

*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 19TH DAY OF MARCH 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 MARCH 19, 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 2, Block 18, Rosa Azul Subdivision, located at 615 Rosa Azul Dr., Socorro, TX 79927 from C-1 (Light Commercial) to R-1 (Single Family Residential) to construct a single-family home.
- b) Public hearing request for the proposed amendment to the City of Socorro's Master Plan and Rezoning of Tract 4-D-15, Block 3, Socorro Grant, located at 10732 Horn Cir., Socorro, TX 79927 to allow for a commercial development.
- c) Public hearing request for the proposed amendment to the City of Socorro's Master Plan and Rezoning of all of Tract 1, Block 12, Socorro Grant, located at South-West corner of Alameda Ave. and Skov Rd. from A-1 (Agricultural) to IC-MUD (Industrial/Commercial Mixed-Use Developments) to allow for the property to host industrial/commercial.
- d) Public hearing request for the proposed amendment to the City of Socorro's Master Plan and Rezoning of Robert E Nix SURV 302 ABST 10170 Tracts 11-B-1, 11-B-2, and 11-B-3, located at Gateway West Blvd. from C-2 (General Commercial) to IC-MUD (Industrial/Commercial Mixed-Use Developments) to allow for an industrial/commercial development.
- e) Approval of Meeting minutes of March 12, 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 by: 



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 Replat for Haciendas Del Valle #1 Replat C Being a replat of Lot 8, Block 11, Haciendas Del Valle Unit One corrected Plat, City of Socorro, TX.
6. **Planning and Zoning Commissioners Report.**
7. **Planning and Zoning Department Report.**
8. **Adjournment**


### **EXECUTIVE SESSION**

The Planning and Zoning Commission of the City of Socorro may retire into EXECUTIVE SESSION pursuant to Section 3.08 of the City of Socorro Charter and the Texas Government Code, Sections 551, Subchapter D to discuss any of the following: (The items listed below are matters of the sort routinely discuss in Executive Session, but the Planning and Zoning Commission of the City of Socorro may move to Executive Session any of the items on this agenda, consistent with the terms of the Open Meetings Act.) The Planning and Zoning Commission will return to open session to take any final action and may also, at any time during the meeting, bring forward any of the following items for public discussion, as appropriate.

Section 551.071 CONSULTATIONS WITH ATTORNEY  
Section 551.072 DELIBERATION REGARDING REAL PROPERTY  
Section 551.073 DELIBERATION REGARDING PROSPECTIVE GIFT  
Section 551.074 PERSONNEL MATTERS  
Section 551.076 DELIBERATION REGARDING SECURITY  
Section 551.087 DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATION

### **NOTICE TO PROPERTY OWNER**

**The Commission Policy requires that the applicant or representative be present at the public hearing for their item(s). Failure of the applicant or his/her/its representative to be present may result in the deletion of the matter from the agenda or such matter may be tabled until such time as the applicant or his/her/its representative is present.**

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 15TH DAY OF MARCH 2024.**

By:   
Judith Rodriguez, Planning & Zoning Secretary

DATE & TIME POSTED: 3/15/24 4:20pm / 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: 

*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 MARCH 12, 2024 @ 5:30 P.M.**

### **MEMBERS PRESENT:**

Andrew Arroyos  
Enrique Cisneros  
David Estrada  
Julie Dominguez  
Yolanda Rodriguez

### **MEMBERS ABSENT:**

Osvaldo Reza

### **STAFF PRESENT**

Lorraine Quimiro, City Planner Director of Development.  
Merwan Bhatti, City Attorney *via Zoom*.  
Alfredo Ferando, IT Technician.  
Raul Estrada, IT Technician.  
Myrian Apodaca, Planning Clerk.  
Judith Rodriguez, Planning Clerk.

#### **1. Call to Order**

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

#### **2. Establishment of Quorum**

Quorum with 5 commissioners present.

#### **3. Notice to the Public-Open Forum**

None

#### **4. Consent Agenda**

- a) Approval of Meeting minutes of March 12, 2024.

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

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

Nays:

Abstain:

Absent: Osvaldo Reza

***Motion carried.***

### **REGULAR AGENDA-DISCUSSION AND ACTION**

- 5. Consider and Take Action** on the approval of a Final Plat for Valle Nuevo Unit One, being a portion of Tracts 1B, 1B1, 1C, 1D, 1D3, 1H, 2A, 2C1, 4A2B, 4B1, 4B2, 4C, 6A, 6B, and 6C Block 5 Socorro Grant, Socorro, Texas, and a variance to allow for lots smaller than 6000 square feet.

