

Elia Garcia
Mayor

Rene Rodriguez
Representative
At Large

Cesar Nevarez
District 1
Mayor Pro Tem



Ralph Duran
District 2

Victor Perez
District 3

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

NOTICE OF A SPECIAL 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.

SUPPLEMENTAL NOTICE OF MEETING BY VIRTUAL SERVICES

IN ACCORDANCE WITH ORDER OF THE OFFICE OF THE GOVERNOR ISSUED MARCH 16, 2020, THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOCORRO WILL CONDUCT THE MEETING SCHEDULED FOR THURSDAY SEPTEMBER 10, 2020, AT 5:30 PM BROADCASTED FROM CITY HALL CHAMBERS, 860 RIO VISTA RD., SOCORRO, TEXAS VIA TELEPHONE CONFERENCE AND LIVE STREAMED IN ORDER TO ADVANCE THE PUBLIC HEALTH GOAL OF LIMITING THE NUMBER OF PEOPLE PHYSICALLY PRESENT AT OUR LOCATION (ALSO CALLED "SOCIAL DISTANCING") TO SLOW THE SPREAD OF THE CORONAVIRUS (COVID-19). THERE WILL BE NO PHYSICAL PUBLIC ACCESS TO THE LOCATION DESCRIBED ABOVE.

THIS WRITTEN NOTICE, THE MEETING AGENDA, AND THE AGENDA PACKET, ARE POSTED ONLINE AT [HTTP://CI.SOCORRO.TX.US/2020-PLANNING-AND-ZONING-COMMISSION-AGENDAS](http://CI.SOCORRO.TX.US/2020-PLANNING-AND-ZONING-COMMISSION-AGENDAS) THE PUBLIC CAN ACCESS THE MEETING BY CALLING TOLL FREE-NUMBER 844-854-2222 ACCESS CODE 323610.

THE PUBLIC MUST CALL IN 844-854-2222 ACCESS CODE 323610 BY 5:00 PM MOUNTAIN STANDARD TIME (MST) ON SEPTEMBER 10, 2020 TO SIGN UP FOR PUBLIC COMMENT AND THE AGENDA ITEM THEY WISH TO COMMENT ON. THE PUBLIC THAT SIGNED UP TO SPEAK WILL BE CALLED UPON BY THE PRESIDING OFFICER DURING THE MEETING.

Notice is hereby given that a special meeting of the Planning and Zoning Commission of the City of Socorro, Texas will be held **Thursday, September 10, 2020** at 5:30 p.m. broadcasted from 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.**

REGULAR AGENDA-DISCUSSION AND ACTION

3. **Preliminary Plat Approval:**

Consider and Take Action:

On the Preliminary Plat Approval for Villas de Socorro Subdivision, being all of Tracts 13B & 18, Block 12, and Tracts 1, 3A, & 3C, Block 27, Socorro Grant for a new development.

NOTICE TO THE PUBLIC AND APPLICANTS

The staff report for an agenda item may include conditions, exceptions, or modifications. The Commission's motion to approve an item in accordance with the staff report or with all staff comments means that any modifications, waivers, exceptions requested by the applicant and recommended for approval by staff and any staff recommended conditions, have been approved, without necessitating that the Commission restate the modifications, exceptions, waivers, or conditions as part of the motion to approve and that any findings required to be made by the Commission, have been made.

4. Planning and Zoning Commissioners Report:
5. Planning and Zoning Department Report:
6. Excuse absent commission members:
7. Adjournment:

EXECUTIVE SESSION

The Planning and Zoning Commission of the City of Socorro may retire into EXECUTIVE SESSION pursuant to Section 3.08 of the City of Socorro Charter and the Texas Government Code, Sections 551, Subchapter D to discuss any of the following: (The items listed below are matters of the sort routinely discuss in Executive Session, but the Planning and Zoning Commission of the City of Socorro may move to Executive Session any of the items on this agenda, consistent with the terms of the Open Meetings Act.) The Planning and Zoning Commission will return to open session to take any final action and may also, at any time during the meeting, bring forward any of the following items for public discussion, as appropriate.

