

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, March 3, 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 February 18, 2020 Planning and Zoning Commission meeting.
- b. Consider and Take Action:
On the Public hearing request for the proposed Conditional Use Permit for a tire shop on Lot 8, Block 2, Poole Subdivision, located at 10881 Alameda Avenue to allow a tire shop.
- 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 16-D-1, Block 10, Socorro Grant, located at 11401 Alameda Avenue for a commercial venture.

REGULAR MEETING AGENDA – SOCORRO PLANNING & ZONING COMMISSION
March 3, 2020 at 5:30 PM

d. 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, for a new development.

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:

Consider and Take Action on the Final Plat Approval for Juliflora Subdivision Unit 1, being all of Tract 5R, Block 78, Section 7, Township 4, Texas and Pacific Railway Surveys.

- 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.

Dated this 28th, day of February 2020.



Sergio Morales, Planning & Zoning Secretary

DATE & TIME POSTED: 2-28-2020 10:00 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
February 18, 2020

Members Present	Members Absent	Staff Present	Others Present
Arturo Lafuente Daniel Lopez Andrew Arroyos Enrique Cisneros	Ernest Gomez David Estrada	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 5:34 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 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.

A motion was made by Mr. Daniel Lopez to approve, seconded by Mr. Enrique Cisneros. Motion was carried with 3 commissioners present in favor.

4. Regular Agenda – Discussion and Action:

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.

PUBLIC HEARING OPEN: 5:44 p.m. Mr. Escobar stated that he agreed with all the staff recommendations and how to handle the open space. Miriam Cruz asked how many homes are being built.

PUBLIC HEARING CLOSE: 5:54 p.m.

A motion was made by Mr. Daniel Lopez to approve with staff recommendations, seconded by Mr. Enrique Cisneros. 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. 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, meeting is adjourned. Meeting adjourned at 6:10 p.m.

Daniel Lopez, 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: March 3, 2020
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 tire shop on Lot 8, Block 2, Poole Subdivision located at 10881 Alameda Ave. to allow a tire shop.

SUMMARY:

The property matter of this request is about 4,200' feet from the intersection of Horizon Blvd. and Alameda Ave. This property has an estimated area of 21,780 sf. (0.50 acres), owned by Elena & Juan Antonio Herrera.

BACKGROUND:

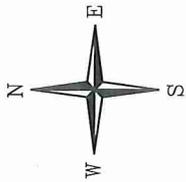
A complete background will be presented before the board once we receive the authorization to proceed with the Public Hearing.

STATEMENT OF THE ISSUE:

