

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 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 JULY 2022 AT 5:30 P.M. AT THE CITY COUNCIL 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://COSTX.US/PLANNING-ZONING/](http://costx.us/planning-zoning/) THE PUBLIC MUST CALL IN 844-854-2222 ACCESS CODE 579797 BY 4:30 PM MOUNTAIN STANDARD TIME (MST) ON JULY 19TH, 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
JULY 19TH, 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 July 5th, 2022.

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 request for the proposed amendment to the City of Socorro's Master Plan and Rezoning of Robert E. Nix Survey No. 302, Robert E. Nix Survey No. 304, City of Socorro, Texas from Unclassified to IC-MUD (Industrial Commercial-Mixed Use District).
6. Consider and Take Action:
On the proposed amendment to the City of Socorro's Master Plan and Rezoning of Robert E. Nix Survey No. 302, Robert E. Nix Survey No. 304, City of Socorro, Texas from Unclassified to IC-MUD (Industrial Commercial-Mixed Use District).
7. Public hearing request for the proposed amendment to the City of Socorro's Master Plan and Rezoning of 845 Delilah Ave., being Block 3, Socorro Grant, Tract 4-C-1-C, Socorro, Texas from R-1 (Single Family Residential) to C-2 (General Commercial) and to approve a Conditional Use Permit to allow a trucking company with a condition prohibiting commercial vehicles onto Delilah Avenue.
8. Consider and Take Action:
On the proposed amendment to the City of Socorro's Master Plan and Rezoning of 845 Delilah Ave., being Block 3, Socorro Grant, Tract 4-C-1-C, Socorro, Texas from R-1 (Single Family Residential) to C-2 (General Commercial) and to approve a Conditional Use Permit to allow a trucking company with a condition prohibiting commercial vehicles onto Delilah Avenue.

**REGULAR MEETING AGENDA - SOCORRO PLANNING & ZONING COMMISSION
JULY 19TH, 2022, A 5:30 PM**

9. Planning and Zoning Commissioners Report.
10. Planning and Zoning Department Report.
11. Excuse absent Commission members.
12. 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

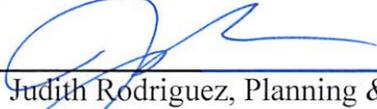
The Commission Policy requires that the applicant or representative be present at the public hearing for their item(s). Failure of the applicant or his/her/its representative to be present may result in the deletion of the matter from the agenda or such matter may be tabled until such time as the applicant 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.



REGULAR MEETING AGENDA - SOCORRO PLANNING & ZONING COMMISSION
JULY 19TH, 2022, A 5:30 PM

Dated this 15th of July 2022.



Judith Rodriguez, Planning & Zoning Secretary

DATE & TIME POSTED: 7/15/22 4pm /BY: JR

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

([HTTP://COSTX.US/PLANNING-ZONING/](http://costx.us/planning-zoning/))

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**PLANNING AND ZONING COMMISSION MEETING MINUTES
JULY 5TH, 2022 @ 5:30 P.M.**

MEMBERS PRESENT:

Andrew Arroyos
Ernest Gomez
David Estrada
Julie Dominguez
Miriam Cruz
Juan Baquera

MEMBERS ABSENT:

Enrique Cisneros

STAFF PRESENT

Yadira Magana, Planning and Zoning Clerk
Judith Rodriguez, Planning and Zoning Clerk
Merwan Bhatti, City Attorney -Via ZOOM
Joe Balderrama-Building Official
Anthony Sida, IT Technician
Diana Rodriguez, Multimedia Specialist

1. CALL TO ORDER

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

2. ESTABLISHMENT OF QUORUM

Quorum with 6 commissioners present.

3. NOTICE TO THE PUBLIC-OPEN FORUM

None

4. CONSENT AGENDA

a) Approval of Meeting minutes of June 21st, 2022.

- b) Public hearing request for the proposed amendment to the City of Socorro's Master Plan and Rezoning of Robert E. Nix Survey No. 302, Robert E. Nix Survey No. 304, City of Socorro, Texas from Unclassified to IC-MUD (Industrial Commercial-Mixed Use District).
- c) Public hearing request for the proposed amendment to the City of Socorro's Master Plan and Rezoning of 845 Delilah Ave., being Block 3, Socorro Grant, Tract 4-C-1-C, Socorro, Texas from R-1 (Single Family Residential) to C-2 (General Commercial) and to approve a Conditional Use Permit to allow a trucking company with a condition prohibiting commercial vehicles onto Delilah Avenue.

