

Elia Garcia
Mayor
Rene Rodriguez
At Large
Cesar Nevarez
District 1



Ralph Duran
District 2
Victor Perez
District 3 / Mayor Pro Tem
Yvonne Colon-Villalobos
District 4
Adriana Rodarte
City Manager

NOTICE OF A REGULAR MEETING
OF THE
PLANNING AND ZONING COMMISSION
OF THE
CITY OF SOCORRO, TEXAS

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

Notice is hereby given that a regular meeting of the Planning and Zoning Commission of the City of Socorro, Texas will be held **Tuesday, March 20, 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 March 6, 2018 Planning and Zoning Commission meeting.

REGULAR MEETING AGENDA - SOCORRO PLANNING & ZONING COMMISSION
March 20, 2018 at 6:30 PM

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

7. Consider and Take Action:

On the proposed amendment to the City of Socorro Master Plan, and the proposed rezoning of Lot 4, Block 1 Wall Estates Replat A, 10790 Socorro Road, from A-1 (Agricultural) to SU-1 (Special Use Zone).

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

9. Consider and Take Action:

On the proposed amendment to the City of Socorro Master Plan, and the proposed rezoning of Tracts 2-E and 2-E-2, Block 11 Socorro Grant, from A-1 (Agricultural) to R-2 (Medium Density Residential) and C-2 (General Commercial).

10. Planning and Zoning Commissioners Report:

11. Planning and Zoning Department Report:

REGULAR MEETING AGENDA - SOCORRO PLANNING & ZONING COMMISSION
March 20, 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

12. 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 16th, day of March 2018.



Sergio Morales, Planning and Zoning Commission Secretary

DATE & TIME POSTED: 3-16-18 10:00am /BY: 

CITY OF SOCORRO PLANNING AND ZONING COMMISSION
 Regular Meeting Minutes
 March 6, 2018

Members Present	Members Absent	Staff Present	Others Present
Daniel Hernandez Catherine Kearney Arturo Lafuente	Ernest Gomez Daniel Lopez 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 6:34 p.m.

2. Establish quorum.

Quorum was established with 3 members present.

3. Excuse absent commission members.

A motion to excuse absent commission members was made by Ms. Catherine Kearney, 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 approval of meeting minutes for the February 20, 2018 Planning and Zoning Commission meeting.

A motion was made by Mr. Daniel Hernandez to approve, seconded by Mr. Arturo Lafuente. Motion was carried with 2 commissioners in yay and 1 abstained.

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

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

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

A motion was made by Mr. Daniel Hernandez to approve, seconded by Mr. Arturo Lafuente. 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 Tract 26, Block 8, Socorro Grant, 125 N. Rio Vista Road, from C-1 (Light Commercial) to C-2 (General Commercial).

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

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

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

- 10. Public hearing for the proposed Conditional Use Permit to allow a home daycare on Lot 26, Block 4, Valle del Sol, 10513 Valle del Mar Drive.**

PUBLIC HEARING OPEN: 6:58 p.m. The owner of the property spoke for approval.

PUBLIC HEARING CLOSE: 7:00 p.m.

- 11. Consider and take action on the public hearing for the proposed Conditional Use Permit to allow a home daycare on Lot 26, Block 4, Valle del Sol, 10513 Valle del Mar Drive.**

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

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

PUBLIC HEARING OPEN: 7:04 p.m. One person signed up to speak.

PUBLIC HEARING CLOSE: 7:07 p.m.

- 13. Consider and take action on the public hearing for the proposed amendment to the City of Socorro Master Plan, and the proposed rezoning of Tract 10-1, Block 3, Socorro Grant, 10974 E. Burt Road, from R-1 (Single Family Residential) to R-2 (Medium Density Residential).**

A motion to suspend the rules to permit another speaker was made by Ms. Catherine Kearney, seconded by Mr. Daniel Hernandez. Motion was carried with all commissioners in favor.

A motion was made by Mr. Daniel Hernandez to postpone the item until the April 17, 2018 meeting, seconded by Mr. Arturo Lafuente. Motion was carried with all commissioners in favor.

- 14. Planning and Zoning Commissioners Report:**

Nothing to report.

- 15. Planning and Zoning Department Report:**

Various Subjects were discussed.

- 16. Consider and take action on adjournment.**

A motion was made by Ms. Catherine Kearney to adjourn, seconded by Mr. Daniel Hernandez. Motion was carried with all commissioners in favor. Meeting adjourned at 7:36 p.m.

Elia Garcia
Mayor

Rene Rodriguez
At Large

Cesar Nevarez
District 1



Item # 6 & 7
Ralph Duran
District 2

Victor Perez
District 3 / Mayor Pro Tem

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

DATE: March 20, 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 4, Block 1 Wall Estates Replat A, 10790 Socorro Road, from A-1 (Agricultural) to SU-1 (Special Use Zone).

SUMMARY

The subject property pertaining to this request is located on the south side of Socorro Road, 75 ± feet east of its intersection with Anahi Court. The subject property has an estimated area of 10,236 ± sq. ft. (0.2350 ± acres), is owned by Margaret A. Wall, 10772 Socorro Road, Socorro, TX. 79927, and is being represented by Michael Mang with J5 Infrastructure.

BACKGROUND

The subject property is currently zoned A-1 (Agricultural) and is currently vacant/undeveloped. The applicant is seeking a rezoning of the property to SU-1 (Special Use Zone) for the purpose of developing a new wireless communication facility with a proposed 80-foot tall wireless communication tower camouflaged as a pine tree.

The proposed project is located within the City of Socorro Historical District and therefore the proposed construction designs were required to be reviewed by the City of Socorro Historical Landmark Commission (HLC). The proposed design of the site is in the purview of the HLC and on June 14, 2017 the HLC approved the construction designs of the wireless communication facility including the design of the tower as a pine tree. The HLC also placed a condition on the proposal requiring a six-foot tall cinder block wall covered in stucco painted "Mexican Chile" around the site instead of the originally proposed chain-link fence. The site is also required to provide a chain-link entrance gate for access to the site.

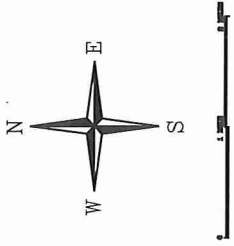
According to the City of Socorro Comprehensive Master Plan Future Land Map, the projected land use for the subject property is single family residential. The subject property is adjacent to R-1 (Single Family Residential) and R-2 (Medium Density Residential) zoned properties to the north, A-1 (Agricultural)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

