

*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

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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 JUNE 16, 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 323610.**

**THE PUBLIC MUST CALL IN 844-854-2222 ACCESS CODE 323610 BY 5:00 PM MOUNTAIN STANDARD TIME (MST) ON JUNE 16, 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, June 16, 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. **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.

**REGULAR MEETING AGENDA - SOCORRO PLANNING & ZONING COMMISSION**  
**June 16, 2020 at 5:30 PM**

**3. CONSENT AGENDA**

**(a) Consider and Take Action:**

On the approval of meeting minutes for the June 2, 2020 Planning and Zoning Commission meeting.

**(b) Consider and Take Action:**

On the Public hearing request for the proposed conditional use permit for a mechanic shop at Leigh Clark Survey 293 ABST 6257, Tract 1-A-1 located at 1113 Horizon Blvd.

**REGULAR AGENDA-DISCUSSION AND ACTION**

4. Consider and Take Action and public hearing for Haciendas del Valle Unit 2 Replat D, being all of Lot 12, Block 3, Haciendas del Valle Unit 2, located at 11711 Valle del Paseo for a lot split.
  
5. Consider and Take Action and public hearing for Haciendas del Valle Unit 2 Replat E, being all of Lot 14, Block 3, Haciendas del Valle Unit 2, located at 11661 Valle del Paseo for a lot split.

**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.

6. Planning and Zoning Commissioners Report:
  
7. Planning and Zoning Department Report:
  
8. Excuse absent commission members:
  
9. Adjournment:



REGULAR MEETING AGENDA - SOCORRO PLANNING & ZONING COMMISSION  
June 16, 2020 at 5:30 PM

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.

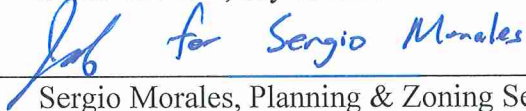
- Section 551.071 CONSULTATIONS WITH ATTORNEY
- Section 551.072 DELIBERATION REGARDING REAL PROPERTY
- Section 551.073 DELIBERATION REGARDING PROSPECTIVE GIFT
- Section 551.074 PERSONNEL MATTERS
- Section 551.076 DELIBERATION REGARDING SECURITY
- Section 551.087 DELIBERATION REGARDING ECONOMIC DEVELOPMENT 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 12<sup>th</sup>, day of June 2020.

  
Sergio Morales, Planning & Zoning Secretary

DATE & TIME POSTED: 4:00 pm 6/12/2020 /BY: JT

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)

FC  
CITY OF SOCORRO PLANNING AND ZONING COMMISSION

Meeting Minutes  
June 02, 2020

Members Present	Members Absent	Staff Present	Others Present
Arturo Lafuente Andrew Arroyos Enrique Cisneros	Ernest Gomez Daniel Lopez David Estrada	Job Terrazas Via Livestream Mayela Granados Eunice Marquez Michelle Gomez Adriana Rodarte Michael Medina via Livestream	Merwan Bhatti Via Livestream Crystal Pedroza via Livestream

**Items for discussion and action:**

**1. Call to order.**

Chairperson Mr. Arturo Lafuente called the meeting to order at 5:41 p.m.

**2. Notice to the Public – Open Forum.**

No one spoke at this time.

**3. Consent Agenda.**

- a) Consider and Take Action:  
On the approval of meeting minutes for the May 19, 2020 Planning and Zoning Commission meeting.
- b) Consider and Take Action:  
On the Public hearing request for the proposed amendment to the City of Socorro’s Master Plan and rezoning of Tracts 2, 3, 4, 7, 7A, 8, 8A, 9, 10, 11, 12A, 13, 13A, 13A2, 14, and 14 A, Block 5, Socorro Grant, from A1/C2 to C2/M2 for Eastlake Village.
- c) Consider and Take Action:  
On the Public hearing request for Haciendas de Valle Unit 2 Replat D, being all of Lot 12, Block 3 Haciendas del Valle Unit 2, located at 11711 Valle del Paseo for a lot split.
- d) Consider and Take Action:  
On the Public hearing request for Haciendas de Valle Unit 2 Replat D, being all of Lot 14, Block 3 Haciendas del Valle Unit 2, located at 11661 Valle del Paseo for a lot split.

