

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 MARCH 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 MARCH 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.

Approved by:

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 3, Lot 24 La Jolla Subdivision located at 178 Escalante Drive, Socorro, TX from R-1 (Single Family Residential) to R-2 (Medium Density Residential) to allow for a quadruplex.
- b) Public hearing request for the proposed amendment to the City of Socorro’s Master Plan and Rezoning of Block 6, Tracts 2-B and 3, Socorro Grant, located at the corner of Inglewood and North Loop, Socorro, TX from A-1 (Agricultural) to C-2 (General Commercial District).
- c) Approval of Meeting minutes of February 21,2023.

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. Presentation and Discussion:

TxDOT FM 76 (North Loop Drive) Feasibility Study, Jose Bocanegra (TxDOT) FM 76 (North Loop Drive) Feasibility Study being conducted by TxDOT El Paso District to identify potential improvements to Farm-to-Market (FM) 76 (North Loop Drive) from FM 1281 (Horizon Boulevard) in Socorro to State Highway (SH) 20 (Alameda Avenue) in Fabens, El Paso County, Texas. The feasibility study would cover approximately 12.5 miles of FM 76.

Approved by: 

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

Approved by: 

seventy-two (72) hours preceding the scheduled meeting at City Council Chambers, 860 N. Rio Vista, Socorro, Texas.


DATED THIS 17TH DAY OF MARCH 2023.

By: 
Judith Rodriguez, Planning & Zoning Secretary

DATE & TIME POSTED: 3/17/23 3pm /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/))

Approved by: 

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Mayor

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**PLANNING AND ZONING COMMISSION MEETING MINUTES
FEBRUARY 21, 2023 @ 5:30 P.M.**

MEMBERS PRESENT:

Andrew Arroyos
Julie Dominguez
David Estrada

MEMBERS ABSENT:

Enrique Cisneros

STAFF PRESENT

Yadira Magana, Planning and Zoning Clerk
Judith Rodriguez, Planning and Zoning Clerk
Merwan Bhatti, City Attorney
Carlos Gallinar, City Planner
Lorraine Quimiro, City Planner
Jose Botello, Planner
Lizbeth Castro, Recreation Coordinator
Juan Espinoza, IT Technician

1. Call to Order

Mr. Andrew Arroyos called to order at: 5:32 pm.

2. Establishment of Quorum

Quorum with 3 commissioners present.

3. Notice to the Public-Open Forum

No one signed up to speak.

4. Consent Agenda

- a) Approval of Meeting minutes of February 7, 2023.

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

Motion carried

Ayes: David Estrada and Julie Dominguez.

Nays:

Abstain: Andrew Arroyos

Absent: Enrique Cisneros

REGULAR AGENDA-DISCUSSION AND ACTION

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.

Chairman Andrew Arroyos opened public hearing at **5:34pm**

Chairman Andrew Arroyos closed public hearing at **5:35pm**

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.

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

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.

Chairman Andrew Arroyos opened public hearing at **5:39pm**
Chairman Andrew Arroyos closed public hearing at **5:58pm**

Speakers:

- Susana Dominguez
- Maribel Lara
- Marcial Dominguez
- Ana Maria Garcia
- Luz Elena Ortiz
- Ramon Lara

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.

A motion was made by Andrew Arroyos *to approve* with a condition to approve the site plan with 4- units (max density). Seconded by Julie Dominguez.

Motion carried

Ayes: Andrew Arroyos and Julie Dominguez.

Nays: David Estrada

Abstain:

Absent: Enrique Cisneros

9. Discussion and Action:

On the definition of main structure and regarding accessory structures.

Mr. Gallinar gave follow up to the request from previous Planning and Zoning meeting of the definition for "accessory building". He mentioned that it is just a draft and that if there's any recommendation on the language it will be included and then send it to Mr. Bhatti to review. Finally, it will be presented to City Council for amendment.

Mr. Gallinar proposed to eliminate the current definition of *accessory building* and replace it with *accessory structure*. He clarified that the principal structure does not include the carports, front porches, just the living area.

10. Planning and Zoning Commissioners Report.

Nothing to report.

