

*Ivy Avalos*  
Mayor

*Ruben Reyes*  
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

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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.

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**SUPPLEMENTAL NOTICE OF MEETING BY VIRTUAL SERVICES**

IN ACCORDANCE WITH ORDER OF THE OFFICE OF THE GOVERNOR ISSUED MARCH 16, 2020, THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOCORRO WILL CONDUCT THE MEETING SCHEDULED FOR TUESDAY FEBRUARY 16, 2021, AT 5:30 PM BROADCASTED FROM CITY COUNCIL CHAMBERS, 860 RIO VISTA RD., SOCORRO, TEXAS VIA TELEPHONE CONFERENCE AND LIVE STREAMED IN ORDER TO ADVANCE THE PUBLIC HEALTH GOAL OF LIMITING THE NUMBER OF PEOPLE PHYSICALLY PRESENT AT OUR LOCATION (ALSO CALLED "SOCIAL DISTANCING") TO SLOW THE SPREAD OF THE CORONAVIRUS (COVID-19). THERE WILL BE NO PHYSICAL PUBLIC ACCESS TO THE LOCATION DESCRIBED ABOVE.

THIS WRITTEN NOTICE, THE MEETING AGENDA, AND THE AGENDA PACKET, ARE POSTED ONLINE AT [HTTP://CL.SOCORRO.TX.US/2020-PLANNING-AND-ZONING-COMMISSION-AGENDAS](http://CL.SOCORRO.TX.US/2020-PLANNING-AND-ZONING-COMMISSION-AGENDAS) THE PUBLIC CAN ACCESS THE MEETING BY CALLING TOLL FREE-NUMBER 844-854-2222 ACCESS CODE 579797.

THE PUBLIC MUST CALL IN 844-854-2222 ACCESS CODE 579797 BY 5:00 PM MOUNTAIN STANDARD TIME (MST) ON FEBRUARY 16, 2021 TO SIGN UP FOR PUBLIC COMMENT AND THE AGENDA ITEM THEY WISH TO COMMENT ON. THE PUBLIC THAT SIGNED UP TO SPEAK WILL BE CALLED UPON BY THE PRESIDING OFFICER DURING THE MEETING.

Notice is hereby given that a regular meeting of the Planning and Zoning Commission of the City of Socorro, Texas will be held **Tuesday, February 16, 2021** at 5:30 p.m. broadcasted from City Council Chambers, 860 N. Rio Vista, Socorro, Texas at which time the following will be discussed:

1. **CALL TO ORDER.**
2. **ESTABLISHMENT OF QUORUM.**

**REGULAR MEETING AGENDA – SOCORRO PLANNING & ZONING COMMISSION  
FEBRUARY 16, 2021 at 5:30 PM**

**3. NOTICE TO THE PUBLIC – OPEN FORUM**

The time is reserved for members of the public who would like to address the Commission on any items that are not of the Commission Agenda and that are within the jurisdiction of the Commission. No action shall be taken.

**4. CONSENT AGENDA**

Consider and Take Action on the approval of meeting minutes for the February 2nd, 2021 Planning and Zoning Commission Regular meeting.

**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.

5. Public hearing for the proposed rezoning of Block 10, Lot 22, and Block 16, Lot 1, Eastlake Valley Unit 2 Subdivision, located at 10061 & 10081 Judge Coldwell from C-2, General Commercial to R-2, Medium Density Residential for apartments.
6. Consider and Take Action:  
On the proposed rezoning of Block 10, Lot 22, and Block 16, Lot 1, Eastlake Valley Unit 2 Subdivision, located at 10061 & 10081 Judge Coldwell from C-2, General Commercial to R-2, Medium Density Residential for apartments.
7. Public hearing for the preliminary and final plat approval for Bauman Estates Unit Two Replat J, being a replat of Lot 6, Block 14, Bauman Estates Unit Two located at 11200 Sheffield for a lot split.

**REGULAR MEETING AGENDA – SOCORRO PLANNING & ZONING COMMISSION  
FEBRUARY 16, 2021 at 5:30 PM**

**8. Consider and Take Action:**

On the preliminary and final plat approval for Bauman Estates Unit Two Replat J, being a replat of Lot 6, Block 14, Bauman Estates Unit Two located at 11200 Sheffield for a lot split.