Mr. Terrazas asked to make a motion to move Item 3B to regular agenda.

A motion was made by Andrew Arroyos to approve and seconded by Enrique Cisneros. Motion was carried with all commissioners in favor.

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

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

- a) Consider and Take Action:  
On the Public hearing request for the proposed amendment to the City of Socorro’s Master Plan and rezoning of Tracts 2, 3, 4, 7, 7A, 8, 8A, 9, 10, 11, 12A, 13, 13A, 13A2, 14, and 14 A, Block 5, Socorro Grant, from A1/C2 to C2/M2 for Eastlake Village.

Motion was made to delete.

A motion was made by Andrew Arroyos to approve and seconded by Enrique Cisneros. Motion was carried with all commissioners in favor.

**5. Planning and Zoning Commissioners Report:  
Nothing to report**

**6. Planning and Zoning Department Report:  
Nothing to report**

**7. Excuse absent commission members.**

A motion to excuse absent commission members was made by Mr. Andrew Arroyos, seconded by Mr. Enrique Cisneros. Motion was carried with all commissioners in favor.

**8. Consider and take action on adjournment.**

A motion to adjourn was made by Mr. Enrique Cisneros, seconded by Mr. Andrew Arroyos. Motion was carried with all commissioners in favor. Meeting adjourned at 5:55 p.m.

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Arturo Lafuente, Chairperson

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Eunice Marquez, Secretary

*Elia Garcia*  
Mayor

*Rene Rodriguez*  
Representative  
At Large

*Cesar Nevarez*  
District 1  
Mayor Pro-Tem



*Ralph Duran*  
District 2

*Victor Perez*  
District 3

*Yvonne Colon-Villalobos*  
District 4

*Adriana Rodarte*  
City Manager

**DATE:** June 16, 2020  
**TO:** PLANNING AND ZONING COMMISSION  
**FROM:** Job Terrazas, Building Official  
**CC:** Adriana Rodarte, City Manager

**SUBJECT:**

Public hearing request for the proposed conditional use permit for a mechanic shop at Leigh Clark Survey 293 ABST 6257, Tract 1-A-1 located at 1113 Horizon Blvd.

**SUMMARY:**

The property matter of this request is at the intersection of Robin Rd. and Horizon Blvd. This property has an estimated area of 43,560 sf. (1.00 acre), owned by Julio Chavez.

