

Elia Garcia
Mayor

Rene Rodriguez
Representative
At Large

Cesar Nevarez
District 1
Mayor Pro Tem



Ralph Duran
District 2

Victor Perez
District 3

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 18, 2020** 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 21, 2020 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 Tract 4-B, Socorro Grant, Block 27, from A-1, (Agricultural) to R-1 (Single Family Residential) for a new development.
- 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 Tract 9, Socorro Grant, Block 17, located at 10143 Socorro Road from R-1, (Single Family Residential) to C-1 (Light Commercial) to allow parking of semi-trucks.

REGULAR MEETING AGENDA – SOCORRO PLANNING & ZONING COMMISSION
February 18, 2020 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) Preliminary Plat Approval: - Public Hearing

Consider and Take Action on the public hearing and Preliminary Plat Approval for Villas de Socorro Subdivision, being all of Tracts 13B & 18, Block 12, and Tracts 1, 3A, & 3C, Block 27, Socorro Grant.

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
February 18, 2020 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 14th, day of February 2020.

Sergio Morales, Planning & Zoning Secretary

DATE & TIME POSTED: 2-14-2020 2:30p.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

January 21, 2020

| Members Present | Members Absent | Staff Present | Others Present |
|--|--------------------------------|--------------------------------|----------------|
| David Estrada Arturo Lafuente Daniel Lopez Enrique Cisneros | Ernest Gomez Andrew Arroyos | 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 5:39 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 January 7, 2019 Planning and Zoning Commission meeting.

A motion was made by Mr. Ernest Gomez to approve, seconded by Mr. Arturo Lafuente. Motion was carried with 4 commissioners present in favor.

4. Regular Agenda – Discussion and Action:

- a. Consider and Take Action on an Ordinance to regulate the construction and maintenance of Sidewalks and Driveways in public rights-of-way.**

A motion was made by Mr. Daniel Lopez to approve with the recommendation to reword section 060 to include exceptions from 045 and to approve the rest of the ordinance with recommendations subject to legal review, seconded by Mr. Arturo Lafuente. Motion was carried with 3 commissioners yes and 1 abstained.

5. Planning and Zoning Commissioners Report:

Various subjects were discussed.

6. Planning and Zoning Department Report:

Various subjects were discussed.

7. Excuse absent commission members.

A motion to approve absent commission members was made by Mr. Daniel Lopez, seconded by Mr. Enrique Cisneros. 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, meeting is adjourned.
Meeting adjourned at 7:14 p.m.

Daniel Lopez, Chairperson

Sergio Morales, Secretary

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Mayor

Rene Rodriguez
At Large
Mayor Pro Tem

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District 1
Mayor Pro-Tem



Ralph Duran
District 2

Victor Perez
District 3

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

DATE: February 18, 2020
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's Master Plan and rezoning of Tract 4-B, Socorro Grant, Block 27 from A-1, Agricultural to R-1, Single Family Residential for a new development.

SUMMARY:

The property is easterly located at 1500 feet from the intersection of Socorro Rd. and Sylvia Ct., and it has an approximate area of 108,900 Sq. Ft. (2.5 acres).

BACKGROUND:

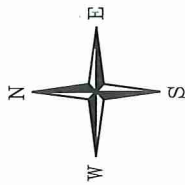
A complete background will be presented before the board once we receive the authorization to proceed with the Public Hearing.

STATEMENT OF THE ISSUE:

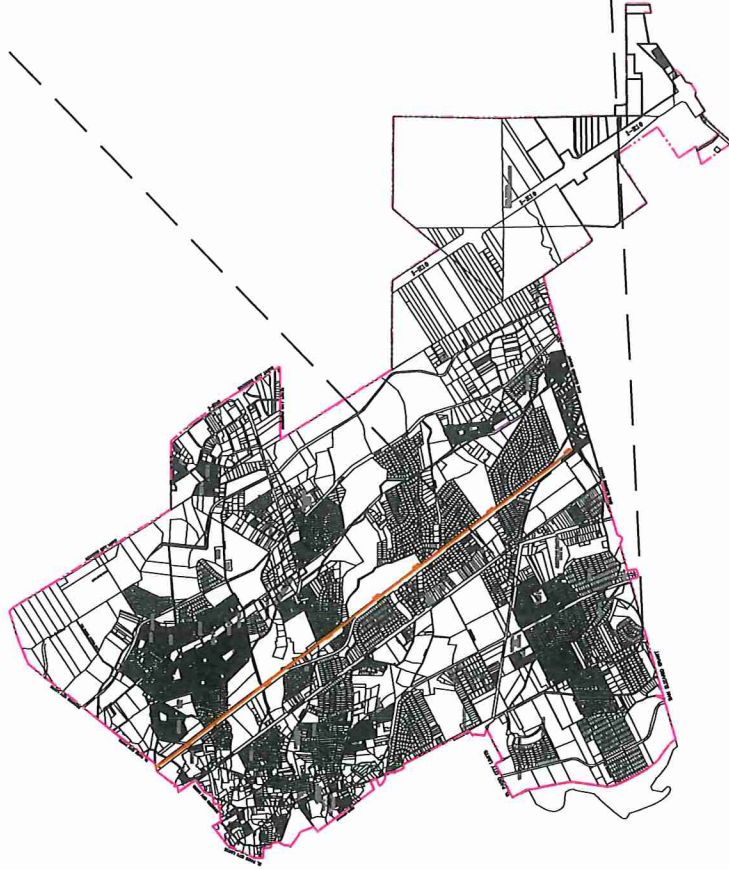
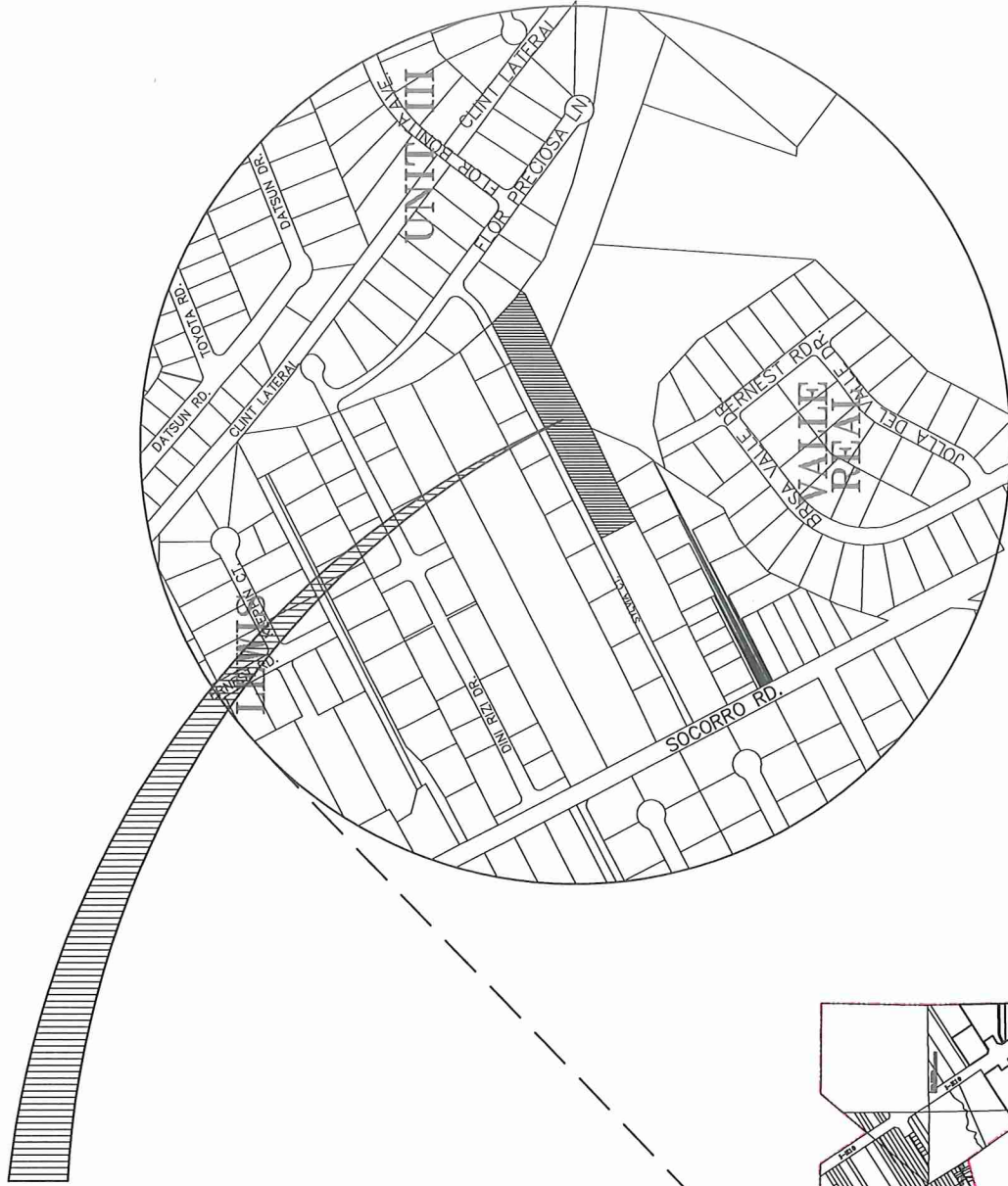
The statement will be provided once the research has been carried out.

