNING & ZONING COMMISSION
FEBRUARY 2, 2021 at 5:30 PM

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.

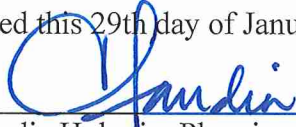
Section 551.071 CONSULTATIONS WITH ATTORNEY
Section 551.072 DELIBERATION REGARDING REAL PROPERTY
Section 551.073 DELIBERATION REGARDING PROSPECTIVE GIFT
Section 551.074 PERSONNEL MATTERS
Section 551.076 DELIBERATION REGARDING SECURITY
Section 551.087 DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS

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 29th day of January, 2021.



Claudia Holguin, Planning & Zoning Secretary

DATE & TIME POSTED: 1-29-2021 2:00pm /BY: Claudia

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
 January 19, 2021 @ 5:30 p.m.
 VIRTUAL MEETING

Members Present (Via Livestream)	Members Absent	Staff Present (Via Livestream)	Others Present (Via Livestream)
Ernest Gomez Arturo Lafuente Andrew Arroyos David Estrada Enrique Cisneros (joined meeting @ 5:43p.m.)		Job Terrazas Claudia Holguin Alicia Aguilar Diana 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 *four* commissioners present.

3. NOTICE TO THE PUBLIC – OPEN FORUM

Nobody signed up to speak.

4. CONSENT AGENDA

- a. Consider and Take Action on the approval of meeting minutes for the January 5th, 2020 Planning and Zoning Commission Regular meeting.
- b. Consider and Take Action on the proposed rezoning of Leigh Clark Survey 298 ABST 6262 28 & 29 & E 1/3 of 30, located at 12450 Gateway East from Unclassified to C-2, General Commercial for a truck terminal.

A motion was made by Mr. Andrew Arroyos seconded by Mr. David Estrada to *approve*.
 Motion carried.

Regular Agenda – Discussion and Action

5. Public hearing for the proposed amendment to the City of Socorro Master 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 5:39 p.m. and closed at 5:43 p.m.
 Three Speakers: Ms. Corrujedo, Mr. Jorge Ascarate, and Ms. Miriam Cruz

6. Consider and Take Action:

On the proposed amendment to the City of Socorro Master 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 Mr. Andrew Arroyos, seconded by Mr. Arturo Lafuente to *approve with a variance to allow a reduction of the allowed area to 5500 sq ft.*
Motion carried.

7. Public hearing for the preliminary and final plat approval for Haciendas del Valle Unit 1 Replat B, being Lot 1, Block 3, Haciendas del Valle Subdivision located at 470 Valle del Paseo for a lot split.

Public hearing opened at 6:26p.m. and closed at 6:27 p.m.
Two Speakers: Mr. Rodolfo Saenz and Ms. Martha Arambula.

8. Consider and Take Action:

On the preliminary and final plat approval for Haciendas del Valle Unit 1 Replat B, being Lot 1, Block 3, Haciendas del Valle Subdivision located at 470 Valle del Paseo for a lot split

A motion was made by Mr. Andrew Arroyos, seconded by Mr. Enrique Cisneros to *approve with a variance to reduce the setbacks to 2.5 feet on the west property line.*
Motion carried.

9. Consider and Take Action:

On the Bylaws of the Planning and Zoning Commission

A motion was made by Mr. Enrique Cisneros, seconded by Mr. Ernest Gomez to *postpone.*
Motion carried.

10. Planning and Zoning Commissioners Report:

Planning and Zoning commission requested more information when presenting subdivision plats.

11. Planning and Zoning Department Report:

Planning and Zoning Department had nothing to report.

12. Excuse absent commission members.

No commissioners to excuse.

13. Consider and take action:

On the meeting adjournment.

A motion was made by Mr. Enrique Cisneros, seconded by Mr. Andrew Arroyos to adjourn at 6:52 p.m.
Motion carried.

Andrew Arroyos, Chairperson

Claudia Holguin 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: February 2, 2021
TO: PLANNING AND ZONING COMMISSION
FROM: Job Terrazas, Building Official
CC: Adriana Rodarte, City Manager

SUBJECT:

Public hearing for the proposed rezoning of Leigh Clark Survey 298 ABST 6262 28 & 29 & E 1/3 of 30, located at 12450 Gateway East from Unclassified to C-2, (General Commercial) for a truck terminal.