**BACKGROUND:**

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

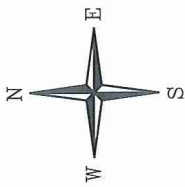
**STATEMENT OF THE ISSUE:**

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

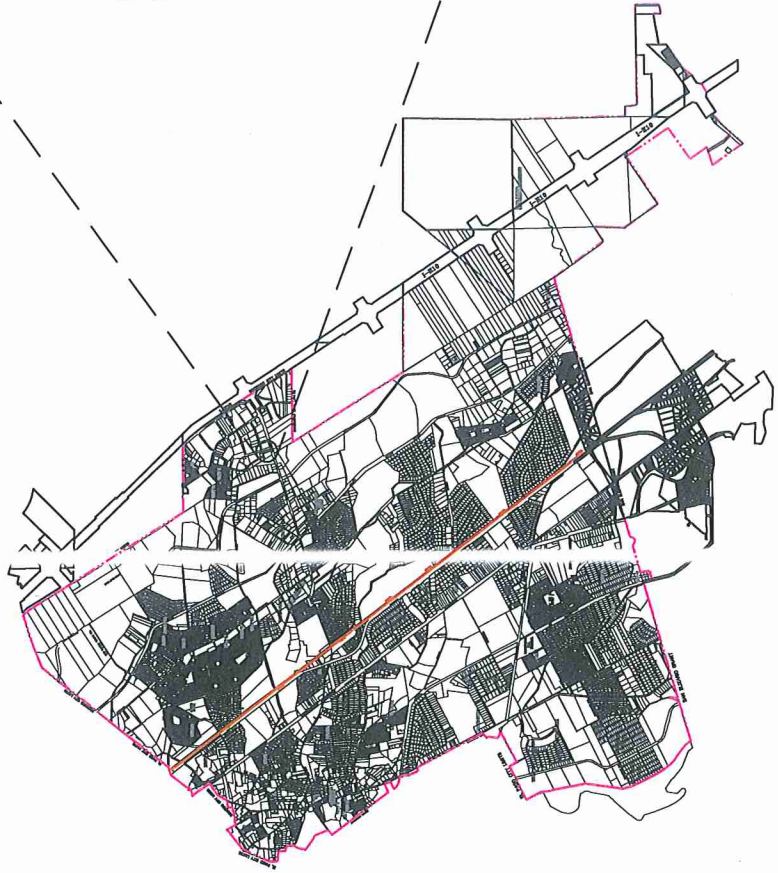
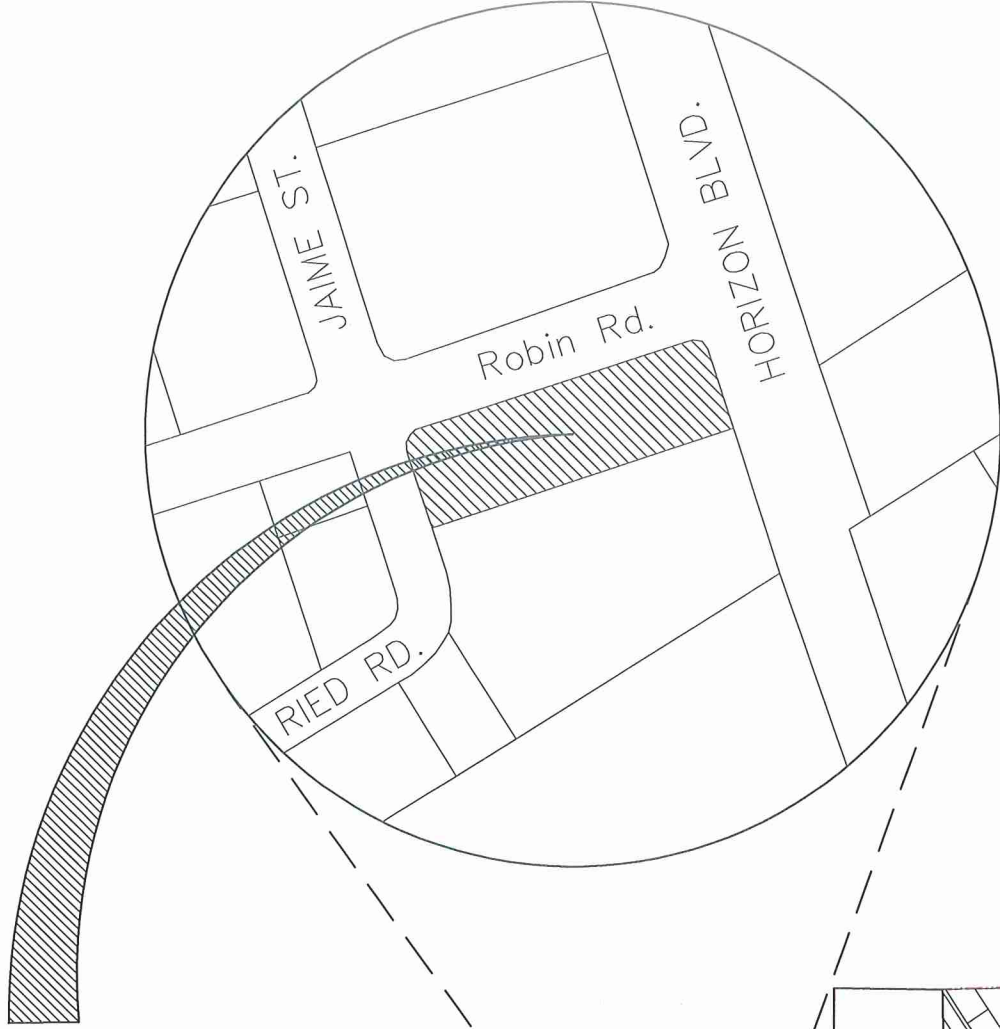
**STAFF RECOMMENDATION:**

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





PROJECT SITE;  
1113 Horizon Blvd.  
Tract LA-1, Leigh Clark Surv.  
293 AL ST 6257



