

Elia Garcia
Mayor
Rene Rodriguez
At Large
Cesar Nevarez
District 1



Ralph Duran
District 2
Victor Perez
District 3 / Mayor Pro Tem
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

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretative services must be made 48 hours prior to this meeting. Please contact the City Clerk's office at (915) 858-2915 or fax (915) 858-9288 for further information.

Notice is hereby given that a regular meeting of the Planning and Zoning Commission of the City of Socorro, Texas will be held **Tuesday, March 6, 2018** at 6:30 p.m. at City Council Chambers, 860 N. Rio Vista, Socorro, Texas at which time the following will be discussed:

1. Call to order.
2. Establishment of quorum.
3. Excuse absent commission members.
4. Open Forum.

NOTICE TO THE PUBLIC – OPEN FORUM

This 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.

5. Consider and Take Action:

On the approval of meeting minutes for the February 20, 2018 Planning and Zoning Commission meeting.

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.

NOTICE TO PROPERTY OWNER

THE COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE PUBLIC HEARING FOR THEIR ITEM(S).

6. Consider and Take Action:

On the public hearing request for the proposed amendment to the City of Socorro Master Plan, and the proposed rezoning of Tract 6-A, Block 7, Socorro Grant, 140 N. Nevarez Road, from A-1 (Agricultural) to R-2 (Medium Density Residential).

7. Consider and Take Action:

On the public hearing request for the proposed amendment to the City of Socorro Master Plan, and the proposed rezoning of Tracts 11 & 11-A, Block 6, Socorro Grant, from A-1 (Agricultural) to R-2 (Medium Density Residential).

8. Consider and Take Action:

On the public hearing request for the proposed amendment to the City of Socorro Master Plan, and the proposed rezoning of Tract 26, Block 8, Socorro Grant, 125 N. Rio Vista Road, from C-1 (Light Commercial) to C-2 (General Commercial).

9. Consider and Take Action:

On amending section 46-260(2) of the Code of Ordinances of the City of Socorro, Texas to clarify permitted multifamily dwelling uses in the R-2 (Medium Density Residential) zoning district.

10. Public hearing for the proposed Conditional Use Permit to allow a home daycare on Lot 1, Block 4, Valle del Sol, 10513 Valle del Mar Drive.

11. Consider and Take Action:

On the public hearing for the proposed Conditional Use Permit to allow a home daycare on Lot 1, Block 4, Valle del Sol, 10513 Valle del Mar Drive.

REGULAR MEETING AGENDA - SOCORRO PLANNING & ZONING COMMISSION
March 6, 2018 at 6:30 PM

12. Public hearing for the proposed amendment to the City of Socorro Master Plan, and the proposed rezoning of Tract 10-1, Block 3, Socorro Grant, 10974 E. Burt Road, from R-1 (Single Family Residential) to R-2 (Medium Density Residential).
13. Consider and Take Action:

On the public hearing for the proposed amendment to the City of Socorro Master Plan, and the proposed rezoning of Tract 10-1, Block 3, Socorro Grant, 10974 E. Burt Road, from R-1 (Single Family Residential) to R-2 (Medium Density Residential).
14. Planning and Zoning Commissioners Report:
15. Planning and Zoning Department Report:

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.

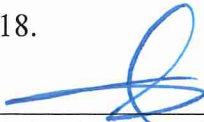
Section 551.071 CONSULTATIONS WITH ATTORNEY
Section 551.072 DELIBERATION REGARDING REAL PROPERTY
Section 551.073 DELIBERATION REGARDING PROSPECTIVE GIFT
Section 551.074 PERSONNEL MATTERS
Section 551.076 DELIBERATION REGARDING SECURITY
Section 551.087 DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS

16. Consider and Take Action:

Adjournment

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 this 2^{dn}, day of March 2018.



Sergio Morales, Planning and Zoning Commission Secretary

DATE & TIME POSTED: 3-2-18 12:00 p.m. / BY: 

CITY OF SOCORRO PLANNING AND ZONING COMMISSION
 Regular Meeting Minutes
 February 20, 2018

Members Present	Members Absent	Staff Present	Others Present
Daniel Hernandez Arturo Lafuente Daniel Lopez Jose Landeros	Adriana Rodarte Ernest Gomez Catherine Kearney	Adam Ochoa Sergio Morales	John S. Birkelbach

Items for discussion and action:

1. Call to order.

Chairperson Mr. Daniel Hernandez called the meeting to order at 6:32 p.m.

2. Establish quorum.

Quorum was established with 4 members present.

3. Excuse absent commission members.

A motion to excuse absent commission members was made by Mr. Jose Landeros, seconded by Mr. Daniel Lopez. Motion was carried with all commissioners present in favor.

4. Open Forum.

Mr. Jose Landeros Planning & Zoning Commission and Building & Standards Commission member spoke on the option that the City Council had foregone to eminent domain the properties to provide some buyout for the property owners and City Council voted to delete the item. He believes it's important that there is some sort of record that he strongly disagrees that City Council failed to act yet again on the issue, it seems more concrete in his mind that their inaction is something to take away the focus on them as elected officials. Instead they placed the burden of making that difficult decision on a volunteer body of commissioners and he believes that is a genuine disservice to the residents and the community.

5. Consider and take action on the approval of meeting minutes for the February 6, 2018 Planning and Zoning Commission meeting.

A motion was made by Mr. Arturo Lafuente to approve, seconded by Mr. Daniel Hernandez. Motion was carried with all commissioner in favor.

6. Consider and take action on the public hearing request for the proposed amendment to the City of Socorro Master Plan, and the proposed rezoning of Lot 4, Block 1 Wall Estates Replat A, 10790 Socorro Road, from A-1 (Agricultural) to SU-1 (Special Use Zone).

A motion was made by Mr. Daniel Hernandez to approve, seconded by Mr. Daniel Lopez. Motion was carried with all commissioners in favor.

7. Consider and take action on the public hearing request for the proposed amendment to the City of Socorro Master Plan, and the proposed rezoning of Tracts 2-E and 2-E-2, Block 11 Socorro Grant, from A-1 (Agricultural) to R-2 (Medium Density Residential) and C-2 (General Commercial).

A motion was made by Mr. Daniel Hernandez to approve, seconded by Mr. Jose Landeros. Motion was carried with 3 commissioners yay, 1 abstained.

8. Consider and take action on the final plat approval for Vista Bonita Estates Subdivision Unit 1, being a portion of Tract 5, Block 24, San Elizario Grant.

A motion was made by Mr. Jose Landeros to approve with all the staff and engineer comments in the backup, seconded by Mr. Daniel Lopez. Motion was carried with 3 commissioners yay, 1 abstained.

9. Consider and take action on amending sections 46-379(8), 46-414(2) and 46-636 of the Code of Ordinances of the City of Socorro, Texas to conform these sections to the requirements of the Texas Alcoholic Beverage Code.

A motion was made by Mr. Arturo Lafuente to approve, seconded by Mr. Daniel Hernandez. Motion was carried with all commissioners in favor.

10. Planning and Zoning Commissioners Report:

Various Subjects were discussed.

11. Planning and Zoning Department Report:

Various Subjects were discussed.

12. Consider and take action on adjournment.

A motion was made by Mr. Jose Landeros to adjourn, seconded by Mr. Daniel Lopez. Motion was carried with all commissioners in favor. Meeting adjourned at 8:11 p.m.

Catherine Kearney, Chairperson

Sergio Morales, Secretary

Elia Garcia
Mayor

Rene Rodriguez
At Large

Cesar Nevarez
District 1



Item #6
Ralph Duran
District 2

Victor Perez
District 3 / Mayor Pro Tem

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

DATE: March 6, 2018
TO: PLANNING AND ZONING COMMISSION
FROM: Adam Ochoa, Planning & Zoning Director
CC: Adriana Rodarte, City Manager

SUBJECT

Public hearing request for the proposed amendment to the City of Socorro Master Plan, and the proposed rezoning of Tract 6-A, Block 7, Socorro Grant, 140 N. Nevarez Road, from A-1 (Agricultural) to R-2 (Medium Density Residential).

SUMMARY

The subject property pertaining to this request is located on the southeast corner of N. Nevarez Road and Sunlight Circle. The subject property has an estimated area of 15.75 ± acres, is owned by Tropicana Building II, LLC, 300 E. Main Drive, Suite 740, El Paso, TX. 79901, and is being represented by Moreno Cardenas, Inc., 2505 E. Missouri Avenue, El Paso, TX. 79903.

BACKGROUND

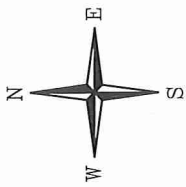
A complete background will be presented before the Commission once we receive the authorization to proceed with the Public Hearing.

