

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 16TH 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 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 April 2, 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 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.
6. **Consider and Take Action** on the approval of a 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.
7. ~~**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.~~

Approved by: LG.

8. ~~Consider and Take Action on the approval of a 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.~~
9. **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.
10. **Consider and Take Action** on the approval of a 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.
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

Approved by: LG.

NOTICE TO PROPERTY OWNER

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

I, the undersigned authority hereby, certify that the above notice of meeting of the Planning and Zoning Commission of Socorro, Texas is a correct copy and that I posted this notice at least seventy-two (72) hours preceding the scheduled meeting at City Council Chambers, 860 N. Rio Vista, Socorro, Texas.

DATED 12TH DAY OF APRIL 2024.

By: Judith Rodriguez
Judith Rodriguez, Planning & Zoning Secretary

DATE & TIME POSTED: 04/12/2024 /BY: J.R.

**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
APRIL 2, 2024 @ 5:30 P.M.**

MEMBERS PRESENT:

Andrew Arroyos
David Estrada
Julie Dominguez
Yolanda Rodriguez
Osvaldo Reza

MEMBERS PRESENT VIA ZOOM:

Enrique Cisneros

STAFF PRESENT

Lorraine Quimiro, City Planner Director of Development.
Jose Botello, Planner.
Myrian Apodaca, Planning Clerk.
Judith Rodriguez, Planning Clerk.
Merwan Bhatti, City Attorney.
Alfredo Ferando, IT Technician.
Isabela Perez, Recreation Leader.

1. Call to Order

Chairman, Mr. Andrew Arroyos called to order at **5:30 pm**.

2. Establishment of Quorum

Quorum with 5 commissioners present and 1 via zoom.

3. Notice to the Public-Open Forum

None

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.

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

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

Nays:

Abstain:

Absent:

Motion carried.

REGULAR AGENDA-DISCUSSION AND ACTION

- 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.

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

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

Nays:

Abstain:

Absent:

Motion carried.

- 6. Planning and Zoning Commissioners Report.**

Chairman Mr. Arroyos apologized for not attending to the last meeting, he did not make it on time because of work. The Commissioner Mr. Cisneros asked staff about the regulations that businesses have when obtaining their license according to the space they have as

parking lots. He mentioned this matter referring to a swap meet that is located on Alameda Ave. "Chido's". He mentioned that he has seen several cars parked on the north side of Alameda and they must cross four lanes of busy roadway and the median, he wonders as well as his clients what will happen the day someone is injured in an accident. Concerning this, Mr. Cisneros mentioned the meeting that took place with Chief of Police Rojas in which he mentioned that could be a situation where maybe the City would have to spend resources out there to safeguard that property or to kind of make it safer. Mr. Cisneros asked Is there any tools that we have at our disposal whether it's the business license or whether it's sending or asking the compliance to go out there. He said I'm trying to find a solution where we don't have to spend City resources and make this area safer. Second report from Mr. Cisneros is that (City Council has approved) Laura Arredondo is working on the Baseball Developmental Little League and he wanted to recognize some of the vendors that are doing sponsorships like Sullivan Auto Sales, Lujan Trucking, Sun City Party rentals, Bobby's Auto, and The Nevarez Woodworking have all signed up to and they've all contributed to sponsoring the Socorro Baseball Developmental Little League. He mentioned that if you have any children from 7 to 10 years old, we're looking for baseball players, coaches, and sponsors so if anybody wants to write a check, let Laura Arredondo know or City Councilman Garcia or let me know to raise on another \$2500, we're putting it all together this month, he implied.

7. Planning and Zoning Department Report.

City Planner Ms. Quimiro reported that the Planning Department took part in a TXDOT agency meeting regarding the Border Highway East Study last week, she said it was very interesting to hear the update from TXDOT regarding options for the Border Highway East Study extension from Zaragosa bridge to the Fabens Port of entry. She said that the alignment really does stretch only varies at the very beginning because there's a lot of development option to evaluate in the area and once they pass that development it really does just stick to one alignment along the border, so there'll be more public meetings soon. Also, Ms. Quimiro reported on City projects that are under development. She said we're still working on coordinating with TXDOT and our engineer Camacho Hernandez for the Nuevo Hueco Tanks extension meeting. Passmore project should be wrapped up with what they can do the Passmore share use path at the end of this week and then the only work that will remain will be the movement of some utility lines at the Clint lateral but those will have to pick up once construction season starts up again and we're still continue with our Comprehensive Plan update; we have a visual survey available on the Comprehensive Plan website and that closes on Friday so if anybody hasn't had a chance to visit the Comprehensive Plan site you can participate in that survey up until Friday and look through any of the maps and information that was presented at our last community meeting that will still be open and opportunities to give feedback are also available. Chairman, Mr. Arroyos asked Ms. Quimiro where we would go to look up the conceptual plan on the Border Highway if one is available, Ms. Quimiro responded I don't believe so, but if generally TXDOT has on their main web page explore projects, hearings meetings notices, schedule projects, and studies and then you can look up by districts; theirs is one for Loop 375 Border Highway East and it's just background study area map a fact sheet, but these still just look like the Preliminary if I find a link to the updated information that was presented to the agency this past week I can definitely share with the Commission members.

8. Adjournment

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

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

Nays:

Abstain:

Absent:

Motion carried.

Meeting adjourned at **5:57** pm.

Andrew Arroyos, Chairman

Date minutes were approved.

Judith Rodriguez, Secretary

Date minutes were approved.



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: APRIL 16, 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 2, BLOCK 18, ROSA AZUL SUBDIVISION, LOCATED AT 615 ROSA AZUL DRIVE, SOCORRO, TX FROM C-1 (LIGHT COMMERCIAL) TO R-1 (SINGLE-FAMILY RESIDENTIAL) TO CONSTRUCT A SINGLE FAMILY HOME.

NAME: 615 ROSA AZUL DR. REZONING

PROPERTY ADDRESS: 615 ROSA AZUL DR.

PROPERTY LEGAL DESCRIPTION: LOT 2, BLOCK 18, ROSA AZUL

PROPERTY OWNER: WALTER GARCIA

REPRESENTATIVE: WALTER GARCIA

PROPERTY AREA: 27,393 S.F.

CURRENT ZONING: C-1 (LIGHT COMMERCIAL)

CURRENT LAND USE: VACANT

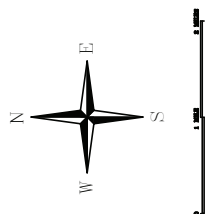
FUTURE LAND USE: SINGLE FAMILY RESIDENTIAL

FLOOD MAP: According to the Flood Insurance Rate Maps, the referenced property lies within Zone X; (Community Panel # 480212 0300 B/ FEMA, September 4, 1991).

