

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 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 20TH DAY OF FEBRUARY 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 FEBRUARY 20, 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: 

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 5, Block 22, Friedman Estates Unit 2, located at 11470 Peters Rd. Socorro, TX from R-1 (Single Family Residential) to R-2 (Medium Density Residential) to allow for a duplex.
- b) Approval of Meeting minutes of February 6, 2024.

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 a portion of Robert E. Nix Survey No. 304 and a portion of Robert E. Nix Survey 305, located at 16400 Gateway West Blvd., Socorro, TX from Unclassified and C-2 (General Commercial) to IC-MUD (Industrial/Commercial Mixed-Use Developments) to allow for an industrial logistics warehouse development.
6. **Consider and Take Action** on the approval of a proposed amendment to the City of Socorro's Master Plan and rezoning of a portion of Robert E. Nix Survey No. 304 and a portion of Robert E. Nix Survey 305, located at 16400 Gateway West Blvd., Socorro, TX from Unclassified and C-2 (General Commercial) to IC-MUD (Industrial/Commercial Mixed-Use Developments) to allow for an industrial logistics warehouse development.

Approved by: 

7. **Public hearing** request for the proposed amendment to the City of Socorro's Master Plan and rezoning of Lot 11, Block 3, Haciendas del Valle Unit 2, located at 11721 Valle del Paseo Dr. Socorro, TX from R-1 (Single Family Residential) to R-2 (Medium Density Residential) to allow for a duplex.
8. **Consider and Take Action** on the approval of a proposed amendment to the City of Socorro's Master Plan and rezoning of Lot 11, Block 3, Haciendas del Valle Unit 2, located at 11721 Valle del Paseo Dr. Socorro, TX from R-1 (Single Family Residential) to R-2 (Medium Density Residential) to allow for a duplex.
9. **Planning and Zoning Commissioners Report.**
10. **Planning and Zoning Department Report.**
11. **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

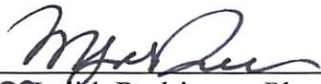
NOTICE TO PROPERTY OWNER

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 16TH DAY OF FEBRUARY 2024.

By: 
for Judith Rodriguez, Planning & Zoning Secretary

DATE & TIME POSTED: 2/16 2:30pm 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/))

Approved by: 

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
FEBRUARY 6, 2024 @ 5:30 P.M.**

MEMBERS PRESENT:

Andrew Arroyos
David Estrada
Yolanda Rodriguez

MEMBERS ABSENT:

Enrique Cisneros
Julie Dominguez
Osvaldo Reza

STAFF PRESENT

Lorraine Quimiro, City Planner Director of Development.
Jose Botello, Planner.
Merwan Bhatti, City Attorney.
Estevan Gonzales, Information Technology Director.
Alfredo Ferando, IT Technician.
Myrian Duran, Planning & Zoning Clerk.
Judith Rodriguez, Planning & Zoning Clerk.

1. Call to Order

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

2. Establishment of Quorum

Quorum with 3 commissioners present.

3. Notice to the Public-Open Forum

None

4. Consent Agenda

a) Approval of Meeting minutes of January 16, 2024.

A motion was made by Andrew Arroyos *to approve*, seconded by David Estrada.

Ayes: Andrew Arroyos, David Estrada, and Yolanda Rodriguez.

Nays:

Abstain:

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

Motion carried.

REGULAR AGENDA-DISCUSSION AND ACTION

5. Planning and Zoning Commissioners Report.

Nothing to report.

6. Planning and Zoning Department Report.

Ms. Quimiro mentioned the meeting that was being held at the Robert Rojas Elementary School regarding the feasibility study with TXDOT and representatives providing information about what the roadway could look like. Also, she mentioned the progress of the Rio Vista bridge replacement project saying that concrete was already poured over the crossing and are getting ready to move on to the approaches that should be another three months before they move into the improvements on the South side at the intersection. Also, she mentioned the Passmore bridge project informing that they've already installed the walking pad over the lateral, but they won't be able to complete the entire project due to some issues with the location of a main water conduct.

13. Adjournment

A motion was made by Andrew Arroyos *to adjourn*, seconded by Yolanda Rodriguez.

Ayes: Andrew Arroyos, David Estrada, and Yolanda Rodriguez.

Nays:

Abstain:

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

Motion carried.

Meeting adjourned at **5:35** pm.

Andrew Arroyos, Chairman

Date minutes were approved.

Judith Rodriguez, Secretary

Date minutes were approved.



CITY OF SOCORRO PLANNING & ZONING COMMISSION MEETING DATE: FEBRUARY 20, 2024

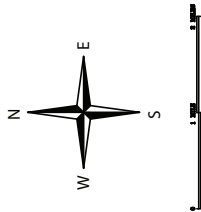
REZONING REQUEST STAFF REPORT

SUBJECT:

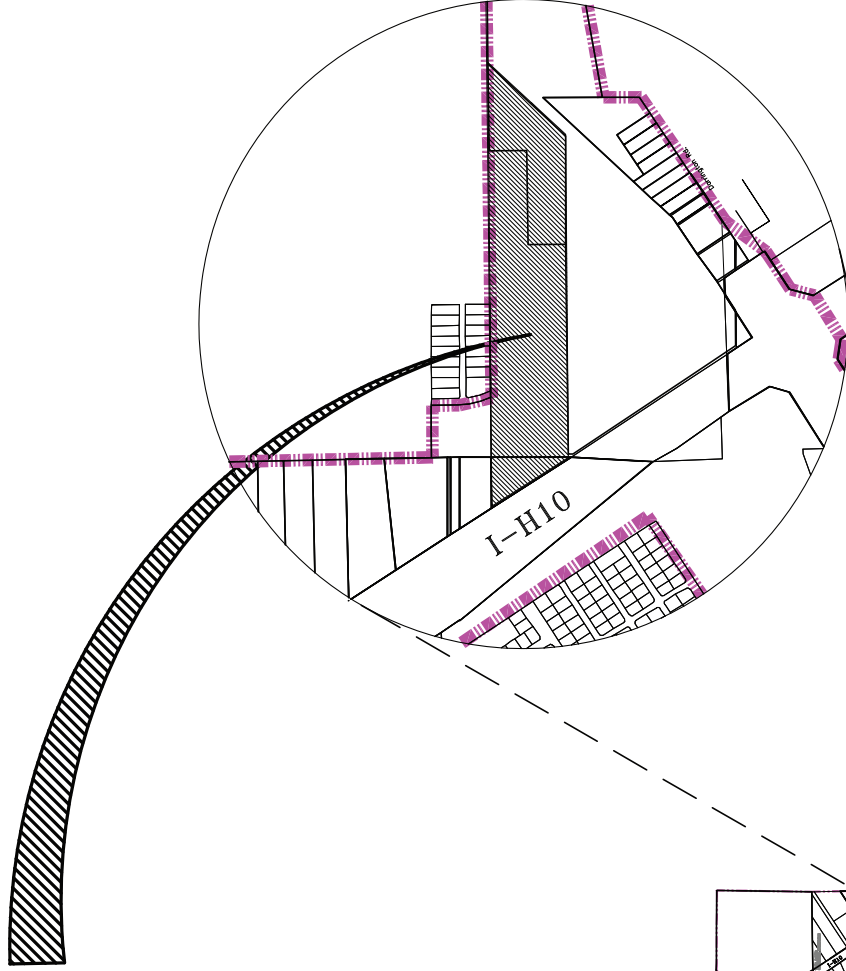
PUBLIC HEARING REQUEST FOR THE PROPOSED AMENDMENT TO THE CITY OF SOCORRO'S MASTER PLAN AND REZONING OF A PORTION OF ROBERT E. NIX SURVEY NO. 304, ABSTRACT NO. 10169, AND A PORTION OF ROBERT E. NIX SURVEY NO. 305, ABSTRACT NO. 9871, LOCATED AT 16400 GATEWAY WEST BLVD., SOCORRO, TX, FROM C-2 (GENERAL COMMERCIAL) AND UNCLASSIFIED TO IC-MUD (INDUSTRIAL/COMMERCIAL MIXED-USE DEVELOPMENTS) TO ALLOW FOR DISTRIBUTION AND WAREHOUSING FACILITIES.

