

Ivy Avalos
Mayor

Ruben Reyes
At Large

Cesar Nevarez
District 1



Alejandro Garcia
District 2

Rudy Cruz, Jr.
District 3/Mayor ProTem

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 16TH DAY OF JANUARY 2024 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 JANUARY 16, 2024 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: LG

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 December 19, 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 approval of a proposed Final Plat for Horizonte Subdivision, located at 10517 Alameda Ave., being a portion of Tract 24-E, Block 9, Socorro Grant, Socorro, TX.
6. **Consider and Take action** on the approval of a proposed Final Plat resubmission for Socorro Logistics Center Unit 2, located at Nuevo Hueco Tanks Boulevard, being all of Tracts 8, 9, 10A, and 11C and a portion of Tract of 10A1 and 11C1, Block 5, Socorro Grant, Socorro TX.
7. **Consider and Take Action** on the approval of a proposed Replat and variance request for Eastwind Industrial Replat 'A' Subdivision, located on Gateway Blvd East, being Lot 1, Block 1 and Lot 1, Block 2, Eastwind Industrial Subdivision, Socorro, TX.

Approved by: LG

8. **Consider and Take Action** on the Election of officers for Planning and Zoning Commission.
9. **Consider and Take Action** on the Bylaws of the Planning and Zoning Commission.
10. **Consider and Take Action** on the 2024 Meeting Calendar.
11. **Planning and Zoning Commissioners Report.**
12. **Planning and Zoning Department Report.**
13. **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.

Approved by: 

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 12TH DAY OF JANUARY 2024.

By: Judith Rodriguez
Judith Rodriguez, Planning & Zoning Secretary

DATE & TIME POSTED: 01/12/2024 4:30PM /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/))

Approved by: LQ

Ivy Avalos
Mayor

Ruben Reyes
At Large

Cesar Nevarez
District 1



Alejandro García
District 2

Rudy Cruz Jr.
District 3/ Mayor ProTem

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

**PLANNING AND ZONING COMMISSION MEETING MINUTES
DECEMBER 19, 2023 @ 5:30 P.M.**

MEMBERS PRESENT:

Andrew Arroyos
Enrique Cisneros
Julie Dominguez
Osvaldo Reza

MEMBERS ABSENT:

David Estrada
Yolanda Rodriguez

STAFF PRESENT

-Judith Rodriguez, Planning and Zoning Clerk.
-Myrian Duron, Planning and Zoning Clerk.
-Lorraine Quimiro, City Planner Director of Development.
-Jose Botello, Planner.
-Merwan Bhatti, City Attorney.
- Lizbeth Castro, Recreation Coordinator.
- Diana Rodriguez, Multimedia Specialist.

1. Call to Order

Chairman, 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 December 5, 2023.

A motion was made by Andrew Arroyos *to approve*, seconded by Osvaldo Reza.

Ayes: Andrew Arroyos, Enrique Cisneros, Julie Dominguez, and Osvaldo Reza.

Nays:

Abstain:

Absent: David Estrada and Yolanda Rodriguez.

Motion carried.

REGULAR AGENDA-DISCUSSION AND ACTION

- 5. Consider and Take Action** on the approval of a proposed Preliminary and Final Plat for Figueroa Subdivision, located at 11686 Socorro Rd., being a portion of Tract 16D, Block 27, Socorro Grant, Socorro TX.

A motion was made by Enrique Cisneros *to approve only waiving the soil analysis*, seconded by Andrew Arroyos.

Ayes: Andrew Arroyos, Enrique Cisneros, Julie Dominguez, and Osvaldo Reza.

Nays:

Abstain:

Absent: David Estrada and Yolanda Rodriguez.

Motion carried.

- 6. Consider and Take Action** on the approval of Horizon Park Master Plan as per section 38-7 of the City of Socorro Municipal Code.

A motion was made by Enrique Cisneros *to approve*, seconded by Osvaldo Reza.

Ayes: Enrique Cisneros, Julie Dominguez, and Osvaldo Reza.

Nays:

Abstain: Andrew Arroyos

Absent: David Estrada and Yolanda Rodriguez.

Motion carried.

- 7. Consider and Take Action** on the approval of a proposed Final Plat for Horizon Park Unit One Subdivision, located at Horizon Blvd., being all Tracts 2A, 3B1, 4C1L, and 9A2, Block 3, Socorro Grant, Socorro TX.

A motion was made by Enrique Cisneros *to approve*, seconded by Osvaldo Reza.

Ayes: Enrique Cisneros, Julie Dominguez, and Osvaldo Reza.

Nays:

Abstain: Andrew Arroyos

Absent: David Estrada and Yolanda Rodriguez.

Motion carried.

8. Consider and Take Action on the approval of Horizon Estates Master Plan as per section 38-7 of the City of Socorro Municipal Code.

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

Ayes: Andrew Arroyos, Enrique Cisneros, Julie Dominguez, and Osvaldo Reza.

Nays:

Abstain:

Absent: David Estrada and Yolanda Rodriguez.

Motion carried.

9. Consider and Take Action on the approval of a proposed Preliminary and Final Plat for Horizon Estates Subdivision, located at 975 S. Horizon Blvd., being Tract 4C6B, Block 3, Socorro Grant, Socorro TX.

A motion was made by Julie Dominguez *to approve*, seconded by Osvaldo Reza.

Ayes: Andrew Arroyos, Enrique Cisneros, Julie Dominguez, and Osvaldo Reza.

Nays:

Abstain:

Absent: David Estrada and Yolanda Rodriguez.

Motion carried.

10. Planning and Zoning Commissioners Report.

Planning and Zoning Commissioners wished everyone a Merry Christmas.

11. Planning and Zoning Department Report.

Ms. Quimiro mentioned that there will be no city council meeting for the remainder of December. She also mentioned to the commissioners that the next Planning and Zoning meeting would be on January 2, 2024, as well as the Luminarias on Socorro Road on December 22, starting on Winn Road all the way to Cougar Park.

12. Adjournment

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

Ayes: Andrew Arroyos, Enrique Cisneros, Julie Dominguez, and Osvaldo Reza.

Nays:

Abstain:

Absent: David Estrada and Yolanda Rodriguez.

Motion carried.

Meeting adjourned at **6:02** pm.

Andrew Arroyos, Chairman

Date minutes were approved.

Judith Rodriguez, Secretary

Date minutes were approved.



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: JANUARY 16, 2024**

**FINAL PLAT APPLICATION
STAFF REPORT**

SUBJECT: REQUEST IS FOR APPROVAL OF A FINAL PLAT FOR HORIZONE SUBDIVISION.

NAME: HORIZONE SUBDIVISION

PROPERTY ADDRESS: 10517 ALAMEDA AVE.

PROPERTY LEGAL DESCRIPTION: A PORTION OF TRACT 24E, BLOCK 9, SOCORRO GRANT, SOCORRO, TX

PROPERTY OWNER: HORIZONE PROPERTIES, LLC.

REPRESENTATIVE: HORIZONE PROPERTIES, LLC.