STATEMENT OF THE ISSUE

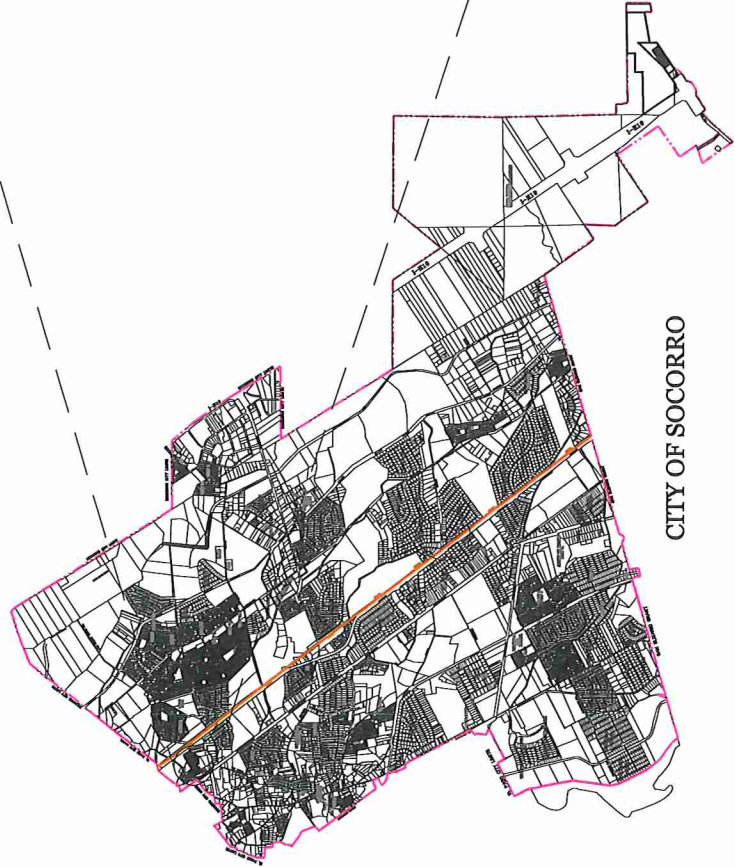
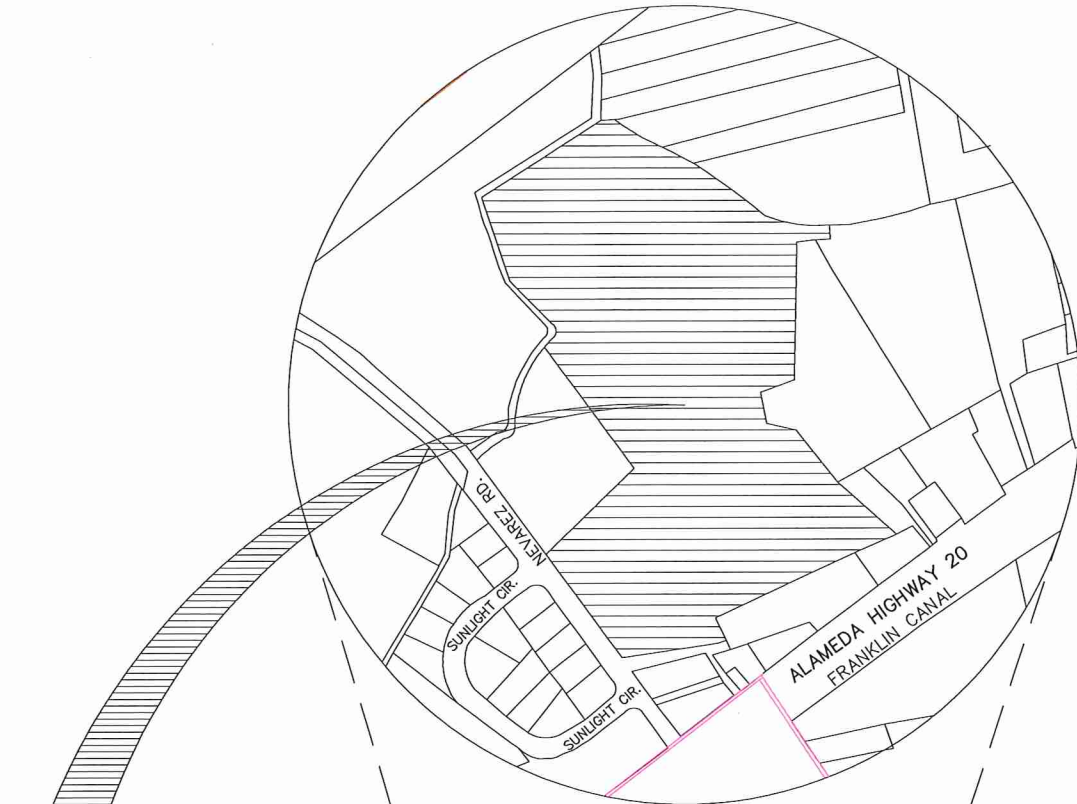
The statement will be provided once the research has been carried out.

STAFF RECOMMENDATION

The Planning and Zoning Department recommends APPROVAL to provide a complete report and background of the properties to the Commission.