Speaker: Jorge Azcarate  
Enrique Escobar

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

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

Nays:

Abstain:

Absent: Osvaldo Reza

***Motion carried.***

**6. Planning and Zoning Commissioners Report.**

Nothing to report.

**7. Planning and Zoning Department Report.**

Nothing to report.

**8.. Adjournment**

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

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

Nays:

Abstain:

Absent: Osvaldo Reza

***Motion carried.***

Meeting adjourned at **6:07** pm.

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Andrew Arroyos, Chairman

---

Date minutes were approved.

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Judith Rodriguez, Secretary

---

Date minutes were approved.



**CITY OF SOCORRO**  
**PLANNING & ZONING COMMISSION MEETING**  
**DATE: MARCH 19, 2024**

**REPLAT APPLICATION**

**STAFF REPORT**

**SUBJECT:** REQUEST IS FOR APPROVAL OF A REPLAT FOR HACIENDAS DEL VALLE UNIT ONE REPLAT "C"

**NAME:** HACIENDAS DEL VALLE UNIT ONE REPLAT "C"

**PROPERTY ADDRESS:** 331 VALLE DEL CARMEN DR.

**PROPERTY LEGAL DESCRIPTION:** LOT 8, BLOCK 11, HACIENDAS DEL VALLE UNIT ONE CORRECTED PLAT.

**PROPERTY OWNER:** INES L. PASILLAS

**REPRESENTATIVE:** CAD CONSULTING CO.

**PROPERTY AREA:** 0.4592 ACRES

**CURRENT ZONING:** R-1 (SINGLE FAMILY RESIDENTIAL)

**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/ FEMA, September 4, 1991)

**SUMMARY OF REQUEST:** Request is for approval of a Replat for Haciendas Del Valle Unit One Replat 'C'

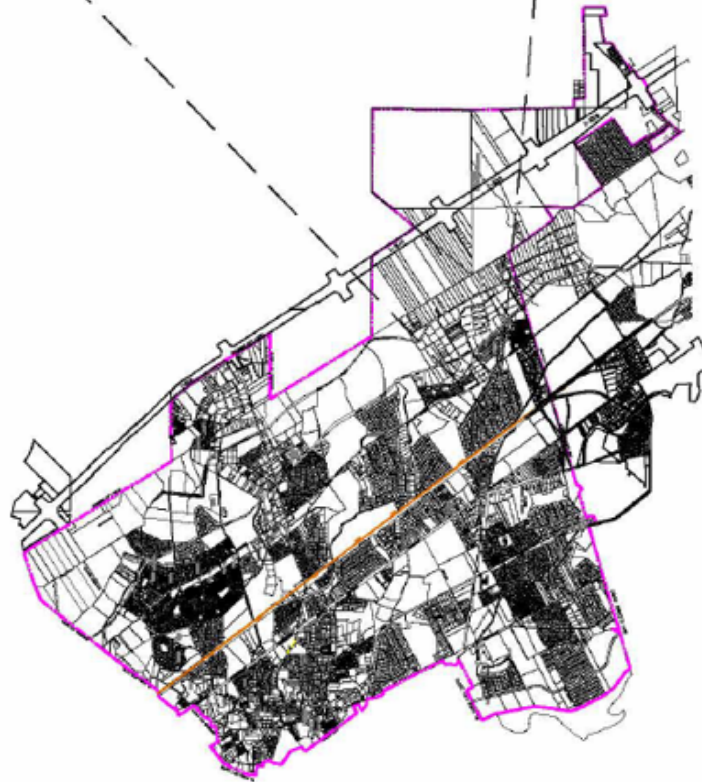
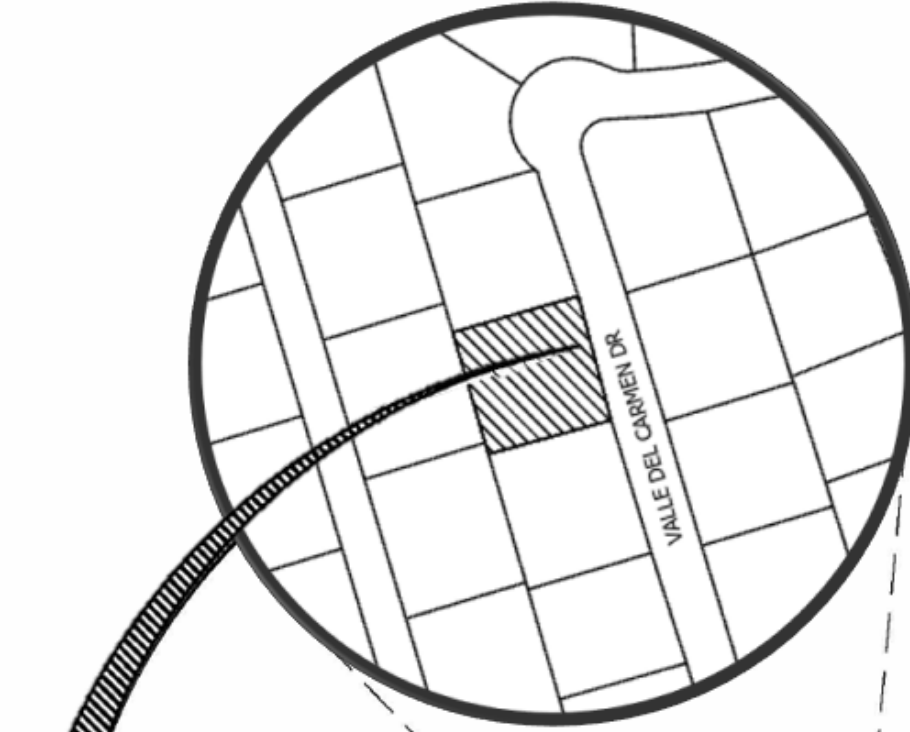
**STAFF RECOMMENDATION:** Staff recommends **APPROVAL** of the Replat request.



