

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.

SUPPLEMENTAL NOTICE OF MEETING BY VIRTUAL SERVICES

IN ACCORDANCE WITH ORDER OF THE OFFICE OF THE GOVERNOR ISSUED MARCH 16, 2020, THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOCORRO WILL CONDUCT THE MEETING SCHEDULED FOR TUESDAY JULY 7, 2020, AT 5:30 PM BROADCASTED FROM CITY HALL CHAMBERS, 860 RIO VISTA RD., SOCORRO, TEXAS VIA TELEPHONE CONFERENCE AND LIVE STREAMED IN ORDER TO ADVANCE THE PUBLIC HEALTH GOAL OF LIMITING THE NUMBER OF PEOPLE PHYSICALLY PRESENT AT OUR LOCATION (ALSO CALLED "SOCIAL DISTANCING") TO SLOW THE SPREAD OF THE CORONAVIRUS (COVID-19). THERE WILL BE NO PHYSICAL PUBLIC ACCESS TO THE LOCATION DESCRIBED ABOVE.

THIS WRITTEN NOTICE, THE MEETING AGENDA, AND THE AGENDA PACKET, ARE POSTED ONLINE AT [HTTP://CL.SOCORRO.TX.US/2020-PLANNING-AND-ZONING-COMMISSION-AGENDAS](http://CL.SOCORRO.TX.US/2020-PLANNING-AND-ZONING-COMMISSION-AGENDAS) THE PUBLIC CAN ACCESS THE MEETING BY CALLING TOLL FREE-NUMBER 844-854-2222 ACCESS CODE 323610.

THE PUBLIC MUST CALL IN 844-854-2222 ACCESS CODE 323610 BY 5:00 PM MOUNTAIN STANDARD TIME (MST) ON JULY 7, 2020 TO SIGN UP FOR PUBLIC COMMENT AND THE AGENDA ITEM THEY WISH TO COMMENT ON. THE PUBLIC THAT SIGNED UP TO SPEAK WILL BE CALLED UPON BY THE PRESIDING OFFICER DURING THE MEETING.

Notice is hereby given that a regular meeting of the Planning and Zoning Commission of the City of Socorro, Texas will be held **Tuesday, July 7, 2020** at 5:30 p.m. broadcasted from City Council Chambers, 860 N. Rio Vista, Socorro, Texas at which time the following will be discussed:

1. **CALL TO ORDER.**
2. **ESTABLISHMENT OF QUORUM.**
3. **ELECTION OF OFFICERS.**

REGULAR MEETING AGENDA – SOCORRO PLANNING & ZONING COMMISSION
July 7, 2020 at 5:30 PM

4. **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.

5. **CONSENT AGENDA**

(a) Consider and Take Action:

On the approval of meeting minutes for the June 16, 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 Tracts 2, 3, 4, 7, 7A, 8, 8A, 9, 10, 11, 12A, 13, 13A, 13A2, 14, and 14A, Block 5, Socorro Grant, from C2/A1 to IC-MUD for a new development.

REGULAR AGENDA-DISCUSSION AND ACTION

6. **Final Plat Approval**

Consider and Take Action:

On the final plat approval for Baba Section One Subdivision, being a portion of the O.A. Danielson Survey No. 316 in El Paso County, Texas.

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.

7. Planning and Zoning Commissioners Report:

8. Planning and Zoning Department Report:

9. Excuse absent commission members:

REGULAR MEETING AGENDA - SOCORRO PLANNING & ZONING COMMISSION
July 7, 2020 at 5:30 PM

10. 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 3rd, day of July 2020.



