

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 17, 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 March 3, 2020 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
March 17, 2020 at 5:30 PM

(a) **Rezoning – Public Hearing:**

Consider and Take Action on the Public hearing 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.

(b) **Rezoning – Public Hearing:**

Consider and Take Action on the Public hearing 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) **Final Plat Approval:**

Consider and Take Action on the final plat approval for Eastlake Valley Subdivision Unit 4, being all of Tracts 13A and 14, Block 4, Socorro Grant, and a portion of Lots 26, 27, 28, and 52, Block 1, Eastlake Valley Subdivision.

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
March 17, 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 13th, day of March 2020.



Sergio Morales, Planning & Zoning Secretary

DATE & TIME POSTED: 3-13-20 12:00 p.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

March 3, 2020

Members Present	Members Absent	Staff Present	Others Present
David Estrada Came in at 5:55 p.m. Arturo Lafuente Andrew Arroyos Enrique Cisneros	Ernest Gomez Daniel Lopez	Job Terrazas Sergio Morales	Jonae Chavez

Items for discussion and action:**1. Call to order.**

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 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.

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.

A motion was made by Mr. Andrew Arroyos to approve, seconded by Mr. Arturo Lafuente. Motion was carried with 3 commissioners present in favor.

4. Regular Agenda – Discussion and Action:**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.

A motion was made by Mr. Andrew Arroyos to approve with staff recommendations, seconded by Mr. Arturo Lafuente. Motion was carried with 2 commissioners yes and 1 no.

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. Enrique Cisneros, 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. Enrique Cisneros, seconded by Mr. Arturo Lafuente. Motion was carried with all commissioners in favor. Meeting adjourned at 6:01 p.m.

Arturo Lafuente, Chairperson

Sergio Morales, Secretary

Elia Garcia
Mayor

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At Large
Mayor Pro Tem

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 17, 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 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:

Existing land use: One mobile home.
Proposed land use: Parking for Semi-Trucks and Trailers.

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

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**; this classification is the safest area with the less possibility of being flooded (Community Panel # 480212 0250-B / FEMA, September 4, 1991).

Adjacent Land Uses:

North:	R-1, Single Family Residential
South:	R-3, High Density Residential
East:	R-1, Single Family Residential
West:	C-2, General Commercial

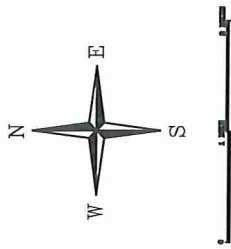
STATEMENT OF THE ISSUE:

Parking of semi-trucks is not allowed in a residential zone. In order to allow the parking of these vehicles, the property will need a commercial classification.

