

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 TRADUCCION 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 19TH, DAY OF OCTOBER 2021 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 OCTOBER 19TH, 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.

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

**REGULAR MEETING AGENDA – SOCORRO PLANNING & ZONING COMMISSION
OCTOBER 19TH, 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 October 5, 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 Final Plat Approval of Valle Del Sol Unit 5, being Tract 13A1E, Block 8, Socorro Grant, Socorro Texas.
6. Planning & Zoning Commissioners Report.
7. Planning & Zoning Department Report.
8. Excuse absent commission members.
9. Adjournment:

REGULAR MEETING AGENDA - SOCORRO PLANNING & ZONING COMMISSION
OCTOBER 19TH, 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.

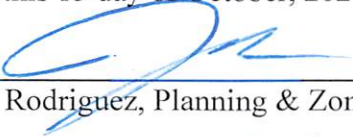
Section 551.071 CONSULTATIONS WITH ATTORNEY
Section 551.072 DELIBERATION REGARDING REAL PROPERTY
Section 551.073 DELIBERATION REGARDING PROSPECTIVE GIFT
Section 551.074 PERSONNEL MATTERS
Section 551.076 DELIBERATION REGARDING SECURITY
Section 551.087 DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS

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 15 day of October, 2021.



Judith Rodriguez, Planning & Zoning Secretary

DATE & TIME POSTED: 10/15/21 4pm /BY: JR

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

www.ci.socorro.tx.us

Ivy Avalos
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
OCTOBER 05, 2021 @ 5:30 P.M.**

MEMBERS PRESENT:

Enrique Cisneros
David Estrada
Julie Dominguez
Miriam Cruz
Ernest Gomez

MEMBERS ABSENT:

Andrew Arroyos
Arturo LaFuente

STAFF PRESENT

Judith Rodriguez, Planning and Zoning Clerk
Eunice Marquez, Planning and Zoning Clerk
Merwan Bhatti, City Attorney (Virtual)
Carlos Gallinar- Interim City Planner

Estevan Gonzales, IT Technician
Rose Escobar, Executive Assistant

1. CALL TO ORDER

The meeting was called to order at: 5:30 pm.

2. Establishment of Quorum

Quorum with 5 commissioners present.

3. Notice to the Public- Open Forum

No speakers for this item.

4. CONSENT AGENDA

- a) Approval of the Meeting Minutes of September 21st, 2021.

A motion was made by Julie Dominguez to approve Seconded by Ernest Gomez
Motion Carried.

Ayes: David Estrada, Julie Dominguez, Miriam Cruz, Ernest Gomez, Enrique
Cisneros

Nays:

Abstain:

Absent: Andrew, Arroyos, Arturo Lafuente

REGULAR AGENDA-DISCUSSION AND ACTION

5. Public hearing for the proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 25-9, Socorro Grant, Block 9, located at 250 Horizon Blvd. from R-1 (Single Family Residential) to C-1 (Light Commercial).

Public Hearing opened at 5:33 pm

No Speakers

Public Hearing closed at 5:45 pm

6. Consider and Take Action:

On the proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 25-9, Socorro Grant, Block 9, located at 250 Horizon Blvd. from R-1 (Single Family Residential) to C-1 (Light Commercial).

A motion was made by Julie Dominguez to approve Seconded by David Estrada.
Motion Carried.

Ayes: David Estrada, Julie Dominguez, Miriam Cruz, Ernest Gomez

Nays:

Abstain: Enrique Cisneros

Absent: Andrew Arroyos, Arturo La Fuente

7. Public hearing request for the proposed amendment to the City of Socorro's Master Plan and rezoning of all Tracts 2, 2A, 3B, 3B1, 3B5, 4CIL, 4E1A, AND 9A2, Socorro Grant, Block 3, from A-1 (Agricultural), R-1 (Single Family Residential), and C-2 (General Commercial) to R-2 (Medium Density Residential) and C-2 (General Commercial).

Public Hearing opened at 5:47 pm

Ed Overton spoke for 3 minutes.