**9. Planning and Zoning Commissioners Report:**

**10. Planning and Zoning Department Report:**

**11. Excuse absent commission members:**

**12. 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.**



**REGULAR MEETING AGENDA - SOCORRO PLANNING & ZONING COMMISSION**  
**FEBRUARY 16, 2021 at 5:30 PM**

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 12th day of February, 2021.

  
\_\_\_\_\_  
Claudia Holguin, Planning & Zoning Secretary

DATE & TIME POSTED: 2.12.2021 2:53pm /BY: Claudia

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

**([www.ci.socorro.tx.us](http://www.ci.socorro.tx.us))**

## CITY OF SOCORRO PLANNING AND ZONING COMMISSION

Regular Meeting Minutes  
February 2, 2021 @ 5:30 p.m.  
VIRTUAL MEETING

Members Present (Via Livestream)	Members Absent	Staff Present (Via Livestream)	Others Present (Via Livestream)
Arturo Lafuente Andrew Arroyos David Estrada Enrique Cisneros	Ernest Gomez	Job Terrazas Claudia Holguin Alicia Aguilar Diana Rodriguez	Merwan Bhatti

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

Chairperson Mr. Andrew Arroyos called the meeting to order at 5:36 p.m.

**2. Establishment of Quorum:**

Quorum was established with *four* commissioners present.

**3. NOTICE TO THE PUBLIC – OPEN FORUM**

Nobody signed up to speak.

**4. CONSENT AGENDA**

- a. Consider and Take Action on the approval of meeting minutes for the January 5th, 2020 Planning and Zoning Commission Regular meeting.

A motion was made by Enrique Cisneros, seconded by Andrew Arroyos, to *approve*.  
Motion carried.

- b. Excuse absent commissioners

A motion was made to move Item B to Regular Agenda made by Andrew Arroyos, seconded by Enrique Cisneros.  
Motion carried.

**Regular Agenda – Discussion and Action**

5. Public hearing for the proposed rezoning of Leigh Clark Survey 298 ABST 6262 28 & 29 & E 1/3 of 30, located at 12450 Gateway East from Unclassified to C-2, (General Commercial) for a truck terminal.

Public hearing opened at 5:40 p.m. and closed at 5:41 p.m.  
No one signed up to speak.

**6. Consider and Take Action:**

On the proposed rezoning of Leigh Clark Survey 298 ABST 6262 28 & 29 & E 1/3 of 30, located at 12450 Gateway East from Unclassified to C-2, (General Commercial) for a truck terminal.

A motion was made by Enrique Cisneros, seconded by Andrew Arroyos to *approve with staff recommendations*.

Motion carried.

**7. Consider and Take Action:**

On the Bylaws of the Planning and Zoning Commission

A motion was made by Enrique Cisneros, seconded by Andrew Arroyos to *approve with changes that were discussed*.

Motion carried.

**8. Planning and Zoning Commissioners Report:**

Planning and Zoning commission had nothing to report.

**9. Planning and Zoning Department Report:**

Planning and Zoning Department had nothing to report.

**4b. Excuse absent commissioners**

A motion was made by Andrew Arroyos, to excuse absent commission members, seconded by Enrique Cisneros.

Motion carried.

**10. Consider and take action:**

On the meeting adjournment.

A motion was made by Andrew Arroyos, seconded by Enrique Cisneros to adjourn at 6:00 p.m.

Motion carried.

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Andrew Arroyos, Chairperson

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Claudia Holguin Secretary

*Ivy Avalos*  
Mayor

*Ruben Reyes*  
Representative  
At Large

*Cesar Nevarez*  
District 1  
Mayor Pro-Tem



*Ralph Duran*  
District 2

*Victor Perez*  
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*Yvonne Colon-Villalobos*  
District 4

*Adriana Rodarte*  
City Manager

**DATE:** February 16, 2021  
**TO:** PLANNING AND ZONING COMMISSION  
**FROM:** Job Terrazas, Building Official  
**CC:** Adriana Rodarte, City Manager

**SUBJECT:**

Public hearing for the proposed rezoning of Block 10, Lot 22 and Block 16, Lot 1, Eastlake Valley Unit 2 Subdivision, located at 10061 & 10081 Judge Coldwell from C-2, General Commercial to R-2, Medium Density Residential for apartments.

