

*Ivy Avalos*  
Mayor  
  
*Ruben Reyes*  
At Large  
  
*Cesar Nevarez*  
District 1



*Alejandro Garcia*  
District 2/ Mayor ProTem  
  
*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 21ST, DAY OF FEBRUARY 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 FEBRUARY 21ST, 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.

### **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 February 7th, 2023.

### **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 Lot 9, Block 1 Clint Venture Commercial Subdivision Unit Six, located at 2585 Darrington Road, Socorro, Texas, and Lot 8, Block 1 Clint Venture Commercial Subdivision Unit Five, located at 2595 Darrington Road, Socorro, Texas from Unclassified to C-2 (General Commercial) and approving a Conditional Use Permit to allow a Trucking Parking.
- 6. **Consider and Take Action:**  
On the proposed amendment to the City of Socorro's Master Plan and Rezoning of Lot 9, Block 1 Clint Venture Commercial Subdivision Unit Six, located at 2585 Darrington Road, Socorro, Texas, and Lot 8, Block 1 Clint Venture Commercial Subdivision Unit Five, located at 2595 Darrington Road, Socorro, Texas from Unclassified to C-2 (General Commercial) and approving a Conditional Use Permit to allow a Trucking Parking.

7. Public hearing request for the proposed amendment to the City of Socorro's Master Plan and Rezoning of Block 15, Friedman Estates Unit 2, Lot 11 1966 Fleetwood H/T 10X58 SN# WF6V55135 located at 367 Hodaka Way, Socorro, TX from R-1 (Single Family Residential) to R-2 (Medium density residential) to allow for a multifamily development.

**8. Consider and Take Action:**

On the proposed amendment to the proposed amendment to the City of Socorro's Master Plan and Rezoning of Block 15, Friedman Estates Unit 2, Lot 11 1966 Fleetwood H/T 10X58 SN# WF6V55135 located at 367 Hodaka Way, Socorro, TX from R-1 (Single Family Residential) to R-2 (Medium density residential) to allow for a multifamily development.

**9. Discussion and Action:**

On the definition of main structure and regarding accessory structures.

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

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

**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 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 17TH DAY OF FEBRUARY 2023

By:   
Judith Rodriguez, Planning & Zoning Secretary

DATE & TIME POSTED: 2/17/23 12pm /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/))**

*Ivy Avalos*  
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*Ruben Reyes*  
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District 3

*Yvonne Colon-Villalobos*  
District 4

*Adriana Rodarte*  
City Manager

**PLANNING AND ZONING COMMISSION MEETING MINUTES  
FEBRUARY 7, 2023 @ 5:30 P.M.**

**MEMBERS PRESENT:**

Andrew Arroyos- *he arrived at 6:08pm*  
Enrique Cisneros  
Julie Dominguez  
David Estrada

**MEMBERS ABSENT:**

None

**STAFF PRESENT**

Myrian, Planning and Zoning Clerk  
Judith Rodriguez, Planning and Zoning Clerk  
Merwan Bhatti, City Attorney- Via Zoom  
Carlos Gallinar, City Planner  
Jose Botello, Planner  
Lizbeth Castro, Recreation Coordinator  
Marisela Corral, Recreation Leader  
Estevan Gonzales, Information Technology Director  
Juan Espinoza, IT Technician

**1. CALL TO ORDER**

Mr. Cisneros called to order at: 5:35 pm.

**2. ESTABLISHMENT OF QUORUM**

Quorum with 4 commissioners present.

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

No one signed up to speak.

**4. CONSENT AGENDA**

- a) Approval of Meeting minutes of January 17, 2023.

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

***Motion carried***

Ayes: Enrique Cisneros, David Estrada, and Julie Dominguez.

Nays:

Abstain:

Absent: Andrew Arroyos, he arrived at 6:08pm.

**REGULAR AGENDA-DISCUSSION AND ACTION**

**5. Consider and Take Action:**

On the proposed approval of Final 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.

Speaker: Jorge Grajeda-applicant

A motion was made by Enrique Cisneros *to approve*. Seconded by David Estrada.

***Motion carried***

Ayes: Enrique Cisneros, David Estrada, and Julie Dominguez.

Nays:

Abstain:

Absent: Andrew Arroyos, he arrived at 6:08pm.

**6. Planning and Zoning Commissioners Report.**

Commissioners asked about the difference between Board of Adjustments and Planning and Zoning variances according to the Bojorquez' training that took place in Horizon City. Carlos Gallinar clarified that Planning and Zoning analyzes zoning variances prior to enactment as part of the entitlement process and Board of Adjustments looks at variances after the fact.

Commissioner Enrique Cisneros questioned Mr. Bhatti on how to mitigate the litigation exposure. Mr. Bhatti answered that the Planning and Zoning Commission may request the Executive Session to discuss any item that involves legal issues and he also mentioned that the ordinances for every city are different.

7. Planning and Zoning Department Report.

Mr. Gallinar mentioned that the definition and explanation of accessory structure will be posted in the next Planning and Zoning agenda. Mr. Gallinar also informed that TXDOT has started the feasibility study for the expansion of North Loop Dr. and that a meeting will take place on February 28, 2023. Mr. Gallinar announced to the commissioners that he will be stepping down from his position as City Planner and he thanked the commissioners and staff.

8. Adjournment:

A motion was made by Julie Dominguez *to adjourn*. Seconded by David Estrada.  
***Motion carried.***

Ayes: Andrew Arroyos, David Estrada, Enrique Cisneros, and Julie Dominguez.

Nays:

Abstain:

Absent:

Meeting adjourned at **6:21 pm.**

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

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

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

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



**CITY OF SOCORRO  
PLANNING & ZONING COMMISSION  
MEETING DATE: FEBRUARY 21, 2023**

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

**SUBJECT:**

**PUBLIC HEARING REQUEST FOR THE PROPOSED AMENDMENT TO THE CITY OF SOCORRO'S MASTER PLAN AND REZONING OF BLOCK 1 CLINT VENTURE COMMERCIAL #6 LOT 9 AND BLOCK 1 CLINT VENTURE COMMERCIAL #5 AMENDING LOT 8, LOCATED AT 2585 AND 2595 DARRINGTON RD FROM UNCLASSIFIED TO C-2 (GENERAL COMMERCIAL) WITH A CONDITIONAL USE TO ALLOW FOR TRAILER PARKING.**

**NAME:** 2585 & 2595 DARRINGTON RD.

**PROPERTY ADDRESS:** 2585 & 2595 DARRINGTON RD.

**PROPERTY LEGAL DESCRIPTION:** BLK 1 CLINT VENTURE COMMERCIAL #6 LOT 9 & BLK 1 CLINT VENTURE COMMERCIAL #5 AMENDING LOT 8

**PROPERTY OWNER:** Baltazar & Norma M Barrientos

**REPRESENTATIVE:** Baltazar & Norma M Barrientos

**PROPERTY AREA:** 2 Acres

**CURRENT ZONING:** Unclassified

**CURRENT LAND USE:** Vacant

**FUTURE LAND USE MAP:** C-2 General Commercial

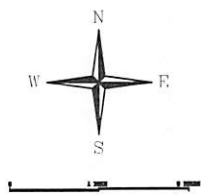
**FLOOD MAP:** According to the Flood Insurance Rate Maps, the referenced property lies within Zone X; (Community Panel # 480212 0281-B/ FEMA, September 4, 1991).

