

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 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 7TH, 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 7TH, 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) 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.
- b) 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.
- c) Approval of Meeting minutes of January 17, 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. 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.

6. Planning and Zoning Commissioners Report.

7. Planning and Zoning Department Report.

8. 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 3RD DAY OF FEBRUARY 2023

By: 
Judith Rodriguez, Planning & Zoning Secretary

DATE & TIME POSTED: 2/3/23 1:19 pm /BY: MD

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

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

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PLANNING AND ZONING COMMISSION MEETING MINUTES
JANUARY 17, 2023 @ 5:30 P.M.

MEMBERS PRESENT:

Andrew Arroyos
Enrique Cisneros-he arrived at 5:34pm.
Julie Dominguez
David Estrada

MEMBERS ABSENT:

None

STAFF PRESENT

Myrian, Planning Clerk
Judith Rodriguez, Planning and Zoning Clerk
Merwan Bhatti, City Attorney
Carlos Gallinar, City Planner
Lizbeth Castro, Recreation Coordinator
Juan Espinoza, IT Technician

1. CALL TO ORDER

Mr. Arroyos called to order at: 5:30 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 December 20, 2022.

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

Motion carried

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

Nays:

Abstain:

Absent: Enrique Cisneros, he arrived at 5:34pm.

REGULAR AGENDA-DISCUSSION AND ACTION

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.

Speaker: Applicant Rodolfo Reyes

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

Motion carried

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

Nays:

Abstain:

Absent:

6. Consider and Take Action:

On the Election of officers for Planning and Zoning Commission.

A motion was made by Enrique Cisneros *to approve* and continue with the current elected officers which are: Chairman Andrew Arroyos, 1st Vice Chairman Enrique Cisneros, 2nd Vice Chairman David Estrada, and Secretary Judith Rodriguez. Seconded by Julie Dominguez.

Motion carried

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

Nays:

Abstain:

Absent:

7. Consider and Take Action:

On the Bylaws of the Planning and Zoning Commission.

A motion was made by Enrique Cisneros *to approve* the Bylaws of the Planning and Zoning Commission as it is currently. Seconded by Andrew Arroyos.

Motion carried

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

Nays:

Abstain:

Absent:

8. Consider and Take Action:

On the 2023 Meeting Calendar.

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

Motion carried

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

Nays:

Abstain:

Absent:

9. Planning and Zoning Commissioners Report.

Commissioners requested Carlos Gallinar to include a review of the definition of main structure in the next Planning and Zoning meeting agenda.

10. Planning and Zoning Department Report.

-Mr. Gallinar gave a reminder to commissioners to assist the Bojorquez training that will be held on January 20, 2023.

11. Adjournment:

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

Motion carried.

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

Nays:

Abstain:

Absent:

Meeting adjourned at **6:42 pm.**

Andrew Arroyos, Chairman

Date minutes were approved.

Judith Rodriguez, Secretary

Date minutes were approved.



**CITY OF SOCORRO
PLANNING & ZONING
MEETING DATE: FEBRUARY 7, 2023**

**FINAL PLAT APPROVAL
STAFF REPORT**

SUBJECT:
DISCUSSION AND ACTION TO APPROVE FINAL PLAT

NAME: **SOCORRO LOGISTICS COMMERCIAL UNIT #1
FINAL PLAT**

PROPERTY ADDRESS: North Loop & Inglewood

**PROPERTY LEGAL
DESCRIPTION:** Being a portion of Tracts 13A, 13A2B, and all Tracts 14A and 14F,
Block 5, Socorro Grant

PROPERTY OWNER: Socorro Logistics Land, LLC

REPRESENTATIVE: Jorge Grajeda, CEA Group

PROPERTY AREA: 8.4 Acres

CURRENT ZONING: IC-MUD (Industrial Commercial Mixed Used Development)

