

Ivy Avalos
Mayor
Ruben Reyes
At Large
Cesar Nevarez
District 1



Alejandro Garcia
District 2
Rudy Cruz, Jr.
District 3/Mayor Pro Tem
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 2ND DAY OF APRIL 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 APRIL 2, 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 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 tenants.
- c) 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.
- d) 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

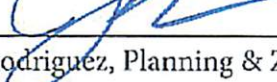
NOTICE TO PROPERTY OWNER

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 28TH DAY OF MARCH 2024.

By: 
Judith Rodriguez, Planning & Zoning Secretary

DATE & TIME POSTED: 3/28/24 1:00 PM BY: JR

ALL PLANNING AND ZONING COMMISSION AGENDAS ARE PLACED ON THE
INTERNET AT THE ADDRESS BELOW:

([HTTP://COSTX.US/PLANNING-ZONING/](http://COSTX.US/PLANNING-ZONING/))

Approved by: 

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Mayor

Ruben Reyes
At Large

Cesar Nevarez
District 1



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District 2

Rudy Cruz Jr.
District 3/ Mayor ProTem

Yvonne Colon-Villalobos
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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.

Andrew Arroyos, Chairman

Date minutes were approved.

Judith Rodriguez, Secretary

Date minutes were approved.



CITY OF SOCORRO
PLANNING & ZONING COMMISSION MEETING
DATE: APRIL 2, 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)

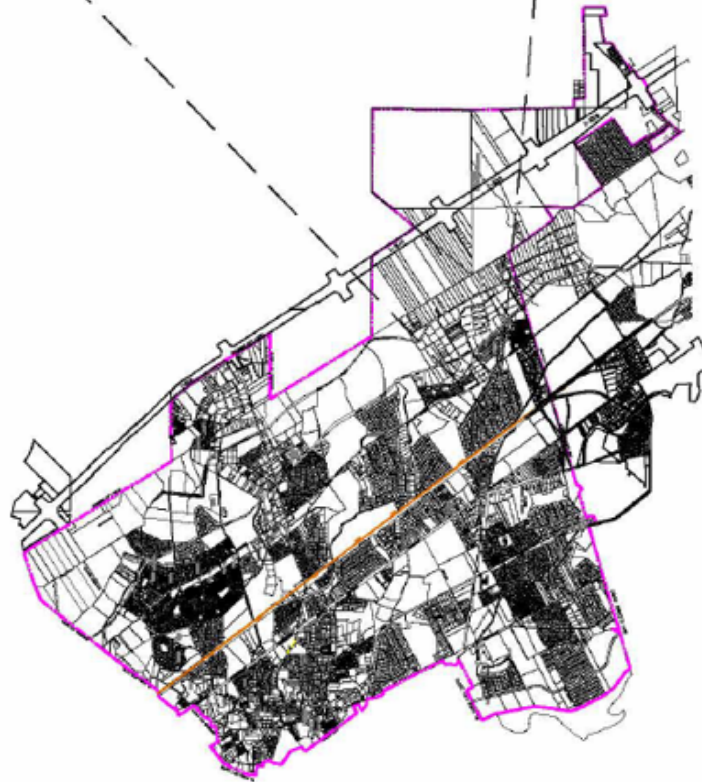
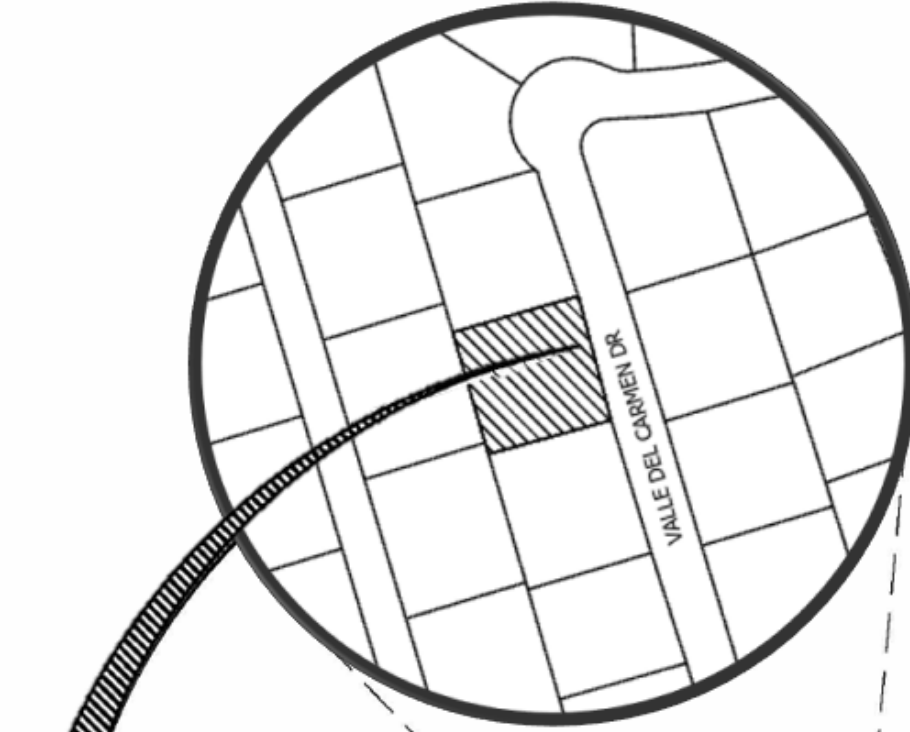
SUMMARY OF REQUEST: Request is for approval of a Replat for Haciendas Del Valle Unit One Replat 'C'

