

*Elia Garcia*  
Mayor

*Rene Rodriguez*  
Representative  
At Large

*Cesar Nevarez*  
District 1  
Mayor Pro Tem



*Ralph Duran*  
District 2

*Victor Perez*  
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*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

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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.

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**SUPPLEMENTAL NOTICE OF MEETING BY VIRTUAL SERVICES**

IN ACCORDANCE WITH ORDER OF THE OFFICE OF THE GOVERNOR ISSUED MARCH 16, 2020, THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOCORRO WILL CONDUCT THE MEETING SCHEDULED FOR TUESDAY OCTOBER 6, 2020, AT 5:45 PM BROADCASTED FROM CITY COUNCIL CHAMBERS, 860 RIO VISTA RD., SOCORRO, TEXAS VIA TELEPHONE CONFERENCE AND LIVE STREAMED IN ORDER TO ADVANCE THE PUBLIC HEALTH GOAL OF LIMITING THE NUMBER OF PEOPLE PHYSICALLY PRESENT AT OUR LOCATION (ALSO CALLED "SOCIAL DISTANCING") TO SLOW THE SPREAD OF THE CORONAVIRUS (COVID-19). THERE WILL BE NO PHYSICAL PUBLIC ACCESS TO THE LOCATION DESCRIBED ABOVE.

THIS WRITTEN NOTICE, THE MEETING AGENDA, AND THE AGENDA PACKET, ARE POSTED ONLINE AT [HTTP://CI.SOCORRO.TX.US/2020-PLANNING-AND-ZONING-COMMISSION-AGENDAS](http://ci.socorro.tx.us/2020-planning-and-zoning-commission-agendas) THE PUBLIC CAN ACCESS THE MEETING BY CALLING TOLL FREE-NUMBER 844-854-2222 ACCESS CODE 579797.

THE PUBLIC MUST CALL IN 844-854-2222 ACCESS CODE 579797 BY 5:30 PM MOUNTAIN STANDARD TIME (MST) ON OCTOBER 6, 2020 TO SIGN UP FOR PUBLIC COMMENT AND THE AGENDA ITEM THEY WISH TO COMMENT ON. THE PUBLIC THAT SIGNED UP TO SPEAK WILL BE CALLED UPON BY THE PRESIDING OFFICER DURING THE MEETING.

Notice is hereby given that a regular meeting of the Planning and Zoning Commission of the City of Socorro, Texas will be held **Tuesday, October 6, 2020** at 5:45 p.m. broadcasted from City Council Chambers, 860 N. Rio Vista, Socorro, Texas at which time the following will be discussed:

1. **CALL TO ORDER.**
2. **ESTABLISHMENT OF QUORUM.**

**REGULAR MEETING AGENDA – SOCORRO PLANNING & ZONING COMMISSION**  
October 6, 2020 at 5:45 PM

3. **NOTICE TO THE PUBLIC – OPEN FORUM**

The time is reserved for members of the public who would like to address the Commission on any items that are not of the Commission Agenda and that are within the jurisdiction of the Commission. No action shall be taken.

4. **CONSENT AGENDA**

- a. Consider and Take Action:  
On the approval of meeting minutes for the September 15, 2020 Planning and Zoning Commission Special meeting

**REGULAR AGENDA-DISCUSSION AND ACTION**

5. Consider and Take Action:  
On the proposed amendment to several sections of the Municode to allow the setbacks required for accessory structures to be reduced to five feet.
6. Consider and Take Action:  
On the Final Plat approval for Hueco Junction Unit One being a portion of Tracts 12A, 12C, Block 5, Socorro Grant and a replat of Lot 1, Block 2, Eastlake Valley Subdivision located at the intersection of Old Hueco Tanks Road and Nuevo Hueco Tanks Blvd.

**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.

7. Planning and Zoning Commissioners Report:
8. Planning and Zoning Department Report:
9. Excuse absent commission members:

10. Adjournment:

EXECUTIVE SESSION

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

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

NOTICE TO PROPERTY OWNER

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

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

Dated this 2nd, day of October 2020.



\_\_\_\_\_  
Claudia Holguin, Planning & Zoning Secretary

DATE & TIME POSTED: 10-02-2020 3:32 pm /BY: Claudia

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

[www.ci.socorro.tx.us](http://www.ci.socorro.tx.us)

## CITY OF SOCORRO PLANNING AND ZONING COMMISSION

Regular Minutes

September 15, 2020 @ 5:30 p.m.