# LOCATION MAP



PROJECT SITE:  
331 Valle del Carmen Dr.  
Lot 8, Block 11  
Haciendas Del Valle #1 Corrected

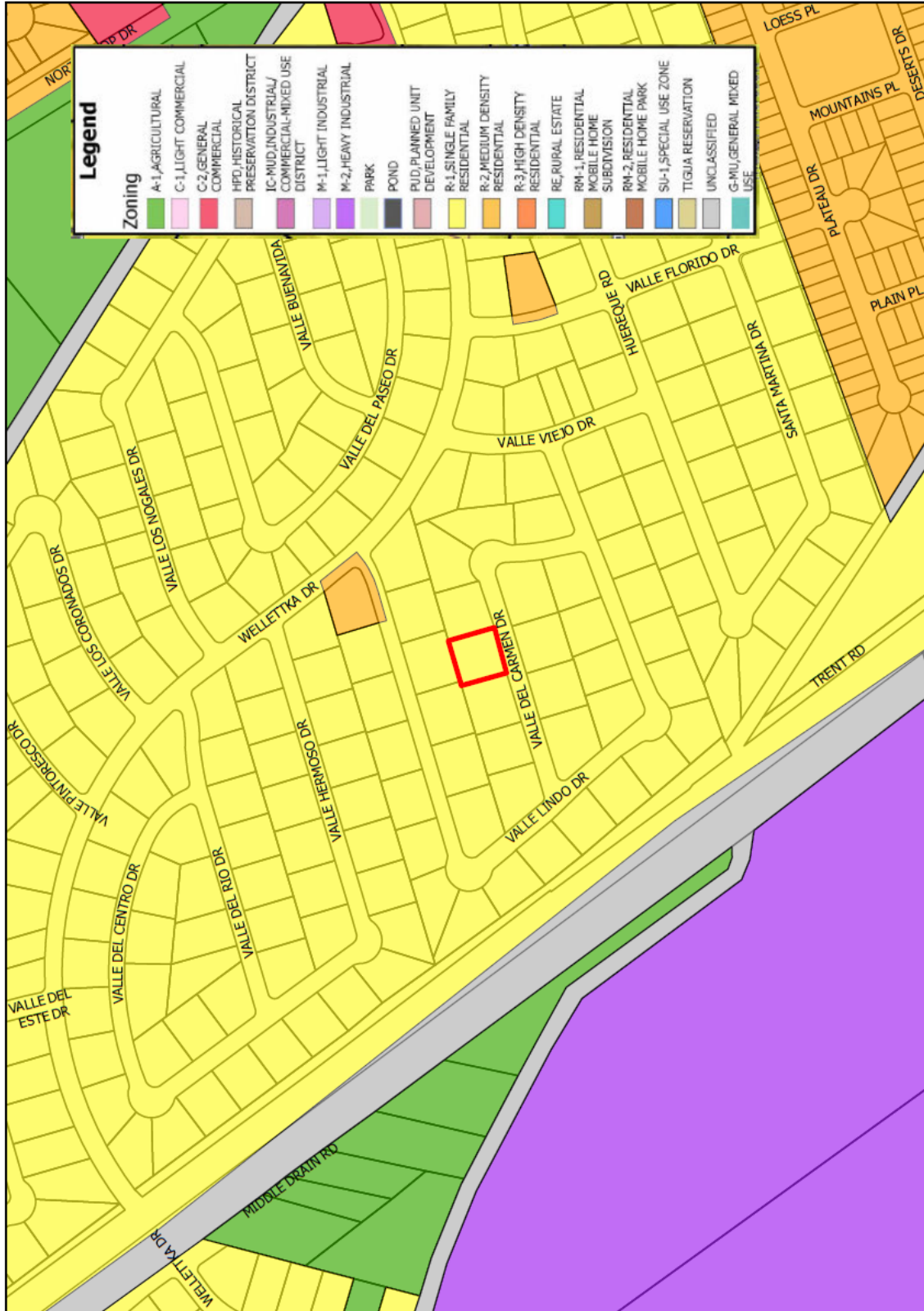


## LOCATION MAP

Scale: AS SHOWN

# ZONING MAP

## Haciendas del Valle Unit One Replat 'C'



City of Socorro  
Planning & Zoning Department  
