

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

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 INSTALACIÓN ES ACCESIBLE PARA SILLAS DE RUEDAS Y HAY PLAZAS DE ESTACIONAMIENTOS DISPONIBLES. LAS SOLICITUDES DE ADAPTACIÓN PARA SERVICIOS DE TRADUCCIÓN DEBEN HACERSE 48 HORAS ANTES DE ESTA REUNIÓN. COMUNÍQUESE CON LA OFICINA DEL SECRETARIO DE LA CIUDAD AL (915) 858-2915 PARA OBTENER MÁS INFORMACIÓN.

NOTICE IS HEREBY GIVEN THAT A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF SOCORRO, TEXAS WILL BE HELD ON TUESDAY THE 7TH, DAY OF SEPTEMBER 2021 AT 5:30 P.M. AT THE CITY HALL CHAMBERS, 860 N. RIO VISTA RD., SOCORRO, TEXAS 79927 AT WHICH TIME THE FOLLOWING WILL BE DISCUSSED:

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 MUST CALL IN 844-854-2222 ACCESS CODE 579797 BY 5:00 PM MOUNTAIN STANDARD TIME (MST) ON SEPTEMBER 7TH, 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.

**REGULAR MEETING AGENDA - SOCORRO PLANNING & ZONING COMMISSION
SEPTEMBER 7, 2021 at 5:30 PM**

- 1. CALL TO ORDER.**
- 2. ESTABLISHMENT OF QUORUM.**
- 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) Public hearing request for the proposed Conditional Use Permit to allow a childcare facility in a R-3 zoning district at 10410 Carter Scott Place, Block 3, Sombras de Misiones, Lot 4 in Socorro, Texas 79927.
- b) Public hearing request for the proposed amendment to the City of Socorro's Master Plan and rezoning of Lot 10, Country Green, Block 14, located at 628 Milo Rd, from R1 (Single Family Residential) 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 4-K-6, Socorro Grant, Block 3, located at 10883 Thunder Dr. from R1- (Single Family Residential) to C-2 (General Commercial).
- d) Approval of the Meeting Minutes of July 20, 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. Consider and Take Action:**
On the proposed Master Plan approval (Section 38-7) for Socorro Logistic Center.
- 6. Consider and Take Action:**
On the proposed Preliminary Plat approval (Section 38-8) for Socorro Logistics Center Unit One, being all of Tract 7 and 13, and a portion of Tracts 8, 9, 10, 11, and 12A, Block 5.



REGULAR MEETING AGENDA - SOCORRO PLANNING & ZONING COMMISSION
SEPTEMBER 7, 2021 at 5:30 PM

7. Planning & Zoning Commissioners Report.
8. Planning & Zoning Department Report.
9. Excuse absent commission members.
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 3rd day of September, 2021.



Judith Rodriguez, Planning & Zoning Secretary

DATE & TIME POSTED: 9/3/21 4:00pm /BY: 

REGULAR MEETING AGENDA - SOCORRO PLANNING & ZONING COMMISSION
SEPTEMBER 7, 2021 at 5:30 PM

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

(www.ci.socorro.tx.us)



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Mayor
Ruben Reyes
At Large
Cesar Nevarez
District 1/Mayor Pro Tem



Ralph Duran
District 2
Victor Perez
District 3
Yvonne Colon-Villalobos
District 4

**PLANNING AND ZONING COMMISSION MEETING MINUTES
JULY 20, 2021 @ 5:34 P.M.
VIRTUAL MEETING**

MEMBERS PRESENT:

Andrew Arroyos
Enrique Cisneros
David Estrada
Arturo LaFuente
Julie Dominquez
Miriam Cruz

MEMBERS ABSENT:

Ernest Gomez

Adriana Rodarte, City Manager
Judith Rodriguez, Secretary
Eunice Marquez, Planning and Zoning Clerk
Merwan Bhatti, (*joined virtually*)

Anthony Sida, IT Technician
Diana Rodriguez, Recreation Leader

1. CALL TO ORDER

The meeting was called to order at: 5:34 pm.

2. Establishment of Quorum

Quorum with 6 commissioners present.

3. Notice to the Public- Open Forum

No speakers for this item.

4. CONSENT AGENDA

- a) Approval of the Meeting Minutes of July 6, 2021.

A motion was made by Andrew Arroyos to approve Seconded by Julie Dominguez Motion Carried.

Ayes: Andrew Arroyos, Enrique Cisneros, David Estrada, Arturo La Fuente, Julie Dominguez, Miriam Cruz

Nays:

Absent: Ernest Gomez

REGULAR AGENDA-DISCUSSION AND ACTION

5. Public hearing for the proposed amendment to the City of Socorro's Master Plan and rezoning of Lots 1-3, Block 1, and Lots 2 & 3 Block 2, Conner's subdivision for a commercial venture.

Public Hearing started at 5:35 pm Ended 5:45 pm

No speakers

6. Consider and Take Action:

On the proposed amendment to the City of Socorro's Master Plan and rezoning of Lots 1-3, Block 1, and Lots 2 & 3 Block 2, Conner's subdivision for a commercial venture.

A motion was made by Enrique Cisneros Seconded by Mirium Cruz to move into executive session at this time. Motion passed.

Ayes: Andrew Arroyos, Enrique Cisneros, David Estrada, Arturo La Fuente, Julie Dominguez, Miriam Cruz

Neys:

Absent: Ernest Gomez

THE PLANNING AND ZONING COMMISION CONVENED INTO EXECUTIVE SESSION AT 5:42 PM

EXECUTIVE SESSION

THE PLANNING AND ZONING COMMISSION RECONVENED INTO EXECUTIVE SESSION AT 5:47 PM

A motion was made by Andrew Arroyos Seconded by Julie Dominguez to move into executive session at this time. Motion passed.

7. Public hearing on the proposed amendment to the City of Socorro's Master Plan and rezoning of Lot 31, Block 14, Country Green Subdivision located at 10937 Rye Lane from R-1 (Single family residential) to R-2 (Medium density residential).

Public Hearing started at 5:54 pm Ended 5:56 pm

1 speaker – Gabriela Ibarra spoke on this item.

8. Consider and Take Action:

On the proposed amendment to the City of Socorro's Master Plan and rezoning of Lot 31, Block 14, Country Green Subdivision located at 10937 Rye Lane from R-1 (Single family residential) to R-2 (Medium density residential).

A motion was made by Andrew Arroyos to approve with staff conditions of no more than Duplex of 2 units Seconded by Enrique Cisneros
Motion Passed.

Ayes: Andrew Arroyos, Enrique Cisneros, Arturo La Fuente, Julie Dominguez, Miriam Cruz, David Estrada

Nays:

Absent: Ernest Gomez Arrived at 6:08 PM

9. Public hearing on the proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 11-A, Block 19, Socorro Grant located at 10493 Socorro Rd. from R-1 (Single family residential) to C-1 (Light Commercial).

Public Hearing started at 6:14 pm Ended 6:14 pm

No speakers

10. Consider and Take Action:

On the proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 11-A, Block 19, Socorro Grant located at 10493 Socorro Rd. from R-1 (Single family residential) to C-1 (Light Commercial).

A motion was made by Julie Dominguez to approve with conditions Seconded by Enrique Cisneros
Motion Passed.

Ayes: Andrew Arroyos, Enrique Cisneros, Arturo La Fuente, Julie Dominguez, Enrique, Cisneros, Ernest Gomez

Nays:

Absent:

11. Planning & Zoning Commissioners Report.

Update on code amendments

12. Planning & Zoning Department Report.

Nothing to Report

13. EXCUSE ABSENT COMMISSION MEMBERS

No one was absent

14. Adjournment:

A motion was made by Andrew Arroyos to adjourn Seconded by Miriam Cruz

Ayes: Andrew Arroyos, Enrique Cisneros, Arturo La Fuente, Julie Dominguez,
Miriam Cruz, David Estrada

Nays:

Absent:

Meeting adjourned at 6:22 PM.

