

*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.

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NOTICE IS HEREBY GIVEN THAT A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF SOCORRO, TEXAS WILL BE HELD ON TUESDAY THE 1ST DAY OF OCTOBER 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 OCTOBER 1, 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: LQ.

1. Call to order.
2. Establishment of Quorum.

**PUBLIC COMMENT**

3. **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.

**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.**

4. **Consent Agenda**

- a) Approval of Meeting minutes of September 17, 2024.

**REGULAR AGENDA**

5. **Consider and Take Action** on the approval of a variance from Section 38-52.3.- Street Design Standards- - General Planning to allow a reduced minimum R.O.W. of 54'-0" instead of the 60'-0" minimum R.O.W. requirement for Sunset Valley Estates Unit three Subdivision, being a portion of Tract 6-A, Block 11, Socorro Grant, Socorro, TX.
6. **Planning and Zoning Commissioners Report.**
7. **Planning and Zoning Department Report.**
8. **Adjourn**

### **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 the sent 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 the 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 27TH DAY OF SEPTEMBER 2024.**

By: Judith Rodriguez  
Judith Rodriguez, Planning & Zoning Secretary.

DATE & TIME POSTED: 9/27/2024 @ 5:00 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: LQ.

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## **PLANNING AND ZONING COMMISSION MEETING MINUTES SEPTEMBER 17, 2024 @ 5:30 P.M.**

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

The meeting was called to order at 5:31 pm by Chairman Mr. Arroyos.

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

Quorum was established with 4 commissioners present.

#### **Members Present:**

Andrew Arroyos  
Enrique Cisneros  
David Estrada  
Yolanda Rodriguez

#### **Members Absent:**

Osvaldo Reza  
Julie Dominguez

#### **Staff Present:**

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

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

No speakers for the Public-Open Forum.

### **4. Consent Agenda**

- a) Approval of Meeting minutes of September 3, 2024.

A motion was made by Andrew Arroyos seconded by David Estrada *to approve the Consent Agenda*. Motion carried.

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

Nays:

Abstain:

Absent: Osvaldo Reza and Julie Dominguez.

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

- 5. Public hearing** for a Conditional Use Permit to allow for a mechanic shop in a C-2 (General Commercial) zoning district on Tract 1-A-9, Leigh Clark Survey 293 ABST 6257 located at 1121 Robin Rd., Socorro, TX-

Public Hearing opened at **5:32 pm**

\*No speakers for Public Hearing

Public Hearing closed at **5:32 pm**

- 6. Consider and Take Action** on the proposed Conditional Use Permit to allow for a mechanic shop in a C-2 (General Commercial) zoning district on Tract 1-A-9, Leigh Clark Survey 293 ABST 6257 located at 1121 Robin Rd., Socorro, TX-

A motion was made by Enrique Cisneros seconded by Yolanda Rodriguez *to approve item six (6) with staff recommendation accepting the proposed site plan.* Motion carried.

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

Nays: David Estrada

Abstain:

Absent: Osvaldo Reza and Julie Dominguez.

- 7. Public hearing** for the proposed amendment to the City of Socorro's Master Plan and rezoning of Robert E Nix Survey 305, located at Gateway West Blvd. from Unclassified to IC-MUD (Industrial/Commercial Mixed-Use Developments) with a variance request for the maximum allowable building height of 50' – 0" and a reduction in parking spaces 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 to allow for a logistics warehouse/distribution facility.

Public Hearing opened at **6:03 pm**

\*No speakers for Public Hearing

Public Hearing closed at **6:03 pm**

- 8. Consider and Take Action** on the proposed amendment to the City of Socorro's Master Plan and rezoning of Robert E Nix Survey 305, located at Gateway West Blvd. from Unclassified to IC-MUD (Industrial/Commercial Mixed-Use Developments) with a variance request for the maximum allowable building height of 50' – 0" and a reduction in

parking spaces 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 to allow for a logistics warehouse/distribution facility.

