

*Elia Garcia*  
Mayor  
*Rene Rodriguez*  
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

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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.

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**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 APRIL 21, 2020, AT 5:30 PM AT CITY HALL CHAMBERS, 860 RIO VISTA RD., SOCORRO, TEXAS BY TELEPHONE CONFERENCE AND WILL BE 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 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 323610.

THE PUBLIC MUST CALL IN 844-854-2222 ACCESS CODE 323610 BY 5:00 PM MOUNTAIN STANDARD TIME (MST) ON APRIL 21, 2020 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, April 21, 2020** at 5:30 p.m. at City Council Chambers, 860 N. Rio Vista, Socorro, Texas at which time the following will be discussed:

1. **CALL TO ORDER.**
2. **NOTICE TO THE PUBLIC – OPEN FORUM**

This 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.

REGULAR MEETING AGENDA – SOCORRO PLANNING & ZONING COMMISSION  
April 21, 2020 at 5:30 PM

3. CONSENT AGENDA

a. Consider and Take Action:

On the approval of meeting minutes for the April 7, 2020 Planning and Zoning Commission meeting.

4. 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.

(a) Conditional Use Permit – Public Hearing:

Consider and Take Action on the Public hearing for the proposed Conditional Use Permit for a tire shop on Lot 8, Block 2, Poole Subdivision, located at 10881 Alameda Avenue to allow a tire shop.

(b) Rezoning – Public Hearing:

Consider and Take Action on the Public hearing for the proposed rezoning of Tract 16-D-1, Block 10, Socorro Grant, located at 11401 Alameda Avenue for a commercial venture.

5. Planning and Zoning Commissioners Report:

6. Planning and Zoning Department Report:

7. Excuse absent commission members:

8. Adjournment:

REGULAR MEETING AGENDA - SOCORRO PLANNING & ZONING COMMISSION  
April 21, 2020 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 17<sup>th</sup>, day of April 2020.

  
\_\_\_\_\_  
Sergio Morales, Planning & Zoning Secretary

DATE & TIME POSTED: 4-17-2020 11:30 a.m. /BY: 

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

**([www.ci.socorro.tx.us](http://www.ci.socorro.tx.us))**



**CITY OF SOCORRO PLANNING AND ZONING COMMISSION**  
 Meeting Minutes  
 April 7, 2020

Members Present	Members Absent	Staff Present	Others Present
Ernest Gomez Phone in at 5:42 p.m. David Estrada Arturo Lafuente Andrew Arroyos Enrique Cisneros	Daniel Lopez	Job Terrazas Via Phone Sergio Morales Mayela Granados Esteban Gonzales	Merwan Bhatti Via Phone

**Items for discussion and action:**

**1. Call to order.**

Chairperson Mr. Arturo Lafuente called the meeting to order at 5:40 p.m.

**2. Notice to the Public – Open Forum.**

No one spoke at this time.

**3. Consent Agenda.**

**a. Consider and Take Action:**

**On the approval of meeting minutes for the March 3, 2020 Planning and Zoning Commission meeting.**

A motion was made by Mr. Enrique Cisneros to approve, seconded by Mr. Arturo Lafuente. Motion was carried with 4 commissioners present in favor.

**4. Regular Agenda – Discussion and Action:**

**a. Rezoning – Public Hearing:**

Consider and Take Action on the Public hearing for the proposed Amendment to the City of Socorro’s Master Plan and rezoning of Tract 9, Socorro Grant, Block 17, located at 10143 Socorro Road from R-1, (Single Family Residential) to C-1 (Light Commercial) to allow parking of semi-trucks.

**PUBLIC HEARING OPEN: 5:55 p.m. No one spoke on this item.**  
**PUBLIC HEARING CLOSE: 5:55 p.m.**

A motion was made by Mr. Arturo Lafuente to deny, seconded by Mr. David Estrada. Motion was carried with 4 commissioners yes and 1 abstained.

**b. Rezoning – Public Hearing:**

Consider and Take Action on the Public hearing for the proposed Amendment to the City of Socorro’s Master Plan and rezoning of Tract 4-B, Socorro Grant, Block 27, from A-1, (Agricultural) to R-1 (Single Family Residential) for a new development.

**PUBLIC HEARING OPEN: 6:03 p.m. Miriam Cruz just stated she was worried about the traffic that would be generated.**

**PUBLIC HEARING CLOSE: 6:04 p.m.**

A motion was made by Mr. Arturo Lafuente to approve, seconded by Mr. David Estrada. Motion was carried with 4 commissioners yes and 1 abstained.