860 N Rio Vista Date: 3/15/2024





**Haciendas del Valle Unit One Replat 'C'**



City of Socorro  
Planning & Zoning Department  
8660 N Rio Vista Date: 3/15/2024



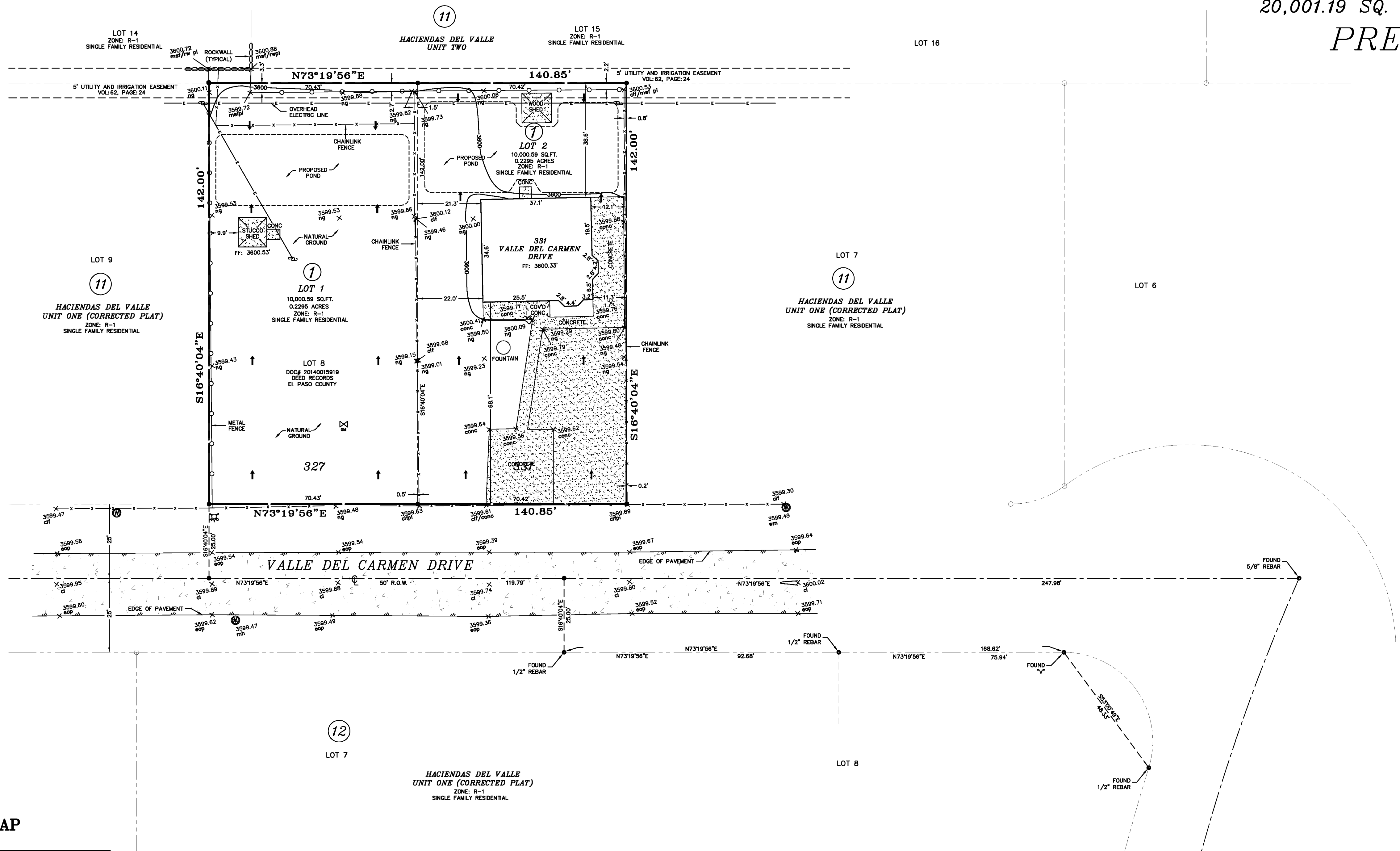
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# HACIENDAS DEL VALLE UNIT ONE REPLAT "C"