NAME:	T.C.C. INDUSTRIAL
PROPERTY ADDRESS:	16400 GATEWAY WEST BLVD.
PROPERTY LEGAL DESCRIPTION:	A PORTION OF ROBERT E. NIX SURVEY NO. 304, ABSTRACT NO. 10169, AND A PORTION OF ROBERT E. NIX SURVEY NO. 305, ABSTRACT NO. 9871
PROPERTY OWNER:	SCN MANAGEMENT LLC.
REPRESENTATIVE:	BLAKE V. NORRID TC AUSTIN ACQUISITIONS, LLC.
PROPERTY AREA:	59.99 ACRES
CURRENT ZONING:	C-2 (GENERAL COMMERCIAL) AND UNCLASSIFIED
CURRENT LAND USE:	COMMERCIAL
FUTURE LAND USE:	COMMERCIAL/LIGHT INDUSTRIAL
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 is for approval of a rezoning of a property from C-2 and Unclassified to IC-MUD to allow for distribution and warehousing facilities.
STAFF RECOMMENDATION:	Staff recommends APPROVAL of the rezoning request.

LOCATION MAP



PROJECT SITE;
16400 Gateway West Blvd.
A Portion of Robert E.
Nix Survey No. 304 and 305



CITY OF SOCORRO

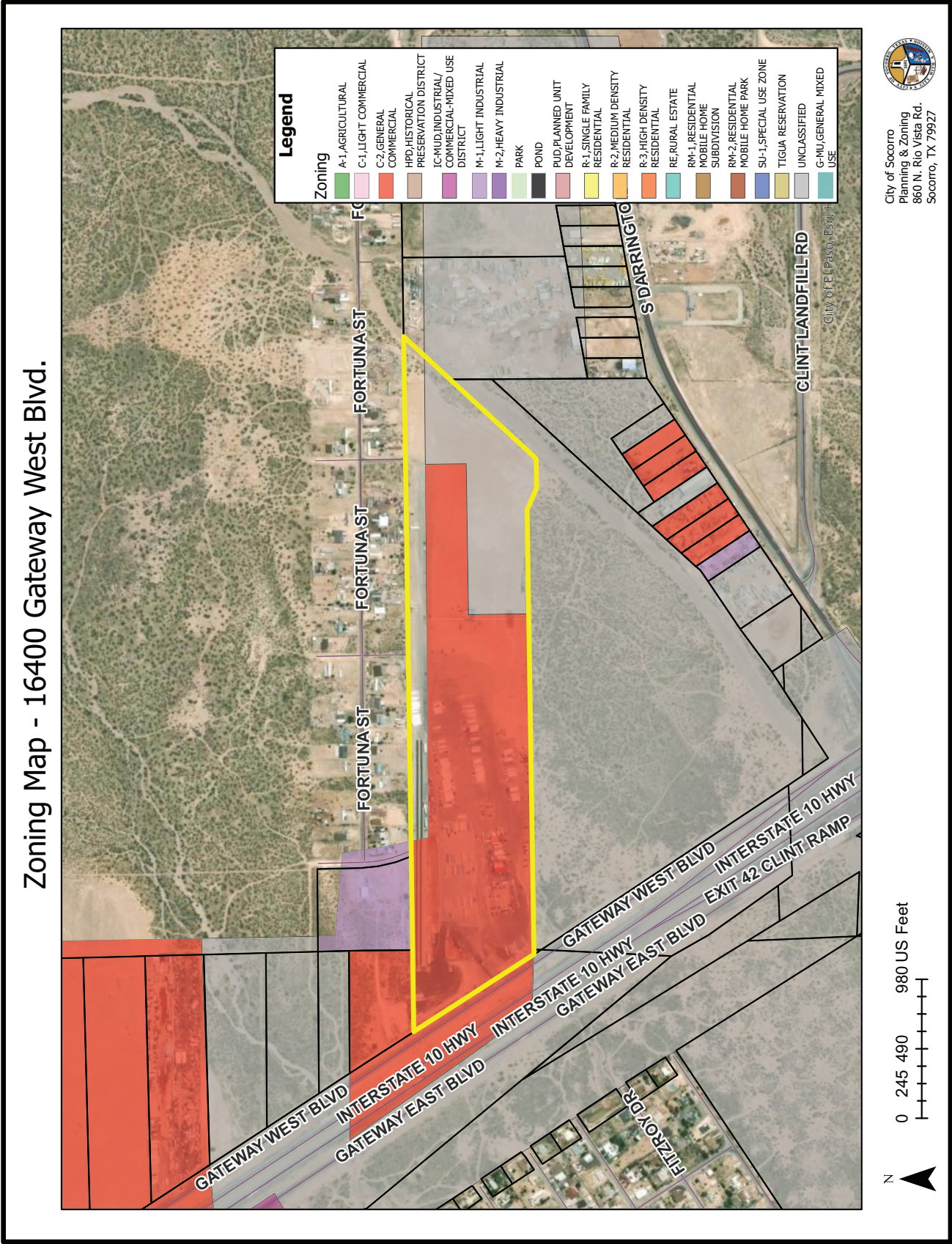
LOCATION MAP

Scale: AS SHOWN

Planning and Zoning Department

860 N. Rio Vista Socorro, Texas 79902 Tel. (505) 872-8531 Fax (505) 872-8673

ZONING MAP



SITE PICTURES



View of property from Gateway West Blvd.



AERIAL IMAGE

Aerial View - 16400 Gateway West Blvd.

