

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, January 9, 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.

REGULAR MEETING AGENDA - SOCORRO PLANNING & ZONING COMMISSION
January 9, 2018 at 6:30 PM

5. Consider and Take Action:

On the election of Officers.

6. Consider and Take Action:

On the approval of meeting minutes for the December 5, 2017 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).

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 Tract 6, Block 27, Socorro Grant, 11627 Socorro Road, from A-1 (Agricultural) to C-2 (General Commercial) to allow the continued use of a church on the subject property along with a new adult daycare business.

REGULAR MEETING AGENDA - SOCORRO PLANNING & ZONING COMMISSION
January 9, 2018 at 6:30 PM

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 Lot 8, Block 7, Hacienda Del Valle #2, 320 Valle Palos Verdes, from R-1 (Single Family Residential) to R-2 (Medium Density Residential) for the purpose of adding a second home to the property.

9. 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 10-1, 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 duplex or quadplex on the subject property.

10. Public hearing on the amendment to the City of Socorro Master Plan and the correction of the zoning designation of Lots 2A & 2B, Block 2, La Jolla Subdivision, Replat A, 10507 & 10509 Santa Paula Dr., to C-1 (Light Commercial).

11. Consider and Take Action:

On the public hearing on the amendment to the City of Socorro Master Plan and the correction of the zoning designation of Lots 2A & 2B, Block 2, La Jolla Subdivision, Replat A, 10507 & 10509 Santa Paula Dr., to C-1 (Light Commercial).

12. Public hearing on the amendment to the City of Socorro Master Plan, and the proposed rezoning of Tracts 4-C-4 and 4-C-7, Block 3, Socorro Grant, 833 Horizon Boulevard, from C-2 (General Commercial) and R-1 (Single Family Residential) to M-2 (Heavy Industrial).

13. Consider and Take Action:

On the public hearing on the amendment to the City of Socorro Master Plan, and the proposed rezoning of Tracts 4-C-4 and 4-C-7, Block 3, Socorro Grant, 833 Horizon Boulevard, from C-2 (General Commercial) and R-1 (Single Family Residential) to M-2 (Heavy Industrial).

REGULAR MEETING AGENDA - SOCORRO PLANNING & ZONING COMMISSION
January 9, 2018 at 6:30 PM

14. Public hearing on the amendment to the City of Socorro Master Plan, and the proposed rezoning of Lot 7, Block 1, Bejar Estates Subdivision, 11830 Alameda Avenue, from C-2 (General Commercial) to M-1 (Light Industrial).

15. Consider and Take Action:

On the public hearing on the amendment to the City of Socorro Master Plan, and the proposed rezoning of Lot 7, Block 1, Bejar Estates Subdivision, 11830 Alameda Avenue, from C-2 (General Commercial) to M-1 (Light Industrial).

16. Public hearing on the proposed Conditional Use Permit for an automotive body shop on Tract 4C1A, Block 3, Socorro Grant, 896 Horizon Boulevard.

17. Consider and Take Action:

On the public hearing on the proposed Conditional Use Permit for an automotive body shop on Tract 4C1A, Block 3, Socorro Grant, 896 Horizon Boulevard.

18. Consider and Take Action:

On the replat approval for the Poole Subdivision Replat D, being all of Lot 23, Block 4, Poole Subdivision, 10966 Oden Drive.

19. Consider and Take Action:

On the final plat approval for Eastlake Valley Subdivision, being a portion of Tract 8 and 15, Block 4, Socorro Grant.

20. Planning and Zoning Commissioners Report:

19. Planning and Zoning Department Report:

REGULAR MEETING AGENDA - SOCORRO PLANNING & ZONING COMMISSION
January 9, 2018 at 6:30 PM

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

20. 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 5th, day of January 2018.



Sergio Morales, Planning and Zoning Commission Secretary

DATE & TIME POSTED: 1-5-2018 4:27 p.m. /BY: 

CITY OF SOCORRO PLANNING AND ZONING COMMISSION

Regular Meeting Minutes

December 5, 2017

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

Items for discussion and action:**1. Call to order.**

Chairperson Mr. Ernest Gomez called the meeting to order at 6:32 p.m.

2. Establish quorum.

Quorum was established with 6 members present.

3. Excuse absent commission members.

A motion to delete absent commission members was made by Mr. Jose Landeros, seconded by Mr. Tommy Faulkner. Motion was carried with all commissioners present in favor.

4. Open Forum.

No One Signed up to speak at this time.

5. Consider and take action on the election of Officers.

A motion was made by Mr. Tommy Faulkner to elect Mr. Ernest Gomez as temporary head chair, seconded by Mr. Daniel Hernandez. Motion was carried with all commissioners present in favor. A motion was made by Mr. Jose Landeros to elect Ms. Catherine Kearney 1st vice chair, seconded by Mr. Faulkner. Motion carried with all commissioners present in favor.

6. Consider and take action on the approval of meeting minutes for the October 17, 2017 Planning and Zoning Commission meeting.

A motion was made by Ms. Catherine Kearney to approve, seconded by Mr. Tommy Faulker. Motion was carried with all commissioners in favor.

7. Consider and take action on the public hearing request for the correction of the zoning designation of Lots 2A & 2B, Block 2, La Jolla Subdivision, Replat A, to C-1 (Light Commercial).

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

- 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 Tracts 4-C-4 and 4-C-7, Block 3, Socorro Grant, 833 Horizon Boulevard from C-2 (General Commercial) and R-1 (Single Family Residential) to M-2 (Heavy Industrial).**

A motion was made by Mr. Jose Landeros to approve, seconded by Mr. Ernest Gomez. Motion was carried with all commissioners in favor.

- 9. 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 7, Block 1, Bejar Estates Subdivision, 11830 Alameda Avenue from C-2 (General Commercial) to M-1 (Light Industrial).**

A motion was made by Mr. Tommy Faulkner to approve, seconded by Mr. Jose Landeros. Motion was carried with all commissioners in favor.

- 10. Consider and take action on the public hearing request for the proposed Conditional Use Permit for an automotive body shop on Tract 4C1A, Block 3, Socorro Grant, 896 Horizon Boulevard.**

A motion was made by Mr. Jose Landeros to approve, seconded by Ms. Catherine Kearney. Motion was carried with all commissioners in favor.

- 11. Consider and take action on the plat approval for Dairyland Subdivision, Replat U, being a replat of Lots 11, 15, & 16, Block 6, Dairyland Subdivision, El Paso County, Texas.**

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

- 12. Consider and take action on the approval of the 2018 Planning and Zoning Commission Meeting Calendar.**

A motion was made by Mr. Tommy Faulkner to approve with the condition to change the meetings for January to the 9th and 23rd, to change the meetings for July to the 10th and 24th, to change the meeting for November 20th to the 27th, and to change the meeting for December to the 11th, seconded by Mr. Daniel Hernandez. Motion was carried with all commissioners in favor.

13. Planning and Zoning Commissioners Report:

Mr. Tommy Faulkner asked about the body shop on 700 Horizon that has not followed the recommendations made by the commission, Ms. Adriana Rodarte responded we'll send the code enforcer tomorrow. Mr. Daniel Hernandez asked about the fence around the Chidos swap meet and Ms. Adriana Rodarte explained the ordinance has not been amended and approved by Council, once approved it will be enforced. Mr. Daniel Hernandez also asked about the systematic approach for the cleanup of Socorro, Ms. Adriana Rodarte explained the systematic approach is being tweaked starting January by beginning with all the schools going outward toward the city limits and the Lower Valley Water District is joining the city by providing thrash containers to promote the clean up efforts. Mr. Daniel Hernandez informed of a empty property located in front of 11517 Dindinger where the weeds are real tall and kids are using the property for smoking or whatever they want, Ms. Adriana Rodarte stated she will follow up on this. Mr. Jose Landeros asked if there is an annual business meeting that the commission holds to discuss general matters and to provide Council an update on the issues the P&Z commission has been handling. Ms. Adriana Rodarte stated that a report is given but only as far as how many meetings and cases have been heard but nothing as far as new issues or trends. Mr. John Birkelbach informed that the ordinance says the commission can bring forward any proposed suggestions and changes to start with a motion made to be put on the agenda to consider revisions on the following meeting. Mr. Jose Landeros asked if possibly the commission was open to have a meeting to bring up new issues to Council in the beginning of the year with the Directors' presence, Ms. Adriana Rodarte informed that possibly for January 23rd. Mr. Ernest Gomez said the cleaning crews hired by the

city did a great and fast job on the cleanup. Ms. Adriana Rodarte expressed that in order for the city to continue the cleanup process we will definitely need the community's involvement. Mr. Jose Landeros said that possibly we could reach out to community service centers to aid in this process. Ms. Adriana Rodarte explained that those volunteers could not go into private properties, only the city could, but we are looking into other options.

14. Planning and Zoning Department Report:

Mr. Adam Ochoa the new planning and zoning director said that if any of the commissioners have any questions or issues, don't hesitate to call or email him. He is working on the ordinances for the city to try and make them a little smoother and better equipped. Mr. Jose Landeros asked if it is required to come into the zoning commission to request the investigation before the public hearing, why ask for a public hearing request when you can just have the public hearing with the investigation and recommendations all together. Mr. Ernest Gomez explained that he believes it is better this way for transparency purposes and so no questions arise about favoritism because some passed and others didn't. Ms. Adriana Rodarte stated that possibly that as years go by the community, commission members, and council members, will be more at ease and remove these type of barriers because of what has happened in the past. Mr. Jose Landeros asked if possibly we could restructure the way public agendas are done to help expedite the process. Mr. Tommy Faulkner said he prefers the way it is done because at the public request we can ask for certain things that normally would not be included in the investigation. Mr. Jose Landeros said that possibly restructuring the items that we ask for any cases should be standardized to promote a uniform speedy process. Ms. Adriana Rodarte explained that the reasoning for this is to not hide anything and to afford the constituents the opportunity to know what is needed and expected in case the item does not get approved. Mr. John Birkelbach explained that one of the key items on the zoning changes, specially where it is a change to the master plan, the decision should be a very significant change in conditions before you change the master plan. If it is inconsistent with the master plan it comes to the board on a negative side from the beginning and they have to prove that they are entitled to some change because of what was done on the past and a lot of the changes were done automatic whether it was consistent or not with the neighborhood. Mr. Tommy Faulkner expressed that before we had the master plan we use now people had commercial lots inside residential communities and we need to review the master plan to not bypass the procedures set forth. Mr. John Birkelbach explained that the committee has the responsibility to make recommendations to the code, building codes, the zoning and master plan. The master plan should be reviewed in great detail every four or five years. Mr. Jose Landeros asked when was the last time the comprehensive master plan was updated. Ms. Adriana Rodarte stated it was approved in 2012 and it is time to revisit the master plan because of all the amendments being made.

15. Consider and take action on adjournment.

A motion was made by Mr. Tommy Faulkner to adjourn, seconded by Mr. Daniel Herandez. Motion was carried with 5 commissioners in favor and 1 nay. Meeting adjourned at 7.42 p.m.

Ernest Gomez, Chairperson

Sergio Morales, Secretary

Item #7

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: January 9, 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, Block 27, Socorro Grant, 11627 Socorro Road, from A-1 (Agricultural) to C-2 (General Commercial) to allow the continued use of a church on the subject property along with a new adult daycare business.

SUMMARY

The subject property is located on the east side of Socorro Road, 110 ± feet south of its intersection with Lisa Diane Road. The property has an estimated area of 115,870 sf. (2.66 acres) is owned by Francisco Lopez, 11627 Socorro Road, Socorro TX. 79927 and is represented by Monica Ramirez 15304 Horizon Blvd, El Paso, TX. 79928.

BACKGROUND

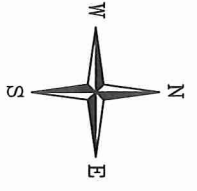
A complete background will be presented before the board once we receive the authorization to proceed with the Public Hearing.

STATEMENT OF THE ISSUE

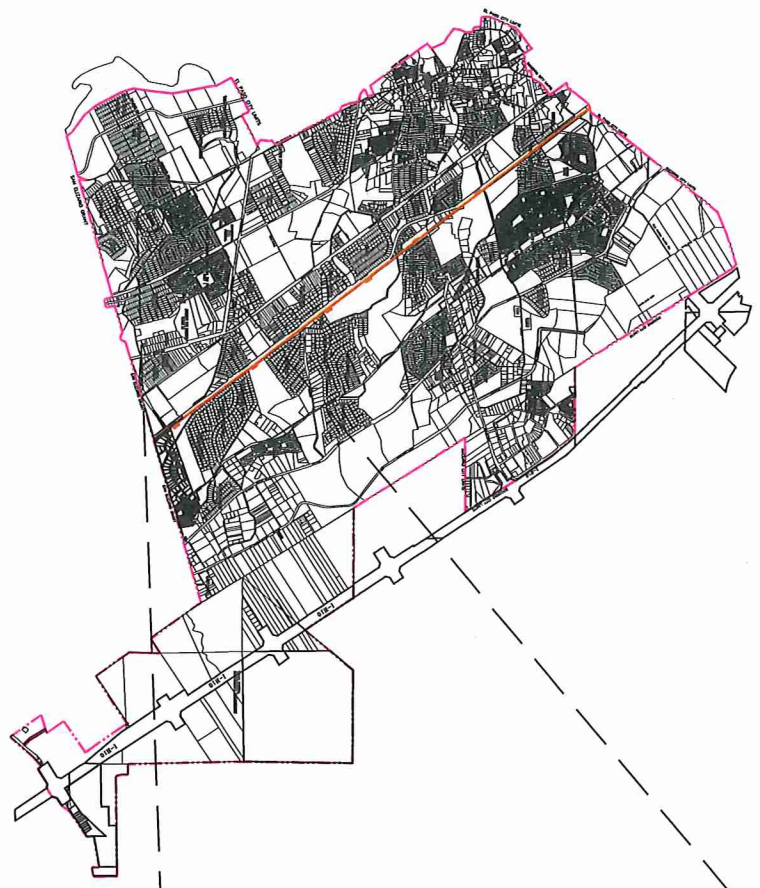
The statement will be provided once the research has been completed.

STAFF RECOMMENDATION

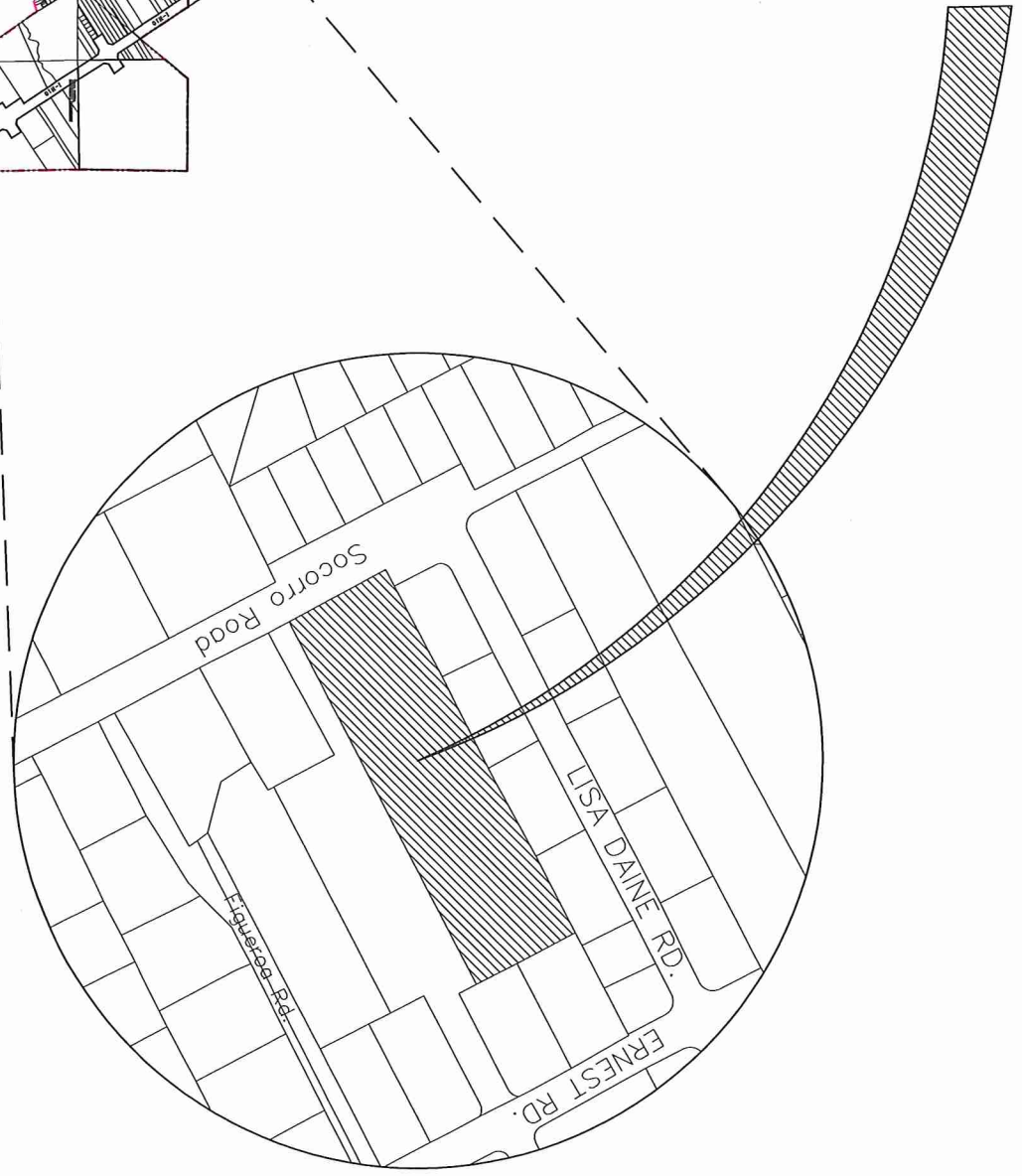
The Planning and Zoning Department recommends APPROVAL to provide a complete report and background of the property to the Commission.