A motion was made by Enrique Cisneros seconded by Andrew Arroyos *to approve item eight (8) with staff recommendation.* Motion carried.

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

Nays:

Abstain:

Absent: Osvaldo Reza and Julie Dominguez.

**9. Consider and Take Action** on the approval of a preliminary plat resubmission and final plat for Eastwind Hills Unit Two Subdivision, Robert E. Nix Survey No. 301, El Paso County, TX, located at Gateway West Blvd.

After item nine (9) was read, Mr. Arroyos announced that he would abstain from voting and provided an explanation for his decision at 6:09 pm.

A motion was made by Enrique Cisneros seconded by Yolanda Rodriguez *to approve item nine (9).* Motion carried.

Ayes: Enrique Cisneros, David Estrada, and Yolanda Rodriguez.

Nays:

Abstain: Andrew Arroyos

Absent: Osvaldo Reza and Julie Dominguez.

**10. Planning and Zoning Commissioners Report.**

Nothing to report.

**11. Planning and Zoning Department Report.**

Ms. Quimiro gave a reminder to the commissioners about the Unified Code Development workshop, which is also being invited to the City Council, HLC, and Planning and Zoning Commission, and will take place on September 18, 2024, at 5:30 pm.

**12. Adjournment**

A motion was made by Andrew Arroyos seconded by Yolanda Rodriguez *to adjourn at 6:14 pm.* Motion carried.

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

Nays:

Abstain:

Absent: Osvaldo Reza and Julie Dominguez.

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Andrew Arroyos, Chairman

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Date minutes were approved.

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Judith Rodriguez, Secretary

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Date minutes were approved.



# CITY OF SOCORRO PLANNING & ZONING COMMISSION MEETING DATE: OCTOBER 1, 2024

## VARIANCE REQUEST STAFF REPORT

### SUBJECT:

REQUEST IS FOR APPROVAL OF A VARIANCE FROM SECTION 38-52.3. - STREET DESIGN STANDARDS -- GENERAL PLANNING TO ALLOW A REDUCED MINIMUM R.O.W. OF 54'-0" INSTEAD OF THE 60'-0" MINIMUM R.O.W. REQUIREMENT FOR SUNSET VALLEY ESTATES UNIT THREE SUBDIVISION.

**NAME:** SUNSET VALLEY ESTATES UNIT THREE

**PROPERTY ADDRESS:** SUNSET VALLEY AVE.

**PROPERTY LEGAL DESCRIPTION:** BEING A PORTION OF TRACT 6-A, BLOCK 11, SOCORRO GRANT, SOCORRO, TX.

**PROPERTY OWNER:** SSV SUN VALLEY, LLC.

**REPRESENTATIVE:** SAL MASOUD | DEL RIO ENGINEERING

**PROPERTY AREA:** 33.48 ACRES

**CURRENT ZONING:** R-2 (MEDIUM DENSITY RESIDENTIAL)

**CURRENT LAND USE:** VACANT

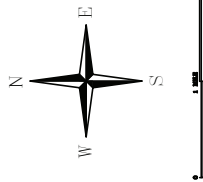
**FLOOD MAP:** According to the Flood Insurance Rate Maps, the referenced property lies within Zone X; (Community Panel # 480212 0239 & 250-B/ FEMA, September 4, 1991).

**SUMMARY OF REQUEST:** Request is for approval of a Variance Request for a reduction in the required R.O.W. for Sunset Valley Estates Unit Three Subdivision.

