

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 4TH DAY OF JUNE 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 JUNE 4, 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) Approval of Meeting minutes of May 21, 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 31, North Loop Acres Subdivision, located at 612 Hesse Dr., Socorro, TX from R-1 (Single Family Residential) to R-2 (Medium Density Residential) to allow for multi-family dwelling units.
6. **Consider and Take Action** on the approval of a proposed amendment to the City of Socorro's Master Plan and rezoning of Lot 31, North Loop Acres Subdivision, located at 612 Hesse Dr., Socorro, TX from R-1 (Single Family Residential) to R-2 (Medium Density Residential) to allow for multi-family dwelling units.
7. **Public hearing** request for the proposed amendment to the City of Socorro's Master Plan and rezoning of Lot 2, Block 1, Horizonte Subdivision, located at 200 Horizon Blvd., Socorro, TX from M-1 (Light Industrial) to C-2 (General Commercial) to allow for a commercial development.

Approved by: 

8. **Consider and Take Action** for the proposed amendment to the City of Socorro's Master Plan and rezoning of Lot 2, Block 1, Horizone Subdivision, located at 200 Horizon Blvd., Socorro, TX from M-1 (Light Industrial) to C-2 (General Commercial) to allow for a commercial development.
9. **Public hearing** request for the proposed amendment to the City of Socorro's Master Plan and rezoning of Lots 30 and 32, Block 3, Valle Nuevo Unit One Subdivision, located at 1055 and 1069 Nuevo Hueco Tanks Blvd., Socorro, TX from R-2 (Medium Density Residential) to C-2 (General Commercial) to allow for a 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 Lots 30 and 32, Block 3, Valle Nuevo Unit One Subdivision, located at 1055 and 1069 Nuevo Hueco Tanks Blvd., Socorro, TX from R-2 (Medium Density Residential) to C-2 (General Commercial) to allow for a commercial development.
11. **Consider and Take Action** on the approval of a proposed replat for Haciendas Del Valle Unit 2 Replat F, being a replat of Lots 9-11, Block 1, Haciendas Del Valle Unit 2, Socorro, TX.
12. **Consider and Take Action** on the approval of a proposed replat for GECU Subdivision Unit 2 Replat A, being a replat of Lot 4-A, Block 1, GECU Subdivision Unit 2 Amending Replat, and a portion of Lot 2, Block 1, North Loop Commercial Park Replat B Amending Subdivision, Socorro, TX.
13. **Planning and Zoning Commissioners Report.**
14. **Planning and Zoning Department Report.**
15. **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.

Approved by: 

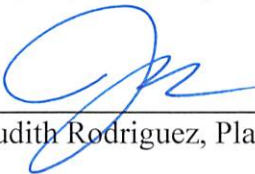
Section 551.071 CONSULTATIONS WITH ATTORNEY
Section 551.072 DELIBERATION REGARDING REAL PROPERTY
Section 551.073 DELIBERATION REGARDING PROSPECTIVE GIFT
Section 551.074 PERSONNEL MATTERS
Section 551.076 DELIBERATION REGARDING SECURITY
Section 551.087 DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATION

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.

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 31ST DAY OF MAY 2024.

By: 

Judith Rodriguez, Planning & Zoning Secretary.

DATE & TIME POSTED: 05/31/2024 4:00 pm /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: 

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
MAY 21, 2024 @ 5:30 P.M.**

MEMBERS PRESENT:

Andrew Arroyos
David Estrada
Julie Dominguez
Yolanda Rodriguez

MEMBERS ABSENT:

Enrique Cisneros
Osvaldo Reza

STAFF PRESENT

Lorraine Quimiro, City Planner Director of Development.
Jose Botello, Planner.
Yadira Magana, Planning Clerk.
Judith Rodriguez, Planning Clerk.
Merwan Bhatti, City Attorney.
Alfredo Ferando, IT Technician.

1. Call to Order

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

2. Establishment of Quorum

Quorum with 4 commissioners present.

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 31, North Loop Acres Subdivision, located at 612 Hesse Dr.,

Socorro, TX from R-1 (Single Family Residential) to R-2 (Medium Density Residential) to allow for multi-family dwelling units.

- b) Public hearing request for the proposed amendment to the City of Socorro's Master Plan and rezoning of Lot 2, Block 1, Horizon Subdivision, located at 200 Horizon Blvd., Socorro, TX from M-1 (Light Industrial) to C-2 (General Commercial) 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 Lots 30 and 32, Block 3, Valle Nuevo Unit One Subdivision, located at 1055 and 1069 Nuevo Hueco Tanks Blvd., Socorro, TX from R-2 (Medium Density Residential) to C-2 (General Commercial) to allow for a commercial development.
- d) Approval of Meeting minutes of May 7, 2024.

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

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

Nays:

Abstain:

Absent: Enrique Cisneros and Osvaldo Reza.

Motion carried.

REGULAR AGENDA-DISCUSSION AND ACTION

5. **Consider and Take Action** on an ordinance amending Chapter 46 Article IV Division 9 of the Code of Ordinances of the City of Socorro, Texas to add a set of conditional uses.

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

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

Nays:

Abstain:

Absent: Enrique Cisneros and Osvaldo Reza.

Motion Carried.

6. **Public hearing** request for the proposed Conditional Use Permit to allow for a mechanic shop in a C-2 (General Commercial) zoning district on lots 6 - 8, Block 3, Algodon Subdivision, being, located at 10109 Socorro Road, Socorro, TX.

Chairman Opened Public Hearing: 5:44pm

Chairman Closed Public Hearing: 5:44pm

7. **Consider and Take Action** on the approval of a proposed Conditional Use Permit to allow for a mechanic shop in a C-2 (General Commercial) zoning district on lots 6 - 8, Block 3, Algodon Subdivision, being, located at 10109 Socorro Road, Socorro, TX.

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

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

Nays:

Abstain:

Absent: Enrique Cisneros and Osvaldo Reza.

Motion Carried.

8. **Public hearing** request for the proposed amendment to the City of Socorro's Master Plan and Rezoning of Lot 11, Block 15, Friedman Estates Unit 2 Subdivision, located at 367 Hodaka Way, Socorro, TX from R-1 (Single Family Residential) to R-2 (Medium Density Residential) to allow for two duplexes.

Chairman Opened Public Hearing: 5:51 pm

Chairman Closed Public Hearing: 6:11pm

Speakers:

-Ms. Maribel Lara said "I just have one request if I may with all due respect, we were wondering if there was any way that the applicant can present his project so we can have a little more idea as to what his ideas are, what his plan is to build these subdivisions in that lot because all we know is that he's building...he wants to build two duplexes, but we don't have like a visual that way we can voice our concerns afterwards because I know that if we speak now once he present his project, we won't be able to speak again unless we are able to speak afterwards". Chairman, Mr. Arroyos asked to staff "if there's any way, we can present what the applicant has on screen so that they can see it right now", then Mr. Botello presented the applicant Mr. Gonzalez who started with his presentation. Afterwards, Ms. Lara continued with her public speaking regarding her concerns about how many units would be built.

-Ms. Liliana Lara spoke and made a presentation regarding the number of units to be built and the amount of space. She said, "we're not opposed to build something there...the space is the biggest issue."

-Ramon Lara's concern is there's not enough space on this lot. He said that at the last meeting that this case was presented, he brought signatures from all neighbors who are opposed to this construction.

-Ray Olivas spoke regarding lot space, measurements are not enough for construction.

-Juan Lara said that this case was already presented, he said this is a residential zone not to build apartments; Also, said that when they bought their lots, they were told that it was not allowed to build apartments in that area.

- 9. Consider and Take Action** on the approval of proposed amendment to the City of Socorro's Master Plan and Rezoning of Lot 11, Block 15, Friedman Estates Unit 2 Subdivision, located at 367 Hodaka Way, Socorro, TX from R-1 (Single Family Residential) to R-2 (Medium Density Residential) to allow for two duplexes.

A motion was made by Andrew Arroyos *to approve with the condition to allow 1 building with two units max.* seconded by Julie Dominguez.

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

Nays:

Abstain:

Absent: Enrique Cisneros and Osvaldo Reza.

Motion Carried.

- 10. Public hearing** request for the proposed amendment to the City of Socorro's Master Plan and Rezoning of Tract 1, Block 12, Socorro Grant, located southwest of Alameda Avenue and Skov Road, Socorro, TX from A-1 (Agricultural) to IC-MUD (Industrial/Commercial Mixed-Use Developments) with a variance request to allow for an IC-MUD zoning district less than the required 10 acres to allow for the development of industrial/commercial buildings.

Chairman Opened Public Hearing: 6:39 pm

Chairman Closed Public Hearing: 6:39 pm

- 11. Consider and Take Action** on the approval of a proposed amendment to the City of Socorro's Master Plan and Rezoning of Tract 1, Block 12, Socorro Grant, located southwest of Alameda Avenue and Skov Road, Socorro, TX from A-1 (Agricultural) to IC-MUD (Industrial/Commercial Mixed-Use Developments) with a variance request to allow for an IC-MUD zoning district less than the required 10 acres to allow for the development of industrial/commercial buildings.

Speakers: Applicant's representative, Lynette Nevarez.

A motion was made by Andrew Arroyos *to approve with staff recommendation to allow for the IC-MUD Zoning District less than the required 10 acres,* seconded by Julie Dominguez.

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

Nays:

Abstain:

Absent: Enrique Cisneros and Osvaldo Reza.

Motion Carried.

- 12. Public hearing** request for the proposed amendment to the City of Socorro's Master Plan and rezoning all of Tracts 1-D-1, 1-D-2, 4-A, 4-A-2-A, 4-B, and 5-A, Block 6, Socorro Grant, located south east of Inglewood Drive and Nevarez Road, Socorro, TX from A-1 (Agricultural) to IC-MUD (Industrial/Commercial Mixed-Use Developments) with a variance request to allow for an IC-MUD zoning district less than the required 10 acres to allow for commercial development.

Chairman Opened Public Hearing: 7:02 pm

Chairman Closed Public Hearing: 7:02 pm

- 13. Consider and Take Action** on the approval of a proposed amendment to the City of Socorro's Master Plan and Rezoning of Tracts 1-D-1, 1-D-2, 4-A, 4-A-2-A, 4-B, and 5-A, Block 6, Socorro Grant, located south east of Inglewood Drive and Nevarez Road, Socorro, TX from A-1 (Agricultural) to IC-MUD (Industrial/Commercial Mixed-Use Developments) with a variance request to allow for an IC-MUD zoning district less than the required 10 acres to allow for commercial development.

A motion was made by Andrew Arroyos *to approve with recommendation that both entrances would only be through Inglewood not Nevarez*, seconded by Julie Dominguez.

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

Nays:

Abstain:

Absent: Enrique Cisneros and Osvaldo Reza.

Motion Carried.

- 14. Consider and Take Action** on the approval of a proposed replat for Flor Del Rio Replat "B", being a replat of Lot 4, Block 2, Flor Del Rio Subdivision, Socorro, TX.

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

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

Nays:

Abstain:

Absent: Enrique Cisneros and Osvaldo Reza.

Motion Carried.

- 15. Planning and Zoning Commissioners Report.**

Chairman, Mr. Arroyos said he would like to follow up with David's request on variance or what not or the amount of footage for a duplex what are the steps. Mr. Bhatti answered that Planning and Zoning make recommendations that are taken to the City Council. Ms. Quimiro mentioned that little changes are made because it's important to establish them. We take these recommendations to the city manager. Mr. Bhatti mentioned that there is

some discretion involved by the Commissioners to determine on what to allow and minimum standards. Mr. Estrada finalized saying he would like to see this matter back as an agenda item for discussion.