CITY OF OCORRO

### LOCATION MAP

Scale: AS SHOWN





## CONDITIONAL USE PERMIT REQUEST

1. Name: Julio Chavez Date: 03-20-2020

Address: 11820 Deer Grass Phone: 915-422-5648

Representative: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

2. Property Location: 1113 S. Horizon

Legal Description: \_\_\_\_\_

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

1.0010 Acres  
Area (Sq. ft. or Acreage)

\_\_\_\_\_  
Current Zoning

Tire Shop  
Current Land Use

\_\_\_\_\_  
Proposed Zoning

Mechanic Shop  
Proposed Land Use

3. All owners of record must sign document.

Julio Chavez  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

EACH ITEM ON THIS FORM MUST BE COMPLETED AND ALL EXHIBITS MUST BE SUBMITTED BEFORE THIS REQUEST CAN BE SCHEDULED FOR A PUBLIC HEARING

\_\_\_\_\_  
Planning Department

\_\_\_\_\_  
Owner or Representative

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date



*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:** June 16, 2019  
**TO:** PLANNING AND ZONING COMMISSION  
**FROM:** JOE TERRAZAS, Building Official  
**CC:** Adriana Rodarte, City Manager

**SUBJECT**

Consider and Take Action and public hearing for Haciendas del Valle Unit 2 Replat D, being all of Lot 12, Block 3, Haciendas del Valle Unit 2, located at 11711 Valle del Paseo for a lot split.

**SUMMARY**

The subject property is located about 1,500' feet southwesterly from North Loop. The property has an estimated area of 0.5157 acres and is owned by Jacqueline Gonzales.

**BACKGROUND**

The proposed land division is as follows:

Lot # 1 Area.....	10,000 sq. ft. or 0.2296 acres
Lot # 2 Area.....	12,463 sq. ft. or 0.2861 acres
Total Area.....	22,463 sq. ft. or 0.5157 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 lot split was requested by the applicant to establish an additional lot for a future investment. Currently there are two dwellings within the same lot. The purpose of the lot split is to establish separate ownership of the properties.

**STAFF RECOMMENDATION**

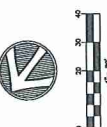
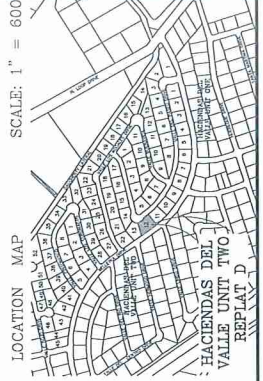
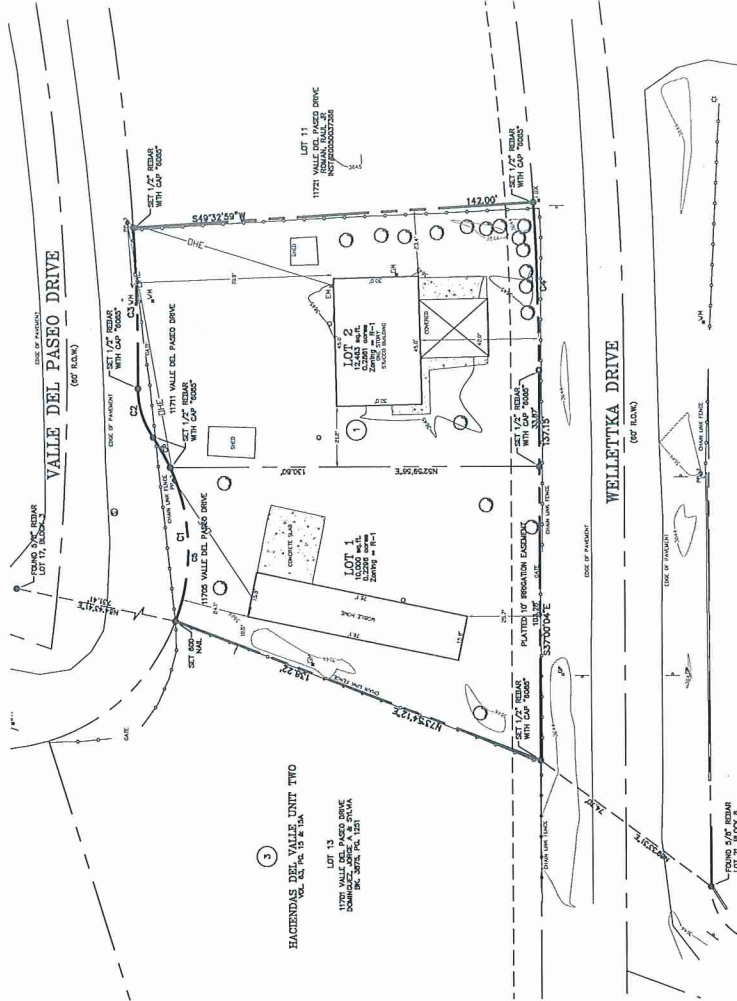
The Planning and Zoning Department recommends APPROVAL to allow the applicant to split the property in half.