A motion was made by Andrew Arroyos to Approve. Seconded by David Estrada.

Motion Carried

Ayes: Andrew Arroyos, Ernest Gomez, David Estrada, Julie Dominguez, Miriam Cruz, and Juan Baquera

Nays:

Abstain:

Absent: Enrique Cisneros

REGULAR AGENDA-DISCUSSION AND ACTION

- 5. Planning and Zoning Commissioners Report.
Mr. Arroyos inquired regarding special training.

- 6. Planning and Zoning Department Report.
Nothing to report

- 7. Excuse absent Commission members

A motion was made by Andrew Arroyos to excuse. Seconded by Julie Dominguez.

Motion Carried.

Ayes: Andrew Arroyos, Ernest Gomez, David Estrada, Julie Dominguez, and Juan Baquera.

Nays: Miriam Cruz

Abstain:

Absent: Enrique Cisneros

8. Adjournment:

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

Meeting adjourned at 5:34pm.

Ayes: Andrew Arroyos, Ernest Gomez, David Estrada, Julie Dominguez, Miriam Cruz, and
Juan Baquera.

Nays:

Abstain:

Absent: Enrique Cisneros

Andrew Arroyos, Chairman

Date minutes were approved

Judith Rodriguez, Secretary

Date minutes were approved



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: JULY 19, 2022**

**REZONING REQUEST & CONDITIONAL USE
PERMIT
STAFF REPORT**

SUBJECT:

CONSIDER AND TAKE ACTION ON THE PROPOSED AMENDMENT TO THE CITY OF SOCORRO'S MASTER PLAN AND REZONING OF 845 DELILAH AVENUE, BEING 3 SOCORRO TRACT 4-C-1-C, SOCORRO, TEXAS FROM R-1 (SINGLE FAMILY RESIDENTIAL) TO C-2 (GENERAL COMMERCIAL) AND TO APPROVE A CONDITIONAL USE PERMIT TO ALLOW A TRUCKING COMPANY WITH A CONDITION PROHIBITING COMMERCIAL VEHICLES ONTO DELILAH AVENUE.

NAME: DELILAH-HORIZON REZONE

PROPERTY ADDRESS: 845 Delilah Avenue

PROPERTY LEGAL DESCRIPTION: 3 Socorro Tract 4-C-1-C

PROPERTY OWNER: Maria Cristina Campuzano

REPRESENTATIVE: Ruben Melendez, Jr.

PROPERTY AREA: 3.2909 Acres

CURRENT ZONING: R-1 (Single Family Residential)

CURRENT LAND USE: Vacant / Single Family House

FUTURE LAND USE MAP: Commercial

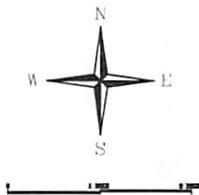
PROPOSED LAND USE: Trucking Business

FLOOD MAP: According to the Flood Insurance Rate Maps, the referenced property lies within Zone X; (Community Panel # 480212 0250-B/ FEMA, September 4, 1991)