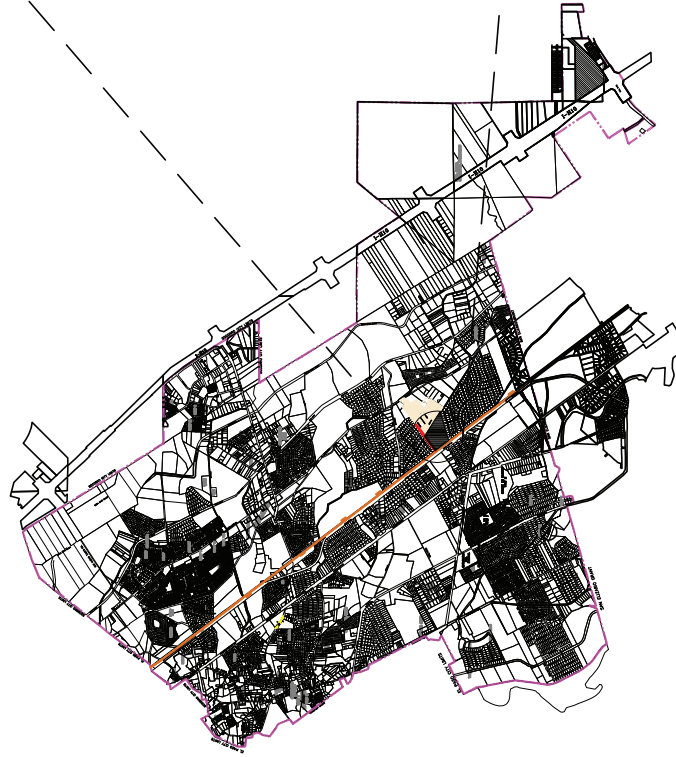
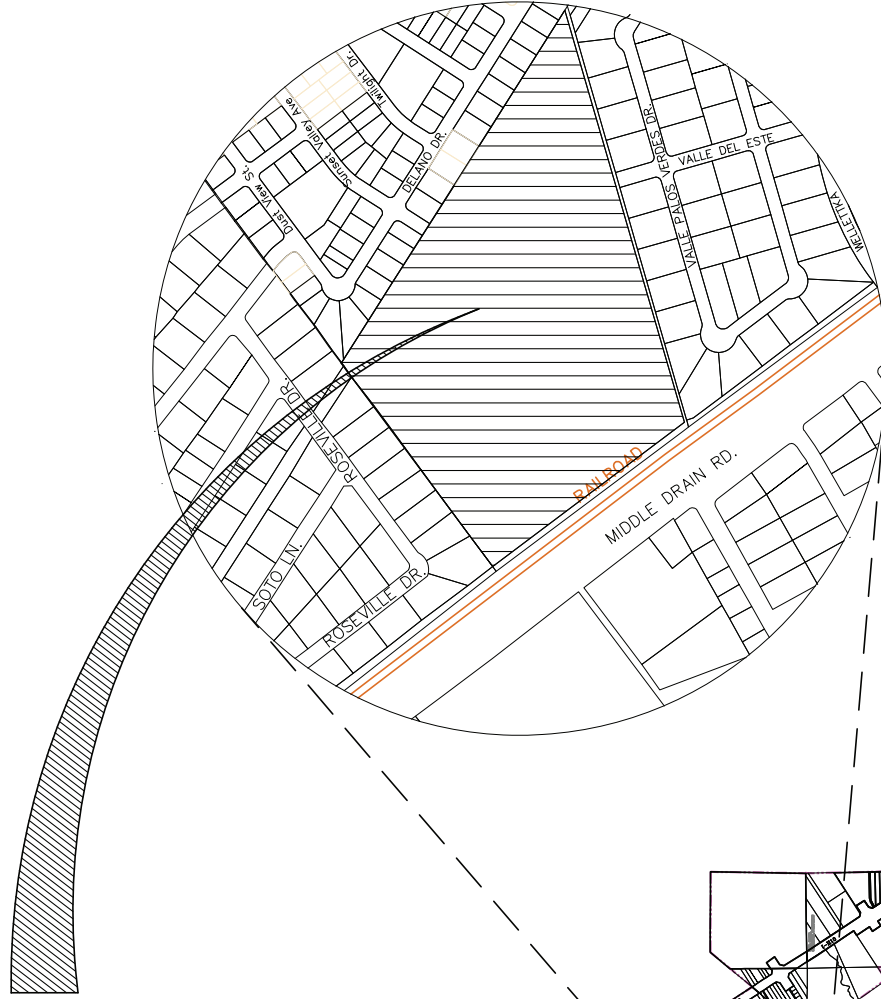
**STAFF RECOMMENDATION:**