**SUMMARY OF REQUEST:** Request for APPROVAL of Rezoning of both lots from Unclassified to C-2 with a Conditional Use Permit to allow trailer parking.

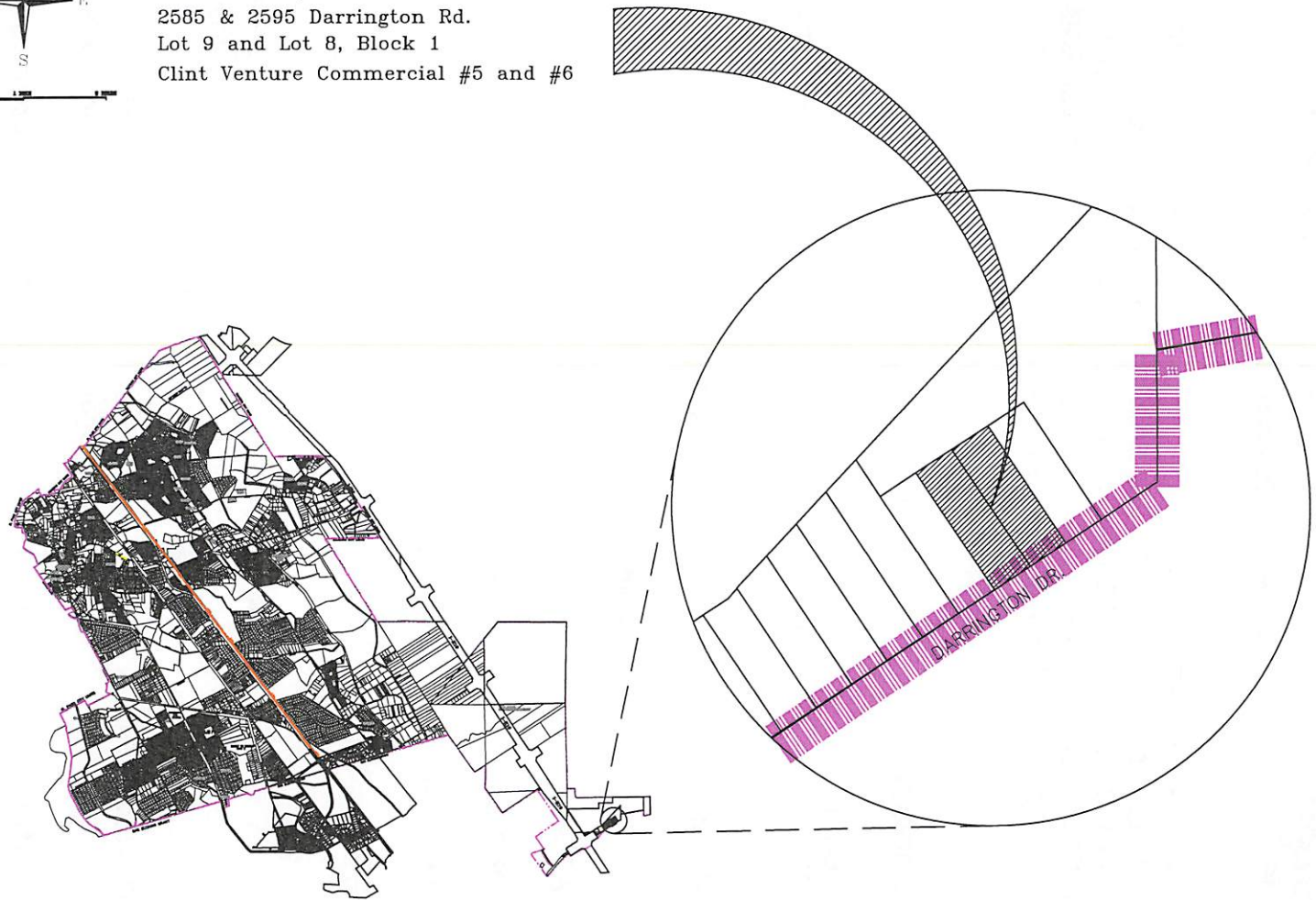
**STAFF RECOMMENDATION:** Staff recommends APPROVAL of the Rezoning request with the conditional use permit.



# LOCATION MAP



PROJECT SITE;  
2585 & 2595 Darrington Rd.  
Lot 9 and Lot 8, Block 1  
Clint Venture Commercial #5 and #6