11. Planning and Zoning Department Report.

Mr. Gallinar announced that this would be his last meeting and introduced to the new city planner Ms. Lorraine Quimiro.

12. Adjournment:

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

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

Nays:

Abstain:

Absent: Enrique Cisneros

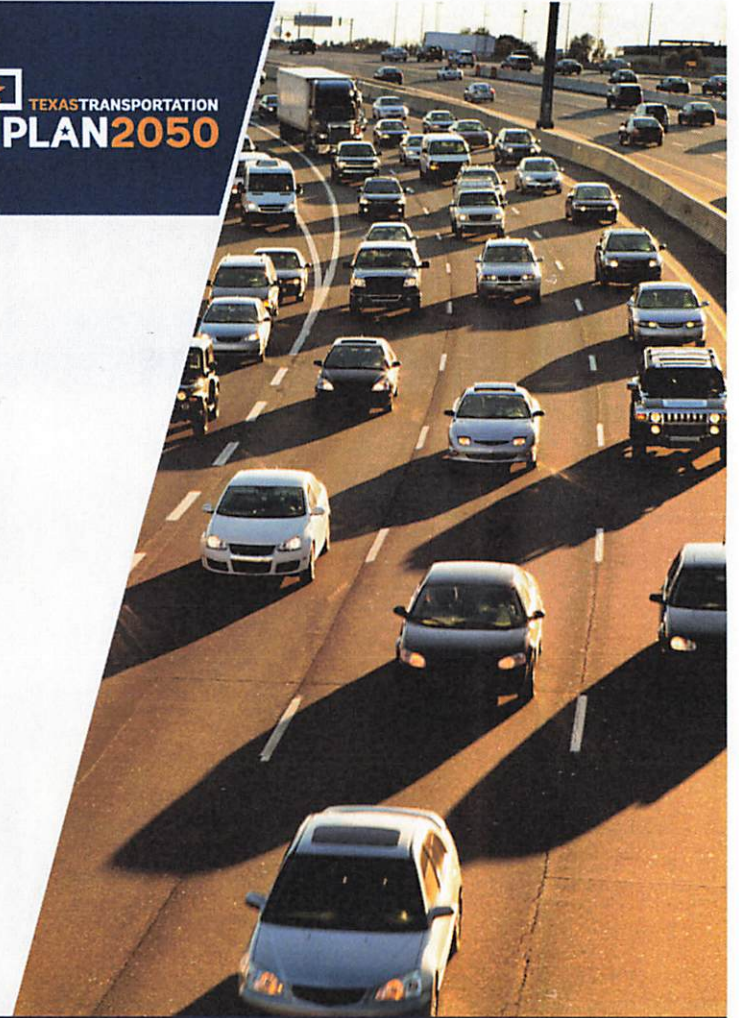
Meeting adjourned at **6:31 pm.**

Andrew Arroyos, Chairman

Date minutes were approved.

Judith Rodriguez, Secretary

Date minutes were approved.

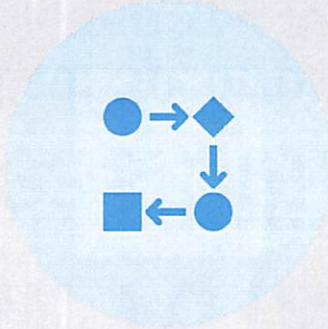


FM 76 (North Loop Drive) Feasibility Study

City of Socorro
Planning and Zoning Commission

March 21, 2023

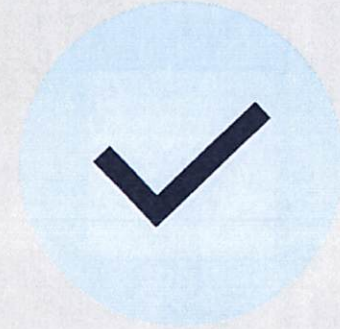
Objectives/Purpose of Presentation



PROVIDE INFORMATION ON FM 76
(NORTH LOOP DRIVE) FEASIBILITY
STUDY (PURPOSE AND CONTEXT OF
STUDY)



SHARE EARLY DATA ANALYSIS AND
COLLECTION



SHARE PROPOSED SCHEDULE

Agenda



Study Team Members



Study Overview



Proposed Schedule



Study Contact Information

Study Team Members



■ Texas Department of Transportation (TxDOT):

