

*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 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 17TH, DAY OF JANUARY 2023 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 JANUARY 17TH, 2023 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 17TH 2023, 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) Approval of Meeting minutes of December 20, 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. Consider and Take Action:**

On the proposed approval of Variance request to allow an accessory structure greater than fifty percent for the property located at 461 Santa Gertrudes and being Block 1, Socorro Mission #1, Lot 18, Socorro TX, 79927.

**6. Consider and Take Action:**

On the Election of officers for Planning and Zoning Commission.

**7. Consider and Take Action:**

On the Bylaws of the Planning and Zoning Commission.

**8. Consider and Take Action:**

On the 2023 Meeting Calendar.

**9. Planning and Zoning Commissioners Report.**

**REGULAR MEETING AGENDA – SOCORRO PLANNING & ZONING COMMISSION  
JANUARY 17TH 2023, A 5:30 PM**

**10. Planning and Zoning Department Report.**

**11. 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 NEGOTIATION


REGULAR MEETING AGENDA - SOCORRO PLANNING & ZONING COMMISSION  
JANUARY 17TH 2023, A 5:30 PM

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 13th of January 2023.

  
\_\_\_\_\_  
Judith Rodriguez, Planning & Zoning Secretary

DATE & TIME POSTED: 1/13/23 1:30pm /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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City Manager

**PLANNING AND ZONING COMMISSION MEETING MINUTES  
DECEMBER 20TH, 2022 @ 5:30 P.M.**

**MEMBERS PRESENT:**

Andrew Arroyos  
Enrique Cisneros  
Julie Dominguez  
Juan Baquera

**MEMBERS ABSENT:**

David Estrada

**STAFF PRESENT**

Myrian, Planning Clerk  
Judith Rodriguez, Planning and Zoning Clerk  
Merwan Bhatti, City Attorney  
Carlos Gallinar, City Planner  
Victor Reta, Director of Communication & Historic Preservation  
Juan Espinoza, IT Technician

**1. CALL TO ORDER**

Mr. Arroyos called to order at: 5:31 pm.

**2. ESTABLISHMENT OF QUORUM**

Quorum with 4 commissioners present and 1 absent.

**3. NOTICE TO THE PUBLIC-OPEN FORUM**

No one signed up to speak.

#### **4. CONSENT AGENDA**

- a) Approval of Meeting minutes of December 6, 2022.

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

***Motion carried***

Ayes: Andrew Arroyos, Enrique Cisneros, Julie Dominguez, and Juan Baquera.

Nays:

Abstain:

Absent:

#### **REGULAR AGENDA-DISCUSSION AND ACTION**

5. 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.

Chairman Andrew Arroyos opened public hearing at **5:32pm**

Chairman Andrew Arroyos closed public hearing at **5:32pm**

6. Consider and Take Action:

On 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.

A motion was made by Andrew Arroyos *to approve* recommending that a condition be included to approve site plan. Seconded by Julie Dominguez.

***Motion carried***

Ayes: Andrew Arroyos, Enrique Cisneros, Julie Dominguez, and Juan Baquera.

Nays:

Abstain:

Absent:

7. Consider and Take Action:

On the proposed approval of Preliminary and Final Plat for Sombra De Piro Subdivision located at 10221 Socorro Rd. being a portion of Tract 22-A, Block 17, Socorro Grant, (Historical District) City of Socorro, El Paso County, Texas

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

***Motion carried***

Ayes: Andrew Arroyos, Julie Dominguez, Enrique Cisneros, and Juan Baquera.

Nays:

Abstain:

Absent:

**8. Consider and Take Action:**

On the proposed approval of Subdivision Replat for Tri-B Industrial Park Replat "A" located at Steere Tank Rd. being a replat of Lots 1 and 2, Block 1, Tri-B Industrial Park, City of Socorro, El Paso County, Texas.

A motion was made by Julie Dominguez *to approve*. Seconded by Juan Baquera.

***Motion carried***

Ayes: Andrew Arroyos, Enrique Cisneros, Julie Dominguez, and Juan Baquera.

