

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 21, 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://CI.SOCORRO.TX.US/2020-PLANNING-AND-ZONING-COMMISSION-AGENDAS](http://ci.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 21, 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 21, 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 21, 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 July 7, 2020 Planning and Zoning Commission meeting.

REGULAR AGENDA-DISCUSSION AND ACTION

6. Public Hearing- Rezoning:

Consider and Take Action:

On the public hearing 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.

7. Public Hearing – Conditional Use Permit:

Consider and Take Action:

On the public hearing 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 Boulevard.

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.

8. Planning and Zoning Commissioners Report:

9. Planning and Zoning Department Report:

10. Excuse absent commission members:

REGULAR MEETING AGENDA - SOCORRO PLANNING & ZONING COMMISSION
July 21, 2020 at 5:30 PM

11. 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 16th, day of July 2020.



Sergio Morales, Planning & Zoning Secretary

DATE & TIME POSTED: 7-16-2020 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)

FC
CITY OF SOCORRO PLANNING AND ZONING COMMISSION
 Meeting Minutes
 July 7, 2020

Members Present	Members Absent	Staff Present	Others Present
Arturo Lafuente Andrew Arroyos Enrique Cisneros	Ernest Gomez David Estrada	Job Terrazas Via Livestream Mayela Granados Sergio Morales	Merwan Bhatti Via Livestream

Items for discussion and action:

1. Call to order.

Vice Chairperson Mr. Arturo Lafuente called the meeting to order at 5:33 p.m.

2. Establishment of Quorum:

We had quorum with 3 commissioners present.

3. Election of Officers:

A motion was made by Mr. Arturo Lafuente to postpone the item until all commissioner are present, seconded by Mr. Andrew Arroyos. Motion was carried with all commissioners present in favor.

4. Notice to the Public – Open Forum.

No one signed up to speak at this time.

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.

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

6. Regular Agenda – Discussion and Action:

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.

A motion was made by Mr. Andrew Arroyos to approve and seconded by Mr. Enrique Cisneros. Motion was carried with 2 commissioners yes and 1 no.

7. Planning and Zoning Commissioners Report:

Mr. Arturo Lafuente voiced his concerns about the egress and ingress to Sunset Valley Estates Subdivision and was wondering if TXDOT could consider putting in lights to help the flow of traffic. Mr. Job Terrazas explained that the decision to install lights near the subdivision entrance is entirely up to TXDOT and he would reach out to TXDOT and try to have an answer for the next meeting.

8. Planning and Zoning Department Report:

Mr. Job reported that in the last City Council meeting a new ordinance was approved which is for a new zoning classification that will be available in the City of Socorro. This new ordinance will allow a mixture of Commercial and Industrial use for certain properties. It is a restructure of the M-1 and M-2 that have been eradicated, the change does not allow junkyards or mechanic shops in this new classification, however we are trying to prepare for new projects which require special zone use like warehousing or larger businesses.

9. Excuse absent commission members.

A motion to excuse absent commission members was made by Mr. Andrew Arroyos., seconded by Mr. Arturo Lafuente. Motion was carried with 2 commissioners yes and 1 no.

10. Consider and take action on adjournment.

A motion to adjourn was made by Mr. Enrique Cisneros, seconded by Mr. Andrew Arroyos. Motion was carried with all commissioners in favor. Meeting adjourned at 6:02 p.m.

Arturo Lafuente, Vice Chairperson

Sergio Morales Secretary

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 21, 2020
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'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:

According to our Future Land Use map, the projected land use for this property is: Residential/Commercial.

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

Adjacent Land Uses:

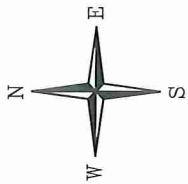
North: Agricultural (City of El Paso)
South: R-2 / C-2
East: Vacant land (El Paso County)
West: A-1, Agricultural

STATEMENT OF THE ISSUE:

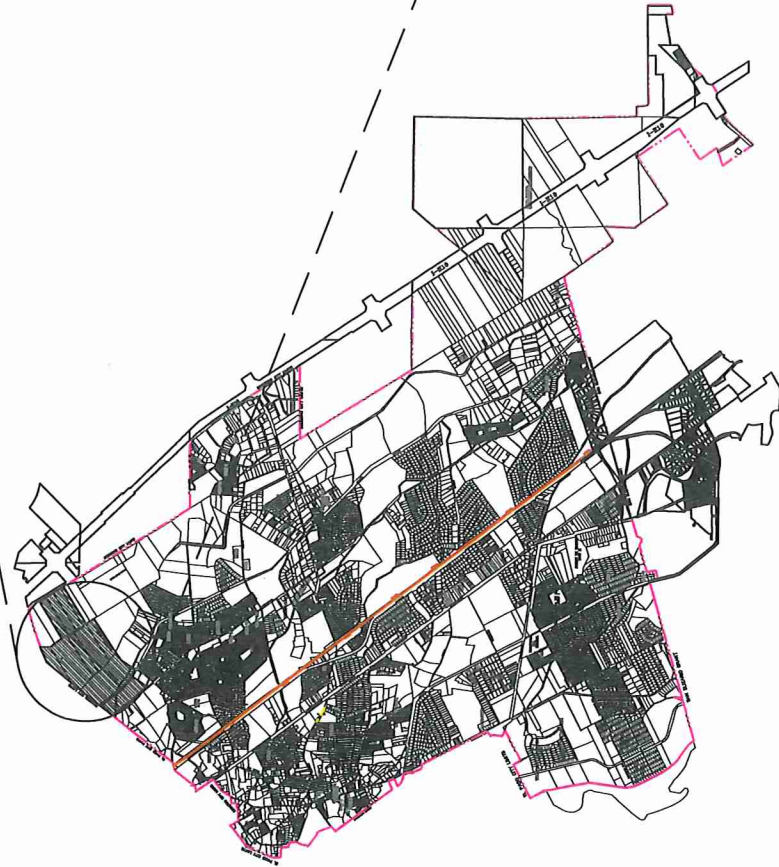
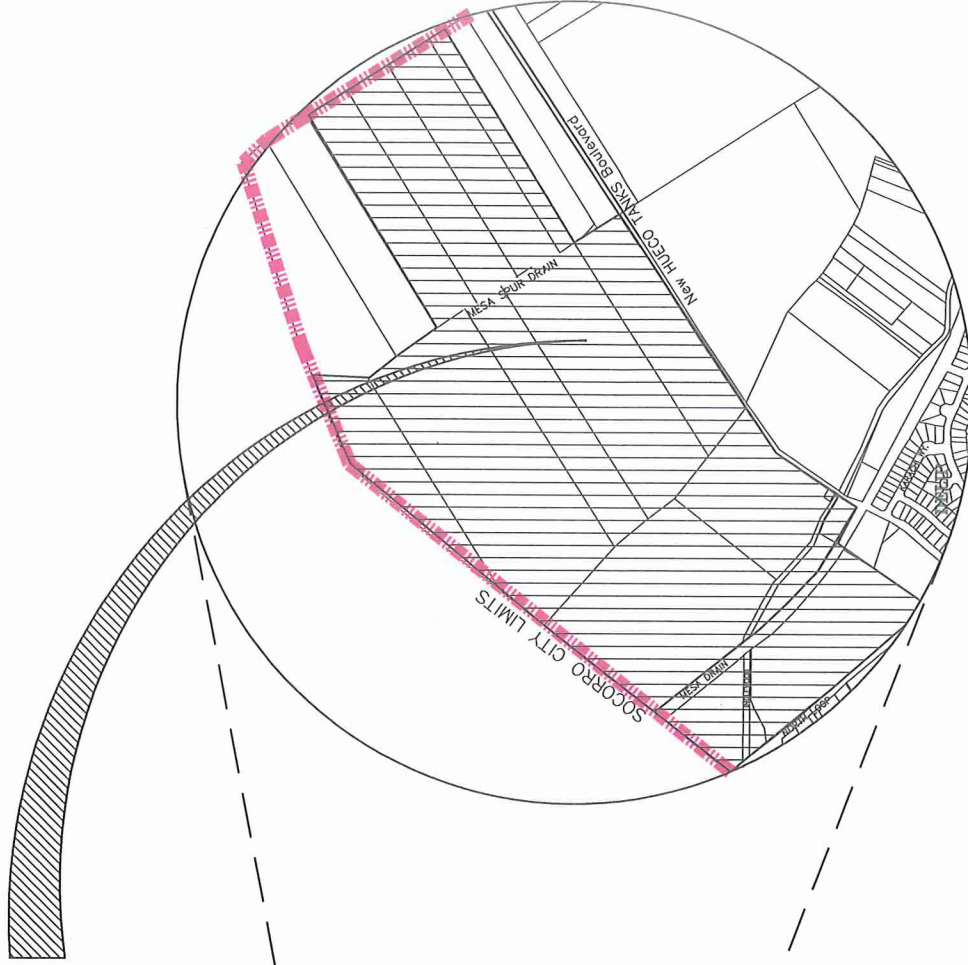
The Planning and Zoning Department received an application for a potential future development. Before the subdivision is designed, the property must be rezoned to establish regulations according to the proposed land use.

STAFF RECOMMENDATION:

The Planning and Zoning Department recommends APPROVAL.



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, 13AR, 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

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District 4

Adriana Rodarte
City Manager

DATE: July 21, 2020
TO: PLANNING AND ZONING COMMISSION
FROM: Job Terrazas, Building Official
CC: Adriana Rodarte, City Manager

SUBJECT:

Public hearing 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.

SUMMARY:

The property matter of this request is at the intersection of Robin Rd. and Horizon Blvd. This property has an estimated area of 43,560 sf. (1.00 acre), owned by Julio Chavez.

BACKGROUND:

According to our Future Land Use map, the projected land use for this property is: Commercial Per the Flood Insurance Rate Maps, the referenced property lies within **Zone X**.

