

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, November 19, 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 November 5, 2019 Planning and Zoning Commission meeting.

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.

REGULAR MEETING AGENDA - SOCORRO PLANNING & ZONING COMMISSION
November 19, 2019 at 5:30 PM

(a) Replat Approval: - Public Hearing

(1) Consider and Take Action:

On the Public hearing for the Velasquez Subdivision, being a replat of Lot 2, Block F, Vinedo Acres Subdivision, located at 11110 Muscat.

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

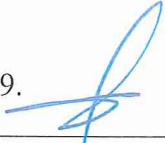
NOTICE TO PROPERTY OWNER

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.

REGULAR MEETING AGENDA – SOCORRO PLANNING & ZONING COMMISSION
November 19, 2019 at 5:30 PM

Dated this 15th, day of November 2019.



Sergio Morales, Planning & Zoning Secretary

DATE & TIME POSTED: 11-15-19 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

Meeting Minutes
November 5, 2019

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

Items for discussion and action:

1. Call to order.

Chairperson Mr. Arturo Lafuente called the meeting to order at 5:32 p.m.

2. Notice to the Public – Open Forum.

No one spoke.

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

On the approval of meeting minutes for the October 1, 2019 Planning and Zoning Commission meeting.

b. Consider and Take Action:

On the Public hearing request for the Velasquez Subdivision, being a replat of Lot 12, Block F, Vinedo Acres Subdivision, located at 11110 Muscat.

c. Consider and Take Action:

On the Public hearing request for the Conditional Use Permit for a daycare at Lot 13, Las Lunas Subdivision, Block 5, located at 1002 Blue Moon.

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

4. Regular Agenda – Discussion and Action:**a. Rezoning - Public Hearings****1. Consider and Take Action:**

On the Public hearing 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).

PUBLIC HEARING OPEN: 5:42 p.m. 10 people spoke against the item. The owner spoke for this item.

PUBLIC HEARING CLOSE: 5:39 p.m.

A motion was made by Mr. David Estrada to deny, seconded by Mr. Arturo Lafuente. Motion was carried with 4 commissioners yes and 1 abstained.

b. Conditional Use Permit – Public Hearing

1. Consider and Take Action:

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

PUBLIC HEARING OPEN: 6:40 p.m. Carlos Lazo the owner stated he will make sure the tenants follow the city's rules and ordinances.

PUBLIC HEARING CLOSE: 6:41 p.m.

A motion was made by Mr. Andrew Arroyos to approve with the staff recommendations, seconded by Mr. Enrique Cisneros, motion was carried with 4 commissioners yes and 1 no.

2. Consider and Take Action:

On the Public hearing for the proposed Conditional Use Permit for a Daycare on Lot 13, Las Lunas Subdivision, Block 5, located at 1002 Blue Moon Way.

PUBLIC HEARING OPEN: 6:56 p.m. Miriam Cruz asked if there are extra conditions like a gate, markings on sidewalk, and drive slow signs needed for a daycare.

PUBLIC HEARING CLOSE: 6:57 p.m.

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

c. Replat Approval – Public Hearing

1. Consider and Take Action:

On the Public hearing for the replat of Baquera Subdivision, being all of Lot 11A, Block 2, Aldama Estates Replat A, located at 220 Sun Park Road.

PUBLIC HEARING OPEN: 7:05 p.m. 2 people spoke for this item. Miriam Cruz asked what the minimum square footage for that type of zoning is.

PUBLIC HEARING CLOSE: 7:07 p.m.

A motion was made by Mr. Andrew Arroyos to approve, seconded by Mr. Ernest Gomez, motion was carried with all commissioners in favor.

5. Planning and Zoning Commissioners Report:

Mr. Arturo Lafuente asked if more street lighting could be added to North Loop Street and if Bauman could possibly be extended all the way to I-10. Mr. Terrazas informed the commission that North Loop Street belongs to TXDOT and they are the only ones that could approve extra lights on that street and Bauman Road eventually will get improved.

