

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, May 1, 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 April 3, 2018 Planning and Zoning Commission meeting.

NOTICE TO THE PUBLIC AND APPLICANTS

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

NOTICE TO PROPERTY OWNER

The Commission Policy requires that the applicant or representative be present at the public hearing for their item(s).

6. Consider and Take Action:
On the public hearing request for the proposed amendment to the City of Socorro Master Plan, and the proposed rezoning of Tract 12, Block 18, Socorro Grant, 10277 Socorro Road, from R-1 (Single Family Residential) to C-2 (General Commercial).
7. Public hearing 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 multi-family development on the subject property.
8. 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.
9. Public hearing 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).
10. Consider and Take Action:
On 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).
11. Public hearing for 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).

REGULAR MEETING AGENDA - SOCORRO PLANNING & ZONING COMMISSION
May 1, 2018 at 6:30 PM

12. Consider and Take Action:
On 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).
13. Consider and Take Action:
On the proposed amendment to sections 42-69, 42-102 and 46-633(c) of the Code of Ordinances of the City of Socorro, Texas to restrict large commercial vehicle parking and storage in residential zoning districts.
14. Planning and Zoning Commissioners Report:
15. Planning and Zoning Department Report:

EXECUTIVE SESSION

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

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

16. Consider and Take Action:

Adjournment

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

Dated this 27th, day of April 2018.



Sergio Morales, Planning and Zoning Commission Secretary

DATE & TIME POSTED: 4-27-18 3:00pm /BY: 

CITY OF SOCORRO PLANNING AND ZONING COMMISSION

Regular Meeting Minutes

April 3, 2018

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

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

Chairperson Mr. Daniel Hernandez called the meeting to order at 6:35 p.m.

2. Establish quorum.

Quorum was established with 4 members present.

3. Excuse absent commission members.

A motion to excuse absent commission members was made by Mr. Jose Landeros, seconded by Mr. Daniel 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 March 20, 2018 Planning and Zoning Commission meeting.

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

6. Public hearing 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).

PUBLIC HEARING OPEN: 6:40 p.m.

PUBLIC HEARING CLOSE: 6:40 p.m.

7. Consider and take action on 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 Mr. Jose Landeros to table the item until the May 1, 2018 meeting to allow the staff and the applicant to address the limitation of units per acre, secondary access through Floralia street, and final site plan approval by the commission, seconded by Mr. Daniel Hernandez. Motion was carried with all commissioners in favor.

- 8. Public hearing for 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).**

PUBLIC HEARING OPEN: 7:20 p.m. 1 constituent spoke with concerns on this item.

PUBLIC HEARING CLOSE: 7:22 p.m.

- 9. Consider and take action on 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. Jose Landeros to table the item until the May 1, 2018 meeting, to address the municipality jurisdiction issues and to allow the applicant to discuss with the property owner the number of units per acre, seconded by Mr. Daniel Hernandez. Motion was carried with all commissioners in favor.

- 10. Public hearing 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).**

PUBLIC HEARING OPEN: 7:38 p.m.

PUBLIC HEARING CLOSE: 7:38 p.m.

- 11. Consider and take action on 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 Mr. Arturo Lafuente to approve with the conditions to provide right of way and ponding area, seconded by Mr. Daniel Lopez. Motion was carried with all commissioners in favor.

- 12. Consider and take action on the preliminary plat approval for Sunset Valley Estates Units 1 and 2, being all of Tracts 1-C, 1-C-1, 2-E and a portion of Tracts 1-A, 1-B, 1-D, 2-A and 2-C, Block 10, and all of Tract 7-B-1 and a portion of Tracts 5-A and 6-A, Block 11, Socorro Grant.**

A motion was made by Mr. Daniel Lopez to approve with all the requested variances, the 34 foot paved road, and all the comments of the staff and city engineers, seconded by Mr. Jose Landeros. Motion was carried with 3 commissioners in favor and 1 abstained.

13. Planning and Zoning Commissioners Report:

Various subjects were discussed.

14. Planning and Zoning Department Report:

Nothing to report.

15. Consider and take action on adjournment.

A motion was made by Mr. Jose Landeros to adjourn, seconded by Mr. Arturo Lafuente. Motion was carried with all commissioners in favor. Meeting adjourned at 8:41 p.m.

Daniel Hernandez, Chairperson

Sergio Morales, Secretary

Elia Garcia
Mayor

Rene Rodriguez
At Large

Cesar Nevarez
District 1



Item #6
Ralph Duran
District 2

Victor Perez
District 3 / Mayor Pro Tem

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

DATE: May 1, 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 12, Block 18, Socorro Grant, 10277 Socorro Road, from R-1 (Single Family Residential) to C-2 (General Commercial).

SUMMARY

The subject property pertaining to this request is located on the north side of Socorro Road, 88 ± feet east of the intersection of Socorro Road and Keagle Road. The subject property has an estimated area of 0.1329 ± acres, and is owned by and being represented by Alejandra M. Santillana, 440 Schley Drive, Clint, TX. 79836.

BACKGROUND

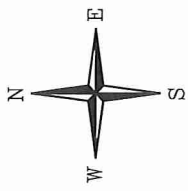
A complete background will be presented before the Commission once we receive the authorization to proceed with the Public Hearing.

STATEMENT OF THE ISSUE

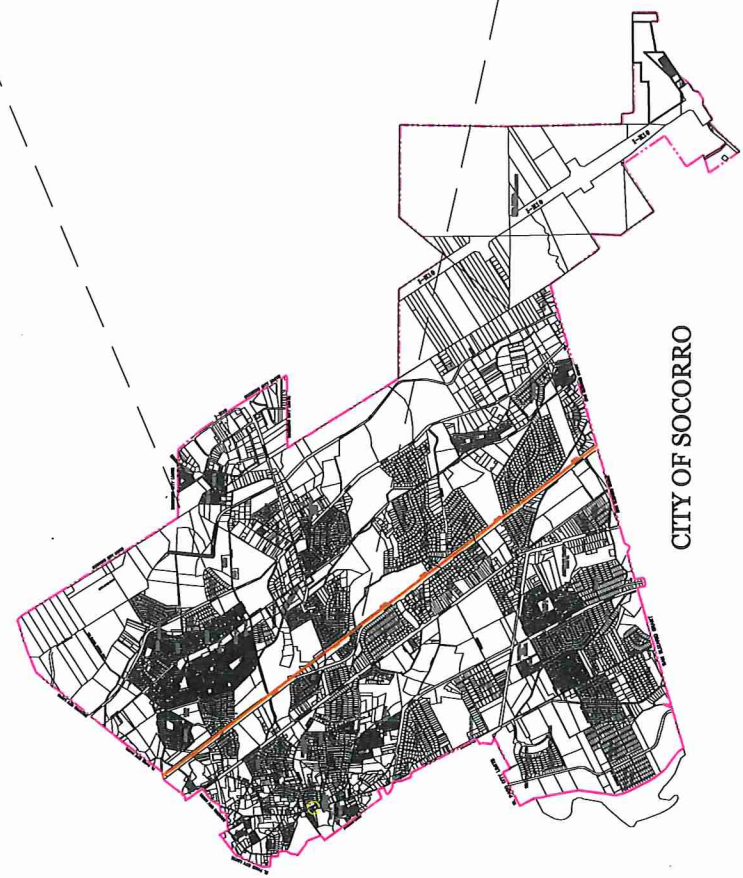
The statement will be provided once the research has been carried out.

