

Ivy Avalos
Mayor

Ruben Reyes
At Large/Mayor Pro Tem

Cesar Nevarez
District 1



Alejandro Garcia
District 2

Rudy Cruz, Jr.
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 4TH, DAY OF JANUARY 2022 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://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 JANUARY 4TH, 2022 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.

1. CALL TO ORDER.

2. ESTABLISHMENT OF QUORUM.

REGULAR MEETING AGENDA – SOCORRO PLANNING & ZONING COMMISSION
JANUARY 4Th, 2022 A 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 Meeting minutes of December 21, 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 approval of a variance request to allow for a 50' front setback to construct a new building at Leigh Clark Surv 293 Abst 625 Tract 1-F, located at 1119 Horizon Boulevard, Socorro, Texas.

6. Consider and Take Action:

On the proposed Final Plat Approval of Socorro Logistics Center Unit 1, being all of Tracts 8, 9, 10, 11, and 12A, Block 5, Socorro Grant, Socorro, Texas. Located at North Loop & Nuevo Hueco Tanks.

7. Planning & Zoning Commissioners Report.

8. Planning & Zoning Department Report.

9. Excuse absent commission members.

10. Adjournment:

**REGULAR MEETING AGENDA - SOCORRO PLANNING & ZONING COMMISSION
JANUARY 4Th, 2022 A 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 30th day of December, 2021.



Judith Rodriguez, Planning & Zoning Secretary

DATE & TIME POSTED: 12/30/21 12:30pm BY: JK

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

(www.ci.socorro.tx.us)

Ivy Avalos
Mayor

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At Large/ Pro Tem

Cesar Nevarez
District 1



Alejandro García
District 2

Rudy Cruz Jr.
District 3

Yvonne Colon-Villalobos
District 4

**PLANNING AND ZONING COMMISSION MEETING MINUTES
DECEMBER 21, 2021 @ 5:30 P.M.**

MEMBERS PRESENT:

Enrique Cisneros
David Estrada
Miriam Cruz
Ernest Gomez
Arturo LaFuente
Andrew Arroyos
Julie Dominguez Arrived at 5:32pm

MEMBERS ABSENT:

STAFF PRESENT

Judith Rodriguez, Planning and Zoning Clerk
Eunice Marquez, Planning and Zoning Clerk
Yadira Magaña, Planning and Zoning Clerk
Merwan Bhatti, City Attorney
Carlos Gallinar- Interim City Planner
Anthony Sida, IT Technician
Diana Rodriguez, Recreation Leader

1. CALL TO ORDER

The meeting was called to order at: 5:31 pm.

2. Establishment of Quorum

Quorum with 7 commissioners present.

3. Notice to the Public- Open Forum

No speakers for this item.

4. CONSENT AGENDA

- a) Approval of the Meeting Minutes of December 7th, 2021.

A motion was made by Andrew Arroyos to approve meeting minutes Seconded by Ernest Gomez.
Motion Carried.

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

Nays:

Abstain:

Absent:

REGULAR AGENDA-DISCUSSION AND ACTION

5. Public hearing for the proposed amendment to the City of Socorro's Master Plan and Rezoning of Lot 2, Block 1, Valle Sereno; Tract 25A, Block 15 Socorro Grant; Tracts 24B1, 25B3, Block 15, Socorro Grant; Tract 25A1A, Block 15, Socorro Grant, Socorro, TX. from R-1 (Single Family Residential) to R-2 (Medium Density Residential).

Open: 5:34 PM

Close: 5:42 PM

SPEAKERS:

1-Gilbert Limas

2-Rita Garcia

3-Rudy Serafin

6. Consider and Take Action:

On the proposed amendment to the City of Socorro's Master Plan and Rezoning of Lot 2, Block 1, Valle Sereno; Tract 25A, Block 15 Socorro Grant; Tracts 24B1, 25B3, Block 15, Socorro Grant; Tract 25A1A, Block 15, Socorro Grant, Socorro, TX. from R-1 (Single Family Residential) to R-2 (Medium Density Residential).

