

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, April 2, 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 March 19, 2019 Planning and Zoning Commission meeting.
- b. Consider and Take Action:
On the Public hearing request for the proposed amendment to the City of Socorro's Master Plan and Rezoning of Block 5, Bagge Estates, Lot 20, located at 10113 Stedham Circle, from C-1 (Light Commercial) to R-2 (Medium Density Residential) for the existing apartments.
- c. Consider and Take Action:
On the Public hearing request for the proposed amendment to the City of Socorro's Master Plan and Rezoning of Leigh Clark Survey 293 ABST 6257, Tract 1H, located at 1024 Robin, from R-1 (Single Family Residential) to C-2 (General Commercial) plus a Conditional Use Permit for a Mechanic.

4. REGULAR AGENDA-DISCUSSION AND ACTION

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.

(a) Rezoning – Public Hearings

- (1) Proposed: To establish a daycare business
Legal: Lot 10, Block 1, Buford View Estates
Location: 254 Buford Road
Property Owner: Maria De Los Angeles Garcia
Representative: Owner
Attachment:

(b) Plat Approval – Public Hearing

- (1) Proposed: Sunset Valley Estates Unit 2
Legal: Tracts 1A,1C, 1C1, 1D, 2A, 2C, 2E, Block 10, and a portion of Tracts 5A, 5D, 5D1, 6A, 6B, 6B1, 7B, 7B1, Block 11, Socorro Grant
Location: South side of North Loop Road, 550 ± feet east of its intersection with Bauman Road
Property Owner: Bowling Land Investments, LLC.
Representative: Del Rio Engineering, Inc.
Attachment:

(c) Plat Approval

- (1) Consider and Take Action:
On the Preliminary Plat approval for Leonor Estates Unit 1 Replat A, being all Pinecrest Estates Unit 1 Replat A and Leonor Estates Unit 1 Amending Plat.

5. Planning and Zoning Commissioners Report:

6. Planning and Zoning Department Report:

7. Excuse absent commission members:

REGULAR MEETING AGENDA – SOCORRO PLANNING & ZONING COMMISSION
April 2, 2019 at 5:30 PM

8. 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 29th, day of March 2019.



Sergio Morales, Planning & Zoning Secretary

DATE & TIME POSTED: 3-29-2019 12:00pm /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

March 19, 2019

Members Present	Members Absent	Staff Present	Others Present
David Estrada Arturo Lafuente Daniel Lopez Andrew Arroyos Enrique Cisneros	Ernest Gomez	Job Terrazas Sergio Morales	Merwan Bhatti

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

Chairperson Mr. Daniel Lopez called the meeting to order at 5:30 p.m.

2. Notice to the Public – Open Forum.

No one signed up to speak at this time.

3. Consent Agenda.**a. Consider and Take Action:**

On the approval of meeting minutes for the February 19, 2019 Planning and Zoning Commission meeting.

b. Consider and Take Action:

On the Public hearing request for the proposed amendment to the City of Socorro's Master Plan and Rezoning of Lot 10, Block 2, Poole Subdivision at 10880 Shanda Circle, from C-2 (General Commercial) to R-1 (Single Family Residential) to use the land for residential purposes.

c. Consider and Take Action:

On the Public hearing request for the proposed amendment to the City of Socorro's Master Plan and Rezoning of Tracts 9, 10, 12, 13J, 13J1, 13K, 13K1, 13L, and a portion of Tracts 2H, 2G, 5A, 6A, and 7, Block 4, Socorro Grant, from A-1/C-2/R-1 (Agricultural, General Commercial, Single Family Residential) to R-2/C-2 (Medium Density Residential, General Commercial) for Eastlake Valley Unit 2.

d. Consider and Take Action:

On the Public hearing request for the proposed amendment to the City of Socorro's Master Plan and Rezoning of a portion of Tracts 5A, 6A, 6A2, and 7, Block 4, Socorro Grant, from A-1/C-2 (Agricultural, General Commercial) to PUD (Planned Unit Development) for Eastlake Valley Unit 3.

e. Consider and Take Action:

On the Public hearing request for the proposed amendment to the City of Socorro Master Plan and Rezoning of Tracts 14 & 13A, Block 4, Socorro Grant, from A-1 (Agricultural) to R-2 (Medium Density Residential) for Eastlake Valley Unit 4.

f. Consider and Take Action:

On the Public hearing request for the proposed amendment to the City of Socorro Master Plan and Rezoning of Tracts 23A, 23B, 23C, 23D, 24A, 24B, 25A, Block 8, Socorro Grant, from A-1 (Agricultural) to SU-1 (Special Use Zone) for the expansion of Socorro High School.

A motion was made by Mr. Arturo Lafuente to approve, seconded by Mr. Enrique Cisneros. Motion was carried with 4 commissioners in favor and 1 abstained.

4. Regular Aagenda – Discussion and Action:

a. Rezoning – Public Hearings

1. **Proposed: Proposed: Build a Duplex**
Legal: Lot 31, Block 11, Delip Subdivision
Location: 10209 India Court
Property Owner: Rosa Ortega
Representative: Owner
Attachment:

PUBLIC HEARING OPEN: 5:38 p.m. A letter was presented against the item. Guadalupe Pina spoke against the item.
PUBLIC HEARING CLOSE: 5:41 p.m.

A motion was made by Mr. Daniel Lopez to allow the owner to speak after the Public Hearing was closed, seconded by Mr. Enrique Cisneros. Motion was carried with all commissioners in favor.

Rosa Ortega the owner spoke to the commission telling them how she plans to screen potential renters and to allow her to rezone her property.

A motion was made by Mr. Daniel Lopez to deny, seconded by Mr. Enrique Cisneros. Motion was carried with all commissioners in favor.

2. **Proposed: Residential / Open Space**
Legal: Tracts 13-B and 18, Block 12, Tracts 1, 3-A, 3-C, Block 27, Socorro Grant
Location: 465' east of Socorro Road
Property Owner: Enrique Escobar
Representative: TRE & Associates, LLC.
Attachment:

PUBLIC HEARING OPEN: 5:51 p.m. Enrique Escobar spoke to explain what will be proposed. Miriam Cruz had a few questions about the zoning and why the ball park was so far away.
PUBLIC HEARING CLOSE: 5:58 p.m.

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

b. Replat Approvals– Public Hearings

1. **Proposed: La Jolla Subdivision Replat H**
Legal: Lot 15, Block 4, La Jolla Subdivision
Location: 101 Santa Paula
Property Owner: Jose Rogelio Cervantes
Representative: Calderon Engineering
Attachment:

PUBLIC HEARING OPEN: 6:16 p.m. No one spoke on this item.
PUBLIC HEARING CLOSE: 6:16 p.m.

A motion was made by Mr. Daniel Lopez to approve, seconded by Mr. Andrew Arroyos. Motion was carried with 3 commissioners in favor and 2 no.

2. **Proposed: Vinedo Acres Replat H**
Legal: Lot 6D, Block B, Vinedo Acres Replat D
Location: 11182 Freedomia
Property Owner: Oscar Marielarena
Representative: Calderon Engineering
Attachment:

PUBLIC HEARING OPEN: 6:26 p.m. No one spoke on this item.
PUBLIC HEARING CLOSE: 6:27 p.m.