PROJECT SITE;
140 Nevarez Rd.
Tract 6-A, Block 7,
Socorro Grant

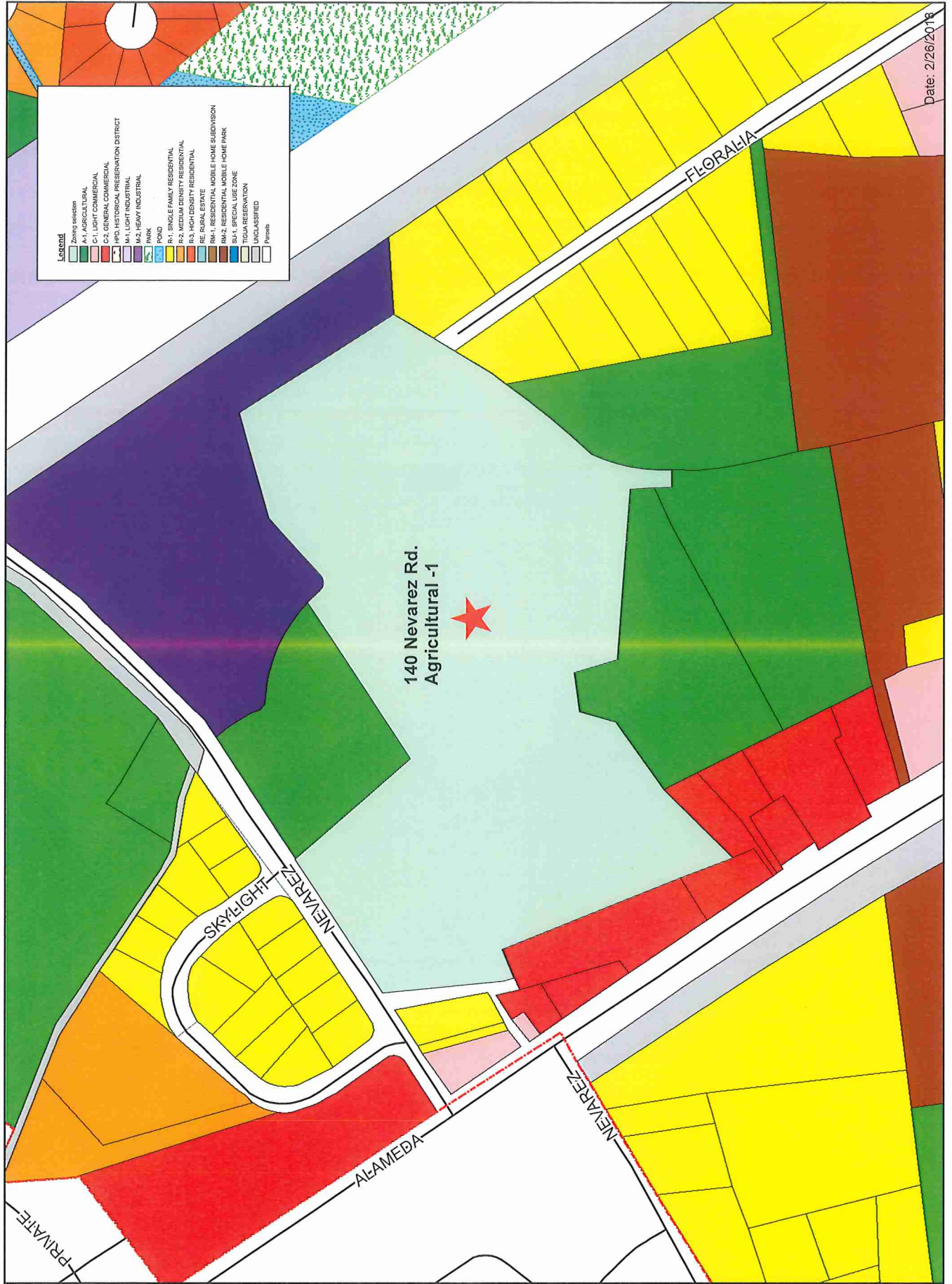


CITY OF SOCORRO

LOCATION MAP

Scale: AS SHOWN

140 Nevarez Rd.



LEGEND

Zoning selection

[Green]	A-1, AGRICULTURAL
[Light Green]	C-1, LIGHT COMMERCIAL
[Red]	C-2, GENERAL COMMERCIAL
[Light Blue]	HPD, HISTORICAL PRESERVATION DISTRICT
[Purple]	M-1, LIGHT INDUSTRIAL
[Dark Purple]	M-2, HEAVY INDUSTRIAL
[Blue]	PARK
[Light Blue]	POND
[Yellow]	R-1, SINGLE FAMILY RESIDENTIAL
[Light Green]	R-2, MEDIUM DENSITY RESIDENTIAL
[Green]	R-3, HIGH DENSITY RESIDENTIAL
[Light Green]	R-4, MEDIUM DENSITY RESIDENTIAL
[Light Green]	R-5, SINGLE-FAMILY RESIDENTIAL
[Light Green]	R-6, SINGLE-FAMILY RESIDENTIAL
[Light Green]	R-7, RESIDENTIAL MOBILE HOME SUBDIVISION
[Light Green]	RM-1, RESIDENTIAL MOBILE HOME SUBDIVISION
[Light Green]	RM-2, RESIDENTIAL MOBILE HOME SUBDIVISION
[Light Green]	SA-1, SPECIAL USE ZONE
[Light Green]	TOWNSHIP RESERVATION
[Light Green]	UNCLASSIFIED

Proposed

Date: 2/26/2018





**PLANNING AND ZONING DEPARTMENT
REQUEST TO AMEND ZONING MAP AND/OR
CITY OF SOCORRO MASTER PLAN**

1. Name: Tropicana Building II, LLC
 Address: 300 E. Main Dr. Suite 740, El Paso, TX 79901 Phone: 915-755-9113
 Representative: Moreno Cardenas Inc.
 Address: 2505 E. Missouri Ave, El Paso, TX 79903 Phone: 915-532-2091
 Email Address: mmedina@morenocardenas.com

2. Property Location: 140 Nevarez Rd.
 Legal Description: 7 Socorro TR 6-A

If legal description is not available, a metes and bounds description will be required.

<u>15.75 AC</u> Area (Sq. ft. or Acreage)	<u>A-1</u> Current Zoning	<u>Agriculture</u> Current Land Use
<u>R-2</u> Proposed Zoning	<u>Medium Density Residential</u> Proposed Land Use	

3. All owners of record must sign document.

R.A. Ag. Pres.

Note: Each item on this form must be completed and all supporting documentation must be submitted before this request can be scheduled for a public hearing.

Maria Medina
Representative/Owner

2-23-2018
Date

ALL FEES ARE NON-REFUNDABLE

Elia Garcia
Mayor

Rene Rodriguez
At Large

Cesar Nevarez
District 1



Item #7
Ralph Duran
District 2

Victor Perez
District 3 / Mayor Pro Tem

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

DATE: March 6, 2018
TO: PLANNING AND ZONING COMMISSION
FROM: Adam Ochoa, Planning & Zoning Director
CC: Adriana Rodarte, City Manager

SUBJECT

Public hearing request for the proposed amendment to the City of Socorro Master Plan, and the proposed rezoning of Tracts 11 & 11-A, Block 6, Socorro Grant, from A-1 (Agricultural) to R-2 (Medium Density Residential).

SUMMARY

The subject property pertaining to this request is located on the west side of N. Nevarez Road, directly south of the Middle Drain Canal and the Union Pacific Railroad. The subject property has an estimated area of 14.974 ± acres, is owned by Tropicana Building II, LLC, 300 E. Main Drive, Suite 740, El Paso, TX. 79901, and is being represented by Moreno Cardenas, Inc., 2505 E. Missouri Avenue, El Paso, TX. 79903.

BACKGROUND

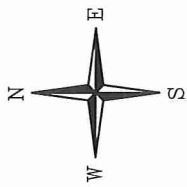
A complete background will be presented before the Commission once we receive the authorization to proceed with the Public Hearing.

STATEMENT OF THE ISSUE

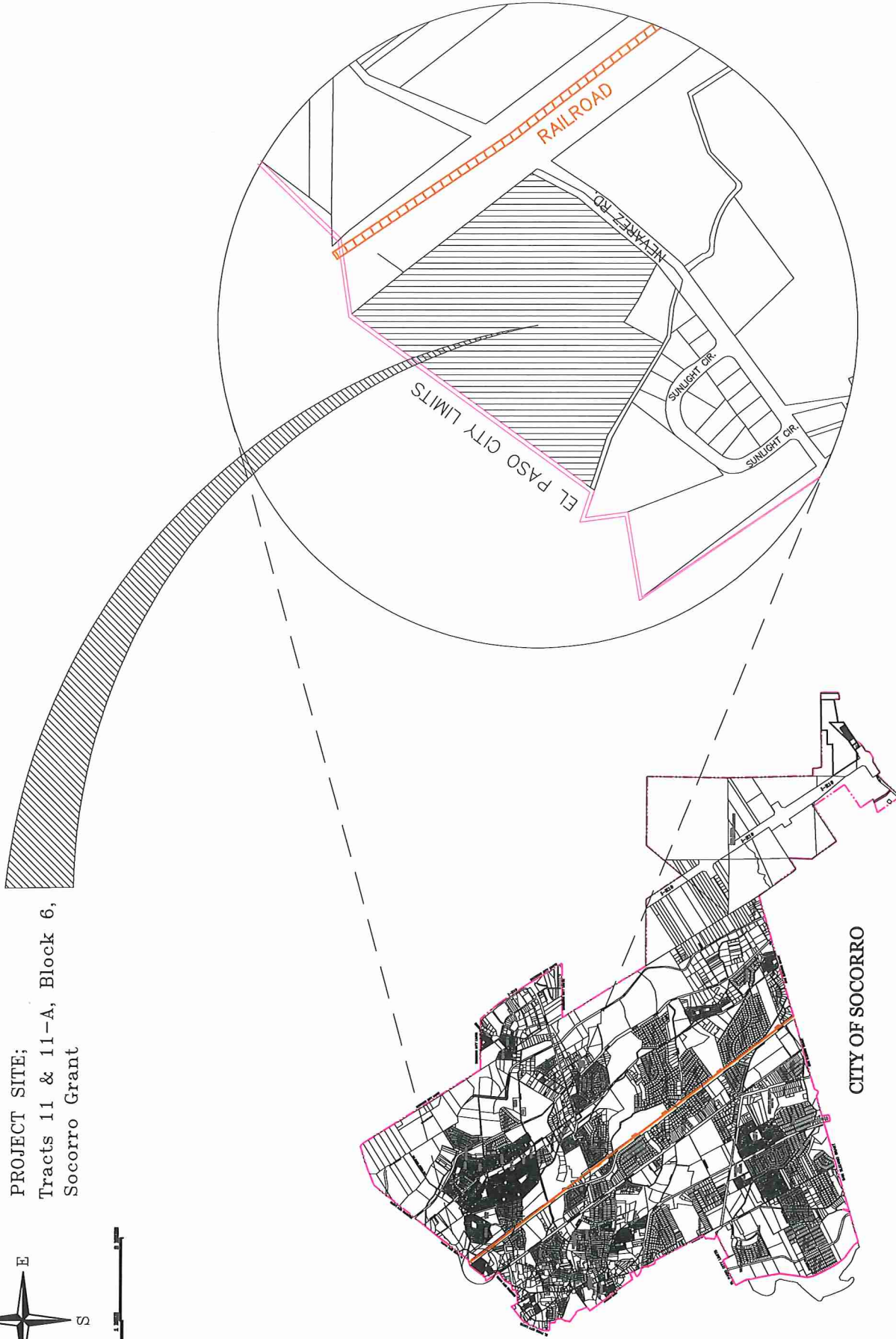
The statement will be provided once the research has been carried out.

STAFF RECOMMENDATION

The Planning and Zoning Department recommends APPROVAL to provide a complete report and background of the properties to the Commission.