Nays:

Abstain:

Absent:

**9. Consider and Take Action:**

On the proposed approval of Preliminary Plat for Socorro Logistics Center Unit 3 located at 9899 North Loop Dr. and Logistics Center Court being a portion of Tract 13A, Block 5, Socorro Grant, City of Socorro, El Paso County Texas.

Speaker: Applicant, Jorge Grajeda

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

***Motion carried***

Ayes: Andrew Arroyos, Enrique Cisneros, Julie Dominguez, and Juan Baquera.

Nays:

Abstain:

Absent:

**10. Planning and Zoning Commissioners Report.**

Nothing to report.

**11. Planning and Zoning Department Report.**

-Mr. Gallinar introduced the new planner for the Planning & Zoning Department, Jose Botello.

-It was mentioned that we will not have the Planning and Zoning meeting on January the 3<sup>rd</sup>, 2023.

-The Annual business meeting will be on January 17, 2023.

**12. Adjournment:**

A motion was made by Andrew Arroyos *to adjourn*. Seconded by Julie Dominguez.  
***Motion carried.***

Ayes: Andrew Arroyos, Enrique Cisneros, Julie Dominguez, and Juan Baquera.

Nays:

Abstain:

Absent:

Meeting adjourned at **5:55 pm.**

\_\_\_\_\_  
Andrew Arroyos, Chairman

\_\_\_\_\_  
Date minutes were approved.

\_\_\_\_\_  
Judith Rodriguez, Secretary

\_\_\_\_\_  
Date minutes were approved.



**CITY OF SOCORRO  
PLANNING & ZONING COMMISSION  
MEETING DATE: JANUARY 17, 2023**

**VARIANCE REQUEST  
STAFF REPORT**

**SUBJECT:**

**DISCUSSION AND ACTION TO APPROVE A VARIANCE REQUEST TO ALLOW AN ACCESSORY STRUCTURE GREATER THAN FIFTY PERCENT FOR THE PROPERTY LOCATED AT 461 SANTA GERTRUDES AND BEING 1 SOCORRO MISSION #1 LOT 18, SOCORRO, TX.**

**NAME:** 461 Santa Gertrudes Dr.

**PROPERTY ADDRESS:** 461 Santa Gertrudes Dr.

**PROPERTY LEGAL DESCRIPTION:** 1 SOCORRO MISSION #1 LOT 18

**PROPERTY OWNER:** Norma Linda Gonzalez

**REPRESENTATIVE:** Norma Linda Gonzalez and Rodolfo Reyes

**PROPERTY AREA:** 21,795.6 S.F.

**CURRENT ZONING:** R-1 (Single Family Residential)

**CURRENT LAND USE:** Single Family Residential

**FUTURE LAND USE MAP:** Residential

**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:** As per **Section 46-239** of the Socorro Municode, "*an accessory structure shall not exceed fifty percent of the S.F. of the principal structure.*" The principal structure is 1,840 S.F. and the proposed structure is 1,320 S.F. which equals to a 72% footprint. The applicant is requesting a Variance to allow an accessory structure greater than the fifty percent. The property currently has an existing accessory structure.