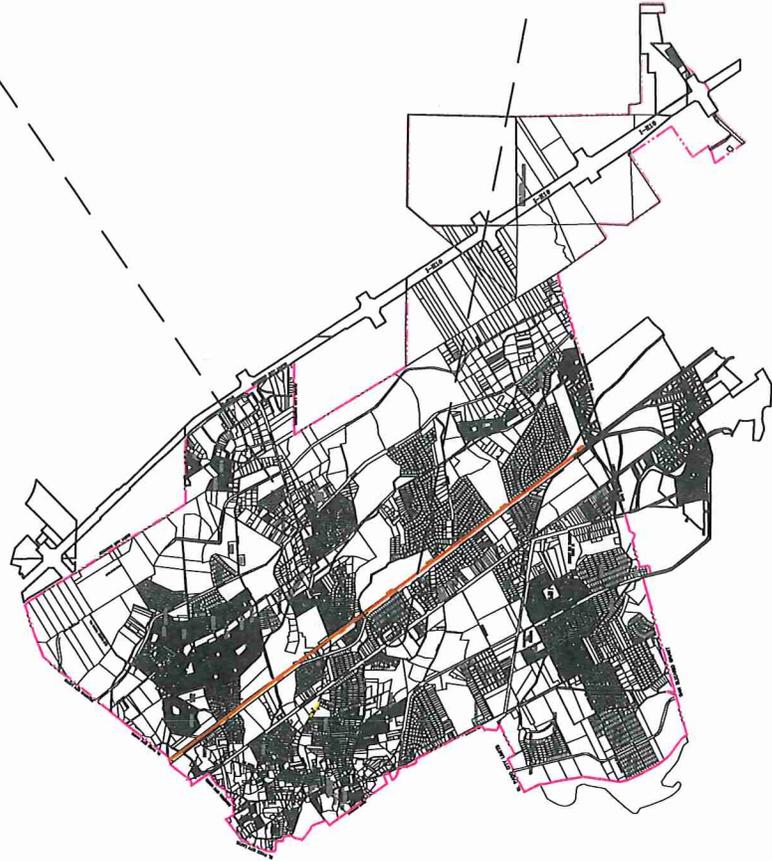
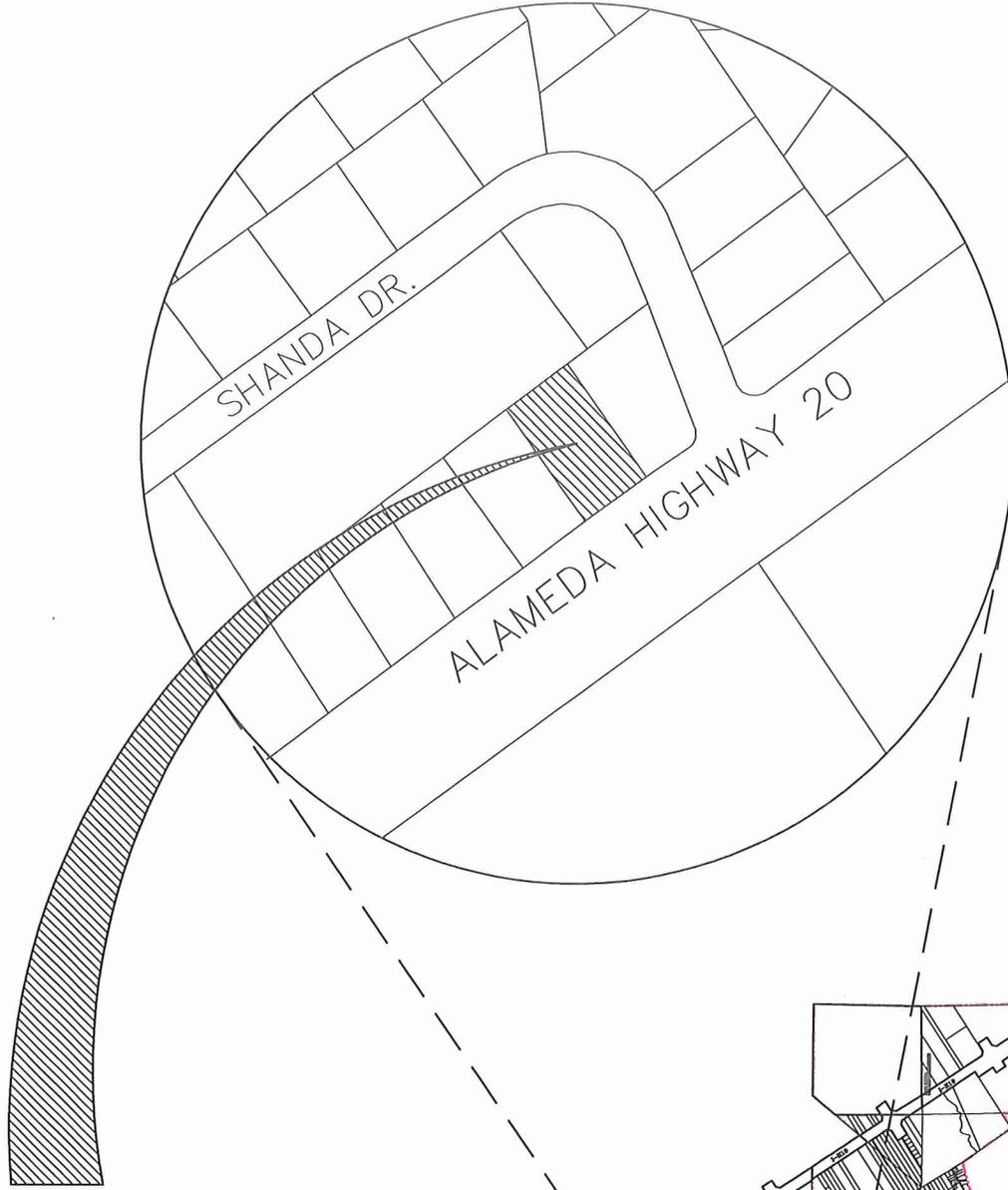
The statement will be provided once the research has been carried out.

