

Elia Garcia
Mayor

Rene Rodriguez
Representative 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
BUILDING AND STANDARDS 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 Building and Standards Commission of the City of Socorro, Texas will be held **Tuesday, February 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.
5. Consider and Take Action:

On the approval of meeting minutes for the January 23, 2018 Building and Standards Commission meeting.

**REGULAR MEETING AGENDA - SOCORRO BUILDING AND STANDARDS
COMMISSION February 6th, 2018 at 6:30 PM**

EXECUTIVE SESSION

The Building and Standards 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 Building and Standards 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 Building and Standards 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

6. Consider and Take Action:

Adjournment

I, the undersigned authority hereby certify that the above notice of meeting of the Building and Standards 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 2nd, day of January 2018.



Sergio Morales, Building and Standards Commission Secretary

DATE & TIME POSTED: 2-2-18 2:00pm /BY: 

CITY OF SOCORRO BUILDING AND STANDARDS COMMISSION
 Regular Meeting Minutes
 January 23, 2018

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

Items for discussion and action:

1. Call to order.

Chairperson, Ms. Catherine Kearney, called the meeting to order at 6:34 PM.

2. Establish quorum.

Quorum was established with 5 members present.

3. Excuse absent commission members.

A motion to excuse absent commission members was made by Mr. Tommy Faulkner, seconded by Mr. Daniel Hernandez. Motion carried with all the commissioners present in favor.

4. Open Forum.

No one signed up to speak at this time.

5. Presentation by the Planning & Zoning Department regarding flood zones and an area identified as a danger zone due to flooding during the rainy season.

Mr. Job Terrazas made a power point presentation on FEMA designated flood zones. Mr. Jose Landeros explained what funding options would be available to help municipalities help with this issue.

A motion was made by Mr. Jose Landeros to include and present items #6, #7, and #8, all together, seconded by Mr. Tommy Faulkner. Motion was carried with all commissioner in favor.

6. Consider and take action on the public hearing for the substandard building located on Tract 5-G-5, Block 1, Socorro Grant, 11611 Coker Rd., pursuant to Ordinance 361 of the City of Socorro.

7. Consider and take action on the Public hearing for the substandard building located on Tract 5-G-4, Block 1, Socorro Grant, 11609 Coker Rd., pursuant to Ordinance 361 of the City of Socorro.

8. Consider and take action on the Public hearing for the substandard building located on Tract 4-D, Block 1, Socorro Grant, 11651 Coker Rd., pursuant to Ordinance 361 of the City of Socorro.

A motion was made by Ms. Catherine Kearney to allow the constituents to speak for longer than 3 minutes, seconded by Mr. Daniel Hernandez. Motion was carried with all commissioner in favor.

PUBLIC HEARING OPEN: 7:05 p.m. 2 constituents spoke on these items.
PUBLIC HEARING CLOSE: 7:24 p.m

A motion was made by Mr. Tommy Faulkner to go into executive session, seconded by Mr. Jose Landeros. Motion carried with all the commissioners in favor.

EXECUTIVE SESSION START: 7:58 p.m.
EXECUTIVE SESSION END: 8:33 p.m.

A motion was made by Mr. Jose Landeros to provide notice to residents that the City will move forward with the process and will be providing the residents 120 days to make the necessary improvements to the structure or vacate the premises, seconded by Ms. Catherine Kearney. Motion carried with 3 commissioners yay and 2 abstained.

9. Building and Standards Commissioner's report.

Mr. Jose Landeros asked the legal staff to review the ordinance and case law to determine whether or not City Council can amend or forgo, based on a majority vote, the collection of fees after the lien on the property is placed before demolition.

10. Planning & Zoning Department report.

A motion was made by Mr. Jose Landeros to delete item #10, seconded by Mr. Tommy Faulkner. Motion carried with all the commissioners in favor.

11. Consider and take action on adjournment.

A motion was made by Mr. Jose Landeros to adjourn, seconded by Mr. Catherine Kearney. Motion carried with all the commissioners in favor. Meeting adjourned at 8:44 P.M.

Catherine Kearney, Chairperson

Sergio Morales, Secretary

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, February 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 January 9, 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 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
February 6, 2018 at 6:30 PM

7. 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).

8. 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).

9. Public hearing 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.

10. 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 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.

11. Public hearing 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.

12. Consider and Take Action:

On the public hearing 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.

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

13. 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) for the purpose of developing a multi-family development on the subject property.

14. 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) for the purpose of developing a multi-family development on the subject property.

15. Planning and Zoning Commissioners Report:

16. 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.

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Section 551.072 DELIBERATION REGARDING REAL PROPERTY
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Section 551.087 DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS


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

17. 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 2nd, day of February 2018.



Sergio Morales, Planning and Zoning Commission Secretary

DATE & TIME POSTED: 2-2-18 2:00pm /BY: 

CITY OF SOCORRO PLANNING AND ZONING COMMISSION

Regular Meeting Minutes

January 9, 2018

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

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

Chairperson Ms. Catherine Kearney called the meeting to order at 6:43 p.m.

2. Establish quorum.

Quorum was established with 6 members present.

3. Excuse absent commission members.

A motion to excuse absent commission members was made by Mr. Tommy Faulkner, seconded by Mr. Daniel Hernandez. 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. Jose Landeros to elect Ms. Catherine Kearney as head chair, seconded by Mr. Arturo Landeros. Motion was carried with 4 members in favor and 1 nay. A motion was made by Mr. Tommy Faulkner to elect Mr. Ernest Gomez 1st vice 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 Mr. Daniel Hernandez 2nd vice chair, seconded by Mr. Ernest Gomez. Motion was carried with all commissioners present in favor

6. Consider and take action on the approval of meeting minutes for the December 5, 2017 Planning and Zoning Commission meeting.

A motion was made by Mr. Jose Landeros to approve, seconded by Ms. Catherine Kearney. Motion was carried with all commissioners in favor. A motion was made by Mr. Jose Landeros to reconsider item #5 to elect a 2nd vice chair, seconded by Ms. Catherine Kearney. Motion carried with all commissioners present in favor.

A motion was made by Mr. Tommy Faulkner to move items #12 & #13 up in order, seconded by Mr. Daniel Hernandez. Motion was carried with all commissioners in favor.

Mr. Adam Ochoa informed the Planning and Zoning Commission that the applicant's attorney requested by way of a letter to postpone items #12 & #13 to the February 6th, 2018 meeting.

A motion was made by Mr. Jose Landeros to postpone the items until the February 6th, 2018 Planning and Zoning Commission meeting, seconded by Mr. Tommy Faulkner. 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 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.**

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 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.**

A motion was made by Mr. Tommy Faulkner to approve, seconded by Ms. Catherine Kearney. 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 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.**

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

- 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).**

Public Hearing Open: 6:59 p.m.

Public Hearing Close: 7:00 p.m.

- 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).**

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

- 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).**

Public Hearing Open: Postponed Until 02-06-2018.

Public Hearing Closed:

- 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).**

A motion was made by Mr. Jose Landeros to postpone the items until the February 6th, 2018 Planning and Zoning Commission meeting, seconded by Mr. Tommy Faulkner. Motion was carried with all commissioners in favor.

- 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).**

Public Hearing Open: 7:09 p.m.

Public Hearing Closed: 7:09 p.m.

- 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).**

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

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

Public Hearing Open: 7:33 p.m. 3 constituents spoke against this item.

Public Hearing Closed: 7:39 p.m.

- 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.**

A motion was made by Mr. Daniel Hernandez to approve, seconded by Mr. Ernest Gomez. Motion was carried with 3 commissioners in favor and 3 abstained.