SPECIAL MEETING AGENDA – SOCORRO PLANNING & ZONING COMMISSION
September 10, 2020 at 5:30 PM

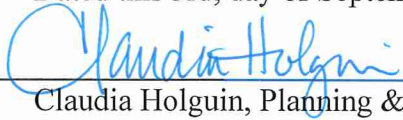
- Section 551.071 CONSULTATIONS WITH ATTORNEY
- Section 551.072 DELIBERATION REGARDING REAL PROPERTY
- Section 551.073 DELIBERATION REGARDING PROSPECTIVE GIFT
- Section 551.074 PERSONNEL MATTERS
- Section 551.076 DELIBERATION REGARDING SECURITY
- Section 551.087 DELIBERATION REGARDING ECONOMIC DEVELOPMENT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

NOTICE TO PROPERTY OWNER

The Commission Policy requires that the applicant or representative be present at the public hearing for their item(s). Failure of the applicant or his/her/its representative to be present may result in the deletion of the matter from the agenda or such matter may be tabled until such time as the applicant or his/her/its representative is present.

I, the undersigned authority hereby certify that the above notice of meeting of the Planning and Zoning Commission of Socorro, Texas is a correct copy and that I posted this notice at least seventy-two (72) hours preceding the scheduled meeting at City Council Chambers, 860 N. Rio Vista, Socorro, Texas.

Dated this 3rd, day of September 2020.



Claudia Holguin, Planning & Zoning Secretary

DATE & TIME POSTED: 9-3-2020 4:30 pm /BY: Claudia

ALL PLANNING AND ZONING COMMISSION AGENDAS ARE PLACED ON THE INTERNET AT THE ADDRESS BELOW:

(www.ci.socorro.tx.us)

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Mayor Pro-Tem



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Victor Perez
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Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

DATE: September 10, 2020
TO: PLANNING AND ZONING COMMISSION
FROM: Job Terrazas, Building Official
CC: Adriana Rodarte, City Manager

SUBJECT:

Consider and Take Action on the Preliminary Plat Approval for Villas de Socorro Subdivision, being all of Tracts 13B & 18, Block 12 and Tracts 1, 3A & 3C, Block 27, Socorro Grant for a new development.

SUMMARY:

The property is easterly located at approximately 950 feet from Socorro Rd and the intersection of Fray Olguin Ct. This development has a total area of 45.79 acres, owned by La Orilla, LLC.

This development will contain 146 single family lots, 3 ponding areas and 1 open space. Per FEMA panel #480212-0250B, the subdivision is located outside the 500-year flood plain.

BACKGROUND:

The property was rezoned to R-2, Medium Density Residential on May 16, 2019.

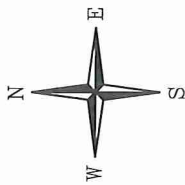
STATEMENT OF THE ISSUE:

The application for the preliminary plat has been submitted and paid to conduct the public hearing and preliminary plat presentation to the City. The engineering reports listed below are still being created.