A motion was made by Miriam Cruz to reopen public hearing. Seconded by David Estrada,
Motion Carried.

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

Nays:

Abstain:

Absent:

Open: 6:25 PM

Close: 6:36 PM

SPEAKERS:

1-Laura Rae Limas

2-Rita Garcia

3-Maria Guadalupe Romero de Garcia

4-Gilbert Limas

A motion was made by Andrew Arroyos to approve with staff recommendations.
Seconded by Enrique Cisneros.

Motion Carried.

7. Consider and Take Action:

On the proposed approval of a Replat, as per Section 38-10 of the City of Socorro's Municipal Code. Also, requesting a variance on the rear yard setback of 20'. Property is located at 601 Zebu Rd, being all of Lot 10, Block 10, Socorro Mission Subdivision Unit 1, Socorro, TX.

A motion was made by Andrew Arroyos to delete item, Seconded by Ernest Gomez.
Motion Carried.

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

Nays:

Abstain:

Absent:

8. Planning & Zoning Commissioners Report.

Miriam Cruz asked for more information in the back up and recent pictures of the property.

9. Planning & Zoning Department Report.

Happy Holidays!

10. Excuse absent commission members.

No one to excuse.

11. Adjournment:

A motion was made by Enrique Cisneros, to approve. Seconded by David Estrada
to *adjourn at 6:50 pm.*

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

Nays:

Abstain:

Absent:

Eunice Marquez, Secretary

Date minutes were approved



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
Meeting Date: January 4, 2022**

**VARIANCE REQUEST
STAFF REPORT**

**PLANNING & ZONING
COMMISSION REQUEST:**

**APPROVAL OF VARIANCE REQUEST FOR FRONT SETBACK
REDUCTION**

NAME:

FRONTERA RADIATORS

PROPERTY ADDRESS:

1119 Horizon Boulevard

**PROPERTY LEGAL
DESCRIPTION:**

Leigh Clark Surv 293 Abst 6257 Tr 1-F

PROPERTY OWNER:

Frontera Radiators & Parts, Inc.

REPRESENTATIVE:

Fernando Magdaleno, GHF Handyman Service

PROPERTY AREA:

1.7491 Acres

CURRENT ZONING:

M-1 (Light Industrial)

CURRENT LAND USE:

Radiator Business

FUTURE LAND USE MAP:

Industrial / Manufacturing / Warehouse

PROPOSED LAND USE:

N/A

FLOOD MAP:

According to the Flood Insurance Rate Maps, the referenced property lies within Zone X; (Community Panel # 480212 0203-B/ FEMA, September 4, 1991)

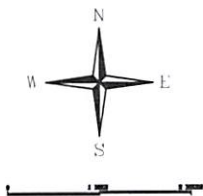
SUMMARY OF REQUEST:

Variance request to allow for a 50' Front Setback to construct a new building. Property meets all other dimensional standards.

STAFF RECOMMENDATION:

Staff recommends APPROVAL.