A motion was made by Mr. Daniel Lopez to approve with staff recommendations, seconded by Mr. Andrew Arroyos. Motion was carried with 3 commissioners in favor and 2 no.

A motion was made by Mr. Enrique Cisneros to approve, seconded by Mr. Ernest Gomez. No votes were carried because a motion to Retract the approval was made by Mr. Enrique Cisneros, seconded by Mr. Ernest Gomez. Motion was carried with all commissioner in favor. Later a motion was made by Mr. David Estrada to table the item until the March 19, 2019 meeting, seconded by Mr. Enrique Cisneros, motion was carried with all commissioners in favor.

3. **Proposed: Aldama Estates Replat C**
Legal: Lot 1, Block 7, Aldama Estates
Location: 208 Midnight Sun Drive
Property Owner: Rosa Maria Tellez
Representative: CAD Consulting Co.
Attachment:

PUBLIC HEARING OPEN: 6:40 p.m. Enrique Guerra spoke for this item explaining all dimensions were in order and proper. Miriam Cruz spoke to make sure it was only 4 lots allowed.
PUBLIC HEARING CLOSE: 6:41 p.m.

A motion was made by Mr. Daniel Lopez to approve, seconded by Mr. Andrew Arroyos. Motion was carried with 3 commissioners in favor and 2 abstained.

c. Plat Approval

1. **Consider and Take Action:**
On the Plat approval for Nevarez Palms, being Tract 6A, Block 7, Socorro Grant.

A motion was made by Mr. Daniel Lopez to postpone until the next meeting, seconded by Mr. Enrique Cisneros. No votes were carried because a motion to Withdraw the motion was made by Mr. Daniel Lopez, seconded by Mr. Enrique Cisneros. Motion was carried with all commissioner in favor. Later a motion was made by Mr. Enrique Cisneros to enter in to Executive Session, seconded by Daniel Lopez. Motion was carried with 4 commissioners in favor and 1 abstained. Mr. Andrew Arroyos excused himself because of a conflict of interest. Executive Session started at 7:11 p.m. and ended at 7:34 p.m. A motion was made by Mr. Daniel Lopez to deny, seconded by Mr. Enrique Cisneros, motion was carried with 3 commissioners in favor and 2 abstained.

2. **Consider and Take Action:**
On the Plat approval for JOP Memorial Apartments, being a portion of Tracts 11 and 11A, Block 6, Socorro Grant.

A motion was made by Mr. Daniel Lopez to approve, seconded by Mr. Enrique Cisneros. Motion was carried with 4 commissioners in favor and 1 abstained.

3. Consider and Take Action:

On the Final Plat approval for Sunset Valley Estates Unit 2, being all of Tracts 1A, 1C, 1C1, 1D, 2A, 2C, 2E, Block 10, and a portion of Tracts 5A, 5D, 5D1, 6A, 6B, 6B1, 7B, 7B1, Block 11, Socorro Grant.

A motion was made by Mr. Daniel Lopez to approve with the staff recommendations, seconded by Mr. Andrew Arroyos. Motion was carried with 3 commissioners in favor and 2 abstained.

4. Planning and Zoning Commissioners Report:

Various Subjects were discussed.

5. Planning and Zoning Department Report:

Various Subjects were discussed.

6. 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 all commissioners in favor.

7. Consider and take action on adjournment.

Mr. Daniel Lopez stated since no further business to discuss is coming forth the meeting is adjourned. Meeting adjourned at 8:24 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: April 2, 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 Block 5, Bagge Estates, Lot 20, located at 10113 Stedham Circle from C-1 (Light Commercial) to R-2 (Medium Density Residential) for the existing apartments.

SUMMARY:

The property matter of this request is located at 300 feet west from North Loop Dr. The property has an estimated area of 9,583 sf. (0.22 acres). This property is owned by Liliana Leyva.

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.



Elva Omelas
859-1856

**PLANNING AND ZONING DEPARTMENT
REZONING APPLICATION
CITY OF SOCORRO**

1. Name: Liliana Leyva

Address: 10101 Stedham El Paso Tx 79927 Phone: 413-7964

Representative: _____

Address: _____ Phone: _____

Email Address: _____

2. Property Location: 10113 Stedham El Paso TR. 79927

Legal Description: _____

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

_____	<u>CI</u>	<u>Residential</u>
Area (Sq. ft. or Acreage)	Current Zoning	Current Land Use
<u>R2</u>	_____	_____
Proposed Zoning	_____	Proposed Land Use

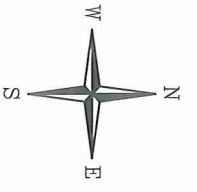
3. All owners of record must sign document.

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.