**c. Rezoning – Public Hearing:**

Consider and Take Action Public hearing for the proposed Amendment to the City of Socorro’s Master Plan and rezoning of Tracts 2, 3, 4, 7, 7A, 8, 8A, 9, 10, 11, 12A 13, 13A, 13A2, 14 and 14A, Block 5, Socorro Grant for a new development.

**PUBLIC HEARING OPEN: 6:30 p.m.** Miriam Cruz was wondering that because this area is in a flood zone, she believes it will be problematic because of the water build up and trickling to the new homes. She asked if any commercial properties had confirmed to be in this area, and if the city would share what type of requirements will be requested for the walking trails, she hopes to see trees around the walking trail. She also asked if the trees could be planted before the new homes are built so that they have and opportunity to grow. She asked if a traffic impact analysis would be requested and also if a buffer would be asked along the commercial properties. Jorge Grajeda stated that a drain analysis will be done for the entire development and and for each stage of the development. All water will be contained and the 2.5 percent for the park requirement will actually be a 4 percent.

**PUBLIC HEARING CLOSE: 6:36 p.m.**

A motion was made by Mr. Andrew Arroyos to approve, seconded by Mr. Enrique Cisneros. Motion was carried with all commissioners present in favor.

**5. Planning and Zoning Commissioners Report:**

Nothing to report.

**6. Planning and Zoning Department Report:**

Job informed the commission that due to the Covid-19 virus the city’s offices were closed for the past week, we should be back in one more week hopefully, we are still scheduling inspections and CO’s for the new homes, and all permits and plan reviews are on hold until now we return to work.

**7. Excuse absent commission members.**

A motion to approve absent commission members was made by Mr. Arturo Lafuente, seconded by Mr. Andrew Arroyos. Motion was carried with all commissioners in favor.

**8. Consider and take action on adjournment.**

A motion to adjourn was made by Mr. Arturo Lafuente, seconded by Mr. Andrew Arroyos. Motion was carried with all commissioners in favor. Meeting adjourned at 6:42 p.m.

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Arturo Lafuente, Chairperson

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Sergio Morales, Secretary

*Elia Garcia*  
Mayor

*Rene Rodriguez*  
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:** April 21, 2020  
**TO:** PLANNING AND ZONING COMMISSION  
**FROM:** Job Terrazas, Building Official  
**CC:** Adriana Rodarte, City Manager

**SUBJECT:**

Public hearing for the proposed conditional use permit for a tire shop on Lot 8, Block 2, Poole Subdivision located at 10881 Alameda Ave. to allow a tire shop.

**SUMMARY:**

The property matter of this request is about 4,200' feet from the intersection of Horizon Blvd. and Alameda Ave. This property has an estimated area of 21,780 sf. (0.50 acres), owned by Elena & Juan Antonio Herrera.

**BACKGROUND:**

Per our Future Land Use map, the projected land use for this property is: Rural Residential.

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).

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

Adjacent Land Uses: North: C-2 (General Commercial)  
South: C-2 (General Commercial)  
East: C-2 (General Commercial)  
West: A-1 (Agricultural)

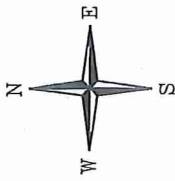
**STATEMENT OF THE ISSUE:**

The property was rezoned to C-2 on July 6, 1993. A conditional use permit is necessary to establish a tire shop.

