

Elia Garcia
Mayor
Rene Rodriguez
At Large
Cesar Nevarez
District 1



Ralph Duran
District 2
Victor Perez
District 3 / Mayor Pro Tem
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, April 3, 2018** at 6:30 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. Establishment of quorum.
3. Excuse absent commission members.
4. Open Forum.

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. Consider and Take Action:
On the approval of meeting minutes for the March 20, 2018 Planning and Zoning Commission meeting.

REGULAR MEETING AGENDA – SOCORRO PLANNING & ZONING COMMISSION
April 3, 2018 at 6:30 PM

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.

NOTICE TO PROPERTY OWNER

The Commission Policy requires that the applicant or representative be present at the public hearing for their item(s).

6. Public hearing for the proposed amendment to the City of Socorro Master Plan, and the proposed rezoning of Tract 6-A, Block 7, Socorro Grant, 140 N. Nevarez Road, from A-1 (Agricultural) to R-2 (Medium Density Residential).
7. Consider and Take Action:
On the proposed amendment to the City of Socorro Master Plan, and the proposed rezoning of Tract 6-A, Block 7, Socorro Grant, 140 N. Nevarez Road, from A-1 (Agricultural) to R-2 (Medium Density Residential).
8. Public hearing for proposed amendment to the City of Socorro Master Plan, and the proposed rezoning of Tracts 11 & 11-A, Block 6, Socorro Grant, from A-1 (Agricultural) to R-2 (Medium Density Residential).
9. Consider and Take Action:
On the proposed amendment to the City of Socorro Master Plan, and the proposed rezoning of Tracts 11 & 11-A, Block 6, Socorro Grant, from A-1 (Agricultural) to R-2 (Medium Density Residential).
10. Public hearing for the proposed amendment to the City of Socorro Master Plan, and the proposed rezoning of Tract 26, Block 8, Socorro Grant, 125 N. Rio Vista Road, from C-1 (Light Commercial) to C-2 (General Commercial).
11. Consider and Take Action:
On the proposed amendment to the City of Socorro Master Plan, and the proposed rezoning of Tract 26, Block 8, Socorro Grant, 125 N. Rio Vista Road, from C-1 (Light Commercial) to C-2 (General Commercial).
12. Consider and take Action:
On the preliminary plat approval for Sunset Valley Estates Units 1 and 2, being all of Tracts 1-C, 1-C-1, 2-E and a portion of Tracts 1-A, 1-B, 1-D, 2-A and 2-C, Block 10, and all of Tract 7-B-1 and a portion of Tracts 5-A and 6-A, Block 11, Socorro Grant.

REGULAR MEETING AGENDA - SOCORRO PLANNING & ZONING COMMISSION
April 3, 2018 at 6:30 PM

13. Planning and Zoning Commissioners Report:
14. Planning and Zoning Department Report:

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.

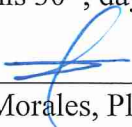
Section 551.071 CONSULTATIONS WITH ATTORNEY
Section 551.072 DELIBERATION REGARDING REAL PROPERTY
Section 551.073 DELIBERATION REGARDING PROSPECTIVE GIFT
Section 551.074 PERSONNEL MATTERS
Section 551.076 DELIBERATION REGARDING SECURITY
Section 551.087 DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS

15. Consider and Take Action:

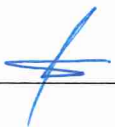
Adjournment

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 30th, day of March 2018.



Sergio Morales, Planning and Zoning Commission Secretary

DATE & TIME POSTED: 3-20-2018 10:00am /BY: _____

CITY OF SOCORRO PLANNING AND ZONING COMMISSION

Regular Meeting Minutes

March 20, 2018

Members Present	Members Absent	Staff Present	Others Present
Daniel Hernandez Catherine Kearney Arturo Lafuente	Ernest Gomez Daniel Lopez Jose Landeros	Adam Ochoa Sergio Morales	John S. Birkelbach

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

Chairperson Ms. Catherine Kearney called the meeting to order at 6:44 p.m.

2. Establish quorum.

Quorum was established with 3 members present.

3. Excuse absent commission members.

A motion to excuse absent commission members was made by Ms. Catherine Kearney, seconded by Mr. Daniel Hernandez. Motion was carried with all commissioners present in favor.

4. Open Forum.

No one signed up to speak at this time.

5. Consider and take action on the approval of meeting minutes for the March 6, 2018 Planning and Zoning Commission meeting.

A motion was made by Mr. Daniel Hernandez to approve, seconded by Mr. Arturo Lafuente. Motion was carried with 2 commissioners in yay and 1 abstained.

6. Public hearing for the proposed amendment to the City of Socorro Master Plan, and the proposed rezoning of Lot 4, Block 1 Wall Estates Replat A, 10790 Socorro Road, from A-1 (Agricultural) to SU-1 (Special Use Zone).

PUBLIC HEARING OPEN: 6:49 p.m. The representative spoke on this item.

PUBLIC HEARING CLOSE: 6:57 p.m.

7. Consider and take action on the public hearing for the proposed amendment to the City of Socorro Master Plan, and the proposed rezoning of Lot 4, Block 1 Wall Estates Replat A, 10790 Socorro Road, from A-1 (Agricultural) to SU-1 (Special Use Zone).

A motion was made by Mr. Arturo Lafuente to approve, seconded by Mr. Daniel Hernandez. Motion was carried with all commissioners in favor.

8. **Public hearing for the proposed amendment to the City of Socorro Master Plan, and the proposed rezoning of Tracts 2-E and 2-E-2, Block 11 Socorro Grant, from A-1 (Agricultural) to R-2 (Medium Density Residential) and C-2 (General Commercial).**

PUBLIC HEARING OPEN: 7:01 p.m. 5 constituents spoke on this item and the contractor spoke on this item.

PUBLIC HEARING CLOSE: 7:35 p.m.

A motion was made by Mr. Daniel Hernandez to suspend the 3 minute rule to allow constituents more time to speak, seconded by Ms. Catherine Kearney. Motion was carried with all commissioners in favor.

9. **Consider and take action on the public hearing for the proposed amendment to the City of Socorro Master Plan, and the proposed rezoning of Tracts 2-E and 2-E-2, Block 11 Socorro Grant, from A-1 (Agricultural) to R-2 (Medium Density Residential) and C-2 (General Commercial).**

A motion was made by Mr. Daniel Hernandez to approve with the condition to leave the C-2, R-2, and change everything south of the Lateral to R-1 zoning, seconded by Ms. Catherine Kearney. Motion was carried with 2 commissioners in favor and 1 abstained.

10. Planning and Zoning Commissioners Report:

Various subjects were discussed.

11. Planning and Zoning Department Report:

Nothing to report.

12. Consider and take action on adjournment.

A motion was made by Ms. Catherine Kearney to adjourn, seconded by Mr. Daniel Hernandez. Motion was carried with all commissioners in favor. Meeting adjourned at 7:52 p.m.

Catherine Kearney, Chairperson

Sergio Morales, Secretary

Elia Garcia
Mayor

Rene Rodriguez
At Large

Cesar Nevarez
District 1



Item #6 & 7
Ralph Duran
District 2

Victor Perez
District 3 / Mayor Pro Tem

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

DATE: April 3, 2018
TO: PLANNING AND ZONING COMMISSION
FROM: Adam Ochoa, Planning & Zoning Director
CC: Adriana Rodarte, City Manager

SUBJECT

Consider and take action on the proposed amendment to the City of Socorro Master Plan, and the proposed rezoning of Tract 6-A, Block 7, Socorro Grant, 140 N. Nevarez Road, from A-1 (Agricultural) to R-2 (Medium Density Residential).

SUMMARY

The subject property pertaining to this request is located on the southeast corner of N. Nevarez Road and Sunlight Circle. The subject property has an estimated area of 15.75 ± acres, is owned by Tropicana Building II, LLC, 300 E. Main Drive, Suite 740, El Paso, TX. 79901, and is being represented by Moreno Cardenas, Inc., 2505 E. Missouri Avenue, El Paso, TX. 79903.

BACKGROUND

The subject property is currently zoned A-1 (Agricultural) and is currently vacant/undeveloped. The applicant is seeking to develop the subject property with a new apartment complex. The proposed R-2 zoning designation would permit a maximum of 15 dwelling units per acre. The proposed development will have to follow all requirements and standards of the city.

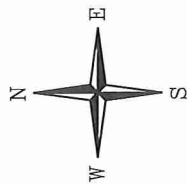
According to the City of Socorro Comprehensive Master Plan Future Land Map, the projected land use for the subject property is commercial. The subject property is adjacent to R-1 (Single Family Residential) and C-2 (General Commercial) zoned properties to the south, R-1 (Single Family Residential) zoned properties to the west, M-2 (Heavy Industrial) to the north and A-1 (Agricultural) and R-1 (Single Family Residential) properties to the east. 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

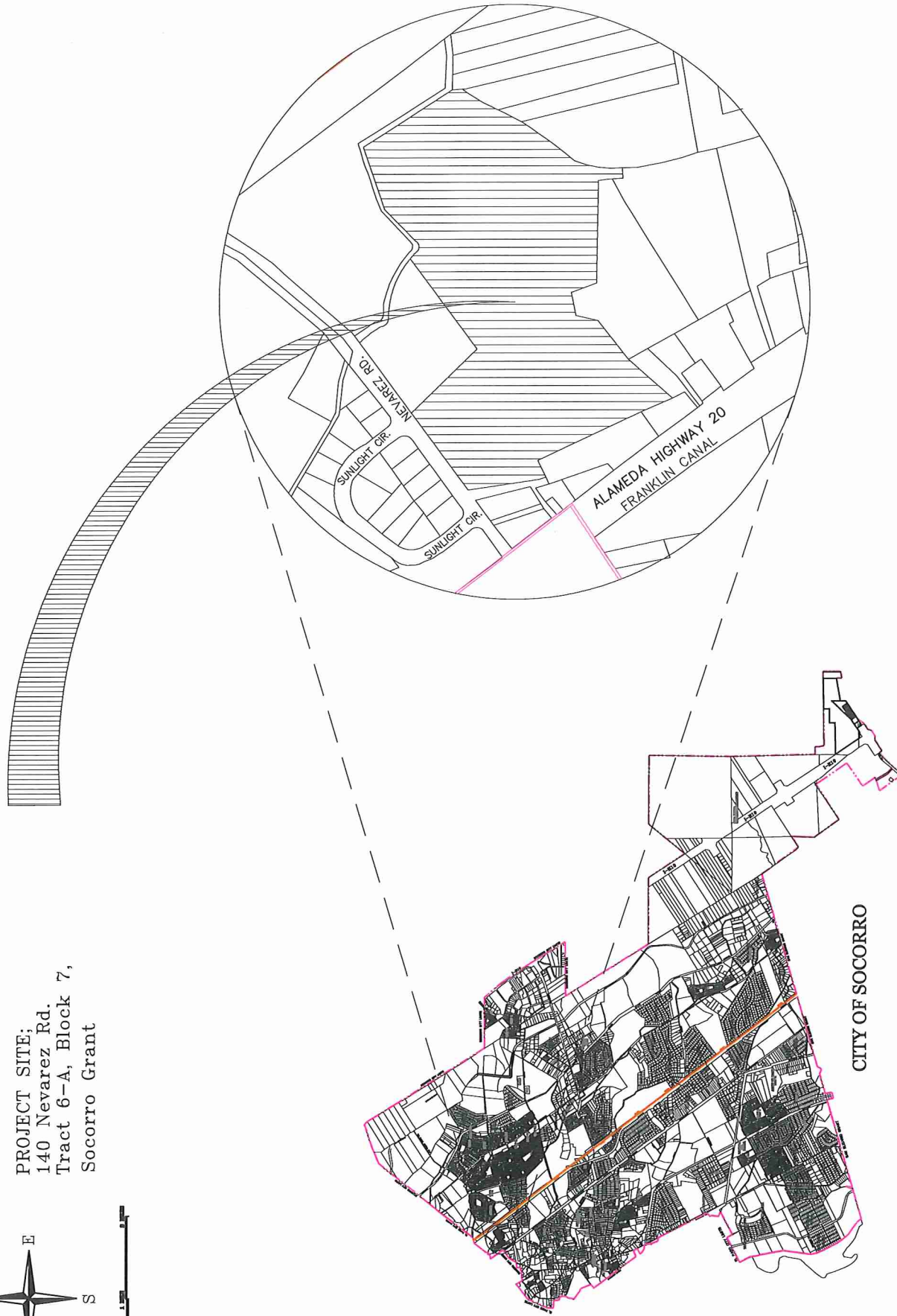
The applicant is seeking the proposed rezoning of the property to R-2 (Medium Density Residential) for the purpose of developing a new apartment complex.

