

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, September 17, 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 August 29, 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 Master Plan and rezoning of Tract 4-C-7, Block 3, Socorro Grant from R-1 (Single Family Residential) to C-2 (General Commercial).
- c. Consider and Take Action:
On the Public hearing request for the proposed Conditional Use Permit for a Mechanic Shop for Lot 10, Mary Lou Park, Block 2, located at 688 Horizon Boulevard.

REGULAR MEETING AGENDA – SOCORRO PLANNING & ZONING COMMISSION
September 17, 2019 at 5:30 PM

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) **Final Plat Approval: - Public Hearing**

(1) Consider and Take Action:

On the Final Plat approval for Leonor Estates Unit 1 Replat A, being all Pinecrest Estates Unit1 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:
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

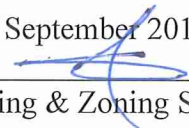
REGULAR MEETING AGENDA - SOCORRO PLANNING & ZONING COMMISSION
September 17, 2019 at 5:30 PM

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 13th, day of September 2019.



Sergio Morales, Planning & Zoning Secretary

DATE & TIME POSTED: 9-13-19 9:00 a.m. /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

Special Meeting Minutes

August 29, 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	John Birkelbach

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 spoke at this time.

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

On the approval of meeting minutes for the August 6, 2019 Planning and Zoning Commission meeting.

A motion was made by Mr. Daniel Lopez to approve, seconded by Mr. Arturo Lafuente. Motion was carried with 4 commissioners yes and 1 abstained.

4. Regular Agenda – Discussion and Action:**a. Discussion and 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 and agricultural zoning districts.

Miriam Cruz stated section 46-633 is not clear, it states large vehicles on residential zones because they are on the lots or property, it should say on streets rather than lots and enforcement for these large vehicles should be specially done on weekends.

A motion was made by Mr. Daniel Lopez to approve with the recommendation to change section 42-69 and include exceptions which would be delivery vehicle and trash vehicles and so forth, seconded by Mr. Enrique Cisneros. Motion was carried with all commissioners present in favor.

b. Discussion and Action:

On the proposed amended and restated Chapter 38 of the Code of Ordinances of the City of Socorro, Texas relating to Subdivisions.

Miriam Cruz also added that City Council should implement the master park plan and that the developer and or the builder or both be required to include in the park basketball courts, a baseball field, or soccer field, as well as walkways and trees and plants that require minimal water and maintenance. Corner houses should also have a small rock wall around the perimeter because the owners use the A.D.A. compliant sidewalks as a second driveway to access their property. street lighting on new subdivisions should be turned on before constituents move into their homes not after they have been living there.

A motion was made by Daniel Lopez to approve with all the modifications presented and with the recommendation that City Council adopt ordinances to implement the master park plan, seconded by Mr. Enrique Cisneros. Motion was carried with 2 commissioners yes and 1 abstained.

5. Planning and Zoning Commissioners Report:

Nothing to report.

6. Planning and Zoning Department Report:

Mr. Job Terrazas informed the commission that on September 2, 2019 there will be no meeting due to no items on the agenda.

7. Excuse absent commission members.

A motion to approve absent commission members was made by Mr. Daniel Lopez, seconded by Mr. Arturo Lafuente. Motion was carried with all commissioners in favor.

8. Consider and take action on adjournment.

Mr. Daniel Lopez stated since no further business is coming forth to the commission the meeting is adjourned. Meeting adjourned at 7:52 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: September 17, 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 Tract 4-C-7, Block 3 Socorro Grant from R-1 (Single Family Residential) to C-2 (General Commercial).

SUMMARY

The subject property pertaining to this request is located on the northwest corner of Horizon Boulevard and W. Burt Road. The property has an estimated area of 186,684 sq. ft. (1.99 acres) and is owned by Claudia & Guillermo Gandara Jr.

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 property to the Commission.



RECEIVED SEP 03 2019

km

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

1. Name: Guillermo Gaudana Jr.
Address: 10736 Thunder Rd. Phone: 95-525-5685
Representative: Guillermo Gaudana / Tony Aguilar or other
Address: / Phone: _____
Email Address: _____
2. Property Location: Block 3 Socorro Grant Tract 4C-7
Legal Description: " "

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

_____	<u>A-1</u>	<u>Agri.</u>
Area (Sq. ft. or Acreage)	Current Zoning	Current Land Use
<u>C-2</u>		<u>Semi. Pk. Cmg</u>
Proposed Zoning		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] _____ 9-3-2019
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

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: September 17, 2019
TO: PLANNING AND ZONING COMMISSION
FROM: Job Terrazas, Building Official
CC: Adriana Rodarte, City Manager

SUBJECT

Public hearing request for the proposed Conditional Use Permit for a Mechanic Shop for Lot 10, Mary Lou Park, Block 2, located at 688 Horizon Boulevard.