16. Planning and Zoning Department Report.

Ms. Quimiro mentioned the Comprehensive Plan; the consultants are hoping to have a final report to the city council by July. Their next meeting with the community will be June 17. Afterwards, Mr. Bhatti informed the audience of the rezoning case at Hodaka what the next steps are regarding their case, and what are the future dates to be presented. After this, The Planning and Zoning Department Report was closed.

17. Adjournment

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

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

Nays:

Abstain:

Absent: Enrique Cisneros and Osvaldo Reza.

Motion carried.

Meeting adjourned at **7:57** pm.

Andrew Arroyos, Chairman

Date minutes were approved.

Judith Rodriguez, Secretary

Date minutes were approved.



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: JUNE 4, 2024**

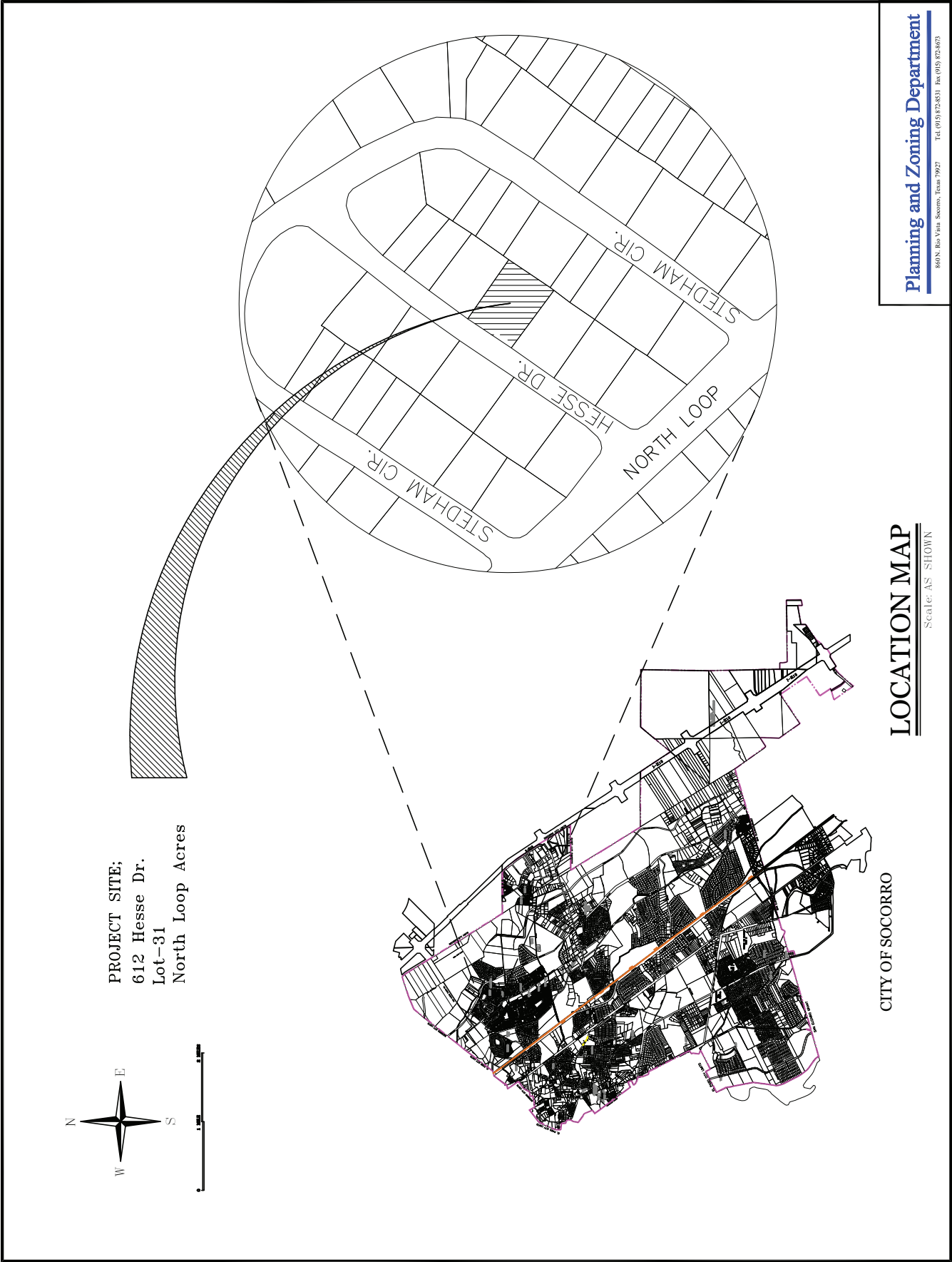
**REZONING REQUEST
STAFF REPORT**

SUBJECT:

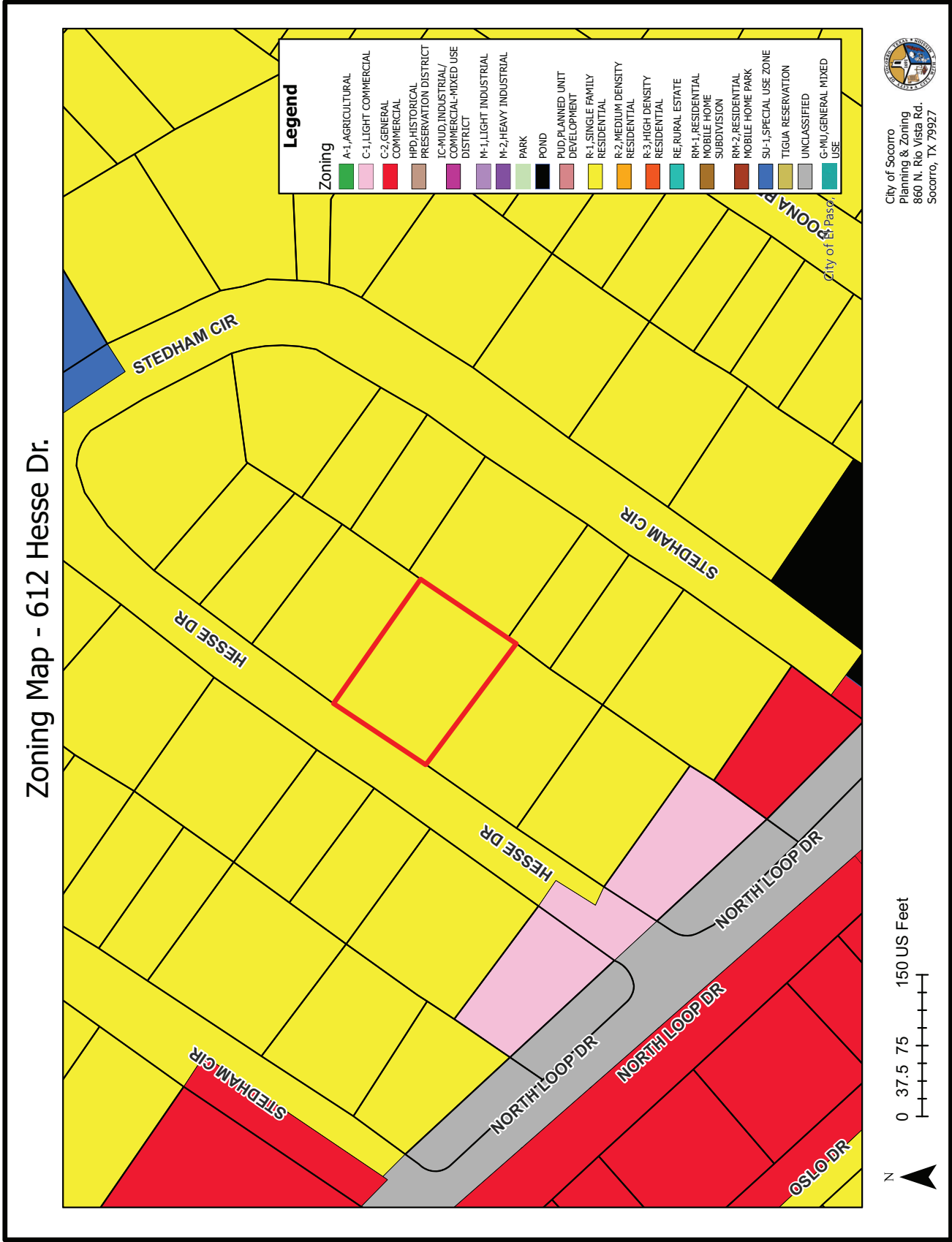
PUBLIC HEARING REQUEST FOR THE PROPOSED AMENDMENT TO THE CITY OF SOCORRO'S MASTER PLAN AND REZONING OF LOT 31, NORTH LOOP ACRES SUBDIVISION, LOCATED AT 612 HESSE DR., SOCORRO, TX FROM R-1 (SINGLE FAMILY RESIDENTIAL) TO R-2 (MEDIUM DENSITY RESIDENTIAL) TO ALLOW FOR MULTI-FAMILY DWELLING UNITS.

NAME:	612 HESSE DR. REZONING
PROPERTY ADDRESS:	612 HESSE DR.
PROPERTY LEGAL DESCRIPTION:	LOT 31, NORTH LOOP ACRES
PROPERTY OWNER:	EA INVESTMENTS 2021, LLC.
REPRESENTATIVE:	Edwin Morales
PROPERTY AREA:	11,891 S.F.
CURRENT ZONING:	R-1
CURRENT LAND USE:	Vacant
FUTURE LAND USE MAP:	Single Family Residential
FLOOD MAP:	According to the Flood Insurance Rate Maps, the referenced property lies within Zone X; (Community Panel # 480212 0236-B/ FEMA, September 4, 1991).
SUMMARY OF REQUEST:	Request for APPROVAL of Rezoning of property from R-1 to R-2 to allow for two multi-family dwelling units.
STAFF RECOMMENDATION:	Staff recommends APPROVAL of a single duplex .

LOCATION MAP



ZONING MAP



SITE PICTURES



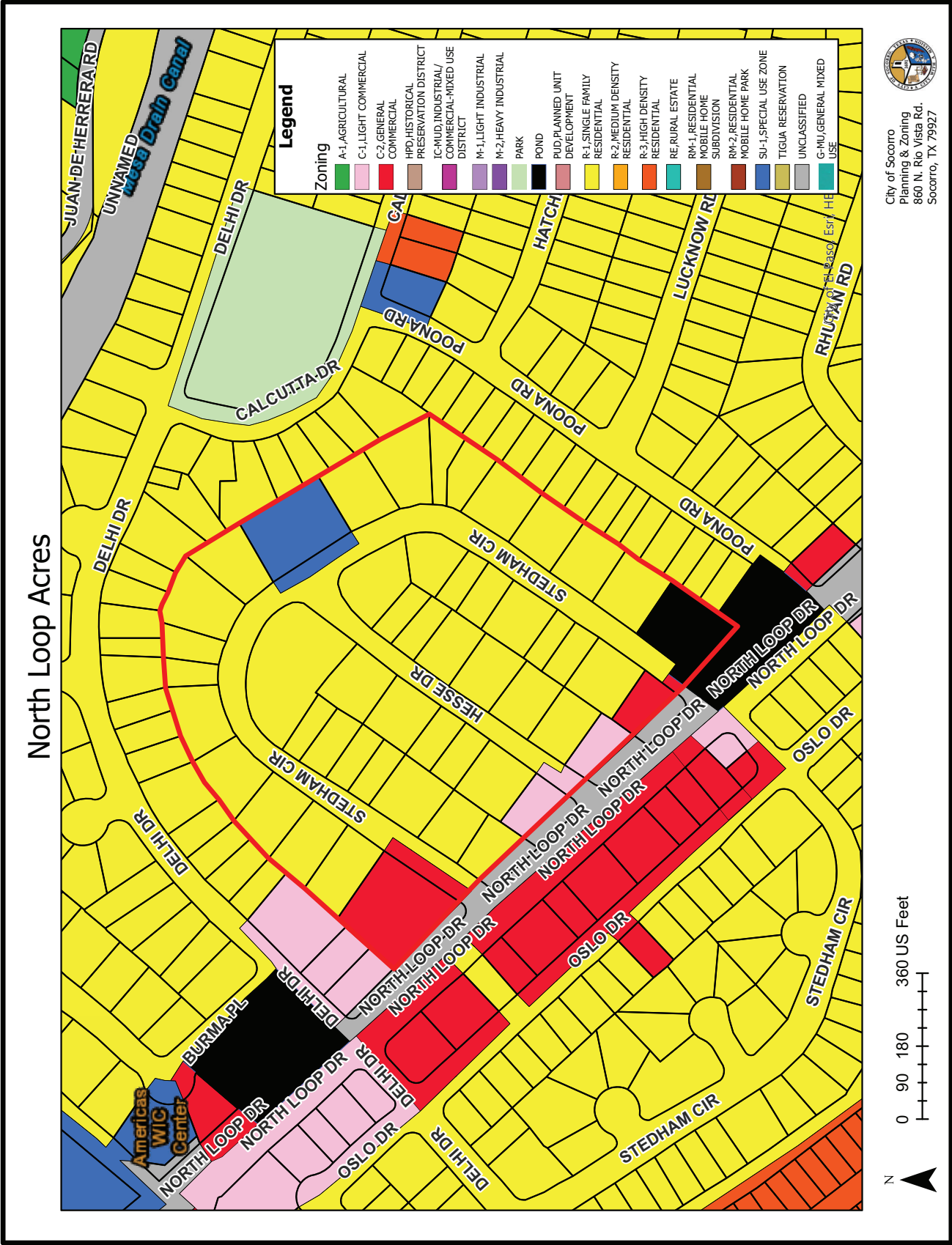
View of property from Hesse Dr.