STAFF RECOMMENDATION

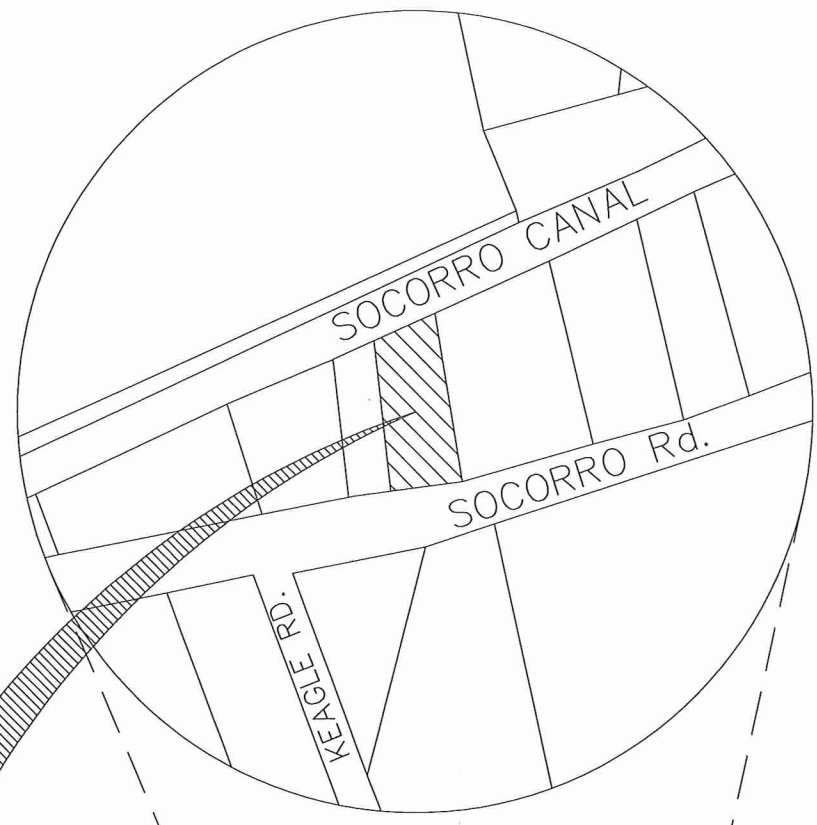
The Planning and Zoning Department recommends APPROVAL to provide a complete report and background of the properties to the Commission.



PROJECT SITE;
10277 Socorro Rd.
Tract 12, Block 18
Socorro Grant



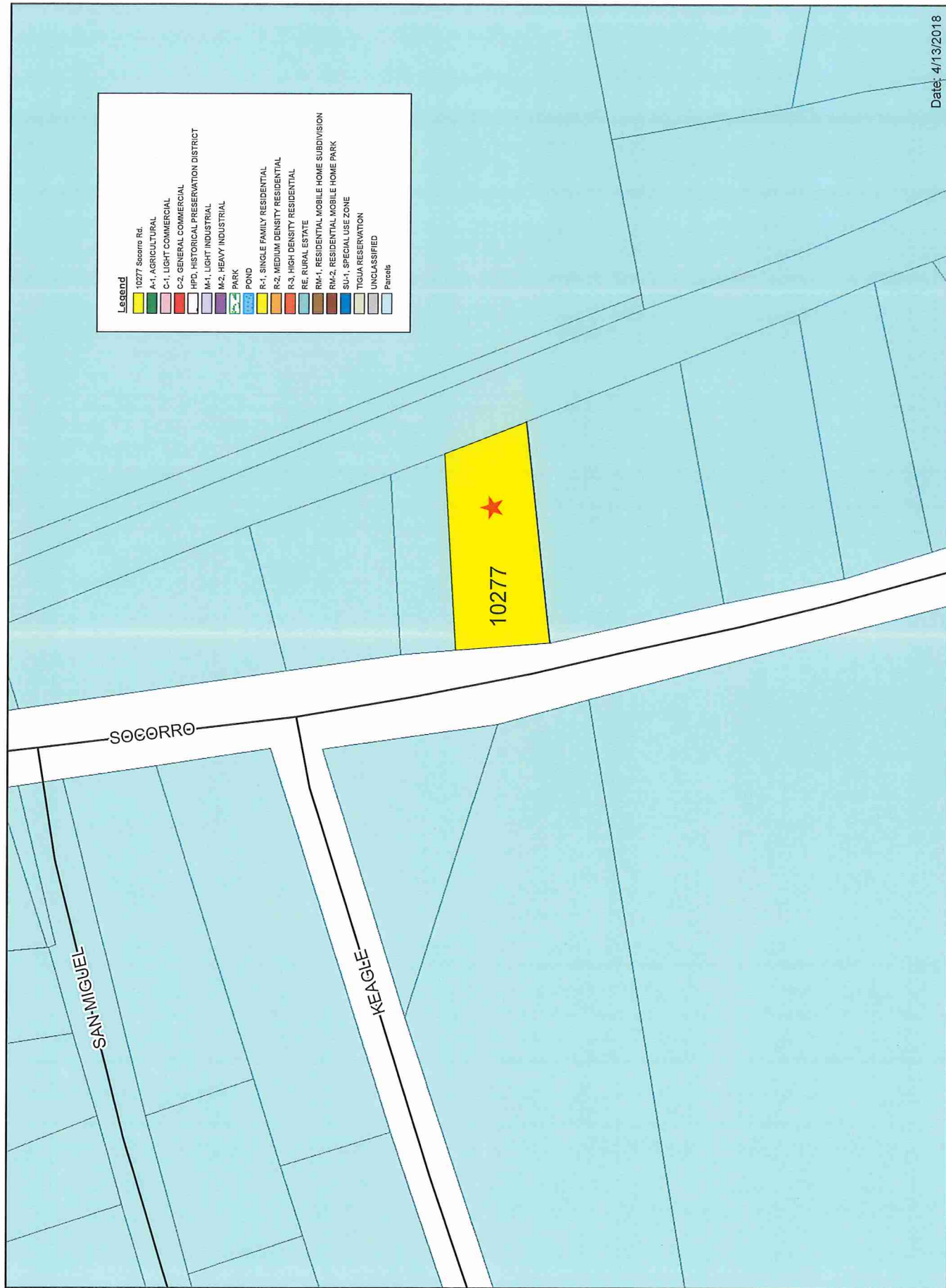
CITY OF SOCORRO



LOCATION MAP

Scale: AS SHOWN

10277 Socorro Road



Date: 4/13/2018





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

1. Name: Alejandra M Santillana
Address: 440 Schley Dr Phone: (915) 245-7572
Representative: _____
Address: _____ Phone: _____
Email Address: amsantillana@live.com
2. Property Location: 10277 Socorro Rd
Legal Description: 18 Socorro TR 12 (Historical District) (0.1329 AC)

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

<u>0.1329 AC</u>	<u>R1</u>	<u>none</u>
Area (Sq. ft. or Acreage)	Current Zoning	Current Land Use
<u>Commercial - C2</u>	<u>Business office/warehouse</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.

Alejandra M Santillana
Representative/Owner

4/5/18
Date

ALL FEES ARE NON-REFUNDABLE

Item #7 & 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: May 1, 2018
TO: PLANNING AND ZONING COMMISSION
FROM: Adam Ochoa, Planning & Zoning Director
CC: Adriana Rodarte, City Manager

SUBJECT

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

SUMMARY

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

BACKGROUND

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

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

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

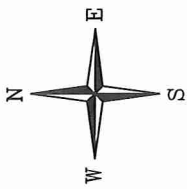
On March 6, 2018 the applicant requested to table the proposed rezoning case in order to allow for the proposed amendment to the City of Socorro Code of Ordinances that would amend the R-2 zoning district to allow apartments up to 15 dwelling units per acre in the district. The Planning and Zoning Commission voted to approve the request to table the proposed rezoning case.