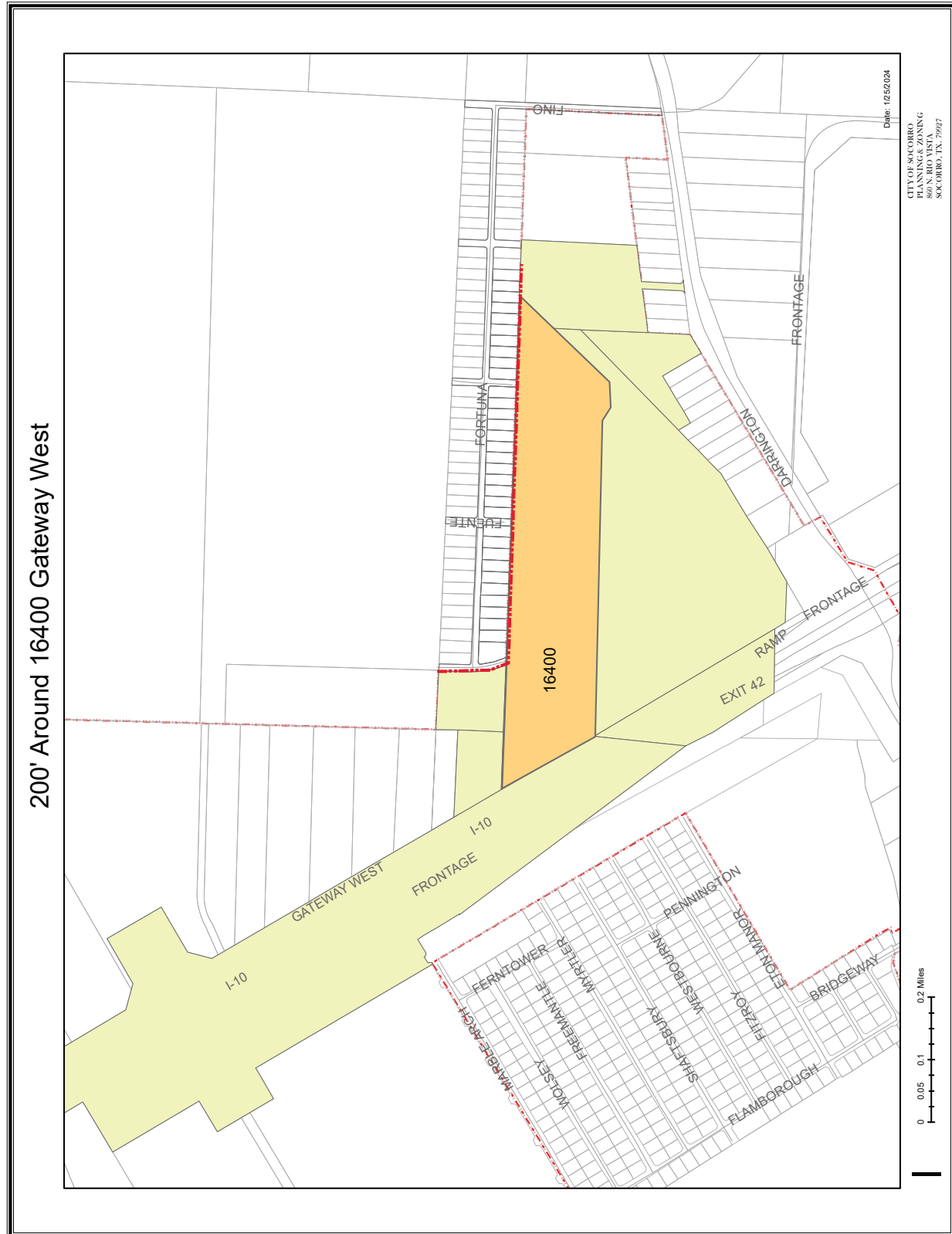


City of Socorro
Planning & Zoning
860 N. Rio Vista Rd.
Socorro, TX 79927

0 245 490 980 US Feet



- No correspondence received for the rezoning request.



PUBLIC NOTICE LETTERS

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

January 25, 2024.

Dear property owner,

A **PUBLIC HEARING** will be held on February 20, 2024, at 5:30 p.m. during the Planning and Zoning Commission meeting at the City of Socorro City Council Chambers, 860 N. Rio Vista Road, Socorro, Texas 79927. 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 a portion of Robert E. Nix Survey No. 304 and a portion of Robert E. Nix Survey 305, located at 16400 Gateway West Blvd., Socorro, TX from Unclassified and C-2 (General Commercial) to IC-MUD (Industrial/Commercial Mixed-Use Developments) to allow for an industrial logistics warehouse 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 obliged 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 can also access the meeting by calling 844-854-2222 and use access code 579797 by 5:00 p.m. mountain standard time (MST) on February 20, 2024, 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

Judith Rodriguez
Planning & Zoning Commission Secretary.

PUBLIC NOTICE LETTERS

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

25 de enero del 2024.

Estimado dueño(a) de propiedad,

Se le notifica que habrá una **AUDIENCIA PUBLICA** durante la junta de la Comisión de Planeación y Zonificación el 20 de febrero del año 2024 a las 5:30 p.m. en las Cámaras del Concejo Municipal de la Ciudad de Socorro, Texas 79927. El propósito de la audiencia pública es recibir comentarios públicos sobre lo siguiente:

- a) Solicitud de audiencia pública para la enmienda propuesta al Plan Maestro de la Ciudad de Socorro y la rezonificación de una parte de la Encuesta Robert E. Nix No. 304 y una parte de la Encuesta Robert E. Nix 305, ubicada en el 16400 Gateway West Blvd., Socorro, TX de una zona no clasificada y una zona C-2 (Comercial General) a IC-MUD (Desarrollos de Uso Mixto Industrial/Comercial) para permitir el desarrollo de un almacén logístico industrial.

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 también puede acceder a la reunión llamando al 844-854-2222 y usar el código de acceso 579797 antes de las 5:00 p.m. del 20 de febrero del año 2024 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

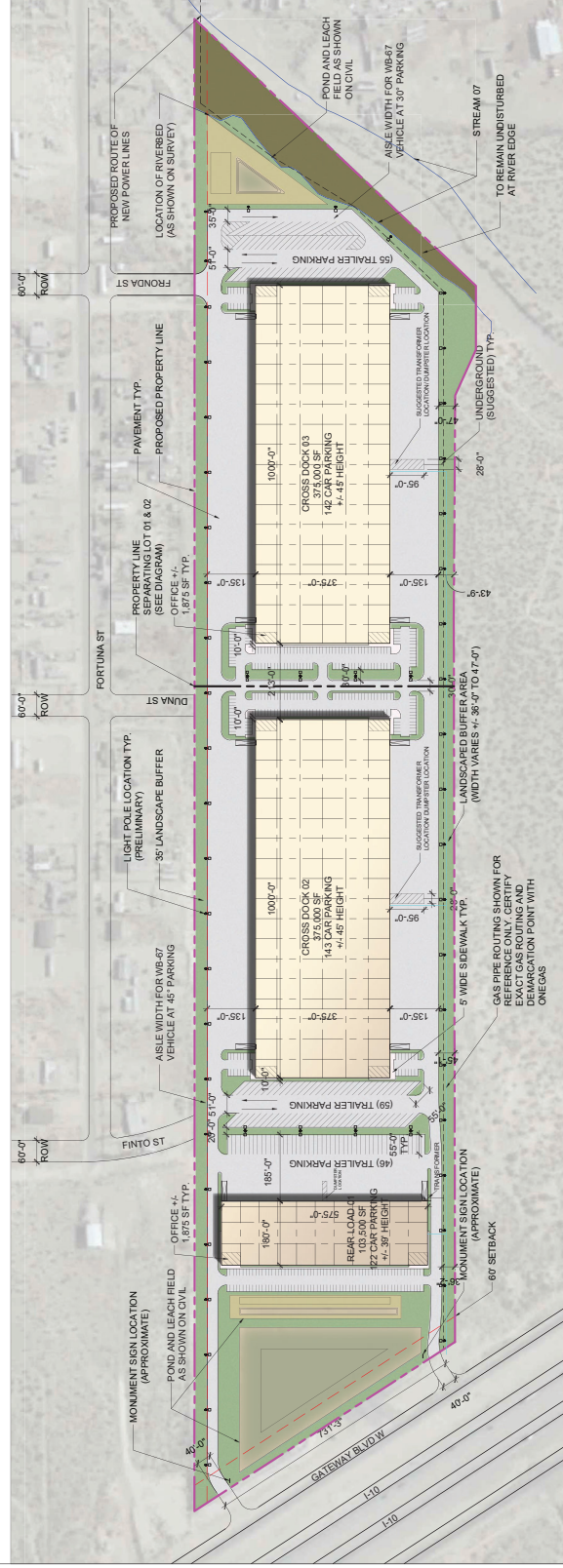
Secretaria de la Comisión de Planeación y Zonificación.