AERIAL IMAGE

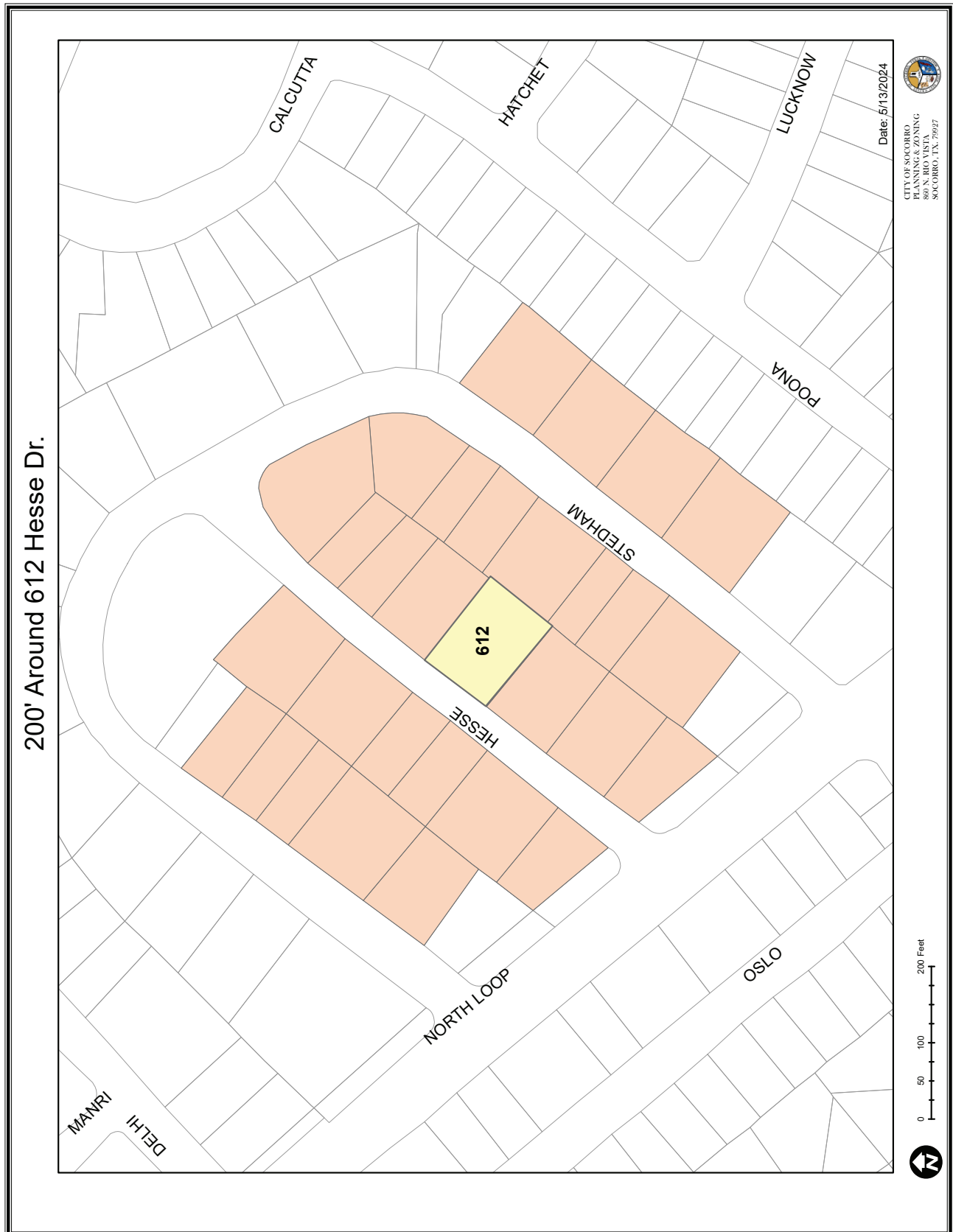


SUBDIVISION ZONING MAP



PUBLIC NOTICE MAP

- No correspondence received for the rezoning request.



PUBLIC NOTICE LETTER

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

May 16, 2024

Dear property owner,

You are hereby notified that a Planning and Zoning Commission meeting has been scheduled to hold a **PUBLIC HEARING** on June 4, 2024, at 5:30 p.m. **WILL BE BROADCASTED FROM CITY HALL CHAMBERS, 860 RIO VISTA RD., SOCORRO, TEXAS. YOU MAY ATTEND IN PERSON, VIA TELEPHONE CONFERENCE AND LIVE STREAMED.** 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 31, North Loop Acres Subdivision, located at 612 Hesse Dr., Socorro, TX from R-1 (Single Family Residential) to R-2 (Medium Density Residential) to allow for multi-family dwelling units.

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 obligated 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 must call 844-854-2222 and use access code 579797 by 5:00 p.m. mountain standard time (MST) on June 4, 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
Planning & Zoning Commission Secretary

PUBLIC NOTICE LETTER

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

16 de mayo, 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 4 de junio del año 2024 a las 5:30 p.m. **TRANSMITIDO DESDE CÁMARAS DE AYUNTAMIENTO, 860 RIO VISTA RD., SOCORRO, TEXAS. USTED PODRA ATENDER A ESTA JUNTA EN PERSONA, ATRAVÉS DE LA CONFERENCIA TELEFÓNICA Y EN VIVO POR MEDIO VIRTUAL.** El propósito de la audiencia pública es para recibir comentarios u opiniones del público 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 31, North Loop Acres Subdivision, ubicado en el 612 Hesse Dr., Socorro, TX de R-1 (Residencial Unifamiliar) a R-2 (Residencial de Densidad Media) para permitir unidades de vivienda multifamiliares.

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 debe llamar al 844-854-2222 y usar el código de acceso 579797 antes de las 5:00 p.m. el 4 de junio 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.

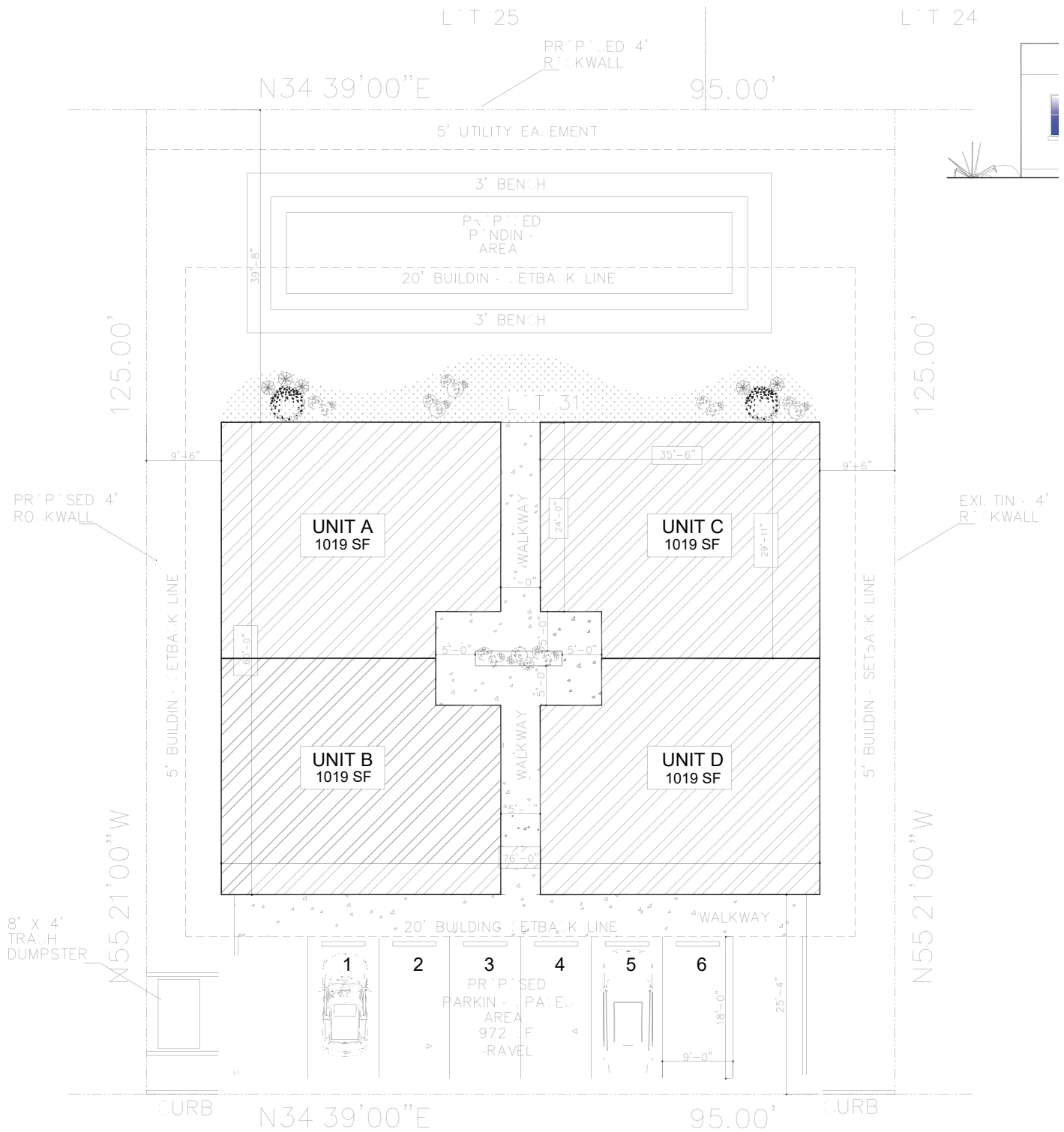
Por favor póngase en contacto con nuestra oficina el día de la junta para confirmar que la junta se llevará a cabo.

