

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 19TH DAY OF NOVEMBER 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 NOVEMBER 19, 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.

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) Public hearing request for the proposed amendment to the City of Socorro's Master Plan and rezoning of Lot 8, Block 3, Delip Subdivision, located at 10029 Karachi Way, Socorro, TX from R-1 (Single Family Residential) to R-2 (Medium Density Residential) to allow for a duplex.
- b) Approval of Meeting minutes of November 12, 2024.

____| Approved by: 

REGULAR AGENDA

5. **Consider and Take Action** on the approval of the Gateway Industrial Unit One Subdivision Master Plan, being a portion of Robert E. Nix Survey No. 304, Abstract No. 10169 and a portion of Robert E. Nix Survey No. 305, Abstract No. 9871, located at 16400 Gateway West Blvd. City of Socorro, TX.
6. **Consider and Take Action** on the approval of a Preliminary Plat, Final Plat, and variance request from Sec. 46-631.- Off-Street Parking Requirements for a reduction in 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 Gateway Industrial Unit One Subdivision, being a portion of Robert E. Nix Survey No. 304, Abstract No. 10169 and a portion of Robert E. Nix Survey No. 305, Abstract No. 9871, located at 16400 Gateway West Blvd. City of Socorro, TX.
7. **Planning and Zoning Commissioners Report.**
8. **Planning and Zoning Department Report.**
9. **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

_____| Approved by: 

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 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 15TH DAY OF NOVEMBER 2024.

By: _____

Judith Rodriguez, Planning & Zoning Secretary.

DATE & TIME POSTED: 11/15/2024 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
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 NOVEMBER 12, 2024 @ 5:30 P.M.

1. Call to Order

The meeting was called to order at 5:30 pm by Chairman Mr. Arroyos.

2. Establishment of Quorum

Quorum was established with 6 commissioners present.

Members Present:

Andrew Arroyos

Enrique Cisneros *arrived at 5:35 pm*

David Estrada

Julie Dominguez

Yolanda Rodriguez

Osvaldo Reza

Members Absent:

No members absent

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 October 1, 2024.

A motion was made by Andrew Arroyos, seconded by Yolanda Rodriguez, *to approve the Consent Agenda*. Motion carried.

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

Nays:

Abstain:

Absent:

REGULAR AGENDA-DISCUSSION AND ACTION

- 5. Consider and Take Action** on the approval of the Gateway Industrial Unit One Subdivision Master Plan, being a portion of Robert E. Nix Survey No. 304, Abstract No. 10169 and a portion of Robert E. Nix Survey No. 305, Abstract No. 9871, located at 16400 Gateway West Blvd. City of Socorro, TX.

A motion was made by Andrew Arroyos, seconded by Julie Dominguez, *to postpone Item Five (5) to the next meeting, scheduled for November 19, 2024*. Motion carried.

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

Nays:

Abstain:

Absent:

- 6. Consider and Take Action** on the approval of a Preliminary and Final Plat for Gateway Industrial Unit One Subdivision, being a portion of Robert E. Nix Survey No. 304, Abstract No. 10169 and a portion of Robert E. Nix Survey No. 305, Abstract No. 9871, located at 16400 Gateway West Blvd. City of Socorro, TX.

A motion was made by Andrew Arroyos, seconded by Osvaldo Reza, *to postpone Item Six (6) to the next meeting, scheduled for November 19, 2024*. Motion carried.

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

Nays:

Abstain:

Absent:

- 7. Consider and Take Action** of the approval of a Preliminary Plat for Sunset Valley Estates Unit Three Subdivision, being a portion of Tract 6-A, Block 11, Socorro Grant, Socorro, TX, located at Sunset Valley Ave.

A motion was made by Andrew Arroyos, seconded by Julie Dominguez, *to approve Item Seven (7)*. Motion carried.

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

Nays:

Abstain:

Absent:

8. 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 62’-0” instead of the 70’-0” minimum R.O.W. requirement for a Collector/Industrial/Commercial Street Classification at Inglewood Dr., Socorro TX.

A motion was made by Enrique Cisneros, seconded by Andrew Arroyos, *to approve Item Eight (8)*. Motion carried.

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

Nays:

Abstain:

Absent:

9. Planning and Zoning Commissioners Report.

Commissioner Enrique Cisneros announced that Enrique Cisneros Insurance, along with Ernesto Serna Elementary School, will be starting a basketball league. He mentioned that they are hoping to establish a partnership with the City of Socorro.

10. Planning and Zoning Department Report.

Ms. Lorraine Quimiro provided several updates on the city’s projects:

- North Loop and Bauman Rd. Traffic Signal Project: Approved in June 2024, the project is currently delayed by 120 days due to material acquisition. The area is expected to be cleared by December 2024, with construction beginning in March 2025.
- North Loop Feasibility Study-Final Report: The final report was completed on March 31st and is available online.
- Nuevo Hueco Tanks Blvd. Extension: Coordination continues with the consultant, Lower Valley Water District, TXDOT, and the Improvement District to advance that project.
- Passmore Share Use Path: The city is coordinating with Lower Valley Water District and AT&T to lower utilities to complete work in the Clint Lateral by mid-January and plan to complete the work on the path by March.
- Bovee Bridge Rd.: The road is closed, and the contractor set to begin demolition of bridge this week.
- Unified Development Code: A meeting with Able City will be held for a monthly update. A draft diagnostic of the existing code has been submitted.

- Transit Development Plan Public Meeting: The public meeting will be held Thursday November 14, 2024, at Rio Vista Community Center from 5 PM to 7 PM. Everyone is encouraged to attend and share information with others.

11. Adjournment

A motion was made by Andrew Arroyos, seconded by Julie Dominguez, *to adjourn at 5:57 PM*. Motion carried.

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

Nays:

Abstain:

Absent:

Andrew Arroyos, Chairman

Date minutes were approved.

Judith Rodriguez, Secretary

Date minutes were approved.



CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: NOVEMBER 19, 2024

MASTER PLAN APPLICATION
STAFF REPORT

SUBJECT:

REQUEST IS FOR APPROVAL OF A MASTER PLAN FOR GATEWAY INDUSTRIAL UNIT ONE SUBDIVISION.

NAME:

GATEWAY INDUSTRIAL UNIT ONE MASTER PLAN

PROPERTY ADDRESS:

16400 GATEWAY WEST BLVD.

PROPERTY LEGAL DESCRIPTION:

A PORTION OF ROBERT E. NIX SURVEY NO. 304, ABSTRACT NO. 10169, AND A PORTION OF ROBERT E. NIX SURVEY NO. 305, ABSTRACT NO. 9871

PROPERTY OWNER:

SCN MANAGEMENT LLC.