STATEMENT OF THE ISSUE

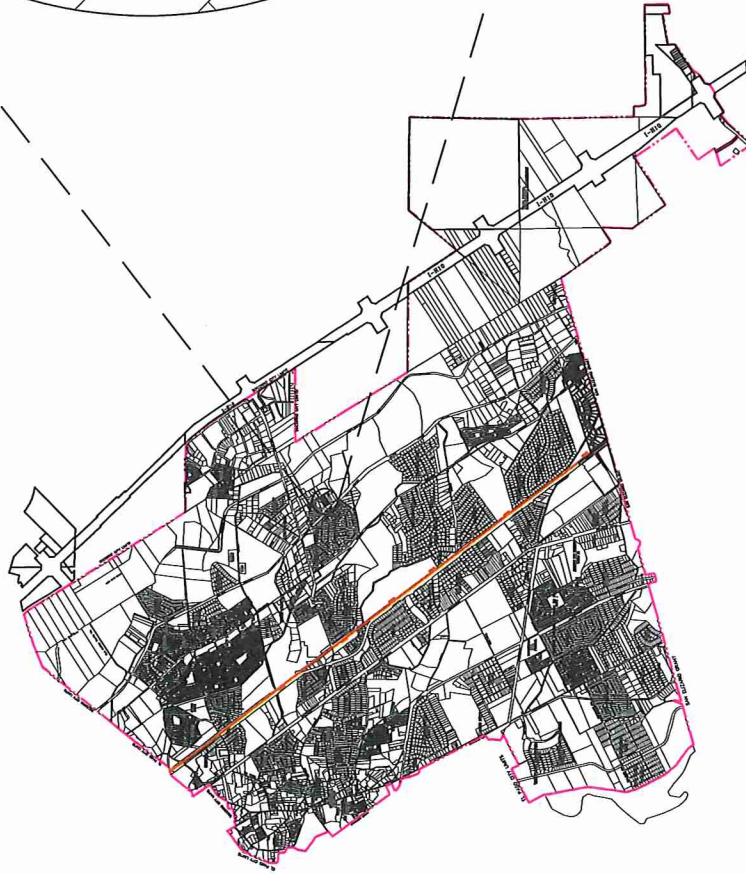
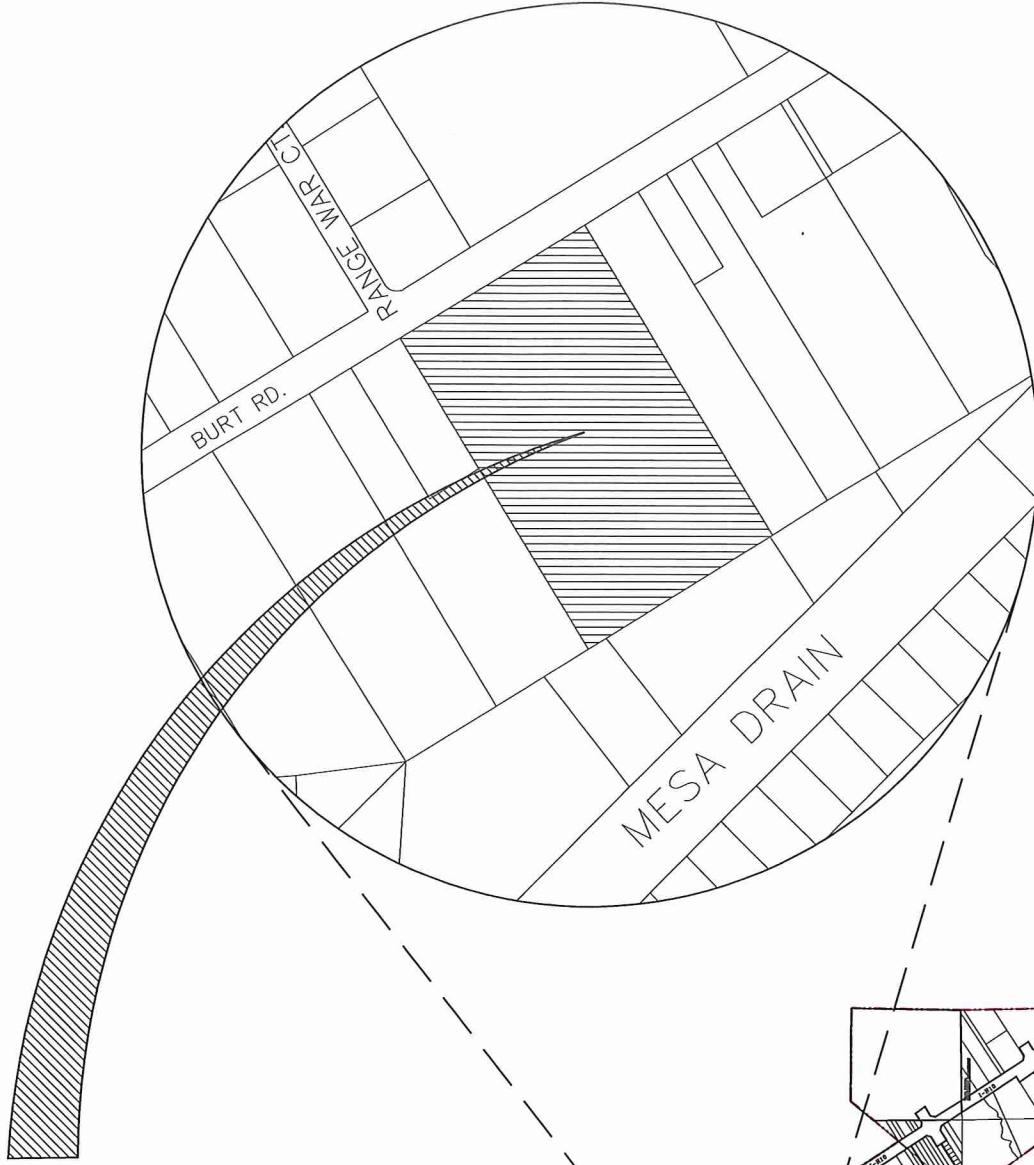
The applicant is seeking the proposed zone change to R-2 (Medium Density Residential) for the purpose of developing a multi-family development on the subject property.

STAFF RECOMMENDATION

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



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



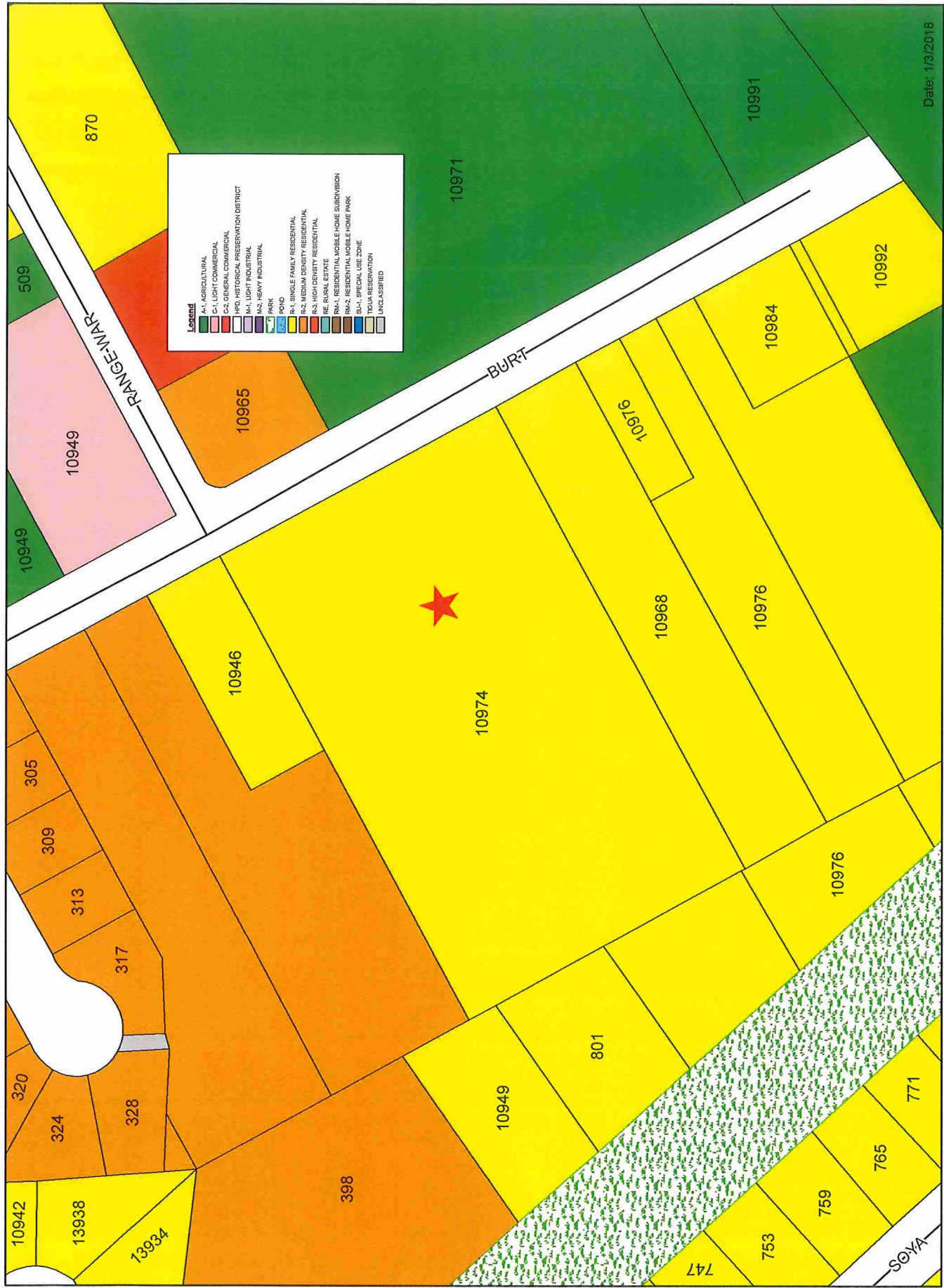
CITY OF SOCORRO



LOCATION MAP

Scale: AS SHOWN

10974 E. Burt Road





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> Area (Sq. ft. or Acreage)	<u>R-1</u> Current Zoning	<u>VACANT</u> Current Land Use
<u>R.2</u> Proposed Zoning	<u>DUPLEX QUADUPLEX</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
12/28/17 _____
Date