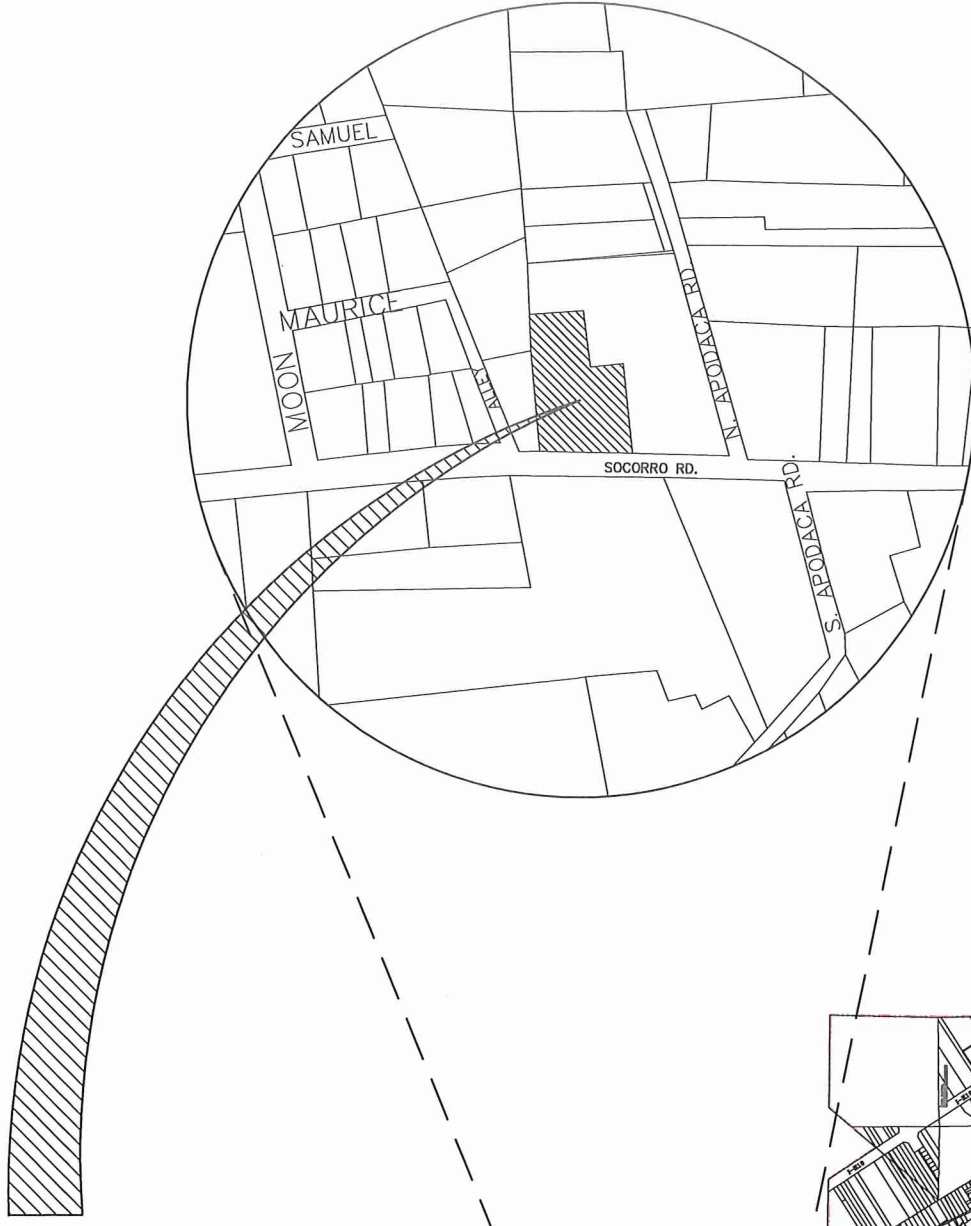
STAFF RECOMMENDATION:

This business application was presented before the HLC to verify compliance with our Historical Regulations and was approved on January 6, 2014. The HLC recommended to the P&Z Department to propose to restrict the parking to two trucks if the business would be allowed. The rezoning to M-1 proposed March 14, 2014 was denied after a public hearing was conducted and because it was determined that the current width of the road where this property is located (Socorro Rd.) is too narrow for the appropriate ingress/egress of semi-trucks, creating unsafe conditions for traffic.

Therefore, the Planning and Zoning Department recommends DENIAL.



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.

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

3. All owners of record must sign document.

Isidro Torres [Signature]
Luz Torres Luz Torres

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.

Isidro Torres 2-6-20
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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Adriana Rodarte
City Manager

DATE: March 17, 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 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:

According to the Flood Insurance Rate Maps, the referenced property lies within **Zone X**.
According to our Future Land Use Map, the projected land use for this property is: Agricultural
The current land use: Vacant Lot
Proposed land use: Residential

Adjacent Land Uses:

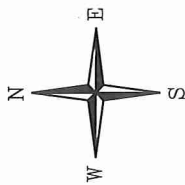
North: R-1 (Single Family Residential)
South: R-1 (SFR), R-2 (MDR), A-1 (AGR)
East: R-1 (Single Family Residential)
West: R-1 (Single Family Residential)