STAFF RECOMMENDATION

The Planning and Zoning Department recommends APPROVAL for the proposed rezoning.



PROJECT SITE;
140 Nevarez Rd.
Tract 6-A, Block 7,
Socorro Grant

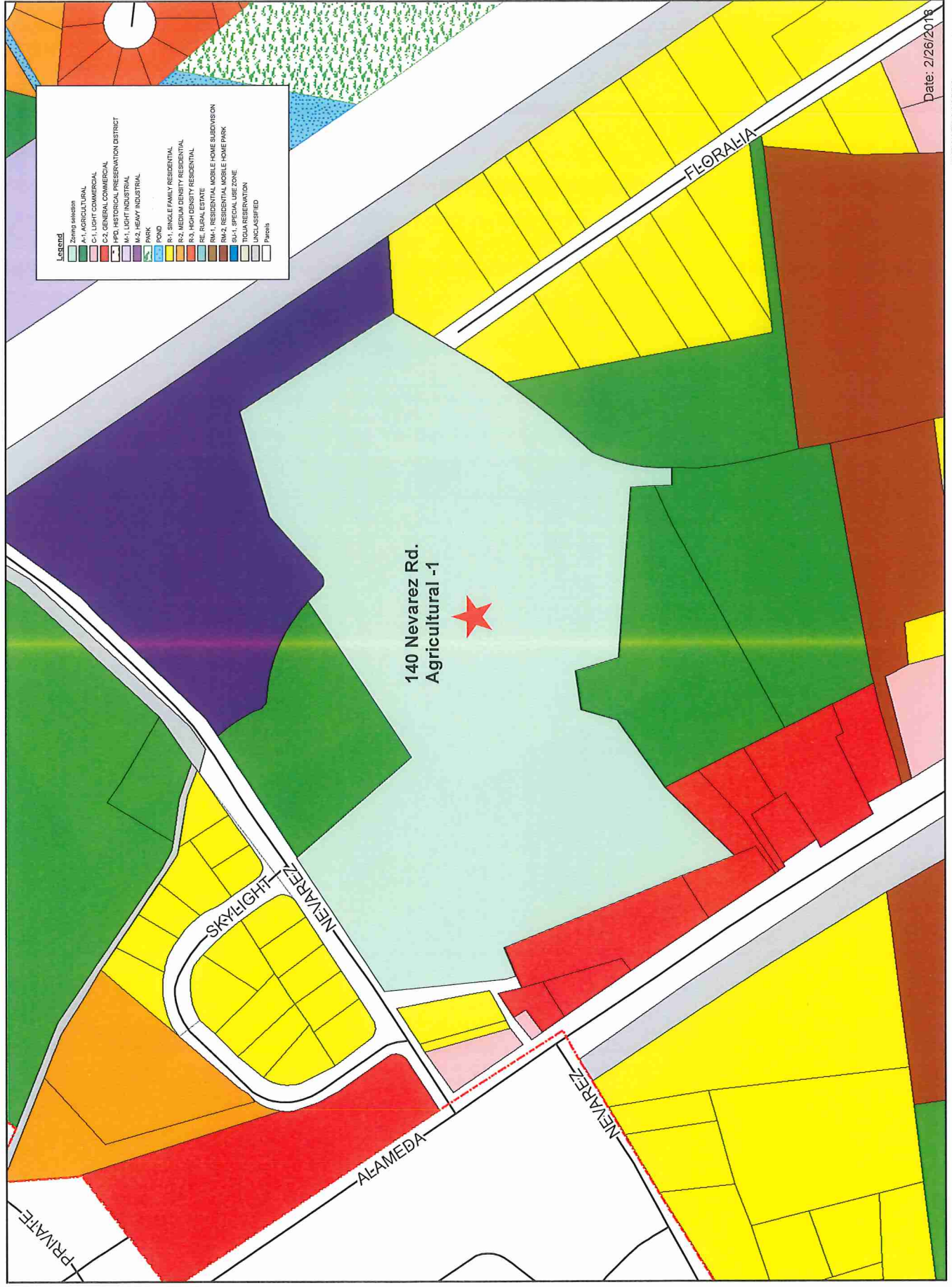


CITY OF SOCORRO

LOCATION MAP

Scale: AS SHOWN

140 Nevarez Rd.



BUILDINGS					
TYPE	UNITS	NO. OF BLDGS.	AREA PER UNIT (SQ. FT.)	NO. OF A/V UNITS	STORIES
Bldg. "A"	8 UNITS	2	697	1	1 LEVEL
Bldg. "B"	44 UNITS	2	855	1	1 LEVEL
Bldg. "C"	24 UNITS	11	1,085	2	2 LEVELS
Bldg. "D"	4 BEDROOMS	2	1,285	1	1 LEVEL
COMMUNITY CENTER	1 UNIT	1	3,245		1 LEVEL
TOTAL	103 UNITS	27		6	3

PARKING		
TYPE	NO. OF UNITS	NO. OF SPACES REQUIRED
Bldg. "A"	1.5	8
Bldg. "B"	1.5	44
Bldg. "C"	1.5	44
Bldg. "D"	1.5	8
COMMUNITY CENTER		6
TOTAL	142 REQUIRED (BY CDA), 6 REQUIRED (BY TMD)	105 PROVIDED

SITE AREA	
TOTAL SITE	15.73 ACRES
APARTMENTS	10.09 ACRES
ACCESSIBLE PARKING	10 PROVIDED
VAN ACCESSIBLE	2 PROVIDED

LEGEND

- PROPOSED ASPHALT PAVEMENT
- PROPOSED PONDING AREA
- PROPOSED LANDSCAPING
- PROPOSED SIDEWALK / CONCRETE
- ACCESSIBLE MOBILITY UNITS
- ACCESSIBLE HEARING / VISUAL
- PROPOSED PLAYGROUND

FLOODPLAIN
THIS PROJECT IS LOCATED WITHIN ZONE "X" AS DESIGNATED IN FLOOD MAP NO. 480212-0228B, DATED SEPTEMBER 4, 1991 OF THE FLOOD INSURANCE RATE MAP IN THE UNINCORPORATED AREAS OF EL PASO COUNTY, TEXAS. ZONE "X" IS DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

ENGINEERING STATEMENT
THE CONCEPTUAL SITE PLAN MATERIALLY ADHERES TO ALL APPLICABLE ZONING, SITE DEVELOPMENT, AND BUILDING CODE ORDINANCES. TO THE EXTENT REQUIRED BY THE FIRM HOUSING DESIGN ACT MANUAL, THE PROJECT WILL BE ACCESSIBLE OR EXEMPT ROUTE FROM COMMON USE FACILITIES TO THE APPLICABLE ZONE.

SURVEY NOTES
BEARINGS AND COORDINATES SHOWN ARE GRID AND DERIVED FROM TTX COORDINATE SYSTEM (NAD 83) CENTRAL ZONE. DISTANCES ARE GROUND AND MAY BE CONVERTED TO GRID DIVIDING BY 1.00001231.

THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RIGHTS OF RECORD OR NOT, (NOT SHOWN), NO ADDITIONAL RESEARCH WAS PERFORMED BY M&C FOR ANY RESERVATION, BUILDING LINE, AND OR EASEMENTS WHICH MAY OR MAY NOT AFFECT SUBJECT PARCEL.





PLANNING AND ZONING DEPARTMENT
REQUEST TO AMEND ZONING MAP AND/OR
CITY OF SOCORRO MASTER PLAN

1. Name: Tropicana Building II, LLC
Address: 300 E. Main Dr. Suite 740, El Paso, TX 79901 Phone: 915-755-9113
Representative: Moreno Cardenas Inc.
Address: 2505 E. Missouri Ave, El Paso, TX 79903 Phone: 915-532-2091
Email Address: mmedina@morenocardenas.com
2. Property Location: 140 Nevarez Rd.
Legal Description: 7 Socorro TR 6-A

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

<u>15.75 AC</u> Area (Sq. ft. or Acreage)	<u>A-1</u> Current Zoning	<u>Agriculture</u> Current Land Use
<u>R-2</u> Proposed Zoning	<u>Medium Density Residential</u> Proposed Land Use	

3. All owners of record must sign document.

R. L. R. R. Pres.

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.

M. M. M. M.
Representative/Owner

2-23-2018
Date

ALL FEES ARE NON-REFUNDABLE

Elia Garcia
Mayor

Rene Rodriguez
At Large

Cesar Nevarez
District 1



Item #8 & 9
Ralph Duran
District 2

Victor Perez
District 3 / Mayor Pro Tem

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

DATE: April 3, 2018
TO: PLANNING AND ZONING COMMISSION
FROM: Adam Ochoa, Planning & Zoning Director
CC: Adriana Rodarte, City Manager

SUBJECT

Consider and take action on the proposed amendment to the City of Socorro Master Plan, and the proposed rezoning of Tracts 11 & 11-A, Block 6, Socorro Grant, from A-1 (Agricultural) to R-2 (Medium Density Residential).

SUMMARY

The subject property pertaining to this request is located on the west side of N. Nevarez Road, directly south of the Middle Drain Canal and the Union Pacific Railroad. The subject property has an estimated area of 14.974 ± acres, is owned by Tropicana Building II, LLC, 300 E. Main Drive, Suite 740, El Paso, TX. 79901, and is being represented by Moreno Cardenas, Inc., 2505 E. Missouri Avenue, El Paso, TX. 79903.

BACKGROUND

The subject property is currently zoned A-1 (Agricultural) and is currently vacant/undeveloped. The applicant is seeking to develop the subject property with a new apartment complex. The proposed R-2 zoning designation would permit a maximum of 15 dwelling units per acre. A large portion of the subject property currently exists within the City of Socorro City Limits and a small portion currently exists within the City of El Paso City Limits. The applicant will have to work out the development of the property with each municipality during the time of development. The proposed rezoning is only for the portion of the property within the City of Socorro City Limits.