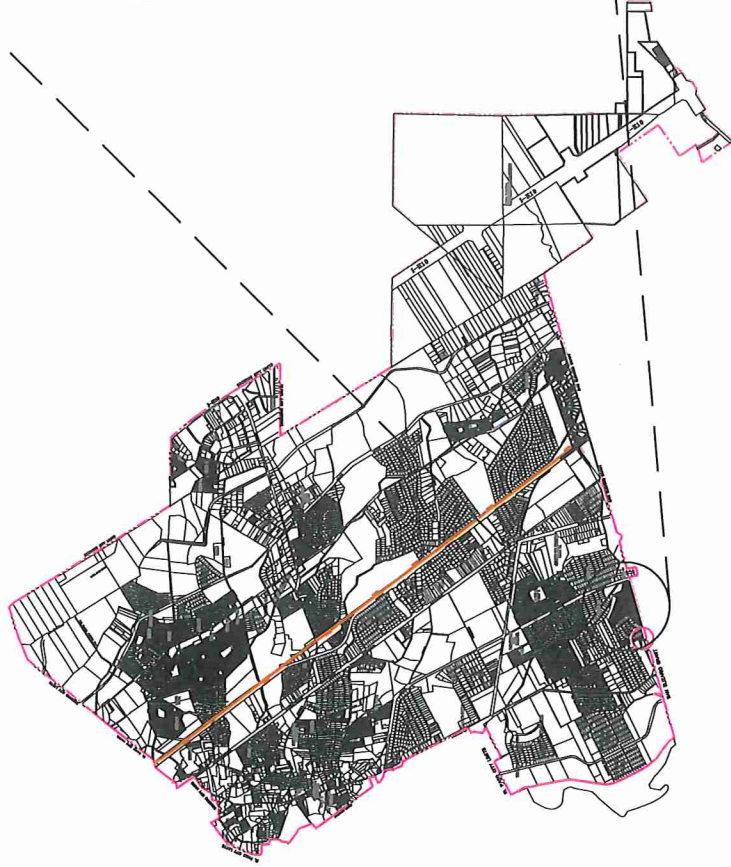
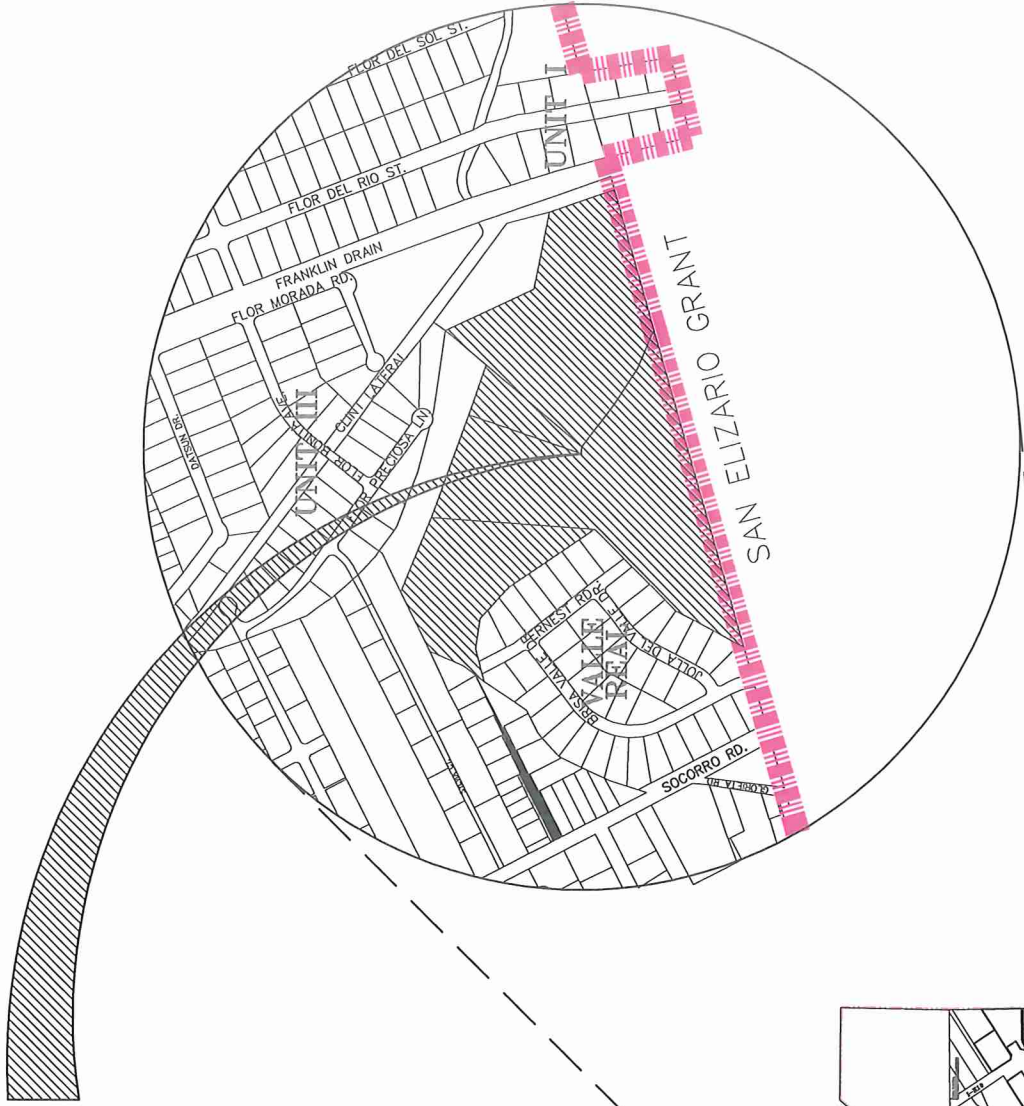
STAFF RECOMMENDATION:

The Planning and Zoning Department recommends APPROVAL contingent upon the submittal and approval of the following reports before construction begins and submittal of the final plat:

- Soils Analysis
- Schedule of Development
- Covenants & Restrictions
- Environmental Site Assessment Phase I
- Traffic Impact Analysis
- Red Line Corrections
- Proposed Park Design
- Special Problems Analysis



PROJECT SITE;
Villas Del Valle
Tr.13-B & 18, Block 12
Tr.1, 3-A & 3-C, Block 27
Socorro Grant



CITY OF SOCORRO

LOCATION MAP

Scale: AS SHOWN



VILLAS DE SOCORRO

LOT 1, BLOCK 1, VALLE REAL SUBDIVISION, EL PASO COUNTY, TEXAS, ACCORDING TO VOL. 60, PG. 80, RECORDED WITH THE PLAT RECORDS OF EL PASO COUNTY, TEXAS, TRACT 13-B AND TRACT 18, BLOCK 12, AND TRACTS 1, 3-A, AND 3-C, BLOCK 27, SOCORRO GRANT, EL PASO COUNTY, TEXAS.

TOTAL CONTAINING: 46.2477 ACRES



DATE OF PREPARATION
FEBRUARY 3, 2020



LA ORILLA LLC
MARRY ADDRESS
207 W. 11TH ST. SUITE 200
EL PASO, TX 79901-4411

SCHOOL DISTRICT
15040 PLAINS DISTRICT, EL PASO, TX 79905

LAND USE TABLE
 1. RESIDENTIAL
 2. COMMERCIAL
 3. INDUSTRIAL
 4. AGRICULTURAL
 5. OPEN SPACE

LINE TABLE
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 634. 3810" WATER
 635. 3816" WATER
 636. 3822" WATER
 637. 3828" WATER
 638. 3834" WATER
 639. 3840" WATER
 640. 3846" WATER
 641. 3852" WATER
 642. 3858" WATER
 643. 3864" WATER
 644. 3870" WATER
 645. 3876" WATER
 646. 3882" WATER
 647. 3888" WATER
 648. 3894" WATER
 649. 3900" WATER
 650. 3906" WATER
 651. 3912" WATER
 652. 3918" WATER
 653. 3924" WATER
 654. 3930" WATER
 655. 3936" WATER
 656. 3942" WATER
 657. 3948" WATER
 658. 3954" WATER
 659. 3960" WATER
 660. 3966" WATER
 661. 3972" WATER
 662. 3978" WATER
 663. 3984" WATER
 664. 3990" WATER
 665. 3996" WATER
 666. 4002" WATER
 667. 4008" WATER
 668. 4014" WATER
 669. 4020" WATER
 670. 4026" WATER
 671. 4032" WATER
 672. 4038" WATER
 673. 4044" WATER
 674. 4050" WATER
 675. 4056" WATER
 676. 4062" WATER
 677. 4068" WATER
 678. 4074" WATER
 679. 4080" WATER
 680. 4086" WATER
 681. 4092" WATER
 682. 4098" WATER
 683. 4104" WATER
 684. 4110" WATER
 685. 4116" WATER
 686. 4122" WATER
 687. 4128" WATER
 688. 4134" WATER
 689. 4140" WATER
 690. 4146" WATER
 691. 4152" WATER
 692. 4158" WATER
 693. 4164" WATER
 694. 4170" WATER
 695. 4176" WATER
 696. 4182" WATER
 697. 4188" WATER
 698. 4194" WATER
 699. 4200" WATER
 700. 4206" WATER
 701. 4212" WATER
 702. 4218" WATER
 703. 4224" WATER
 704. 4230" WATER
 705. 4236" WATER
 706. 4242" WATER
 707. 4248" WATER
 708. 4254" WATER
 709. 4260" WATER
 710. 4266" WATER
 711. 4272" WATER
 712. 4278" WATER
 713. 4284" WATER
 714. 4290" WATER
 715. 4296" WATER
 716. 4302" WATER
 717. 4308" WATER
 718. 4314" WATER
 719. 4320" WATER
 720. 4326" WATER
 721. 4332" WATER
 722. 4338" WATER
 723. 4344" WATER
 724. 4350" WATER
 725. 4356" WATER
 726. 4362" WATER
 727. 4368" WATER
 728. 4374" WATER
 729. 4380" WATER
 730. 4386" WATER
 731. 4392" WATER
 732. 4398" WATER
 733. 4404" WATER
 734. 4410" WATER
 735. 4416" WATER
 736. 4422" WATER
 737. 4428" WATER
 738. 4434" WATER
 739. 4440" WATER
 740. 4446" WATER
 741. 4452" WATER
 742. 4458" WATER
 743. 4464" WATER
 744. 4470" WATER
 745. 4476" WATER
 746. 4482" WATER
 747. 4488" WATER
 748.