Sergio Morales, Planning & Zoning Secretary

DATE & TIME POSTED: 7-2-2020 11:00 A.M. /BY: 

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

(www.ci.socorro.tx.us)

FC
CITY OF SOCORRO PLANNING AND ZONING COMMISSION
 Meeting Minutes
 June 16, 2020

Members Present	Members Absent	Staff Present	Others Present
Arturo Lafuente Andrew Arroyos Enrique Cisneros David Estrada	Ernest Gomez Daniel Lopez	Job Terrazas Via Livestream Mayela Granados Eunice Marquez Michelle Gomez	Merwan Bhatti Via Livestream

Items for discussion and action:

1. Call to order.

Vice Chairperson Mr. Arturo Lafuente called the meeting to order at 5:38 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 June 2, 2020 Planning and Zoning Commission meeting.

b) Consider and Take Action:

On the Public hearing request for the proposed conditional use permit for a mechanic shop at Leigh Clark Survey 293 ABST 6257, Tract 1-A-1 located at 1113 Horizon Blvd.

Mr. Terrazas asked to make a correction on the previous minutes from June 2, 2020. Arturo LaFuente, Vice chairperson and Eunice Marquez for Secretary Sergio Morales.

A motion was made by Mr. Arturo LaFuente to approve and seconded by Mr. Andrew Arroyos. Motion was carried with 1 no and 3 commissioners in favor.

4. Regular Agenda – Discussion and Action:

Consider and Take Action and Public hearing for Haciendas del Valle Unit 2 Replat D, being all of Lot 12, Block 3, Haciendas del Valle Unit 2, located at 11711 Valle del Paseo for a lot split.

PUBLIC HEARING OPEN: 5:49 P.M. No one called or signed up to speak.

PUBLIC HEARING CLOSE: 5:49 P.M.

A motion was made by Andrew Arroyos to approve and seconded by David Estrada.

Motion was carried with all commissioners in favor.

5. Consider and Take Action and public hearing for Haciendas del Valle Unit 2 Replat E, being all of Lot 14, Block 3, Haciendas del Valle Unit 2, located at 11661 Valle del Paseo for a lot split.

PUBLIC HEARING OPEN: 5:58 P.M. No one called or signed up to speak.

PUBLIC HEARING CLOSE: 5:58 P.M.

A motion was made by Andrew Arroyos to approve and seconded by David Estrada.
Motion was carried with all commissioners in favor.

6. Planning and Zoning Commissioners Report:
Nothing to report

7. Planning and Zoning Department Report:

Mr. Job Terrazas mentioned Daniel Lopez has immediately resigned as Chairperson of Planning and Zoning Commission.

8. Excuse absent commission members.
Daniel Lopez and Ernest Gomez were absent.

A motion to excuse absent commission members was made by Mr. David Estrada., seconded by Mr. Andrew Arroyos. Motion was carried with 1 no and 3 commissioners in favor.

9. Consider and take action on adjournment.

A motion to adjourn was made by Mr. Arturo Lafuente, seconded by Mr. Andrew Arroyos. Motion was carried with all commissioners in favor. Meeting adjourned at 6:07 p.m.

Arturo Lafuente, Vice Chairperson

Eunice Marquez for Sergio Morales Secretary

Item 4b

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

DATE: July 7, 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 Tracts 2, 3, 4, 7, 7A, 8, 8A, 9, 10, 11, 12A 13, 13A, 13A2, 14 and 14A, Block 5, Socorro Grant from C2/A1 to IC-MUD for a new development.

SUMMARY:

The property matter of this request is north of Nuevo Hueco Tanks. This property has an estimated area of 12,308,749 sf. (282.57 acres), owned by Lower East Valley Holding Co. LLC.

BACKGROUND:

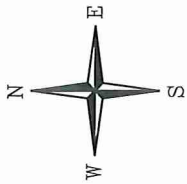
A complete background will be presented before the board once we receive the authorization to proceed with the Public Hearing.