PROJECT SITE:
11627 Socorro Rd.
Tract 6, Blk.27
Socorro Grant



CITY OF SOCORRO



LOCATION MAP

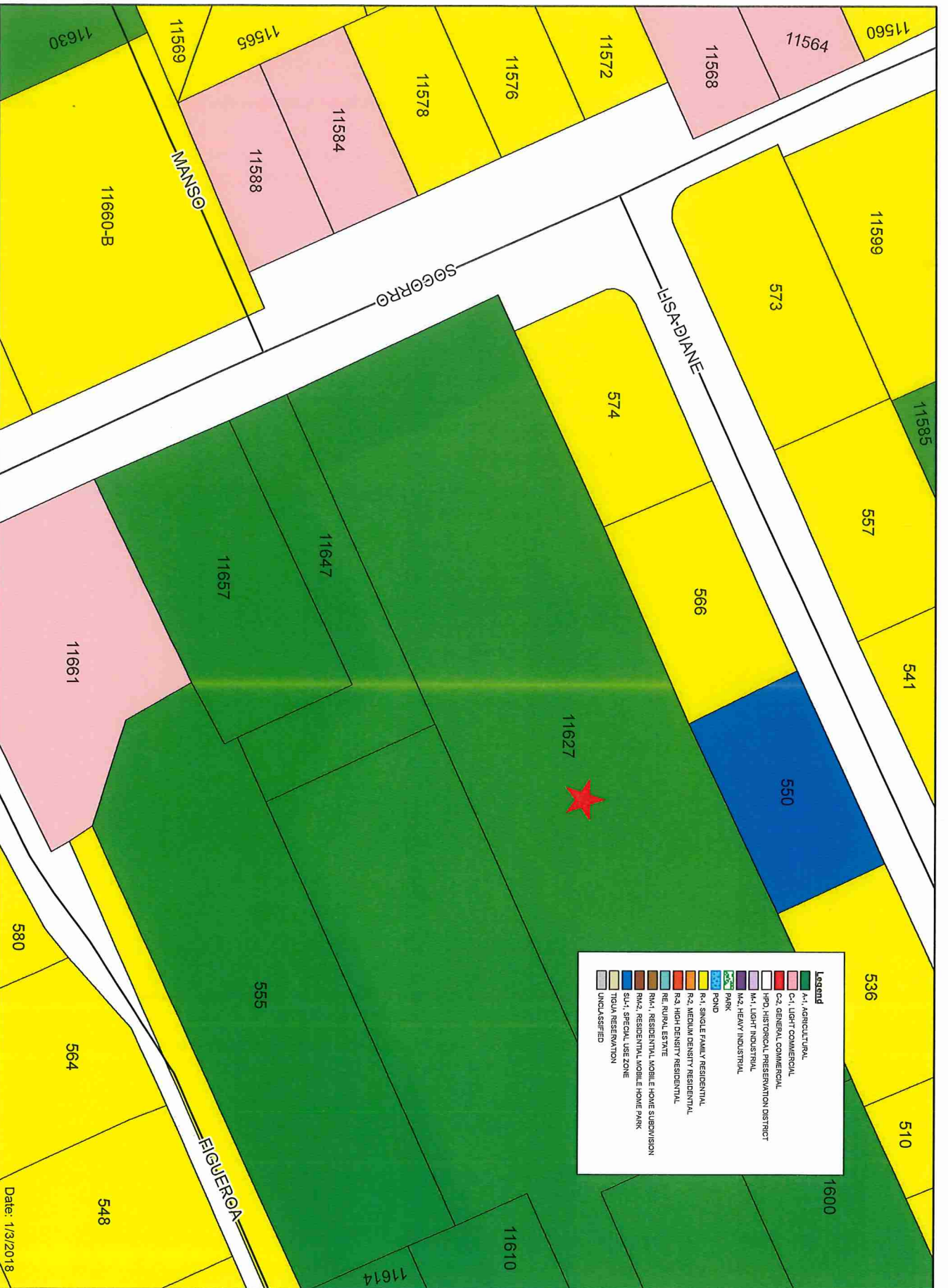
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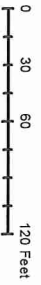
Planning and Zoning Department

809 N. Rio Vista Socorro, Texas 79207 Tel. (915) 872-8331 Fax (915) 872-8673

11627 Socorro Road



Legend	
[Green]	A-1, AGRICULTURAL
[Light Green]	C-1, LIGHT COMMERCIAL
[Pink]	C-2, GENERAL COMMERCIAL
[Light Blue]	HPD, HISTORICAL PRESERVATION DISTRICT
[Light Purple]	M-1, LIGHT INDUSTRIAL
[Dark Purple]	M-2, HEAVY INDUSTRIAL
[Blue]	POND
[Light Blue]	PARK
[Yellow]	R-1, SINGLE FAMILY RESIDENTIAL
[Orange]	R-2, MEDIUM DENSITY RESIDENTIAL
[Red]	R-3, HIGH DENSITY RESIDENTIAL
[Light Green]	RE, RURAL ESTATE
[Light Blue]	RM-1, RESIDENTIAL MOBILE HOME SUBDIVISION
[Light Green]	RM-2, RESIDENTIAL MOBILE HOME PARK
[Light Blue]	SL-1, SPECIAL USE ZONE
[Light Green]	TIGUA RESERVATION
[Light Green]	UNCLASSIFIED





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

1. Name: Francisco Lopez
Address: 11627 Socorro Rd Phone: (915) 999-9187
Representative: Monica Ramirez
Address: 15304 Horizon Blvd. Phone: (915) 275-3348
Email Address: monicaramirez0711@yahoo.com

2. Property Location: 11627 Socorro Rd.
Legal Description: Tract 6, Block 27, Socorro Grant.

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

<u>2.6634 Ac</u> Area (Sq. ft. or Acreage)	<u>A1</u> Current Zoning	<u>Church</u> Current Land Use
<u>C2</u> Proposed Zoning	<u>Church / Adult Day Care</u> Proposed Land Use	

3. All owners of record must sign document.

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.

Francisco Lopez 12/13/17
Representative/Owner Date

ALL FEES ARE NON-REFUNDABLE

Item #8

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: January 9, 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 Lot 8, Block 7, Hacienda del Valle #2, 320 Valle Palos Verdes Drive, from R-1 (Single Family Residential) to R-2 (Medium Density Residential) for the purpose of adding a second home to the subject property.

SUMMARY

The subject property is located on the south side of Valle Palos Verdes Drive, 139 ± feet west of its intersection with Valle del Este Drive. The property has an estimated area of 20,500 sf. (0.47 acres) is owned by Ramona Chairez, 320 Valle Palos Verdes, Socorro, TX. 79927 and is represented by Andres Castorena, 320 Valle Palos Verdes, Socorro, TX. 79927.

BACKGROUND

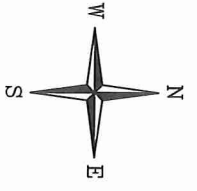
A complete background will be presented before the board once we receive the authorization to proceed with the Public Hearing.

STATEMENT OF THE ISSUE

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

STAFF RECOMMENDATION

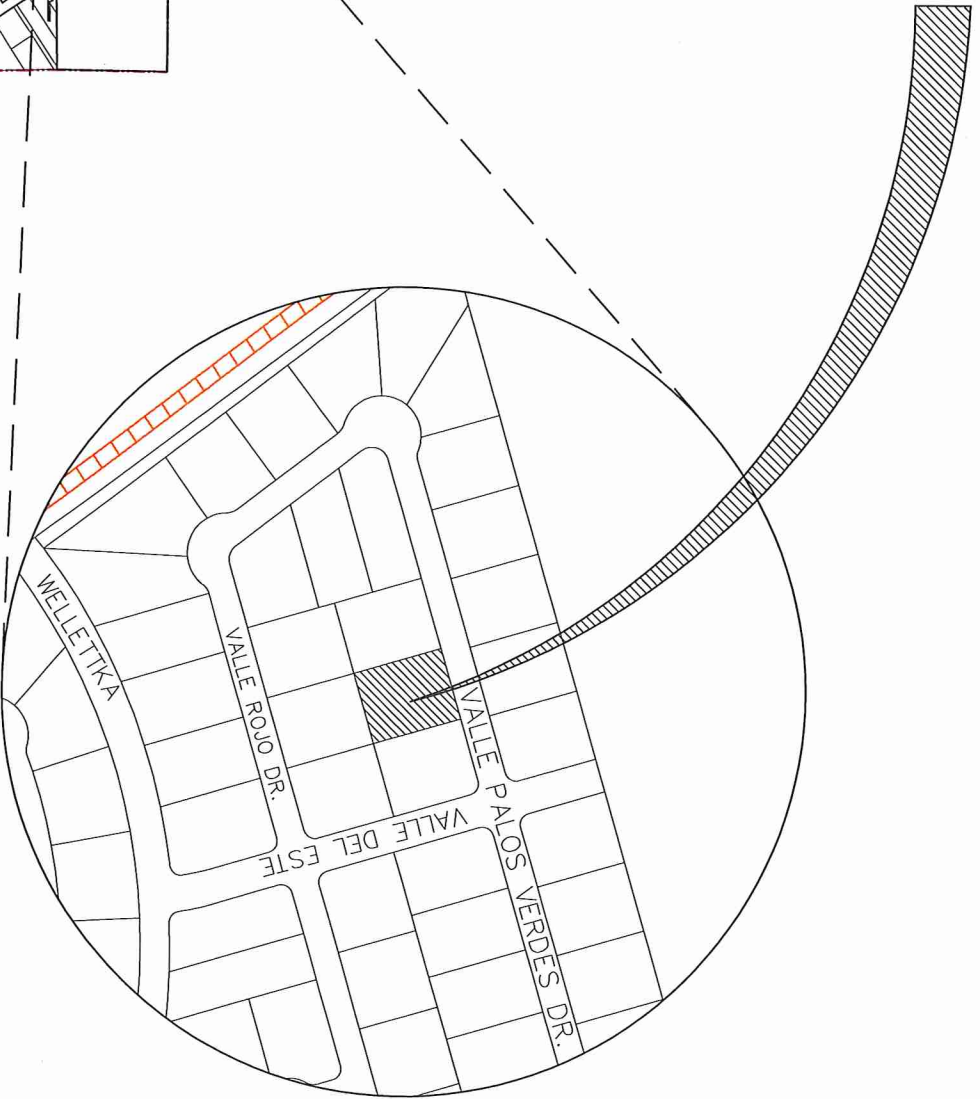
The Planning and Zoning Department recommends APPROVAL to provide a complete report and background of the property to the Commission.



PROJECT SITE:
320 Valle Palos Verdes Dr.
Lot 8, Block 7
Hacienda Del Valle #2



CITY OF SOCORRO



LOCATION MAP

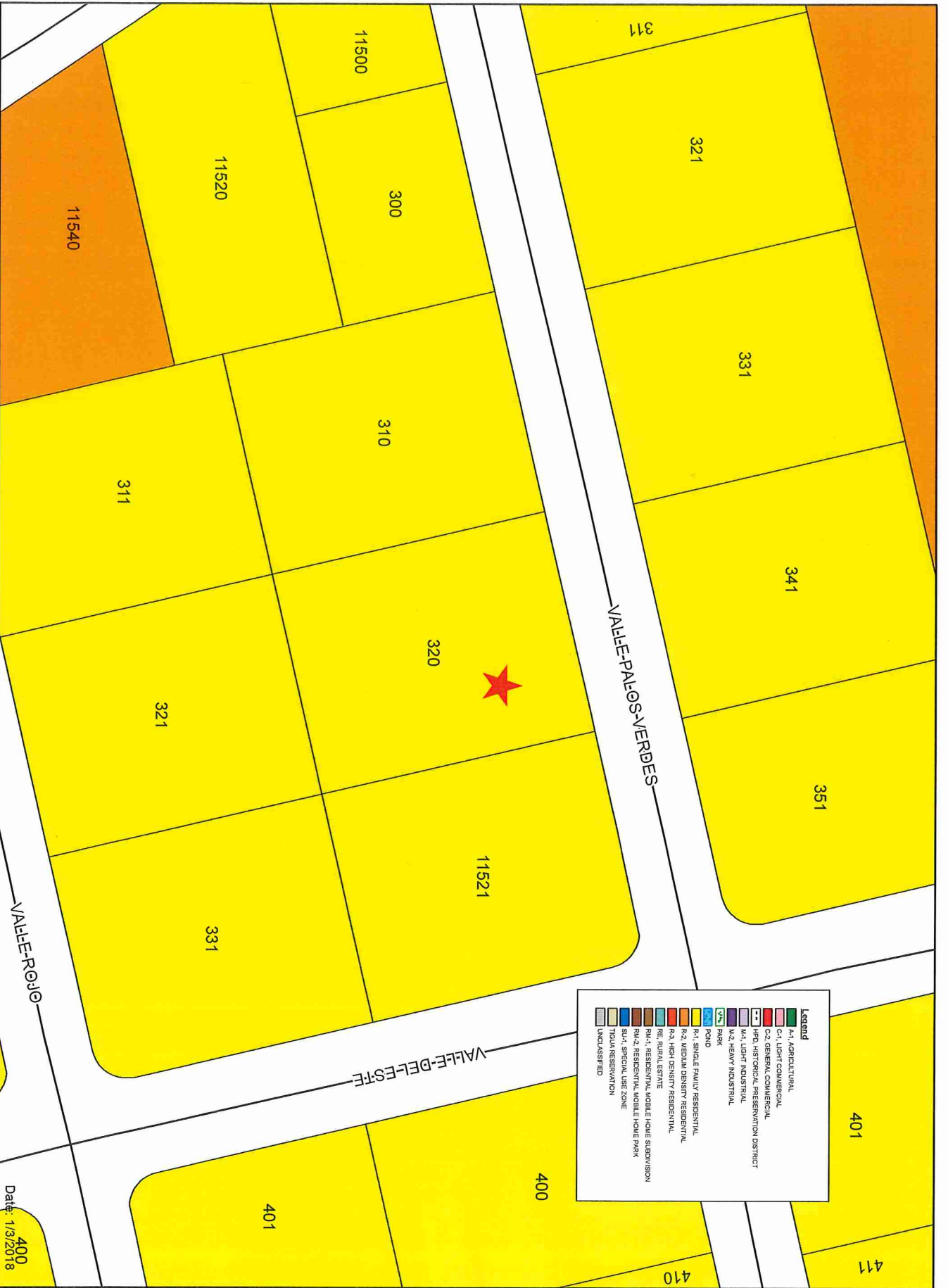
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Planning and Zoning Department

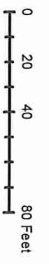
560 N. 3rd. Yuma, Socorro, Texas 79927 Tel. (512) 872-8311 Fax. (512) 872-8673

320 Valle Palos Verdes Dr.



Legend

[Green]	M-1, AGRICULTURAL
[Light Green]	C-1, LIGHT COMMERCIAL
[Red]	C-2, GENERAL COMMERCIAL
[Blue]	HPD, HISTORICAL PRESERVATION DISTRICT
[Light Blue]	M-1, LIGHT INDUSTRIAL
[Dark Blue]	M-2, HEAVY INDUSTRIAL
[Light Blue]	PARK
[Light Blue]	POND
[Yellow]	R-1, SINGLE FAMILY RESIDENTIAL
[Orange]	R-2, MEDIUM DENSITY RESIDENTIAL
[Red]	R-3, HIGH DENSITY RESIDENTIAL
[Light Blue]	RE, RURAL ESTATE
[Light Blue]	RM-1, RESIDENTIAL MOBILE HOME SUBDIVISION
[Light Blue]	RM-2, RESIDENTIAL MOBILE HOME PARK
[Light Blue]	SI-4, SPECIAL USE ZONE
[Light Blue]	TPO, TRAIL RESERVATION
[Light Blue]	UNCLASSIFIED



CITY OF SOCORRO
 PLANNING & ZONING
 860 N. RIO VISTA
 SOCORRO, TX. 79927



Date: 1/3/2018



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

1. Name: Ramona Charney Hdq.
 Address: 320 Valle Palos Verde. Phone: 830.240.0356
915.851.1991
 Representative: Andres Castorena
 Address: 320 Valle Palos Verde. Phone: _____
 Email Address: andres.castorena31@gmail.com

2. Property Location: 320 Valle Palas
 Legal Description: Block 7 Hacienda de Valle #2 Lot 8

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

<u>20,500</u>	<u>R1</u>	<u>1 Mobile home</u>
Area (Sq. ft. or Acreage)	Current Zoning	Current Land Use
<u>R2</u>	<u>Add and 2nd home.</u>	
Proposed Zoning	Proposed Land Use	

3. All owners of record must sign document.

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.

