

*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 2ND DAY OF JULY 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 JULY 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) Introduction and Calling for a Public Hearing of an ordinance of the city of Socorro, Texas, adopting a comprehensive plan in accordance with Texas Local Government Code and providing for the future adoption or amendment of zoning regulations and/or other regulations as necessary and appropriate to be in conformance with the comprehensive plan.
- b) Approval of Meeting minutes of June 18, 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. **Consider and Take Action** on the approval of a proposed Preliminary and Final Plat and waiver request for the Soils Analysis Report requirement for the Mayo Summit Subdivision, being Tract 5D, Block 27, Socorro Grant, Socorro, TX.
- 6. **Consider and Take Action** on the approval of a proposed Final Plat and variance requests for a 50' – 0" maximum allowable building height and reduced parking space requirements of 1 space per 400 s.f. of net leasable office space and 1 space per 5,000 s.f. of net leasable warehouse area for Eastwind Hills Unit One Subdivision, being Tract 11-B and 11-B-4, Robert E. Nix Survey No. 302, Socorro, TX.
- 7. **Planning and Zoning Commissioners Report.**

Approved by: 

**8. Planning and Zoning Department Report.**

**9. 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.

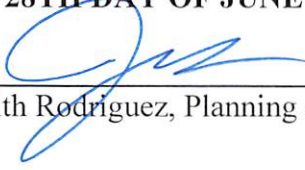
Section 551.071 CONSULTATIONS WITH ATTORNEY  
Section 551.072 DELIBERATION REGARDING REAL PROPERTY  
Section 551.073 DELIBERATION REGARDING PROSPECTIVE GIFT  
Section 551.074 PERSONNEL MATTERS  
Section 551.076 DELIBERATION REGARDING SECURITY  
Section 551.087 DELIBERATION REGARDING ECONOMIC DEVELOPMENT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

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 JUNE 2024.**

By:   
Judith Rodriguez, Planning & Zoning Secretary.

DATE & TIME POSTED: 6/28/24 4pm / 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  
Representative At Large*

*Cesar Nevarez  
District 1*



**FROM:** Lorraine  
Quimiro, City  
Planner  
Development  
Director

*Alejandro Garcia  
District 2*

*Rudy Cruz, Jr.  
District 3 / Mayor Pro Tem*

*Yvonne Colon-Villalobos  
District 4*

*Adriana Rodarte  
City Manager*

**DATE:** June 28, 2024

**TO:** Planning & Zoning Commission

**CC:** Adriana Rodarte, City Manager

**SUBJECT:** Introduction and calling for a public hearing of the City of Socorro Comprehensive Plan.

### **SUMMARY**

Matrix Design Group completed the development of the the City of Socorro's Comprehensive Plan. The Matrix Team along with City of Socorro staff engaged with community members over the last year to prepare a vision for the City of Socorro's future. The next step for approval and adoption of the City's Comprehensive plan is the recommendation of the Planning & Zoning Commission which will then be forwarded to City Council.

### **BACKGROUND**

A city's comprehensive plan guide's growth and development by offering a long-range vision for the community. Socorro 2040 is Socorro's vision for its future, directing decisions on land use, housing, recreation, historic and cultural preservation, sustainability and resiliency, community facilities, infrastructure, and circulation.

### **STATEMENT OF THE ISSUE**

The public hearing before the Planning & Zoning Commission is the next step in the process for adopting a new comprehensive plan for the City of Socorro.

### **FINANCIAL IMPACT**

None

### **STAFF RECOMMENDATION**

No Action Necessary

### **ALTERNATIVE**

No Action Necessary

**Link:** [Socorro Comprehensive Plan Draft Final .wm](#)



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City Manager

## **PLANNING AND ZONING COMMISSION MEETING MINUTES JUNE 18, 2024 @ 5:30 P.M.**

### **Members Present:**

Andrew Arroyos

Enrique Cisneros

Yolanda Rodriguez

Julie Dominguez- *present via zoom only for the Comprehensive Plan presentation; She left at 6:36pm.*

### **Members Absent:**

David Estrada

Osvaldo Reza

**\*PLANNING AND ZONING COMMISSION JOINED MEETING WITH CITY COUNCIL.**

### **Staff Present:**

Lorraine Quimiro, City Planner Director of Development.

Jose Botello, Planner.

Myrian Apodaca, Planning Clerk.

Yadira Magana, Planning Clerk.

Merwan Bhatti, City Attorney.

Ms. Adriana Rodarte, City Manager.

Estevan Gonsales, I.T Director.

Victor Reta, Director of Recreation, Communications, Historic Preservation, Emergency Management, Special Events, and Member of the Legislative Affairs Committee of City of Socoro

Robert C. Rojas, Police Chief.

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

City Council called to order at 5:41pm

Planning and Zoning Commission called to order at 5:47 pm.

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

Quorum with 3 commissioners present and 1 via zoom.

**3. Pledge of Allegiance and a Moment of Silence.**

**4. Notice to the Public-Open Forum**

Mayor announced this item for public comment; Ms. Olivia Navarro notified that there were no speakers for public comment either for City Council or Planning and Zoning.

**5. Consent Agenda**

a) Approval of Meeting minutes of June 4, 2024.

A motion was made by Enrique Cisneros *to approve*, seconded by Andrew Arroyos.

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

Nays:

Abstain:

Absent: David Estrada and Osvaldo Reza.

***Motion carried.***

**6. Presentation and Discussion** on the preliminary draft of *Socorro 2040: Our Community Our Future*, the City of Socorro's Comprehensive Plan.

Mayor announced this item for presentation by Matrix.

