

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 19TH DAY OF SEPTEMBER 2023 AT 5:30 P.M. AT THE CITY HALL 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 CAN ALSO ACCESS THE MEETING BY CALLING TOLL FREE NUMBER 844-854-2222 ACCESS CODE 579797 BY 4:30 PM MOUNTAIN STANDARD TIME (MST) ON SEPTEMBER 19TH, 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.

Approved by: 

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 September 5, 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 Preliminary Plat for Eastwind Hills Unit 1 Subdivision located at Gateway West Blvd., being Tracts 11-B & 11-B-4, Robert E. Nix Survey No. 302, Socorro, TX.
6. **Consider and Take Action** on the proposed approval of Preliminary Plat for Eastwind Hills Unit 2 Subdivision located at Gateway West Blvd., being Robert E. Nix Survey No. 301, El Paso County, Texas.
7. **Planning and Zoning Commissioners Report.**
8. **Planning and Zoning Department Report.**
9. **Adjournment**

Approved by: 

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 15TH DAY OF SEPTEMBER 2023.

By: Judith Rodriguez
Judith Rodriguez, Planning & Zoning Secretary

DATE & TIME POSTED: 9/15/2023 3:47pm /BY: Judith Rodriguez

**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: JB

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City Manager

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

MEMBERS PRESENT:

Andrew Arroyos
Enrique Cisneros
David Estrada
Julie Dominguez

MEMBERS ABSENT:

Osvaldo Reza

STAFF PRESENT

Yadira Magana, Planning and Zoning Clerk
Myrian Duron, Planning and Zoning Clerk
Merwan Bhatti, City Attorney
Lorraine Quimiro, City Planner Director of Development
Jose Botello, Planner
Lizbeth Castro, Recreation Coordinator
Juan Espinoza, IT Technician

1. Call to Order

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

2. Establishment of Quorum

Quorum with 4 commissioners present.

3. Notice to the Public-Open Forum

None

4. Consent Agenda

- a) Approval of Meeting minutes of August 15, 2023.

A motion was made by Andrew Arroyos *to approve* seconded by Julie Dominguez.
Motion carried.

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

Nays:

Abstain:

Absent: Osvaldo Reza

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 16, Block 1, Mary Lou Park, located at 10761 Lydia Road, Socorro, TX from R-1 (Single Family Residential) to C-2 (General Commercial) to allow for a commercial development.

Public Hearing opened at **5:32** pm

Public Hearing closed at **5:34** pm

6. **Consider and Take Action** on the proposed amendment to the City of Socorro's Master Plan and rezoning of Lot 16, Block 1, Mary Lou Park, located at 10761 Lydia Road, Socorro, TX from R-1 (Single Family Residential) to C-2 (General Commercial) to allow for a commercial development.

A motion was made by Enrique Cisneros *to approve* seconded by Andrew Arroyos.
Motion carried.

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

Nays:

Abstain:

Absent: Osvaldo Reza

7. Public hearing request for the proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 11, Robert E. Nix Survey No. 302, located along Gateway Blvd. West, Socorro, TX from Unclassified to IC-MUD (Industrial/Commercial Mixed-Use

Developments) to allow for the development of distribution and manufacturing facilities, a fueling station, and a sub-station to enhance the electrical power to the surrounding area.

Public Hearing opened at **5:43** pm

Public Hearing closed at **5:43** pm.

- 8. Consider and Take Action** the proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 11, Robert E. Nix Survey No. 302, located along Gateway Blvd. West, Socorro, TX from Unclassified to IC-MUD (Industrial/Commercial Mixed-Use Developments) to allow for the development of distribution and manufacturing facilities, a fueling station, and a sub-station to enhance the electrical power to the surrounding area.

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

Motion carried.

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

Nays:

Abstain:

Absent: Osvaldo Reza

- 9. Consider and Take Action** on the proposed approval of Preliminary Plat for Valley Quail Estates Subdivision located at 420 S. San Elizario Rd. (2-Mile ETJ), being a portion of Tract 11A, Block 19, San Elizario Grant.

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

Motion carried.

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

Nays:

Abstain:

Absent: Osvaldo Reza

- 10. Consider and Take Action** on the proposed approval of the Eastwind Hills Master Plan of the City of Socorro Municipal Code.

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

Motion carried.

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

Nays:

Abstain:

Absent: Osvaldo Reza

- 11. Consider and Take Action** on the proposed approval of Preliminary Plat for Eastwind Unit 1 Subdivision located at Gateway East Blvd., being H.D Camp Survey No. 408-C, and Tract 1, Block 23, San Elizario Grant, El Paso County, TX.

A motion was made by Andrew Arroyos *to approve* seconded by Enrique Cisneros.
Motion carried.

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

Nays:

Abstain:

Absent: Osvaldo Reza

12. Planning and Zoning Commissioners Report.

-Commissioner Mr. Cisneros asked if there was any way to designate any property between Lydia Rd and North Loop to make it easier for property owners to change their zoning.