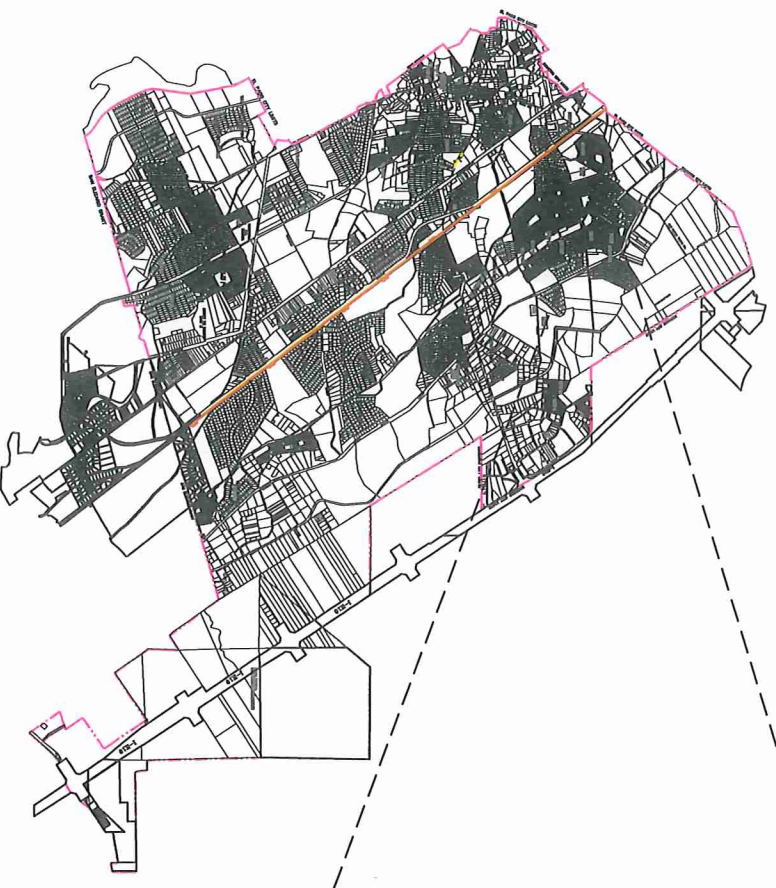
Liliana Leyva
Representative/Owner

3/7/19
Date

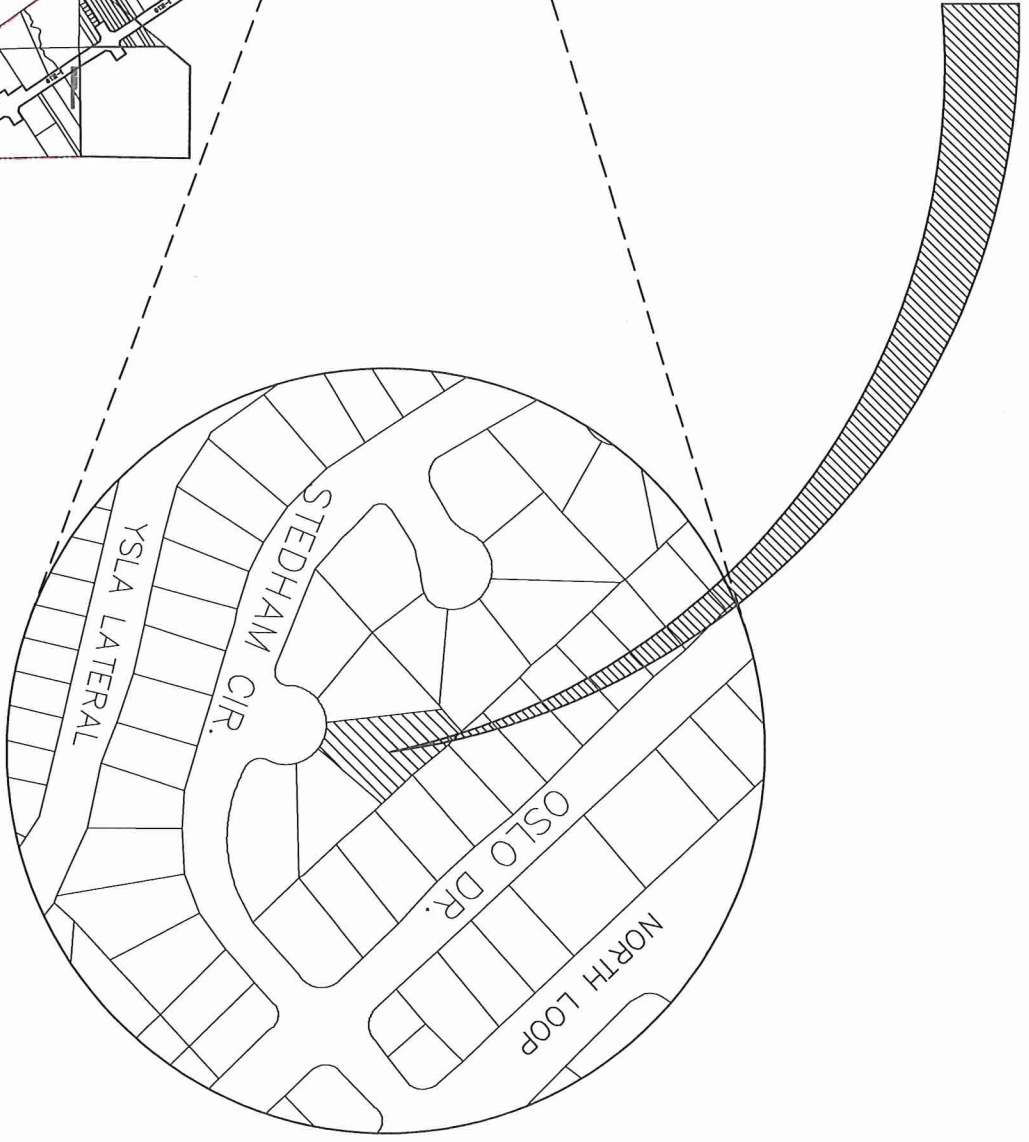
ALL FEES ARE NON-REFUNDABLE / NO GUARANTEE IS MADE IT WILL BE APPROVED
LAS TARIFAS NO SON REEMBOLSABLES / NINGUNA GARANTÍA SE HACE QUE SE
APROBARÁ



PROJECT SITE;
10113 Stedham Cir.
Lot 20, Block 5,
Bagge Estates



CITY OF SOCORRO



LOCATION MAP

Scale: AS SHOWN



Planning and Zoning Department

660 N. Rio Vista Socorro, Texas 79027 Tel. (915) 872-4531 Fax (915) 872-4675

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: April 2, 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 Leigh Clark Survey 293 ABST 6257, Tract 1H, located at 1024 Robin from R-1 (Single Family Residential) to C-2 (General Commercial) plus a Conditional Use Permit for a Mechanic.

SUMMARY:

The property matter of this request is located at 660 feet north from Horizon Blvd. The property has an estimated area of 45,302 sf. (1.04 acres). This property is owned by Oscar Terrazas.

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.



PLANNING AND ZONING DEPARTMENT
REZONING APPLICATION
CITY OF SOCORRO

1. Name: Oscar Terrazas / Terrazas Transportation LLC
Address: 12337 Chelmsford Ave. Phone: 383-0378 / *
317-0896 *
Representative: _____
Address: 1024 Robin Phone: _____
Email Address: _____

2. Property Location: 1024 Robin Rd.
Legal Description: Leigh Clark Survey 293

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

1.0371 R-1 Vacant
Area (Sq. ft. or Acreage) Current Zoning Current Land Use
C-2 + CUP for Mechanic Commercial
Proposed Zoning Proposed Land Use
Transportation Home Base

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) _____ 3/18/2019
Representative/Owner Date

ALL FEES ARE NON-REFUNDABLE / NO GUARANTEE IS MADE IT WILL BE APPROVED
LAS TARIFAS NO SON REEMBOLSABLES / NINGUNA GARANTÍA SE HACE QUE SE
APROBARÁ



**PLANNING AND ZONING DEPARTEMENT
REZONING APPLICATION
CITY OF SOCORRO**

1. Material to be submitted with the application:
 - A. Proof of ownership, including a copy of the Warranty Deed or Certificate of Title.
 - B. A copy of deed restrictions, existing or proposed, or a statement from the Title Company certifying that deed restrictions do not exist.
 - C. A copy of the Property Tax Certificate for each parcel described in the application. Delinquent taxes must be paid in full before application is considered.

**NOTE: PHOTOGRAPHS OF THE CURRENT STATE OF THE PROPERTY
MAYBE REQUIRED DURING THE PROCESS.**

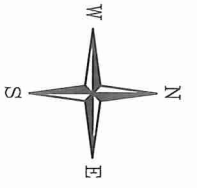
2. Applications will be accepted on a first come, first served basis. **The Planning and Zoning Commission reserves the right to limit the amount of zoning cases heard each month.**
3. Dismissal for want of Prosecution- If an applicant fails to appear or be represented at the time their case is being heard, the Commission can, at their discretion, postpone or hear the case with or without the applicants being represented. The applicant's case shall be automatically dismissed for want of prosecution. Failure to receive the notice by certified mail will not excuse failure to appear.
4. FEE – A fee will be charged for review of the application by the Planning and Zoning Department.