6. Planning and Zoning Department Report:

Mr. Job Terrazas informed the commission that we are trying to come up with a plan to resolve issues found with certain properties that request building plans that appear to be potential zoning violations and them to come up with wording that can help alleviate the problem.

7. Excuse absent commission members.

A motion to approve absent commission members was made by Mr. Ernest Gomez, seconded by Mr. Andrew Arroyos. Motion was carried with all commissioners in favor.

8. Consider and take action on adjournment.

A motion to adjourn was made by Mr. Arturo Lafuente, seconded by Mr. Enrique Cisneros. Motion was carried with all commissioners in favor. Meeting adjourned at 7:22 p.m.

Arturo Lafuente, 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: November 19, 2019
TO: PLANNING AND ZONING COMMISSION
FROM: Job Terrazas, Building Official
CC: Adriana Rodarte, City Manager

SUBJECT

Discussion and Action of Velasquez Subdivision, being a replat of Lot 2, Block F, Vinedo Acres Subdivision, located at 11110 Muscat.

SUMMARY

The subject property is located about 1,200' feet on the northeasterly side of Socorro Rd. The property has an estimated area of 0.87 acres and is owned by Irene Velasquez.

BACKGROUND

The proposed land division is as follows:

Lot # 1 Area.....	18,906.25 sq. ft. or 0.43 acres
Lot # 2 Area.....	18,906.25 sq. ft. or 0.43 acres
Total Area.....	37,812.50 sq. ft. or 0.87 acres

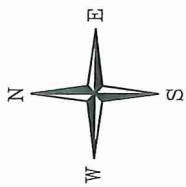
According to the Flood Insurance Rate Maps, the referenced property lies within an area determined to be outside of the 500-year flood plain, more particularly described as Zone X.