- 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.**

A motion was made by Mr. Daniel Hernandez to approve with the staff comments and conditions, seconded by Mr. Jose Landeros. Motion was carried with all commissioners in favor.

- 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.**

A motion was made by Mr. Jose Landeros to approve with all the staff comments and to make the adjustments requested by Mr. Valencia, seconded by Ms. Catherine Kearney. Motion was carried with 2 commissioners in favor, 2 abstained, and 2 nay. Mr. Jose Landeros stated that the recommendation goes against state and city ordinances.

20. Planning and Zoning Commissioners Report:

Various Subjects were discussed.

21. Planning and Zoning Department Report:

Various Subjects were discussed.

22. Consider and take action on adjournment.

A motion was made by Mr. Jose Landeros to adjourn, seconded by Ms. Catherine Kearney. Motion was carried with all commissioners in favor. Meeting adjourned at 8:45 p.m.

Catherine Kearney, Chairperson

Sergio Morales, Secretary

Item #6

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: February 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 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 northwest 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

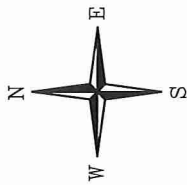
A complete background report shall be presented before the Commission once we receive the authorization to proceed with the Public Hearing.

STATEMENT OF THE ISSUE

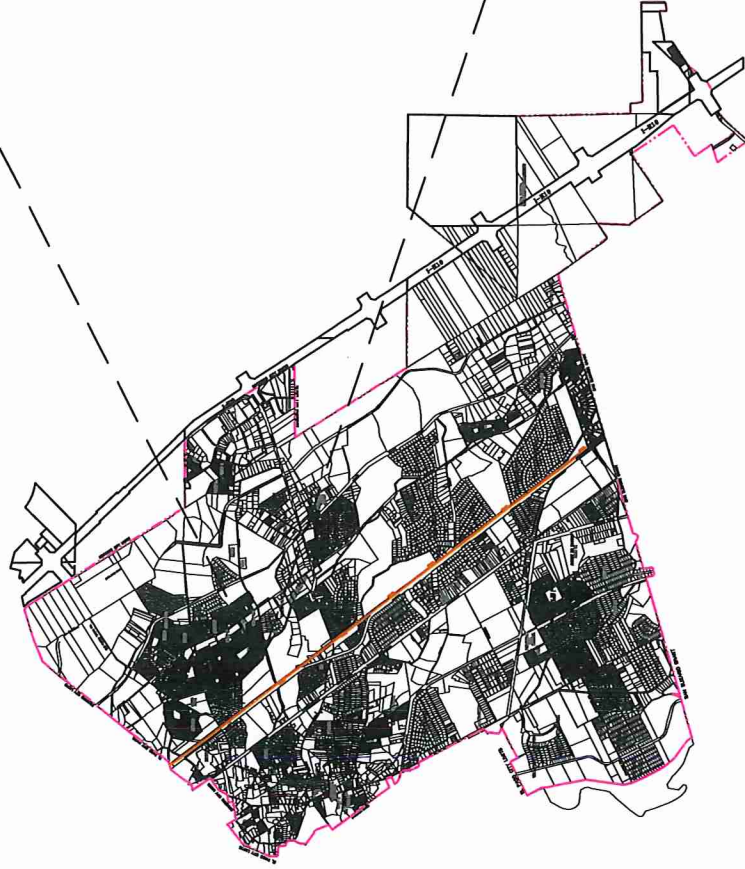
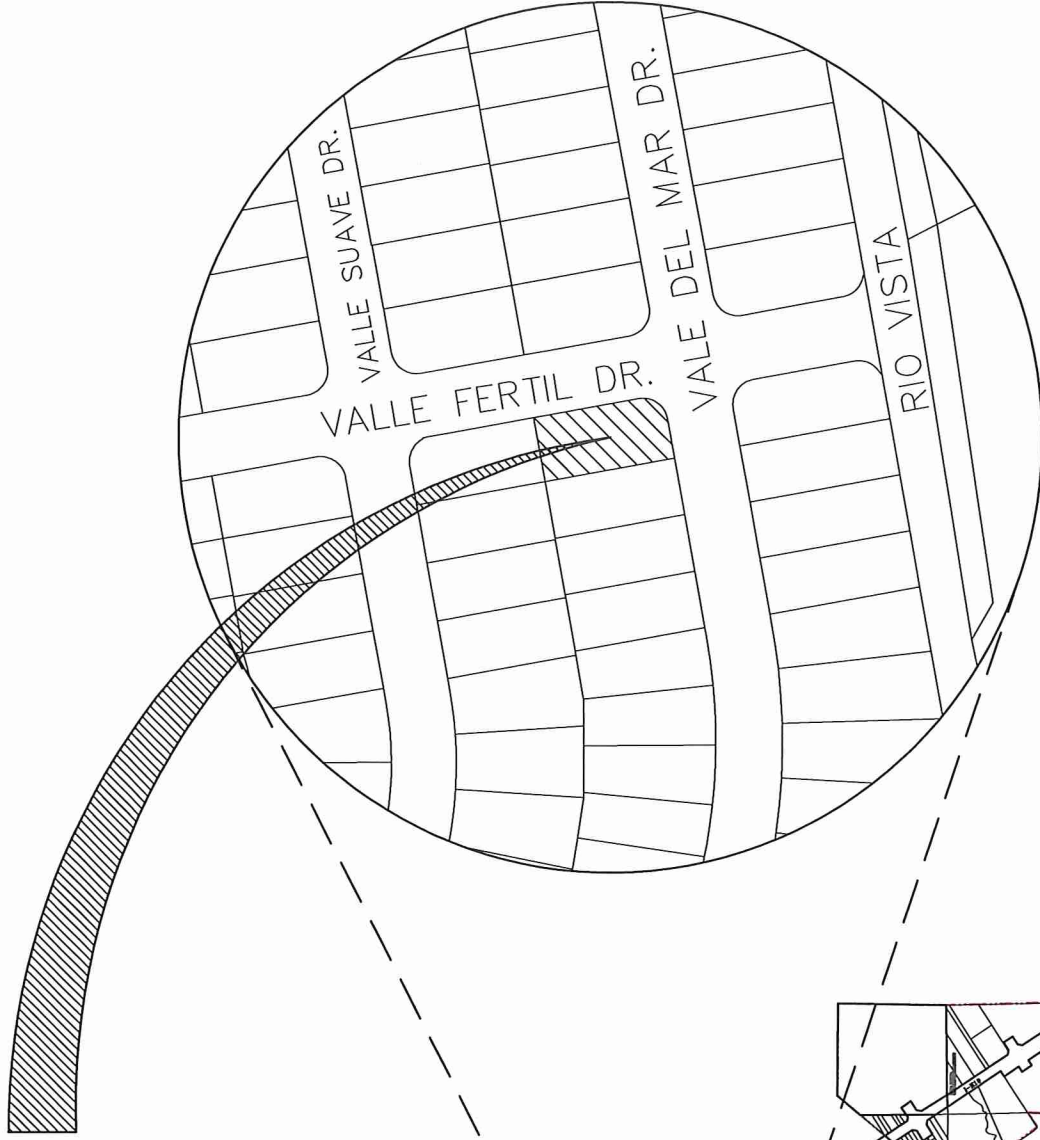
The statement shall be provided once the research has been carried out.