CITY OF SOCORRO

## LOCATION MAP

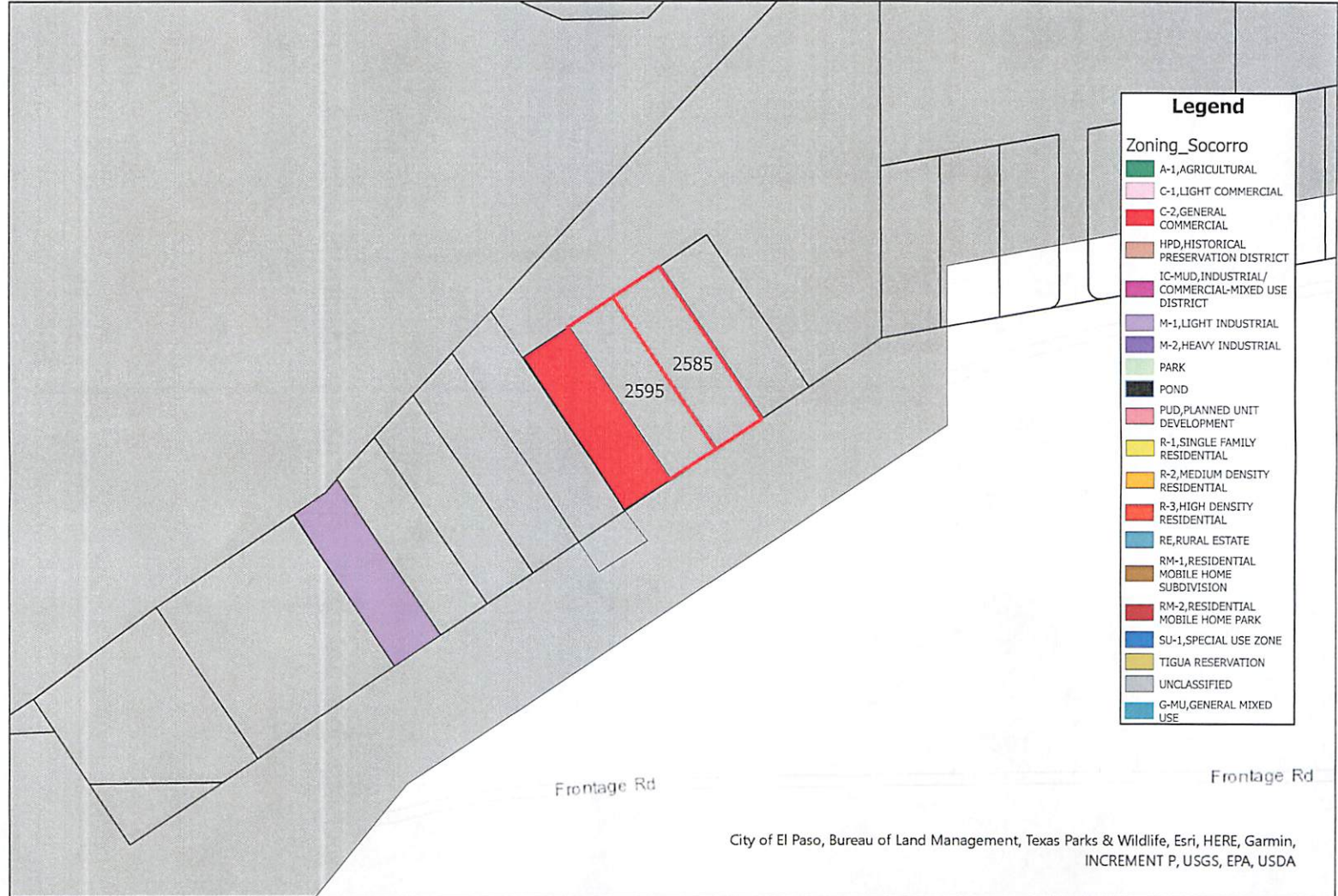
Scale: AS 50' = 1" SHOW

**Planning and Zoning Department**

860 N. Rio Vista Socorro, Texas 79027 Tel: (505) 872-8431 Fax: (505) 872-8673

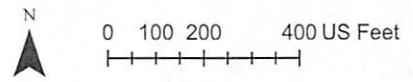
# ZONING MAP

## ZONING MAP - 2585 & 2595 Darrington Rd.



Legend	
Zoning_Socorro	
	A-1, AGRICULTURAL
	C-1, LIGHT COMMERCIAL
	C-2, GENERAL COMMERCIAL
	HPD, HISTORICAL PRESERVATION DISTRICT
	IC-MUD, INDUSTRIAL/COMMERCIAL-MIXED USE DISTRICT
	M-1, LIGHT INDUSTRIAL
	M-2, HEAVY INDUSTRIAL
	PARK
	POND
	PUD, PLANNED UNIT DEVELOPMENT
	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
	G-MU, GENERAL MIXED USE

City of El Paso, Bureau of Land Management, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA



City of Socorro  
Planning & Zoning  
860 N. Rio Vista Rd.  
Socorro, TX 79927



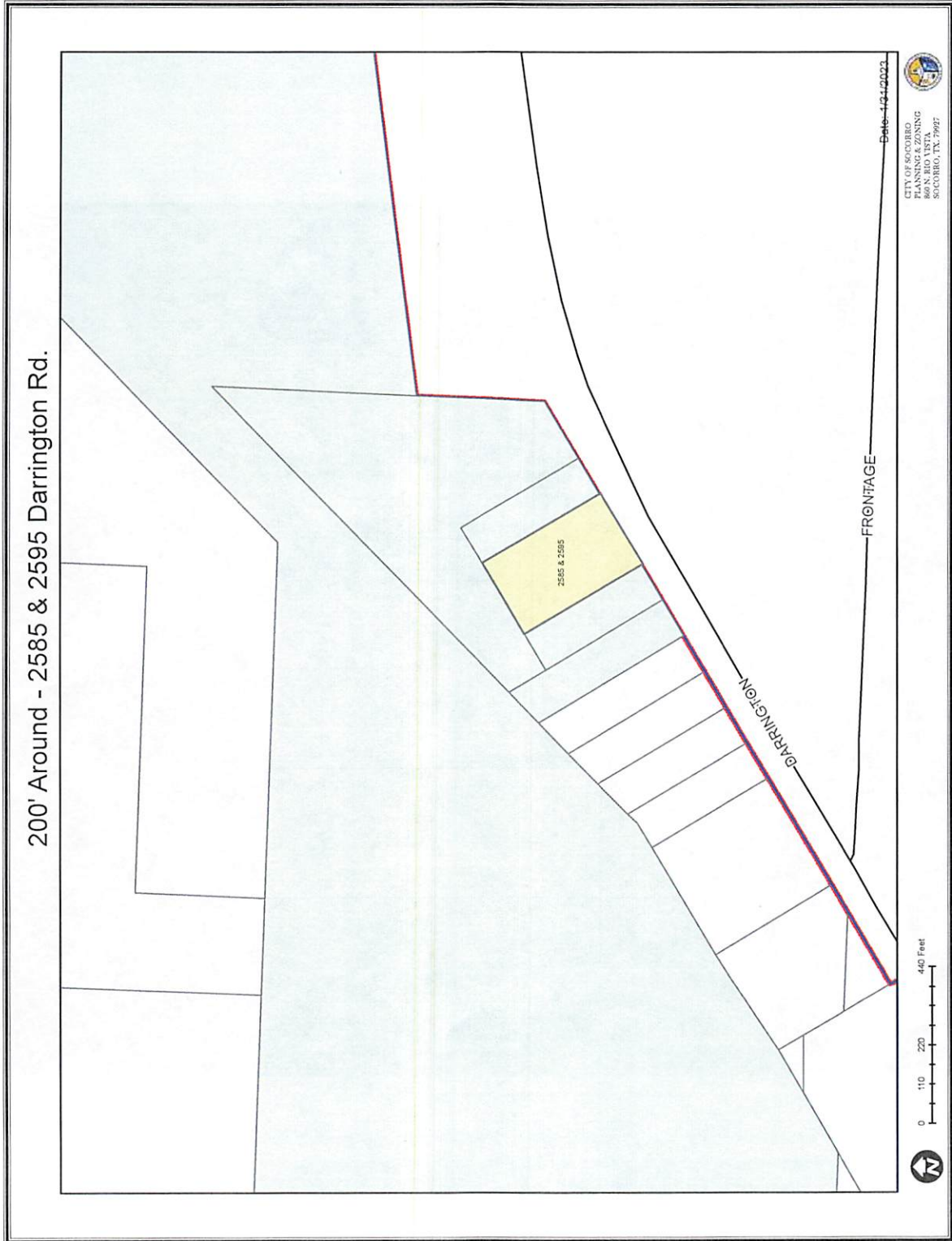
# SITE PICTURES



# AERIAL PHOTO



# PUBLIC NOTICE



*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

February 2nd, 2023

Dear property owner,

You are hereby notified that a Planning and Zoning Commission meeting has been scheduled to hold a **PUBLIC HEARING** on February 21<sup>st</sup>, 2023, 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 Lot 9, Block 1 Clint Venture Commercial Subdivision Unit Six, located at 2585 Darrington RD, Socorro, Texas, and Lot 8, Block 1 Clint Venture Commercial Subdivision Unit Five, located at 2595 Darrington RD, Socorro, Texas from Unclassified to C-2 (General Commercial) and approving a Conditional Use Permit to allow a Trucking Parking.

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 February 21st, 2023, 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

*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

2 de febrero, 2023

Estimado dueño(a) de propiedad,

Se le notifica que habrá una **AUDIENCIA PUBLICA** durante la junta de la Comisión de Planeación y Zonificación el 21 de febrero del año 2023 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:

a) Solicitud de audiencia pública para la enmienda propuesta al Plan Maestro de la Ciudad de Socorro y la Rezonificación del Bloque 1, Lote 9, Subdivisión Clint Venture Commercial Unidad 6 ubicada en el 2585 Darrington RD., Socorro, Texas, y del Bloque 1, Lote 8, Subdivisión Clint Venture Commercial Unidad 5 ubicada en el 2595 Darrington RD., Socorro, Texas de una zona no clasificada a una C-2 (comercial general) así como la aprobación para un permiso condicional para permitir un servicio de estacionamiento de camiones.