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

FEES ARE NON-REFUNDABLE / NO GUARANTEE IS MADE IT WILL BE APPROVED
LAS TARIFAS NO SON REEMBOLSABLES / NINGUNA GARANTÍA SE HACE QUE SE APROBARÁ

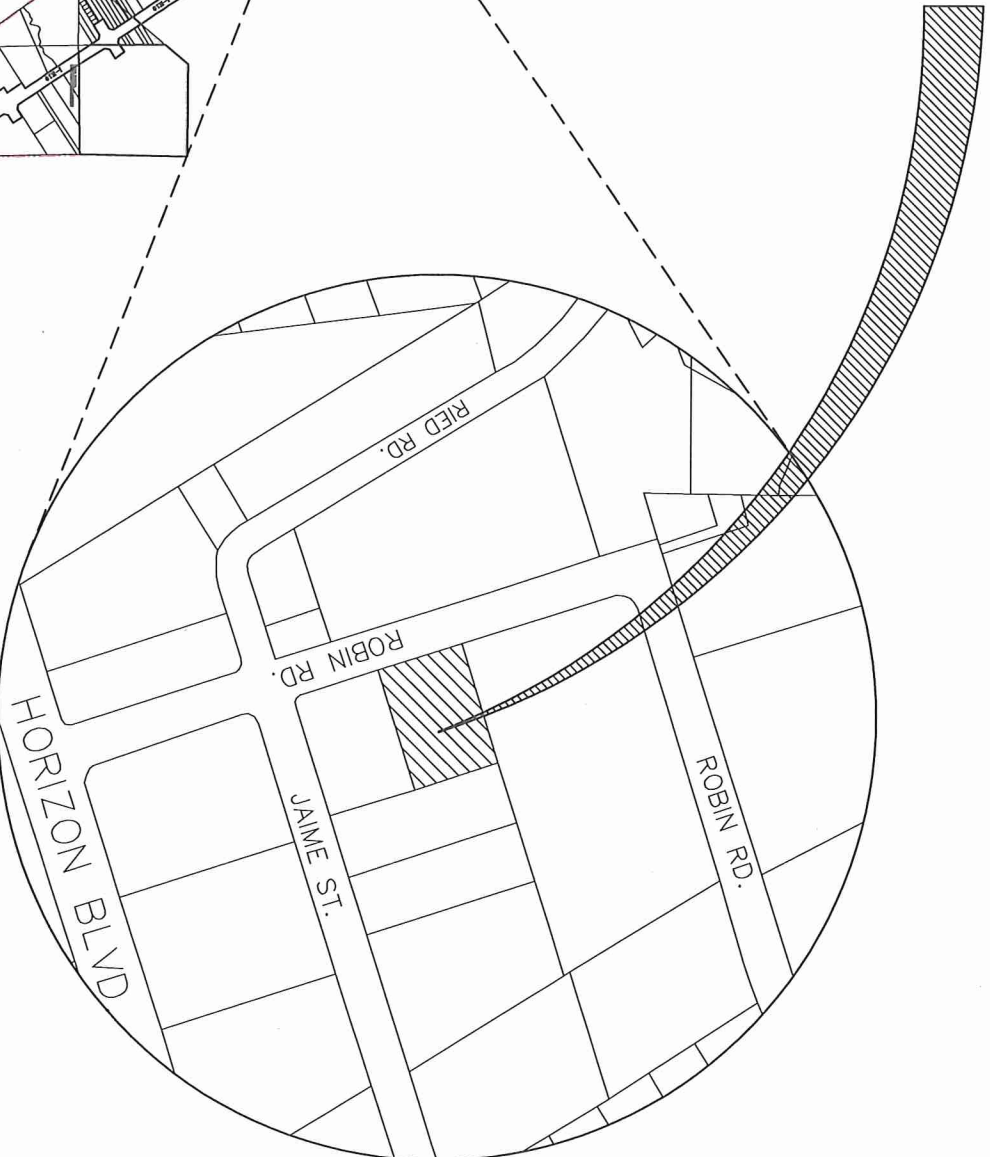
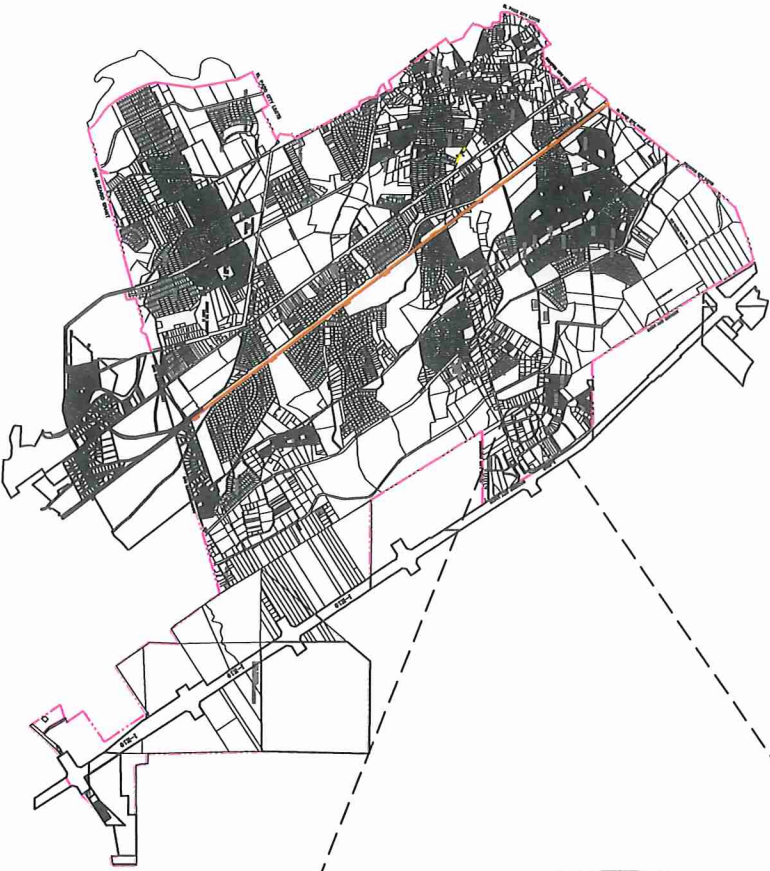
Initials:

Date:



PROJECT SITE;
1024 Robin Rd.
Tract 1H
Leigh Clark Survey
ABST 6257

CITY OF SOCORRO



LOCATION MAP

Scale: AS SHOWN



Planning and Zoning Department

860 N. Rio Vista Socorro, Texas 79071 Tel. (915) 872-4331 Fax (915) 872-8673

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: April 2, 2019
TO: PLANNING AND ZONING COMMISSION
FROM: Job Terrazas, Building Official
CC: Adriana Rodarte, City Manager

SUBJECT:

Public hearing 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 a daycare business.

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:

Buford View Estates was prepared May 23, 1980 with a total of 4.9 acres that were zoned R-1 after the City's activation in 1986.

According to the Flood Insurance Rate Maps, the referenced property lies within **Zone X**.