Ramona Charney Hdq. _____
 Representative/Owner Date

ALL FEES ARE NON-REFUNDABLE

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: January 9, 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 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 duplex or quadplex 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

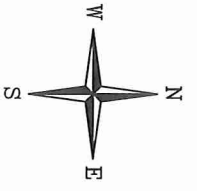
A complete background will be presented before the board once we receive the authorization to proceed with the Public Hearing.

STATEMENT OF THE ISSUE

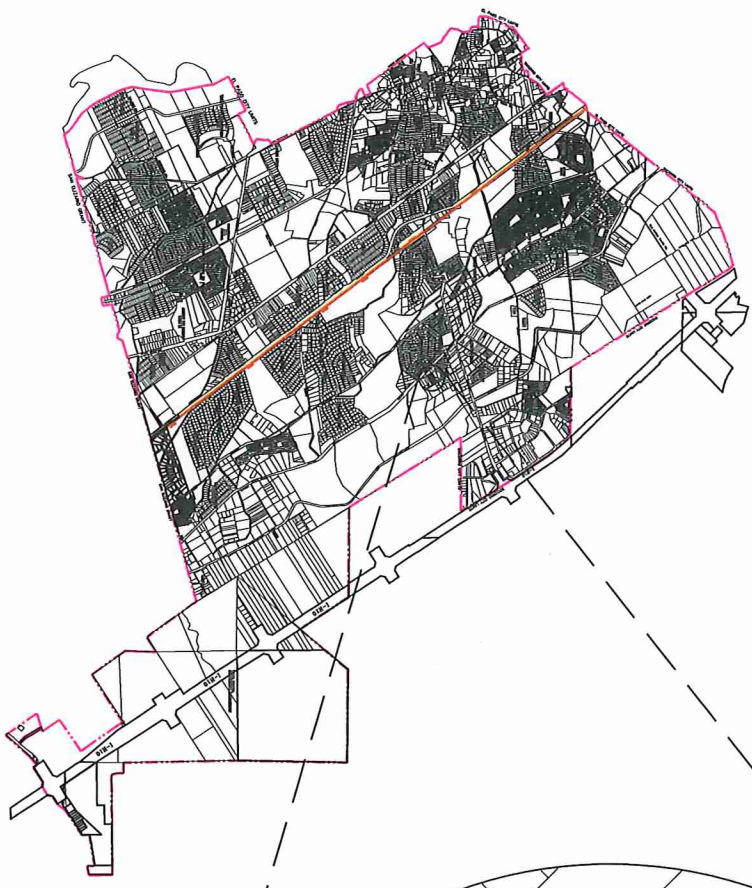
The statement will be provided once the research has been carried out.

STAFF RECOMMENDATION

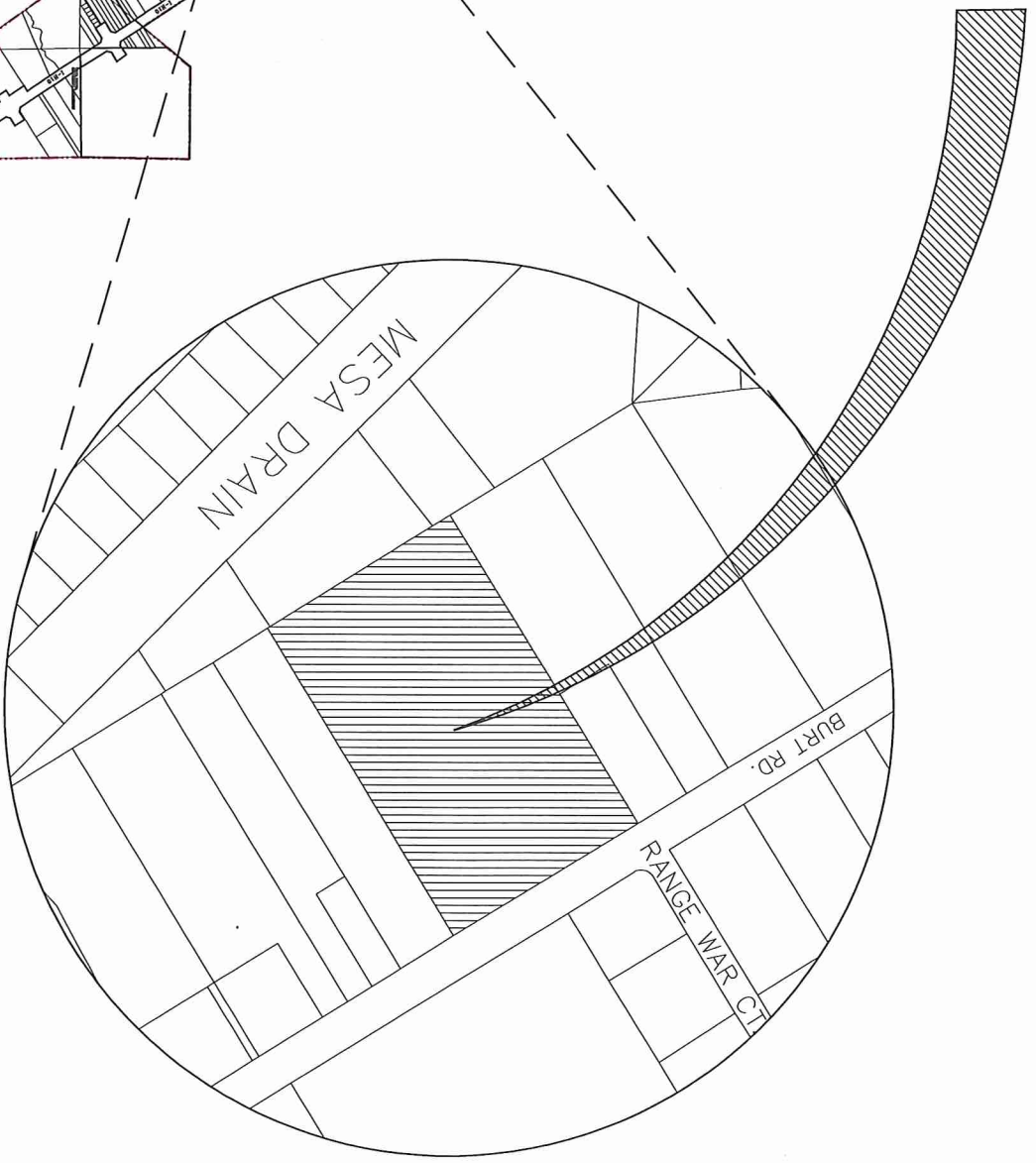
The Planning and Zoning Department recommends APPROVAL to provide a complete report and background of the property to the Commission.



PROJECT SITE:
10974 E. Burt Road
Tract 10-1, Block 3
Socorro Grant



CITY OF SOCORRO



LOCATION MAP

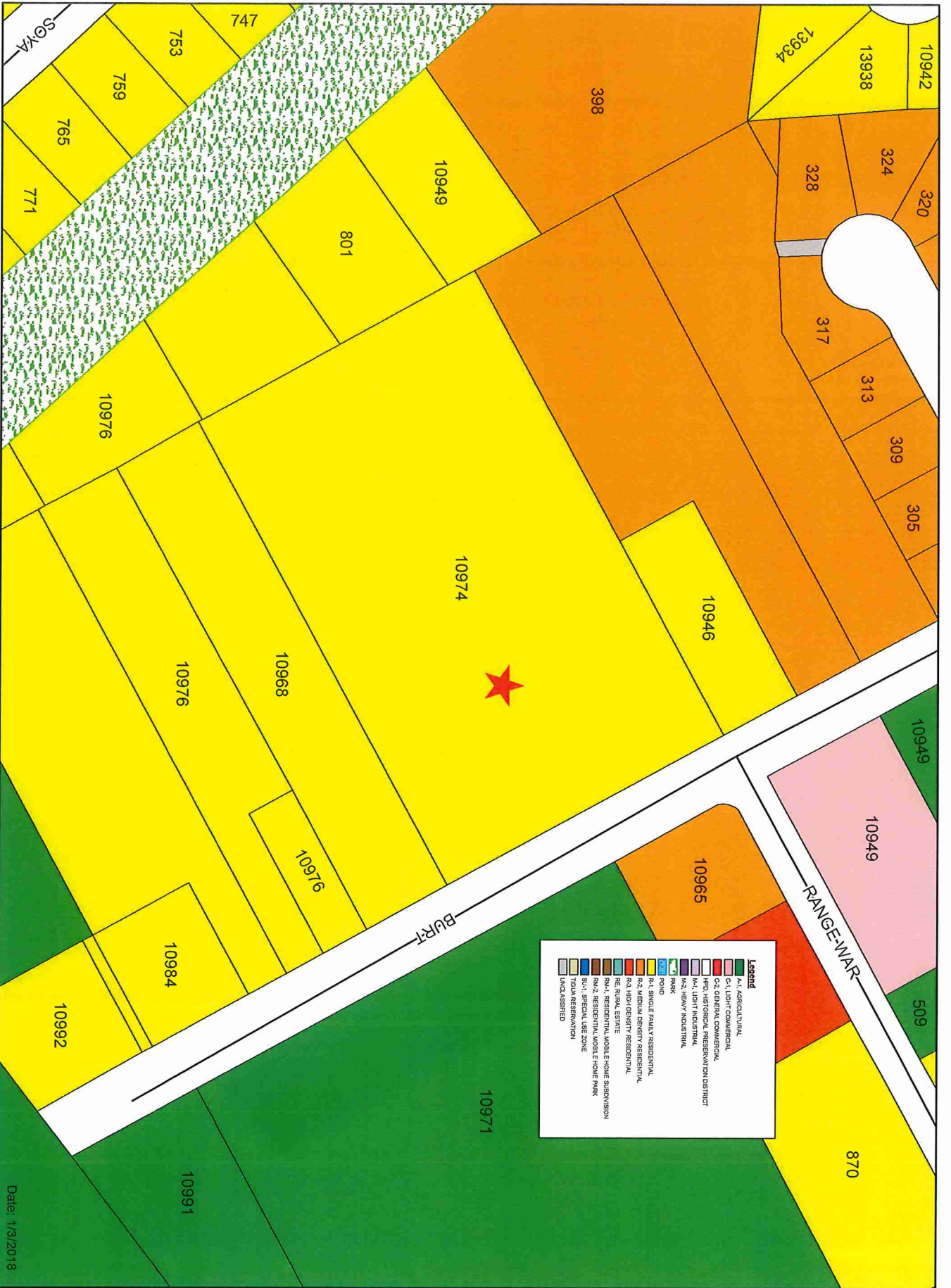
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Planning and Zoning Department

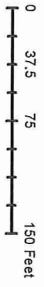
860 N. Rio Vista Socorro, Texas 78727 Tel. (915) 872-4311 Fax (915) 872-8673

10974 E. Burt Road



Legend

- 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
- RE RURAL ESTATE
- RM-1 RESIDENTIAL MOBILE HOME SUBDIVISION
- RM-2 RESIDENTIAL MOBILE HOME PARK
- SM-1 SPECIAL USE ZONE
- TICM TRAIL RESERVATION
- UNCLASSIFIED





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] 12/28/17

Representative/Owner Date

ALL FEES ARE NON-REFUNDABLE

Elia Garcia
Mayor

Rene Rodriguez
At Large

Cesar Nevarez
District 1



Item # 10 & 11
Ralph Duran
District 2

Victor Perez
District 3 / Mayor Pro Tem

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

DATE: January 9, 2018
TO: PLANNING AND ZONING COMMISSION
FROM: Adam Ochoa, Planning & Zoning Director
CC: Adriana Rodarte, City Manager

SUBJECT

Consider and take action on the amendment to the City of Socorro Master Plan and the correction of the zoning designation of Lots 2A & 2B, Block 2, La Jolla Subdivision, Replat A, 10507 & 10509 Santa Paula Dr., to C-1 (Light Commercial).

SUMMARY

The subject properties pertaining to this request are located at 10507 & 10509 Santa Paula Dr. on the east side of Santa Paula Dr., 192 ± feet south of the intersection of Santa Paula Dr. and Buford Rd. The properties have an estimated area of 20,005 sq. ft. combined and are owned by Victor M. & Leticia De La Torre, 10516 Santa Paula Dr. Socorro, TX. 79927.

BACKGROUND

The subject properties were incorrectly identified by City staff with the R-1 (Single Family Residential) zoning designation and, therefore, City staff required the applicant to seek a zone change. After the applicant submitted the application, City staff identified that an administrative error occurred and the subject properties were in fact designated on the official City of Socorro, Texas zoning map as C-1 (Light Industrial). The properties are shown to have been zoned C-1 since 1989.

According to the City of Socorro Comprehensive Master Plan Future Land Use Map, the projected land use for the subject properties is residential. 10507 Santa Paula Dr. is currently being utilized as a single-family residence and 10509 Santa Paula Dr. is currently being utilized as a beauty salon. The subject properties are adjacent to R-1 (Single-Family Residential District) zoned properties to the north, south, and west and adjacent to a C-2 (General Commercial District) zoned property to the east.

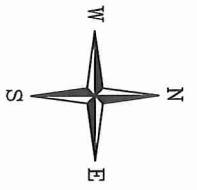
According to the Flood Insurance Rate Maps, the referenced property lies within an area determined to be outside of the 500-year flood plain, more particularly described as Zone X.

STATEMENT OF THE ISSUE

The applicants are seeking to clarify that the subject properties are zoned C-1 (Light Commercial) and that an administrative error occurred identifying the incorrect zoning classification for the subject properties.