SUMMARY:

The property matter of this request is 2.14 miles southeasterly located from Horizon Blvd. This property has an estimated area of 1,490,188 sf. (34.21 acres), owned by Abi Express Inc. and represented by Omar Ballesteros.

BACKGROUND:

The property is currently undeveloped. According to our Future Land Use map, the projected land use for this property is: Residential.

According to the Flood Insurance Rate Maps, the referenced property lies within **Zone X**; this classification is the safest area with the less possibility of being flooded (Community Panel # 480212 0239-B / FEMA, September 4, 1991).

The current use of the property is: Vacant Land.
The proposed use of the property: Commercial

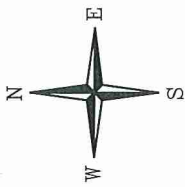
Adjacent Land Uses: North: Unclassified, South: M-1 (LI), East: Unclassified, West: A-1 (AG)

STATEMENT OF THE ISSUE:

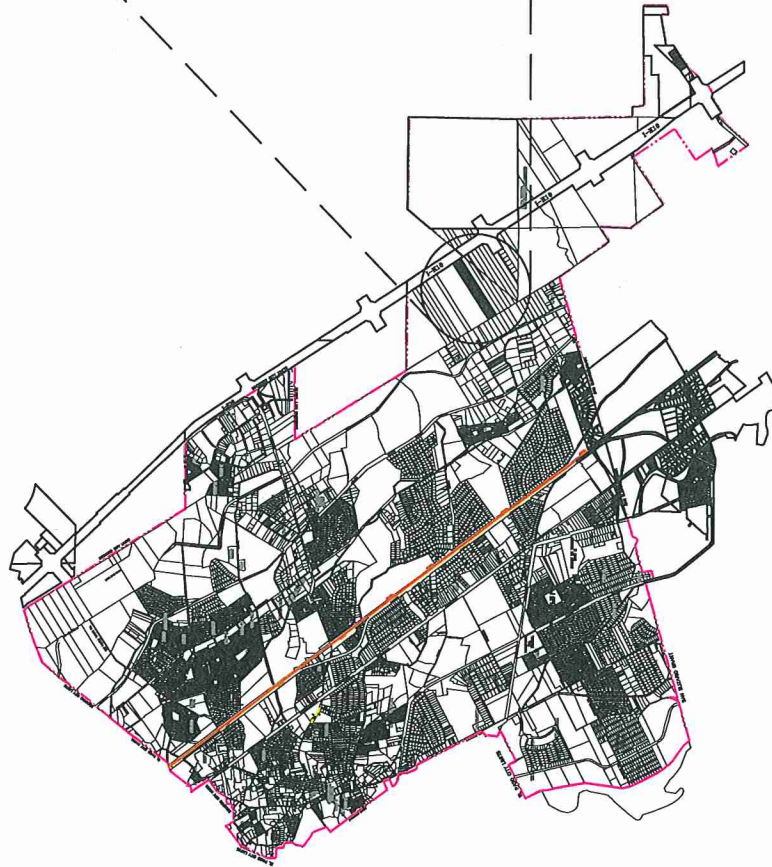
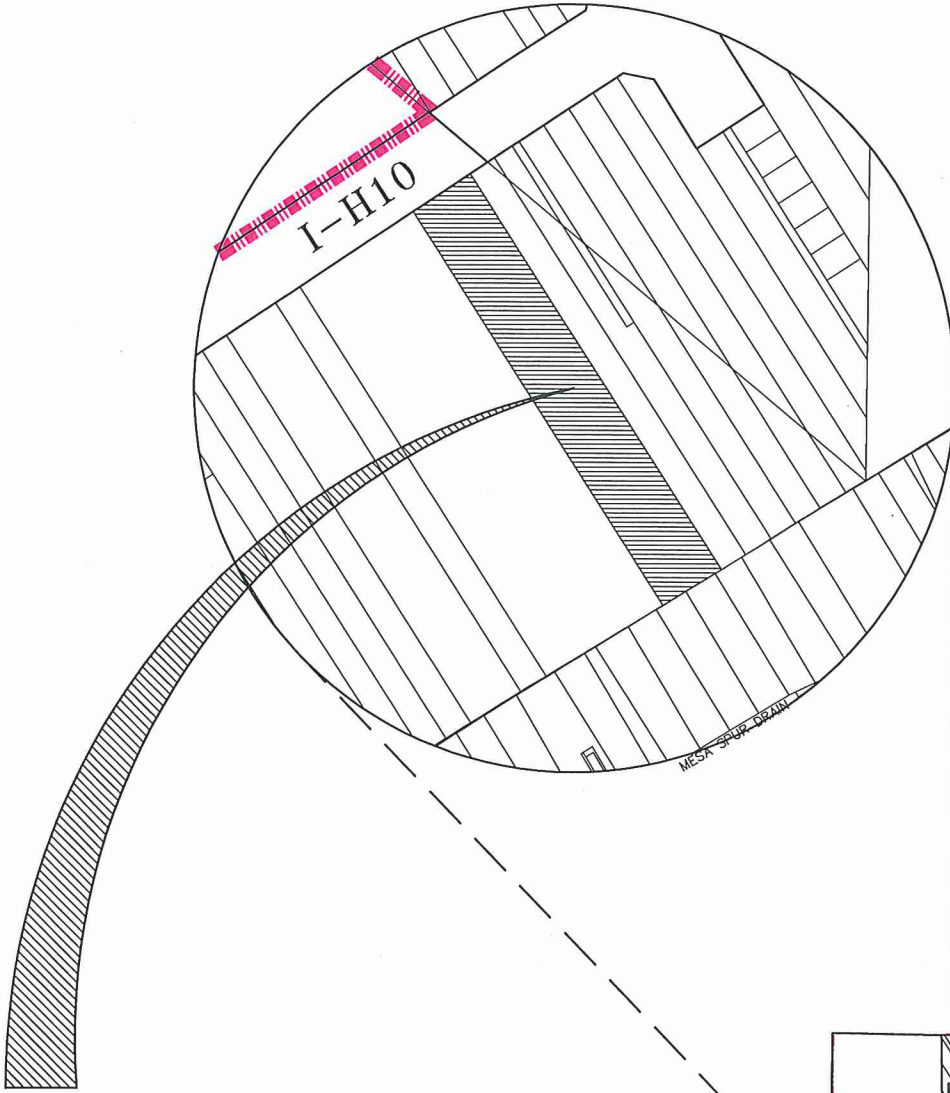
This property is located in an area that was annexed to Socorro in May 2008. The property remains unclassified until a zoning classification is established.