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 21 de febrero del año 2023 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](http://www.ci.socorro.tx.us)

file_as_name	addr_line2	addr_city	addr_addr_zip
SOLIS ANASTACIO	7224 ALPINE DR	EL PASO TX	79915-1327
GARCIA JOSE M G	PO BOX 1638	CLINT TX	79836-1638
BARRIENTOS BALTAZA & NORMA M.	PO BOX 1276	CLINT TX	79836-1276
BARRIENTOS BALTAZAR & NORMA M	PO BOX 1276	CLINT TX	79836-1276
OMAR TRUCK PARTS INC	3525 TIERRA LORENA DR	EL PASO TX	79938-5365
OMAR TRUCK PARTS INC	3525 TIERRA LORENA DR	EL PASO TX	79938-5365
CLINT JOINT VENTURE	11209 ARMOUR DR	EL PASO TX	79935-4801



# 200' Around - 2585 & 2595 Darrington Rd.



0 110 220 440 Feet

Date: 1/31/2023

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





**CITY OF SOCORRO  
PLANNING & ZONING COMMISSION  
MEETING DATE: FEBRUARY 21, 2023**

**REZONING REQUEST**

**STAFF REPORT**

**SUBJECT:**

**PUBLIC HEARING REQUEST FOR THE PROPOSED AMENDMENT TO THE CITY OF SOCORRO'S MASTER PLAN AND REZONING OF 15 FRIEDMAN ESTATES #2 LOT 11 1966 FLEETWOOD H/T 10X58 SN# WF6V55135 LOCATED AT 367 HODAKA WAY, SOCORRO, TX FROM R-1 (SINGLE FAMILY RESIDENTIAL) TO R-2 (MEDIUM DENSITY RESIDENTIAL) TO ALLOW A MULTI-FAMILY RESIDENTIAL DEVELOPMENT.**

**NAME:** LGA APARTMENTS

**PROPERTY ADDRESS:** 367 HODAKA WAY

**PROPERTY LEGAL DESCRIPTION:** 15 FRIEDMAN ESTATES #2 LOT 11 1966 FLEETWOOD H/T 10X58 SN# WF6V55135

**PROPERTY OWNER:** L.G.A Enterprise, LLC.

**REPRESENTATIVE:** Gabriel Gonzalez

**PROPERTY AREA:** 10,625 S.F.

**CURRENT ZONING:** R-1

**CURRENT LAND USE:** Vacant

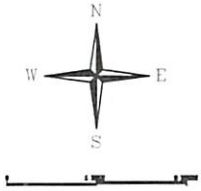
**FUTURE LAND USE MAP:** Residential

**FLOOD MAP:** According to the Flood Insurance Rate Maps, the referenced property lies within Zone X; (Community Panel # 480212 0300-B/ FEMA, September 4, 1991).

**SUMMARY OF REQUEST:** Request for **APPROVAL** of Rezoning of property from R-1 to R-2 to allow a Multi-Family Residential Development.

**STAFF RECOMMENDATION:** Staff recommends **APPROVAL** of the Rezoning request with a condition to approve the site plan with 4-Units (Max density).