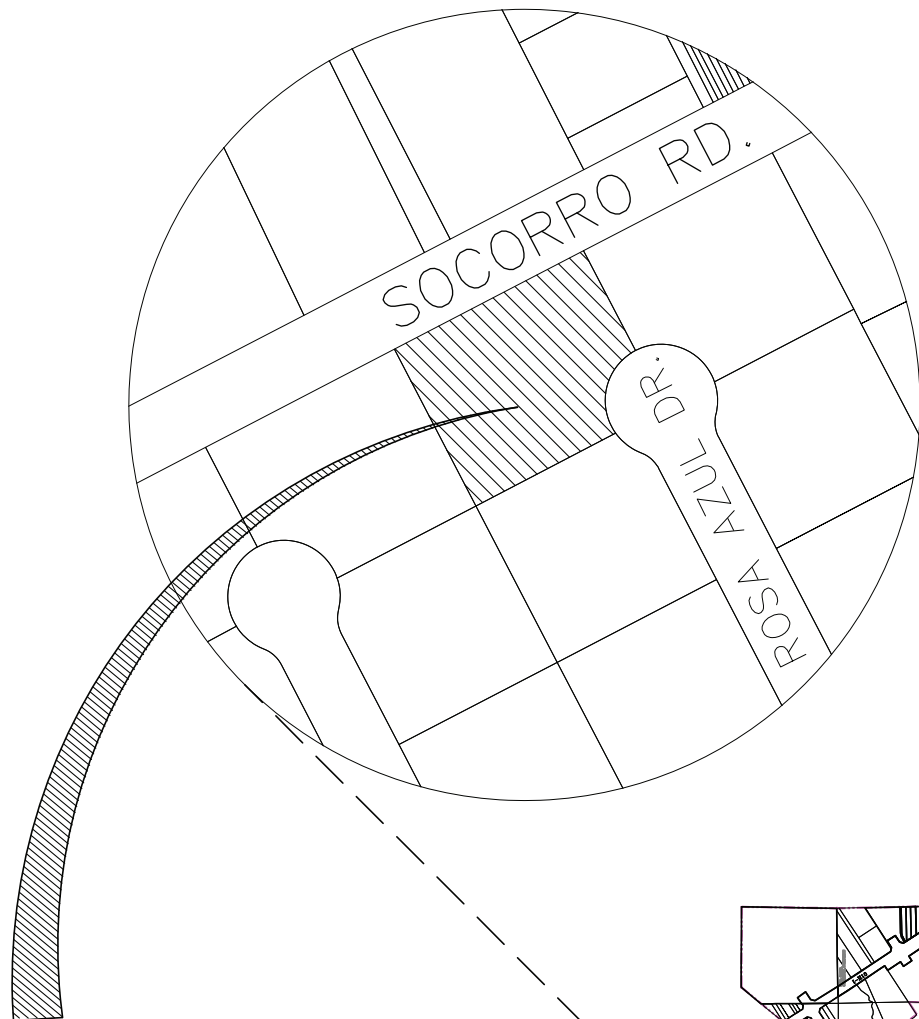
SUMMARY OF REQUEST: Request is for approval of a rezoning from C-1 to R-1 to allow for the construction of a single family home.