Cesar Serna spoke for 3 minutes.

Allan Swearingen spoke for 3 minutes, approved for an additional minute and a half, and then an additional 3 minutes

Public Hearing closed at 6:08 pm

8. Consider and Take Action:

On the proposed amendment to the City of Socorro's Master Plan and rezoning of all Tracts 2, 2A, 3B, 3B1, 3B5, 4CIL, 4E1A, AND 9A2, Socorro Grant, Block 3, from A-1 (Agricultural), R-1 (Single Family Residential), and C-2 (General Commercial) to R-2 (Medium Density Residential) and C-2 (General Commercial).

A motion was made by Enrique Cisneros to approve with staff recommendations. Seconded by David Estrada.

Motion Carried.

Ayes: Enrique Cisneros, Julie Dominguez, David Estrada

Nays: Ernest Gomez, Miriam Cruz

Abstain:

Absent: Andrew Arroyos, Arturo La Fuente

9. Consider and Take Action:

On the proposed Preliminary & Final Plat approval for Buford Subdivision, located at 494 S. Buford Road, Socorro, TX 79927. Being all of Tract 18-C, Block 15, Socorro Grant, Socorro, Texas

A motion was made by Enrique Cisneros to approve. Seconded by Miriam Cruz.

Motion Carried.

Ayes: Enrique Cisneros, Julie Dominguez, David Estrada, Ernest Gomez, Miriam Cruz

Nays:

Abstain:

Absent: Andrew Arroyos, Arturo La Fuente

10. Consider and Take Action:

On the proposed approval of Replat J located at 11200 & 11204 Sheffield Drive, Socorro, TX 79927. Being a Replat of lot 6, Block 14, Bauman Estates Unit Two, Socorro, Texas.

A motion was made by Miriam Cruz to approve. Seconded by Ernest Gomez.

Motion Carried.

Ayes: David Estrada, Enrique Cisneros, Julie Dominguez, Miriam Cruz, Ernest Gomez

Nays:

Abstain:

Absent: Andrew Arroyos, Arturo La Fuente

11. Consider and Take Action:

On the proposed Preliminary Plat approval Valle Nuevo Unit One, being a portion of Tracts 1B, 1B1, 1C, 1C1, 1D, 1D3, 1H, 2A, 2C1, 4A2B, 4B1, 4B2, 4C, 6A, 6B and 6C, Block 5 Socorro Grant, Socorro, Texas.

A motion was made by David Estrada to approve with staff recommendation to table variance. Seconded by Enrique Cisneros.
Motion Carried.

Ayes: Enrique Cisneros, Julie Dominguez, David Estrada

Nays: Miriam Cruz, Ernest Gomez

Abstain:

Absent: Andrew Arroyos, Arturo La Fuente

12. Annexation Presentation

13. Planning and Zoning Commissioners Report.

Enrique Cisneros – Can we provide a map of where Horizon, County, and COS, abuts.

Miriam Cruz – Re-accommodate agenda public hearing.

14. Planning & Zoning Department Report.

Enrique Cisneros – Can we provide a map of where Horizon, County, and COS, abuts.

Miriam Cruz – Re-accommodate agenda public hearing.

15. Excuse absent commission members.

Motion to excuse was made by Ernest Gomez. Seconded by Enrique Cisneros.
Motion Carried.

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

Nays: Miriam Cruz

Abstain:

Absent: Andrew Arroyos, Arturo LaFuente

16. Adjournment:

A motion was made by Miriam Cruz to approve. Seconded by Julie Dominguez to adjourn at 8:02 pm.