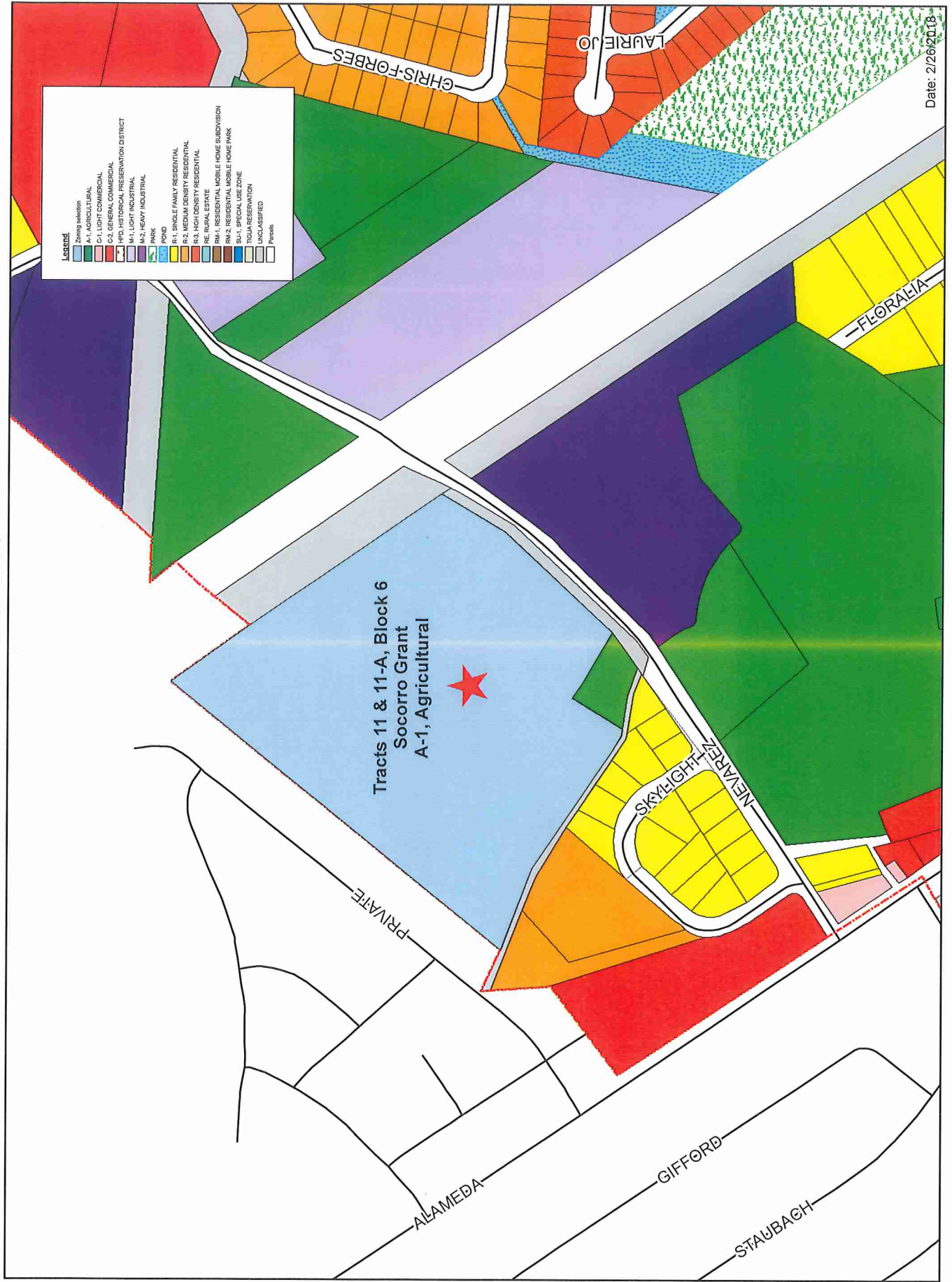


PROJECT SITE;
Tracts 11 & 11-A, Block 6,
Socorro Grant



LOCATION MAP

Scale: AS SHOWN



Legend

[Symbol]	Zoning selection
[Symbol]	A-1, AGRICULTURAL
[Symbol]	C-1, LIGHT COMMERCIAL
[Symbol]	C-2, GENERAL COMMERCIAL
[Symbol]	HPD, HISTORICAL PRESERVATION DISTRICT
[Symbol]	I-1, LIGHT INDUSTRIAL
[Symbol]	I-2, HEAVY INDUSTRIAL
[Symbol]	IND, INDUSTRIAL
[Symbol]	POD, PLANNED OFFICE DEVELOPMENT
[Symbol]	R-1, SINGLE FAMILY RESIDENTIAL
[Symbol]	R-2, MEDIUM DENSITY RESIDENTIAL
[Symbol]	R-3, HIGH DENSITY RESIDENTIAL
[Symbol]	RE, RURAL ESTATE
[Symbol]	RM-1, RESIDENTIAL MOBILE HOME SUBDIVISION
[Symbol]	RM-2, RESIDENTIAL MOBILE HOME PARK
[Symbol]	SU-1, SPECIAL USE ZONE
[Symbol]	TIGLA, RESERVATION
[Symbol]	UNCLASSIFIED
[Symbol]	Parcels

Date: 2/26/2018





PLANNING AND ZONING DEPARTMENT
REQUEST TO AMEND ZONING MAP AND/OR
CITY OF SOCORRO MASTER PLAN

1. Name: Tropicana Building II, LLC.
Address: 300 E. Main Dr. Suite 740, El Paso, TX 79901 Phone: 915-755-9113
Representative: Moreno Cardenas Inc.
Address: 2505 E. Missouri Ave., El Paso, TX 79903 Phone: 915-532-2091
Email Address: mmedina@morenocardenas.com

2. Property Location: N/A
Legal Description: 6 Socorro TR 11 & TR 11-A

If legal description is not available, a metes and bounds description will be required.

<u>14.974 AC</u> Area (Sq. ft. or Acreage)	<u>A-1</u> Current Zoning	<u>Agriculture</u> Current Land Use
<u>R-2</u> Proposed Zoning		<u>Medium Density Residential</u> Proposed Land Use

3. All owners of record must sign document.

R.A. B. IV, Pres.

Note: Each item on this form must be completed and all supporting documentation must be submitted before this request can be scheduled for a public hearing.

Muu Muu Representative/Owner 2.23.2018 Date

ALL FEES ARE NON-REFUNDABLE

Elia Garcia
Mayor

Rene Rodriguez
At Large

Cesar Nevarez
District 1



Item #8
Ralph Duran
District 2

Victor Perez
District 3 / Mayor Pro Tem

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

DATE: March 6, 2018
TO: PLANNING AND ZONING COMMISSION
FROM: Adam Ochoa, Planning & Zoning Director
CC: Adriana Rodarte, City Manager

SUBJECT

Public hearing request for the proposed amendment to the City of Socorro Master Plan, and the proposed rezoning of Tract 26, Block 8, Socorro Grant, 125 N. Rio Vista Road, from C-1 (Light Commercial) to C-2 (General Commercial).

SUMMARY

The subject property pertaining to this request is located on the west side of N. Rio Vista Road, directly south of the Wadlington Lateral Canal and across the street from the Walmart Neighborhood Market. The subject property has an estimated area of 1.590 ± acres, is owned by Robert G. Tipton, P.O. Box 758, Fabens, TX. 79838, and is being represented by Elsa Taracena, 19 Garnet Crest Way, El Paso, TX. 79902.

BACKGROUND

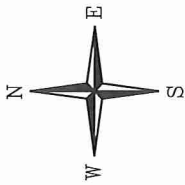
A complete background will be presented before the Commission once we receive the authorization to proceed with the Public Hearing.