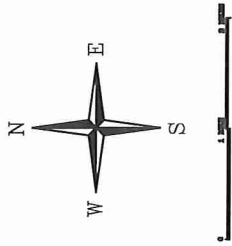
According to the City of Socorro Comprehensive Master Plan Future Land Map, the projected land use for the subject property is commercial. The subject property is adjacent to R-1 (Single Family Residential) and R-2 (Medium Density Residential) zoned properties to the south, The City of Socorro City Limits to the west, M-2 (Heavy Industrial) to the east and the Middle Drain Canal and Union Pacific Railroad to the north. 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

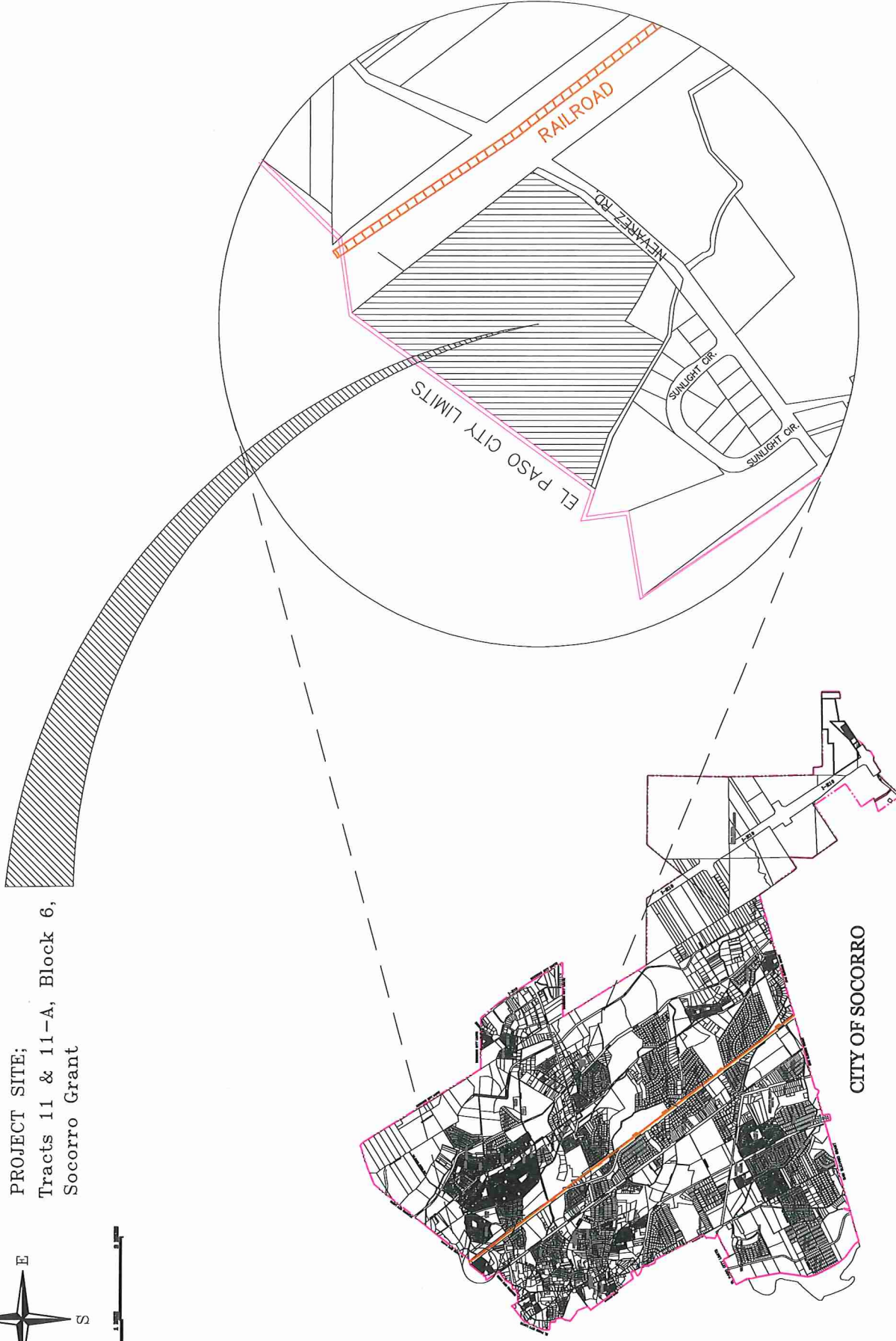
The applicant is seeking the proposed rezoning of the property to R-2 (Medium Density Residential) for the purpose of developing a new apartment complex.

STAFF RECOMMENDATION

The Planning and Zoning Department recommends APPROVAL for the proposed rezoning.



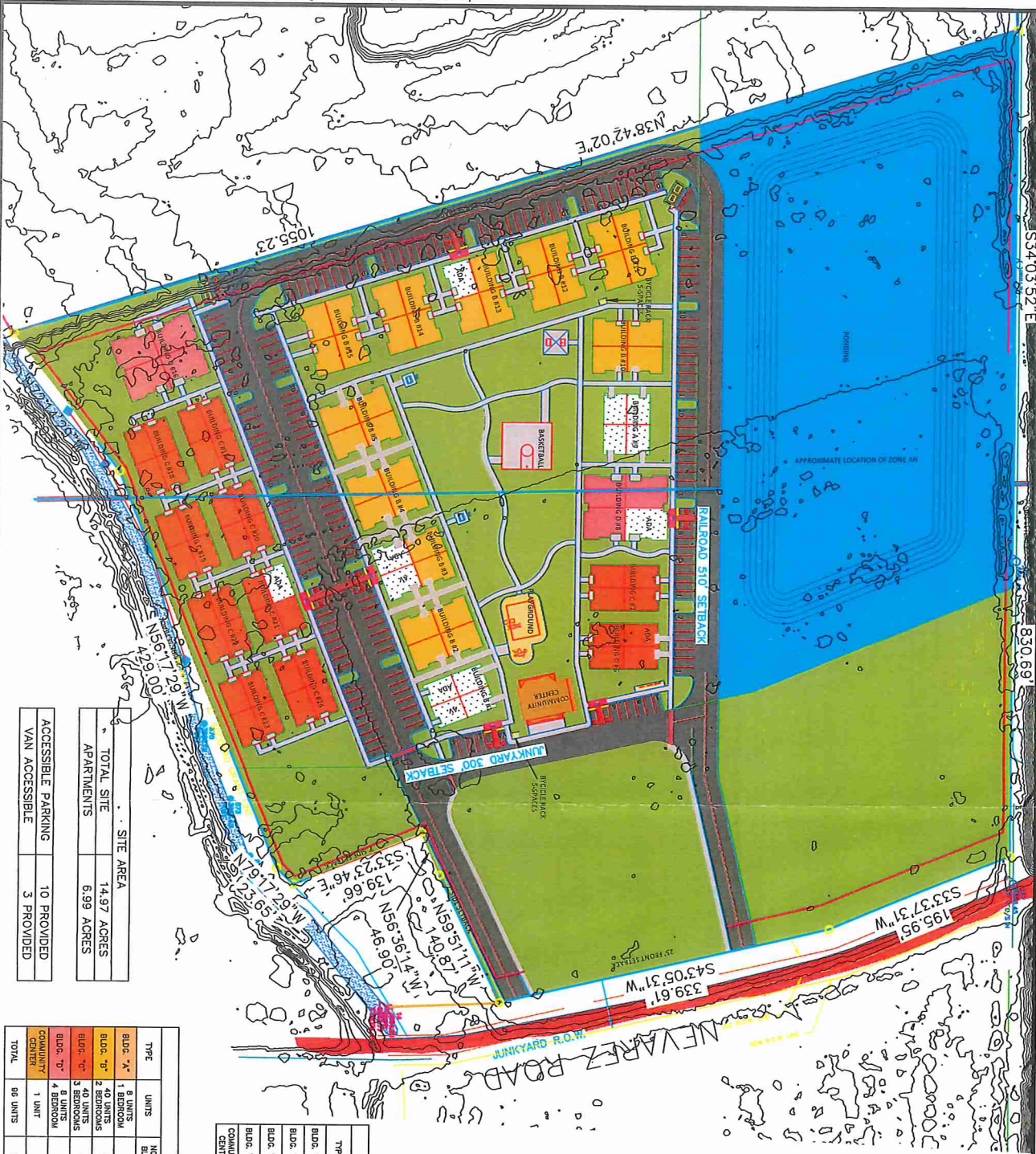
PROJECT SITE;
Tracts 11 & 11-A, Block 6,
Socorro Grant



LOCATION MAP

Scale: AS SHOWN





SITE AREA	
TOTAL SITE	14.97 ACRES
APARTMENTS	6.99 ACRES
ACCESSIBLE PARKING	10 PROVIDED
VAN ACCESSIBLE	3 PROVIDED

TYPE	UNITS	NO. OF BLDGS.	AREA PER UNIT (SQ. FT.)	NO. OF ADJ. UNITS	NO. OF A/V UNITS	BUILDING AREA (SQ. FT.)	STORIES
BLOC. "A"	8 UNITS	2	667	1	1	2,668	1 LEVEL
BLOC. "B"	40 UNITS	10	865	2	1	3,460	1 LEVEL
BLOC. "C"	40 UNITS	10	1,065	1		4,260	2 LEVELS
BLOC. "D"	8 UNITS	2	1,265	1		5,060	1 LEVEL
COMMUNITY CENTER	1 UNIT	1	1,034			1,034	1 LEVEL
TOTAL	96 UNITS	25		5	2		

TYPE	REQUIRED PER UNIT	NO. OF UNITS	NO. OF SPACES REQUIRED
BLOC. "A"	1.5	8	12
BLOC. "B"	1.5	40	60
BLOC. "C"	1.5	40	60
BLOC. "D"	1.5	8	12
COMMUNITY CENTER			
TOTAL			144 REQUIRED 190 PROVIDED

ENGINEERING STATEMENT
THE CONCEPTUAL SITE PLAN MATERIALLY ADHERES TO ALL APPLICABLE ZONING, SITE DEVELOPMENT, AND BUILDING CODE ORDINANCES. TO THE EXTENT REQUIRED BY THE FIRM HOLDING DESIGN ACT LICENSE, THERE WILL BE AN ACCESSIBLE OR EXHIBIT ROUTE FROM COMMON USE FACILITIES TO THE AFFECTED UNITS.

SURVEY NOTES
BEARINGS SHOWN ARE GRID AND DERIVED FROM RTK OBSERVATIONS TO STATE SURVEY MONUMENTS AND ADJACENT TO THE TEXAS COORDINATE SYSTEM (NAD 83) CENTRAL ZONE. DISTANCES ARE GRID AND MAY BE CONVERTED TO GRID DISTANCES BY 1.00001231.

THIS PROPERTY MAY BE SUBJECT TO EASEMENTS OR OTHER MATTERS WHICH MAY BE DEEMED OR NOT (NOT SHOWN). NO ADDITIONAL RESEARCH WILL BE CONDUCTED TO DETERMINE THE EXISTENCE OF EASEMENTS OR BUILDING LINES AND/OR EASEMENTS WHICH MAY OR MAY NOT AFFECT SUBJECT PARCEL.

FLOODPLAIN
A PORTION OF THIS PROJECT IS LOCATED WITHIN ZONE "X" AS DESIGNATED IN THE FLOOD INSURANCE RATE MAP IN THE CITY OF EL PASO, TEXAS. ZONE "X" IS DESIGNATED AS AREAS OF 100-YEAR SHALLOW FLOODING. ELEVATIONS ARE SHOWN, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED.