Eunice Marquez, Secretary

Date minutes were approved

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Mayor

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At Large

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District 1
Mayor Pro-Tem



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Adriana Rodarte
City Manager

**CITY OF SOCORRO
BOARD OF ADJUSTMENT
Meeting Date: SEPTEMBER 7, 2021**

STAFF REPORT

**PLANNING & ZONING
COMMISSION REQUEST:** APPROVAL OF A MASTER PLAN (SECTION 38-7)

NAME: SOCORRO LOGISTICS CENTER

PROPERTY ADDRESS: Intersection of North Loop Road and Nuevo Huevo Tanks Road

**PROPERTY LEGAL
DESCRIPTION:** Being all of Tract 7 and 13, and a Portion of Tracts 8, 9, 10, 11, and 12A, Block 5

PROPERTY AREA: Approximately 268.9 acres

CURRENT ZONING: IC-MUD

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)

FUTURE LAND USE MAP: Light Industrial

SUMMARY OF REQUEST: Master Plan: Applicant is requesting approval of a Master Plan, as per Section 38-7 of the City of Socorro's Municipal Code. A master plan is required because the development is to be divided into two or more phases (Section 38-7.3 (1)).

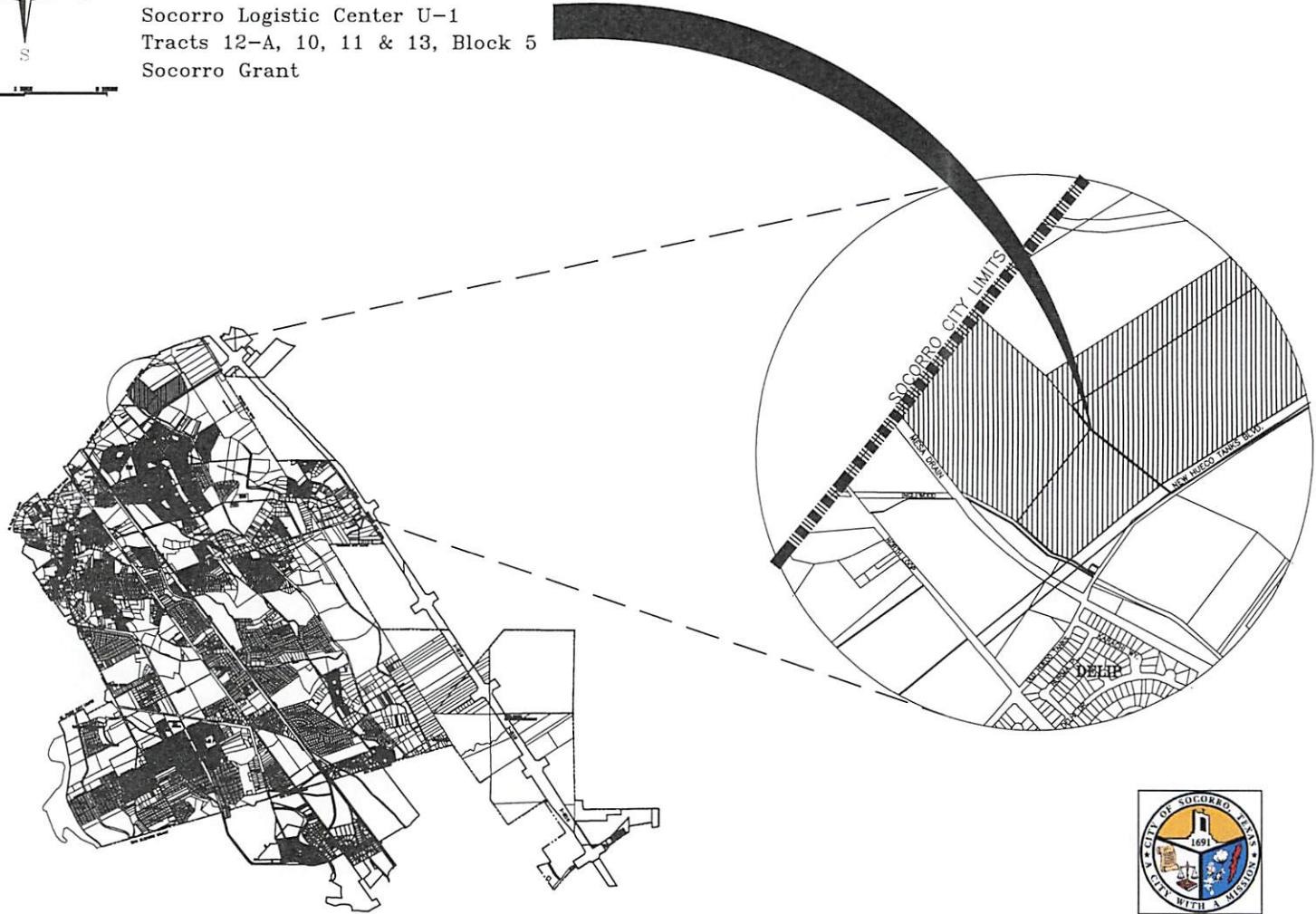
STAFF REPORT
PAGE 2

STAFF RECOMMENDATION: Staff recommends approval. Master plan complies with all code provisions of the City of Socorro's Municipal Code, the City's Comprehensive Plan, and zoning regulations. TIA is pending and shall be submitted for review prior to the City Council public hearing.

LOCATION MAP



PROJECT SITE;
Socorro Logistic Center U-1
Tracts 12-A, 10, 11 & 13, Block 5
Socorro Grant