The presenters were Brenden Cox and Janice Pokrant Senior Planners with Matrix Design Group. First, Mr. Cox mentioned that Matrix has been working with the different city departments such as City Manager, Planning and Zoning, Recreation, Special Projects, and with the Police Department. They mentioned the different topics for this presentation:

- Plan Characteristics
- What's the Plan?
- Structure of the Plan
- Plan Themes
- Community Engagement
- Engagement by the Numbers
- Growth & Development Element
- 2040 Future Land Use Map
- Historic Preservation and Heritage
- Redevelopment Opportunities
- Future Industry
- Economic Corridors
- Quality of Life Element
- Mobility Element
- Public Services & Infrastructure
- Community Resilience Element
- Implementation Plan
- Next Steps
- Questions

\*CITY COUNCIL ADJOURNED MEETING AT 6:36PM.

The Planning and Zoning Commission resumed regular Planning and Zoning meeting at 6:41pm.

At this time, commissioner Ms. Julie Dominguez left the meeting at 6:36pm.

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

- 7. Consider and Take Action** on the approval of a Preliminary and Final Plat for Villagran Subdivision, being Tract 4C16, Block 14, Socorro Grant, Socorro, TX.

A motion was made by Enrique Cisneros *to approve*, seconded by Yolanda Rodriguez.

Ayes: Andrew Arroyos, Enrique Cisneros, and Yolanda Rodriguez.

Nays:

Abstain:

Absent: David Estrada, Osvaldo Reza, and Julie Dominguez.

***Motion Carried.***

- 8. Consider and Take Action** on the approval of a proposed Preliminary and Final Plat for Sahajanand Unit One Subdivision, being a 16.01-acre portion out of a 73.6958-acre Tract of Robert E. Nix Survey No. 304, El Paso County, TX.

A motion was made by Enrique Cisneros *to approve*, seconded by Andrew Arroyos.

Ayes: Andrew Arroyos, Enrique Cisneros, and Yolanda Rodriguez.

Nays:

Abstain:

Absent: David Estrada, Osvaldo Reza, and Julie Dominguez.

***Motion Carried.***

- 9. Planning and Zoning Commissioners Report.**

Commissioner Enrique Cisneros said thank you for having them participate with the City Council.

- 10. Planning and Zoning Department Report.**

Ms. Quimiro said that there was no report.

- 11. Adjournment**

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



Ayes: Andrew Arroyos, Enrique Cisneros, and Yolanda Rodriguez.

Nays:

Abstain:

Absent: David Estrada, Osvaldo Reza, and Julie Dominguez.

***Motion carried.***

Meeting adjourned at 6:49 pm.

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Andrew Arroyos, Chairman

---

Date minutes were approved.

---

Judith Rodriguez, Secretary

---

Date minutes were approved.



**CITY OF SOCORRO  
PLANNING & ZONING COMMISSION  
MEETING DATE: JULY 2, 2024**

**PRELIMINARY AND FINAL PLAT APPLICATION  
STAFF REPORT**

**SUBJECT:**

**REQUEST IS FOR APPROVAL OF A PRELIMINARY AND FINAL PLAT AND WAIVER REQUEST FOR THE SOILS ANALYSIS REPORT REQUIREMENT FOR THE MAYO SUMMIT SUBDIVISION.**

**NAME:**

MAYO SUMMIT SUBDIVISION

**PROPERTY ADDRESS:**

11683 SOCORRO RD.

**PROPERTY LEGAL  
DESCRIPTION:**

TRACT 5D, BLOCK 27, SOCORRO GRANT, SOCORRO, TX

**PROPERTY OWNER:**

SEBASTIAN MAYO & ANA LUCIA SANCHEZ

**REPRESENTATIVE:**

SUMMIT REAL ESTATE GROUP LLC.

**PROPERTY AREA:**

0.604 ACRES

**CURRENT ZONING:**

R-2 (MEDIUM DENSITY RESIDENTIAL)

**CURRENT LAND USE:**

RESIDENTIAL

**FUTURE LAND USE MAP:**

RURAL 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).

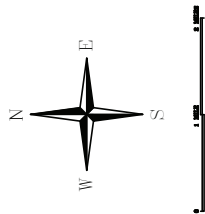
**SUMMARY OF REQUEST:**

Request is for approval of Preliminary and Final Plat with a Waiver Request for the Soils Analysis Report requirement for the Mayo Summit Subdivision.