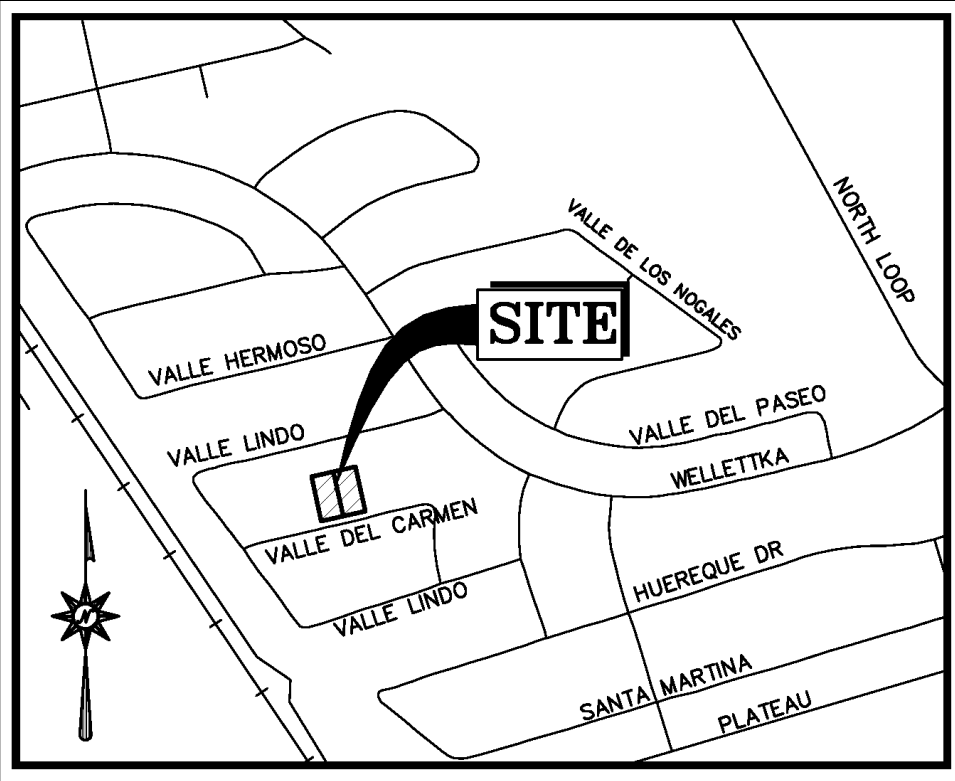
BEING A REPLAT OF LOT 8, BLOCK 11,  
HACIENDAS DEL VALLE UNIT ONE CORRECTED PLAT  
CITY OF SOCORRO, EL PASO COUNTY, TEXAS