Ayes: Enrique Cisneros, Julie Dominguez, Ernest Gomez, David Estrada, Miriam Cruz

Nays:

Abstain:

Absent: Andrew Arroyos, Arturo La Fuente

Eunice Marquez, Secretary

Date minutes were approved

Ivy Avalos
Mayor

Ruben Reyes
Representative
At Large

Cesar Nevarez
District 1
Mayor Pro-Tem



Ralph Duran
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Victor Perez
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City Manager

**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
Meeting Date: October 19, 2021
STAFF REPORT**

PNZ REQUEST: APPROVAL OF VALLE DEL SOL UNIT 5 FINAL PLAT

PROPERTY ADDRESS: N/A

LEGAL DESCRIPTION: Being Tract 13A1E, Block 8, Socorro Grant

PROPERTY AREA: 7.07 Acres

CURRENT ZONING: C-2 (General Commercial)

CURRENT LAND USE: Vacant

FUTURE LAND USE: Commercial

FLOOD MAP: According to the Flood Insurance Rate MAs, the referenced property lies within Zone X; (Community Panel # 480212 0236-B/ FEMA, September 4, 1991)

STAFF CONTACT: Carlos Gallinar, Interim City Planner

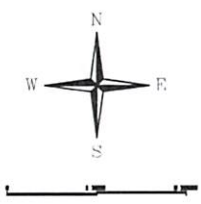
SUMMARY OF REQUEST:

Applicant is requesting subdivide 7 acres into two lots. This is the Final Plat. PNZ approved Preliminary Plat on May 4, 2021.

SUMMARY OF STAFF RECOMMENDATION:

Staff recommends APPROVAL of the Final Plat.