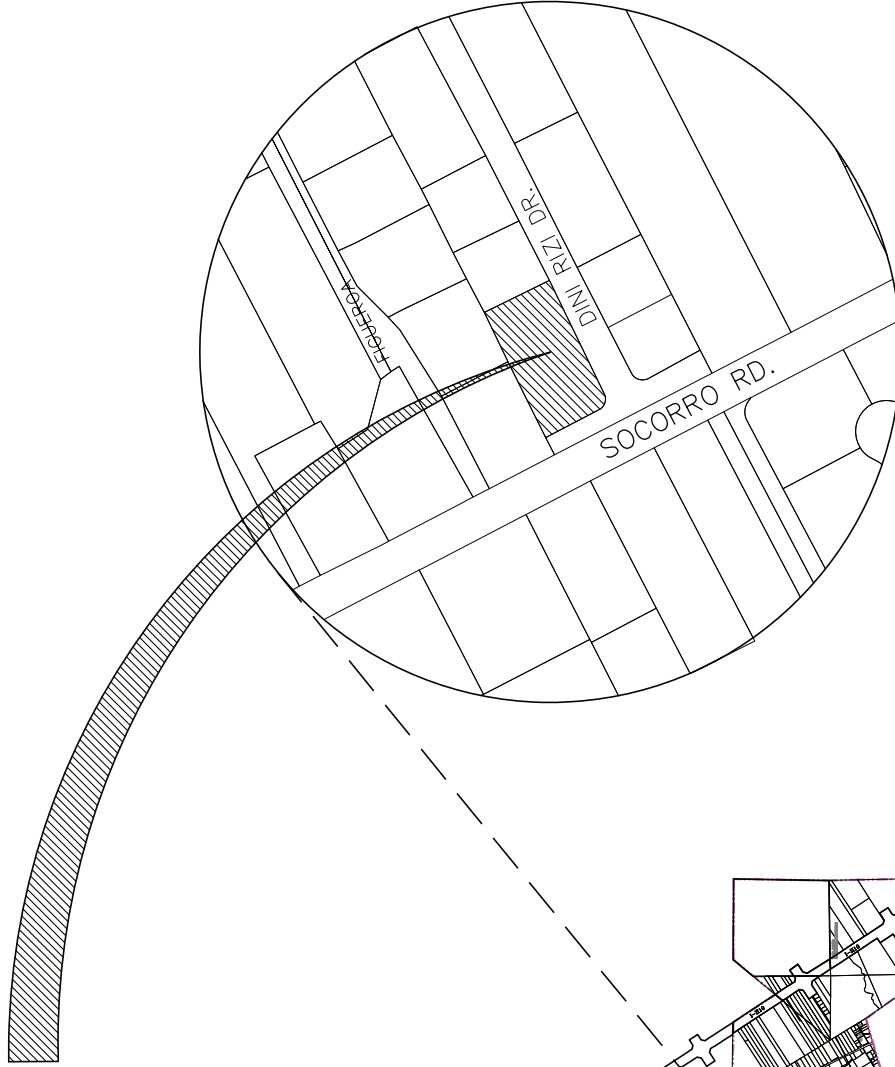
**STAFF RECOMMENDATION:**

Staff recommends **APPROVAL** of the Preliminary and Final Plat with the Waiver Request for the Soils Analysis Report requirement for the Mayo Summit Subdivision.

# LOCATION MAP



PROJECT SITE;  
11683 Socorro Rd.  
Tract 5D, Block 27  
Socorro Grant



CITY OF SOCORRO

**LOCATION MAP**

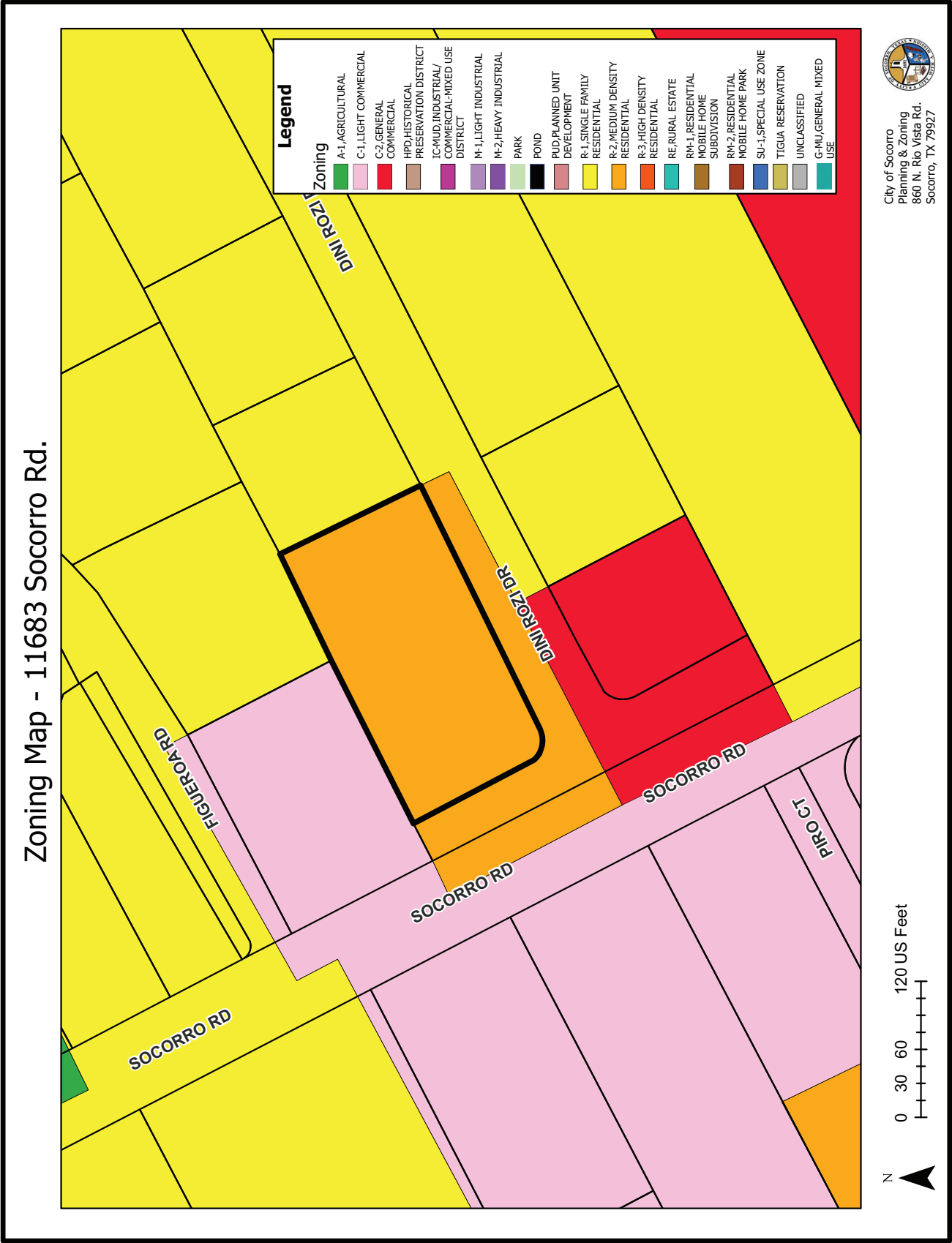
Scale: AS SHOWN

**Planning and Zoning Department**

860 N. Rio Vista Socorro, Texas 79927 Tel: (505) 872-4331 Fax: (505) 872-8673



# ZONING MAP



# SITE PICTURES



View of property from Dini Rozi Dr. and Socorro Rd.