STAFF RECOMMENDATION:

The Planning and Zoning Department recommends APPROVAL.



PROJECT SITE;
12450 Gateway East Blvd.
LCS 298 ABST 6262 28&29
E 1/3 of 30



CITY OF SOCORRO

LOCATION MAP

Scale: AS SHOWN





PLANNING AND ZONING DEPARTMENT
REZONING APPLICATION
CITY OF SOCORRO

1. Name: OMAR BALLESTEROS | ABI EXPRESS INC
Address: 12450 GATEWAY EAST BLVD. Phone: (915) 740 5238
Representative: _____
Address: _____ Phone: _____
Email Address: omarballesteros 72@gmail.com

2. Property Location: _____
Legal Description: LCS 298 AB st 6262 28-29 1/3 of 30

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

<u>34.2100</u> Area (Sq. ft. or Acreage)	<u>UNCLASSIFIED</u> Current Zoning	<u>VACANT</u> Current Land Use
<u>C-2 GENERAL COMMERCIAL</u> Proposed Zoning		<u>COMMERCIAL</u> Proposed Land Use

3. All owners of record must sign document.

Omar Ballesteros

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.

Omar Ballesteros _____ 11/11/2021
Representative/Owner Date

ALL FEES ARE NON-REFUNDABLE / NO GUARANTEE IS MADE IT WILL BE APPROVED
LAS TARIFAS NO SON REEMBOLSABLES / NINGUNA GARANTÍA SE HACE QUE SE
APROBARÁ

THE CITY OF SOCORRO
MUNICIPAL PLANNING & ZONING COMMISSION
BYLAWS

The City of Socorro Municipal Planning & Zoning Commission (the "PZC") hereby adopts these Bylaws to govern their own proceedings and carry out the purposes for which the PZC was created, not inconsistent with the Socorro City Charter (the "Charter") and the Code of Ordinances of the City (the "Code"). These Bylaws shall be supplementary to the regulations governing the PZC within the Code, as may be amended by the Socorro City Council.