ALL FEES ARE NON-REFUNDABLE

Elia Garcia
Mayor

Rene Rodriguez
At Large

Cesar Nevarez
District 1



Item #9 & 10
Ralph Duran
District 2

Victor Perez
District 3 / Mayor Pro Tem

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

DATE: April 3, 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-A, Block 7, Socorro Grant, 140 N. Nevarez Road, from A-1 (Agricultural) to R-2 (Medium Density Residential).

SUMMARY

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

BACKGROUND

The subject property is currently zoned A-1 (Agricultural) and is currently vacant/undeveloped. The applicant is seeking to develop the subject property with a new apartment complex. The proposed R-2 zoning designation would permit a maximum of 15 dwelling units per acre. The proposed development will have to follow all requirements and standards of the city.

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

On April 3, 2018 the Planning and Zoning Commission voted to table the proposed rezoning request and directed staff and the applicant's representative to do the following: (1) Discuss with the applicant the potential to limit the number of dwelling units for the proposed development; (2) Discuss with the applicant the potential of adding a secondary access point off of Floralia Street for the proposed development; (3) Discuss with the applicant the potential to allow final site plan approval by the Planning and Zoning Commission for the proposed development. Please see the attached response from the applicant for the Planning and Zoning Commission's requests.

STATEMENT OF THE ISSUE

The applicant is seeking the proposed rezoning of the property to R-2 (Medium Density Residential) for the purpose of developing a new apartment complex.

STAFF RECOMMENDATION

The Planning and Zoning Department recommends APPROVAL for the proposed rezoning.

Adam Ochoa

From: Gustavo Sosa <GSosa@morenocardenas.com>
Sent: Tuesday, April 24, 2018 5:09 PM
To: Adam Ochoa
Cc: Mark Medina; 'Job Terrazas'
Subject: RE: JOP Memorial Apartments & Nevarez Palms Sites

Adam,

The following is the Owner's response to the requests below:

Limiting Number of Dwelling Units

The Owner does not agree with limiting the number of dwelling units on the property. Owner understands the concern that the Planning & Zoning Commission has with the necessity to improve Nevarez Road and would agree to come to some type of reasonable restriction on development, other than the apartments that City Council unanimously supported via a resolution to the State, for some finite period of time, such as the lesser of 5 years or as soon as Nevarez Road is properly improved. The Owner request that the City of Socorro attorney(s) be present at the May 1 meeting so that this can be thoroughly vetted. The Owner is also willing to meet prior to the May 1 meeting with the City of Socorro's attorney(s) to discuss.

Allowing Planning & Zoning Commission Final Approval for Site Plan

The Owner does not agree in allowing the Planning & Zoning Commission to have input into their design. The current site plan has been submitted as part of the application to the State, and the State is very specific and proscriptive as to what they want to see regarding developments that they are supplying over 70% of the funding. Owner has maximized requirements set for by the State by agreeing to install playgrounds, picnic tables, barbeque grills, sports courts, ADA accessibility and walking routes, as well as a variety of other features. The developments will be very similar to the existing Socorro Palms Apartments located at 11251 Socorro Road, which City Council acknowledged is a beautiful development that adds a lot of value to the City of Socorro.

Secondary Access Through Floralia Road

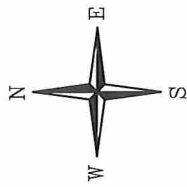
The Owner does not agree with this request for several reasons. First and foremost, the Owner does not have permission nor could receive permission to cross a private drainage lateral. Prior experience with these laterals and the private farming interests in the community have no desire to allow other private entities such as Tropicana Building the ability to cross their laterals. Secondly, Owner is concerned that the Planning & Zoning Commission would want the traffic from the apartment complex to meander and cut through a residential street, such as Floralia Road, to access major thoroughfares, when Nevarez Road is a collector and a short and direct route onto Alameda.

The Owner will be in attendance at the May 1 meeting to answer the requests below and explain their position on these matters in person, again, requesting that the City of Socorro attorney(s) be present for this meeting as well. The Owner is available to discuss these matters prior to the May 1 meeting and can be contacted at his cell phone (915) 474-5250.