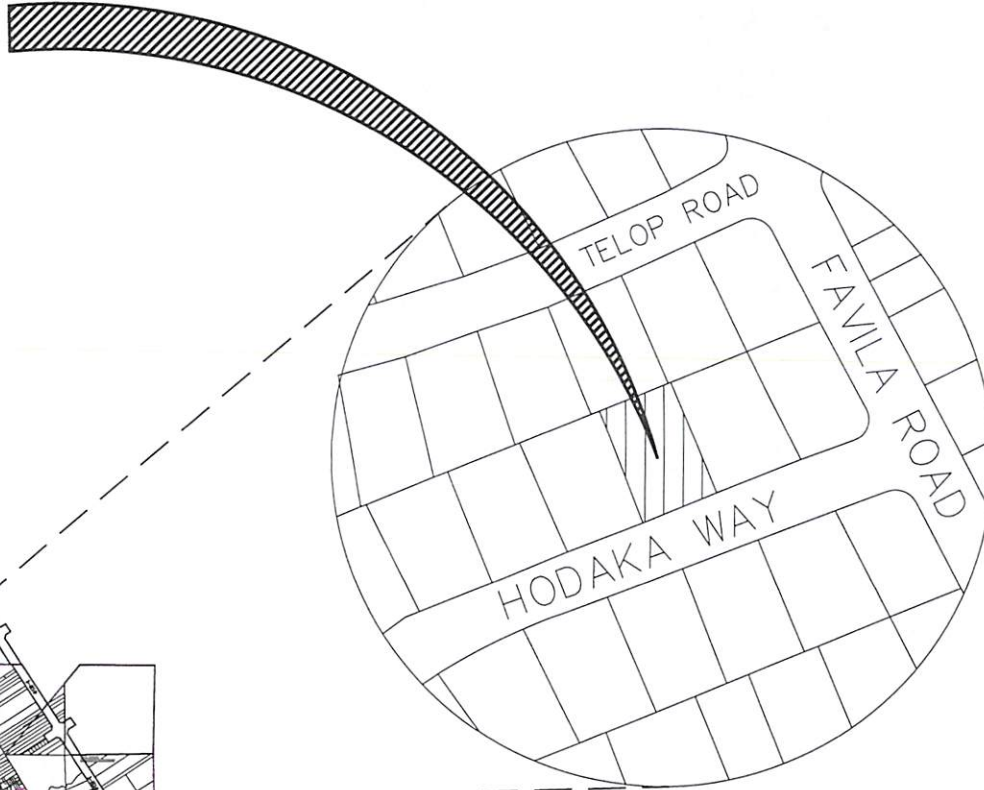
# LOCATION MAP



PROJECT SITE;  
367 Hodaka Way  
LOT 11, BLOCK 15  
Friedman Estates U-2



CITY OF SOCORRO



LOCATION MAP

Scale: AS SHOWN

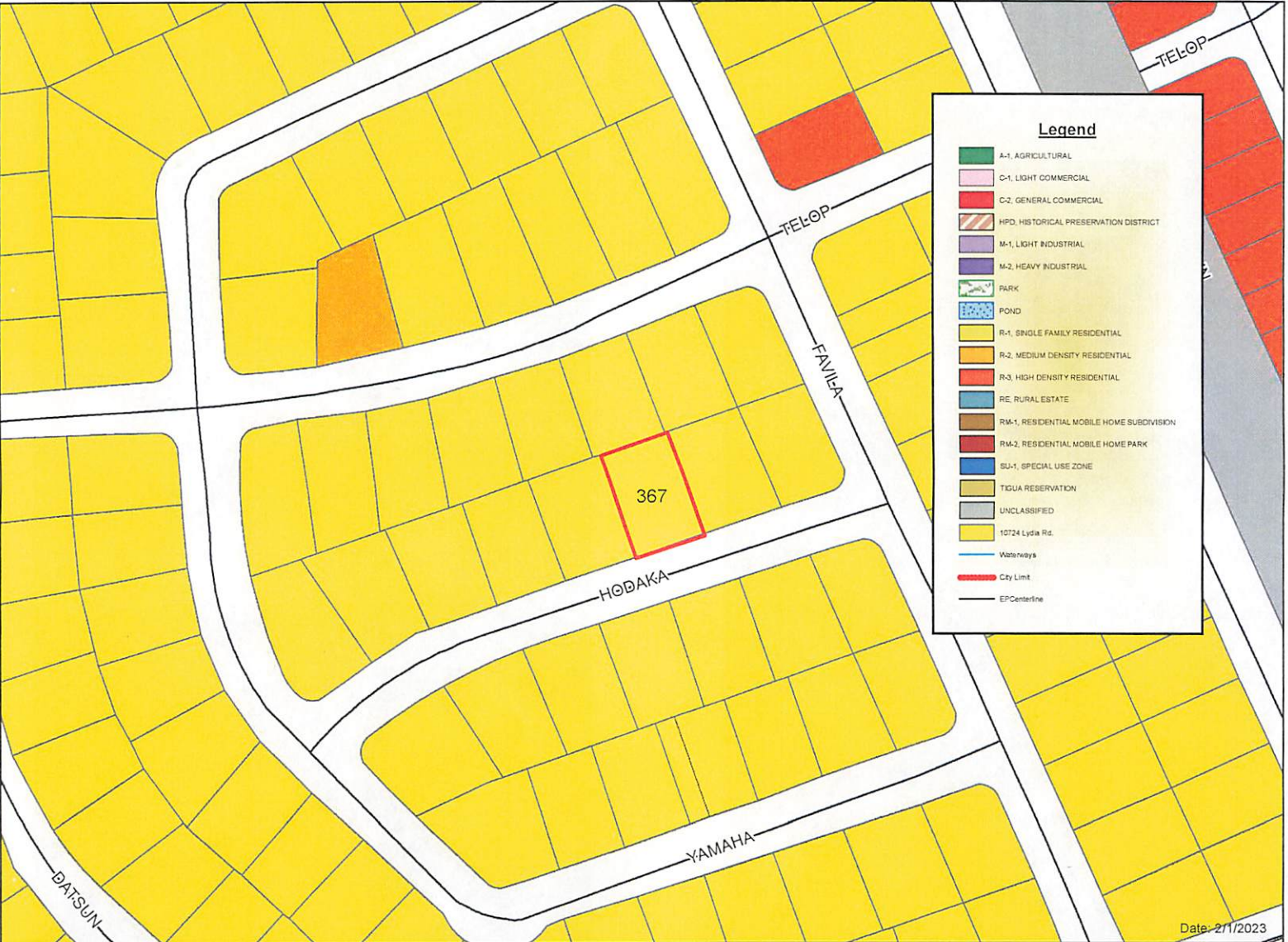


**Planning and Zoning Department**

800 N. Rio Vista Socorro, Texas 79021 Tel. (915) 872-8331 Fax (915) 872-8079

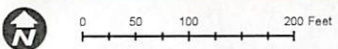
# ZONING MAP

## Zoning Map - 367 Hodaka Way



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
	TQUA RESERVATION
	UNCLASSIFIED
	10724 Lydia Rd.
	Waterways
	City Limit
	EP Centerline