CURRENT LAND USE: Vacant

FUTURE LAND USE MAP: Commercial

PROPOSED LAND USE: Commercial

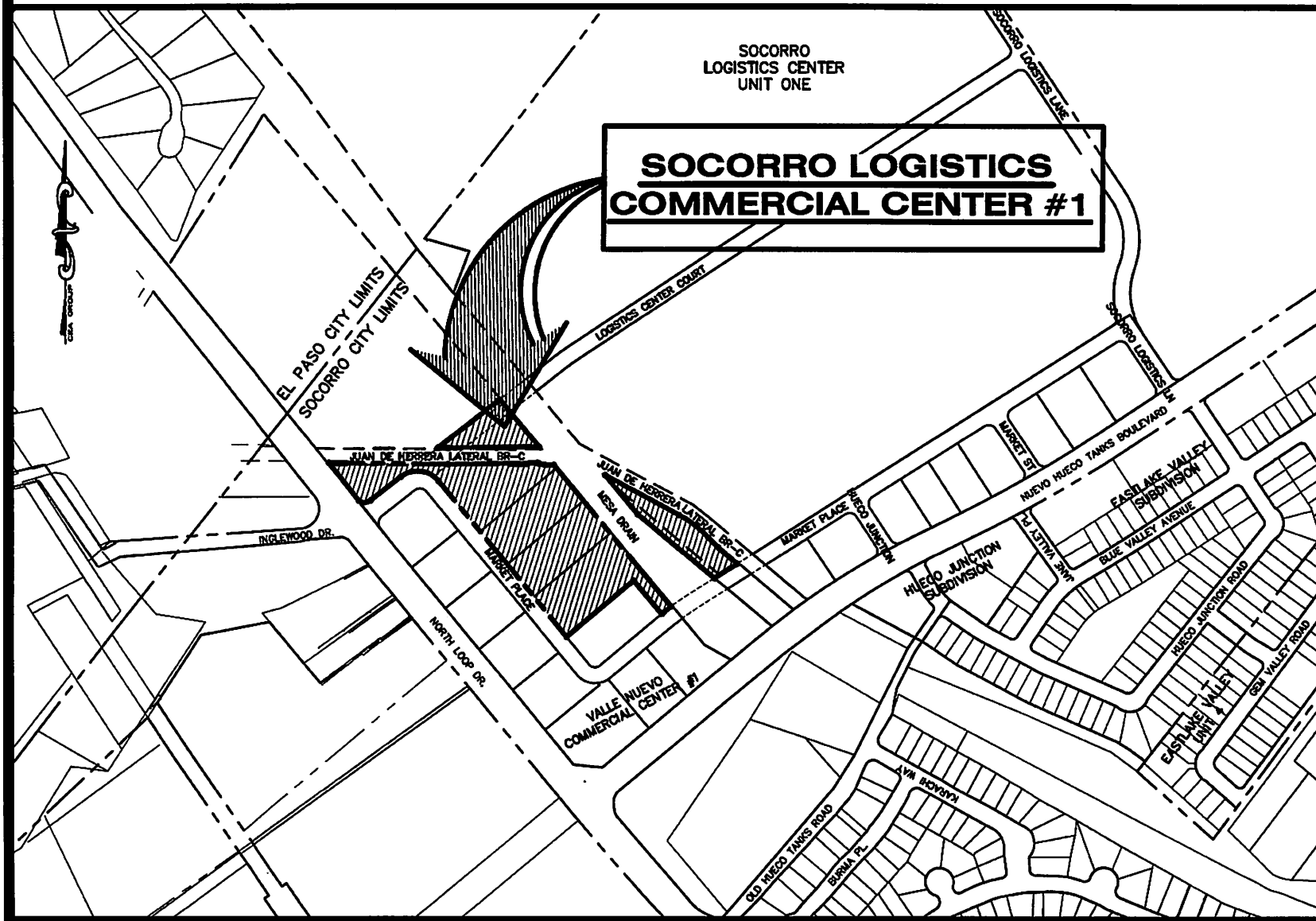
FLOOD MAP: According to the Flood Insurance Rate Maps, the referenced
property lies within Zone X; (Community Panel # 480212 0203-B/
FEMA, September 4, 1991)

SUMMARY OF REQUEST: Request to Approve Final Plat. Plat shows 6 Commercial
Lots, one public ROW, and 1 Private Pond. There are no changes
from Preliminary Plat.