DEVELOPMENT PLAN

SITE DEVELOPMENT PLAN

SITE AREA : +/- 2,616,570 SF (+/-60.07 AC)	BUILDING AREA : 853,500 SF	COVERAGE : 32.6%	TOTAL PARKING : 407 SPACES
			TOTAL TRAILER PARKING : 160 SPACES

Building	Area (SF)	Notes
BUILDING 01:	103,500 SF	
122 CAR PARKING		
46 TRAILER PARKING		
BUILDING 02:	375,000 SF	
143 CAR PARKING		
59 TRAILER PARKING		
BUILDING 03:	375,000 SF	
142 CAR PARKING		
55 TRAILER PARKING		



LEGAL DESCRIPTION

A PORTION OF ROBERT E. NIX SURVEY No. 304, ABSTRACT No. 10169, EL PASO COUNTY, TEXAS,
A PORTION OF ROBERT E. NIX SURVEY No. 305, ABSTRACT No. 9871, EL PASO COUNTY, TEXAS, CONTAINING 60.07 ACRES ±

<u>LOT 01:</u>	<u>LOT 02:</u>
1,499,158 SF	1,117,305 SF
34.42 ACRES	25.65 ACRES



* PRELIMINARY NOT FOR CONSTRUCTION, PERMIT, OR REGULATORY APPROVAL. * BOUNDARY LINES AND EASEMENTS ARE PRELIMINARY & REQUIRE VERIFICATION - SURVEY NOT PROVIDED. * ALL BUILDING AREAS ARE APPROXIMATE UNTIL BUILDING FOOTPRINT ENTRY DESIGNS ARE FINALIZED.

* RENDERING IS REPRESENTATIVE OF DESIGN INTENT ONLY. IT IS NOT A PHOTO-REALISTIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES. * PRELIMINARY DETENTION CALCULATIONS. CALCULATIONS ARE SUBJECT TO CHANGE AND NEED TO BE CONFIRMED BY A LICENSED ENGINEER.

16400 GATEWAY W. BLVD. INDUSTRIAL DEVELOPMENT.

a project for
TRAMMELL CROW COMPANY

WOLFE

CO. 1 JAN 11 1959

TEXT

DEVELOPMENT SCHEDULE

PREDEVELOPMENT SCHEDULE															1600 GATEWAY BLVD. W. SOCORRO, TX 79928 EL PASO COUNTY														
ID	Task Name	Duration	Start	Finish	3	Qtr 4, 2023 Sep. Oct. Nov. Dec.	Qtr 1, 2024 Jan. Feb. Mar. Apr. May. Jun.	Qtr 2, 2024 Jul. Aug. Sep. Oct. Nov. Dec.	Qtr 3, 2024 Jan. Feb. Mar. Apr. May. Jun.	Qtr 4, 2024 Jul. Aug. Sep. Oct. Nov. Dec.	Qtr 1, 2025 Jan. Feb. Mar. Apr. May. Jun.	Qtr 2, 2025 Jul. Aug. Sep. Oct. Nov. Dec.	Qtr 3, 2025 Jan. Feb. Mar. Apr. May. Jun.	Qtr 4, 2025 Jul. Aug. Sep. Oct. Nov. Dec.															
1	16400 GATEWAY BLVD. W. SOCORRO, TX EL PASO COUNTY	480 days	Wed 12/6/23	Tue 10/7/25																									
2	PLANNING & ZONING REVIEW AND APPROVAL	114 days	Wed 12/6/23	Mon 5/13/24																									
3	City of Socorro Concept Site Plan Review and Approval	20 days	Wed 12/6/23	Tue 1/2/24																									
4	Rezoning	2 mons	Fri 1/19/24	Thu 3/14/24																									
5	Platting	2 mons	Tue 3/19/24	Mon 5/13/24																									
6	BUILDING PERMIT REVIEW AND APPROVAL	40 days	Mon 5/20/24	Fri 7/12/24																									
14	CONSTRUCTION	320 days	Fri 7/12/24	Fri 10/3/25																									
15	Notice to Proceed	0 days	Fri 7/12/24	Fri 7/12/24																									
16	Demolition	20 days	Mon 7/15/24	Fri 8/9/24																									
17	Asbestos Abatement	2 wks	Mon 7/15/24	Fri 7/26/24																									
18	Utilities Disconnect	2 wks	Mon 7/15/24	Fri 7/26/24																									
19	Demolition	2 wks	Mon 7/29/24	Fri 8/9/24																									
20	Building 1 (320,000 SF)	280 days	Mon 8/12/24	Fri 9/5/25																									
21	Construction Period	14 mons	Mon 8/12/24	Fri 9/5/25																									
22	Certificate of Completion	0 days	Fri 9/5/25	Fri 9/5/25																									
23	Building 2 (320,000 SF)	280 days	Mon 9/9/24	Fri 10/3/25																									
24	Construction Period	14 mons	Mon 9/9/24	Fri 10/3/25																									
25	Certificate of Completion	0 days	Fri 10/3/25	Fri 10/3/25																									
26	Building 3 (75,000 SF)	260 days	Mon 10/7/24	Fri 10/3/25																									
27	Construction Period	12 mons	Mon 10/7/24	Fri 9/5/25																									
28	Certificate of Completion	0 days	Fri 10/3/25	Fri 10/3/25																									

