

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
PLANNING AND ZONING COMMISSION
OF THE
CITY OF SOCORRO, TEXAS

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

Notice is hereby given that a regular meeting of the Planning and Zoning Commission of the City of Socorro, Texas will be held **Tuesday, February 5, 2019** at 5:30 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. **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.

3. **CONSENT AGENDA**

- a. Consider and Take Action:
On the approval of meeting minutes for the January 15, 2018 Planning and Zoning Commission meeting.
 - b. Consider and Take Action:
On the public hearing request for the proposed amendment to the City of Socorro Master Plan and Rezoning of Lot 10, Block 1, Buford View Estates located at 254 Buford, from R-1 (Single Family Residential) to C-1 (Light Commercial) to establish an adult daycare.
4. Planning and Zoning Commissioners Report:
 5. Planning and Zoning Department Report:
 6. Excuse absent commission members:

REGULAR MEETING AGENDA - SOCORRO PLANNING & ZONING COMMISSION
February 5, 2019 at 5:30 PM

7. Adjournment:

EXECUTIVE SESSION

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


- 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 1st, day of February 2019.



Sergio Morales, Planning & Zoning Secretary

DATE & TIME POSTED: 2-1-19 10:00am /BY: 

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

(www.ci.socorro.tx.us)

CITY OF SOCORRO PLANNING AND ZONING COMMISSION
 Regular Meeting Minutes
 January 15, 2019

Members Present	Members Absent	Staff Present	Others Present
Ernest Gomez David Estrada Arturo Lafuente Daniel Lopez Andrew Arroyos Enrique Cisneros	Jose Landeros	Job Terrazas Sergio Morales	John Birkelbach

Items for discussion and action:

1. Call to order.

Chairperson Mr. Daniel Lopez called the meeting to order at 5:32 p.m.

2. Election of Officers.

A motion was made by Mr. Arturo Lafuente to elect Mr. Daniel Lopez as head chair, seconded by Mr. David Estrada. Motion was carried with 5 members in favor and 1 abstained. A motion was made by Mr. Daniel Lopez to elect Mr. Arturo Lafuente 1st vice chair, seconded by Mr. David Estrada. Motion was carried with 5 members in favor and 1 abstained. A motion was made by Mr. David Estrada to elect Mr. Jose Landeros 2nd vice chair, seconded by Mr. Daniel Lopez. Motion was carried with all commissioners present in favor.

3. Consider and Take Action on the approval of the 2019 Meetings Calendar.

A motion was made by Mr. Daniel Lopez to approve, seconded by Mr. Arturo Lafuente. Motion was carried with 5 commissioners in favor and 1 abstained.

4. Notice to the Public – Open Forum.

Miriam Cruz stated she was surprised no one had signed up to speak about the new ordinance changes and the effects they will have. She also stated that the Agenda and Backup on the City of Socorro website was confusing to follow and should be more accurate and with a list of numbers to identify the cases.

5. Consent Agenda.

a. Consider and Take Action:

On the approval of meeting minutes for the November 27, 2018 Planning and Zoning Commission meeting.

A motion was made by Mr. Daniel Lopez to approve, seconded by Mr. Arturo Lafuente. Motion was carried with 5 commissioners in favor and 1 abstained.

6. Regular Aagenda – Discussion and Action:

a. Rezonings.

- 1. Legal: Tracts 13B and 18, Block 12, and Tracts 1, 3A, and 3C, Block 27, Socorro Grant**
Location: No Address
Property Owner: Enrique Escobar
Representative: TRE & Associates, LLC.
Attachment:

Mr. Job Terrazas informed the commissioners the applicant wished to postpone the item indefinitely because of changes still being made. A motion was made by Mr. Daniel Lopez to postpone the item indefinitely, seconded by Mr. David Estrada. Motion was carried with all commissioners in favor.

2. **Legal: Lot 7, Leonor Estates #1 Amending Plat, Block 6**
Location: No Address
Property Owner: Bowling Brothers Development Company
Representative: CEA Group
Attachment:

PUBLIC HEARING OPEN: 6:02 p.m. Jorge Grajeda the engineer spoke for this item explaining with converting this piece of property from Commercial to Residential would benefit not only the owner of the property but the City of Socorro by creating less traffic congestion at peak driving hours.

PUBLIC HEARING CLOSE: 6:06

A motion was made by Mr. David Estrada to deny, seconded by Mr. Ernest Gomez. Motion was carried with 5 commissioners in favor and 1 abstained.

b. Replat – Lot Split.

1. **Legal: McAdoo Acres Replat A, being all of Lot 5, Block, 2 McAdoo Acres**
Location: 11291 Mark Mabon
Property Owner: Enrique Casanaz – Eduardo Gonzalez
Representative: Calderon Engineering
Attachment:

PUBLIC HEARING OPEN: 6:11 p.m. Enrique Casanas the owner spoke for this item explaining why he should be allowed to split his lot.

PUBLIC HEARING CLOSE: 6:27

A motion was made by Mr. David Estrada to deny, seconded by Mr. Arturo Lafuente. Motion was carried with 4 commissioners in favor and 2 abstained.