Date: 2/11/2023



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



# SITE PICTURES

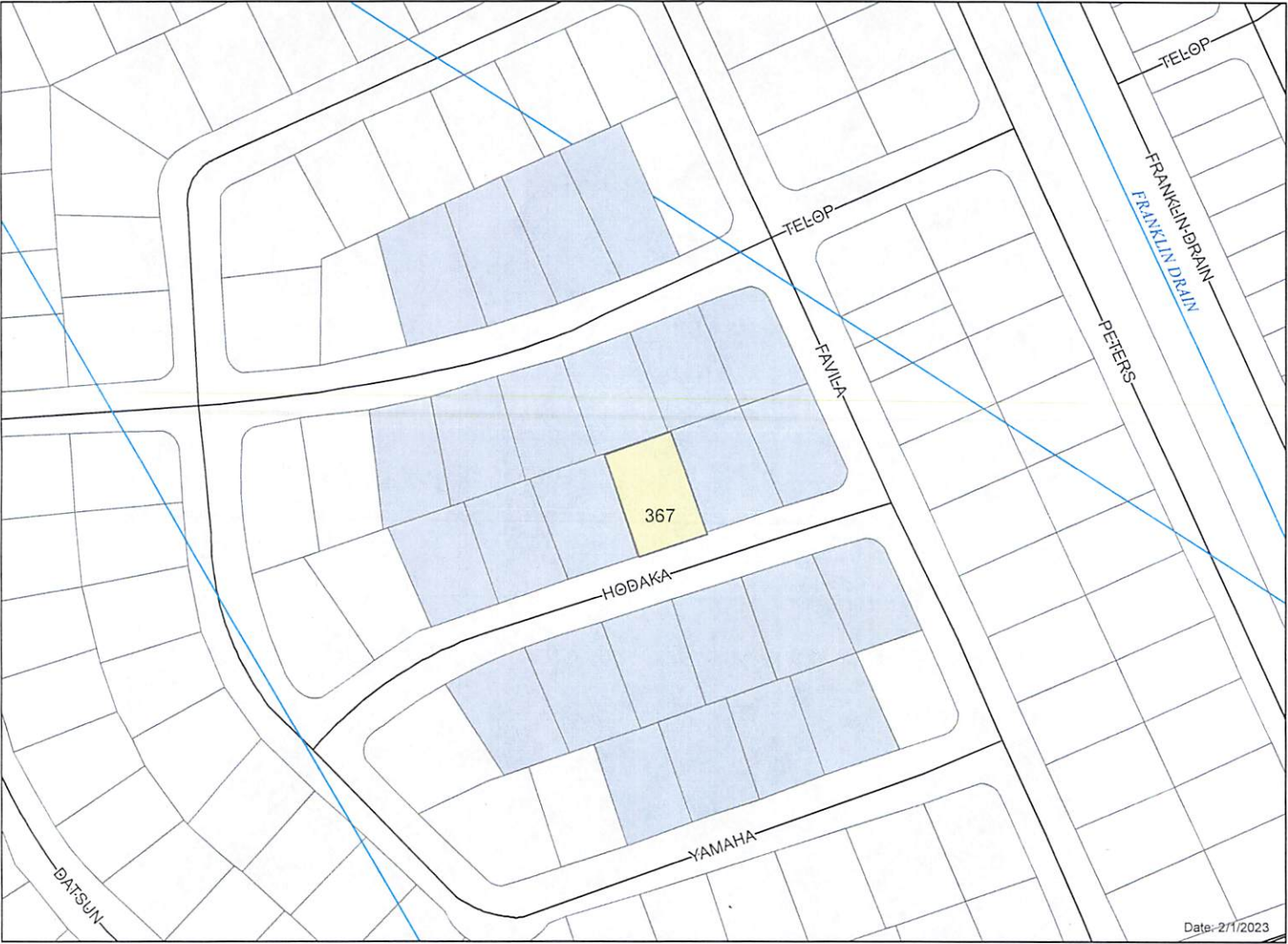


# AERIAL PHOTO



# PUBLIC HEARING

200' Around - 367 Hodaka Way

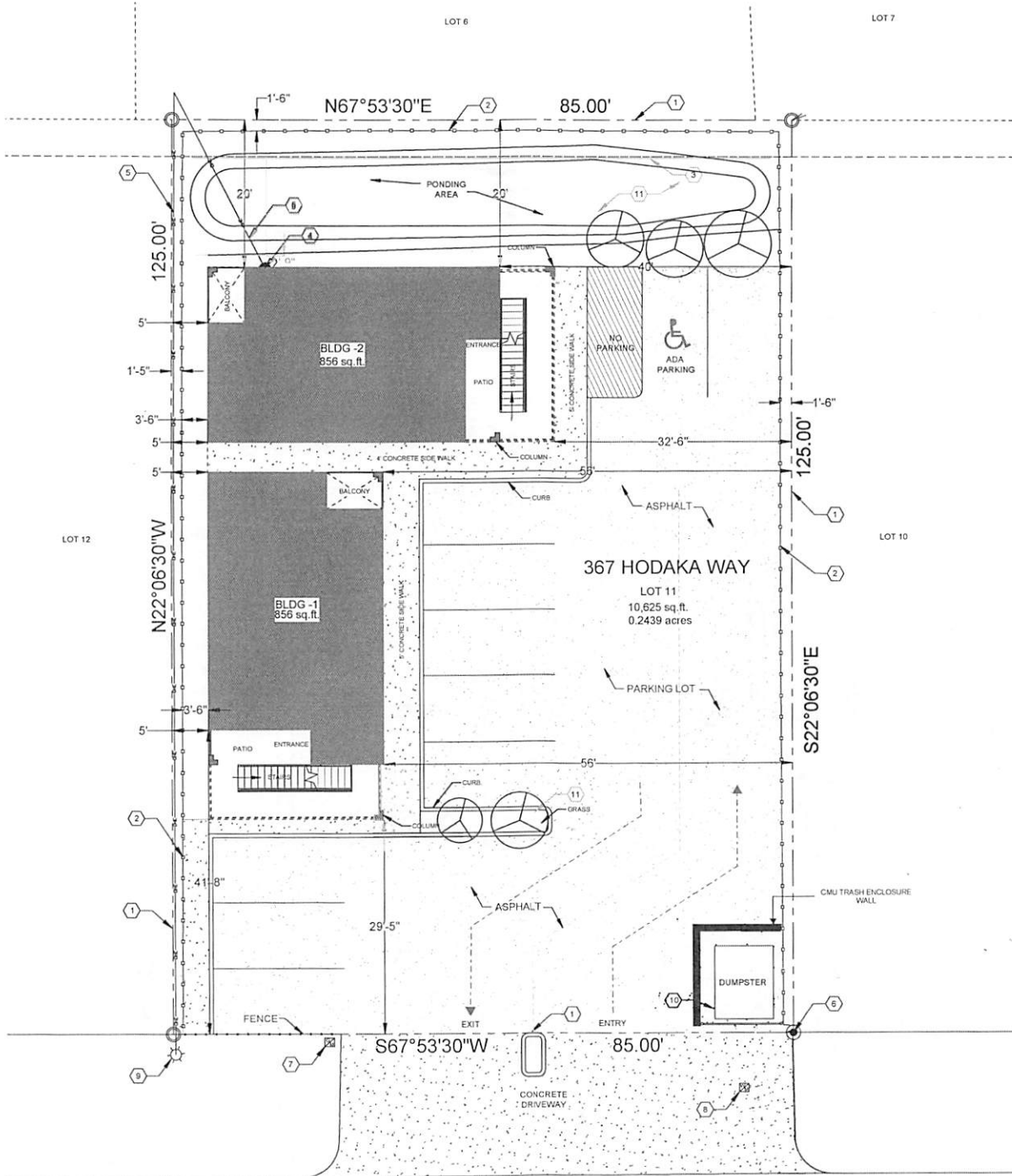


Date: 2/1/2023

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



# SITE PLAN



HODAKA WAY  
(60' R.O.W.)

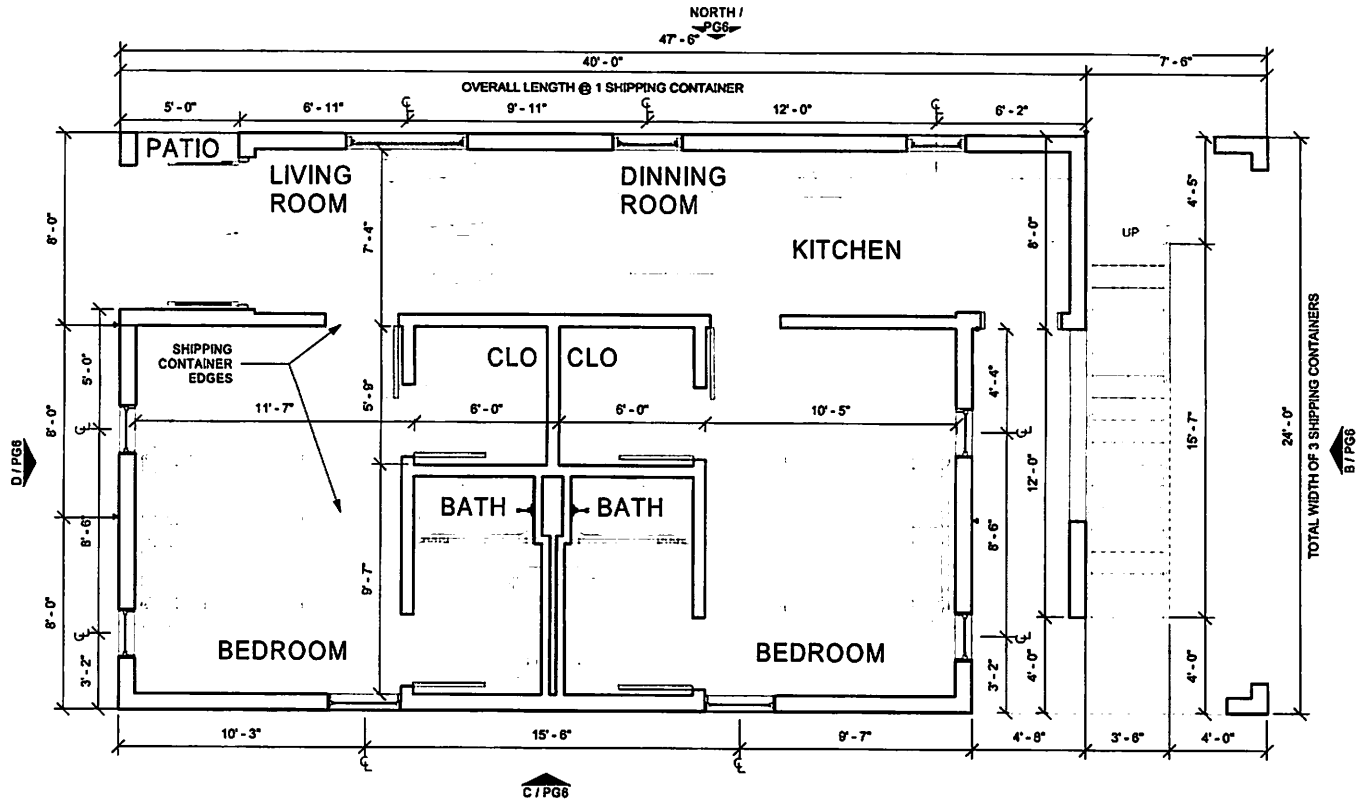
SCHEMATIC - SITE PLAN

SCALE: 1/8" = 1'-0" 01





# FLOOR PLAN



## CONCEPTUAL UNIT PLAN

1/4" = 1'-0"  
 UNIT SHELL MADE OF 3 SHIPPING CONTAINERS.  
 TOTAL: 768 SQ. FT.