Atentamente,

Judith Rodriguez

Secretaria de la Comisión de Planeación y Zonificación

SITE PLAN





**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: JUNE 4, 2024**

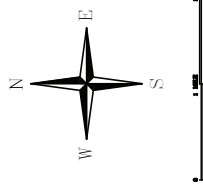
**REZONING REQUEST
STAFF REPORT**

SUBJECT:

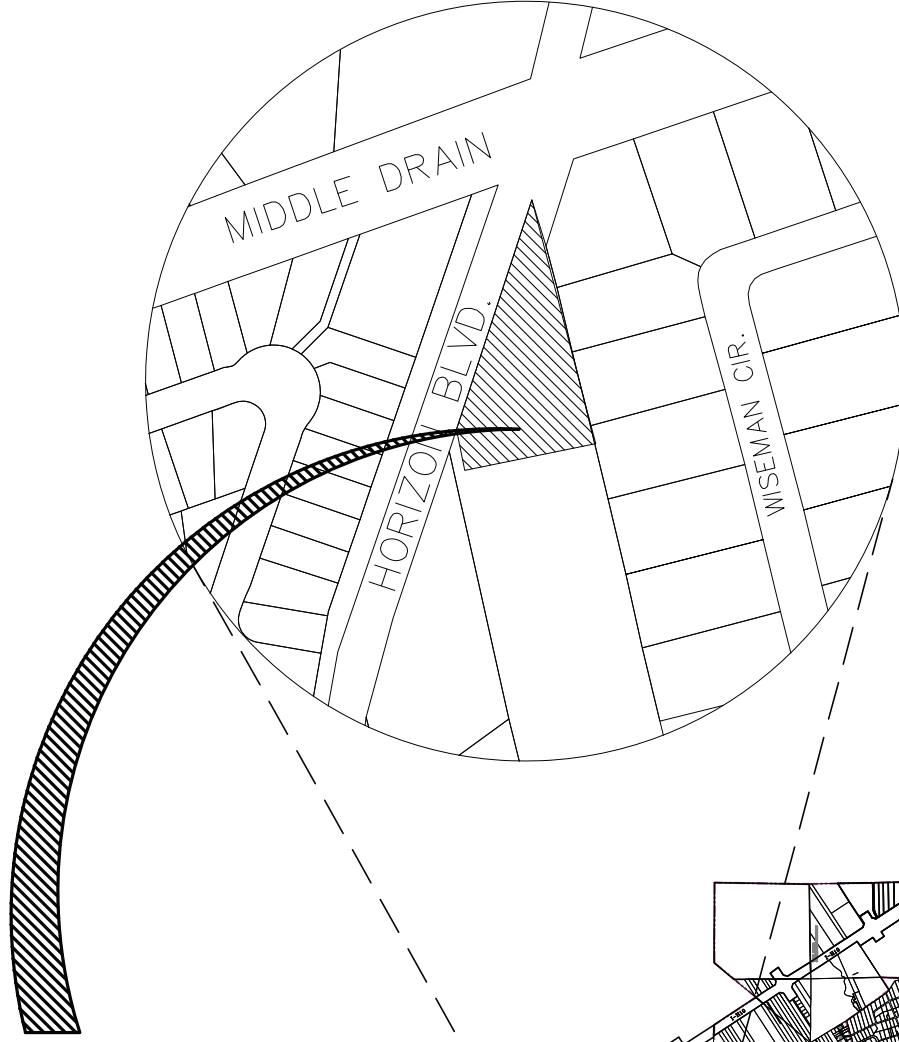
PUBLIC HEARING REQUEST FOR THE PROPOSED AMENDMENT TO THE CITY OF SOCORRO'S MASTER PLAN AND REZONING OF LOT 2, BLOCK 1, HORIZONE SUBDIVISION, LOCATED AT 200 HORIZON BLVD., SOCORRO, TX FROM M-1 (LIGHT INDUSTRIAL) TO C-2 (GENERAL COMMERCIAL) TO ALLOW FOR A COMMERCIAL DEVELOPMENT.

NAME:	200 HORIZON BLVD. REZONING
PROPERTY ADDRESS:	200 HORIZON BLVD.
PROPERTY LEGAL DESCRIPTION:	LOT 2, BLOCK 1, HORIZONE SUBDIVISION
PROPERTY OWNER:	Horizone Properties, LLC.
REPRESENTATIVE:	Luis DeStefano / Jorge Garcia
PROPERTY AREA:	0.6481 Acres (28,232 S.F.)
CURRENT ZONING:	M-1(Light Industrial)
CURRENT LAND USE:	Vacant
FUTURE LAND USE MAP:	Commercial
FLOOD MAP:	According to the Flood Insurance Rate Maps, the referenced property lies within Zone X; (Community Panel # 480212 0250-B/ FEMA, September 4, 1991).
SUMMARY OF REQUEST:	Request for APPROVAL of a Rezoning of property from M-1 to C-2 to allow for a commercial development.
STAFF RECOMMENDATION:	Staff recommends APPROVAL of the rezoning request.

LOCATION MAP



PROJECT SITE;
200 Horizon Blvd.
Tract 24-E, Block-9
Socorro Grant



CITY OF SOCORRO

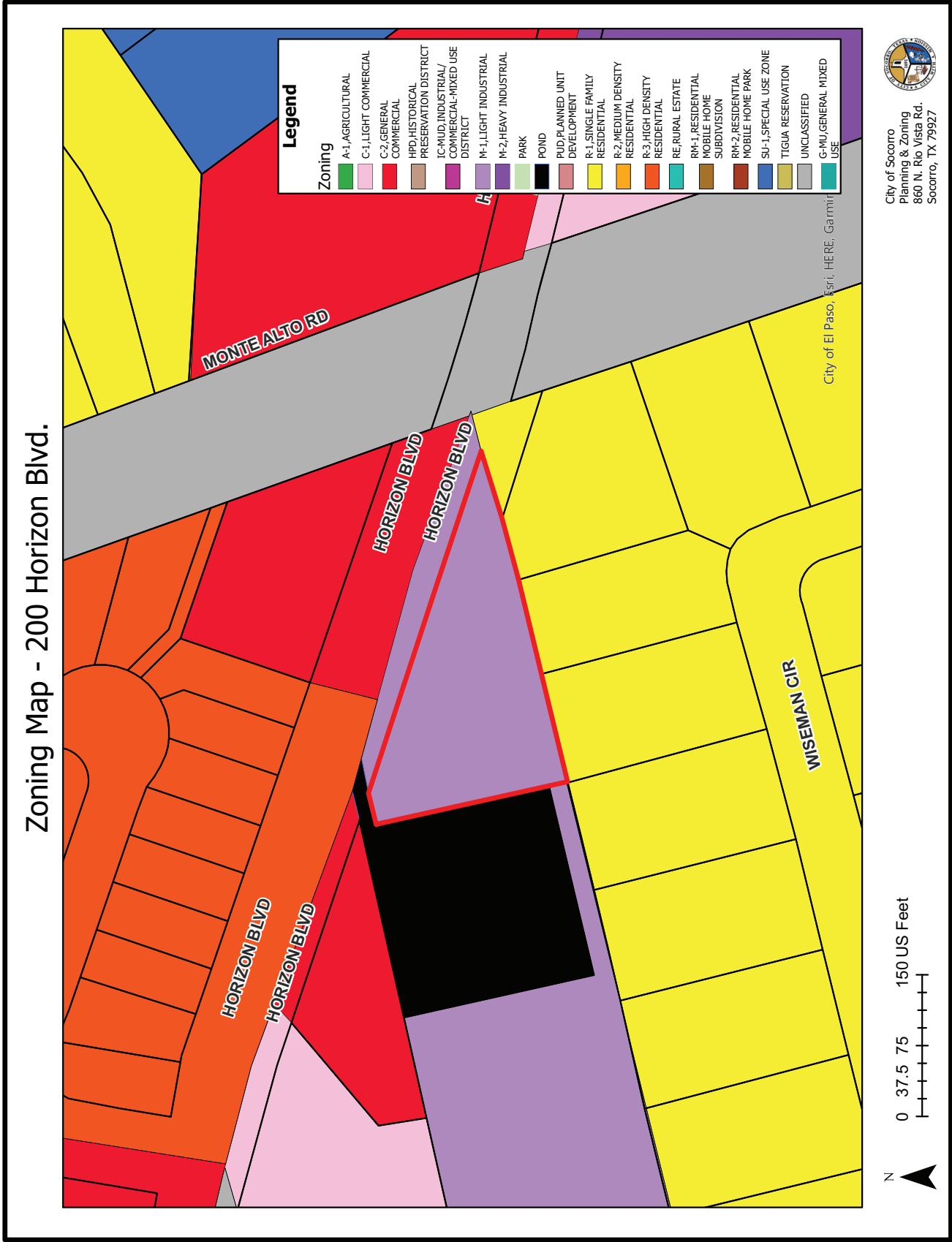
LOCATION MAP

Scale: AS SHOWN

Planning and Zoning Department

860 N. Rio Vista Socorro, Texas 79927 Tel. (915) 875-8331 Fax (915) 872-8673

ZONING MAP



SITE PICTURES



View of property from Horizon Blvd..

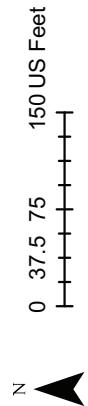


AERIAL IMAGE

200 Horizon Blvd.

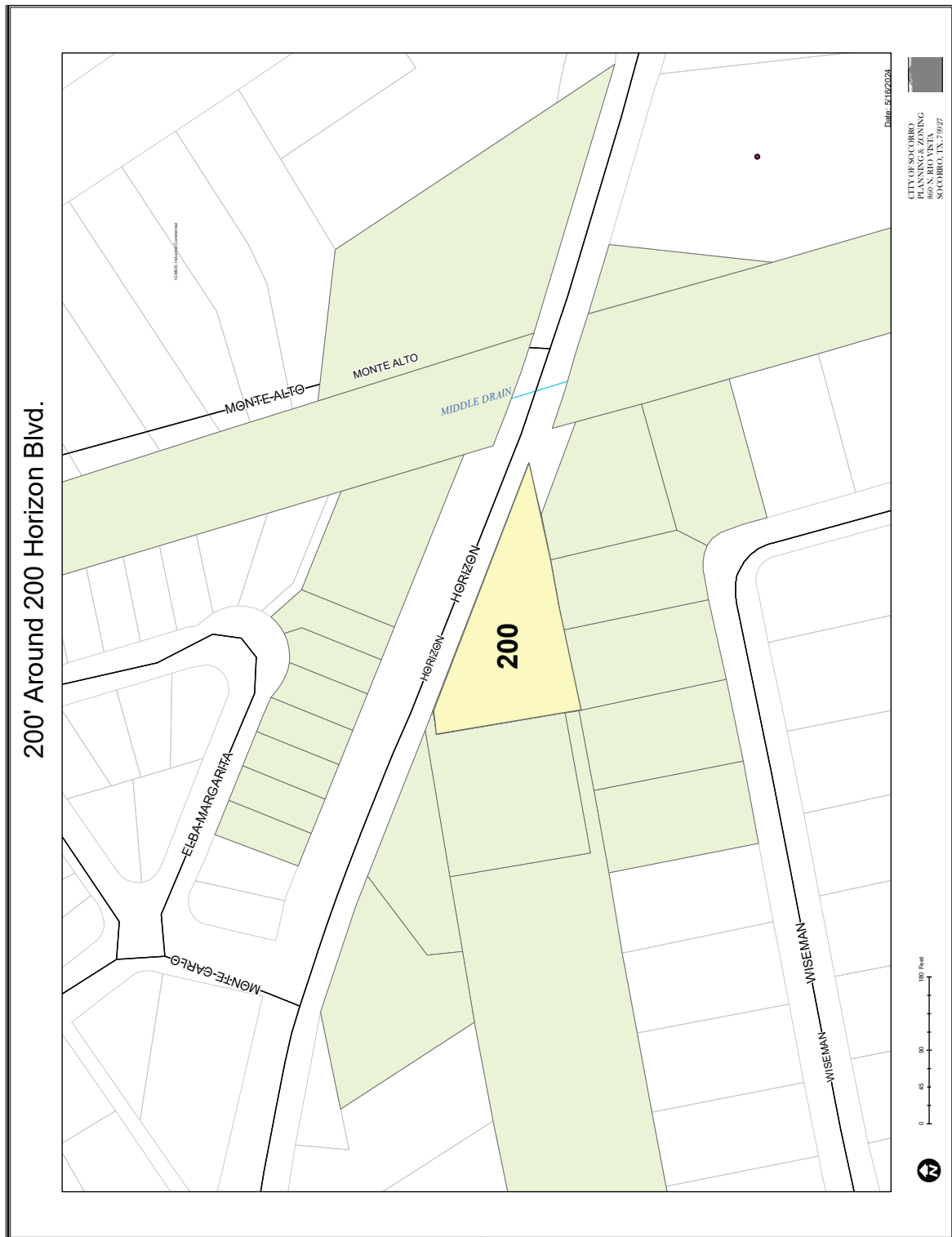


City of Socorro
Planning & Zoning
860 N. Rio Vista Rd.
Socorro, TX 79927



PUBLIC NOTICE MAP

- No correspondence received for the rezoning request.