- Jose Bocanegra
- Thelma Ramirez
- Gus Sanchez
- Marty Boyd
- Art Estrada Jr.
- Adriana Rodriguez

■ Consultant Team

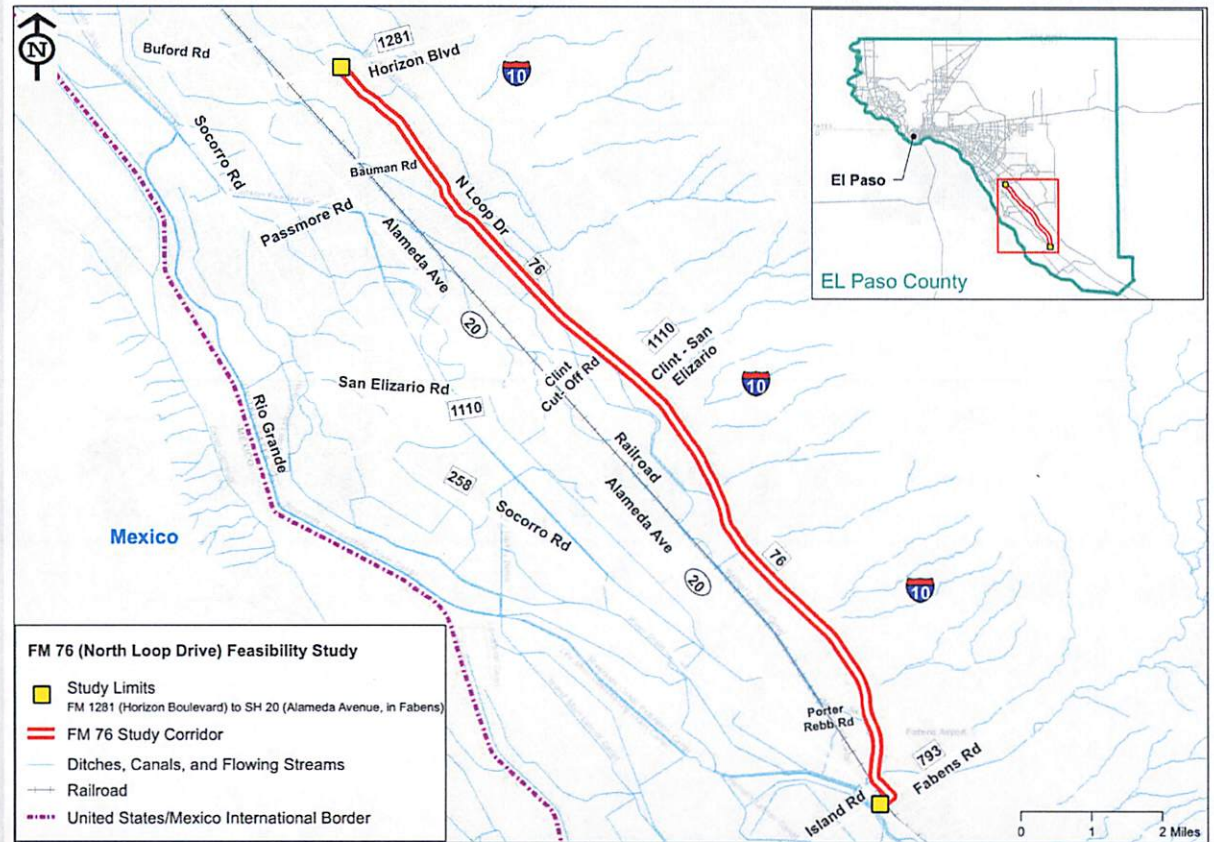
- CDM Smith: Chris Nazar, Bill Knowles, Sara Varvarigos
- Kleinman Consultants: Vicky Carrasco, Ramon Carrasco
- Blanton & Associates (now ICF): Kim Johnson, Samantha Melito



Study Overview

About the Study

- 12.5-mile-long corridor along FM 76 (North Loop Drive) between FM 1281 (Horizon Boulevard) and SH 20 (Alameda Avenue, in Fabens).