VIRTUAL MEETING

Members Present (Via Livestream)	Members Absent	Staff Present (Via Livestream)	Others Present (Via Livestream)
David Estrada Arturo Lafuente Andrew Arroyos Enrique Cisneros	Ernest Gomez <i>(joined meeting at 5:44p.m. via livestream)</i>	Job Terrazas Claudia Holguin Mayela Granados Estevan Gonzalez	Merwan Bhatti

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

Vice Chairperson Mr. Andrew Arroyos called the meeting to order at 5:36 p.m.

**2. Establishment of Quorum:**

Quorum was established with four commissioners present.

**3. NOTICE TO THE PUBLIC – OPEN FORUM****4. CONSENT AGENDA**

A motion to approve was made by Mr. Andrew Arroyo, seconded by Mr. Enrique Cisneros. Motion was carried with four commissioners in favor.

**Regular Agenda – Discussion and Action****5. Consider and Take Action:**

On the Preliminary and Final Plat Approval for Maria Reyna Pineda Subdivision, being Lot 10, Block 2, San Ysidro Subdivision, at 221 Reveles Way for a lot split.

Mr. Gomez arrived at 5:44pm

A motion to approve was made by Mr. David Estrada, seconded by Mr. Andrew Arroyos. Motion was carried with all commissioners in favor.

**6. Consider and Take Action:**

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

A motion to approve with staff recommendations was made by Mr. Andrew Arroyos, seconded by Mr. Enrique Cisneros. Motion was carried with all commissioners in favor

**7. Consider and Take Action:**

On the Final Plat Approval for Eastlake Valley Unit 2 Subdivision, being all of Tracts 9 10, 12, 13J, 13J1, 13K, 13K1, 13L and a portion of Tracts Block 12, and Tracts 2H, 2G, 5A, 6A and 7 for a new development.

A motion to approve was made by Mr. Andrew Arroyos, seconded by Mr. Enrique Cisneros. Motion was carried with all commissioners in favor

**8. Consider and Take Action:**

On the Preliminary Plat Approval for Sendero Flores Village, being all of Tracts 4B & 4C, Socorro Grant, Block 27 for a new development.

A motion to approve was made by Mr. David Estrada, seconded by Mr. Enrique Cisneros. Motion was carried with all commissioners in favor

**9. Planning and Zoning Commissioners Report:**

Nothing to report from the Planning and Zoning Commissioners.

**10. Planning and Zoning Department Report:**

Planning and Zoning Department requested a workshop for the October 6<sup>th</sup>, 2020 meeting.

**11. Excuse absent commission members.**

No motion necessary, all commissioners present.

**12. Consider and take action on adjournment.**

A motion was made by Mr. Andrew Arroyos, seconded by Mr. Enrique Cisneros to *adjourn* at 6:17 p.m. Motion Passed.

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Andrew Arroyos, Chairperson

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Claudia Holguin Secretary

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District 4

*Adriana Rodarte*  
City Manager

**DATE:** October 6, 2020  
**TO:** PLANNING AND ZONING COMMISSION  
**FROM:** Job Terrazas, Building Official  
**CC:** Adriana Rodarte, City Manager

**SUBJECT:**

Consider and Take Action on the proposed amendment to several sections of the Municode to allow the setbacks required for accessory structures to be reduced to five feet.

**SUMMARY:**

There are several sections in the City of Socorro's Municode that require a 10' feet separation from the rear property line for accessory buildings.

**BACKGROUND:**

Historically, there have been several plan submittals that have been received at the Planning & Zoning Department asking for a 5' foot separation from the rear property line for an accessory building.

**STATEMENT OF THE ISSUE:**

The plan submittals that have been received at the Planning & Zoning Department have been denied, put on hold or have been presented to the Board of Adjustments to reduce the rear setbacks. The provisions that are proposed to be amended are not for the public interest and create a burden on properties that have a small back yard.

**STAFF RECOMMENDATION:**

The Planning and Zoning Department recommends APPROVAL to allow the rear setbacks to be reduced to five feet to allow accessory buildings and regulate the separation of structures for fire protection.

Amended Accessory Structures/Buildings Requirements

DIVISION 3. - R-1 - SINGLE-FAMILY RESIDENTIAL DISTRICT

Sec. 46-239. - Accessory structures.