# SIGNED PETITION

TO WHOM IT MAY CONCERN:

THIS PETITION IS CONCERNING THE CONSTRUCTION OF APARTMENTS ON 367 HODAKA WAY IN SOCORRO TX 79927. THIS IS A RESIDENTIAL NEIGHBORHOOD AND WE ARE OPPOSED TO THE BUILDING OF THEM. WE ARE CONCERNED THAT THIS NEW CONSTRUCTION WILL LEAD TO MORE PEOPLE, TRAFFIC, NOISE, SAFETY ISSUES AND PARKING ISSUES DUE TO THE LACK OF SPACE. ADDITIONALLY, THE NEIGHBORHOOD RESIDENTS WERE NEVER NOTIFIED OF THIS CONSTRUCTION/REZONING OF THE PROPERTY. WE HOPE THE CITY OF SOCORRO OFFICIALS WILL UNDERSTAND OUR CONCERN.

THE FOLLOWING SIGNATURES OF RESIDENTS ARE FOR WHOM OPPOSE THE CONSTRUCTION OF THE APARTMENTS IN A RESIDENTIAL ZONE.

NAME	ADDRESS	PHONE NUMBER	SIGNATURE
Kimberley Ojeda	11605 FAVILA RD SOCORRO, TX 79927	915 345 95 96	<i>Kimberley Ojeda</i>
RIMON LARR	366 178 DAKA SOCORRO TX	915 777 76 75	<i>Rimon Larr</i>
MARCIA L. ROY	793 HODAKA WAY	915 490 2769	<i>Marcia L. Roy</i>
WISALDA DE LA	397 HODAKA WAY	915 920 5263	<i>Wisalda de la</i>
Federico Estrada	11641 YAMAHA WAY	915 422 1716	<i>Federico Estrada</i>
RAUL CORTI	370 HODAKA WAY	915 305 7863	<i>Raul Corti</i>
WILD M. GALVA	351 HODAKA	915 244 0668	<i>Wild M. Galva</i>
JUAN GARCIA	376 HODAKA	915 732 2217	<i>Juan Garcia</i>
MARION L. DAVILA	556 HODAKA	915 203 3930	<i>Marion L. Davila</i>
Maribel Lara	11600 YAMAHA	915 356 1040	<i>Maribel Lara</i>
Justina Garcia	11604 YAMAHA	915 474 4226	<i>Justina Garcia</i>
LEONOR DE LA	398 TELOR RD	915 545 522	<i>Leonora de la</i>
EDUARDO DIAZ	387 TELOR RD	915 505 3115	<i>Eduardo Diaz</i>
TERESA VILLAR	386 TELOR	765 921 7	<i>Teresa Villar</i>
SERRANO MARTIN	375 TELOR	740 0530	<i>Serrano Martin</i>
Maria Castro	11625 FAVILA	915 838 6385	<i>Maria Castro</i>
Angel Ramirez	467 CARLIN	915 591 3130	<i>Angel Ramirez</i>
Gemma Hinojosa	11653 YAMAHA	915 787 4568	<i>Gemma Hinojosa</i>
CONCEPCION ALVAREZ	11644 YAMAHA	915 6250	<i>Concepcion Alvarez</i>
MARIA VILLAR	11645 YAMAHA	(915) 202 2633	<i>MARIA</i>
MAYRA VILLAR	11649 YAMAHA	(915) 2626 42	<i>MAYRA</i>
RENE DIAZ	11648 YAMAHA DR	915 503 9636	<i>René Díaz</i>



*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

2 de febrero, 2023

Estimado dueño(a) de propiedad,

Se le notifica que habrá una **AUDIENCIA PUBLICA** durante la junta de la Comisión de Planeación y Zonificación el 21 de febrero del año 2023 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:

- a) Solicitud de audiencia pública para la enmienda propuesta al Plan Maestro de la Ciudad de Socorro y la Rezonificación del Bloque 15, Subdivisión Friedman Estates Unidad 2, Lote 11 1966 Fleetwood H/T 10X58 SN# WF6V55135 ubicada en el 367 Hodaka Way, Socorro, Texas de R-1 (Residencial Unifamiliar) a R-2 (Residencial de densidad media) para permitir un desarrollo multifamiliar.

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 21 de febrero del año 2023 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,

*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

February 2nd, 2023

Dear property owner,

You are hereby notified that a Planning and Zoning Commission meeting has been scheduled to hold a **PUBLIC HEARING** on February 21, 2023, 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 15, Friedman Estates Unit 2, Lot 11 1966 Fleetwood H/T 10X58 SN# WF6V55135 located at 367 Hodaka Way, Socorro, TX from R-1 (Single Family Residential) to R-2 (Medium density residential) to allow for a multifamily development.

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 February 21, 2023, 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.**

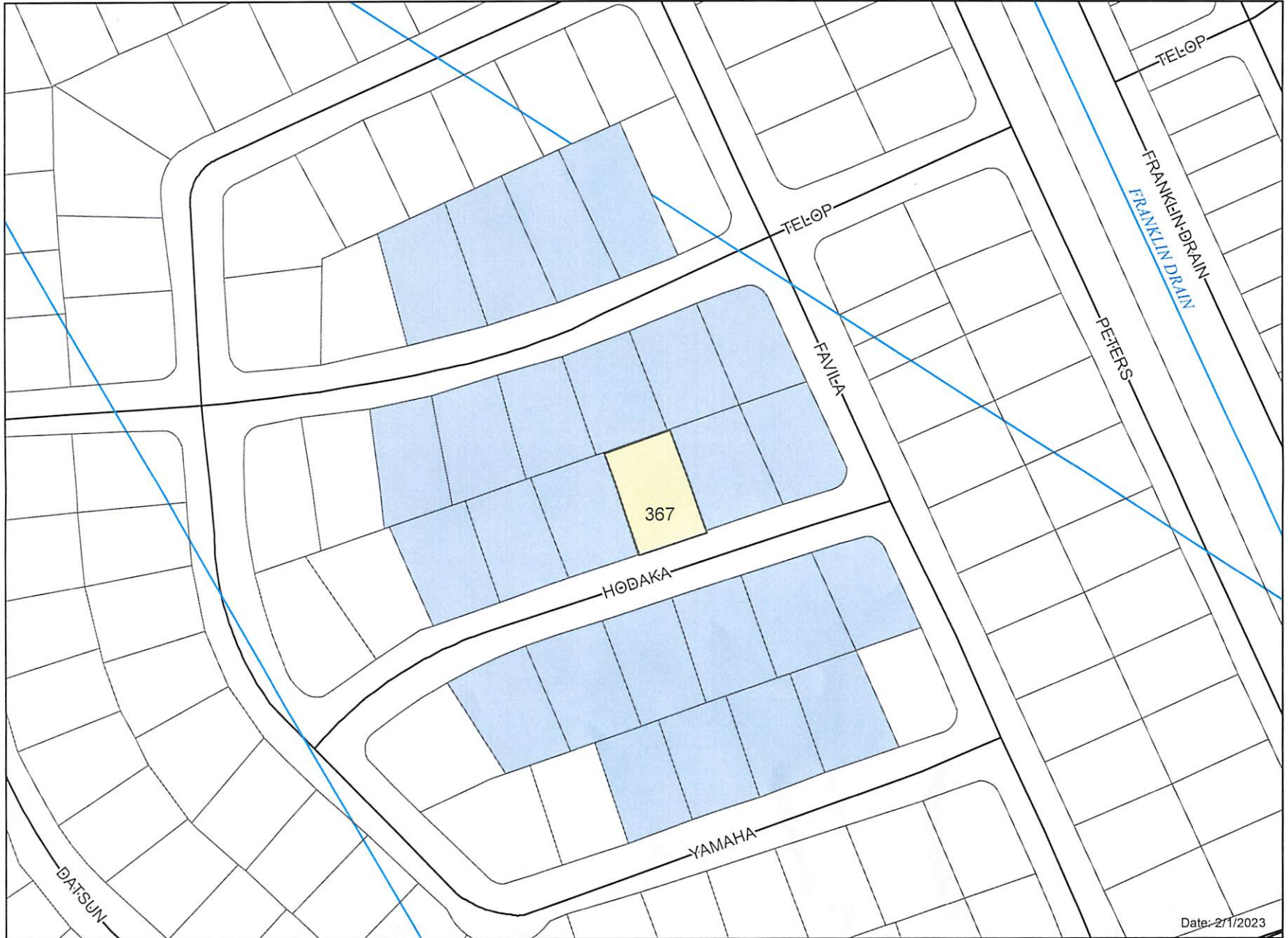
**Please contact our office the day of the scheduled meeting to confirm that the meeting will be held.**