APPLICANT:

BRAD MAPLES | TC AUSTIN ACQUISITIONS, LLC.

PROPERTY AREA:

60.07 ACRES

CURRENT ZONING:

IC-MUD

CURRENT LAND USE:

COMMERCIAL

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).

BACKGROUND:

City Council voted to approve the rezoning request for this development at their March 21, 2024 meeting.

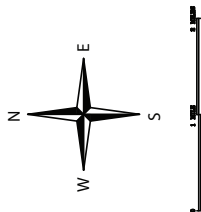
SUMMARY OF REQUEST:

Master Plan: Applicant is requesting the approval of a Master Plan. A Master Plan is required when a development is proposing a zoning change of a property over five acres in size. (Sec.38-7.3 - Master Plan -- Required. [2])

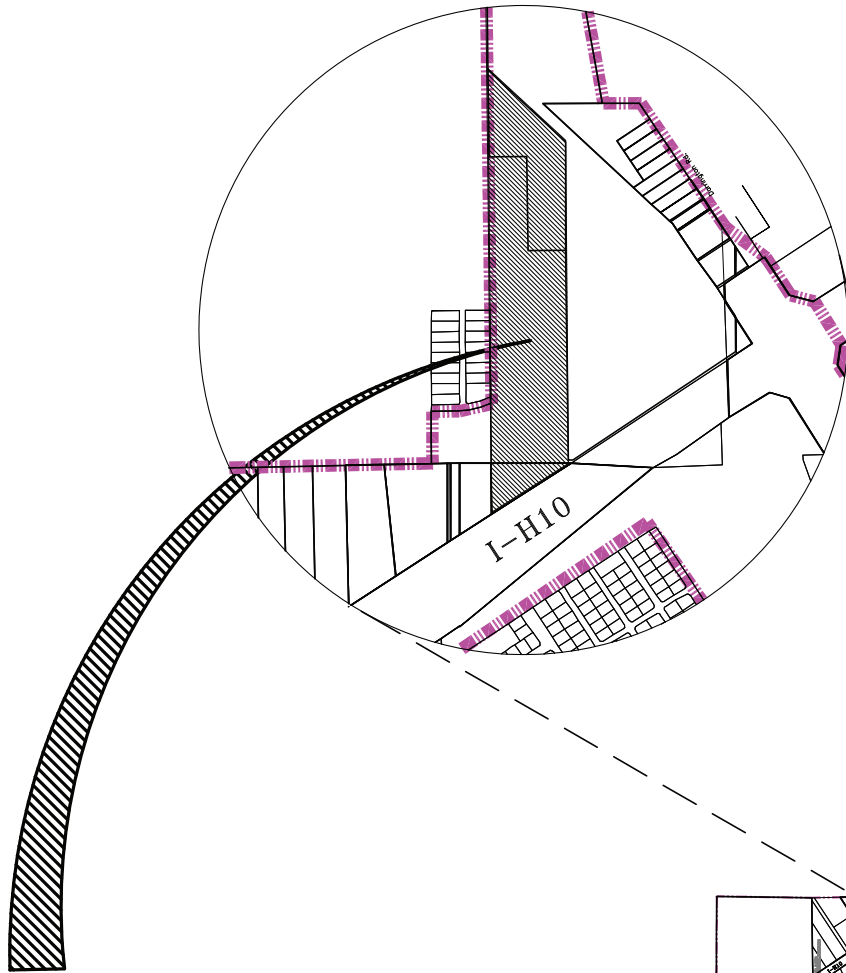
STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of the Master Plan for Gateway Industrial Unit One Subdivision.

LOCATION MAP



PROJECT SITE;
16400 Gateway West Blvd.
A Portion of Robert E.
Nix Survey No. 304 and 305