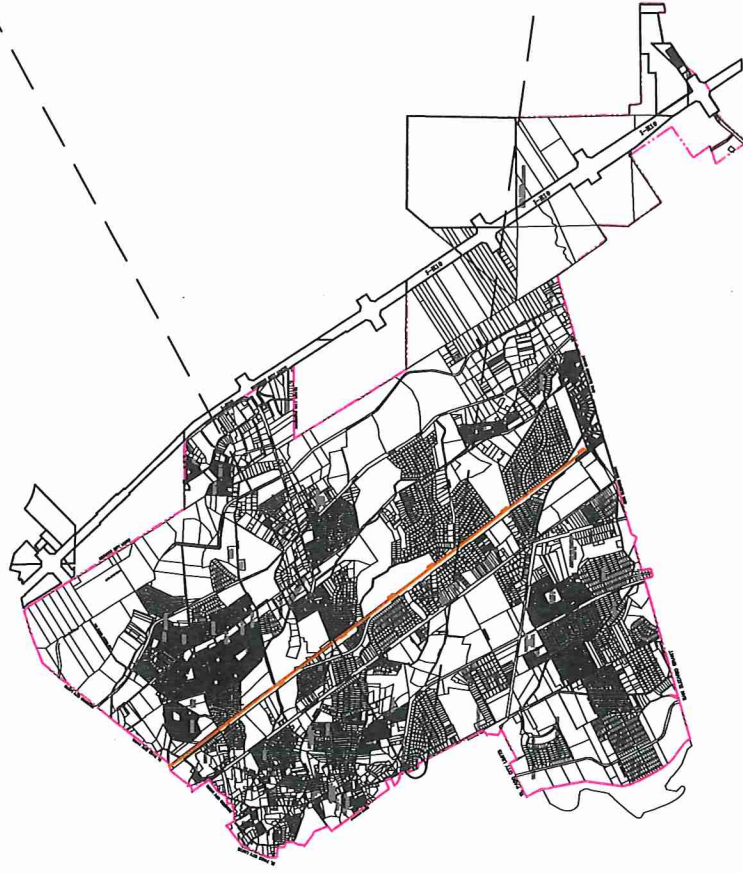
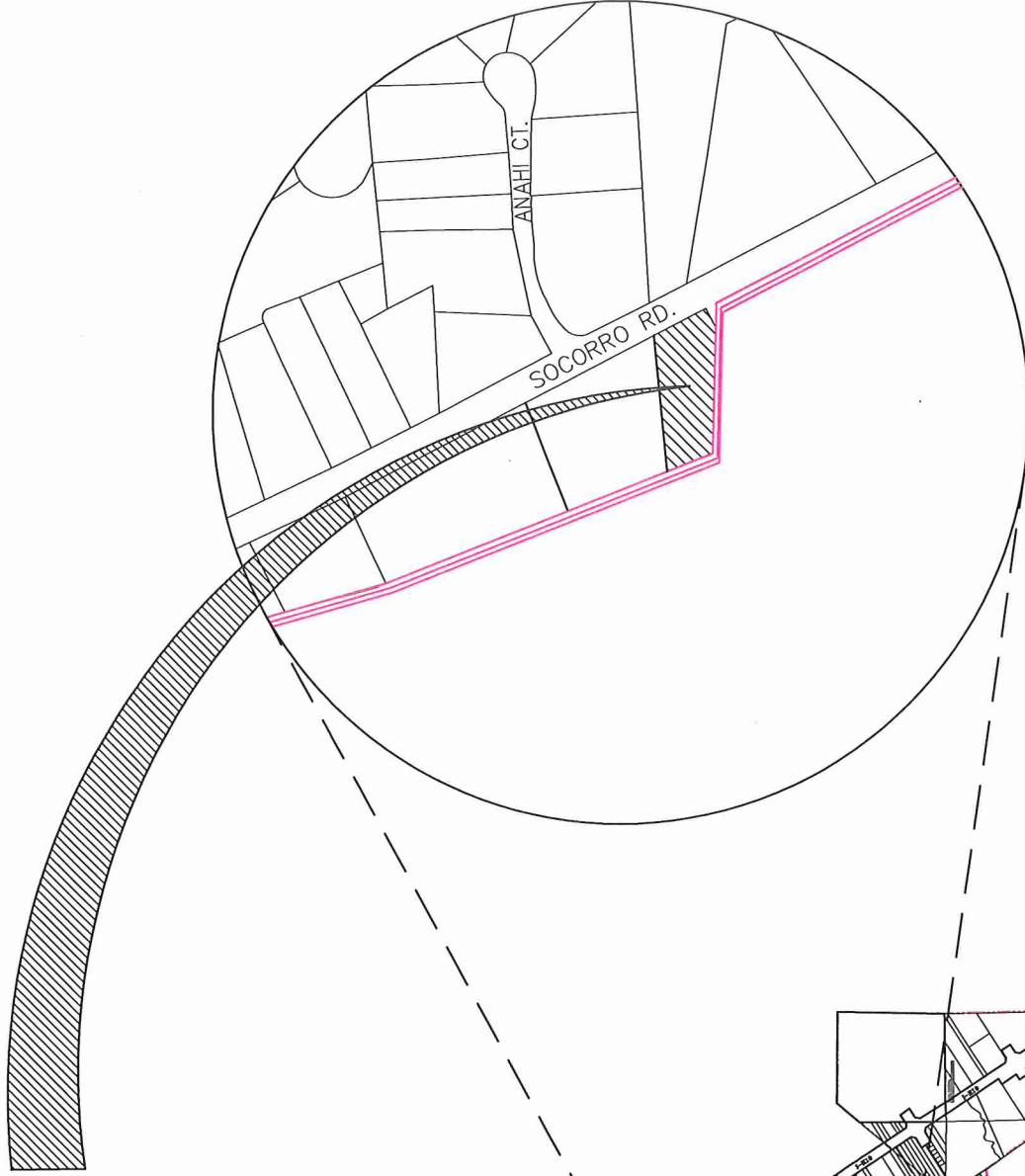
The applicant is seeking the proposed zone change to SU-1 (Special Use Zone) for the purpose of developing a wireless communication facility on the subject property.

STAFF RECOMMENDATION

The Planning and Zoning Department recommends APPROVAL to allow for the development of the subject property for a new wireless communication facility.



PROJECT SITE;
10790 Socorro Rd.
Lot 4, Blk.1
Wall Estates Replat A



CITY OF SOCORRO

LOCATION MAP

Scale: AS SHOWN

10790 Socorro Rd.

ANAHI

SOCORRO

10790

Date: 2/14/2018

Legend

[Black outline]	Parcels
[Light blue fill]	Zoning selection
[Light blue outline]	Parcels selection
[Green fill]	A-1, AGRICULTURAL
[Light green fill]	C-1, LIGHT COMMERCIAL
[Red fill]	C-2, GENERAL COMMERCIAL
[Light red fill]	HPD, HISTORICAL PRESERVATION DISTRICT
[Light purple fill]	M-1, LIGHT INDUSTRIAL
[Dark purple fill]	M-2, HEAVY INDUSTRIAL
[Blue fill]	PARK
[Light blue fill]	POND
[Yellow fill]	R-1, SINGLE FAMILY RESIDENTIAL
[Orange fill]	R-2, MEDIUM DENSITY RESIDENTIAL
[Light orange fill]	R-3, HIGH DENSITY RESIDENTIAL
[Light blue fill]	RE, RURAL ESTATE
[Light blue fill]	RM-1, RESIDENTIAL MOBILE HOME SUBDIVISION
[Light blue fill]	RM-2, RESIDENTIAL MOBILE HOME PARK
[Light blue fill]	SU-1, SPECIAL USE ZONE
[Light blue fill]	TIDIA, RESERVATION
[Light blue fill]	UNCLASSIFIED





PLANNING AND ZONING DEPARTMENT

Request for Rezoning

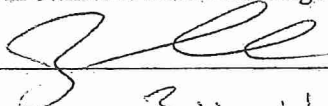
1. Name: Horizon Towers on behalf Bobby Wall
 Address: 10772 Socorro Rd. Socorro TX 79927 Phone: 1-915-309-1082
 Representative: Michael Mang J5 Infrastructure
 Address: 4520 Montgomery Blvd. N.E. #5 Phone: 505-328-6264
2. Property Location: 10790 Socorro Rd. Socorro TX 79927

Legal Description: Block 1, Lot 4, Wall Estates Replat A Property situated in El Paso County, State of Texas. Containing 0.7970 Acres.

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

<u>11,375 +/-</u> Area (Sq. ft. or Acreage)	<u>A1</u> Current Zoning	<u>Raw Land Agricultural</u> Current Land Use
<u>SU-1</u> Proposed Zoning		<u>Wireless Communication Tower</u> Proposed Land Use

3. All owners of record must sign document.


Bobby Wall

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

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

ALL FEES ARE NONREFUNDABLE

860 N. Rio Vista · Socorro, Texas 79927 · Tel: (915) 872-8531 · Fax: (915) 872-8673 · www.socorrotexas.org

Came Apodaca- Chair
Place of Mayor:
Pro Tem Rene Rodriguez

Daniel Fresquez
Place of District 1:
Maria Reyes

Ina Pinales
Place of District 2:
Alejandro Garcia



Gilbert Lujan
Place of District 3:
Victor Pérez

Hector De La Canal
Place of District 4:
Yvonne Colon-Villalobos

(2) Spaces Vacant
By:
Mayor & Rep-At Large

CERTIFICATE OF APPROPRIATENESS

No: 2017-6-14.8

Let this document serve as the certification that the City of Socorro's Historical Landmark Commission (HLC) has reviewed & is approving the following application as stated below. Furthermore the HLC finds that this proposed work will not adversely affect the architectural or historical significance of the mentioned property, and is consistent with the spirit and purpose of the historic preservation of the City of Socorro. Therefore, an appropriate building permit may be issued.