STATEMENT OF THE ISSUE:

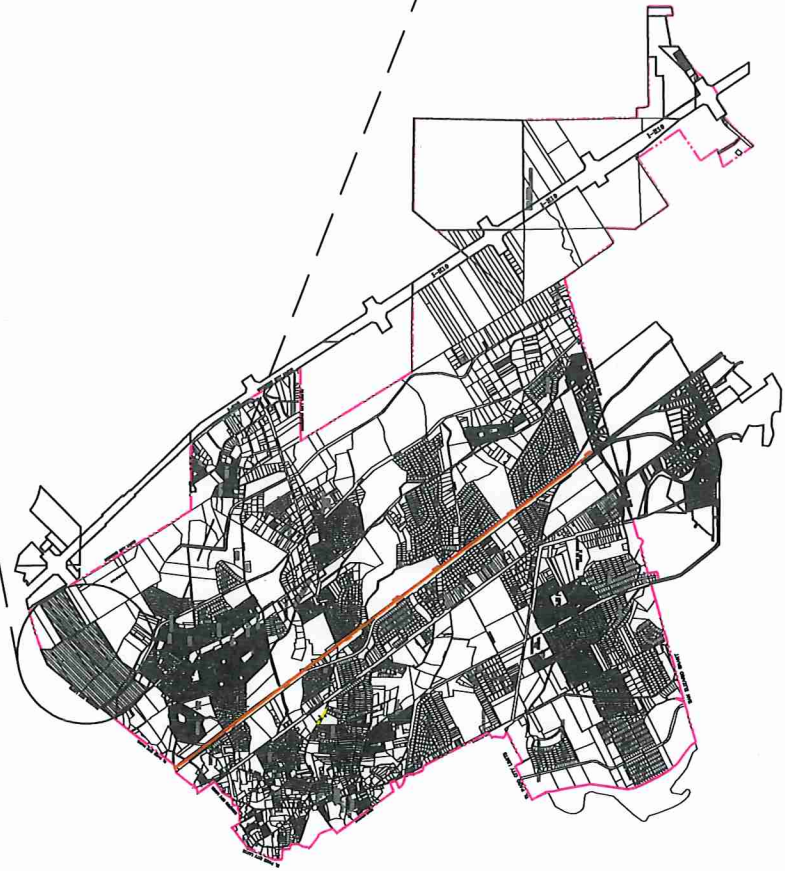
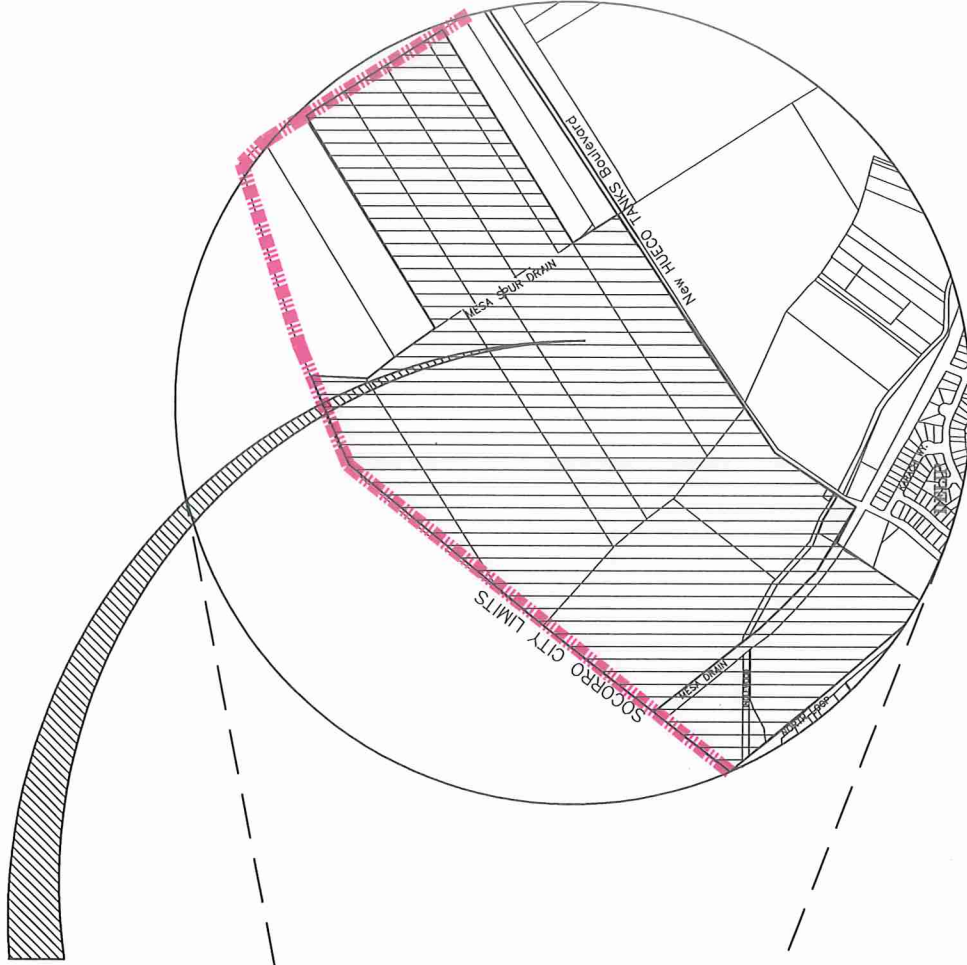
The statement will be provided once the research has been carried out.