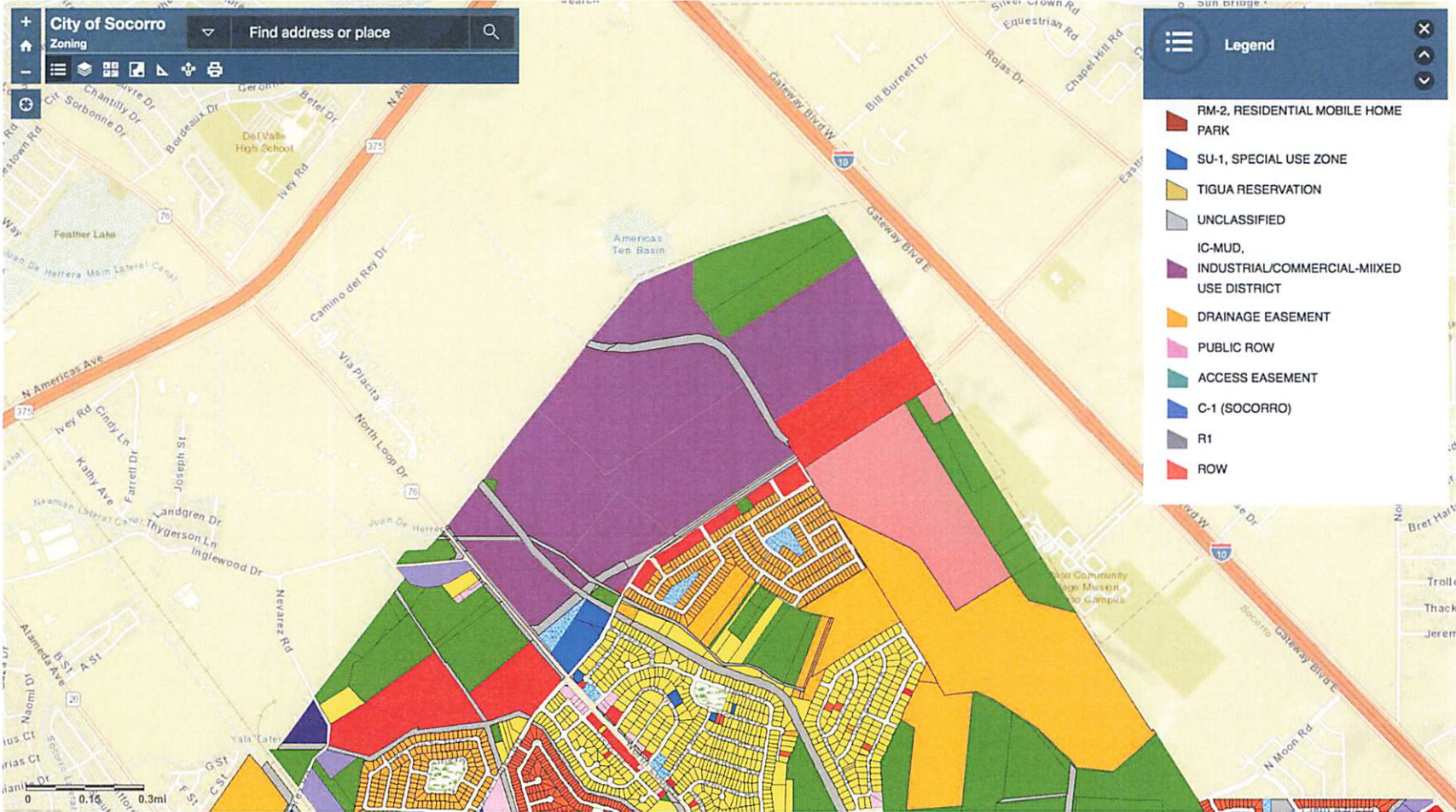
CITY OF SOCORRO

LOCATION MAP
Scale: AS SHOWN



Planning and Zoning Department

860 N. Rio Vista Socorro, Texas 79027 Tel. (915) 872-8531 Fax (915) 872-8673

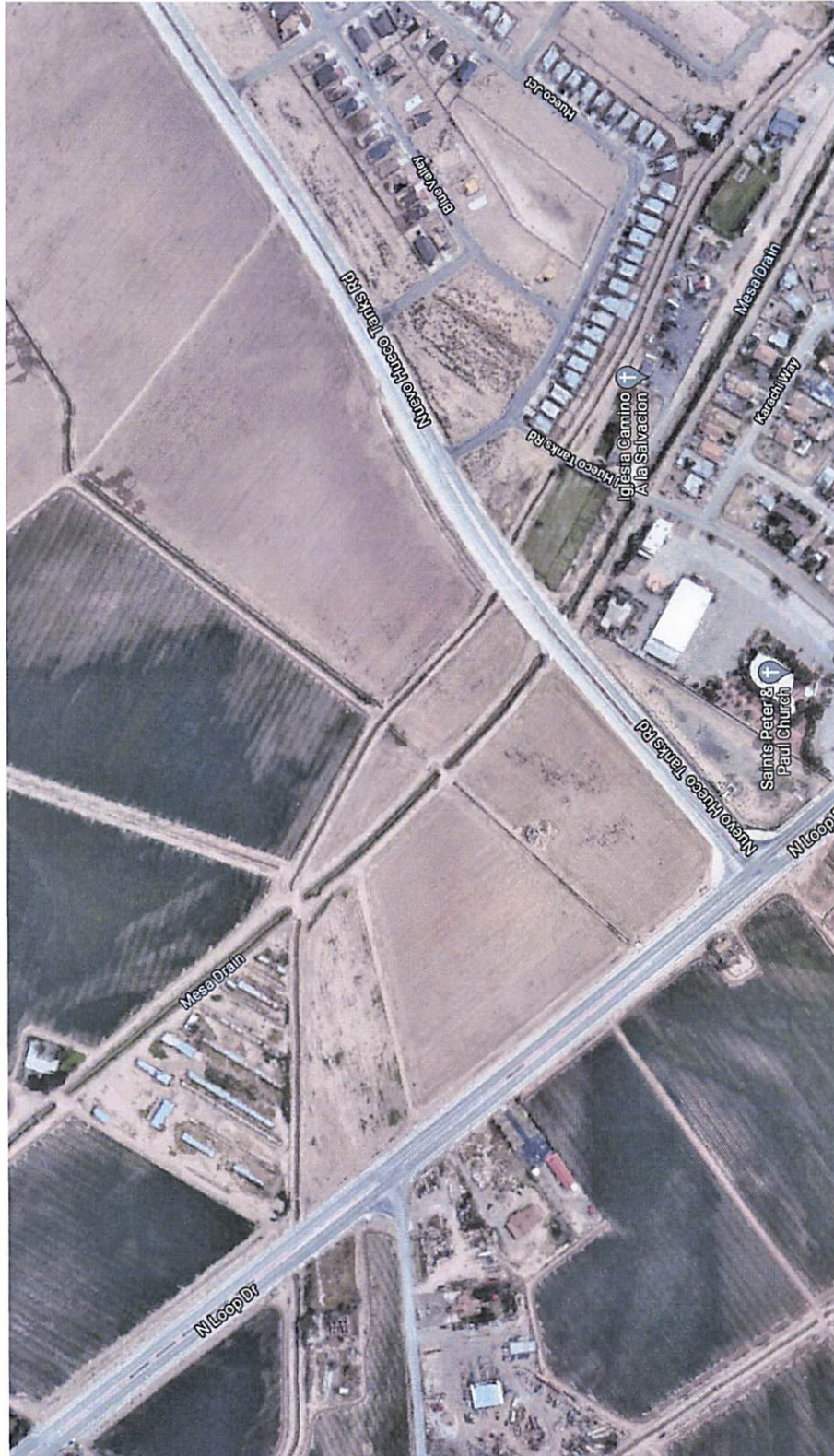


ZONING MAP

SITE PICTURES



AERIAL PHOTO



DOCUMENTATION

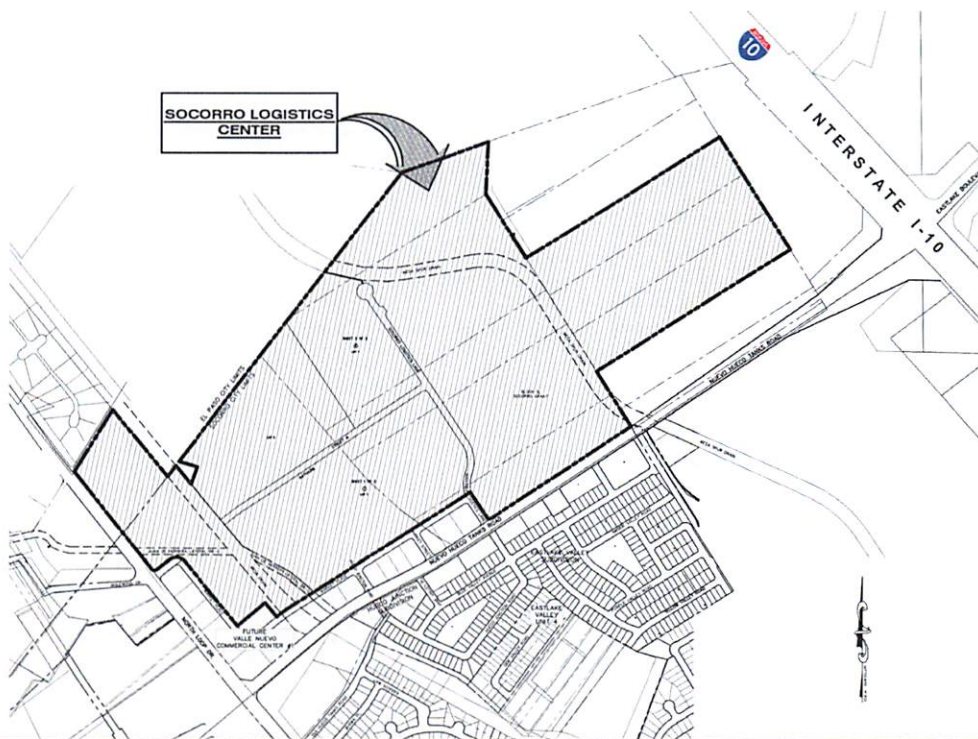


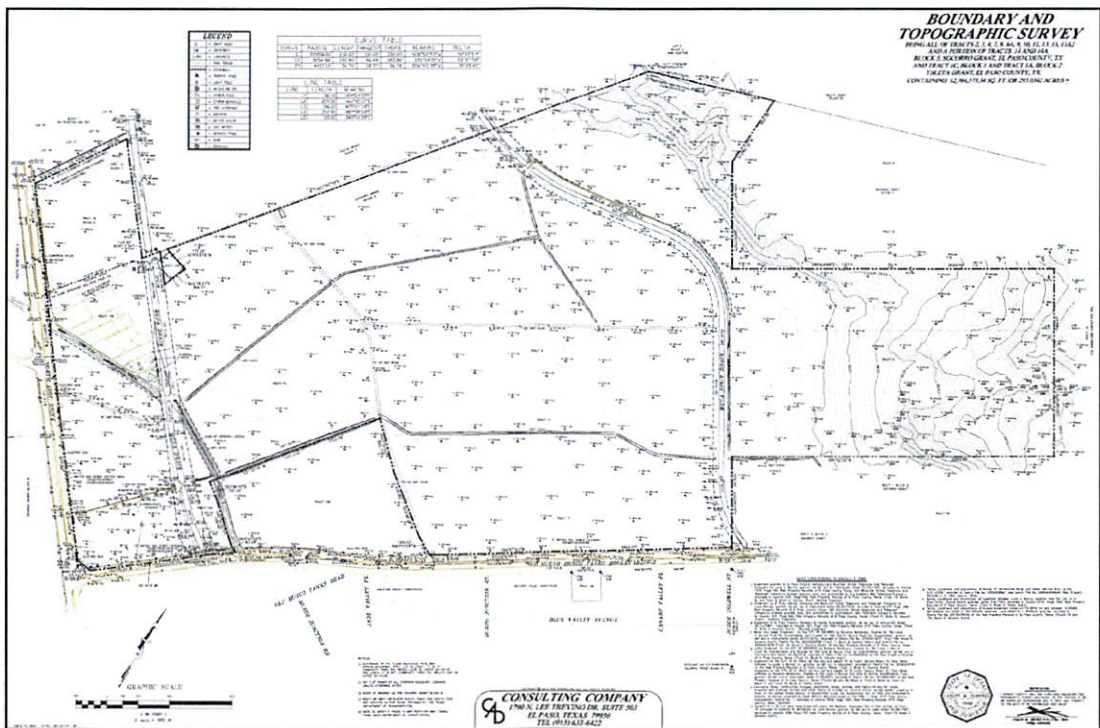
SOCORRO LOGISTICS CENTER

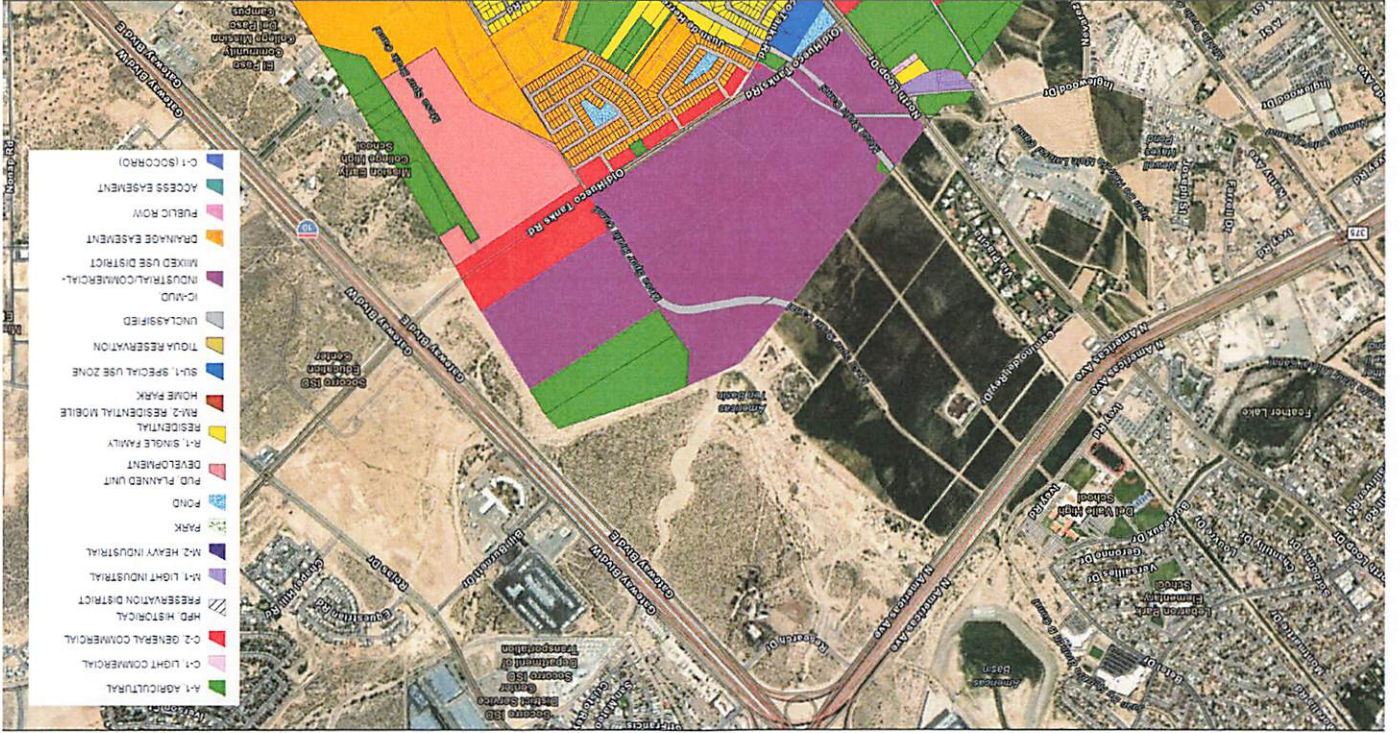
INDUSTRIAL MASTER-PLANNED
DEVELOPMENT
**Planning and Zoning Commission
Presentation**

SOCORRO, TX









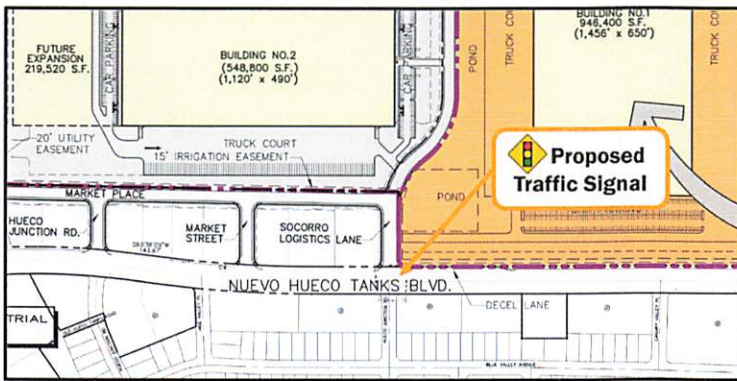


Phase Recap

PHASE 1 LAND RECAP	
TOTAL GROSS LAND AREA:.....	101.27 ACRES ± 4,411,327 S.F.±