Applicant: Bobby Ray Wall & Michael Mang

For Work Located at: 10772 Socorro Rd

Work Specifically for: Cell phone Tower.

Conditions: 6ft cinder block covered in stucco & painted Mexican chile (Home Depot) & Entrance gate made out of chain link fence.

SIGNED: *Came Apodaca*
Chairperson, Historical Landmark Commission
City of Socorro

DATE: 7/13/17

DATE: MARCH 08, 2017
DRAWN BY: EA
FILE NO.: 217-22
REVISIONS
DATE DESCRIPTION INITIAL

HORIZON TOWER, LLC
 140 TOWN & COUNTRY BLVD, SUITE E
 DALLAS, TX 75248
 PHONE: (972) 314-1113
 FAX: (972) 314-1114

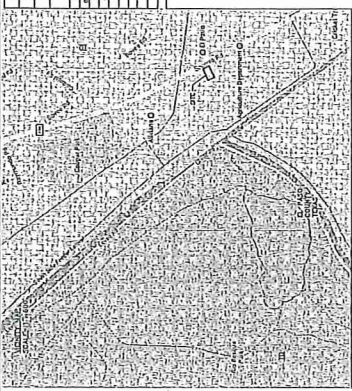
CONDE INC.
 ENGINEERING/PLANNING/LAND SERVICES/CAD
 6000 SHERIFF CIRCLE, SUITE 100-D, P.O. BOX 79365
 DALLAS, TEXAS 75276
 PHONE: (915) 592-0283, FAX: (915) 592-0285, EMAIL: INFO@CONDE.COM

EXISTING SITE CONDITIONS

TX 4501
 SOCORRO

19773 SOCORRO ROAD
 SOCORRO, TX 79827

C1
 OF ONE SHEET



PROPERTY INFORMATION

OWNER: HORIZON TOWER, LLC
 140 TOWN & COUNTRY BLVD, SUITE E
 DALLAS, TX 75248

ACCESSORY: PARKING, WALKWAY, RETENTION BASIN, SIGNAGE, LIGHTING, UTILITY, etc.

PROPERTY INFORMATION: THE PROPERTY IS A 2.50 ACRES PARCEL, ZONED R-100 (RESIDENTIAL SINGLE-FAMILY). THE PROPERTY IS CURRENTLY OCCUPIED BY A 2,500 SQ. FT. BUILDING.

FEMA FLOOD ZONE DESIGNATION

NATIONAL FLOOD INSURANCE PROGRAM

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE MAP, THE PROPERTY IS IN FLOOD ZONE X, WHICH IS A SPECIAL HAZARD AREA. THE FLOOD ZONE X IS A SPECIAL HAZARD AREA THAT IS SUBJECT TO FLOODING FROM A SOURCE OTHER THAN A RIVER, LAKE OR OCEAN. THE FLOOD ZONE X IS A SPECIAL HAZARD AREA THAT IS SUBJECT TO FLOODING FROM A SOURCE OTHER THAN A RIVER, LAKE OR OCEAN.

SURVEY DATA

THE SURVEY WAS CONDUCTED BY CONDE INC. ON MARCH 08, 2017. THE SURVEY WAS CONDUCTED BY CONDE INC. ON MARCH 08, 2017. THE SURVEY WAS CONDUCTED BY CONDE INC. ON MARCH 08, 2017.

DATE OF FIELD SURVEY: 03/08/2017, FINISHED SURVEY ON: 03/08/2017

NOTES

1) THIS IS A PRELIMINARY DESIGN. THE CLIENT HAS REVIEWED THIS DESIGN AND HAS APPROVED IT. THE CLIENT HAS REVIEWED THIS DESIGN AND HAS APPROVED IT. THE CLIENT HAS REVIEWED THIS DESIGN AND HAS APPROVED IT.

2) THE CLIENT HAS REVIEWED THIS DESIGN AND HAS APPROVED IT. THE CLIENT HAS REVIEWED THIS DESIGN AND HAS APPROVED IT. THE CLIENT HAS REVIEWED THIS DESIGN AND HAS APPROVED IT.

3) THE CLIENT HAS REVIEWED THIS DESIGN AND HAS APPROVED IT. THE CLIENT HAS REVIEWED THIS DESIGN AND HAS APPROVED IT. THE CLIENT HAS REVIEWED THIS DESIGN AND HAS APPROVED IT.

SURVEYOR'S STATEMENT

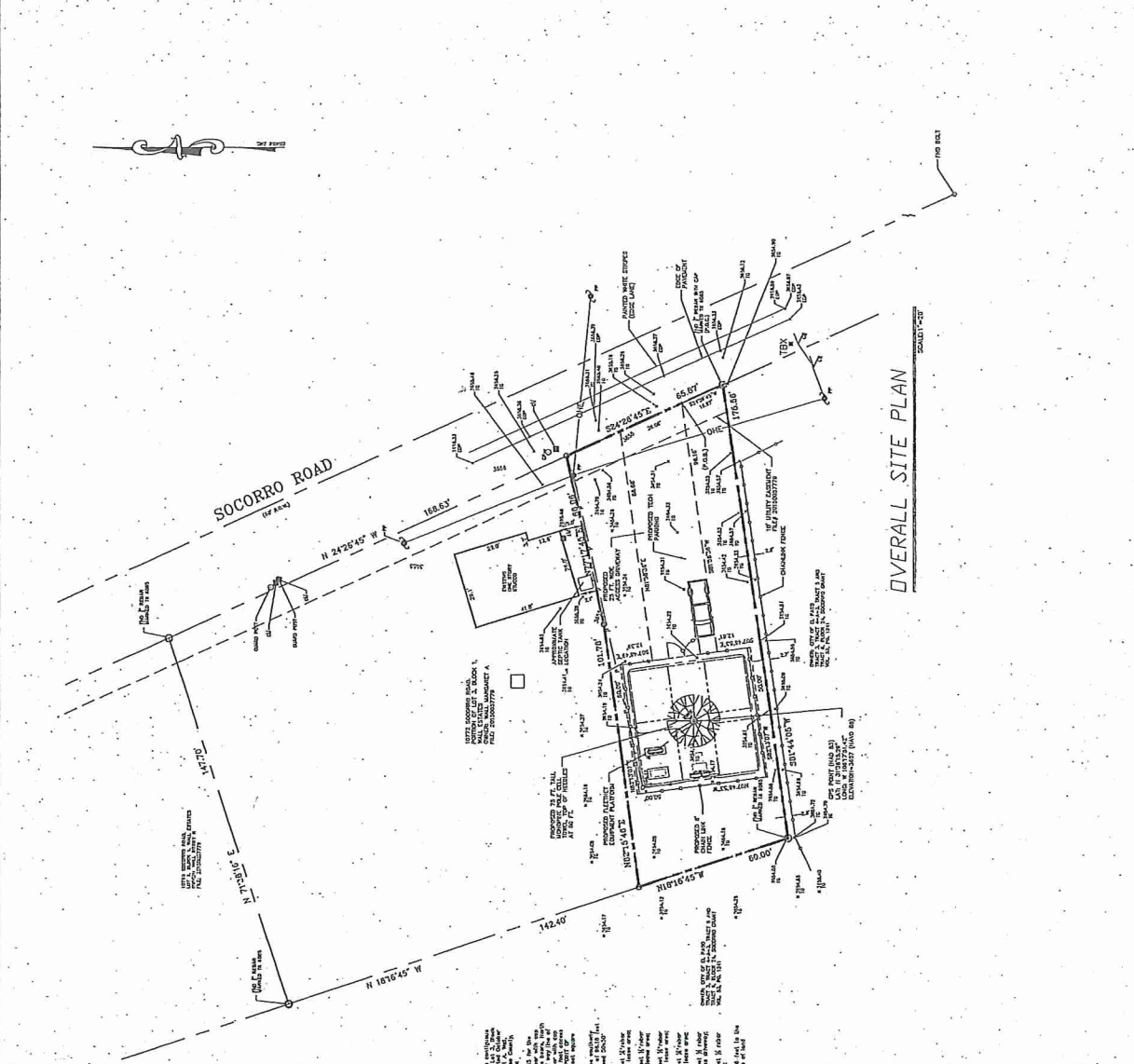
I, THE SURVEYOR, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF TEXAS, HAVE PERSONALLY AND INDEPENDENTLY CONDUCTED A SURVEY OF THE PROPERTY SHOWN ON THIS PLAN. I HAVE PERSONALLY AND INDEPENDENTLY CONDUCTED A SURVEY OF THE PROPERTY SHOWN ON THIS PLAN. I HAVE PERSONALLY AND INDEPENDENTLY CONDUCTED A SURVEY OF THE PROPERTY SHOWN ON THIS PLAN.

