

Ivy Avalos
Mayor

Ruben Reyes
At Large

Cesar Nevarez
District 1



Alejandro Garcia
District 2/ Mayor Pro Tem

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 ESTACIONAMENTOS 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 6TH, DAY OF DECEMBER 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 DECEMBER 6TH, 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
DECEMBER 6TH 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 on 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 amendment to the City of Socorro’s Master Plan and Rezoning of Block 1, Lot 2, Gallardo Subdivision located at 851 Walcott Drive, Socorro, Texas from R-1 (Single Family Residential) to R-2 (Medium Density Residential) to allow for a duplex.
- b) Approval of Meeting minutes of November 15, 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 Block 1, Lot1 Horn Subdivision, Block 1, Lot 2, Horn Subdivision, Block 1, Lot 3, Horn Subdivision, and Block 1, Lot 4, Horn Subdivision located at 10678, 10680, 10682 and 10684 Horn Circle, Socorro, Texas from R-1 (Single Family Residential) to R-2 (Medium Density Residential).
6. Consider and Take Action:
On the proposed amendment to the City of Socorro’s Master Plan and Rezoning of Block 1, Lot 1 Horn Subdivision, Block 1, Lot 2, Horn Subdivision, Block 1, Lot 3, Horn Subdivision, and Block 1, Lot 4, Horn Subdivision located at 10678, 10680, 10682 and 10684 Horn Circle, Socorro, Texas from R-1 (Single Family Residential) to R-2 (Medium Density Residential).

**REGULAR MEETING AGENDA - SOCORRO PLANNING & ZONING COMMISSION
DECEMBER 6TH 2022, A 5:30 PM**

7. Public Hearing request for the proposed amendment to the City of Socorro's Master Plan and Rezoning of 3 Socorro Tract 4-C-16 located at 793 Horizon Blvd., Socorro, Texas from R-1 (Single Family Residential) to C-2 (General Commercial).
8. Consider and Take Action:
On the proposed amendment to the City of Socorro's Master Plan and Rezoning of 3 Socorro Tract 4-C-16 located at 793 Horizon Blvd., Socorro, Texas from R-1 (Single Family Residential) to C-2 (General Commercial).
9. Consider and Take Action:
Provide City Council with a recommendation on amending Chapter 46 Zoning, Article IV. District Regulations, Division 3. R-1 Single Family Residential District, Section 46-237. Conditional Uses (Required Permit). By adding Subsection 5. Commercial vehicles
10. Planning and Zoning Commissioners Report.
11. Planning and Zoning Department Report.
 - 11a) Land Use Fundamentals Seminar
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

**REGULAR MEETING AGENDA - SOCORRO PLANNING & ZONING COMMISSION
DECEMBER 6TH 2022, A 5:30 PM**

Section 551.076 DELIBERATION REGARDING SECURITY

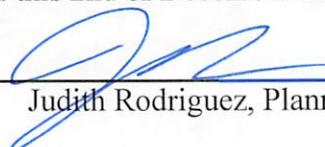
Section 551.087 DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATION

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 2nd of December 2022.



Judith Rodriguez, Planning & Zoning Secretary

DATE & TIME POSTED: 12/2/22 12:00pm /BY: YLL

**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/))

Ivy Avalos
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Yvonne Colon-Villalobos
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Adriana Rodarte
City Manager

**PLANNING AND ZONING COMMISSION MEETING MINUTES
NOVEMBER 15TH, 2022 @ 5:30 P.M.**

MEMBERS PRESENT:

Andrew Arroyos
Enrique Cisneros
David Estrada
Miriam Cruz
Juan Baquera

MEMBERS ABSENT:

Julie Dominguez

STAFF PRESENT

Myrian Duron, Planning and Zoning Clerk
Judith Rodriguez, Planning and Zoning Clerk
Merwan Bhatti, City Attorney
Carlos Gallinar, City Planner
Victor Reta, Director of Communication & Historic Preservation
Lizbeth Castro, Recreation Coordinator
Estevan Gonzales, IT Technician

1. CALL TO ORDER

Mr. Arroyos called to order at: 5:30 pm.

2. ESTABLISHMENT OF QUORUM

Quorum with 5 commissioners present.

3. NOTICE TO THE PUBLIC-OPEN FORUM

None

4. CONSENT AGENDA

- a) Public Hearing request for the proposed amendment to the City of Socorro's Master Plan and Rezoning of Block 1, Lot1 Horn Subdivision, Block 1, Lot 2, Horn Subdivision, Block 1, Lot 3, Horn Subdivision, and Block 1, Lot 4, Horn Subdivision located at 10678, 10680, 10682 and 10684 Horn Circle, Socorro, Texas from R-1 (Single Family Residential) to R-2 (Medium Density Residential).
- b) Public Hearing request for the proposed amendment to the City of Socorro's Master Plan and Rezoning of 3 Socorro Tract 4-C-16 located at 793 Horizon Blvd., Socorro, Texas from R-1 (Single Family Residential) to C-2 (General Commercial).
- c) Approval of Meeting minutes of November 1, 2022.

A motion was made by Miriam Cruz to Approve. Seconded by Andrew Arroyos.

Motion Carried

Ayes: Andrew Arroyos, David Estrada, Miriam Cruz, Enrique Cisneros, and Juan Baquera.

Nays:

Abstain:

Absent: Julie Dominguez

REGULAR AGENDA-DISCUSSION AND ACTION

5. Consider and Take Action:

On the proposed approval of Final Subdivision Plat for Socorro Logistics Center Unit #2 located at the intersection of North Loop Road and Nuevo Hueco Tanks Road, being a portion of Tracts 8, 9, 10A, and 11C and a portion of Tracts 10A1 and 11C1, Block 5, Socorro Grant, Socorro, Texas.

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

Motion carried

Ayes: Andrew Arroyos, Enrique Cisneros, David Estrada and Miriam Cruz

Nays:

Abstain: Juan Baquera

Absent: Julie Dominguez

6. Consider and Take Action:

On the proposed approval of Preliminary Subdivision Plat for Socorro Logistics Commercial Unit #1 located at North Loop & Inglewood, being a portion of Tracts 13A, 13A2B, and all Tracts 14A and 14F, Block 5, Socorro Grant, Socorro TX.

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

Motion carried

Ayes: Andrew Arroyos, David Estrada, Enrique Cisneros, Miriam Cruz, and Juan Baquera.

Nays:

Abstain:

Absent: Julie Dominguez

7. Consider and Take Action:

On a recommendation to City Council to Amend Chapter 46 Zoning, Article IV. District Regulations by adding Division 16. General Mixed-Used District.