STATEMENT OF THE ISSUE

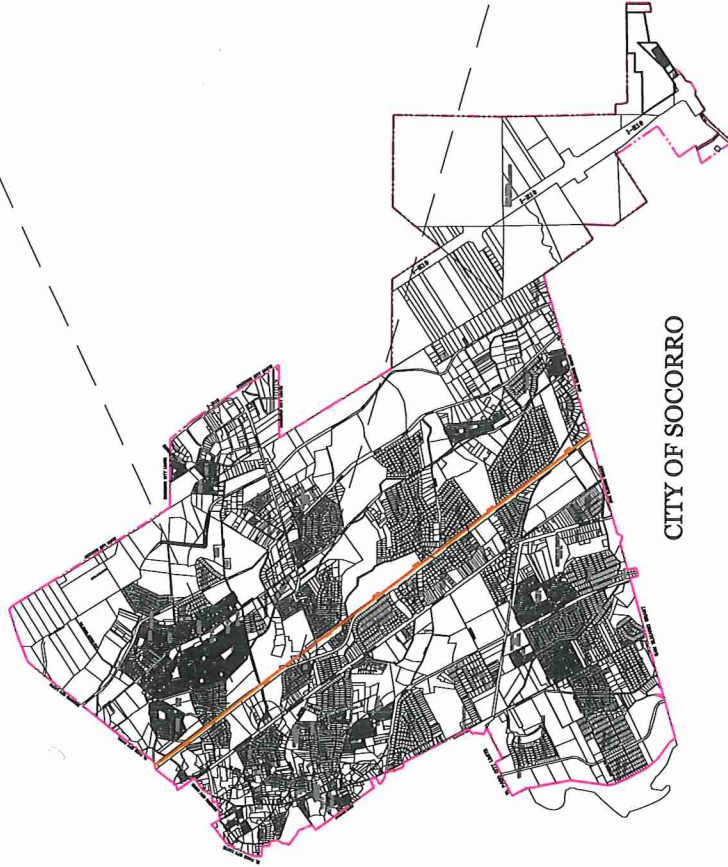
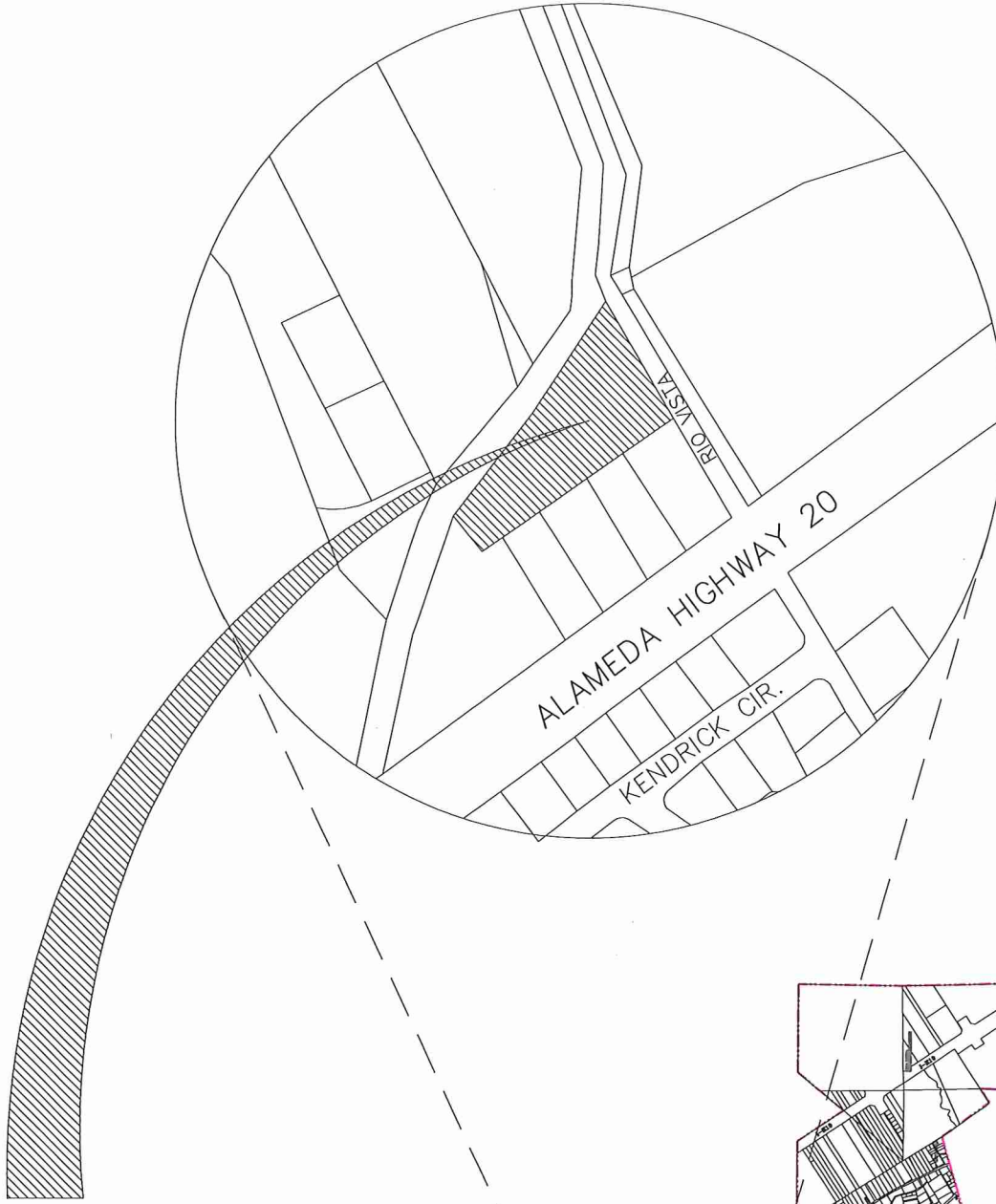
The statement will be provided once the research has been carried out.

STAFF RECOMMENDATION

The Planning and Zoning Department recommends APPROVAL to provide a complete report and background of the properties to the Commission.