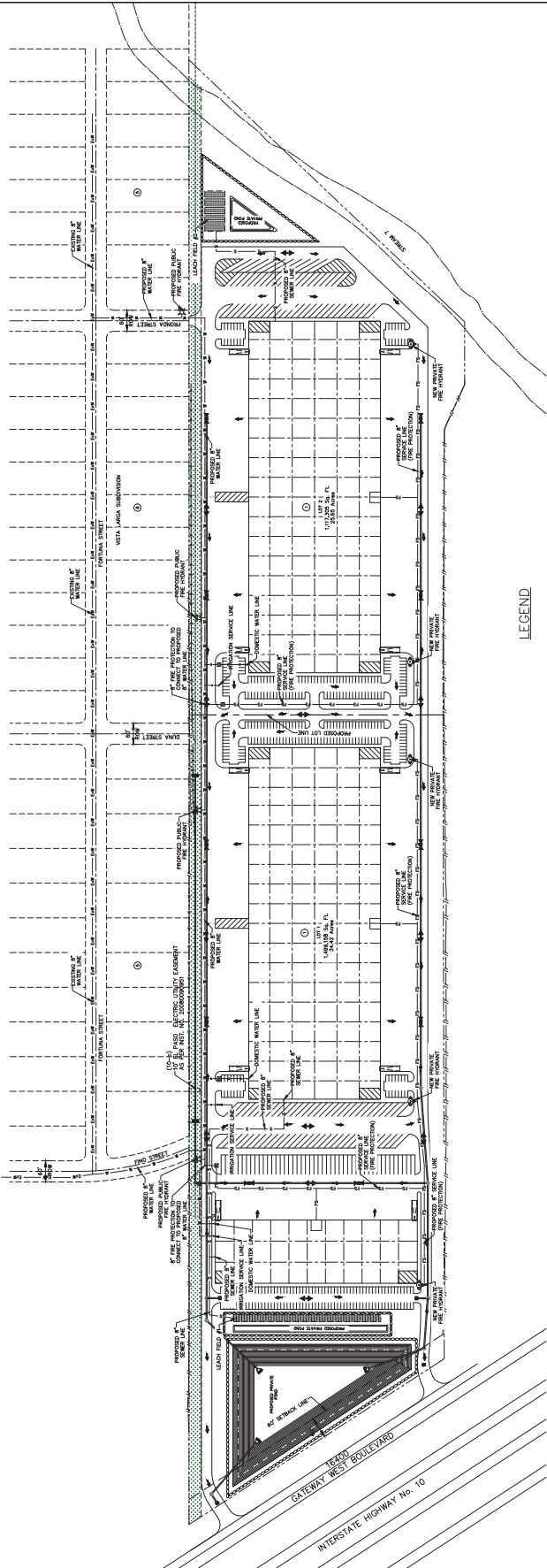
Tue 1/9/24

Page 1 of 1

UTILITY PLAN

LEGAL DESCRIPTION

A PORTION OF ROBERT E. NIX SURVEY No. 304,
ABSTRACT No. 10169, EL PASO COUNTY, TEXAS,
A PORTION OF ROBERT E. NIX SURVEY No. 305,
ABSTRACT No. 9871, EL PASO COUNTY, TEXAS,
CONTAINING 60.07 ACRES ±



LEGEND

SYMBOL	DESCRIPTION
---	PROPOSED SEWER LINE (PLAN VIEW)
---	PROPOSED FIRE PROTECTION
---	PROPOSED WATER LINE (DOMESTIC)
---	EXISTING SEWER LINE
---	EXISTING WATER LINE
---	EXISTING OVERHEAD POWER LINES
---	FIRE HOSE PATH
---	PROPOSED PRIVATE FIRE HYDRANT
---	PROPOSED PUBLIC FIRE HYDRANT
---	EXISTING ROAD FENCE
---	EXISTING METAL FENCE
---	PROPOSED 6\" HIGH RAILROAD OR CHANNEL FENCE
---	PROPOSED STORM SYSTEM

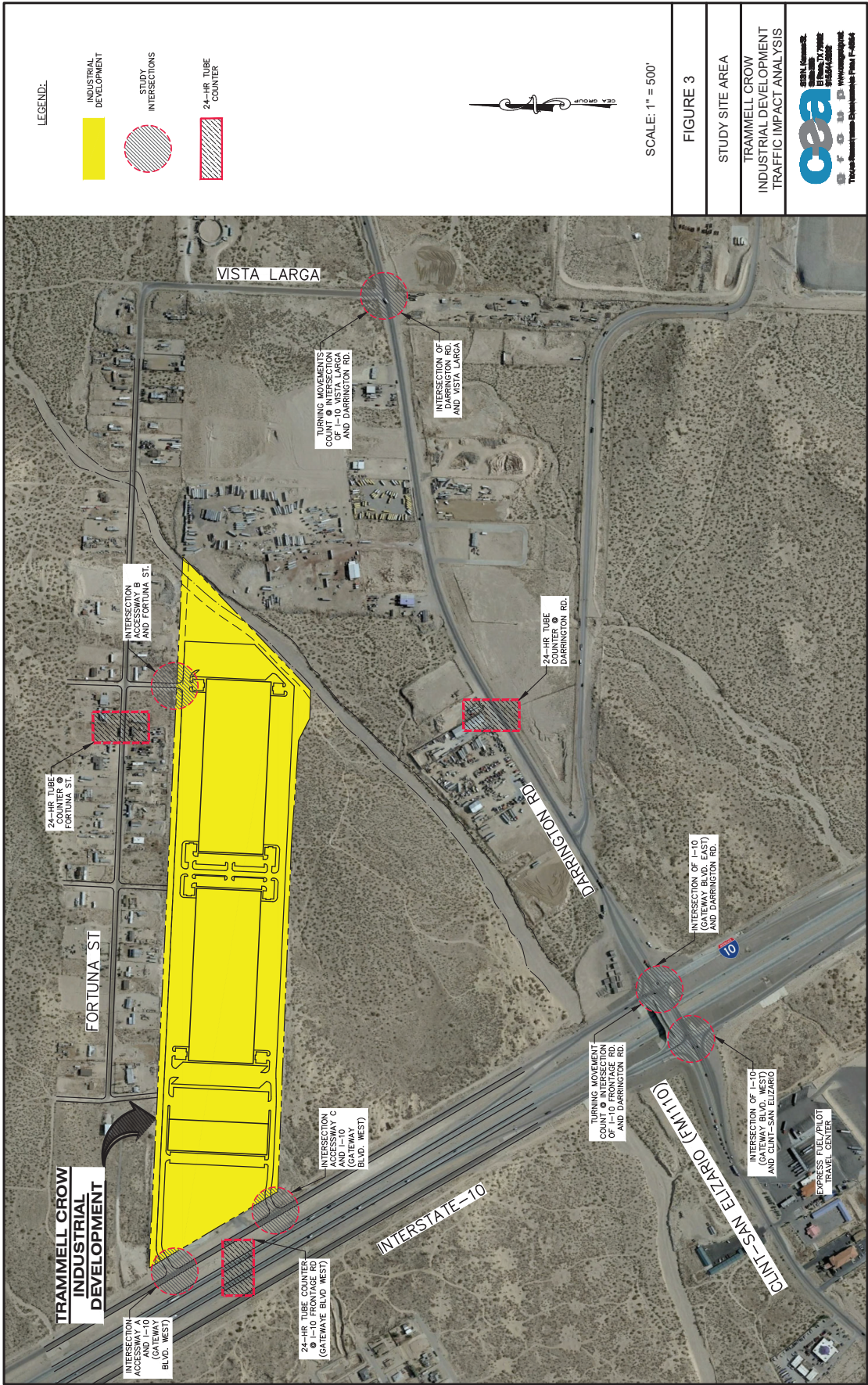


1"=130'