A motion was made by Miriam Cruz to remove this item. Seconded by Enrique Cisneros

Motion carried

Ayes: Andrew Arroyos, David Estrada, Enrique Cisneros and Miriam Cruz.

Nays:

Abstain: Juan Baquera

Absent: Julie Dominguez

8. Consider and Take Action:

On a recommendation to City Council to Amend Chapter 46 Zoning, Article V. Supplemental Regulations for all districts, Section 46-634. Signs by modifying Subsection 24.

A motion was made by Andrew Arroyos with a recommendation to approve. Seconded by Miriam Cruz

Motion carried

Ayes: Andrew Arroyos, David Estrada, Enrique Cisneros, Miriam Cruz, and Juan Baquera.

Nays:

Abstain:

Absent: Julie Dominguez

9. Planning and Zoning Commissioners Report.

-Commissioner Miriam Cruz asked about the attendance of commissioner Julie Dominguez.

-Commissioner Miriam Cruz mentioned that she will resign Planning & Zoning Commission.

-Commissioner Enrique Cisneros mentioned that when there were to be any changes, the commissioners would be notified in advance. Also, he gave feedback in reference to the program of small businesses managed by Jose Quiñonez.

10. Planning and Zoning Department Report.

Mr. Gallinar announced that we will have meetings on December 6th and 20th regardless of the upcoming holidays.

11. Adjournment:

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

Motion Carried.

Ayes: Andrew Arroyos, David Estrada, Enrique Cisneros, Miriam Cruz, and Juan Baquera.

Nays:

Abstain:

Absent: Julie Dominguez

Meeting adjourned at **6:04 pm.**

Andrew Arroyos, Chairman

Date minutes were approved

Judith Rodriguez, Secretary

Date minutes were approved



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: DECEMBER 6, 2022**

**REZONING REQUEST
STAFF REPORT**

SUBJECT:

PUBLIC HEARING REQUEST FOR THE PROPOSED AMENDMENT TO THE CITY OF SOCORRO'S MASTER PLAN AND THE REZONING OF BLOCK 1, LOT 1, HORN SUBDIVISION, BLOCK 1, LOT 2, HORN SUBDIVISION, BLOCK 1, LOT 3, HORN SUBDIVISION, AND BLOCK 1, LOT 4, HORN SUBDIVISION LOCATED AT 10678, 10680, 10682 10684 HORN CIRCLE, SOCORRO, TEXAS, FROM R-1 (SINGLE-FAMILY RESIDENTIAL) TO R-2 (MEDIUM DENSITY RESIDENTIAL) TO AL-LOW MULTI-FAMILY RESIDENTIAL. AND TO APPROVE THE DETAIL SITE PLAN.

NAME:

HORN CIRCLE REZONINGS

PROPERTY ADDRESS:

10678, 10680, 10682 and 10684 Horn Circle

**PROPERTY LEGAL
DESCRIPTION:**

Block 1, Lot1 Horn Subdivision, Block 1, Lot 2, Horn Subdivision, Block 1, Lot 3, Horn Subdivision, and Block 1, Lot 4, Horn Subdivision

PROPERTY OWNER:

Punta de Agua, LLC

REPRESENTATIVE:

Juan Baquera

PROPERTY AREA:

1.89 Acres

CURRENT ZONING:

R-1 (Single Family Residential)

CURRENT LAND USE:

Vacant

FUTURE LAND USE MAP:

High Density Residential

PROPOSED LAND USE:

Multi-family

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).

SUMMARY OF REQUEST:

Request to rezone from R-1 to R-2 to allow apartments.

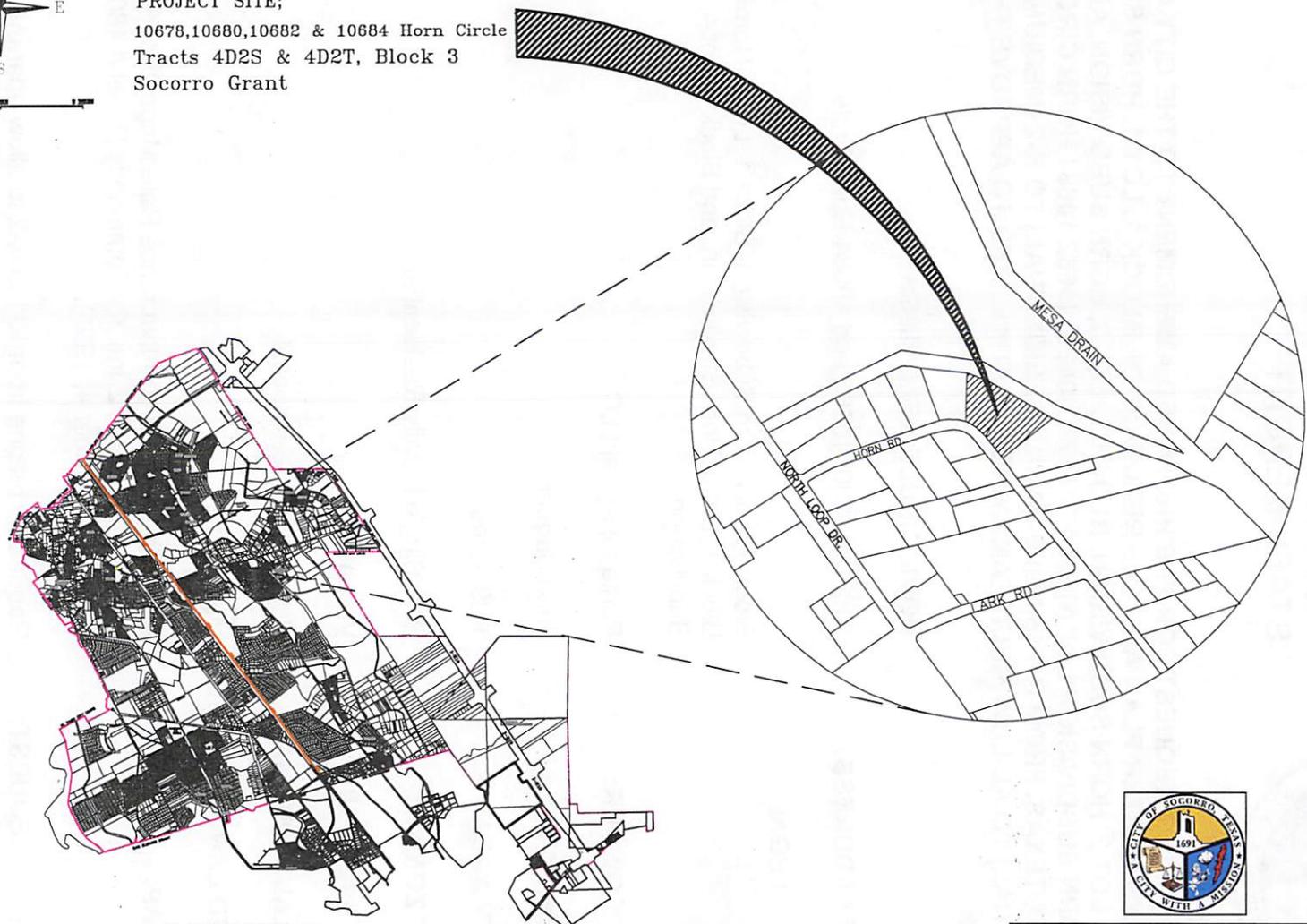
STAFF RECOMMENDATION:

Staff recommends APPROVAL.

LOCATION MAP



PROJECT SITE;
10678,10680,10682 & 10684 Horn Circle
Tracts 4D2S & 4D2T, Block 3
Socorro Grant



CITY OF SOCORRO

LOCATION MAP
Scale: AS SHOWN

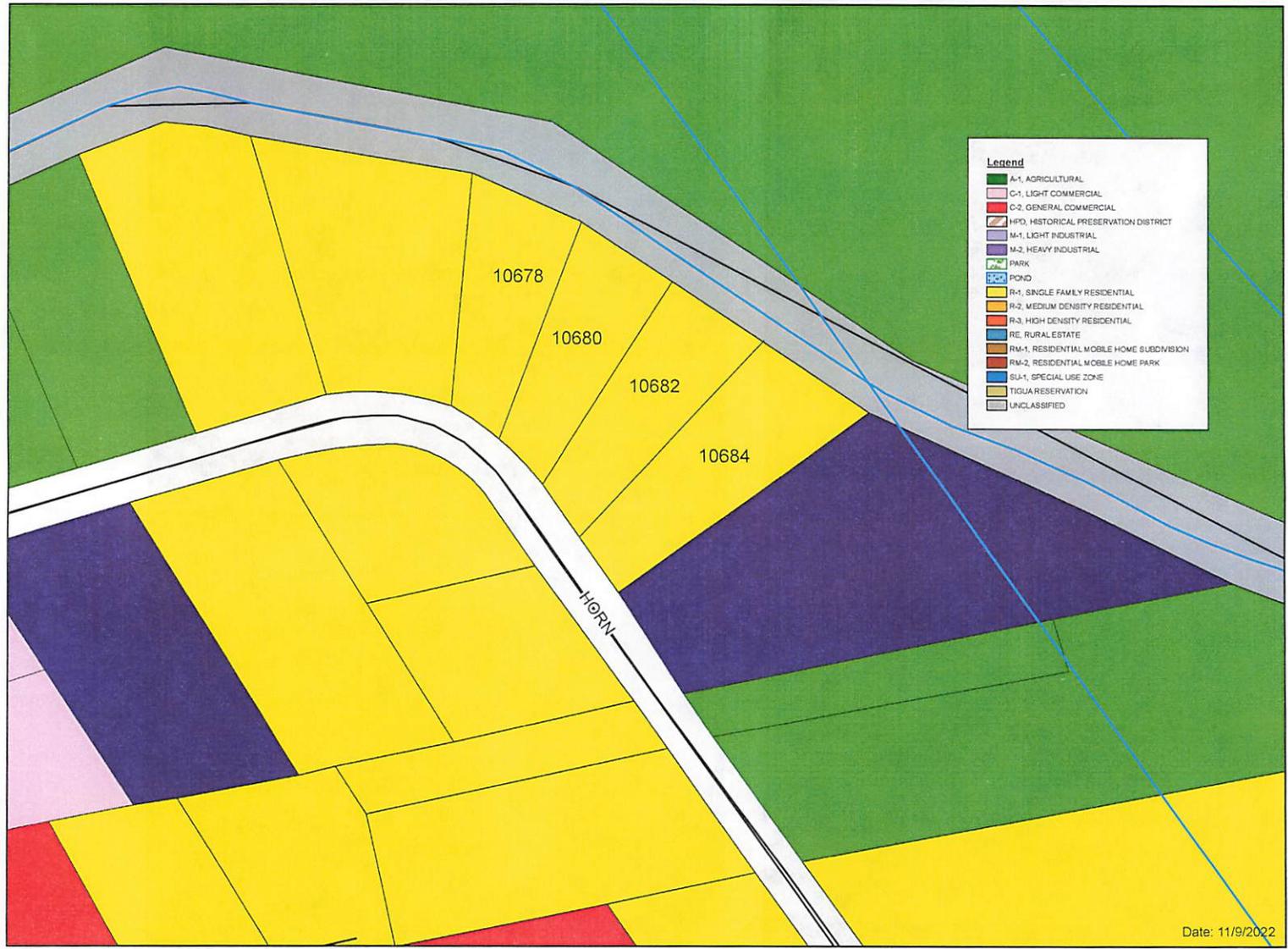


Planning and Zoning Department

850 N. Rio Vista Socorro, Texas 79027 Tel. (915) 872-6531 Fax (915) 872-8673

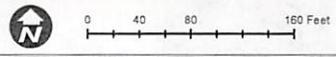
ZONING MAP

Zoning 10678, 10680, 10682 & 10684 Horn Circle



Legend

- A-1, AGRICULTURAL
- C-1, LIGHT COMMERCIAL
- C-2, GENERAL COMMERCIAL
- HPD, HISTORICAL PRESERVATION DISTRICT
- M-1, LIGHT INDUSTRIAL
- M-2, HEAVY INDUSTRIAL
- PARK
- POND
- R-1, SINGLE FAMILY RESIDENTIAL
- R-2, MEDIUM DENSITY RESIDENTIAL
- R-3, HIGH DENSITY RESIDENTIAL
- RE, RURAL ESTATE
- RM-1, RESIDENTIAL MOBILE HOME SUBDIVISION
- RM-2, RESIDENTIAL MOBILE HOME PARK
- SU-1, SPECIAL USE ZONE
- TIGUA RESERVATION
- UNCLASSIFIED