TOTAL STREET AREA.....	6.46 ACRES ± 281,740 S.F.±
TOTAL NET LAND AREA:.....	94.80 ACRES ± 4,129,587 S.F.±
TOTAL BUILDING AREA.....	1,483,840 S.F.±

PHASE 2 LAND RECAP	
TOTAL GROSS LAND AREA:.....	82.42 ACRES ± 3,590,233 S.F.±
TOTAL STREET AREA.....	1.85 ACRES ± 80,820 S.F.±
TOTAL NET LAND AREA:.....	80.56 ACRES ± 3,509,413 S.F.±
TOTAL BUILDING AREA.....	1,154,400 S.F.±

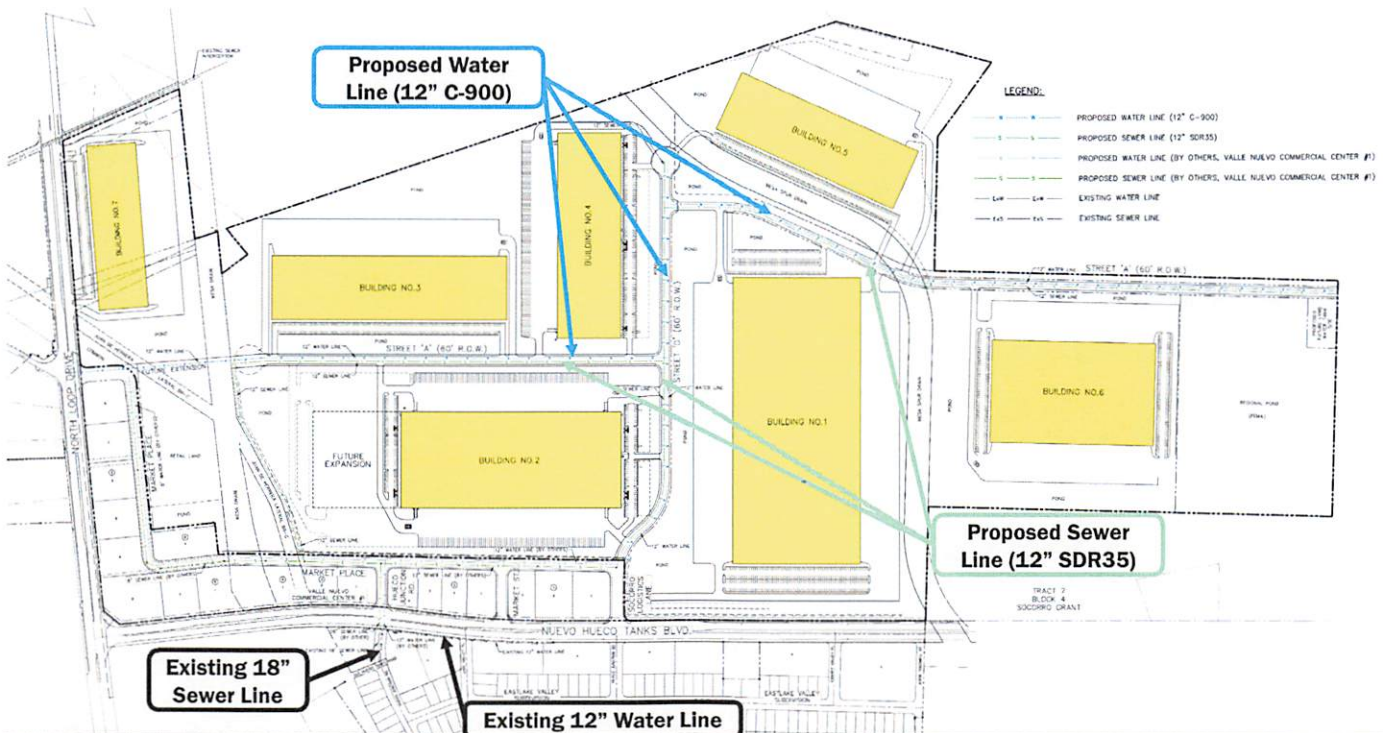
PHASE 3 LAND RECAP	
TOTAL GROSS LAND AREA:.....	88.62 ACRES ± 3,860,384 S.F.±
TOTAL STREET AREA.....	2.88 ACRES ± 125,841 S.F.±
TOTAL NET LAND AREA:.....	85.73 ACRES ± 3,734,543 S.F.±
TOTAL BUILDING AREA.....	748,800 S.F.±