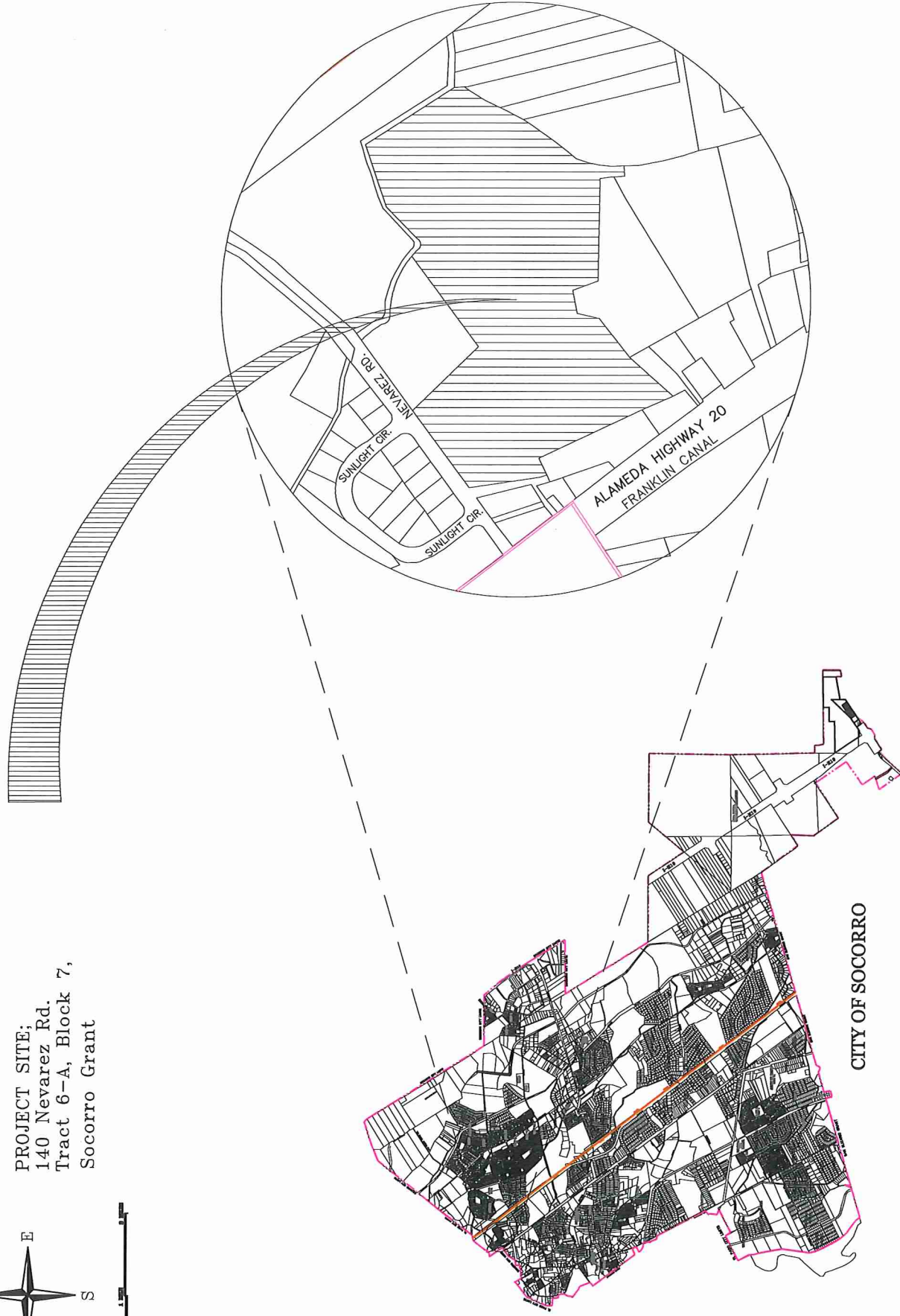
Gustavo Sosa, P.E., CFM

Project Manager

PLANNING • ENGINEERING • PROJECT MANAGEMENT



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

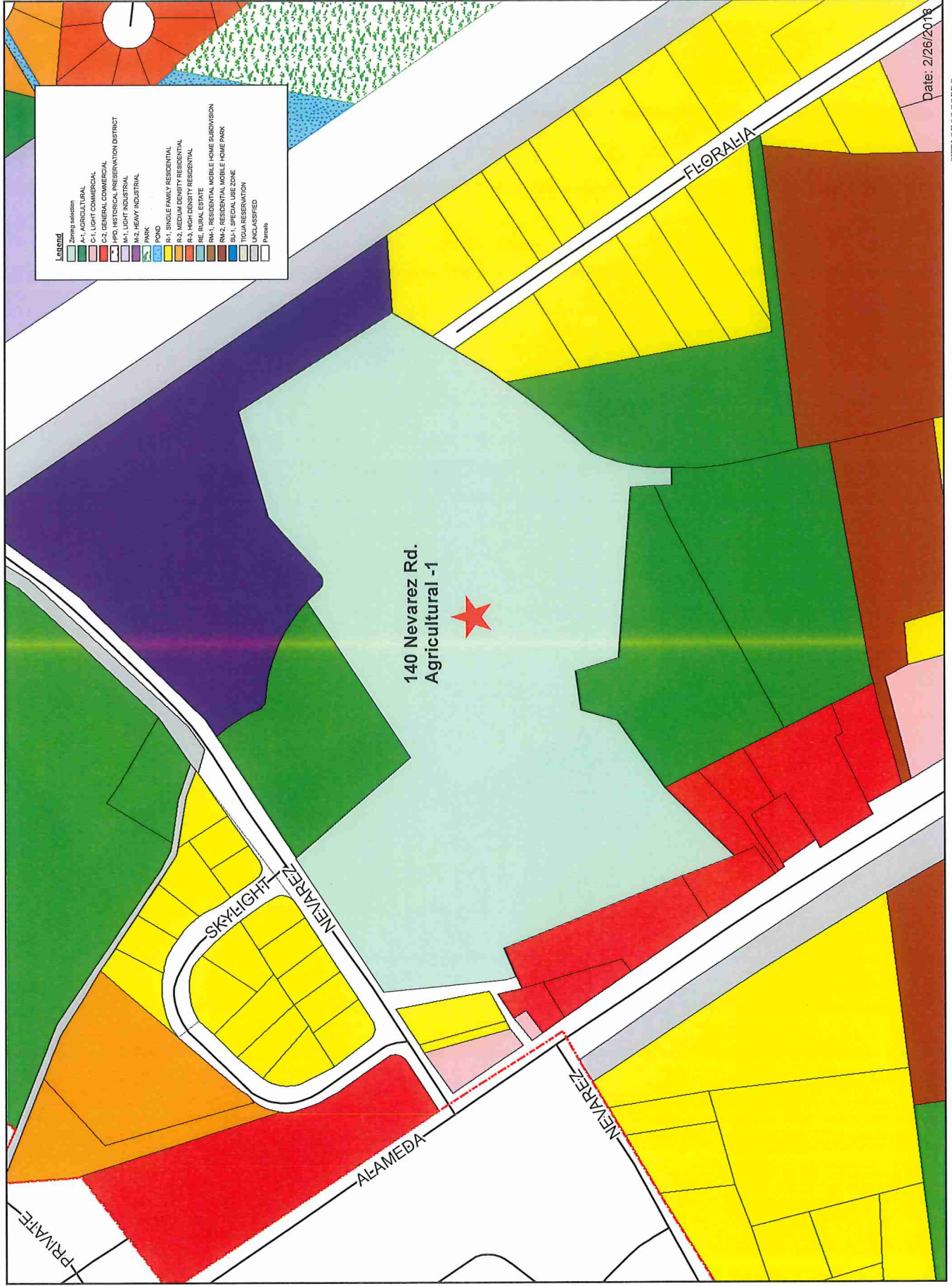


CITY OF SOCORRO

LOCATION MAP

Scale: AS SHOWN

140 Nevarez Rd.



TYPE	UNITS	NO. OF BLDGS.	AREA PER UNIT (SQ. FT.)	NO. OF ADA UNITS	NO. OF A/V UNITS	BUILDING AREA (SQ. FT.)	STORIES
BLDG. "A"	8 UNITS	2	697	1	1	2,668	1 LEVEL
BLDG. "B"	44 UNITS	11	885	2	1	4,260	1 LEVEL
BLDG. "C"	2 BEDROOMS	11	1,065	2	1	4,260	2 LEVELS
BLDG. "D"	4 BEDROOMS	2	1,285	1		5,000	1 LEVEL
BLDG. "E"	1 UNIT	1	3,245			3,245	1 LEVEL
COUNTY CENTER							
TOTAL	105 UNITS	27		6	3		

TYPE	REQUIRED PER UNIT	NO. OF UNITS	NO. OF SPACES REQUIRED
BLDG. "A"	1.5	8	12
BLDG. "B"	1.5	44	66
BLDG. "C"	1.5	44	66
BLDG. "D"	1.5	8	12
COUNTY CENTER			6
TOTAL			162 REQUIRED (BY CODE), 6 REQUIRED (BY THIRD) 165 PROVIDED



SITE AREA	
TOTAL SITE	15.73 ACRES
APARTMENTS	10.09 ACRES
ACCESSIBLE PARKING	
VAN ACCESSIBLE	2 PROVIDED

- LEGEND**
- PROPOSED ASPHALT PAVEMENT
 - PROPOSED PONDING AREA
 - PROPOSED LANDSCAPING
 - PROPOSED SIDEWALK / CONCRETE
 - ACCESSIBLE MOBILITY UNITS
 - ACCESSIBLE HEARING / VISUAL
 - PROPOSED PLAYGROUND

ENGINEERING STATEMENT

THE CONCEPTUAL SITE PLAN MATERIALLY ADHERES TO ALL APPLICABLE ZONING, SITE DEVELOPMENT, AND BUILDING CODE ORDINANCES. TO THE EXTENT REQUIRED BY THE FAIR HOUSING ACT (FHA), THERE WILL BE AN ACCESSIBLE OR PREPARED ROUTE FROM COMMON USE FACILITIES TO THE AFFECTED UNITS.

SURVEY NOTES

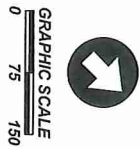
BEARINGS AND COORDINATES SHOWN ARE GRID AND DERIVED FROM RTK COORDINATE SYSTEM (NAD 83) CONTROL ZONE.

DISTANCES ARE GROUND AND MAY BE AND MAY BE CONVERTED TO GRID DISTANCES BY 1.00001231.

THIS PROPERTY MAY BE SUBJECT TO EASEMENTS WHETHER OF RECORD OR NOT, AND NO ADDITIONAL RESEARCH WAS PERFORMED BY RMA FOR EASEMENTS, RIGHTS, AND OR EASEMENTS WHICH MAY OR MAY NOT AFFECT SUBJECT PARCEL.

ELOOPEPLAN

THIS PROJECT IS LOCATED WITHIN ZONE "X" AS DESIGNATED IN PANEL NO. 48212, DATED SEPTEMBER 4, 1991 OF THE FLOOD INSURANCE RATE MAP IN THE UNINCORPORATED AREAS OF EL PASO COUNTY, TEXAS. ZONE "X" IS DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.