Date: 11/9/2022

CITY OF SOCORRO
PLANNING & ZONING
800 N. RIO VISTA
SOCORRO, TX. 79927



SITE PICTURES



SITE PLAN

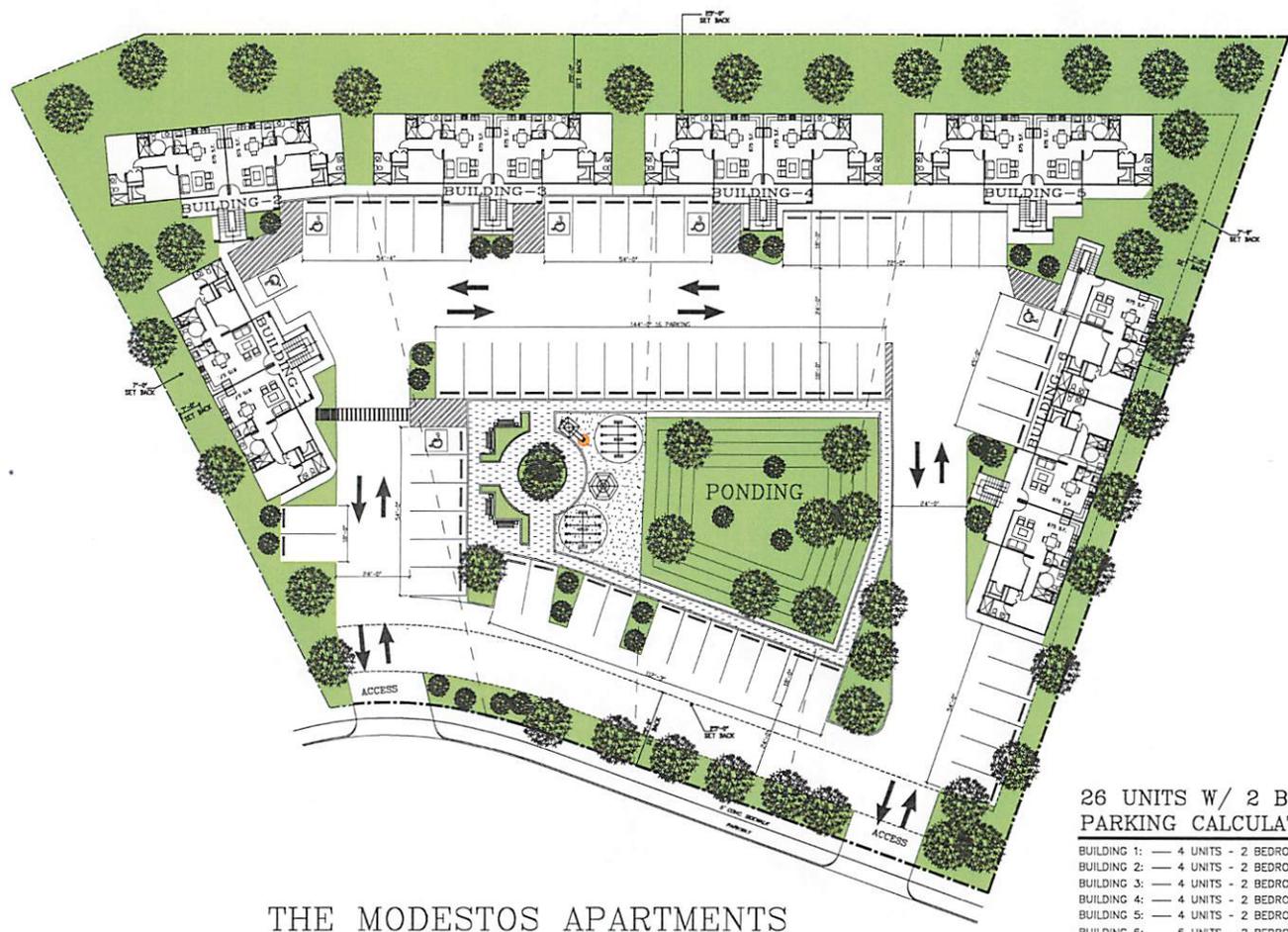
THE MODESTOS APARTMENTS

DIAMOND HOMES

Vista del Sol
 4000 S. GARDEN AVENUE
 SUITE 100
 GARDEN CITY, CA 95954
 (916) 435-1111



PLAN NO.
S-1
 DATE: 08-14-14
 SHEET NO.
 01 OF 01



THE MODESTOS APARTMENTS
 SCALE: 1"=16"

26 UNITS W/ 2 BEDROOM C.U PARKING CALCULATION

BUILDING 1:	4 UNITS - 2 BEDROOM= 8 PARKING
BUILDING 2:	4 UNITS - 2 BEDROOM= 8 PARKING
BUILDING 3:	4 UNITS - 2 BEDROOM= 8 PARKING
BUILDING 4:	4 UNITS - 2 BEDROOM= 8 PARKING
BUILDING 5:	4 UNITS - 2 BEDROOM= 8 PARKING
BUILDING 6:	6 UNITS - 2 BEDROOM= 10 PARKING
TOTAL PARKING :	50 PARKING
PROVIDED PARKING :	67 PARKING