# LOCATION MAP



PROJECT SITE;  
Sunset Valley U-3



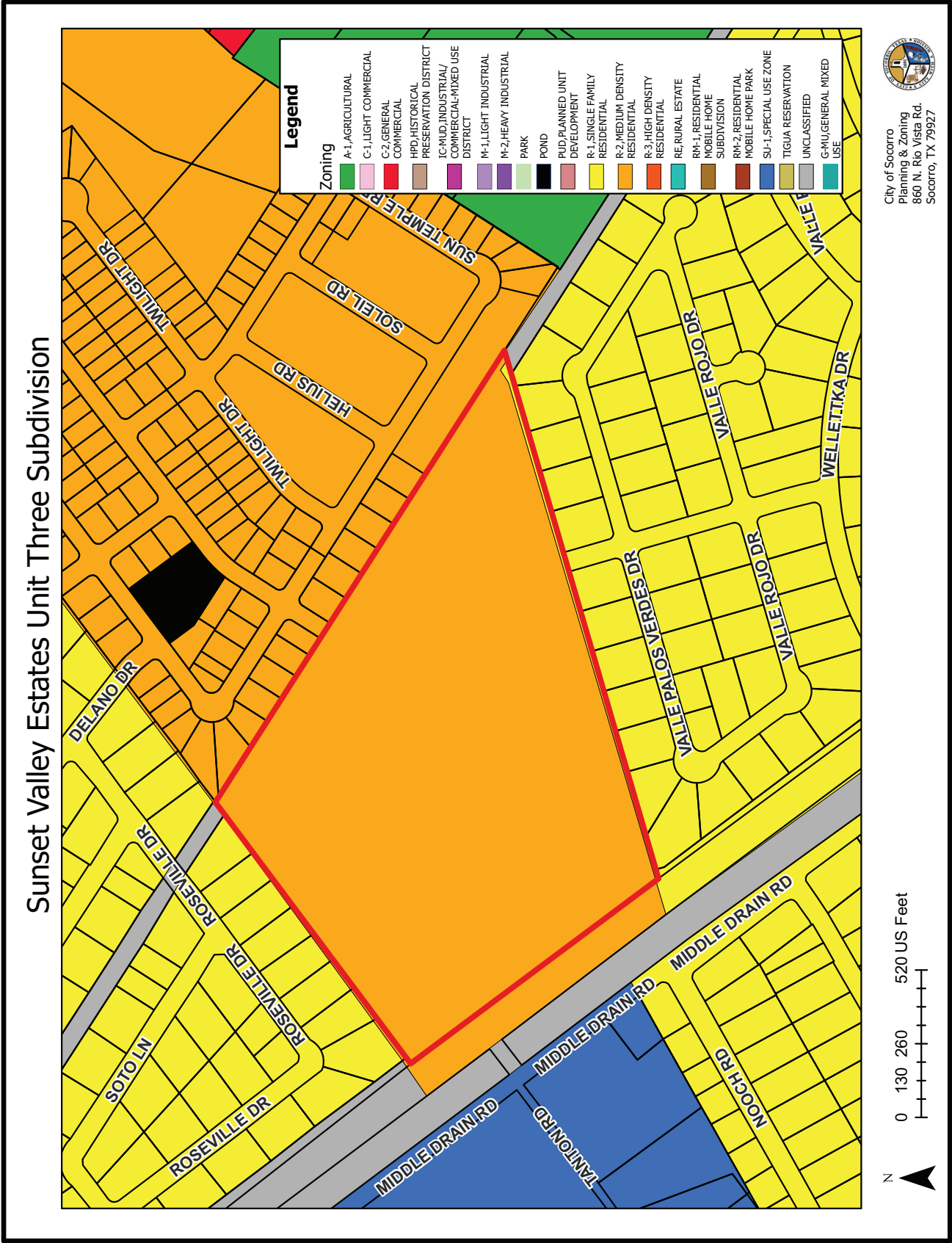
CITY OF SOCORRO

**LOCATION MAP**  
Scale: AS SHOWN

**Planning and Zoning Department**

800 N. Rio Vista, Socorro, Texas 79027 