STAFF RECOMMENDATION

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



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

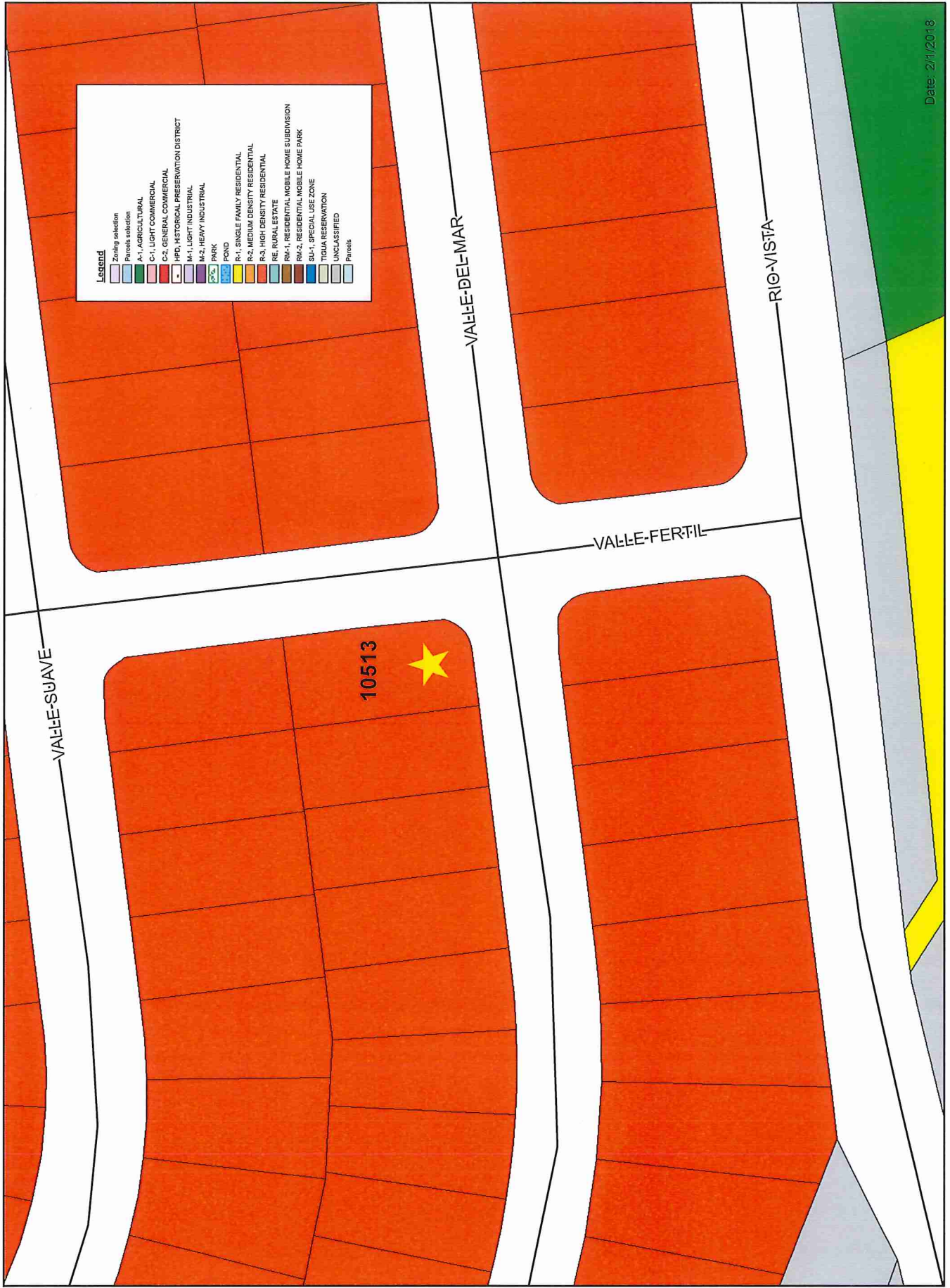


CITY OF SOCORRO

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



Item # 7 & 8
Ralph Duran
District 2

Victor Perez
District 3 / Mayor Pro Tem

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

DATE: February 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 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 northwest corner of Horizon Boulevard and W. Burt Road. The properties have an estimated area of 139,871.16 ± sq. ft. (3.22 ± acres) combined, 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 scrap metal 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.

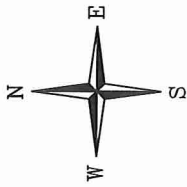
The Planning and Zoning Department has received a letter and petition from adjacent property owners opposing the proposed rezoning.

STATEMENT OF THE ISSUE

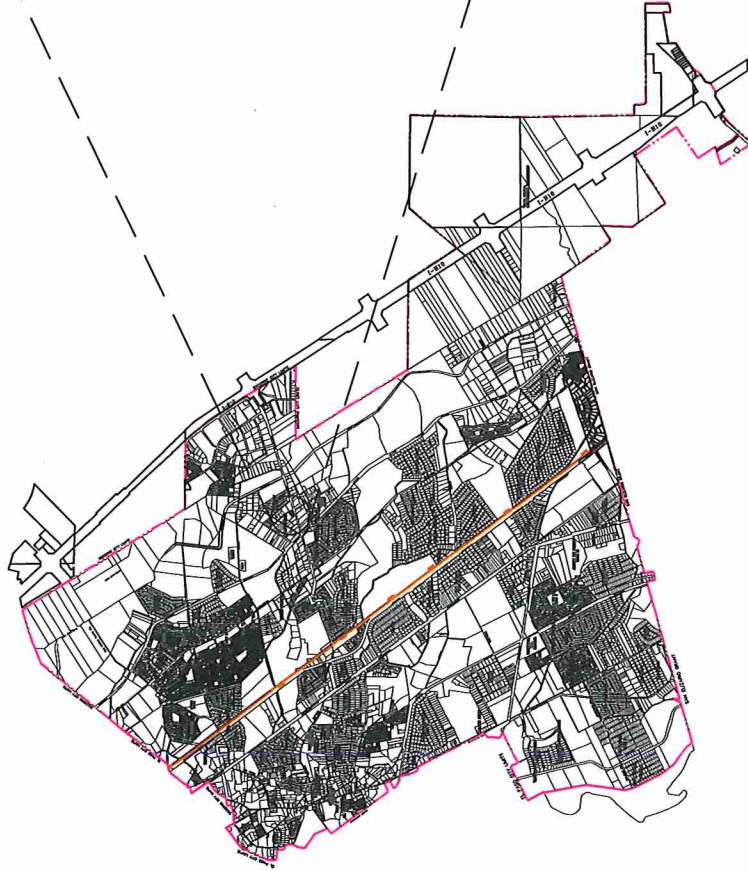
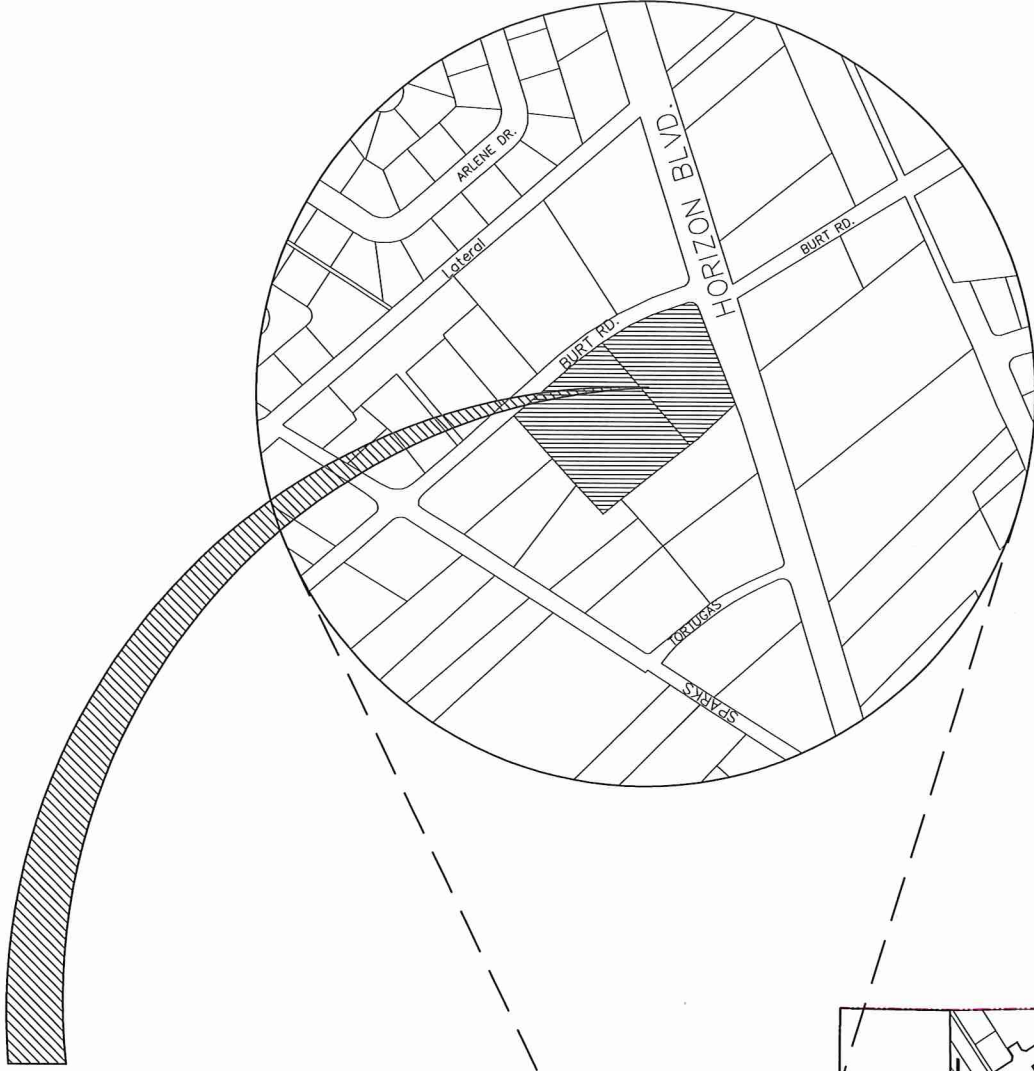
The applicant is seeking the proposed zone change to M-2 (Heavy Industrial) for the properties to allow the use of a metal scrap yard on them.