Socorro Logistics Center Projected Traffic Volumes	Intersection at Socorro Logistics Lane (Phase I)			
	Industrial Use		Commercial Use	
	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
Traffic Volumes	594	594	61	191

Intersection of Nuevo Huevo Tanks Rd & Socorro Logistics Ln at Phase I	Signalized Intersection		Stop Controlled Intersection	
	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
Level of Service	B	C	D	F
Delay (Seconds)	13.5	28.3	29.7	2160.6
Max V/C Ratio	0.75	0.89	1.74	21.78

SOCORRO LOGISTICS CENTER MASTER PLAN		
Socorro Logistics Center Projected Traffic Volumes	PHASE I	
	Industrial Use	
	AM Peak Hour	PM Peak Hour
Peak Traffic Volumes	594	594
	PHASE II	
	Industrial Use	
	AM Peak Hour	PM Peak Hour
Peak Traffic Volumes	462	462
	PHASE III	
	Industrial Use	
	AM Peak Hour	PM Peak Hour
Peak Traffic Volumes	300	300
OVERALL MASTER PLAN		
TOTAL PHASE I-III	Industrial Use	
	AM Peak Hour	PM Peak Hour
Peak Traffic Volumes	1356	1356





SOCORRO LOGISTICS CENTER
INDUSTRIAL MASTER-PLANNED DEVELOPMENT
Planning and Zoning Commission Presentation



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**CITY OF SOCORRO
PLANNING AND ZONING COMMISSION
Meeting Date: SEPTEMBER 7, 2021**

STAFF REPORT

PLANNING & ZONING COMMISSION REQUEST: APPROVAL OF A PRELIMINARY PLAT (SECTION 38-8)

NAME: SOCORRO LOGISTICS CENTER UNIT ONE

PROPERTY ADDRESS: Intersection of North Loop Road and Nuevo Hueco Tanks Road

PROPERTY LEGAL DESCRIPTION: Being all of Tract 7 and 13, and a Portion of Tracts 8, 9, 10, 11, and 12A, Block 5

PROPERTY AREA: Approximately 101.27 acres

CURRENT ZONING: IC-MUD

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)

FUTURE LAND USE MAP: Light Industrial

SUMMARY OF REQUEST: Preliminary Plat: Applicant is requesting approval of a Preliminary Plat, as per Section 38-8 of the City of Socorro's Municipal Code. A preliminary plat is required to begin the development process. The applicant is subdividing three (3) parcels and includes two private ponds and several streets.

**STAFF REPORT
PAGE 2**

WAIVER REQUEST:

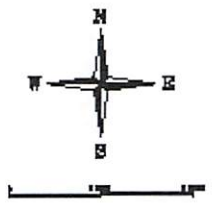
Applicant is requesting a Waiver to allow for a 60' street cross section that includes 40' of pavement width, two 5' parkways, and two 5' sidewalks.

Applicant is requesting a Waiver to allow for a 55' maximum height of buildings to use for alternative building designs and accommodates parapet walls, multiple roof designs, and rooftop structures.

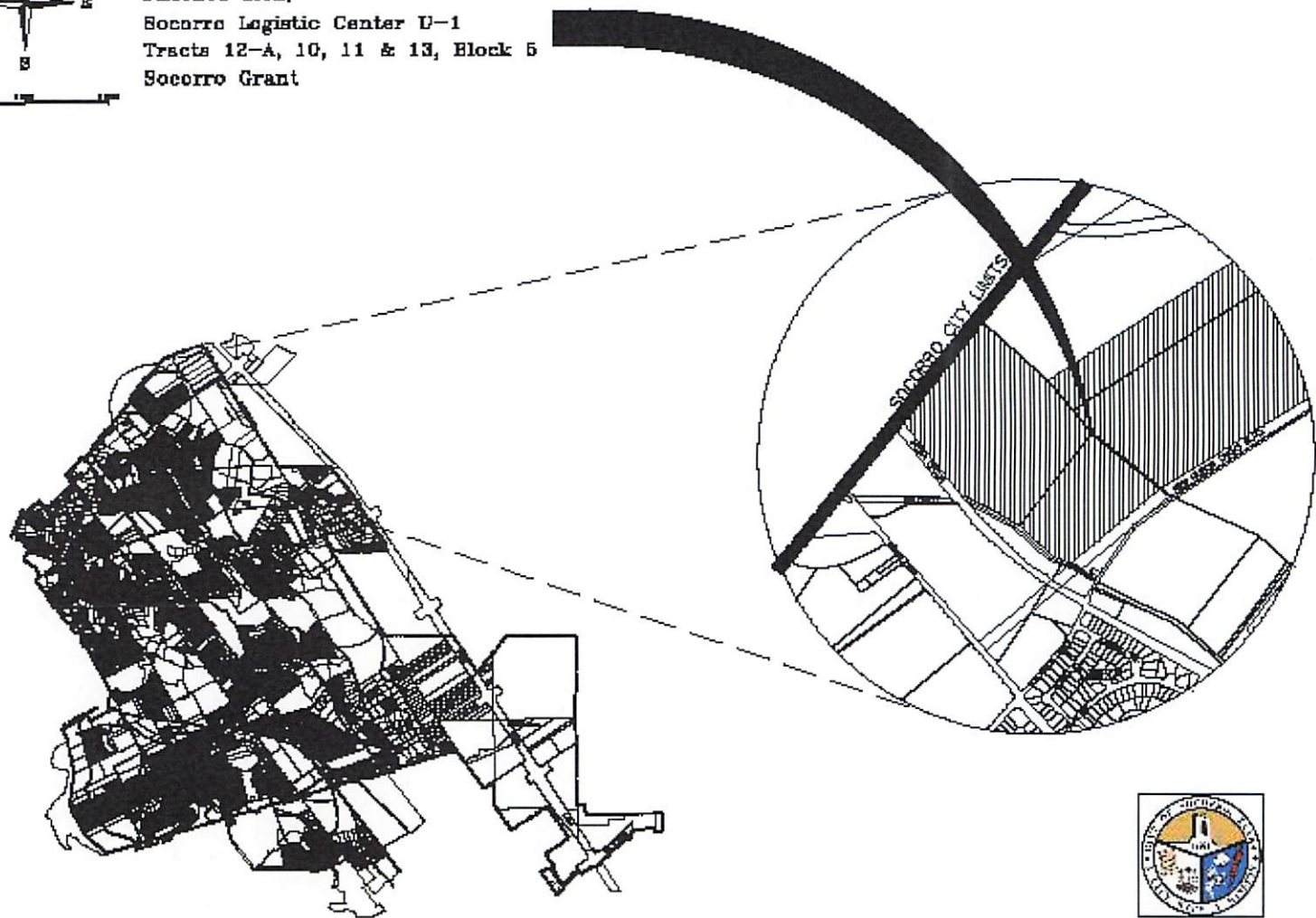
STAFF RECOMMENDATION:

Staff recommends approval. Preliminary Plat complies with all code provisions of the City of Socorro's Municipal Code. TIA is pending and shall be submitted for review prior to the City Council public hearing.