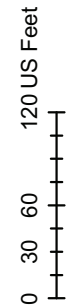


# AERIAL PHOTO

11683 Socorro Rd.



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





# PRELIMINARY PLAT

[illegible]

[illegible]



**CITY OF SOCORRO  
PLANNING & ZONING COMMISSION  
MEETING DATE: JULY 2, 2024**

**FINAL PLAT APPLICATION  
STAFF REPORT**

**SUBJECT:**

REQUEST IS FOR APPROVAL OF A FINAL PLAT AND VARIANCE REQUESTS FOR A 50' - 0" MAXIMUM ALLOWABLE BUILDING HEIGHT AND REDUCED PARKING SPACE REQUIREMENTS OF 1 SPACE PER 400 S.F. OF NET LEASABLE OFFICE SPACE AND 1 SPACE PER 5,000 S.F. OF NET LEASEABLE WAREHOUSE AREA FOR EASTWIND HILLS UNIT ONE SUBDIVISION.

**NAME:**

EASTWIND HILLS UNIT ONE

**PROPERTY ADDRESS:**

GATEWAY WEST BLVD.

**PROPERTY LEGAL  
DESCRIPTION:**

TRACTS 11-B AND 11-B-4, ROBERT E. NIX SURVEY NO. 302, SOCORRO, TX.

**PROPERTY OWNER:**

CLINT LAND HOLDING CO., LLC.

**REPRESENTATIVE:**

JORGE AZCARATE | CEA GROUP

**PROPERTY AREA:**

66.44 ACRES

**CURRENT ZONING:**

IC-MUD

**CURRENT LAND USE:**

VACANT

**FUTURE LAND USE MAP:**

SINGLE FAMILY RESIDENTIAL / MEDIUM DENSITY RESIDENTIAL / FUTURE DEVELOPMENT RESERVE

**FLOOD MAP:**

According to the Flood Insurance Rate Maps, the referenced property lies within Zone X; (Community Panel # 480212 0277-B & 0281-B/ FEMA, September 4, 1991).

**SUMMARY OF REQUEST:**

Request is for approval of a Final Plat for Eastwind Hills Unit One.

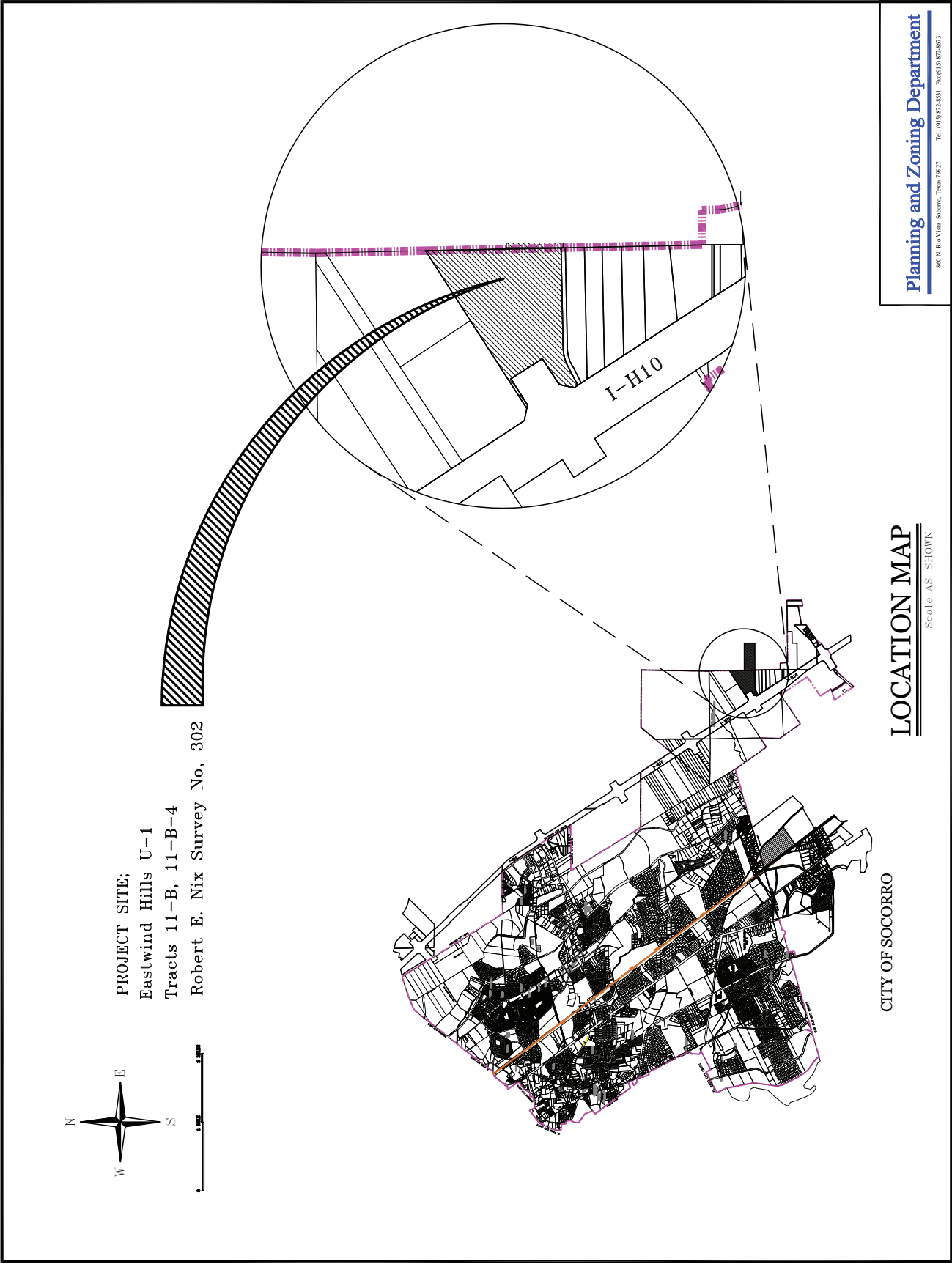
**STAFF RECOMMENDATION:**

Staff recommends **APPROVAL** of the Final Plat and Variance Requests for a 50' - 0" maximum allowable building height and reduced parking space requirements of 1 space per 400 S.F. of net leasable office space and 1 space per 5,000 S.F. of net leasable warehouse area for Eastwind Hills Unit One with the condition that the approval of the Subdivision Improvement Plans from El Paso County E.S.D. #2 be submitted prior to recording of the Final Plat in accordance with Sec. 38-9.3. - *Final Plat -- Criteria for approval [1(c)]*.