Source: CDM Smith

Existing Study Corridor Configuration



Beginning Corridor Cross Section: Four lanes with median for the initial length of 0.2-miles between FM 1281 (Horizon Boulevard) and Milo Drive, with 11-foot-wide paved shoulder on both sides and 5-foot-wide sidewalks available on both sides of corridor.

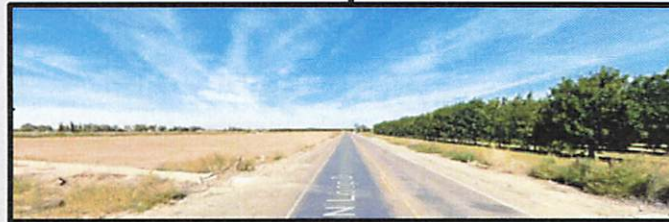


Source: Google Streetview

Ending Corridor Cross Section: Two lanes along FM 76 in the Town of Fabens, with 5-foot-wide sidewalks along Fabens Road, up until SH 20 (Alameda Avenue).



Source: Google Streetview



Source: Google Streetview

Main Study Corridor Cross Section: Two lanes throughout most of the study corridor except at intersections, with 3 to 4-foot-wide paved shoulders on both sides. No sidewalks are currently available.

About the Study

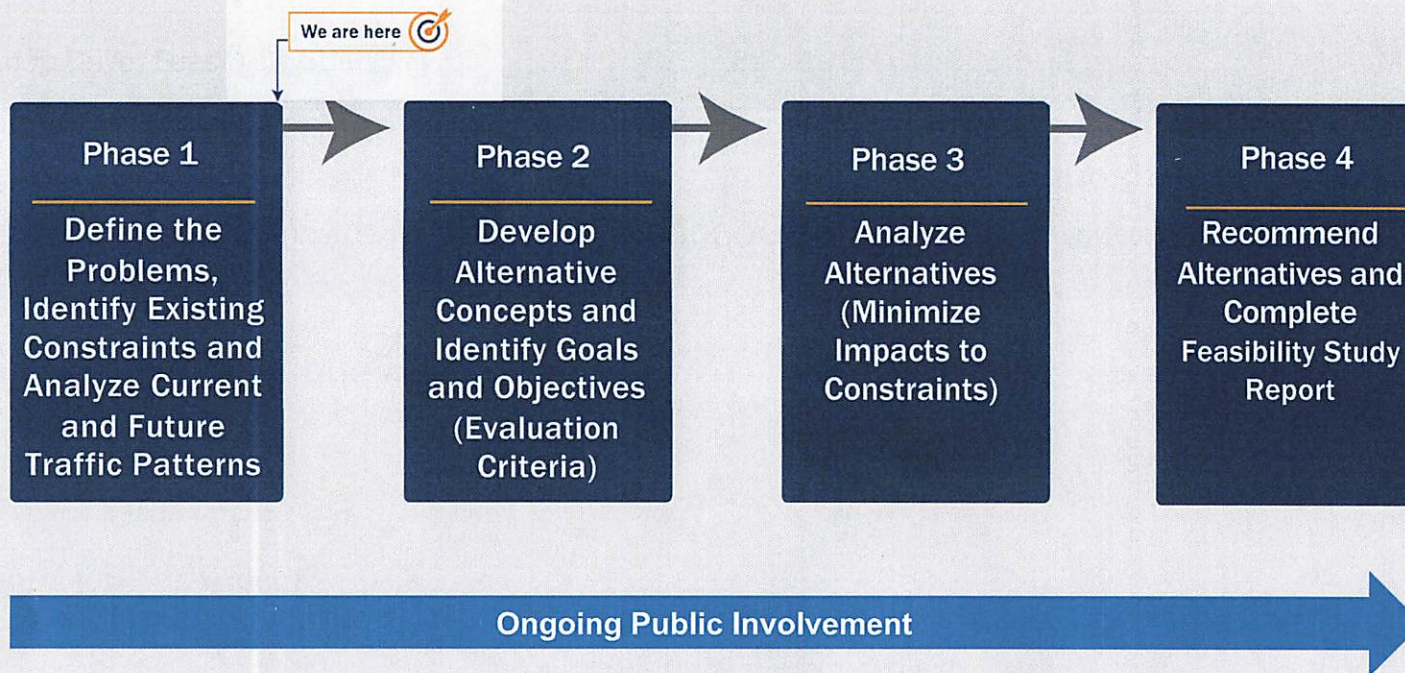


- Identify feasible mobility and safety improvements.
- Conduct multimodal corridor analysis to develop up to three improvement concepts.
- Identify alternatives that minimize impacts to the community and natural environment, where practicable.
- Engage stakeholders and consider local input during the study.