STAFF RECOMMENDATION:

The Planning and Zoning Department recommends APPROVAL to provide a complete report and background of the property to the Commission.



PROJECT SITE;
Tract 4-B Block 27
Socorro Grant



CITY OF SOCORRO



LOCATION MAP

Scale: AS SHOWN



PLANNING AND ZONING DEPARTMENT
REZONING APPLICATION
CITY OF SOCORRO

1. Name: Raul Flores
Address: 0 Sylvia Court Phone: _____
Representative: Melvin Gomez
Address: 11385 James West Drive ^{B-13} Phone: 915-241-3833
Email Address: _____

2. Property Location: _____
Legal Description: Track 4B Block 27 Socorro 2.5 Acres

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

2.5 Acres
Area (Sq. ft. or Acreage)

A-1
Current Zoning

Agricultural
Current Land Use

B-1
Proposed Zoning

Residential
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]
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

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District 4

Adriana Rodarte
City Manager

DATE: February 18, 2020
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's Master Plan and rezoning of Tract 9, Socorro Grant, Block 17 located at 10143 Socorro Rd. from R-1, Single Family Residential to C-1, Light Commercial to allow parking of semi-trucks.

SUMMARY:

The property is southerly located at 770 feet from the intersection of Socorro Rd. and Moon Rd., and it has an approximate area of 25,265 Sq. Ft. (0.58 acres).

BACKGROUND:

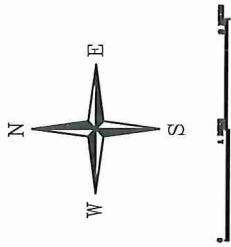
A complete background will be presented before the board once we receive the authorization to proceed with the Public Hearing.

STATEMENT OF THE ISSUE:

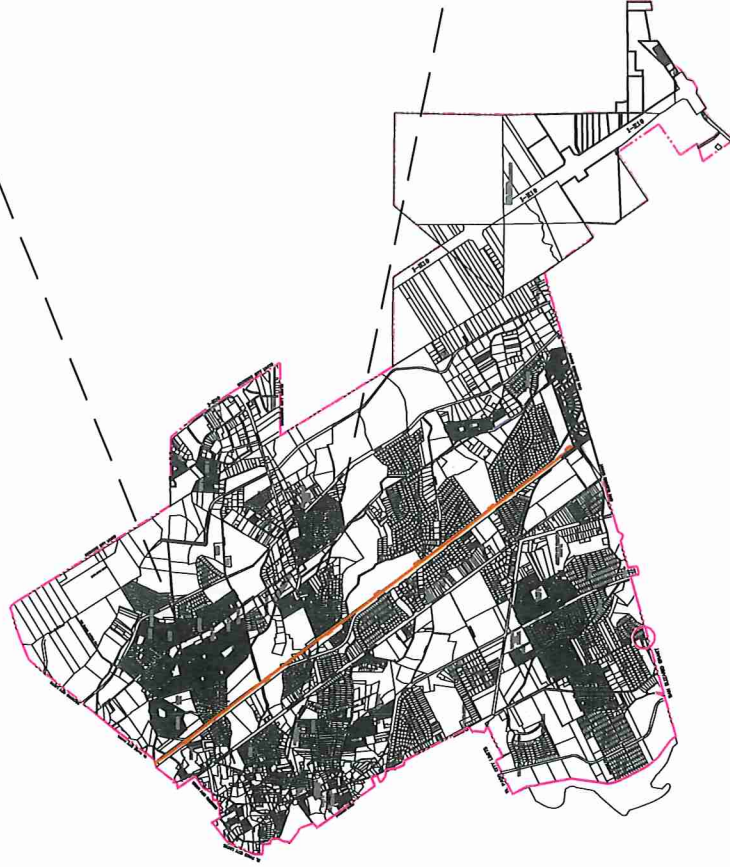
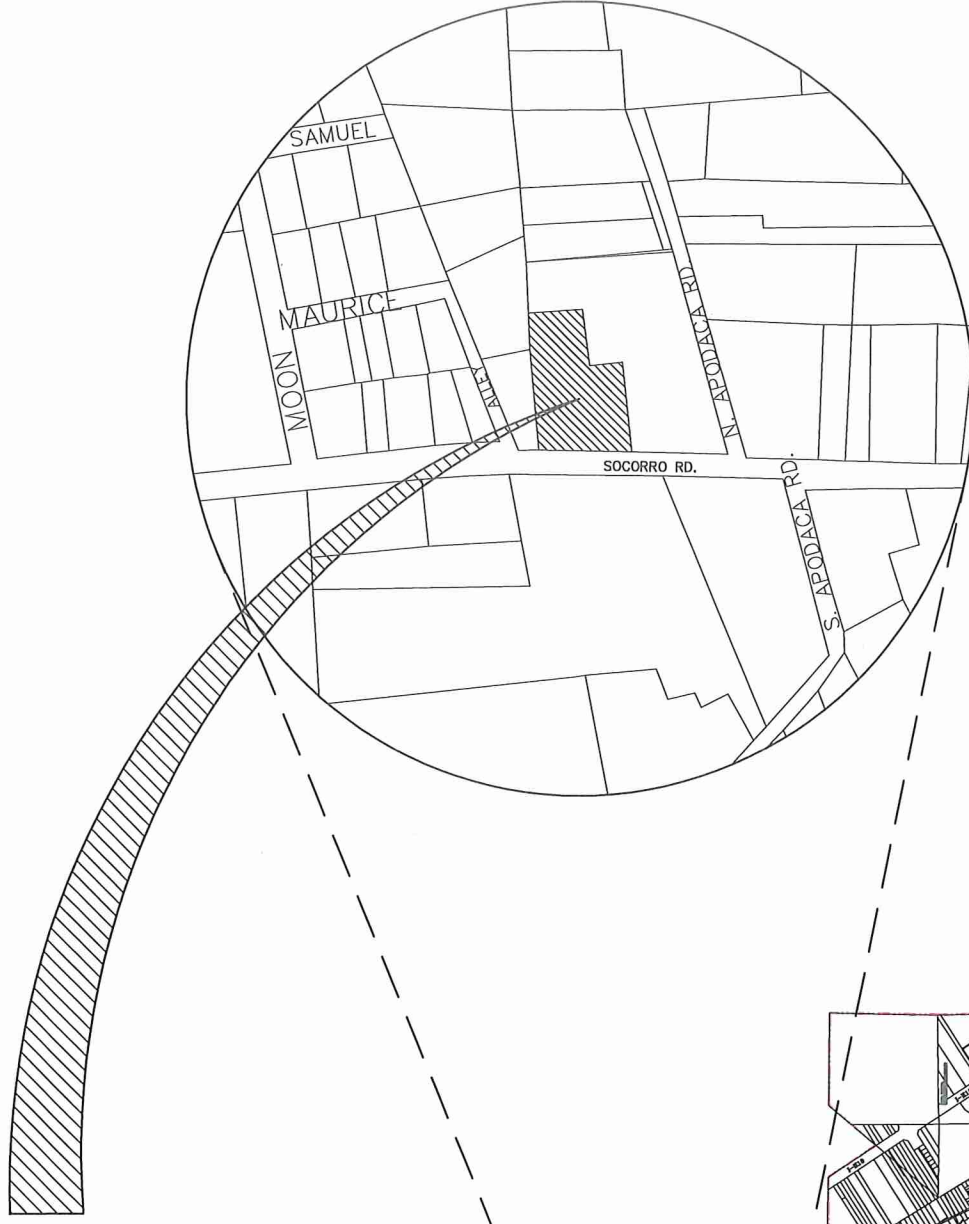
The statement will be provided once the research has been carried out.