-Commissioner David Estrada mentioned that he received from Staff the requested information from last meetings regarding the ordinance for mobile Homes in San Elizario Tx.

13. Planning and Zoning Department Report.

-Ms. Quimiro mentioned she was invited to attend a Transportation Roundtable with the Texas Transportation commissioner Alex Mead who was invited by Senator Blanco and TxDOT to visit the El Paso area.

-Ms. Quimiro also mentioned the first week of October the Matrix Group would be coming out to the city to begin the full breakout of our poll presentation to kick off the Comprehensive Plan to the entire community and it would be open to the public.

14. 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: Osvaldo Reza

Meeting adjourned at **6:23 pm.**

Andrew Arroyos, Chairman

Date minutes were approved.

Judith Rodriguez, Secretary

Date minutes were approved.



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: SEPTEMBER 19, 2023**

**PRELIMINARY PLAT APPLICATION
STAFF REPORT**

SUBJECT: REQUEST FOR APPROVAL OF A PRELIMINARY PLAT FOR EASTWIND HILLS UNIT 1 SUBDIVISION.

NAME: EASTWIND HILLS UNIT 1

PROPERTY ADDRESS: GATEWAY WEST BLVD.

PROPERTY LEGAL DESCRIPTION: TRACTS 11-B AND 11-B-4, ROBERT E. NIX SURVEY NO. 302, SOCORRO, TX.

PROPERTY OWNER: CLINT LAND HOLDING CO., LLC.