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

LOCATION MAP



PROJECT SITE;
615 Rosa Azul Dr.
Lot-18, Block-2
Rosa Azul



CITY OF SOCORRO

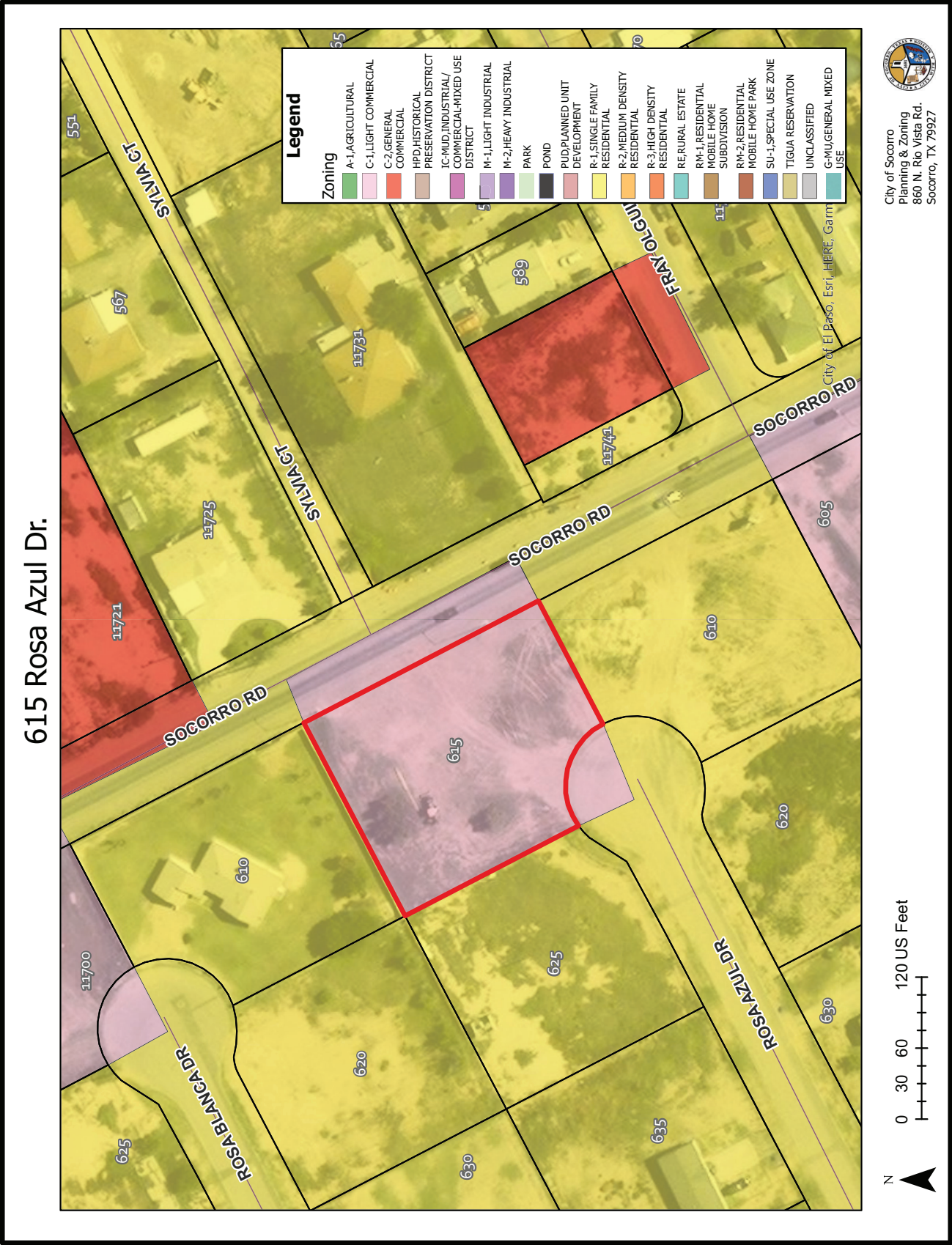
LOCATION MAP

Scale: AS SHOWN

Planning and Zoning Department

860 N. Rio Vista, Socorro, Texas 79027 Tel: (915) 872-8831 Fax: (915) 872-8673

ZONING MAP



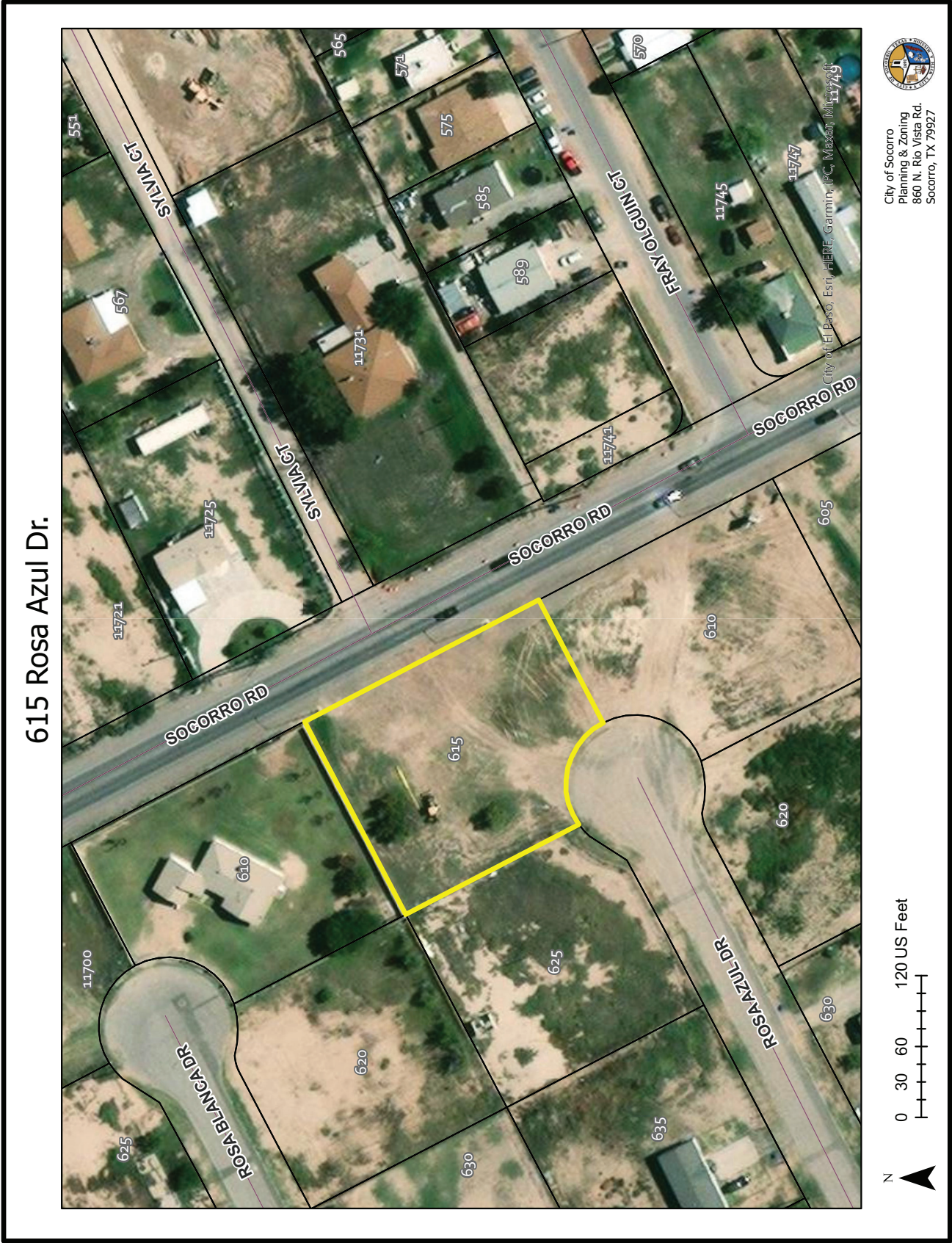
SITE PICTURES



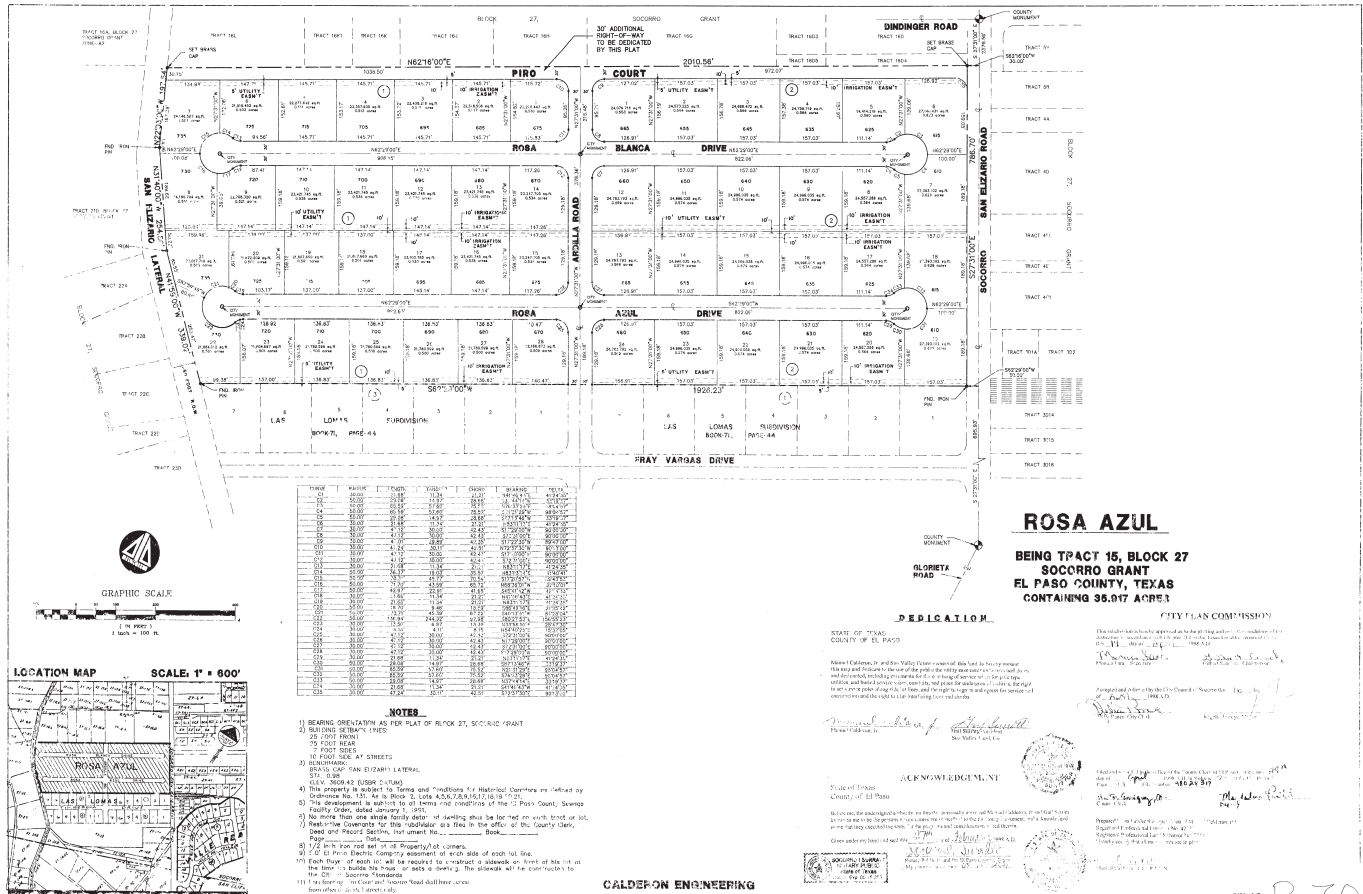
View of property from Rosa Azul Dr. (TOP) and from Socorro Rd. (BOTTOM)