City Council approved the Preliminary Plat on September 28, 2023.

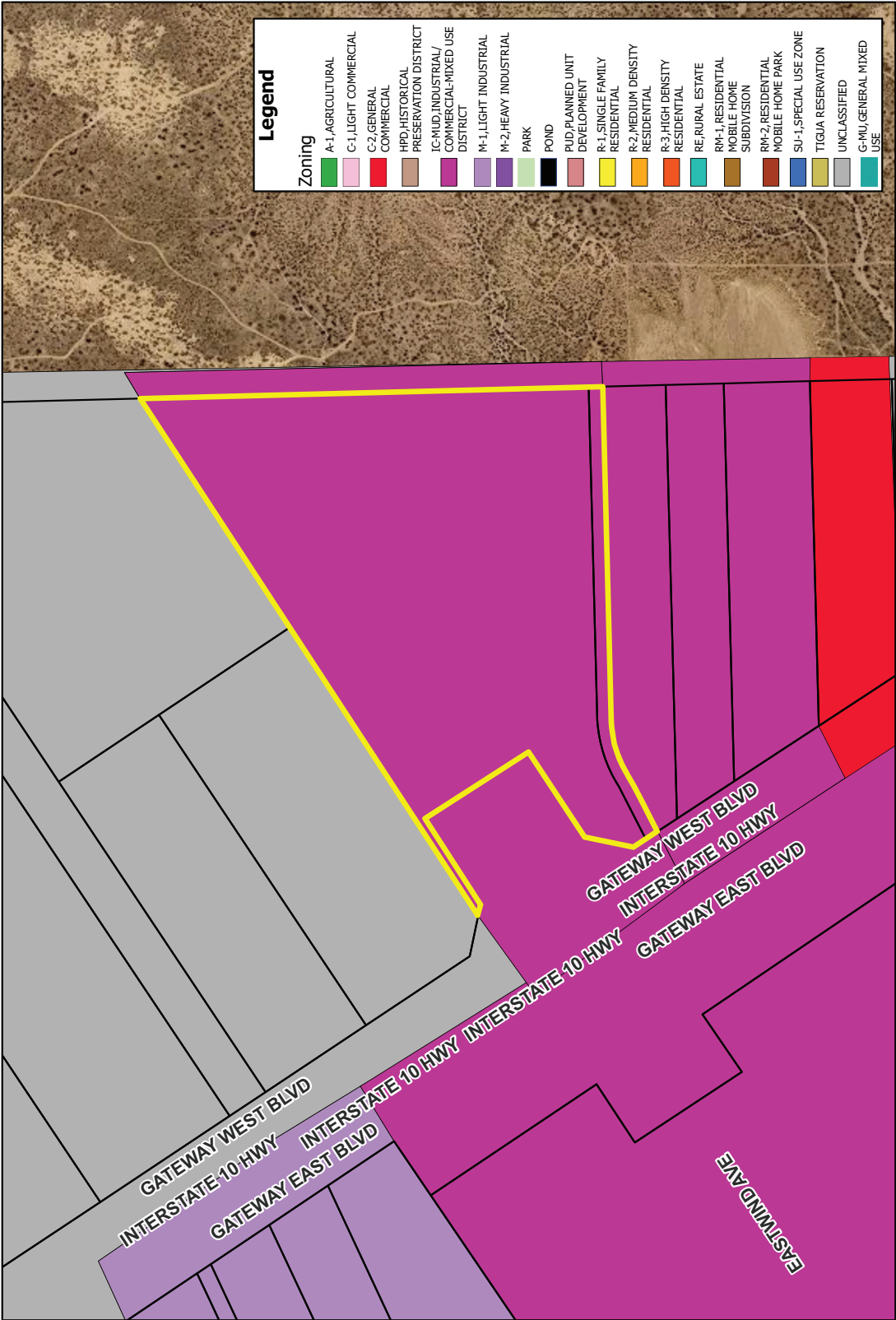


# LOCATION MAP

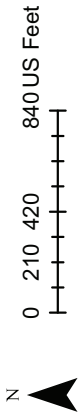


# ZONING MAP

Zoning Map - Eastwind Hills Unit One



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





# SITE PICTURES

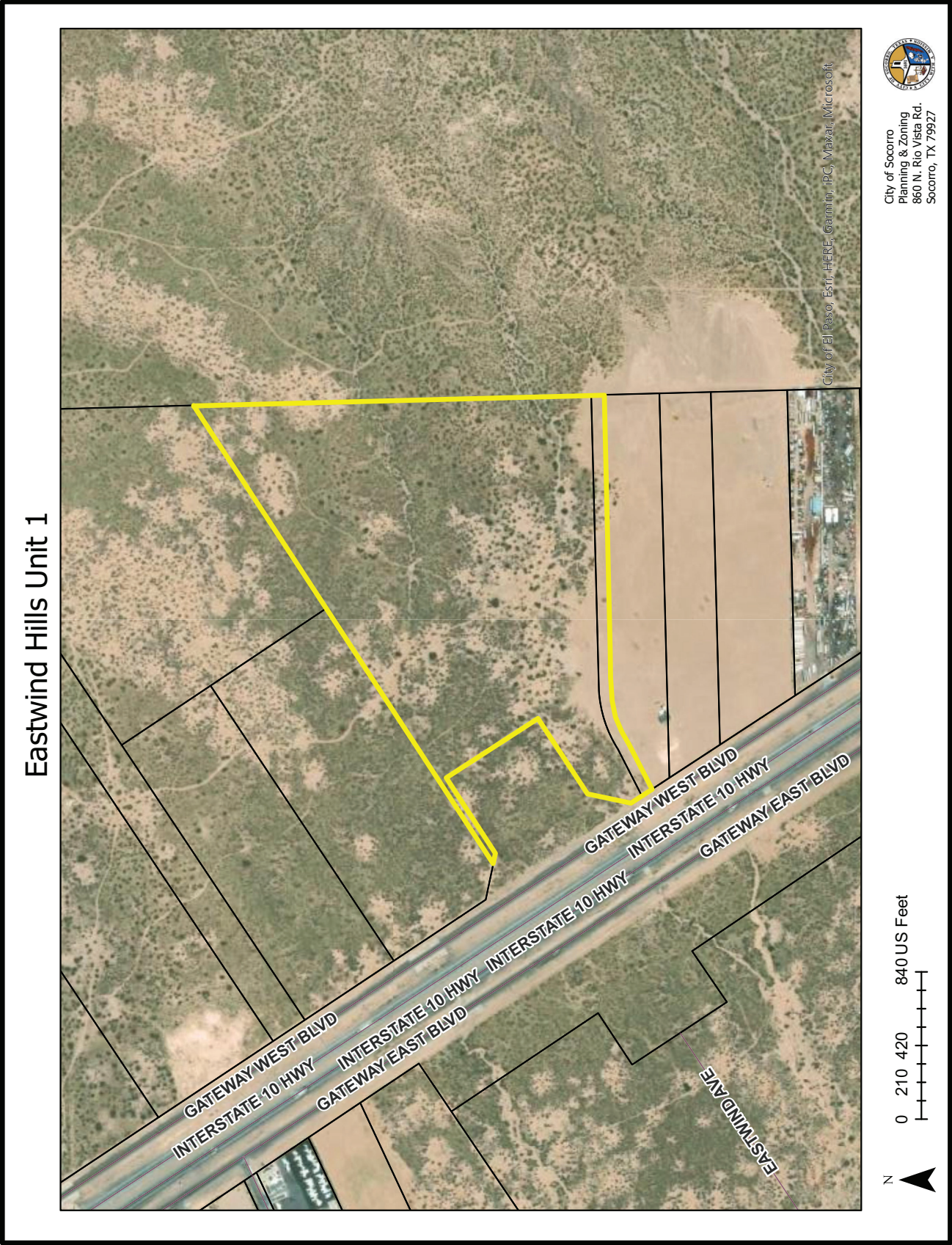


View of property from Gateway West Blvd.