REPRESENTATIVE: JORGE AZCARATE | CEA GROUP

PROPERTY AREA: 66.44 ACRES

CURRENT ZONING: UNCLASSIFIED

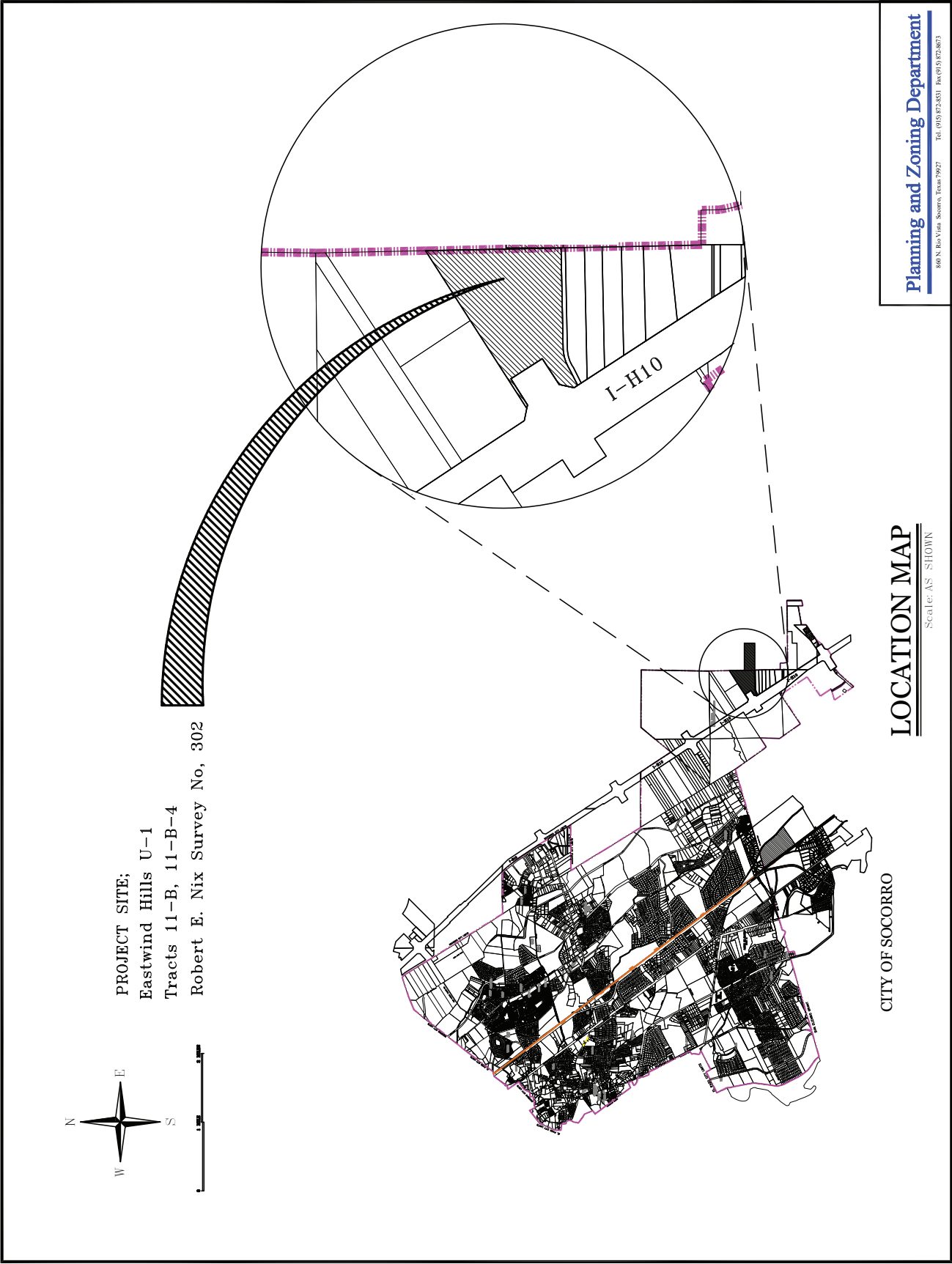
CURRENT LAND USE: VACANT

FLOOD MAP: According to the Flood Insurance Rate Maps, the referenced property lies within Zone X; (Community Panel # 480212 0277-B & 0281-B/ FEMA, September 4, 1991).

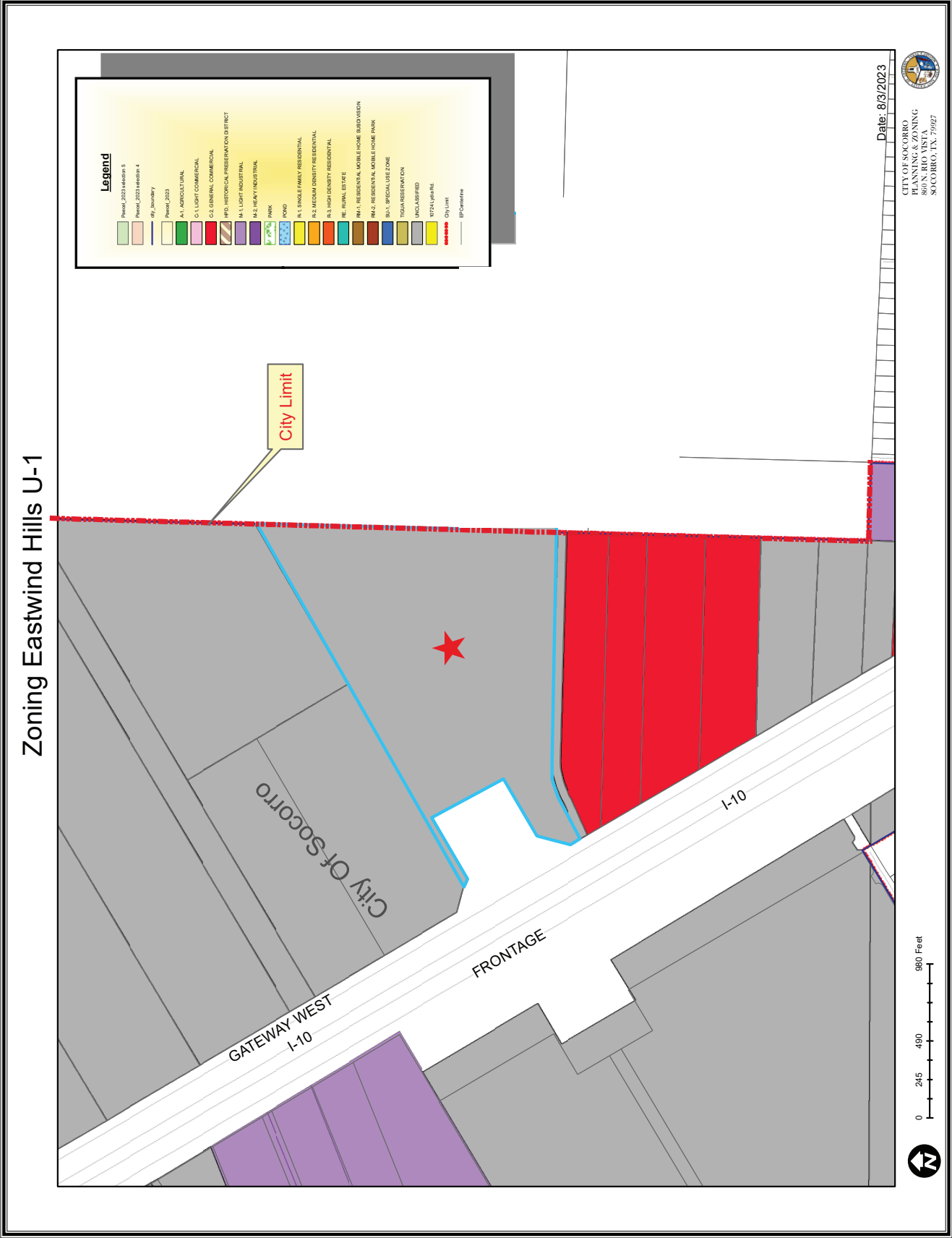
SUMMARY OF REQUEST: Request is for approval of the Preliminary Plat for Eastwind Hills Unit 1.