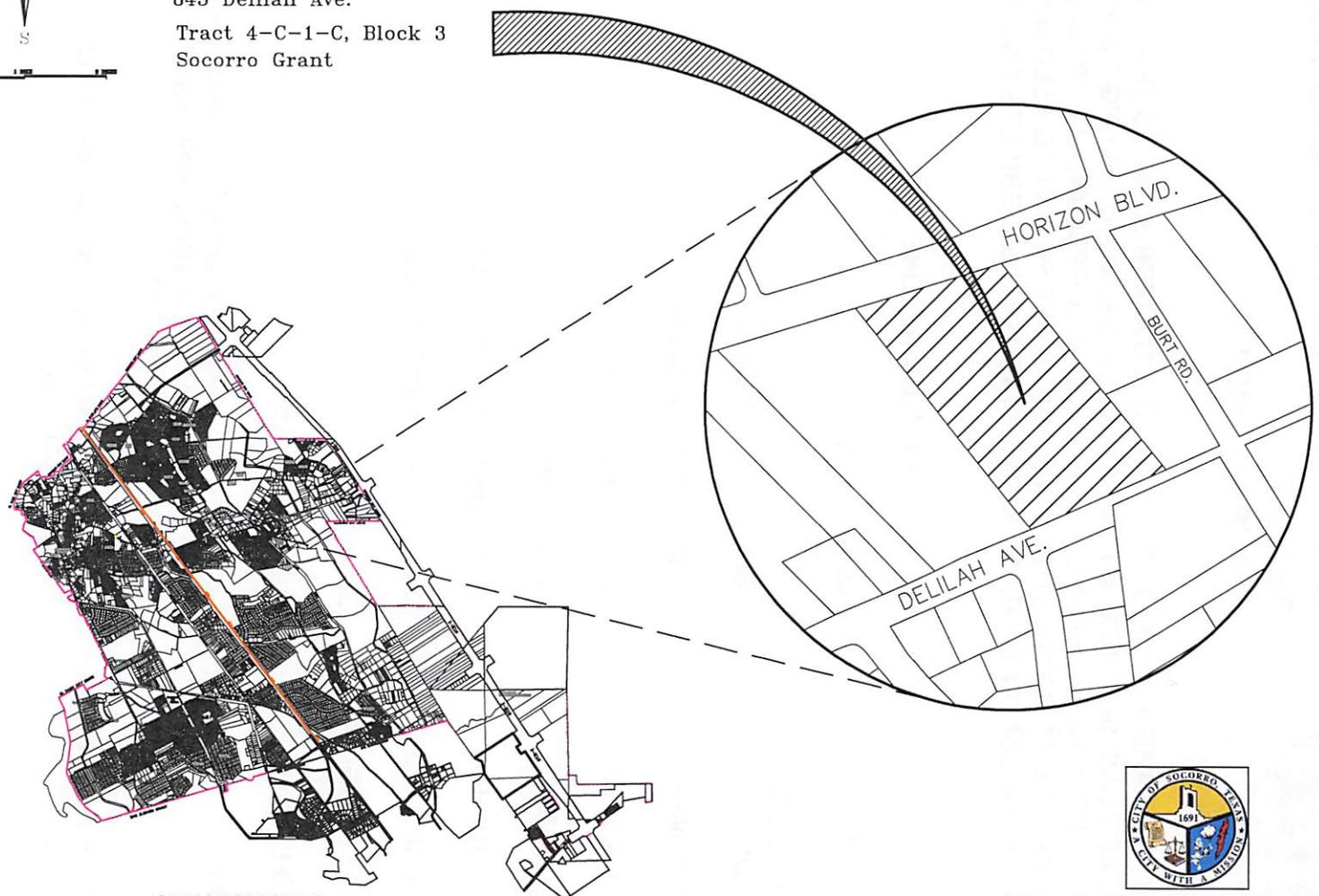
SUMMARY OF REQUEST: Rezoning from R-1 to C-2 with a Conditional Use Permit to allow for a Trucking Company.

STAFF RECOMMENDATION: Staff recommends APPROVAL.

LOCATION MAP



PROJECT SITE;
845 Delilah Ave.
Tract 4-C-1-C, Block 3
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