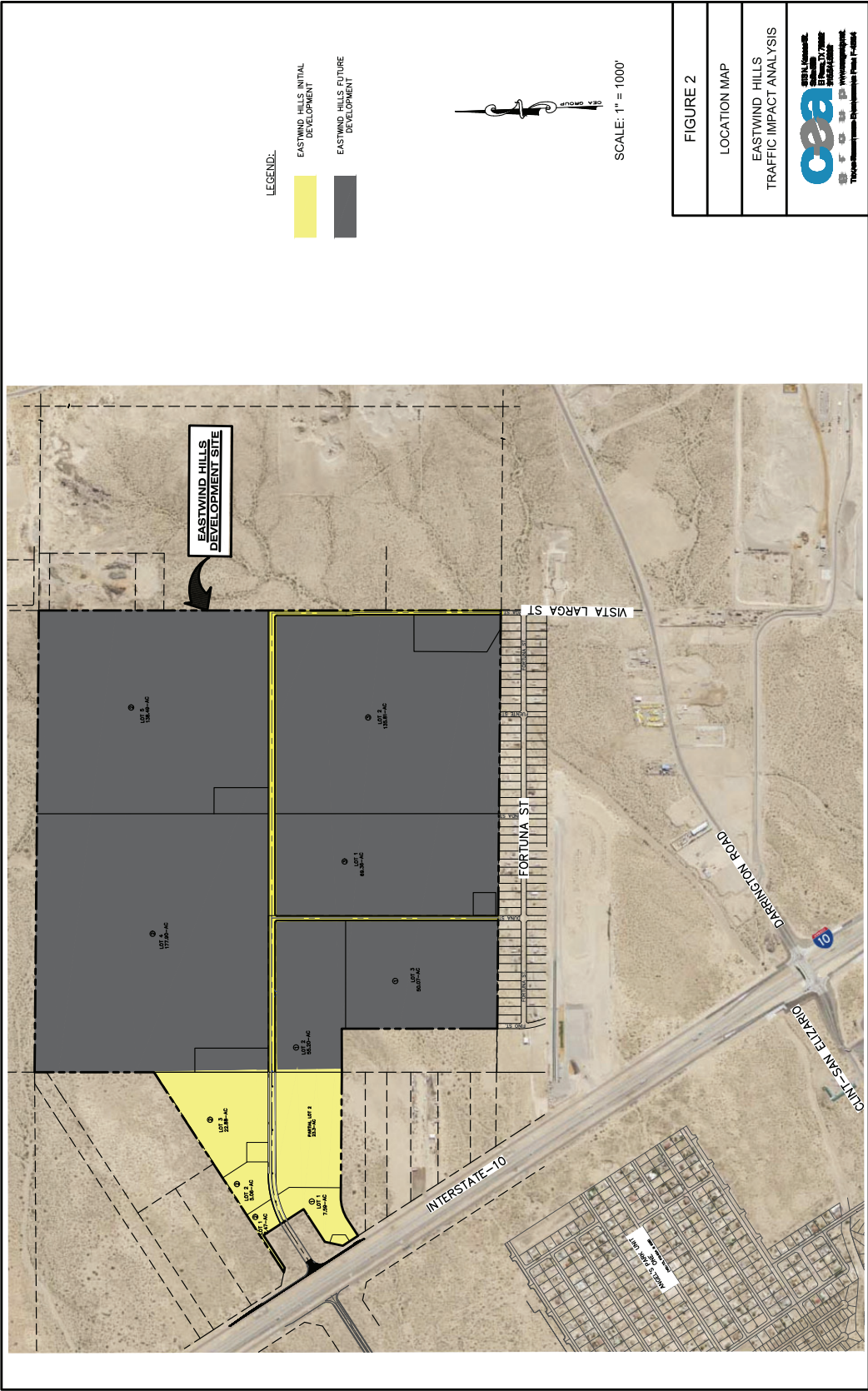
# AERIAL IMAGE





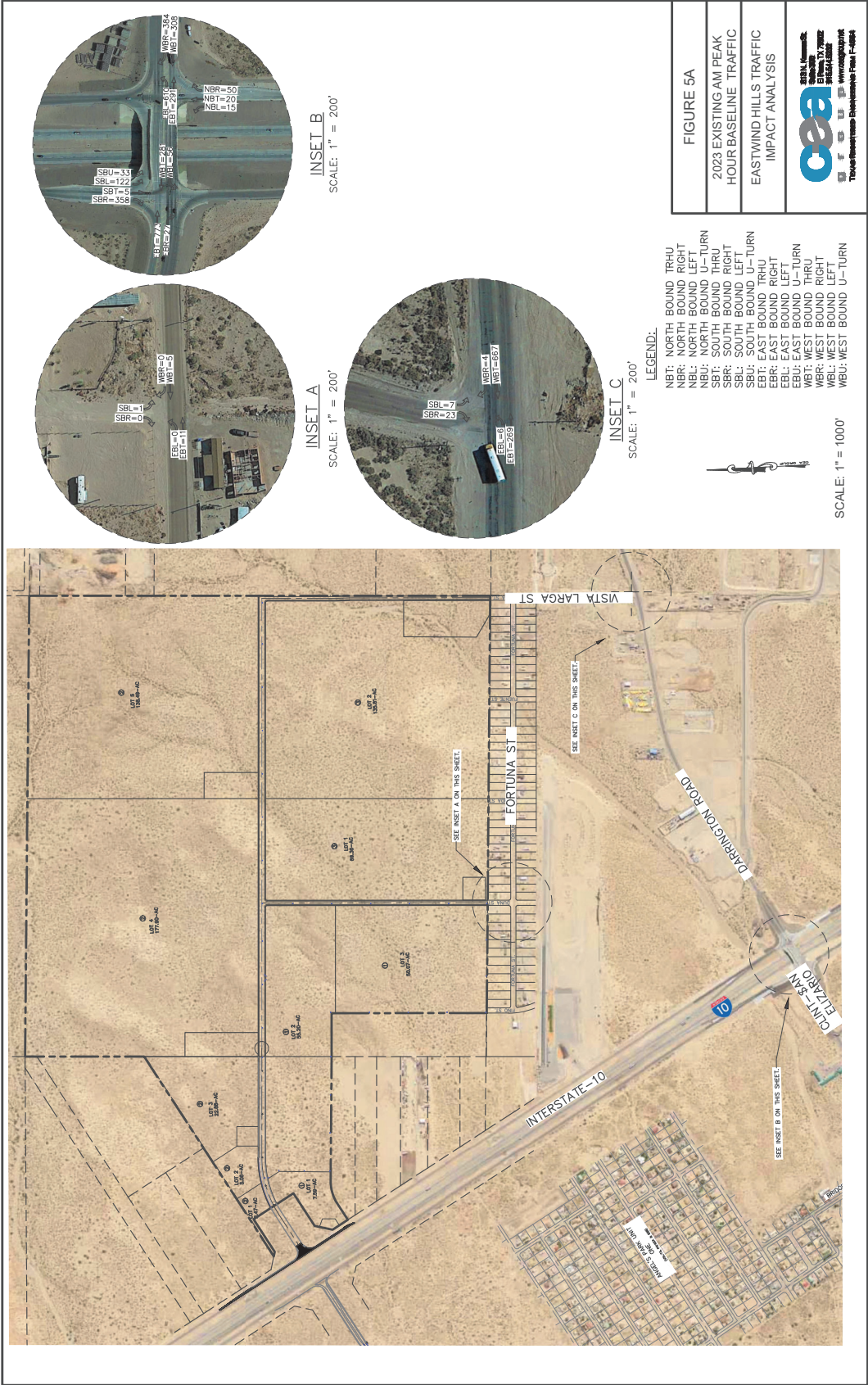
# T.I.A. (SUMMARY - pg 8 of 155)

## STUDY SITE AREA



# T.I.A. (SUMMARY - pg 17 of 155)

## 2023 EXISTING AM PEAK HOUR TRAFFIC





# T.I.A. (SUMMARY - pg 141 of 155)

## 2025 AM PEAK HOUR PROJECTED BUILDOUT

Eastwind Blvd & Gateway Blvd West 2025 AM Peak Hour Projected Buildout  
Layout Overview

Cea Group  
Eastwind Hills TIA



Map

06/29/2023

# DEVELOPMENT SCHEDULE

## EASTWIND HILLS UNIT ONE

DATE	6/28/2024
SUBDIVISION:	EASTWIND HILLS UNIT ONE
DEVELOPER:	
NO. OF LOTS:	5
NO. OF ACRES:	66.08 (+/-)

ITEM	STARTING DATE	COMPLETION DATE	NOTES
PRELIMINARY PLAT	8/21/2023	10/4/2023	
SIP	11/28/2023	11/28/2023	
APPROVAL OF SIP	11/28/2023	6/13/2024	
FNAL PLAT	5/23/2024	7/25/2024	
PLAT FILING	11/1/2024	11/1/2024	
GRADING	1/1/2024	4/30/2024	
CURB & GUTTER	8/28/2024	10/12/2024	
STORM DRAIN	6/14/2024	7/29/2024	
WATER & SEWER MAINS	4/30/2024	8/28/2024	
WATER SERVICES	8/28/2024	9/12/2024	
SEWER SERVICES	8/28/2024	9/12/2024	
ELECTRIC	9/12/2024	10/12/2024	
CABLE			
TELEPHONE			
GAS	10/12/2024	11/11/2024	
PAVING	11/11/2024	12/26/2024	
STREET LIGHTS			
MONUMENTS	12/26/2024	1/10/2025	
PROPERTY PINS			
CITY ACCEPTANCE			