Per the Future Land Use map, the projected land use for this property is: SF Residential
The current use of the property is: SF Residential
The proposed use of the property: Light Commercial

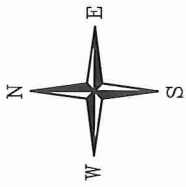
Adjacent Land Uses: North: SU-1, South: R-1 East: R-1 West: R-1

STATEMENT OF THE ISSUE:

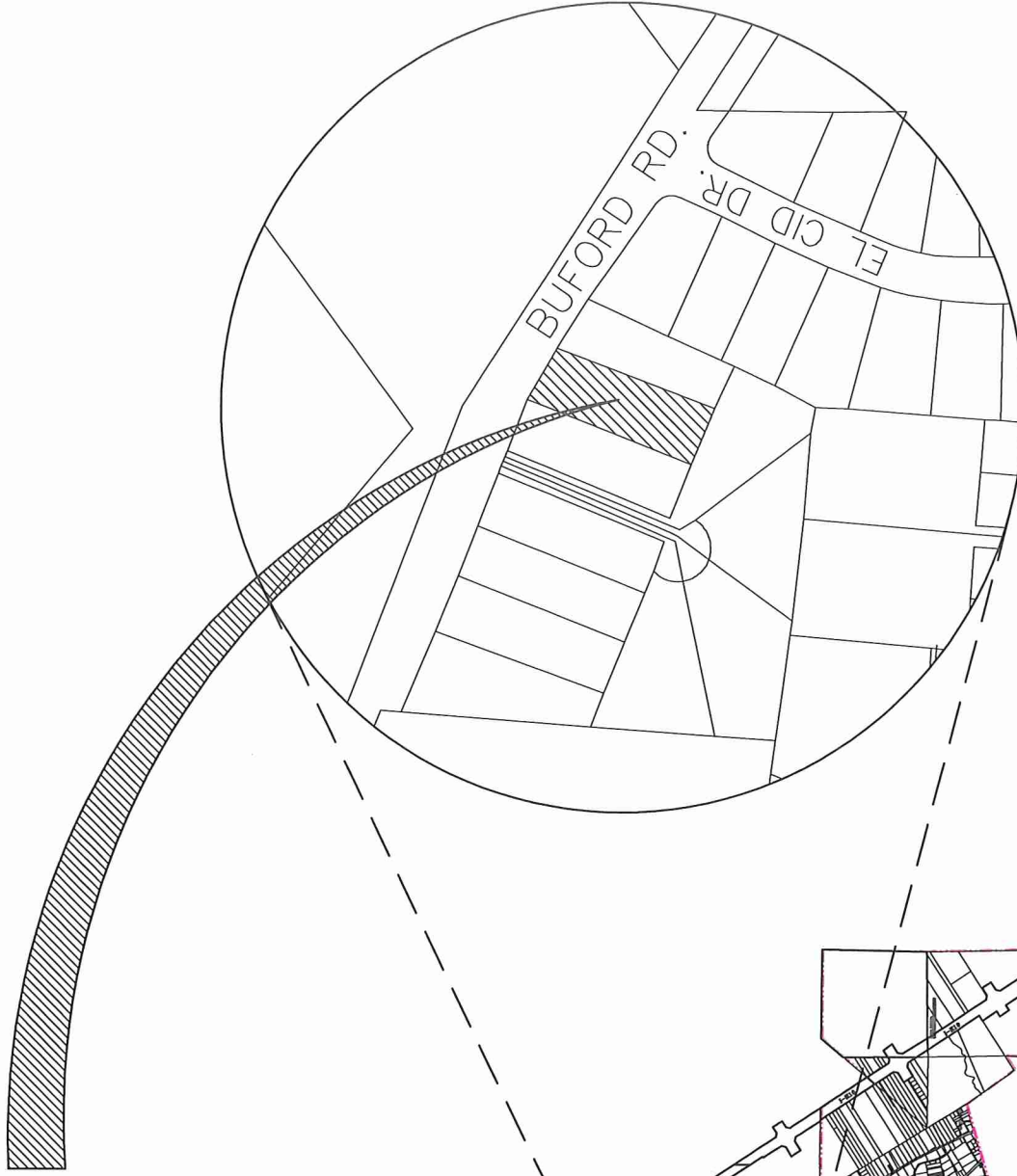
Petitioner is requesting to rezone to C-1 to allow them to use the land to establish a daycare business. The issue is that the proposed use is not allowed in a residential zone without a conditional use permit.

STAFF RECOMMENDATION:

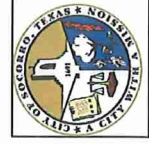
The Planning and Zoning Department recommends APPROVAL to allow the applicant to use the land for light commercial use.



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: Maria delos Angeles Garcia
Address: 754 Buford Rd Phone: 915 261-2937
Representative: _____
Address: 754 Buford Rd Phone: _____
Email Address: maria1462@yahoo.com

2. Property Location: 754 Buford Rd
Legal Description: 1 Buford View Estates Lot 10

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

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

3. All owners of record must sign document.

Maria delos Angeles Garcia _____

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.

Maria delos Angeles Garcia 1/28/19
Representative/Owner Date

ALL FEES ARE NON-REFUNDABLE

Elia Garcia
Mayor

Rene Rodriguez
At Large

Cesar Nevarez
District 1



Ralph Duran
District 2

Victor Perez
District 3/Mayor Pro Tem

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

DATE: April 2, 2019
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 Sunset Valley Estates Unit 2, being all of Tracts 1A, 1C, 1C1, 1D, 2A, 2C, 2E, Block 10, and a portion of Tracts 5A, 5D, 5D1, 6A, 6B, 6B1, 7B, 7B1, Block 11, Socorro Grant.

SUMMARY

The subject property is located on the south side of North Loop Road, 550 ± feet east of its intersection with Bauman Road. The proposed final plat area encompasses a total area of 25.68 acres and is owned by Bowling Land Investments, LLC, 4655 Cohen Avenue, El Paso Texas, 79924, and is represented by Del Rio Engineering, Inc, P.O. Box 220251, El Paso, Texas, 79913.

BACKGROUND

The final plat is for a single family and multi-family subdivision. The subdivision proposes 87 single family lots, 24 duplex lots, one park and one pond. The entire area is zoned R-2 (Medium Density Residential).

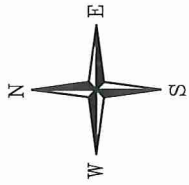
STATEMENT OF THE ISSUE

The Sunset Valley Estates Unit 2 final plat is for a proposed subdivision that will consist of single-family lots, multi-family lots, park, drainage pond and all required subdivision improvements.