STAFF RECOMMENDATION

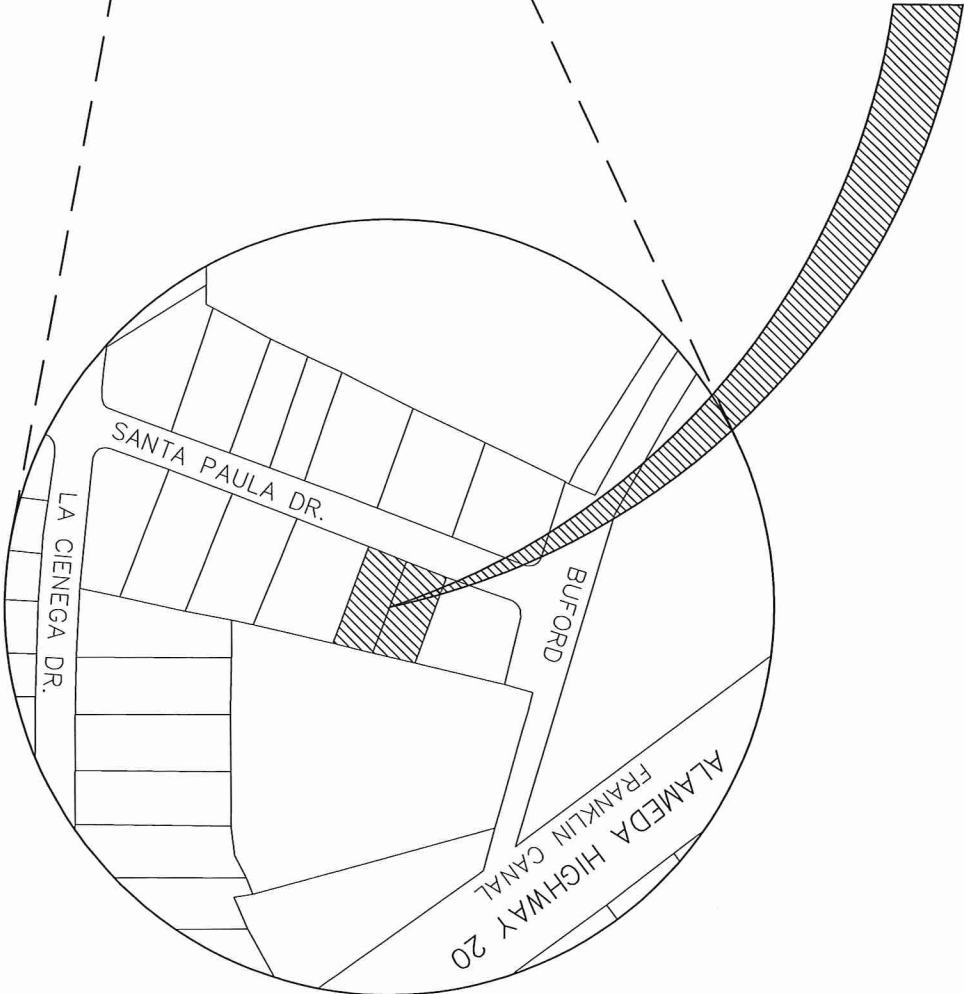
The Planning and Zoning Department recommends APPROVAL for this request in order to designate the correct zoning designation for the subject properties.



PROJECT SITE:
10507 & 10509 Santa Paula Dr.
Lots 2A - 2B , Blk.2
La Jolla Subdivision, Replat A



CITY OF SOCORRO



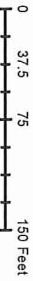
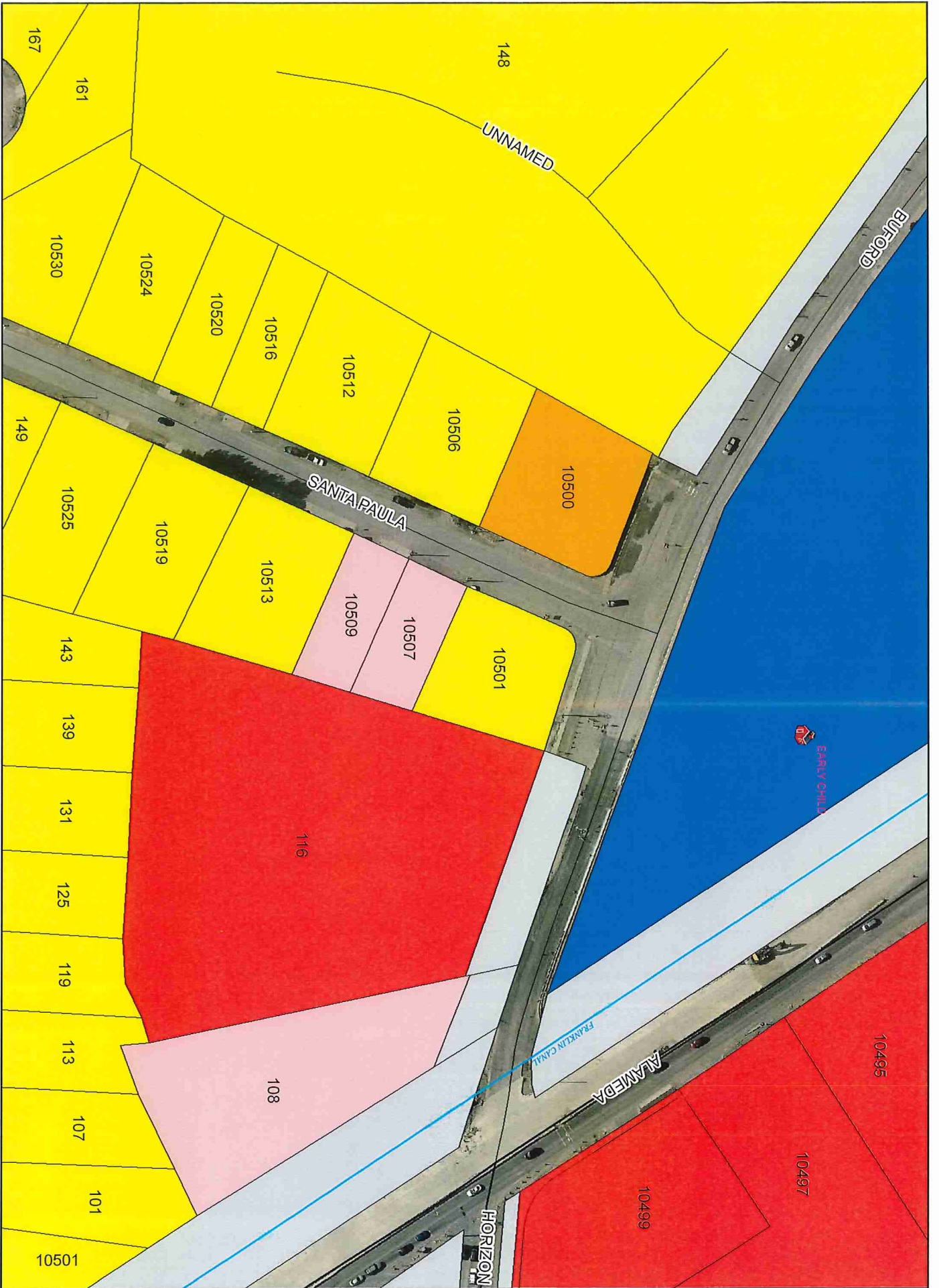
LOCATION MAP

Scale: AS SHOWN



Planning and Zoning Department

5601 N. 3rd. Vista, Socorro, Texas 78997 TEL: (915) 872-4531 FAX: (915) 872-5673



10509 SANTA PAULA





REC'D APR 26 2016
BJ

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

1. Name: Victor M. De La Torre
Address: 10516 Santa Paula Dr. El Paso TX 79927 Phone: (95)328-6835
Representative: N/A
Address: N/A Phone: N/A
Email Address: delatorrev68@yahoo.com

2. Property Location: 10507 10509 Santa Paula Dr. El Paso TX 79927
Legal Description: La Jolla Replat A Lot 2A2B

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

<u>10002.80 Sq Ft</u>	<u>R-1, SFR</u>	<u>Beauty Salon</u>
Area (Sq. ft. or Acreage)	Current Zoning	Current Land Use
<u>C1</u>		<u>Beauty Salon</u>
Proposed Zoning		Proposed Land Use

3. All owners of record must sign document.

[Signature]
[Signature]
Patricia De la Torre

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.

Representative/Owner Date

ALL FEES ARE NON-REFUNDABLE

Elia Garcia
Mayor

Rene Rodriguez
At Large

Cesar Nevarez
District 1



Item #12 &13
Ralph Duran
District 2

Victor Perez
District 3 / Mayor Pro Tem

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

DATE: January 9, 2018
TO: PLANNING AND ZONING COMMISSION
FROM: Adam Ochoa, Planning & Zoning Director
CC: Adriana Rodarte, City Manager

SUBJECT

Consider and take action on the amendment to the City of Socorro Master Plan, and the proposed rezoning of Tracts 4-C-4 and 4-C-7, Block 3, Socorro Grant, 833 Horizon Boulevard, from C-2 (General Commercial) and R-1 (Single Family Residential) to M-2 (Heavy Industrial).

SUMMARY

The subject properties pertaining to this request are located on the southwest corner of Horizon Boulevard and W. Burt Road. The properties have an estimated area of 139,871.16 ± sq. ft. (3.22 ± acres) combined and are owned by Claudia & Guillermo Gandara Jr., 10736 Thunder Road, Socorro, TX. 79927 and are being represented by Guillermo Gandara Jr.

BACKGROUND

The subject property on the very corner of Horizon Boulevard and W. Burt Road is currently zoned C-2 (General Commercial) and was rezoned to its existing zoning designation on February of 2013. It is currently being utilized for a commercial business. The other subject property with frontage along W. Burt Road is currently zoned R-1 (Single Family Residential) and is currently vacant/undeveloped. The applicant is seeking a zone change for the properties to M-2 (Heavy Industrial) for the purpose of utilizing them as a metal scrap yard. The subject properties are located along Horizon Boulevard, a major arterial roadway, as designated in the City of Socorro Comprehensive Master Plan where high intensity land uses and zoning designations are encouraged.

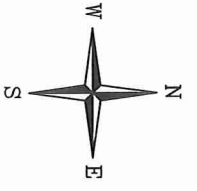
According to the City of Socorro Comprehensive Master Plan Future Land Use Map, the projected land use for the subject properties is rural residential. The subject properties are adjacent to C-1 (Light Commercial) and R-1 (Single Family Residential) zoned properties to the south, C-2 (General Commercial) and R-1 (Single Family Residential) zoned properties to the east, A-1 (Agricultural) and R-1 (Single Family Residential) zoned properties to the north and R-1 (Single Family Residential) zoned properties to the west. There are currently no M-2 (Heavy Industrial) zoned properties within the surrounding area of the subject properties with the closest M-2 (Heavy Industrial) zoned property being 0.75 miles away from the subject properties. The southern portion of Alameda Avenue is where the large majority of M-2 (Heavy Industrial) zoned properties and uses similar what is being proposed are located in the City. 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.

STATEMENT OF THE ISSUE

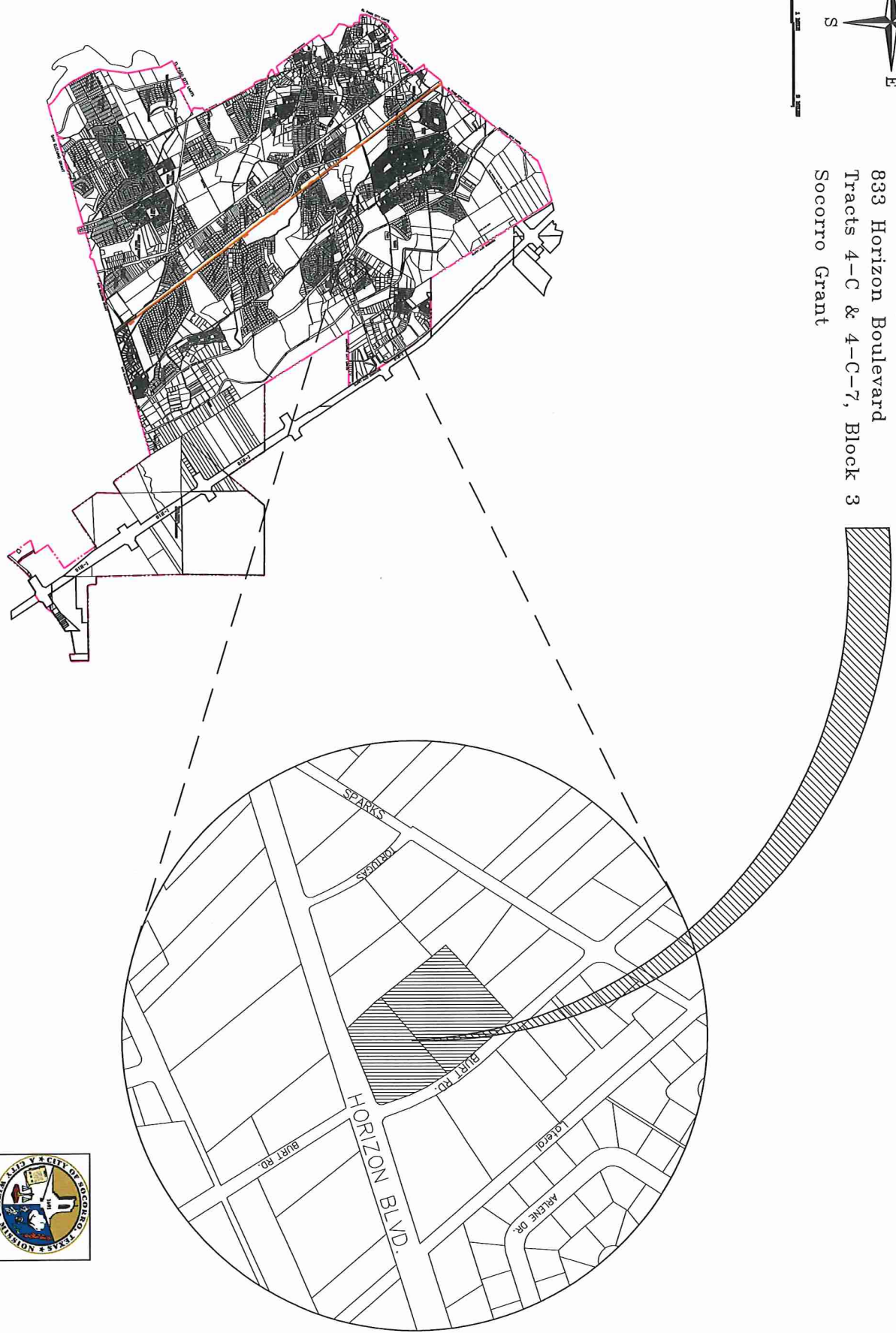
The applicant is seeking the proposed zone change to M-2 (Heavy Industrial) for the properties to allow the use of a metal scrap yard on them.

STAFF RECOMMENDATION

The Planning and Zoning Department recommends DENAIL for this request since there are no other M-2 (Heavy Industrial) zoned properties, or similar uses like what is being proposed within the surrounding area of the proposed zone change and may classify as a “spot-zoning”.



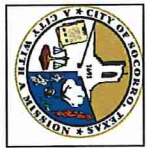
PROJECT SITE;
833 Horizon Boulevard
Tracts 4-C & 4-C-7, Block 3
Socorro Grant



CITY OF SOCORRO

LOCATION MAP

Scale: AS SHOWN



Planning and Zoning Department

800 N. Elm, Socorro, Texas 79077 Tel. (915) 872-8311 Fax (915) 872-8673



899 HORIZON

CITY OF SOCORRO
 PLANNING & ZONING
 800 N. RIO VISTA
 SOCORRO, TX 79927





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

1. Name: Claudia & Guillermo Gandara Jr

Address: 10736 Thunder Rd Phone: (915) 543-1823

Representative: _____

*525-5685 for
Gandara*

Address: _____ Phone: _____

Email Address: claudiagandara15@gmail.com

2. Property Location: 833 S Horizon Blvd, Socorro, Texas, 79927 / W Burt Rd, Socorro, Texas, 79927

Legal Description: 3 SOCORRO TR 4-C-4 / 3 SOCORRO TR 4-C-7

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

<u>139871.16 Sq. ft. / 3.22 Acres</u>	<u>C-2 General Commercial /</u>	
Area (Sq. ft. or Acreage)	<u>A-1 Agricultural</u>	<u>Commercial / Vacant</u>
	Current Zoning	Current Land Use
<u>M-2</u>		<u>Heavy Industrial</u>
Proposed Zoning		Proposed Land Use

3. All owners of record must sign document.

Guillermo Gandara Jr

Claudia Gandara

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.

Guillermo Gandara Jr

Representative/Owner

11-8-2017
Date

ALL FEES ARE NON-REFUNDABLE

Elia Garcia
Mayor

Rene Rodriguez
At Large

Cesar Nevarez
District 1



Item #14 &15
Ralph Duran
District 2

Victor Perez
District 3 / Mayor Pro Tem

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

DATE: January 9, 2018
TO: PLANNING AND ZONING COMMISSION
FROM: Adam Ochoa, Planning & Zoning Director
CC: Adriana Rodarte, City Manager

SUBJECT

Consider and take action on the amendment to the City of Socorro Master Plan, and the proposed rezoning of Lot 7, Block 1, Bejar Estates Subdivision, 11830 Alameda Avenue, from C-2 (General Commercial) to M-1 (Light Industrial).

SUMMARY

The subject property pertaining to this request is located at 11830 Alameda Avenue on the west side of Alameda Avenue, 0.17 ± miles south of the intersection of Alameda Avenue and Melton Road. The property has an estimated area of 42,500 sq. ft. and is owned by Guadalupe Samaniego, 11550 Jaquelin Ann Court, El Paso, TX. 79907 and is being represented by Baltazar Samaniego.