**SUMMARY:**

The property matter of this request is 600' feet northwesterly located from Nuevo Hueco Tanks Blvd. This property has an estimated area of 99,317 sf. (2.28 acres), owned by Eastlake Valley LLC.

**BACKGROUND:**

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

Adjacent Land Uses:

North:	R-2
South:	R-2
East:	R-2
West:	R-2

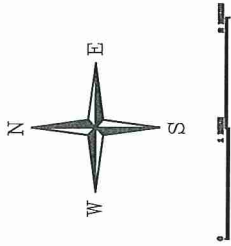
**STATEMENT OF THE ISSUE:**

The subdivision plat was recorded with a commercial designation on the two lots. Petitioner is asking for a zoning change to R-2 to be allowed to build apartments.

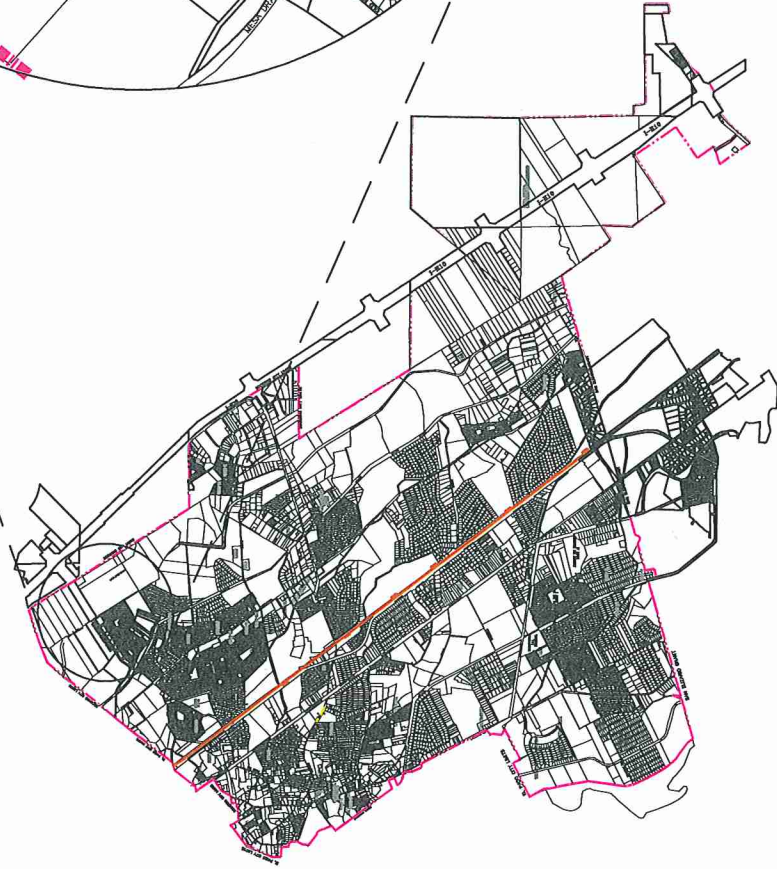
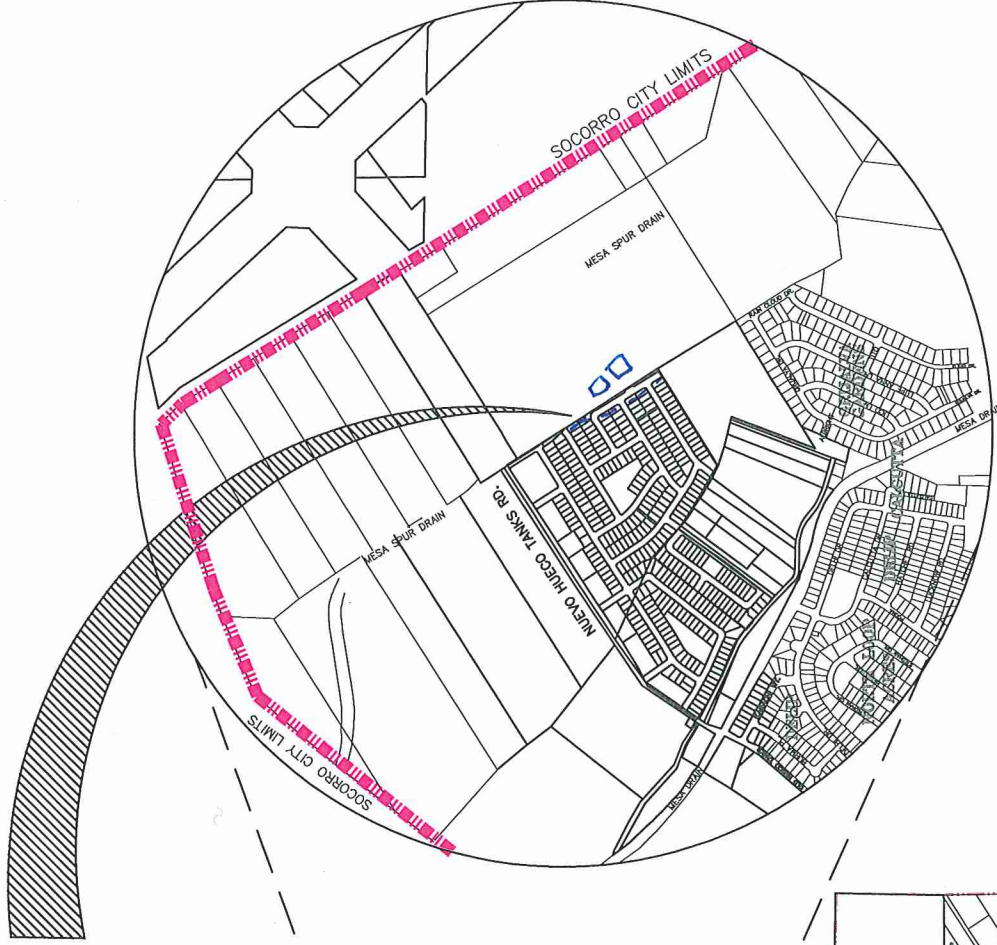
**STAFF RECOMMENDATION:**