PUBLIC NOTICE LETTER

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

May 16, 2024

Dear property owner,

You are hereby notified that a Planning and Zoning Commission meeting has been scheduled to hold a **PUBLIC HEARING** on June 4, 2024, at 5:30 p.m. **WILL BE BROADCASTED FROM CITY HALL CHAMBERS, 860 RIO VISTA RD., SOCORRO, TEXAS. YOU MAY ATTEND IN PERSON, VIA TELEPHONE CONFERENCE AND LIVE STREAMED.** 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 1, Horizone Subdivision, located at 200 Horizon Blvd., Socorro, TX from M-1 (Light Industrial) to C-2 (General Commercial) to allow for a 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 obligated 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 must call 844-854-2222 and use access code 579797 by 5:00 p.m. mountain standard time (MST) on June 4, 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
Planning & Zoning Commission Secretary

PUBLIC NOTICE LETTER

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Mayor

Ruben Reyes
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District 2 /Mayor Pro Tem

Rudy Cruz, Jr.
District 3

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

16 de mayo, 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 4 de junio del año 2024 a las 5:30 p.m. **TRANSMITIDO DESDE CÁMARAS DE AYUNTAMIENTO, 860 RIO VISTA RD., SOCORRO, TEXAS. USTED PODRA ATENDER A ESTA JUNTA EN PERSONA, ATRAVÉS DE LA CONFERENCIA TELEFÓNICA Y EN VIVO POR MEDIO VIRTUAL.** El propósito de la audiencia pública es para recibir comentarios u opiniones del público sobre lo siguiente:

- a) Solicitud de audiencia pública para la enmienda propuesta al Plan Maestro y Rezonificación de la Ciudad de Socorro del Lote 2, Bloque 1, Subdivisión Horizone, ubicado en el 200 Horizon Blvd., Socorro, TX de M-1 (Industrial Ligero) a C-2 (Comercial General) para permitir un desarrollo 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 debe llamar al 844-854-2222 y usar el código de acceso 579797 antes de las 5:00 p.m. el 4 de junio 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.

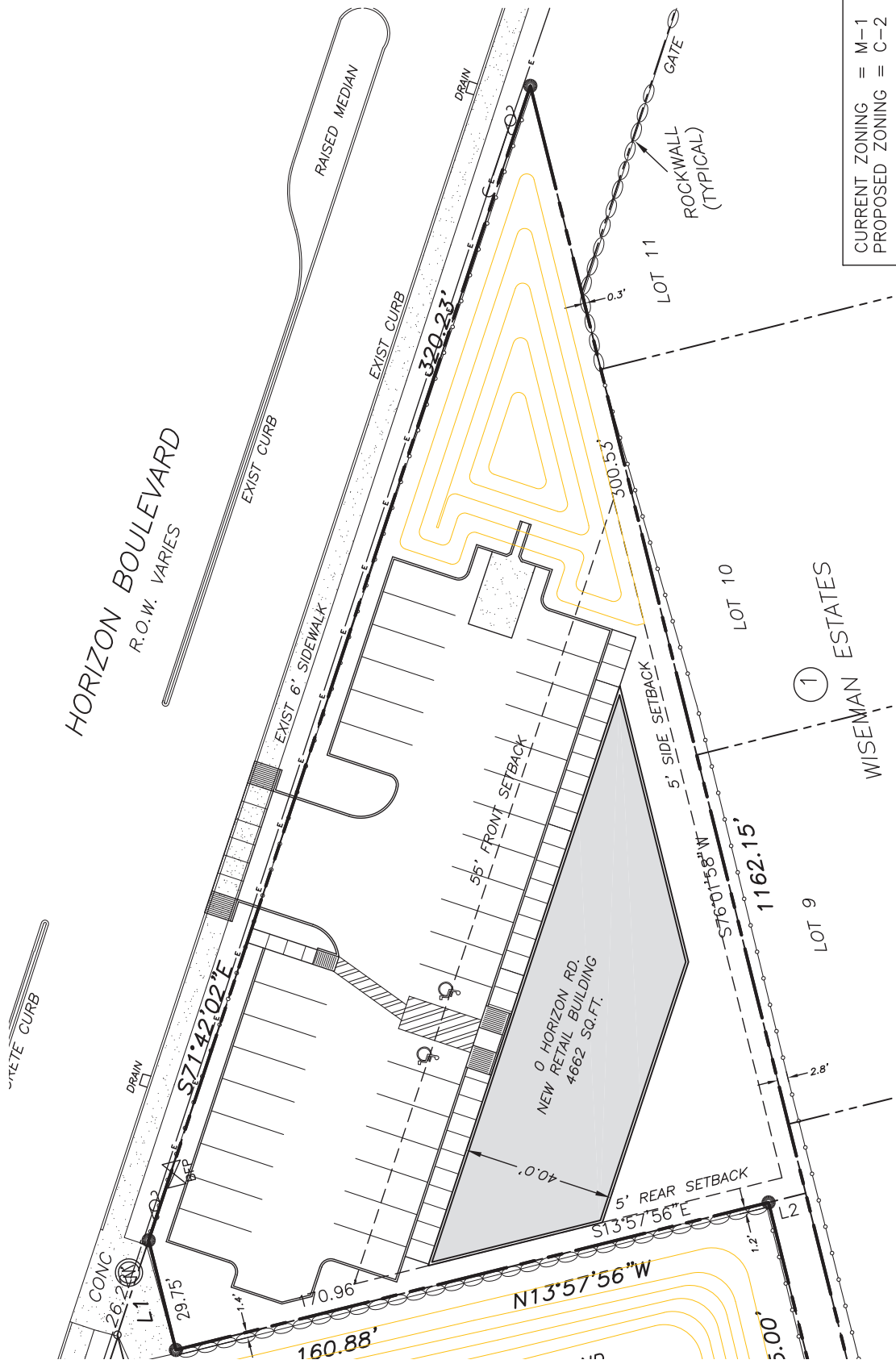
Por favor póngase en contacto con nuestra oficina el día de la junta para confirmar que la junta se llevará a cabo.

Atentamente,

Judith Rodriguez

Secretaria de la Comisión de Planeación y Zonificación

SITE PLAN



CURRENT ZONING = M-1
PROPOSED ZONING = C-2

NOTES: PREPARED FOR REZONING APPLICATION PURPOSES
EXHIBIT ONLY. SITEPLAN LAYOUT SHOWN IS CONCEPTUAL ONLY.

LEGAL DESCRIPTION:
LOT 2, BLOCK 1, HORIZONE SUBDIVISION, CITY OF
SOCORRO, EL PASO COUNTY, TX (±0.6481-ACRES) PID
No. (SUBDIVISION APPLICATION APPROVAL PENDING)

GENERALIZED PLOT MAP
SCALE 1" = 30'



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: JUNE 4, 2024**

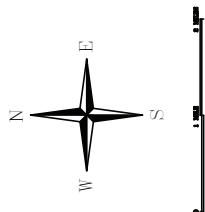
**REZONING REQUEST
STAFF REPORT**

SUBJECT:

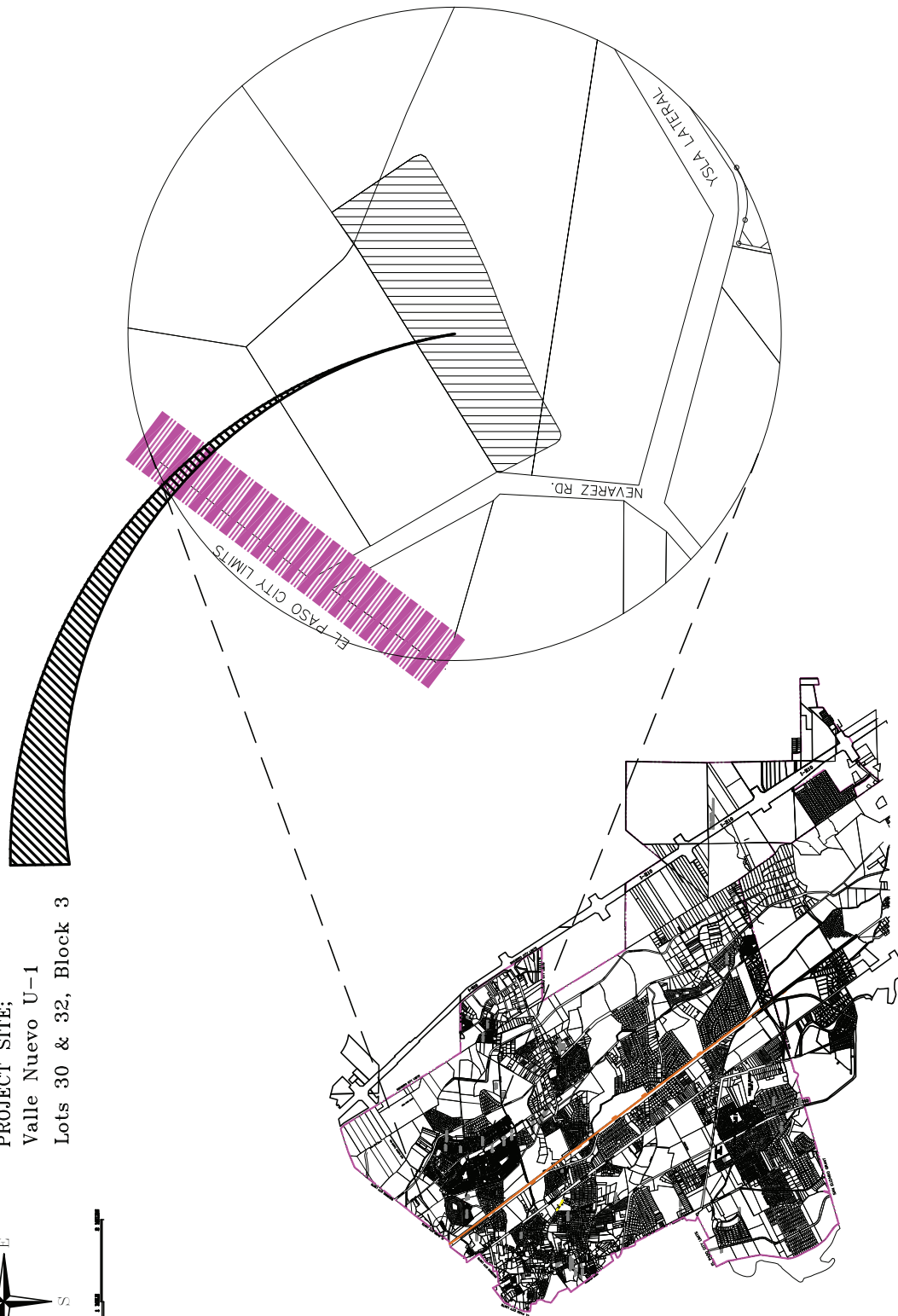
PUBLIC HEARING REQUEST FOR THE PROPOSED AMENDMENT TO THE CITY OF SOCORRO'S MASTER PLAN AND REZONING OF LOT 30 AND 32, BLOCK 3, VALLE NUEVO UNIT ONE, LOCATED AT 1055 AND 1069 NUEVO HUECO TANKS BLVD., SOCORRO, TX FROM R-2 (MEDIUM DENSITY RESIDENTIAL) TO C-2 (GENERAL COMMERCIAL) TO ALLOW FOR A COMMERCIAL DEVELOPMENT.