STATEMENT OF THE ISSUE

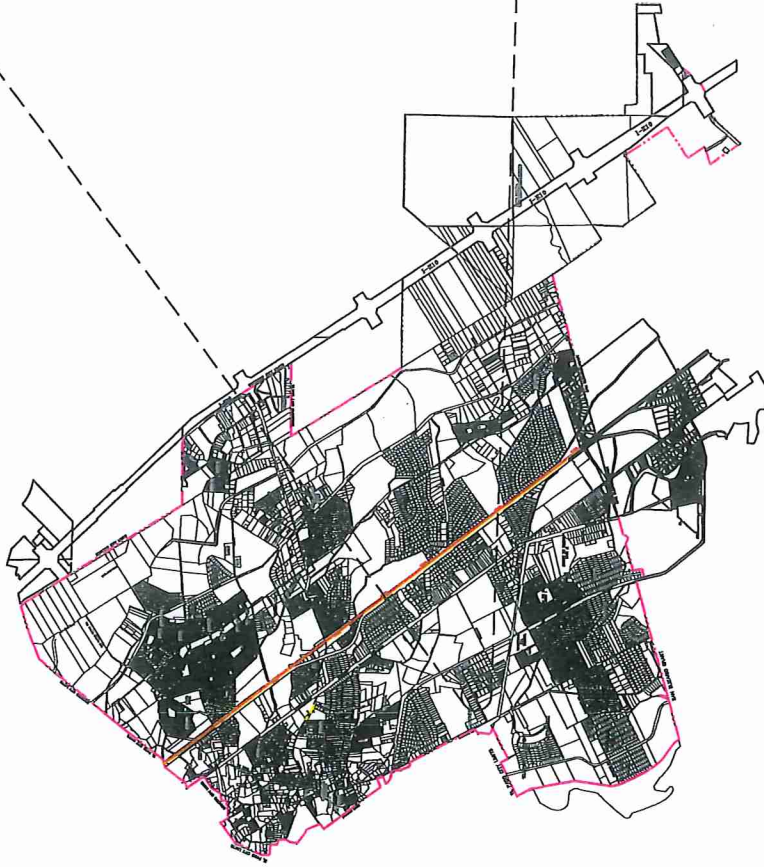
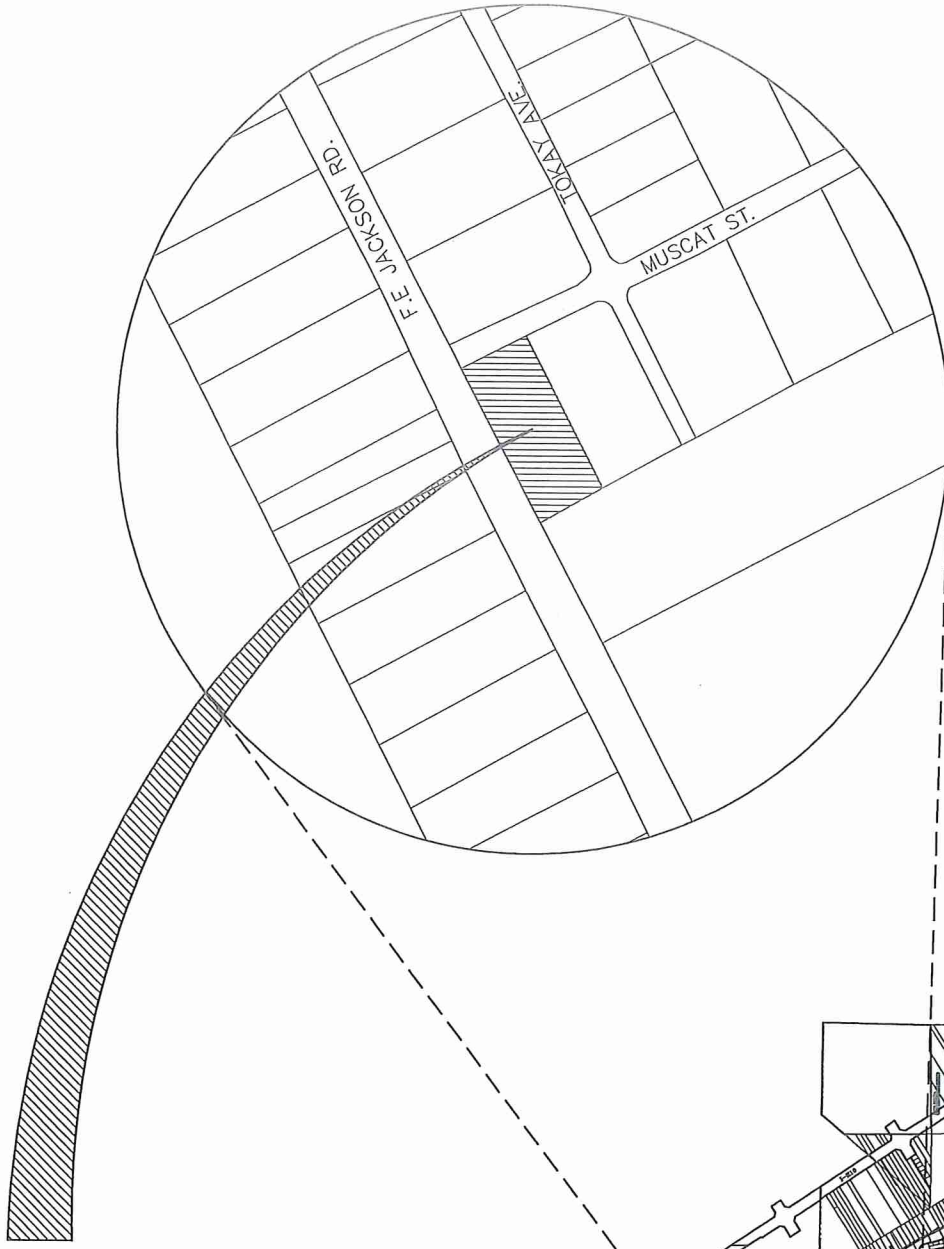
The proposed lot split was requested by the applicant to formally record the lots that were purchased July 2019 and recorded using metes and bounds.