SITE PICTURES



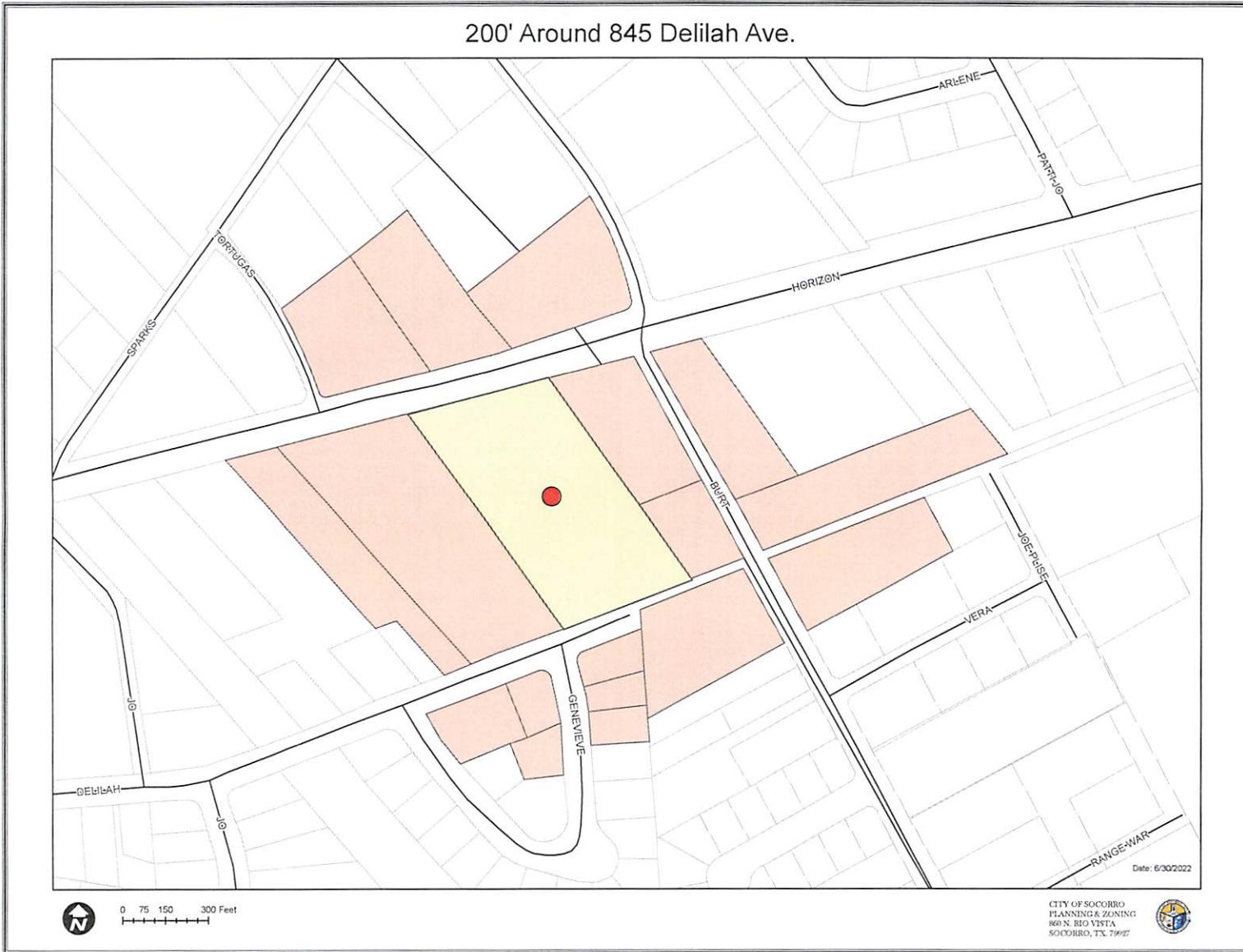
AERIAL PHOTO



AERIAL PHOTO



PUBLIC NOTICES



file_as_name	addr_line2	addr_city	add	addr_zip
FIGUEROA SATURNINO & VICENTA	13953 GENEVIEVE CIR	SOCORRO	TX	79927-9927
ORDONEZ MARTHA	795 DELILAH AVE	SOCORRO	TX	79927-4499
SEANEZ FRANCISCO & MARIA	772 DELILAH AVE	SOCORRO	TX	79927-4489
ROSALES CARMEN	13958 GENEVIEVE	SOCORRO	TX	79927-9927
ORDONEZ MANUEL & MARTHA	795 DELILAH AVE	SOCORRO	TX	79927-4499
ONTIVEROS JOSE & LUCIANA	13962 GENEVIEVE	SOCORRO	TX	79927-9927
HERNANDEZ ANTONIO	822 SPARKS CIR	EL PASO	TX	79927-4680
MARIN DANIEL & ACTINIA U	10871 E BURT RD	SOCORRO	TX	79927-4408
MC ELROY DELBERT & JAYNE M	110 E BURT RD	SOCORRO	TX	79927-9927
CHAGA CORPORATION	7248 GATEWAY BLVD E STE B	EL PASO	TX	79915-1348
CAMPUZANO JUAN M & MARIA DEL CARMEN	800 HORIZON BLVD	SOCORRO	TX	79927-4418
BURKS JERRI	894 HORIZON BLVD	SOCORRO	TX	79927-4465
CAMPUZANO MARIA CRISTINA	845 DELILAH AVE	SOCORRO	TX	79927-4453
GUTIERREZ MARGARITO & SOCORRO	10800 E BURT RD	SOCORRO	TX	79927-4408
BURKS JERRI	894 HORIZON BLVD	SOCORRO	TX	79927-4465
LOWENBERG JAMES	12341 MANKATO RD	CLINT	TX	79836-4811
LOWENBERG OSCAR C & JAMES R	12341 MANKATO RD	CLINT	TX	79836-4811
GANDARA GUILLERMO JR & CLAUDIA	10736 THUNDER RD	EL PASO	TX	79927-4817

