

Elia Garcia
Mayor

Rene Rodriguez
Representative
At Large

Cesar Nevarez
District 1
Mayor Pro Tem



Ralph Duran
District 2

Victor Perez
District 3

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

NOTICE OF A REGULAR MEETING
OF THE
PLANNING AND ZONING COMMISSION
OF THE
CITY OF SOCORRO, TEXAS

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretative services must be made 48 hours prior to this meeting. Please contact the City Clerk's office at (915) 858-2915 or fax (915) 858-9288 for further information.

SUPPLEMENTAL NOTICE OF MEETING BY VIRTUAL SERVICES

IN ACCORDANCE WITH ORDER OF THE OFFICE OF THE GOVERNOR ISSUED MARCH 16, 2020, THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOCORRO WILL CONDUCT THE MEETING SCHEDULED FOR TUESDAY SEPTEMBER 15, 2020, AT 5:30 PM BROADCASTED FROM CITY HALL CHAMBERS, 860 RIO VISTA RD., SOCORRO, TEXAS VIA TELEPHONE CONFERENCE AND LIVE STREAMED IN ORDER TO ADVANCE THE PUBLIC HEALTH GOAL OF LIMITING THE NUMBER OF PEOPLE PHYSICALLY PRESENT AT OUR LOCATION (ALSO CALLED "SOCIAL DISTANCING") TO SLOW THE SPREAD OF THE CORONAVIRUS (COVID-19). THERE WILL BE NO PHYSICAL PUBLIC ACCESS TO THE LOCATION DESCRIBED ABOVE.

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

THE PUBLIC MUST CALL IN 844-854-2222 ACCESS CODE 579797 BY 5:00 PM MOUNTAIN STANDARD TIME (MST) ON SEPTEMBER 15, 2020 TO SIGN UP FOR PUBLIC COMMENT AND THE AGENDA ITEM THEY WISH TO COMMENT ON. THE PUBLIC THAT SIGNED UP TO SPEAK WILL BE CALLED UPON BY THE PRESIDING OFFICER DURING THE MEETING.

Notice is hereby given that a regular meeting of the Planning and Zoning Commission of the City of Socorro, Texas will be held **Tuesday, September 15, 2020** at 5:30 p.m. broadcasted from City Council Chambers, 860 N. Rio Vista, Socorro, Texas at which time the following will be discussed:

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

REGULAR MEETING AGENDA - SOCORRO PLANNING & ZONING COMMISSION
September 15, 2020 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**

- a. Consider and Take Action:
On the approval of meeting minutes for the August 18, 2020 Planning and Zoning Commission Special meeting
- b. Consider and Take Action:
On the approval of meeting minutes for the September 10, 2020 Planning and Zoning Commission Special meeting

REGULAR AGENDA-DISCUSSION AND ACTION

- 5. Consider and Take Action:
On the Preliminary and Final Plat Approval for Maria Reyna Pineda Subdivision, being Lot 10, Block 2, San Ysidro Subdivision, at 221 Reveles Way for a lot split.
- 6. Consider and Take Action:
On the Final Plat Approval for Villas de Socorro Subdivision, being all of Tracts 13B & 18, Block 12 and Tracts 1, 3A, & 3C, Block 27, Socorro Grant for a new development.
- 7. Consider and Take Action:
On the Final Plat Approval for Eastlake Valley Unit 2 Subdivision, being all of Tracts 9 10, 12, 13J, 13J1, 13K, 13K1, 13L and a portion of Tracts Block 12, and Tracts 2H, 2G, 5A, 6A and 7 for a new development.
- 8. Consider and Take Action:
On the Preliminary Plat Approval for Sendero Flores Village, being all of Tracts 4B & 4C, Socorro Grant, Block 27 for a new development.

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.

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.

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 11th, day of September 2020.

Claudia

Claudia Holguin, Planning & Zoning Secretary

DATE & TIME POSTED: 9/11/2020 1:45pm. /BY: Claudia

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

August 18, 2020

Members Present	Members Absent	Staff Present	Others Present
Davie Estrada Arturo Lafuente Andrew Arroyos (Arrived late 6:15p.m.) Enrique Cisneros	Ernest Gomez	Job Terrazas Via Livestream Mayela Granados Sergio Morales Claudia Holguin	Merwan Bhatti Via Livestream

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

Vice Chairperson Mr. Enrique Cisneros called the meeting to order at 5:37 p.m.

2. Establishment of Quorum:

We had quorum with 3 commissioners present.

3. Notice to the Public – Open Forum.

No one signed up to speak at this time.

4. Consent Agenda.**a) Consider and Take Action:**

On the approval of meeting minutes for the July 21, 2020 Planning and Zoning Commission meeting.

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

Regular Agenda – Discussion and Action**5. Preliminary Plat Approval:**

Consider and Take Action on the preliminary plat approval for Estancias del Parral Subdivision. Being tracts 19B & 20B, Block13, Socorro Grant for a new development.

Enter into executive at 6:17 p.m. and returned at 6:26 p.m.

A motion was made by Mr. Andrew Arroyos to approve with staff recommendations as well as 2.5% going to Jardin de Flores Park, seconded by Mr. Enrique Cisneros. Motion carried with 3 commissioners yes and 1 no.

6. Planning and Zoning Commissioners Report:

Mr. Arturo Lafuente stated that there should be more lights on North Loop.

7. Planning and Zoning Department Report:

Planning and Zoning is working with Public works. Rio Vista will have new sidewalks. Walking trails will be requested on new subdivisions in lieu of the park.

8. Excuse absent commission members.

A motion was made not to excuse Mr. Ernest Gomez by Mr. David Estrada., seconded by Mr. Arturo Lafuente. Motion was carried with all commissioners in favor.

9. Consider and take action on adjournment.

A motion to adjourn was made by Mr. Enrique Cisneros, seconded by Mr. David Estrada. Motion was carried with all commissioners in favor. Meeting adjourned at 6:55 p.m.

Andrew Arroyos, Chairperson

Claudia Holguin Secretary

CITY OF SOCORRO PLANNING AND ZONING COMMISSION
Special Meeting Minutes
September 10, 2020

Members Present	Members Absent	Staff Present	Others Present
David Estrada Arturo Lafuente Andrew Arroyos Enrique Cisneros Ernest Gomez (Arrived at 5:44pm)		Job Terrazas Via Livestream Claudia Holguin	Merwan Bhatti Via Livestream

Items for discussion and action:

1. Call to order.

Vice Chairperson Mr. Andrew Arroyos called the meeting to order at 5:34 p.m.

2. Establishment of Quorum:

We had quorum with 3 commissioners present.

3. Notice to the Public – Open Forum.

No one signed up to speak at this time.

Regular Agenda – Discussion and Action

4. Preliminary Plat Approval:

Consider and Take Action on the Preliminary Plat Approval for Villas de Socorro Subdivision, being all of Tracts 13B & 18, Block12, and Tracts 1. 3A, &3C, Block 27, Socorro Grant for a new development.

A motion was made by Mr. Andrew Arroyos to approve with staff recommendations, seconded by Mr. David Estrada. Motion was carried with all commissioners in favor.

5. Planning and Zoning Commissioners Report:

Mr. Andrew Arroyos requested to receive training for meetings.
Mr. Merwan Bhatti suggested one hour before a meeting.

6. Planning and Zoning Department Report:

Planning and Zoning is working on commissioner's attendance.

7. Excuse absent commission members.

No motion necessary, everybody present.

8. Consider and take action on adjournment.

A motion to adjourn was made by Mr. Enrique Cisneros, seconded by Mr. Andrew Arroyos. Motion was carried with all commissioners in favor. Meeting adjourned at 6:22 p.m.

Andrew Arroyos, Chairperson

Claudia Holguin Secretary

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: September 15, 2020
TO: PLANNING AND ZONING COMMISSION
FROM: Job Terrazas, Building Official
CC: Adriana Rodarte, City Manager

SUBJECT

Consider and Take Action on the preliminary and final plat approval for Maria Reyna Pineda Subdivision, being Lot 10, Block 2 San Ysidro Subdivision, at 221 Reveles Way for a lot split.

SUMMARY

The subject property is located about 1,000 feet easterly from Alameda Ave. The property is owned by Maria Reyna Pineda.

BACKGROUND

The proposed land division is as follows:

Lot #1 Area.....11,080 sq. ft. (0.25 acres)

Lot #2 Area.....11,080 sq. ft. (0.25 acres)

Total Area Area...22,160 sq. ft. (0.5088 acres)

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.

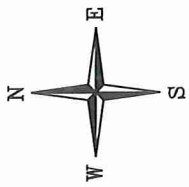
STATEMENT OF THE ISSUE

The proposed plat was requested to subdivide the land into two lots for a future investment.