STAFF RECOMMENDATION:

The Planning and Zoning Department recommends APPROVAL to provide a complete report and background of the property to the Commission.



PROJECT SITE;
10143 Socorro Rd.
Tr.9, Block 17
Socorro Grant



CITY OF SOCORRO

LOCATION MAP

Scale: AS SHOWN





PLANNING AND ZONING DEPARTMENT
REZONING APPLICATION
CITY OF SOCORRO

1. Name: Isidro Torres
Address: 9599 Cayman Ln. Phone: 915 3299770
Representative: _____
Address: _____ Phone: _____
Email Address: elpatorres@att.net
2. Property Location: 10143 Socorro rd. Socorro, TX. 79927
Legal Description: Track 9 Block 17

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

| | | |
|---|---|--|
| <u>25265</u> Area (Sq. ft. or Acreage) | <u>R-1</u> Current Zoning | <u>Truck Parking</u> Current Land Use |
| <u>C-1</u> Proposed Zoning | <u>Truck Parking</u> Proposed Land Use | |

3. All owners of record must sign document.

| | |
|----------------------|--------------------|
| <u>Isidro Torres</u> | <u>[Signature]</u> |
| <u>Luz Torres</u> | <u>Luz Torres</u> |

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.

| | |
|--|-----------------------|
| <u>Isidro Torres</u> Representative/Owner | <u>2-6-20</u> 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

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Adriana Rodarte
City Manager

DATE: February 18, 2020
TO: PLANNING AND ZONING COMMISSION
FROM: Job Terrazas, Building Official
CC: Adriana Rodarte, City Manager

SUBJECT:

Public Hearing and Preliminary Plat Approval for Villas de Socorro Subdivision, being all of Tracts 13B & 18, Block 12 and Tracts 1, 3A & 3C, Block 27, Socorro Grant.

SUMMARY:

The property is easterly located at approximately 950 feet from Socorro Rd and the intersection of Fray Olguin Ct. This development has a total area of 45.79 acres, owned by La Orilla, LLC.

This development will contain 112 single family lots, 2 ponding areas and 1 open space. Per FEMA panel #480212-0250B, the subdivision is located outside the 500-year flood plain.

BACKGROUND:

The property was rezoned to R-2, Medium Density Residential on May 16, 2019.