CONTAINING:  
20,001.19 SQ. FT. OR 0.4591 ACRES ±  
*PRELIMINARY*



LEGEND	
NG	= NATURAL GROUND
CL	= CENTERLINE STREET
G	= GUTTER
TC	= TOP OF CURVE
RW	= ROCKWALL
CONC	= CONCRETE
EOP	= EDGE OF PAVEMENT
WM	= WATER METER
MH	= MANHOLE
FM	= FIRE HYDRANT
WT	= WATER TOWER
OE	= OVERHEAD ELECTRIC
RW	= ROCKWALL
CF	= CHAINLINK FENCE
MF	= METAL FENCE

LOCATION MAP  
1" = 600'



- NOTES:
- RESTRICTIVE COVENANTS FOR ON-SITE PONDING ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.  
INSTRUMENT No. \_\_\_\_\_ DATE \_\_\_\_\_
  - TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.  
INSTRUMENT No. \_\_\_\_\_ DATE \_\_\_\_\_
  - SET 1/2" REBAR AT ALL BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
  - POSTAL DELIVERY SERVICE WITHIN SUBDIVISION WILL BE BY NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.
  - THIS PROPERTY LIES IN ZONE "X", AS DESIGNATED BY F.E.M.A.; EL PASO COUNTY, TEXAS, COMMUNITY PANEL NO. 480212-0277-B, DATED SEPTEMBER 4, 1991.
  - WATER SUPPLY AND SEWAGE DISPOSAL IS BEING PROVIDED BY THE LOWER VALLEY WATER DISTRICT.
  - THIS PROPERTY LIES WITHIN THE SOCORRO INDEPENDENT SCHOOL DISTRICT.

BENCH MARK:  
FOUND BUREAU OF RECLAMATION BRASS CAP AT BRIDGE  
NORTHWEST FROM THE INTERSECTION OF NORTH LOOP  
AND WELLETIKA DRIVE.  
BENCH MARK ELEV. = 3608.18' CITY DATUM  
CONTOUR INTERVAL 1 FOOT  
CONTOUR LABEL 5 FEET

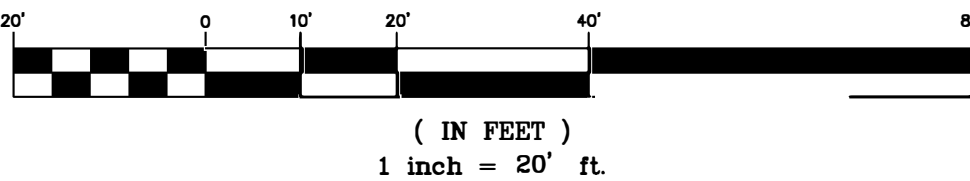
COPYRIGHT © 2024 CAD CONSULTING CO. ALL RIGHTS RESERVED

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

OWNER/DEVELOPER:  
INES L. PASILLIAS  
331 VALLE DEL CARMEN DR.  
EL PASO, TEXAS 79927  
PHONE: (915) 799-2004

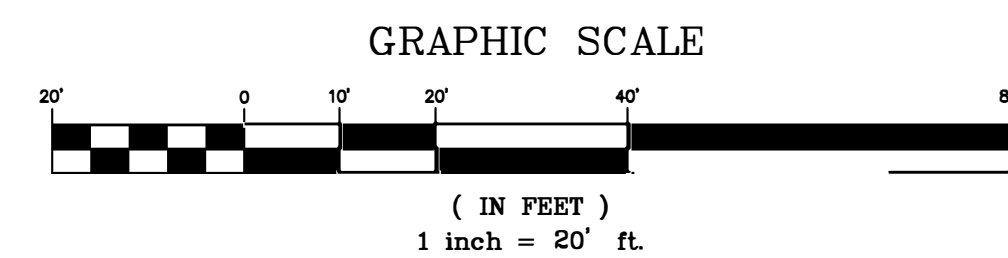
SURVEYOR:  
CAD CONSULTING CO.  
CARLOS M. JIMENEZ  
1790 N. LEE TREVINO  
EL PASO, TEXAS 79936  
PHONE: (915) 633-6422