STAFF RECOMMENDATION:

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



PROJECT SITE;
10881 Alameda Ave.
Lot 8, Block 2.
Poole Subdivision



CITY OF SOCORRO

LOCATION MAP

Scale: AS SHOWN





PLANNING AND ZONING DEPARTMENT
REZONING APPLICATION
CITY OF SOCORRO

1. Name: Juan Herrera
 Address: 640 Hardwick place Phone: 915-740-4186
 Representative: Elena Herrera
 Address: 640 Hardwick place Phone: 915-820-5211
 Email Address: donatires@fsmci.com
2. Property Location: 10881 Alameda
 Legal Description: .5 Acres 2 Poole Lot 8

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

<u>.5 Acres</u> Area (Sq. ft. or Acreage)	<u>G-2</u> Current Zoning	<u>Vacant</u> Current Land Use
<u>G-2 + conditional use permit</u> Proposed Zoning		<u>Commercial, Truck Stop</u> Proposed Land Use

3. All owners of record must sign document.

<u>Juan Antonio Herrera</u>	<u>Elena Herrera</u>
<u>Juan Herrera</u>	<u>[Signature]</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>Juan Herrera</u> Representative/Owner	<u>2/20/2020</u> Date
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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: March 3, 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 16-D-1, Block 10, Socorro Grant located at 11401 Alameda Ave. for a commercial venture.

SUMMARY:

The property matter of this request is at the intersection of Passmore Rd. and Alameda Ave. This property has an estimated area of 47,480 sf. (1.09 acres), owned by Pascual Sanchez and represented by Jose Luis Tepezano.

BACKGROUND:

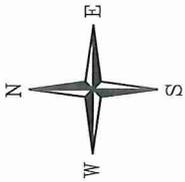
A complete background will be presented before the board once we receive the authorization to proceed with the Public Hearing.

STATEMENT OF THE ISSUE:

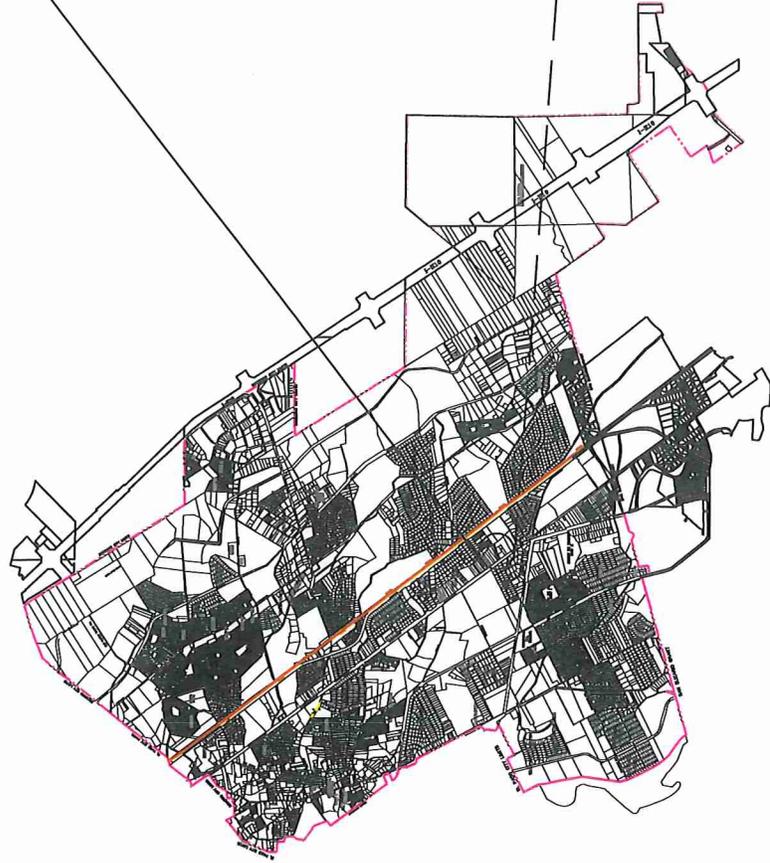
The statement will be provided once the research has been carried out.