BACKGROUND

The subject property was rezoned to its existing C-2 (General Commercial) zoning designation in March of 1999. The applicant is currently seeking a zone change for the subject property to M-1 (Light Industrial) for the purpose of utilizing it as a storage yard. The subject property is located along Alameda Avenue, a major arterial roadway, as designated in the City of Socorro Comprehensive Master Plan where high intensity land uses and zoning designations are encouraged.

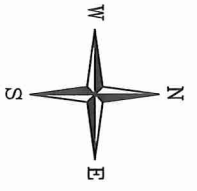
According to the City of Socorro Comprehensive Master Plan Future Land Use Map, the projected land use for the subject property is commercial as it is currently zoned. The property is currently being utilized with a non-conforming use of a storage yard for buses. The subject property is adjacent to R-1 (Single Family Residential) zoned properties to the north, south, and west and adjacent to M-2 (Heavy Industrial) zoned properties to the east. 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.

STATEMENT OF THE ISSUE

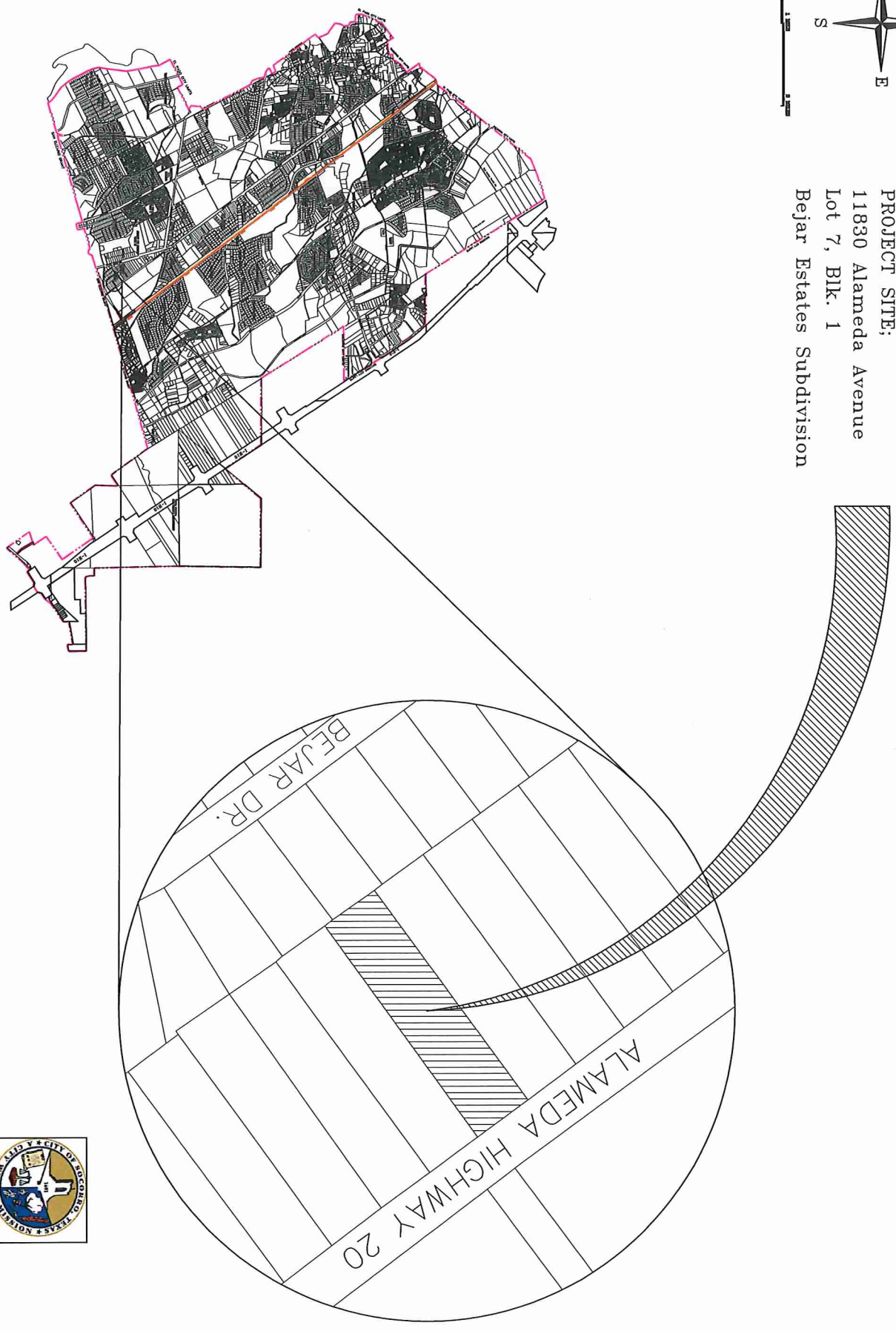
The applicant is seeking the proposed zone change to M-1 (Light Industrial) for the property to allow the continued use of it as a storage yard for buses. The proposed zone change would bring the property into compliance with the current zoning code.

STAFF RECOMMENDATION

The Planning and Zoning Department recommends APPROVAL for this request to allow the continued use of the property as it is currently being utilized.



PROJECT SITE;
11830 Alameda Avenue
Lot 7, Blk. 1
Bejar Estates Subdivision



CITY OF SOCORRO

LOCATION MAP

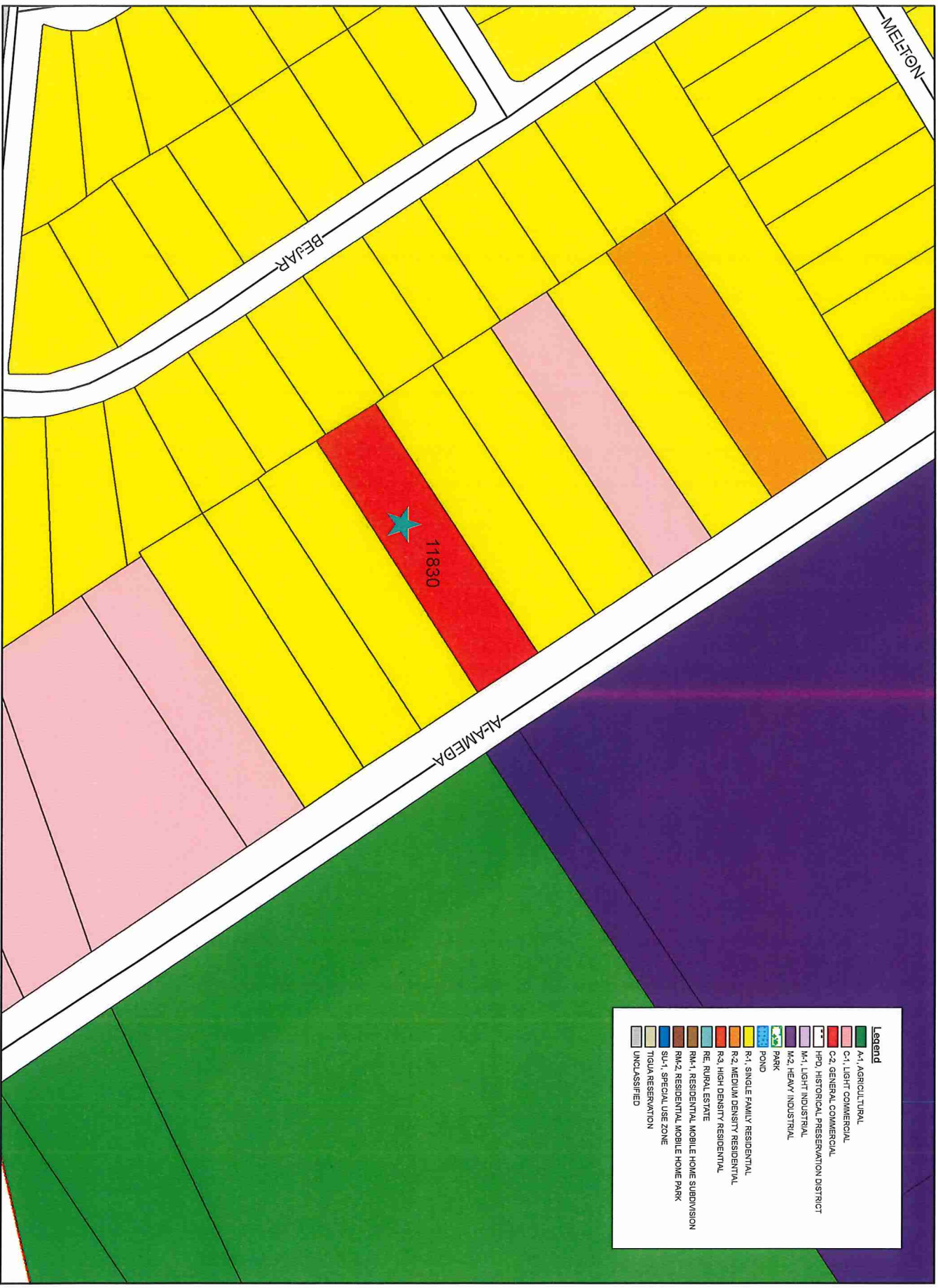
Scale: AS SHOWN



Planning and Zoning Department

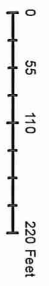
800 N. 2nd Ave. Socorro, Texas 79927 Tel: (915) 872-8331 Fax: (915) 872-8673

11830 Alameda Avenue



Legend

[Green Box]	A1, AGRICULTURAL
[Light Green Box]	C1, LIGHT COMMERCIAL
[Red Box]	C2, GENERAL COMMERCIAL
[Light Blue Box]	HPD, HISTORICAL PRESERVATION DISTRICT
[Light Purple Box]	M1, LIGHT INDUSTRIAL
[Dark Purple Box]	M2, HEAVY INDUSTRIAL
[Blue Box]	PARK
[Light Blue Box]	POND
[Yellow Box]	R1, SINGLE FAMILY RESIDENTIAL
[Orange Box]	R2, MEDIUM DENSITY RESIDENTIAL
[Dark Orange Box]	R3, HIGH DENSITY RESIDENTIAL
[Light Green Box]	RE, RURAL ESTATE
[Light Blue Box]	RM-1, RESIDENTIAL MOBILE HOME SUBDIVISION
[Dark Blue Box]	RM-2, RESIDENTIAL MOBILE HOME PARK
[Light Blue Box]	SU-1, SPECIAL USE ZONE
[Light Green Box]	TIGUA RESERVATION
[White Box]	UNCLASSIFIED





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

1. Name: Guadalupe Samaniego
 Address: 11550 Jaquelin ann Phone: (915) 355-6748
 Representative: Baltazar Samaniego
 Address: 11550 Jaquelin ann Phone: (915) 342-8510
 Email Address: baltazarsamaniego@yahoo.com

2. Property Location: 11830 Alameda Ave
 Legal Description: Belar Estates lot 7

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

<u>.97.57</u> Area (Sq. ft. or Acreage)	<u>C2</u> Current Zoning	 Current Land Use
<u>M1</u> Proposed Zoning	<u>Light Industrial</u> 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
NOV. 06 2017
 Date

ALL FEES ARE NON-REFUNDABLE

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: January 9, 2018
TO: PLANNING AND ZONING COMMISSION
FROM: Adam Ochoa, Planning and Zoning Director
CC: Adriana Rodarte, City Manager

SUBJECT

Consider and take action on the proposed Conditional Use Permit for an automotive body shop on Tract 4C1A, Block 3, Socorro Grant, 896 Horizon Boulevard.

SUMMARY

The subject property pertaining to this request is located on the east side of Horizon Boulevard, 384 ± feet north of the intersection of Horizon Boulevard and Burt Road. The subject property has an estimated area of 31,493.88 ± sq. ft. (0.723 ± acres) and is owned by Oscar M. & Olivia A. Gutierrez, 896 Horizon Boulevard, El Paso, TX. 79927 and is being represented by Oscar M. Gutierrez.

BACKGROUND

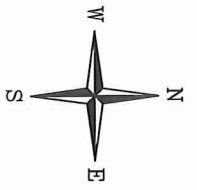
The subject property is currently zoned C-2 (General Commercial) and was rezoned to its existing zoning designation on July of 2000. It is currently being utilized with multiple businesses including a hair salon, a tax office, a car wash and other businesses. According to the Flood Insurance Rate Maps, the referenced property lies within an area determined to be outside of the 500-year flood plain, more particularly described as **Zone X**. The subject property is located adjacent to C-2 (General Commercial) zoned properties to the north and south and A-1 (Agricultural) zoned properties to the east and west. There are currently multiple commercial properties within the surrounding area of the subject property with conditional use permits for automotive body shops.

STATEMENT OF THE ISSUE

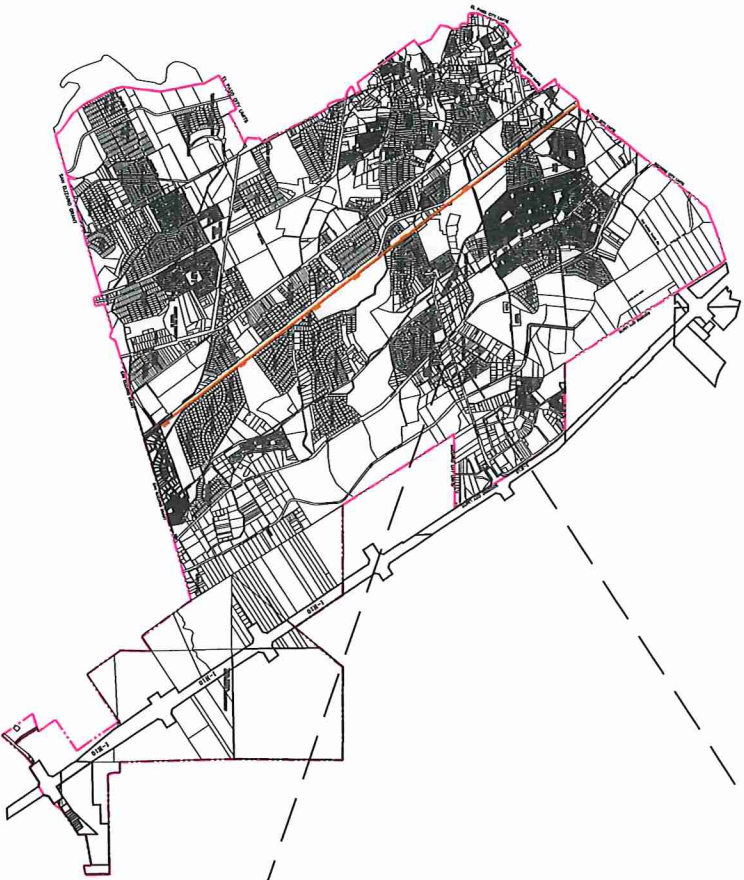
The applicant is seeking a conditional use permit to allow an automotive body shop on the subject property pursuant to Municode Section 46-414(6).