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the Preliminary Plat.

LOCATION MAP



ZONING MAP



SITE PICTURES

View of property from Gateway West Blvd.



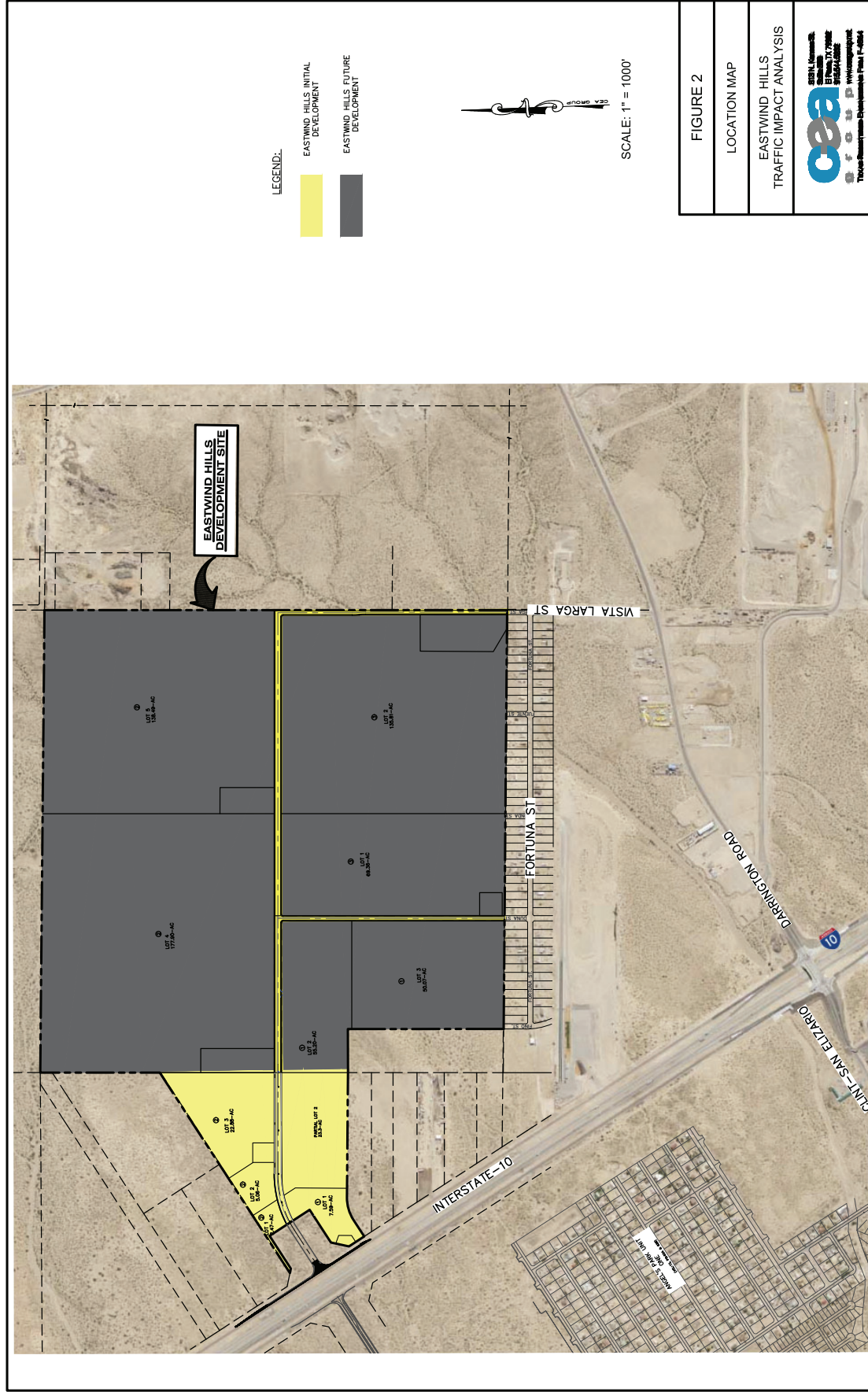
View of property from Roaring Springs Dr.