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



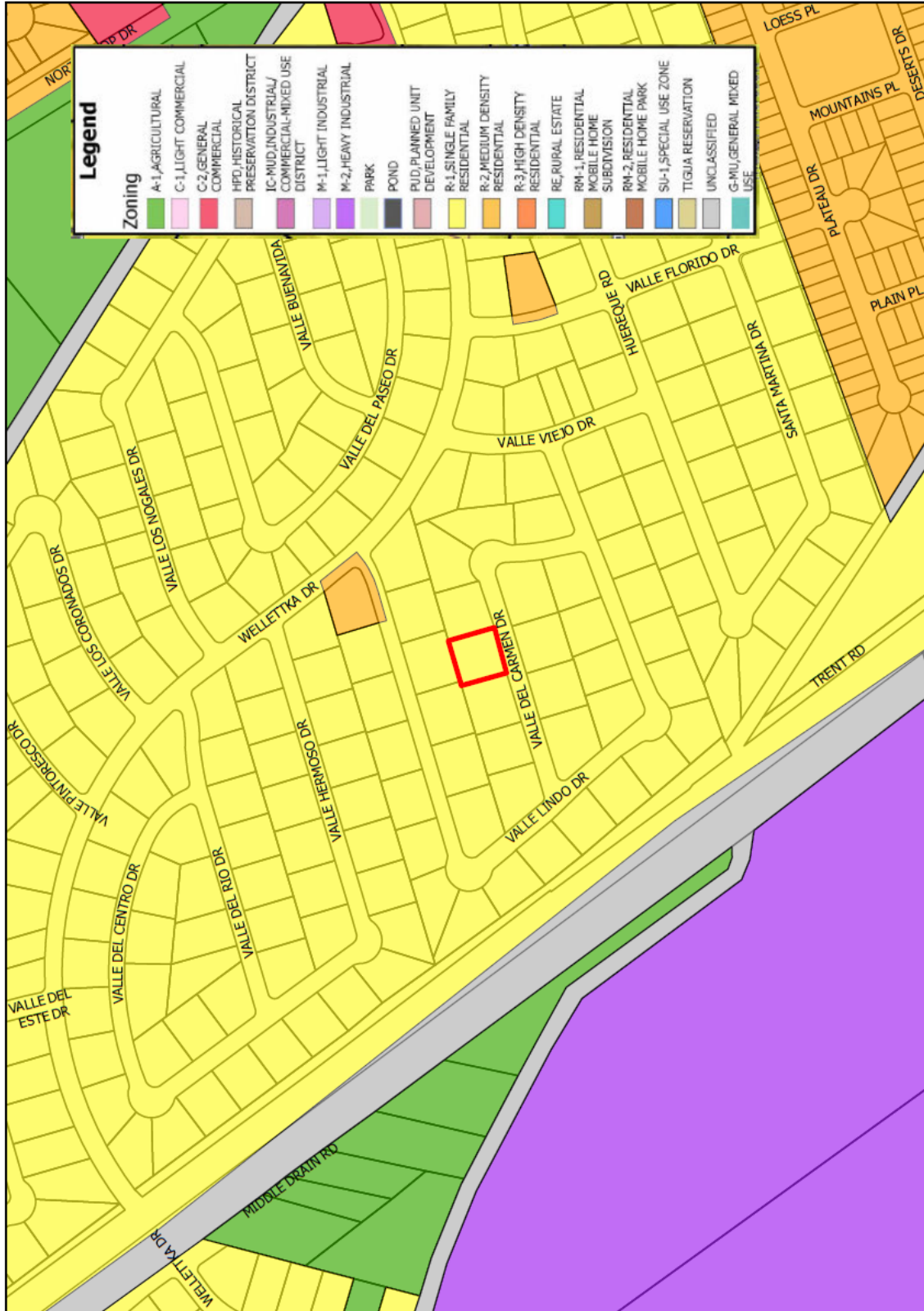
CITY OF SOCORRO

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



SITE PICTURES



View of property from Valle Del Carmen Dr.



Haciendas del Valle Unit One Replat 'C'