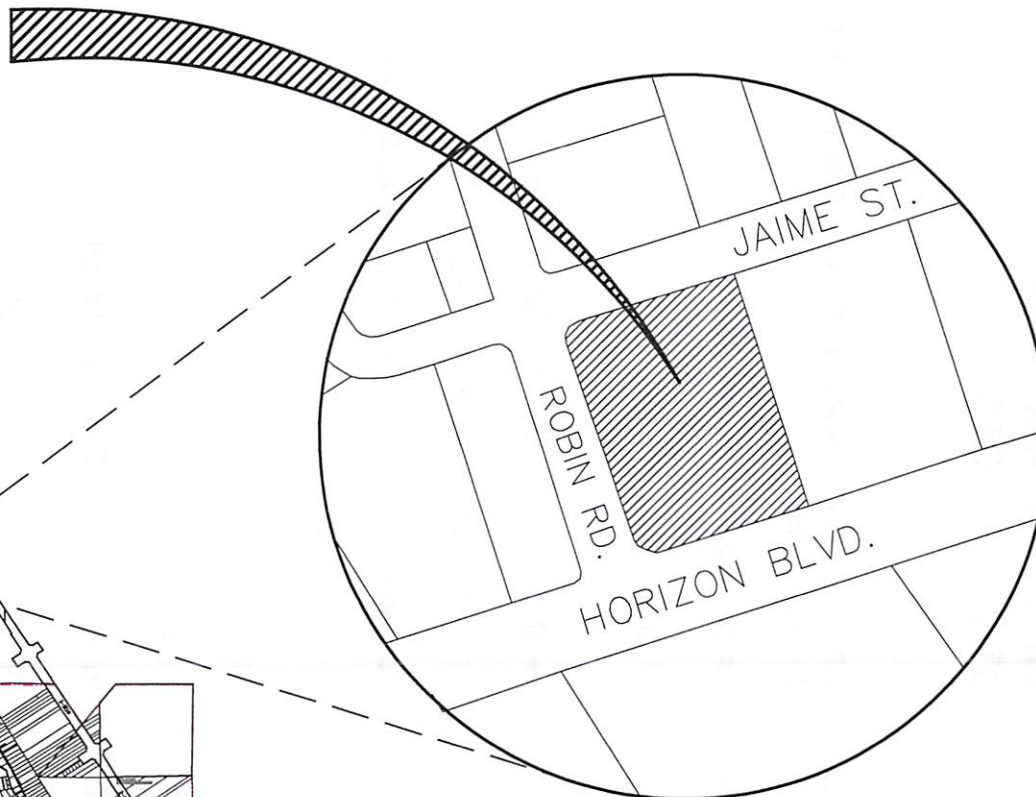
LOCATION MAP



PROJECT SITE;
1119 Horizon Blvd.
Leigh Clark Surv 293
ABST 6257, Tr. 1-F



CITY OF SOCORRO



LOCATION MAP

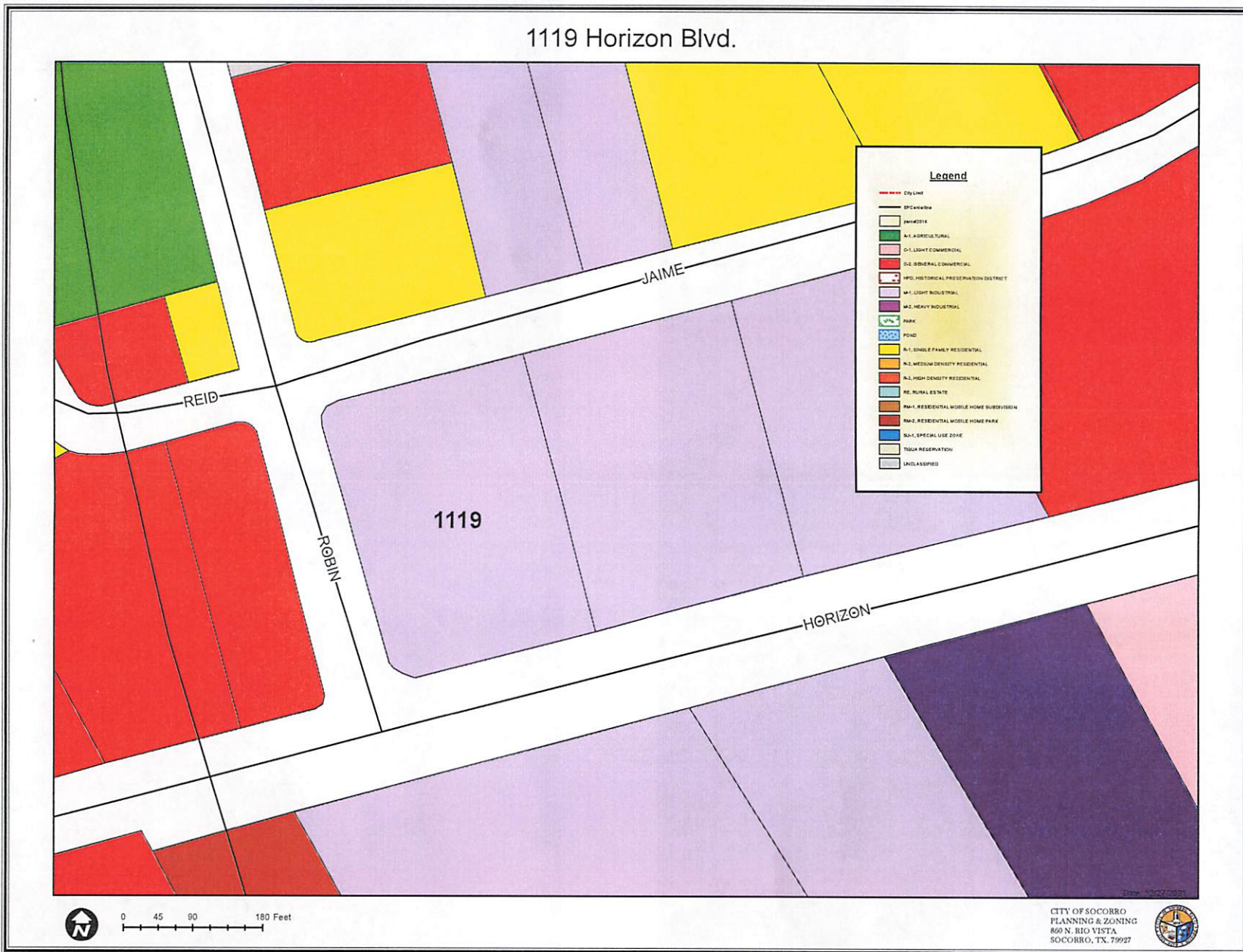
Scale: AS SHOWN



Planning and Zoning Department

880 N. Rio Vista Socorro, Texas 79027 Tel: (505) 872-4331 Fax: (505) 872-4679

ZONING MAP



SITE PICTURES



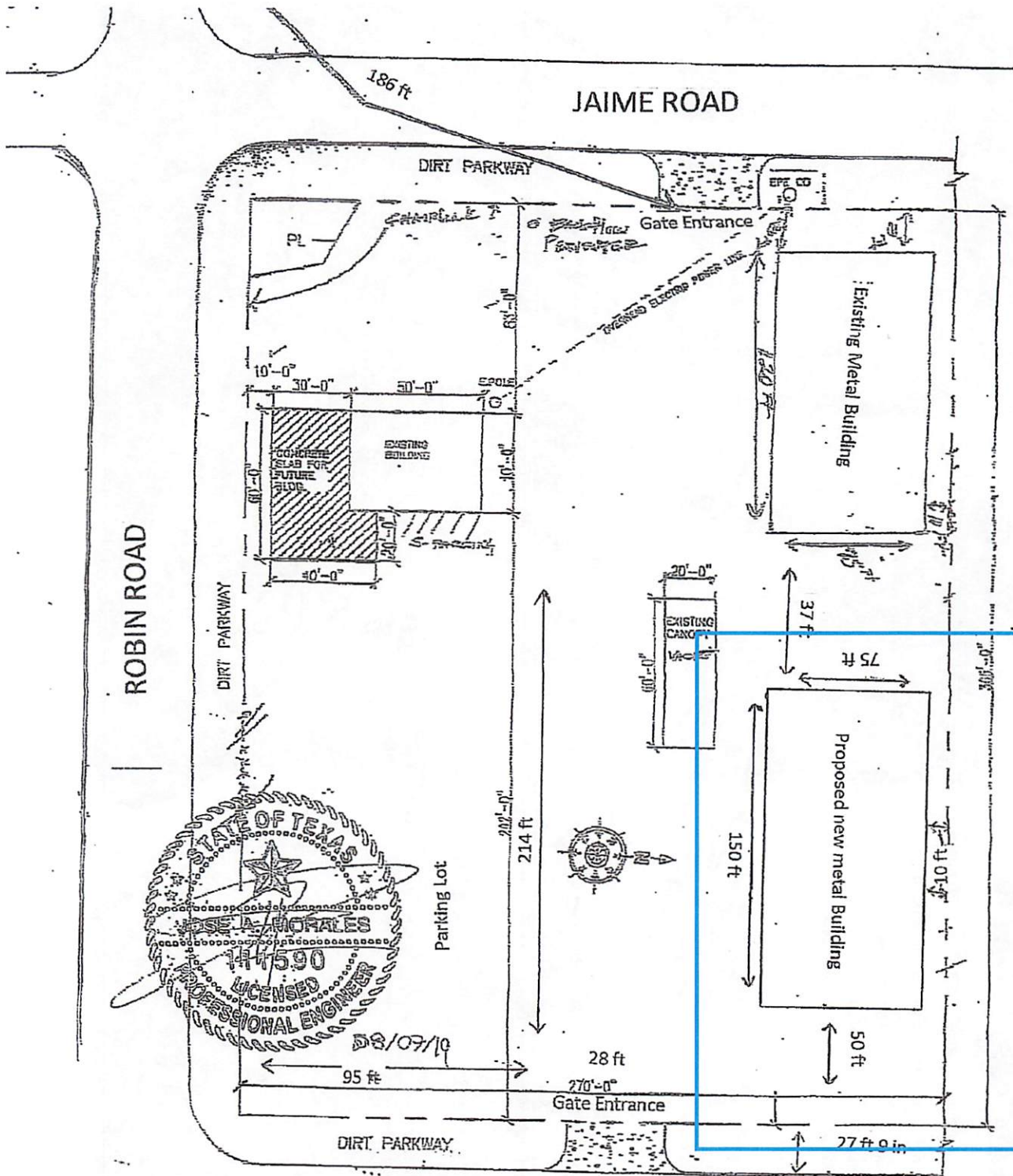