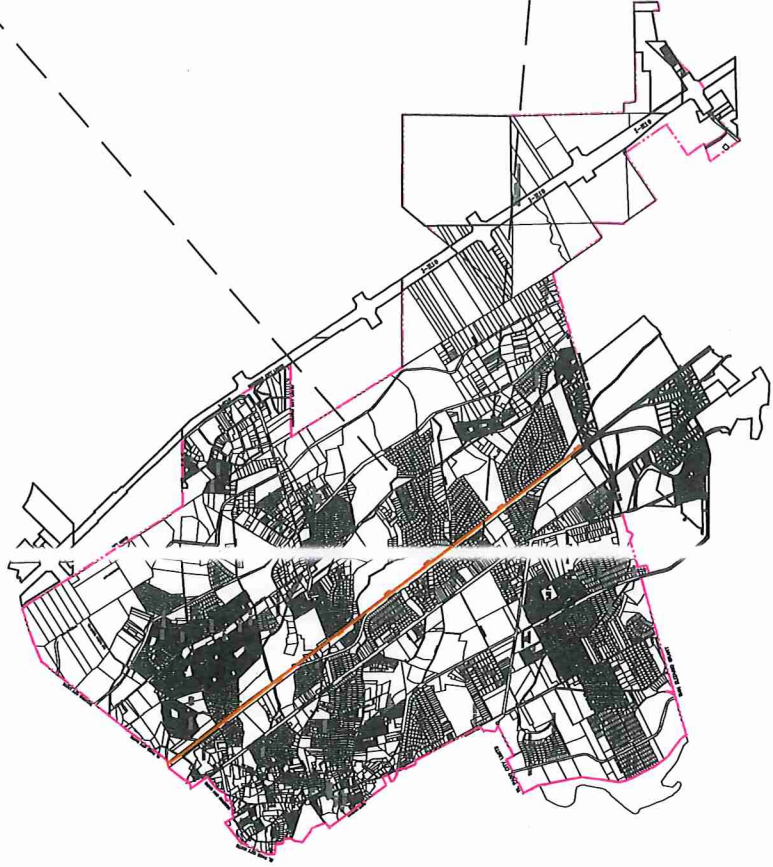
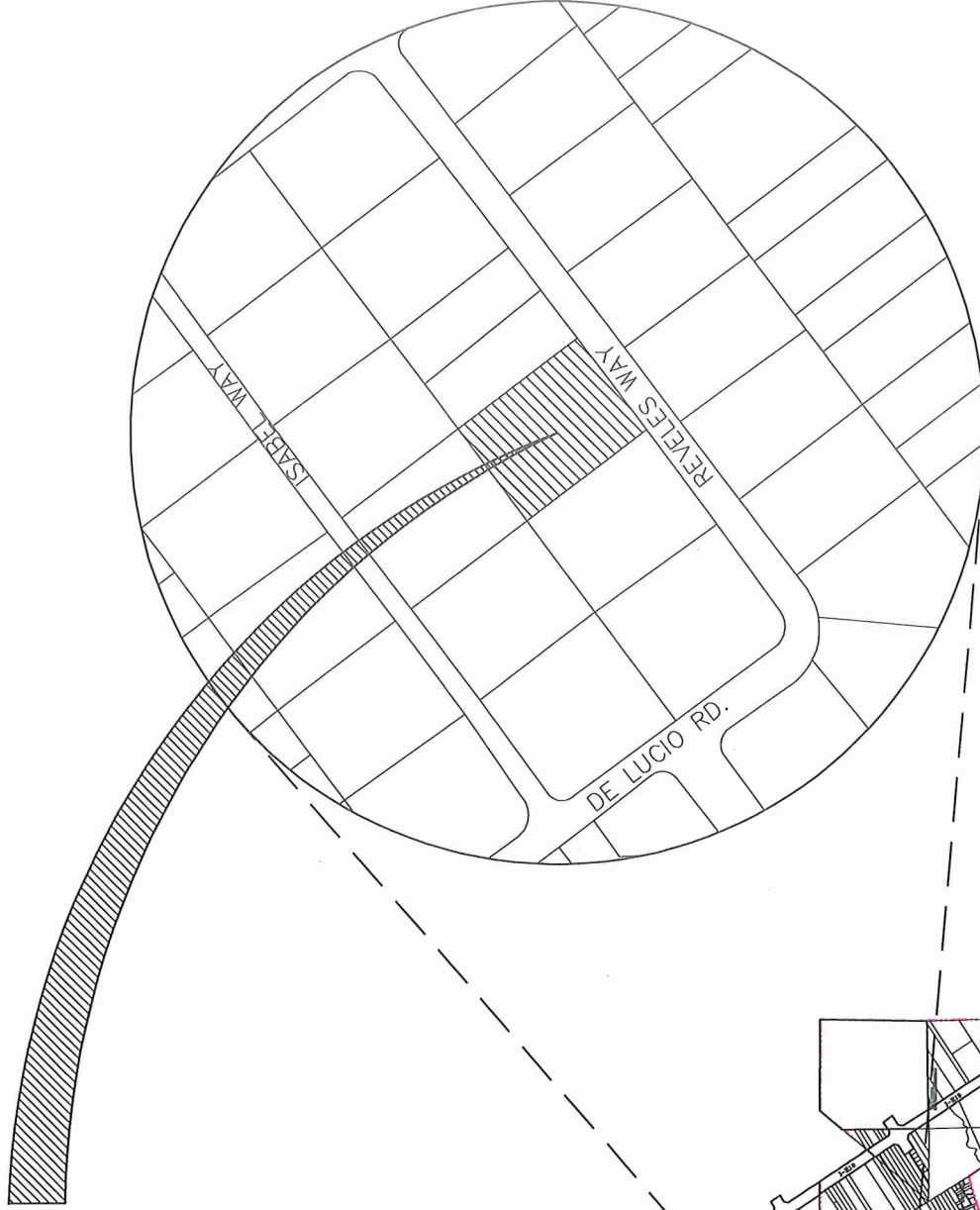
STAFF RECOMMENDATION

The Planning and Zoning Department recommends APPROVAL to allow the owner to record the plat as proposed with conditions imposed.

- Pending engineer review fees shall be paid before the mylars are signed.



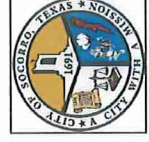
PROJECT SITE;
221 Reveles Way
Lot 10 Block 2.
San Ysidro Subdivision



CITY OF OCORRO

LOCATION MAP

Scale: AS SHOWN



METES AND BOUNDS DESCRIPTION OF

MARIA REYNA PINEDA SUBDIVISION

Subdivision is a portion of land being all of Lot 10, Block 2, San Ysidro Subdivision, County of El Paso, Texas, and being more particularly described by metes and bounds as follows:
 Beginning at a fence post corner, marking the Southwest corner of Lot 10, the North 37°10'00" East, along the North right-of-way line of Reveles Way all in Block 2, San Ysidro Subdivision;
 Thence South 52°50'00" West, along the North right-of-way line of Reveles Way a distance of 138.50 feet to a fence post corner;
 Thence North 37°10'00" East, along the common Lot line between Lot 10 and Lot 11 a distance of 160.00 feet to a fence post corner;
 Thence North 52°50'00" East, along the common Lot line between Lot 10 and Lot 9 a distance of 160.00 feet to the "Point of Beginning," and containing all 22,160.00 square feet, or 0.5088 acres of land more or less.

ONSITE PONDING NOTES AND RESTRICTIONS:

1. ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO ON-SITE PONDING. LOT 10, 11, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

MARIA REYNA PINEDA SUBDIVISION
 BEING A REPLAT OF LOT 10, BLOCK 2, SAN YSIDRO SUBDIVISION, COUNTY OF EL PASO, TEXAS
 CONTAINING: 22,160.00 Sq. Ft. OR 0.5088 ACRES

DEDICATION
 STATE OF TEXAS
 COUNTY OF EL PASO

Maria Reyna Pineda, owner of this land, hereby presents this map and dedicates to the use of the public, the easements as herein laid down and designated, including easements, for ingress and egress, for underground utilities, the right to set service poles along side lot lines, and the right to ingress and egress for service and construction and the right to them interfering lines and streets.

Maria Reyna Pineda
 Notary Public in and for El Paso,
 County, Texas
 My Commission Expires 7/26/27

ACKNOWLEDGEMENT

STATE OF TEXAS
 COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Maria Reyna Pineda, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein stated.

Given under my hand and seal this _____ day of _____, 2020 A.D.

Notary Public in and for El Paso,
 County, Texas
 My Commission Expires _____

CITY OF SOCORRO PLANNING DEPARTMENT

This subdivision is hereby approved as to the platting and as to the conditions of the dedication in accordance with Chapter 212.0005 of the Texas Local Government Code, made this _____ day of _____, 2020.