**STAFF RECOMMENDATION:** Staff recommends DENIAL.

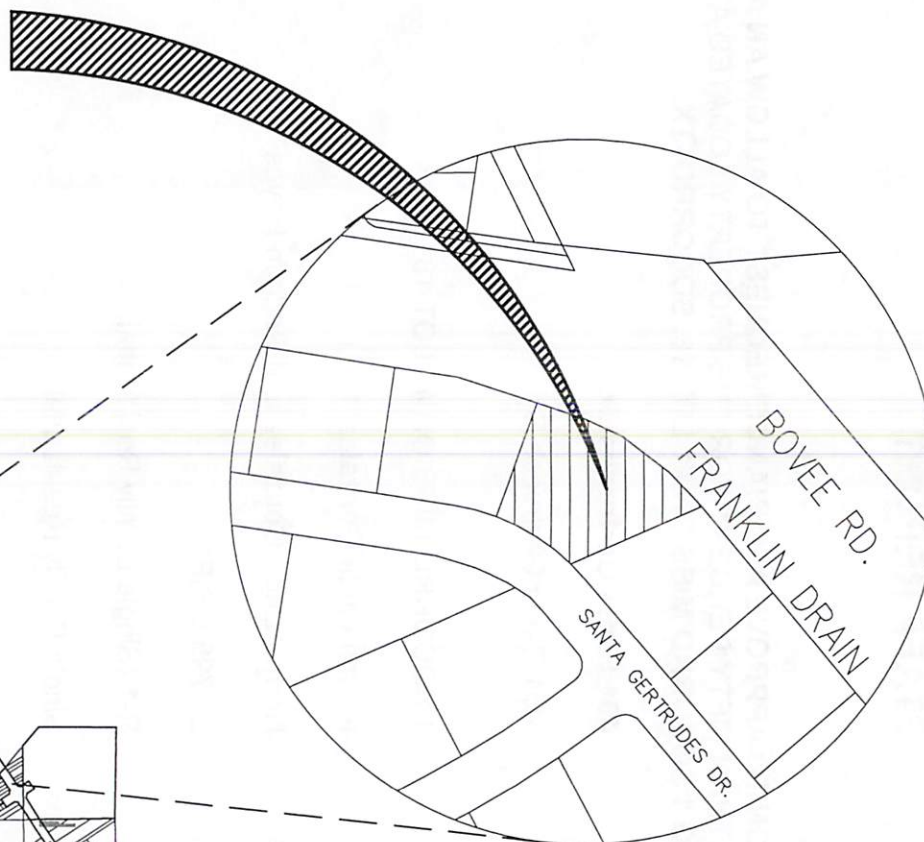
# LOCATION MAP



PROJECT SITE;  
461 Santa Gertrudes Dr.  
LOT 18, BLOCK 1  
SOCORRO MISSION U-1



CITY OF SOCORRO



**LOCATION MAP**

Scale: AS SHOWN

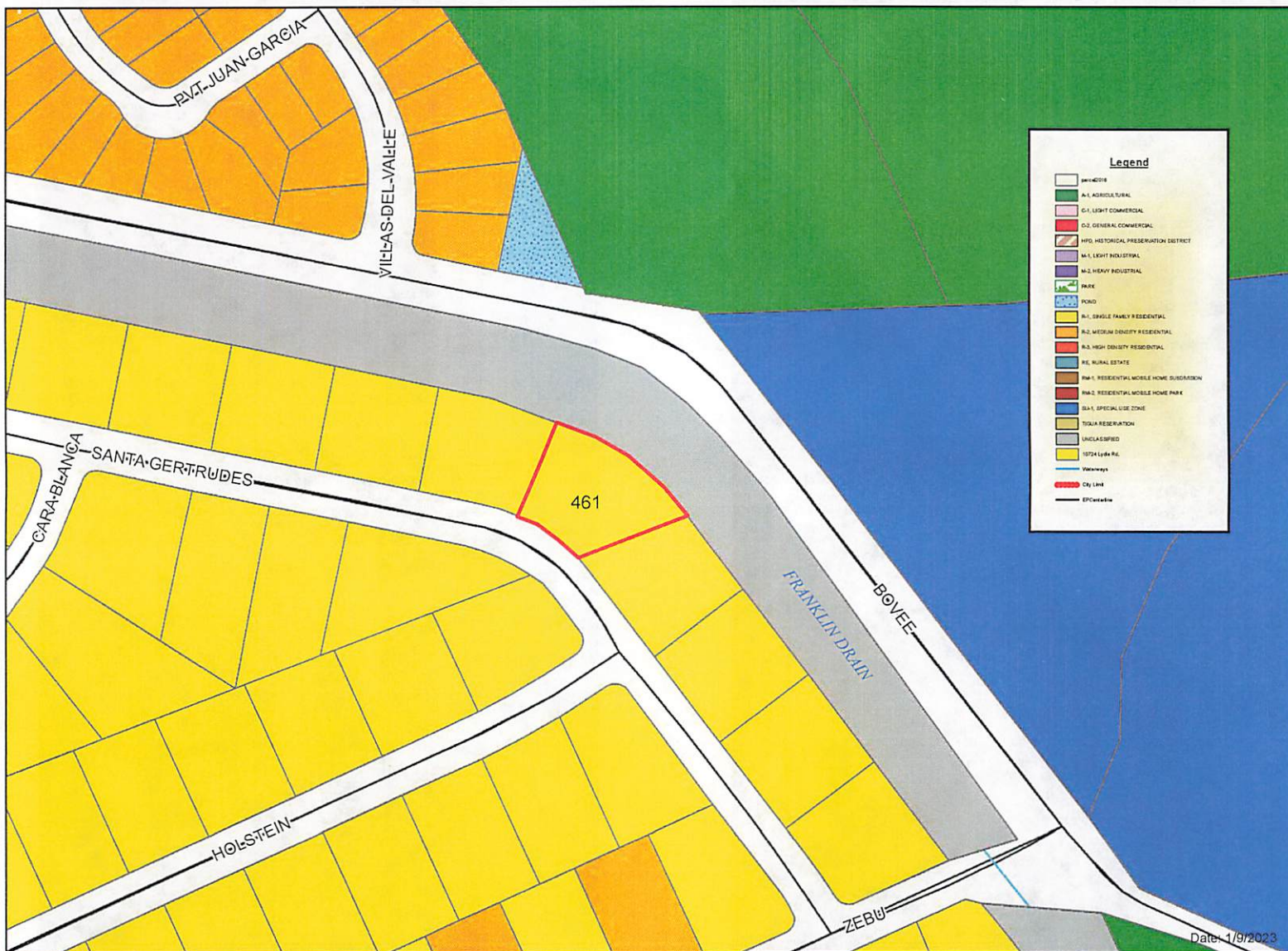