CITY OF SOCORRO

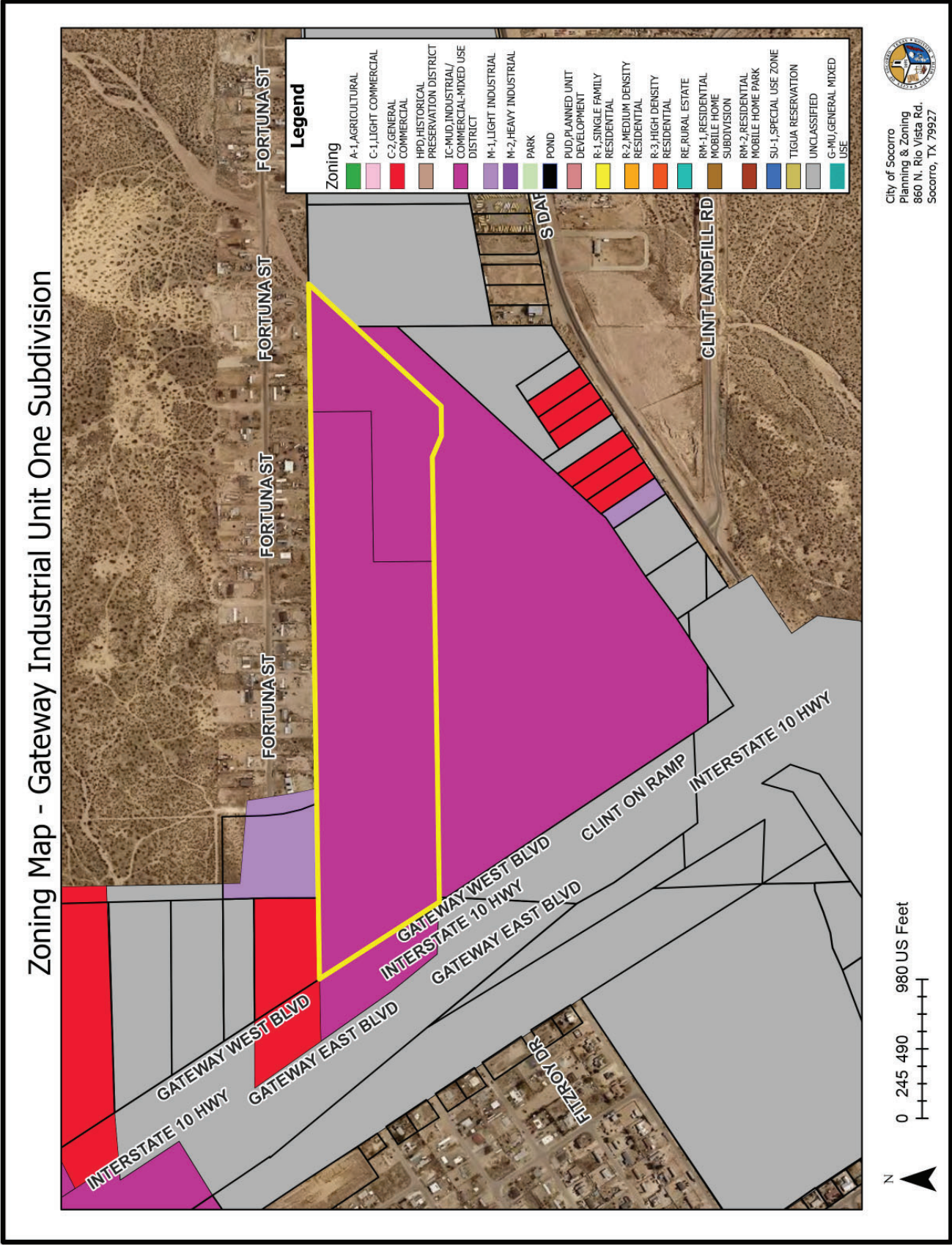
LOCATION MAP

Scale: AS SHOWN

Planning and Zoning Department

860 N. Rio Vista, Socorro, Texas 79087 Tel. (915) 872-8531 Fax (915) 872-8673

ZONING MAP



SITE PICTURES



View of property from Gateway West Blvd.

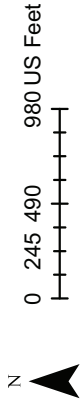


AERIAL VIEW

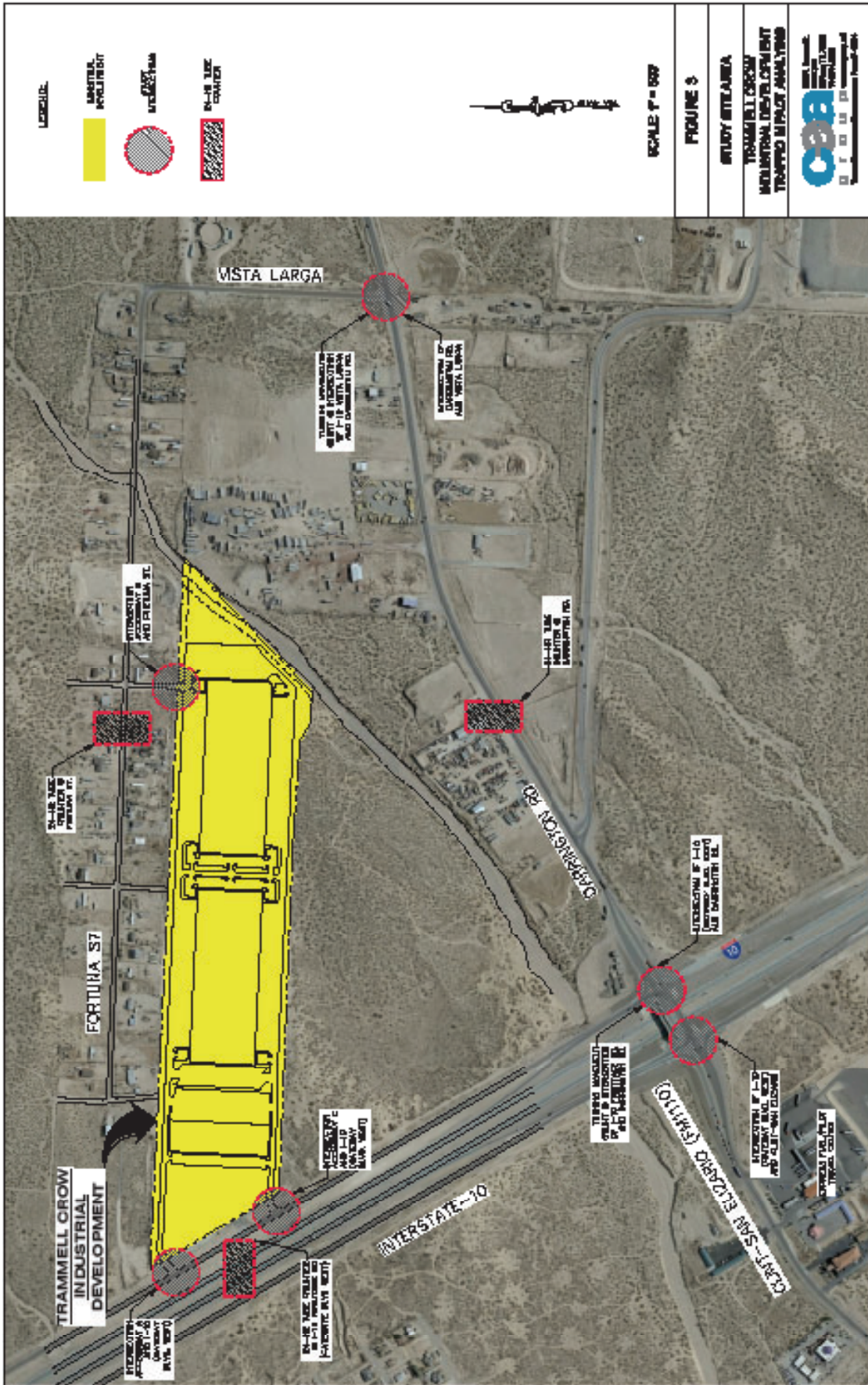
Aerial View - Gateway Industrial Unit One