A PORTION OF THIS PROJECT IS LOCATED WITHIN ZONE "X" AS DESIGNATED IN PANEL NO. 480212 02289, DATED SEPTEMBER 4, 1991 OF THE FLOOD INSURANCE RATE MAP IN THE EL PASO COUNTY, TEXAS UNINCORPORATED AREAS.

ZONE "X" IS DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

LEGEND

- PROPOSED ASPHALT PAVEMENT
- PROPOSED PONDING AREA
- PROPOSED LANDSCAPING
- PROPOSED SIDEWALK / CONCRETE
- ACCESSIBLE MOBILITY UNITS
- ACCESSIBLE HEARING / VISUAL
- PROPOSED PLAYGROUND

GRAPHIC SCALE

0 75 150



PLANNING AND ZONING DEPARTMENT
REQUEST TO AMEND ZONING MAP AND/OR
CITY OF SOCORRO MASTER PLAN

1. Name: Tropicana Building II, LLC.
Address: 300 E. Main Dr. Suite 740, El Paso, TX 79901 Phone: 915-755-9113
Representative: Moreno Cardenas Inc.
Address: 2505 E. Missouri Ave., El Paso, TX 79903 Phone: 915-532-2091
Email Address: mmedina@morenocardenas.com
2. Property Location: N/A

Legal Description: 6 Socorro TR 11 & TR 11-A

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

<u>14.974 AC</u> Area (Sq. ft. or Acreage)	<u>A-1</u> Current Zoning	<u>Agriculture</u> Current Land Use
<u>R-2</u> Proposed Zoning	<u>Medium Density Residential</u> Proposed Land Use	

3. All owners of record must sign document.

R. A. B. IV, Pres.

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.

Mun Mun
Representative/Owner

2-23-2018
Date

ALL FEES ARE NON-REFUNDABLE

Elia Garcia
Mayor

Rene Rodriguez
At Large

Cesar Nevarez
District 1



Item #10 & 11
Ralph Duran
District 2

Victor Perez
District 3 / Mayor Pro Tem

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

DATE: April 3, 2018
TO: PLANNING AND ZONING COMMISSION
FROM: Adam Ochoa, Planning & Zoning Director
CC: Adriana Rodarte, City Manager

SUBJECT

Consider and take action on the proposed amendment to the City of Socorro Master Plan, and the proposed rezoning of Tract 26, Block 8, Socorro Grant, 125 N. Rio Vista Road, from C-1 (Light Commercial) to C-2 (General Commercial).

SUMMARY

The subject property pertaining to this request is located on the west side of N. Rio Vista Road, directly south of the Wadlington Lateral Canal and across the street from the Walmart Neighborhood Market. The subject property has an estimated area of 1.590 ± acres, is owned by Robert G. Tipton, P.O. Box 758, Fabens, TX. 79838, and is being represented by Elsa Taracena, 19 Garnet Crest Way, El Paso, TX. 79902.

BACKGROUND

The subject property is currently zoned C-1 (Light Commercial) and currently consists of a single family home. The property was zoned C-1 in February of 2017. The applicant is seeking a rezoning of the property to C-2 (General Commercial) for the purpose of developing a new shopping/business center. The existing C-1 zoning designation limits the potential size of a commercial building on the property and the proposed C-2 zoning designation would eliminate this limitation and allow for the development of the proposed shopping/business center.

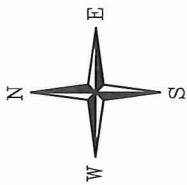
According to the City of Socorro Comprehensive Master Plan Future Land Map, the projected land use for the subject property is rural residential. The subject property is adjacent to C-1 (Light Commercial) and C-2 (General Commercial) zoned properties to the south, C-2 (General Commercial) to the east, C-1 (Light Commercial) to the west and the Wadlington Lateral Canal to the north. 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

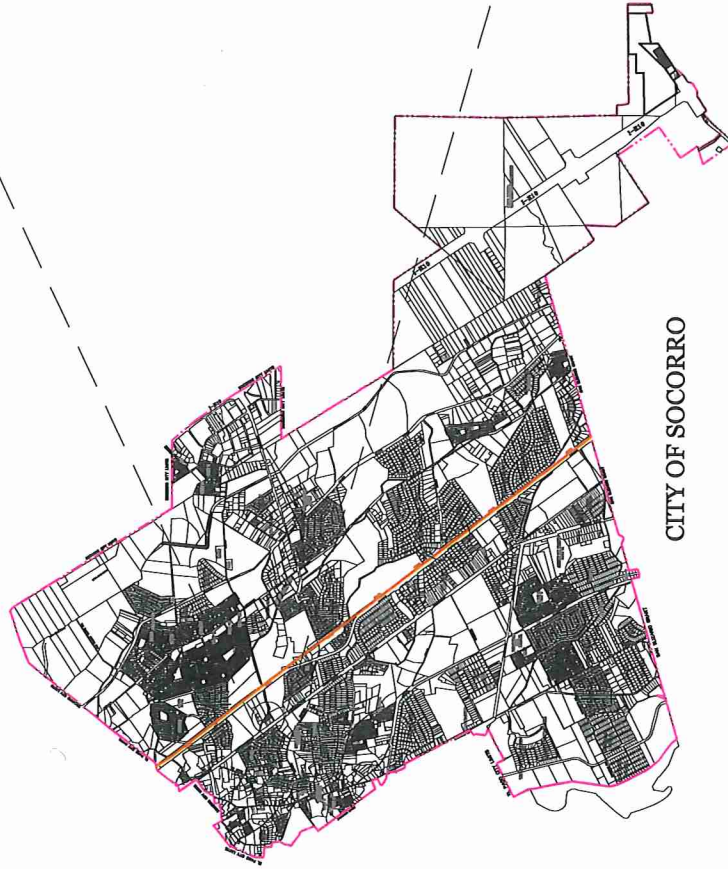
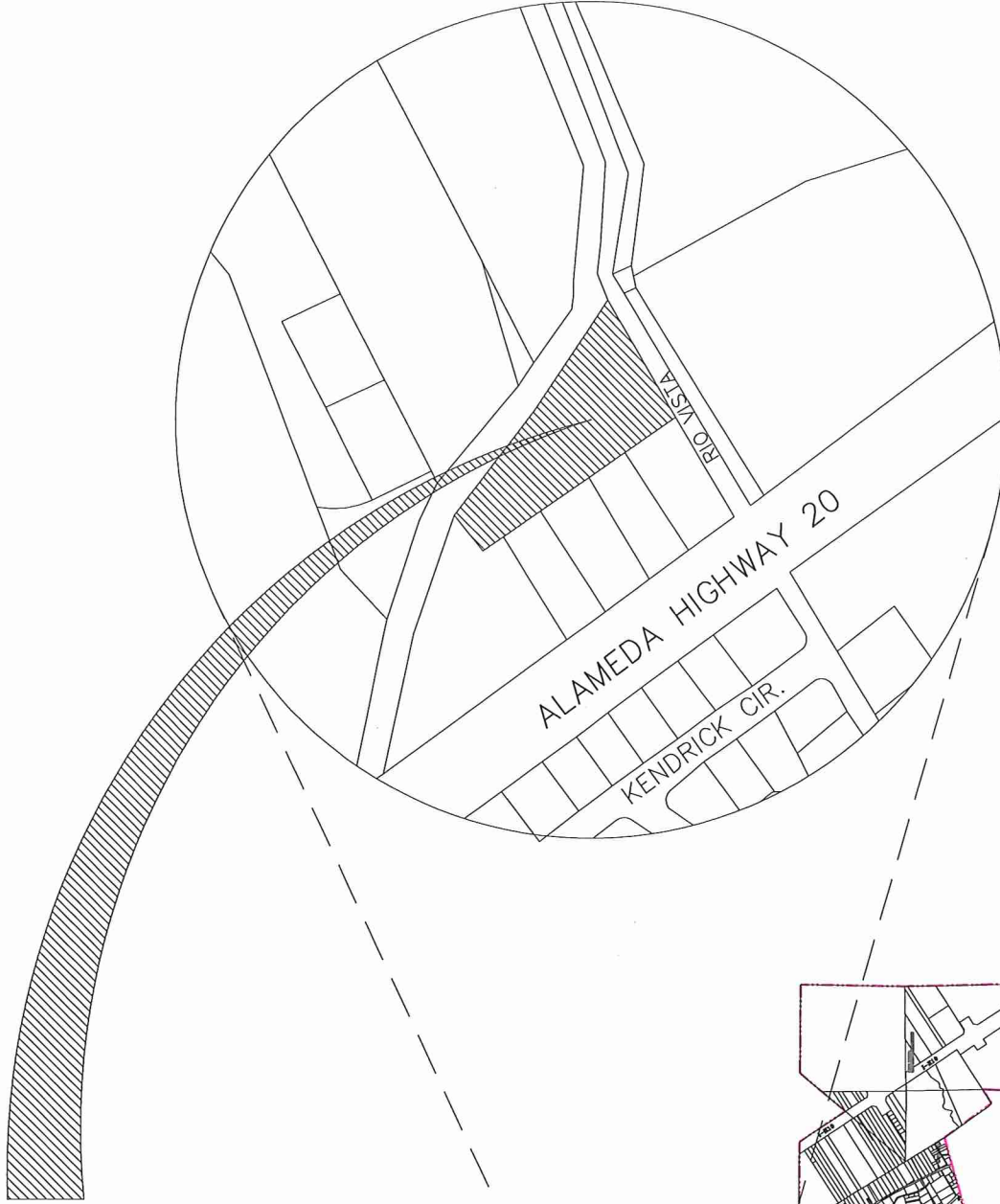
The applicant is seeking the proposed rezoning to C-2 (General Commercial) for the purpose of developing a new shopping/business center on the subject property.

STAFF RECOMMENDATION

The Planning and Zoning Department recommends APPROVAL to allow for the development of the subject property with a new shopping/business center.