STAFF RECOMMENDATION:

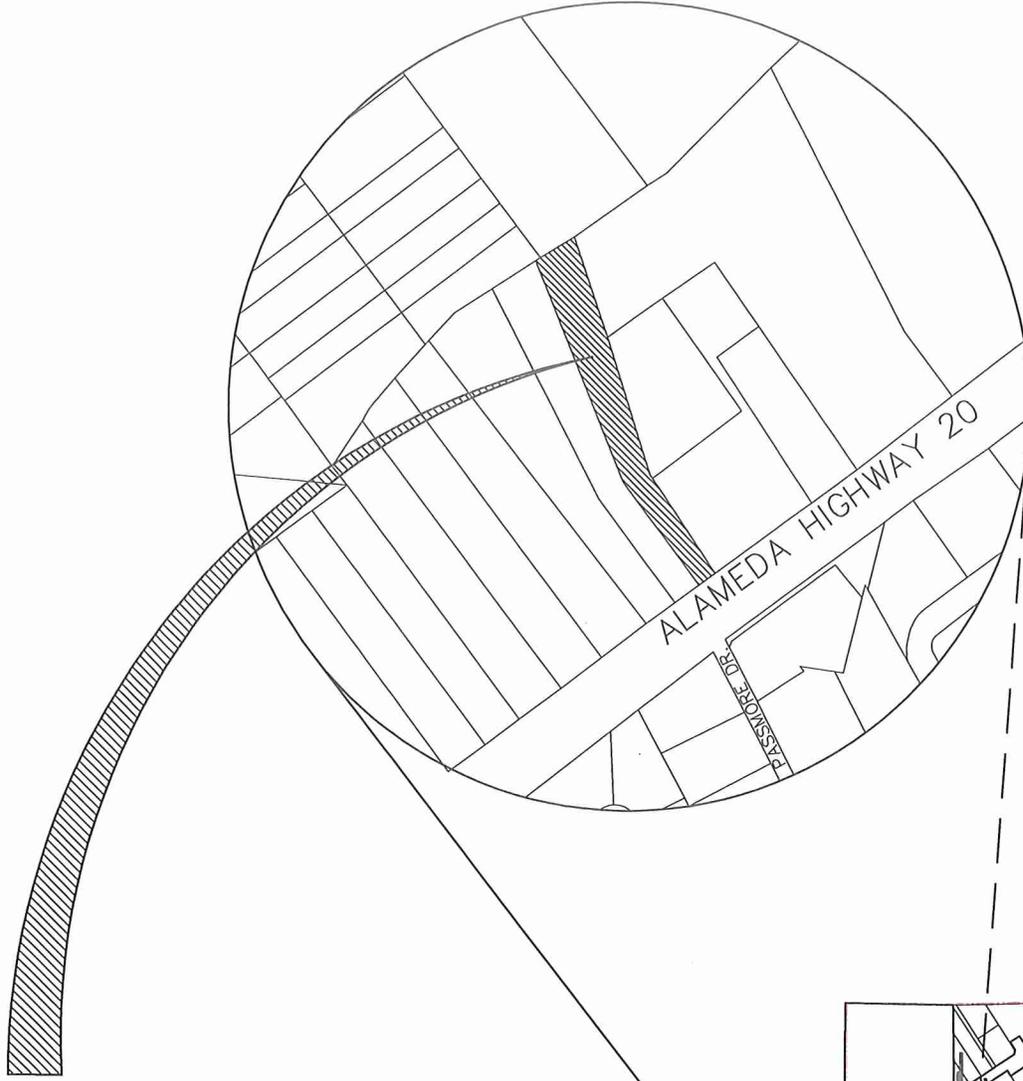
The Planning and Zoning Department recommends APPROVAL to provide a complete report and background of the property to the Commission.