STATEMENT OF THE ISSUE:

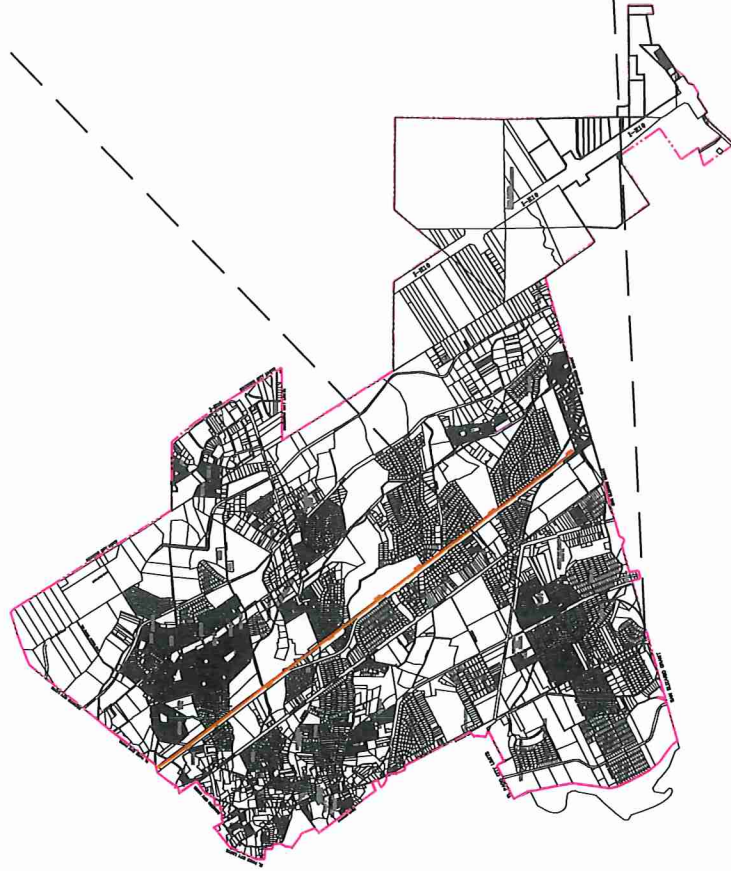
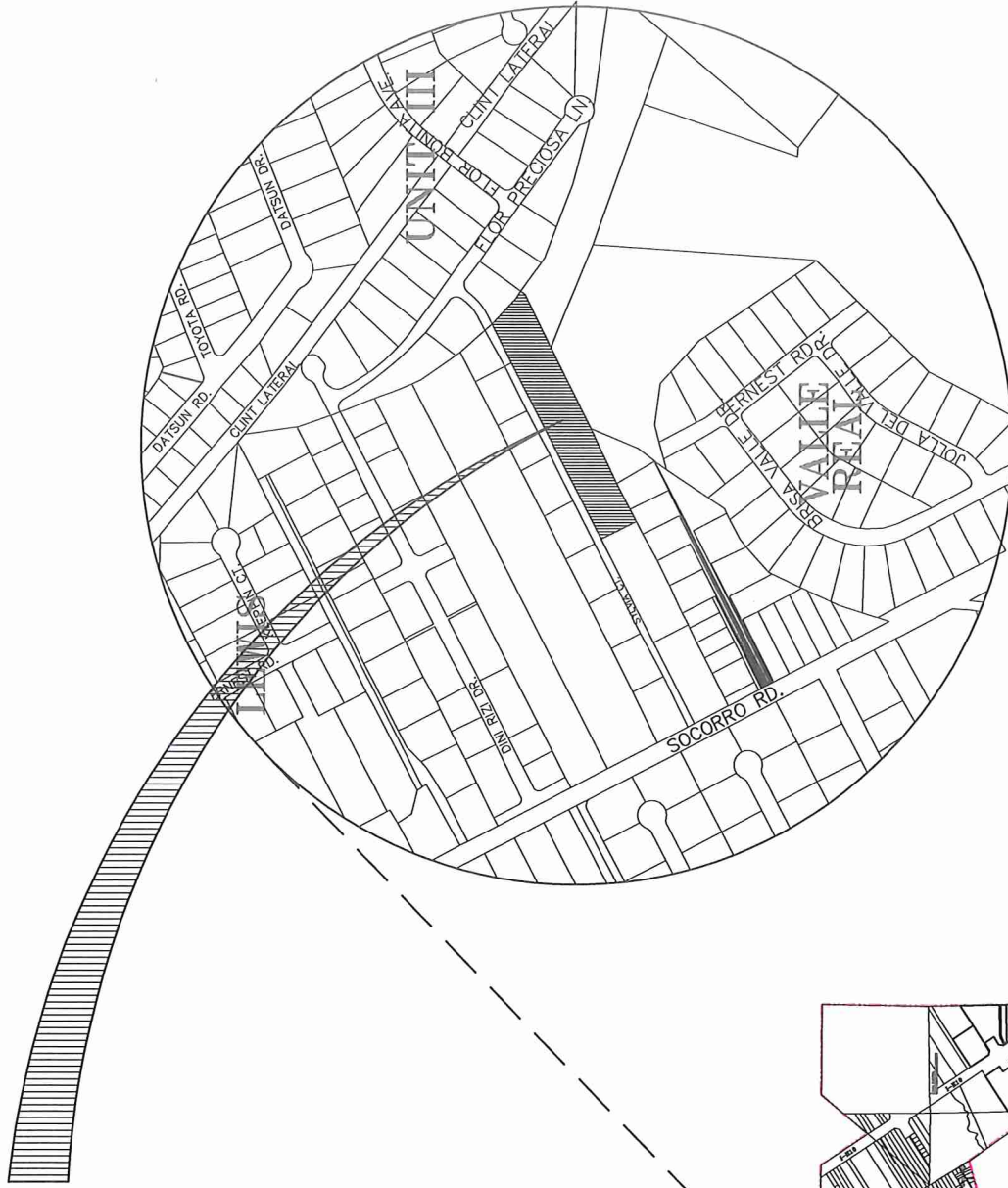
The zoning classification is currently A-1, Agricultural. It is necessary to rezone the land to be used for residential lots.