AERIAL IMAGE



SUBDIVISION INFORMATION



SUBDIVISION NAME: ROSA AZUL SUBDIVISION

DATE RECORDED: APRIL 1998

OF LOTS: 52

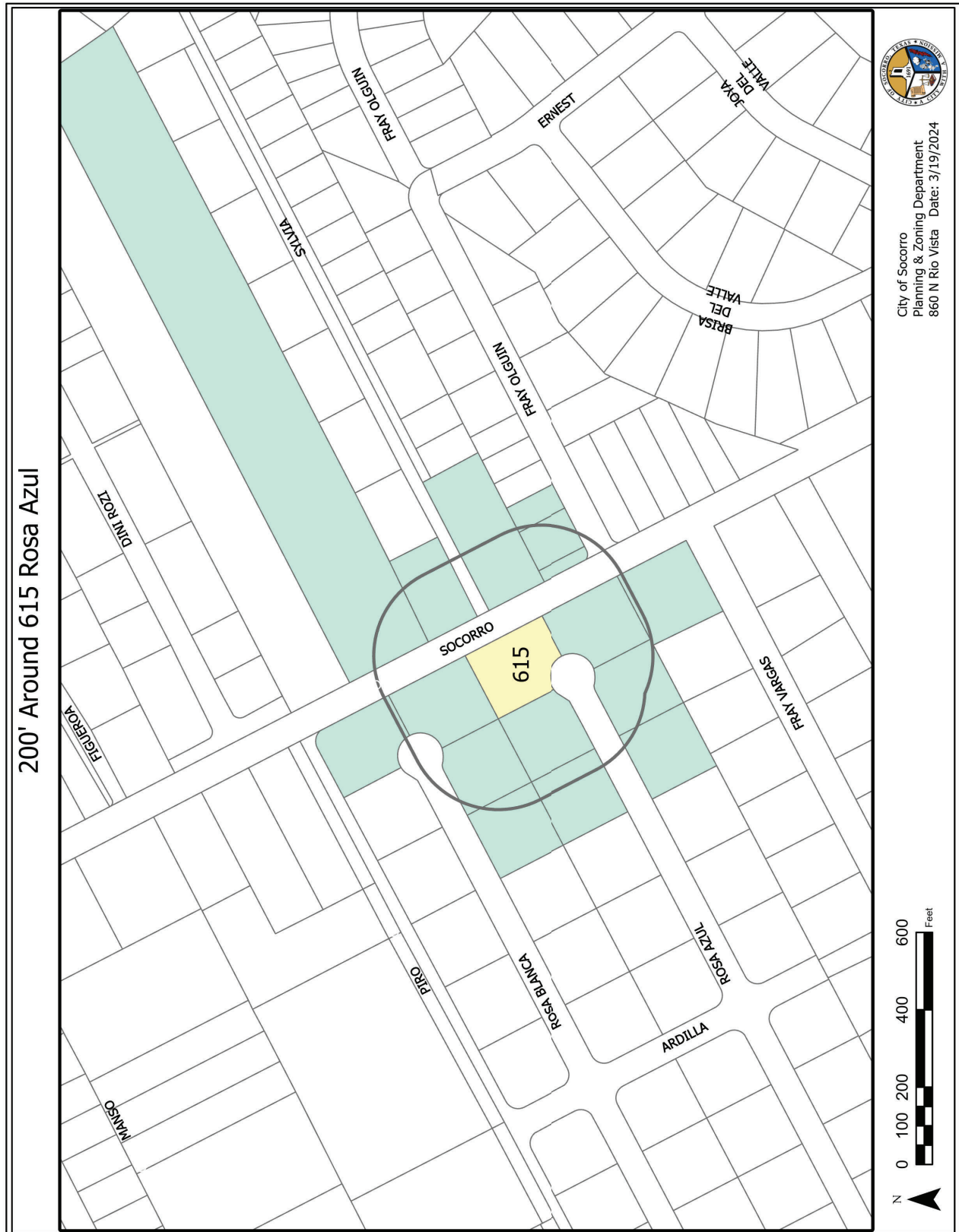
RESIDENTIAL LOTS: 50

COMMERCIAL LOTS: 2

VACANT LOTS: 10

PUBLIC NOTICE

- No correspondence received for the rezoning request.



PIDN	LEGAL_DESC		
L22200000100100	1 LAS LOMAS	LOT 1 (28379.34)	
R70300000202100	2 ROSA AZUL	LOT 21 (24996.04 SQ FT)	
R70300000202000	2 ROSA AZUL	LOT 20 (24557.29 SQ FT)	
R70300000201900	2 ROSA AZUL	LOT 19 (27393.10 SQ FT)	
R70300000201600	2 ROSA AZUL	LOT 16 (24996.04 SQ FT)	
R70300000201700	2 ROSA AZUL	LOT 17 (24557.29 SQ FT)	
R70300000201800	2 ROSA AZUL	LOT 18 (27393.10 SQ FT)	
R70300000200900	2 ROSA AZUL	LOT 9 (24996.04 SQ FT)	
R70300000200800	2 ROSA AZUL	LOT 8 (24557.29 SQ FT)	
S533000027004E2	27 SOCORRO TR 4-E-1 (0.520 AC) (HISTORICAL DISTRICT)		
R70300000200700	2 ROSA AZUL	LOT 7 (27393.10 SQ FT)	
R70300000200600	2 ROSA AZUL	LOT 6 (27148.43 SQ FT)	
S533000027004D1	27 SOCORRO TR 4-D (7.0000 AC)		
S533000027003D1	27 SOCORRO TR 3-D-1 (HISTORICAL DISTRICT) (0.0807 AC)		
S533000027003DA	27 SOCORRO TR 3-D-1-A (HISTORICAL DISTRICT)	(0.2617 AC)	
S533000027004C1	27 SOCORRO TR 4-C-1 (HISTORICAL DISTRICT)	(1.00 AC)	
V63300000100100	1 VELOZ	LOT 1 (7200.00 SQ FT)	

FILE_AS_NA
HERNANDEZ ESTEBAN & MAYRA
ESPINOZA MARIA M
IBUADO SERGIO A O & LOPEZ MARIBEL T
HERNANDEZ ESTEBAN
APODACA ROLAND JR & DURON MYRIAN
CASTILLO LILIA Y
GARCIA WALTER JR
CRUZ SYLVIA R & RUTH M
GARCIA FRANCISCO & JIMENEZ RAFAEL
PANTOJA RICARDO & EDITH A
TOVAR HECTOR L
LOPEZ DAVID & MARGARITA
MARANATHA PRESBYTERIAN CHURCH
SANCHEZ JORGE M
MONTES LUIS ANGEL & GABRIELA
GUAJARDO JUAN C
ROBLEDO ELIAS

ADDR_LINE2	ADDR_CITY	ADDR_STATE	ADDR_ZIP
	SOCORRO	TX	79927-3095
	SOCORRO	TX	79927-3218
	EL PASO	TX	79927-2524
	SAN ELIZARIO	TX	79849-7306
	EL PASO	TX	79927-2700
	EL PASO	TX	79928-7697
	HORIZON CITY	TX	79928-6450
	SOCORRO	TX	79927-2703
	EL PASO	TX	79907-3378
	GUYMON	OK	73942-9642
	EL PASO	TX	79927-2703
	SAN ELIZARIO	TX	79849-7339
	SOCORRO	TX	79927-3075
	EL PASO	TX	79902-5748
	EL PASO	TX	79927-4820
	SOCORRO	TX	79927-3086
	SOCORRO	TX	79927-3002

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

March 26, 2024.