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



CITY OF SOCORRO
 PLANNING & ZONING
 860 N. RIO VISTA
 SOCORRO, TX 79987

899 HORIZON





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 #
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



Ralph Duran
District 2

Victor Perez
District 3/Mayor Pro Tem

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

DATE: February 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 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 being represented by Monica Ramirez 15304 Horizon Blvd, El Paso, TX. 79928.

BACKGROUND

The subject property is currently zoned A-1 (Agricultural) and no previous cases have been presented to the Planning and Zoning Commission pertaining to this property. The property is currently being utilized for a church and the applicant is proposing to utilize the property for an adult daycare business as well. The existing church was permitted in the A-1 zoning district under the previously adopted zoning code. Under the currently adopted zoning code a church is no longer permitted in the A-1 zoning district making the church an existing non-conforming use on the property. The proposed rezoning to C-2 (General Commercial) would allow the continued use of the church on the subject property and remove the non-conformity and will allow the proposed new use of an adult daycare business as well.

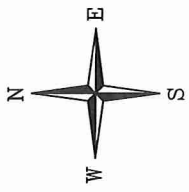
According to the City of Socorro Comprehensive Master Plan Future Land Map, the projected land use for the subject property is public/institutional. The subject property is adjacent to R-1 (Single Family Residential) zoned properties to the north, A-1 (Agricultural) zoned properties to the east and south, and C-1 (Light Commercial) zoned properties to the west. The subject property is located along Socorro Road, a minor arterial roadway, as designated in the City of Socorro Comprehensive Master Plan where land uses and zoning designations such as what is being proposed are encouraged. There are currently multiple properties zoned commercial along Socorro Road within the vicinity of the subject property. 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

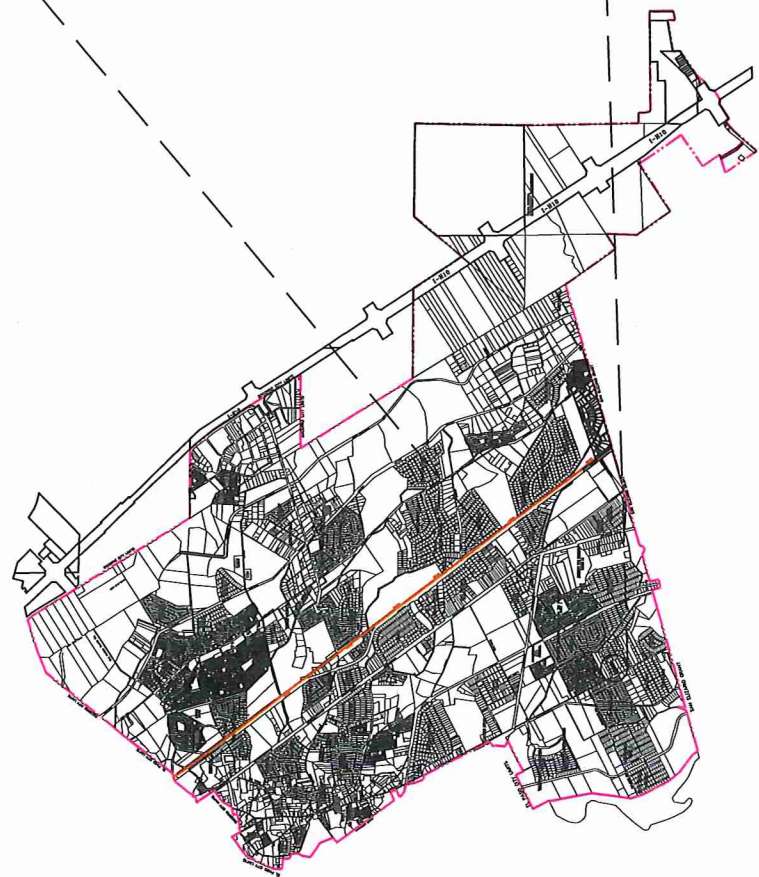
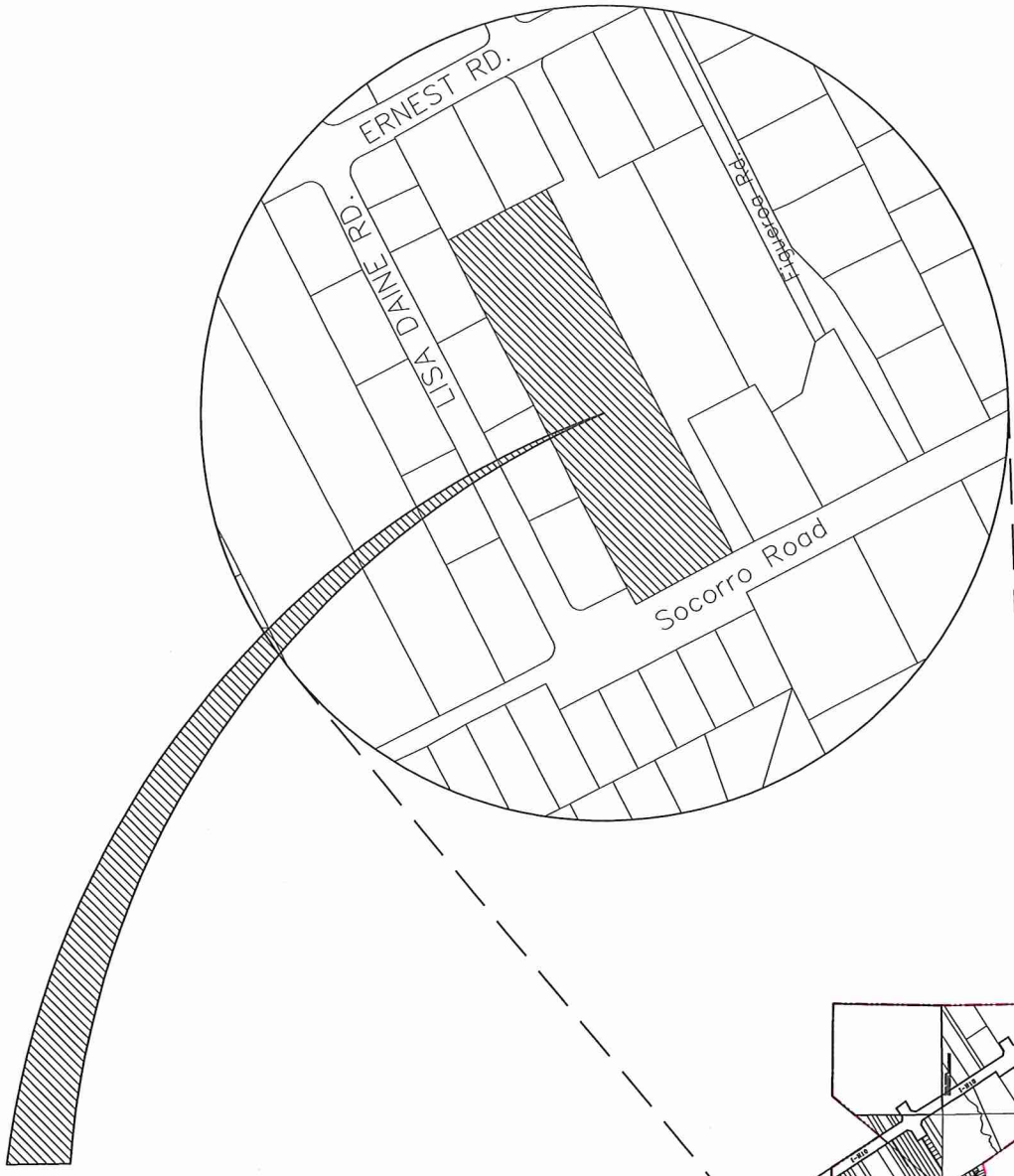
The applicant is seeking the proposed zone change to C-2 (General Commercial) for the property to allow the continued use of a church along with the proposed new use of an adult daycare business.