STAFF RECOMMENDATION:

The Planning and Zoning Department recommends APPROVAL.



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 Watt Drive 5-13 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
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Adriana Rodarte
City Manager

DATE: March 17, 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 Eastlake Valley Subdivision Unit 4, being all of Tracts 13A and 14, Block 4, Socorro Grant and a portion of Lots 26, 27, 28 and 52, Block 1, Eastlake Valley Subdivision.

SUMMARY

The proposed subdivision is located along Nuevo Hueco Tanks Boulevard, 0.33 ± miles north of its intersection with North Loop Drive. The property has an estimated area of 9.57 acres and is owned by Enrique Escobar 337 E. Borderland Rd, Unit 7, El Paso, TX. 79932.

BACKGROUND:

Per the Flood Insurance Rate Maps, the referenced property lies within **Zone X** (Community Panel # 480212 0236-B / FEMA, September 4, 1991).

STATEMENT OF THE ISSUE:

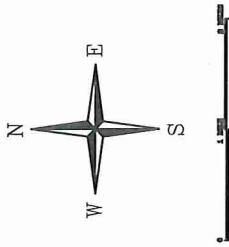
The proposed project will consist of 41 lots classified as R-2. The approximate area is 9.57 acres as described in the survey (see exhibit A).

STAFF RECOMMENDATION:

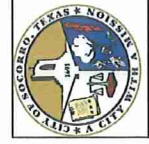
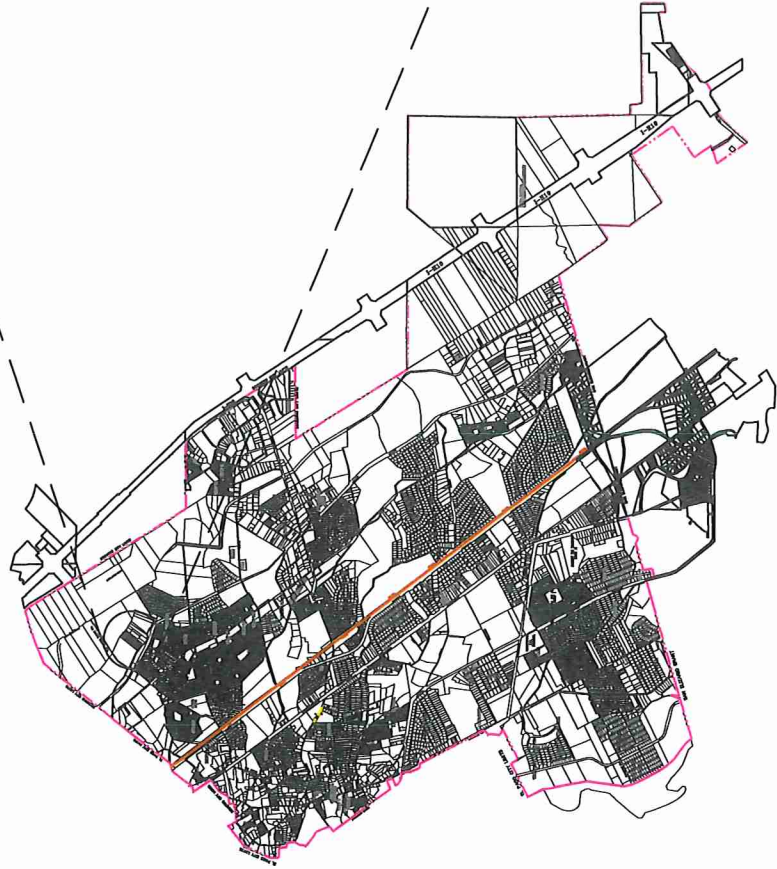
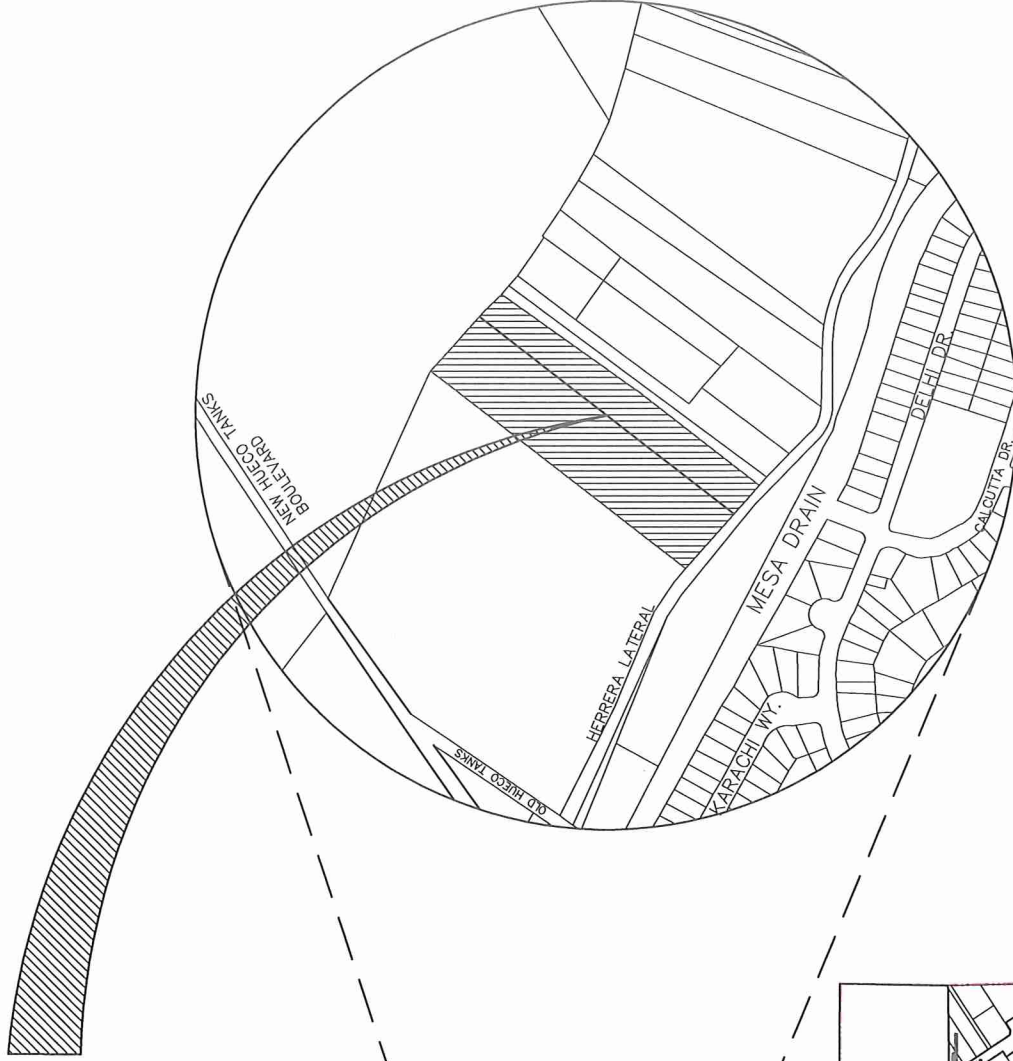
The Planning and Zoning Department recommends APPROVAL to allow the applicant to continue with the proposed development.