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

1. Name: Tropicana Building II, LLC
Address: 300 E. Main Dr. Suite 740, El Paso, TX 79901 Phone: 915-755-9113
Representative: Moreno Cardenas Inc.
Address: 2505 E. Missouri Ave, El Paso, TX 79903 Phone: 915-532-2091
Email Address: mmedina@morenocardenas.com
2. Property Location: 140 Nevarez Rd.
Legal Description: 7 Socorro TR 6-A

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

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

3. All owners of record must sign document.

R.I. AB. II, Pres.

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

Mum Munin
Representative/Owner

2-23-2018
Date

ALL FEES ARE NON-REFUNDABLE

Elia Garcia
Mayor

Rene Rodriguez
At Large

Cesar Nevarez
District 1



Item #11 & 12
Ralph Duran
District 2

Victor Perez
District 3 / Mayor Pro Tem

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

DATE: May 1, 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 11 & 11-A, Block 6, Socorro Grant, from A-1 (Agricultural) to R-2 (Medium Density Residential).

SUMMARY

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

BACKGROUND

The subject property is currently zoned A-1 (Agricultural) and is currently vacant/undeveloped. The applicant is seeking to develop the subject property with a new apartment complex. The proposed R-2 zoning designation would permit a maximum of 15 dwelling units per acre. A large portion of the subject property currently exists within the City of Socorro City Limits and a small portion currently exists within the City of El Paso City Limits. The applicant will have to work out the development of the property with each municipality during the time of development. The proposed rezoning is only for the portion of the property within the City of Socorro City Limits.

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

On April 3, 2018 the Planning and Zoning Commission voted to table the proposed rezoning request and directed staff and the applicant's representative to do the following: (1) Investigate the issue of the subject property being located within the City of Socorro and the City of El Paso and see what would be needed from the City of El Paso in order for the proposed development to come

into fruition; (2) Discuss with the applicant the potential to limit the number of dwelling units for the proposed development.

The City of Socorro Planning and Zoning Department met with staff from the City of El Paso and it was discussed that if the applicant wishes to develop the portion of the subject property that is located within the City of El Paso, the applicant will have to go through the same process with the City of El Paso as they have to go through with the City of Socorro including rezoning the property, replatting the property and submitting building plans for permitting. The applicant also has the option to redesign the proposed development to make sure that it is developed completely within the City of Socorro and the applicant would not have to go through any process with the City of El Paso. The applicant does have the ability and right to continue with this proposed rezoning proposal.

Concerning the request to limit the number of dwelling units on the subject property, please see the attached response from the applicant.

STATEMENT OF THE ISSUE

The applicant is seeking the proposed rezoning of the property to R-2 (Medium Density Residential) for the purpose of developing a new apartment complex.

STAFF RECOMMENDATION

The Planning and Zoning Department recommends APPROVAL for the proposed rezoning.

Adam Ochoa

From: Gustavo Sosa <GSosa@morenocardenas.com>
Sent: Tuesday, April 24, 2018 5:09 PM
To: Adam Ochoa
Cc: Mark Medina; 'Job Terrazas'
Subject: RE: JOP Memorial Apartments & Nevarez Palms Sites

Adam,

The following is the Owner's response to the requests below:

Limiting Number of Dwelling Units

The Owner does not agree with limiting the number of dwelling units on the property. Owner understands the concern that the Planning & Zoning Commission has with the necessity to improve Nevarez Road and would agree to come to some type of reasonable restriction on development, other than the apartments that City Council unanimously supported via a resolution to the State, for some finite period of time, such as the lesser of 5 years or as soon as Nevarez Road is properly improved. The Owner request that the City of Socorro attorney(s) be present at the May 1 meeting so that this can be thoroughly vetted. The Owner is also willing to meet prior to the May 1 meeting with the City of Socorro's attorney(s) to discuss.

Allowing Planning & Zoning Commission Final Approval for Site Plan

The Owner does not agree in allowing the Planning & Zoning Commission to have input into their design. The current site plan has been submitted as part of the application to the State, and the State is very specific and proscriptive as to what they want to see regarding developments that they are supplying over 70% of the funding. Owner has maximized requirements set for by the State by agreeing to install playgrounds, picnic tables, barbeque grills, sports courts, ADA accessibility and walking routes, as well as a variety of other features. The developments will be very similar to the existing Socorro Palms Apartments located at 11251 Socorro Road, which City Council acknowledged is a beautiful development that adds a lot of value to the City of Socorro.

Secondary Access Through Floralia Road

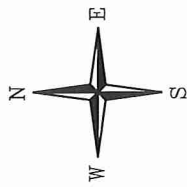
The Owner does not agree with this request for several reasons. First and foremost, the Owner does not have permission nor could receive permission to cross a private drainage lateral. Prior experience with these laterals and the private farming interests in the community have no desire to allow other private entities such as Tropicana Building the ability to cross their laterals. Secondly, Owner is concerned that the Planning & Zoning Commission would want the traffic from the apartment complex to meander and cut through a residential street, such as Floralia Road, to access major thoroughfares, when Nevarez Road is a collector and a short and direct route onto Alameda.

The Owner will be in attendance at the May 1 meeting to answer the requests below and explain their position on these matters in person, again, requesting that the City of Socorro attorney(s) be present for this meeting as well. The Owner is available to discuss these matters prior to the May 1 meeting and can be contacted at his cell phone (915) 474-5250.