PROPERTY AREA: 3.76 ACRES

CURRENT ZONING: M-1 (LIGHT INDUSTRIAL)

CURRENT LAND USE: COMMERCIAL

FUTURE LAND USE MAP: COMMERCIAL

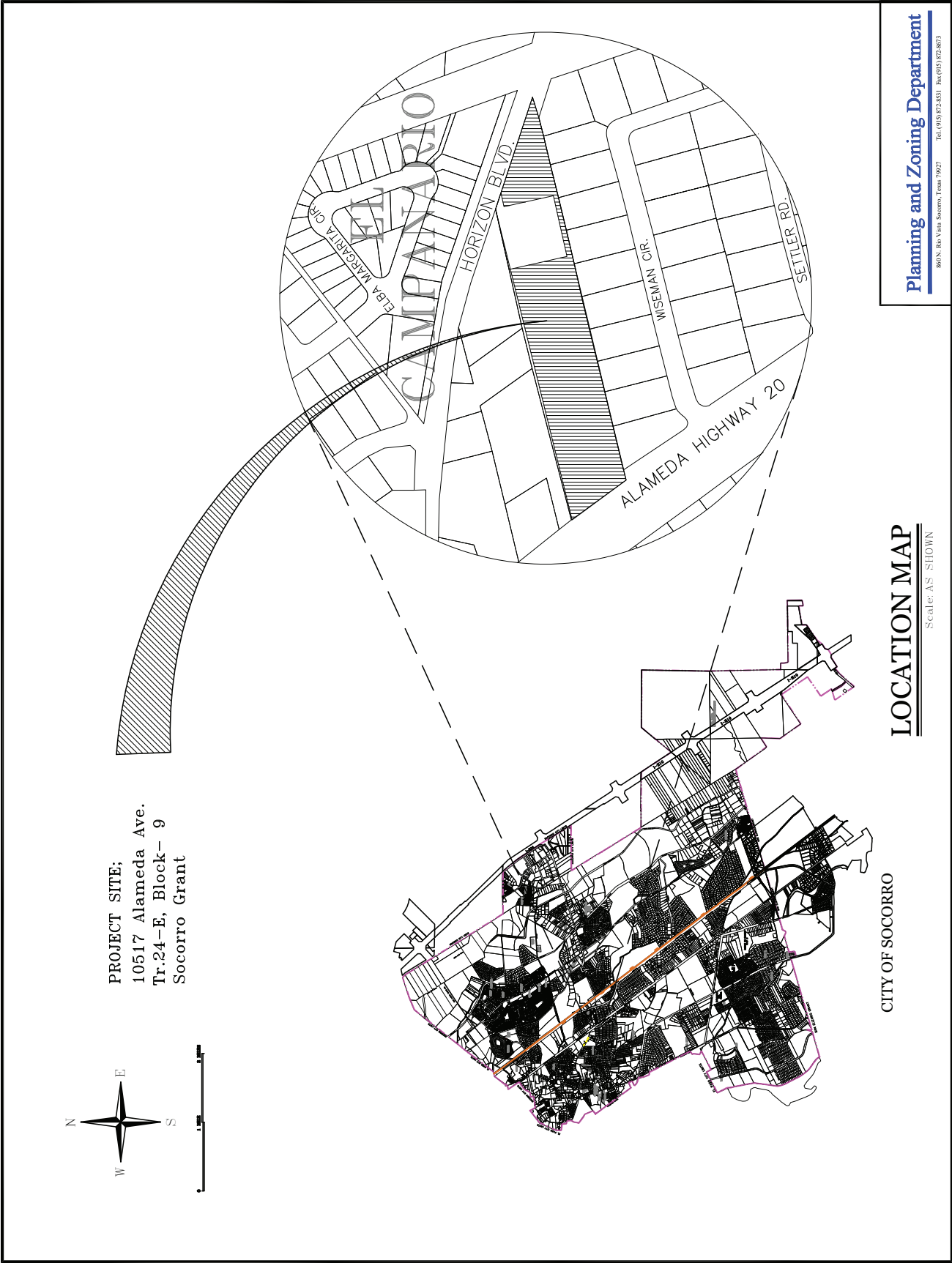
FLOOD MAP: According to the Flood Insurance Rate Maps, the referenced property lies within Zone X; (Community Panel # 480212 0250-B /FEMA, September 4, 1991).

SUMMARY OF REQUEST: Request is for approval of the Final Plat for Horizone Subdivision.

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

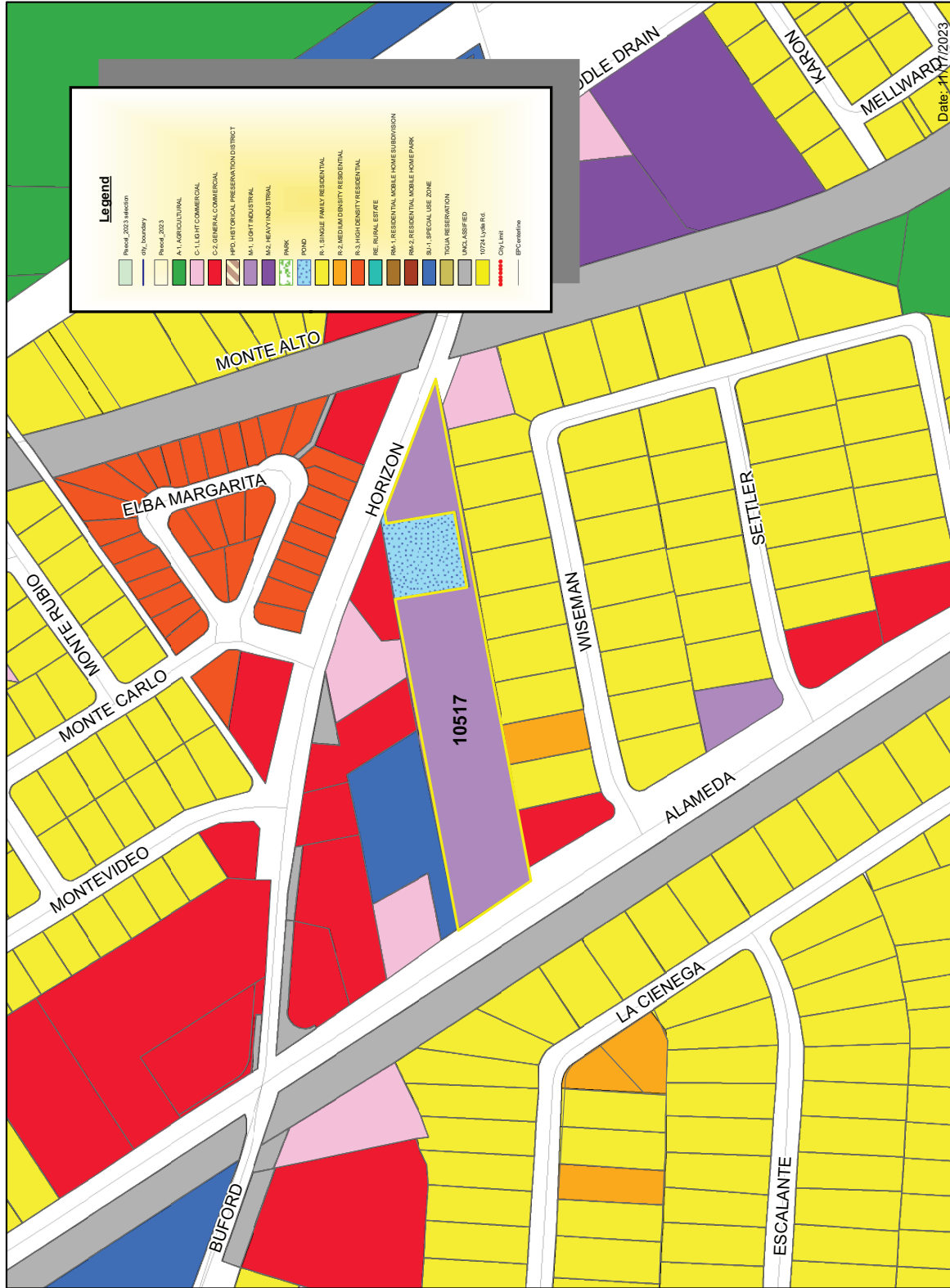
Preliminary Plat was Approved by P&Z Commissioners on November, 21, 2023.