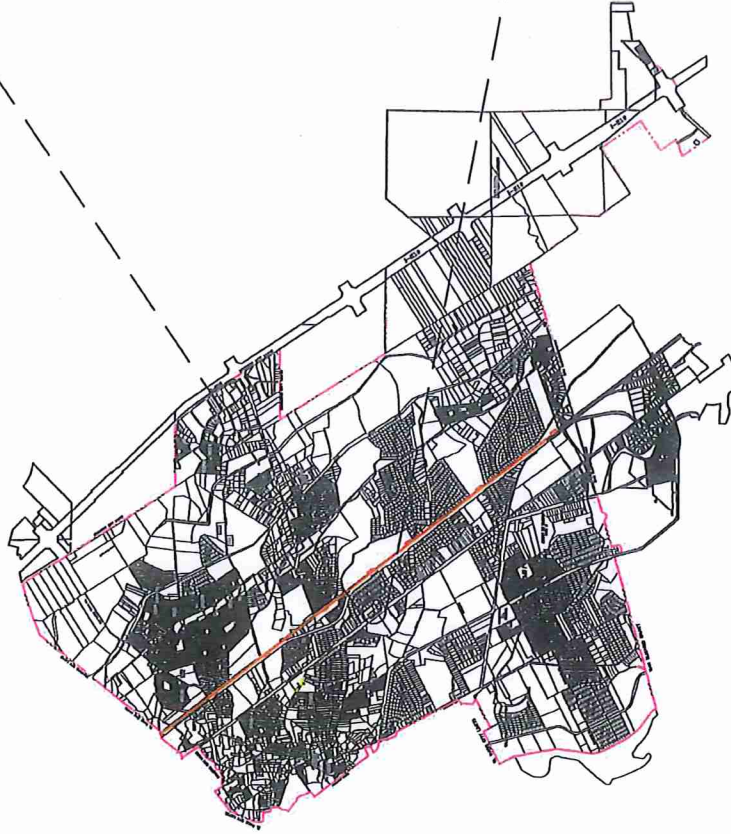
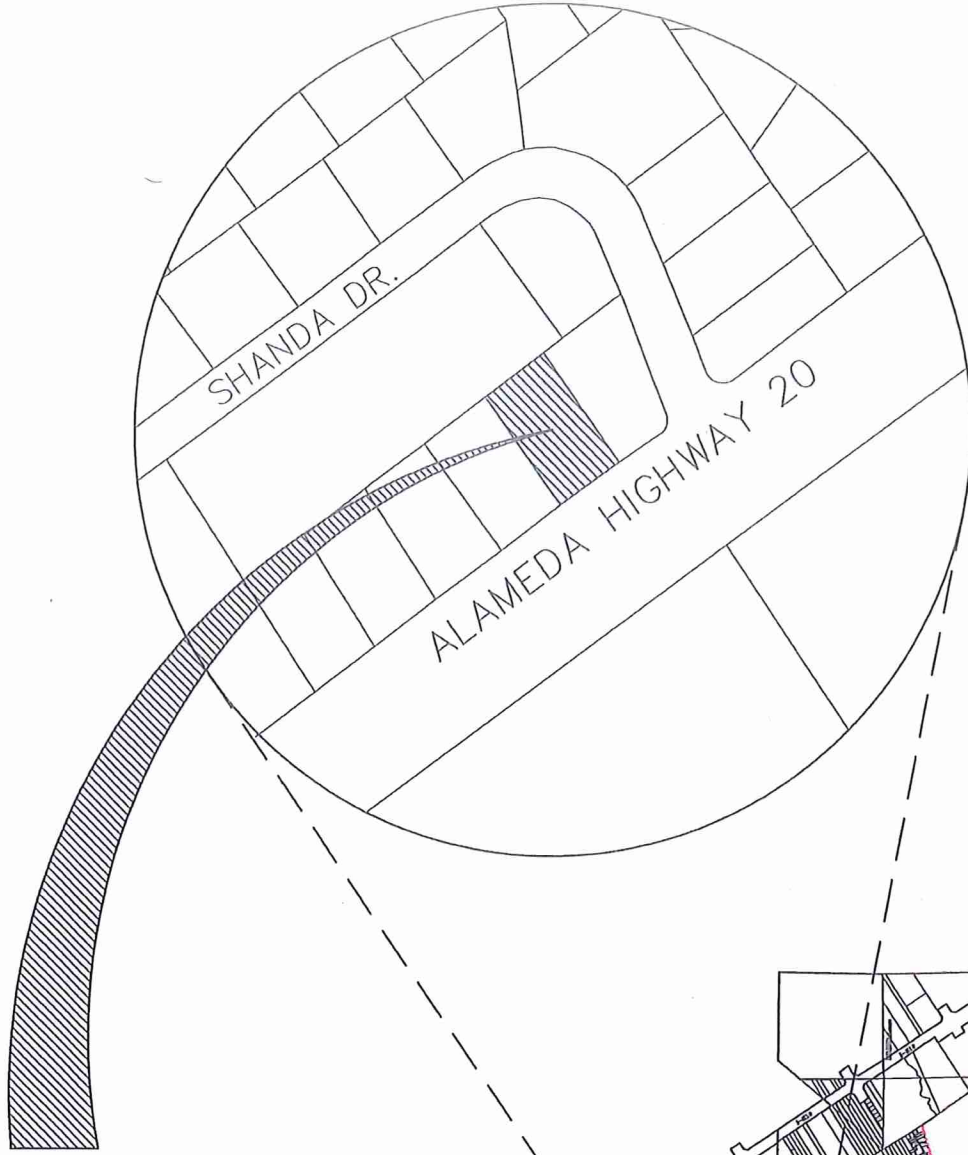
**STAFF RECOMMENDATION:**

The Planning and Zoning Department recommends APPROVAL.