DATE: MARCH 08, 2017

5' x 8' PLAT

LEGEND

- FOUND CONTROL POINT
- FOUND CITY MONUMENT
- SET 1/2" REBAR W/CAP 3152
- CALCULATED POINT (NOT SET)
- GUARD POST
- WATER VALVE
- TBX TELEPHONE BOX
- 1" GAS METER
- 7" COP WIRE
- 1" ELECTRIC METER
- OHC = OVERHEAD ELECTRIC
- COF = EDGE OF PAVEMENT



NOTES AND EXHIBIT INFORMATION

1. THE CLIENT HAS REVIEWED THIS DESIGN AND HAS APPROVED IT. THE CLIENT HAS REVIEWED THIS DESIGN AND HAS APPROVED IT. THE CLIENT HAS REVIEWED THIS DESIGN AND HAS APPROVED IT.

2. THE CLIENT HAS REVIEWED THIS DESIGN AND HAS APPROVED IT. THE CLIENT HAS REVIEWED THIS DESIGN AND HAS APPROVED IT. THE CLIENT HAS REVIEWED THIS DESIGN AND HAS APPROVED IT.

3. THE CLIENT HAS REVIEWED THIS DESIGN AND HAS APPROVED IT. THE CLIENT HAS REVIEWED THIS DESIGN AND HAS APPROVED IT. THE CLIENT HAS REVIEWED THIS DESIGN AND HAS APPROVED IT.

OVERALL SITE PLAN

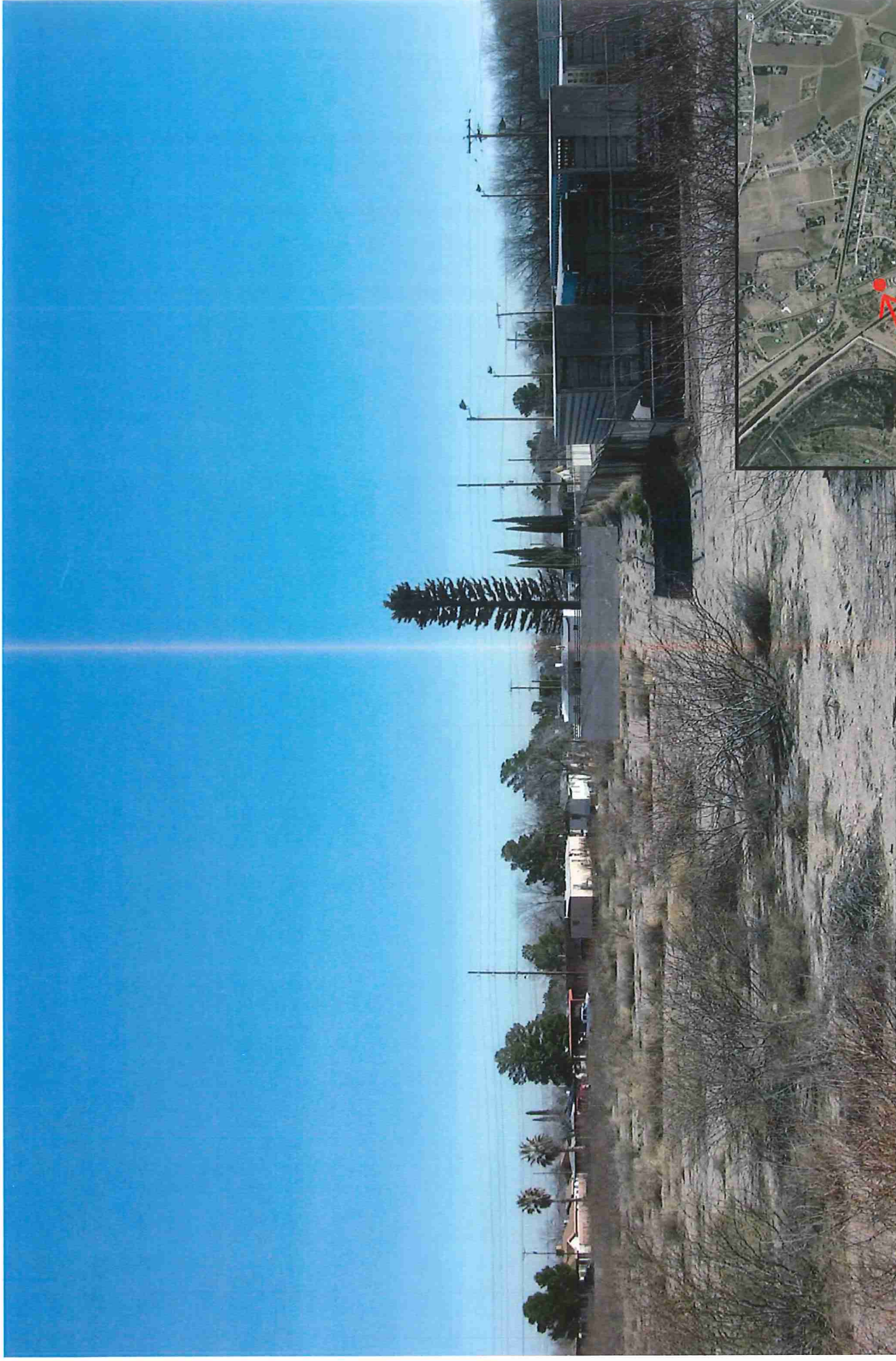


VIEW ORIENTATION MAP

PREPARED 2/24/17 BY:
Clear Blue
Services
 407 S. PRICE RD.
 TEMPE, AZ 85281 602-466-9500

EXISTING VIEW
LOOKING NORTHEAST
 TX4501
 10772 SOCORRO RD.
 EL PASO, TX 79927

PREPARED FOR:
HORIZON TOWER, LLC
 **Fleet Net™**



PREPARED 2/24/17 BY:



**Clear Blue
Services**
407 S. PRICE RD.
TEMPE, AZ 85281 602-435-9500

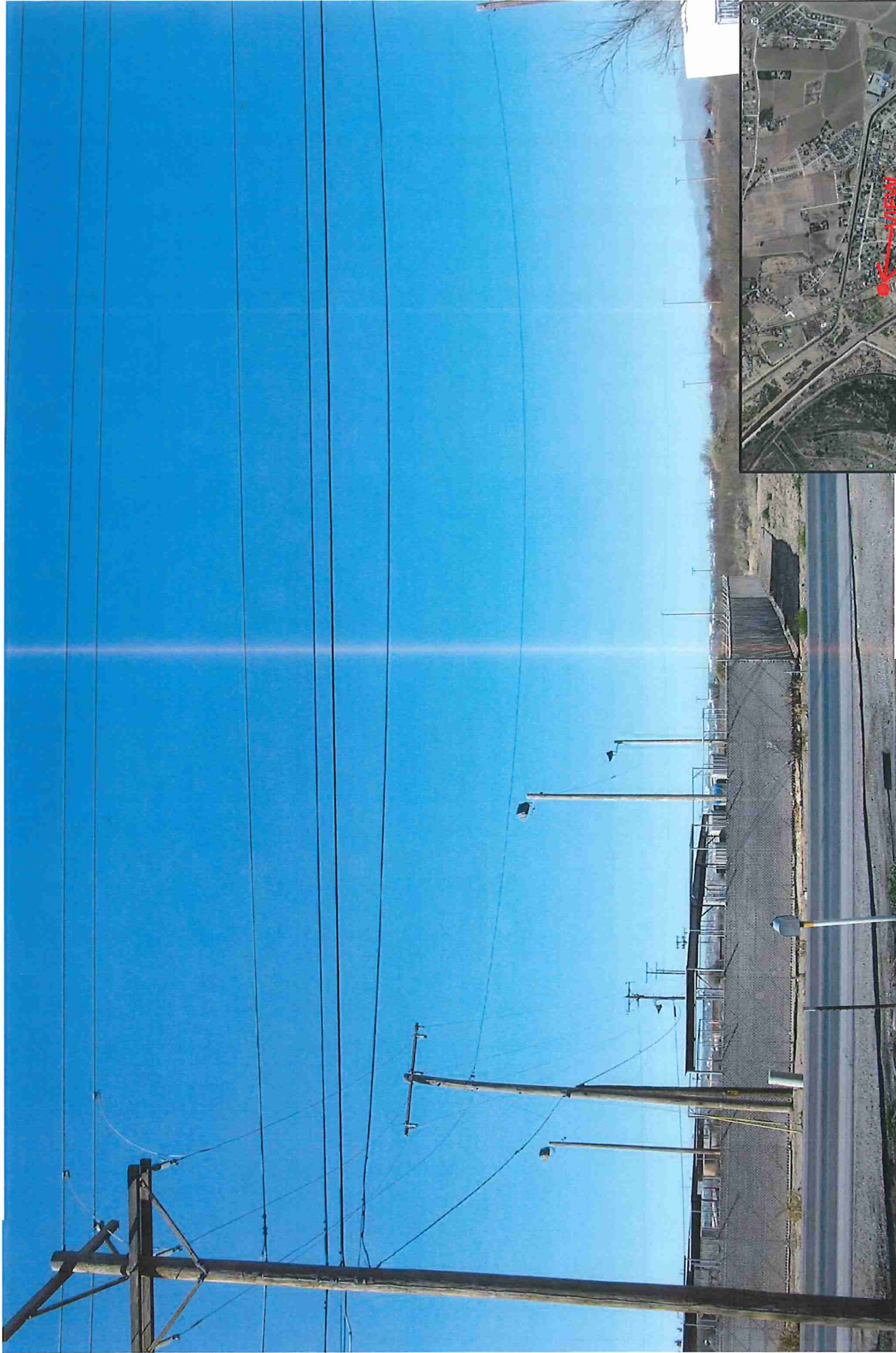
**PROPOSED VIEW
LOOKING NORTHEAST**

**TX4501
10772 SOCORRO RD.
EL PASO, TX 79927**

PREPARED FOR:
HORIZON  TOWER, LLC



VIEW ORIENTATION MAP

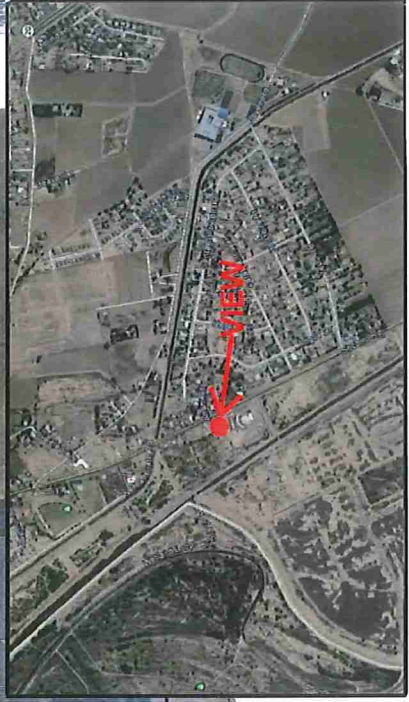
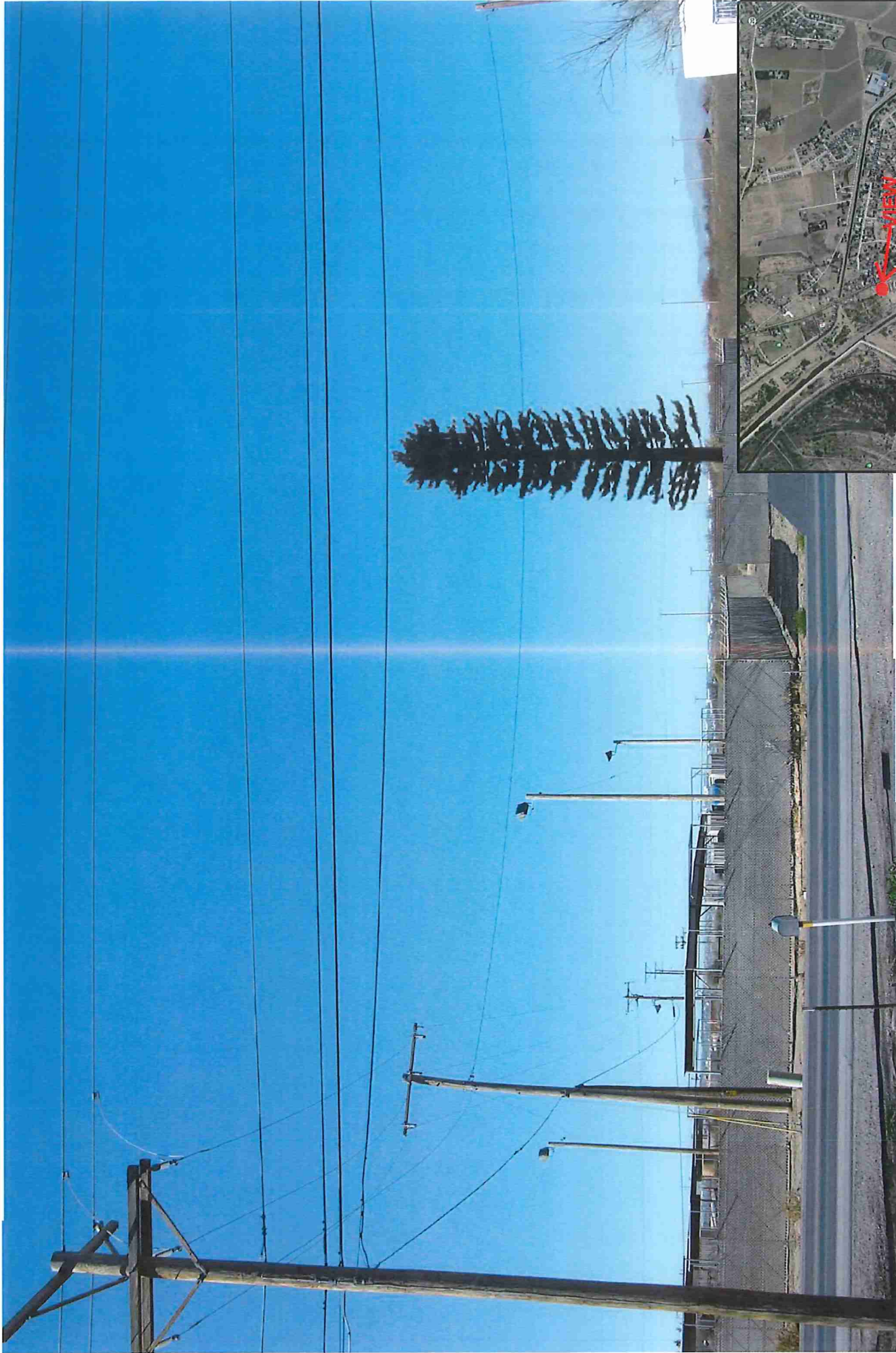


VIEW ORIENTATION MAP

PREPARED FOR:
HORIZON  TOWER, LLC
Fleet Net™

EXISTING VIEW
LOOKING NORTHWEST
TX4501
10772 SOCORRO RD.
EL PASO, TX 79927

PREPARED 2/24/17 BY:
 **Clear Blue**
Services
407 S. PRICE RD.
TEMPE, AZ 85281 602-408-9500