AERIAL PHOTO



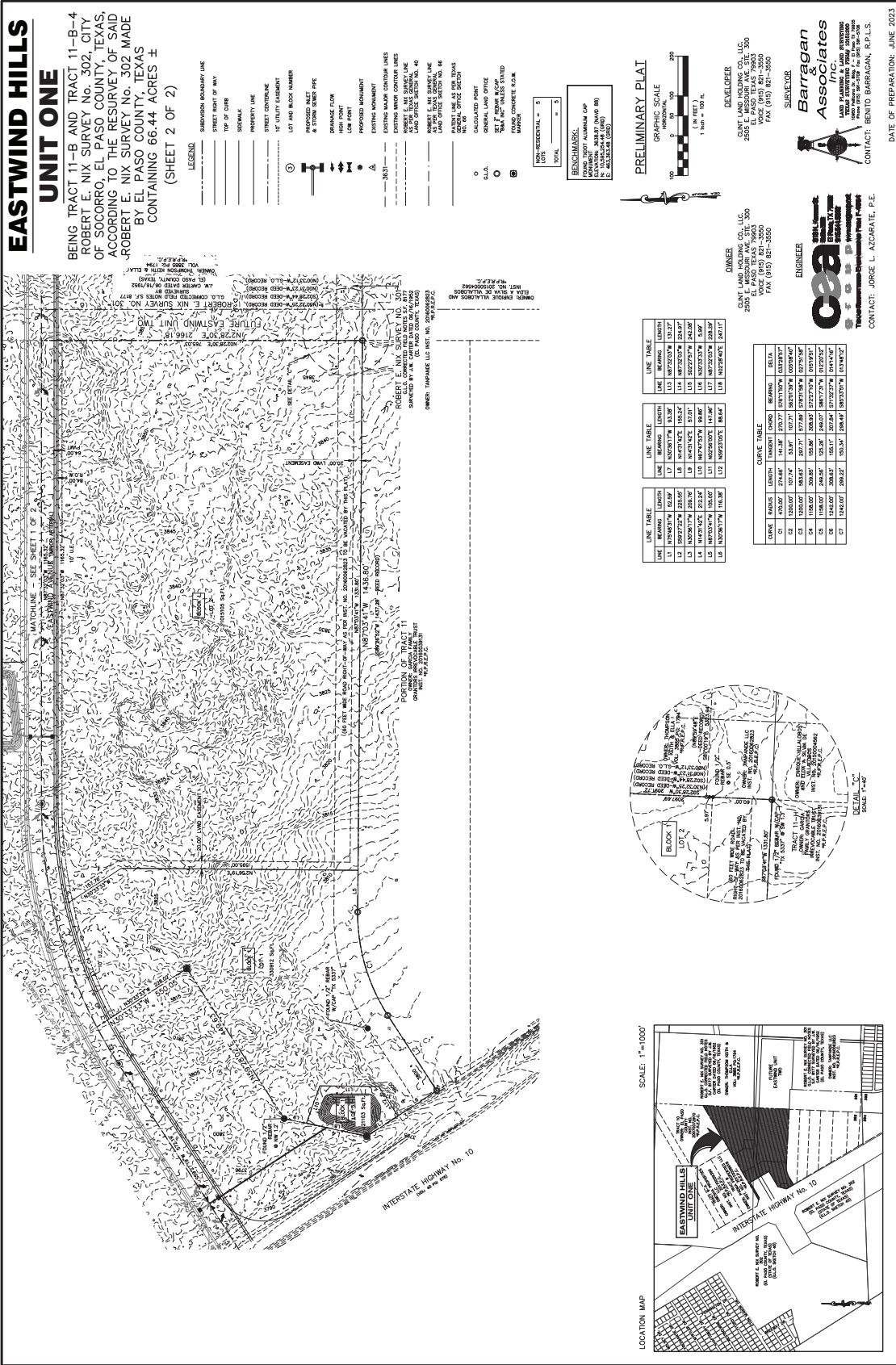
T.I.A.



(SHEET 1 OF 2)



(SHEET 2 OF 2)





**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: SEPTEMBER 19, 2023**

**PRELIMINARY PLAT APPLICATION
STAFF REPORT**

SUBJECT: REQUEST FOR APPROVAL OF A PRELIMINARY PLAT FOR EASTWIND HILLS UNIT 2 SUBDIVISION.

NAME: EASTWIND HILLS UNIT 2 SUBDIVISION

PROPERTY ADDRESS: GATEWAY WEST BLVD.

PROPERTY LEGAL DESCRIPTION: ROBERT E. NIX SURVEY NO. 301, EL PASO COUNTY, TX.

PROPERTY OWNER: CLINT LAND HOLDING CO., LLC.

REPRESENTATIVE: JORGE AZCARATE | CEA GROUP

PROPERTY AREA: 630.38 ACRES

CURRENT ZONING: N/A (IN SOCORRO'S 2-MILE ETJ)

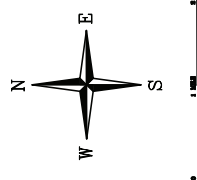
CURRENT LAND USE: VACANT

FLOOD MAP: According to the Flood Insurance Rate Maps, the referenced property lies within Zone X; (Community Panel # 480212 0277-B & 0281-B/ FEMA, September 4, 1991).