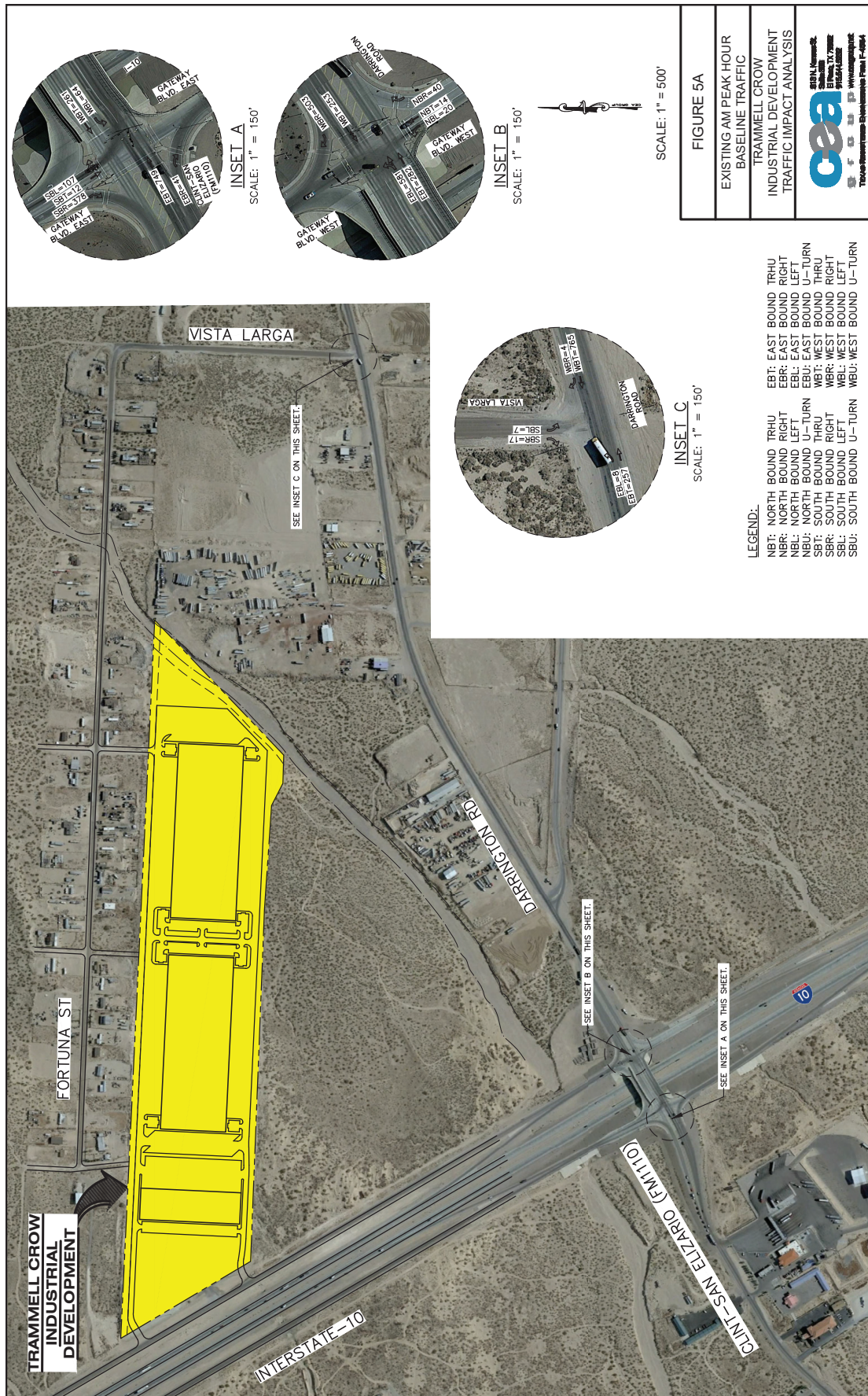
TCC SOCORRO
16400 GATEWAY WEST BOULEVARD
WATER, SEWER AND STORM SEWER
CONCEPTUAL

cea
813 N. KENNEDY
SUITE 200
EL PASO, TX 79902
915.541.2292
915.541.2293
Toll Free 1-800-855-1111
TCC Socorro was Established April 1-1984

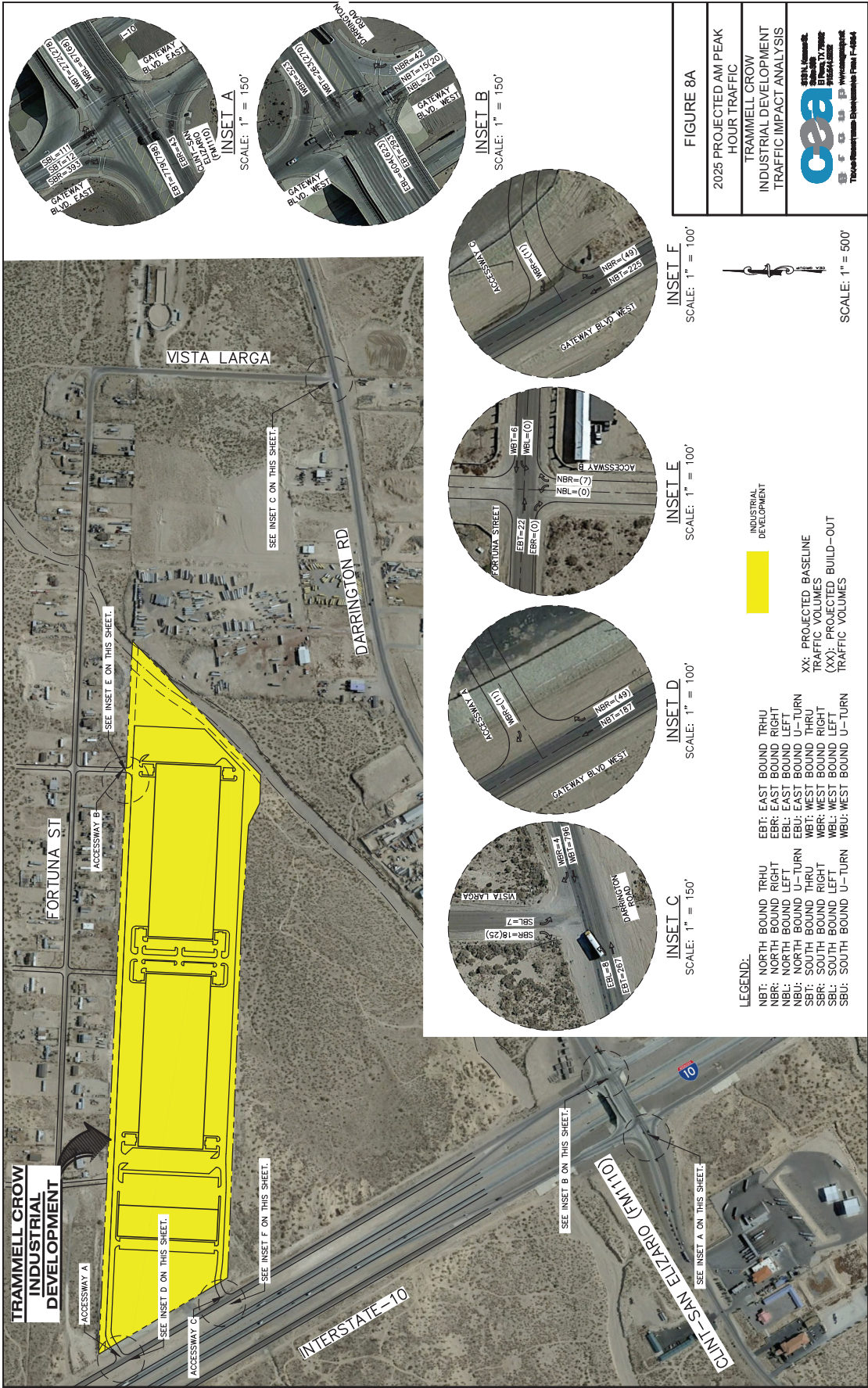
T.I.A. (SUMMARY - PAGE 1 OF 3)



T.I.A. (SUMMARY - PAGE 2 OF 3)



T.I.A. (SUMMARY - PAGE 3 OF 3)





**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: FEBRUARY 20, 2024**

**REZONING REQUEST
STAFF REPORT**

SUBJECT:

PUBLIC HEARING REQUEST FOR THE PROPOSED AMENDMENT TO THE CITY OF SOCORRO'S MASTER PLAN AND REZONING OF LOT 11, BLOCK 3, HACIENDAS DEL VALLE UNIT TWO SUBDIVISION, LOCATED AT 11721 VALLE DEL PASEO DRIVE, SOCORRO, TX FROM R-1 (SINGLE FAMILY RESIDENTIAL) TO R-2 (MEDIUM DENSITY RESIDENTIAL) TO ALLOW FOR DUPLEXES.