- (a) No accessory structure, excluding fences, ~~patios, porches~~ or walls, shall be closer to any property line than the required yard setback; however, an accessory structure may be as close as ~~ten~~ five feet to any ~~rear~~ property line.
- (b) An accessory structure shall not exceed 50 percent of the ~~the interior~~ square footage of the principal structure.

DIVISION 4. - R-2 - MEDIUM DENSITY RESIDENTIAL DISTRICT

Sec. 46-263. - Accessory structures.

- (a) No accessory structure, excluding fences, ~~patios, porches~~ or walls, shall be closer to any property line than the required yard setback; however, an accessory structure may be as close as ~~ten~~ five feet to any ~~rear~~ property line.
- (b) An accessory structure shall not exceed 50 percent of the ~~interior~~ square footage of the principal structure.

DIVISION 5. - R-3 - HIGH DENSITY RESIDENTIAL DISTRICT (not in Municode)

DIVISION 6. - *RM-1* - MOBILE HOME SUBDIVISION DISTRICT

Sec. 46-329. - Accessory structures.

- (a) No accessory structure, excluding fences, ~~patios, porches~~ or walls, shall be closer to any property line than the required yard setback; however, an accessory structure may be as close as ~~ten~~ five feet to any ~~rear~~ property line.
- (b) An accessory structure shall not exceed 50 percent of the square footage of the principal building.

DIVISION 7. - *RM-2* - RESIDENTIAL MOBILE HOME PARK DISTRICT

Sec. 46-352. - Accessory structures.

- (a) No accessory structure, excluding fences, ~~patios, porches~~ or walls, shall be closer than ~~three~~ five feet.
- (b) An accessory structure shall not exceed 50 percent of the square footage of the principal building.

Sec. 46-623. - Accessory building.

All accessory buildings must comply with the street right-of-way and side lot boundary setbacks, but (subject to the remaining provisions of this chapter) shall be required to observe a ~~ten~~ five-foot setback from ~~rear~~ lot boundary lines.

- (a) No more than one accessory building intended to be used as storage shall be allowed per lot.
- (b) An accessory storage shall not be allowed until 50 percent of the principal structure has been erected.
- (c) Shipping containers shall not be used as accessory buildings in residential zones. These accessories shall only be allowed as temporary storage during the construction of the principal structure.
- (d) Accessory buildings shall only be allowed in the rear or side of the principal structure.

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City Manager

**DATE:** October 6, 2020  
**TO:** PLANNING AND ZONING COMMISSION  
**FROM:** Job Terrazas, Building Official  
**CC:** Adriana Rodarte, City Manager

### SUBJECT

Consider and Take Action on the Final Plat approval for Hueco Junction Unit One being a portion of Tracts 12A, 12C, Block 5, Socorro Grant and a replat of Lot 1, Block 2, Eastlake Valley Subdivision located at the intersection of Old Hueco Tanks Road and Nuevo Hueco Tanks Blvd.

### SUMMARY

The subject property is located approximately 1,100 feet northeast from North Loop Dr. It has an area of 139,392 sf. (3.20 acres). The owner is El Paso Jamas LTD.

### BACKGROUND

The proposed land division is as follows:

Lot #1 Area.....49,809 sq. ft. (1.14 acres)  
Lot #2 Area.....41,280 sq. ft. (0.95 acres)  
Lot #3 Area.....38,615 sq. ft. (0.87 acres)

Total Area Area...139,828 sq. ft. (3.21 acres)

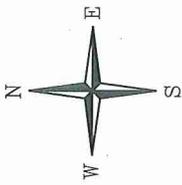
According to the Flood Insurance Rate Maps, the referenced property lies within an area determined to be outside of the 500-year flood plain, more particularly described as Zone X.