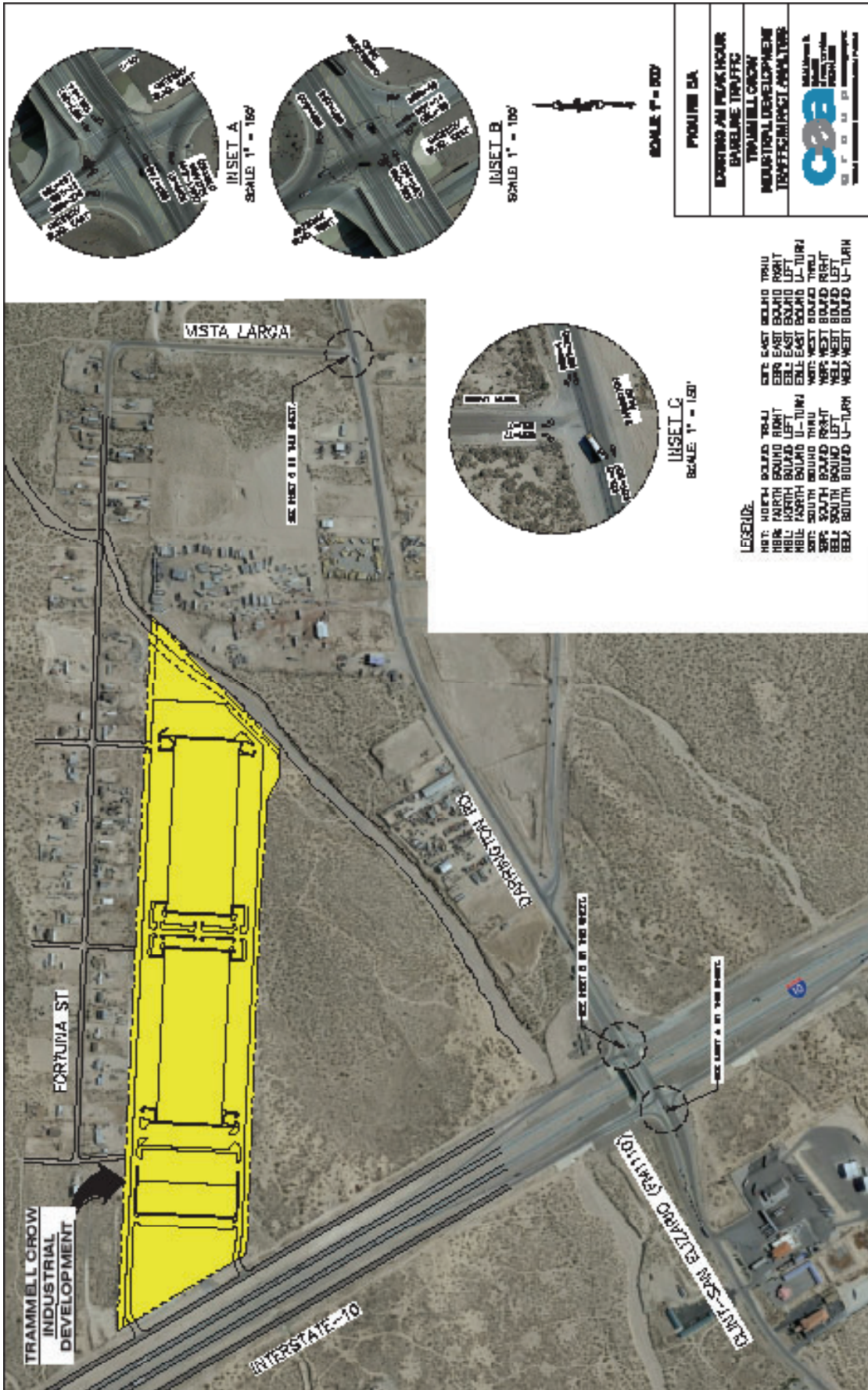
City of Socorro
Planning & Zoning
860 N. Rio Vista Rd.
Socorro, TX 79927



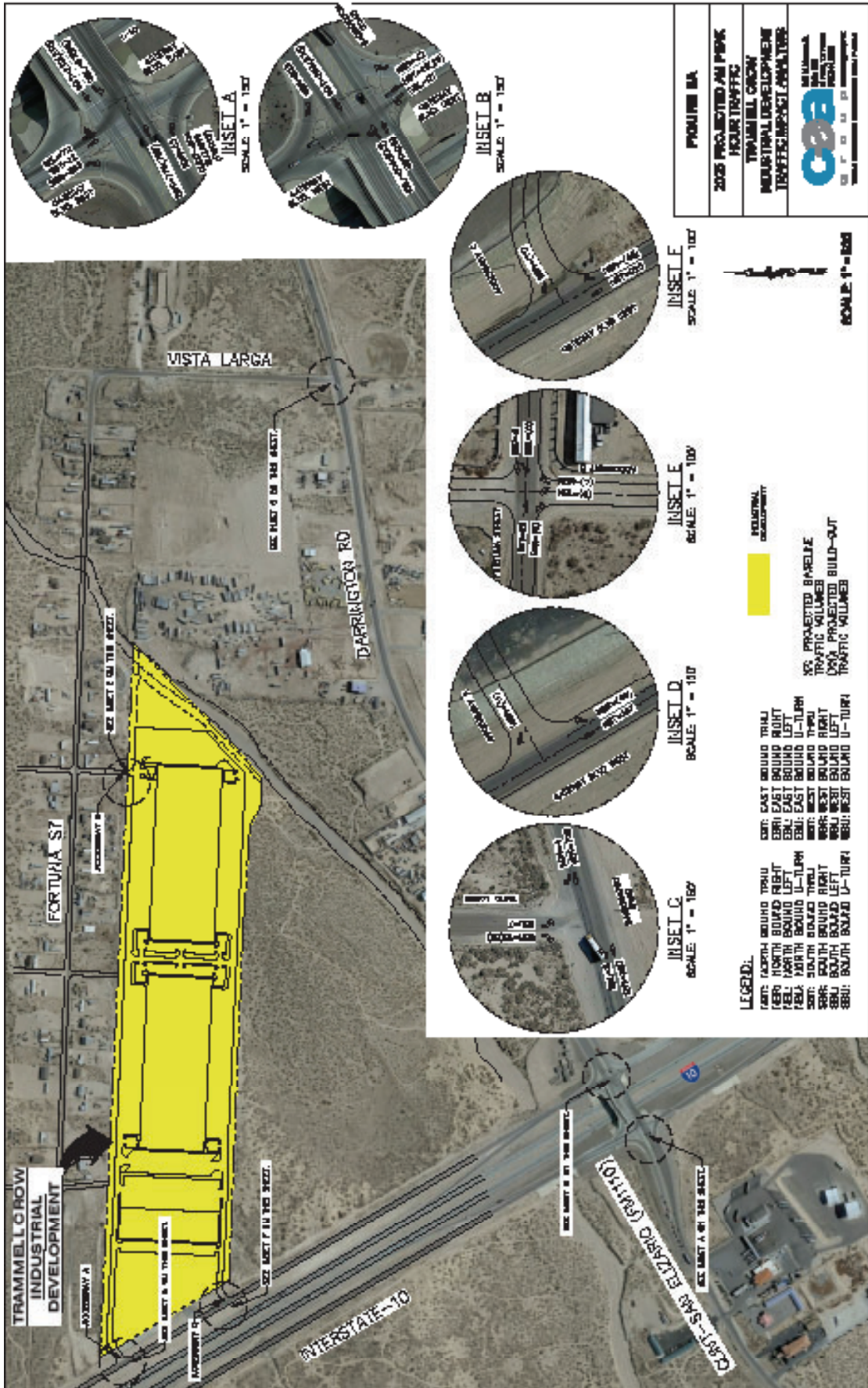
T.I.A. (SUMMARY - PAGE 1 OF 3) STUDY SITE AREA



T.I.A. (SUMMARY - PAGE 2 OF 3) EXISTING AM PEAK HR



T.I.A. (SUMMARY - PAGE 3 OF 3) 2025 PROJECTED AM PEAK HR



DEVELOPMENT SCHEDULE

[illegible]