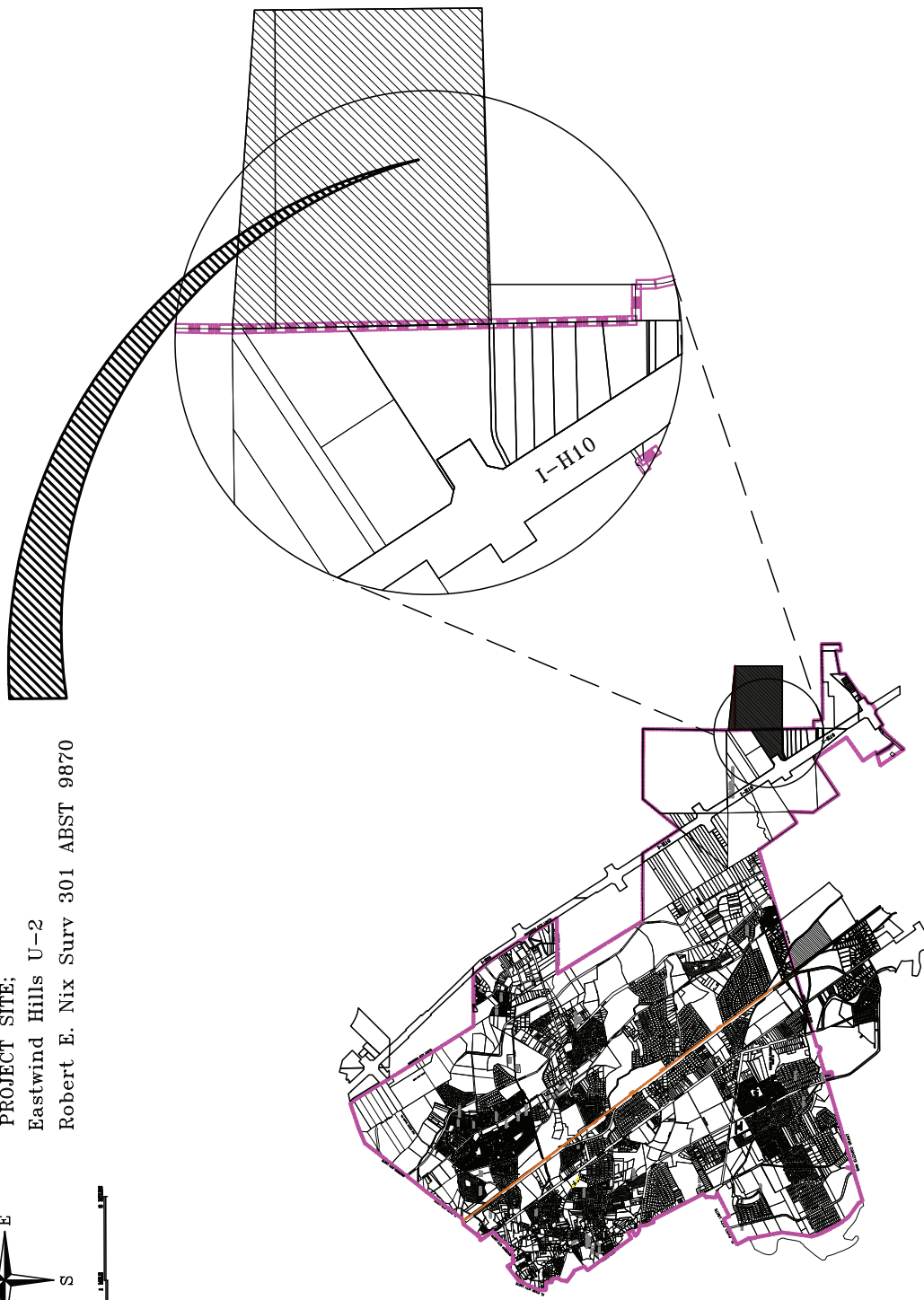
SUMMARY OF REQUEST: Request is for approval of the Preliminary Plat for Eastwind Hills Unit 2.

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the Preliminary Plat.

LOCATION MAP



PROJECT SITE;
Eastwind Hills U-2
Robert E. Nix Surv 301 ABST 9870



CITY OF SOCORRO

LOCATION MAP
Scale: AS SHOWN

Planning and Zoning Department
800 N. 10th Street, Suite 1000, Socorro, NM 87801
Tel: (505) 872-4031 Fax: (505) 872-4073