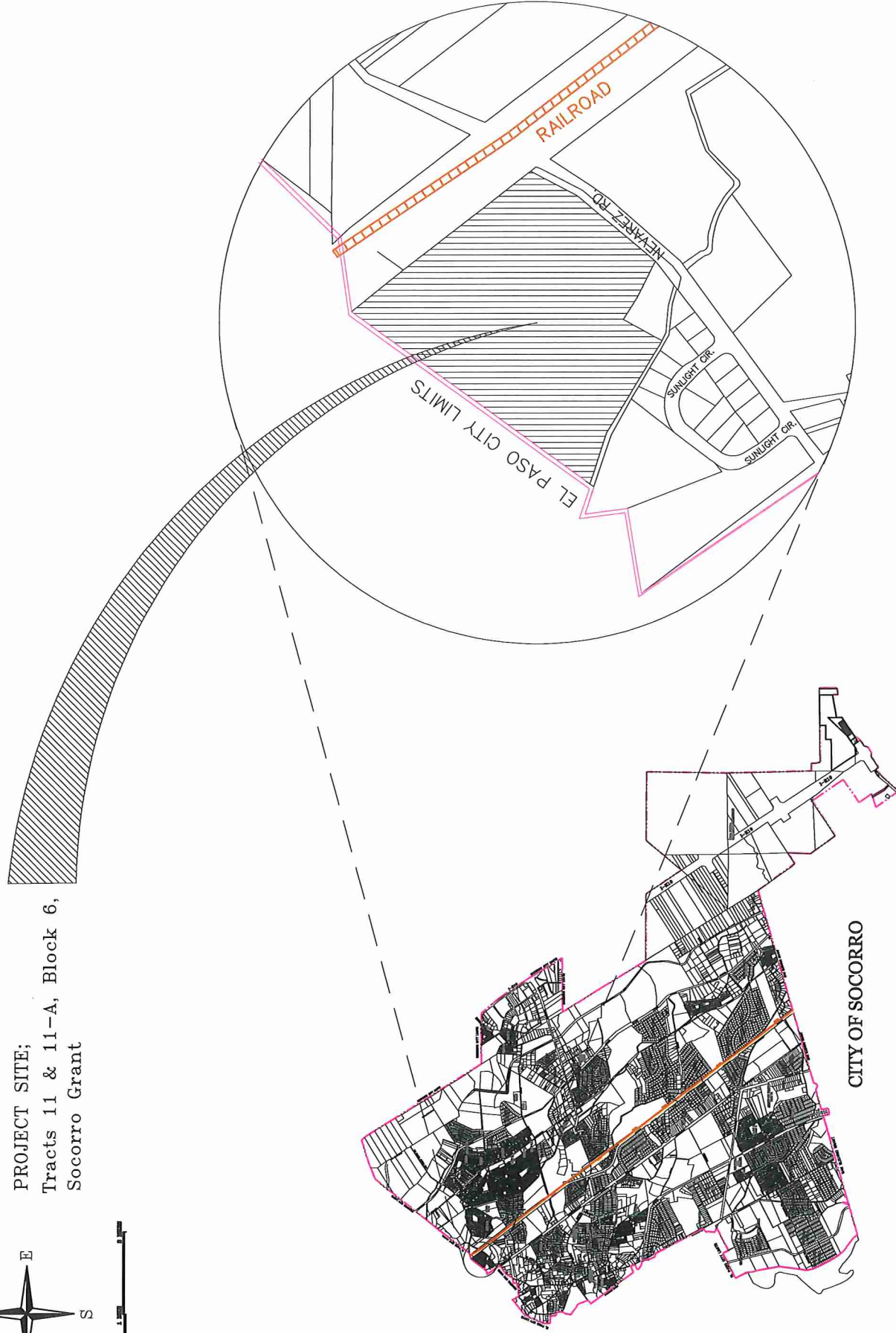
Gustavo Sosa, P.E., CFM

Project Manager

PLANNING • ENGINEERING • PROJECT MANAGEMENT

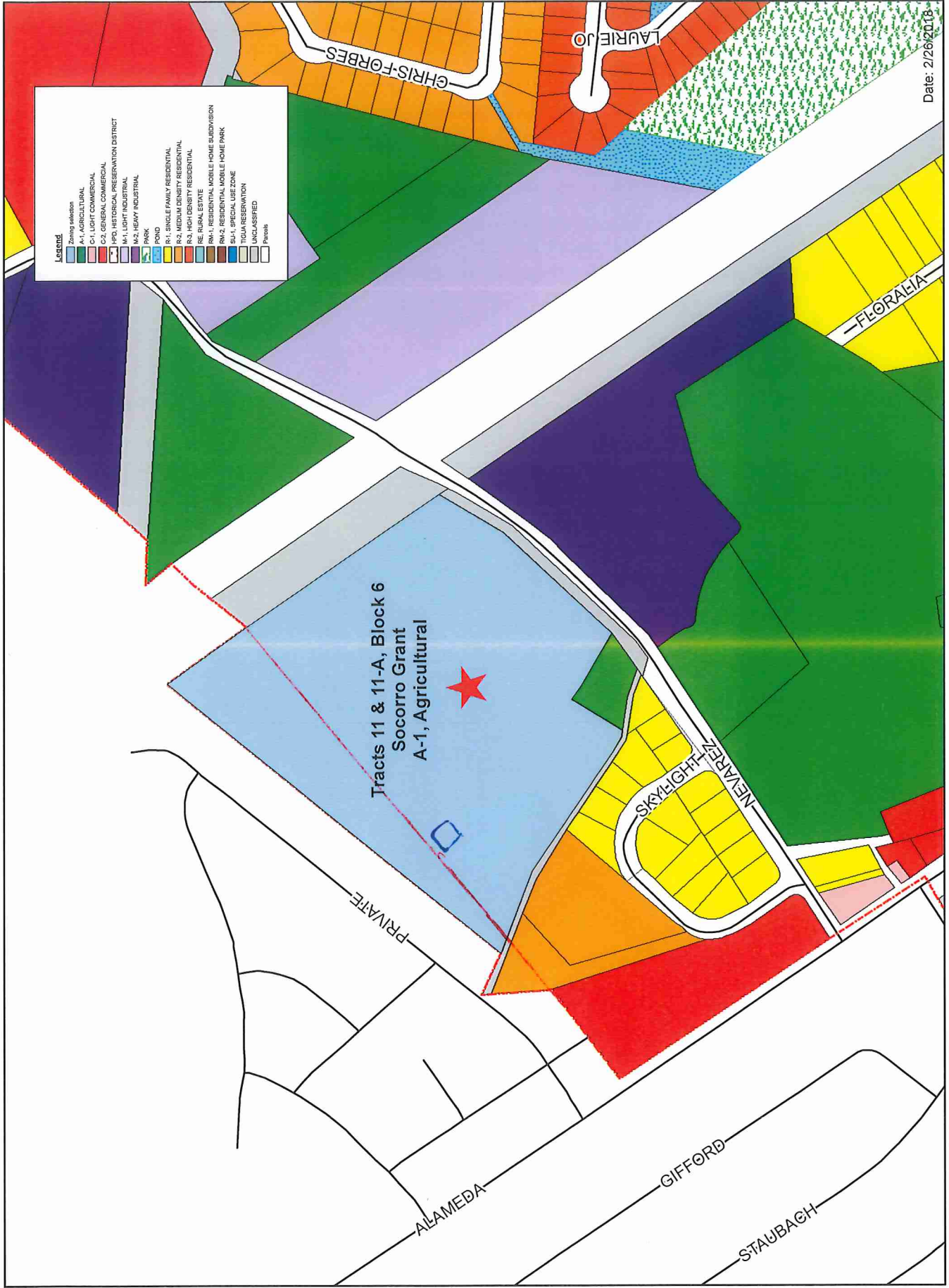


PROJECT SITE;
Tracts 11 & 11-A, Block 6,
Socorro Grant



LOCATION MAP

Scale: AS SHOWN



LEGEND

Zoning selection	
[Blue]	A-1, AGRICULTURAL
[Light Blue]	C-1, LIGHT COMMERCIAL
[Red]	C-2, GENERAL COMMERCIAL
[Green]	HPD, HISTORICAL PRESERVATION DISTRICT
[Purple]	M-1, LIGHT INDUSTRIAL
[Dark Purple]	M-2, HEAVY INDUSTRIAL
[Orange]	PARK
[Light Green]	POND
[Yellow]	R-1, SINGLE FAMILY RESIDENTIAL
[Light Yellow]	R-2, LOW DENSITY RESIDENTIAL
[Light Green]	R-3, HIGH DENSITY RESIDENTIAL
[Dark Green]	RE, BUREAU ESTATE
[Brown]	RM-1, RESIDENTIAL MOBILE HOME SUBDIVISION
[Dark Brown]	RM-2, RESIDENTIAL MOBILE HOME PARK
[Dark Blue]	SU-1, SPECIAL USE ZONE
[Light Blue]	TOLLA RESERVATION
[White]	UNCLASSIFIED
[Black]	Parcels



Date: 2/26/2018



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

1. Name: Tropicana Building II, LLC
Address: 300 E. Main Dr. Suite 740, El Paso, TX 79901 Phone: 915-755-9113
Representative: Moreno Cardenas Inc.
Address: 2505 E. Missouri Ave., El Paso, TX 79903 Phone: 915-532-2091
Email Address: mmedina@morenocardenas.com
2. Property Location: N/A
Legal Description: 6 Socorro TR 11 & TR 11-A

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

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

3. All owners of record must sign document.

R. A. B. IV, Pres.

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

Muriel Muniz
Representative/Owner

2-23-2018
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: April 1, 2018
TO: PLANNING AND ZONING COMMISSION
FROM: Adam Ochoa, Planning & Zoning Director
CC: Adriana Rodarte, City Manager

SUBJECT

Consider and take action on amending sections 42-69, 42-102 and 46-633(c) of the Code of Ordinances of the City of Socorro, Texas to restrict large commercial vehicle parking and storage within residential zoning districts.

SUMMARY

Chapters 42 (Traffic and Vehicles) and 46 (Zoning) currently have regulations for the parking and storage of large commercial vehicles. An amendment to these chapters is needed to restrict large commercial vehicles from being parked and stored in residential areas of the City of Socorro, Texas in order to better protect residents and the residential streets of the City.

BACKGROUND

Currently these three sections of the Code of Ordinances allow large commercial vehicles to be parked and stored in residentially zoned properties as long as a permit is obtained from the Planning and Zoning Department. Some permits have been issued to allow this and those permits shall continue to be valid as non-conforming uses on the properties. With the proposed amendment, no further permits will be issued and no additional large commercial vehicles shall be permitted to be parked or stored in the residential zoning areas of the City of Socorro. The proposed amendment would restrict large commercial vehicles to be parked and stored in commercial and industrial zoned areas and would limit their access to City streets to those designated for large commercial vehicle routes as listed in section 42-99 of the Code of Ordinances of the City of Socorro.

STATEMENT OF THE ISSUE

Numerous large commercial vehicles are currently being parked and stored in residential areas of the City of Socorro creating a nuisance to surrounding residents and damaging the residential streets of the City.