City of Socorro Representative Secretary

CITY OF SOCORRO
CERTIFICATE OF PLAT APPROVAL
UNDER TEXAS LOCAL GOVERNMENT CODE 212.009(c)

We the undersigned certify that this plat of Maria Reyna Pineda Subdivision was reviewed and approved by the City of Socorro on _____ day of _____, 2020, A.D.

Mayor of the City of Socorro _____ Date _____
 Secretary of the City of Socorro _____ Date _____

COUNTY CLERK'S RECORDING CERTIFICATE

I, _____ County Clerk of El Paso County, certify that this plat bearing this certificate was filed for record on _____ and was recorded in Doc. _____ of the plat records of El Paso County, Texas.

El Paso County Clerk _____ Date _____

Prepared by and under the supervision of Manuel Calderon, P.E., R.P.L.S., Registered Professional Engineer No. 42333 Registered Professional Land Surveyor No. 2564 I hereby certify that all monuments are in place.

Manuel Calderon, P.E., R.P.L.S.



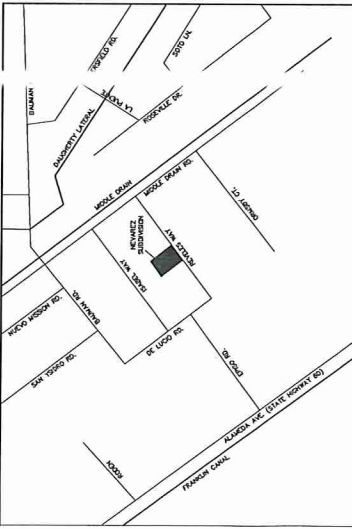
NAME OF SUBDIVIDER:
 MARIA REYNA PINEDA
 CITY OF SOCORRO, TEXAS 79927

Engineering

Texas Licensed Surveying Firm No. 102020-000
 Texas Registration Engineering Firm No. 7-5788
 3031 TRAWOOD DR. EL PASO, TX. 79936 (919) 865-7552
 EMAIL: CALDERONENGINEERING@ELPBRZCLASS.COM

Walderon

LOCATION MAP SCALE= 1"=600'





SUBDIVISION SUMMARY PROCEDURE
MUNICODE CHAPTER 38-13

Note: The Council has authorized the City building official or his designee to approve a subdivision as a combined preliminary and final plat in any case where no public purposes would be served by separate steps. Such summary approval shall be given only when one or both following conditions exist:

1. The subdivision contains four or fewer lots;
2. Revision of subdivision, where the combination or recombination or portions of previously platted lots does not increase the total number of lots.

In all cases, the subdivision plat being considered for approval under this summary procedure shall be prepared according to the standards for plans and data for both preliminary and final plats as contained herein.

MUNICODE CHAPTER 38-7(a)(1)

Note: Whenever there is no need for dedication of streets or easements as described in Section 38-4 or 38-13, the City Council may waive the requirements for topography, street, utility and/or storm drainage as set forth.

LOT SPLIT APPLICATION

Date: 8/31/2020

Name of Subdivider: Maximino Nevarez

Home Address: 220 Isabel

Phone Number: (915) 861-6638

1. Legal description of property to be subdivided: San Ysidro, Block 2, Lot 10

2. Present zoning: R-1 Area (Sq. Ft.) 22,160.00 Present Land Use Residential

3. Proposed land division:

Lot 1 Area: 11,080.00 sq. ft Acres

Lot 2 Area: 11,080.00 sq. ft Acres

Total Area: 22,160.00 sq. ft 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. Property Tax Certificate.

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)

SSO

Total (non-refundable): _____

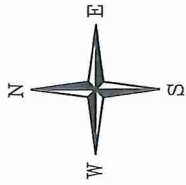
Under the Environmental Protection Agency's (EPA) regulations, construction sites larger than five (5) acres are required to have a storm water run-off plan and maintain detailed records during the project's operation.

Melino Hernandez
Applicant's Signature

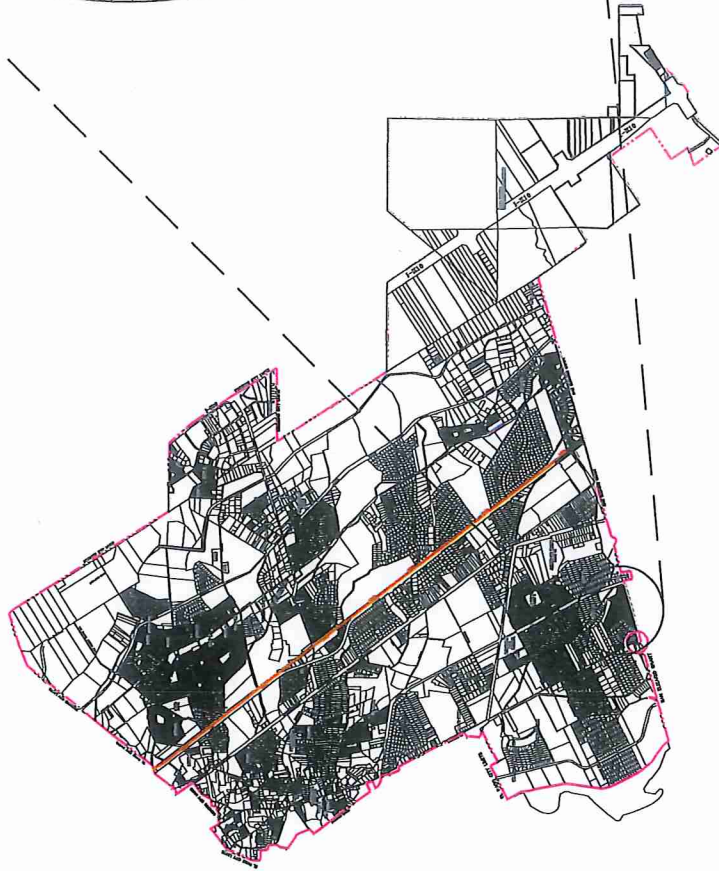
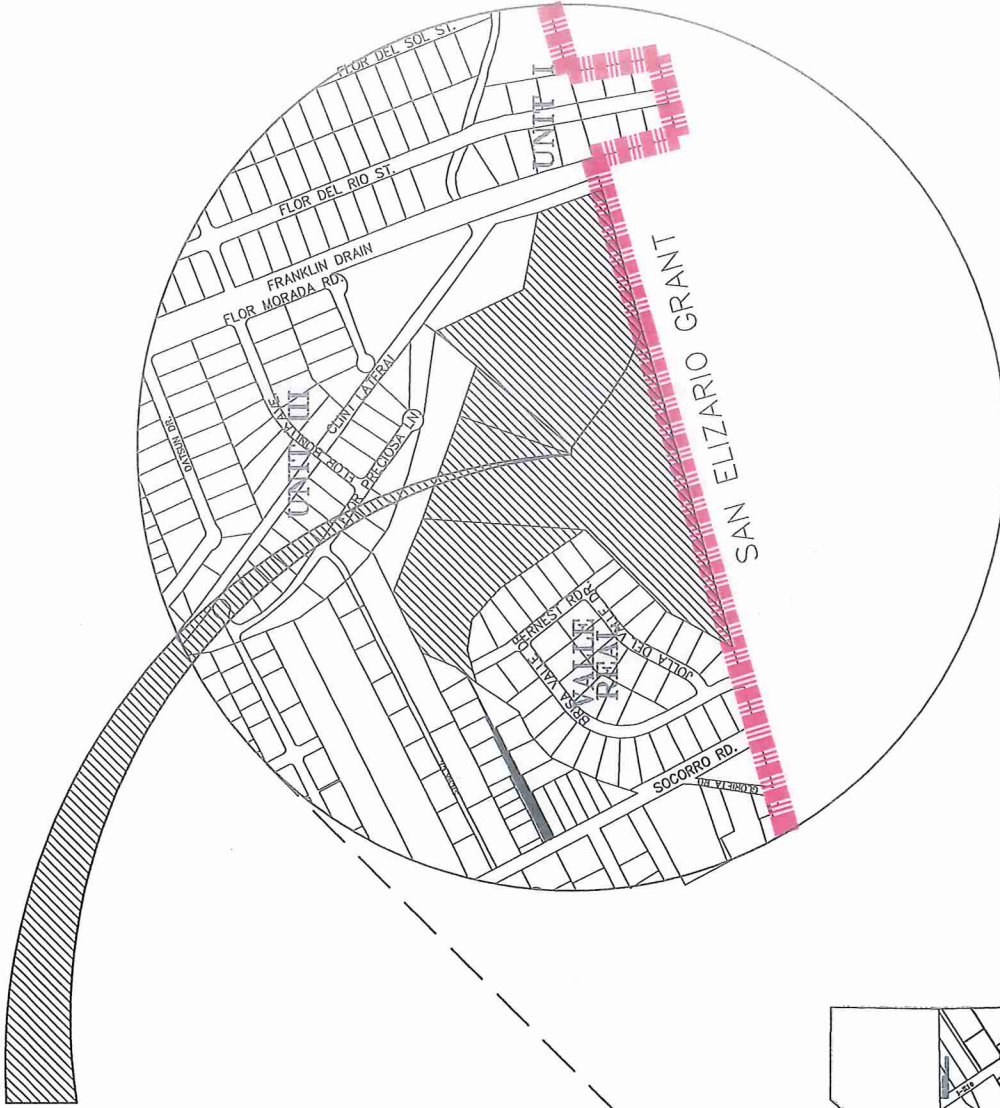
8-31-2020
Date