STAFF RECOMMENDATION

The Planning and Zoning Department recommends APPROVAL for this request to bring the property into compliance with the current zoning code and to allow the additional land use on the subject property.



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



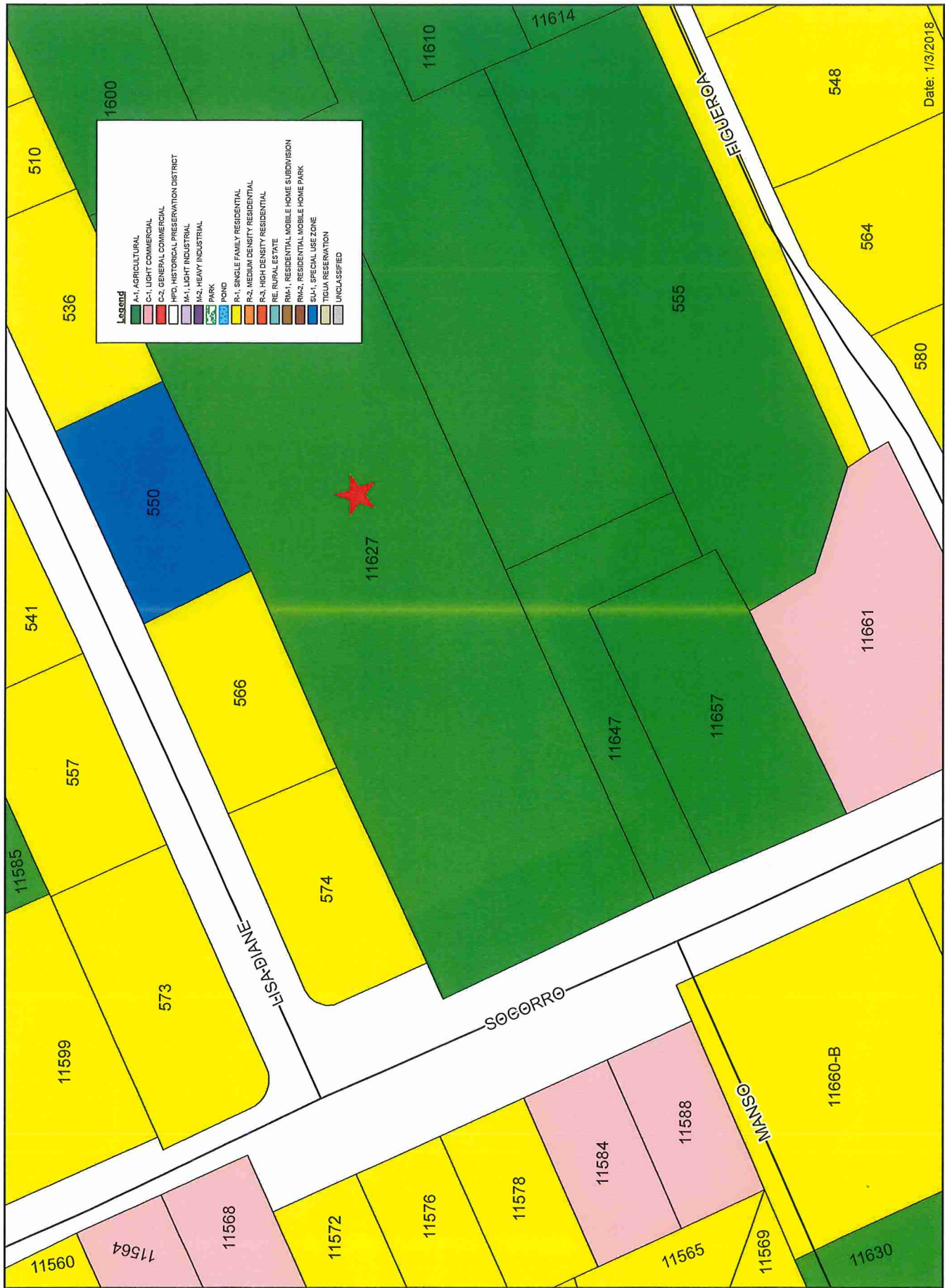
CITY OF SOCORRO



LOCATION MAP

Scale: AS SHOWN

11627 Socorro Road





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: Marica Ramirez
Address: 15304 Horizon Blvd. Phone: (915) 275-3348
Email Address: maricar Ramirez 0711@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

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: February 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 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

The subject property is currently zoned R-1 (Single Family Residential) and currently consists of a mobile home. The applicant is seeking to add a second dwelling on the subject property and therefore is seeking a rezoning on the property to R-2 (Medium Density Residential).