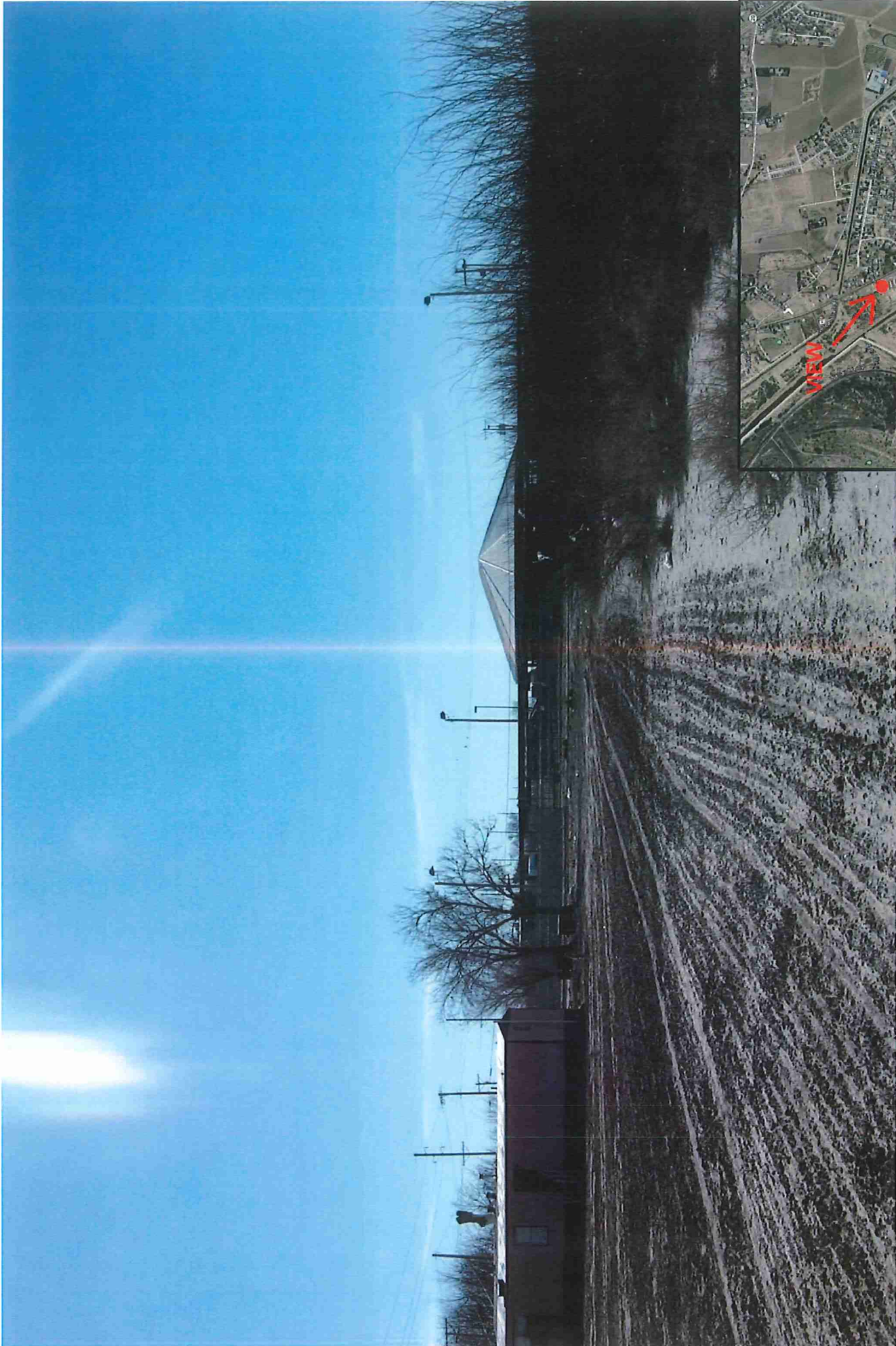


VIEW ORIENTATION MAP

PREPARED 2/24/17 BY:
Clear Blue
Services
407 S. PRICE RD.
 TEMPE, AZ 85281 602-426-9500

PROPOSED VIEW
LOOKING NORTHWEST
 TX4501
10772 SOCORRO RD.
EL PASO, TX 79927

PREPARED FOR:
 HORIZON  TOWER, LLC
Fleet Net™



VIEW ORIENTATION MAP

PREPARED FOR:
HORIZON TOWER, LLC

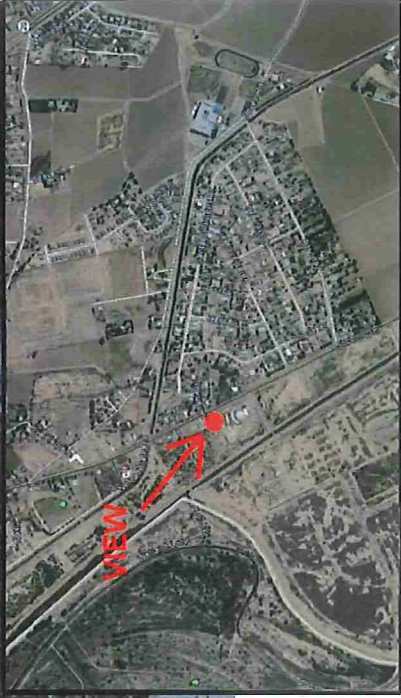
**EXISTING VIEW
 LOOKING SOUTHEAST**
 TX4501
 10772 SOCORRO RD.
 EL PASO, TX 79927



PREPARED 2/24/17 BY:

**Clear Blue
 Services**
 407 S. PRICE RD.
 TEMPE, AZ 85281 602-426-9500





VIEW ORIENTATION MAP

PREPARED FOR:

HORIZON TOWER, LLC



**PROPOSED VIEW
LOOKING SOUTHEAST
TX4501**

**10772 SOCORRO RD.
EL PASO, TX 79927**

PREPARED 2/24/17 BY:





VIEW ORIENTATION MAP

PREPARED 2/24/17 BY:



Clear Blue

Services

407 S. PRICE RD.
TEMPE, AZ 85281 602-426-9500

EXISTING VIEW
LOOKING SOUTHWEST

TX4501

10772 SOCORRO RD.
EL PASO, TX 79927

PREPARED FOR:



HORIZON TOWER, LLC



Fleet Net™



VIEW ORIENTATION MAP

PREPARED 2/24/17 BY:



PROPOSED VIEW
LOOKING SOUTHWEST
TX4501

10772 SOCORRO RD.
EL PASO, TX 79927

PREPARED FOR:

HORIZON TOWER, LLC



Elia Garcia
Mayor

Rene Rodriguez
At Large

Cesar Nevarez
District 1



Item # 8 & 9
Ralph Duran
District 2

Victor Perez
District 3 / Mayor Pro Tem

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

DATE: March 20, 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 Tracts 2-E and 2-E-2, Block 11 Socorro Grant, from A-1 (Agricultural) to R-2 (Medium Density Residential) and C-2 (General Commercial).

SUMMARY

The subject property pertaining to this request is located on the south side of North Loop Drive, 345 ± feet west of its intersection with Rancho Viejo Drive. The subject property has an estimated area of 50.6911 ± acres, is owned by Ranchos of Socorro, LLC, 337 Borderland #7, El Paso, TX. 79932, and is being represented by CEA Group, 4712 Woodrow Beam, Suite F, El Paso, TX. 79924.

BACKGROUND

The subject property is currently zoned A-1 (Agricultural) and is currently vacant/undeveloped. The applicant is seeking the proposed rezoning of the property to R-2 (Medium Density Residential) and C-2 (General Commercial) for the purpose of developing a proposed new subdivision with two commercial lots and 163 single family residential lots. The front portion of the property directly fronting North Loop Drive is proposed to be rezoned to C-2 and the remaining portion of the property will be rezoned to R-2. North Loop Drive is a major arterial roadway, as designated in the City of Socorro Comprehensive Master Plan, where high intensity land uses and zoning designations such as what is being proposed are encouraged. The applicant will still need to go through the subdivision process of the City of Socorro for the proposed development.