LOCATION MAP



ZONING MAP

Zoning Map 10517 Alameda Ave..



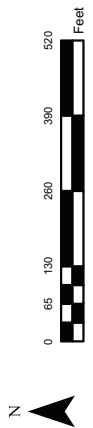
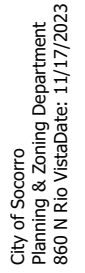
SITE PICTURES

View of property from Alameda Ave.



View of property from Horizon Blvd.

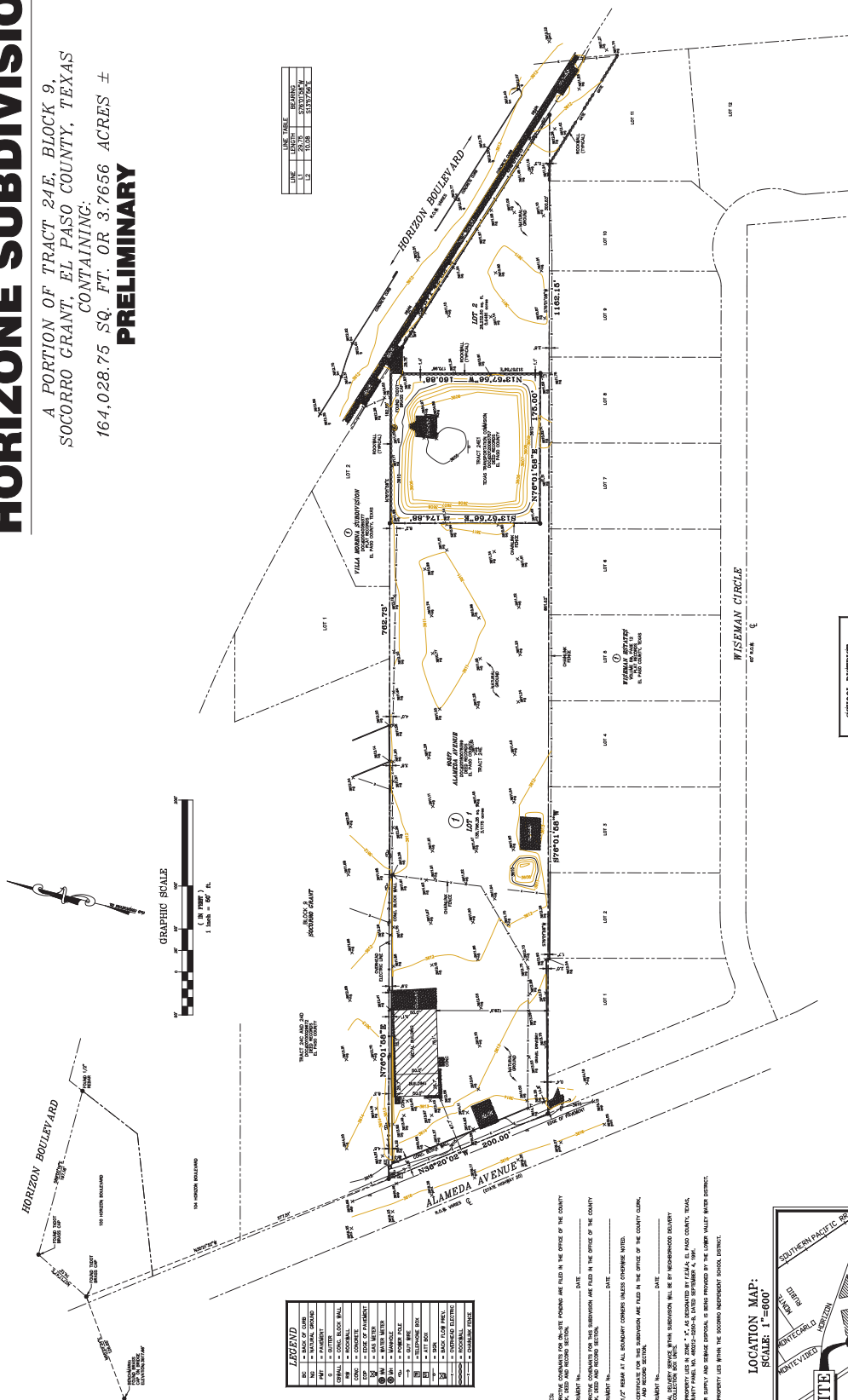


[illegible]

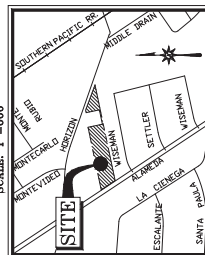
HORIZONE SUBDIVISION

A PORTION OF TRACT 24E, BLOCK 9,
SOCORRO GRANT, EL PASO COUNTY, TEXAS
CONTAINING:
164,028.75 S'Q. FT. OR 3.7656 ACRES ±

LINE TABLE		
LINE	LENGTH	BEARING
L1	29.75	S76°01'58"W
L2	10.08	S13°57'56"E



LEGEND	
BC	BACK OF COMB
NO	NATURAL GROUND
PMT	PAVEMENT
0	GUTTER
SEWALL	SEW. CONC. BLOCK WALL
RM	ROOMWALL
CONC	CONCRETE
EXP	EDGE OF PAVEMENT
GA	GA. METER
WM	WATER METER
MANH	MANHOLE
POLE	POWER POLE
WIRE	UTILITY WIRE
TELEPHONE BOX	TELEPHONE BOX
ATT BOX	ATT. BOX
STAK	STAKE
BACK FLOW PREH.	BACK FLOW PREH.
OVERHEAD ELECTRIC	OVERHEAD ELECTRIC
ROOMWALL	ROOMWALL
CHARLANK FEN.	CHARLANK FEN.

[illegible]

CAD
CONSULTING COMPANY
1790 LEE TRIVINO DRIVE SUITE 309
EL PASO, TEXAS 79936
TEL (915) 633-6422 FAX (915) 633-6424

SURVEYOR:
ROAD CONSULTING CO.
CARLOS M. JIMENEZ
790 N. LEE TREVINO
EL PASO, TEXAS 79936
PHONE: (915) 633-6422

OWNER/DEVELOPER:
HORIZONE PROPERTIES LLC,
529 OSBORNE DRIVE
SANUTILLO, TEXAS 79922
PHONE: (915) 633-6422

CR# HORIZONE SUB. WL DATE OF PREPARATION: 02/14/2022



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: JANUARY 16, 2024**

**FINAL PLAT RESUBMISSION APPLICATION
STAFF REPORT**

SUBJECT: REQUEST FOR APPROVAL OF A FINAL PLAT RESUBMISSION FOR SOCORRO LOGISTICS CENTER UNIT 2.

NAME: SOCORRO LOGISTICS CENTER UNIT 2 SUBDIVISION

PROPERTY ADDRESS: SOCORRO LOGISTICS LANE

PROPERTY LEGAL DESCRIPTION: BEING ALL OF TRACT 8, 9, 10A, AND 11C, AND A PORTION OF TRACT 10A1 AND 11C1, BLOCK 5, SOCORRO GRANT, SOCORRO, TX

PROPERTY OWNER: HUNT EASTLAKE INDUSTRIAL, LLC. & SOCORRO LOGISTICS LAND, LLC.