STAFF RECOMMENDATION

The Planning and Zoning Department recommends APPROVAL to allow the applicant to record the plat.



PROJECT SITE;
11110 Muscat St.
Lot 2, Block F.
Vinedo Acres



CITY OF SOCORRO

LOCATION MAP

Scale: AS SHOWN



METES AND BOUNDS DESCRIPTION OF VELASQUEZ SUBDIVISION

Division of a parcel of land being off of Lot 2, Block F, Vinedo Acres, City of Socorro, El Paso County, Texas.

Connecting at a found iron pin marking the Centerline of Tokay Avenue and Muscat Street;

Thence, North 27°30'00" West along the Centerline of Tokay Avenue a distance of 187.5 feet to a found concrete nail;

Thence, South 62°24'00" West a distance of 30.0 feet to a found iron pin marking the point of beginning;

Thence, North 62°24'00" West along the common Lot Line between Lots 1 and 2, a distance of 275.00 feet to a found iron pin;

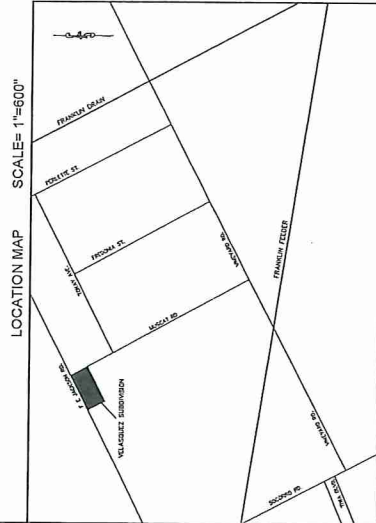
Thence, North 27°36'00" East along the North Lot Line of Lot 2 and along the South right-of-way line of F.E. Jackson Road a distance of 275.00 feet to a found iron pin;

Thence, South 27°36'00" East along the East boundary line of Lot 2 and along the North right-of-way line of Muscat Street a distance of 137.50 feet to the Point of Beginning;

and containing 37,812.50 square feet or 0.868 acres of land more or less.

- ON-SITE PONDING NOTES AND RESTRICTIONS:**
1. ALL LOTS IN THIS SUBDIVISION SHALL BE CONSIDERED TO BE MAINTAINING ASSOCIATED PONDING TO THE EXTENT OF THE PONDING AREAS.
 2. NO CONSTRUCTION FOR LANDSCAPING SHALL BE PERMITTED FROM 1/2 OF THE PONDING AREAS.
 3. ON-SITE PONDING AREAS SHALL HAVE MINIMUM ONE (1) VERTICAL TO THREE (3) HORIZONTAL SLOPE.
 4. ON-SITE PONDING AREAS SHALL BE PROTECTED BY A 10" INCH DEEP CONCRETE CURB.
 5. ON-SITE PONDING AREAS SHALL BE PROTECTED BY A 10" INCH DEEP CONCRETE CURB.
 6. ON-SITE PONDING AREAS SHALL BE PROTECTED BY A 10" INCH DEEP CONCRETE CURB.
 7. ON-SITE PONDING AREAS SHALL BE PROTECTED BY A 10" INCH DEEP CONCRETE CURB.
 8. ON-SITE PONDING AREAS SHALL BE PROTECTED BY A 10" INCH DEEP CONCRETE CURB.
 9. ON-SITE PONDING AREAS SHALL BE PROTECTED BY A 10" INCH DEEP CONCRETE CURB.
 10. ON-SITE PONDING AREAS SHALL BE PROTECTED BY A 10" INCH DEEP CONCRETE CURB.