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



PROJECT SITE;
Villas Del Valle
Tr.13-B & 18, Block 12
Tr.1, 3-A & 3-C, Block 27
Socorro Grant



CITY OF SOCORRO

LOCATION MAP

Scale: AS SHOWN





PLANNING AND ZONING DEPARTMENT
APPLICATION FOR SUBDIVISION APPROVAL

Date: 08/13/2020

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: Villas de Socorro

1. Legal description of Area: LOT 1, BLOCK 1, VALLE REAL SUBDIVISION, EL PASO COUNTY, TEXAS, ACCORDING TO VOL. 60, PG. 80, RECORDED WITH THE PLAT RECORDS OF EL PASO COUNTY, TEXAS, TRACT 13-B AND TRACT 18, BLOCK 12, AND TRACTS 1, 3-A, AND 3-C, BLOCK 27, SOCORRO GRANT, EL PASO COUNTY, TEXAS.
TOTAL CONTAINING: 46.2477 ACRES

2. Proposed Land Uses:

	Acres	Sites		Acres	Sites
Single Family	24.9162	146	Office		
Duplex			Street & Alley	7.9584	
Apartment			Ponding/Drainage	4.9213	3
Mobile Home			Institutional		
P.U.D.			Other (Specify)	8.4518	1
Park/Pond					
School					
Commercial			Total No. Sites		
Industrial			Total Acreage	46.2477	

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 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	X
Flood Retention Pond	X	Guardrails	
Fire Protection	X	Street Lights	X
Survey Monuments	X	U/G Electric Lines	
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 _____ Overhead _____ Both X

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

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

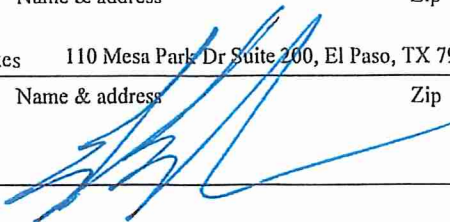
8. What type of drainage is proposed?
Storm runoff will sheet flow within the street to the proposed inlet discharging into proposed retention pond with enough capacity to hold a 100- year storm unit.

9. Remarks and/or explanation of special circumstances:
N/A

10. Owner of record: Villas De Socorro, LLC 337 E.Borderland Rd Apt.7 El Paso, TX 79912 (915)474-1404
 Name & address Zip Phone

11. Developer: Villas De Socorro, LLC 337 E.Borderland Rd Apt.7 El Paso, TX 79912 (915)474-1404
 Name & address Zip Phone

12. Engineer: TRE & Associates 110 Mesa Park Dr Suite 200, El Paso, TX 79912 (915) 852-9093
 Name & address Zip Phone

Applicant's Signature: 

Capacity: _____

Elia Garcia
Mayor

Rene Rodriguez
At Large
Mayor Pro Tem

Cesar Nevarez
District 1



Ralph Duran
District 2

Victor Perez
District 3
Mayor Pro-Tem

Anthony Gandara
District 4

Adriana Rodarte
City Manager

DATE: September 15, 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 Unit 2 Subdivision, being all Tracts 9, 10, 12, 13J, 13J1, 13K, 13K1, 13L and a portion of Tracts 2H, 2G, 5A, 6A and 7 for a new development.

SUMMARY:

The property matter of this request is located at approximately 2000 feet west from IH-10. This property has an estimated area of 74.73 acres (3,255,238 SF.), owned by La Orilla, LLC. 701 St. Vrain, El Paso, TX. 79902.

BACKGROUND:

Per 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 0236-B / FEMA, September 4, 1991).

STATEMENT OF THE ISSUE:

The proposed project will consist of 278 residential lots classified as R-2. The approximate residential area is 42.146 acres as described in the survey. This project will also consist of 2 commercial lots classified as C-2. The approximate commercial area is 4.895 acres as described in the survey.

STAFF RECOMMENDATION:

The Planning and Zoning Department recommends APPROVAL with the condition that a security is given to the city to assure that the improvements will be complete (*section 38-9.9(d)*).



PLANNING AND ZONING DEPARTMENT
APPLICATION FOR SUBDIVISION APPROVAL

Date: 8/13/2020

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 Two

1. Legal description of Area: ALL OF TRACTS 9,10, 12, 13J, 13J1, 13K, 13K1, 13L, A PORTION OF TRACTS 2H, 2G 5A, 6A AND 7, A PORTION OF EL PASO COUNTY WATER IMPROVEMENT DISTRICT No. ONE, AND A PORTION OF JUAN DE HERRERA LATERAL, BLOCK 4, SOCORRO GRANT, EL PASO COUNT, TEXAS. CONTAINING 75.981 ACRES +/-.

2. Proposed Land Uses:

	Acres	Sites		Acres	Sites
Single Family	42.146	282	Office		
Duplex			Street & Alley	23.262	
Apartment			Ponding/Drainage	5.678	5
Mobile Home			Institutional		
P.U.D.			Other (Specify)		
Park/Pond					
School					
Commercial	4.895	2	Total No. Sites		
Industrial			Total Acreage	75.981	284

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 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)	

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?

Run-off will be captured by proposed inlets and be conveyed via ADS pipes discharging into retention ponds sized to capture 100-year storm event.

9. Remarks and/or explanation of special circumstances:

10. Owner of record: Eastlake Valley Unit 2 LLC 337 E. Borderland #7 El Paso Tx, 79932 915-474-1404

Name & address Zip Phone

11. Developer: Eastlake Valley Unit 2 LLC 337 E. Borderland #7 El Paso Tx, 79932 915-474-1404

Name & address Zip Phone

12. Engineer: TRE & Associates. LLC 110 Mesa Park Dr. Suite 200 79912 915-852-9093

Name & address Zip Phone

Applicant's Signature: _____

Capacity: _____

Elia Garcia
Mayor

Rene Rodriguez
Representative
At Large

Cesar Nevarez
District 1
Mayor Pro-Tem



Ralph Duran
District 2

Victor Perez
District 3

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

DATE: September 15, 2020
TO: PLANNING AND ZONING COMMISSION
FROM: Job Terrazas, Building Official
CC: Adriana Rodarte, City Manager

SUBJECT

Consider and Take Action on the preliminary plat approval for Sendero Flores Village, being all of Tracts 4B & 4C, Socorro Grant, Block 27 for a new development.

SUMMARY

The property is easterly located at 300 feet from Socorro Rd. and has an approximate area of 174,240 Sq. Ft. (4.0 acres). This land is owned by Raul Flores.

BACKGROUND

The proposed plat will have a total of 15 residential lots classified R-1 and a public pond. An additional 0.575 acres will be dedicated for public ROW. The additional ROW dedicated will be 20' wide.

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

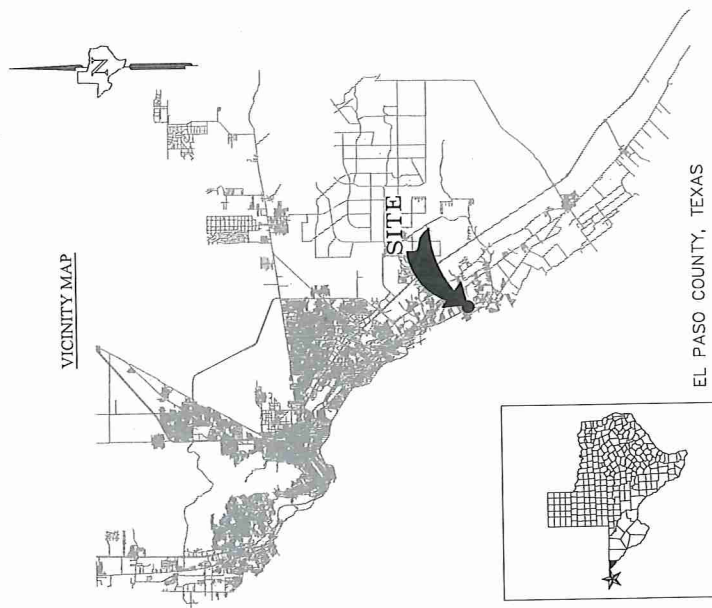
The proposed plat will subdivide two tracts of land into a total of 16 sites.