STAFF RECOMMENDATION

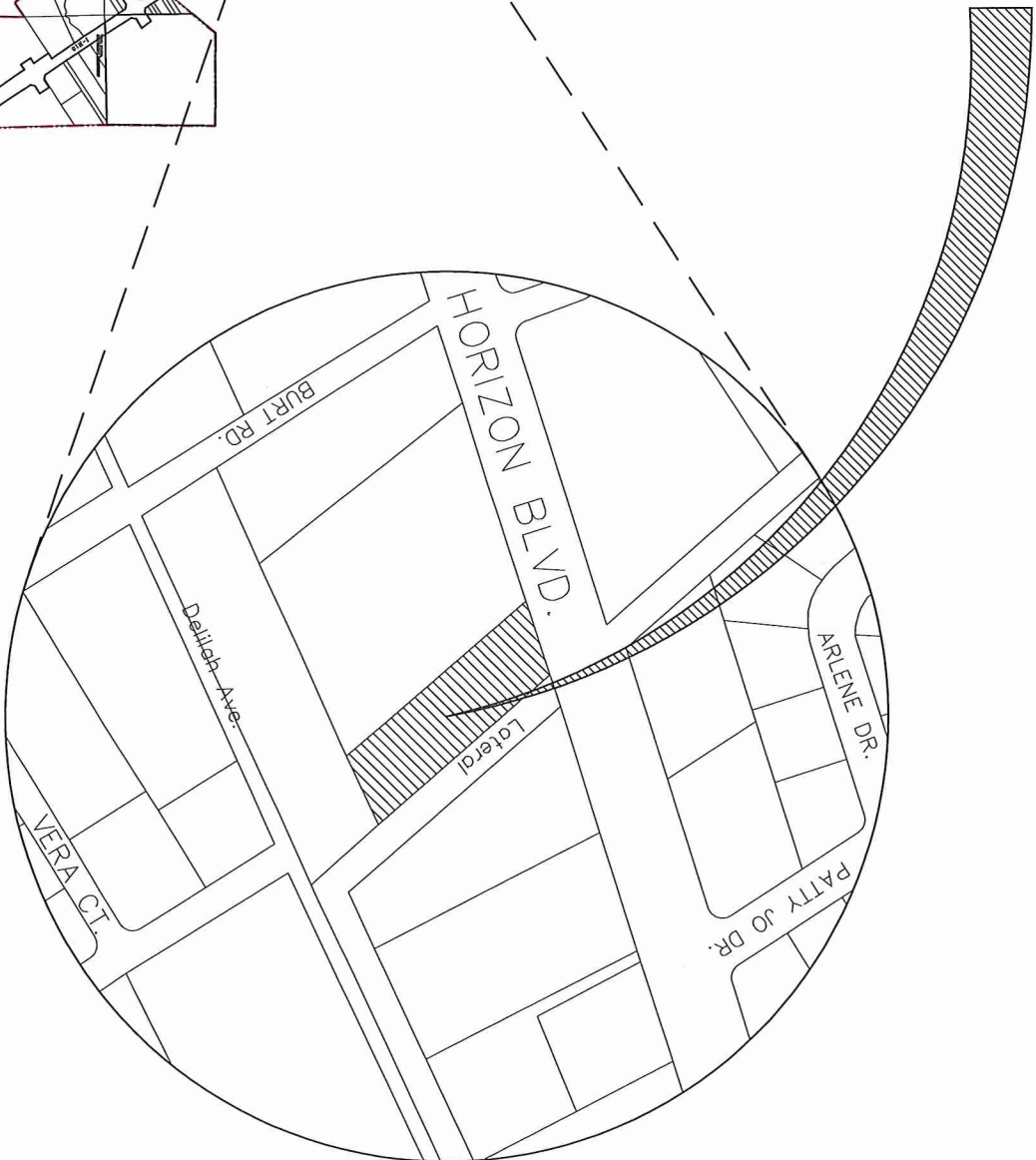
The Planning and Zoning Department recommends APPROVAL for the proposed conditional use permit.



PROJECT SITE:
896 Horizon Boulevard
Tract 4C1A, Block 3
Socorro Grant



CITY OF SOCORRO



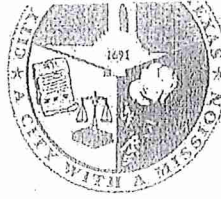
LOCATION MAP

Scale: AS SHOWN



Planning and Zoning Department

560 N. 1st. Wm. Socorro, Texas 79097 Tel. (915) 872-4331 Fax (915) 872-4673



PLANNING AND ZONING DEPARTMENT

Request for Conditional Use

1. Name: OSCAR GUTIERREZ Date: 11/07/2017

Address: 896 HORIZON BLVD EL PASO TX 79927 Phone: (915) 383-2766

Representative: _____

Address: _____ Phone: _____

2. Property Location: 896 HORIZON BLVD EL PASO TX 79927

Legal Description: Tract 4C1A, Block C, Socorro Grant, in El Paso County Texas

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

3/4 acres	C2GC	<i>Commercial</i> BUSINESS
Area (Sq. ft. or Acreage)	Current Zoning	Current Land Use
SAME		<i>Commercial with</i> AUTOMOTIVE BODY SHOP
Proposed Zoning		Proposed Land Use

3. All owners of record must sign document.

Oscar Gutierrez

Olivia A. Gutierrez

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

Planning Department

Owner or Representative

Elia Garcia
Mayor
Rene Rodriguez
Representative At Large
Cesar Nevarez
District 1



Item #18
Ralph Duran
District 2

Victor Perez
District 3/Mayor Pro Tem

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

DATE: January 9, 2018
TO: PLANNING AND ZONING COMMISSION
FROM: Adam Ochoa, Planning & Zoning Director
CC: Adriana Rodarte, City Manager

SUBJECT

Consider and take action on the replat approval for Poole Subdivision Replat D, being all of Lot 23, Block 4, Poole Subdivision, 10966 Oden Drive.

SUMMARY

The subject property is located on the north side of Oden Drive, 265 ± feet east of its intersection with Staci Drive. The property has an estimated area of 0.5 acres and is owned by Gregorio Medina, 10966 Oden Drive, Socorro, TX. 79927.

BACKGROUND

The proposed land division is as follows:

Total Area..... 21,780 sq. ft. or 0.50 acres
Lot # 1 Area..... 11,780 sq. ft. or 0.27 acres
Lot # 2 Area..... 10,000 sq. ft. or 0.23 acres

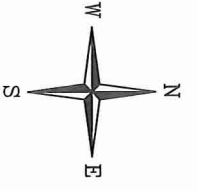
According to the Flood Insurance Rate Maps, the referenced property lies within an area determined to be outside of the 500-year flood plain, more particularly described as Zone X.

STATEMENT OF THE ISSUE

The proposed lot split was requested by the applicant to establish an additional lot for a future investment.

STAFF RECOMMENDATION

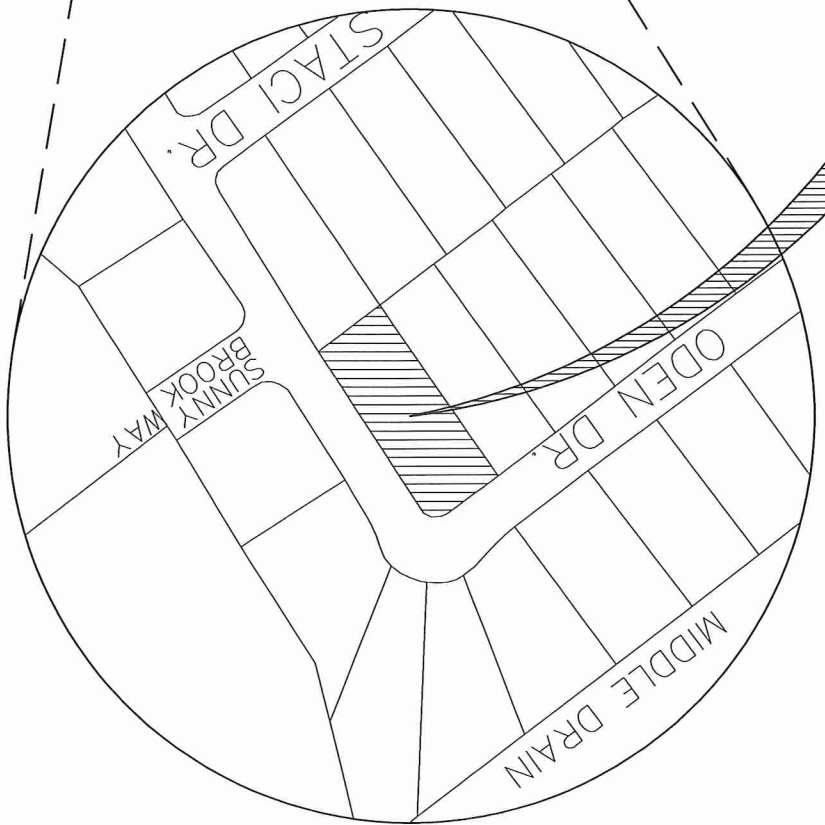
The Planning and Zoning department recommends APPROVAL to allow the resident to create a new lot.



PROJECT SITE:
Poole Subdivision Replat D
Lot 23, Block 4
Poole Subdivision



CITY OF SOCORRO



LOCATION MAP

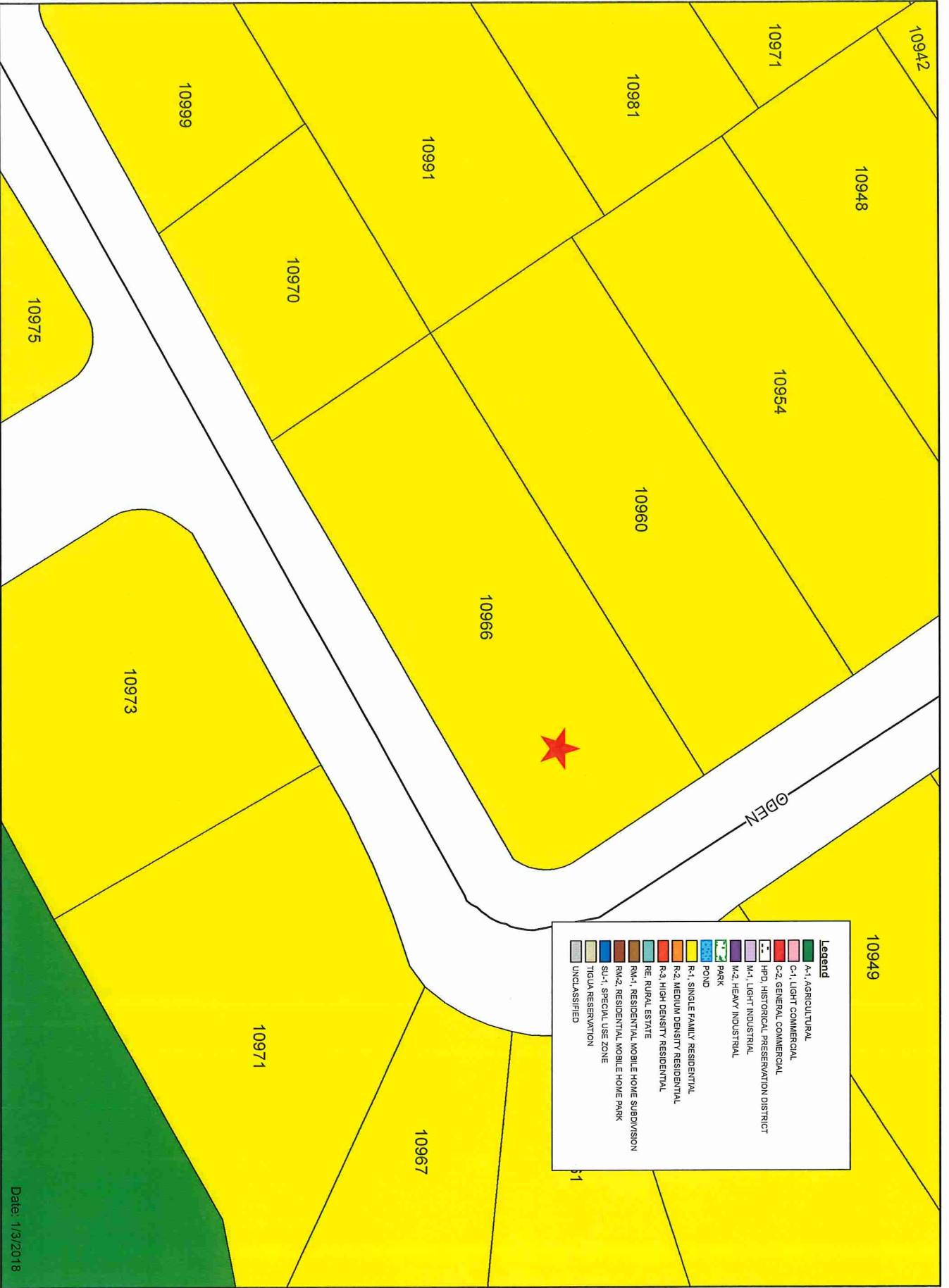
Scale: AS SHOWN



Planning and Zoning Department

840 N. Rio Vista, Socorro, Texas 79927 TEL (915) 872-4531 FAX (915) 872-4673

Pooler Subdivision Replat D



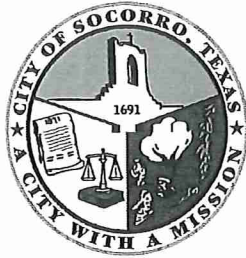
Legend	
[Green Box]	A-1, AGRICULTURAL
[Light Green Box]	C-1, LIGHT COMMERCIAL
[Red Box]	C-2, GENERAL COMMERCIAL
[Dark Green Box]	HPD, HISTORICAL PRESERVATION DISTRICT
[Light Blue Box]	M-1, LIGHT INDUSTRIAL
[Dark Blue Box]	M-2, HEAVY INDUSTRIAL
[Blue Box]	PARK
[Light Blue Box]	POND
[Yellow Box]	R-1, SINGLE FAMILY RESIDENTIAL
[Orange Box]	R-2, MEDIUM DENSITY RESIDENTIAL
[Red-Orange Box]	R-3, HIGH DENSITY RESIDENTIAL
[Light Orange Box]	RE, RURAL ESTATE
[Light Green Box]	RM-1, RESIDENTIAL MOBILE HOME SUBDIVISION
[Dark Green Box]	RM-2, RESIDENTIAL MOBILE HOME PARK
[Light Green Box]	SU-1, SPECIAL USE ZONE
[Light Green Box]	TIGUA RESERVATION
[Light Green Box]	UNCLASSIFIED



CITY OF SOCOORRO
 PLANNING & ZONING
 800 N. RIO VISTA
 SOCOORRO, TX 79927



Date: 1/3/2018



SUBDIVISION SUMMARY PROCEDURE
MUNICODE CHAPTER 38-13

Note: The Council has authorized the City building official or his designee to approve a subdivision as a combined preliminary and final plat in any case where no public purposes would be served by separate steps. Such summary approval shall be given only when one or both following conditions exist:

1. The subdivision contains four or fewer lots;
2. Revision of subdivision, where the combination or recombination or portions of previously platted lots does not increase the total number of lots.

In all cases, the subdivision plat being considered for approval under this summary procedure shall be prepared according to the standards for plans and data for both preliminary and final plats as contained herein.

MUNICODE CHAPTER 38-7(a)(1)

Note: Whenever there is no need for dedication of streets or easements as described in Section 38-4 or 38-13, the City Council may waive the requirements for topography, street, utility and/or storm drainage as set forth.

LOT SPLIT APPLICATION

Date: 11-27-17

Name of Subdivider: Gregorio Medina

Home Address: 10966 Oden Dr.

Phone Number: (915) 487-9383

1. Legal description of property to be subdivided: Lot 23, Block 4, Poole Subdivision City of Socorro.

2. Present zoning: _____ Area (Sq. Ft.) _____ Present Land Use _____

3. Proposed land division:

Lot 1 Area: 11,780.00 SQ FT. Acres

Lot 2 Area: 10,000.00 SQ FT. Acres

Total Area: 21,780.00 Sq Acres

4. Is dedication of easement required? No _____. If yes, appropriate letter from utilities is required.

DOCUMENTS REQUIRED

1. Plat of proposed subdivision done by a registered land surveyor showing existing easements.
- ✓ 2. Title guarantee by a Certified Abstractor showing that the subdivider owns or controls the proposed property and that the property is free from any liens or other encumbrances.
- ✓ 3. Property deed of proposed subdivision.
4. Location of existing structures and septic systems on the proposed subdivision. Future development requires the appropriate permits.
- ✓ 5. Property Tax Certificate.

FEES

Application Fee:	\$150.00	(
Preliminary Plat Review:	\$100.00	
Final Plat Review:	\$100.00	
Engineering Report Review:	\$200.00	
Capital Improvement fee	\$400.00 (per lot)	
	1,350	

Total (non-refundable): _____

Under the Environmental Protection Agency's (EPA) regulations, construction sites larger than five (5) acres are required to have a storm water run-off plan and maintain detailed records during the project's operation.


Applicant's Signature

11-27-17
Date

DANNENBAUM ENGINEERING CO. – EL PASO, LLC

10737 GATEWAY BLVD. WEST SUITE 112 • EL PASO, TEXAS 79935 • (915)629-0401

December 11, 2017

Ms. Adriana Rodarte
City Manager
City of Socorro
124 S. Horizon Blvd.
Socorro, Texas 79927

RE: *Review of the Preliminary and Final Replat for Poole Subdivision Replat "D" submitted December 8, 2017.*

Ms. Rodarte, we have reviewed the Poole Subdivision Replat "D" submitted to us on December 8, 2017. In reviewing of the Plat(s), we submit the following comments and recommendations:

Preliminary Plat:

1. Add notation for On-Site Ponding to the Preliminary Plat.
2. Show the existing Flood Zone information on the Preliminary Plat.
3. Show all existing improvements on the Plat, Street and Road widths, driveways, fences, etc. a
4. Show the Legal Description to the adjacent lots.
5. The location of the existing water and sanitary sewer mains seems to be reversed.
6. Review and correct the calculation to the "Desired Ponding Capacity".

Final Plat:

1. Add the notation for On-Site Ponding to the Final Plat.
2. Add the existing Flood Zone information on the Final Plat.

Please let me know if you have any questions regarding these comments.