Flood Flood No. 480212 02505, Pond Date Sep. 4, 1991
Zone X



VELASQUEZ SUBDIVISION

BEING A REPLAT OF
LOT 2, BLOCK F,
VINEDO ACRES
CITY OF SOCORRO,
EL PASO COUNTY, TEXAS
CONTAINING: 37,812.50 Sq. Ft. OR 0.868 ACRES

DEDICATION
STATE OF TEXAS
COUNTY OF EL PASO

Irene Velazquez
11112 Fredonia Street
Socorro
78787

From Velazquez corner of this land, hereby presents this map and dedication to the use of the public, the utility and irrigation easements as herein laid down and designated, including easements for overhead of service wires for pole types utilities, and buried service wires, and the right to ingress and egress for service and communication and the right to farm including trees and shrubs.

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Irene Velazquez, known to me, and acknowledged to me that she executed this same for the purposes and considerations therein stated.

Given under my hand and seal this _____ day of _____, 2019, A.D.

Notary Public in and for El Paso,
County, Texas
My Commission expires _____

CITY OF SOCORRO PLANNING DEPARTMENT

This subdivision is hereby approved as to the platting and as to the conditions of the dedication in accordance with Chapter 212.0085 of the Texas Local Government Code, made this _____ day of _____, 2019.

City Planner _____ Secretary _____

CITY OF SOCORRO
CERTIFICATE OF PLAT APPROVAL
UNDER TEXAS LOCAL GOVERNMENT CODE 212.0085(C)

We the undersigned certify that this plat of Velazquez Subdivision was reviewed and approved by the City of Socorro on _____ day of _____, 2019, A.D.

Mayor of the City of Socorro _____ Date _____
Secretary of the City of Socorro _____ Date _____

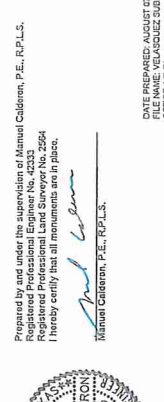
COUNTY CLERK'S RECORDING CERTIFICATE

I, _____ County clerk of El Paso County, certify that the plat bearing this certificate was filed for record on _____ and was recorded in Doc. _____ of the plat records of El Paso County, Texas.

El Paso County, Clerk _____ Date _____

Prepared by and under the supervision of Manuel Calderon, P.E., R.P.L.S.
Registered Professional Engineer No. 42333
Registered Professional Land Surveyor No. 2094
I hereby certify that all instruments are in fact.

Manuel Calderon, P.E., R.P.L.S.



NAME OF SUBDIVIDER:
IRENE VELASQUEZ
11110 MUSCAT STREET
CITY OF SOCORRO, TEXAS 78787

Walderon
3021 TRAWOOD DR. EL PASO, TX 79906 (915) 855-7552
EMAIL: CALDERONENGINEERING@ELPASOAS.COM

SCALE 1"=30'

Texas Licensed Surveying Firm No. 10020A20
Texas Registration Engineering Firm No. F-2789

Walderon
3021 TRAWOOD DR. EL PASO, TX 79906 (915) 855-7552
EMAIL: CALDERONENGINEERING@ELPASOAS.COM

FILED PREPARED: AUGUST 07, 2019
FILE NAME: VELASQUEZ SUBDIVISION
OFFICE: VP-C1

PRELIMINARY VELASQUEZ SUBDIVISION

BEING A REPLAT OF
LOT 2, BLOCK F,
VINEO ACRES
CITY OF SCORRO,
EL PASO COUNTY, TEXAS
CONTAINING: 37,812.90 SQ. FT. OR 0.868 ACRES

POND NO. 1 AND NO. 2

DRAINAGE CALCULATIONS
BUILDING PAD: 2,420 S.F.
1/2 BUILDING R.O.W.: 600 S.F.
OPEN AREA: 15,888 S.F.
TOTAL WATERSHED AREA: 28,056 S.F.