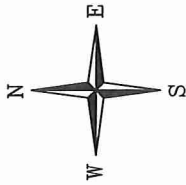
According to the City of Socorro Comprehensive Master Plan Future Land Use Map, the projected land use for the subject property is single family residential. The subject property is surrounded by R-1 (Single Family Residential) zoned properties to the north, south, east and west. According to the Flood 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.

STATEMENT OF THE ISSUE

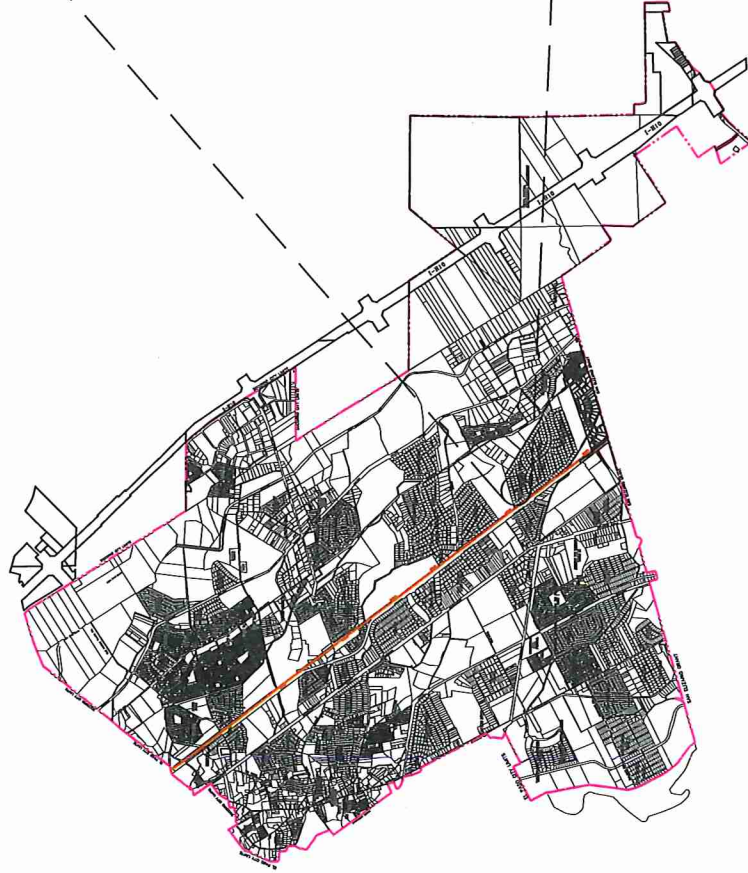
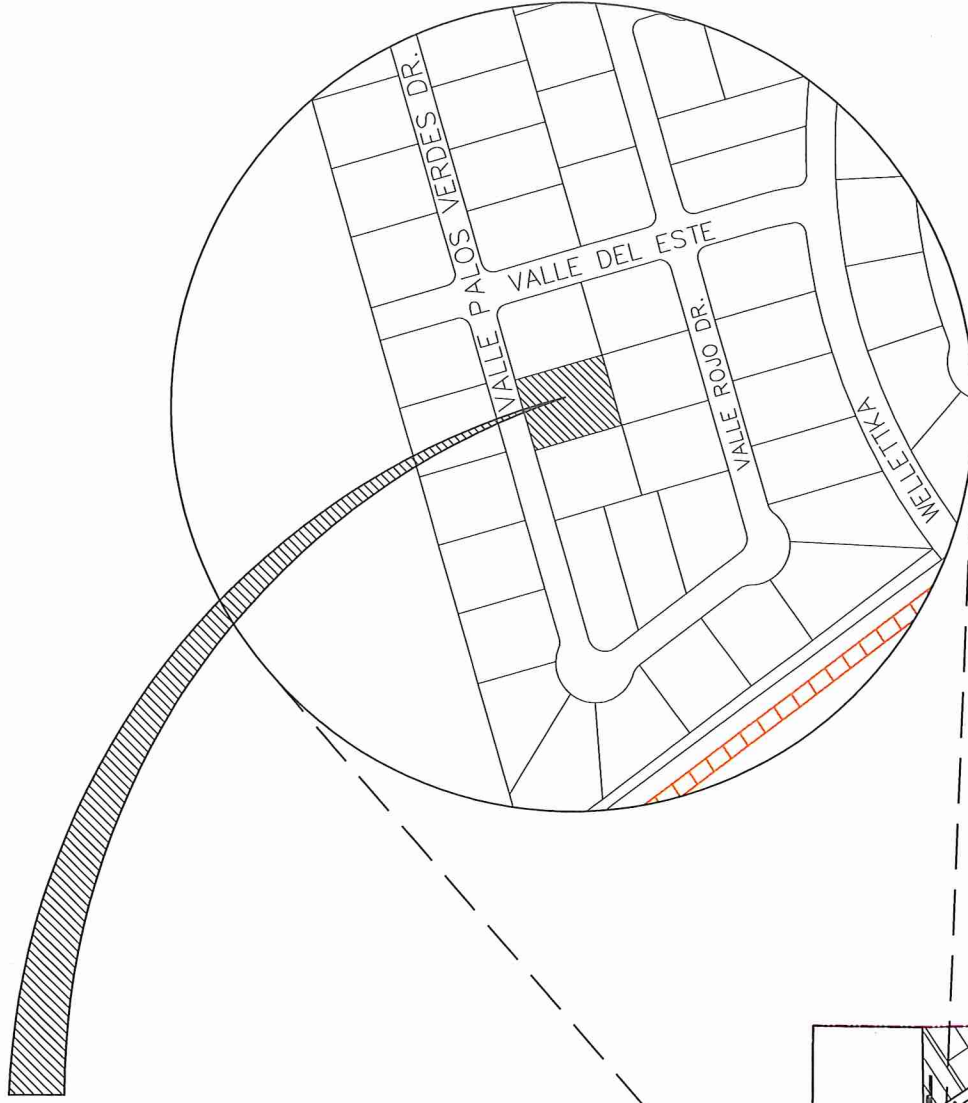
The applicant is seeking the proposed zone change to R-2 (Medium Density Residential) for the purpose of allowing a second dwelling on the subject property.

STAFF RECOMMENDATION

The Planning and Zoning Department recommends DENAIL for this request since this is a primarily R-1 zoned area and the proposed rezoning may classify as a "spot-zoning".