Tel. (915) 872-8851 Fax (915) 872-8675

# ZONING MAP





# SITE PICTURES



View of property from Sunset Valley Ave.





# SITE PICTURES



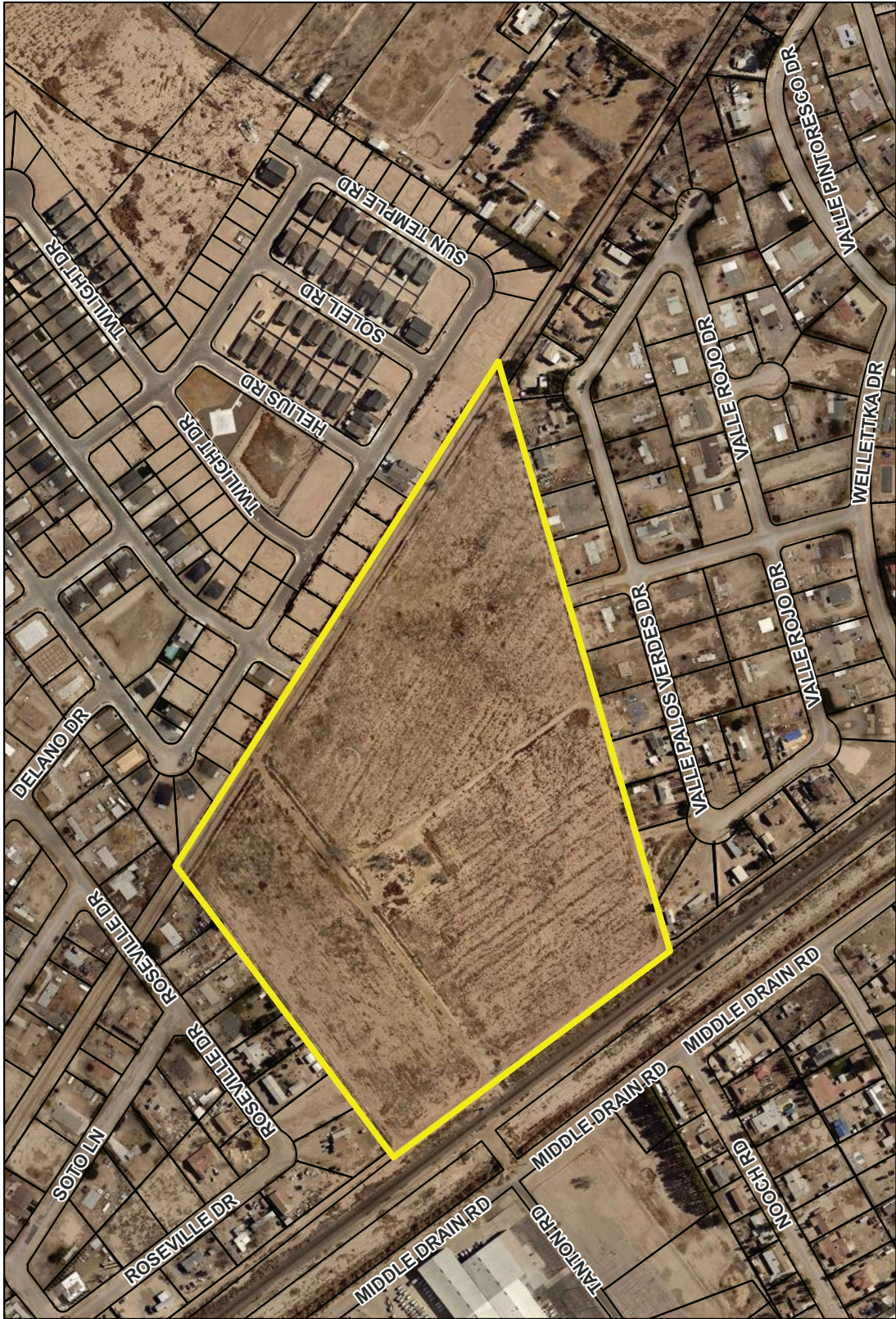
View of property from Valle Del Este Dr.