STAFF RECOMMENDATION

The Planning and Zoning Department recommends APPROVAL to allow the applicant to subdivide the land as shown in the plat.

SENDERO FLORES VILLAGE

BEING TRACT 4-B AND 4-C, BLOCK 27
 SOCORRO GRANT,
 EL PASO COUNTY, TEXAS
 CONTAINING: 4.000 ACRES±



VICINITY MAP

EL PASO COUNTY, TEXAS

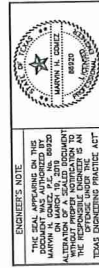


LOCATION MAP
 SCALE: 1"=600'

SENDERO FLORES VILLAGE
 PROJECT NUMBER: 20-005
 DATE: 08/13/2020

LIST OF CIVIL DRAWINGS

- C-06.0 COVER SHEET
- C-01.0 PRELIMINARY PLAT
- C-02.0 ENGINEERING REPORT
- C-03.0 GRADING PLAN
- C-04.0 DRAINAGE PLAN
- C-04.1 STANDARD DETAILS



ENGINEER
 MARVIN H. GOMEZ, P.E.
 (Registration No. 86920 Tex.)

DATE _____



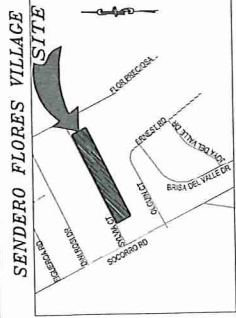
GRY Integrated
 Engineering Solutions LLC

11385 James Watt Dr, Suite B-13,
 El Paso, Texas 79936
 Ph: (915) 351-6701 Fax (915) 243-6010
www.integratedengineeringsolutions.com
 TBPE F#15313 TBPLS F#10194278

DATE: AUGUST 13th, 2020

SENDERO FLORES VILLAGE

BEING TRACT 4-B AND 4-C, BLOCK 27,
SOCORRO GRANT,
CITY OF SOCORRO,
EL PASO COUNTY, TEXAS.
CONTAINING: 4.000 ACRES



LOCATION MAP
SCALE: 1" = 800'

LEGEND

- PROJECT BOUNDARY
- TRACT/LINE
- CENTERLINE OF ROW
- SET BACK
- EXISTING CONTOUR
- EXISTING FENCE
- BLOCK NUMBER
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- POWER POLE
- WATER METER
- WATER METER
- MANHOLE
- FREIGHT
- TELEPHONE RELAY
- IRON REBAR
- CONTROL POINT
- FLOW ARROWS
- TRAFFIC FLOW ARROWS
- RECORD

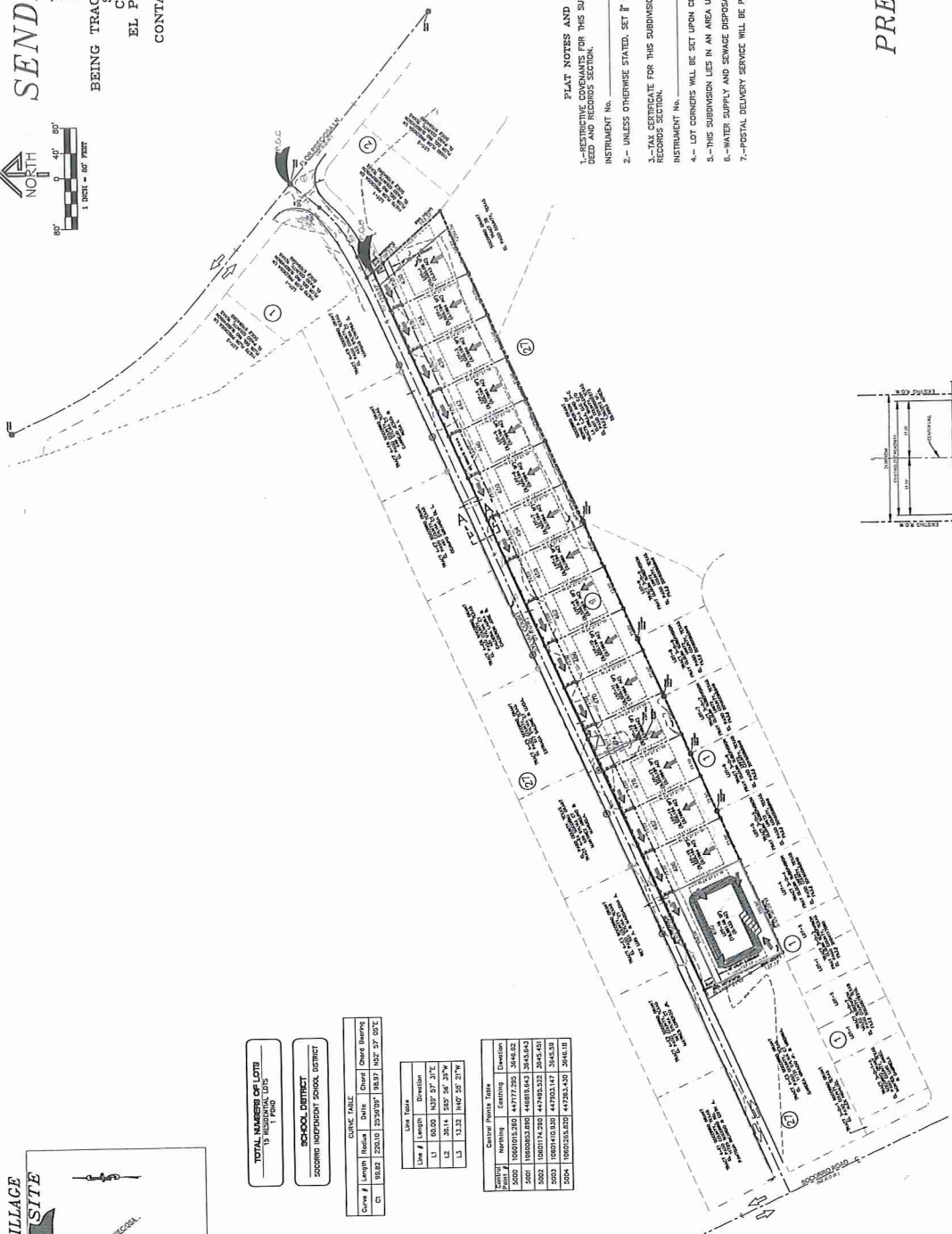
TOTAL NUMBERS OF LOTS TO BE PLATTED	
1	1

SCHOOL DISTRICT	
SECOND INDEPENDENT SCHOOL DISTRICT	

Chain #	Length	Bearing	Delta	Chain	Chain Bearing
01	193.82	220.10	255.07	193.87	N82° 57' 05" E

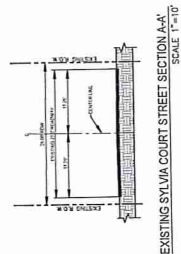
Line #	Length	Bearing
L1	60.00	N87° 57' 31" E
L2	25.14	S55° 36' 37" W
L3	13.32	N40° 35' 21" W

Station #	Bearing	Distance
5000	160°01'15.260	47777.235
5001	160°00'53.280	44618.642
5002	160°01'14.230	47793.522
5003	160°01'13.520	44618.642
5004	160°01'13.520	47793.522



- PLAT NOTES AND RESTRICTIONS:
- INSTRUMENTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
 - UNLESS OTHERWISE STATED, SET 1/2 REBAR WITH CAP AT ALL EXTERIOR BOUNDARY CORNERS.
 - TAX CERTIFICATE FOR THIS SUBDIVISION IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
 - LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.
 - THIS SUBDIVISION LIES IN AN AREA UNMAPPED BY F.E.M.A.
 - WATER SUPPLY AND SEWAGE DISPOSAL IS BEING PROVIDED BY THE LOWER VALLEY WATER DISTRICT.
 - POSTAL DELIVERY SERVICE WILL BE PROVIDED BY USPS.

PRELIMINARY PLAT
DATE OF PREPARATION: AUGUST 13, 2020.



GRV Integrated Engineering Solutions LLC
11305 JAMES WELT DR., SUITE 400, EL PASO, TX 79936
(915) 243-6010

Name:	RAUL FLORES JR.	City & Zip:	EL PASO, TX 79927	Phone:	(915) 353-0455	Fax:	
Address:	11432 Dutton Rd.						
Owner:	RAUL FLORES JR.						
Engineer:	MARVIN H. COMEZ, P.E.				(915) 351-6701		(915) 243-6010
Surveyor:	JOSE LUIS RODRIGUEZ, R.P.L.S.				(915) 351-6701		(915) 243-6010

NETS: 5-10
GV PROJECT: PLAT 20-003

**FINAL ENGINEERING REPORT FOR
SENDERO FLORES VILLAGE**

BY MARVIN H. GOMEZ, P.E.