PROJECT SITE;
125 Rio Vista Rd.
Tract 26, Block 8,
Socorro Grant

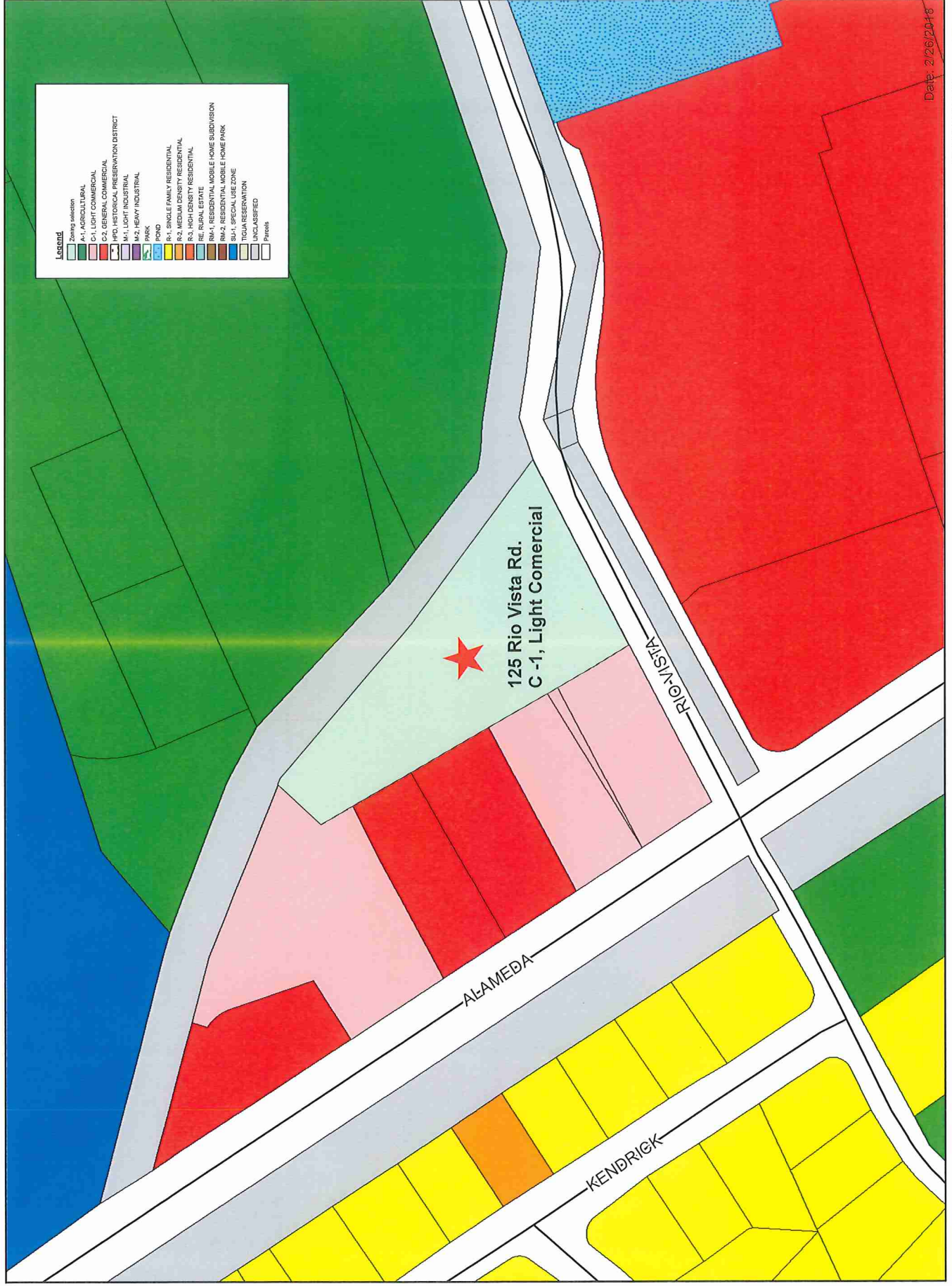


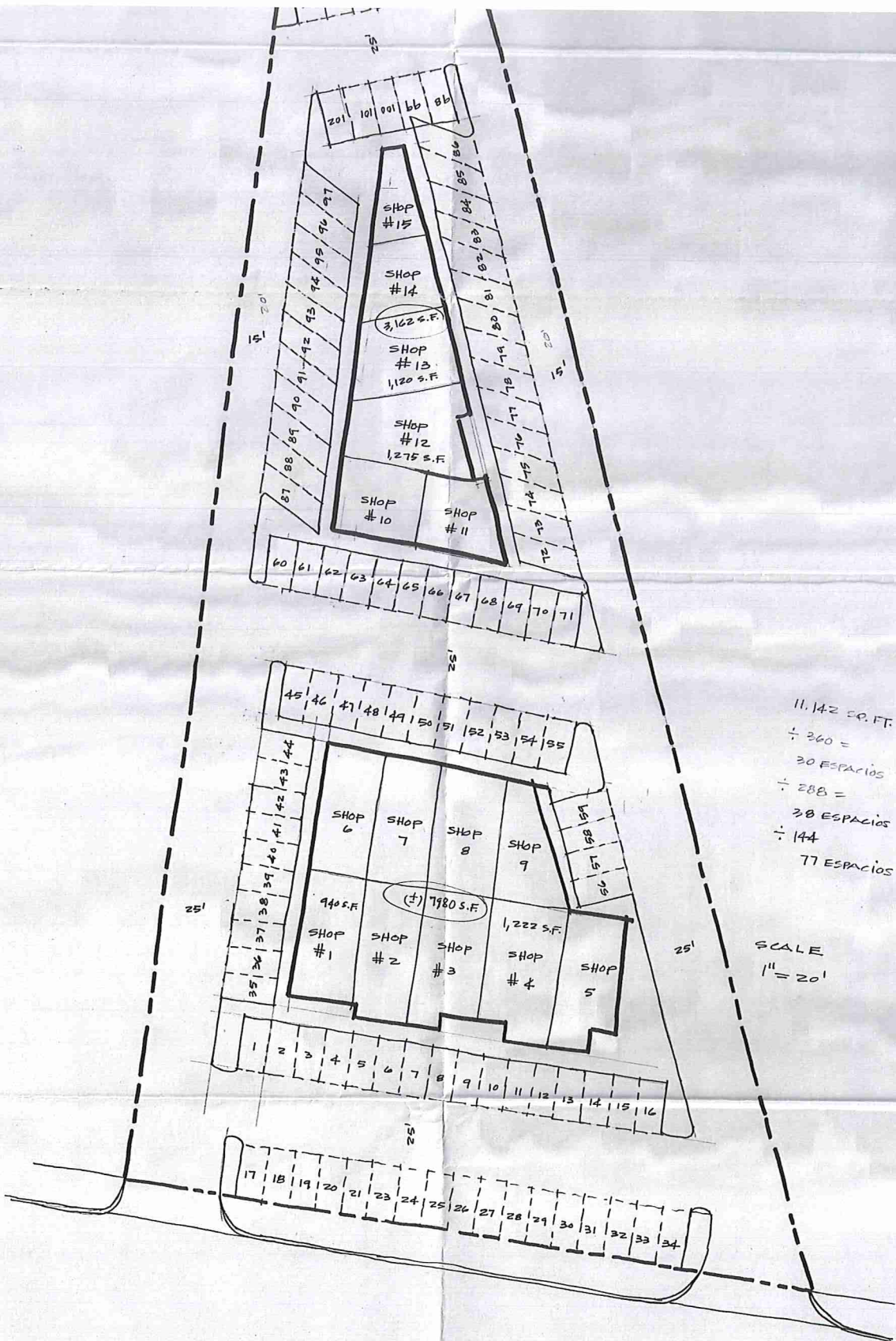
CITY OF SOCORRO

LOCATION MAP

Scale: AS SHOWN

125 Rio Vista Rd.





11,142 S.F.
 $\div 260 =$
 20 ESPACIOS
 $\div 288 =$
 28 ESPACIOS
 $\div 144 =$
 77 ESPACIOS



PLANNING AND ZONING DEPARTMENT

Request for Rezoning

1. Name: Robert Tipton
Address: 125 N. RIO VISTA Phone: ()
Representative: Elsa Taracena
Address: 19 Garnet Crest Way Phone: (915) 227-9506
2. Property Location: 125 N Rio Vista
Legal Description: 8 Socorro Lot 26

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

<u>1.5900 ACRES</u> Area (Sq. ft. or Acreage)	<u>C-1</u> Current Zoning	<u>RESIDENTIAL</u> Current Land Use
<u>C-2</u> Proposed Zoning	<u>COMMERCIAL</u> Proposed Land Use	

3. All owners of record must sign document.

X R. Tipton
E. Taracena

△. Taracena

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

Elia Garcia
Mayor

Rene Rodriguez
At Large

Cesar Nevarez
District 1



Ralph Duran
District 2

Victor Perez
District 3/Mayor Pro Tem

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

DATE: April 3, 2018
TO: PLANNING AND ZONING COMMISSION
FROM: Adam Ochoa, Planning & Zoning Director
CC: Adriana Rodarte, City Manager

SUBJECT

Consider and take action on the preliminary plat approval for Sunset Valley Estates Units 1 and 2, being all of Tracts 1-C, 1-C-1, 2-E and a portion of Tracts 1-A, 1-B, 1-D, 2-A and 2-C, Block 10, and all of Tract 7-B-1 and a portion of Tracts 5-A and 6-A, Block 11, Socorro Grant.

SUMMARY

The subject property is located on the south side of North Loop Road, 550 ± feet east of its intersection with Bauman Road. The proposed preliminary plat area encompasses a total area of 54.3307 acres and is owned by Bowling Land Investments, LLC, 4655 Cohen Avenue, El Paso Texas, 79924, and is represented by Del Rio Engineering, Inc, P.O. Box 220251, El Paso, Texas, 79913.

BACKGROUND

The proposed preliminary plat is for a single family and multi-family subdivision. The subdivision proposes 177 single family lots, 52 duplex lots, two parks and two ponds. The entire area is zoned R-2 (Medium Density Residential). The proposed subdivision also proposes to provide all required improvements of the subdivision code. The applicant is proposing several variances with the proposed preliminary plat. The variances include: A reduction of the required street right-of-way width from 60 feet to 54 feet; a reduction of the required side yard setback from 7 feet to 5 feet; and a reduction of the required front yard setback from 25 feet to 20 feet.

The subdivision code states, "Whenever a tract to be subdivided is of such unusual size or shape or surrounded by such development or unusual conditions that the strict application of this chapter would result in real difficulties and substantial hardships, the council may vary or modify the requirements, so that the subdivider is allowed to develop his property in a reasonable manner, but at the same time so that the public welfare and interests of the city are protected and the general intent and spirit of this chapter are preserved. However, such relief may not be granted if it is detrimental to the public good or impairs the intent and purpose of this chapter or the desirable development of the community in accordance with plans and policies of the city. Any modification granted shall be entered in the records of the council setting forth the reasons which justified the modification. Further, in granting modifications and exceptions, the council may place conditions which will in its judgment substantially secure the objectives of the standards or requirements involved." Staff believes that no such unusual conditions exist on the subject property and no substantial hardships exist for the proposed subdivision and the applicant

should be required to follow ALL requirements of the city. Per the Flood Insurance Rate Maps, the referenced property lies within **Zone X** (Community Panel # 480212 0250B-B / FEMA, September 4, 1991).

STATEMENT OF THE ISSUE

The Sunset Valley Estates Unit 1 and 2 preliminary plat is for a proposed subdivision that will consist of single family lots, multi-family lots, parks, drainage ponds and all required subdivision improvements.

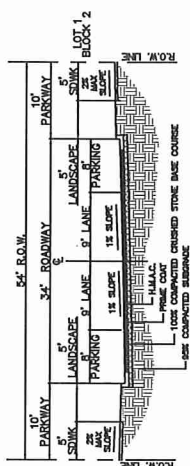
STAFF RECOMMENDATION

The Planning and Zoning Department recommends APPROVAL with the condition that all comments from city staff and the city engineer be resolved for the preliminary plat and that the applicant be required to follow ALL requirements of the City including those requirements the applicant is requesting variances for.