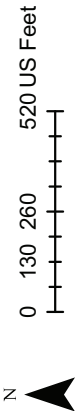


# AERIAL IMAGE

Sunset Valley Estates Unit Three Subdivision



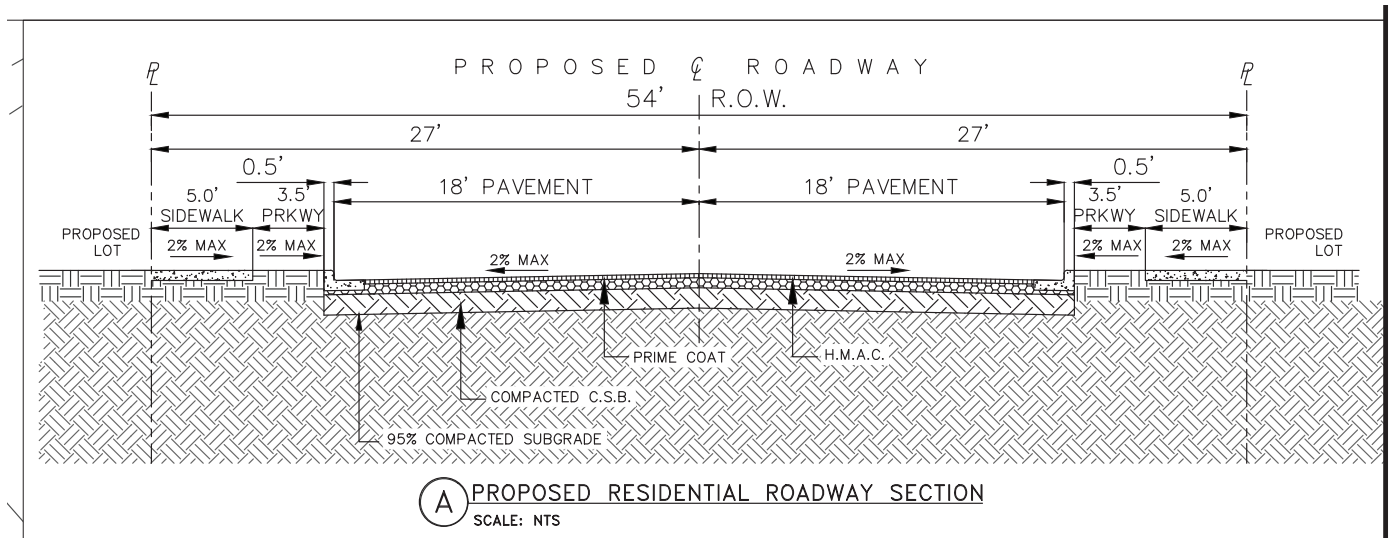
City of Socorro  
Planning & Zoning  
860 N. Rio Vista Rd.  
Socorro, TX 79927





[illegible]

# PROPOSED R.O.W.



# REQUIRED R.O.W.