STAFF RECOMMENDATION:

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



PROJECT SITE;
Eastlake Village
Tracts 2,3,4,7,7A,8,8A,9,10,
11,12A,13,13A,13A2,14 & 14A, Blk.5
Socorro Grant



CITY OF SOCORRO

LOCATION MAP

Scale: AS SHOWN





PLANNING AND ZONING DEPARTMENT

Request for Rezoning

1. Name: LOWER EAST VALLEY HOLDING Co., LLC
 Address: 337 E. BORDERLAND DRIVE # 7 Phone: 915-474-1404
 Representative: CEA GROUP
 Address: 813 N. KANSAS ST., STE. 300 Phone: 915-544-5232
 BEING ALL OF TRACTS 2, 3, 4, 7, 7A, 8, 8A, 9, 10, 11, 12A, 13
 2. Property Location: 13A, 13A2, 14 AND 14A, BLOCK 5, SOCORRO GRANT,
EL PASO COUNTY, TEXAS
 Legal Description: _____

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

<u>283.86</u>	<u>A1, C2</u>	<u>VACANT</u>
Area (Sq. ft. or Acreage)	Current Zoning	Current Land Use
<u>IC MUD</u>	<u>COMMERCIAL, INDUSTRIAL/MANUFACTURING</u>	
Proposed Zoning	Proposed Land Use	

3. All owners of record must sign document.

[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.

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

ALL FEES ARE NONREFUNDABLE

Item # 6

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

DATE: July 7, 2020
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 Baba Section One Subdivision, being a portion of the O.A. Danielson Survey No. 316 in El Paso County, Texas.

SUMMARY

The subject property is located at the intersection of IH-10 and Nuevo Hueco Tanks Blvd. The property is owned by Baba L.P.

BACKGROUND

The proposed plat is as follows:

- Lot #1 Area.....284,882 sq. ft. (6.540 acres)
- Lot #2 Area.....101,930 sq. ft. (2.340 acres)
- Lot #3 Area.....102,670 sq. ft. (2.357 acres)
- Pond.....94,350 sq. ft. (2.166 acres)

Total Area Area...649,871 sq. ft. (14.919 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.

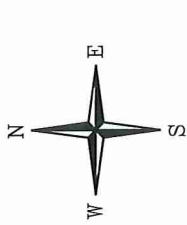
STATEMENT OF THE ISSUE

The proposed plat will generate three commercial lots and a pond. The remainder of Tract 1-B will continue to be unplatted/undeveloped.