ARTICLE I. MEMBERSHIP

A. The PZC consists of seven (7) members appointed by the Mayor and City Council (the "Appointed Members") who shall serve for terms of two (2) years and a maximum of three (3) consecutive terms.

B. Two (2) alternate members may also be appointed by the Mayor (the "Alternate Members") to serve for terms of two (2) years. Alternate Members shall be on call to serve only when an Appointed Member of the PZC is not able to serve.

C. No Appointed Member or Alternate Member may hold office if he/she is related within the second degree of affinity or the third degree by consanguinity to a member of the City Council, the Mayor, or any City official identified in Section 3.20 of the Charter.

D. Appointed Members shall not be eligible to appointment or transfer to fill another PZC place until the term of their originally appointed place expires.

E. The Appointed Members of the PZC shall serve on the PZC until their successors are appointed and shall be subject to removal under the terms of the Charter. *See Section 3.04F.*

F. Advisory members may be appointed by City Council to assist the PZC from time to time, but advisory members shall not be entitled to vote on any matter that may come before the PZC.

G. The PZC may, upon majority vote of a quorum of Voting Members, recommend to City Council the removal of any Appointed Member if the Appointed Member has three (3) consecutive absences which are unexcused by a majority vote of a quorum of Voting Members of the PZC.

H. Upon the confirmed absence of an Appointed Member, the Chairperson may designate an Alternate Member. The designated Alternate Member, together with the Appointed Members (present at a meeting) are hereinafter referred to as the "Voting Members".

ARTICLE II. POWERS

The duties, powers and authorities of the Voting Members of the PZC are outlined in the Charter and the Code.

ARTICLE III. OFFICERS

A. The officers of the PZC shall be the Chairperson, the 1st Vice-Chairperson, 2nd Vice-Chairperson and the Executive Secretary.

B. The officers shall be elected annually during the month of January, but in any case shall hold office until their successors have been elected. Officers shall assume office on the day of election.

C. The officers shall be Appointed Members of the PZC, except that the Executive Secretary may be a member of the staff of the Planning Department.

D. The duties of the officers shall be those usually pertaining to their respective offices.

E. The Executive Secretary shall keep a written record of all meetings, resolutions, transactions, findings and determinations of the PZC.

F. When a vacancy exists, the position will be temporarily filled by the next succeeding officer (e.g., should the Chairperson resign, the 1st Vice-Chairperson would temporarily assume this office and the 2nd Vice-Chairperson would assume the office of the 1st Vice-Chairperson).

G. The Chairperson shall call for an election from the Appointed Members to fill any vacancy at the first available meeting of the PZC.

ARTICLE IV. MEETINGS

A. The PZC shall hold not less than ten (10) regular meetings each year.

B. The annual business and organizational meeting shall be held in January, at which time election of officers will be held, the Bylaws reviewed, a program of objectives adopted and a schedule of meetings, order of business and other activities for the ensuing year established.

C. No notice of regular meetings shall be required to be given to the Voting or Alternate Members, other than through the published schedule adopted at the January business and organizational meeting.

D. Special meetings may be held at any time provided that a 72 hour notice is posted pursuant to state law requirements.

E. Special meetings may be called by the Chairperson or a simple majority of the Appointed Members.

ARTICLE V. RULES OF PROCEDURE

The PZC hereby adopts Robert's Rules of Order as a general guide for its rules of procedure which will govern the business proceedings of the PZC whenever they are not in conflict with the provisions of these Bylaws.

ARTICLE VI. QUORUM

A quorum of Voting Members shall be required to vote on any question. A quorum shall consist of three (3) of the Voting Members. The minutes of the PZC shall reflect the names of Appointed Members, Alternate Members and advisory members present at the meeting.

ARTICLE VII. VOTING

A. The vote of a majority of the quorum of Voting Members present at any meeting shall be necessary to decide any question.