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

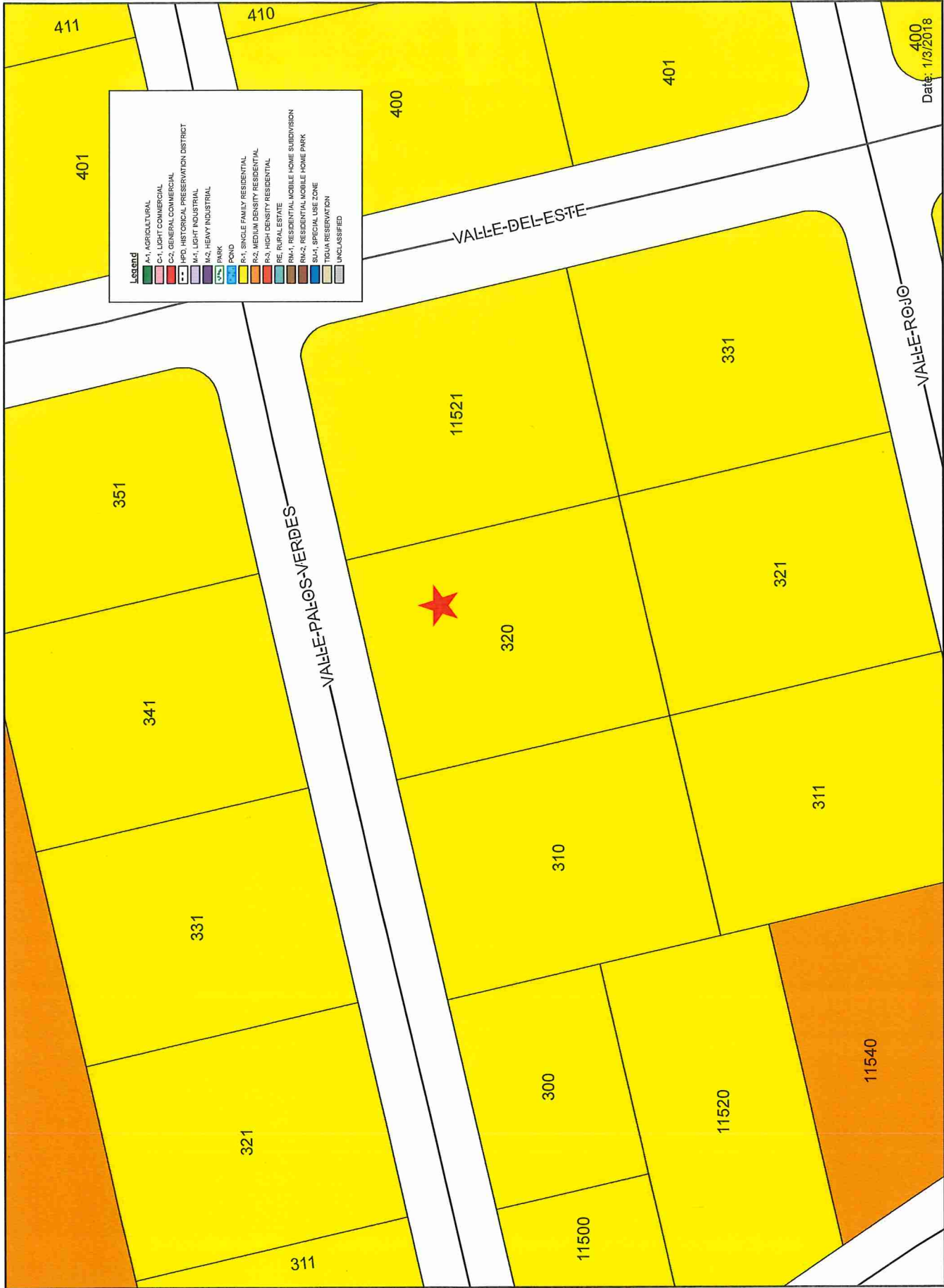


CITY OF SOCORRO

LOCATION MAP

Scale: AS SHOWN

320 Valle Palos Verdes Dr.



Date: 1/5/2018



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

1. Name: Ramona Charrey 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> Area (Sq. ft. or Acreage)	<u>R1</u> Current Zoning	<u>1 Mobile home</u> Current Land Use
<u>R2</u> Proposed Zoning		<u>Add and 2nd home.</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.

Ramona Charrey Hdq.
Representative/Owner _____ 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: February 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.

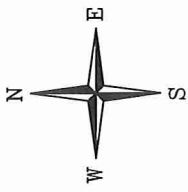
According to the City of Socorro Comprehensive Master Plan Future Land Map, the projected land use for the subject property is agricultural land. The subject property is adjacent to R-1 (Single Family Residential) and R-2 (Medium Density Residential) zoned properties to the north, A-1 (Agricultural) 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.

STATEMENT OF THE ISSUE

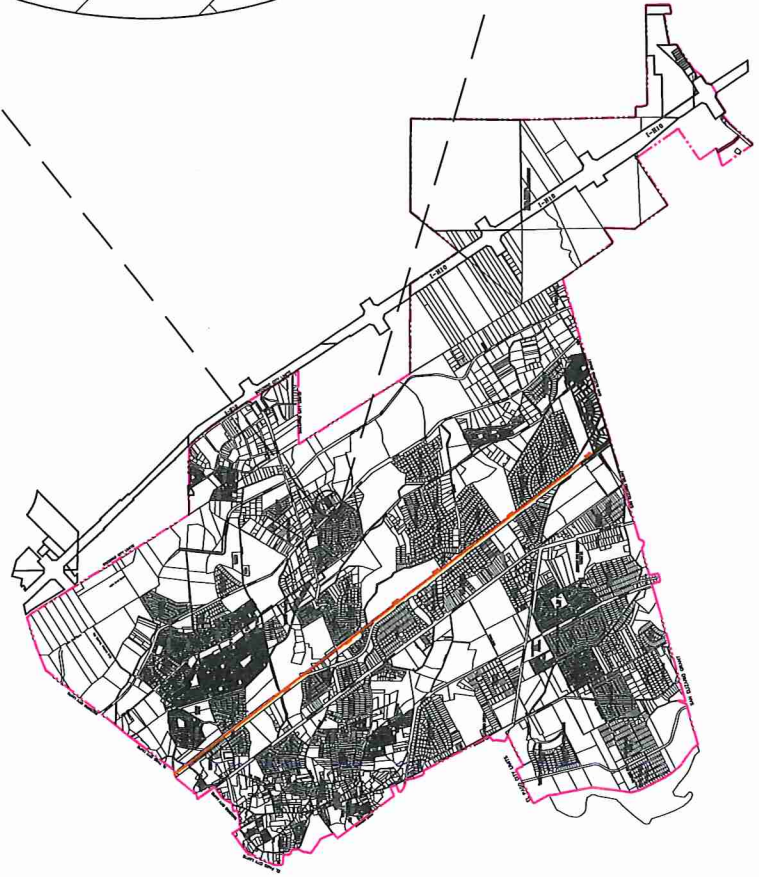
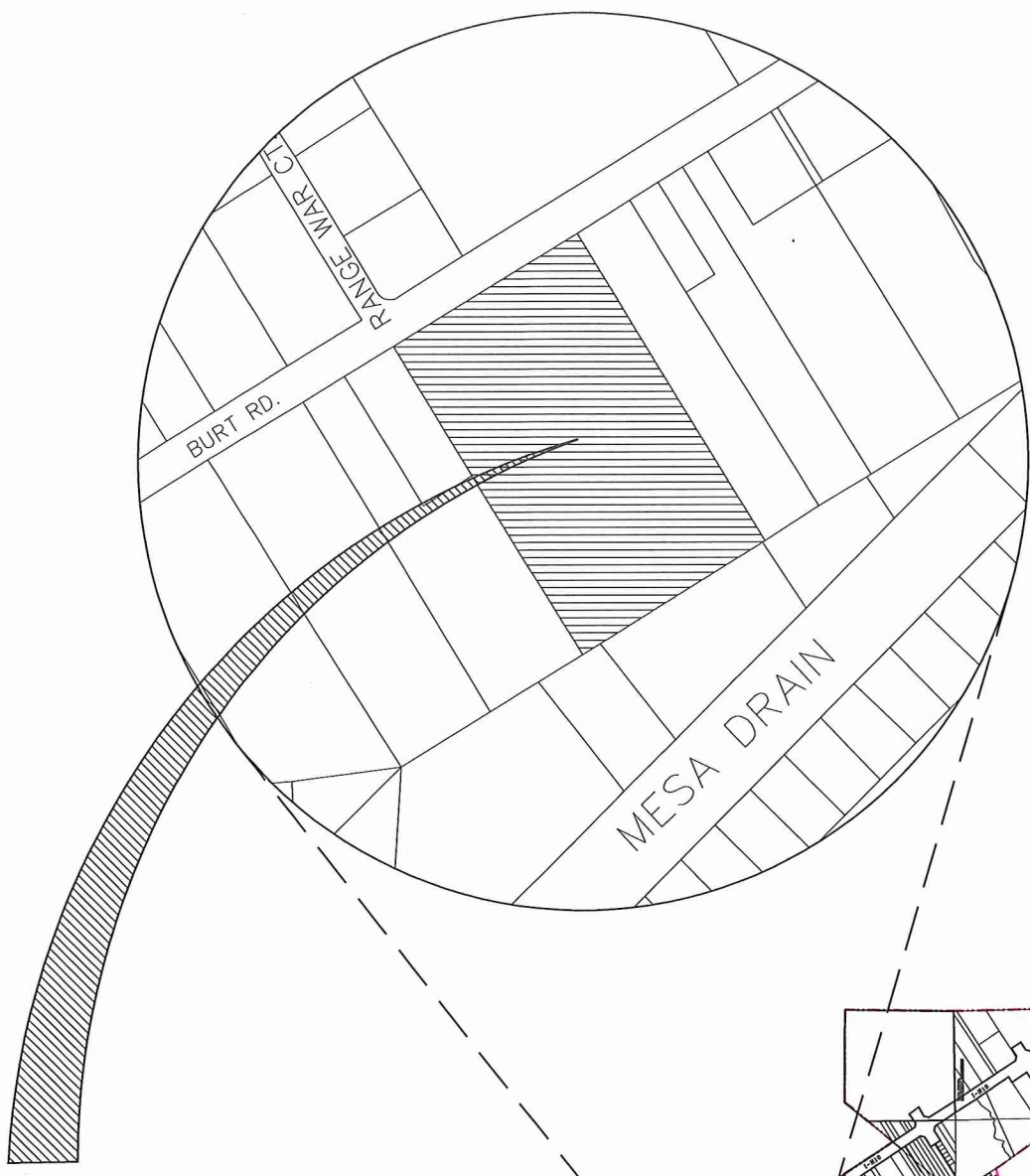
The applicant is seeking the proposed zone change to R-2 (Medium Density Residential) for the purpose of developing a multi-family development on the subject property.