LOCATION MAP



PROJECT SITE:
Socorro Logistic Center U-1
Tracts 12-A, 10, 11 & 13, Block 5
Socorro Grant



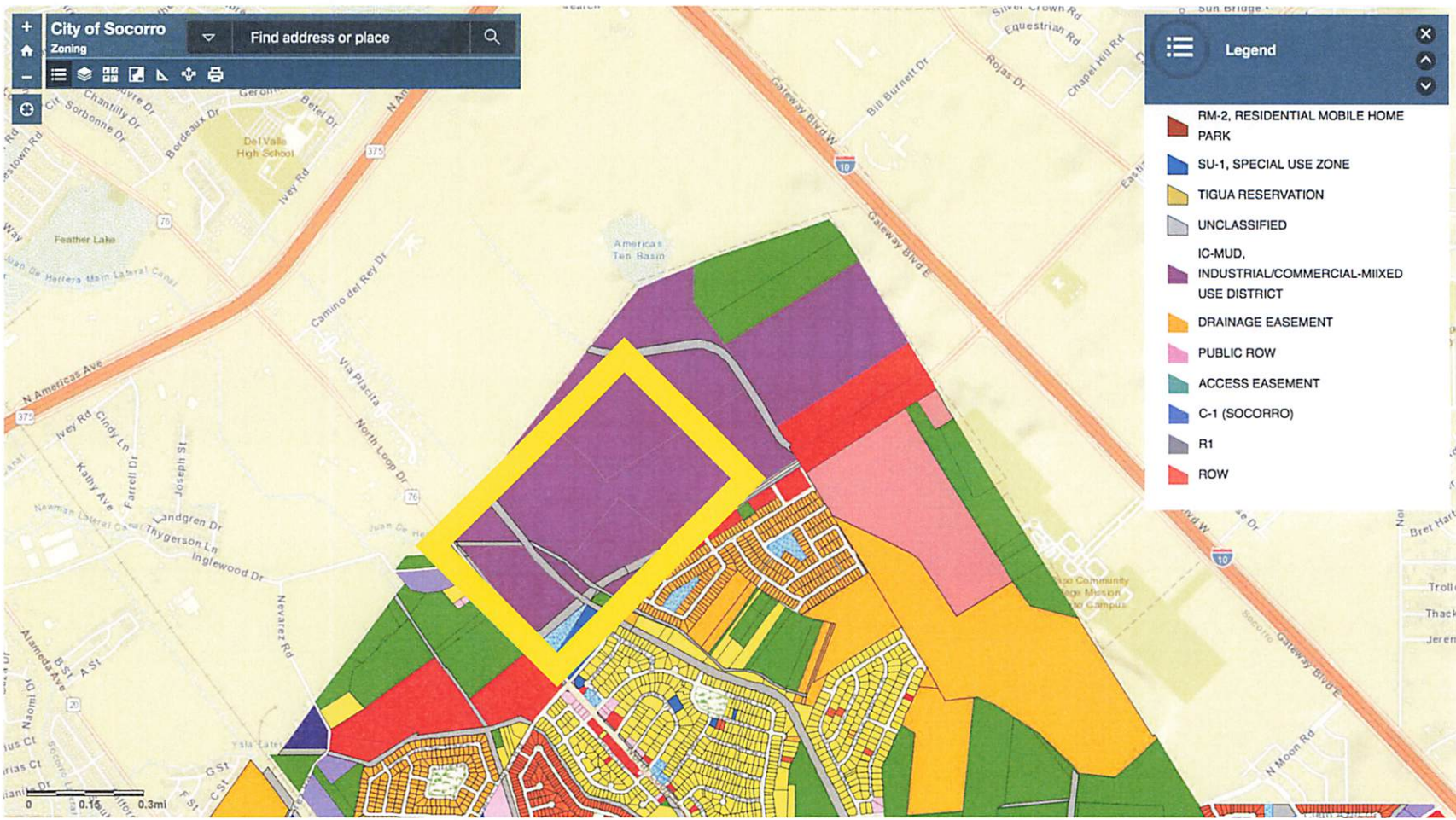
CITY OF SOCORRO

LOCATION MAP
Scale: AS SHOWN



Planning and Zoning Department
Socorro, New Mexico

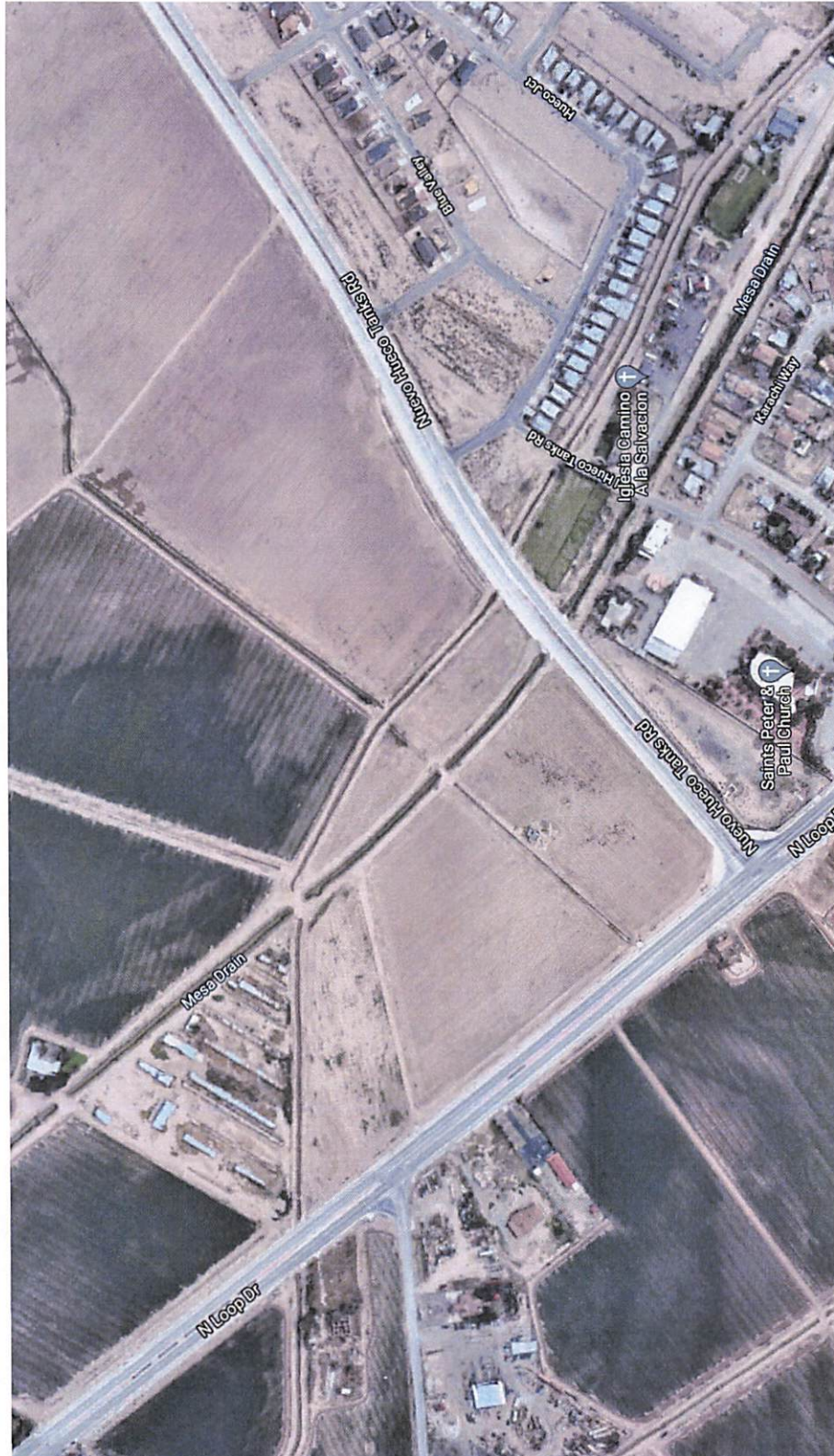
ZONING MAP



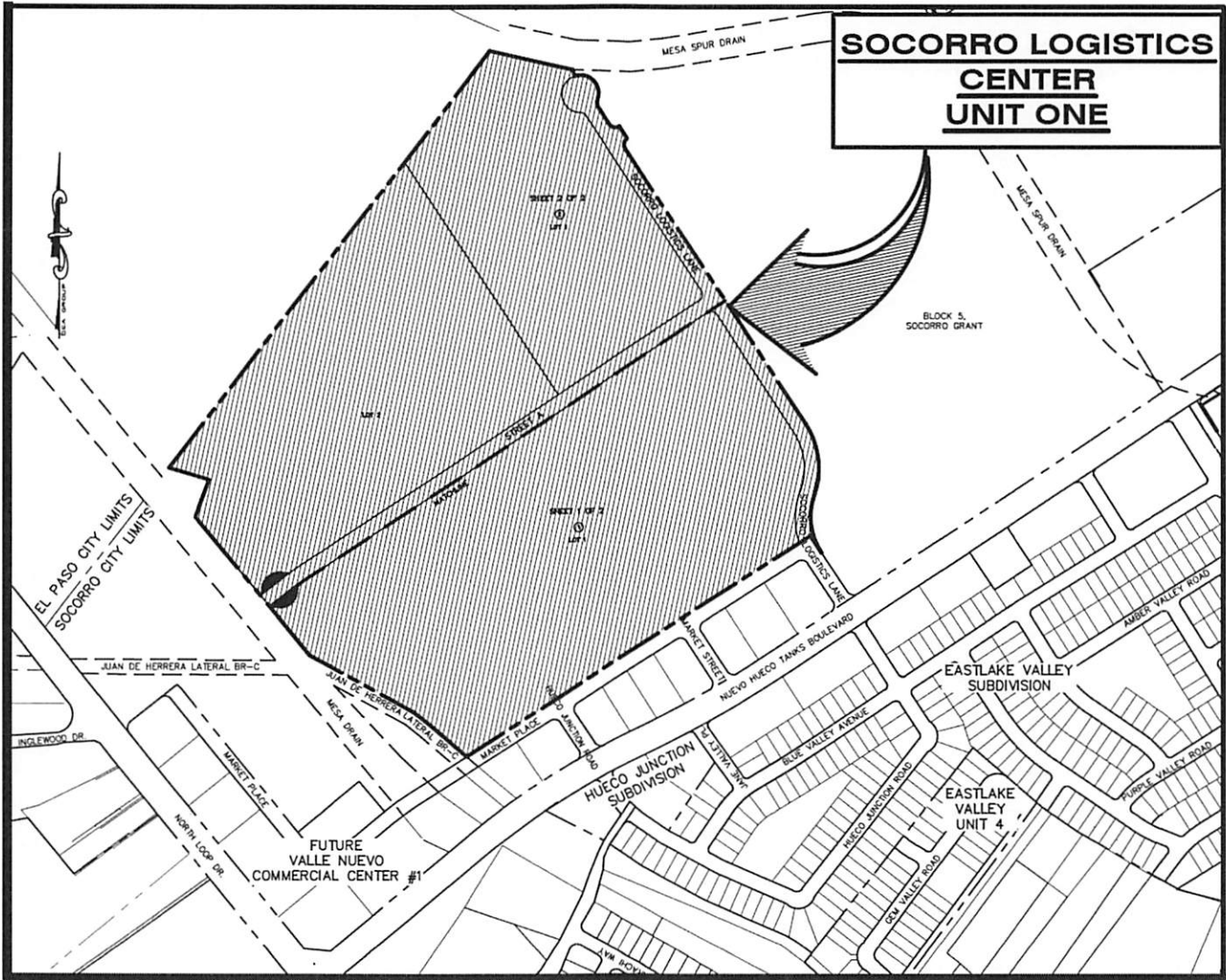
SITE PICTURES



AERIAL PHOTO



DOCUMENTATION



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**CITY OF SOCORRO
PLANNING AND ZONING COMMISSION
Meeting Date: SEPTEMBER 7, 2021**