OVERALL MASTER PLAN

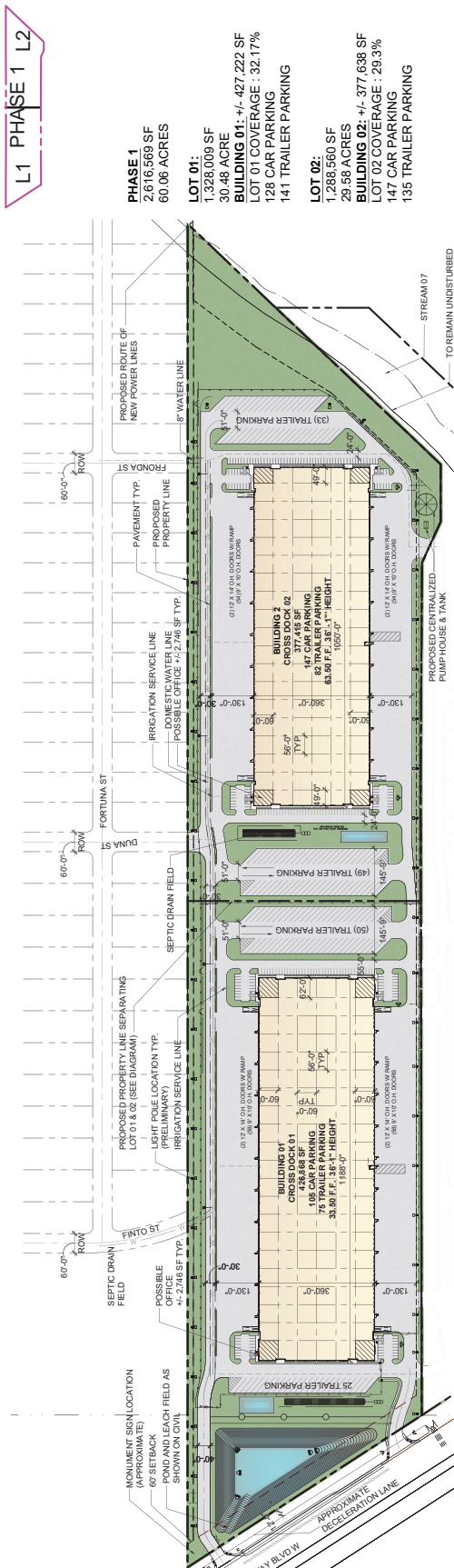
SITE AREA : +/- 2,616,570 SF (+/-60.07 AC)

BUILDING AREA : 804,283 SF

COVER: 30.7%

TOTAL PARKING : 252 SPACES

TOTAL TRAILER PARKING : 157 SPACES
TOTAL DETENTION: 106,174 SF (2.44 AC)



LEGAL DESCRIPTION

A PORTION OF ROBERT E. NIX SURVEY No. 304, ABSTRACT No. 10169, EL PASO COUNTY, TEXAS,

A PORTION OF ROBERT E. NIX SURVEY No. 305, ABSTRACT No. 9871, EL PASO COUNTY, TEXAS. CONTAINING 60.07 ACRES ±

PRELIMINARY NOT FOR CONSTRUCTION, PERMIT, OR REGULATORY APPROVAL. * BOUNDARY LINES AND EASEMENTS ARE PRELIMINARY & REQUIRE VERIFICATION. SURVEY NOT PROVIDED FOR REVENUE PURPOSES. THE PURPOSE OF THIS SURVEY IS TO PROVIDE A GENERAL REPRESENTATION OF ASSUMED MATERIALS, PROPOSED, AND SHOULD BE CONSIDERED PRELIMINARY AT ALL TIMES.

16400 GATEWAY W. BLVD. INDUSTRIAL DEVELOPMENT
a project for
TRAMMELL CROW COMPANY

31 OCTOBER 2016

ALL BUILDING PEERS ARE APPROXIMATE UNTIL BUILDING FOOTPRINT/ENTRY PRISMS ARE FINALIZED
STAGES - PRELIMINARY DETENTION CALCULATIONS ARE SUBJECT TO CHANGE AND NEED TO BE CONFIRMED BY A LICENSED ENGINEER.

16400 GATEWAY W. BLVD. INDUSTRIAL DEVELOPMENT
a project for
TRAMMELL CROW COMPANY

241160



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: NOVEMBER 19, 2024**

**PRELIMINARY AND FINAL PLAT APPLICATION
WITH A VARIANCE REQUEST
STAFF REPORT**

SUBJECT:

REQUEST IS FOR APPROVAL OF A PRELIMINARY PLAT, FINAL PLAT AND VARIANCE REQUEST FROM SEC. 46-631. - OFF-STREET PARKING REQUIREMENTS FOR A REDUCTION IN 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 GATEWAY INDUSTRIAL UNIT ONE SUBDIVISION AND BEING A PORTION OF ROBERT E. NIX SURVEY NO. 304, ABSTRACT NO. 10169, AND A PORTION OF ROBERT E. NIX SURVEY NO. 305, ABSTRACT NO. 9871, LOCATED AT 16400 GATEWAY WEST BLVD., SOCORRO, TX.

NAME:

GATEWAY INDUSTRIAL UNIT ONE SUBDIVISION

PROPERTY ADDRESS:

16400 GATEWAY WEST BLVD.

**PROPERTY LEGAL
DESCRIPTION:**

A PORTION OF ROBERT E. NIX SURVEY NO. 304, ABSTRACT NO. 10169, AND A PORTION OF ROBERT E. NIX SURVEY NO. 305, ABSTRACT NO. 9871

PROPERTY OWNER:

SCN MANAGEMENT LLC.

APPLICANT:

BRAD MAPLES | TC AUSTIN ACQUISITIONS, LLC.

PROPERTY AREA:

60.07 ACRES

CURRENT ZONING:

IC-MUD

CURRENT LAND USE:

COMMERCIAL

FUTURE LAND USE MAP:

INDUSTRIAL/COMMERCIAL MIXED-USE

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).

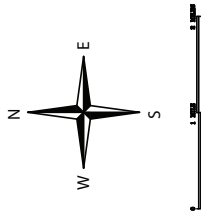
SUMMARY OF REQUEST:

Request is for approval of a Preliminary Plat, Final Plat and Variance Request for Gateway Industrial Unit One Subdivision.