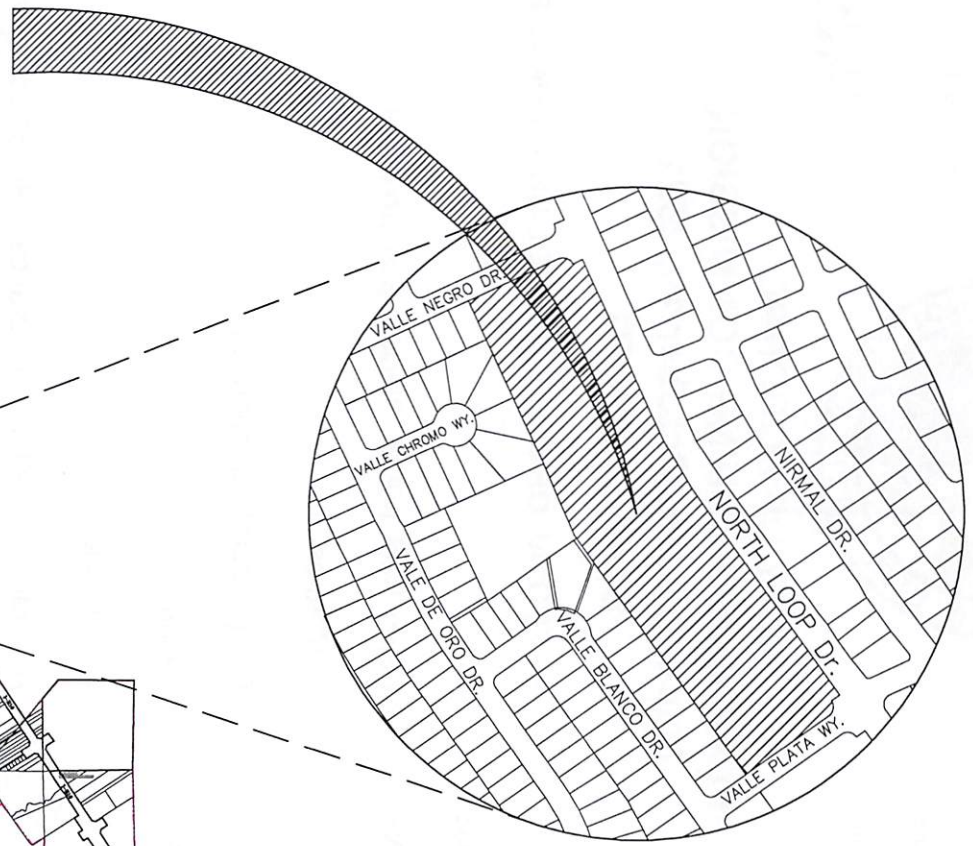
LOCATION MAP



PROJECT SITE;
Valle Del Sol U-5
Tract 13-A-1-E, Block 8
Socorro Grant



CITY OF SOCORRO



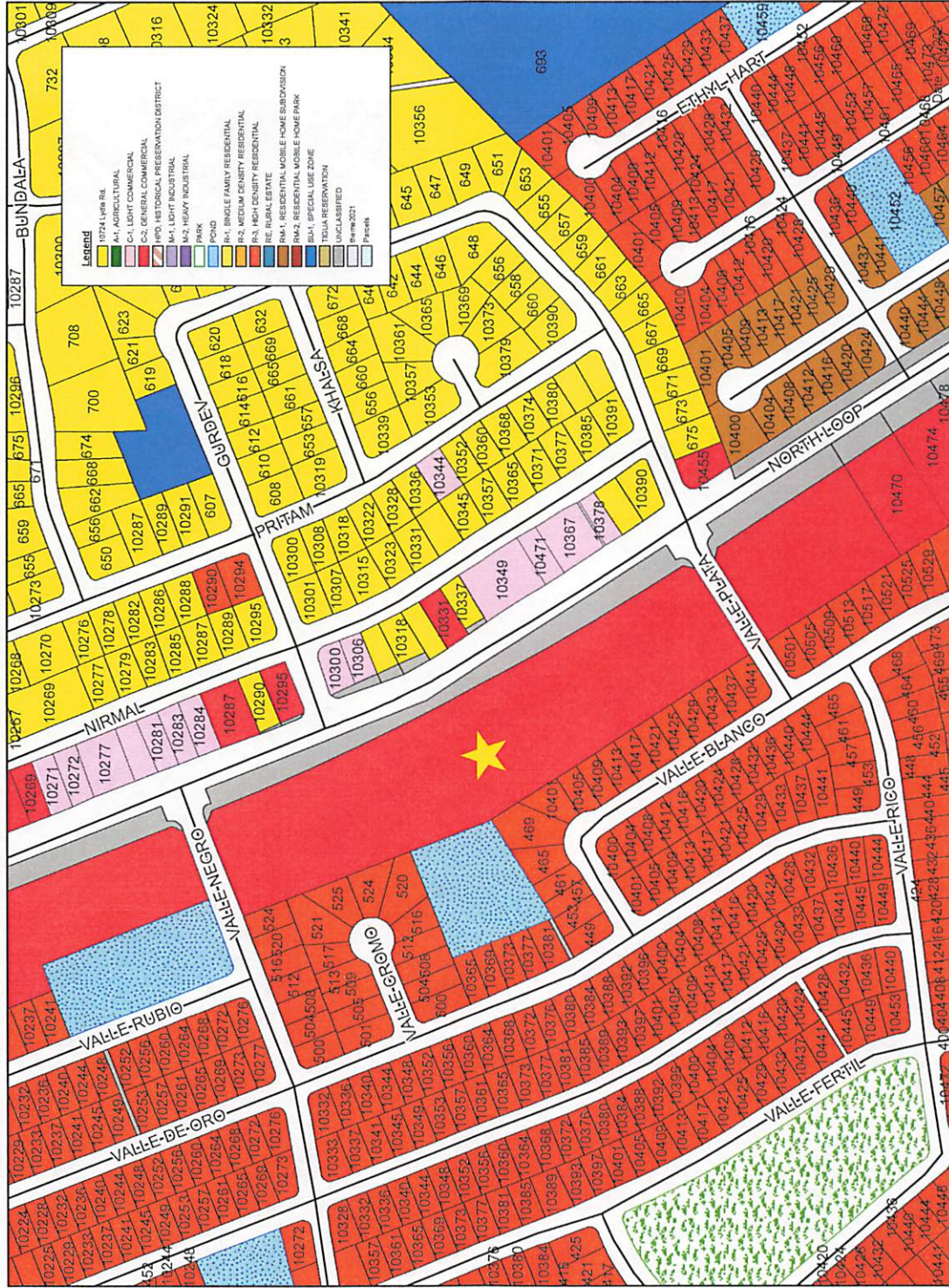
LOCATION MAP
Scale: AS SHOWN

Planning and Zoning Department

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

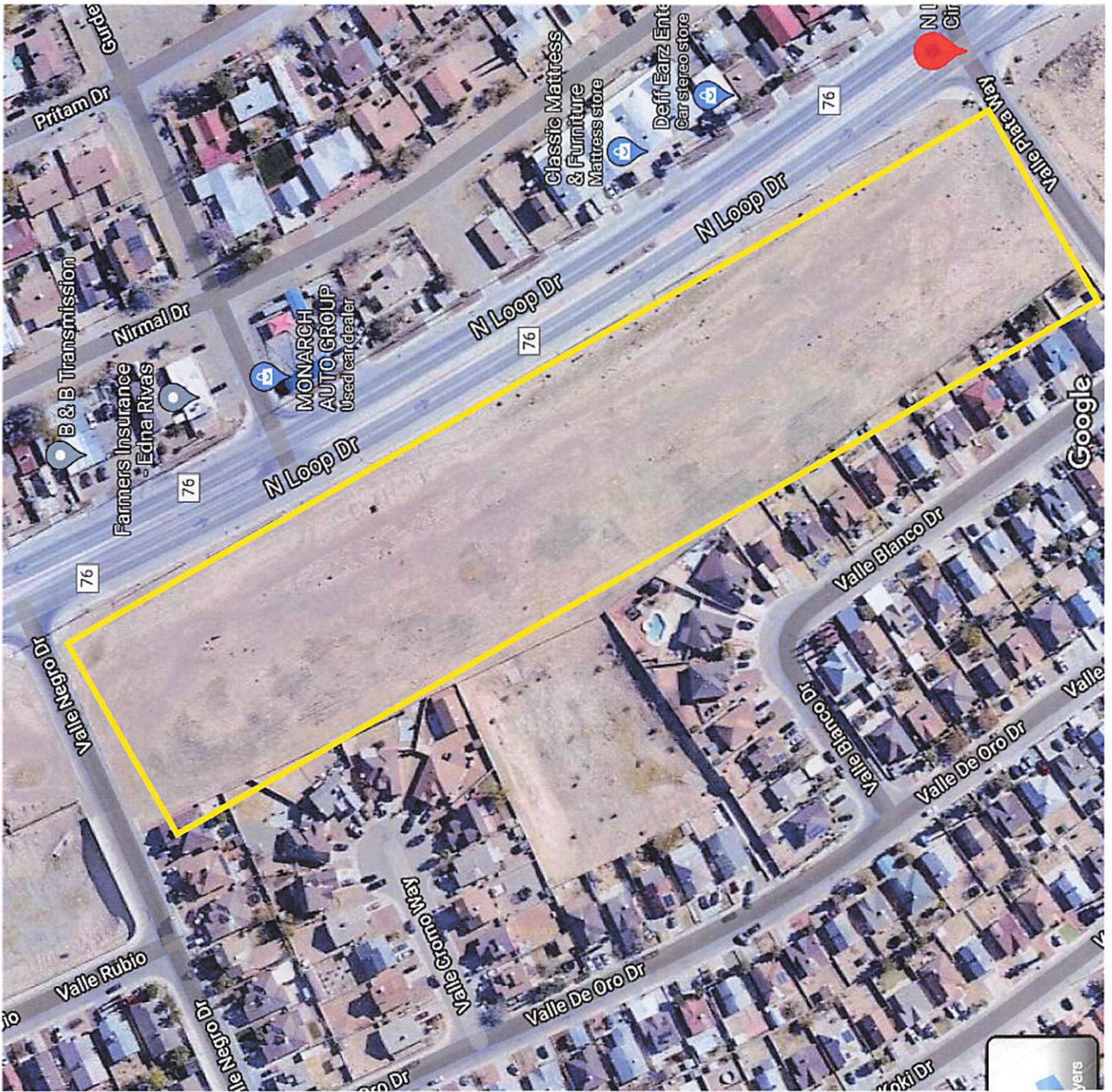
ZONING MAP

Tract 13A1E, B-8 Socorro Grant



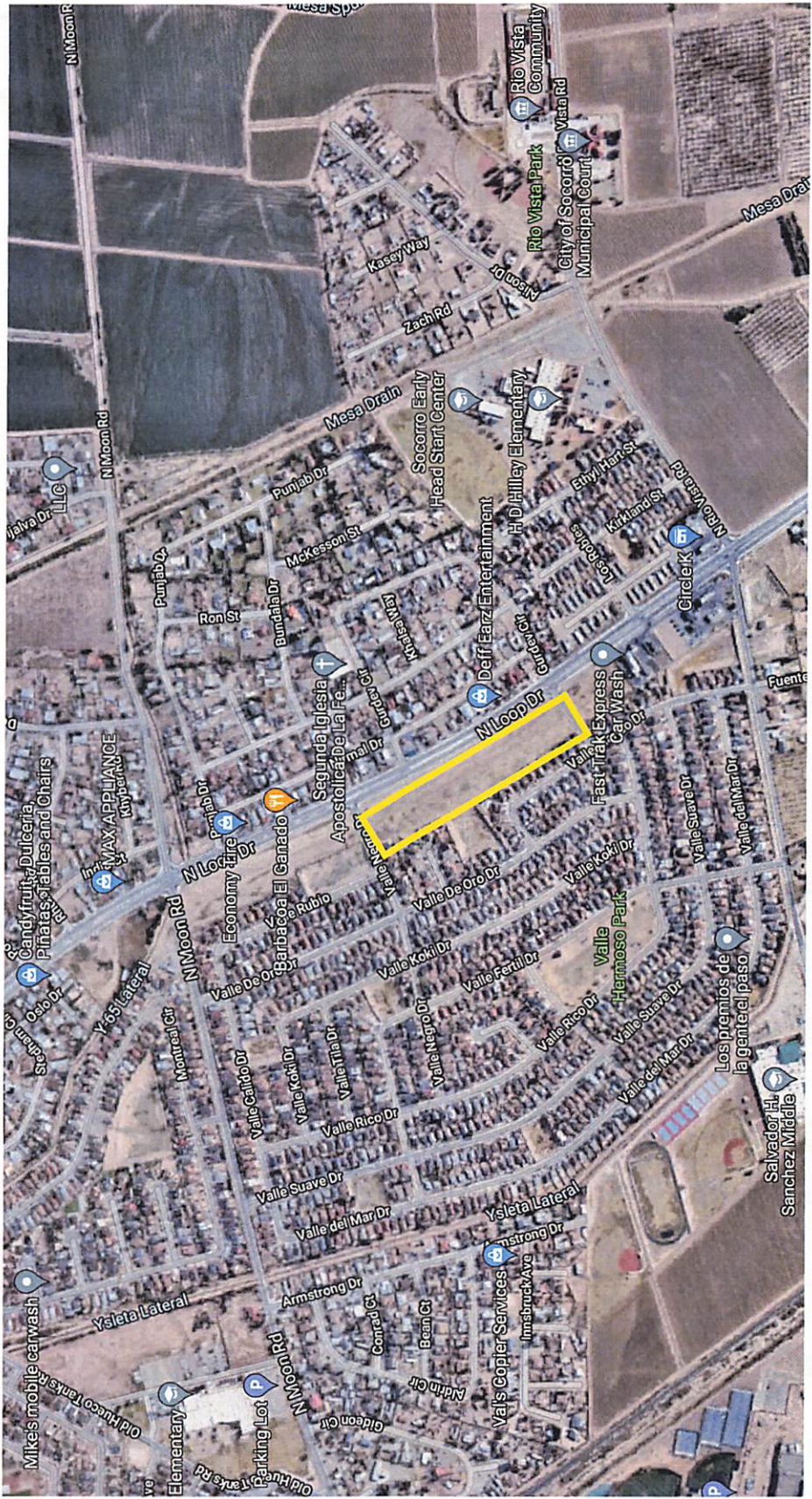
CITY OF SOCORRO
PLANNING & ZONING
860 N. RIO VISTA
SOCORRO, TX 79097

AERIAL PHOTO

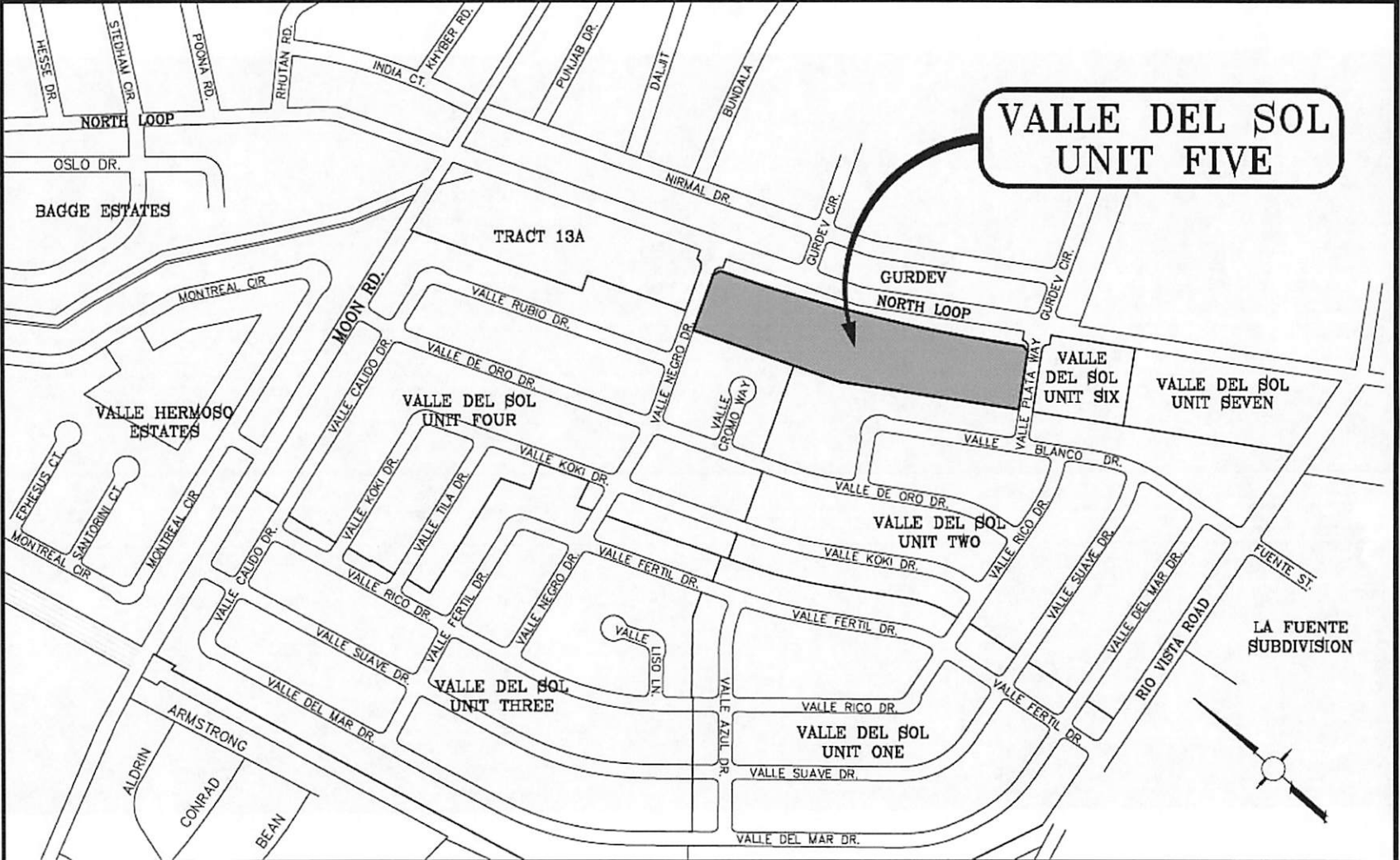


AERIAL PHOTO #2

EMULOC



VALLE DEL SOL
UNIT FIVE



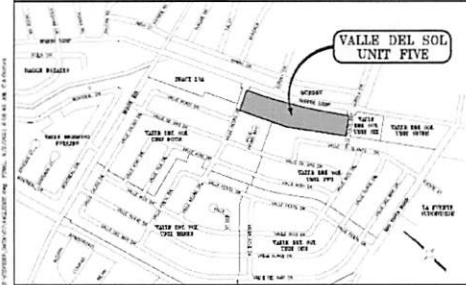