NAME: 11721 VALLE DEL PASEO REZONING

PROPERTY ADDRESS: 11721 VALLE DEL PASEO DR.

PROPERTY LEGAL DESCRIPTION: LOT 11, BLOCK 3, HACIENDAS DEL VALLE UNIT TWO

PROPERTY OWNER: CAP REMODELING

REPRESENTATIVE: CARLOS PINALES

PROPERTY AREA: 20,013 S.F.

CURRENT ZONING: R-1 (SINGLE FAMILY RESIDENTIAL)

CURRENT LAND USE: VACANT

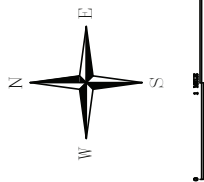
FUTURE LAND USE: SINGLE FAMILY RESIDENTIAL

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

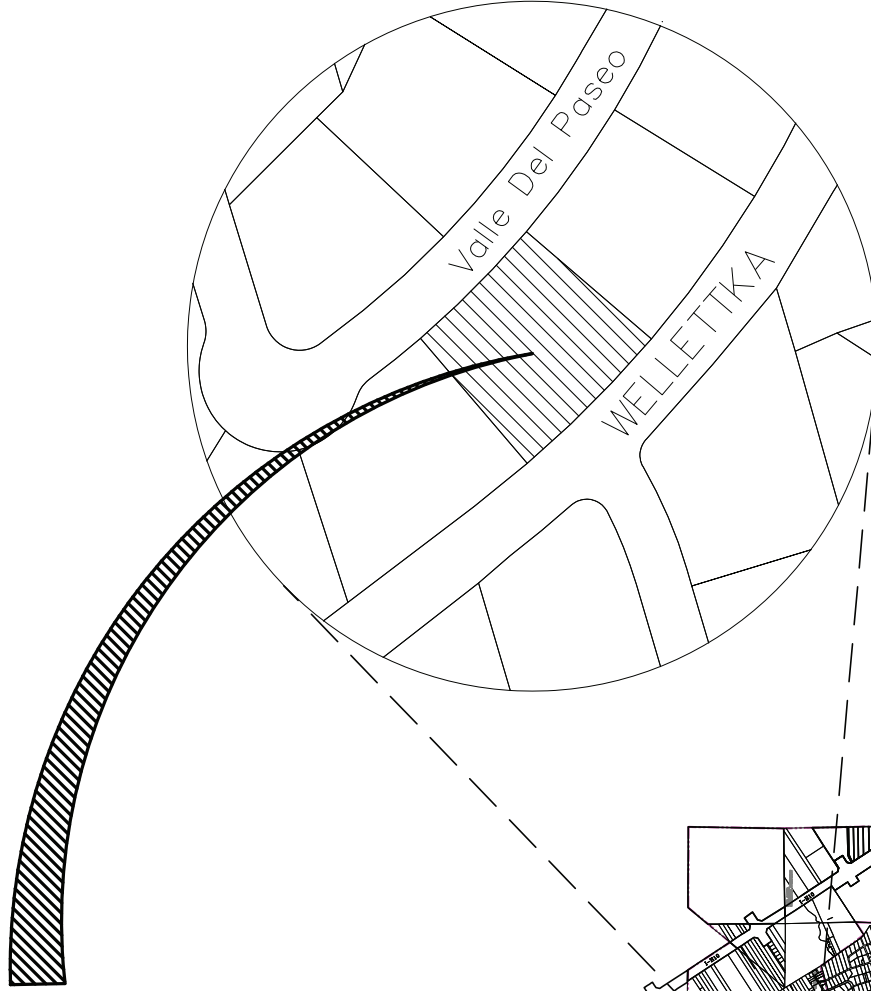
SUMMARY OF REQUEST: Request is for approval of a rezoning of a property from R-1 to R-2 to allow for duplexes.

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the rezoning with a condition that access to the property be from Valle Del Paseo Drive only.