**Planning and Zoning Department**

880 N. Rio Vista Socorro, Texas 79027 Tel: (505) 872-4531 Fax: (505) 872-4673

# ZONING MAP

## ZONING MAP - 461 Santa Gertrudes Dr.



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



# SITE PICTURES



# AERIAL PHOTO

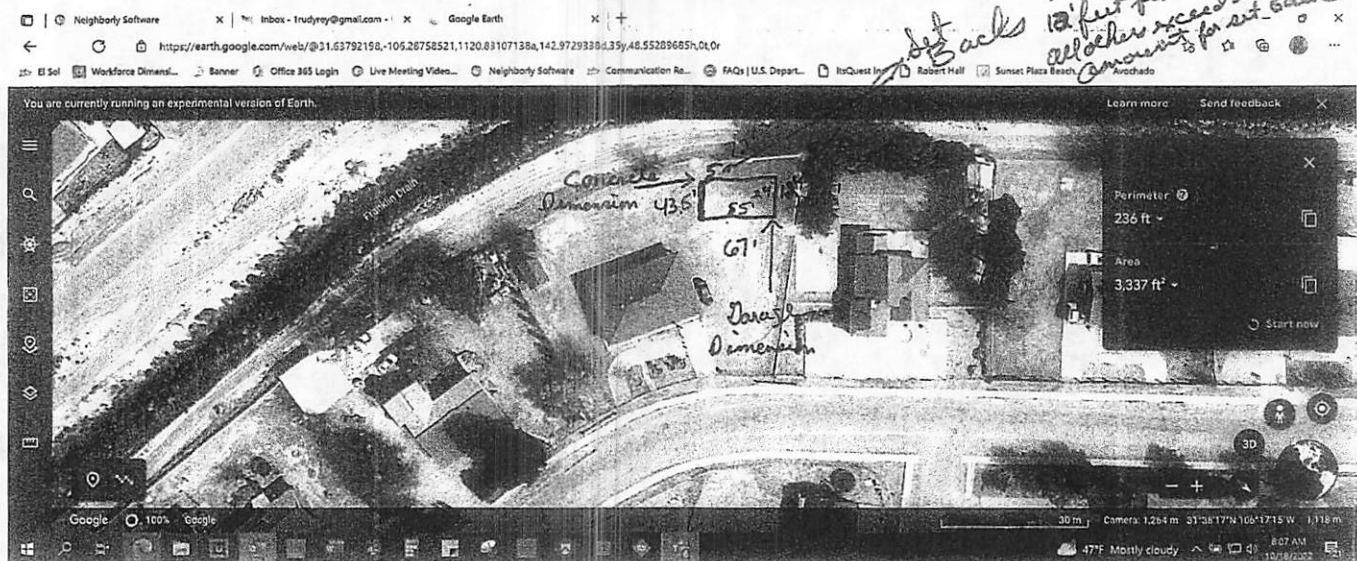


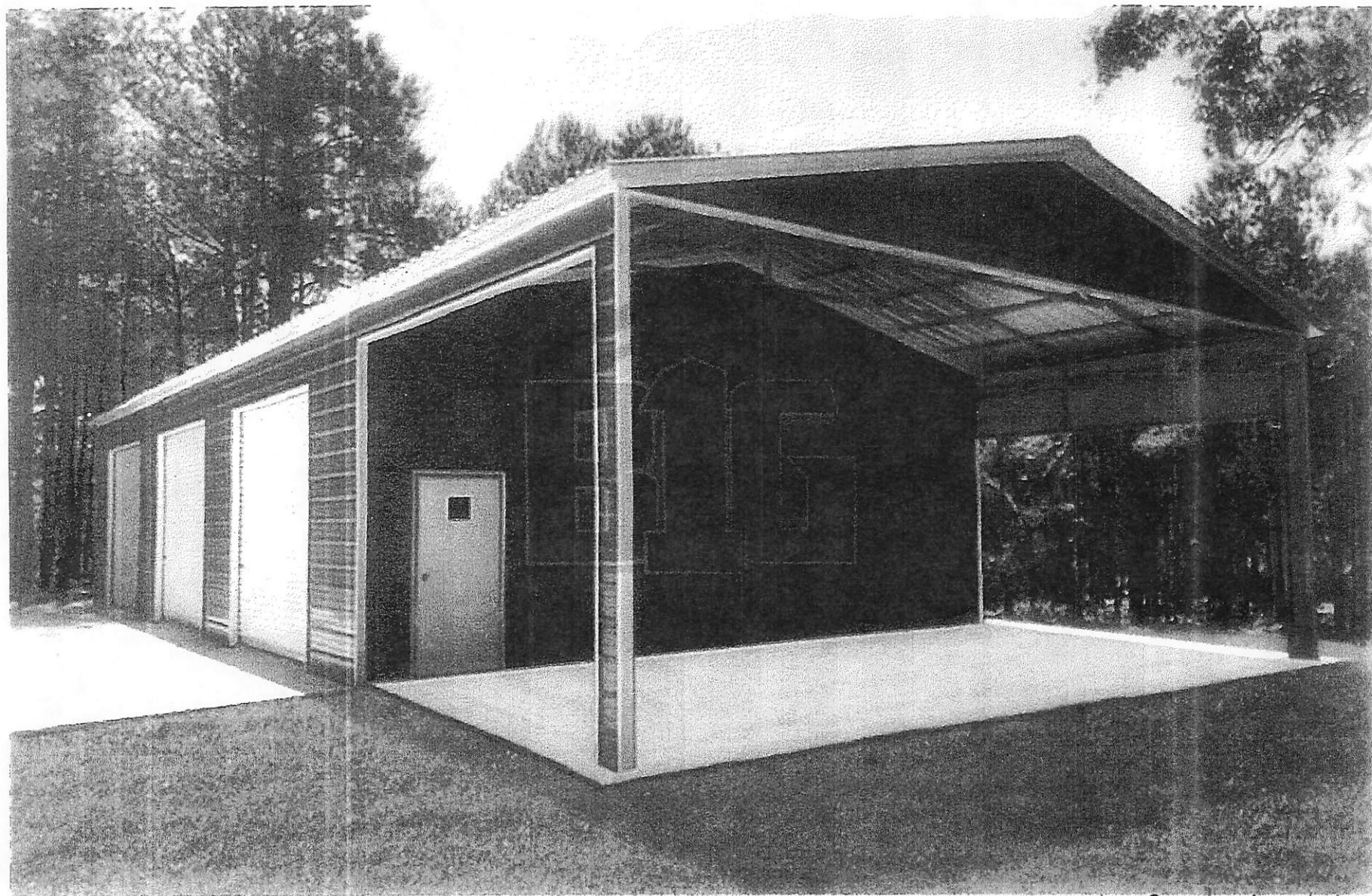
# SITE PLAN

## Set Backs and Dimensions

### CONCRETE DIMENSION

5' feet from rear fence  
12' feet from neighbors yard.  
all other setbacks required  
amount for set-back