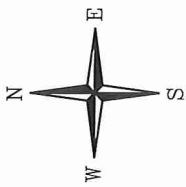
According to the City of Socorro Comprehensive Master Plan Future Land Map, the projected land use for the subject property is agricultural. The subject property is adjacent to R-1 (Single Family Residential) and A-1 (Agricultural) zoned properties to the west, A-1 (Agricultural) zoned properties to the north, R-1 (Single Family Residential), C-2 (General Commercial) and A-1 (Agricultural) to the east, and the Union Pacific railroad to the south. 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

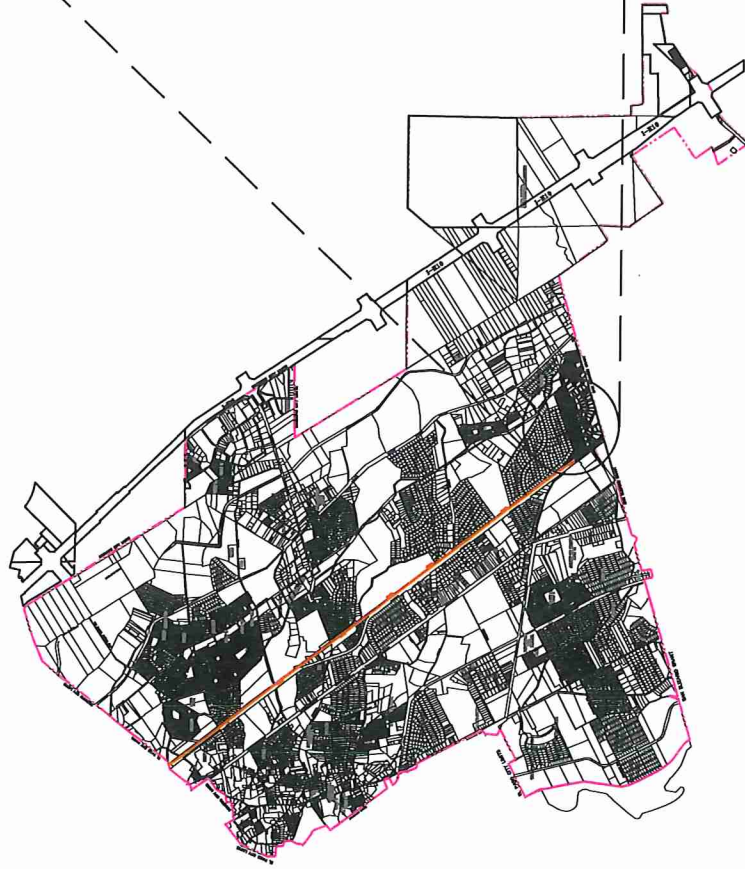
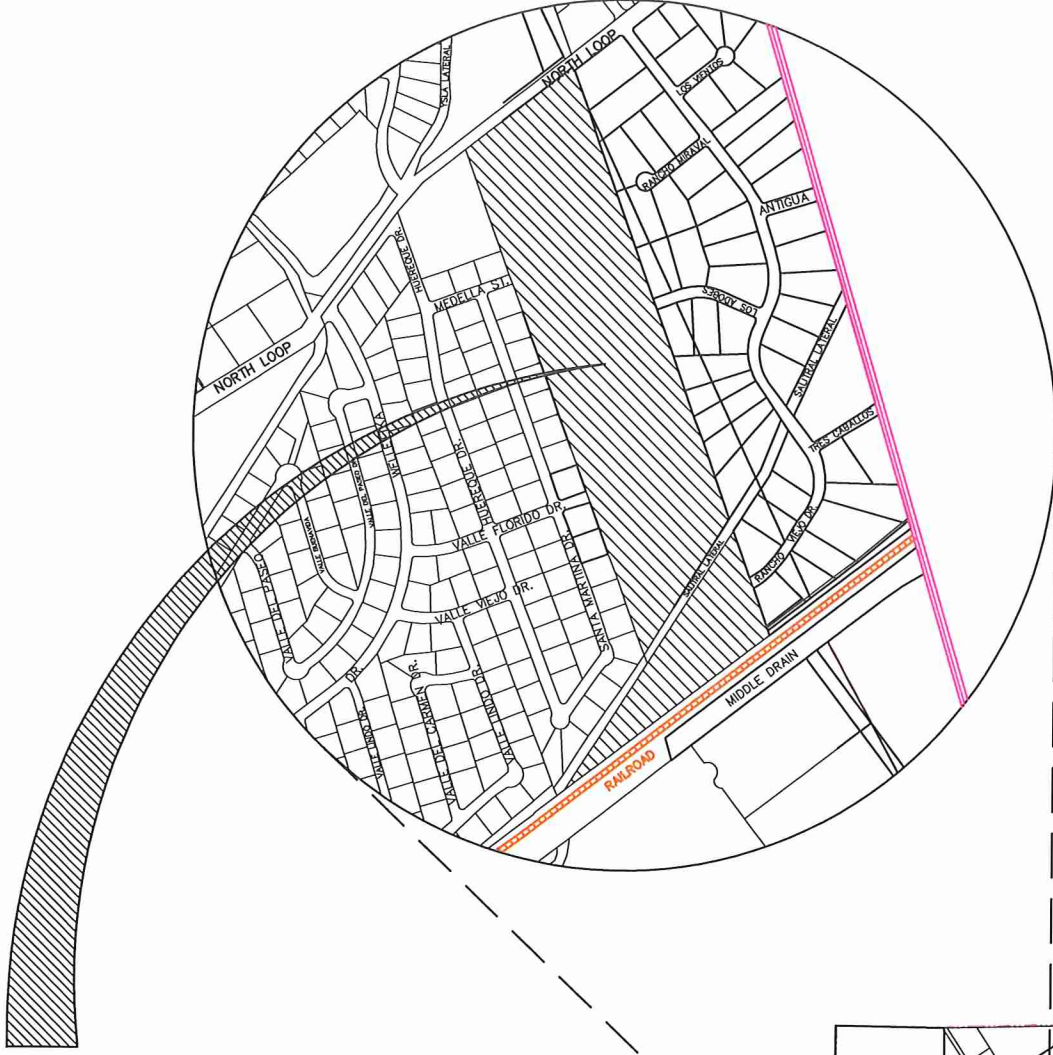
The applicant is seeking the proposed zone change to R-2 (Medium Density Residential) and C-2 (General Commercial) for the purpose of developing a new subdivision on the subject property.

STAFF RECOMMENDATION

The Planning and Zoning Department recommends APPROVAL to allow for the proposed development of the subject property for a new commercial and residential subdivision.