VALLE DEL SOL UNIT FIVE

BEING TRACT 13-A-1-B, BLOCK 8, SOCORRO GRANT,
CITY OF SOCORRO, EL PASO COUNTY, TEXAS,
CONTAINING: 7.0727 ACRES

- NOTES:**
1. THIS IS A PRELIMINARY PLAT AND SHOULD BE REVERSED TO A FINAL PLAT BEFORE THE COMMENCEMENT OF CONSTRUCTION OF ANY IMPROVEMENTS THEREON AND THE PLAT SHOULD BE REVERSED TO A FINAL PLAT BEFORE THE COMMENCEMENT OF CONSTRUCTION OF ANY IMPROVEMENTS THEREON.
 2. THE LOTS IN THIS TRACT ARE SUBJECT TO THE EASEMENTS AND RESTRICTIONS SET FORTH IN THE INSTRUMENTS REFERENCED HEREIN.
 3. THE CITY OF SOCORRO HAS REVIEWED THIS PLAT AND APPROVES THE LAYOUT OF THE TRACT AND THE LOTS THEREON.
 4. THE LOTS IN THIS TRACT ARE SUBJECT TO THE EASEMENTS AND RESTRICTIONS SET FORTH IN THE INSTRUMENTS REFERENCED HEREIN.
 5. THE LOTS IN THIS TRACT ARE SUBJECT TO THE EASEMENTS AND RESTRICTIONS SET FORTH IN THE INSTRUMENTS REFERENCED HEREIN.
 6. THE LOTS IN THIS TRACT ARE SUBJECT TO THE EASEMENTS AND RESTRICTIONS SET FORTH IN THE INSTRUMENTS REFERENCED HEREIN.
 7. THE LOTS IN THIS TRACT ARE SUBJECT TO THE EASEMENTS AND RESTRICTIONS SET FORTH IN THE INSTRUMENTS REFERENCED HEREIN.



LOCATION MAP 1"=600'

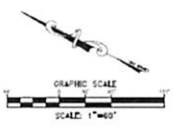


CURVE TABLE

STATION	RAISED	PARABOL	SPHERICAL	CENTRE	REARSI	CHORD
10	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
11	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
12	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
13	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000

LINE TABLE

STATION	STATION	STATION	STATION
L1	10.00	10.00	10.00
L2	11.00	11.00	11.00
L3	12.00	12.00	12.00



DEDICATION
THESE PLOTS ARE HEREBY DEDICATED TO THE CITY OF SOCORRO, TEXAS FOR THE USE OF THE CITY OF SOCORRO.

ACKNOWLEDGEMENT
I, the undersigned, do hereby certify that the above described property is being dedicated to the City of Socorro, Texas for the use of the City of Socorro, Texas and that the same is being dedicated to the City of Socorro, Texas for the use of the City of Socorro, Texas and that the same is being dedicated to the City of Socorro, Texas for the use of the City of Socorro, Texas.

CITY OF SOCORRO
CERTIFICATE OF PLAT APPROVAL
I, the undersigned, do hereby certify that the above described property is being dedicated to the City of Socorro, Texas for the use of the City of Socorro, Texas and that the same is being dedicated to the City of Socorro, Texas for the use of the City of Socorro, Texas.

FILED IN
This plat is being filed in the Office of the County Clerk of El Paso County, Texas, this 10th day of April, 2009, at 10:00 AM.

FILED
By _____
County Clerk