SAMPLE  
BUILDING

461 Santa Gertrudes.

**THE CITY OF SOCORRO**  
**MUNICIPAL PLANNING & ZONING COMMISSION**  
**BYLAWS**

The City of Socorro Municipal Planning & Zoning Commission (the "PZC") hereby adopts these Bylaws to govern their own proceedings and carry out the purposes for which the PZC was created, not inconsistent with the Socorro City Charter (the "Charter") and the Code of Ordinances of the City (the "Code"). These Bylaws shall be supplementary to the regulations governing the PZC within the Code, as may be amended by the Socorro City Council.

**ARTICLE I. MEMBERSHIP**

A. The PZC consists of seven (7) members appointed by the Mayor and City Council (the "Appointed Members") who shall serve for terms of two (2) years and a maximum of three (3) consecutive terms.

B. Two (2) alternate members may also be appointed by the Mayor (the "Alternate Members") to serve for terms of two (2) years. Alternate Members shall be on call to serve only when an Appointed Member of the PZC is not able to serve.

C. No Appointed Member or Alternate Member may hold office if he/she is related within the second degree of affinity or the third degree by consanguinity to a member of the City Council, the Mayor, or any City official identified in Section 3.20 of the Charter.

D. Appointed Members shall not be eligible to appointment or transfer to fill another PZC place until the term of their originally appointed place expires.

E. The Appointed Members of the PZC shall serve on the PZC until their successors are appointed and shall be subject to removal under the terms of the Charter. *See Section 3.04F.*

F. Advisory members may be appointed by City Council to assist the PZC from time to time, but advisory members shall not be entitled to vote on any matter that may come before the PZC.

G. The PZC will recommend to City Council the removal of any Appointed Member once the Appointed Member has three (3) consecutive absences.

H. Upon the confirmed absence of an Appointed Member, the Chairperson may designate an Alternate Member. The designated Alternate Member, together with the Appointed Members present at a meeting are hereinafter referred to as the "Voting Members".

## **ARTICLE II. POWERS**

The duties, powers and authorities of the Voting Members of the PZC are outlined in the Charter and the Code.

## **ARTICLE III. OFFICERS**

A. The officers of the PZC shall be the Chairperson, the 1<sup>st</sup> Vice-Chairperson, 2<sup>nd</sup> Vice-Chairperson and the Executive Secretary.

B. The officers shall be elected annually during the month of January, but in any case, shall hold office until their successors have been elected. Officers shall assume office on the day of election.

C. The officers shall be Appointed Members of the PZC, except that the Executive Secretary may be a member of the staff of the Planning Department.

D. The duties of the officers shall be those usually pertaining to their respective offices.

E. The Executive Secretary shall keep a written record of all meetings, resolutions, transactions, findings and determinations of the PZC.

F. When a vacancy exists, the position will be temporarily filled by the next succeeding officer (e.g., should the Chairperson resign, the 1<sup>st</sup> Vice-Chairperson would temporarily assume this office and the 2<sup>nd</sup> Vice-Chairperson would assume the office of the 1<sup>st</sup> Vice-Chairperson).

G. The Chairperson shall call for an election from the Voting Membership to fill any vacancy at the first available meeting of the PZC.

#### **ARTICLE IV. MEETINGS**

A. The PZC shall hold not less than ten (10) regular meetings each year.

B. The annual business and organizational meeting shall be held in January, at which time election of officers will be held, the Bylaws reviewed, a program of objectives adopted and a schedule of meetings, order of business and other activities for the ensuing year established.

C. No notice of regular meetings shall be required to be given to the Voting or Alternate Members, other than through the published schedule adopted at the January business and organizational meeting.

D. Special meetings may be held at any time provided that a 72-hour notice is posted pursuant to state law requirements.

E. Special meetings may be called by the Chairperson or a simple majority of the Appointed Members.

## **ARTICLE V. RULES OF PROCEDURE**

The PZC hereby adopts Robert's Rules of Order as a general guide for its rules of procedure which will govern the business proceedings of the PZC whenever they are not in conflict with the provisions of these Bylaws.