PRELIMINARY PLAT

ALL OF TRACTS 1-C, 1-C-1 & 2-E, AND A PORTION OF TRACTS 1-A, 1-B, 1-D, 2-A & 2-C, BLOCK 10, & ALL OF TRACT 7-B-1 & A PORTION OF TRACTS 5-A AND 6-A, BLOCK 11, SOCO RRO GRANT SURVEYS, EL PASO COUNTY, TEXAS.
CONTAINING IN ALL 2,366,647 SQUARE FEET 54.3307 ACRES MORE OR LESS

SHEET 2 OF 2



PROPOSED RESIDENTIAL STREET SECTION
NTS

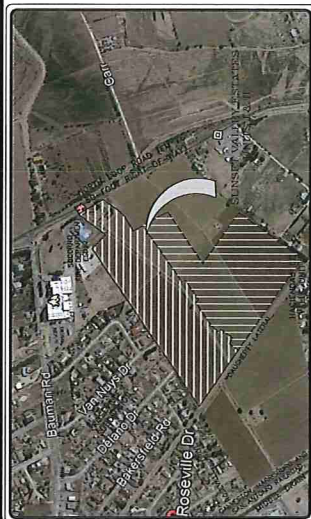
NTS

[illegible]

Events			Events		
How many times	How many times	How many times	How many times	How many times	How many times
1	1	1	1	1	1
2	2	2	2	2	2
3	3	3	3	3	3
4	4	4	4	4	4
5	5	5	5	5	5
6	6	6	6	6	6
7	7	7	7	7	7
8	8	8	8	8	8
9	9	9	9	9	9
10	10	10	10	10	10
11	11	11	11	11	11
12	12	12	12	12	12
13	13	13	13	13	13
14	14	14	14	14	14
15	15	15	15	15	15
16	16	16	16	16	16
17	17	17	17	17	17
18	18	18	18	18	18
19	19	19	19	19	19
20	20	20	20	20	20
21	21	21	21	21	21
22	22	22	22	22	22
23	23	23	23	23	23
24	24	24	24	24	24
25	25	25	25	25	25
26	26	26	26	26	26
27	27	27	27	27	27
28	28	28	28	28	28
29	29	29	29	29	29
30	30	30	30	30	30



SCALE: 1" = 600'



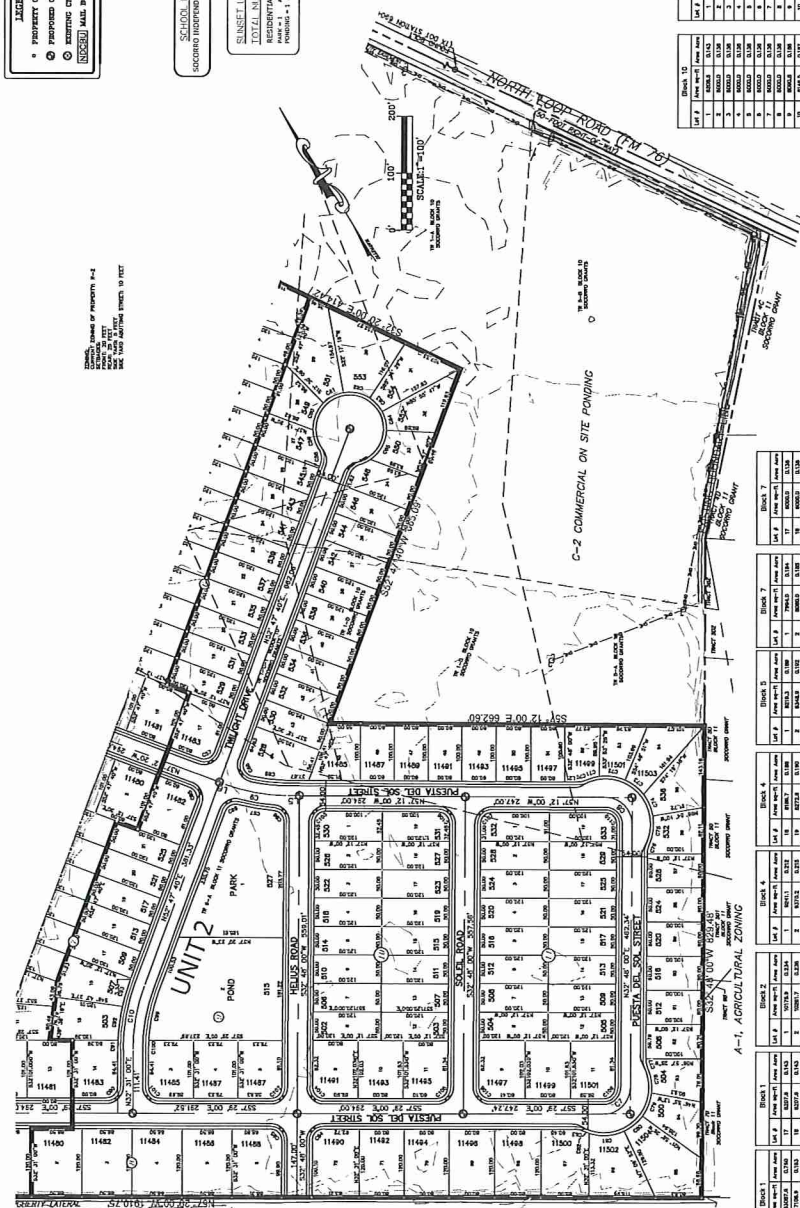
LEGEND

- PROPERTY CORNERS
- ⊙ PROPOSED CITY MONUMENT
- ⊙ EXISTING CITY MONUMENT

NICORU MAIL BOX DELIVERY UNIT

SCHOOL DISTRICT
CORRO INDEPENDENT SCHOOL DISTRICT

SUNSET UNIT TWO
TOTAL NUMBER OF LOTS
RESIDENTIAL = 111 LOTS
PARK = 1 AREA = 32,772.60 SQ. FT.
PONDING = 1 AREA = 79,276.20 SQ. FT.

[illegible]

Block 10		
Lat #	Area sq-ft	Area Acres

11

—

1

NOV 87	NOV 87	NOV 87	NOV 87
NOV 87	NOV 87	NOV 87	NOV 87
NOV 87	NOV 87	NOV 87	NOV 87
NOV 87	NOV 87	NOV 87	NOV 87

[illegible]

Block 3		Block 4		Block 5	
Lot #	Area (sq. ft.)	Lot #	Area (sq. ft.)	Lot #	Area (sq. ft.)
1	8023.2	10	8198.7	1	8023.2
2	8148.0	11	8272.5	2	8148.0
3	8148.0	12	8272.5	3	8148.0
4	8148.0	13	8272.5	4	8148.0
5	8148.0	14	8272.5	5	8148.0
6	8148.0	15	8272.5	6	8148.0
7	8148.0	16	8272.5	7	8148.0
8	8148.0	17	8272.5	8	8148.0
9	8148.0	18	8272.5	9	8148.0
10	8148.0	19	8272.5	10	8148.0
11	8148.0	20	8272.5	11	8148.0
12	8148.0	21	8272.5	12	8148.0
13	8148.0	22	8272.5	13	8148.0
14	8148.0	23	8272.5	14	8148.0
15	8148.0	24	8272.5	15	8148.0
16	8148.0	25	8272.5	16	8148.0
17	8148.0	26	8272.5	17	8148.0
18	8148.0	27	8272.5	18	8148.0
19	8148.0	28	8272.5	19	8148.0
20	8148.0	29	8272.5	20	8148.0
21	8148.0	30	8272.5	21	8148.0
22	8148.0	31	8272.5	22	8148.0
23	8148.0	32	8272.5	23	8148.0
24	8148.0	33	8272.5	24	8148.0
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26	8148.0	35	8272.5	26	8148.0
27	8148.0	36	8272.5	27	8148.0
28	8148.0	37	8272.5	28	8148.0
29	8148.0	38	8272.5	29	8148.0
30	8148.0	39	8272.5	30	8148.0
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44	8148.0	53	8272.5	44	8148.0
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46	8148.0	55	8272.5	46	8148.0
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205	8148.0	214	8272.5	205	8148.0
206	8148.0	215	8272.5	206	8148.0
207	8148.0	216</			

[illegible][illegible]

ENGINEERING, LLC



PRINCIPAL CONTACTS:

PRINCIPAL CONTACTS:					
NAME		ADDRESS	CITY & ZIP	PHONE	FAX
CONOR	RACETTE CAPITAL, LLC	504 GLE MICH DR.	FL PASO, TEXAS 79252	(915) 305-3330	(915) 877-3336
SERVITOR	G-Servitors, LLC	1901 ARDORA	FL PASO, TEXAS 79252	(915) 305-5141	(915) 203-1869
DAVID	DAVIDSON, LLC	1901 ARDORA	FL PASO, TEXAS 79252	(915) 305-5141	(915) 203-1869

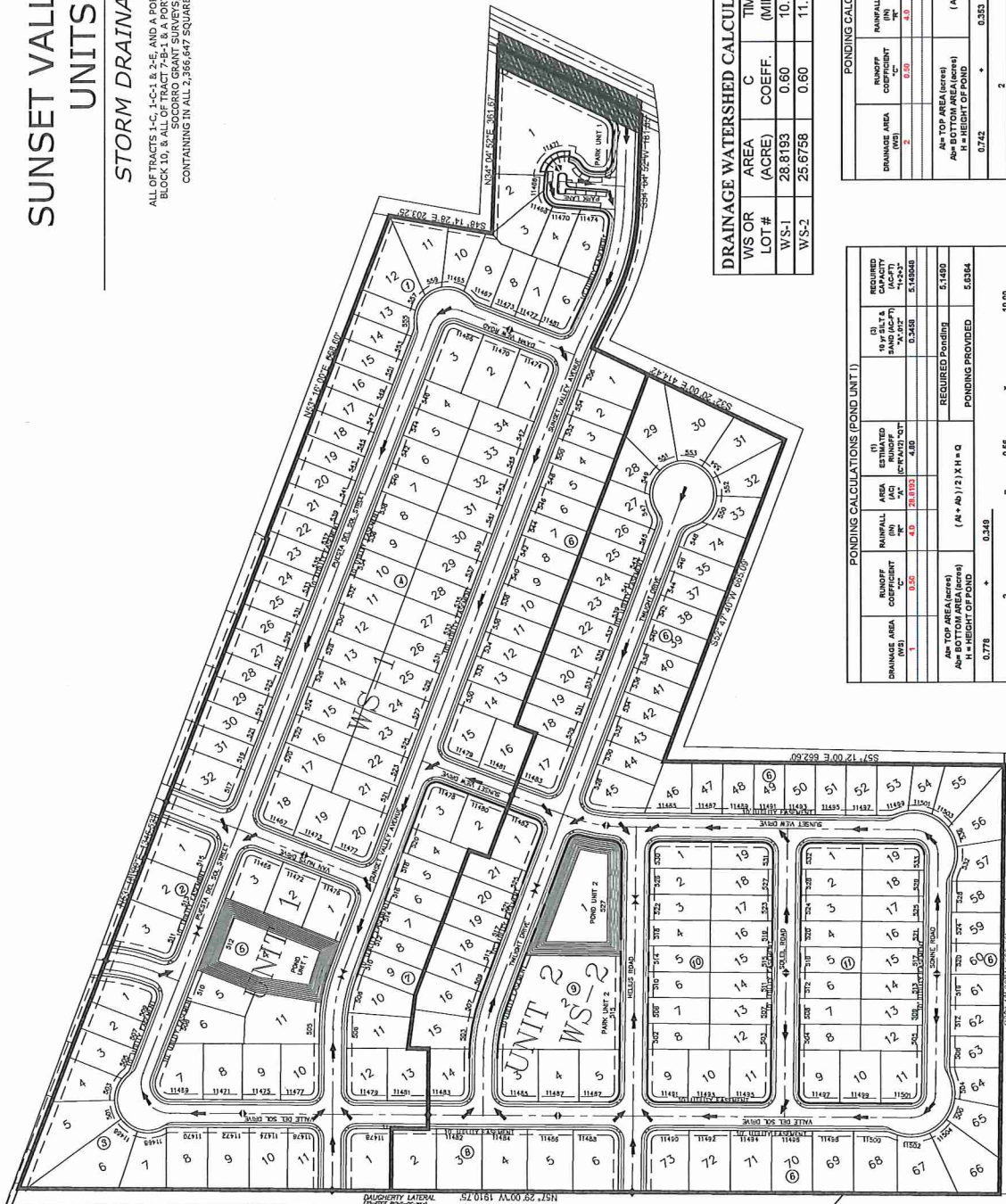


Del Rio Engineering, Inc.