PROJECT SITE;
125 Rio Vista Rd.
Tract 26, Block 8,
Socorro Grant

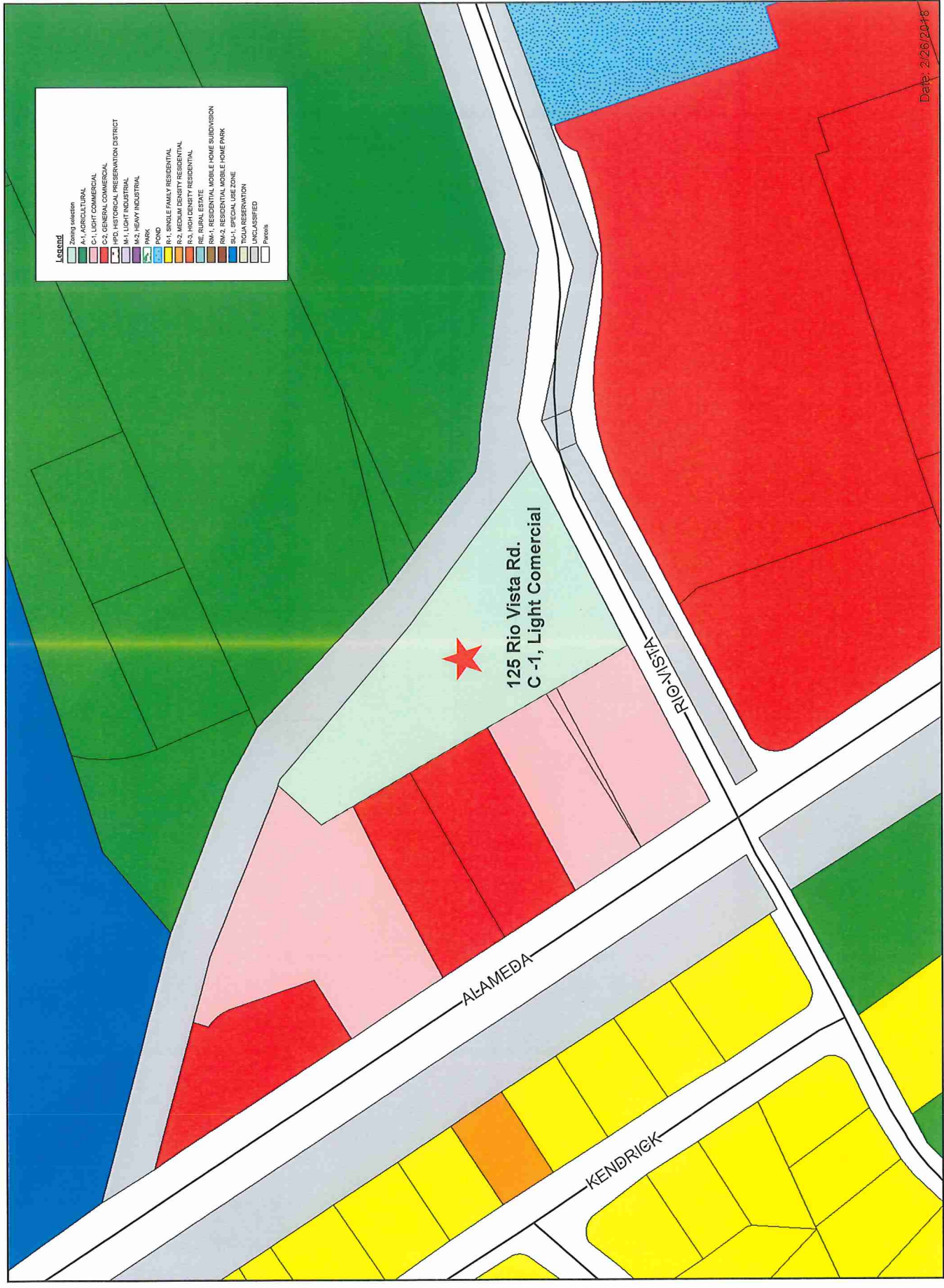


CITY OF SOCORRO

LOCATION MAP

Scale: AS SHOWN

125 Rio Vista Rd.



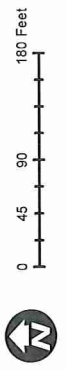
Legend

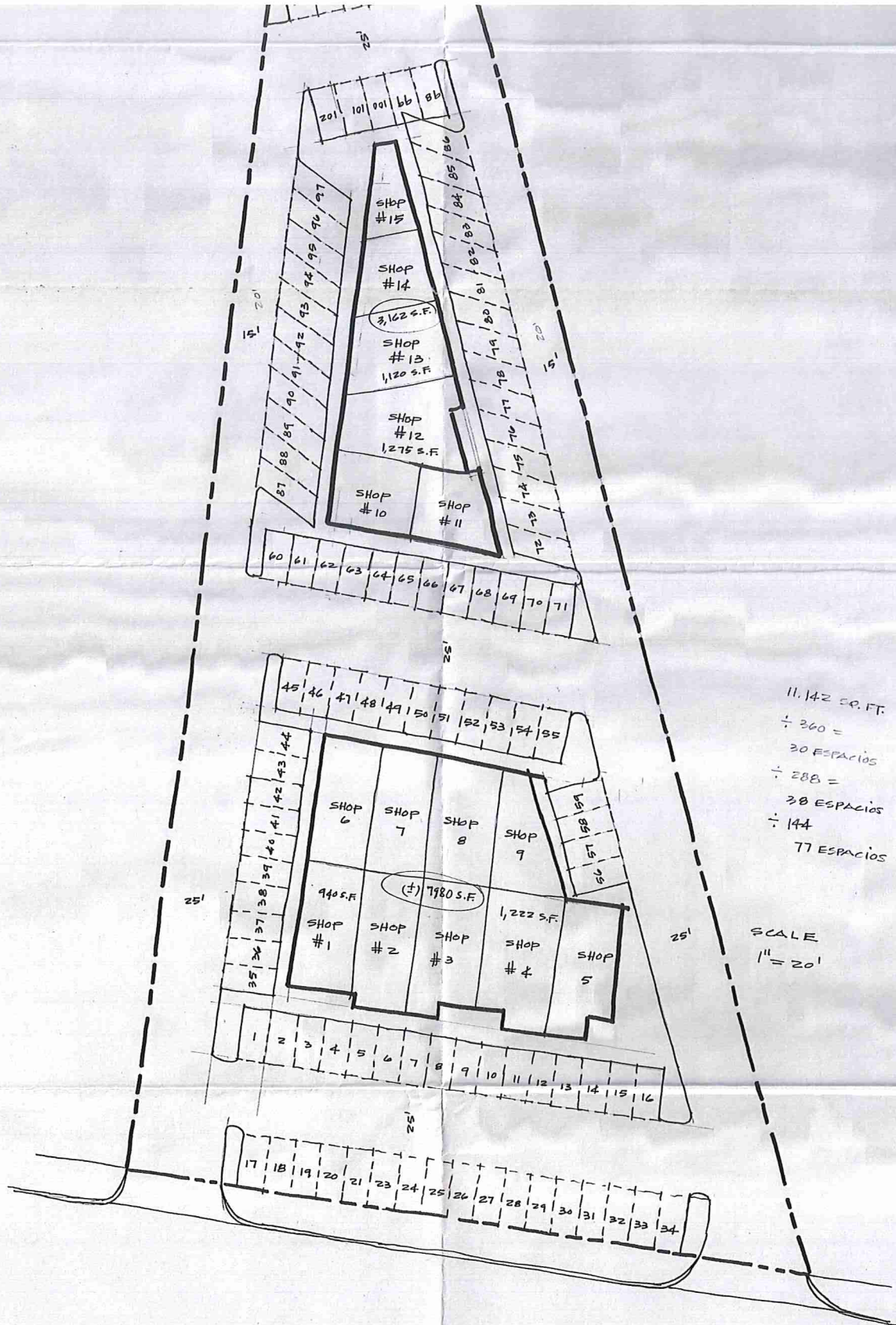
Zoning selection

- A-1, AGRICULTURAL
- C-1, LIGHT COMMERCIAL
- C-2, GENERAL COMMERCIAL
- HPD, HISTORICAL PRESERVATION DISTRICT
- M-1, LIGHT INDUSTRIAL
- M-2, HEAVY INDUSTRIAL
- PARK
- POND
- R-1, SINGLE FAMILY RESIDENTIAL
- R-2, MEDIUM DENSITY RESIDENTIAL
- R-3, HIGH DENSITY RESIDENTIAL
- R-4, MULTIFAMILY RESIDENTIAL
- RM, RESIDENTIAL MOBILE HOME SUBDIVISION
- RS, RESIDENTIAL SINGLE-FAMILY
- SA, SPECIAL USE ZONE
- TGUA, RESERVATION
- UNCLASSIFIED

Parcels

Date: 2/26/2018





11,142 SQ. FT.
 ÷ 360 =
 30 ESPACIOS
 ÷ 288 =
 38 ESPACIOS
 ÷ 144
 77 ESPACIOS

SCALE
 1" = 20'



PLANNING AND ZONING DEPARTMENT

Request for Rezoning

1. Name: ROBERT TIPTON
 Address: 125 N. RIOVISTA Phone: ()
 Representative: EISA TARACENA
 Address: 19 Garnet Crest Way Phone: (915) 227-9506
2. Property Location: 125 N RIO VISTA
 Legal Description: 8 SOCORRO LOT 26

If legal description is not available, a metes and bounds description will be required.

<u>1.5900 ACRES</u> Area (Sq. ft. or Acreage)	<u>C-1</u> Current Zoning	<u>RESIDENTIAL</u> Current Land Use
<u>C-2</u> Proposed Zoning		<u>COMMERCIAL</u> Proposed Land Use

3. All owners of record must sign document.

R. Tipton
E. Taracena

E. Taracena

Each item on this form must be completed and all exhibits must be submitted before this request can be scheduled for a public hearing.

Rezoning per parcel/tract: Less than one acre - \$650.00
 1 to 10 acres - \$750.00
 10.1 to 30 acres- \$950.00
 30.1 to 50 acres- \$1,150.00
 50.1 to 75 acres- \$1,400.00
 75.1 or more - \$1,650.00

ALL FEES ARE NONREFUNDABLE

Item #9

Elia Garcia
Mayor

Rene Rodriguez
At Large

Cesar Nevarez
District 1



Ralph Duran
District 2

Victor Perez
District 3/Mayor Pro Tem

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

DATE: March 6, 2018
TO: PLANNING AND ZONING COMMISSION
FROM: Adam Ochoa, Planning & Zoning Director
CC: Adriana Rodarte, City Manager

SUBJECT

Consider and take action on amending section 46-260(2) of the Code of Ordinances of the City of Socorro, Texas to clarify multifamily dwelling uses and densities in the R-2 (Medium Density Residential) zoning district.

SUMMARY

The R-2 zoning district is the only zoning district in the City of Socorro that permits the development of multifamily dwellings. An amendment is needed to clarify the types of multifamily dwellings that are permitted in the R-2 zoning district as well as the number of dwelling units permitted on a multifamily lot.

BACKGROUND

Currently the R-2 zoning district permits multifamily dwellings at a maximum of 15 dwelling units per acre, but section 46-260(2) of the Code of Ordinances limits a maximum of four dwellings per lot (please see attached). This greatly restricts the ability to develop a multifamily apartment complex in the City of Socorro. This requirement also contradicts section 46-259 of the Code of Ordinances, which states the purpose of the R-2 zoning district (please see attached).

STATEMENT OF THE ISSUE

Section 46-259 of the Code of Ordinances states that the purpose of the R-2 zoning district is to provide a mixture of single-family and multifamily dwellings... "in order to create a more urban appearance." Restricting a maximum of four dwellings per lot does not create a more urban appearance in the City of Socorro and is contradictory to the purpose of the R-2 zoning district.

STAFF RECOMMENDATION

The Planning and Zoning Department recommends APPROVAL for the proposed amendment to clarify multifamily dwellings in the R-2 zoning district.

Existing Zoning Code Requirements

DIVISION 4. - R-2 - MEDIUM DENSITY RESIDENTIAL DISTRICT

Sec. 46-259. - Purpose.

The purpose of this zone is to provide a mixture of single-family and multifamily dwellings to a maximum density of 15 dwelling units per acre, in order to create a more urban appearance.

Sec. 46-260. - Permitted uses.

- (2) Multifamily dwellings, including duplexes, townhouses, row houses, and other single-family dwellings with a maximum of four attached or detached dwelling units per lot.

Elia Garcia
Mayor

Rene Rodriguez
At Large

Cesar Nevarez
District 1



Ralph Duran
District 2

Victor Perez
District 3/Mayor Pro Tem

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

ORDINANCE _____

AN ORDINANCE AMENDING SECTION 46-260(2) OF THE CODE OF ORDINANCES OF THE CITY OF SOCORRO, TEXAS TO CLARIFY PERMITTED MULTIFAMILY DWELLING USES IN THE R-2 ZONING DISTRICT.

WHEREAS, the City of Socorro has heretofore established requirements for multifamily development in the R-2 zoning district within the city limits; and

WHEREAS, currently the R-2 zoning district section of the Code of Ordinances of the City of Socorro, Texas contradicts itself pertaining to multifamily development;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SOCORRO:

(Deletions of current text are noted in red strike through font and additions are noted in blue underline font)

Section 1. That Chapter 46 (Zoning), Article IV (District Regulations), Division 4 (R-2 – Medium Density Residential), Section 46.260 (Permitted uses) be revised as follows:

Section 46-260. – Permitted uses.