Jose L. Reyes, P.E.
Office Manager
Dannenbaum Engineering

Attached: Subdivision Plat Redline Comments

METS AND BOUNDS DESCRIPTION OF POOLE SUBDIVISION REPLAT D

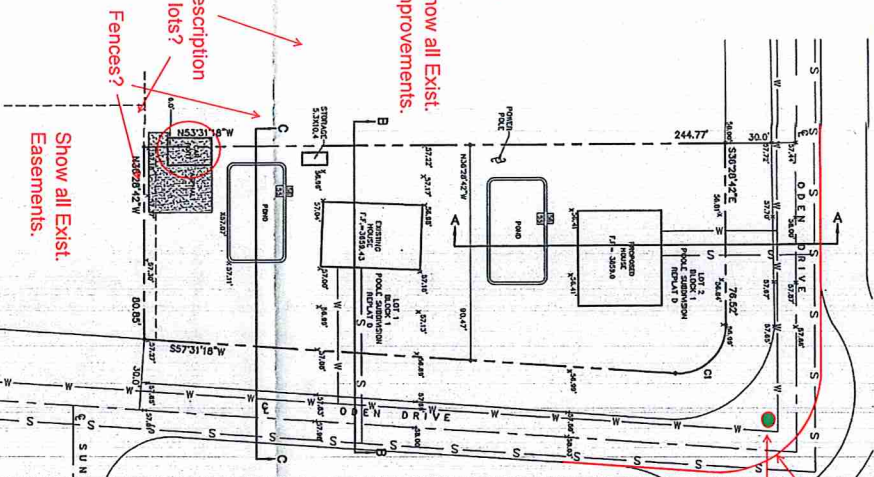
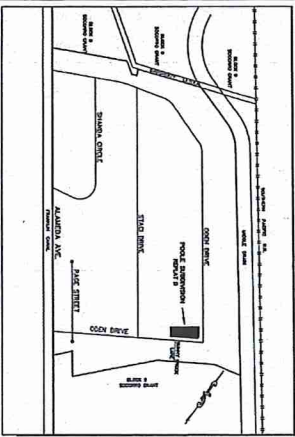
Description of a parcel of land being all of Lot 23, Block 4, Poole Subdivision, City of Socorro, El Paso County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a found iron pin marking the Southeast corner of Lot 24 of the above described subdivision, and running North 89° 59' 59" West a distance of 222.22 feet to a found iron pin; Thence South 89° 59' 59" East, along the West right-of-way line of Oahu Drive a distance of 163.23 feet to a found iron pin; Thence South 12° 11' 11" West, along the common lot line between Lots 24 and 25 a distance of 734.47 feet to one "hole of flagpole" and continuing in all, 21,780.00 square feet or 0.500 acres of land more or less.

Need the On-Site Ponding notations. Need the Flood Zone information.

SCALE: 1" = 30'

CHAIN	ANCHORS	BEARING	DISTANCE	BEARING	DISTANCE	ANCHOR
01	20.00'	S 03° 03' 11" W	70.23'	N 4° 00' 00" E	32.81'	ASG



Show all Exist. Improvements.

Legal Description to these lots?

Fences?

Show all Exist. Easements.

Actual Edge of pavement.

SS MH?

Verify location of Wtr. & Swr. Mains

Show Exist. Driveway

PRELIMINARY POOLE SUBDIVISION REPLAT D

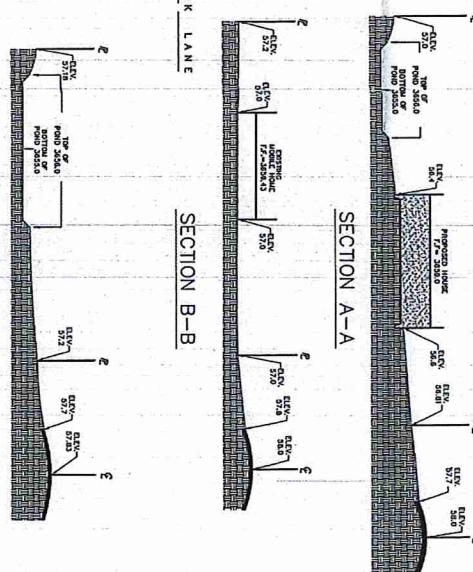
BENGA REPLAY OF POOLE SUBDIVISION CITY OF SOCORRO, EL PASO COUNTY, TEXAS CONTAINING: 21,780.00 SQ. FT. OR 0.500 ACRES

DRAINAGE CALCULATIONS

DRAINAGE AREA	1,800 S.F.
DRAINAGE COEFFICIENT	0.05
1/2 RAINFALL RATE	0.10 S.F.
1/2 RAINFALL RATE	0.10 S.F.
TOTAL WATERSHED AREA	16,100 S.F.
AVERAGE RUN-OFF COEFFICIENT	0.05
1/2 RAINFALL RATE	0.10 S.F.
REQUIRED PONDING AREA CAPACITY	16,100 S.F.

DESIGNED POND CAPACITY

ELEVATION	AREA	VOLUME
TOP OF POND	0.10 AC FT.	0.00 AC-FT
BOTTOM OF POND	0.08 AC FT.	0.00 AC-FT
DESIGNED POND CAPACITY	0.02 AC FT.	0.00 AC-FT



Galberon Engineering

NAME OF SUBDIVIDER: GALBERON ENGINEERING, P.C. 2011 TRAMWOOD DR., EL PASO, TX 79908 (915) 825-2182

NAME OF SUBDIVISION: POOLE SUBDIVISION CITY OF SOCORRO, TEXAS 78027

FOR REVIEW ONLY

PRELIMINARY

MANUEL GALBERON, P.E. REGISTERED PROFESSIONAL LAND SURVEYOR No. 2394

Required by and under the supervision of Manuel Galberon, P.E., L.P.L.S., Registered Professional Land Surveyor No. 2394

DATE PREPARED: March 28, 2017
FILE NAME: 20160308.dwg
DRAWN BY: CT

Item #19

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: January 9, 2018
TO: PLANNING AND ZONING COMMISSION
FROM: Adam Ochoa, Planning & Zoning Director
CC: Adriana Rodarte, City Manager

SUBJECT

Consider and take action on the final plat approval for Eastlake Valley Subdivision, being a portion of Tract 8 and 15, Block 4, Socorro Grant.

SUMMARY

The proposed subdivision is located along Nuevo Hueco Tanks Boulevard, 0.33 ± miles north of its intersection with North Loop Drive. The property has an estimated area of 74.82 acres and is owned by Eastlake Valley LLC 337 E. Borderland Rd, Unit 7, El Paso, TX. 79932.

BACKGROUND

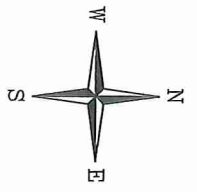
The Eastlake Valley Subdivision Preliminary Plat was approved by City Council on November 2, 2017 with the condition that all outstanding comments from the city engineer be resolved. All comments related to the preliminary plat have been addressed. After the City Council meeting a public information meeting was held with the adjacent property owners to resolve the outstanding issue of the proposed street stub-outs for the subdivision. A consensus was reached between everyone at the meeting and the street stub-outs that were agreed upon are shown on the final plat. Per the Flood Insurance Rate Maps, the referenced property lies within **Zone X** (Community Panel # 480212 0236-B / FEMA, September 4, 1991).

STATEMENT OF THE ISSUE

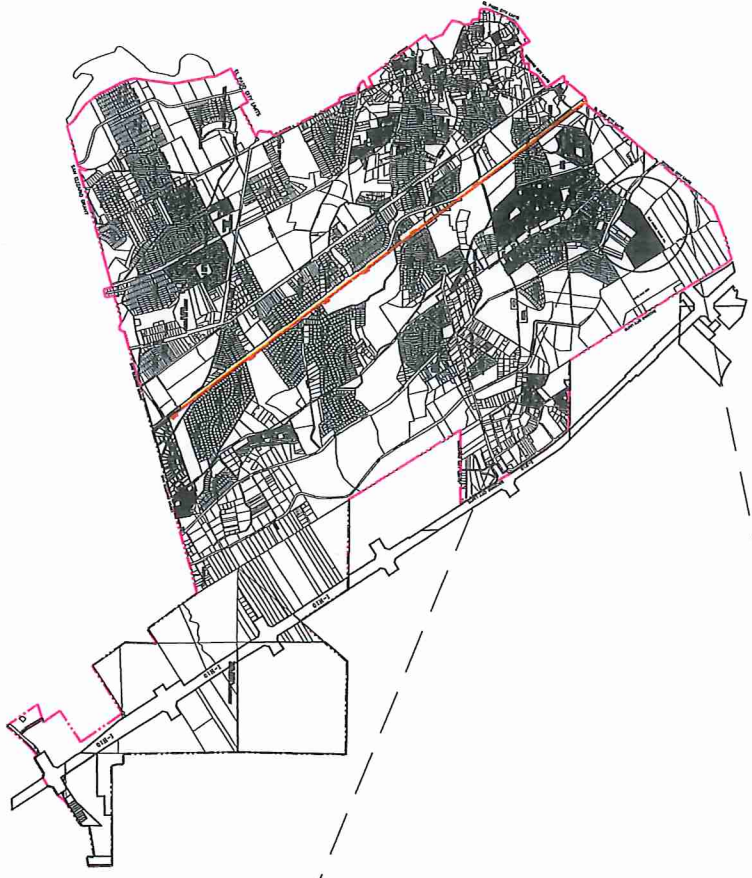
The proposed subdivision will consist of 300 single family residential lots zoned R-2 (Medium Density Residential) and seven commercial lots zoned C-2 (General Commercial). The proposed subdivision will also consist of two regional ponding areas that will handle all of the drainage requirements for the subdivision.

STAFF RECOMMENDATION

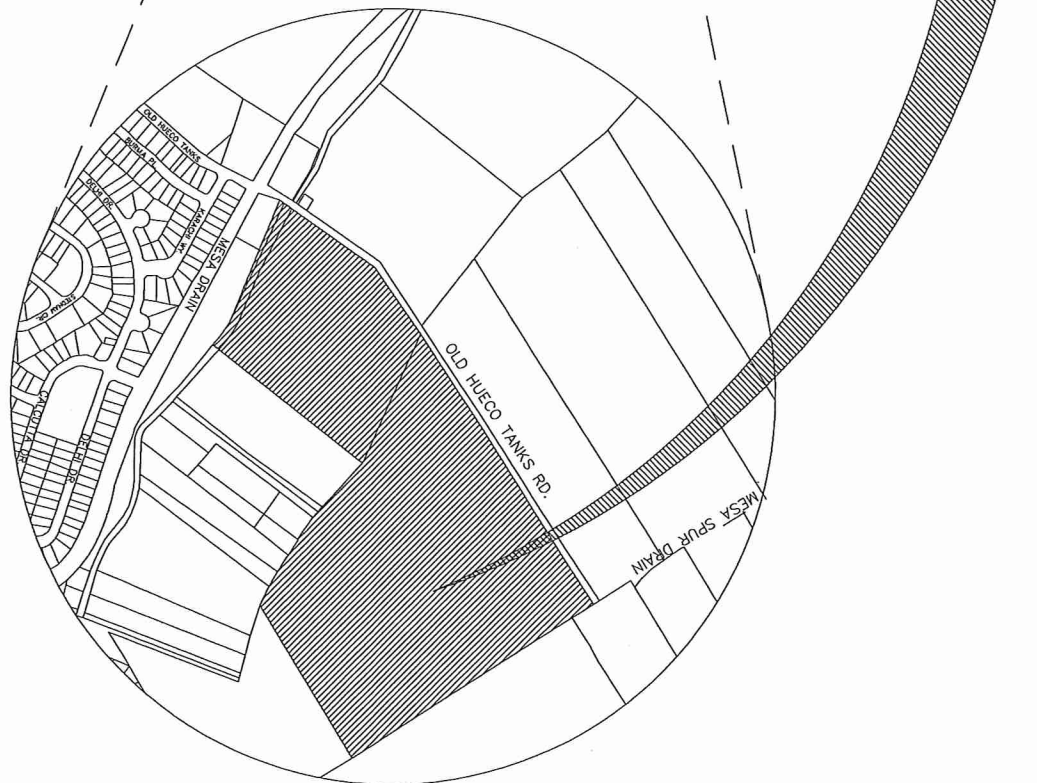
The Planning and Zoning Department recommends APPROVAL with the condition that all comments from city staff and the city engineer be resolved before the filing of the final plat.



PROJECT SITE;
Off Of Old Hueco Tanks Road
A Portion Of Tr. 8 & 15, Blk. 4
Socorro Grant



CITY OF SOCORRO



LOCATION MAP

Scale: AS SHOWN



Planning and Zoning Department

860 N. 15th Vista Socorro, Texas 79927 TEL (915) 872-3531 Fax (915) 872-3673

DANNENBAUM ENGINEERING CO. – EL PASO, LLC

10737 GATEWAY BLVD. WEST SUITE 112 • EL PASO, TEXAS 79935 • (915)629-0401

December 28, 2017

Ms. Adriana Rodarte
City Manager
City of Socorro, Texas
124 S. Horizon Blvd.
Socorro, Texas 79927

RE: Eastlake Valley Subdivision Final Plat Submittal

This letter is the response to the Submittal review and comments of the Final Plat for the Eastlake Valley Subdivision South of Old Hueco Tanks Rd. for the City of Socorro, Texas.


Final Plat Sheet 1 of 2:

- Is the Juan De Herrera Lateral Parcel a part of the Plat, if so then the El Paso County Water Improvement District # 1 should be included the dedication statement.
- Remove the words "drainage rights of ways, and road easements" from the dedication statement as there no such items on the Plat.
- Need Soils Report performed during the winter season for the location of the Proposed Ponding Areas. The Storm Water Management Report states that the proposed Ponding Areas will drain/percolate within 24 Hrs. Would like to see the Percolation Report.
- Provide a copy of the Master Plan and Master Drainage Report for review and comments. Would like to see the typical section for Judge Coldwell Street and the Drainage on the future abutting Subdivision(s).
- A portion of the Northern corner of the Proposed Subdivision appears to be with Flood Zone "A". Please plot the Flood Zone for that vicinity.

Final Plat Sheet 2 of 2:

- Identify the Parcel for the future extension of Judge Coldwell St.

Please let me know if you have any questions regarding these comments.