### STATEMENT OF THE ISSUE

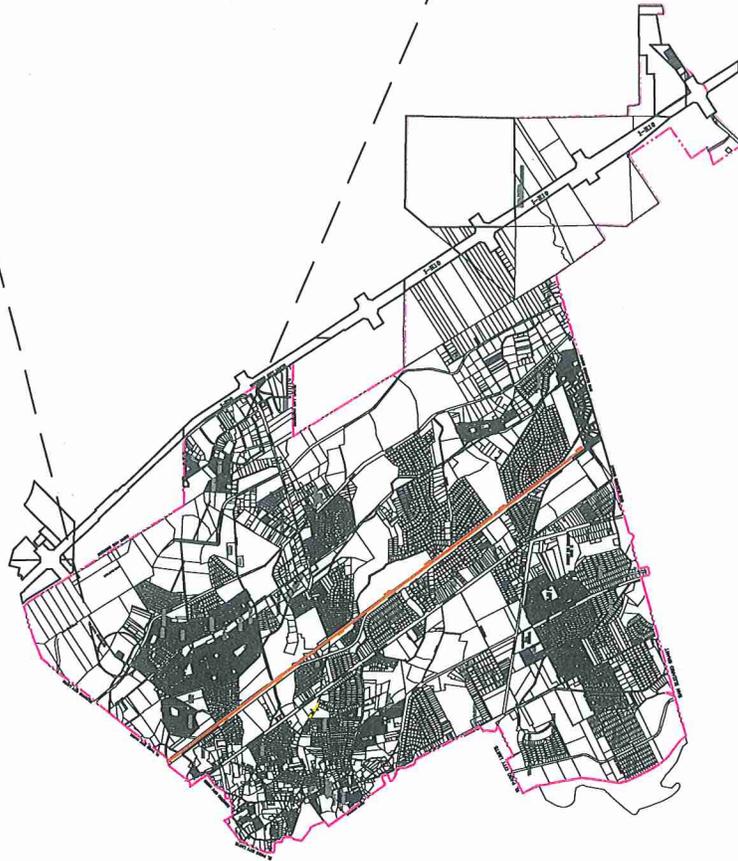
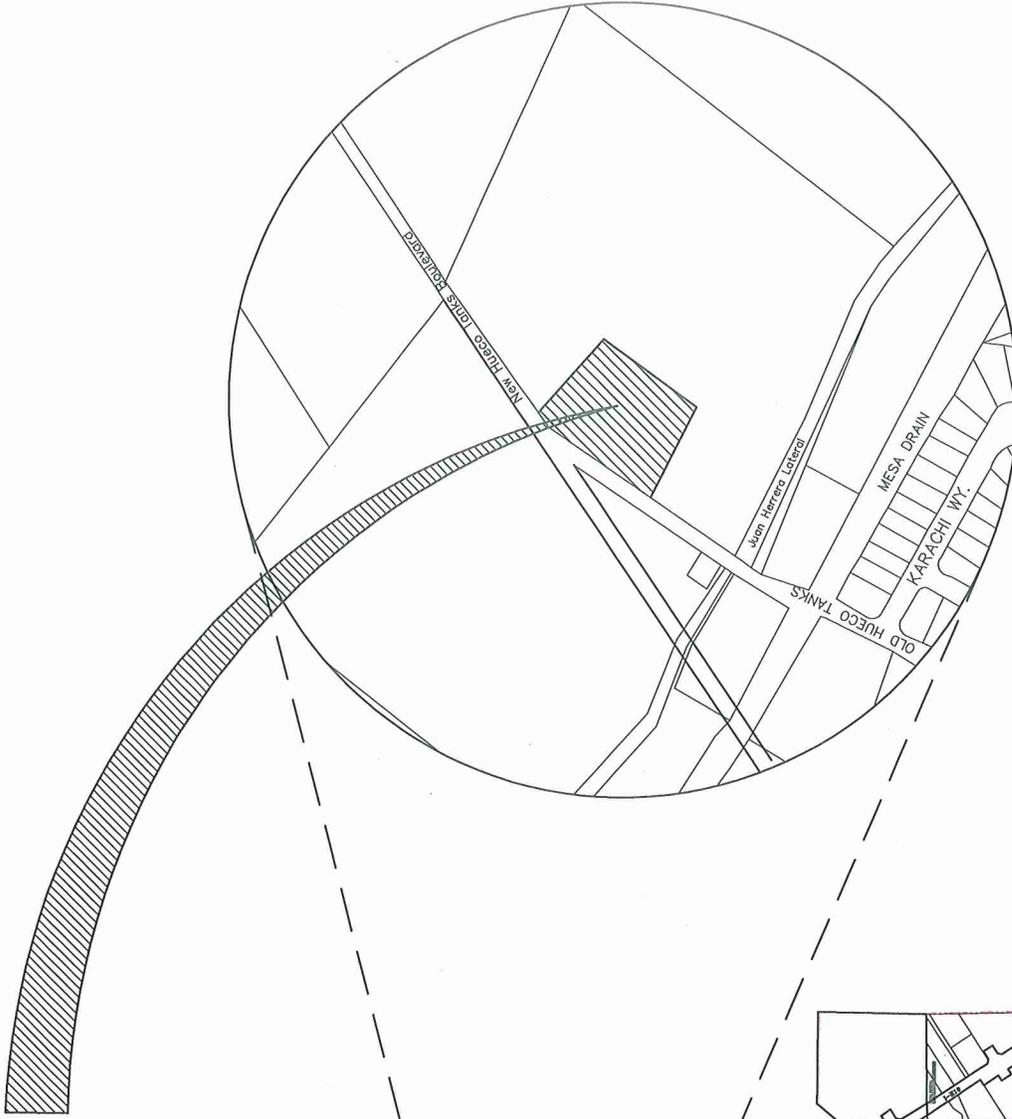
The proposed plat must be approved by the Planning and Zoning Commission and City Council prior to recording.