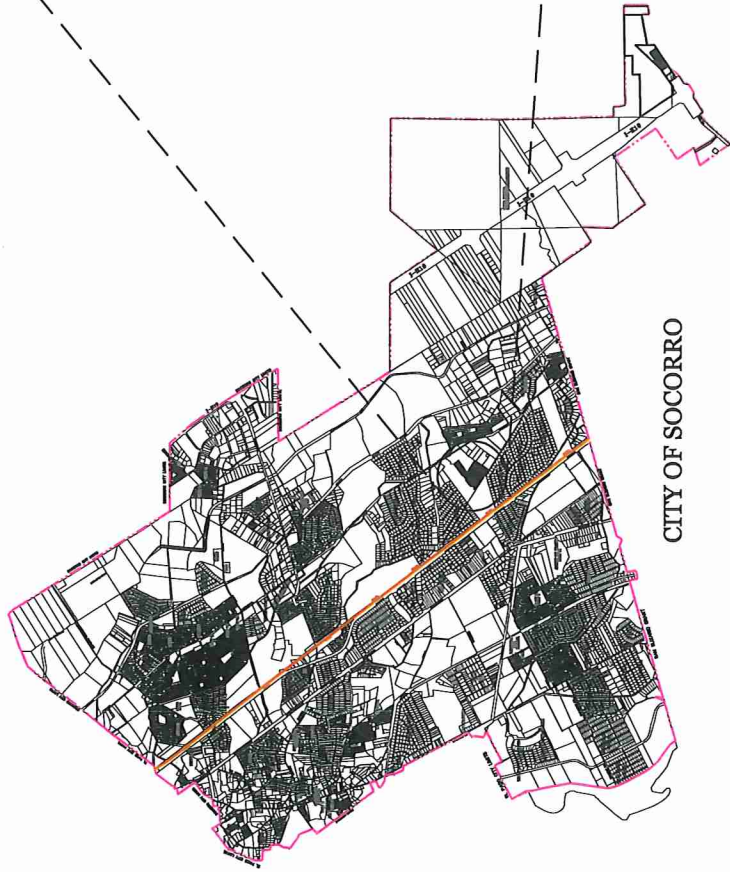
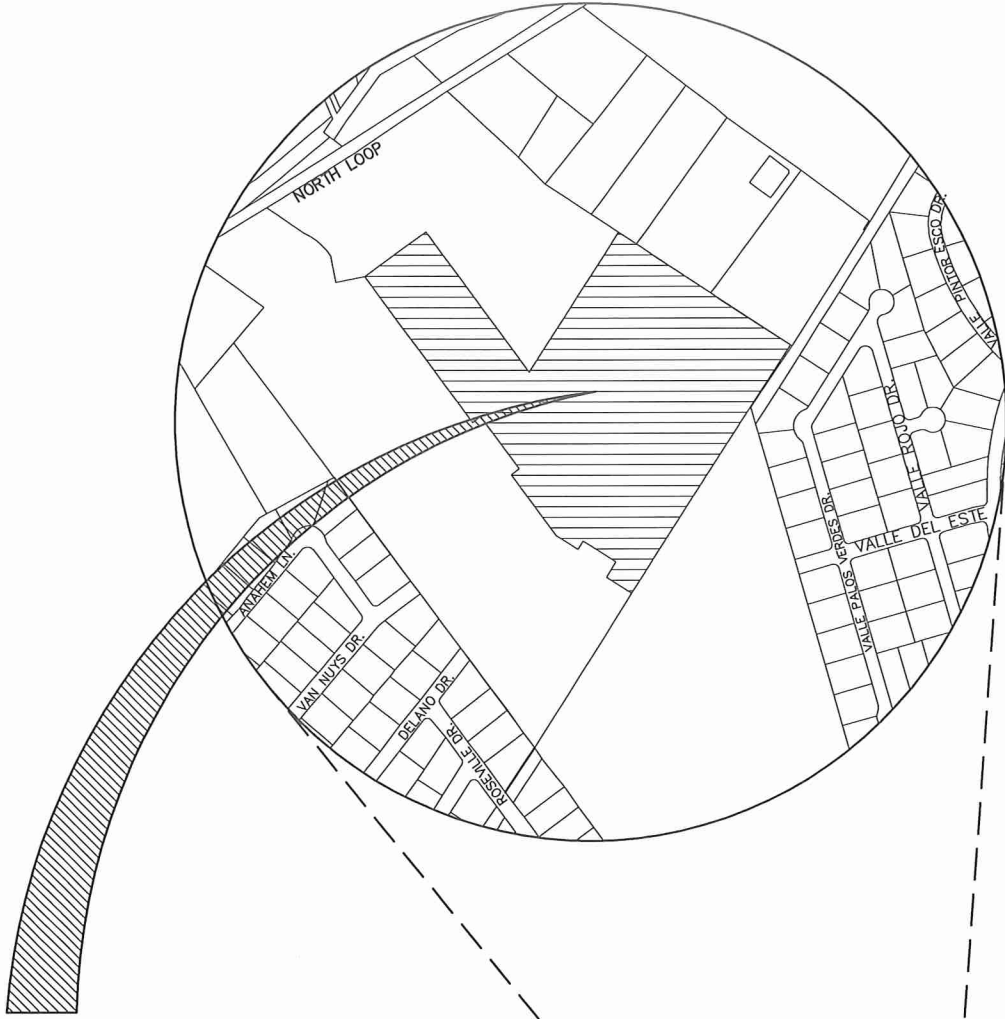
STAFF RECOMMENDATION

The Planning and Zoning Department recommends APPROVAL with conditions imposed:

1. A rock wall shall be built around the ponding area
2. A sidewalk shall be installed in front of the ponding area
3. The park shall be fully developed by the developer
4. Irrigation water shall be readily available to the park (depending on final design)



PROJECT SITE;
Sunset Valley Estates U-II
Tracts 1-A,1-C,1C1,1D,2A,2C,2E,Block 10
Tracts 5A,5D,5D1,6A,6B1,7B,7B1, Block 11
Socorro Grant



CITY OF SOCORRO



LOCATION MAP

Scale: AS SHOWN



PLANNING AND ZONING DEPARTMENT

APPLICATION FOR SUBDIVISION APPROVAL

Date: 02/06/2018

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: Sunset Valley Estates

1. Legal description of Area: All of tracts 1-C, 1-C-1 & 2-E, and a portion of tracts 1-A, 1-B, 1-D, 2-A & 2-C, Block 10, & all of tract 7-B-1 & a portion of tracts 5-A and 6-A, Block 11, Socorro Grant Surveys, El Paso County, Texas.

2. Proposed Land Uses:

	Acres	Sites		Acres	Sites
Single Family	27.72	177	Office		
Duplex	10.91	52	Street & Alley	12.50	
Apartment			Ponding/Drainage	1.54	2
Mobile Home			Institutional		
P.U.D.			Other (Specify)		
Park/Pond	1.66	2			
School					
Commercial			Total No. Sites		233
Industrial			Total Acreage	54.33	

3. What is existing zoning of the above described property? R-2 and 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	<input checked="" type="checkbox"/>	Water Lines	<input checked="" type="checkbox"/>
Sidewalks, Curb and Gutter	<input checked="" type="checkbox"/>	Street Name Signs	<input checked="" type="checkbox"/>
Storm Sewer	<input type="checkbox"/>	Protective Fence	<input checked="" type="checkbox"/>
Flood Retention Pond	<input checked="" type="checkbox"/>	Guardrails	<input type="checkbox"/>
Fire Protection	<input checked="" type="checkbox"/>	Street Lights	<input checked="" type="checkbox"/>
Survey Monuments	<input checked="" type="checkbox"/>	U/G Electric Lines	<input checked="" type="checkbox"/>
Sanitary Sewer	<input checked="" type="checkbox"/>	Other (Specify) TWC, FOC	

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

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

What type of electrical easements are proposed?
 Underground Overhead Both

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


8. What type of drainage is proposed?
Surface flow to retention pond or storm sewer to retention pond.

9. Remarks and/or explanation of special circumstances:
Variance request for setbacks reductions and street width reduction.

10. Owner of record: Bowling Land Investments LLC 4655 Cohen Ave. El Paso, TX 79924 (915) 474-5255
 Name & address Zip Phone

11. Developer: Bowling Land Investments LLC 4655 Cohen Ave. El Paso, TX 79924 (915) 474-5255
 Name & address Zip Phone

12. Engineer: Del Rio Engineering Inc. P.O. Box 220251 El Paso, TX 79913 (915) 833-2400
 Name & address Zip Phone

Applicant's Signature: 
 Capacity: Owner / Developer

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: April 2, 2019
TO: PLANNING AND ZONING COMMISSION
FROM: Job Terrazas, Building Official
CC: Adriana Rodarte, City Manager

SUBJECT:

Preliminary Plat Approval for Leonor Estates Unit 1 Replat A, being all Pinecrest Estates Unit 1 Replat A and Leonor Estates Unit 1 Amending Plat.