TYPICAL FEASIBILITY STUDY PROCESS

12 - 18 month process

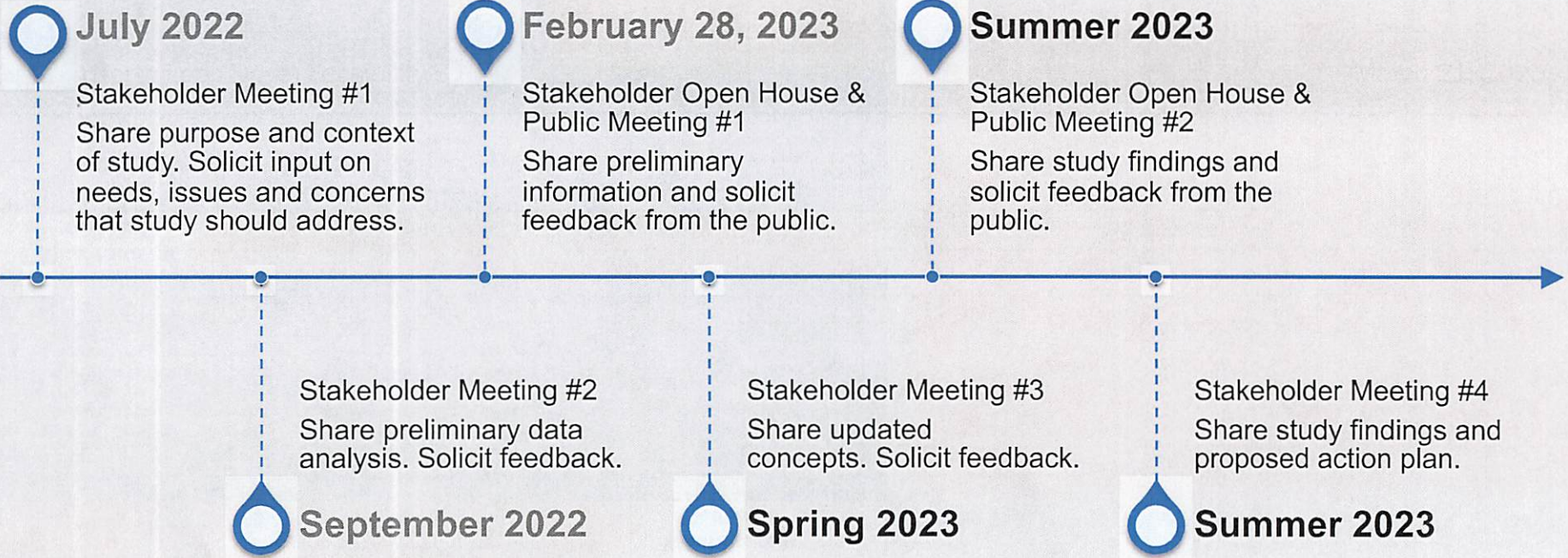


Types of Analysis



- StreetLight Data Analysis
- Traffic Count Data Analysis
- Travel Time Analysis
- Eastwind Traffic Impact Analysis
- Crash Data Analysis
- Roadway and Planning Data Analysis (intersection geometry, driveway and access points, right of way, land use and master plans, transit master plans, coordination with other corridor studies (FM 1110, SH 20, Border East Project & Environmental Linkages, I-10).
- Existing (2022) and Future (2045) Traffic Analysis and Projections
- Access Management
- Public Involvement

Stakeholder Meeting Schedule (Tentative)