WATER FACILITIES, DESCRIPTION, COST, AND OPERABILITY DATE.
SENDERO FLORES VILLAGE, BEING TRACT 4-B AND 4-C, BLOCK 27, SOCORRO DISTRICT, WILL BE PROVIDED WITH POTABLE WATER BY THE LOWER VALLEY WATER DISTRICT.
THE LOWER VALLEY WATER DISTRICT HAS AN 8" DIAMETER WATER LINE CONNECTION ALREADY IN PLACE.

SEWERAGE FACILITIES, DESCRIPTION, COSTS AND OPERABILITY DATE.
SENDERO FLORES VILLAGE, BEING TRACT 4-B AND 4-C, BLOCK 27, SOCORRO DISTRICT, WILL BE PROVIDED WITH SEWAGE CONNECTION BY THE LOWER VALLEY WATER DISTRICT.
THE LOWER VALLEY WATER DISTRICT HAS AN 8" DIAMETER SEWAGE LINE RUNNING ALONG THE EAST SIDE OF THE RIGHT-OF-WAY OF SYLVIA COURT. (UTILITY CONNECTION ALREADY IN PLACE).

CERTIFICATIONS:

I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 160.040, WATER CODE.

WATER FACILITIES - THESE FACILITIES ARE FULLY CONSTRUCTED.

**DESCRIPTION IN SPANISH
OF
WATER SEWERAGE FACILITIES AND OPERABILITY DATE.**

(NOTE: Local Govt. Code § 222.027(b)(6) requires a statement in English and Spanish describing the water and sewer facilities that will be constructed or installed to provide water, sewerage, and stormwater service to the subdivision. The Spanish version of this statement, rather than being filed separately on this sample plat, is contained within this statement, rather than being filed separately on this sample plat. The Spanish version of this statement, rather than being filed separately on this sample plat, is contained within this statement, rather than being filed separately on this sample plat. Report contains the Spanish version of the required statement, along with other information not required to be translated.)

SPANISH TRANSLATION OF SECTIONS OF FINAL ENGINEERING REPORT DESCRIBING WATER SUPPLY AND SEWER SERVICE FACILITIES.

PROVISION DE AGUA.- DESCRIPCION, GASTOS Y FECHA DE INICIO.
LA SUBDIVISION LLAMADA SENDERO FLORES VILLAGE SIENDO TERRENO 4-B AND 4-C, BLOQUE 27, RECIBIRA SU PROVISION DE AGUA DEL BAJA VALLEY WATER DISTRICT. EL LADO ESTE DEL DERECHO DE VA ("RIGHT-OF-WAY") DE LA CALLE "SYLVIA COURT." (CONEXIONES DE SERVICIOS YA ESTAN EN FUNCION)

DRENAJE (LAS AGUAS RESIDUALES).- DESCRIPCION, GASTOS Y FECHA DE INICIO.
LA SUBDIVISION LLAMADA SENDERO FLORES VILLAGE, TERRENO 4-B Y 4-C, BLOQUE 27, RECIBIRA SU PROVISION DE DRENAJE DEL BAJA VALLEY WATER DISTRICT. UN CONDUCTO DRENAJE DE 8" PULGADAS DE DIAMETRO QUE PASA POR EL LADO ESTE DEL DERECHO DE VA ("RIGHT-OF-WAY") DE LA CALLE "SYLVIA COURT."

CERTIFICACION:

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMA DE AGUA Y DE DRENAJE DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES DE AGUA Y DRENAJE ADOPTADAS EN LA SECCION 160.040 DEL CODIGO DE AGUA DE TEXAS (TEXAS WATER CODE).

INSTALACIONES DE AGUA: ESTAS INSTALACIONES ESTAN COMPLETAMENTE CONSTRUIDAS.

DRAINAGE REPORT:

BY MARVIN H. GOMEZ, P.E.

DRAINAGE REPORT:

SENDERO FLORES VILLAGE, BEING TRACT 4-B AND 4-C, BLOCK 27, ARE LOCATED IN EASTERN EL PASO COUNTY ON THE SOUTH SIDE OF INTERSTATE HIGHWAY 10, TO THE OFFICIAL MAP OF THE CITY OF SOCORRO, SAO IS WITHIN THE JURISDICTION OF THE CITY OF SOCORRO UNDER LOCAL GOVERNMENT CODE SECTION 212.0. TRACTS ARE AN RESIDENTIAL SUBDIVISION. THESE LOTS WILL COMPLY WITH ON-SITE PONDING.

THE PARCELS SURROUNDING THIS SUBDIVISION ARE RESIDENTIAL PROPERTIES AND ARE RELATIVELY SURROUNDING PARCELS TO THIS SUBDIVISION. CONTRIBUTIONS BY THE STORM WATER DRAINAGE OF THE CITY OF SOCORRO, ASSURING THAT THE LOTS REMAIN IN COMPLIANCE WITH THE DRAINAGE REQUIREMENTS.

ALL DRAINAGE RUNOFF DESIGN CALCULATIONS WERE BASED ON THE CITY OF EL PASO SUBDIVISION IMPROVEMENTS DESIGN STANDARDS. THESE DESIGN STANDARDS REQUIRED SUFFICIENT POND CAPACITY TO RETAIN A 100-YEAR DESIGN RAINFALL RATE SUBDIVISION IMPROVEMENTS DESIGN STANDARDS.

THIS SUBDIVISION LIES IN AN AREA UN MAPPED BY F.E.M.A.

IDENTIFY WHERE AND HOW RUNOFF WILL BE ROUTED AND CONTAINED.

- SENDERO FLORES VILLAGE TRACT 4-B AND 4-C, BLOCK B, HAVE ON SITE PONDING AND THE DRAINAGE CALCULATIONS ARE SHOWN ON THE DRAINAGE PLAN.

Name	Address	City & Zip	Phone	Fac
Owner: Paul Flores Jr.	11432 Dobson Rd.	El Paso, TX 79924	(915)383-0455	
Engineer: Marvin H. Gomez, P.E.	11395 James West Dr., Suite B13	El Paso, TX 79936	(915)351-8701	(915)242-8010
Surveyor: Jose Luis Rodero R.P.L.S.	11395 James West Dr., Suite B13	El Paso, TX 79936	(915)351-8701	(915)242-8010

Drainage Area (sq ft)	Runoff Coefficient 'C'	1 (in)	Area (Ac)	Total Volume (MG)
WS-1	0.65	4.30	2.08	0.78
WS-2	0.65	4.30	0.50	0.17
WS-3	0.65	4.30	0.37	0.13
WS-4	0.65	4.30	0.41	0.15
TOTAL			3.36	1.03

Drainage Area (sq ft)	Runoff Coefficient 'C'	1 (in)	Area (Ac)	Total Volume (MG)
WS-1	0.65	4.30	2.08	0.78
WS-2	0.65	4.30	0.50	0.17
WS-3	0.65	4.30	0.37	0.13
WS-4	0.65	4.30	0.41	0.15
TOTAL			3.36	1.03

CONTOUR ELEVATION	AREA 1				AREA 2				AREA 3				AREA 4			
	AREA 1	AREA 2	AREA 3	AREA 4	AREA 1	AREA 2	AREA 3	AREA 4	AREA 1	AREA 2	AREA 3	AREA 4	AREA 1	AREA 2	AREA 3	AREA 4
5000	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5010	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5020	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5030	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5040	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5050	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL	5.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

FOR REVIEW ONLY
THE PROJECT IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT. THIS REPORT IS VALID ONLY IF APPROVED BY THE LOCAL GOVERNMENT. DATE: AUGUST 11, 2010.