AVERAGE RUN-OFF COEFFICIENT:
C = (3,020 S.F. x 0.90) + (19,160 S.F. x 0.90) + (15,888 S.F. x 0.33) = 0.68
USE: 0.60

REQUIRED PONDING AREA CAPACITY:
Q = ABC = 0.65 AC. x 2' x 0.60 = 0.13 AC-FT

DESIGNED POND CAPACITY:
TOP OF POND ELEVATION 3850.0
BOTTOM OF POND 3650.0
VOLUME 0.14 AC-FT

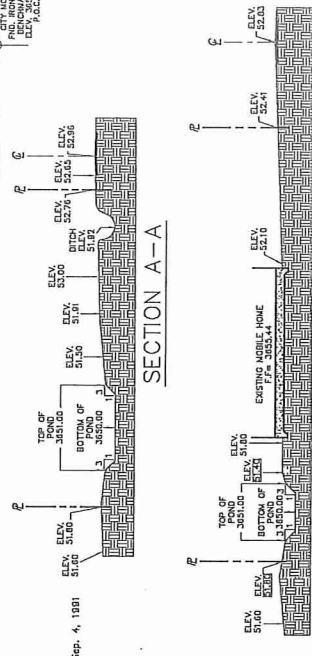
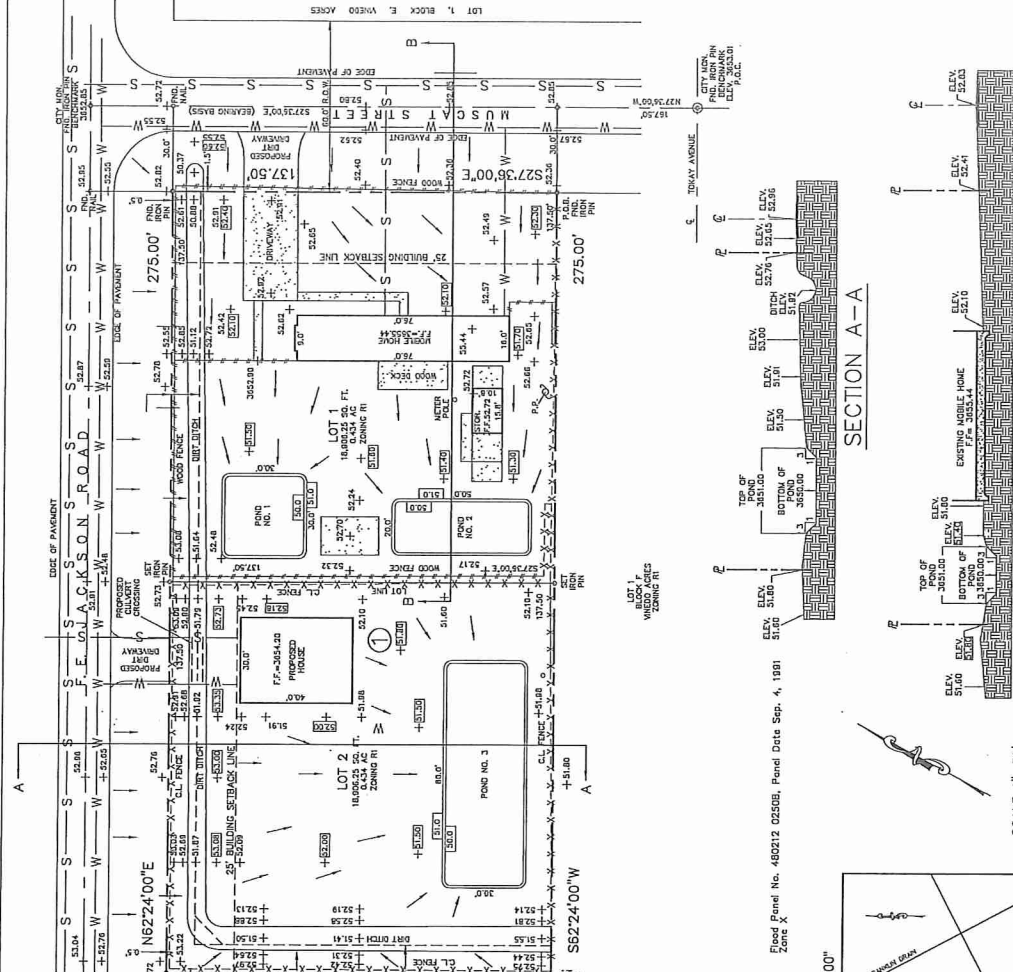
POND NO. 3