NAME:	1055 AND 1069 NUEVO HUECO TANKS BLVD. REZONING
PROPERTY ADDRESS:	1055 AND 1069 NUEVO HUECO TANKS BLVD.
PROPERTY LEGAL DESCRIPTION:	LOT 30 and 32, BLOCK 3, VALLE NUEVO UNIT ONE
PROPERTY OWNER:	Valle Nuevo, LLC.
REPRESENTATIVE:	Jorge Azcarate C.E.A. Group
PROPERTY AREA:	2.25 Acres
CURRENT ZONING:	R-2 (Medium Density Residential)
CURRENT LAND USE:	Vacant
FUTURE LAND USE MAP:	Agricultural Land
FLOOD MAP:	According to the Flood Insurance Rate Maps, the referenced property lies within Zone X; (Community Panel # 480212 0236-B/ FEMA, September 4, 1991).
SUMMARY OF REQUEST:	Request for APPROVAL of Rezoning of property from R-2 to C-2 to allow for a commercial development.
STAFF RECOMMENDATION:	Staff recommends APPROVAL of the rezoning request.

LOCATION MAP



PROJECT SITE;
Valle Nuevo U-1
Lots 30 & 32, Block 3



CITY OF SOCORRO

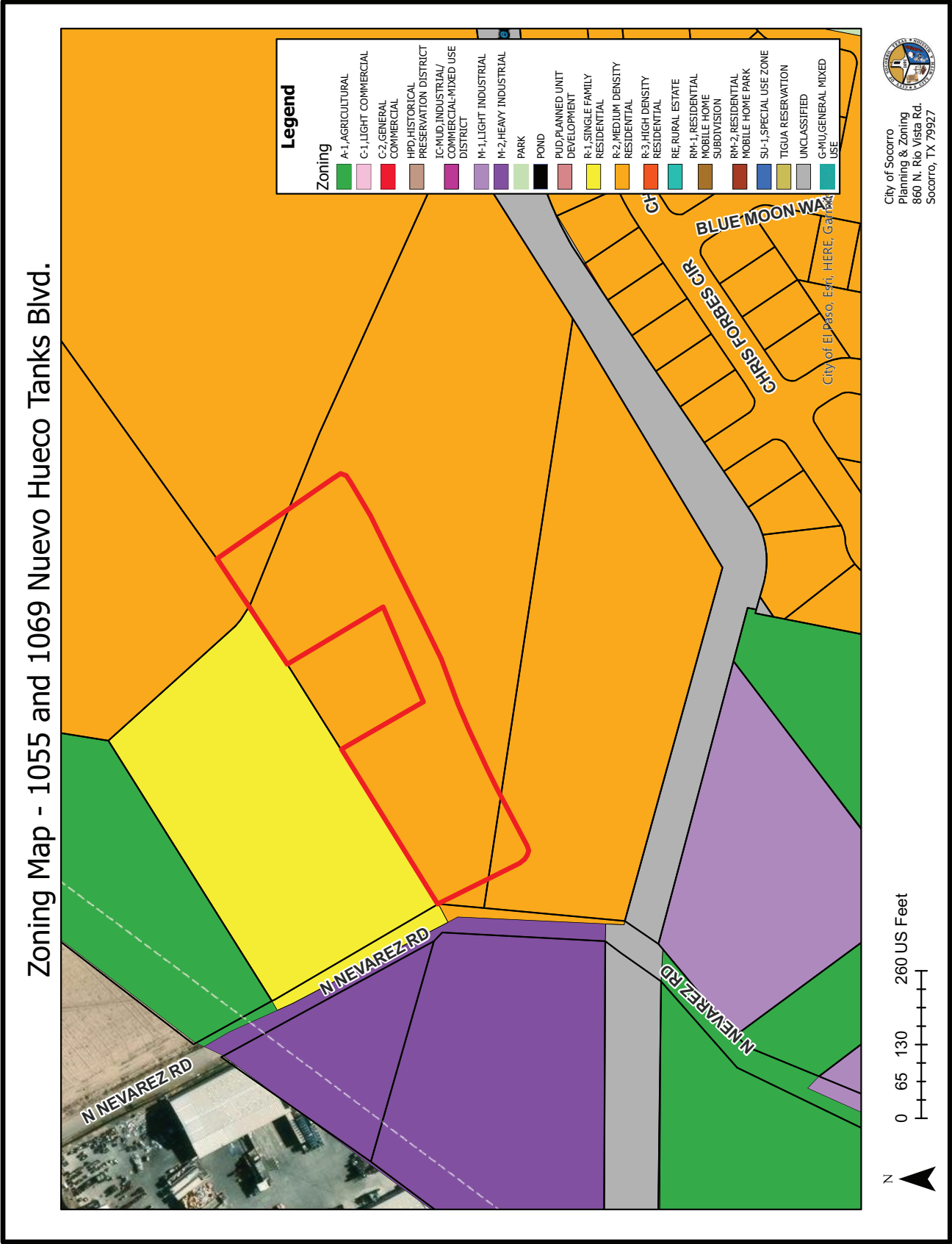
LOCATION MAP

Scale: AS SHOWN

Planning and Zoning Department

400 N. Rio Vista, Socorro, Texas 79027 Tel: (915) 872-8851 Fax: (915) 872-8673

ZONING MAP



SITE PICTURES



View of property from Nuevo Hueco Tanks Blvd..

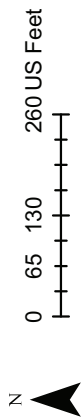


AERIAL IMAGE

1055 and 1069 Nuevo Hueco Tanks Blvd.

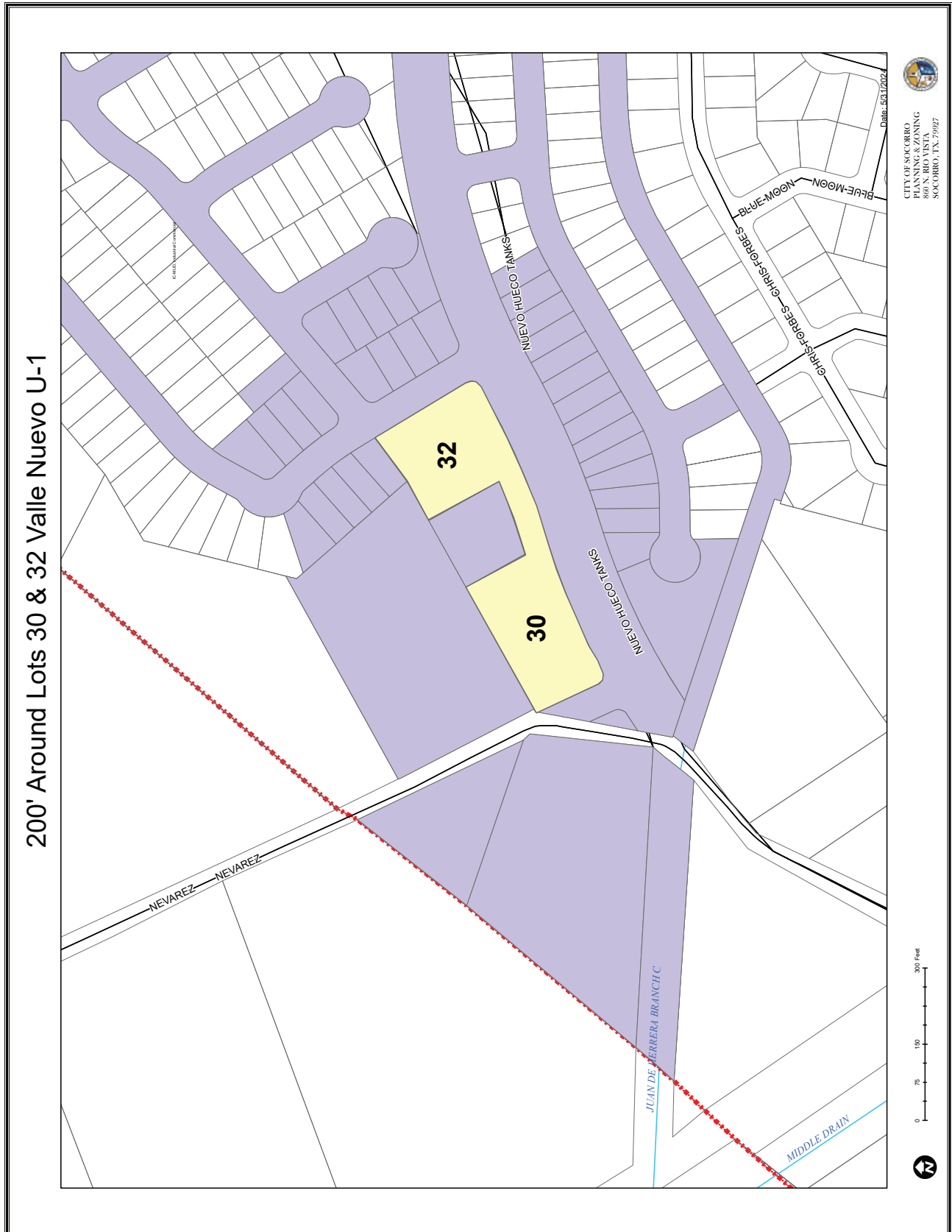


City of Socorro
Planning & Zoning
860 N. Rio Vista Rd.
Socorro, TX 79927



PUBLIC NOTICE MAP

- No correspondence received for the rezoning request.



PUBLIC NOTICE LETTER

Ivy Avalos
Mayor

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At Large

Cesar Nevarez
District 1



Alejandro Garcia
District 2 /Mayor Pro Tem

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Adriana Rodarte
City Manager

May 16, 2024

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- a) Public hearing request for the proposed amendment to the City of Socorro's Master Plan and Rezoning of Lots 30 and 32, Block 3, Valle Nuevo Unit One Subdivision, located at 1055 and 1069 Nuevo Hueco Tanks Blvd., Socorro, TX from R-2 (Medium Density Residential) to C-2 (General Commercial) to allow for a 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 obligated 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.

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Respectfully,

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Planning & Zoning Commission Secretary

PUBLIC NOTICE LETTER

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16 de mayo, 2024

Estimado dueño(a) de propiedad,

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- a) Solicitud de audiencia pública para la propuesta de enmienda al Plan Maestro y Rezonificación de los Lotes 30 y 32 de la Ciudad de Socorro, Bloque 3, Subdivisión de la Unidad Uno de Valle Nuevo, ubicada en el 1055 y 1069 Nuevo Huevo Tanks Blvd., Socorro, TX de R-2 (Residencial de Densidad Media) a C-2 (Comercial General) para permitir un desarrollo 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.

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Por favor póngase en contacto con nuestra oficina el día de la junta para confirmar que la junta se llevará a cabo.