SUMMARY

The subject properties pertaining to this request are located approximately 900 feet northwest from the intersection of Horizon Boulevard and North Loop. The property has an estimated area of 9,620 sq. ft. (0.23 acres) and is owned by Carlos Lazo.

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.



CONDITIONAL USE PERMIT REQUEST

1. Name: Jaime Lazo Date: 09/12/19

Address: 688 Horizon Blvd Phone: _____

Representative: Carlos Lazo

Address: 13721 Paseo Del Mar Phone: 915/996-5197

2. Property Location: 688 Horizon Blvd

Legal Description: 2 Mary Lou Park Lot 10 Prop ID. 184094

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

9620
Area (Sq. ft. or Acreage)

C-2
Current Zoning

Window Tinting Shop
Current Land Use

Conditional use permit
Proposed Zoning

Automotive Mechanic Shop
Proposed Land Use

3. All owners of record must sign document.

[Signature]
[Signature]

EACH ITEM ON THIS FORM MUST BE COMPLETED AND ALL EXHIBITS MUST BE SUBMITTED BEFORE THIS REQUEST CAN BE SCHEDULED FOR A PUBLIC HEARING

[Signature]
Planning Department
9/12/2019
Date

[Signature]
Owner or Representative
09/12/19
Date

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: September 17, 2019
TO: PLANNING AND ZONING COMMISSION
FROM: Job Terrazas, Building Official
CC: Adriana Rodarte, City Manager

SUBJECT:

Final 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).

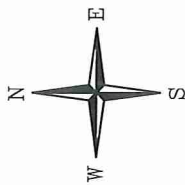
On February 21, 2019, a request to rezone the commercial zone in this property to R-2 was approved by City Council. The entire subdivision is now zoned R-2.

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).

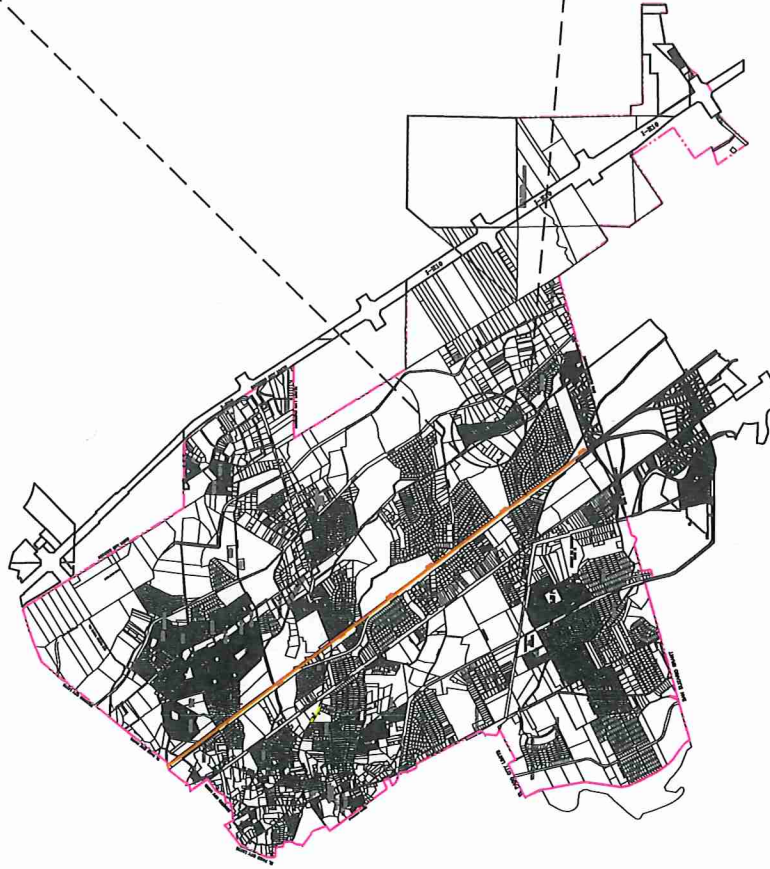
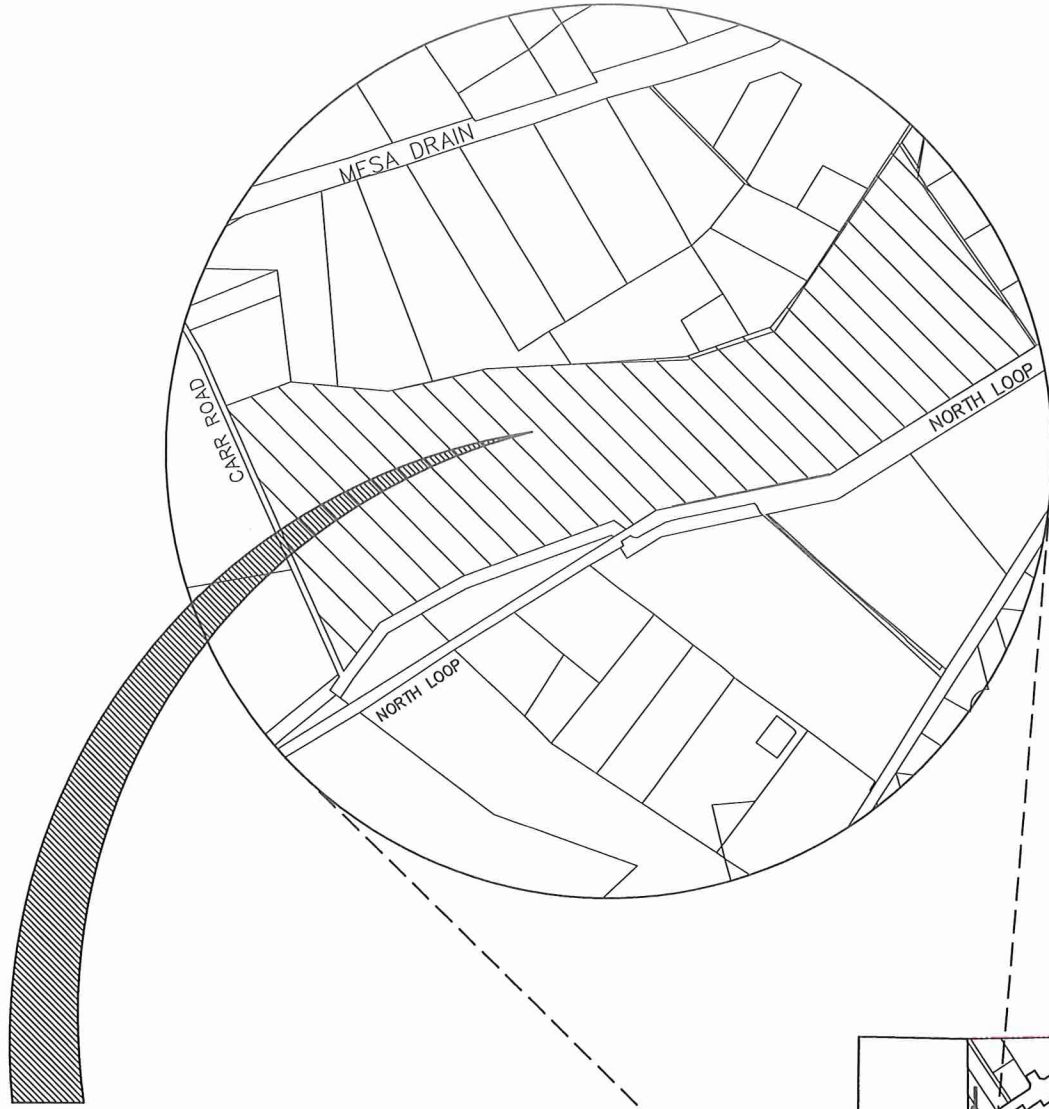
STAFF RECOMMENDATION:

The Planning and Zoning Department recommends APPROVAL with conditions imposed.

1. The developer shall provide the city an Installation *assurance*. Plans for improvement shall be prepared by an engineer, registered in this state. The city is to be *assured* of the installation of these improvements in a satisfactory manner by one or more of the following methods:
 - a. Complete installation of the improvements prior to approval of the final plat; or
 - b. Submission of a satisfactory bond, either a performance bond, letter of credit, or the establishment of an escrow account in an amount and with surety and conditions satisfactory to the city attorney providing for and securing to the city the actual construction and installation of such improvements and utilities within a period not to exceed two years.



PROJECT SITE;
Leonor Estates Unit - 1
Replat A



CITY OF SOCORRO



LOCATION MAP

Scale: AS SHOWN

Planning and Zoning Department

860 N. Rio Vista Socorro, Texas 78927 Tel. (915) 872-4331 Fax (915) 872-8673

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

UNDER TEXAS LOCAL GOVERNMENT CODE 212.009 (c)
We the undersigned certify that this plat of Leonor Estates Unit One Replat "A" was
reviewed and approved by the City of Socorro, on
day of , 20

ATLST: Secretary of the City of Socorro

Date

this _____ day of _____, 20____

In File no. _____ of the Pilot Records.

Substation improvement plans prepared by and under the supervision of CCA Group.

Jorge Goydos, P.E.
Licensing Professional Engineer
No. 11,000, State of New York
No. 438,046

COUNTY OF EL PASO
Bowling Brothers Development Company, LLC, owner of the 52.82 acre tract of land enclosed

(D) **swear** connections to the lots or specific units *n-m-o-l-s*, or will meet, the minimum required

Address: **Randell J. Bowling**
Bowling Brothers Development Company, U.C.
President

STATE OF TEXAS
COUNTY OF EL PASO

Given under my hand and seal this _____ day of _____

100

LEONOR ESTATES



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 x No

- | | | | |
|----------------------------|-----|--------------------|-----|
| 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) | |

9. Remarks and/or explanation of special circumstances:

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

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