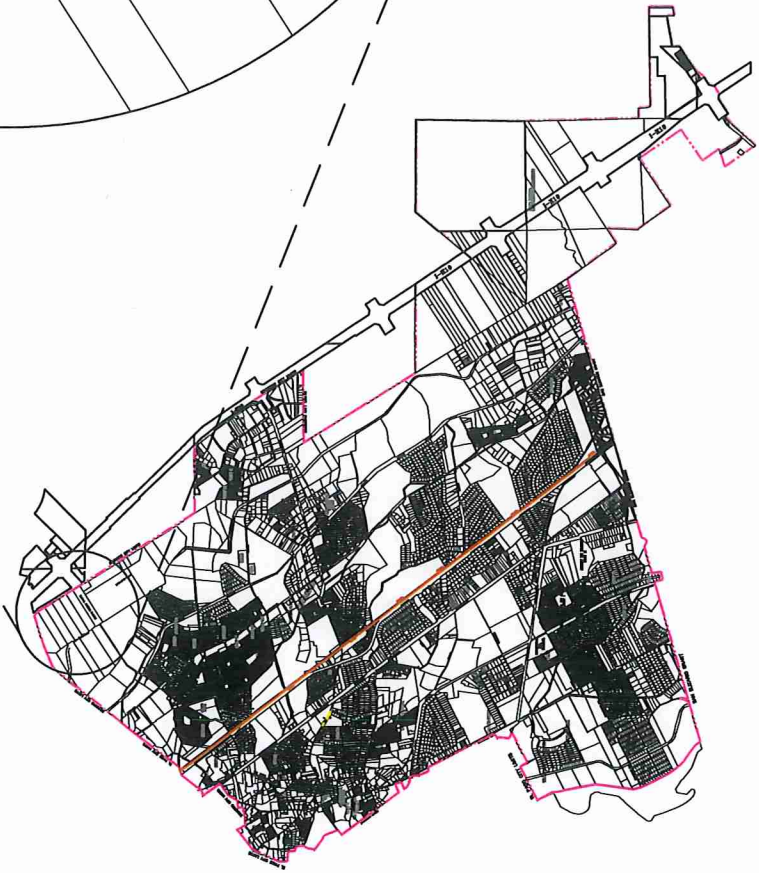