## **ARTICLE VI. QUORUM**

A quorum of Voting Members shall be required to vote on any question. A quorum shall consist of three (3) of the Voting Members. The minutes of the PZC shall reflect the names of Appointed Members, Alternate Members and advisory members present at the meeting.

## **ARTICLE VII. VOTING**

A. The vote of a majority of the quorum of Voting Members present at any meeting shall be necessary to decide any question.

B. Each Voting Member, to include the Chairperson, shall be entitled to one (1) vote on any matter that may come before the PZC.

C. When discussion on an agenda item is commenced, no Voting Member shall leave the meeting area, including any ante-room(s) attached to the meeting area until the vote is disclosed.

D. A Voting Member may change his/her vote after the roll has been completed and before announcement of the result, but not thereafter unless the item has been reconsidered.

E. In cases where unanimous vote of the Voting Members is not received on a question before the PZC, the Executive Secretary shall take a verbal roll call of the Voting Members to appropriately record the vote and announce a decision.

F. The Voting Members shall be authorized to reconsider any item prior to the expiration of the meeting at which the item was heard, and a decision made. A motion to

reconsider prior to the expiration of such meeting may be made by any Voting Member who voted on the prevailing side on the agenda item.

G. A motion to reconsider is the exclusive method by which an item can again be brought before the PZC after the meeting at which a final vote was taken except as provided for in Paragraph I of this Article VII.

H. Reconsideration of items after expiration of the meeting where a vote deciding the item was taken is only available within 60 days following the PZC meeting at which a final vote was taken, unless otherwise directed by City Council or requested by another recommending body in order to avoid conflict between recommendations to be forwarded to Council, and shall additionally comply with all of the following:

1. An item may not be reconsidered twice, except by 2/3 consent of the PZC.
2. A motion to reconsider must be on the agenda that is publicly posted.
3. Once an action reaches the floor of the City Council, it may not be reconsidered unless so directed by City Council.
4. In instances where state law does not allow the decision rendered to be changed, it may not be reconsidered by the PZC.

I. An item may be brought before the PZC again at any time at the request of the Executive Secretary when necessary to cure a defect as to notice to adjacent landowners previously provided, or to cure any other similar defect that could render the prior public hearing invalid under state law.

J. No decision of the PZC otherwise valid pursuant to state law and the laws of the City of Socorro, Texas shall be invalidated by failure to comply with these Bylaws.

## **ARTICLE VIII. ETHICS**

A. Any Voting Member of the PZC who has a personal, professional or financial interest in any matter presented shall make full disclosure before the PZC and may not participate in the discussion or vote on that specific matter.

B. Any Voting Member of the PZC who has a substantial interest in a matter before the PZC as defined by Section 171.002 of the Texas Local Government Code shall file an affidavit so stating with the City Clerk before a vote on the matter is taken as is required by Section 171.004 of the Texas Local Government Code. Additionally, such Voting Member shall leave the room for discussion and action on the item in question.

C. All actions taken by the PZC shall be in accordance with Chapter 2, Article VII of the Code.

D. In the interest of fairness to the applicants and appellants appearing before the PZC and those appearing in opposition to the same, no discussion shall be held by an Appointed or Alternate Member of the PZC with the applicant, appellant, or opposition, who is attempting to influence any PZC member concerning the application or other matter involving an applicant or appellant before the PZC either at home or office, or in person, by telephone, letter or electronic communication. All such discussions shall be held during a meeting at which the item is posted for discussion so that all Voting Members shall have the full benefit of such a discussion. Nothing herein shall prevent a Voting Member from gathering information regarding pending matters from City staff.

E. When a Voting or Alternate Member is called upon to voice opinions at public or private functions, he/she shall indicate whether he/she is speaking for himself/herself and not representing the PZC unless a final action by the PZC has been taken on the specific issue.

## **ARTICLE IX. ORDER OF BUSINESS**

A. An order of business for zoning meetings, subdivision meetings, and such other types of meetings as may be designated shall be established at the regular business and organizational meeting each January. The PZC as a body shall consider and act on any request for amendment or modification to the order of business.