B. Each Voting Member, to include the Chairperson, shall be entitled to one (1) vote on any matter that may come before the PZC.

C. When discussion on an agenda item is commenced, no Voting Member shall leave the meeting area, including any ante-room(s) attached to the meeting area until the vote is disclosed.

D. A Voting Member may change his/her vote after the roll has been completed and before announcement of the result, but not thereafter unless the item has been reconsidered.

E. In cases where unanimous vote of the Voting Members is not received on a question before the PZC, the Executive Secretary shall take a verbal roll call of the Voting Members to appropriately record the vote and announce a decision.

F. The Voting Members shall be authorized to reconsider any item prior to the expiration of the meeting at which the item was heard and a decision made. A motion to reconsider

prior to the expiration of such meeting may be made by any Voting Member who voted on the prevailing side on the agenda item.

G. A motion to reconsider is the exclusive method by which an item can again be brought before the PZC after the meeting at which a final vote was taken except as provided for in Paragraph I of this Article VII. A motion to reconsider may be made by any Voting Member who voted on the prevailing side on the agenda item and shall only be available in the following circumstances:

- Remove*
1. When it is not clear on the record what the PZC's decision was.
 2. When the Socorro City Council refers the item back to the PZC.

H. Reconsideration of items after expiration of the meeting where a vote deciding the item was taken is only available within 60 days following the PZC meeting at which a final vote was taken, unless otherwise directed by City Council or requested by another recommending body in order to avoid conflict between recommendations to be forwarded to Council, and shall additionally comply with all of the following:

1. An item may not be reconsidered twice, except by unanimous consent of the PZC.
2. A motion to reconsider must be on the agenda that is publicly posted.
3. Once an action reaches the floor of the City Council, it may not be reconsidered unless so directed by City Council.
4. In instances where state law does not allow the decision rendered to be changed, it may not be reconsidered by the PZC.

I. An item may be brought before the PZC again at any time at the request of the Executive Secretary when necessary to cure a defect as to notice to adjacent landowners previously provided, or to cure any other similar defect that could render the prior public hearing invalid under state law.

J. No decision of the PZC otherwise valid pursuant to state law and the laws of the City of Socorro, Texas shall be invalidated by failure to comply with these Bylaws.

ARTICLE VIII. ETHICS

A. Any Voting Member of the PZC who has a personal, professional or financial interest in any matter presented shall make full disclosure before the PZC and may not participate in the discussion, or vote on that specific matter.

B. Any Voting Member of the PZC who has a substantial interest in a matter before the PZC as defined by Section 171.002 of the Texas Local Government Code shall file an affidavit so stating with the City Clerk before a vote on the matter is taken as is required by Section 171.004 of the Texas Local Government Code. Additionally, such Voting Member shall leave the room for discussion and action on the item in question.

C. All actions taken by the PZC shall be in accordance with Chapter 2, Article VII of the Code.

D. In the interest of fairness to the applicants and appellants appearing before the PZC and those appearing in opposition to the same, no discussion shall be held by an Appointed or Alternate Member of the PZC with the applicant, appellant, or opposition, who is attempting to influence any PZC member concerning the application or other matter involving an applicant or appellant before the PZC either at home or office, or in person, by telephone, letter or electronic communication. All such discussions shall be held during a meeting at which the item is posted for discussion so that all Voting Members shall have the full benefit of such a discussion. Nothing herein shall prevent a Voting Member from gathering information regarding pending matters from City staff.

E. When a Voting or Alternate Member is called upon to voice opinions at public or private functions, he/she shall indicate whether he/she is speaking for himself/herself and not representing the PZC unless a final action by the PZC has been taken on the specific issue.

ARTICLE IX. ORDER OF BUSINESS

An order of business for zoning meetings, subdivision meetings, and such other types of meetings as may be designated shall be established at the regular business and organizational meeting each January. The PZC as a body shall consider and act on any request for amendment or modification to the order of business.

ARTICLE X. COMMITTEES

A. Committees of the membership of the PZC may be established and appointed by the Chairperson to assist the PZC in the performance of its functions.

B. Each committee shall consist of three (3) Voting Members.

C. Citizens and public officials may be appointed to serve as members of a PZC Committee.

D. Each Committee shall require the presence of two (2) Voting Members for purposes of a quorum.

E. Advisory committees of citizens and/or public officials who are not members of the PZC may be appointed from time to time to advise and make recommendations to the PZC.