DRAINAGE CALCULATIONS
BUILDING PAD: 1,200 S.F.
1/2 BUILDING R.O.W.: 400 S.F.
OPEN AREA: 17,168 S.F.
TOTAL WATERSHED AREA: 23,031 S.F.

AVERAGE RUN-OFF COEFFICIENT:
C = (1,800 S.F. x 0.90) + (4,125 S.F. x 0.90) + (17,168 S.F. x 0.33) = 0.48
USE: 0.60

REQUIRED PONDING AREA CAPACITY:
Q = ABC = 0.53 AC. x 2' x 0.60 = 0.11 AC-FT

DESIGNED POND CAPACITY:
TOP OF POND ELEVATION 3650.0
BOTTOM OF POND 3550.0
VOLUME 0.12 AC-FT



NAME OF SUBDIVIDER:
IRENE VELASQUEZ
11111
CITY OF SCORRO, TEXAS 79927

NAME OF SUBDIVIDER:
IRENE VELASQUEZ
11111
CITY OF SCORRO, TEXAS 79927



Engineering

Waldron

Texas Licensed Surveying Firm No. 00020-00
Texas Registration Engineering Firm No. P0130
3031 TRAWOOD DR., EL PASO, TX 79906 (915) 855-7532
EMAIL: CALDERONENGINEERING@ELPZCLASS.COM

METES AND BOUNDS DESCRIPTION OF VELASQUEZ SUBDIVISION

Description of a parcel of land being all of Lot 2, Block F, Vineo Acres, City of Scorro, El Paso County, Texas

Commencing at a found iron pin marking the Centerline of Trask Avenue and Abert Street;

Thence, North 27°30'00" West along the Centerline of Trask Avenue a distance of 197.5 feet to a found concrete nail;

Thence, South 62°24'00" West a distance of 38.0 feet to a found iron pin marking the point of beginning;

Thence, South 92°24'00" West along the common Lot Line between Lots 1 and 2, a distance of 275.00 feet to a found iron pin;

Thence, North 27°30'00" West a distance of 127.50 feet to a found iron pin;

Thence, North 62°24'00" East along the North Lot Line of Lot 2 and along the found iron pin;

Thence, South 27°30'00" East along the East boundary line of Lot 2, back along the West right-of-way line of Abert Street a distance of 137.50 feet to the Point of Beginning;

and containing 37,812.90 square feet or 0.868 acres of land more or less.

ON-SITE PONDING NOTES AND RESTRICTIONS:

1. ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO ON-SITE PONDING. THE SUBDIVIDER HAS OBTAINED NECESSARY PERMITS AND APPROVALS TO ACCOMMODATE PONDING. THE SUBDIVIDER HAS OBTAINED NECESSARY PERMITS AND APPROVALS TO ACCOMMODATE PONDING. THE SUBDIVIDER HAS OBTAINED NECESSARY PERMITS AND APPROVALS TO ACCOMMODATE PONDING.

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4. NO PERSON SHALL BE PERMITTED TO IMPAIR THE FUNCTIONALITY OF ANY RESIDENTIAL LOT COVERED BY DEED SHALL BE OBTAINED BY THE SUBDIVIDER. THE SUBDIVIDER HAS OBTAINED NECESSARY PERMITS AND APPROVALS TO ACCOMMODATE PONDING.