# FINAL PLAT (SHEET 1 OF 2)

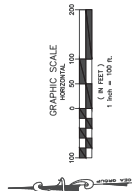


## EASTWIND HILLS

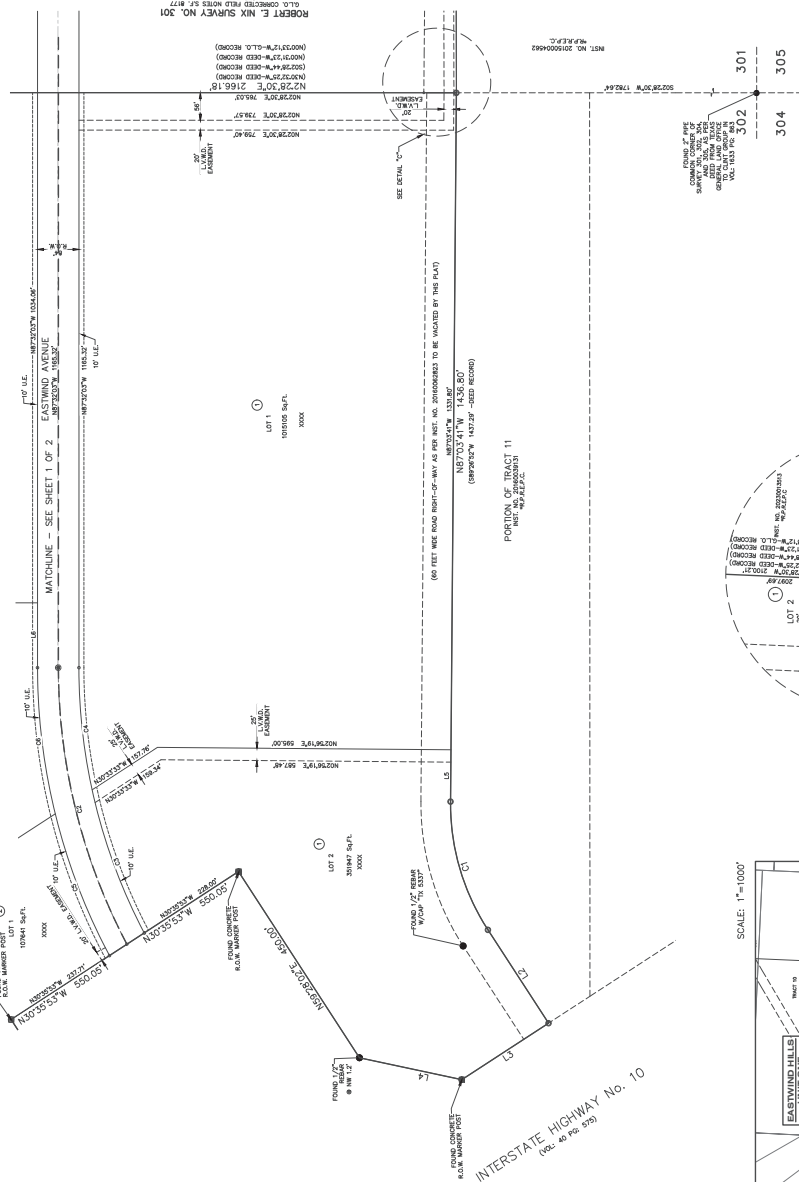
# UNIT ONE

BEING TRACT 11-B AND TRACT 11-B-4  
ROBERT E. NIX SURVEY No. 302, CITY  
OF SOCORRO, EL PASO COUNTY, TEXAS,  
ACCORDING TO THE RESURVEY OF SAID  
ROBERT E. NIX SURVEY No. 302 MADE  
BY EL PASO COUNTY, TEXAS  
CONTAINING 66.44 ACRES ±  
(SHEET 2 OF 2)

(SHEET 2 OF 2)



ROBERT E. NIX SURVEY NO. 301  
G.L.O. CORRECTED FIELD NOTES S.F. 8777  
SURVEYED BY  
J.W. CARTER DATED 06/16/1902  
(EL PASO COUNTY, TEXAS)  
INST. NO. 20230013013  
W.P.A.E.P.C.



This plot represents a survey made on the ground by me or under my supervision and complies with the current Texas Board of Professional Engineers and Land Surveyors, Professional and Technical standards.

Salto Barroco TX. R.P.L.S. No. 5615

**OWNER/DEVELOPER**  
CENT LAND HOLDING CO. II,  
105 E. MISSOURI AVE., STE.  
EL PASO TEXAS 79903  
VOICE (915) 821-3550  
FAX (915) 821-3550

SURVEYOR



**Barragan  
&  
Associates  
Inc.**  
LAND PLANNING & LAND SURVEYING

Phone (011) 341-0709 Fax (011) 341-0706  
CONTACT: BENITO BARRAGAN, R.P.L.S.

DATE OF PREPARATION: APRIL 2024

ENGINEER

**CS**  
JENNIFER M. MANNING  
Dallas, TX  
817/996-7900  
jmmanning@cs.com

[illegible]

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	470.00'	274.66'	141.38'	270.77'	S87°15'00"W	63°28'53"
C2	1200.00'	563.44'	287.60'	571.71'	S79°32'14"W	62°25'12"
C3	1158.00'	309.63'	155.74'	308.71'	S77°22'29"W	61°51'12"
C4	1158.00'	249.56'	125.36'	248.07'	S86°7'31"W	61°20'53"
C5	1242.00'	304.47'	155.03'	302.66'	S71°32'50"W	61°43'46"

LINE TABLE		
LINE	BEARING	LENGTH
L1	N75°48'31"W	52.59'
L2	S59°27'22"W	225.55'
L3	N30°36'17"W	209.76'
L4	N14°31'42"E	212.24'
L5	N87°03'41"W	105.00'