Jose L. Reyee, P.E.
Office Manager
Dannenbaum Engineering

Eastlake Valley Final Plat

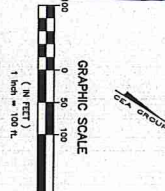
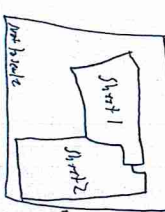
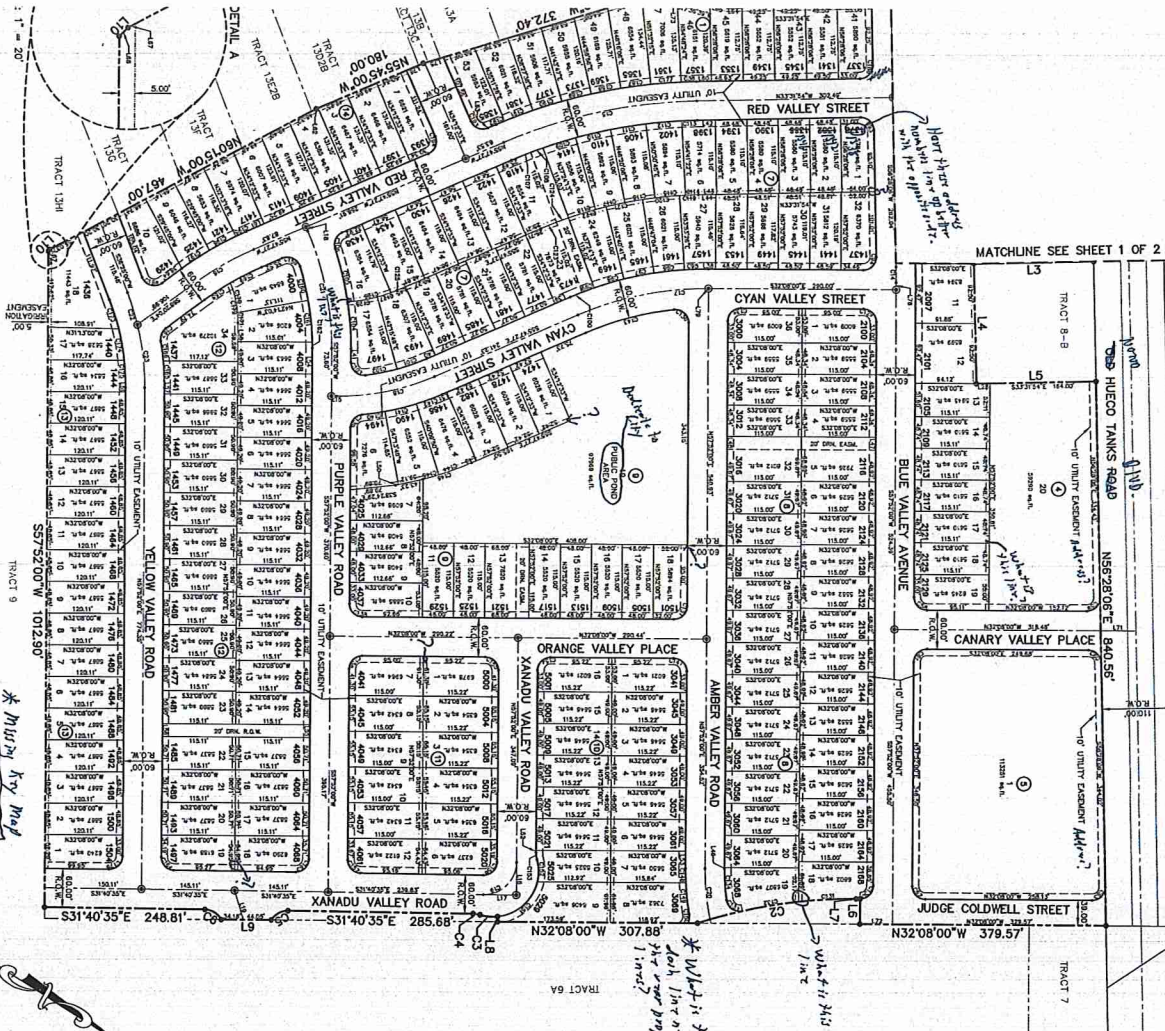
Comments

1. Under the OWNER'S DEDICATION correct the word SUBDIVIDED to just SUBDIVIDE.
2. The adjacent roadway is Nuevo Hueco Tanks Boulevard, no longer Old Hueco Tanks Road. Please correct on the plat, vicinity map and notes.
3. Please provide all adjacent recorded subdivisions by name, date, book and page.
4. Please provide the addresses for the commercial lots along Nuevo Hueco Tanks Boulevard.
5. Please clarify all of the irrigation easements seen throughout the plat. There are 5 foot, 10 foot and 15 foot irrigation easements. What are these for? Are these for private use? Are they even needed? Please clarify and provide a note to clarify.
6. There are two different names for the adjacent lateral, please provide the correct name. Also, a portion of the lateral appears to be within the subdivision, is this owned by the subdivider? Is it owned by someone else? Will it be dedicated to the irrigation district? Please clarify with a note.
7. Please provide a Key Map on each page of this plat showing the relationship of each sheet with the whole subdivision.
8. Are the Public Pond Areas being dedicated to the City? If so, please provide a note dedicating them just like for the streets within the subdivision.
9. You are having three different names for one roadway. Please provided only one street name for this entire roadway just like XANADU VALLEY ROAD, which also changes direction like this roadway, and continue the addressing number sequence.
10. Please make sure that the addressing numbers are consistent throughout the subdivision with odd numbers on one side of the street and even numbers on the other side of the street. Also, on RED VALLEY STREET have the addressing numbers on the north side of the street line up sequentially with the numbers on the south side of the street.

EASTLAKE VALLEY

A PORTION OF TRACT 8 AND
ALL OF TRACT 15, BLOCK 4,
SOCORRO GRANT CITY OF SOCORRO,
EL PASO COUNTY, TEXAS,
CONTAINING 74.82 ACRES ±

SHEET 2 OF 2



CURVE	POINTS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	5055.41	514.23	514.23	514.23	092°52'37.00"	009°48'14.00"
C2	789.07	246.11	123.05	246.11	011°02'02.00"	010°02'24.00"
C3	789.07	246.11	123.05	246.11	027°02'02.00"	026°02'24.00"
C4	40.00	10.00	5.00	10.00	033°00'00.00"	032°00'00.00"
C5	30.00	7.50	3.75	7.50	036°00'00.00"	035°00'00.00"
C6	30.00	7.50	3.75	7.50	039°00'00.00"	038°00'00.00"
C7	30.00	7.50	3.75	7.50	042°00'00.00"	041°00'00.00"
C8	30.00	7.50	3.75	7.50	045°00'00.00"	044°00'00.00"
C9	30.00	7.50	3.75	7.50	048°00'00.00"	047°00'00.00"
C10	30.00	7.50	3.75	7.50	051°00'00.00"	050°00'00.00"
C11	30.00	7.50	3.75	7.50	054°00'00.00"	053°00'00.00"
C12	30.00	7.50	3.75	7.50	057°00'00.00"	056°00'00.00"
C13	30.00	7.50	3.75	7.50	060°00'00.00"	059°00'00.00"
C14	30.00	7.50	3.75	7.50	063°00'00.00"	062°00'00.00"
C15	30.00	7.50	3.75	7.50	066°00'00.00"	065°00'00.00"
C16	30.00	7.50	3.75	7.50	069°00'00.00"	068°00'00.00"
C17	30.00	7.50	3.75	7.50	072°00'00.00"	071°00'00.00"
C18	30.00	7.50	3.75	7.50	075°00'00.00"	074°00'00.00"
C19	30.00	7.50	3.75	7.50	078°00'00.00"	077°00'00.00"
C20	30.00	7.50	3.75	7.50	081°00'00.00"	080°00'00.00"
C21	30.00	7.50	3.75	7.50	084°00'00.00"	083°00'00.00"
C22	30.00	7.50	3.75	7.50	087°00'00.00"	086°00'00.00"
C23	30.00	7.50	3.75	7.50	090°00'00.00"	089°00'00.00"
C24	30.00	7.50	3.75	7.50	093°00'00.00"	092°00'00.00"
C25	30.00	7.50	3.75	7.50	096°00'00.00"	095°00'00.00"
C26	30.00	7.50	3.75	7.50	099°00'00.00"	098°00'00.00"
C27	30.00	7.50	3.75	7.50	102°00'00.00"	101°00'00.00"
C28	30.00	7.50	3.75	7.50	105°00'00.00"	104°00'00.00"
C29	30.00	7.50	3.75	7.50	108°00'00.00"	107°00'00.00"
C30	30.00	7.50	3.75	7.50	111°00'00.00"	110°00'00.00"
C31	30.00	7.50	3.75	7.50	114°00'00.00"	113°00'00.00"
C32	30.00	7.50	3.75	7.50	117°00'00.00"	116°00'00.00"
C33	30.00	7.50	3.75	7.50	120°00'00.00"	119°00'00.00"
C34	30.00	7.50	3.75	7.50	123°00'00.00"	122°00'00.00"
C35	30.00	7.50	3.75	7.50	126°00'00.00"	125°00'00.00"
C36	30.00	7.50	3.75	7.50	129°00'00.00"	128°00'00.00"
C37	30.00	7.50	3.75	7.50	132°00'00.00"	131°00'00.00"
C38	30.00	7.50	3.75	7.50	135°00'00.00"	134°00'00.00"
C39	30.00	7.50	3.75	7.50	138°00'00.00"	137°00'00.00"
C40	30.00	7.50	3.75	7.50	141°00'00.00"	140°00'00.00"
C41	30.00	7.50	3.75	7.50	144°00'00.00"	143°00'00.00"
C42	30.00	7.50	3.75	7.50	147°00'00.00"	146°00'00.00"
C43	30.00	7.50	3.75	7.50	150°00'00.00"	149°00'00.00"
C44	30.00	7.50	3.75	7.50	153°00'00.00"	152°00'00.00"
C45	30.00	7.50	3.75	7.50	156°00'00.00"	155°00'00.00"
C46	30.00	7.50	3.75	7.50	159°00'00.00"	158°00'00.00"
C47	30.00	7.50	3.75	7.50	162°00'00.00"	161°00'00.00"
C48	30.00	7.50	3.75	7.50	165°00'00.00"	164°00'00.00"
C49	30.00	7.50	3.75	7.50	168°00'00.00"	167°00'00.00"
C50	30.00	7.50	3.75	7.50	171°00'00.00"	170°00'00.00"
C51	30.00	7.50	3.75	7.50	174°00'00.00"	173°00'00.00"
C52	30.00	7.50	3.75	7.50	177°00'00.00"	176°00'00.00"
C53	30.00	7.50	3.75	7.50	180°00'00.00"	179°00'00.00"
C54	30.00	7.50	3.75	7.50	183°00'00.00"	182°00'00.00"
C55	30.00	7.50	3.75	7.50	186°00'00.00"	185°00'00.00"
C56	30.00	7.50	3.75	7.50	189°00'00.00"	188°00'00.00"
C57	30.00	7.50	3.75	7.50	192°00'00.00"	191°00'00.00"
C58	30.00	7.50	3.75	7.50	195°00'00.00"	194°00'00.00"
C59	30.00	7.50	3.75	7.50	198°00'00.00"	197°00'00.00"
C60	30.00	7.50	3.75	7.50	201°00'00.00"	200°00'00.00"
C61	30.00	7.50	3.75	7.50	204°00'00.00"	203°00'00.00"
C62	30.00	7.50	3.75	7.50	207°00'00.00"	206°00'00.00"
C63	30.00	7.50	3.75	7.50	210°00'00.00"	209°00'00.00"
C64	30.00	7.50	3.75	7.50	213°00'00.00"	212°00'00.00"
C65	30.00	7.50	3.75	7.50	216°00'00.00"	215°00'00.00"
C66	30.00	7.50	3.75	7.50	219°00'00.00"	218°00'00.00"
C67	30.00	7.50	3.75	7.50	222°00'00.00"	221°00'00.00"
C68	30.00	7.50	3.75	7.50	225°00'00.00"	224°00'00.00"
C69	30.00	7.50	3.75	7.50	228°00'00.00"	227°00'00.00"
C70	30.00	7.50	3.75	7.50	231°00'00.00"	230°00'00.00"
C71	30.00	7.50	3.75	7.50	234°00'00.00"	233°00'00.00"
C72	30.00	7.50	3.75	7.50	237°00'00.00"	236°00'00.00"
C73	30.00	7.50	3.75	7.50	240°00'00.00"	239°00'00.00"
C74	30.00	7.50	3.75	7.50	243°00'00.00"	242°00'00.00"
C75	30.00	7.50	3.75	7.50	246°00'00.00"	245°00'00.00"
C76	30.00	7.50	3.75	7.50	249°00'00.00"	248°00'00.00"
C77	30.00	7.50	3.75	7.50	252°00'00.00"	251°00'00.00"
C78	30.00	7.50	3.75	7.50	255°00'00.00"	254°00'00.00"
C79	30.00	7.50	3.75	7.50	258°00'00.00"	257°00'00.00"
C80	30.00	7.50	3.75	7.50	261°00'00.00"	260°00'00.00"
C81	30.00	7.50	3.75	7.50	264°00'00.00"	263°00'00.00"
C82	30.00	7.50	3.75	7.50	267°00'00.00"	266°00'00.00"
C83	30.00	7.50	3.75	7.50	270°00'00.00"	269°00'00.00"
C84	30.00	7.50	3.75	7.50	273°00'00.00"	272°00'00.00"
C85	30.00	7.50	3.75	7.50	276°00'00.00"	275°00'00.00"
C86	30.00	7.50	3.75	7.50	279°00'00.00"	278°00'00.00"
C87	30.00	7.50	3.75	7.50	282°00'00.00"	281°00'00.00"
C88	30.00	7.50	3.75	7.50	285°00'00.00"	284°00'00.00"
C89	30.00	7.50	3.75	7.50	288°00'00.00"	287°00'00.00"
C90	30.00	7.50	3.75	7.50	291°00'00.00"	290°00'00.00"
C91	30.00	7.50	3.75	7.50	294°00'00.00"	293°00'00.00"
C92	30.00	7.50	3.75	7.50	297°00'00.00"	296°00'00.00"
C93	30.00	7.50	3.75	7.50	300°00'00.00"	299°00'00.00"
C94	30.00	7.50	3.75	7.50	303°00'00.00"	302°00'00.00"
C95	30.00	7.50	3.75	7.50	306°00'00.00"	305°00'00.00"
C96	30.00	7.50	3.75	7.50	309°00'00.00"	308°00'00.00"
C97	30.00	7.50	3.75	7.50	312°00'00.00"	311°00'00.00"
C98	30.00	7.50	3.75	7.50	315°00'00.00"	314°00'00.00"
C99	30.00	7.50	3.75	7.50	318°00'00.00"	317°00'00.00"
C100	30.00	7.50	3.75	7.50	321°00'00.00"	320°00'00.00"
C101	30.00	7.50	3.75	7.50	324°00'00.00"	323°00'00.00"
C102	30.00	7.50	3.75	7.50	327°00'00.00"	326°00'00.00"
C103	30.00	7.50	3.75	7.50	330°00'00.00"	329°00'00.00"
C104	30.00	7.50	3.75	7.50	333°00'00.00"	332°00'00.00"
C105	30.00	7.50	3.75	7.50	336°00'00.00"	335°00'00.00"
C106	30.00	7.50	3.75	7.50	339°00'00.00"	338°00'00.00"
C107	30.00	7.50	3.75	7.50	342°00'00.00"	341°00'00.00"
C108	30.00	7.50	3.75	7.50	345°00'00.00"	344°00'00.00"
C109	30.00	7.50	3.75	7.50	348°00'00.00"	347°00'00.00"
C110	30.00	7.50	3.75	7.50	351°00'00.00"	350°00'00.00"
C111	30.00	7.50	3.75	7.50	354°00'00.00"	353°00'00.00"
C112	30.00	7.50	3.75	7.50	357°00'00.00"	356°00'00.00"
C113	30.00	7.50	3.75	7.50	360°00'00.00"	359°00'00.00"
C114	30.00	7.50	3.75	7.50	363°00'00.00"	362°00'00.00"
C115	30.00	7.50	3.75	7.50	366°00'00.00"	365°00'00.00"
C116	30.00	7.50	3.75	7.50	369°00'00.00"	368°00'00.00"
C117	30.00	7.50	3.75	7.50	372°00'00.00"	371°00'00.00"
C118	30.00	7.50	3.75	7.50	375°00'00.00"	374°00'00.00"
C119	30.00	7.50	3.75	7.50	378°00'00.00"	377°00'00.00"
C120	30.00	7.50	3.75	7.50	381°00'00.00"	380°00'00.00"
C121	30.00	7.50	3.75	7.50	384°00'00.00"	383°00'00.00"
C122	30.00	7.50	3.75	7.50	387°00'00.00"	386°00'00.00"
C123	30.00	7.50	3.75	7.50	390°00'00.00"	389°00'00.00"
C124	30.00	7.50	3.75	7.50	393°00'00.00"	392°00'00.00"
C125	30.00	7.50	3.75	7.50	396°00'00.00"	395°00'00.00"
C126	30.00	7.50	3.75	7.50	399°00'00.00"	398°00'00.00"
C127	30.00	7.50	3.75	7.50	402°00'00.00"	401°00'00.00"
C128	30.00	7.50	3.75	7.50	405°00'00.00"	404°00'00.00"
C129	30.00	7.50	3.75	7.50	408°00'00.00"	407°00'00.00"
C130	30.00	7.50	3.75	7.50	411°00'00.00"	410°00'00.00"
C131	30.00	7.50	3.75	7.50	414°00'00.00"	413°00'00.00"
C132	30.00	7.50	3.75	7.50	417°00'00.00"	416°00'00.00"
C133	30.00	7.50	3.75	7.50	420°00'00.00"	419°00'00.00"
C134	30.00	7.50	3.75	7.50	423°00'00.00"	422°00'00.00"
C135	30.00	7.50	3.75	7.50	426°00'00.00"	425°00'00.00"
C136	30.00	7.50	3.75	7.50	429°00'00.00"	428°00'00.00"
C137	30.00	7.50	3.75	7.50	432°00'00.00"	431°00'00.00"
C138	30.00	7.50	3.75	7.50	435°00'00.00"	434°00'00.00"
C139	30.00	7.50	3.75	7.50	438°00'00.00"	437°00'00.00"
C140	30.00	7.50	3.75	7.50	441°00'00.00"	440°00'00.00"
C141	30.00	7.50	3.75	7.50	444°00'00.00"	443°00'00.00"
C142	30.00					