# HACIENDAS DEL VALLE UNIT TWO REPLAT D

BEING ALL OF LOT 12, BLOCK 3,  
HACIENDAS DEL VALLE UNIT TWO,  
EL PASO COUNTY, TEXAS  
TOTAL CONTAINING: 0.5157 ACRES

## PRELIMINARY PLAT



SECTION AND BOUNDARY INFORMATION:  
DESCRIPTION OF A PARCEL OF LAND BEING ALL OF LOT 12, BLOCK 3, HACIENDAS DEL VALLE UNIT TWO, EL PASO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY THE SURVEY AND BEING AS FOLLOWS:  
COMMENCING FOR EXTENSION AT A POINT 2 1/2 FEET EAST OF THE NORTHEAST CORNER OF LOT 21, BLOCK 3, HACIENDAS DEL VALLE UNIT TWO AND THE SOUTHWESTERLY RIGHT OF WAY OF WELLETTKA DRIVE (BEARING), THENCE NORTH 89°50'00" EAST A DISTANCE OF 74.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°50'00" EAST A DISTANCE OF 10.00 FEET TO WELLETTKA DRIVE AND THE TRUE POINT OF BEGINNING.

THENCE LEAVING SAID RIGHT OF WAY, NORTH 89°50'00" EAST A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°50'00" EAST A DISTANCE OF 10.00 FEET TO WELLETTKA DRIVE AND THE TRUE POINT OF BEGINNING.

THENCE CONTINUING ALONG SAID RIGHT OF WAY, 50.00 FEET ALONG THE ARE OF A CURVE TO THE RIGHT WITH A RADIUS OF 30.00 FEET, A TANGENT OF 30.00 FEET, AND A CHORD WHICH BEARS SOUTH 45°00'00" EAST A DISTANCE OF 42.43 FEET TO A SET 1/2" REAR WITH CAP TOBS;

THENCE 10.00 FEET ALONG THE ARE OF A CURVE TO THE RIGHT WITH A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 30°00'00", A TANGENT OF 8.66 FEET, AND A CHORD WHICH BEARS SOUTH 30°00'00" EAST A DISTANCE OF 12.98 FEET TO A SET 1/2" REAR WITH CAP TOBS;

THENCE 50.00 FEET ALONG THE ARE OF A CURVE TO THE RIGHT WITH A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 30°00'00", A TANGENT OF 30.00 FEET, AND A CHORD WHICH BEARS SOUTH 30°00'00" EAST A DISTANCE OF 42.43 FEET TO A SET 1/2" REAR WITH CAP TOBS AT THE NORTHEASTERLY RIGHT OF WAY OF WELLETTKA DRIVE.

THENCE ALONG SAID RIGHT OF WAY, 50.00 FEET ALONG THE ARE OF A CURVE TO THE RIGHT WITH A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 30°00'00", A TANGENT OF 30.00 FEET, AND A CHORD WHICH BEARS NORTH 30°00'00" WEST A DISTANCE OF 42.43 FEET TO A SET 1/2" REAR WITH CAP TOBS AT THE NORTHEASTERLY RIGHT OF WAY OF WELLETTKA DRIVE.