The Planning and Zoning Department recommends APPROVAL.





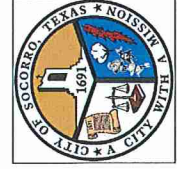
PROJECT SITE;  
 10061 & 10081 Judge Coldwell  
 Lot 22, Block 10  
 Lot 1, Block 16  
 Eastlake Valley Subdivision



CITY OF SOCORRO

## LOCATION MAP

Scale: AS SHOWN

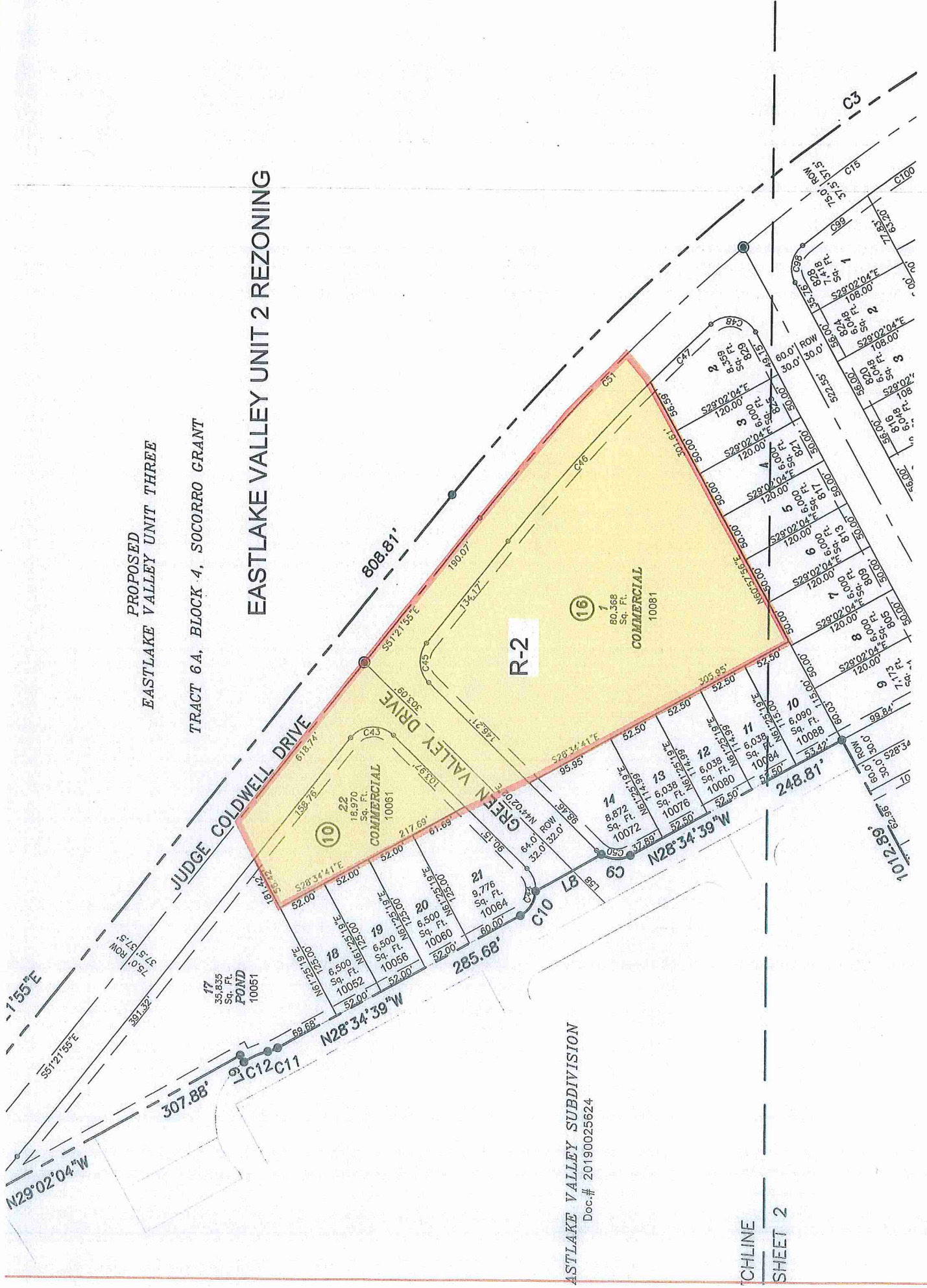




PROPOSED  
EASTLAKE VALLEY UNIT THREE

TRACT 6A, BLOCK 4, SOCORRO GRANT

EASTLAKE VALLEY UNIT 2 REZONING







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City Manager

**DATE:** February 16, 2021  
**TO:** PLANNING AND ZONING COMMISSION  
**FROM:** Job Terrazas, Building Official  
**CC:** Adriana Rodarte, City Manager

**SUBJECT:**

Consider and Take Action on the preliminary & final plat approval for Bauman Estates Unit Two Replat J, being a replat of Lot 6, Block 14, Bauman Estates Unit Two located at 11200 Sheffield for a lot split.

**SUMMARY:**

The property is located northeasterly about 2,700 feet southwesterly located from North Loop. It is owned by Jika Properties LLC.

**BACKGROUND:**

The proposed land division is as follows:

Lot #1 Area.....10,725.00 sq. ft. (0.2462 acres)

Lot #2 Area.....10,725.00 sq. ft. (0.2462 acres)

Total Area Area.....21,450.00 sq. ft. (0.4924 acres)

According to the Flood Insurance Rate Maps, the referenced property lies within Zone X.

**STATEMENT OF THE ISSUE:**

The owner of the land wants to split a lot in half for a future investment. A public hearing is required because this property is part of an established subdivision.