PLANNING AND ZONING DEPARTMENT

APPLICATION FOR SUBDIVISION APPROVAL

Date: 08/13/2020

REQUIRED DOCUMENTS

1. Plat of proposed subdivision done by a registered engineer and land surveyor showing easements.
2. Title guarantee by a Certified Abstractor showing that the applicant 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. Property Tax Certificate.

Application must be completed and validated prior to subdivision processing.

Subdivision Name: Villas de Socorro

1. Legal description of Area: LOT 1, BLOCK 1, VALLE REAL SUBDIVISION, EL PASO COUNTY, TEXAS, ACCORDING TO VOL. 60, PG. 80, RECORDED WITH THE PLAT RECORDS OF EL PASO COUNTY, TEXAS, TRACT 13-B AND TRACT 18, BLOCK 12, AND TRACTS 1, 3-A, AND 3-C, BLOCK 27, SOCORRO GRANT, EL PASO COUNTY, TEXAS.
TOTAL CONTAINING: 46.2477 ACRES

2. Proposed Land Uses:

	Acres	Sites		Acres	Sites
Single Family	24.9162	146	Office		
Duplex			Street & Alley	7.9584	
Apartment			Ponding/Drainage	4.9213	3
Mobile Home			Institutional		
P.U.D.			Other (Specify)	8.4518	1
Park/Pond					
School					
Commercial			Total No. Sites		
Industrial			Total Acreage	46.2477	

3. What is existing zoning of the above described property? R-2
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s). Yes No

5. Which of the following public improvements will be installed in this development:

Pavement	X	Water Lines	X
Sidewalks, Curb and Gutter	X	Street Name Signs	X
Storm Sewer	X	Protective Fence	X
Flood Retention Pond	X	Guardrails	
Fire Protection	X	Street Lights	X
Survey Monuments	X	U/G Electric Lines	
Sanitary Sewer	X	Other (Specify)	

6. Are sidewalks proposed along all dedicated streets? Yes X No _____
 If only along some streets, which ones? _____

7. What type of telephone easements are proposed?
 Underground _____ Overhead _____ Both X

What type of electrical easements are proposed?
 Underground _____ Overhead _____ Both X

What type of cable T.V. easements are proposed?
 Underground _____ Overhead _____ Both X

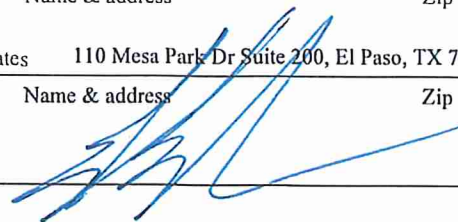
8. What type of drainage is proposed?
Storm runoff will sheet flow within the street to the proposed inlet discharging into proposed retention pond with enough capacity to hold a 100- year storm unit.

9. Remarks and/or explanation of special circumstances:
N/A

10. Owner of record: Villas De Socorro, LLC 337 E.Borderland Rd Apt.7 El Paso, TX 79912 (915)474-1404
 Name & address Zip Phone

11. Developer: Villas De Socorro, LLC 337 E.Borderland Rd Apt.7 El Paso, TX 79912 (915)474-1404
 Name & address Zip Phone

12. Engineer: TRE & Associates 110 Mesa Park Dr Suite 200, El Paso, TX 79912 (915) 852-9093
 Name & address Zip Phone

Applicant's Signature: 
 Capacity: _____