PROJECT SITE;  
10881 Alameda Ave.  
Lot 8, Block 2.  
Poole Subdivision



CITY OF SOCORRO

### LOCATION MAP

Scale: AS SHOWN



Planning and Zoning Department

500 N. Rio Vista Socorro, Texas 78787 Tel. (512) 872-4531 Fax (512) 872-4672



**PLANNING AND ZONING DEPARTMENT  
REZONING APPLICATION  
CITY OF SOCORRO**

1. Name: Juan Herrera  
 Address: 640 Hardwick place Phone: 915-740-4186  
 Representative: Elena Herrera  
 Address: 640 Hardwick place Phone: 915-820-5211  
 Email Address: dmartinez@hmc.com

2. Property Location: 10881 Alameda  
 Legal Description: .5 Acres 2 Poole Lot 8

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

<u>.5 Acres</u> Area (Sq. ft. or Acreage)	<u>G-2</u> Current Zoning	<u>Vacant</u> Current Land Use
<u>G-2 + conditional use permit</u> Proposed Zoning		<u>Commercial, Truck Stop</u> Proposed Land Use

3. All owners of record must sign document.

<u>Juan Antonio Herrera</u>	<u>Elena Herrera</u>
<u>Juan Herrera</u>	<u>[Signature]</u>

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.

Juan Herrera 2/20/2020  
 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**



*Elia Garcia*  
Mayor

*Rene Rodriguez*  
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:** April 21, 2020  
**TO:** PLANNING AND ZONING COMMISSION  
**FROM:** Job Terrazas, Building Official  
**CC:** Adriana Rodarte, City Manager

**SUBJECT:**

Public hearing for the proposed rezoning of Tract 16-D-1, Block 10, Socorro Grant located at 11401 Alameda Ave. for a commercial venture.

**SUMMARY:**

The property matter of this request is at the intersection of Passmore Rd. and Alameda Ave. This property has an estimated area of 47,480 sf. (1.09 acres), owned by Pascual Sanchez and represented 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

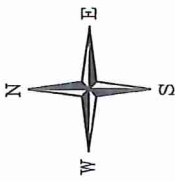
Adjacent Land Uses: North: M-2 (Heavy Industrial)  
South: R-3 (High Density Residential)  
East: SU-1 (Special Use Zone)  
West: R-1 (Single Family Residential)

**STATEMENT OF THE ISSUE:**

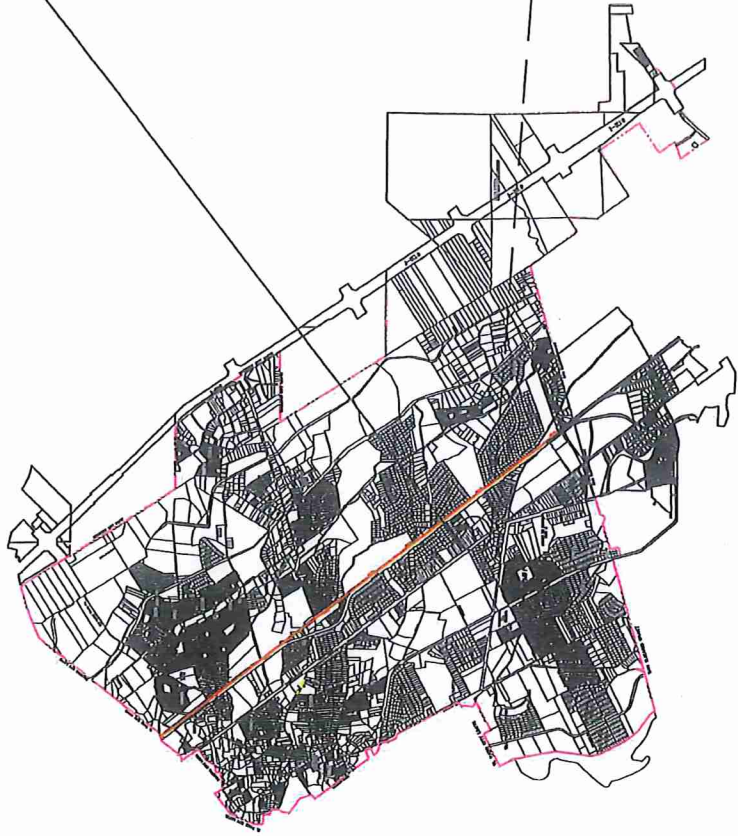
The property is currently zoned for heavy industrial use. The petitioner is asking for a zoning change to use the land for a commercial venture.