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

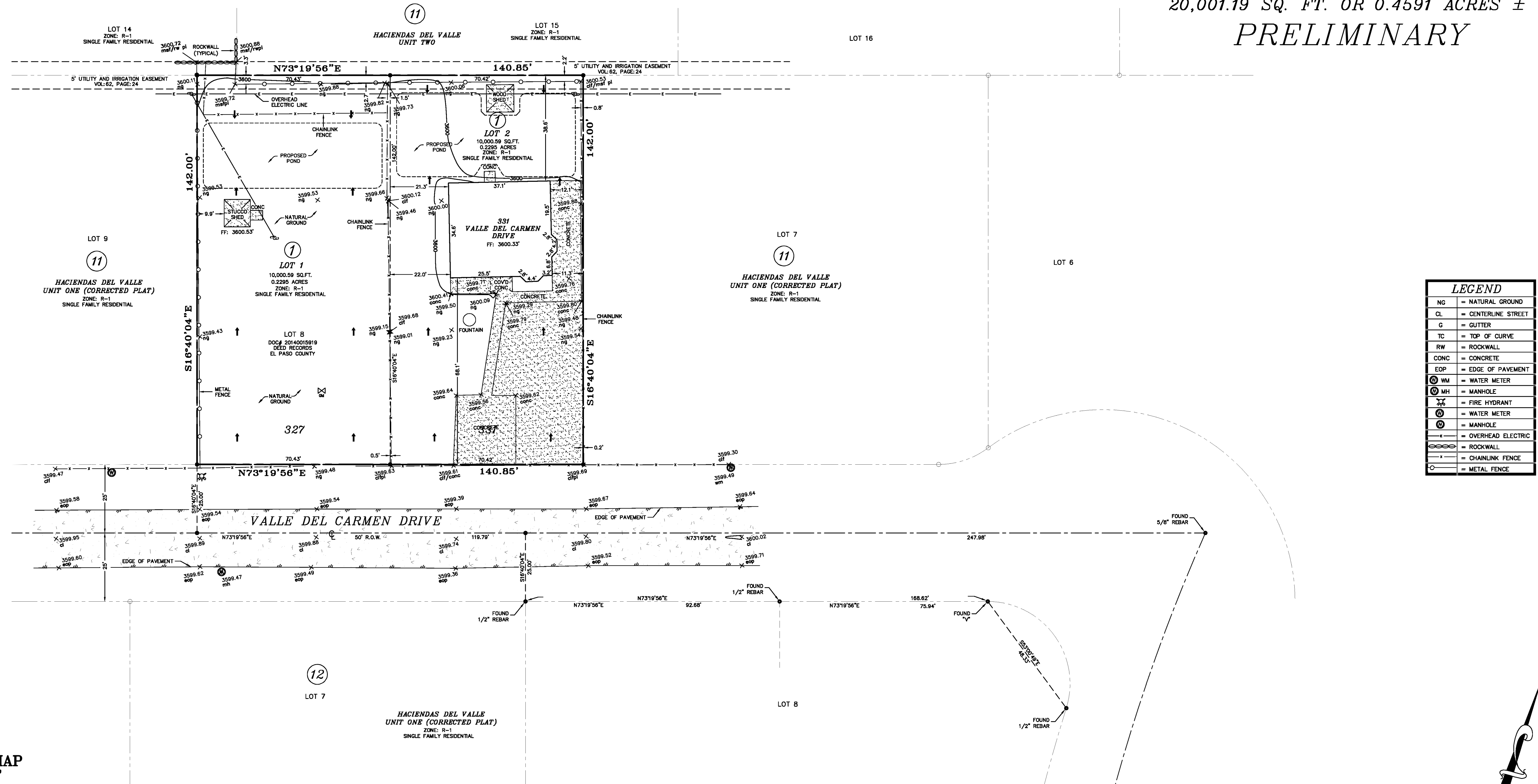


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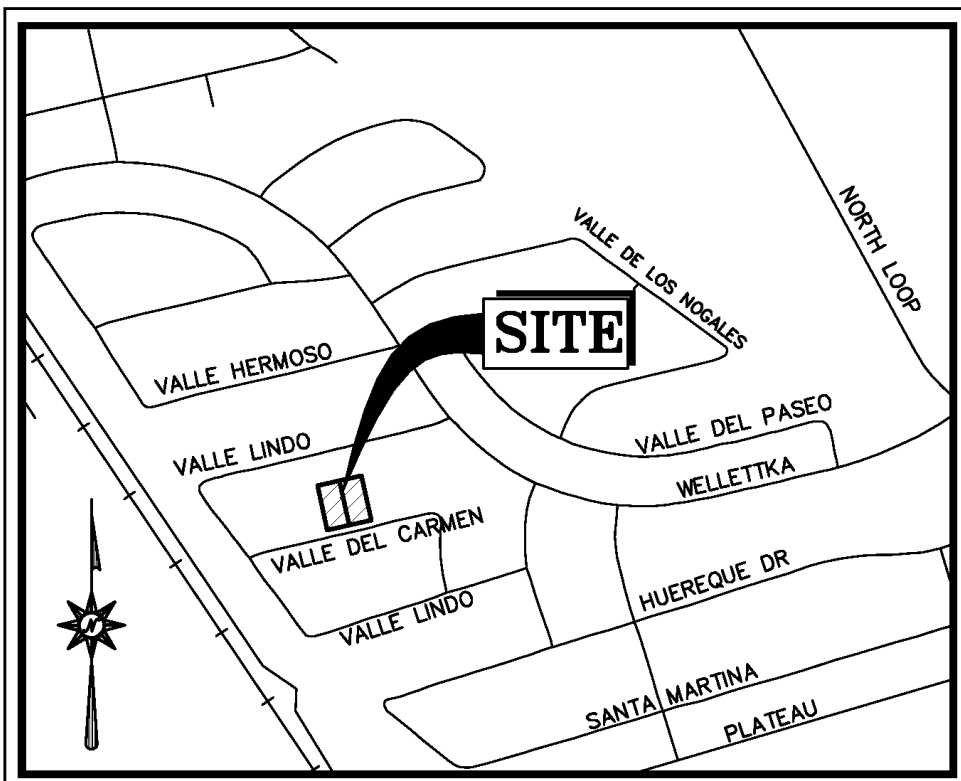
HACIENDAS DEL VALLE UNIT ONE REPLAT "C"

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



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.