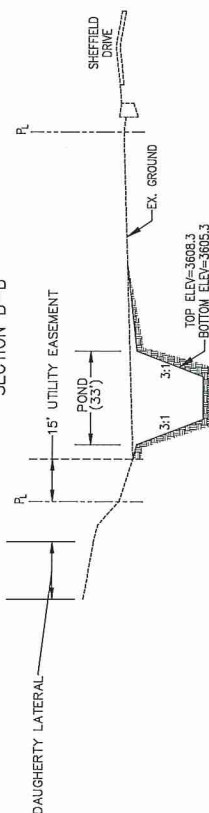
**STAFF RECOMMENDATION:**

The Planning and Zoning Department recommends APPROVAL to allow the applicant to record the plat as proposed.

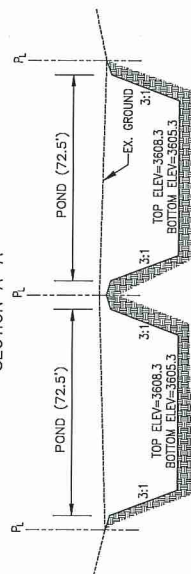


# BAUMAN ESTATES UNIT TWO REPLAT "J" BEING A REPLAT OF LOT 6, BLOCK 14 BAUMAN ESTATES, UNIT TWO EL PASO COUNTY, TEXAS 21,450.00 SQ. FT. OR 0.4924 ACRES ± PRELIMINARY

SECTION B-B



SECTION A-A



LEGEND	
---	PAVEMENT
---	NATURAL GROUND
---	EDGE OF PAVEMENT
---	EDGE OF PROPERTY
---	CONCRETE
---	MANHOLE
---	CHIMNEY
---	CHIMNEY ELECTRIC
---	CHIMNEY GAS
---	WATER TANK

NOTES:  
1. THE PROPERTY LINES AND THE BOUNDARIES ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.  
2. THE 1/2" REBAR AT ALL BOUNDARY CORNERS SHALL BE CONCRETE.  
3. THE PROPERTY LINES AND THE BOUNDARIES ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.  
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10. THE PROPERTY LINES AND THE BOUNDARIES ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.



DATE OF PREPARATION: 12/06/2020

PROPERTY MAPS  
AND RECORDS  
SECTION 1  
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CONSULTING COMPANY  
1790 LEB TRAVELING DRIVE SUITE 203  
EL PASO, TEXAS 79906  
TEL: (915) 653-6422 FAX: (915) 653-6424

OWNER/DEVELOPER:  
BOB BAUMAN  
3000 BOB BAUMAN DRIVE  
EL PASO, TEXAS 79906  
PHONE: (915) 653-6422

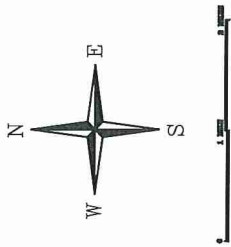
ENGINEER:  
CAD CONSULTING CO.  
CARLOS M. JIMENEZ  
3000 BOB BAUMAN DRIVE  
EL PASO, TEXAS 79906  
PHONE: (915) 653-6422

STORAGE VOLUME CALCULATIONS: Q=ARC/12			
WATERSHED AREA (acres)	RUNOFF COEFFICIENT (c)	RAINFALL DEPTH (in)	STORAGE VOLUME PROVIDED (ac-ft)
LOT 1	0.40	0.65	4.00
LOT 2	0.40	0.65	4.00