SITE PICTURES

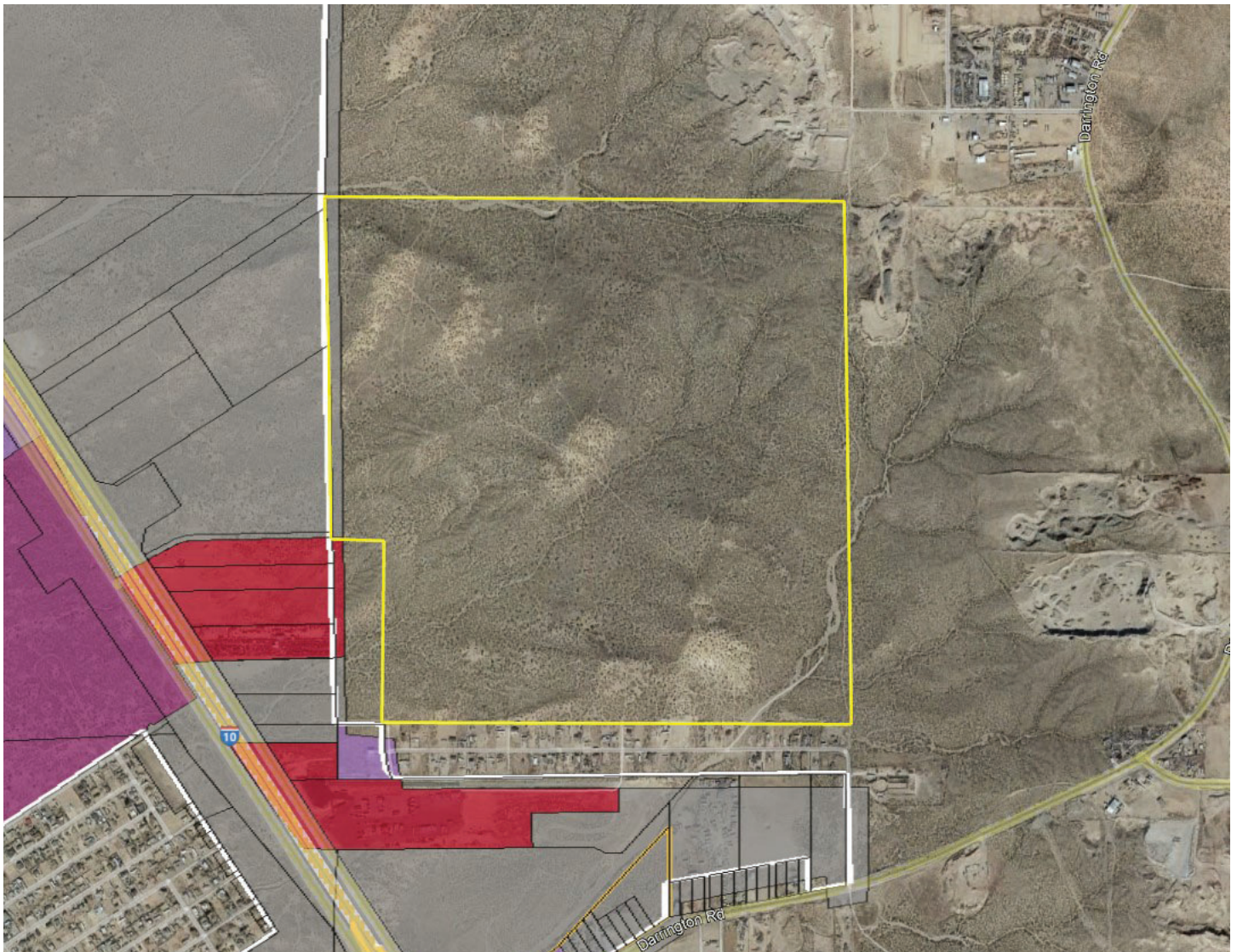
View of property from Gateway West Blvd.