AERIAL PHOTO



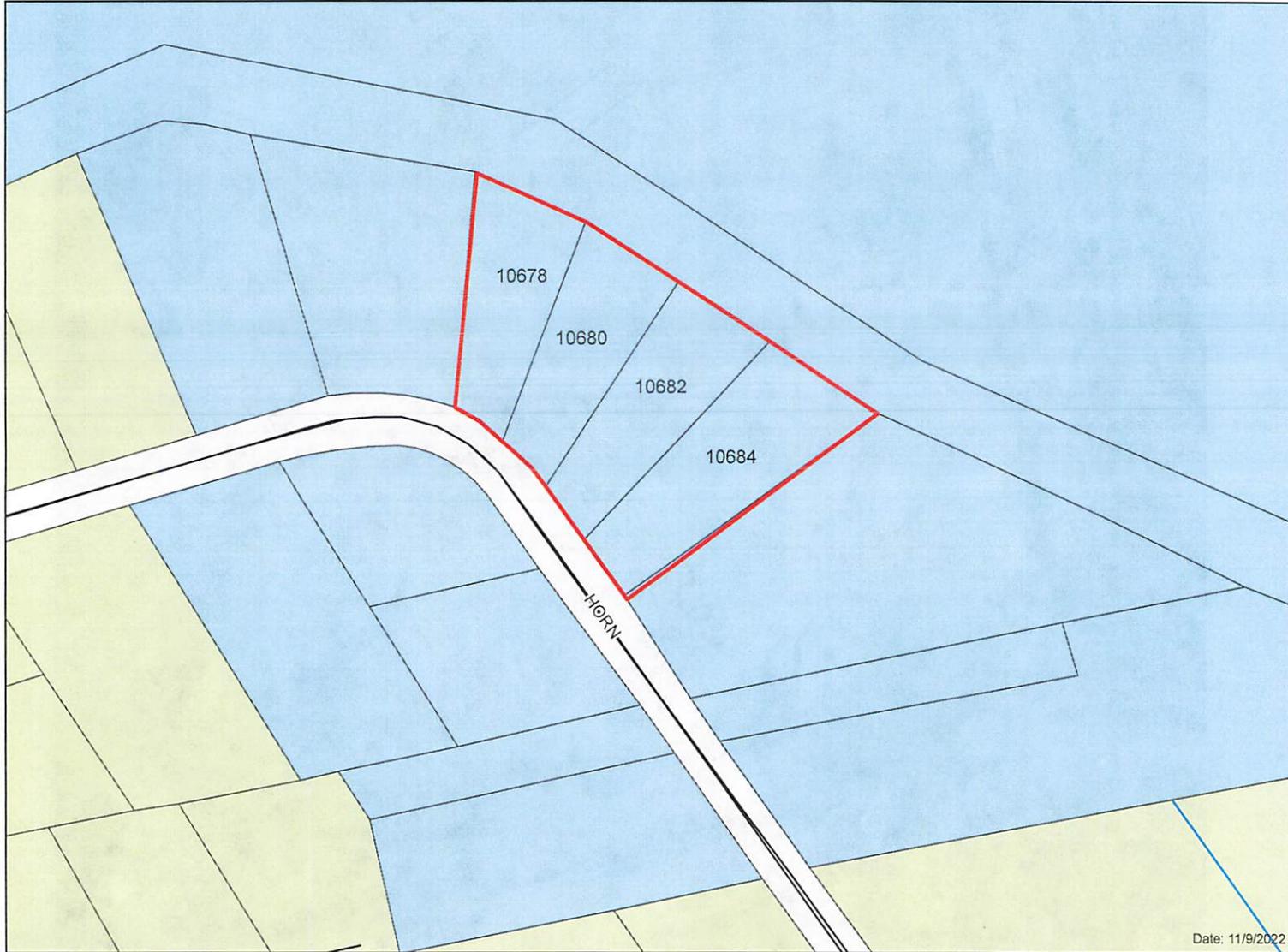
Horta City

Horta City

Imagery Date: 3/4/2020 31°39'19.46" N 106°16'03.75" W e

PUBLIC NOTICE

200' Around 10678, 10680, 10682 & 10684 Horn Circle



Date: 11/9/2022



0 40 80 160 Feet

CITY OF SOCORRO
PLANNING & ZONING
860 N. RIO VISTA
SOCORRO, TX. 79927



FILE_AS_NA	ADDR_CITY	ADDR_LINE2	ADL	ADDR_ZIP
RODRIGUEZ MAURO L & ROSA M	SOCORRO	10718 HORN CIR	TX	79927-4687
RODRIGUEZ MAURO L & ROSA M	SOCORRO	10718 HORN CIR	TX	79927-4687
HERNANDEZ RICARDO & MARCELA G	HORIZON CITY	520 BREWSTER PL	TX	79928-7261
BOLANOS ESTELA & BOLANOS ADRIAN L	SOCORRO	10705 HORN CIR	TX	79927-4612
MALDONADO MARGARITA R	SOCORRO	10710 HORN CIR	TX	79927-4687
SALAZAR GERALDINE	EL PASO	12068 VAN GOGH	TX	79936-7108
MARTINEZ VALENTE	HORIZON CITY	825 DESERT SKY DR	TX	79928-6570
HERNANDEZ RICARDO & MARCELA G	HORIZON CITY	520 BREWSTER PL	TX	79928-7261
PUNTA DE AGUA LLC	EL PASO	3000 BOB BEAMON	TX	79938-3190
PUNTA DE AGUA LLC	EL PASO	3000 BOB BEAMON	TX	79938-3190
MARTINEZ JOE B & NANCY	EL PASO	10676 HORN CIR	TX	79927-4605
GARCIA ANTONIO & CLAUDIA	SOCORRO	10646 HORN CIR	TX	79927-4605

PEOPLE OF THE STATE OF TEXAS

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

November 10, 2022

Dear property owner,

You are hereby notified that a Planning and Zoning Commission meeting has been scheduled to hold a **PUBLIC HEARING** on December 6, 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 Block 1, Lot 1 Horn Subdivision, Block 1, Lot 2, Horn Subdivision, Block 1, Lot 3, Horn Subdivision, and Block 1, Lot 4, Horn Subdivision located at 10678, 10680, 10682 and 10684 Horn Circle, Socorro, Texas from R-1 (Single Family Residential) to R-2 (Medium Density Residential).

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 December 6th, 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
Planning & Zoning Commission Secretary

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

10 de noviembre, 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 6 de diciembre 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 del Bloque 1, Lote 1 de la Subdivision Horn, Bloque 1, Lote 2, de la Subdivision Horn, Bloque 1, Lote 3 de la Subdivision Horn, y Bloque 1, Lote 4 de la Subdivision Horn ubicados en el 10678, 10680, 10682 and 10684 Horn Circle, Socorro Texas de R-1 (Residencial unifamiliar) a R-2 (Residencial de unidad media).

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 6 de diciembre 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

860 N. Rio Vista Rd., Socorro, Texas 79927 Tel. (915) 872-8531 Fax (915)872-8724

www.ci.socorro.tx.us



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: DECEMBER 6, 2022**

**REZONING REQUEST
STAFF REPORT**

SUBJECT:

PUBLIC HEARING REQUEST FOR THE PROPOSED AMENDMENT TO THE CITY OF SOCORRO'S MASTER PLAN AND REZONING OF 3 SOCORRO TRACT 4-C-16 LOCATED AT 793 HORIZON BLVD, SOCORRO, TEXAS FROM R-1 (SINGLE FAMILY RESIDENTIAL) TO C-2 (GENERAL COMMERCIAL) TO ALLOW FOR A BAKERY AND RETAIL CENTER.

NAME: SORPRESA BAKERY REZONING

PROPERTY ADDRESS: 793 Horizon Blvd.

PROPERTY LEGAL DESCRIPTION: 3 Socorro Tract 4-C-16

PROPERTY OWNER: Francisco Rivas

REPRESENTATIVE: N/A

PROPERTY AREA: 39,421 SQFT

CURRENT ZONING: R-1 (Single Family Residential)

CURRENT LAND USE: Vacant

FUTURE LAND USE MAP: Commercial

PROPOSED LAND USE: Commercial

FLOOD MAP: According to the Flood Insurance Rate Maps, the referenced property lies within Zone X; (Community Panel # 480212 250-B/ FEMA, September 4, 1991).