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**STAFF REPORT
PAGE 2**

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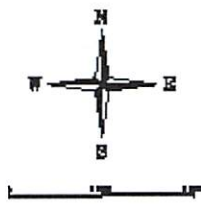
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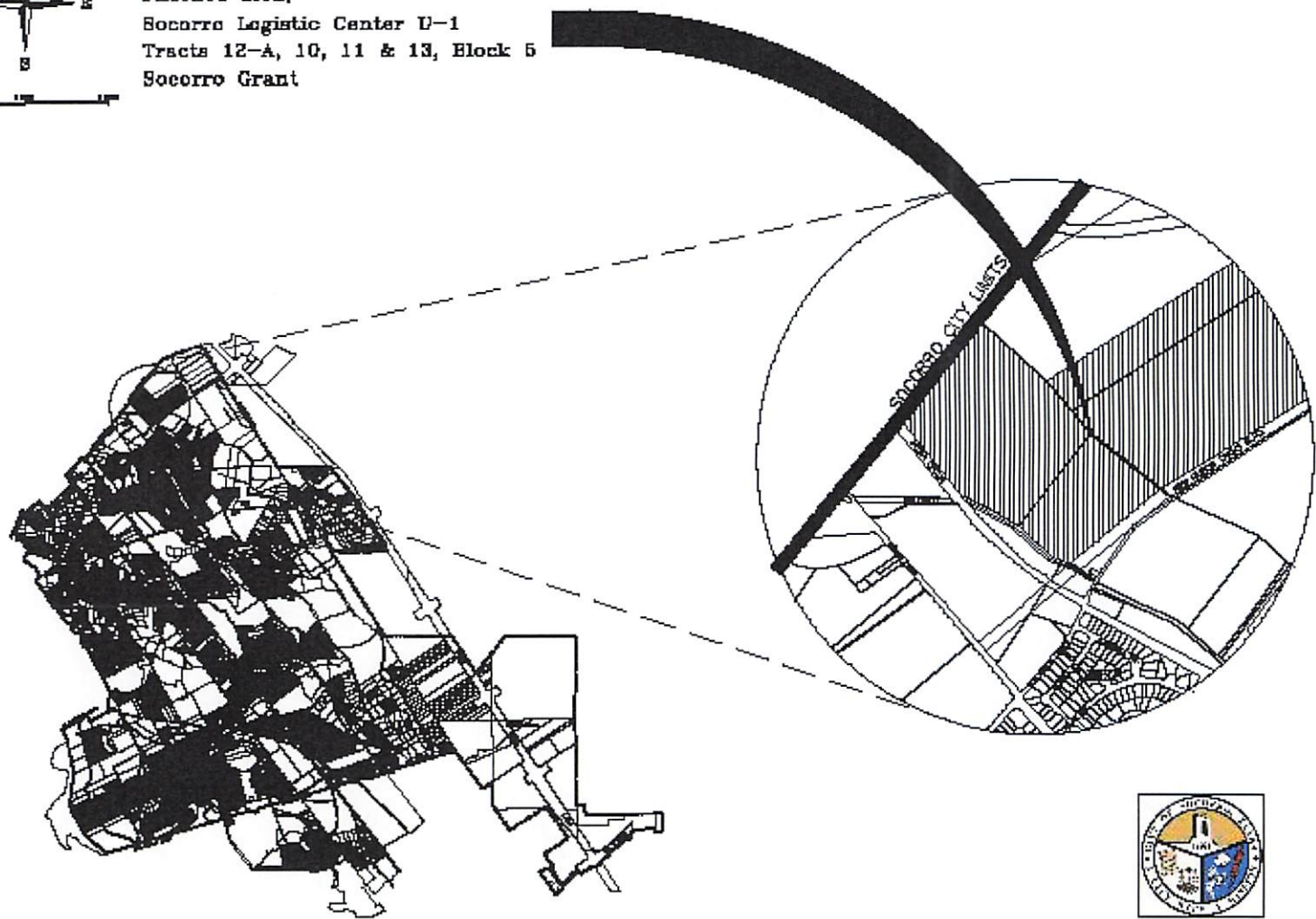
STAFF RECOMMENDATION:

Staff recommends approval. Preliminary Plat complies with all code provisions of the City of Socorro's Municipal Code. TIA is pending and shall be submitted for review prior to the City Council public hearing.