GRAPHIC SCALE



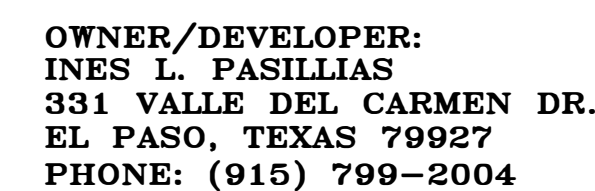


BEING A REPLAT OF LOT 8, BLOCK 11,  
HACIENDAS DEL VALLE UNIT ONE CORRECTED PLAT  
CITY OF SOCORRO, EL PASO COUNTY, TEXAS  
CONTAINING:  
20,001.19 SQ. FT. OR 0.4591 ACRES ±



- NOTES:
1. RESTRICTIVE COVENANTS FOR ON-SITE PONDING ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.  
  
INSTRUMENT No. \_\_\_\_\_ DATE \_\_\_\_\_
  2. TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.  
  
INSTRUMENT No. \_\_\_\_\_ DATE \_\_\_\_\_
  3. SET 1/2" REBAR AT ALL BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
  4. POSTAL DELIVERY SERVICE WITHIN SUBDIVISION WILL BE BY NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.
  5. THIS PROPERTY LIES IN ZONE " X", AS DESIGNATED BY F.E.M.A: EL PASO COUNTY, TEXAS, COMMUNITY PANEL NO. 480212-0277-B, DATED SEPTEMBER 4, 1991.
  6. WATER SUPPLY AND SEWAGE DISPOSAL IS BEING PROVIDED BY THE LOWER VALLEY WATER DISTRICT.
  7. THIS PROPERTY LIES WITHIN THE SOCORRO INDEPENDENT SCHOOL DISTRICT.

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**SURVEYOR:**  
**CAD CONSULTING CO.**  
**CARLOS M. JIMENEZ**  
**1790 N. LEE TREVINO**  
**EL PASO, TEXAS 79936**  
**PHONE: (915) 633-6422**

## DEDICATION

INES L. PASILLIAS, property owner of this land, hereby present this plat as hereon laid down and designated.

Witness our signature this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

INES L. PASILLIAS, Owner

ATTEST: NOT REQUIRED

## ACKNOWLEDGEMENT

STATE OF TEXAS  
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared INES L. PASILLIAS, know to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations herein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public in and for El Paso County                      My Commission Expires

## CITY OF SOCORRO PLANNING DEPARTMENT

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 local Government Code made this \_\_\_\_\_ day of \_\_\_\_\_, 2024 A. D.

\_\_\_\_\_  
City Planner

\_\_\_\_\_  
Secretary

CITY OF SOCORRO  
CERTIFICATE OF PLAT APPROVAL  
UNDER TEXAS LOCAL GOVERNMENT CODE 212.009 (c)

WE THE UNDERSIGNED CERTIFY that this plat of Haciendas Del Valle Unit One Replat C was reviewed and approved by the City of Socorro on \_\_\_\_\_ day of \_\_\_\_\_, 2024 A. D.

\_\_\_\_\_  
Mayor of the City of Socorro

\_\_\_\_\_  
Date

ATTEST: \_\_\_\_\_  
Secretary of the City of Socorro

\_\_\_\_\_  
Date

## F I L I N G

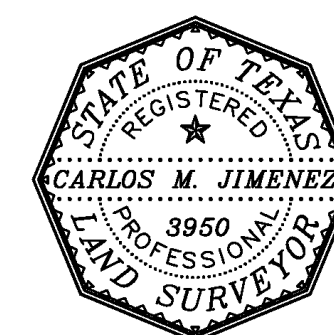
Filed and recorded in the office of the County Clerk of El Paso County,  
Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2024, A. D. in  
File No. \_\_\_\_\_.

\_\_\_\_\_  
County Clerk

\_\_\_\_\_  
By Deputy

STATE OF TEXAS  
COUNTY OF EL PASO

I, Carlos M. Jimenez, a Registered Professional Land Surveyor in Texas, hereby certify that the above plat and description of the Haciendas Del Valle Unit One Replat C were prepared from a survey of the property made on the ground by me or under my supervision on  
JANUARY 10, 2024.



Carlos M. Jimenez  
Registered Professional Land Surveyor  
Texas No. 3950  
Firm No. 10099300

Date \_\_\_\_\_