Dear property owner,

A **PUBLIC HEARING** will be held on April 16, 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 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.

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 April 16, 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

Rudy Cruz, Jr.
District 3/Mayor Pro Tem

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

26 de marzo 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 16 de abril 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 propuesta de enmienda al Plan Maestro y Rezonificación del Lote 2, Bloque 18, Subdivisión Rosa Azul, ubicado en 615 Rosa Azul Dr., Socorro, TX 79927 de C-1 (Comercial Ligero) a R-1 (Residencial Unifamiliar) para construir una vivienda unifamiliar.

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 16 de abril 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.

SITE PLAN



LEGAL DESCRIPTION:
615 ROSA AZUL DRIVE
LOT 18, BLOCK 2
ROSA AZUL,
CITY OF SOCORRO
EL PASO COUNTY, TEXAS



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: APRIL 16, 2024
REZONING REQUEST
STAFF REPORT**

SUBJECT:

PUBLIC HEARING REQUEST FOR THE PROPOSED AMENDMENT TO THE CITY OF SOCORRO'S MASTER PLAN AND REZONING OF ROBERT E. NIX SURVEY NO. 302 ABST 10170, TRACT 11-B-1, 11-B-2, AND 11-B-3, LOCATED AT GATEWAY WEST BLVD., SOCORRO, TX, FROM C-2 (GENERAL COMMERCIAL) TO IC-MUD (INDUSTRIAL/COMMERCIAL MIXED-USE DEVELOPMENTS) TO ALLOW FOR AN INDUSTRIAL/COMMERCIAL DEVELOPMENT.

NAME: N.I.T. INDUSTRIAL

PROPERTY ADDRESS: GATEWAY WEST BLVD.

PROPERTY LEGAL DESCRIPTION: ROBERT E. NIX SURVEY NO. 302 ABSTRACT NO. 10170, TRACT 11-B-1, 11-B-2, AND 11-B-3

PROPERTY OWNER: GARCIA FAMILY GRANTORS IRREVOCABLE TRUST

REPRESENTATIVE: N.I.T. INDUSTRIAL

PROPERTY AREA: 31.24 ACRES

CURRENT ZONING: C-2 (GENERAL COMMERCIAL)

CURRENT LAND USE: COMMERCIAL

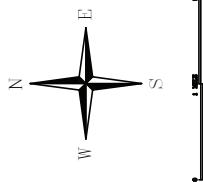
FUTURE LAND USE: MEDIUM DENSITY RESIDENTIAL

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).

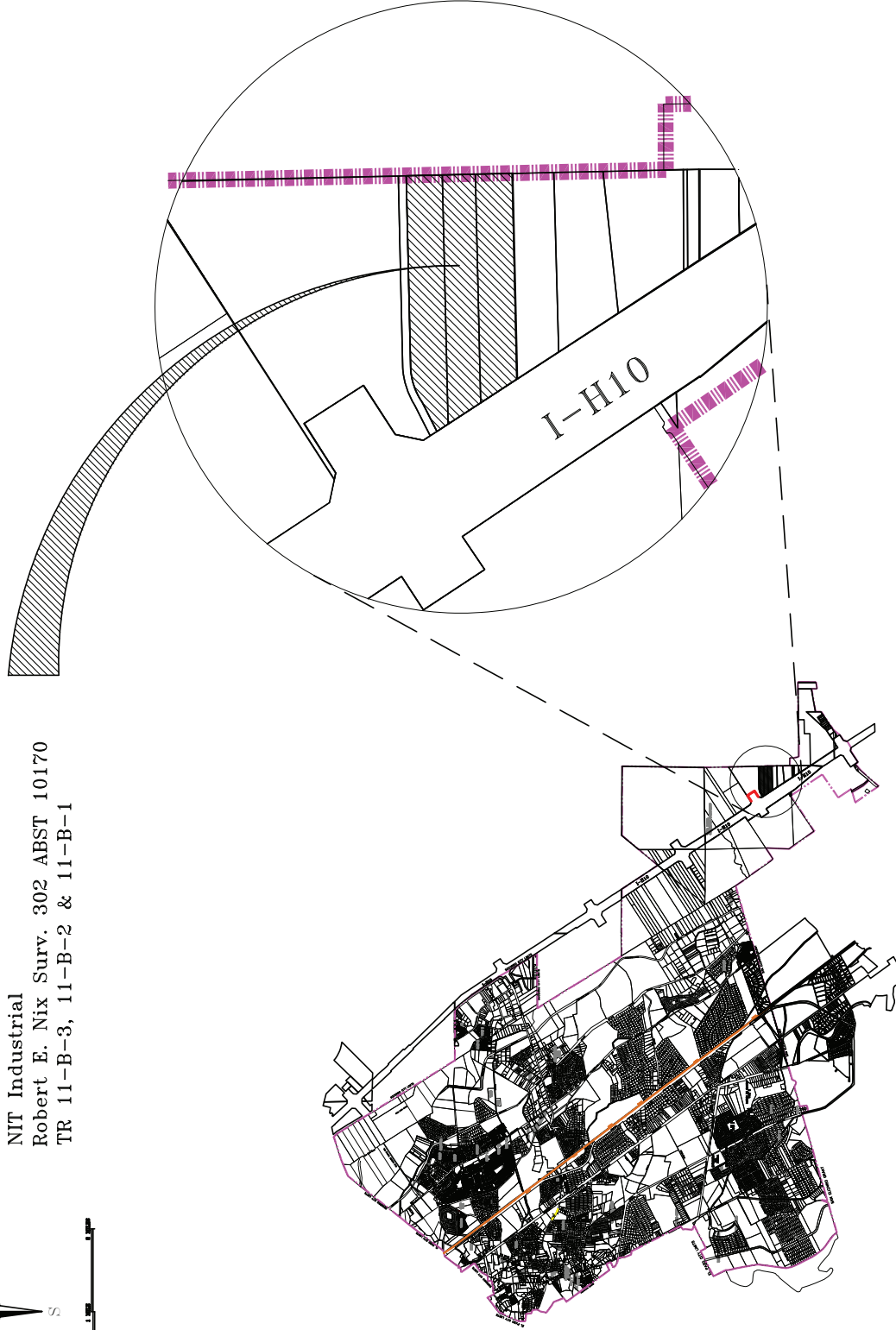
SUMMARY OF REQUEST: Request is for approval of a rezoning of a property from C-2 to IC-MUD to allow for an industrial/commercial development.