PROJECT SITE;
11401 Alameda Ave.
Tract 16-D-1, Block 10.
Socorro Grant



CITY OF SOCORRO



LOCATION MAP

Scale: AS SHOWN



PLANNING AND ZONING DEPARTMENT
REZONING APPLICATION
CITY OF SOCORRO

1. Name: Pascual A. Sanchez
Address: 188 De Yaca Ct. 79927 Phone: 915-801-9956
Representative: Jose Luis Tepezano
Address: Same Phone: _____
Email Address: _____

2. Property Location: 11401 Alameda Ave
Legal Description: Socorro Grant Block 10 Track 16-D-1

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

<u>47.666.34</u>	<u>M2</u>	
Area (Sq. ft. or Acreage)	Current Zoning	Current Land Use
<u>C2</u>		<u>Commercial</u>
Proposed Zoning		Proposed Land Use

3. All owners of record must sign document.

Pascual A. Sanchez _____

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.

Pascual Sanchez _____ 2-18-2020 _____
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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Mayor Pro-Tem



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Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

DATE: March 3, 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 for a new development.

SUMMARY:

The property matter of this request is north of Nuevo Huevo 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.



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

2. Property Location: BEING ALL OF TRACTS 2, 3, 4, 7, 7A, 8, 8A, 9, 10, 11, 12A, 13, 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.

282.57 ACRES
 Area (Sq. ft. or Acreage)

A1, C2
 Current Zoning

VACANT
 Current Land Use

R2, C1, C2, SU1
 Proposed Zoning

R2, C1, C2, RESIDENTIAL, MULTI-FAM, COMMERCIAL
 Proposed Land Use

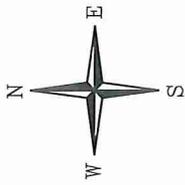
3. All owners of record must sign document.

Each item on this form must be completed and all exhibits must be submitted before this request can be scheduled for a public hearing.