AERIAL PHOTO



AERIAL PHOTO



PLAN



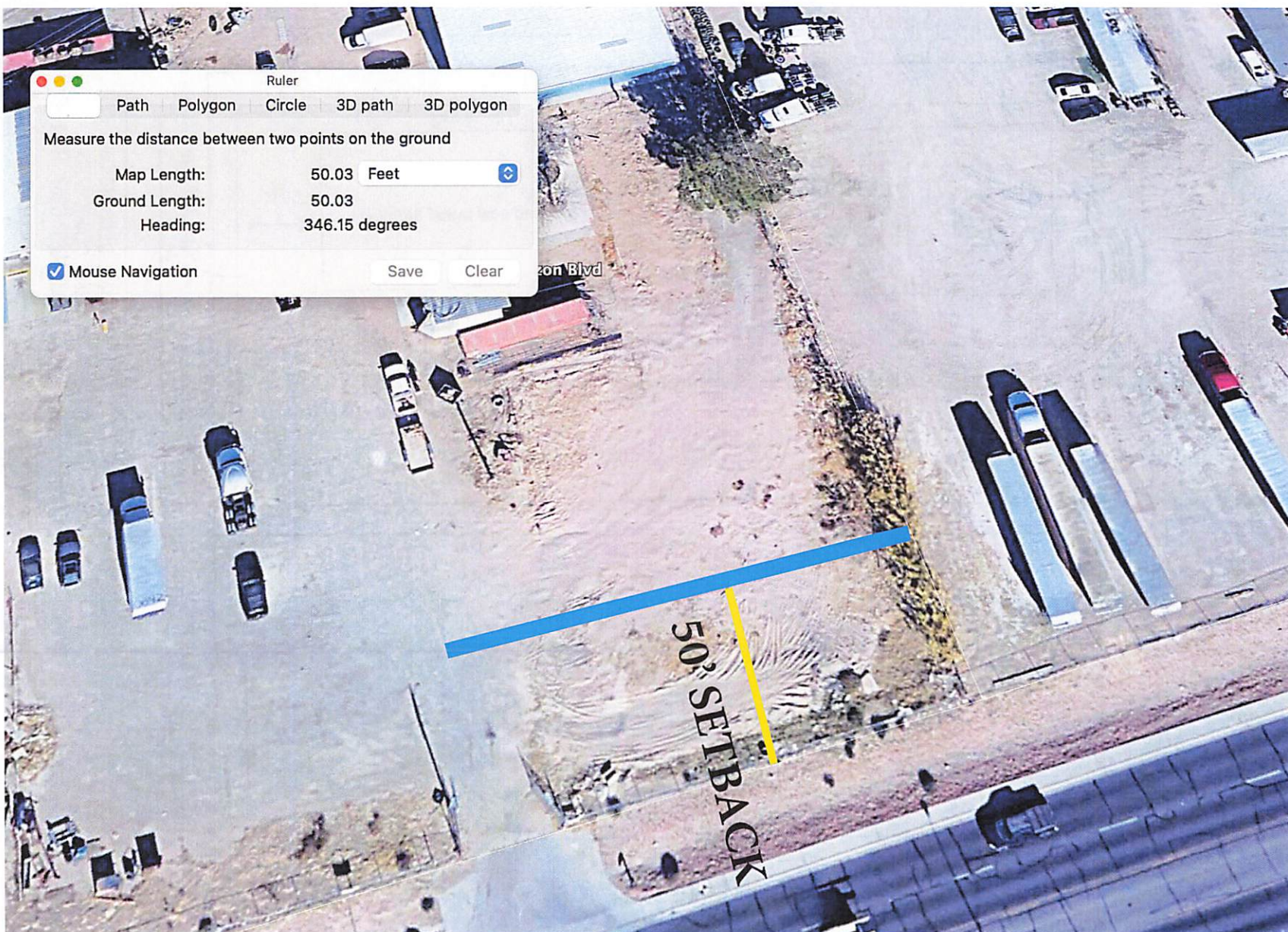
1119 HORIZON BLVD

PLOT PLAN

SCALE-1"=40'-0"

LEGAL DESCRIPTION
LEIGH CLARK SURV.
293 ABST 6257 TR 1-F

VARIANCE REQUEST





CITY OF SOCORRO
PLANNING & ZONING COMMISSION
Meeting Date: January 4, 2022

FINAL PLAT APPROVAL
STAFF REPORT

**PLANNING & ZONING
COMMISSION REQUEST:**

APPROVE FINAL PLAT

NAME:

SOCORRO LOGISTICS CENTER UNIT 1 FINAL PLAT

PROPERTY ADDRESS:

North Loop & Nuevo Hueco Tanks

**PROPERTY LEGAL
DESCRIPTION:**

Being all of Tracts 7 and 13, and a Portion of Tracts 8, 9, 10, 11,
and 12A, Block 5, Socorro Grant, Socorro, Texas.

PROPERTY OWNER:

Socorro Land Partners, LLC

REPRESENTATIVE:

Jorge Grajeda, CEA Group

PROPERTY AREA:

101.27 Acres

CURRENT ZONING:

IC-MUD (Industrial Commercial Mixed Used Development)

CURRENT LAND USE:

Vacant

FUTURE LAND USE MAP:

Commercial

PROPOSED LAND USE:

Logistics Center

FLOOD MAP:

According to the Flood Insurance Rate Maps, the referenced
property lies within Zone X; (Community Panel # 480212 0203-B/
FEMA, September 4, 1991)

SUMMARY OF REQUEST:

Request to Approve Final Plat. PNZ Commission has approved
Master Plan and Preliminary Plat for this development.