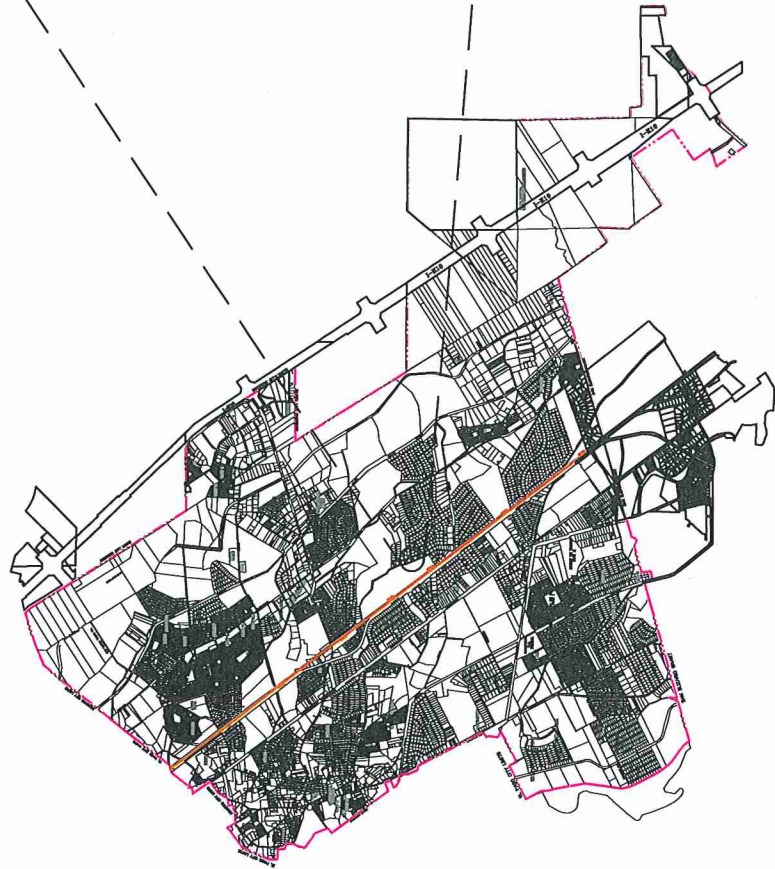
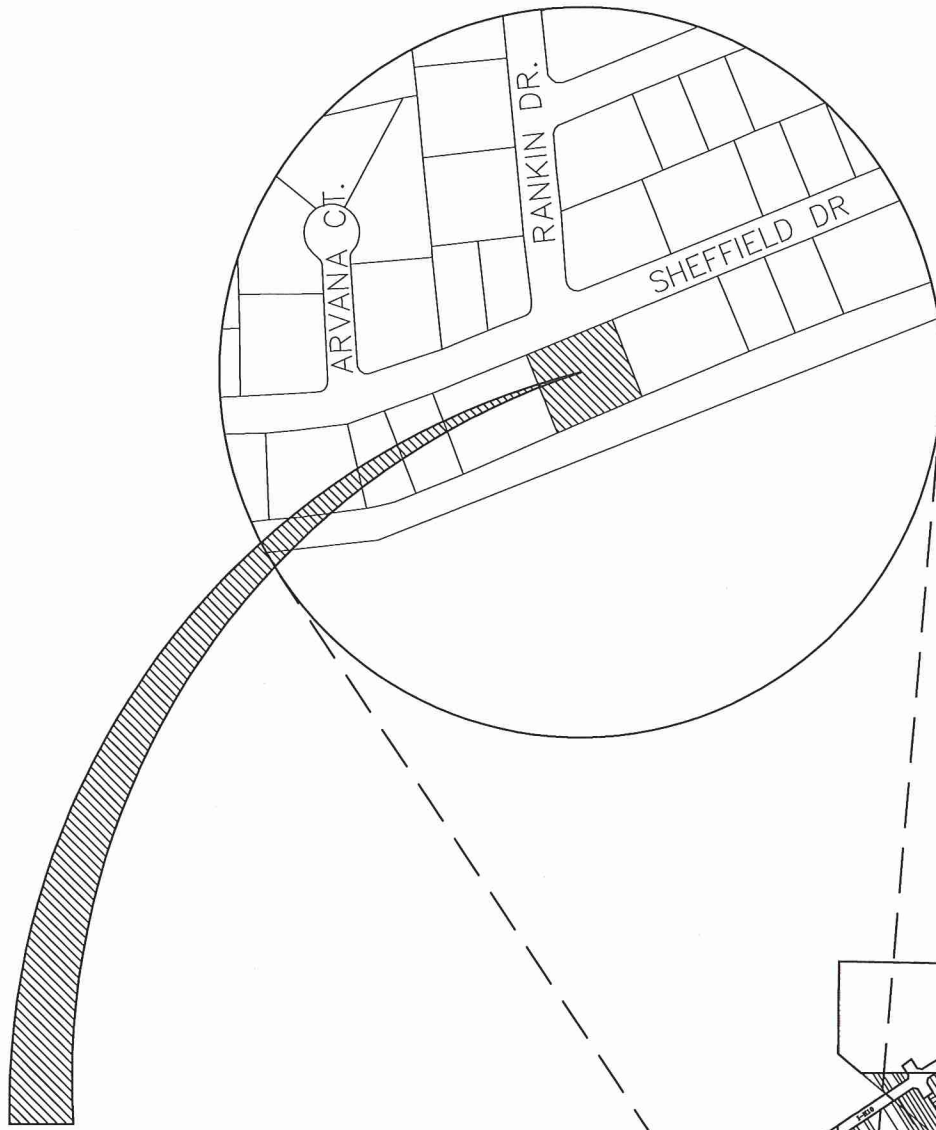
GRAPHIC SCALE