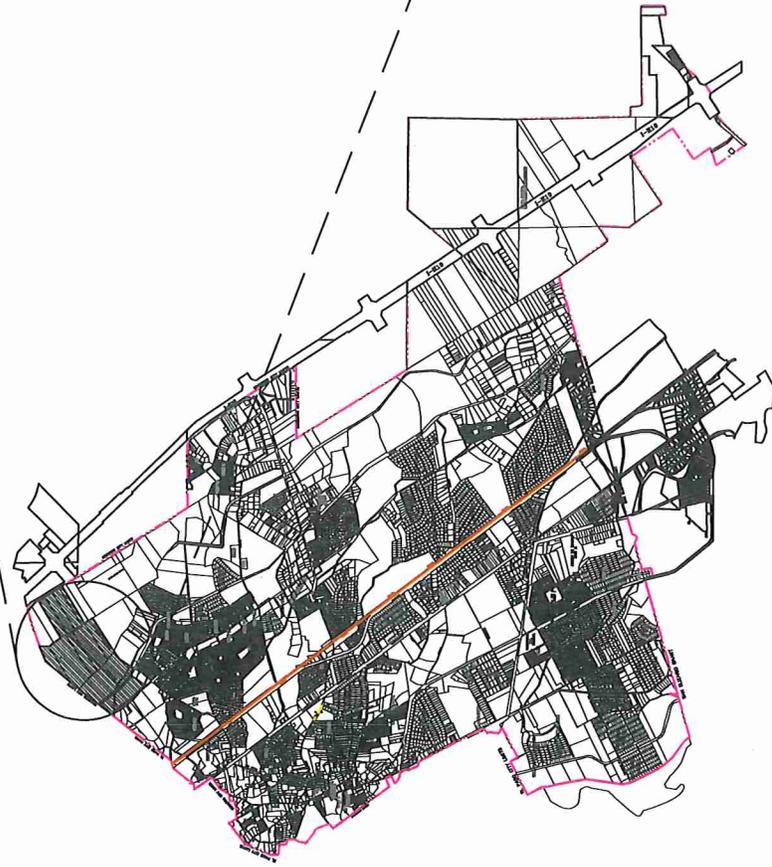
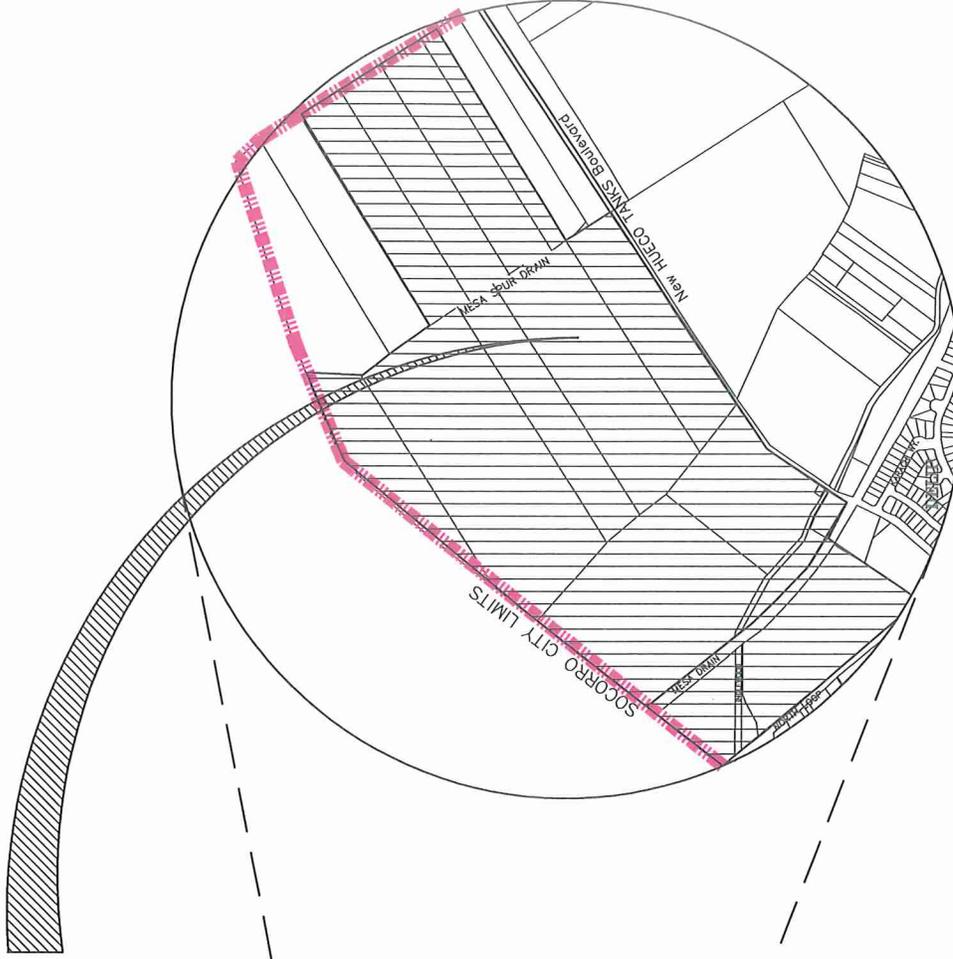
Rezoning per parcel/tract: Less than one acre - \$650.00
 1 to 10 acres - \$750.00
 10.1 to 30 acres- \$950.00
 30.1 to 50 acres- \$1,150.00
 50.1 to 75 acres- \$1,400.00
 75.1 or more - \$1,650.00

ALL FEES ARE NONREFUNDABLE

860 N. Rio Vista · Socorro, Texas 79927 · Tel: (915) 872-8531 · Fax: (915) 872-8673 · www.socorrotexas.org



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



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Ralph Duran
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Victor Perez
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Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

DATE: March 3, 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 Juliflora Subdivision Unit 1, being all of Tract 5R, Block 78, Section 7, Township 4, Texas and Pacific Railway Surveys.

SUMMARY:

The subject property is located about 13,180 feet east from the city limit. It lies within the two-mile ETJ. This land is owned by HZ Ventures LLC.

BACKGROUND:

The proposed subdivision will have 34 residential lots with the following improvements.

1. Onsite septic tanks
2. Potable water from the LVWD
3. Onsite ponding areas

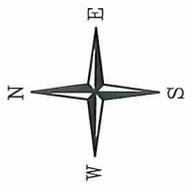
STATEMENT OF THE ISSUE:

The proposed subdivision falls within the City of Socorro's two-mile ETJ and must abide by the subdivision design standards established by the City.