## **ARTICLE X. COMMITTEES**

A. Committees of the membership of the PZC may be established and appointed by the Chairperson to assist the PZC in the performance of its functions.

B. Each committee shall consist of three (3) Voting Members.

C. Citizens and public officials may be appointed to serve as members of a PZC Committee.

D. Each Committee shall require the presence of two (2) Voting Members for purposes of a quorum.

E. Advisory committees of citizens and/or public officials who are not members of the PZC may be appointed from time to time to advise and make recommendations to the PZC.

## **ARTICLE XI. PARTICIPATION BY EMPLOYEES AND THE PUBLIC**

A. When an officer, an employee of the City, or an ex-officio member desire to speak, he/she shall address the Chair, and upon being recognized, shall state his/her name and position with the City and then speak.

B. On calls to the audience, a person desiring to speak shall address the Chair. Upon being recognized, such person shall state his/her full name, address, whom he/she represents, and state the subject matter.

C. No person shall interrupt the proceedings of the PZC.

D. Orderly procedure requires that each person shall proceed without interruption from the audience, that all arguments shall be addressed to the PZC, and that there be no questioning or arguing between individuals.

E. The PZC shall designate a portion of its regular monthly meeting as an Open Forum to hear public concerns. The Secretary shall make available a sign-in sheet for the public inside of the meeting location on the day of the PZC meeting up until the start of the meeting. Any person signing up to provide comment during Open Forum must provide their name, address and a short description of the topic(s) of their comment.

If an individual has signed up to speak on Open Forum or any other time on the agenda, they will be called to the podium and given five (5) minutes to make the presentation. If they are representing a group, the group will be given a maximum of three (3) five (5) minute presentations. The Executive Secretary will time each presentation and will signal the end of the presentation with a verbal call of "TIME." The PZC may extend time limits which will require a motion to suspend the rules, a second, and a majority vote on extended presentations. The PZC is not obligated to respond to any item presented in Open Forum at the date and time of its presentation and may not be deliberated by the members of PZC nor rebutted or debated by members of the public. Any member of the PZC may propose that the topic commented on be posted by staff on a future PZC meeting agenda for the PZC's discussion and action.

No person may speak a second time except by permission of the presiding officer, and further, no person shall be heard a second time until all persons desiring to speak once have been given the opportunity to do so.

Personal attacks are not permitted. Members of the public should address their questions to the PZC, not to the staff. The PZC may in turn ask staff to provide input.

Members of the public may be asked to leave or be removed from the meeting if it is determined that they are disruptive to the meeting. Such determination will be made by the presiding officer. The PZC may move to overrule such determination by the presiding officer subject to a simple majority vote of the PZC, present and voting.

F. Matters of public hearing before the PZC shall be presented in the following manner:

1. Presentation by staff
2. Presentation by applicant
3. Presentation by proponents
4. Presentation by opponents
5. Rebuttal by applicant

G. The Chair may stagger the presentation by one proponent and one opponent or may ask for full presentations in the above order.

H. The members of the PZC may ask questions and make appropriate comments; however, no member shall argue or debate an issue with members of the public present.

I. A majority of the membership may take any matter under advisement for later consideration and determination or may defer action when it concludes that additional evidence is needed, or further study is required, provided that all requirements of state law and local ordinances are followed.

J. Following the staff presentation and recommendation, applicant and public input if any, the Chair or a vote of the majority of the members shall have the authority to close the discussion to the PZC. Once discussion has been closed to the PZC, no employee, applicant, or member of the public may speak unless questioned by a member of the PZC. However, the City's legal counsel may request to speak as to any legal issues pertaining to the pending application.

## **ARTICLE XII. AMENDMENTS**

The PZC may make, alter, amend or rescind these Bylaws at any regular meeting.

## **ARTICLE XIII. PRIOR BYLAWS**

These Bylaws supersede and replace any and all prior Bylaws of the PZC.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_, Chairman  
Andrew Arroyos

\_\_\_\_\_, 1<sup>st</sup> Vice Chairman  
Enrique Cisneros

\_\_\_\_\_, 2<sup>nd</sup> Vice Chairman  
David Estrada

\_\_\_\_\_, Secretary  
Judith Rodriguez