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

LOCATION MAP



PROJECT SITE;
NIT Industrial
Robert E. Nix Surv. 302 ABST 10170
TR 11-B-3, 11-B-2 & 11-B-1



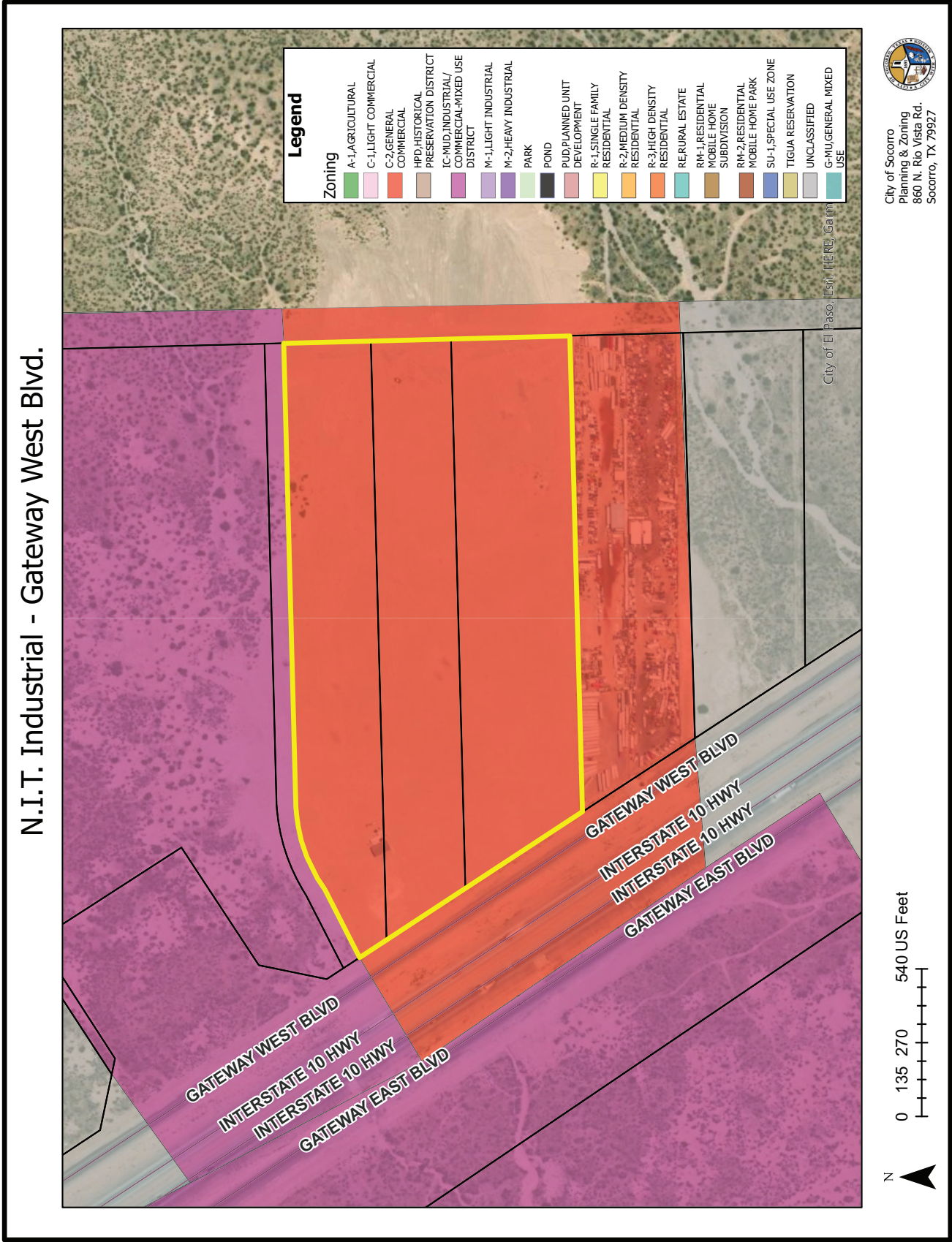
CITY OF SOCORRO

LOCATION MAP
Scale: AS SHOWN

Planning and Zoning Department

860 N. Rio Vista Socorro, Texas 78767 Tel. (512) 872-8831 Fax (512) 872-8673

ZONING MAP



SITE PICTURES

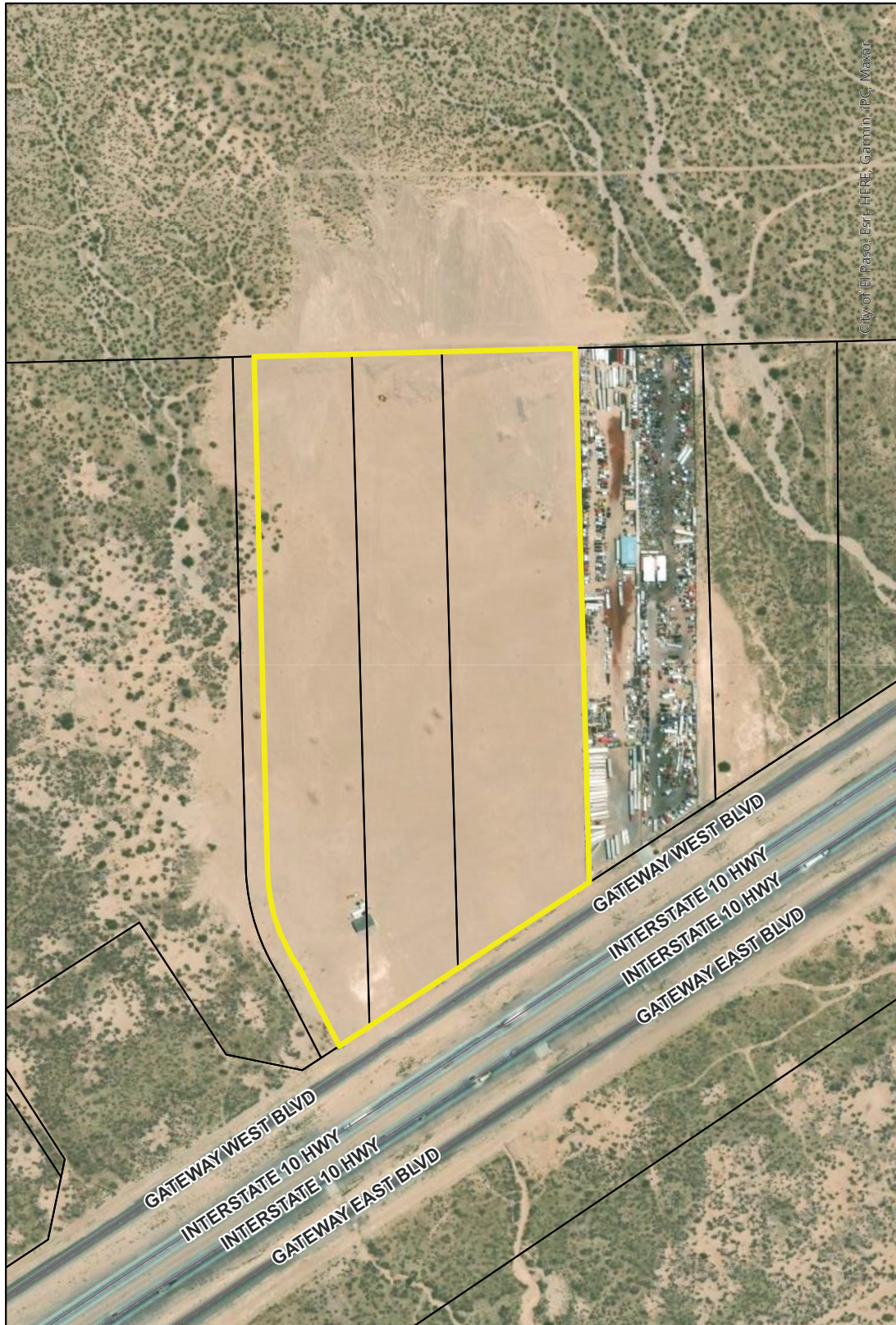


View of property from Gateway West Blvd.