ARTICLE XI. PARTICIPATION BY EMPLOYEES AND THE PUBLIC

A. When an officer, an employee of the City, or an ex-officio member desires to speak, he/she shall address the Chair, and upon being recognized, shall state his/her name and position with the City and then speak.

B. On calls to the audience, a person desiring to speak shall address the Chair. Upon being recognized, such person shall state his/her full name, address, whom he/she represents, and state the subject matter.

C. No person shall interrupt the proceedings of the PZC.

D. Orderly procedure requires that each person shall proceed without interruption from the audience, that all arguments shall be addressed to the PZC, and that there be no questioning or arguing between individuals.

E. The PZC shall designate a portion of its regular monthly meeting as an Open Forum to hear public concerns. The Secretary shall make available a sign-in sheet for the public inside of the meeting location on the day of the PZC meeting up until the start of the meeting. Any person signing up to provide comment during Open Forum must provide their name, address and a short description of the topic(s) of their comment.

If an individual has signed up to speak on Open Forum or any other time on the agenda, they will be called to the podium and given five (5) minutes to make the presentation. If they are representing a group, the group will be given a maximum of three (3) five (5) minute presentations. The Executive Secretary will time each presentation and will signal the end of the presentation with a verbal call of "TIME." The PZC may extend time limits which will require a motion to suspend the rules, a second, and a majority vote on extended presentations. The PZC is not obligated to respond to any item presented in Open Forum at the date and time of its presentation, and may not be deliberated by the members of PZC nor rebutted or debated by members of the public. Any member of the PZC may propose that the topic commented on be posted by staff on a future PZC meeting agenda for the PZC's discussion and action.

No person may speak a second time except by permission of the Chair, and further, no person shall be heard a second time until all persons desiring to speak once have been given the opportunity to do so.

Personal attacks are not permitted. Members of the public should address their questions to the PZC, not to the staff. The PZC may in turn ask staff to provide input. Members of the

public may be asked to leave or be removed from the meeting if it is determined that they are disruptive to the meeting. Such determination will be made by the Chair. The Voting Members may move to overrule such determination by the Chair subject to a simple majority vote of the Voting Members present.

The foregoing provisions do not restrict any member of the public from signing up to speak on items posted on the regular agenda or to ask questions regarding items posted on the consent agenda.

F. Matters of public hearing before the PZC shall be presented in the following manner:

1. Presentation by staff
2. Presentation by applicant
3. Presentation by proponents
4. Presentation by opponents
5. Rebuttal by applicant

G. The Chair may stagger the presentation by one proponent and one opponent, or may ask for full presentations in the above order.

H. The Voting Members may ask questions and make appropriate comments; however, no Voting Member shall argue or debate an issue with members of the public present.

I. A majority of the Voting Members may take any matter under advisement for later consideration and determination, or may defer action when it concludes that additional evidence is needed or further study is required; provided that all requirements of state law and local ordinances are followed.

J. Following the staff presentation and recommendation, applicant and public input if any, the Chair on a vote of the majority of the Voting Members shall have the authority to close the discussion to the PZC. Once discussion has been closed to the PZC, no employee, applicant,

or member of the public may speak unless questioned by a member of the PZC. However, the City's legal counsel may request to speak as to any legal issues pertaining to the pending application.

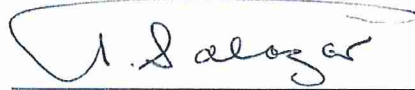
ARTICLE XII. AMENDMENTS

The PZC may make, alter, amend or rescind these Bylaws at any regular meeting.

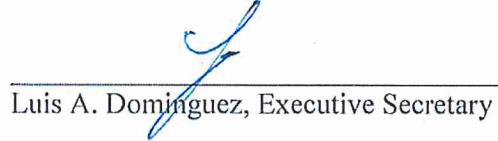
ARTICLE XIII. PRIOR BYLAWS

These Bylaws supersede and replace any and all prior Bylaws of the PZC.

Adopted this 15 day of October, 2015.



Arnulfo Salazar,, Chairman



Luis A. Domínguez, Executive Secretary