- (2) Multifamily dwellings, including apartments, duplexes, triplexes, quadplexes, townhouses, row houses, and other single-family dwellings with a maximum density of 15 dwelling units per acre. ~~of four attached or detached dwelling units per lot.~~

Section 2. Except as expressly herein amended, Chapter 46 (Zoning), of the Code of Ordinances of the City of Socorro, Texas, shall remain in full force and effect.

READ, APPROVED AND ADOPTED this _____ day of _____ 2018.

CITY OF SOCORRO, TEXAS

Elia Garcia, Mayor

ATTEST:

Olivia Navarro, City Clerk

APPROVED AS TO FORM:

James A. Martinez
Socorro City Attorney

Introduction and First Reading:
Second Reading and Adoption:

APPROVED AS TO CONTENT:

Adriana Rodarte, City Manager

Elia Garcia
Mayor

Rene Rodriguez
At Large

Cesar Nevarez
District 1



Ralph Duran
District 2

Victor Perez
District 3/Mayor Pro Tem

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

DATE: March 6, 2018
TO: PLANNING AND ZONING COMMISSION
FROM: Adam Ochoa, Planning & Zoning Director
CC: Adriana Rodarte, City Manager

SUBJECT

Consider and take action on the proposed Conditional Use Permit to allow a home daycare on Lot 1, Block 4, Valle del Sol, 10513 Valle del Mar Drive.

SUMMARY

The subject property is located on the southwest corner of Valle del Mar Drive and Valle Fertil Drive. The property has an estimated area of 5227 square feet (0.12 acres), is owned by Maria de Jesus Zarate, 5777 Alameda Avenue, Apt. 3, El Paso, TX. 79905 and is being represented by Cynthia Maria Zarate, 10513 Valle del Mar Drive, Socorro, TX. 79927.

BACKGROUND

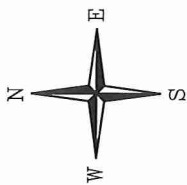
The subject property currently consists of a single family dwelling that was constructed in 2002 and encompasses 1,327 sq. ft. The applicant currently has a conditional use permit for a home daycare at 10480 Valle del Mar Drive and is seeking to relocate the home daycare to this new location. A new conditional use permit is needed for the proposed new location. The Planning and Zoning Department has received no complaints from the adjacent neighbors for the applicant's current home daycare. The applicant has already received approval from the Child-Care Licensing Division of the Texas Department of Family and Protective Services. The applicant will have to follow all requirements for a home occupation within the City of Socorro. The subject property is completely surrounded by R-3 (High Density Residential) zoning.

STATEMENT OF THE ISSUE

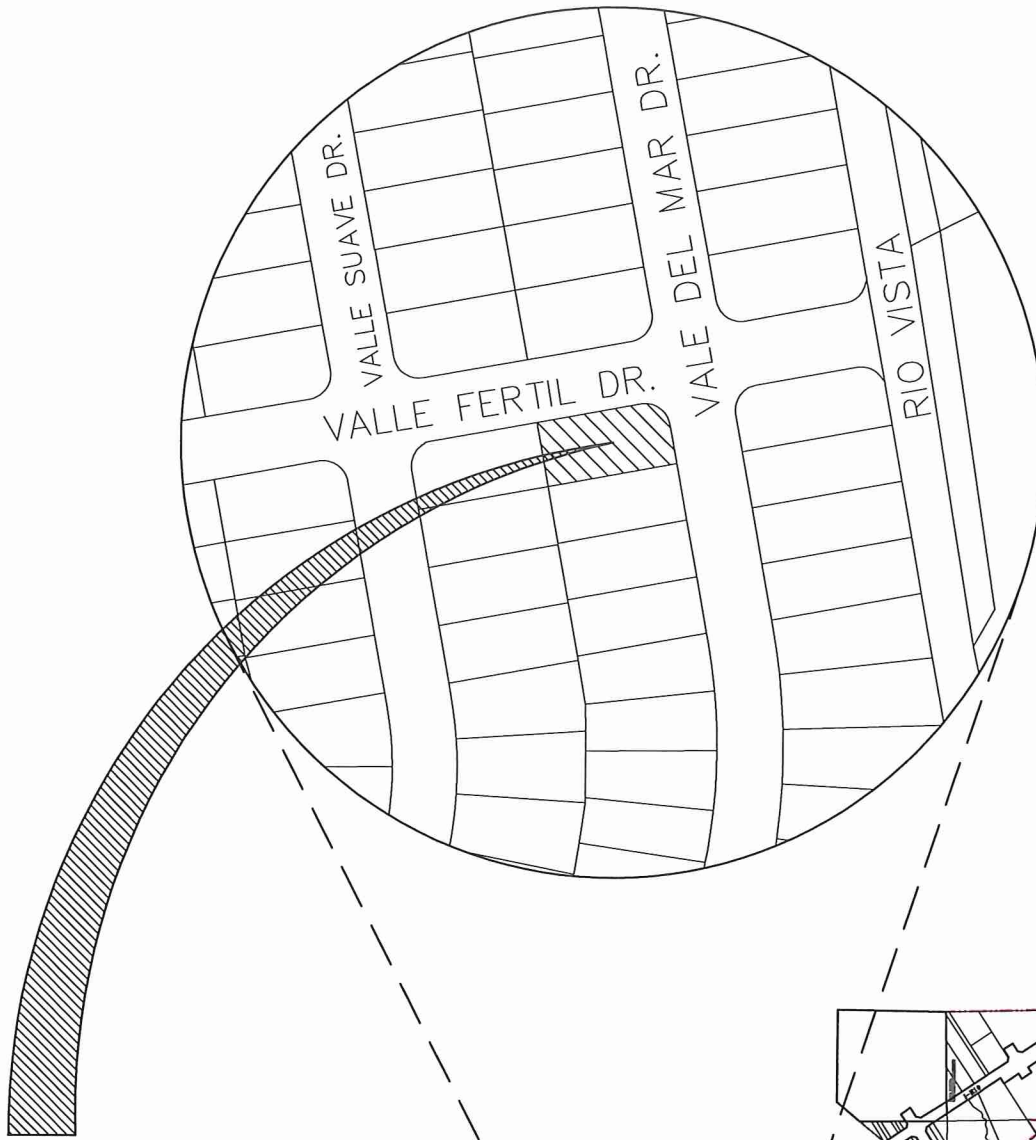
The applicant is seeking a conditional use permit to operate a home daycare out of the subject property.

STAFF RECOMMENDATION

The Planning and Zoning Department recommends APPROVAL to allow the applicant to relocate the home daycare to this new location.



PROJECT SITE;
10513 Valle Del Mar Dr.
Lot 26, Blk.4
Valle Del Sol # 1



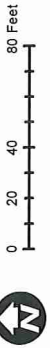
CITY OF SOCORRO



LOCATION MAP

Scale: AS SHOWN

10513 Valle Del Mar Dr.





CONDITIONAL USE PERMIT REQUEST

1. Name: Maria de Jesus Zárate Date: 01-Febrero-2018

Address: #5777 Alameda Ave. Apt #3 79905 Phone: 915-315-3944

of Representative: Cynthia Maria Zárate

Address: #10513 Valle del Mar Phone: 219-2087

2. Property Location: #10513 Valle del Mar

Legal Description: 4 Valle del Sol #1 Lot 26 (5227.16 SQ FT)

If legal description is not available, a metes and bounds description will be required.

.12 acres
Area (Sq. ft. or Acreage)

R-3
Current Zoning

Residential
Current Land Use

R-3 with C.U.P
Proposed Zoning

Home Child Daycare
Proposed Land Use

3. All owners of record must sign document.

maria zárate

EACH ITEM ON THIS FORM MUST BE COMPLETED AND ALL EXHIBITS MUST BE SUBMITTED BEFORE THIS REQUEST CAN BE SCHEDULED FOR A PUBLIC HEARING

[Signature]
Planning Department

maria zárate / Cynthia Zárate
Owner or Representative

2/1/2018
Date

01-Febrero-2018
Date

Elia Garcia
Mayor

Rene Rodriguez
At Large

Cesar Nevarez
District 1



Ralph Duran
District 2

Victor Perez
District 3/Mayor Pro-Tem

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

DATE: March 6, 2018
TO: PLANNING AND ZONING COMMISSION
FROM: Adam Ochoa, Planning & Zoning Director
CC: Adriana Rodarte, City Manager

SUBJECT

Consider and take action on the proposed amendment to the City of Socorro Master Plan, and the proposed rezoning of Tract 10-I, Block 3, Socorro Grant, 10974 E. Burt Road, from R-1 (Single Family Residential) to R-2 (Medium Density Residential) for the purpose of developing a multi-family development on the subject property.