2. **Legal: Arzola Subdivision being all of Tracts 11-B-2 and 11-B-3, Block 3, Socorro Grant**
Location: 801 & 810 Mesa Drain
Property Owner: Francisca Gordillo – Rosaura G. Alvarez
Representative: Calderon Engineering
Attachment:
3. **Legal: Legal: Aldama Estates Replat C, being all of Lot 1, Block 7, Aldama Estates**
Location: 208 Midnight Sun Drive
Property Owner: Rosa Maria Tellez
Representative: CAD Consulting Co.
Attachment:

c. Minor Plat Approval

1. **Legal: Hueco Junction Unit One, being a Replat of a portion of Tracts 12A, 12C, Block 5, Socorro Grant and Lot 1, Block 2, of Eastlake Valley Subdivision**
Location: Intersection of Old Hueco Tanks Rd. and Nuevo Hueco Tanks Blvd.
Property Owner: El Paso James, LTD. & Eastlake Valley, LLC.
Representative: CEA Group
Attachment:

- 2. Legal: Legal: Parker Subdivision, being all of Tracts 4C2, and 4CB5, Block 3, Socorro Grant**
Location: 950 Parker Rd.
Property Owner: Ramon Soto Jr.
Representative: CAD Consulting, Co.
Attachment:

Mr. Birkelbach informed the commission that Items 6b1, 6b2, 6b3, 6c1, and 6c2 were improperly noticed and not to take any action and rescind the action taken on 6b1 and to postpone the items for a later date. A motion was made by Mr. Daniel Lopez to rescind the action taken on item 6b1, and to not take action and postpone items 6b2, 6b3, 6c1, and 6c2, seconded by Mr. Arturo Lafuente. Motion was carried with all commissioners in favor.

d. Preliminary Plat Approval.

- 1. Legal: Juliflora Subdivision Unit 1, being all of Tract 5R, Block 78, Section 7, Township 4, Texas and Pacific Railway Surveys**
Location: 13,180 feet east outside the city limit of the City of Socorro within the two-mile ETJ owned by HZ Ventures, LLC.
Property Owner: HZ Ventures, LLC.
Representative: Luis Alonso Gutierrez
Attachement:

A motion was made by Mr. David Estrada to allow Ms. Miriam Cruz to speak, seconded by Mr. Daniel Lopez. Motion died with 3 commissioners in favor and 3 no.

A second motion was made by Mr. David Estrada to allow Ms. Miriam Cruz to speak, seconded by Mr. Enrique Cisneros. Motion was carried with 5 commissioners in favor and 1 no.

Miriam Cruz spoke about how the County park next to the Cielo Azul Subdivision in Socorro is actually well maintained and for that reason the citizens of the Cielo Azul Subdivision would rather go to the County park rather than their own park because it is not clean and maintained. She also believes that even though the new plat is in the ETJ, eventually there will be growth to where the constituents of that plat will enjoy a park in their subdivision. She would also like to see the preliminary plats being taken more seriously to better the community and not to wait till the last moment to try and fix any problems arising by not overseeing the build quality.

A motion was made by Mr. Ernest Gomez to approve with the staff recommendations and to remove the 2 ½ percent and to actually build the park, seconded by Mr. Arturo Lafuente. Motion was carried with all commissioners in favor.

7. Planning and Zoning Commissioners Report:

Various Subjects were discussed.

8. Planning and Zoning Department Report:

Mr. Job Terrazas informed the commission that the City Planner is still working on some of the ordinances and some of the new changes to eliminate the M-1 and M-2 Zonings will be presented in the next P&ZC meeting.

9. Excuse absent commission members.

A motion to excuse absent commission members was made by Mr. Daniel Lopez, seconded by Mr. Arturo Lafuente. Motion was carried with 5 commissioners in favor and 1 abstained.

10. Consider and take action on adjournment.

Mr. Daniel Lopez stated since no further business is coming forward the meeting is adjourned. Meeting adjourned at 7:34 p.m.

Daniel Lopez, Chairperson

Sergio Morales, Secretary

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

DATE: February 5, 2019
TO: PLANNING AND ZONING COMMISSION
FROM: Job Terrazas, Building Official
CC: Adriana Rodarte, City Manager

SUBJECT:

Public hearing request for the proposed amendment to the City of Socorro Master Plan and rezoning of Lot 10, Block 1, Buford View Estates, located at 254 Buford Rd. from R-1 (Single Family Residential) to C-1 (Light Commercial) to establish an adult daycare.

SUMMARY:

The property matter of this request is located at 830 feet west from Alameda Ave. The property has an estimated area of 15,196 sf. (0.35 acres). This property is owned by Maria del los Angeles Garcia.

BACKGROUND:

Background of this case will be presented once the research has been carried out.

STATEMENT OF THE ISSUE:

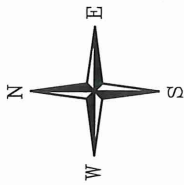
The statement will be provided once the research has been carried out.