SUMMARY:

The property matter of this request is located at 2500 feet southeast from the intersection of North Loop and Bauman Rd. This property has an estimated area of 52.82 acres, owned by Bowling Brothers Development Company.

BACKGROUND:

Per the Flood Insurance Rate Maps, the referenced property lies within **Zone X**; Community Panel # 480212 0239-B

On September 1, 2016, a request to rezone this property from R-2 and C-1 to R-3 and C-2, was denied by City Council, leaving the property with its original zoning (R-2/C-1).

On February 21, 2019, a request to rezone the commercial zone in this property to R-2 was approved by City Council. The entire subdivision is now zoned R-2.

STATEMENT OF THE ISSUE:

A re-plat of Pinecrest was submitted to vacate the old subdivision. Later, Leonor Estates Amending plat was recorded with 85 residential lots classified as R-2.

The new proposed subdivision will consist of 205 residential lots, 1 park and 2 ponding areas. The approximate area is 32.67 acres as described in the survey (see exhibit A).

STAFF RECOMMENDATION:

The Planning and Zoning Department recommends APPROVAL with the following conditions.

1. The entire subdivision shall be limited to single family homes (one home per lot).
2. Ponding areas shall be enclosed with a rock wall and shall have sidewalks installed by the developer.
3. Park shall be fully developed by the developer at their expense.



PLANNING AND ZONING DEPARTMENT
APPLICATION FOR SUBDIVISION APPROVAL

Date: 03/15/19

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: Leonor Estates Unit One Replat "A"

1. Legal description of Area: Being a replat of Pinecrest Estates Unit One Replat "A" and Leonor Estates Unit One Amending plat, City of Socorro, El Paso County, Texas, Containing 52.82 Acres El Paso County, Texas.

2. Proposed Land Uses:

	Acres	Sites		Acres	Sites
Single Family	32.67	205	Office		
Duplex			Street & Alley	13.92	14
Apartment			Ponding/Drainage	3.53	2
Mobile Home			Institutional		
P.U.D.			Other (Specify)		
Park/Pond	1.24	1	35' Dedicated R.O.W.	1.46	1
School					
Commercial			Total No. Sites		223
Industrial			Total Acreage	52.82	

3. What is existing zoning of the above described property? R2
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	Yes	Water Lines	Yes
Sidewalks, Curb and Gutter	Yes	Street Name Signs	Yes
Storm Sewer	Yes	Protective Fence	
Flood Retention Pond	Yes	Guardrails	Yes
Fire Protection	Yes	Street Lights	Yes
Survey Monuments	Yes	U/G Electric Lines	Yes
Sanitary Sewer	Yes	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 x Overhead _____ Both _____

What type of electrical easements are proposed?
 Underground _____ Overhead _____ Both x

What type of cable T.V. easements are proposed?
 Underground x Overhead _____ Both _____

8. What type of drainage is proposed?
The development will convey the storm water runoff to proposed storm sewer infrastructure that will ultimately discharged into two proposed on-site retention basins.

9. Remarks and/or explanation of special circumstances:

10. Owner of record: Bowling Brothers Development Company, 300 E. Main Suite 740 79901, (915) 821-3550.
 Name & address Zip Phone

11. Developer: Bowling Brothers Development Company, 300 E. Main Suite 740 79901, (915) 821-3550.
 Name & address Zip Phone

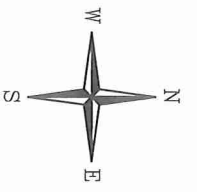
12. Engineer: CEA Group, 4712 Woodrow Bean Dr. Ste. F 79924, (915) 544-5232.
 Name & address Zip Phone

Applicant's Signature: 

Capacity: ENGINEER

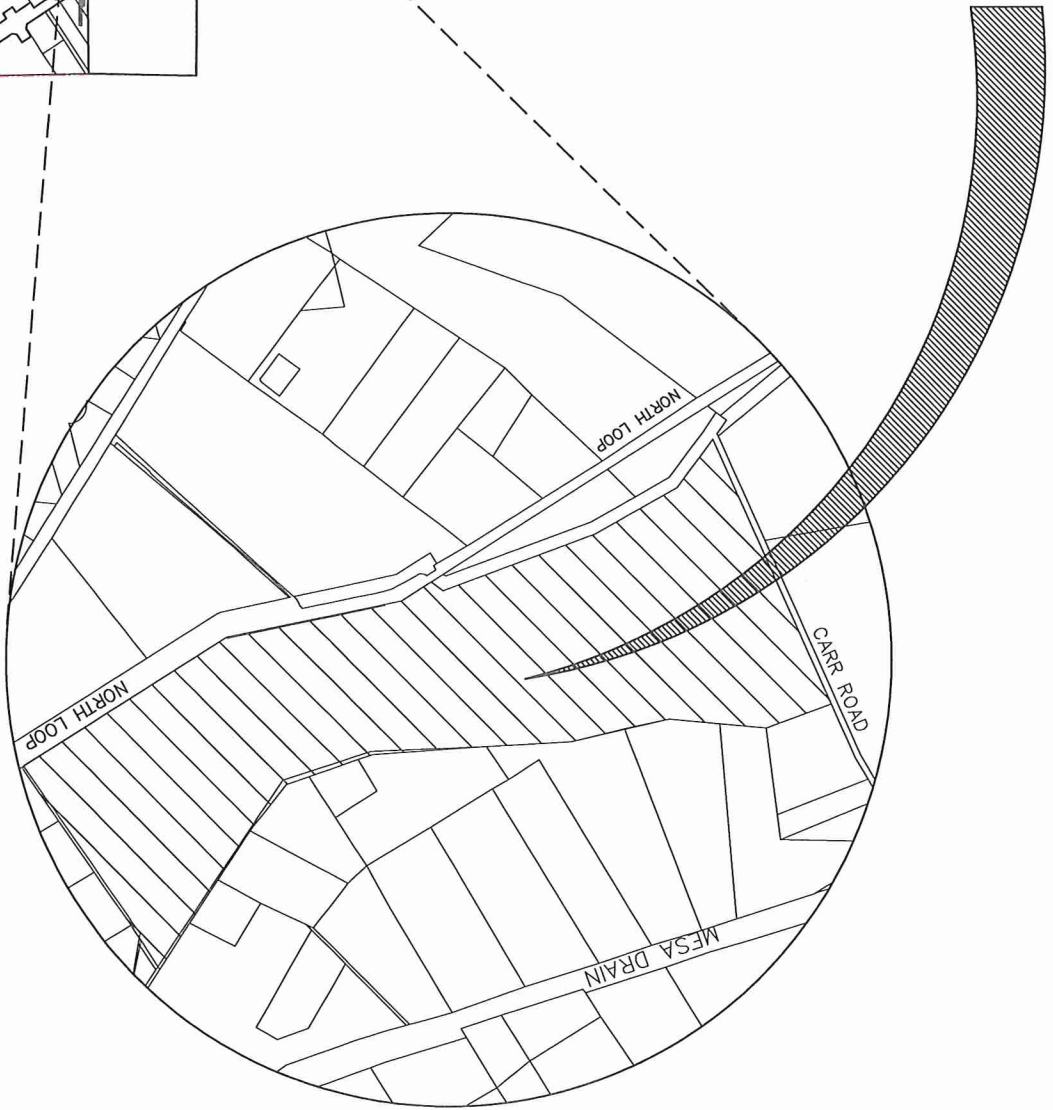
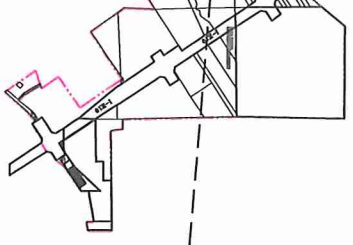
SUBDIVISION FEES