Respectfully,

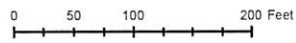
*Judith Rodriguez*  
Planning & Zoning Commission Secretary

FILE_AS_NA	ADDR_CITY	ADDR_LINE2	ADDI	ADDR_ZIP
GANDARILLA ALFREDO & SOCORRO	EL PASO	11657 YAMAHA DR	TX	79927-3256
GANDARILLA JOSE A & CAMPUZANO CLARA	EL PASO	11661 YAMAHA DR	TX	79927-3256
CORTEZ RAUL & GUADALUPE (CS)	SOCORRO	449 DINI ROZI DR	TX	79927-3253
FLORES MARIA D L L	SOCORRO	11800 VARELA DR	TX	79927-2260
GARCIA ANA M	EL PASO	10139 ARMSTRONG DR	TX	79927-4252
LARA RAMON O & MARIA A	SAN ELIZARIO	PO BOX 199	TX	79849-0199
DOMINGUEZ MARIA S	EL PASO	10456 MADISON LEE DR	TX	79927-3912
DOMINGUEZ MARCIAL & JOSEFINA	SOCORRO	350 HODAKA WAY	TX	79927-3294
MAESE ELIDA A	SOCORRO	391 HODAKA WAY	TX	79927-3294
BELTRAN JOSE R & VELA ADRIANA P	SOCORRO	387 HODAKA WAY	TX	79927-3294
SANTIAGO MARIA D R	EL PASO	13408 CAMELDALE ST	TX	79928-5612
HERNANDEZ RAMON M & MARIA A	SOCORRO	367 HODAKA WAY	TX	79927-3294
SOTELO IGNACIO	EL PASO	174 N AWBREY ST	TX	79905-2902
NIETO MANUEL M E	SOCORRO	390 TELOP RD	TX	79927-1501
RANGEL JORGE	EL PASO	409 TOYOTA RD	TX	79927-3231
URENO PEDRO S & ANGELICA G	EL PASO	386 TELOP RD	TX	79927-1501
ESPINOZA GLORIA M	EL PASO	376 TELOP RD	TX	79927-1501
BETANCE ADAN & IRMA	EL PASO	366 TELOP RD	TX	79927-1501
TEPEZANO ARTURO & ALBA	CLINT	1509 DRAGOON	TX	79836-5215
FAUDOA LUIS C R	EL PASO	9727 ALAMEDA AVE APT A	TX	79927-2897
DIAZ EDUARDO & MARIA A	EL PASO	387 TELOP RD	TX	79927-1501
MONTES GUERRERO & ELFEGA	EL PASO	375 TELOP RD	TX	79927-1501
ESPINOZA ONESIMO & MARIA G	EL PASO	365 TELOP RD	TX	79927-1501
WATCHTOWER BIBLE & TRACT SOCIETY OF I	PATTERSON	100 WATCHTOWER DR	NY	12563-2232
NIEVES ELEUTERIO	EL PASO	11649 YAMAHA DR	TX	79927-3270
ROACHO ARMANDO C & GANDARILLA GEM	EL PASO	11653 YAMAHA DR	TX	79927-3256

# 200' Around - 367 Hodaka Way



Date: 2/1/2023



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



**Ivy Avalos**  
Mayor

**Ruben Reyes**  
At Large

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City Manager

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**RECOMMENDED CODE AMENDMENTS FOR ACCESSORY STRUCTURES  
SUBMITTED TO THE PNZ ON FEBRUARY 21, 2023**

**Sec. 46-1. – Definitions**

- ~~1. Accessory building or use means a subordinate building or use, the use of which is incidental to and customarily found in connection with the principal or use, and located on the same lot with the principal building or use.~~
2. "Accessory structure" means a detached subordinate building or other structure, the use of which is clearly incidental to or customarily found in connection with and located on the same lot as the main building or principal use of the land, excluding a garage. Only one accessory structure shall be allowed per lot.
3. "Residential Garage" means a detached or attached structure or a portion of a principal structure on the same lot as a dwelling for the storage of private motor vehicles, boats or trailers of the occupants of the dwellings.
4. "Principal structure" means any one- or two-family dwelling or townhouse, or portion thereof, used or intended to be used for human habitation, for living, sleeping, cooking or eating purposes or any combination thereof. Carports, porches or covered patios do not count as part of a principal structure.

**R-1 – SINGLE FAMILY RESIDENTIAL DISTRICT**

**Sec. 46-239. Accessory structures.**

- (a) No accessory structure, ~~excluding fences, or walls,~~ shall ~~be closer to~~ abut any property line ~~than the required yard setback; however, an accessory structure may be as close as five feet to any property line.~~ and must have a minimum five-foot setback from any rear or side property line.
- (b) An accessory structure shall not exceed 50 percent of the square footage of the principal structure.
- (c) Only one accessory structure shall be permitted per lot and must be located in a rear yard.

**R-2 - MEDIUM DENSITY RESIDENTIAL DISTRICT**



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**Sec. 46-263. Accessory structures.**

- (a) No accessory structure, ~~excluding fences, or walls,~~ shall ~~be closer to abut~~ any property line ~~than the required yard setback; however, an accessory structure may be as close as five feet to any property line.~~ and must have a minimum five-foot setback from any rear or side property line.
- (b) An accessory structure shall not exceed 50 percent of the-square footage of the principal structure.
- (c) Only one accessory structure shall be permitted per lot and must be located in a rear yard.