REPRESENTATIVE: JORGE GRAJEDA | CEA GROUP

PROPERTY AREA: 60.74 ACRES

CURRENT ZONING: IC-MUD

CURRENT LAND USE: VACANT

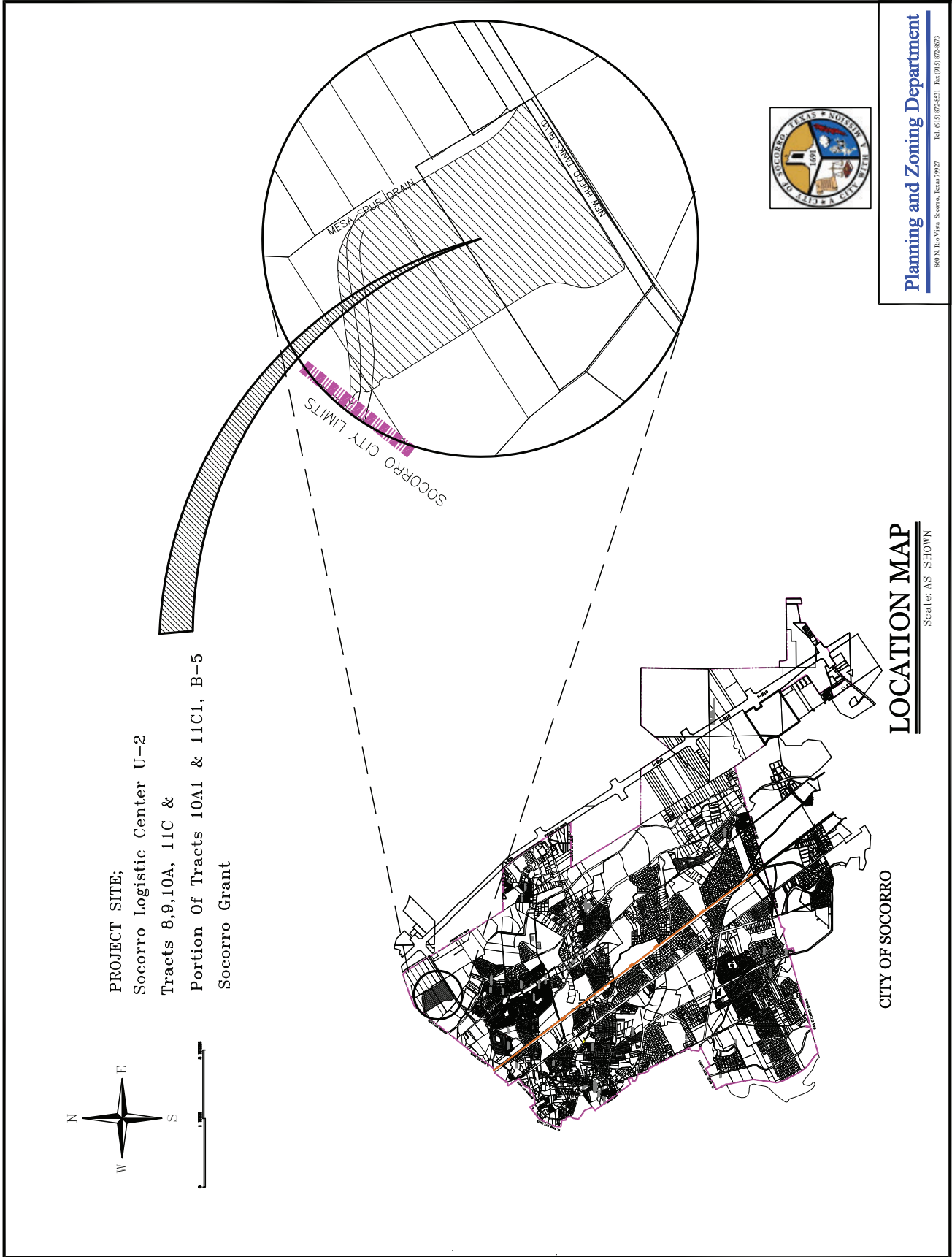
FLOOD MAP: According to the Flood Insurance Rate Maps, the referenced property lies within Zone X; (Community Panel # 480212 0236-B/ FEMA, September 4, 1991).

SUMMARY OF REQUEST: Request is for approval of the Final Plat Resubmission for Socorro Logistics Center Unit 2.

STAFF RECOMMENDATION: The Socorro Logistics Center Unit 2 Final Plat was **APPROVED** by City Council on December 1, 2022.

Staff recommends **APPROVAL** of the Socorro Logistics Center Unit 2 Final Plat Resubmission.

LOCATION MAP



PROPERTY PICTURES



Views of property from Socorro Logistics Ln.

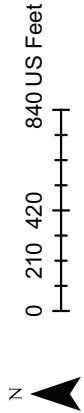


AERIAL IMAGE

Socorro Logistics Center Unit 2



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



MASTER PLAN (ORIGINAL SUBMISSION)



SOCORRO LOGISTICS CENTER MASTER PLAN

DATE: 08-10-21
SCALE: 1" = 400'-0"



DATE OF PREPARATION: JULY 2022

MASTER PLAN (UPDATED)



PSRBB

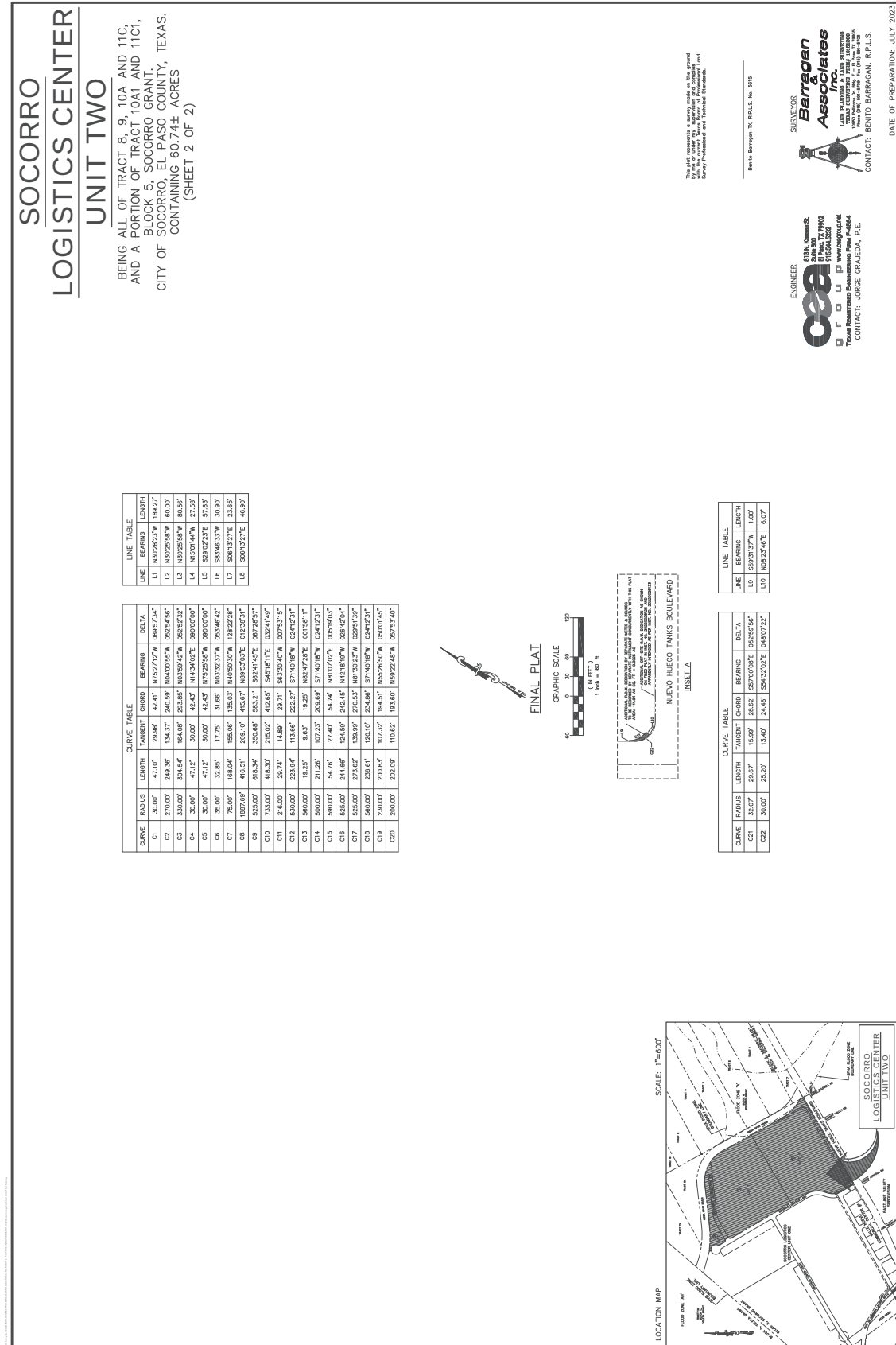
TPA GROUP
1776 PEACHTREE STREET, NW | SUITE 100 | ATLANTA, GA 30309