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



PROJECT SITE;
Leonor Estates Unit - 1
Replat A

CITY OF SOCORRO



LOCATION MAP

Scale: AS SHOWN

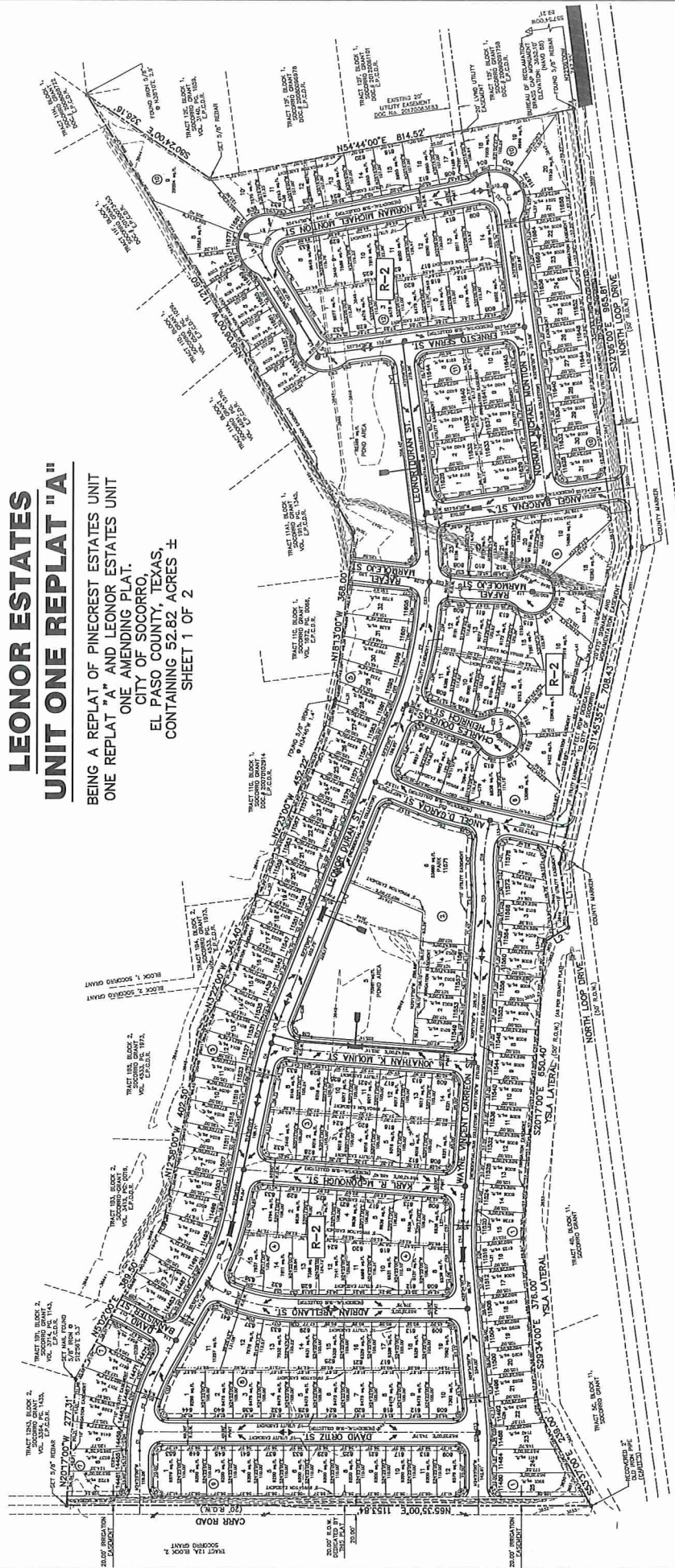


Planning and Zoning Department

800 N. Rio Vista Socorro, Texas 78727 Tel: (915) 572-3531 Fax: (915) 872-8573

LEONOR ESTATES UNIT ONE REPLAT "A"

BEING A REPLAT OF PINECREST ESTATES UNIT
ONE REPLAT "A" AND LEONOR ESTATES UNIT
ONE AMENDING PLAT.
CITY OF SOCORRO,
EL PASO COUNTY, TEXAS,
CONTAINING 52.82 ACRES ±
SHEET 1 OF 2



RESIDENTIAL	= 200
PARK	= 1
TOTAL	= 200

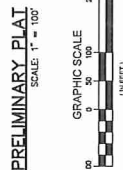
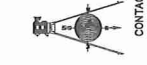
PRELIMINARY
TO BE SUBMITTED TO THE CITY
PLANNING AND ZONING COMMISSION
FOR REVIEW AND APPROVAL.
THIS PLAT MUST BE FILED BY:

BENCHMARK:
ELEVATION OF BENCHMARK SHALL BE MONITORED
ELEVATION 5282.17' (MAP 80)

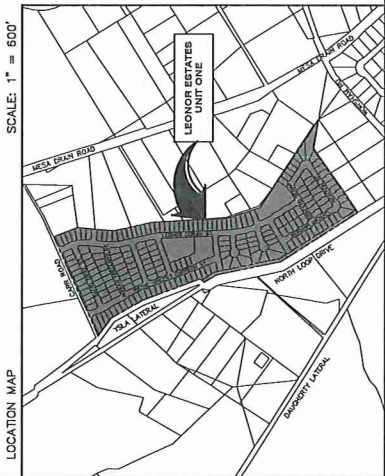
OWNER
BOWLING BROTHERS DEVELOPMENT COMPANY
200 E. MAIN, SUITE 740
EL PASO, TEXAS 79901
PHONE: (915) 921-5555

ENGINEER
cea group
REGISTERED ENGINEER-PLANS
4175 E. EL PASO, TX 79912
PH: (915) 835-2222

SURVEYOR
Barragan & Associates
LAND PLANNING & SURVEYING
10205 PINEBROOK BLVD., SUITE 100
PH: (915) 291-2525 FAX: (915) 291-2526



- LEGEND**
- SUBDIVISION BOUNDARY LINE
 - STREET RIGHT OF WAY
 - TOP OF CURB
 - SIDEWALK
 - PROPERTY LINE
 - STREET CENTERLINE
 - 15' UTILITY EASEMENT
 - 5' IRRIGATION EASEMENT
 - 15' IRRIGATION EASEMENT
 - LOT AND BLOCK NUMBER
 - PROPOSED PAINT & STORM SEWER PFC
 - DRAINAGE TOW
 - LOW POINT
 - PROPOSED BOUNDARY
 - EXISTING BOUNDARY
 - EXISTING MARK CENTER LINES
 - EXISTING MARK CENTER LINES



DATE OF PREPARATION: MARCH 2019

CONTACT: JORGE GRAJEDA, P.E.

CONTACT: BENITO BARRAGAN, R.P.L.S.