**STAFF RECOMMENDATION:**

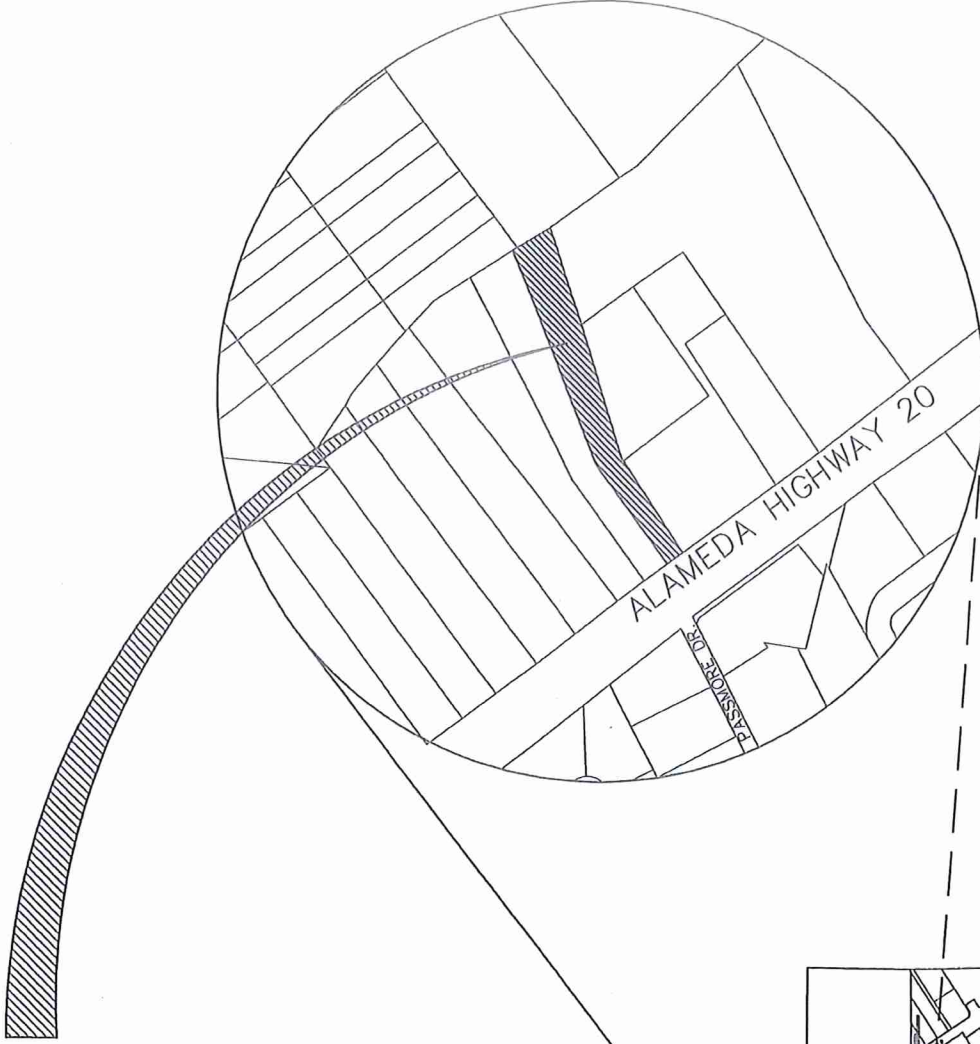
The Planning and Zoning Department recommends APPROVAL.



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



CITY OF SOCORRO



# LOCATION MAP

Scale: AS SHOWN



PLANNING AND ZONING DEPARTMENT  
REZONING APPLICATION  
CITY OF SOCORRO

1. Name: Pascual A. Sanchez  
Address: 188 De Yaca Ct. 79927 Phone: 915-801-9956  
Representative: Jose Luis Tepezano  
Address: Same Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

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

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

<u>47.6666.34</u>	<u>M2</u>	_____
Area (Sq. ft. or Acreage)	Current Zoning	Current Land Use
<u>C2</u>	_____	<u>Commercial</u>
Proposed Zoning	_____	Proposed Land Use

3. All owners of record must sign document.

Pascual A. Sanchez \_\_\_\_\_  
\_\_\_\_\_

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.

Pascual Sanchez \_\_\_\_\_ 2-18-2020  
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**