Adjacent Land Uses:

North: R-1/C-2

South: RM-2 / M-1

East: M-1

West: C-2

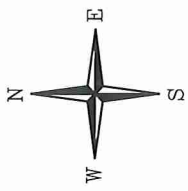
STATEMENT OF THE ISSUE:

The Planning and Zoning Department received an application for a mechanic shop. This shop is in an area that was annexed to Socorro in 2002. The shop was built approximately in 2012. No building permits were found.

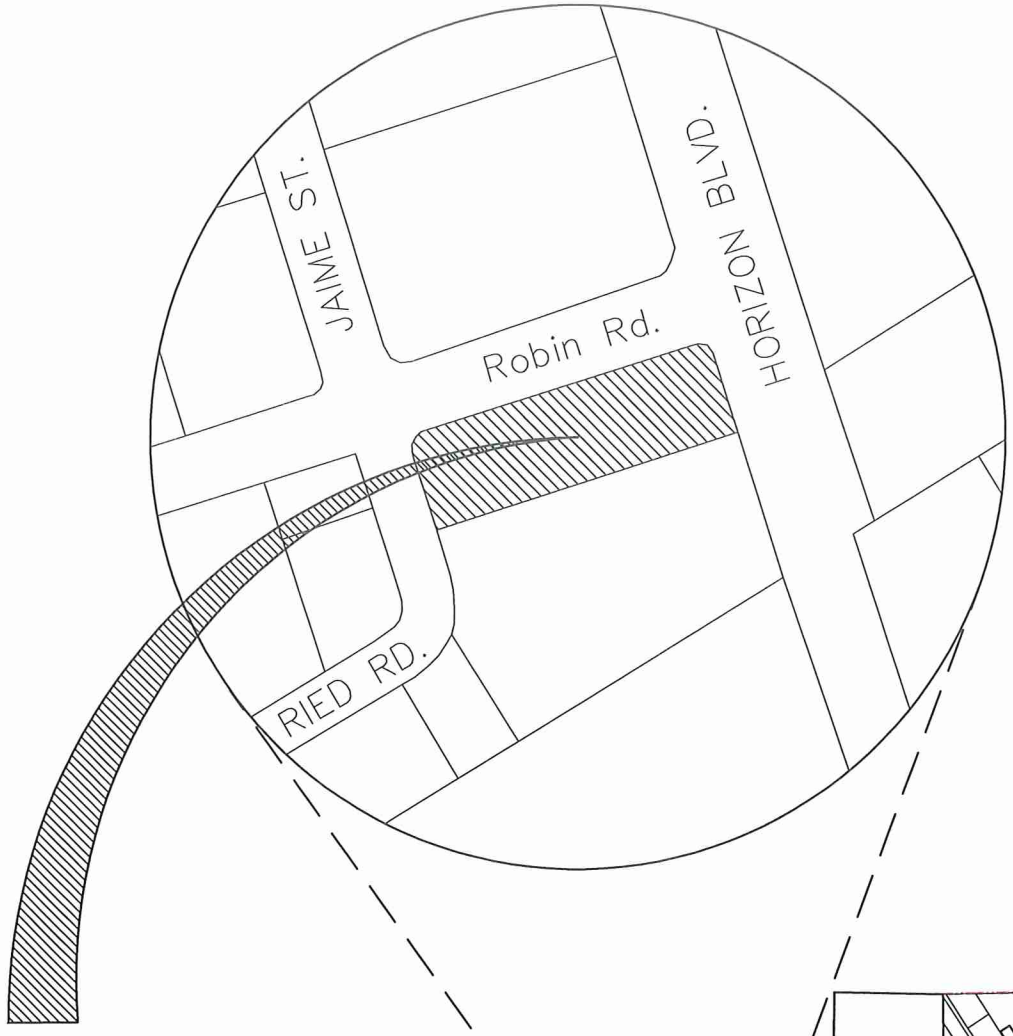
STAFF RECOMMENDATION:

The Planning and Zoning Department recommends APPROVAL with conditions imposed.

- The owner shall provide an affidavit from an architect certifying that the building was built according to the current building codes.
- Mechanic shop area must be paved with concrete or asphalt and provide parking spaces to include the parking required for the shopping center if necessary.
- Not more than five inoperable automobiles intended for repair, owned by customers only, shall be allowed within the property.
- All activities shall be conducted within a completely enclosed building.



PROJECT SITE;
 1113 Horizon Blvd.
 Tract 1-A-1, Leigh Clark Surv.
 293 AJ ST 6257



CITY OF OCORRO



LOCATION MAP
 Scale: AS SHOWN



CONDITIONAL USE PERMIT REQUEST

1. Name: Julio Chavez Date: 03-20-2020

Address: 11820 Deer Grass Phone: 915-422-5648

Representative: _____

Address: _____ Phone: _____

2. Property Location: 1113 S. Horizon

Legal Description: _____

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

1.0010 Acres
Area (Sq. ft. or Acreage)

Current Zoning

Tire Shop
Current Land Use

Proposed Zoning

Mechanic Shop
Proposed Land Use

3. All owners of record must sign document.

Julio Chavez

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

Planning Department

Owner or Representative

Date

Date