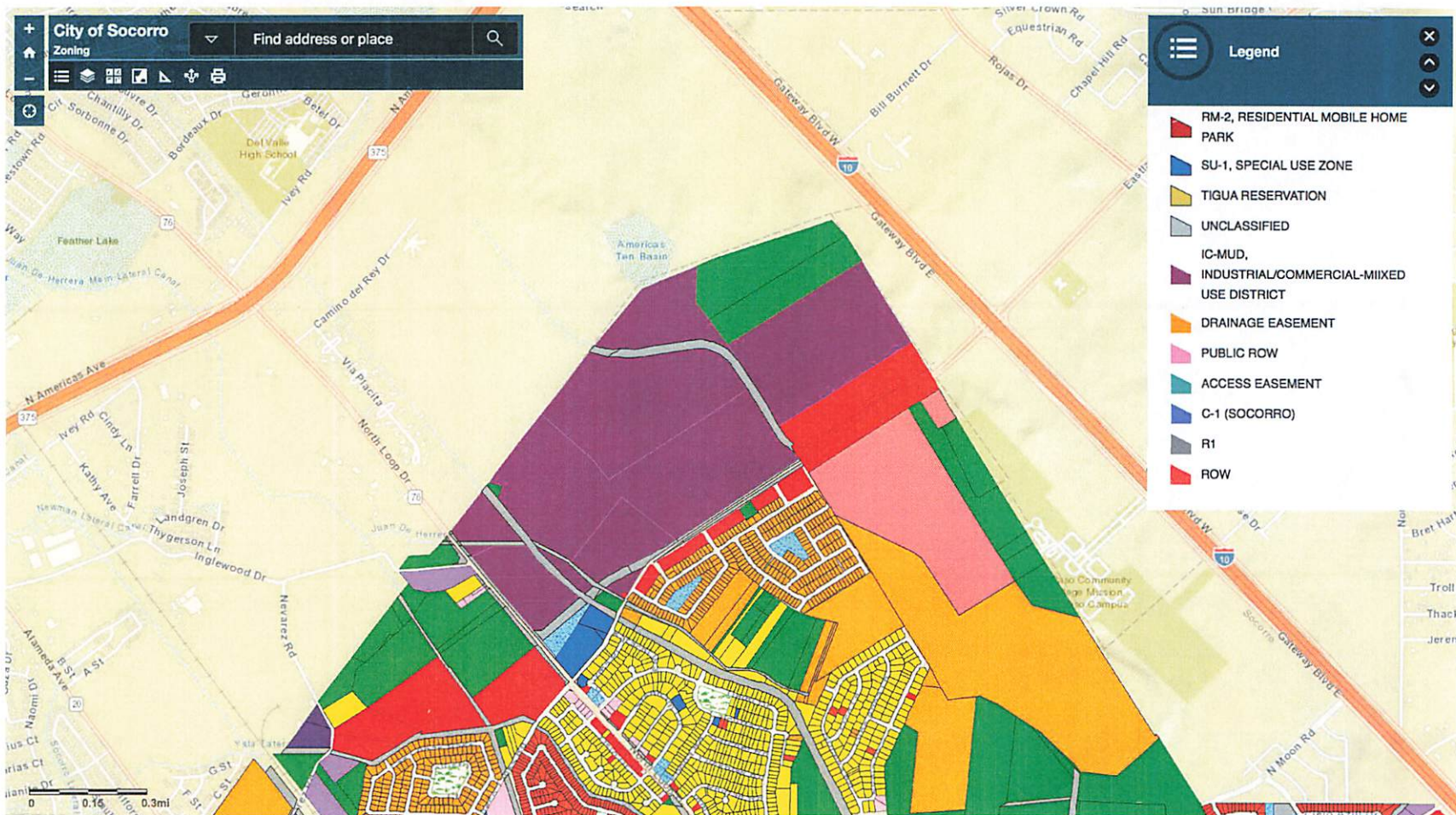
Preliminary Plat was approved by City Council on 12/1/2022

STAFF RECOMMENDATION: Staff recommends APPROVAL.

SCALE: 1"=600'



ZONING MAP



SITE PICTURES



AERIAL PHOTO



PHASE 1

PHASE 2

PHASE 3

PHASE 4

LEGAL DESCRIPTION

4.754 7773 ACRES PART, MORE OR LESS, OUT OF TRACTS 2, 3, 4, 7, 7A, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783,