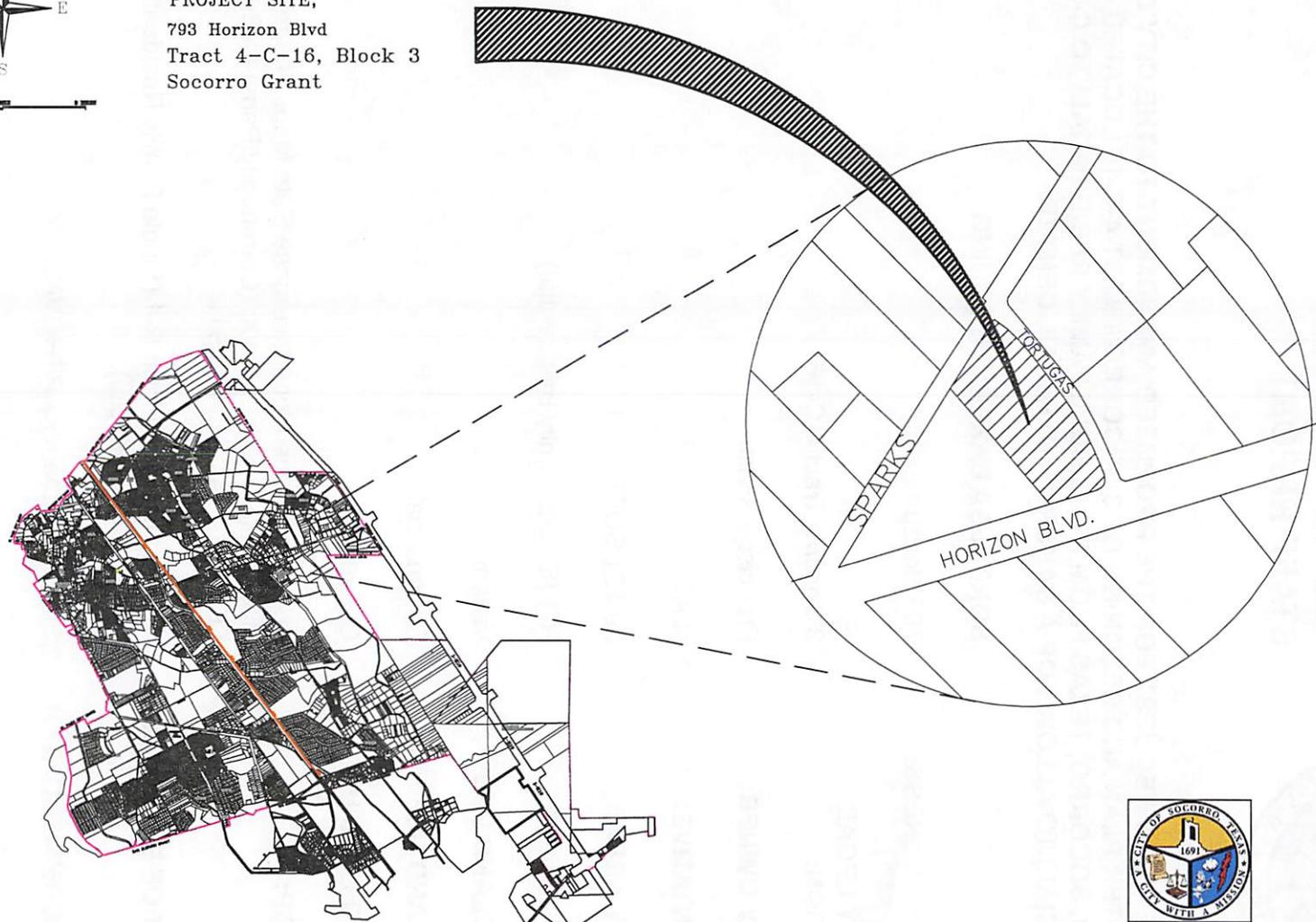
SUMMARY OF REQUEST: Request to rezone from R-1 (Single Family Residential) to C-2 (General Commercial).

STAFF RECOMMENDATION: Staff recommends APPROVAL.