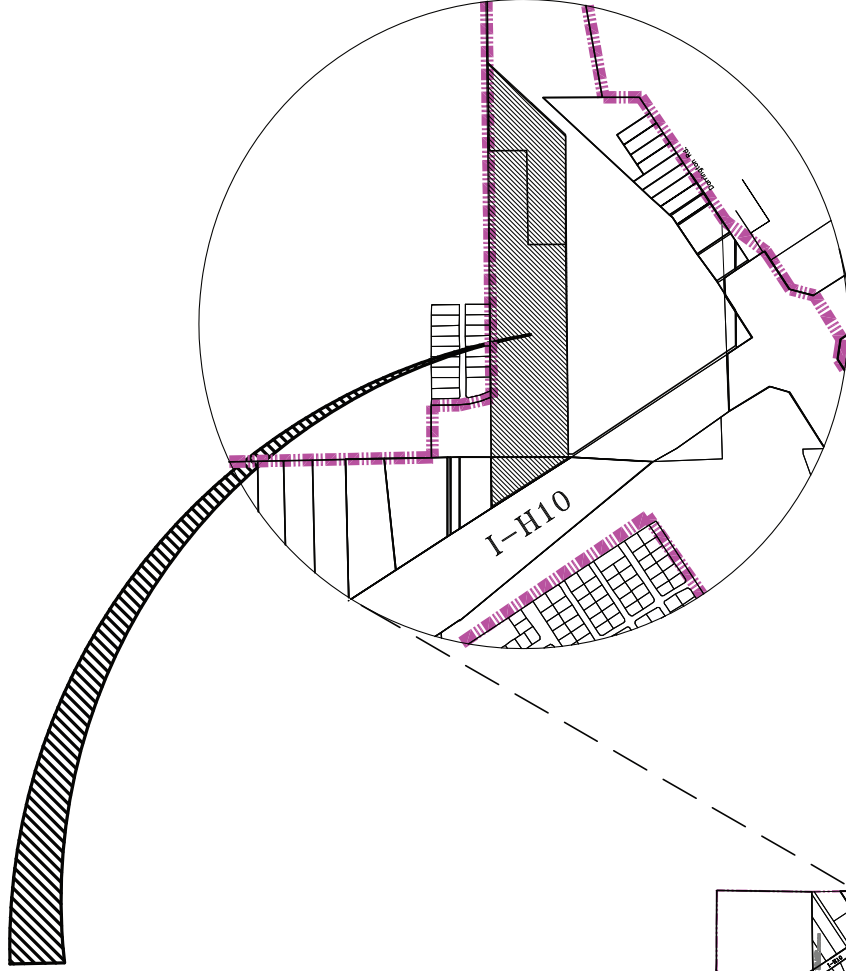
STAFF RECOMMENDATION:

Staff recommends **APPROVAL of the Preliminary Plat, Final Plat and Variance Request for Gateway Industrial Unit One Subdivision.**

LOCATION MAP



PROJECT SITE;
16400 Gateway West Blvd.
A Portion of Robert E.
Nix Survey No. 304 and 305



CITY OF SOCORRO

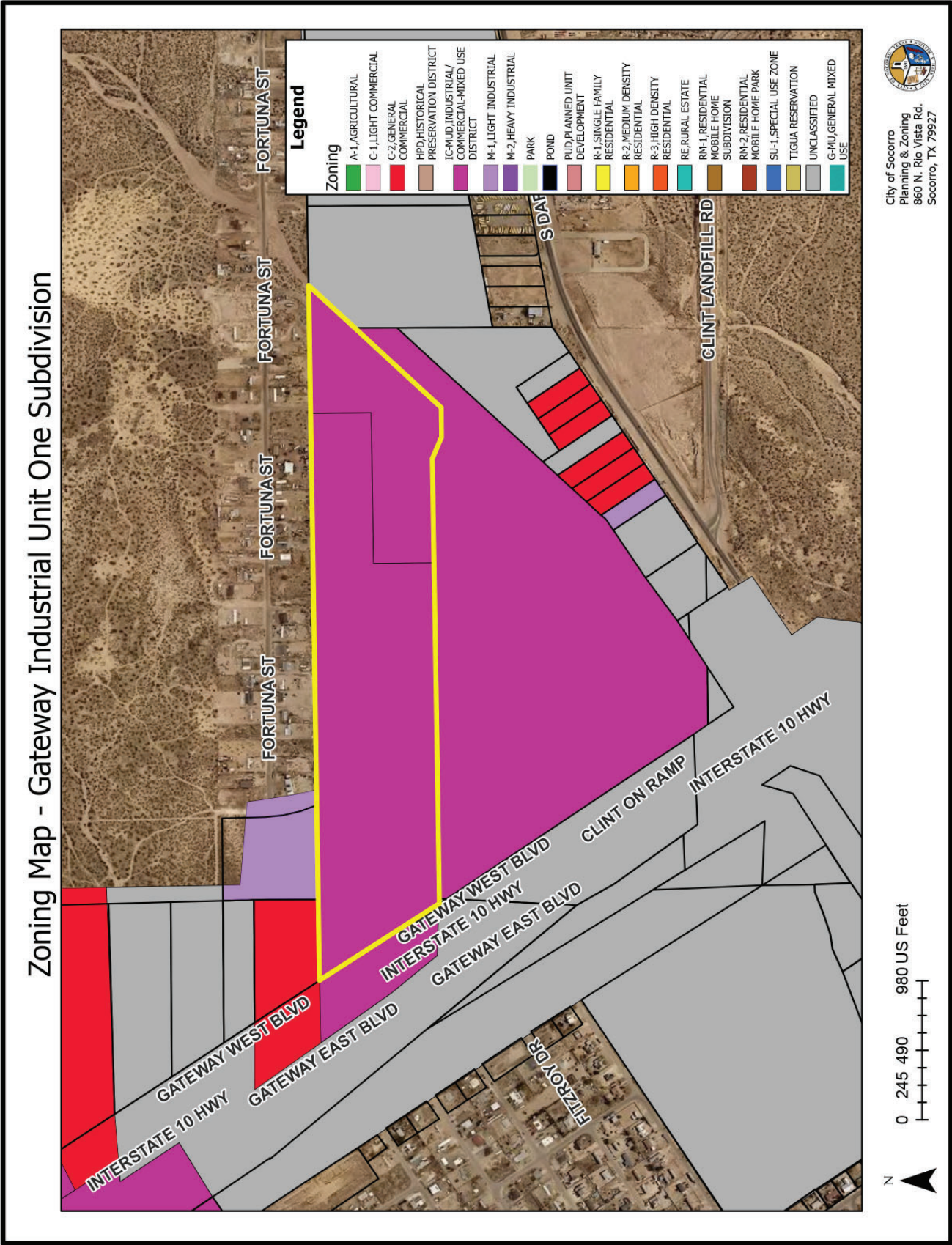
LOCATION MAP

Scale: AS SHOWN

Planning and Zoning Department

860 N. Rio Vista Socorro, Texas 79902 Tel. (505) 872-8531 Fax (505) 872-8673

ZONING MAP



SITE PICTURES



View of property from Gateway West Blvd.