AERIAL IMAGE

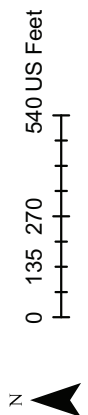
N.I.T. Industrial - Gateway West Blvd.



City of El Paso, Esq. HERE, Gamma, JPC, Maxwell

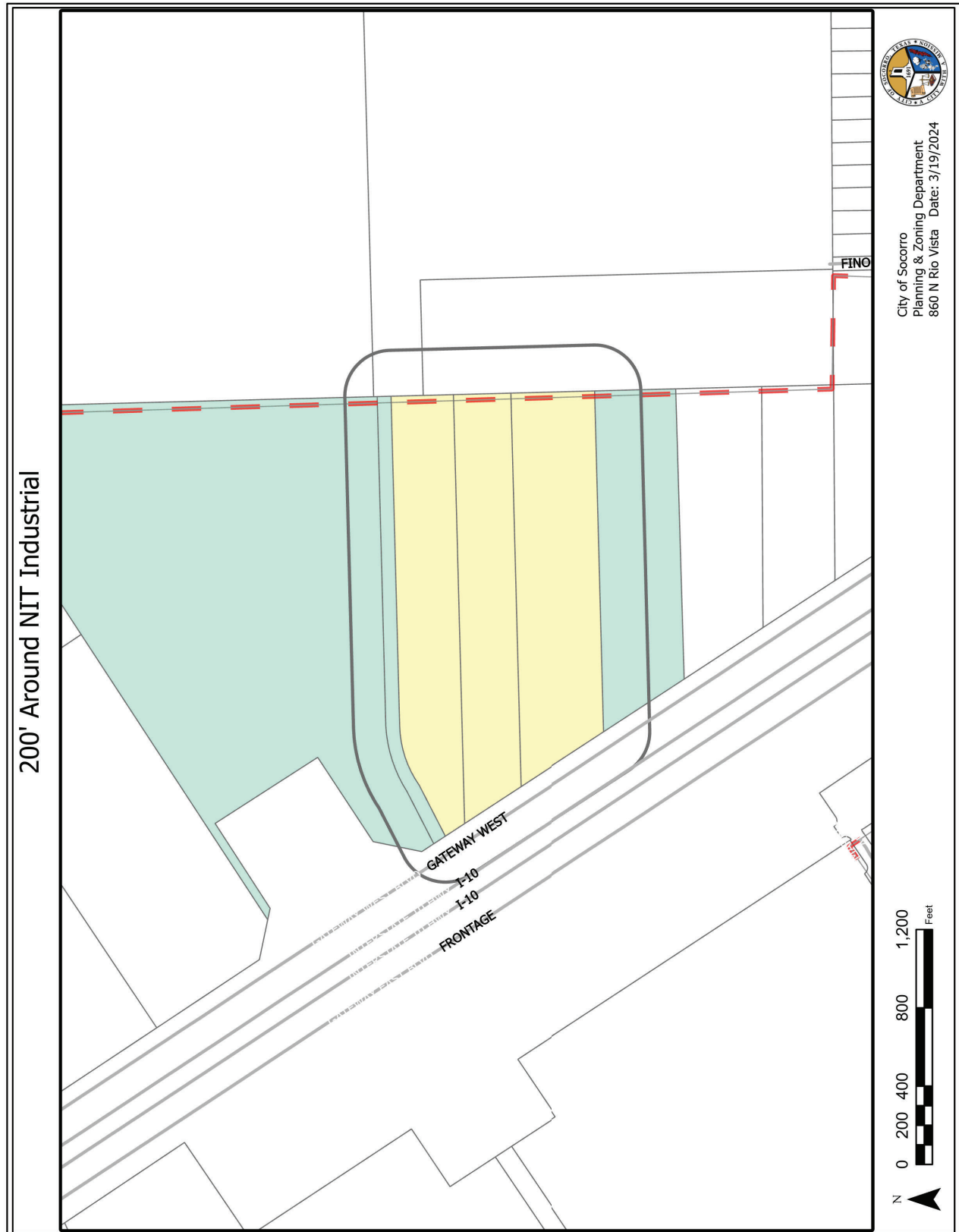


City of Socorro
Planning & Zoning
860 N. Rio Vista Rd.
Socorro, TX 79927



PUBLIC NOTICE MAP

- No correspondence received for the rezoning request.



PIDN	LEGAL_DESC	FILE_AS_NA	ADDR_LINE2	ADDR_CITY	ADDR_STATE	ADDR_ZIP
X30200000004400	ROBERT E NIX SURV 302 ABST 10170 TR 11-B-2 (10.00 AC)	GARCIA FAMILY GRANTORS IRREVOCABLE TRUST		EL PASO	TX	79936-6869
X30200000004500	ROBERT E NIX SURV 302 ABST 10170 TR 11-B-3 (11.2358 AC)	GARCIA FAMILY GRANTORS IRREVOCABLE TRUST		EL PASO	TX	79936-6869
X30200000004200	ROBERT E NIX SURV 302 ABST 10170 TR 11-B (63.3326 AC)	CLINT LAND HOLDING CO II LLC		EL PASO	TX	79903-3918
X30200000004520	ROBERT E NIX SURV 302 ABST 10170 TR 11-B-4 (2.6925 AC)	CLINT LAND HOLDING CO II LLC		EL PASO	TX	79903-3918
X30200000004100	ROBERT E NIX SURV 302 ABST 10170 TR 11-A (10.00 AC)	PARDO MANUEL		EL PASO	TX	79927-7729
X30200000004300	ROBERT E NIX SURV 302 ABST 10170 TR 11-B-1 (10.00 AC)	GARCIA FAMILY GRANTORS IRREVOCABLE TRUST		EL PASO	TX	79936-6869

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

March 26, 2024.

Dear property owner,

A **PUBLIC HEARING** will be held on April 16, 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 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.

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 April 16, 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

Rudy Cruz, Jr.
District 3/Mayor Pro Tem

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

26 de marzo 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 16 de abril 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 y Rezonificación de Robert E Nix SURV 302 ABST 10170 Traques 11-B-1, 11-B-2 y 11-B-3, ubicados en Gateway West Blvd. de C-2 (General Commercial) a IC-MUD (Desarrollos de Uso Mixto Industrial/Comercial) para permitir un desarrollo industrial/comercial.