ALTERNATIVE:

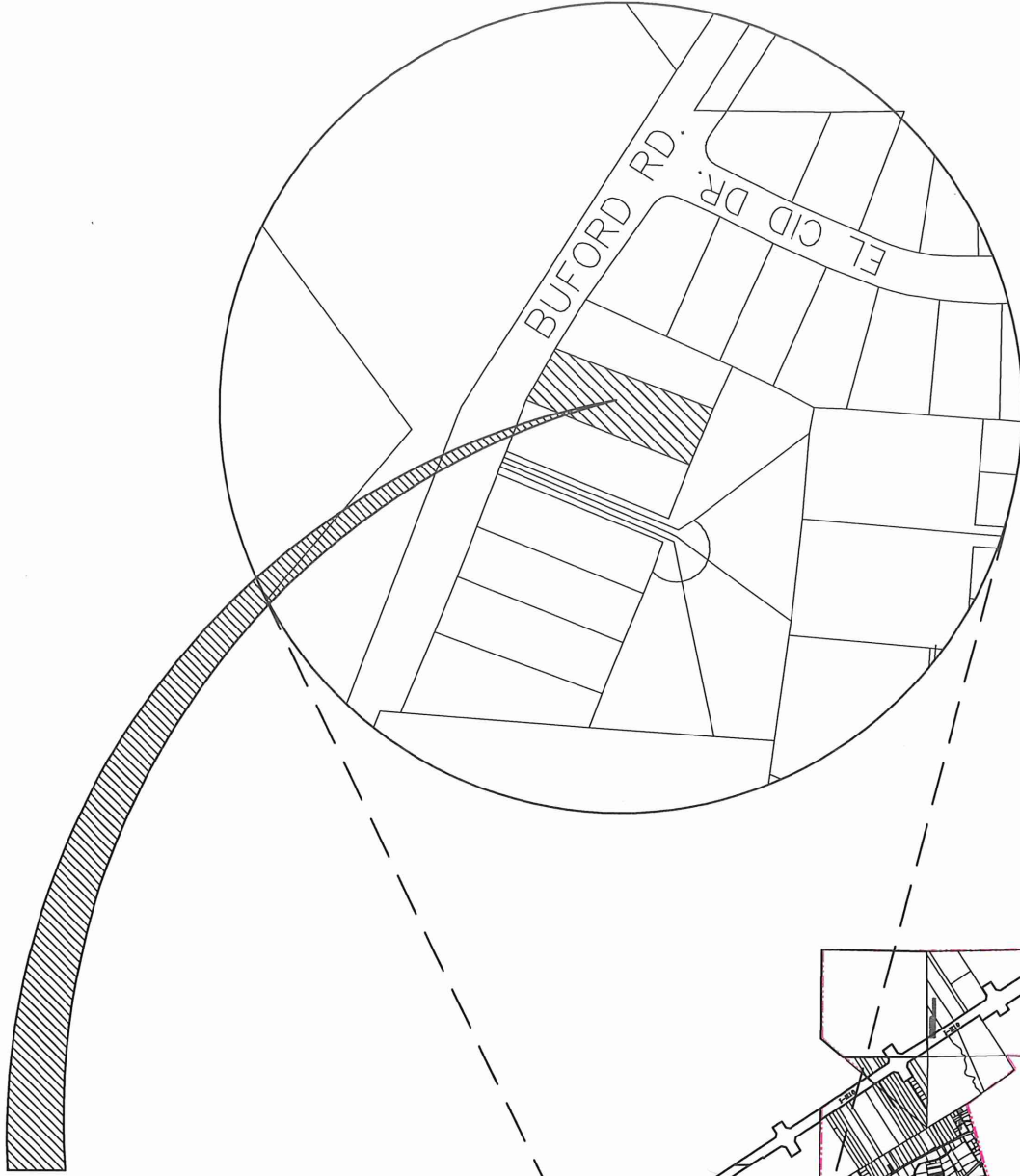
Possible alternatives will be provided at the time of the Public Hearing.

STAFF RECOMMENDATION:

The Planning and Zoning Department recommends APPROVAL of this request in order to conduct a full research for the Public Hearing.



PROJECT SITE;
254 Buford Rd.
Lot 10, Block 1
Buford View Estates



CITY OF SOCORRO



LOCATION MAP

Scale: AS SHOWN



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

1. Name: Mana delos Angeles Garcia
Address: 254 Buford Rd Phone: 915 261-7937
Representative: _____
Address: 254 Buford Rd Phone: _____
Email Address: marciq1462@yahoo.com

2. Property Location: 254 Buford Rd
Legal Description: 1 Buford View Estates Lot 10

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

<u>15196 Sq ft</u> Area (Sq. ft. or Acreage)	<u>R1</u> Current Zoning	<u>Residential</u> Current Land Use
<u>C-1</u> Proposed Zoning	<u>Commercial</u> Proposed Land Use	

3. All owners of record must sign document.

Maura O'Gara _____

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.

Maura O'Gara _____
Representative/Owner Date

ALL FEES ARE NON-REFUNDABLE