LOCATION MAP



PROJECT SITE:
Socorro Logistic Center U-1
Tracts 12-A, 10, 11 & 13, Block 5
Socorro Grant

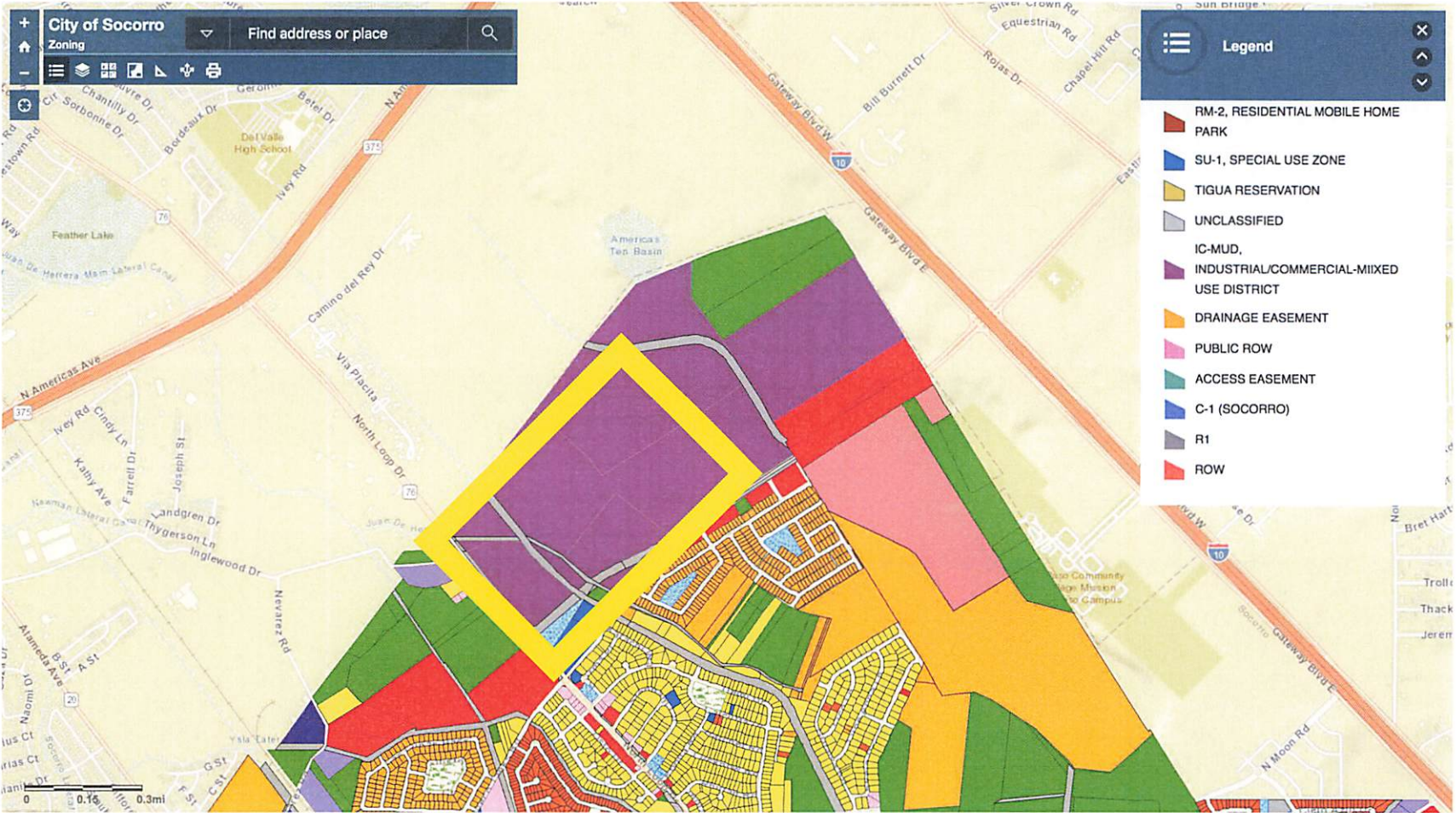


CITY OF SOCORRO

LOCATION MAP
Scale: AS SHOWN



Planning and Zoning Department
1000 North Main Street, Socorro, NM 87901
Tel: (505) 835-2222 Fax: (505) 835-2222

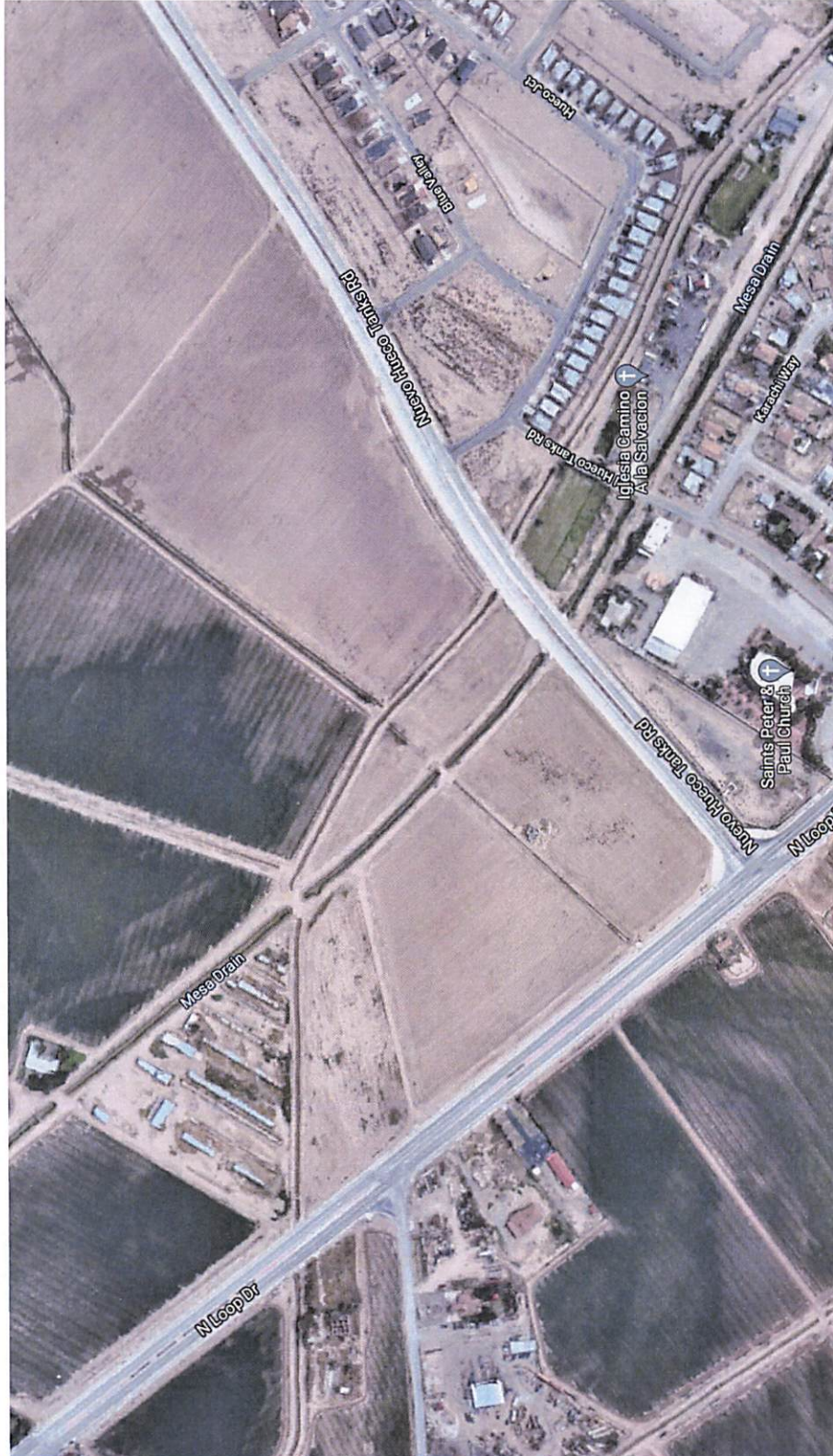


ZONING MAP

SITE PICTURES



AERIAL PHOTO



DOCUMENTATION