Atentamente,

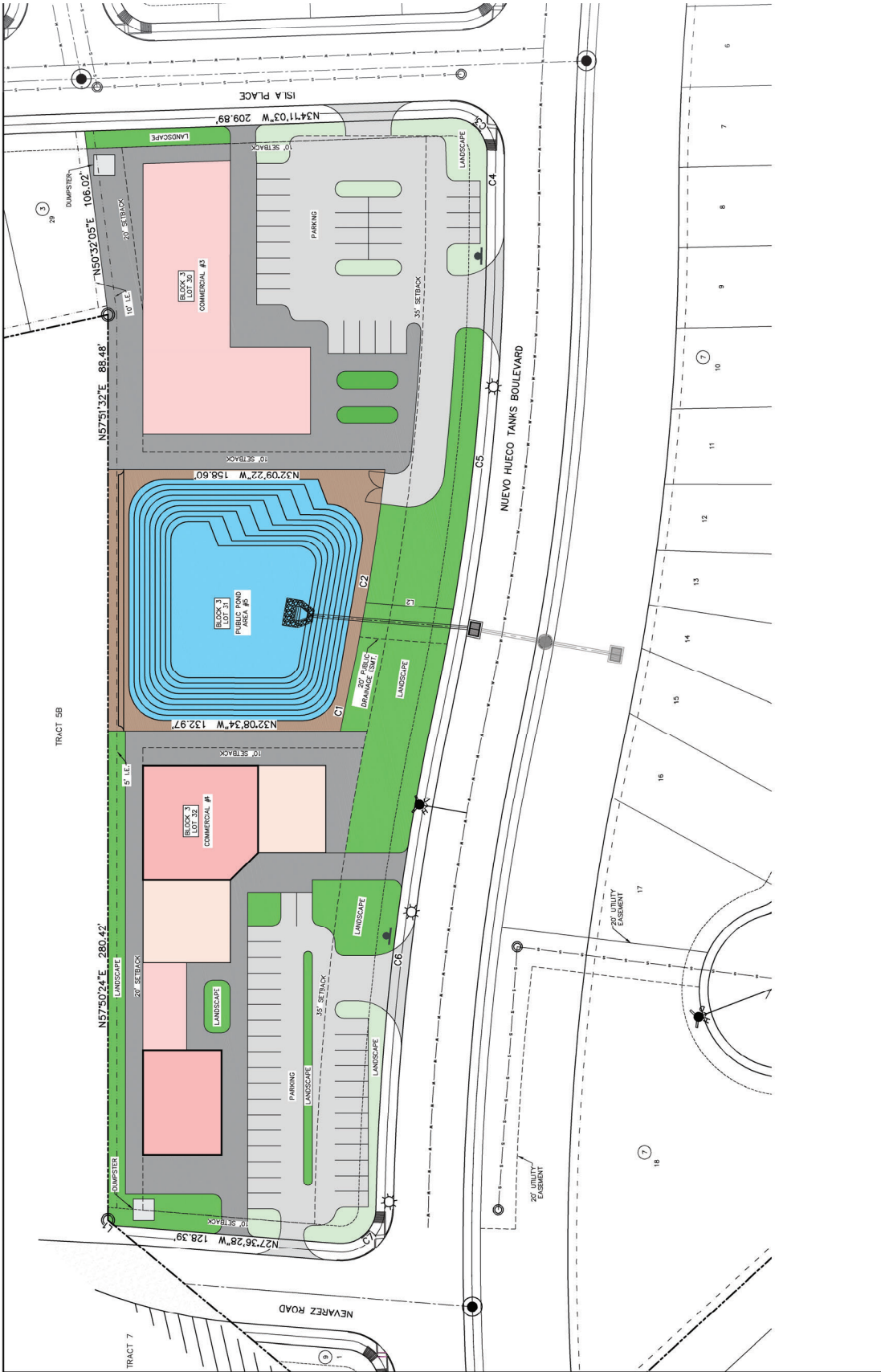
Judith Rodriguez

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.ci.socorro.tx.us

SITE PLAN





**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: JUNE 4, 2024**

**REPLAT APPLICATION
STAFF REPORT**

SUBJECT: REQUEST IS FOR APPROVAL OF A REPLAT FOR HACIENDAS DEL VALLE UNIT 2 REPLAT "F".

NAME: HACIENDAS DEL VALLE UNIT 2 REPLAT "F"

PROPERTY ADDRESS: 400, 410, AND 420 VALLE BUENAVIDA DR.

PROPERTY LEGAL DESCRIPTION: LOTS 9-11, BLOCK 1, HACIENDAS DEL VALLE UNIT 2, SOCORRO, TX.

PROPERTY OWNER: JUAN ARTALEJO

REPRESENTATIVE: JUAN ARTALEJO

PROPERTY AREA: 1.4 ACRES

CURRENT ZONING: R-1 (SINGLE FAMILY RESIDENTIAL)

CURRENT LAND USE: RESIDENTIAL/VACANT

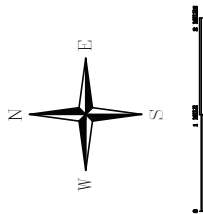
FUTURE LAND USE MAP: SINGLE FAMILY RESIDENTIAL

FLOOD MAP: According to the Flood Insurance Rate Maps, the referenced property lies within Zone X; (Community Panel # 480212 0239-B/ FEMA, September 4, 1991).

SUMMARY OF REQUEST: Request is for approval of a replat for Haciendas Del Valle Unit 2 Replat "F"

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the replat for Haciendas Del Valle Unit 2 Replat "F"

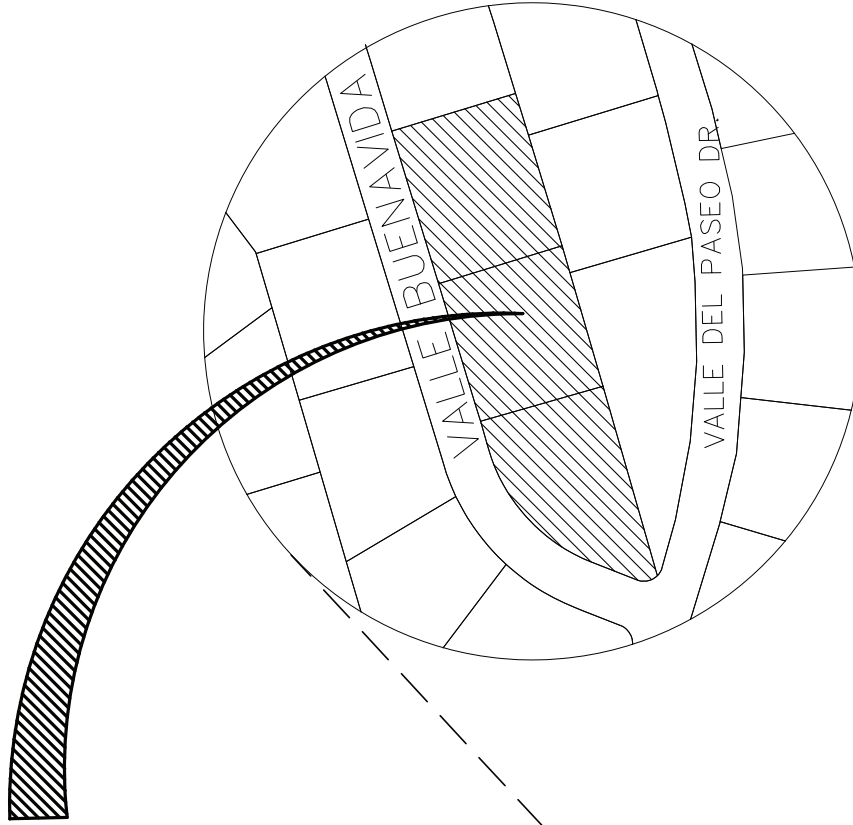
LOCATION MAP



PROJECT SITE;
Haciendas Del Valle U-2
Replat "A" Lots 9-10-11, Block 1



CITY OF SOCORRO



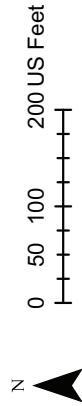
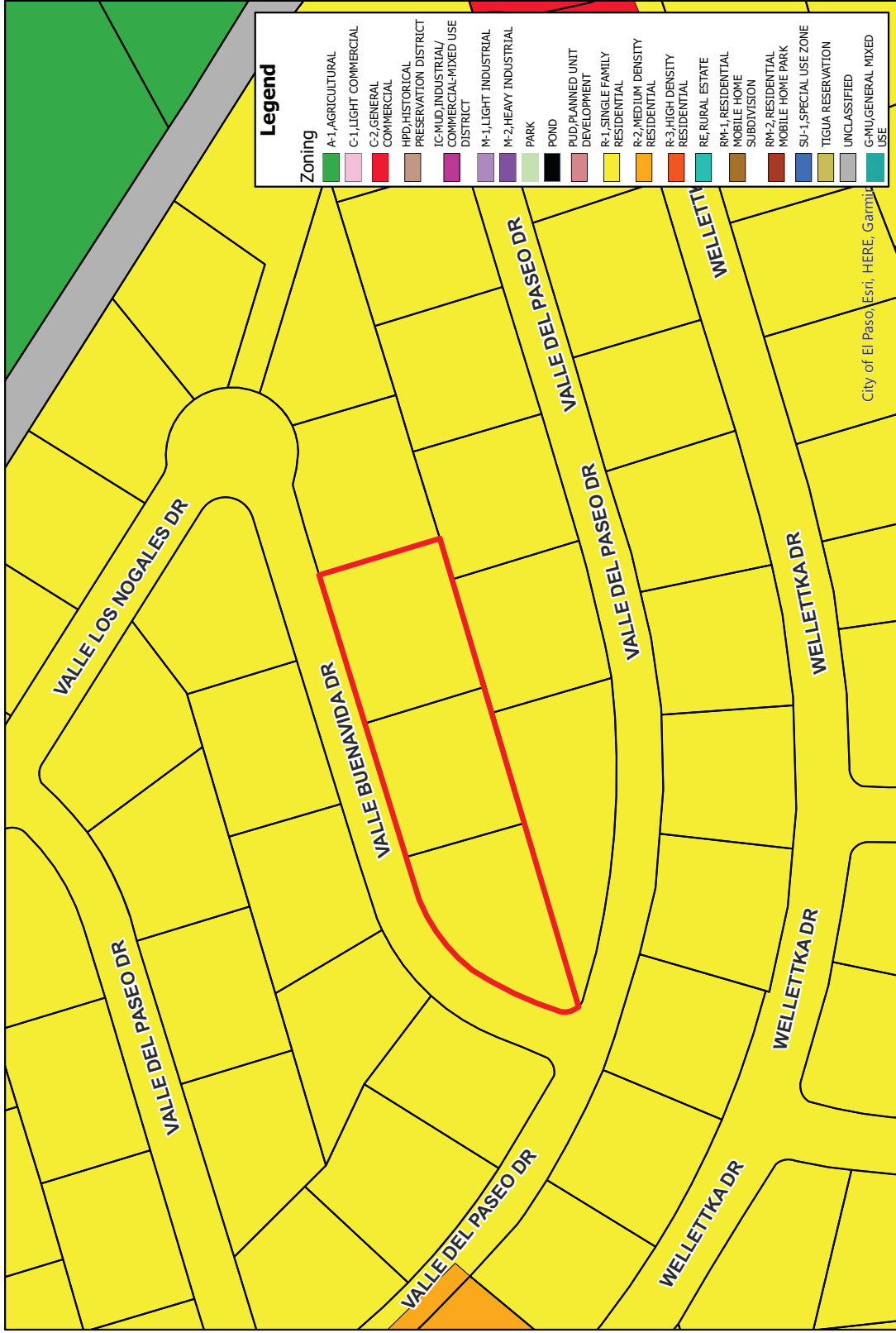
LOCATION MAP

Scale: AS SHOWN

Planning and Zoning Department

860 N. Rio Vista Socorro, Texas 79027 Tel: (505) 872-4531 Fax: (505) 872-8673

ZONING MAP



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

SITE PICTURES



View of property from Valle Buena Vista Dr.