LOCATION MAP



PROJECT SITE;
793 Horizon Blvd
Tract 4-C-16, Block 3
Socorro Grant



CITY OF SOCORRO

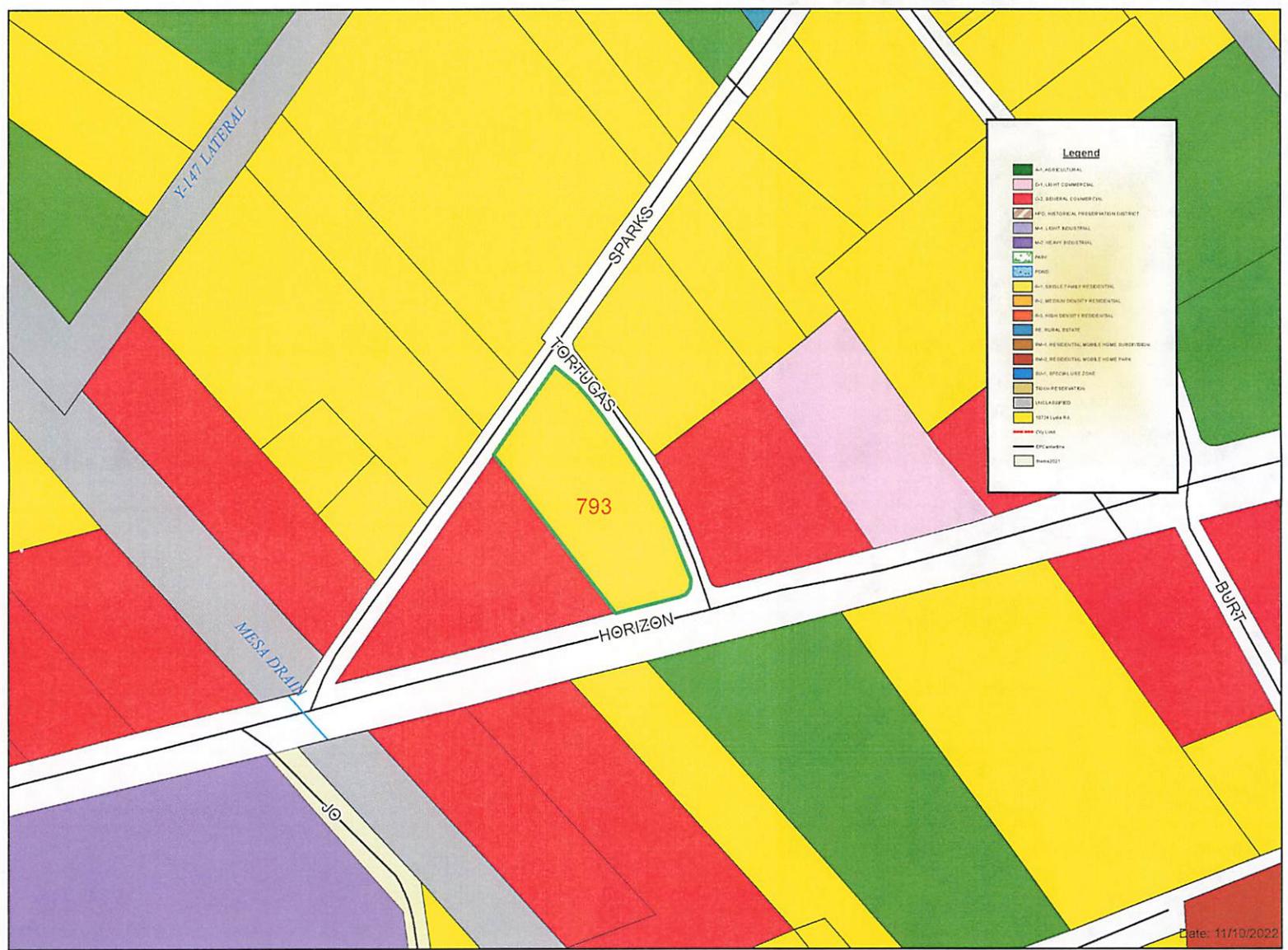
LOCATION MAP
Scale: AS SHOWN



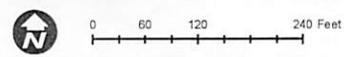
Planning and Zoning Department
860 N. Rio Vista Socorro, Texas 79927 Tel: (915) 872-8531 Fax: (915) 872-4673

ZONING MAP

Zoning 793 Horizon Blvd.



Date: 11/10/2022



CITY OF SOCORRO
PLANNING & ZONING
860 N. RIO VISTA
SOCORRO, TX. 79927



SITE PICTURES

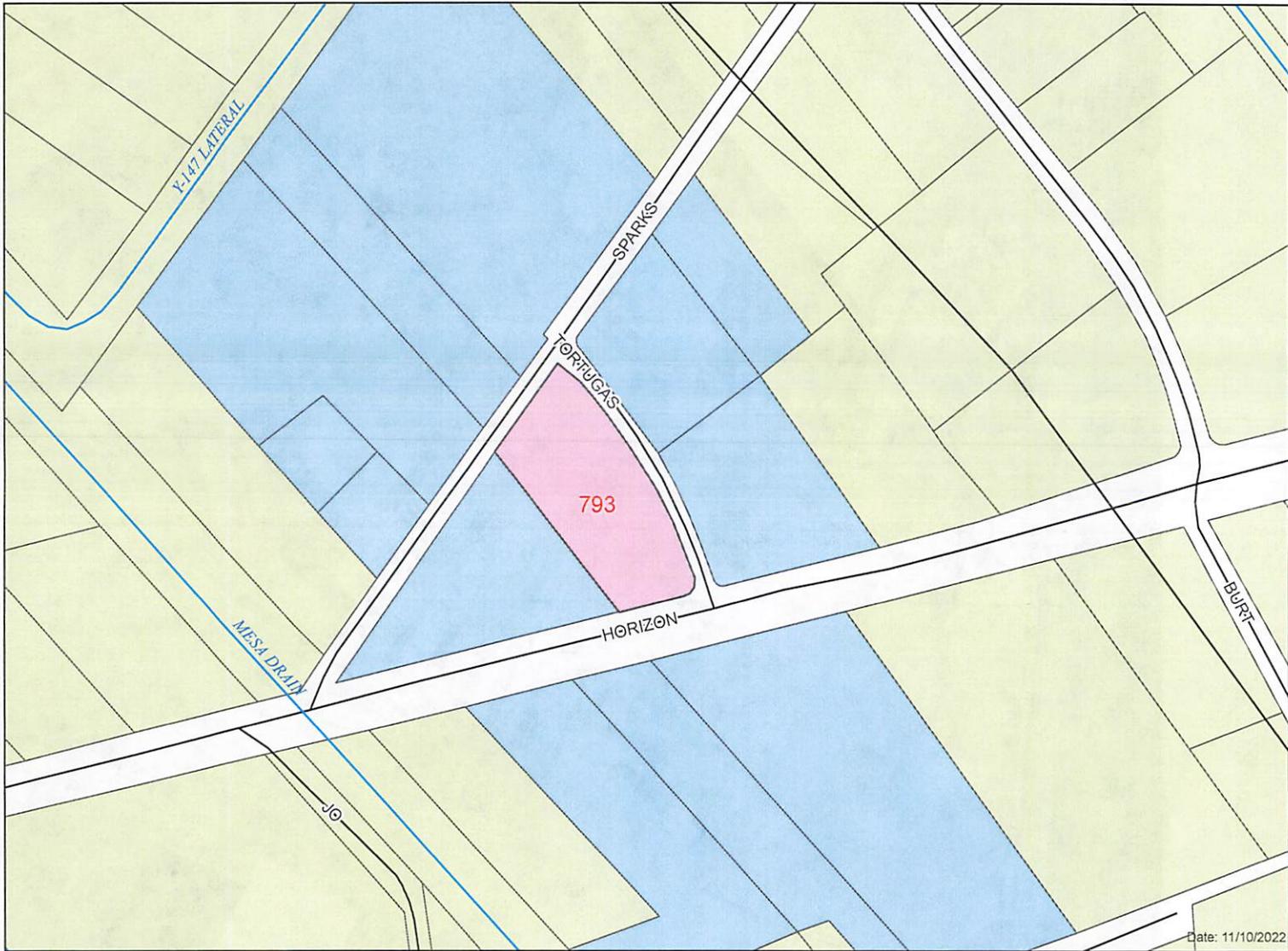


AERIAL PHOTO



PUBLIC NOTICE

200' Around 793 Horizon Blvd.