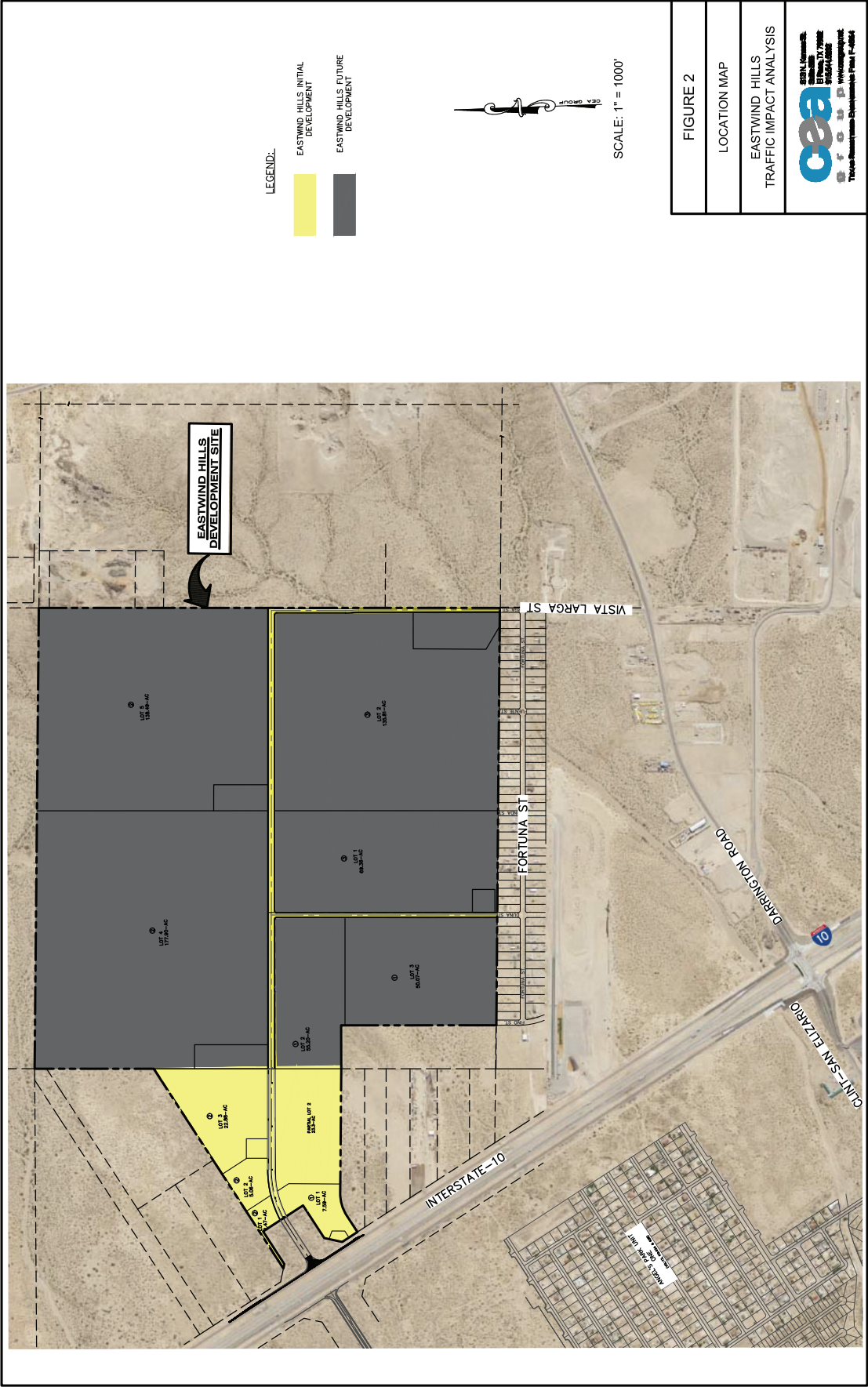
View of property from Roaring Springs Dr.



AERIAL PHOTO



T.I.A.



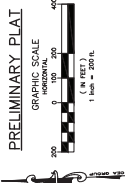
(SHEET 1 OF 3)



(SHEET 3 OF 3)

BEING A PORTION OF ROBERT E. NIX
SURVEY NO. 301, EL PASO COUNTY,
TEXAS, ACCORDING TO THE RESURVEY
OF SAID ROBERT E. NIX SURVEY NO. 301
MADE BY EL PASO COUNTY, TEXAS
CONTAINING 630.38 ACRES ±
(SHEET 3 OF 3)

BEING A PORTION OF ROBERT E. NIX
SURVEY NO. 301, EL PASO COUNTY,
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(SHEET 3 OF 3)



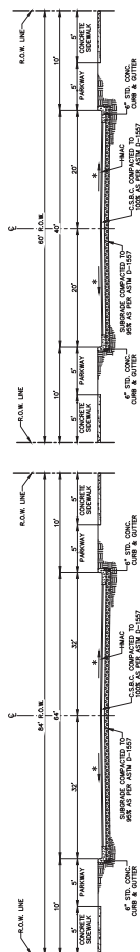
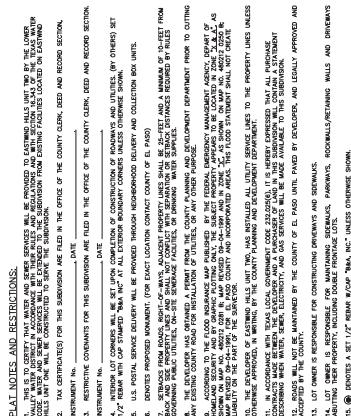
SURVEYOR
Barragan & Associates Inc.
LAND PLANNING & LAND SURVEYING
TEXAS SURVEYING FIRM# 10151200
10000 Piedras Dr. Bldg. F - El Paso, TX 79925
Phone (915) 591-3708 Fax (915) 591-0708
CONTACT: BENITO BARRAGAN, R.P.L.S.

ENGINEER

CSA

SIGN, MECHANICAL,
ELECTRICAL
ESTIMATING
PLUMBING
TUBING
FACILITIES
CONSTRUCTION
MANAGEMENT

CONTACT: JORGE L. AZCARATE, P.E.



NOTES:
(*) STREET TRANSVERSE SLOPE AS SHOWN IN PLANS
SIDEWALK WIDTH IS REQUIRED TO COMPLY WITH ADA/AS
SECTION 4.03.02

NOTES:

(*) STREET TRANSVERSE SLOPE AS SHOWN IN PLANS

SIDEWALK WIDTH IS REQUIRED TO COMPLY WITH ADA/TAS

SECTION A-A

DATE OF PREPARATION: JUNE 2023

N.T.S.

MINOR ARTERIAL
NTS