SOCORRO LOGISTICS CENTER MASTER PLAN

SCALE: 1" = 400'-0"

1845 NORTHWESTERN AVENUE, SUITE 200
EL PASO, TEXAS 79912
(915) 877-2000
(915) 877-2008 FAX

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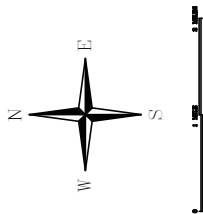


**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: JANUARY 16, 2024**

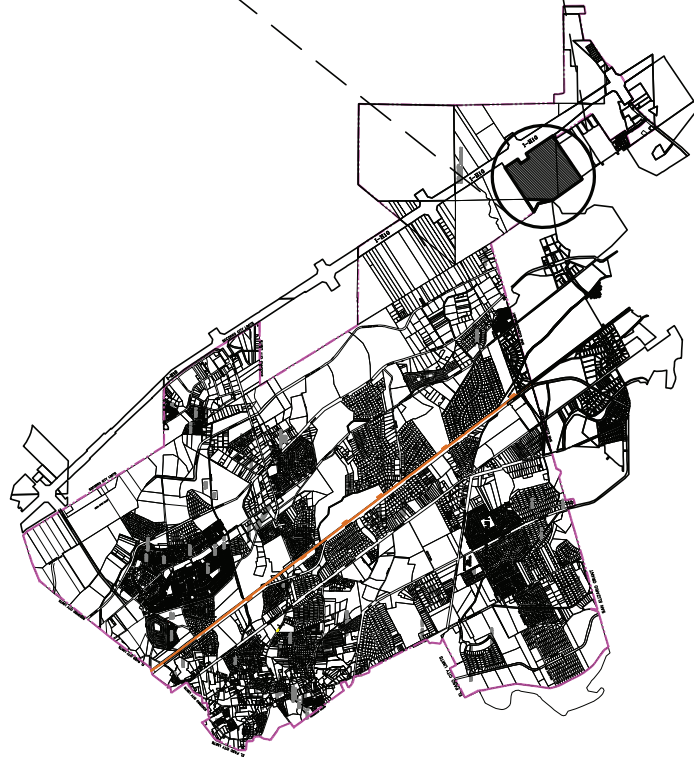
**REPLAT AND VARIANCE REQUEST
APPLICATION
STAFF REPORT**

SUBJECT:	REQUEST IS FOR APPROVAL OF A REPLAT AND VARIANCE REQUESTS FOR EASTWIND INDUSTRIAL REPLAT 'A' SUBDIVISION.
NAME:	EASTWIND INDUSTRIAL REPLAT 'A' SUBDIVISION
PROPERTY ADDRESS:	GATEWAY BLVD. EAST
PROPERTY LEGAL DESCRIPTION:	LOT 1, BLOCK 1 AND LOT 1, BLOCK 2, EASTWIND INDUSTRIAL, SOCORRO, TX.
PROPERTY OWNER:	EL PASO LOGISTICS II, LLC.
REPRESENTATIVE:	ADRIAN I. HOLGUIN-ONTIVEROS CSA DESIGN GROUP, INC.
PROPERTY AREA:	185.343 ACRES
CURRENT ZONING:	IC-MUD (INDUSTRIAL/COMMERCIAL MIXED USE DEVELOPMENTS)
CURRENT LAND USE:	VACANT
FUTURE LAND USE MAP:	LIGHT INDUSTRIAL
FLOOD MAP:	According to the Flood Insurance Rate Maps, the referenced property lies within Zone X; (Community Panel # 480212 0277-B /FEMA, September 4, 1991).
SUMMARY OF REQUEST:	Request is for approval of a Replat and variances requested for Eastwind Industrial Replat 'A' Subdivision.
VARIANCE REQUEST:	Applicant is requesting the following variants: 1.) Reduction in the minimum setback (for properties facing minor arterials), 2.) Reduction in the total number of parking spaces required for development, and 3.) An increase in the maximum allowable height for buildings in the IC/MUD zoning district.
STAFF RECOMMENDATION:	Staff recommends APPROVAL of the Replat with the variances requested.

LOCATION MAP



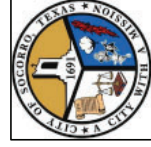
PROJECT SITE;
Eastwind Industrial Replat "A"
Lot 1, Block 1, Lot 1, Block 2
Eastwind Industrial Subdivision