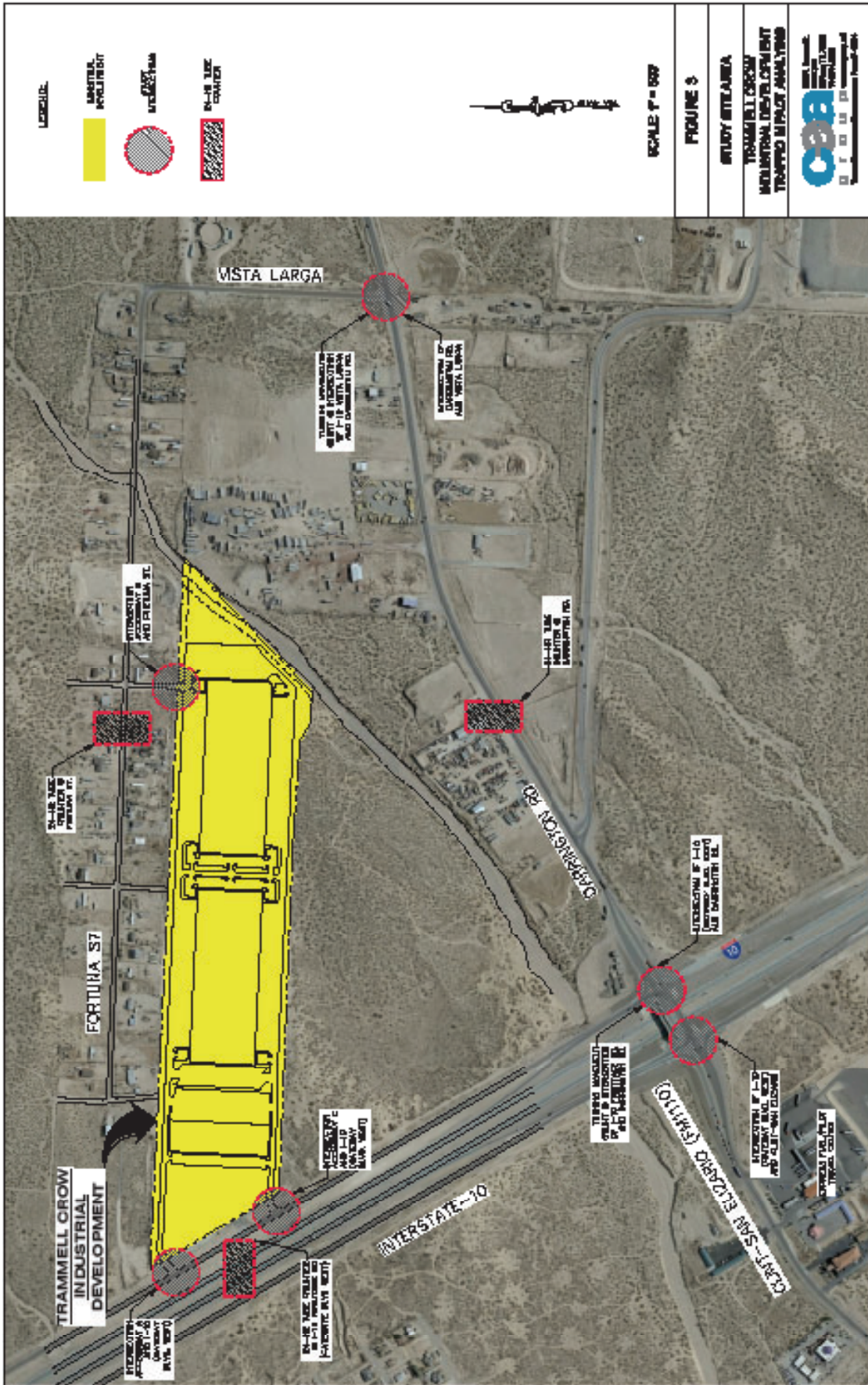
AERIAL VIEW

Aerial View - Gateway Industrial Unit One

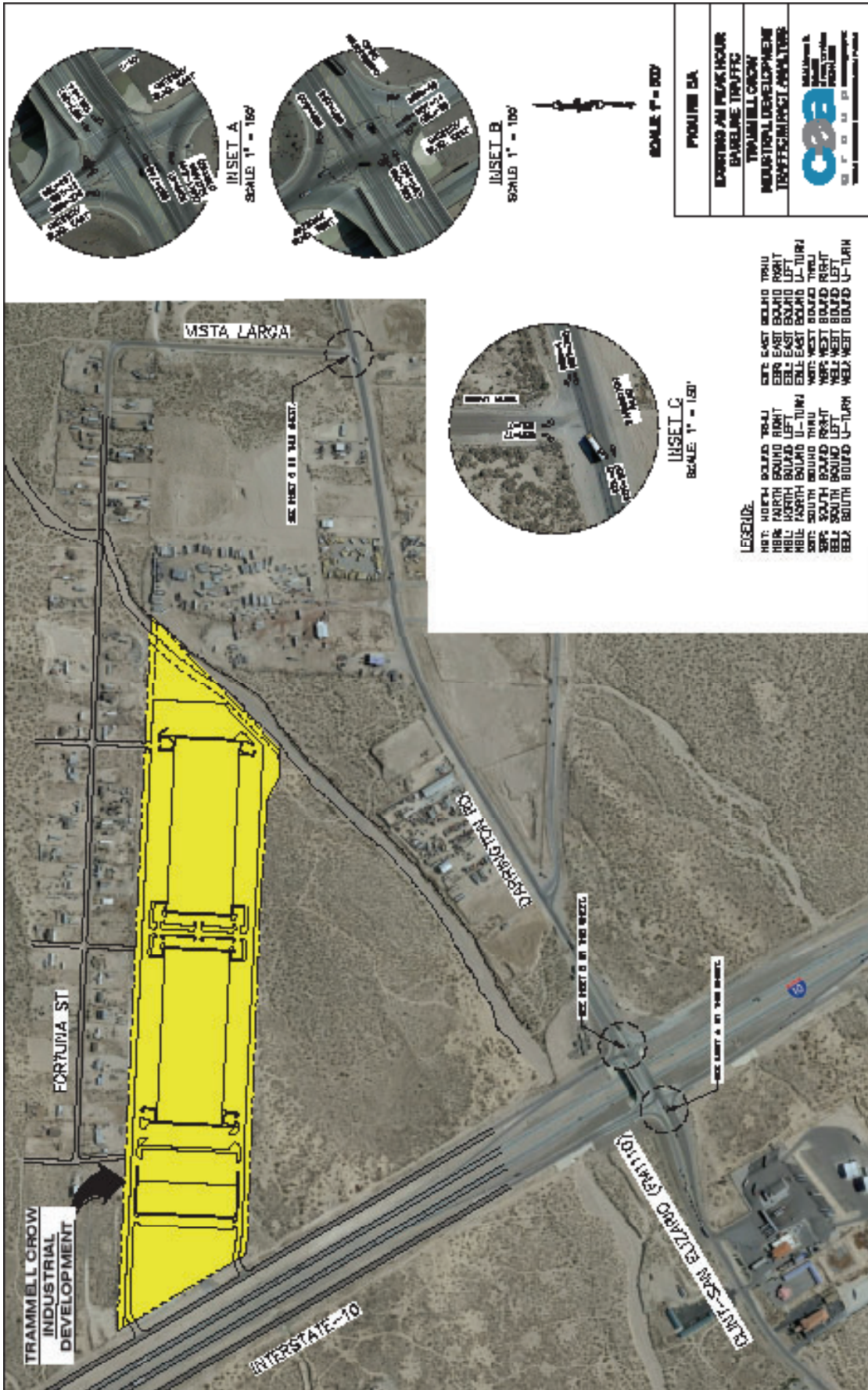


City of Socorro
Planning & Zoning
860 N. Rio Vista Rd.
Socorro, TX 79927

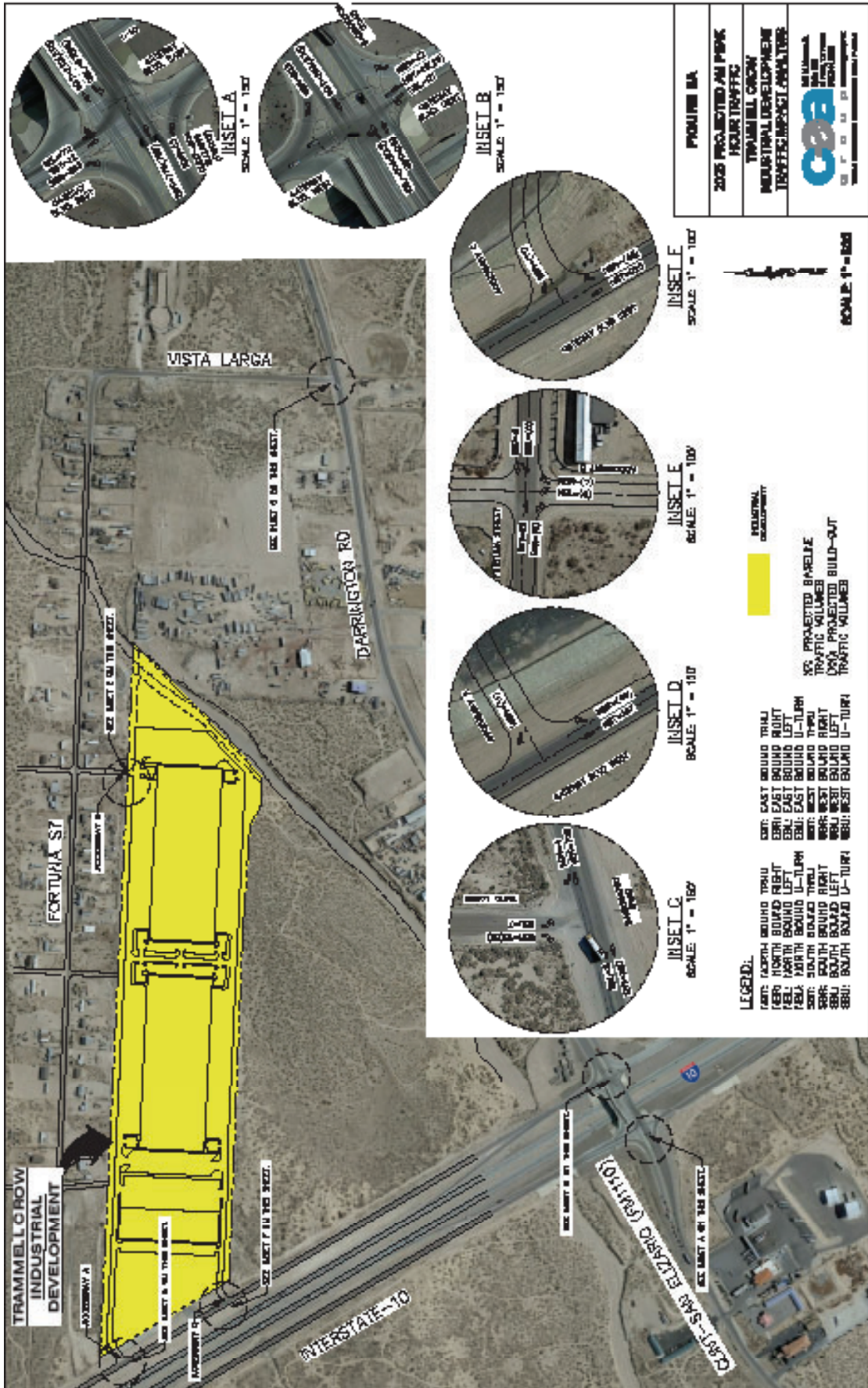
T.I.A. (SUMMARY - PAGE 1 OF 3) STUDY SITE AREA



T.I.A. (SUMMARY - PAGE 2 OF 3) EXISTING AM PEAK HR



T.I.A. (SUMMARY - PAGE 3 OF 3) 2025 PROJECTED AM PEAK HR



DEVELOPMENT SCHEDULE

[illegible]

(SHEET 1 OF 2)



(SHEET 2 OF 2)



A PORTION OF ROBERT E. NIX SURVEY NO. 304,
ABSTRACT NO. 10169 AND A PORTION OF ROBERT E.
NIX SURVEY NO. 305, ABSTRACT NO. 9871,
CITY OF SOCORRO, EL PASO COUNTY, TEXAS.
CONTAINING 60.07± ACRES

(SHEET 2 OF 2)

METES AND BOUNDS

[illegible][illegible][illegible][illegible][illegible][illegible]

DEVELOPER

PRELIMINARY PLAT

500 W. 2ND STREET, STE. 1000
DENVER, CO 80202
VOICE: (314) 506-3377

CONTACT: BLAKE V. NORRIS

OWNER

SONI MANAGEMENT, LLC

GRAPHIC SCALE

100 0 50 100 200

 **ENGINEER**


913 N. Kansas St.
Suite 300
El Paso, TX 79902

 **SURVEYOR**

Barragan & Associates

11500 CATEWAY EAST
EL PASO, TEXAS 79907
VOICE (910) 305-0390

1 inch = 100 ft.
(IN FEET)


TROUW REMITTENDO DIAMANTI www.oroportugal.net
Tel: 91 566 11 00
CONTACT: JORGE GRAEDA, P.E.

DATE OF PREPARATION: JULY 2024

[illegible]

DATE OF PREPARATION: JULY 2024