AERIAL IMAGE

400, 410 and 420 Valle Buenavida Dr.



0 50 100 200 US Feet



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

City of El Paso, Esri, HERE, Garmin, Mapbox, Microsoft

REPLAT (PRELIMINARY PLAT)

HACIENDAS DEL VALLE UNIT 2 REPLAT F

BEING ALL OF LOTS 9-11, BLOCK 1
HACIENDAS DEL VALLE UNIT 2
CITY OF SOCORRO, TEXAS
COUNTY OF EL PASO, TEXAS
CONTAINING 1.400 ACRES

PONDING CALCULATIONS Q=ARC/12

WATERSHED AREA	AREA (ACRES)	RAINFALL (INCHES)	RUNOFF COEFFICIENT (ASPH)	PONDING REQUIRED (100 YR. STORM)
W.S.-1	0.393	4.00	0.65	0.076
W.S.-2	0.293	4.00	0.65	0.063
W.S.-3	0.288	4.00	0.65	0.058
W.S.-4	0.273	4.00	0.65	0.053
W.S.-5	0.273	4.00	0.65	0.053
W.S.-6	0.273	4.00	0.65	0.053

NOTES

1. TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
2. WATER AND SEWER SERVICES WILL BE PROVIDED BY LOWER VALLEY FROM EXISTING SERVICES ON VALLE BUENAVIDA DRIVE TO SERVE THIS SUBDIVISION.
3. THIS PROPERTY LIES IN ZONE "X" - AREAS OF MINIMAL FLOODING, AS PER FLOOD PANEL NO. 480212-002066, EFFECTIVE DATE SEPTEMBER 4, 2012.
4. U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS TO THIS SUBDIVISION.

SCHOOL DISTRICT

SOCORRO INDEPENDENT SCHOOL DISTRICT

PRELIMINARY PLAT

LINE	LENGTH	BEARING
1	49.01	S. 202.62° E. W.
2	25.00	S. 89°11'30" E. E.

CURVE	DELTA	CHORD BEARING	TANGENT	RADIUS	ARC LEN	CHORD LEN
C1	57°23'00"	S. 47°01'28" W.	85.99	180.00	165.30	159.55
C2	57°23'00"	S. 38°44'30" W.	58.07	180.00	113.24	111.39
C3	57°23'00"	S. 47°01'28" W.	85.99	180.00	165.30	159.55
C4	172°24'48"	S. 85°02'50" W.	262.31	180.00	323.58	312.81

SCALE: 1"=20'



EXISTING VALLE BUENAVIDA DRIVE

TOTAL LOTS
RESIDENTIAL - 6

BENCH MARK

FOUND CITY MONUMENT AT THE
INTERSECTION OF VALLE
BUENAVIDA DRIVE AND PASEO
DRIVE, ELEV 3844.97 M.G.V.D.88

VALLE DEL PASEO DRIVE
(50.0' R.O.W.)

DATE OF PREPARATION DECEMBER 04, 2023

DORADO ENGINEERING, INC.
ENGINEERS SURVEYORS PLANNERS

2717 E. YANDELL ST., EL PASO, TEXAS 79903 (915) 562-0002

[illegible]



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: JUNE 4, 2024**

**REPLAT APPLICATION
STAFF REPORT**

SUBJECT: REQUEST IS FOR APPROVAL OF A REPLAT FOR GECU SUBDIVISION UNIT 2 REPLAT "A".

NAME: GECU SUBDIVISION UNIT 2 REPLAT "A"

PROPERTY ADDRESS: 10860 NORTH LOOP DR.

PROPERTY LEGAL DESCRIPTION: LOT 4-A, BLOCK 1, GECU SUBDIVISION UNIT 2 AMENDING REPLAT, AND A PORTION OF LOT 2, BLOCK 1, NORTH LOOP COMMERCIAL PARK REPLAT B AMENDING SUBDIVISION, SOCORRO, TX.

PROPERTY OWNER: PPI - NORTH LOOP LIMITED PARTNERSHIP

REPRESENTATIVE: CONRAD CONDE

PROPERTY AREA: 1.415 ACRES

CURRENT ZONING: C-2 (GENERAL COMMERCIAL)

CURRENT LAND USE: COMMERCIAL

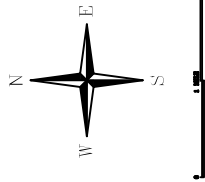
FUTURE LAND USE MAP: COMMERCIAL

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

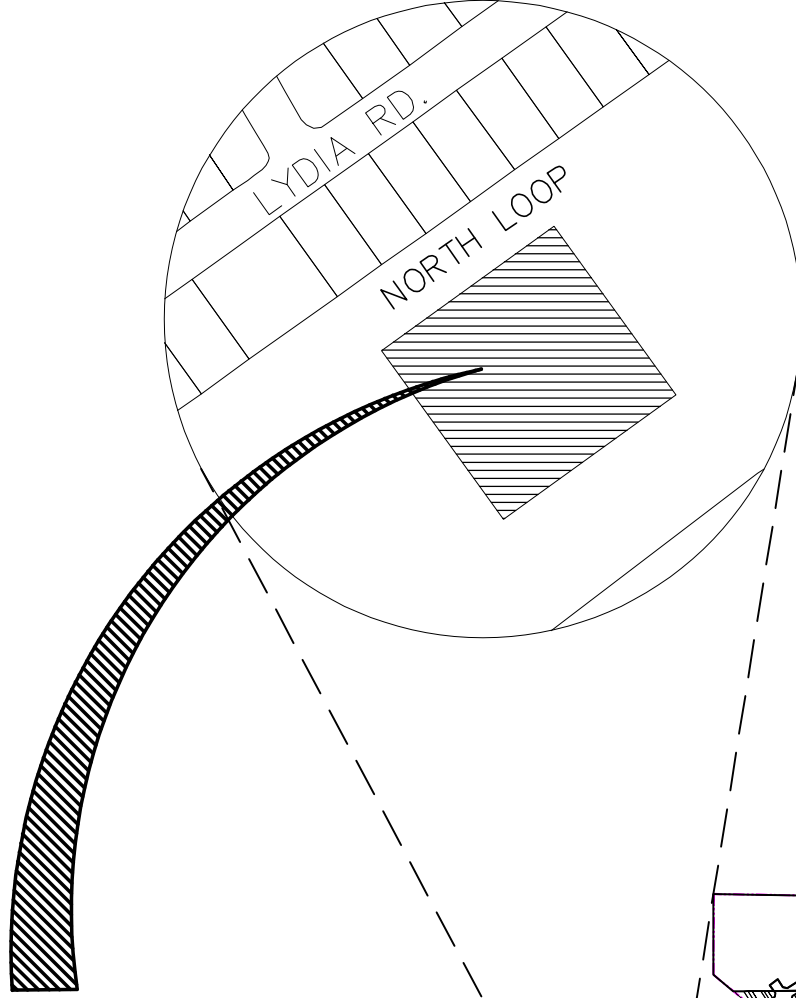
SUMMARY OF REQUEST: Request is for approval of a replat for GECU Subdivision Unit 2 Replat "A"

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the replat for GECU Subdivision Unit 2 Replat "A"

LOCATION MAP



PROJECT SITE;
GECU U-2 Replat "A"
Lot 4A, Block-1
GECU U-2 Amending Plot



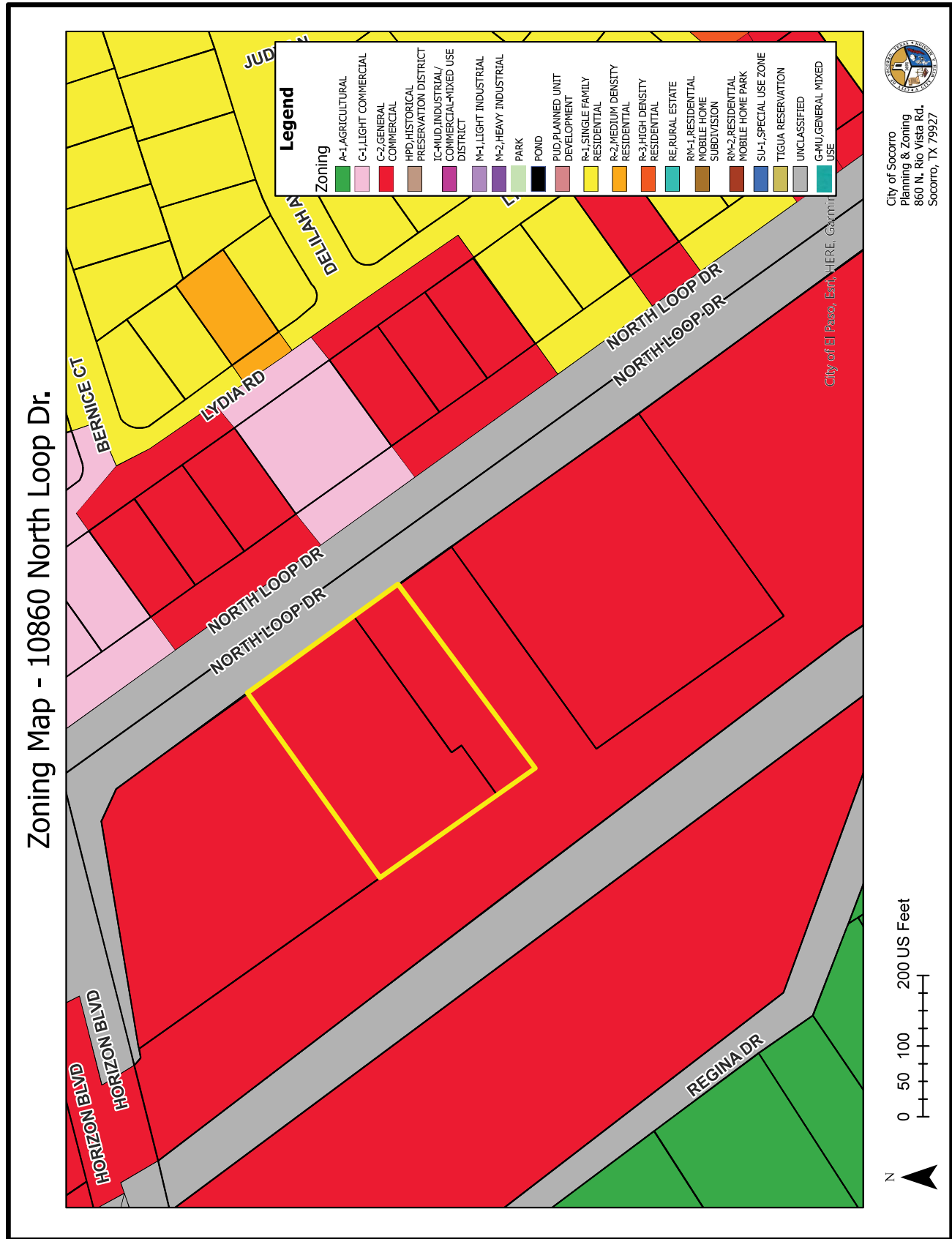
CITY OF SOCORRO

LOCATION MAP
Scale: AS SHOWN

Planning and Zoning Department

800 N. Rio Vista Socorro, Texas 78797 Tel: (505) 925-6851 Fax: (505) 975-2605

ZONING MAP



SITE PICTURES



View of property from North Loop Dr.



AERIAL IMAGE



10660 NORTH LOOP ROAD
LOT 2, BLOCK 1, NORTH LOOP COMMERCIAL PARK
REPLAT B AMENDING SUBDIVISION
CLERK'S FILE# 201900034710
DANIELSON-NORTH LOOP LIMITED PARTNERSHIP

SCHOOL DISTRICT
SOCORRO INDEPENDENT SCHOOL DISTRICT
12300 EAST AVE DRIVE