CITY OF SOCORRO

LOCATION MAP

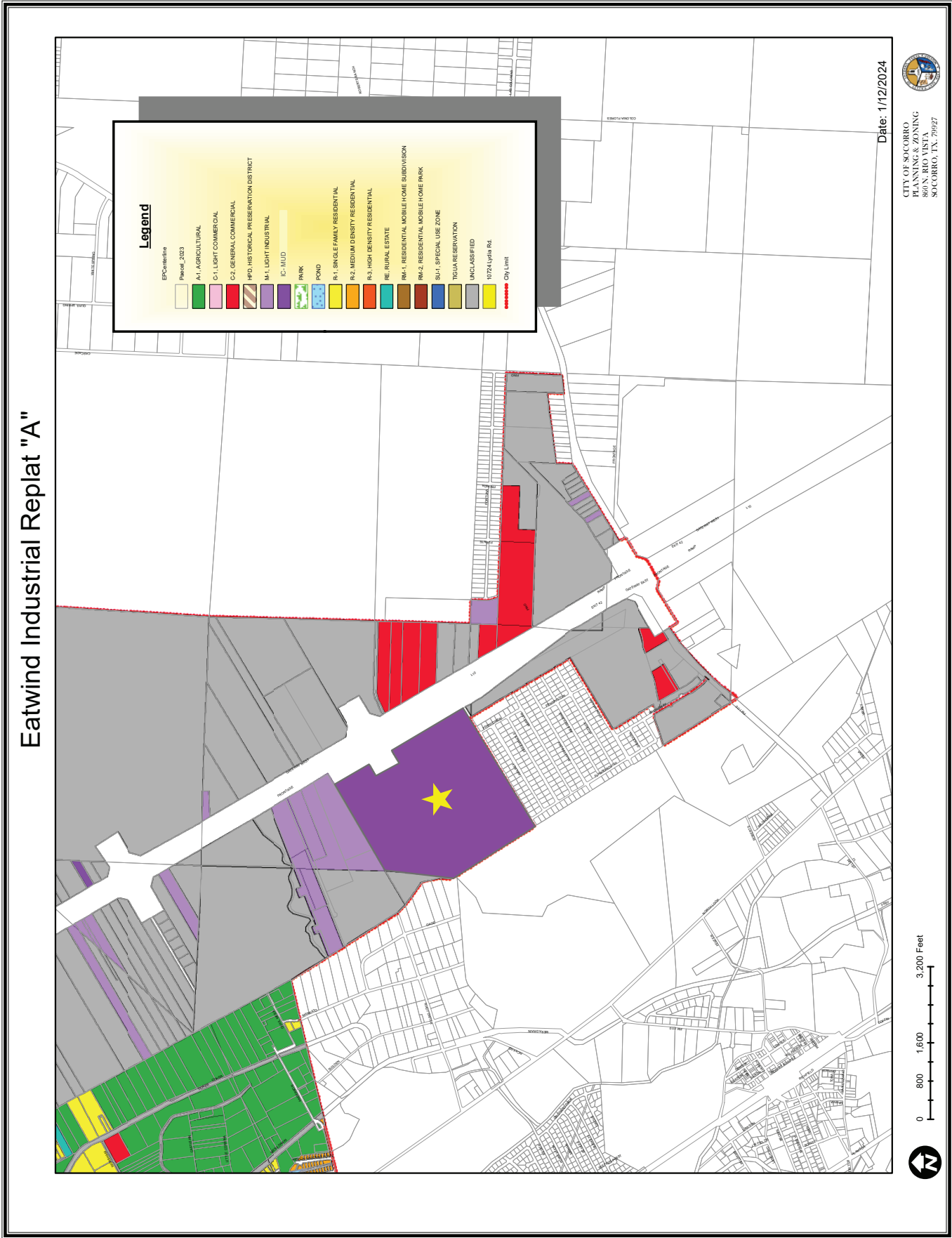
Scale: AS SHOWN



Planning and Zoning Department

860 N. Rio Vista Socorro, Texas 79927 Tel: (915) 872-4531 Fax: (915) 872-4673

ZONING MAP



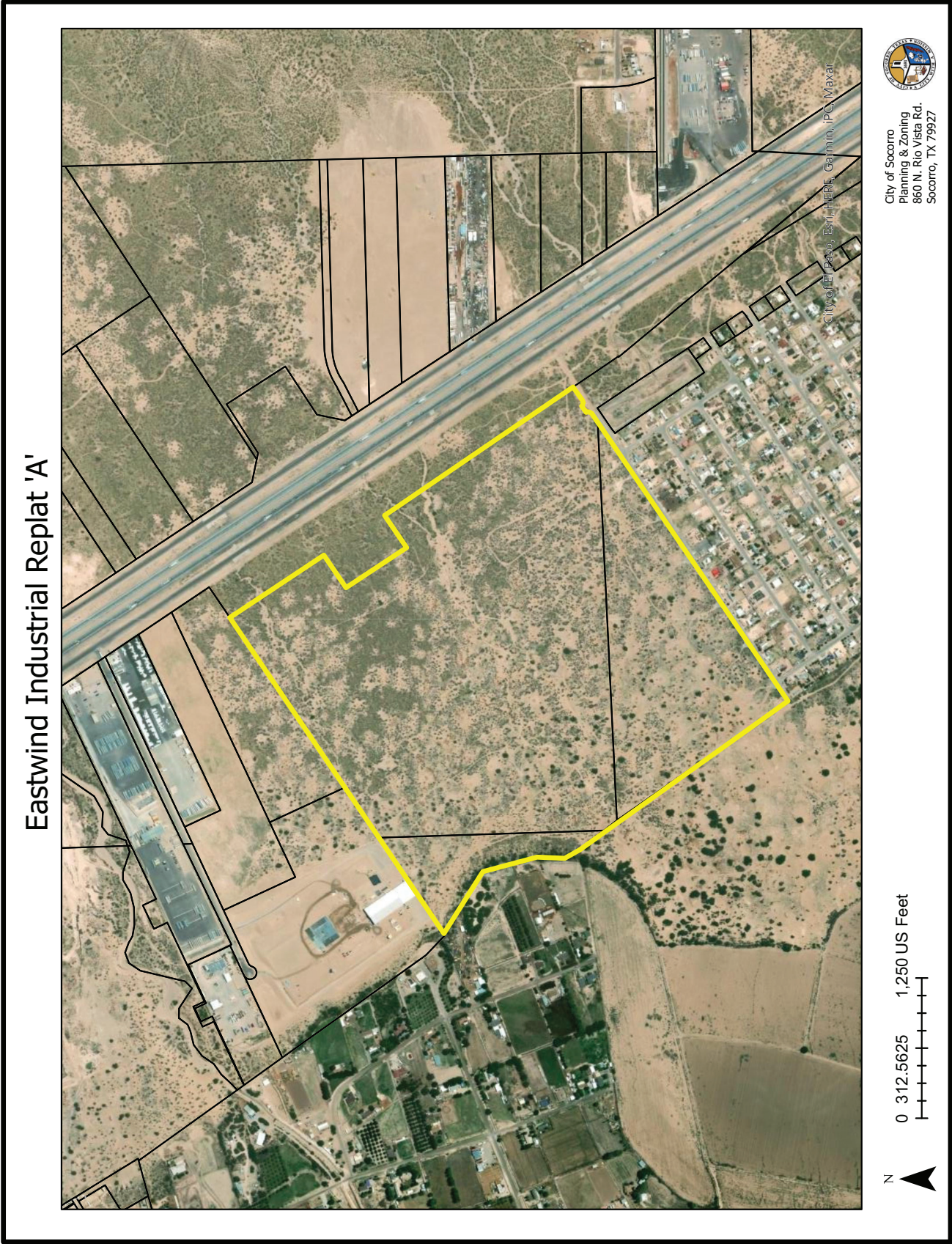
PROPERTY PICTURES



View of property from Gateway Blvd East.



AERIAL IMAGE



EASTWIND INDUSTRIAL

BEING A PARCEL OUT OF ROBERT E. NIX SURVEY NO. 302, ROBERT E. NIX SURVEY NO. 303 AND ROBERT E. NIX SURVEY NO. 304, IN EL PASO COUNTY, TEXAS ACCORDING TO THE RESURVEY OF SAID ROBERT E. NIX SURVEY NO. 302, ROBERT E. NIX SURVEY NO. 303 AND ROBERT E. NIX SURVEY NO. 304 MADE BY EL PASO COUNTY, TEXAS CONTAINING 185.35 ACRES ±

DEDICATION

Clint Land Holding Co., LLC, the owner of this land, does hereby present this map and dedications to the use of the public, the streets, and utility easements as herein laid down and designated, including the right of way and easement for the use of any type of public utility, including but not limited to, gas, water, sewer, electric, telephone, cable, and other utility lines, and the right to install, maintain, and use any and all underground utilities, and the right to ingress and egress for service and construction, and the right to trim interfering trees and shrubs.

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

Given under my hand and seal of office this _____ day of December, 2022.

Y. Cherniack 4-01-2023
Notary Public and Attorney at Law, Commission Expires

This subdivision is hereby approved as to the platting and as to the conditions of the dedication in accordance with Chapter 212.0065 of the Texas Local Government Code.

Planning Director of the City of Socorro

Secretary

UNDER TEXAS LOCAL GOVERNMENT CODE 212.009 (c)
WE THE UNDERSIGNED CERTIFY that this plat of Eastland Industrial was reviewed and approved by
the City of Seacroft
on 13 day of December, 2022 A.D.