REVISION DATE:

GRV INTEGRATED ENGINEERING SOLUTIONS LLC
11395 James West Dr., Suite B-13,
El Paso, Texas 79936
Phone: (915) 351-8701
www.grvintegratedengineering.com
TBP# F#151313, TBP#s F#1914278



**GRV Integrated
Engineering Solutions LLC**

SENDERO FLORES VILLAGE TRACT 4-B AND 4-C, EL PASO COUNTY, TEXAS. SYLVIA COURT - EL PASO TEXAS- 79927

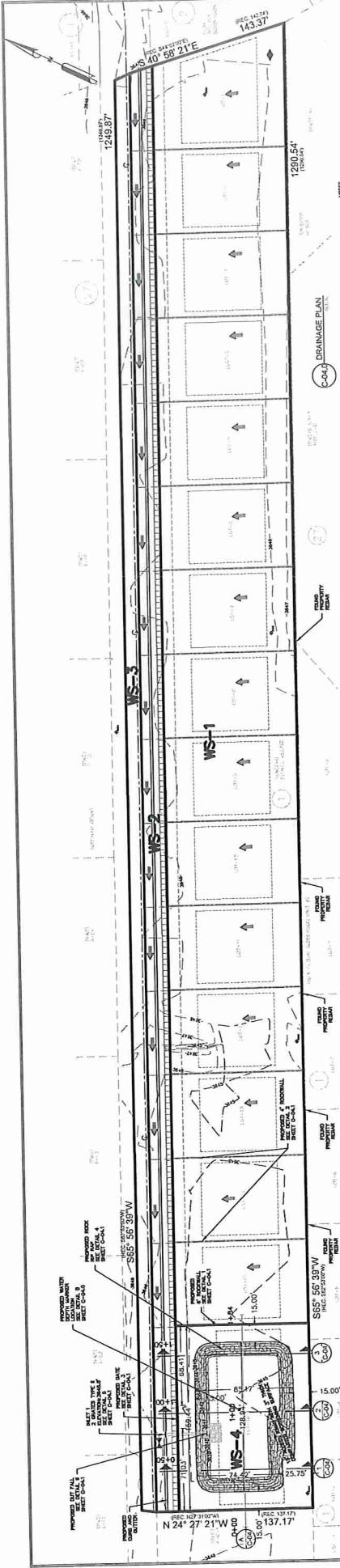
GRV PROJECT NUMBER: 20-800

DATE SUBMITTED:

ENGINEERING REPORT

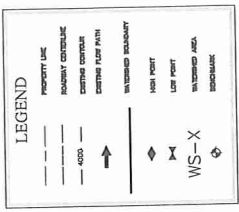
SHEET:

C-02.0



NOTES

- CONTRACTOR SHALL VERIFY ALL STATE PLANS, DEEDS, RECORDS, AND RECORDS TO BE SURE THE PROPERTY BOUNDARIES AND EASEMENTS SHOWN ON THIS PLAN ARE CORRECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON.
- UNDEVELOPED AREAS SHOWN ON THIS PLAN ARE NOT TO BE CONSIDERED AS PART OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON.
- ALL UTILITIES ARE SHOWN AS LOCATED AT THE TIME OF SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON.
- LEGAL DESCRIPTIONS ARE AS SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON.
- THIS PLAN IS FOR INFORMATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON.



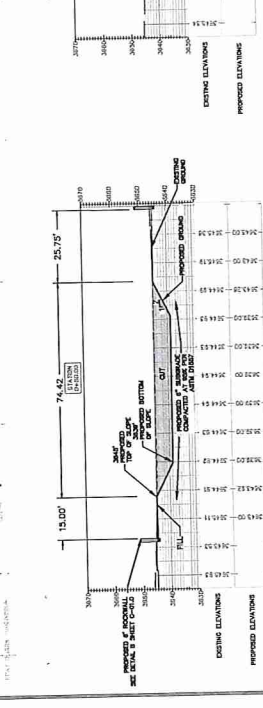
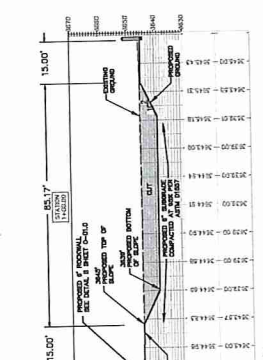
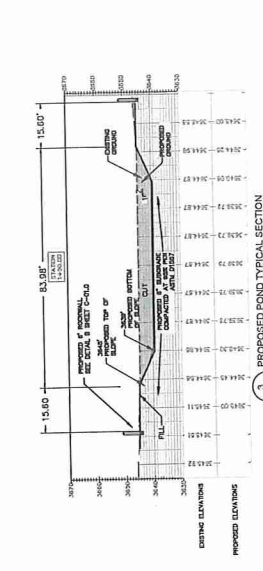
WARNING!
BEFORE YOU DIG

CONTRACTOR SHALL VERIFY ALL UTILITIES AND EASEMENTS IN PROJECT AREA

UTILITY LOCATOR SERVICES

TOWN OF MCGREGOR
CONTRACTOR SHALL VERIFY ALL UTILITIES AND EASEMENTS IN PROJECT AREA

EL PASO COUNTY DISTRICT 1-800-702-2443
EL PASO COUNTY DISTRICT 1-800-702-2443
EL PASO COUNTY DISTRICT 1-800-702-2443
EL PASO COUNTY DISTRICT 1-800-702-2443



POST-DEVELOPMENT WATERSHED CAPACITY CALCULATIONS (SOVEREIGN)

DRAINAGE AREA (AC)	COEFFICIENT 'C'	AREA (AC)	CONTRIBUTION (MGD)	REMARKS
WS-1	0.05	4.30	0.22	
WS-2	0.05	4.30	0.22	
WS-3	0.05	4.30	0.22	
WS-4	0.05	4.30	0.22	
TOTAL		17.20	0.88	

POST-DEVELOPMENT WATERSHED CAPACITY CALCULATIONS (SOVEREIGN)

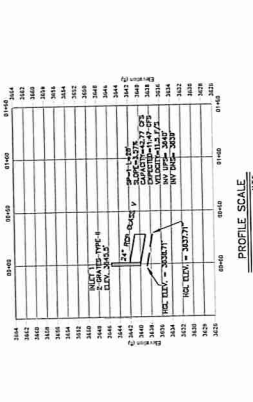
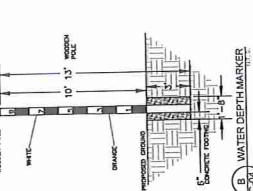
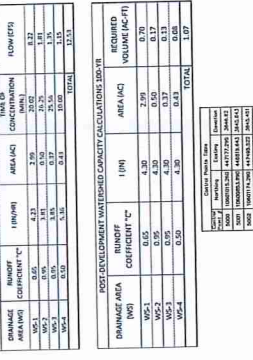
DRAINAGE AREA (AC)	COEFFICIENT 'C'	AREA (AC)	CONTRIBUTION (MGD)	REMARKS
WS-1	0.05	4.30	0.22	
WS-2	0.05	4.30	0.22	
WS-3	0.05	4.30	0.22	
WS-4	0.05	4.30	0.22	
TOTAL		17.20	0.88	

Material Table

Material	Quantity	Unit
Concrete	120.00	cu yd
Gravel	120.00	cu yd
Fill	120.00	cu yd
Rebar	120.00	lbs
Formwork	120.00	sq ft

Profile Scale

Elevation	Station
3000	1140
3050	1140
3100	1140
3150	1140
3200	1140
3250	1140
3300	1140
3350	1140
3400	1140
3450	1140
3500	1140
3550	1140
3600	1140
3650	1140
3700	1140
3750	1140
3800	1140
3850	1140
3900	1140
3950	1140
4000	1140



NOTE:
ALL EXISTING AND PROPOSED SERVICES SHALL BE BARRIERS TO ALL EXISTING AND PROPOSED SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON.

REVISION DATE:

FOR REVIEW ONLY
THE DESIGNER'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON.

DRAINAGE PLAN

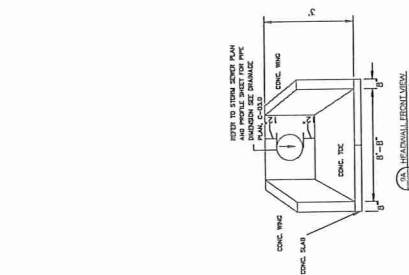
SHEET: C-04.0

SENDERO FLORES VILLAGE
TRACT 4B AND 4C, EL PASO COUNTY TEXAS.
SYLVIA COURT - EL PASO TEXAS - 79927

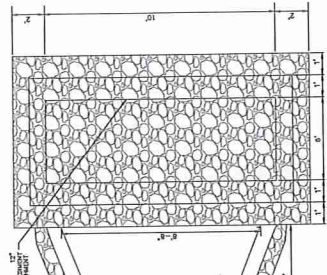
DATE: AUGUST 11, 2020

GVN INTEGRATED ENGINEERING SOLUTIONS LLC
11385 James Watt Dr, Suite B-13,
El Paso, Texas 79906-3460
www.gvin-engineering.com
TBP# PF151313 TBP#S PF10194278

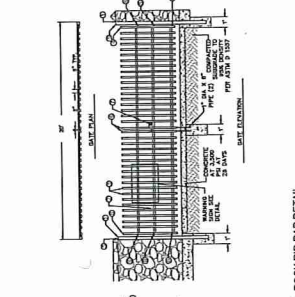
- NOTES:**
1. THIS DRAWING SHALL BE BASED ON DIMENSIONS OF SLOVES MAILED TO THE CITY ENGINEER'S OFFICE FOR DESIGN PROTECTION (SEE SECTION 2) PONDING ABOVE (SEE SECTION 2).
 2. IF A REINFORCED CONCRETE A. UNIFORM 4" MIN. DIA. STAGGERED KEEP HOLES AT 10' O.C. FOR LAST 12"
 3. STONE FOR ROCK RIP-RAP SHALL BE AS NEARLY UNIFORM IN SIZE AS PRACTICABLE. ALL STONES SHALL BE QUARRIED, REFINISHED BY OVERSIGHT AND COMPACTED AS PER ASTM D1557.
 4. VERTICAL FOR ROCK RIP-RAP SHALL BE TYPE 5, 1000 P.S.I. AS PER ASTM D1557.
 5. FOR SLOPE GREATER THAN 1:1 OR VERTICAL HEIGHT OF MORE THAN 20 FEET, THE RIP-RAP SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER.
 6. JOINT AT EVERY FIFTY (50) FEET.
 7. PROVIDE DUMMY JOINTS AT TEN (10) FEET O.C.
 8. ALL MATERIALS SHALL BE APPROVED BY THE CITY ENGINEER.