5. THE SUBDIVIDER HAS OBTAINED NECESSARY PERMITS AND APPROVALS TO ACCOMMODATE PONDING. THE SUBDIVIDER HAS OBTAINED NECESSARY PERMITS AND APPROVALS TO ACCOMMODATE PONDING. THE SUBDIVIDER HAS OBTAINED NECESSARY PERMITS AND APPROVALS TO ACCOMMODATE PONDING.

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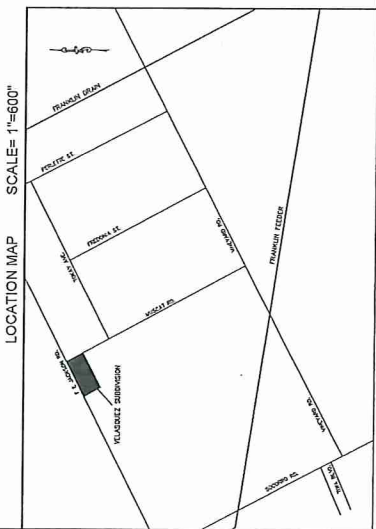
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10. THE SUBDIVIDER HAS OBTAINED NECESSARY PERMITS AND APPROVALS TO ACCOMMODATE PONDING. THE SUBDIVIDER HAS OBTAINED NECESSARY PERMITS AND APPROVALS TO ACCOMMODATE PONDING. THE SUBDIVIDER HAS OBTAINED NECESSARY PERMITS AND APPROVALS TO ACCOMMODATE PONDING.

SYMBOL	MEANING
○	IRON PIN SET
●	IRON PIN FOUND
—X—X—	POWER POLE
—X—X—	CL. FENCE
—X—X—	MUDD FENCE
—X—X—	POWER LINE
+52.88	EXISTING SPOT ELEVATION
+51.30	FINISHED SPOT ELEVATION
W—W—W	WATER LINE
S—S—S	SEWER LINE





SUBDIVISION SUMMARY PROCEDURE
ORDINANCE NO. 77, SECTION 9

Note: Whenever there is no need for dedication of streets or easements as described in Section II of these regulations, the City Council may waive the requirements for topography, street, utility and/or storm drainage as set forth.

REPLAT APPLICATION

Date: 10/09/2019
Name of Subdivider: Trane Velasquez
Home Address: 378 Ximaya
Phone Number: (915) 731-0017

1. Legal description of property to be subdivided: _____
2. Present zoning: _____ Area (Sq. Ft.) _____ Present Land Use _____
3. Proposed land division:
Lot 1 Area: 18,906.25 Acres
Lot 2 Area: 18,906.25 Acres
Total Area: _____ Acres
4. Is dedication of easement required? No _____. If yes, appropriate letter from utilities is required.

DOCUMENTS REQUIRED

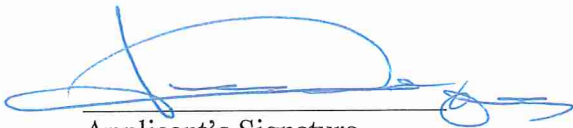
1. Plat of proposed subdivision done by a registered land surveyor showing existing easements.
2. Title guarantee by a Certified Abstractor showing that the subdivider owns or controls the proposed property and that the property is free from any liens or other encumbrances.
3. Property deed of proposed subdivision.
4. Location of existing structures and septic systems on the proposed subdivision. Future development requires the appropriate permits.
5. Documents from government agencies.

FEEES

Application Fee:	\$150.00
Preliminary Plat Review:	\$100.00
Final Plat Review:	\$100.00
<u>Engineering Report Review:</u>	<u>\$200.00</u>
<u>Capital Improvement fee</u>	<u>\$400.00</u>
	550.00

Total (non-refundable): _____

Under the Environmental Protection Agency's (EPA) regulations, construction sites larger than five (5) acres are required to have a storm water run-off plan and maintain detailed records during the project's operation.


Applicant's Signature

10/09/2019
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