First Public Meeting-Tuesday, February 28, 2023



	FM 76 (North Loop Drive) Feasibility Study Virtual Public Meeting with In-Person Option	We want your feedback!
<p>The TxDOT El Paso District is conducting a feasibility study to identify potential improvements to FM 76 (North Loop Drive) from FM 1281 (Horizon Boulevard) in Socorro to SH 20 (Alameda Avenue) in Fabens, El Paso County, Texas. TxDOT will be conducting a Virtual Public Meeting with In-Person Option on this feasibility study beginning Tuesday, February 28, 2023, at 4 p.m. (MT).</p> <p>To log on to the virtual public meeting, visit www.TxDOT.gov and enter "FM 76 North Loop Drive Feasibility Study" in the keyword search box.</p> <p>The in-person option will be held on Tuesday, February 28, 2023, from 4 p.m. to 7 p.m. (MT) at the Socorro City Hall, Rio Vista Complex City Council Chambers located at 860 Rio Vista Road, Socorro, Texas 79927.</p> <p>The virtual public meeting with in-person option will be conducted in English and Spanish. If you need an interpreter or document translator because English or Spanish are not your primary language, one will be provided to you. If you have a disability and need assistance, special arrangements can be made to accommodate most needs. If you need interpretation or translation services or you are a person with a disability who requires an accommodation to participate in the virtual public meeting, please contact Kim Johnson at (512) 567-9270 no later than 4 p.m. (MT), Thursday, February 23, 2023.</p>		
¡Queremos su opinión!	Estudio de Viabilidad de FM 76 (Calle North Loop) Reunion Pública Virtual con Opción Presencial	
<p>El Departamento de Transporte de Texas (TxDOT, por sus siglas en inglés) Distrito de El Paso está llevando a cabo un estudio de viabilidad para identificar posibles mejoras a FM 76 (Calle North Loop) desde FM 1281 (Bulevar Horizon) en Socorro hasta la SH 20 (Avenida Alameda) en Fabens, Condado de El Paso, Texas. TxDOT estará llevando a cabo una Reunión Pública Virtual con Opción Presencial sobre este estudio de viabilidad. La reunión pública virtual iniciará el martes, 28 de febrero de 2023 a las 4 p.m. (MT).</p> <p>Para acceder a la reunión pública virtual, visite www.TxDOT.gov y escriba "FM 76 North Loop Drive Feasibility Study" en la casilla de búsqueda de palabras clave.</p> <p>La opción presencial se llevará a cabo el martes, 28 de febrero de 2023 de 4 p.m. a 7 p.m. (MT) en Socorro City Hall, Rio Vista Complex City Council Chambers, 860 Rio Vista Road, Socorro TX 79927.</p> <p>La reunión pública virtual se llevará a cabo en inglés y español. Si necesita un intérprete o un traductor de documentos porque el inglés o el español no son su idioma principal, se le proporcionará uno. Si tiene una discapacidad y necesita ayuda, se pueden hacer arreglos especiales para adaptarse a la mayoría de las necesidades. Si necesita servicios de interpretación o traducción, o si es una persona con discapacidad que requiere una adaptación para participar en la reunión pública virtual, comuníquese con Kim Johnson al (512) 567-9270 antes de las 4 p.m. (MT), el jueves, 23 de febrero de 2023.</p>		
Virtual Public Meeting with In-Person Option Tuesday, February 28, 2023 martes, 28 de febrero de 2023 4 p.m. (MT) Comment Period Ends Monday, March 15, 2023 Periodo de comentarios finaliza miércoles, 15 de marzo de 2023 11:59 p.m. (MT)		

Virtual Public Meeting with In-Person Option
Tuesday, February 28, 2023
martes, 28 de febrero de 2023
4 p.m. (MT)

Socorro City Hall, Rio Vista Complex City Council Chambers located at 860 Rio Vista Road, Socorro, Texas 79927

Public Meeting #1 Photos



March 21, 2023

Public Meeting #1 Photos



Next Steps



- Meetings with other stakeholders
- Stakeholder Meeting No.3, Spring 2023
- Public Meeting No.2, Summer 2023



Comments and questions?



Email or Call

Jose Bocanegra

Jose.Bocanegra@txdot.gov

(915) 790-4365



Thank you!