STAFF RECOMMENDATION

The Planning and Zoning Department recommends APPROVAL for the proposed amendment.

Existing Requirements

Sec. 42-69. - Heavy hauling prohibited.

No person shall operate or park for any period of time any vehicle in excess of 26 feet in length from front axle to rear axle, eight feet in width or 13 feet six inches in height within the districts or upon any of the streets or parts of streets not designated as truck routes unless the person possesses a permit issued by the city to park the vehicle on the property.

Sec. 42-102. - Local commercial vehicles must use truck routes; exceptions.

It is unlawful for any person to operate any local commercial vehicle upon any highway, street, alley or road within the limits of the city, except as follows:

- (1) A local commercial vehicle may travel or be operated upon any highway, street or road designated as a truck route.
- (2) A local commercial vehicle may be off of a designated truck route in order to travel directly to or from a point of destination or origin within the city.
- (3) To and from owner's permitted parking area, provided the owner possesses a permit issued by the city to park the vehicle on the property and owner accesses closest truck route to owner's permitted parking area.

Sec. 46-633. - Parking spaces.

- (c) Semitractor parking in residential areas. Semitractor parking may be permitted in residential and agricultural zones, subject to the following requirements:
 - (1) In R-1, R-2, RE, and A-1 subdivisions on lots, no smaller than one-half acre.
 - (2) Parking in these zones may be permitted only if the occupant first obtains a permit from the planning director of the city. The permit must be issued pursuant to application prescribed by the planning director and renewed annually. No permit may be issued or renewed until the location is inspected and approved for compliance with these regulations and an inspection report is filed with the planning director.
 - (3) Semitractor access on the permitted lot shall only be permitted on an approved driveway consisting of at least four inches of 3,000 pounds per square inch, steel reinforced, concrete, which shall be located from the street to the property boundary entrance, and be adequate to prevent damage to the street surface.
 - (4) No maintenance or repairs of the semitractor will be permitted on the premises.
 - (5) Semitractors are not permitted to have ignition on for more than five minutes during the hours of 8:00 p.m. through 7:30 a.m.
 - (6) One tractor per one-half acre is allowed. A maximum of two tractors per lot may be permitted.

Elia Garcia
Mayor

Rene Rodriguez
At Large

Cesar Nevarez
District 1



Ralph Duran
District 2

Victor Perez
District 3/Mayor Pro Tem

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

ORDINANCE _____

AN ORDINANCE AMENDING SECTIONS 42-69, 42-102 AND 46-633(c) OF THE CODE OF ORDINANCES OF THE CITY OF SOCORRO, TEXAS TO RESTRICT LARGE COMMERCIAL VEHICLE PARKING AND STORAGE IN RESIDENTIAL ZONING DISTRICTS.

WHEREAS, the City of Socorro has heretofore adopted ordinances pertaining to large commercial vehicles; and;

WHEREAS, in order to protect residential areas from large commercial vehicles in the City of Socorro, Texas;

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

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

Section 1. That Chapter 42 (Traffic and Vehicles), Article III (Heavy, Oversized and Other Commercial Vehicles), Division 1 (Generally), Section 46-69 (Heavy Hauling Prohibited) be revised as follows:

Sec. 42-69. - Heavy hauling prohibited.

No person shall operate or park for any period of time any vehicle in excess of 26 feet in length from front axle to rear axle, eight feet in width or 13 feet six inches in height within the districts or upon any of the streets or parts of streets not designated as truck routes ~~unless the person possesses a permit issued by the city to park the vehicle on the property.~~

Section 2. That Chapter 42 (Traffic and Vehicles), Article III (Heavy, Oversized and Other Commercial Vehicles), Division 2 (Truck Routes), Section 46.102 (Local Commercial Vehicles Must Use Truck Routes; Exceptions) of the Code of Ordinances of the City of Socorro, Texas, be revised as follows:

Sec. 42-102. - Local commercial vehicles must use truck routes; exceptions.

It is unlawful for any person to operate any local commercial vehicle upon any highway, street, alley or road within the limits of the city, except as follows:

- (1) A local commercial vehicle may travel or be operated upon any highway, street or road designated as a truck route.
- (2) A local commercial vehicle may be off of a designated truck route in order to travel directly to or from a point of destination or origin within the city.

- ~~(3) To and from owner's permitted parking area, provided the owner possesses a permit issued by the city to park the vehicle on the property and owner accesses closest truck route to owner's permitted parking area.~~

Section 3. That Chapter 46 (Zoning), Article V (Supplemental Regulations for all Districts), Section 46-633(c) (Parking Spaces) of the Code of Ordinances of the City of Socorro, Texas, be revised as follows:

Sec. 46-633. - Parking spaces.

- (c) Semitractor and commercial trailer parking and storage shall be prohibited in all residential and agricultural zones ~~areas. Semitractor parking may be permitted in residential and agricultural zones, subject to the following requirements:~~
- ~~(1) In R-1, R-2, RE, and A-1 subdivisions on lots, no smaller than one-half acre.~~
 - ~~(2) Parking in these zones may be permitted only if the occupant first obtains a permit from the planning director of the city. The permit must be issued pursuant to application prescribed by the planning director and renewed annually. No permit may be issued or renewed until the location is inspected and approved for compliance with these regulations and an inspection report is filed with the planning director.~~
 - ~~(3) Semitractor access on the permitted lot shall only be permitted on an approved driveway consisting of at least four inches of 3,000 pounds per square inch, steel reinforced, concrete, which shall be located from the street to the property boundary entrance, and be adequate to prevent damage to the street surface.~~
 - ~~(4) No maintenance or repairs of the semitractor will be permitted on the premises.~~
 - ~~(5) Semitractors are not permitted to have ignition on for more than five minutes during the hours of 8:00 p.m. through 7:30 a.m.~~
 - ~~(6) One tractor per one-half acre is allowed. A maximum of two tractors per lot may be permitted.~~

Section 4. Except as expressly herein amended, Chapter 42 (Traffic and Vehicles) and Chapter 46 (Zoning), of the Code of Ordinances of the City of Socorro, Texas, shall remain in full force and effect.

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

CITY OF SOCORRO, TEXAS

Elia Garcia, Mayor

ATTEST:

Olivia Navarro, City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

James A. Martinez
Socorro City Attorney

Adriana Rodarte, City Manager

Introduction and First Reading:
Second Reading and Adoption:

Elia Garcia
Mayor

Rene Rodriguez
Representative At Large

Cesar Nevarez
District 1



Ralph Duran
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Victor Perez
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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, May 1, 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 April 3, 2018 Building and Standards Commission meeting.

**REGULAR MEETING AGENDA - SOCORRO BUILDING AND STANDARDS
COMMISSION May 1st, 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 27th, day of April, 2018.



Sergio Morales, Building and Standards Commission Secretary

DATE & TIME POSTED: 4-27-18 3:00pm /BY: 

CITY OF SOCORRO BUILDING AND STANDARDS COMMISSION

Regular Meeting Minutes

April 3, 2018

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

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

Chairperson, Mr. Daniel Hernandez called the meeting to order at 8:41 PM.

2. Establish quorum.

Quorum was established with 4 members present.

3. Excuse absent commission members.

A motion to excuse absent commission members was made by Mr. Jose Landeros, seconded by Mr. Arturo Lafuente. Motion was carried with all the 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 March 20, 2018 Building and Standards Commission meeting.

A motion was made by Mr. Daniel Hernandez to approve, seconded by Mr. Arturo Lafuente. Motion was carried with 3 commissioners in favor and 1 abstained.

6. 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.

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

EXECUTIVE SESSION START: 8:49 P.M.

EXECUTIVE SESSION END: 9:00 P.M.

A motion was made by Mr. Jose Landeros to request that City Council review Chapter 6 Article 4 of the City of Socorro Code of Ordinances when dealing with abatement of a substandard property requiring Council to make final decision and allowing Building and Standards Commission to provide recommendation, seconded by Mr. Daniel Hernandez. Motion carried with all commissioners in favor.

7. Consider and take action on adjournment.

A motion was made by Mr. Daniel Lopez to adjourn, seconded by Mr. Daniel Hernandez. Motion carried with all the commissioners in favor. Meeting adjourned at 9:02 P.M.

Daniel Hernandez, Chairperson

Sergio Morales, Secretary