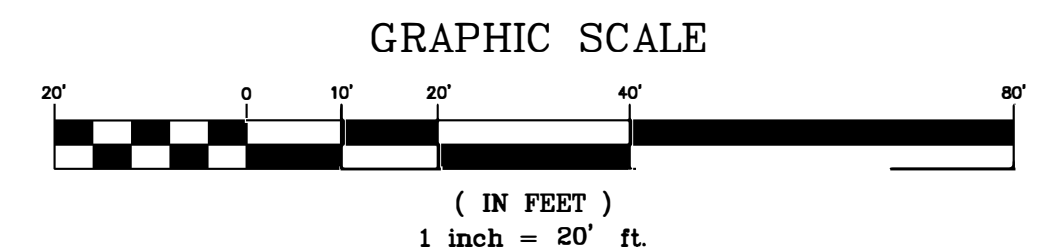
BENCH MARK:
FOUND BUREAU OF RECLAMATION BRASS CAP AT BRIDGE
NORTHWEST FROM THE INTERSECTION OF NORTH LOOP
AND WELLETIKA DRIVE.
BENCH MARK ELEV. = 3608.18' CITY DATUM
CONTOUR INTERVAL 1 FOOT
CONTOUR LABEL 5 FEET

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

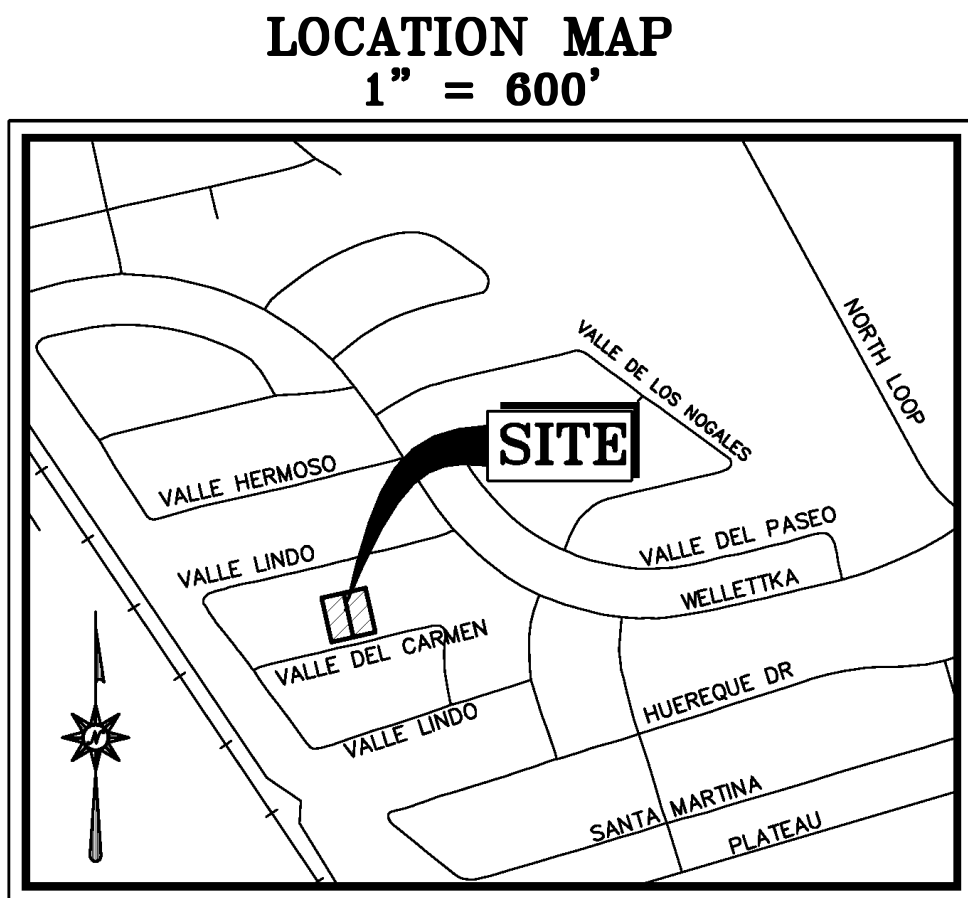
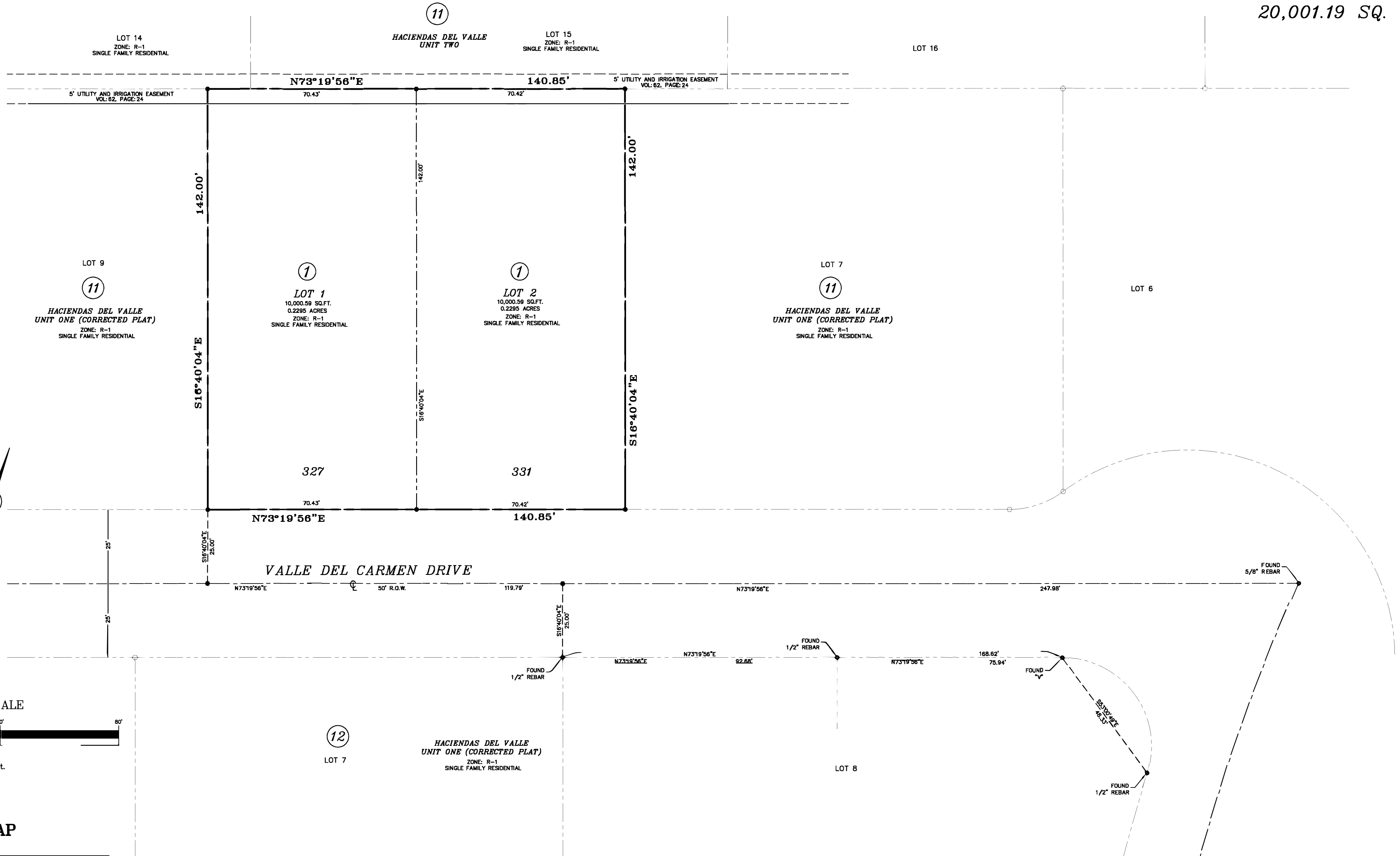
OWNER/DEVELOPER:
INES L. PASILLIAS
331 VALLE DEL CARMEN DR.
EL PASO, TEXAS 79927
PHONE: (915) 799-2004

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



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 ±



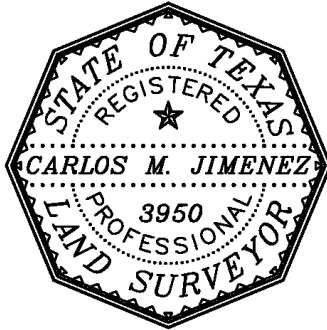
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CAD CONSULTING CO. ALL RIGHTS RESERVED

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CARLOS M. JIMENEZ
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EL PASO, TEXAS 79936
PHONE: (915) 633-6422



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

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

FILING

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.

Date