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 16 de abril 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

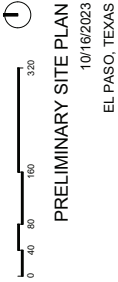
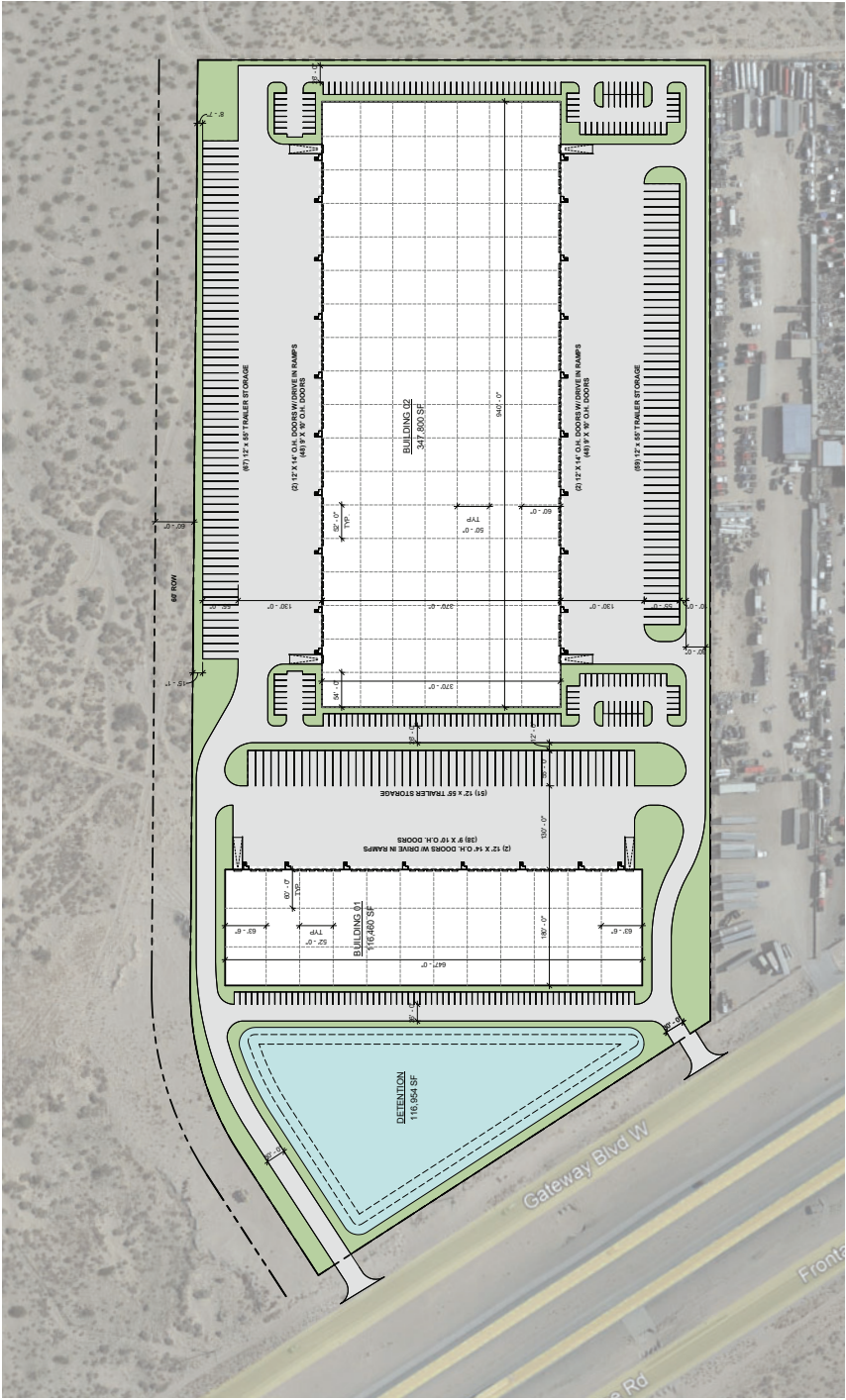
Secretaria de la Comisión de Planeación y Zonificación.

860 N. Rio Vista Rd., Socorro, Texas 79927 Tel. (915) 872-8531 Fax (915) 872-8724

www.costx.us

DEVELOPMENT PLAN

SITE		SF		BUILDING		SITE COVERAGE		PARKING		SITE INFORMATION	
TYPE	AREA	AREA (SF)		TYPE	AREA	TYPE	AREA	TYPE	SPACES	TYPE	AREA
SITE AREA	31.24 acres	1,360,042.09 sq ft		BUILDING 01	116,400 SF	SITE COVERAGE	33.0%	SURFACE PARKING	257	DETENTION	116,554 SF
TOTAL		1,360,042.09 sq ft		BUILDING 02	347,800 SF			TRAILER STORAGE	174	TOTAL DETENTION	116,554 SF
				TOTAL	464,200 SF						8.6% DETENTION

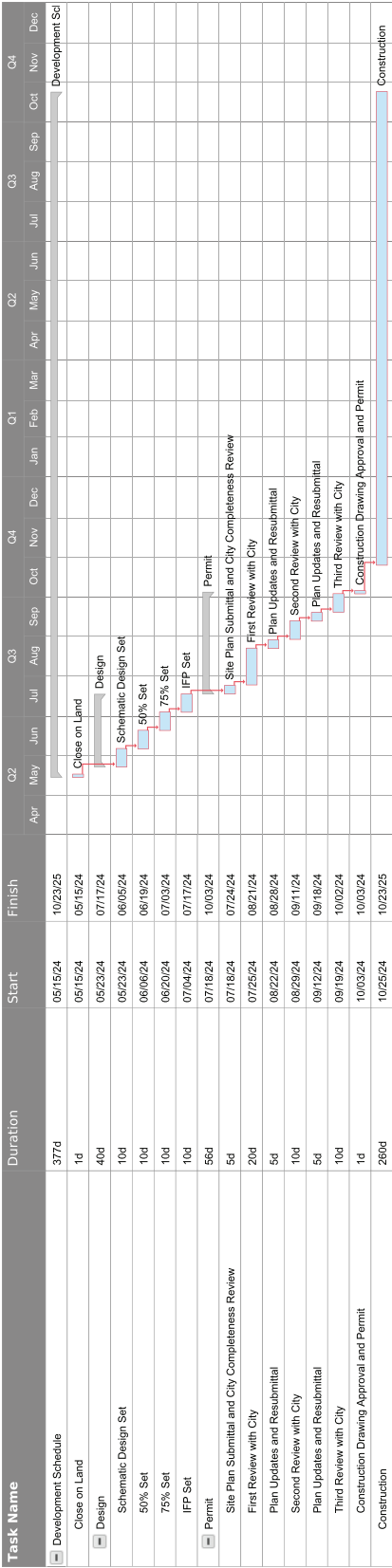


EL PASO INDUSTRIAL I-10
a project of
NIT INDUSTRIAL

PRELIMINARY SITE PLAN
10/18/2023
EL PASO, TEXAS

DEVELOPMENT SCHEDULE

El Paso 3 - 31 Acre Schedule



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



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



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