PROJECT SITE;
North Loop Dr.
Tracts 2-E & 2-E-2, Blk.11
Socorro Grant



CITY OF SOCORRO

LOCATION MAP

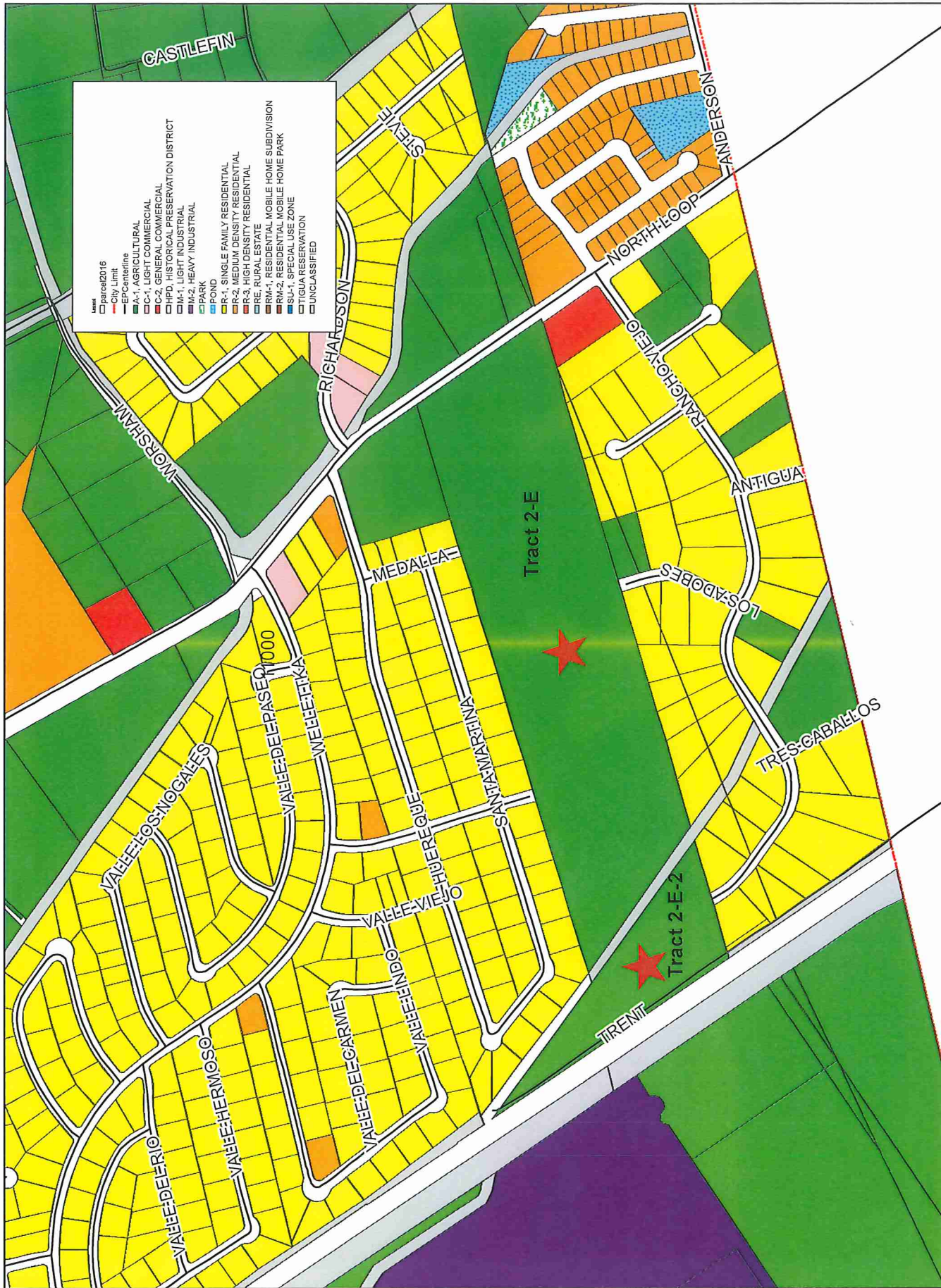
Scale: AS SHOWN



Planning and Zoning Department

860 N. Rio Vista, Socorro, Texas 79077 Tel. (915) 872-8331 Fax (915) 872-8673

Tracts 2-E & 2-E-2, Blk. 11, Socorro Grant





PLANNING AND ZONING DEPARTMENT

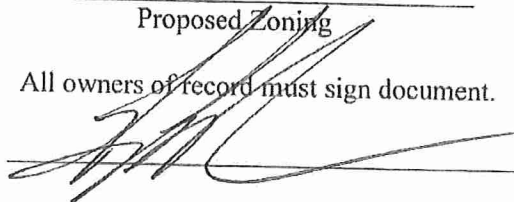
Request for Rezoning

1. Name: Ranchos of Socorro LLC
 Address: 337 Borderland #7, El Paso, Texas 79932 Phone: (915) 581-2939
 Representative: CEA Group
 Address: 4712 Woodrow Bean, Suite F, El Paso, TX 79924 Phone: (915) 544-5232
2. Property Location: Approximately 1,400 lf west from the intersection of Anderson and North Loop
 Legal Description: Tracts 2-E and 2-E-2, Block 11, Socorro Grant, El Paso County, Texas

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

<u>50.6911 acres</u> Area (Sq. ft. or Acreage)	<u>Agricultural</u> Current Zoning	<u>vacant</u> Current Land Use
<u>R-2 and C-2</u> Proposed Zoning		<u>residential and commercial development</u> Proposed Land Use

3. All owners of record must sign document.

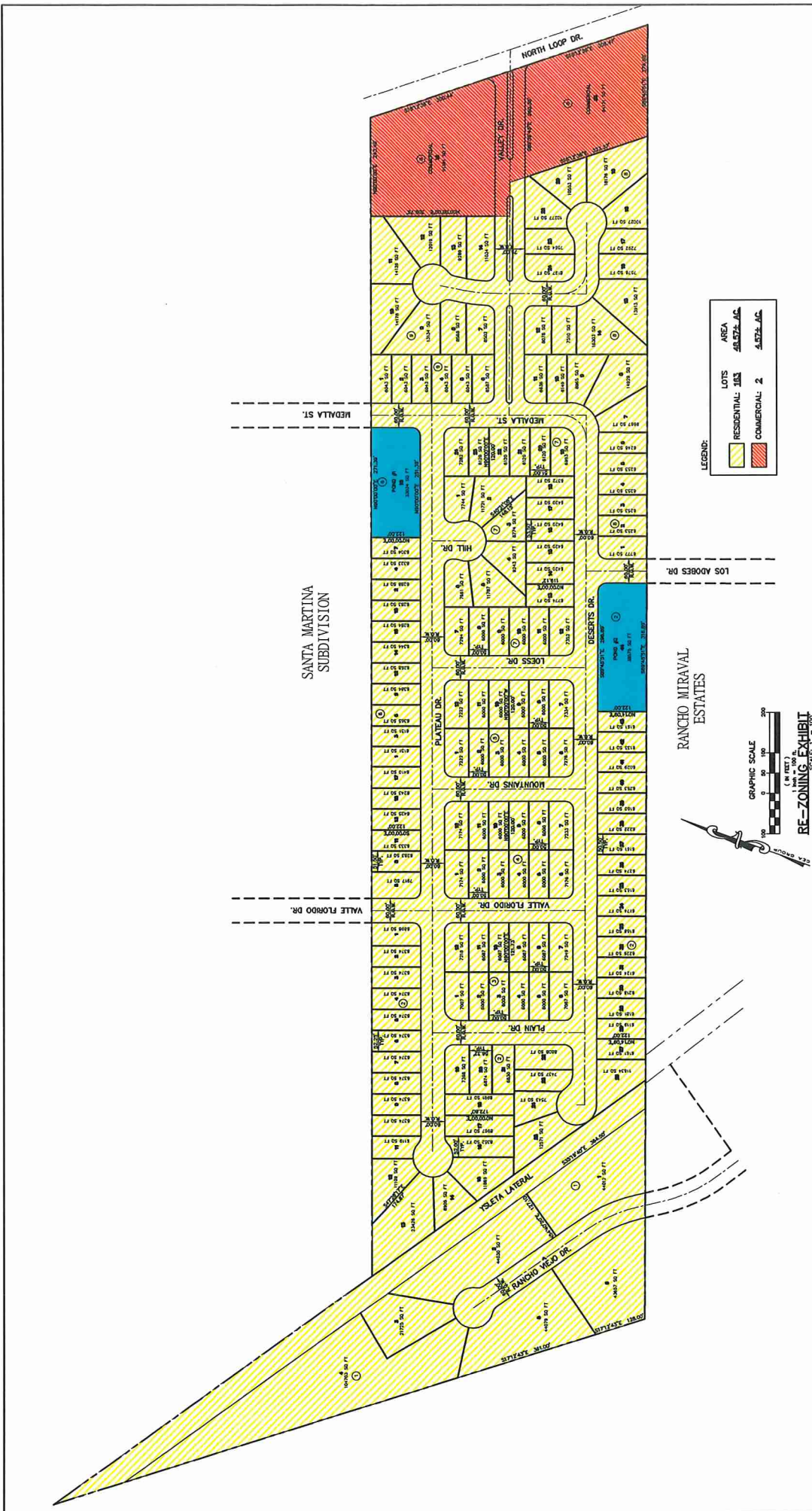


Each item on this form must be completed and all exhibits must be submitted before this request can be scheduled for a public hearing.

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

ALL FEES ARE NONREFUNDABLE

860 N. Rio Vista · Socorro, Texas 79927 · Tel: (915) 872-8531 · Fax: (915) 872-8673 · www.socorrotexas.org



RE-ZONING EXHIBIT
 RANCHOS OF SOCORRO
 SUBDIVISION



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, March 20, 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 directing city staff to amend Chapter 6 (Buildings and Construction), Article 4 (Substandard Buildings) of the City of Socorro Code of Ordinances to require City Council to have final action on all substandard building cases.

**REGULAR MEETING AGENDA - SOCORRO BUILDING AND STANDARDS
COMMISSION March 20th, 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 16th day of March 2018.



Sergio Morales, Building and Standards Commission Secretary

DATE & TIME POSTED: 3-16-18 10:00am /BY: 