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 10-1, Block 3
Socorro Grant



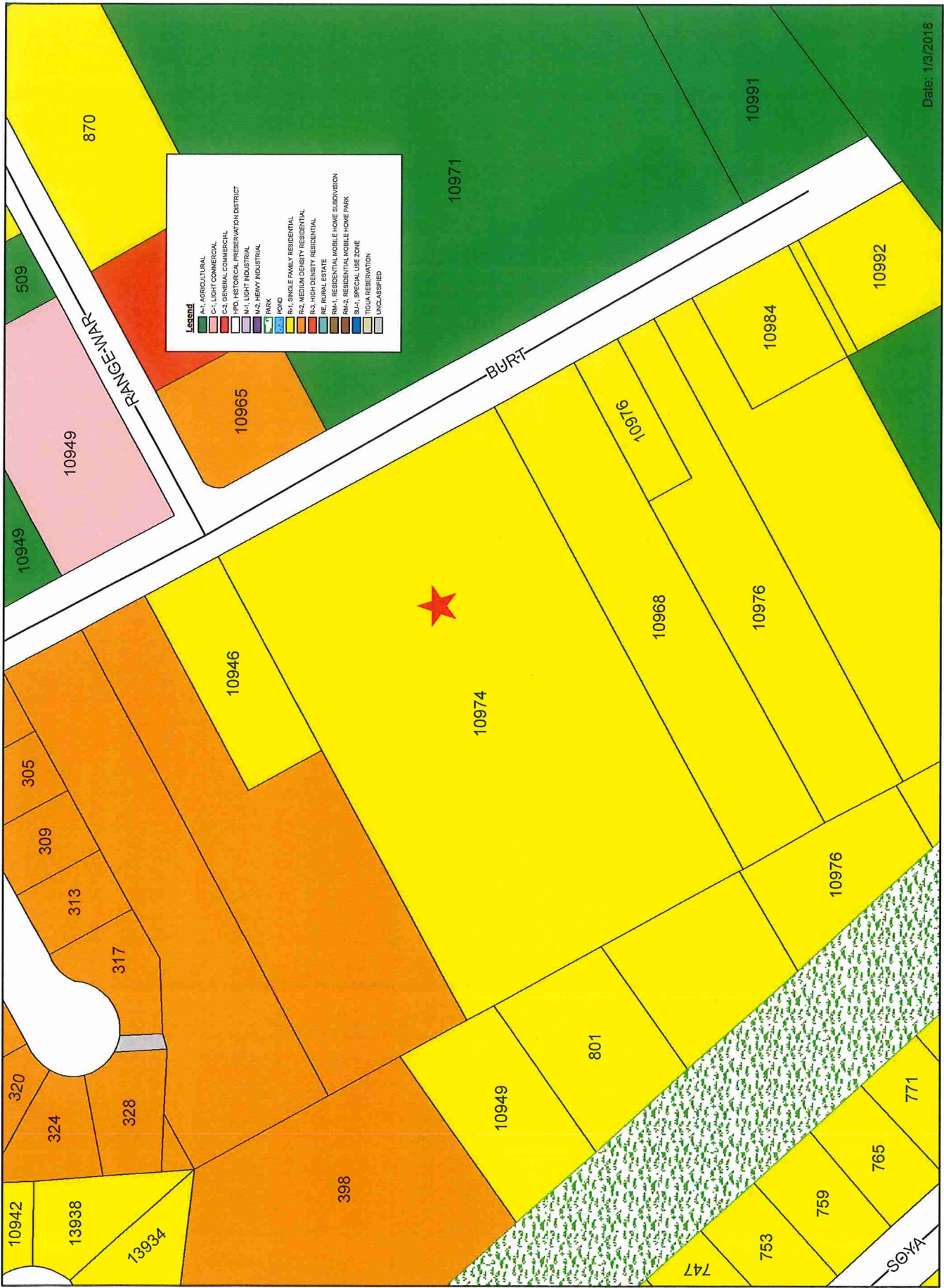
CITY OF SOCORRO



LOCATION MAP

Scale: AS SHOWN

10974 E. Burt Road



Legend	
[Green]	A-1, AGRICULTURAL
[Light Green]	C-1, LIGHT COMMERCIAL
[Red]	C-2, GENERAL COMMERCIAL
[White]	HPD, HISTORICAL PRESERVATION DISTRICT
[Light Blue]	M-1, LIGHT INDUSTRIAL
[Dark Blue]	M-2, HEAVY INDUSTRIAL
[Blue]	PARK
[Light Blue]	POND
[Yellow]	R-1, SINGLE FAMILY RESIDENTIAL
[Orange]	R-2, MEDIUM DENSITY RESIDENTIAL
[Red-Orange]	R-3, HIGH DENSITY RESIDENTIAL
[Light Orange]	RE, RURAL ESTATE
[Light Green]	RM-1, RESIDENTIAL MOBILE HOME SUBDIVISION
[Light Green]	RM-2, RESIDENTIAL MOBILE HOME PARK
[Light Green]	SU-1, SPECIAL USE ZONE
[Light Green]	TQUA, RESERVATION
[White]	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] _____
Representative/Owner
12/28/17 _____
Date

ALL FEES ARE NON-REFUNDABLE