### STAFF RECOMMENDATION

The Planning and Zoning Department recommends APPROVAL to allow the developer to file the plat and dedicate additional ROW for the widening of Old Hueco Tanks Road.



PROJECT SITE;  
Nuevo Junction U-1  
Lots 1 Through 11, Block 2  
Eastlake Valley



CITY OF SOCORRO

# LOCATION MAP

Scale: AS SHOWN





PLANNING AND ZONING DEPARTMENT  
APPLICATION FOR SUBDIVISION APPROVAL

Date: 9/15/2020

**REQUIRED DOCUMENTS**

1. Plat of proposed subdivision done by a registered engineer and land surveyor showing easements.
2. Title guarantee by a Certified Abstractor showing that the applicant owns or controls the proposed property and that the property is free from any liens or other encumbrances.
3. Property deed of proposed subdivision.
4. Property Tax Certificate.

**Application must be completed and validated prior to subdivision processing.**

Subdivision Name: Hueco Junction Unit 1

1. Legal description of Area: A PORTION TRACTS 12A, 12C, BLOCK 5, SOCORRO GRANT AND LOT 1 BLOCK 2, OF EASTLAKE VALLY SUBDIVISION, CITY OF SOCORRO, EL PASO COUNTY, TEXAS CONTAINING 3.205 ACRES ± El Paso County, Texas.

2. Proposed Land Uses:

	Acres	Sites		Acres	Sites
Single Family			Office		
Duplex			Street & Alley	0.227	1
Apartment			Ponding/Drainage		
Mobile Home			Institutional		
P.U.D.			Other (Specify)		
Park/Pond					
School					
Commercial	2.978	3	Total No. Sites	4	
Industrial			Total Acreage	3.205	

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

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

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

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

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

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

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

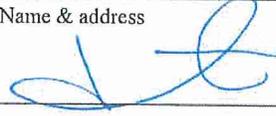
8. What type of drainage is proposed?  
SURFACE FLOW TO EASTLAKE VALLEY SUBDIVISION  
 \_\_\_\_\_  
 \_\_\_\_\_

9. Remarks and/or explanation of special circumstances:  
 \_\_\_\_\_  
 \_\_\_\_\_

10. Owner of record: El Paso Jamas, Ltd. 2244 Trawood Drive, Suite 100 El Paso, Texas 79935 915-594-3231  
 Name & address Zip Phone

11. Developer: El Paso Jamas, Ltd. 2244 Trawood Drive, Suite 100 El Paso, Texas 79935 915-594-3231  
 Name & address Zip Phone

12. Engineer: CEA Group 813 N. Kansas St., Suite 300 El Paso, Texas 79902 915-544-5232  
 Name & address Zip Phone

Applicant's Signature: 

Capacity: Engineer

### SUBDIVISION FEES

Application Fee	\$150.00 or \$5.00 per lot (whichever is greater)
Preliminary Plat Review	\$100.00
Variance Request	\$100.00
Eng. Report Review	\$200.00
Construction Plans & Spec. Review	\$100.00
Construction Inspection & Testing	\$100.00
Final Plat Review	\$100.00
Capital Improvement Fee	\$400.00 per lot (Ord. 77-7)
Parkland Fee (if no physical park is provided)	2.5% of the total project cost

\$250<sup>00</sup>