The engineer has provided the following items:

1. Soil Analysis Report
2. Storm Water Management Report
3. Title Information
4. Declaration of Covenants
5. Development Schedule
6. 3 copies of the Preliminary Plat



PROJECT SITE;
 Eastlake Valley U-4
 Tracts 14 & 13-A, Block 4
 Socorro Grant



LOCATION MAP

Scale: AS SHOWN



PLANNING AND ZONING DEPARTMENT
APPLICATION FOR SUBDIVISION APPROVAL

Date: 3-11-2020

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: Eastlake Valley Unit 4 Subdivision

1. Legal description of Area: Being all of Tract 13-A & Tract 14 Block 4, Socorro Grant & a Replat of all of lots 26, 27, 28, & 52 Block 1, Eastlake Valley Subdivision, Containing 9.57 Ac.± El Paso County, Texas.

2. Proposed Land Uses:

	Acres	Sites		Acres	Sites
Single Family	6.36	41	Office		
Duplex			Street & Alley	2.16	4
Apartment			Ponding/Drainage	0.55	1
Mobile Home			Institutional		
P.U.D.			Other (Specify)		
Park/Pond					1
School			Roadway Esmt.	0.50	1
Commercial			Total No. Sites		46
Industrial			Total Acreage	9.57	

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		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 X Overhead _____ Both _____

What type of electrical easements are proposed?
Underground X Overhead _____ Both _____

What type of cable T.V. easements are proposed?
Underground X Overhead _____ Both _____

8. What type of drainage is proposed?
Surface flow to concentrated low points to capture with inlets and conveyance via sewer
infrastructure to proposed on-site retention pond.

9. Remarks and/or explanation of special circumstances:

10. Owner of record: Enrique Escobar 337 E. Borderland Rd. Unit 7, El Paso TX. 79932 915-581-2939
Name & address Zip Phone

11. Developer: ESCO 337 E. Borderland Rd. Unit 7, El Paso TX. 79932 915-581-2939
Name & address Zip Phone

12. Engineer: CEA Group 4712 Woodrow Bean, Ste. F. El Paso TX. 79294 915-544-5232
Name & address Zip Phone

Applicant's Signature: 

Capacity: Engineer