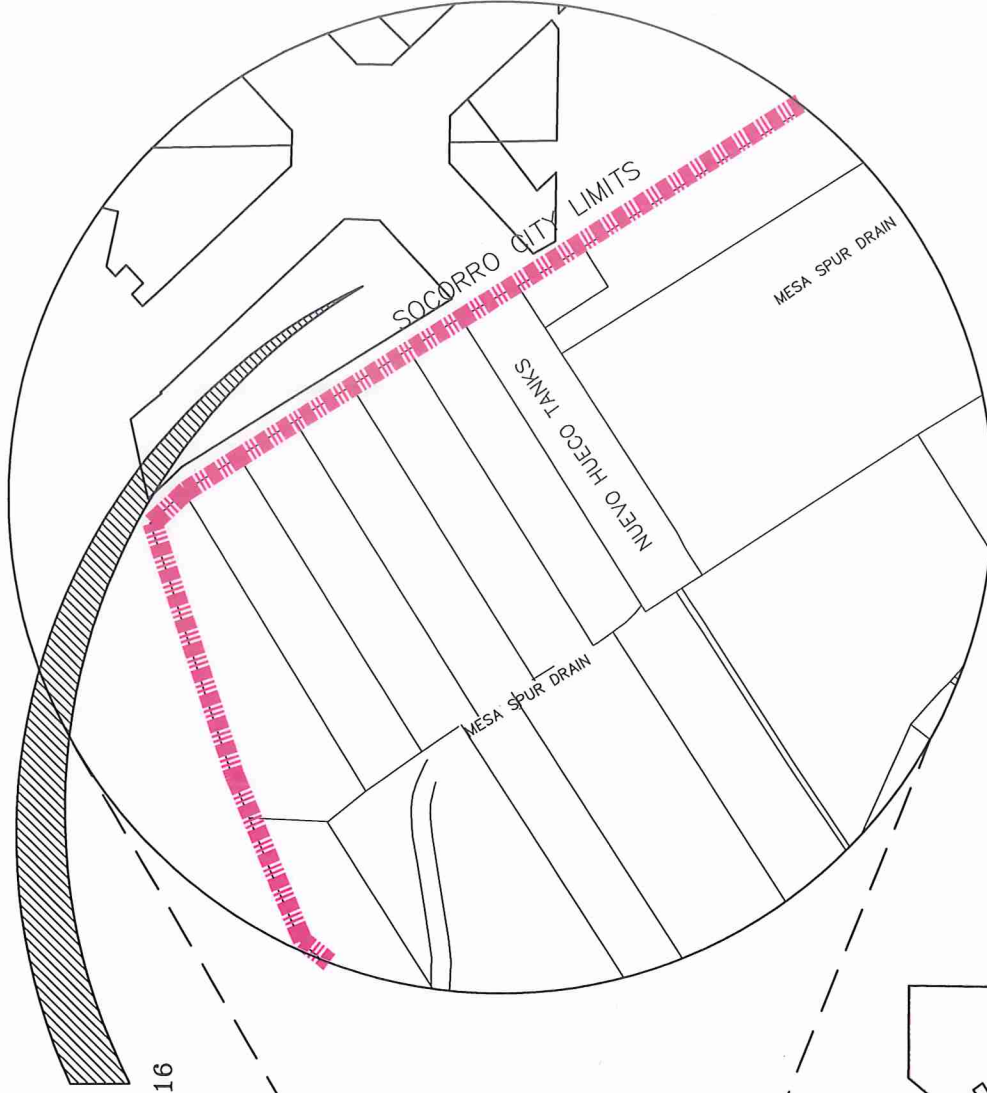
STAFF RECOMMENDATION