ATTEST: 
Mayor of the City of Socorro

Date 12-13-22

12-13-22

F I L I N G

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this, 21st day
of December 2022, in File No. 2022019374 of the Plat Records.

FOR RECORDING PURPOSES ONLY
County Clerk
This document represents a survey made on the ground by me or under my supervision and complies

12-4-2022

aa
813 N. Kansas St.
Suite 300
El Paso, TX 79902
915.544.5232

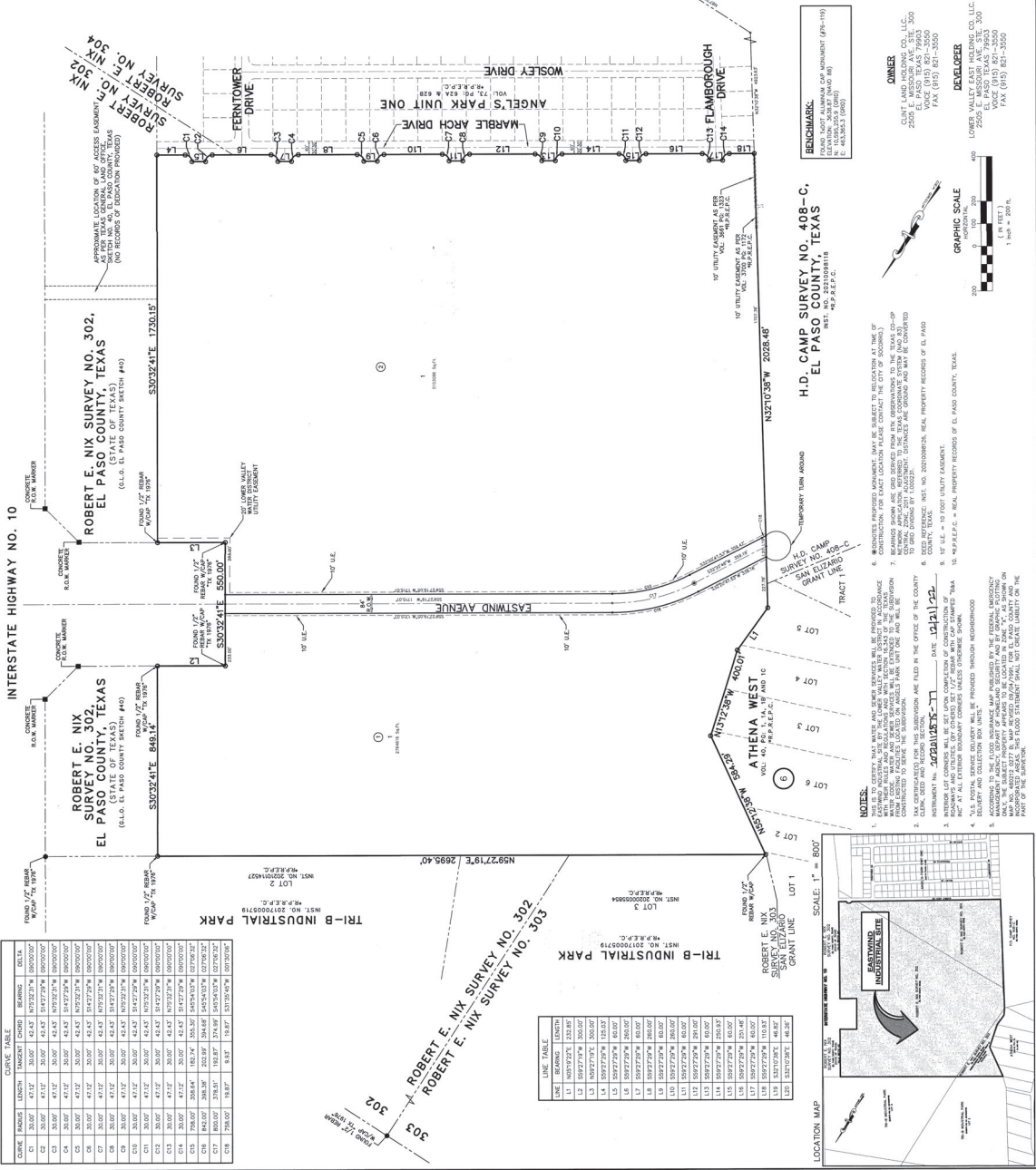
TERED ENGINEERING FIRM F-4564

JORGE L. AZCARATE, P.E.

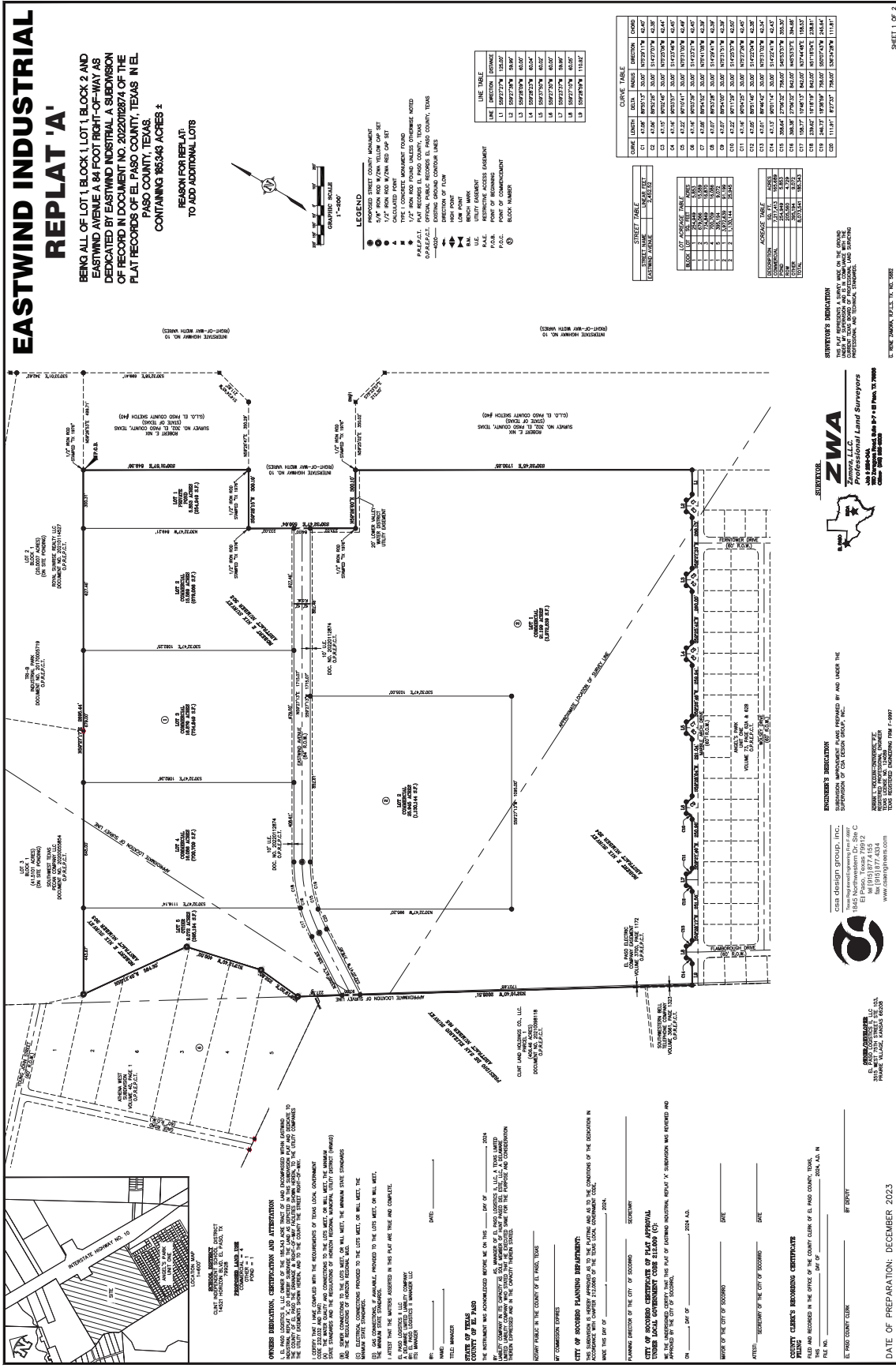
Phone (915) 591-5709 Fax (915)

CONTACT: BENITO BARRAGAN, R.P.I.