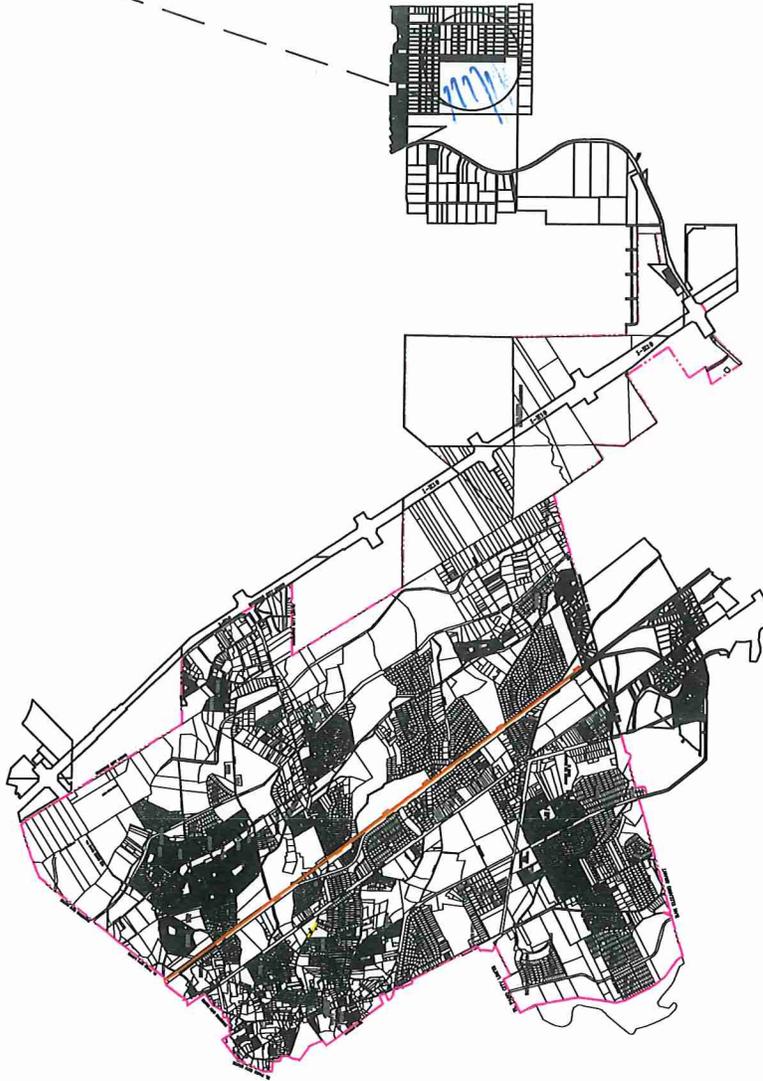
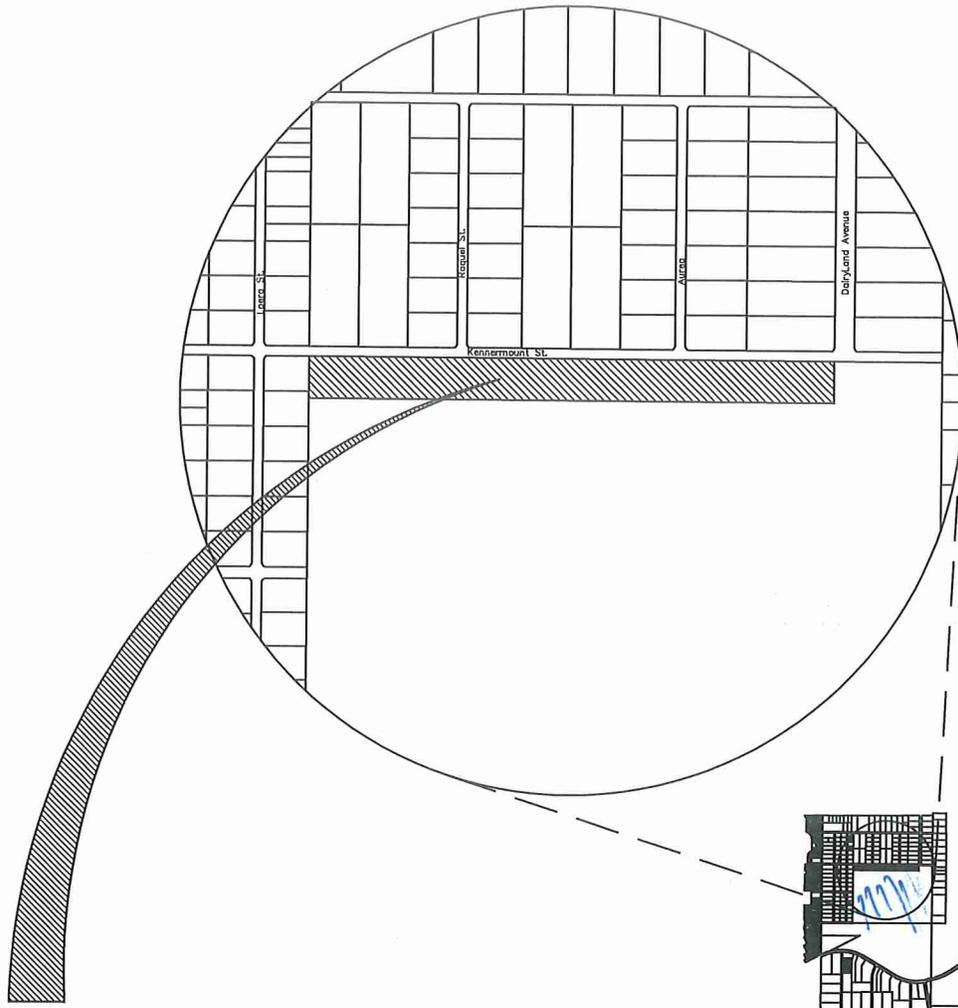
STAFF RECOMMENDATION:

The Planning and Zoning Department recommends APPROVAL with conditions imposed:

- 1) A 2.5% of cash value in lieu of park due to the fact that the EP County doesn't want a park in this subdivision but in a future upcoming development.
- 2) To control the type and use of structures and the use of land which, unless so controlled, would clearly depreciate the character and value of the proposed subdivision and of adjoining property, a draft of the deed restrictions and/or covenants regarding the type and character of development that will be permitted in the subdivision to prevent construction of substandard buildings must be submitted for approval to the P&Z Department prior to recording the plat.



PROJECT SITE;
 Juliflora Subdivision
 Portion Of Section 7, B.78
 Township 4
 Texas And Pacific Railroad Surveys



CITY OF SOCORRO

LOCATION MAP

Scale: AS SHOWN





PLANNING AND ZONING DEPARTMENT
APPLICATION FOR SUBDIVISION APPROVAL

Date: _____

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: Julifora Subdivision Unit 1

1. Legal description of Area: TRACT 5R, BLOCK 78, SECTION 7, TOWNSHIP 4, TEXAS AND PACIFIC RAILWAY SURVEYS El Paso County, Texas.

2. Proposed Land Uses:

	Acres	Sites		Acres	Sites
Single Family	17.58	34	Office		
Duplex			Street & Alley		
Apartment			Ponding/Drainage		
Mobile Home			Institutional		
P.U.D.			Other (Specify)		
Park/Pond					
School					
Commercial			Total No. Sites		34
Industrial			Total Acreage	17.58	

3. What is existing zoning of the above described property? n/a
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s). Yes _____ No _____

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

Pavement		Water Lines	
Sidewalks, Curb and Gutter	<input checked="" type="checkbox"/>	Street Name Signs	
Storm Sewer		Protective Fence	
Flood Retention Pond		Guardrails	
Fire Protection		Street Lights	
Survey Monuments		U/G Electric Lines	
Sanitary Sewer		Other (Specify)	

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

If only along some streets, which ones? _____

7. What type of telephone easements are proposed?

Underground _____ Overhead _____ Both _____

What type of electrical easements are proposed?

Underground _____ Overhead Both _____

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

Underground _____ Overhead _____ Both _____

8. What type of drainage is proposed?

Onsite Pond

9. Remarks and/or explanation of special circumstances:

10. Owner of record: HZ VENTURES L.L.C . 421Frederick Rd El Paso Tx 79905

Name & address Zip Phone

11. Developer: Arid Land Ventures L.L.C, 421Frederick Rd El Paso Tx 79905

Name & address Zip Phone

12. Engineer: Luis Alonso Gutierrez 1901 Arizona El Paso Texas 79902 915 209-5141

Name & address Zip Phone

Applicant's Signature: _____

Capacity: _____