The Planning and Zoning Department recommends APPROVAL.

- Extension of City's utilities is not required for this plat.
- Additional ROW is not required to be dedicated by this plat.



PROJECT SITE;
BABA Section One
Portion of Tract 1-B
O.A. Danielson Survey 316

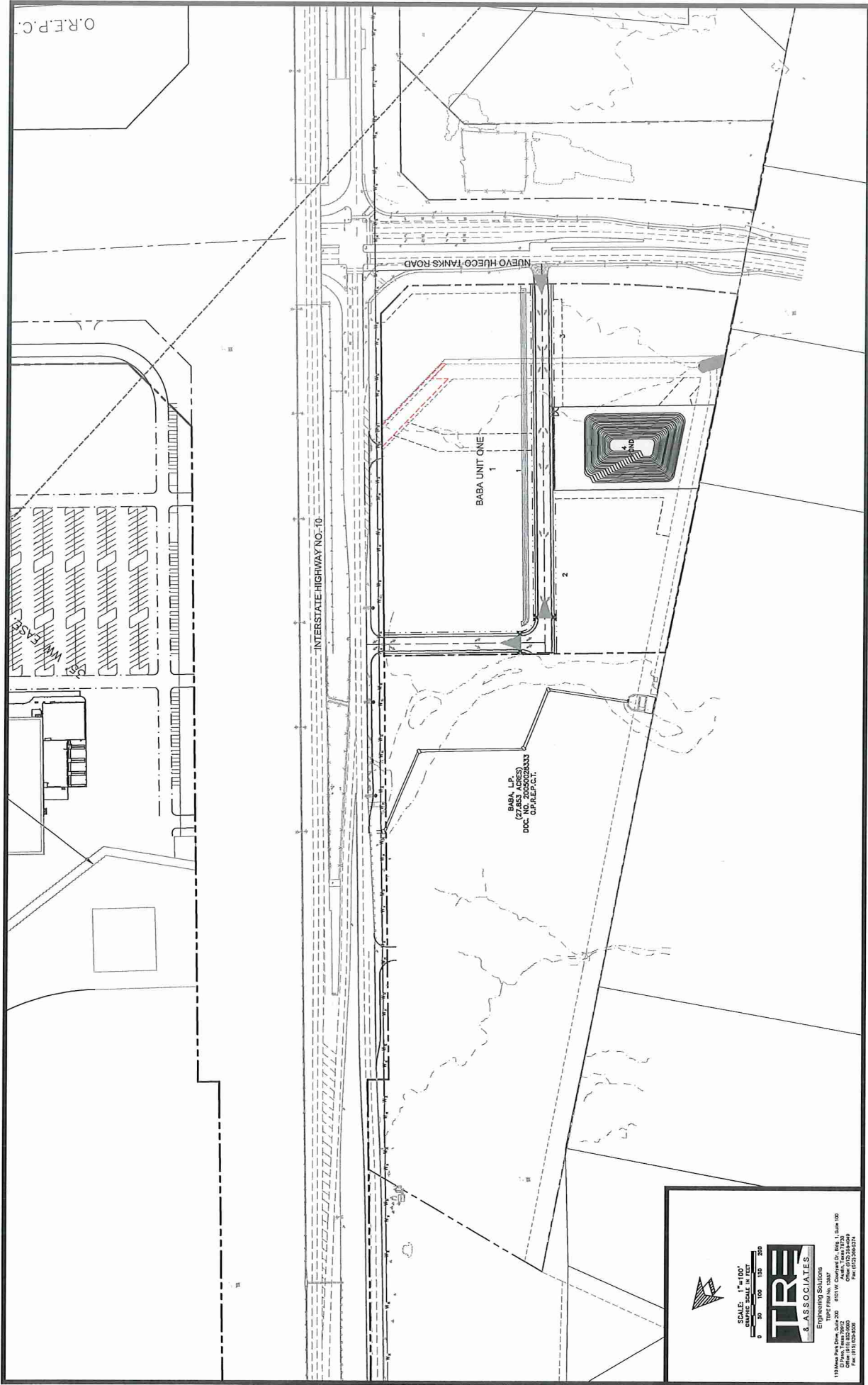


CITY OF SOCORRO

LOCATION MAP

Scale: AS SHOWN

O.R.E.P.C.



FILE: P:\720 Bld\11667 - BABA Unit One\Arch\SitePlan\1001\Kashya\Baba Front 1.dwg LAYOUT: COMM (2) DATE: 7/2/2020 10:17:15 AM BY: AARONES



SCALE: 1"=100'
GRAPHIC SCALE IN FEET



TRE
& ASSOCIATES

ENGINEERING SOLUTIONS

150 Main Street, Suite 200
Denver, CO 80202
Phone: (303) 733-0000
Fax: (303) 733-0000

801 W. Colfax Ave., Suite 1, Suite 100
Tampa, FL 33607
Phone: (813) 288-4546
Fax: (813) 288-4546



SUBDIVISION SUMMARY PROCEDURE

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.

PLAT APPLICATION

Date: 07/02/2020

Name of Subdivider: BABA L.P.

Home Address: P.O Box 312, Alto, NM. 88312

Phone Number: (915) 336-1199

1. Legal description of property to be subdivided: A PORTION OF THE O.A DANIELSON SURVEY NO. 316 IN EL PASO COUNTY, TEXAS CONTAINING 14.916 ACRES +/-.

2. Present zoning: N/A Area (Sq. Ft.) 649915 +/- Present Land Use Vacant

3. Proposed land division:

Lot 1 Area: 6.5438 Acres Lot 3 Area: 2.6250 Acres

Lot 2 Area: 2.6250 Acres Pond Lot: 1.6128 Acres

Total Area: 14.916 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
Final Plat Review: \$100.00

Total (non-refundable): \$250.00

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

07/02/2020
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