DATE OF PREPARATION: J



[illegible]



EASTWIND INDUSTRIAL REPLAT 'A'

BEING ALL OF LOT 1, BLOCK 1, LOT 1, BLOCK 2 AND
EASTWIND AVENUE A 84 FOOT RIGHT-OF-WAY AS
DEDICATED BY EASTWIND INDUSTRIAL, A SUBDIVISION
OF RECORD IN DOCUMENT NO. 2022012874 OF THE
PLAT RECORDS OF EL PASO COUNTY, TEXAS. IN EL
PASO COUNTY, TEXAS.
CONTAINING 165.343 ACRES ±

REASON FOR REPLAT:
TO ADD ADDITIONAL LOTS

DATE OF PREPARATION: DECEMBER 2023

OWNER/DEVELOPER
CLINT LAND HOLDING COMPANY, LLC
2506 E MISSOURI AVE STE 300,
EL PASO, TEXAS 79903

csa design group, inc.
Texas Registered Engineering Firm # 36897
1845 Northwestern Dr. Site C
El Paso, Texas 79912
tel (915) 877.4155
fax (915) 877.4334
www.csaengineering.com

SURVEYOR

ZWA

Zimora, L.L.C.
Professional Land Surveyors

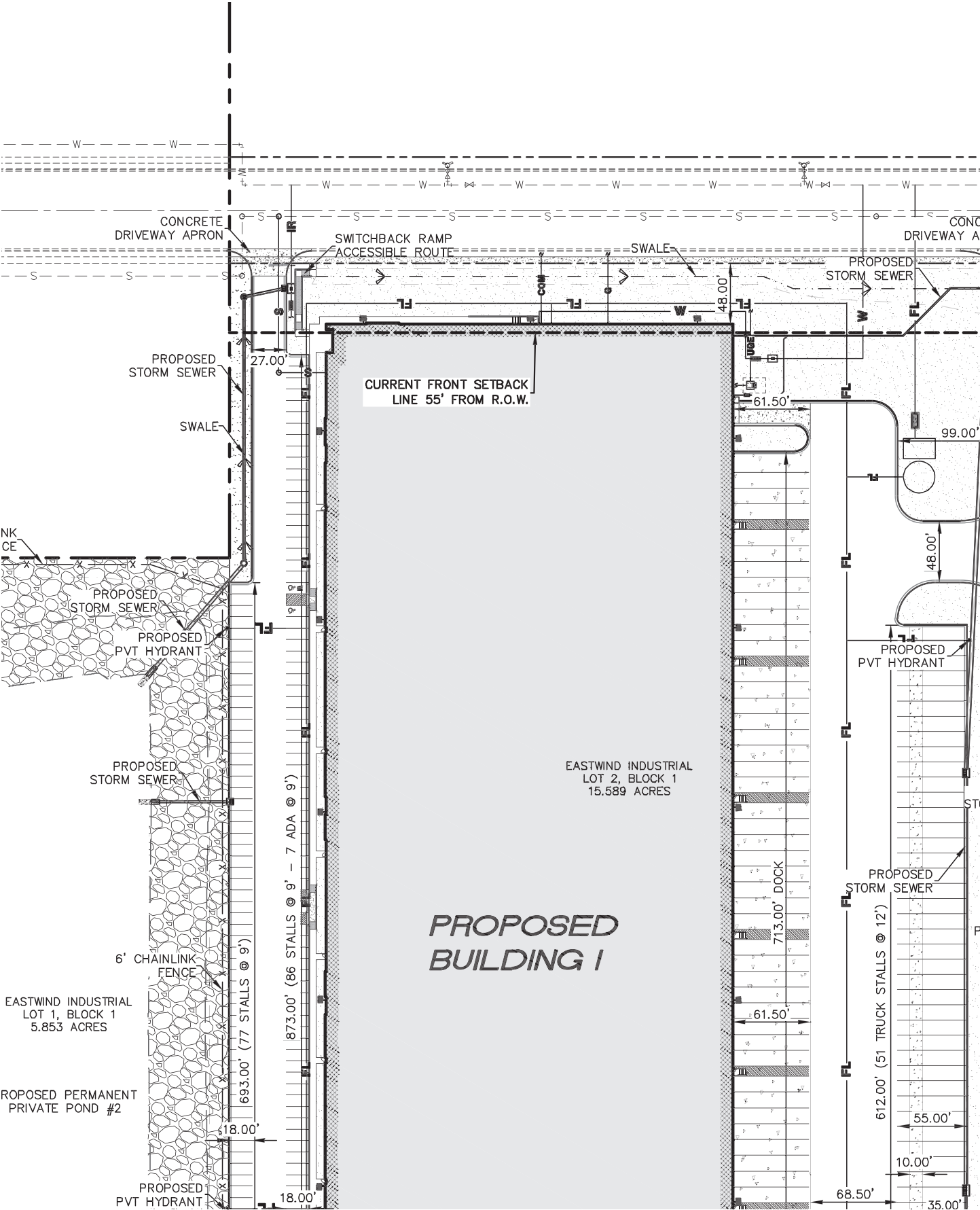
Job # 2004-004
2003 Arizona Award, State B-7 & B1 Pass, TX, 7/03



SHEET 2 OF 2

bioRxiv preprint doi: <https://doi.org/10.1101/2022.05.11.491111>; this version posted May 11, 2022. The copyright holder for this preprint (which was not certified by peer review) is the author/funder, who has granted bioRxiv a license to display the preprint in perpetuity. It is made available under aCC-BY-NC-ND 4.0 International license.

VARIANCE REQUEST (ENLARGED)



Flint Eastwind - Building 1
a new development for
El Paso, Texas
Interstate 10 and Eastwind Avenue

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 1st Vice-Chairperson, 2nd 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 1st Vice-Chairperson would temporarily assume this office and the 2nd Vice-Chairperson would assume the office of the 1st 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.

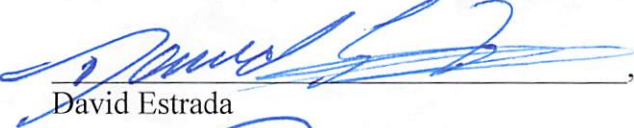
ARTICLE XIII. PRIOR BYLAWS

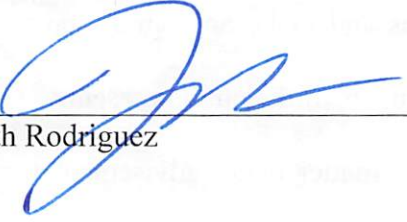
These Bylaws supersede and replace any and all prior Bylaws of the PZC.

Adopted this 17 day of January, 2023.


_____, Chairman
Andrew Arroyos


_____, 1st Vice Chairman
Enrique Cisneros


_____, 2nd Vice Chairman
David Estrada


_____, Secretary
Judith Rodriguez



CITY OF SOCORRO 2024 SCHEDULED MEETINGS CALENDAR



ITEM # 10

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