O Box 220251 El Paso, Texas 79913 915-833-2400 TYPE Firm # : F-109)

STORM DRAINAGE ANALYSIS

ALL OF TRACTS 1-C, 1-C-1 & 2-E, AND A PORTION OF TRACTS 1-A, 1-B, 1-D, 2-A & 2-C, BLOCK 10, & ALL OF TRACT 7-B-1 & A PORTION OF TRACTS 5-A AND 6-A, BLOCK 11, SORCERO GRANT SURVEYS, EL PASO COUNTY, TEXAS.
CONTAINING IN ALL 2,366.647 SQUARE FEET 54.3307 ACRES MORE OR LESS



STORM SEWER
DRAINAGE PLAN

SCALE: 1" = 100'

WS OR LOT #	AREA (ACRE)	C COEFF.	TIME (MIN.)	I (IN / HR)	FLOW (CFS)
WS-1	28.8193	0.60	10.11	5.35	92.46
WS-2	25.6758	0.80	11.11	5.21	80.33

PONDING CALCULATIONS (POND UNIT 1)						
RUNOFF COEFFICIENT	SHOFT COEFFICIENT	RAINFALL AREA (SQ. FT.)	ESTIMATED PONDING DEPTH (INCHES)	ESTIMATED VOLUME (CU. FT.)	REQUIRED CAPACITY (CU. FT.) N=1.2	REQUIRED CAPACITY (CU. FT.) N=1.2
1	0.50	4.0	28.1932	4.00	0.3458	5.140540
$A \times B \times C \times D \times E \times F$				REQUIRED PONDING		
$(A + B) / 2 \times H = Q$				PONDING PROVIDED		
$A = \text{TOP AREA (acres)}$ $B = \text{BOTTOM AREA (acres)}$ $H = \text{HEIGHT OF POND}$				5.6364		
0.778	+	0.349				

[illegible]

GRADUATE VOTER.

FEMA HAS NOT COMPLETED A STUDY TO DETERMINE FLOOD HAZARD FOR THIS AREA. THEREFORE A FLOOD MAP HAS NOT BEEN INCH RELEASED AT THIS TIME.

Adam Ochoa

From: DRE Mail <DRE@delrioengineering.net>
Sent: Thursday, March 8, 2018 5:41 PM
To: 'Job Terrazas'
Cc: Adam Ochoa; DRE Mail
Subject: J17-049 Sunset Valley Estates
Attachments: C04 - DRAINAGE PLAN.pdf; SUNSET VALLEY ESTATES-PRELIMINARY PLAT COMPLETE.pdf; SUNSET VALLEY ESTATES-PRE-PLAT 1-2.pdf; SUNSET VALLEY ESTATES-PRE-PLAT 2-2.pdf; TIA SVE -Report_2018-03-06.pdf; J17-049 Sunset Valley Est Schedule.pdf

Dear Adam and Job,

Please find attached herewith the TIA and pdf copies of the drawings for the preliminary plat, preliminary schedule, and drainage report.

Please receive these documents and schedule this preliminary plat to be placed on the P&Z agenda as soon as possible.

Additionally, we are officially requesting the following variances from the subdivision ordinances:

- The reduction of the street's width from 60 feet to 54 feet in line with the new outlook for the city of Socorro to reduce the ROW widths.
- The reduction of the side setbacks from 7 feet to 5 feet between lots.
- The reduction of the front setbacks from 25 feet to 20 feet.

If you have any questions or comments, please do not hesitate to call.

Respectfully,

Sal Masoud, PE



For: **DEL RIO ENGINEERING, INC**

PO Box 220251

El Paso, Texas 79913

[915/ 833-2400](tel:9158332400)

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PLANNING AND ZONING DEPARTMENT

APPLICATION FOR SUBDIVISION APPROVAL

Date: 02/06/2018

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: Sunset Valley Estates

1. Legal description of Area: All of tracts 1-C, 1-C-1 & 2-E, and a portion of tracts 1-A, 1-B, 1-D, 2-A & 2-C, Block 10, & all of tract 7-B-1 & a portion of tracts 5-A and 6-A, Block 11, Socorro Grant Surveys, El Paso County, Texas.

2. Proposed Land Uses:

	Acres	Sites		Acres	Sites
Single Family	27.72	177	Office		
Duplex	10.91	52	Street & Alley	12.50	
Apartment			Ponding/Drainage	1.54	2
Mobile Home			Institutional		
P.U.D.			Other (Specify)		
Park/Pond	1.66	2			
School					
Commercial			Total No. Sites		233
Industrial			Total Acreage	54.33	

3. What is existing zoning of the above described property? R-2 and C-2
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	☒	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) TWC, FOC	

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 ☐

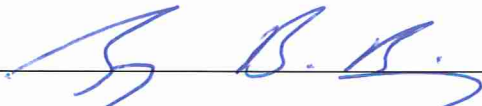
8. What type of drainage is proposed?
Surface flow to retention pond or storm sewer to retention pond.

9. Remarks and/or explanation of special circumstances:
Variance request for setbacks reductions and street width reduction.

10. Owner of record: Bowling Land Investments LLC 4655 Cohen Ave. El Paso, TX 79924 (915) 474-5255
Name & address Zip Phone

11. Developer: Bowling Land Investments LLC 4655 Cohen Ave. El Paso, TX 79924 (915) 474-5255
Name & address Zip Phone

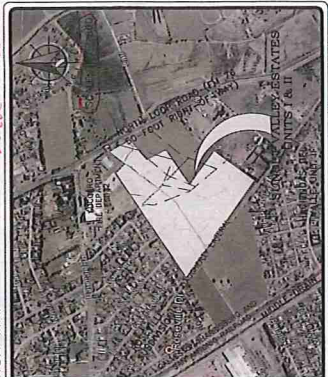
12. Engineer: Del Rio Engineering Inc. P.O. Box 220251 El Paso, TX 79913 (915) 833-2400
Name & address Zip Phone

Applicant's Signature: 
Capacity: Owner / Developer

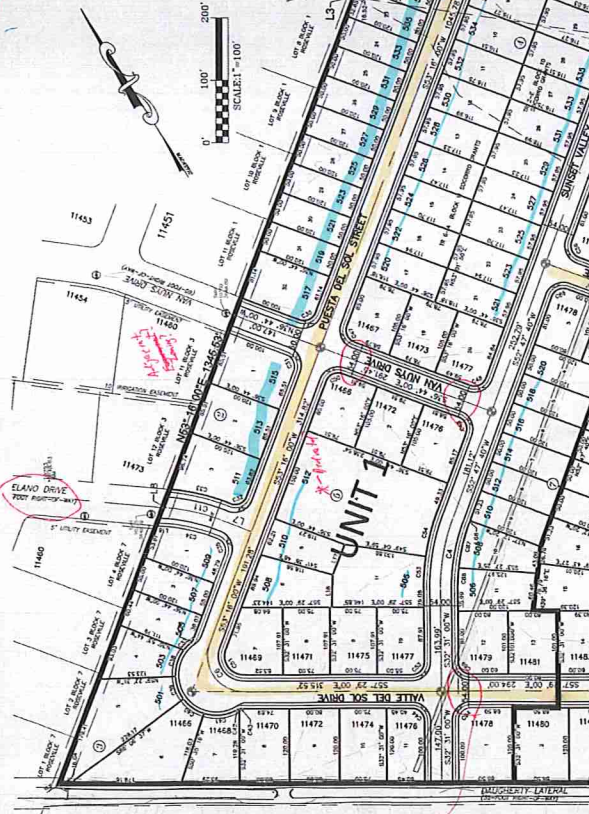
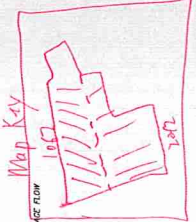
Sunset Valley Estates Unit 1 & 2 Preliminary Plat

City of Socorro Staff Comments

1. All lots are required to be a minimum of 6,000 square feet. There are some under the minimum lot size requirement. Please correct.
2. The roadway calls out as DAWN VIEW, PUESTA DEL SOL, VALLE DEL SOL, SONNE, and SUNSET VIEW should all have just one name and the numbering sequence for the addresses shall be continued throughout the entire stretch of the roadway. Plus, the name VALLE DEL SOL is too close to an existing street in Socorro named VILLA DEL SOL.
3. Please remove the center median split on PARK LANE. Just leave this as a cul-de-sac. The center median split can cause a liability for the City and is not really needed.
4. Your notes call out that the sewer line shall be extended to this subdivision from BOVEE, but BOVEE is nowhere around here. Please correct.
5. Are there any existing or proposed new easements of any kind within the subdivision? Please provide them on the plat.
6. Please provide the location of the mailbox clusters.
7. Please provide the total number of lots and tracts for ponds and parks for Unit 1 and Unit 2 on all pages of the preliminary plat.
8. Please provide the all adjacent right-of-ways within 150 feet and provide their full name, widths and purposes. One of them has some of the information cut off.
9. Are there irrigation ditches within this subdivision with water rights that will be handed over to the Lower Valley Water District? If so, please locate them on the plat and provide an easement wide enough to have their equipment access and maintain them.
10. Please provide the zoning designation of adjacent properties.
11. Please provide a small map key showing the relation of the of each page to the subdivision as a whole.
12. Please put the lots in the BLOCK 1, BLOCK 4, BLOCK 7 table on page 2 in numerical order.
13. There is no BLOCK 6, LOT 74 in the plat as called out in the table. Please remove.
14. Call out the lots and their approximate area that will be used for nonresidential use a.k.a. ponds and parks.
15. Please provide the protective covenants for the subdivision.
16. Please make all of the addresses 5 digits long to be consistent with the addresses in the area.
17. Please see SHEET 3 for the address numbering for the subdivisions. Each side of each street has been labeled as to what side is to have even numbers and what side is to have odd numbers.
18. What Flood Zone is this subdivision in? Please provide Flood Zone and FEMA Map information.