0 60 120 240 Feet

CITY OF SOCORRO
PLANNING & ZONING
860 N. RIO VISTA
SOCORRO, TX. 79927



FILE_AS_NA	ADDR_CITY	ADDR_LINE2	ADI ADDR_ZIP
CHAVEZ MARIA E	SOCORRO	760 HORIZON BLVD TRLR 5 TX	79927-4498
NUNEZ LUIS M	SOCORRO	11160 IDA COLDWELL	TX 79927-6500
CAMPUZANO JUAN M	EL PASO	800 HORIZON BLVD	TX 79927-4418
OTW LLC	SOCORRO	757 HORIZON BLVD	TX 79927-4414
GINITHAN DANIEL S & SYLVIA	EL PASO	763 SPARKS CIR	TX 79927-4679
GINITHAN DANIEL S & SYLVIA	EL PASO	763 SPARKS CIR	TX 79927-4679
LOWENBERG JAMES	CLINT	12341 MANKATO RD	TX 79836-4811
RIVAS FRANCISCO	SOCORRO	9951 FLORALIA ST	TX 79927-2626
COON EVAN D & LEANE A	EL PASO	800 SPARKS CIR	TX 79927-4680
GALINDO ROBERTO SR	EL PASO	10348 POTENCIA DR	TX 79927-1459
GINITHAN OBED A & ELOISE E	EL PASO	769 SPARKS CIR	TX 79927-4679
GARIBAY PEDRO	SOCORRO	777 SPARKS CIR	TX 79927-4679
VALDEZ CHRIS A & MARIA G	EL PASO	815 SPARKS CIR	TX 79927-4618

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

November 10, 2022

Dear property owner,

You are hereby notified that a Planning and Zoning Commission meeting has been scheduled to hold a **PUBLIC HEARING** on December 6, 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 3 Socorro Tract 4-C-16 located at 793 Horizon Blvd., Socorro, Texas from R-1 (Single Family Residential) to C-2 (General Commercial).

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 December 6th, 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
Planning & Zoning Commission Secretary

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

10 de noviembre, 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 6 de diciembre 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 del Bloque 3, Socorro Grant, Traque 4-C-16 ubicado en el 793 Horizon Blvd., Socorro Texas de R-1 (Residencial unifamiliar) a C-2 (Comercial general).

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 6 de diciembre 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

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

ORDINANCE _____

AN ORDINANCE TO AMEND CHAPTER 46 ZONING, ARTICLE IV. DISTRICT REGULATIONS, DIVISION 3. R-1 SINGLE FAMILY RESIDENTIAL DISTRICT, SECTION 46-237. CONDITIONAL USES (REQUIRES PERMIT). BY ADDING SUBSECTION 5. COMMERCIAL VEHICLES.

WHEREAS the City of Socorro desires to and believes it is in the best interest of the City to amend Chapter 46. Zoning, Article IV. District Regulations, Division 3. R-1 Single Family Residential District, Section 46-237. Conditional Uses (requires permit) for the safety, general welfare, and health of the residents within the City of Socorro, Texas.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SOCORRO, TEXAS:

Section 1.

(Deletions of current text are noted in red strike through font and additions are noted in blue underline font)

Sec. 46-237. Conditional uses (requires permit).

Conditional uses in this zone shall include:

- (1) Churches, hospitals, schools, and religious and philanthropic institutions provided, however, that such uses shall be located on sites of sufficient size to meet off-street parking requirements of this article and to provide setback from all property as required of this article and to provide setback for all property lines a distance of at least one foot for each foot of building height or yard setback minimums as set out in [section 46-238], whichever is greater.
- (2) Real estate sales office in connection with a specific development, allowable only as a renewable condition for six months at a time.
- (3) Recreational facility (non-profit) such as a community center, swimming pool, or tennis club.
- (4) Child care homes.
- (5) Parking of commercial vehicles provided that,
 - a. The property on which the vehicle is parked consists of a lots of one-half an acre or more in size.
 - b. No mechanical work shall be allowed at such property.

- c. Vehicles must be parked on a concrete slab. The location of the slab cannot interfere with onsite ponding areas.
- d. Vehicles shall not idle for more than 15 minutes at any time.
- e. Only one vehicle may be allowed per lot. The vehicle must stay onsite and at no time, shall it be parked on the public street or right of way.
- f. At no time, shall tractor trailers be allowed to be stored on a residential lot.

Section 2. Except as expressly herein amended, Chapter 46 (Zoning) of the Code of Ordinances of the City of Socorro, Texas, shall remain in full force and effect.

Section 3. Savings/Repealing Clause.

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such Ordinance on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance and for that purpose the Ordinance shall remain in full force and effect.

Section 4. Severability Clause.

Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City of Socorro hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences clauses and phrases be declared unconstitutional or invalid.

Section 5. Publication/Effective Date.

This ordinance shall take effect immediately from and after its passage and publication of the caption, as required by law.

READ, APPROVED AND ADOPTED this _____ day of _____ 2022.

CITY OF SOCORRO, TEXAS

Ivy Avalos, Mayor

ATTEST:

Olivia Navarro, City Clerk

APPROVED AS TO FORM:

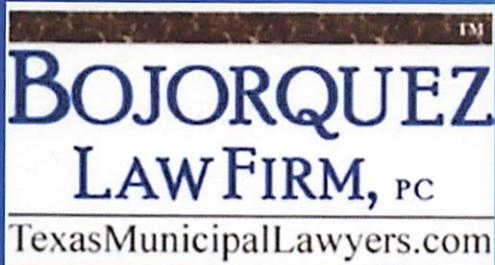
APPROVED AS TO CONTENT:

James A. Martinez
Socorro City Attorney

Adriana Rodarte, City Manager

Introduction and First Reading: _____, 2022

Second Reading and Adoption: _____, 2022



*Municipal training...
because informed officials
make better decisions.™*

Land Use Fundamentals Seminar

Friday, January 20, 2023

9:00am—12:00pm MST

Oz Glaze Senior Center

13969 Veny Webb Street, Horizon City, Texas

Registration Link: <https://bit.ly/BLFLandUse012023>

Ideal for Planners, City Staff, Council Members, City Attorneys,
P&Z Members, ZBA Members & Code Officers

Conducted by Alan Bojorquez & Sylvia Borunda Firth, Attorneys

Agenda

8:45 am—9:00 am MST

Light Breakfast Refreshments/Welcome

9:00 am—12:00 pm MST

Topics to include a basic overview of:

- *Comp Plans
- *Plats
- *Zoning
- *Building Codes
- *Signs
- *Planning & Zoning
- *Code Enforcement
- *Board of Adjustment

Seminar is Organized and Produced by:



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