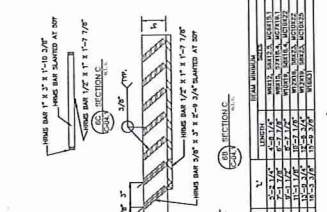
1 ROCK RIP-RAP DETAIL



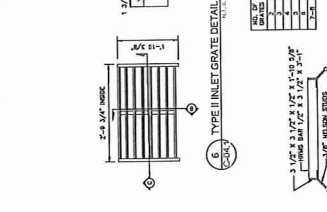
2 ROCK WALL DETAIL



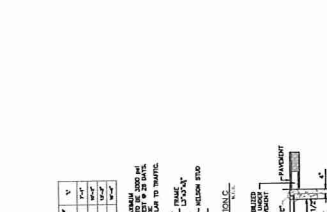
3 ROCK RIP-RAP DETAIL



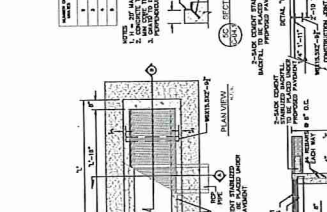
4 TYPE II INLET GRATE DETAIL



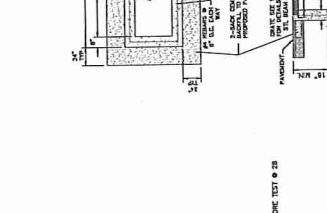
5 TYPE II INLET DETAIL



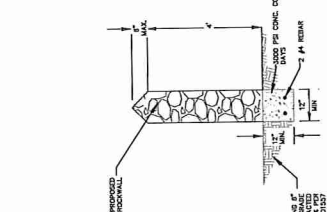
6 TYPE II INLET FRAME DETAIL



7 SLANTED BAR DETAIL



8 HEADWALL WITH DISPATERS SIDE VIEW



9 ROCK WALL DETAIL

- TABLE 1: MATERIALS**
- | NO. | DESCRIPTION | QUANTITY | UNIT |
|-----|------------------|----------|-------|
| 1 | CONCRETE | 1.00 | CU YD |
| 2 | REINFORCING BARS | 1.00 | TON |
| 3 | ROCK RIP-RAP | 1.00 | CU YD |
| 4 | GRATE | 1.00 | SQ YD |
| 5 | FRAME | 1.00 | SQ YD |
| 6 | SLANTED BAR | 1.00 | SQ YD |
| 7 | HEADWALL | 1.00 | SQ YD |
| 8 | ROCK WALL | 1.00 | SQ YD |

FOR REVIEW ONLY
 IS NOT BEHOLD FOR REVIEW
 ENGINEER: JERRY H. GIBBS, P.E.
 DATE: 08/27/13, 2010

GRV Integrated Engineering Solutions LLC
 1185 E. Paso, Texas 79605
 Ph: (815) 351-8701 Fax (815) 243-8010
 www.grvintegrated.com
 101 E. PASO ST. TSP-28 110184209

GRV Integrated Engineering Solutions LLC
 1185 E. PASO ST. TSP-28 110184209

STANDARD DETAILS

SHEET: C-04.1

REVISION DATE:

REVISION DATE:

REVISION DATE:



PLANNING AND ZONING DEPARTMENT
APPLICATION FOR SUBDIVISION APPROVAL

Date 8/25/2020

REQUIRED DOCUMENTS

1. Plat of proposed subdivision done by a registered 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.

Section 1: Applicant/Agent Information

Applicant Name: Raul Flores Jr.
Firm: Not Applicable (N/A)
Applicant Mailing Address: 11432 Datsun Drive
City: Socorro State: TX Zip: 79927
Email: raulflores21@aol.com
Phone: (915) 383-0455 Type: Cell

Section 2: Owner Information

Same as Applicant Owner Name: _____
Owner Signature: _____
Firm: _____
Owner Mailing Address: See section 1.

Section 2: Engineer Information

Applicant Name: Marvin H. Gomez, P.E.
 Firm: GRV Integrated Engineering Solutions LLC
 Applicant Mailing Address: 11385 James Watt Dr., Ste. B13
 City: El Paso State: TX Zip: 79936
 Email: grvies@gmail.com
 Phone: (915) 351-6701 Type: Office

Section 4: Project Information

Subdivision Name: Sendero Flores Village

Subdivision Street Location:

Address: _____

1. Legal description of Area: TRACT 4-B AND 4-C, BLOCK 27 SOCORRO GRANT, EL PASO COUNTY, TEXAS CONTAINING 4.000 ACRES +/-
 _____ El Paso County, Texas.

—OR—

Approximate distance: _____ direction: _____ from the intersection

of _____ and: _____

on the: _____ side

Description of the Proposed Subdivision:

SUBDIVISION CONSISTS OF CREATING 15 RESIDENTIAL LOTS AND ONE PONDING AREA.

2. Proposed Land Uses:

	Acres	Sites		Acres	Sites
Single Family	0.196+-	14	Office		
Duplex			Street & Alley		
Apartment			Ponding/Drainage	0.433	1
Mobile Home			Institutional		
P.U.D.			Other (Specify)		
Park/Pond			Dedicated ROW	0.575	1
School			Single Family	0.243	1
Commercial			Total No. Sites		
Industrial			Total Acreage	4.000	17

3. Number of lots/units proposed — Single-family: 15 Multifamily: 0

4. What is the existing zoning of the above described property? R-1, Single Family Residential

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

Pavement	Y	Water Lines	
Sidewalks, Curb and Gutter	Y	Street Name Signs	
Storm Sewer	Y	Protective Fence	
Flood Retention Pond	Y	Guardrails	
Fire Protection		Street Lights	
Survey Monuments	Y	U/G Electric Lines	
Sanitary Sewer		Other (Specify)	

6. What type of telephone easements are proposed?
Underground _____ Overhead _____ Both X

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

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

7. What type of drainage is proposed?
Storm water and flood retention pond

8. Remarks and/or explanation of special circumstances:

Section 5: Inspection Authorization

As owner or authorized agent, my signature authorizes staff to visit and inspect the property for which this application is being submitted.

Please type or print Name below Signature, and indicate Firm represented, if applicable:

Marvin Gomez _____ 08/27/2020
Signature Month Day Year

Marvin H. Gomez, P.E.
Name (Typed or Printed)

GRV Integrated Engineering Solutions LLC
Firm

Section 8: Acknowledgment Form

I, Raul Flores Jr. have checked for any information that may
(Printed Name of Applicant)

affect the review of this project, including but not limited to: subdivision plat notes, deed notes, deed restrictions, restrictive covenants, zoning conditional overlays, and/or Chapter 46 and Chapter 38 of the City of Socorro's Municode design standards prohibiting certain uses and/or requiring certain development restrictions (height, access, screening, etc.) on this property, located at:

(Address or Legal Description):

27 Socorro TR 4-C (1.50 AC) and 27 Socorro TR 4-B (2.5 AC)

If a conflict should result with the request I am submitting to the City of Socorro due to any of the aforementioned information, it will be my responsibility to resolve it. I also acknowledge that I understand the implications of use and/or development restrictions that are a result of the aforementioned information.

I understand that if requested I must provide copies of any and all of the aforementioned information that may apply to this property.

Raul Flores

08/27/2020

Applicant's Signature

Month

Day

Year

Applicant's Signature: Raul Flores Jr.

SUBDIVISION FEES

Application Fee	\$150.00 or \$5.00 per lot (whichever is greater)
Preliminary Plat Review	\$100.00
Variance Request	\$100.00 (if applicable)
Eng. Report Review	\$200.00
Construction Plans & Spec. Review	\$100.00
Construction Inspection & Testing	\$100.00
Final Plat Review	\$100.00
Parkland Fee (if no physical park is provided)	2.5% of the total project cost

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