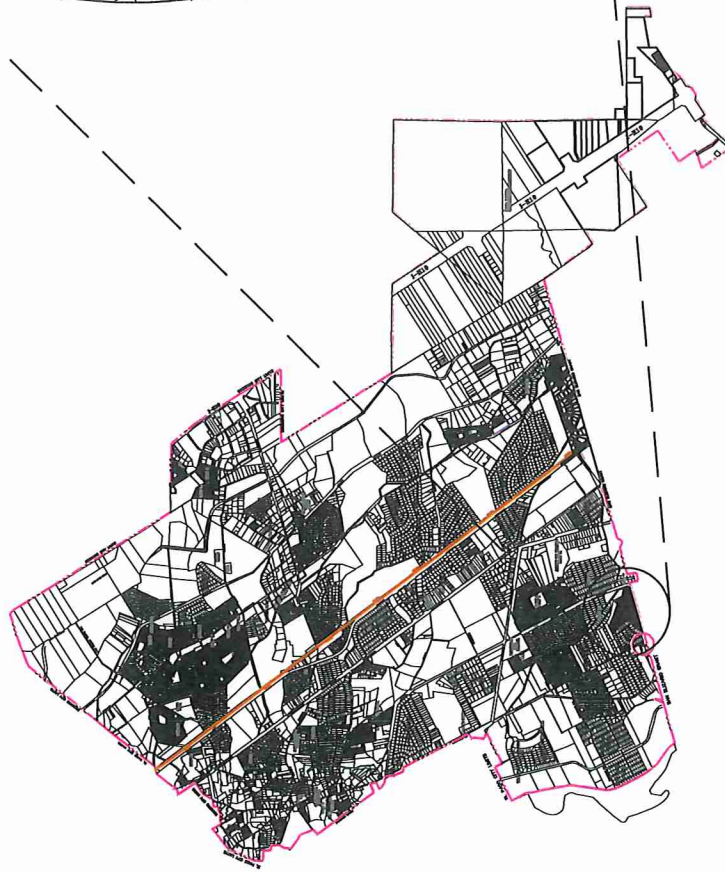
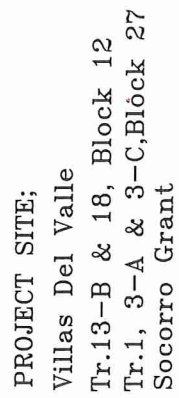
STATEMENT OF THE ISSUE:

The application for the preliminary plat has been submitted and paid to conduct the public hearing and preliminary plat presentation to the City. The engineering reports listed below are still being created.

STAFF RECOMMENDATION:

The Planning and Zoning Department recommends APPROVAL contingent upon the submittal and approval of the following reports before construction begins and submittal of the final plat:

- Soils Analysis
- Schedule of Development
- Covenants & Restrictions
- Environmental Site Assessment Phase I
- Traffic Impact Analysis
- Red Line Corrections
- Proposed Park Design
- Special Problems Analysis



CITY OF SOCORRO

LOCATION MAP

Scale: AS SHOWN



PLANNING AND ZONING DEPARTMENT

APPLICATION FOR SUBDIVISION APPROVAL

Date: 02/03/2020

REQUIRED DOCUMENTS

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

Application must be completed and validated prior to subdivision processing.

Subdivision Name: Villas De Socorro

1. Legal description of Area: Being a Portion of Tract 18, Block 12 and a Portion of Tracts 1,3-A, and 3-C, Block 27, Socorro grant. El Paso County, Texas.

2. Proposed Land Uses:

| | Acres | Sites | | Acres | Sites |
|---------------|--------|-------|------------------|---------|-------|
| Single Family | 19.515 | 112 | Office | | |
| Duplex | | | Street & Alley | 6.0631 | |
| Apartment | | | Ponding/Drainage | | |
| Mobile Home | | | Institutional | | |
| P.U.D. | | | Other (Specify) | | |
| Park/Pond | 3.566 | 2 | Open Space | 16.6420 | 1 |
| School | | | | | |
| Commercial | | | Total No. Sites | | 115 |
| Industrial | | | Total Acreage | 45.7864 | |

3. What is existing zoning of the above described property? R-2
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

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

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

6. Are sidewalks proposed along all dedicated streets? Yes X No _____

If only along some streets, which ones? _____

7. What type of telephone easements are proposed?

Underground _____ Overhead _____ Both X

What type of electrical easements are proposed?

Underground _____ Overhead _____ Both X

What type of cable T.V. easements are proposed?

Underground _____ Overhead _____ Both X

8. What type of drainage is proposed?

Street run-off along streets conveyed to storm sewer system discharging to proposed retention ponds.

9. Remarks and/or explanation of special circumstances:

10. Owner of record: La Orilla ,LLC. 701 st. Vrain, El Paso Tx, 79902. 915-474-1404

Name & address

Zip

Phone

11. Developer: Enrique Escobar 337 E. Borderland, El Paso Tx, 79932. 915-474-1404

Name & address

Zip

Phone

12. Engineer: Tre & Associates, LLC 110 Mesa Park Drive, Suite 200 El Paso Tx, 79912 915-852-9093

Name & address

Zip

Phone

Applicant's Signature: _____

Capacity: General Partner