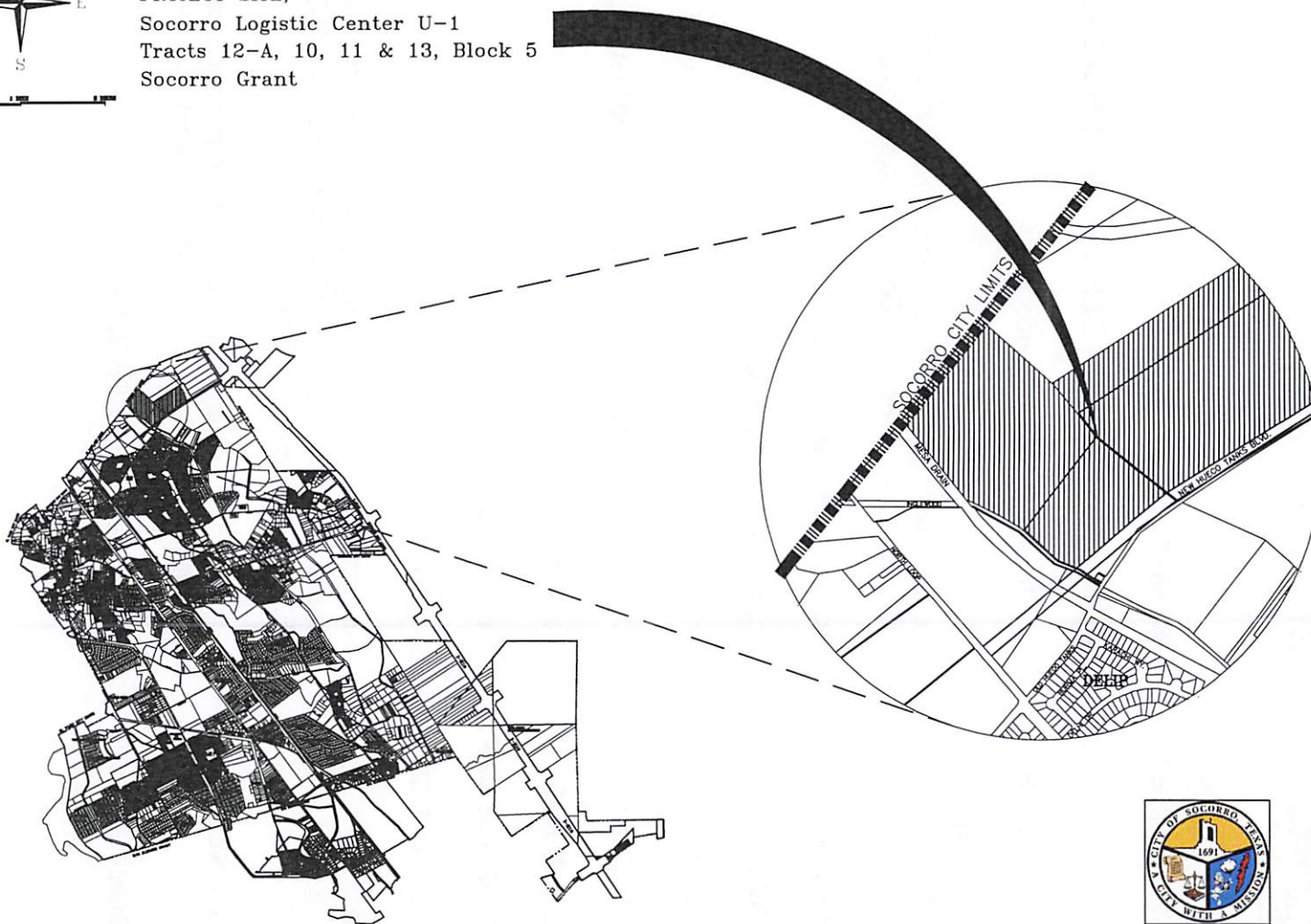
STAFF RECOMMENDATION:

Staff recommends APPROVAL.