LOCATION MAP



PROJECT SITE;
11721 Valle Del Paseo
Lot-11, Block-3
Haciendas Del Valle



CITY OF SOCORRO

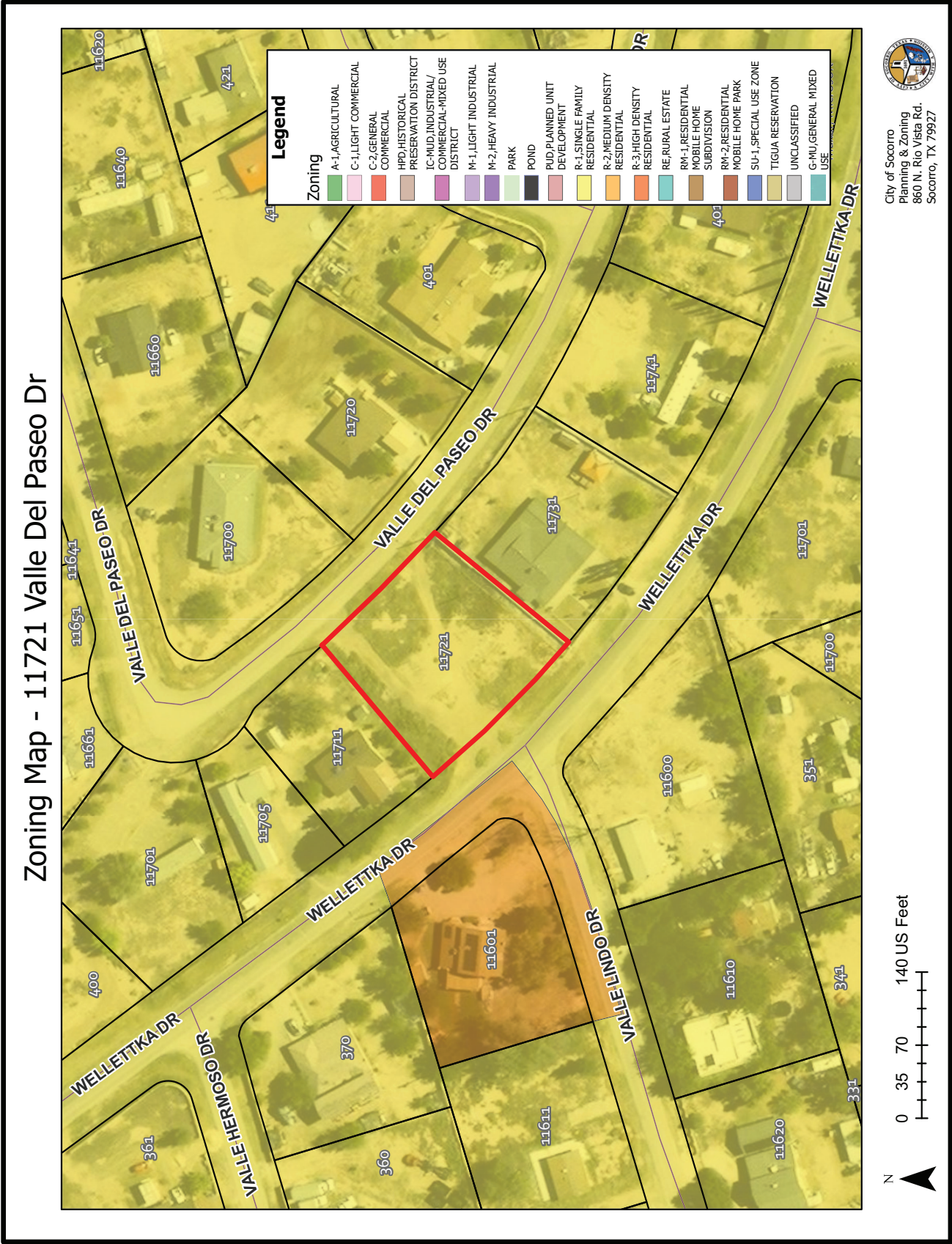
LOCATION MAP

Scale: AS SHOWN

Planning and Zoning Department

860 N. Rio Vista Socorro, Texas 79027 Tel: (505) 872-4331 Fax: (505) 872-8673

ZONING MAP



SITE PICTURES



View of property from Wellettka Dr.



Aerial View - 11721 Valle Del Paseo Dr



0 35 70 140 US Feet

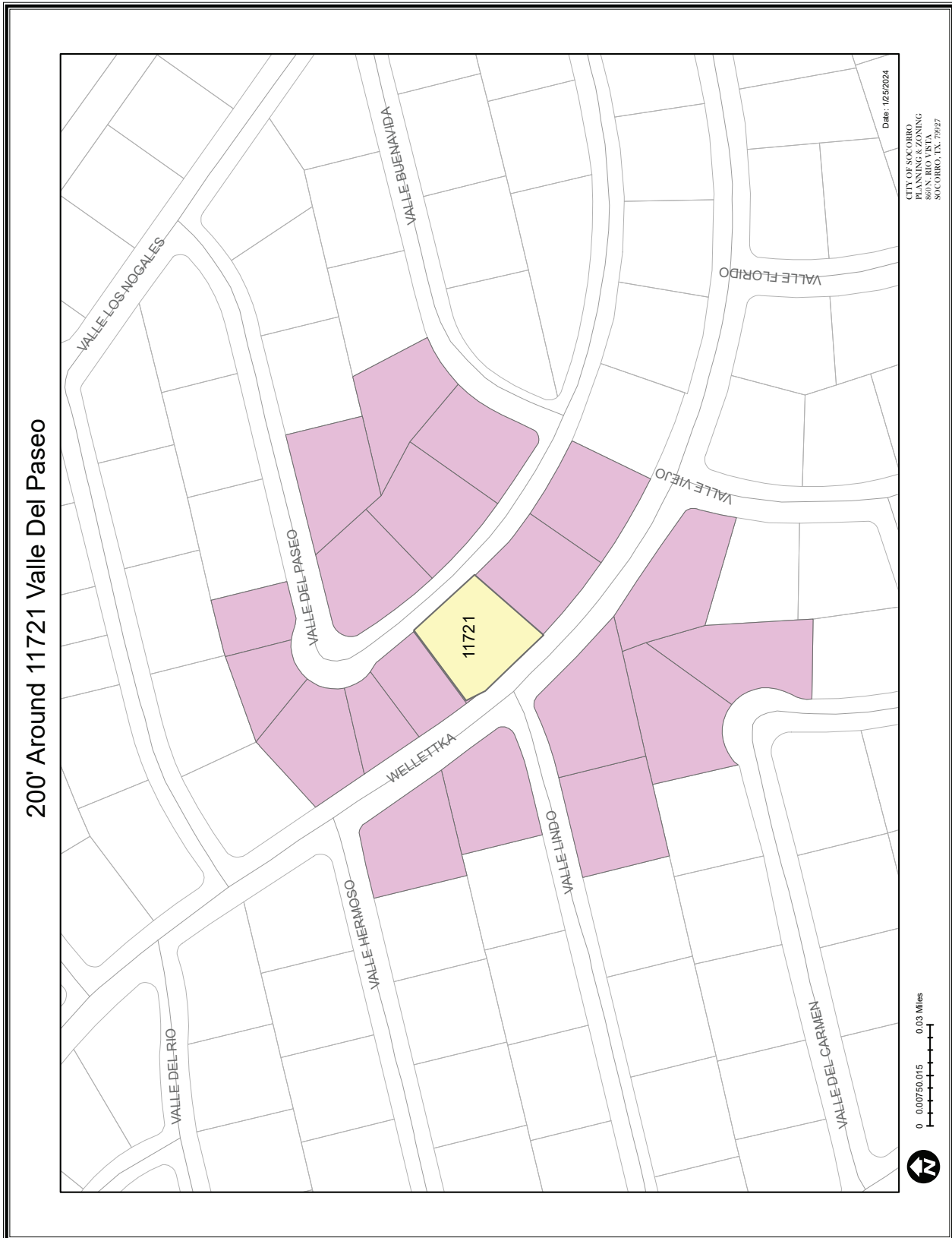


City of Socorro
Planning & Zoning
860 N. Rio Vista Rd.
Socorro, TX 79927

VACANT LOTS: 5

PUBLIC NOTICE

- No correspondence received for the rezoning request.



PUBLIC NOTICE LETTERS

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

January 25, 2024.

Dear property owner,

A **PUBLIC HEARING** will be held on February 20, 2024, at 5:30 p.m. during the Planning and Zoning Commission meeting at the City of Socorro City Council Chambers, 860 N. Rio Vista Road, Socorro, Texas 79927. 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 11, Block 3, Haciendas del Valle Unit Two, located at 11721 Valle del Paseo Dr. Socorro, TX from R-1 (Single Family Residential) to R-2 (Medium Density Residential) to allow for two duplexes.

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 obliged 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 can also access the meeting by calling 844-854-2222 and use access code 579797 by 5:00 p.m. mountain standard time (MST) on February 20, 2024, 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

Judith Rodriguez
Planning & Zoning Commission Secretary

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Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

25 de enero del 2024.

Estimado dueño(a) de propiedad,

Se le notifica que habrá una **AUDIENCIA PUBLICA** durante la junta de la Comisión de Planeación y Zonificación el 20 de febrero del año 2024 a las 5:30 p.m. en las Cámaras del Concejo Municipal de la Ciudad de Socorro, Texas 79927. El propósito de la audiencia pública es recibir comentarios públicos sobre lo siguiente:

- a) Solicitud de audiencia pública para la enmienda propuesta al Plan Maestro de la Ciudad de Socorro y la rezonificación del Lote 11, Bloque 3, de la Subdivisión de Haciendas del Valle Unit Two, ubicado en el 11721 Valle del Paseo Dr., Socorro, TX de R-1 (Residencial de Densidad Unifamiliar) a R-2 (Residencial de Densidad Media) para permitir dos dúplex.

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 también puede acceder a la reunión llamando al 844-854-2222 y usar el código de acceso 579797 antes de las 5:00 p.m. del 20 de febrero del año 2024 para unirse a la reunión e inscribirse para hablar durante la audiencia pública. El oficial que conducirá la reunión llamará a 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.costx.us

[illegible]

FRONT	20 FEET
REAR	20 FEET
SIDES	5 FEET
SIDE ABUTING STREET	10 FEET

SCALE 1"=30'