SUMMARY

The subject property is located on the south side of E. Burt Road, 1,365 ± feet east of its intersection with Horizon Boulevard. The property has an estimated area of 149,846 sf. (3.44 acres) and is owned by Fernando Santana, 12084 Sterling Mary Way, El Paso, TX. 79936.

BACKGROUND

The subject property is currently zoned R-1 (Single Family Residential) and is currently vacant/undeveloped. The applicant is seeking a rezoning of the property to R-2 (Medium Density Residential) to allow for a multi-family development on the subject property. The R-2 zoning district allows for a maximum of 15 dwelling units per acre.

According to the City of Socorro Comprehensive Master Plan Future Land Map, the projected land use for the subject property is agricultural land. The subject property is adjacent to R-1 (Single Family Residential) and R-2 (Medium Density Residential) zoned properties to the north, A-1 (Agricultural) and R-2 (Medium Density Residential) zoned properties to the east, and R-1 (Single Family Residential) zoned properties to the south and west. According to the Flood Insurance Rate Maps, the referenced property lies within an area determined to be outside of the 500-year flood plain, more particularly described as Zone X.

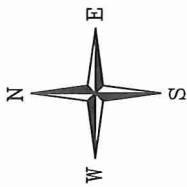
On February 6, 2018 the Planning and Zoning Commission voted to table this proposed rezoning case in order to allow the applicant time to create a preliminary/potential layout of the subject property with a multi-family development following the existing R-2 zoning district requirements.

STATEMENT OF THE ISSUE

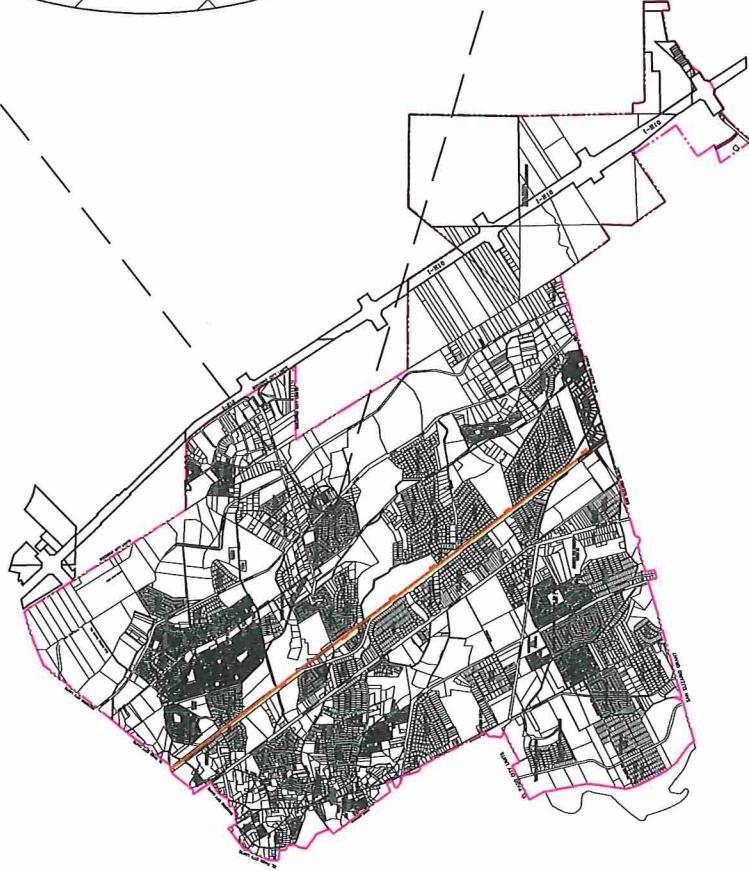
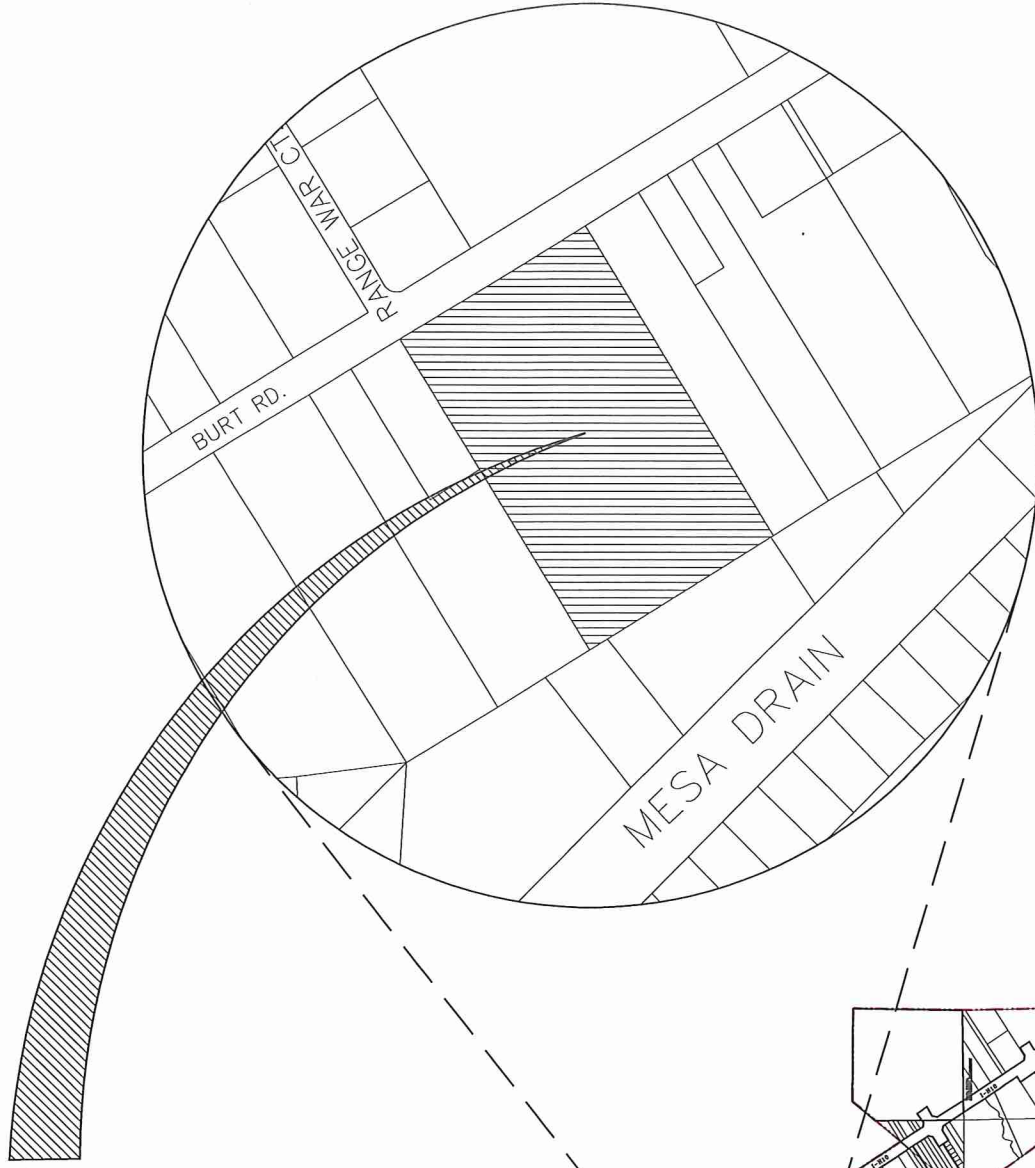
The applicant is seeking the proposed zone change to R-2 (Medium Density Residential) for the purpose of developing a multi-family development on the subject property.

STAFF RECOMMENDATION

The Planning and Zoning Department recommends APPROVAL to allow for the development of the subject property for a multi-family development.



PROJECT SITE;
10974 E. Burt Road
Tract 10-I, Block 3
Socorro Grant



CITY OF SOCORRO



LOCATION MAP

Scale: AS SHOWN



RECEIVED DEC 28 2017

PLANNING AND ZONING DEPARTMENT
REQUEST TO AMEND ZONING MAP AND/OR
CITY OF SOCORRO MASTER PLAN

1. Name: FERNANDO SANTANA
Address: 12087 STERLING MARY Phone: 9204744
Representative: FERNANDO SANTANA
Address: 12087 STERLING MARY Phone: 9204744
Email Address: _____

2. Property Location: 10974 BURT
Legal Description: Block 3 Socorro TRACT 10 I

If legal description is not available, a metes and bounds description will be required.

<u>3.4</u>	<u>R-1</u>	<u>VACANT</u>
Area (Sq. ft. or Acreage)	Current Zoning	Current Land Use
<u>R.2</u>		<u>DUPLEX QUADRUPLX</u>
Proposed Zoning		Proposed Land Use

3. All owners of record must sign document.

[Signature]

Note: Each item on this form must be completed and all supporting documentation must be submitted before this request can be scheduled for a public hearing.

[Signature] _____
Representative/Owner
12/28/17
Date

ALL FEES ARE NON-REFUNDABLE

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