LOCATION MAP



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



CITY OF SOCORRO

LOCATION MAP

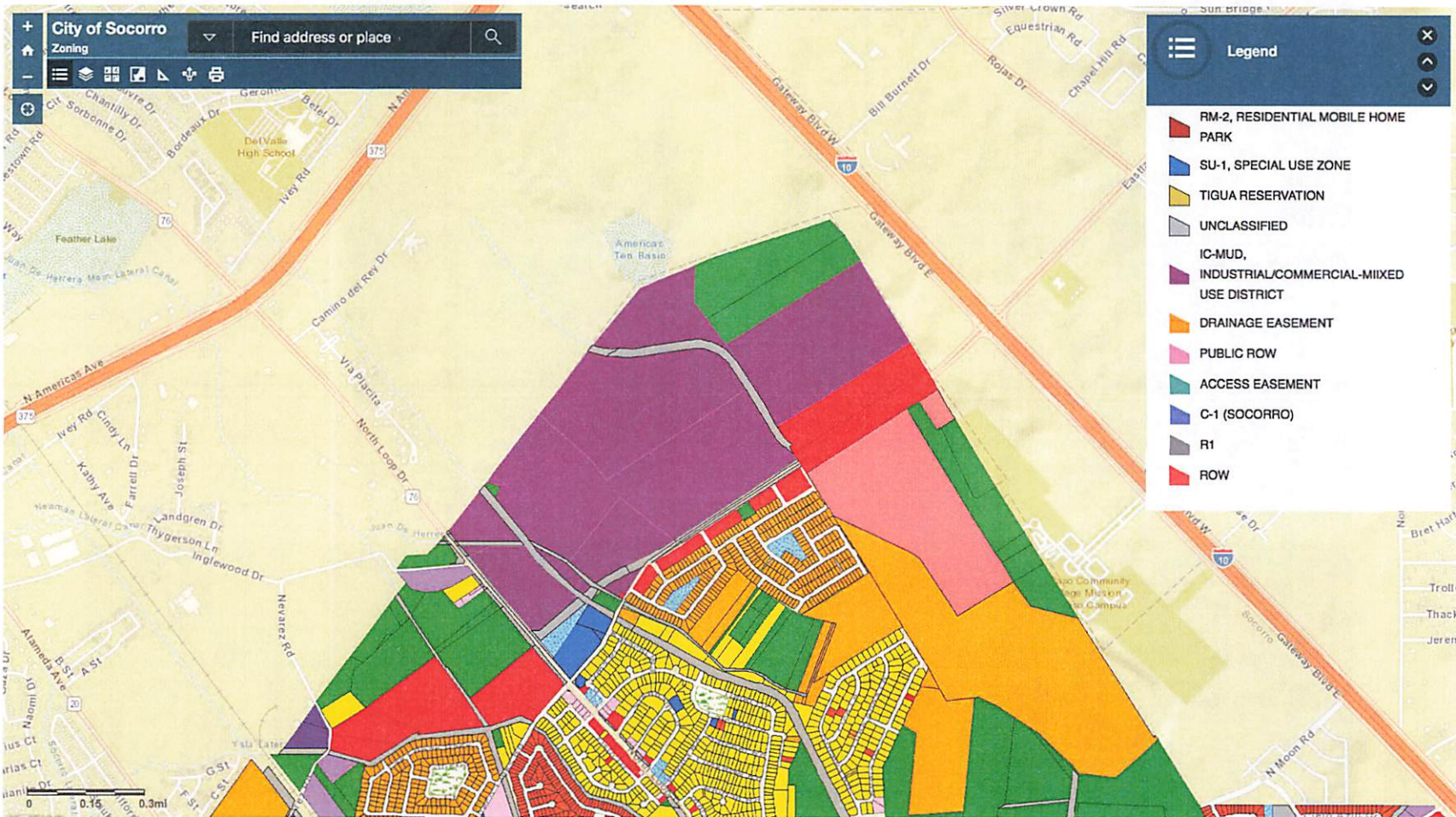
Scale: AS SHOWN



Planning and Zoning Department

800 N. Rio Vista Socorro, Texas 79927 Tel: (505) 872-4531 Fax: (505) 872-4679

ZONING MAP



SITE PICTURES



AERIAL PHOTO



AERIAL PHOTO



MASTER PLAN PHASING