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June 30, 2022

Dear property owner,

You are hereby notified that a Planning and Zoning Commission meeting has been scheduled to hold a **PUBLIC HEARING** on July 19th, 2022, at 5:30 p.m. **WILL BE BROADCASTED FROM CITY HALL CHAMBERS, 860 RIO VISTA RD., SOCORRO, TEXAS. YOU MAY ATTEND IN PERSON, VIA TELEPHONE CONFERENCE AND LIVE STREAMED.** The purpose of the Public Hearing is to receive public comments on the following:

- a) Public hearing request for the proposed amendment to the City of Socorro's Master Plan and Rezoning of 845 Delilah Ave., being Block 3, Socorro Grant, Tract 4-C-1-C, Socorro, Texas from R-1 (Single Family Residential) to C-2 (General Commercial) and to approve a Conditional Use Permit to allow a trucking company with a condition prohibiting commercial vehicles onto Delilah Avenue.

You have been notified because you own a property located within the 200-foot radius mandated by Municode Chapter 46-53 (c).

Although you are not obligated to attend, interested parties are advised to attend the hearing to voice their concerns and/or comments. If you are unable to attend the hearing, your written comments will be considered. Written comments must be delivered to the City of Socorro Planning and Zoning Department during regular working hours, on or before the day of the hearing.

The public must call 844-854-2222 and use access code 579797 by 5:00 p.m. mountain standard time (MST) on July 19th, 2022, to join the meeting and to sign up to speak on the public hearing, the speaker will be called upon by the presiding officer during the public hearing.

Please contact our office the day of the scheduled meeting to confirm that the meeting will be held.

Respectfully,

Judith Rodriguez

Judith Rodriguez, Planning and Zoning Secretary

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30 de Junio, 2022

Estimado dueño(a) de propiedad,
Se le notifica que habrá una **AUDIENCIA PUBLICA** durante la junta de la Comisión de Planeación y Zonificación el 19 de julio del año 2022 a las 5:30 p.m. **TRANSMITIDO DESDE CÁMARAS DE AYUNTAMIENTO, 860 RIO VISTA RD., SOCORRO, TEXAS. USTED PODRA ATENDER A ESTA JUNTA EN PERSONA, ATRAVÉS DE LA CONFERENCIA TELEFÓNICA Y EN VIVO POR MEDIO VIRTUAL.** El propósito de la audiencia pública es para recibir comentarios u opiniones del público sobre lo siguiente:

Solicitud de audiencia pública para la enmienda propuesta al Plan Maestro de la Ciudad de Socorro y rezonificación de 845 Delilah Ave., siendo Bloque 3, Socorro Grant, Traque 4-C-1-C, Ciudad de Socorro, Texas de un R-1 (Residencial Unifamiliar) a un C-2 (Comercial General) y el permiso condicional de uso de omerciales sobre la Avenida Delilah.

Usted ha sido notificado porque es dueño(a) de una propiedad ubicada dentro del radio de 200 pies de la propiedad en cuestión, dispuesto por el Capítulo 46-53 (c) del Código Municipal.

Usted no está obligado(a) a asistir, pero si tiene algún comentario u opinión se le recomienda asistir a la audiencia. Si no puede asistir a la audiencia, se tendrán en cuenta sus observaciones por escrito. Los comentarios escritos deben ser entregados al Departamento de Planeación y Uso de Suelo durante las horas de trabajo regulares, antes o en el día de la audiencia.

El público debe llamar al 844-854-2222 y usar el código de acceso 579797 antes de las 5:00 p.m. el 19 de julio del año 2022 para unirse a la reunión e inscribirse para hablar durante la audiencia pública. El oficial que conducirá la reunión llamará la persona para comentar en su artículo.

Por favor póngase en contacto con nuestra oficina el día de la junta para confirmar que la junta se llevará a cabo.

Atentamente,

Judith Rodriguez

Secretaria de la Comisión de Planeación y Zonificación