PROJECT SITE;  
11200 Sheffield Dr.  
Lots 6, Block 14  
Bauman Estates U-2



CITY OF SOCORRO



## LOCATION MAP

Scale: AS SHOWN





## SUBDIVISION SUMMARY PROCEDURE MUNICODE SECTION 38-13

### Section 38-13 - Summary procedure.

- (a) Pursuant to V.T.C.A., Local Government Code § 212.0065, the city council has authorized the city building official or his designee to approve:
- (1) Amending plats described in V.T.C.A., Local Government Code § 212.016.
  - (2) Minor plats involving four or fewer lots fronting on an existing street and not requiring the creation of any new streets or extension of city facilities.
  - (3) Replats under V.T.C.A., Local Government Code § 212.0145 that do not require the creation of any new streets or extension of city facilities.
  - (4) Certificates of plat compliance issued pursuant to V.T.C.A., Local Government Code § 212.0115.
- (b) The building official may instead for any reason elect to, and if the building official fails to approve the plat he shall, present the plat to the city planning commission for review and recommendation and, thereafter, the city council will consider final approval.
- (c) The building official is authorized under this section only to approve those applications specified herein, and not to disapprove amending plats, minor plats or replats. If the building official does not approve an application under this section, such application must be referred to the city planning commission.

(Ord. No. 77, § 15, 5-1-1989; Amd. No. 4, § 1, 8-17-2000)

## LOT SPLIT APPLICATION

- Date: 1-20-21  
1/20/21
- Name of Subdivider: Juan Baqueria
- Home Address: 1036 Spur Pl
- Phone Number: (915) 276-2379
1. Legal description of property to be subdivided: 11200 Sheffield DR. Lot 16  
BLK 14, BAUMAN Estates U-2
  2. Present zoning: R-1 Area (Sq. Ft.) 21,450 Present Land Use Vacant
  3. Proposed land division:  
Lot 1 Area: 10,725.00 sqft Acres  
Lot 2 Area: 10,725.00 sqft Acres  
Total Area: 21,450 sqft Acres
  4. Is dedication of easement required? No \_\_\_\_\_. If yes, appropriate letter from utilities is required.

## DOCUMENTS REQUIRED


1. Plat of proposed subdivision done by a registered land surveyor showing existing easements.
2. Title guarantee by a Certified Abstractor showing that the subdivider owns or controls the proposed property and that the property is free from any liens or other encumbrances.
3. Property deed of proposed subdivision.
4. Location of existing structures and septic systems on the proposed subdivision. Future development requires the appropriate permits.
5. Documents from government agencies.

## FEES

Application Fee: \$150.00  
Preliminary Plat Review: \$100.00  
Final Plat Review: \$100.00  
Engineering Report Review: \$200.00  
Capital Improvement Fee: ~~\$400.00 (per lot)~~

Total: \$ 550 (non-refundable)

Under the Environmental Protection Agency's (EPA) regulations, construction sites larger than five (5) acres are required to have a storm water run-off plan and maintain detailed records during the project's operation.

  
Applicant's Signature

1/15/21  
Date