- LEGEND**
- PROPOSED LOW POINT
 - PROPOSED HIGH POINT
 - EXISTING DRAINAGE FLOW
 - METAL COVER
 - TELEPHONE BOX
 - ELECTRIC BOX
 - MANHOLE
 - EXISTING BUILDING
 - PROPOSED ROCK WALL
 - SDM
 - WATER VALVE
 - ELECTRIC POLE
 - PROPOSED DRAINAGE FLOW



Curve Table

Length	Radius	Delta	Chord Direction	Chord Length
79.48	436.00	23.59	S45° 52' 26" W	178.21
68.36	400.00	23.59	S45° 52' 26" W	167.18
26.31	309.45	4.87	S55° 13' 50" W	26.31
15.73	327.00	20.28	S42° 39' 20" W	115.13
72.83	47.00	90.00	N81° 44' 00" W	66.47
10.18	57.00	110.75	S2° 06' 30" E	93.91
73.59	47.00	89.72	N77° 39' 28" E	68.30
72.83	47.00	90.00	N12° 12' 01" W	66.47
14.11	327.00	19.99	N47° 12' 10" W	113.53
15.73	327.00	20.28	N42° 39' 20" E	115.13
98.29	326.00	15.52	N44° 20' 30" W	88.02
34.88	30.00	66.62	N0° 46' 13" E	32.95
31.42	20.00	90.00	N79° 04' 52" E	28.28
30.09	30.00	57.47	S27° 11' 06" E	28.84
28.71	30.00	54.83	S25° 51' 55" E	27.63
52.83	40.00	90.00	N81° 43' 13" E	56.57
32.12	30.00	70.80	N1° 16' 11" E	34.80
10.00	20.00	19.10	N43° 43' 48" W	9.95
31.95	20.00	91.92	N7° 31' 05" W	29.66
16.25	352.00	17.44	N48° 37' 52" E	115.84

C21	13.21	362.00	1.98	N55° 40' 34" E	13.21
C22	29.88	20.00	85.60	S79° 32' 00" E	27.18
C23	10.29	20.00	29.47	S21° 59' 49" E	10.17
C24	23.43	65.00	20.65	S17° 35' 07" E	23.30
C25	45.64	65.00	40.23	S48° 01' 28" E	44.71
C26	39.89	65.00	31.55	S33° 54' 50" E	35.25
C27	35.32	65.00	31.13	N44° 44' 30" E	34.88
C28	26.95	65.00	23.76	N37° 17' 50" E	26.76
C29	14.58	30.00	27.85	N39° 20' 30" E	14.44
C30	31.42	20.00	90.00	S81° 44' 00" E	28.28
C31	31.42	20.00	90.00	N81° 16' 00" E	28.28
C32	31.67	20.00	90.74	S81° 27' 48" E	29.47
C33	100.91	356.00	16.24	S44° 06' 49" E	100.57
C34	85.37	296.00	16.53	N43° 50' 15" W	85.08
C35	31.06	20.00	88.99	N8° 45' 15" E	28.03

SCHOOL DISTRICT
SCHOOL INDEPENDENT SCHOOL DISTRICT

- LEGEND**
- PROPERTY CORNER
 - PROPOSED CITY MONUMENT
 - PROPOSED MAIL BOX DELIVERY UNIT

Block Area Table

Block	Area	Length
1	242689	5.72
2	30811	0.707
3	101827	2.329
4	241639	5.547
5	121220	2.783
6	503393	11.526
7	145797	3.245
8	23558	1.459
9	23558	1.459
10	23558	1.459
11	23558	1.459

Parcel Line Table

Line #	Direction	Length
L1	N57° 40' 00" E	25.00
L2	S37° 40' 00" W	100.35
L3	S37° 40' 00" W	4.20
L4	S37° 40' 00" W	20.11
L5	N37° 12' 00" W	21.89
L6	N37° 12' 00" W	8.63
L7	N37° 12' 00" W	21.89
L8	S37° 15' 00" E	8.23
L9	N37° 15' 00" E	21.89
L10	S37° 15' 00" E	21.89
L11	S37° 15' 00" E	21.89
L12	N37° 15' 00" E	21.89
L13	S37° 15' 00" E	21.89
L14	N37° 15' 00" E	21.89
L15	S37° 15' 00" E	21.89
L16	N37° 15' 00" E	21.89
L17	S37° 15' 00" E	21.89
L18	N37° 15' 00" E	21.89
L19	S37° 15' 00" E	21.89
L20	N37° 15' 00" E	21.89

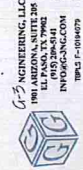
Public Right-of-Way
* Park Area
* P.O.C.
* H.B.W.
* V.B.W.
of lots and
parks in Unit
182.

* 60' Road R.O.W.

Should be all one
street named follow
our numbering sequence.

Adjacent Zone?

Adjacent Zone?



PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: RACETRACK CAPITAL, LLC	604 OLD MADE ON	EL PASO, TEXAS 79902	(915) 302-1330	(915) 302-1330
DESIGNER: DRE ENGINEERING, INC.	1000 N. GARDEN	EL PASO, TEXAS 79902	(915) 302-1330	(915) 302-1330

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DES				

DANNENBAUM ENGINEERING CO. – EL PASO, LLC

10737 GATEWAY BLVD. WEST SUITE 112 • EL PASO, TEXAS 79935 • (915)629-0401

March 26, 2018

Ms. Adriana Rodarte
City Manager
City of Socorro, Texas
124 S. Horizon Blvd.
Socorro, Texas 79927

RE: Sunset Valley Estates Units I & II, Preliminary Plat(s) Submittal

This letter is in response to the Submittal review and comments of the Preliminary Plat(s) for the Sunset Valley Estates Subdivision South of Bauman Rd. and West of North Loop Rd. for the City of Socorro, Texas.

Preliminary Plat, Units I & II:

- Show pavement width existing streets on the abutting development, Delano Dr. & Van Nuys Dr and North Loop Rd.
- Identify all abutting existing lots.
- Identify the proposed Ponding Areas and the Park on the appropriate lots.
- Provide a Typical Street Section with a crowned pavement.
- There seems to be a proposed Subdivision to the West of this development, if so, provide name of subdivision. Proposed Street Stubs to subdivision should align with any abutting Subdivision.
- Who will provide the future improvements across the Daugherty Lateral? Will the cost be split between the Developers? There may be a need for an escrow account to be set up for the future improvements.
- Provide the existing Flood Zone information.

Preliminary Plat, Unit 1:

- See comments for Preliminary Plat, Units I & II.

Preliminary Plat, Unit2:

- See comments for Preliminary Plat, Units I & II.

Grading Plan, sheet C3.1:

- Provide a soils report for verification of the High Ground Water Table Elevation at the proposed Ponding Area locations.
- Verify that ½ of North Loop Rd. will drain unto Sunset Valley Estates watershed area.
- Typical section shows roads sloping to one side. Typical section should be crown section or reverse crown.
- Explain or show how the runoff will drain into the Ponding Areas. Show contours for overall subdivision.
- Run-off conveyed long distance with in street to proposed basins. Verify run-off will remain within roadway and ponding width will not exceed top of curb.
- Drainage calculation tables not consistent. Revise the Drainage Tables accordingly.
- Although FEMA has not finalized the Flood Insurance Rate Maps (FIRM) for this area, there is an existing FIRM that needs to be referenced.

- Provide Soils Report performed during the winter season for the location of the Proposed Ponding Areas. The Storm Water Management Report states that the proposed Ponding Areas will drain/percolate within 24 Hrs., would like to see the Percolation Report.

Please let me know if you have any questions regarding these comments.

Sincerely,



Jose L. Reyes, P.E.
Office Manager
Dannenbaum Engineering

CC: Adam Ochoa, Planning Director
Job Terrazas, Planning Department

Attached: Preliminary Plat(s) Comment Redlines

STORM DRAINAGE ANALYSIS

Will need verification of High Ground Water Table Elevation on Ponding Areas.



PONDING CALCULATIONS (POND UNIT 1)									
1	2	3	4	5	6	7	8	9	10
Drainage Area (A ₁)	Runoff Coefficient (C ₁)	Runoff (R ₁)	Area (A ₂)	Runoff Coefficient (C ₂)	Runoff (R ₂)	Area (A ₃)	Runoff Coefficient (C ₃)	Runoff (R ₃)	Required Storage (S ₁)
1.00	0.50	0.50	4.0	0.75	3.00	2.00	0.75	1.50	5.140
$(R_1 + R_2) \times 1.2 \times H = Q$									5.140
All Top Area (Acres) All Bottom Area (Acres) $H = \text{Height of Pond}$									5.140
0.775	2	0.340							5.634
REQUIRED PONDING									10.00

PONDING CALCULATIONS (POND UNIT I)							
DRAINAGE AREA (A _d)	RUNOFF COEFFICIENT (C)	RAINFALL (IN) (P)	AREA (AC)	ESTIMATED RUNOFF (C * P * A _d * T)	(Q)	15 MINUTE RAMP (ACFT) 70-85° T=0.061	REQUIRED CAPACITY (ACFT) 145-20° 0.091
	<u>0.55</u>	<u>4.5</u>	<u>24.6750</u>	<u>4.5</u>			
AN TOP AREA (acres)				(A + B) / 2 X H = Q		REQUIRED	
AN BOTTOM AREA (acres)						PROVIDED	
0.742	+	0.335				4.3974	4.3291
2	=	0.55					9.00

SURVEY NOTES:

Use existing FIRM.

Elia Garcia
Mayor

Rene Rodriguez
Representative At Large

Cesar Nevarez
District 1



Ralph Duran
District 2

Victor Perez
District 3/Mayor Pro-Tem

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

NOTICE OF A REGULAR MEETING
OF THE
BUILDING AND STANDARDS 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 Building and Standards Commission of the City of Socorro, Texas will be held **Tuesday, April 3, 2018** at 6:30 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. Establishment of quorum.
3. Excuse absent commission members.
4. Open Forum.

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. Consider and Take Action:
On the approval of meeting minutes for the March 20, 2018 Building and Standards Commission meeting.
6. Consider and Take Action:
On directing city staff to amend Chapter 6 (Buildings and Construction), Article 4 (Substandard Buildings) of the City of Socorro Code of Ordinances to require City Council to have final action on all substandard building cases.

**REGULAR MEETING AGENDA - SOCORRO BUILDING AND STANDARDS
COMMISSION April 3rd, 2018 at 6:30 PM**

EXECUTIVE SESSION

The Building and Standards 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 Building and Standards 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 Building and Standards 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

7. Consider and Take Action:

Adjournment

I, the undersigned authority hereby certify that the above notice of meeting of the Building and Standards 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 30th, day of March, 2018.



Sergio Morales, Building and Standards Commission Secretary

DATE & TIME POSTED: 3-30-2018 10:00am / BY: 

CITY OF SOCORRO BUILDING AND STANDARDS COMMISSION

Regular Meeting Minutes

March 20, 2018

Members Present	Members Absent	Staff Present	Others Present
Catherine Kearney Daniel Hernandez Arturo Lafuente	Ernest Gomez Daniel Lopez Jose Landeros	Adam Ochoa Sergio Morales	John S. Birkelbach

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

Chairperson, Ms. Catherine Kearney, called the meeting to order at 7:52 PM.

2. Establish quorum.

Quorum was established with 3 members present.

3. Excuse absent commission members.

A motion to excuse absent commission members was made by Ms. Catherine Kearney, seconded by Mr. Arturo Lafuente. Motion carried with all the commissioners present in favor.

4. Open Forum.

No one signed up to speak at this time.

5. Consider and take action on directing city staff to amend Chapter 6 (Buildings and Construction), Article 4 (Substandard Buildings) of the City of Socorro Code of Ordinances to require City Council to have final action on all substandard building cases.

A motion was made by Mr. Daniel Hernandez to table the item until the next meeting, seconded by Ms. Catherine Kearney. Motion carried with all commissioners in favor.

6. Consider and take action on adjournment.

A motion was made by Ms. Catherine Kearney to adjourn, seconded by Mr. Daniel Hernandez. Motion carried with all the commissioners in favor. Meeting adjourned at 7:58 P.M.

 Catherine Kearney, Chairperson

 Sergio Morales, Secretary