CURVE	START	END	LENGTH	AREA
1	0+00	0+50	50.00	1,500.00
2	0+50	1+00	50.00	1,500.00
3	1+00	1+50	50.00	1,500.00
4	1+50	2+00	50.00	1,500.00
5	2+00	2+50	50.00	1,500.00
6	2+50	3+00	50.00	1,500.00
7	3+00	3+50	50.00	1,500.00
8	3+50	4+00	50.00	1,500.00
9	4+00	4+50	50.00	1,500.00
10	4+50	5+00	50.00	1,500.00
11	5+00	5+50	50.00	1,500.00
12	5+50	6+00	50.00	1,500.00
13	6+00	6+50	50.00	1,500.00
14	6+50	7+00	50.00	1,500.00
15	7+00	7+50	50.00	1,500.00
16	7+50	8+00	50.00	1,500.00
17	8+00	8+50	50.00	1,500.00
18	8+50	9+00	50.00	1,500.00
19	9+00	9+50	50.00	1,500.00
20	9+50	10+00	50.00	1,500.00

**SCHOOL DISTRICT**  
According to the plat, the plat is to be in the 12th School District, El Paso, Texas.

**DATE OF SUBMISSION**  
11/15/2011

**OWNER INFORMATION**  
ECS INTERNATIONAL  
CONCEPCION JACQUELINE  
1171 VALLE DEL PASO DRIVE  
EL PASO, TX 79907

**PREPARED BY**  
REPLAT D

**DATE OF RECORDATION**  
11/15/2011

**SYMBOL LEGEND**  
 [Symbol] FOUND CONTROL POINT  
 [Symbol] CALCULATED POINT (NOT SET)

**DATE OF RECORDATION**  
11/15/2011

**DATE OF RECORDATION**  
11/15/2011

- NOTES:**
- VEHICULAR ACCESS TO LOTS IS THROUGH MARKET ROAD.
  - PROPOSED FOR THIS PLAT IS TO SUBDIVIDE ONE LOT INTO TWO RESIDENTIAL LOTS.
  - ON-SET CORNERS IS TO BE MARKED WITH IRON PIPES.
  - FROM FRONTING ROAD AND 5' TO ADJACENT PROPERTY LINES 118 AND SHALL BE 10'.
  - SET 1/2" REAR WITH CAP MARKED TO MARK AT ALL EXTERIOR BOUNDARY CORNERS.
  - SET 1/2" REAR WITH CAP MARKED TO MARK AT ALL EXTERIOR BOUNDARY CORNERS.
  - LOT CORNERS WILL BE SET ON ALL EXTERIOR LOT CORNERS.
  - UTILITY COMPANIES FOR LOT 1, TO BE INSTALLED BY BUYER THROUGH CONTACT WITH EL PASO COUNTY THROUGH THE PLAT. THE BUYER WILL BE REQUIRED TO OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF EL PASO AND THE STATE OF TEXAS.
  - ACCORDING TO THE FEDERAL DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, THIS PLAT IS IN FULL COMPLIANCE WITH THE FEDERAL HOUSING ACT OF 1937. THIS PROPERTY IS IN FULL COMPLIANCE WITH THE FEDERAL HOUSING ACT OF 1937.







**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, § I, 8-17-2000)

**LOT SPLIT APPLICATION**

Date: May 12, 2020

Name of Subdivider: GONZALES, JACQUELINE

Home Address: 11711 VALLE DEL PASEO DRIVE, SOCORRO, TX 79927

Phone Number: ( 915 ) 633-3273

1. Legal description of property to be subdivided: HACIENDAS DEL VALLE UNIT TWO, BLOCK 3,  
LOT 12
2. Present zoning: \_\_\_\_\_ Area (Sq. Ft.) 22,463 Present Land Use RESIDENTIAL
3. Proposed land division:  
Lot 1 Area: 10,000 sq. ft. \_\_\_\_\_ Acres  
Lot 2 Area: 12,463 sq. ft. \_\_\_\_\_ Acres  
Total Area: \_\_\_\_\_ Acres
4. Is dedication of easement required? No x. 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:	<u>\$400.00 (per lot)</u>

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.



Applicant's Signature

5-26-2020

Date



*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:** June 16, 2019  
**TO:** PLANNING AND ZONING COMMISSION  
**FROM:** JOE TERRAZAS, Building Official  
**CC:** Adriana Rodarte, City Manager

**SUBJECT**

Consider and Take Action and public hearing for Haciendas del Valle Unit 2 Replat E, being all of Lot 14, Block 3, Haciendas del Valle Unit 2, located at 11661 Valle del Paseo for a lot split.

**SUMMARY**

The subject property is located about 1,350' feet southwesterly from North Loop. The property has an estimated area of 0.5061 acres and is owned by Jacqueline Gonzales.

**BACKGROUND**

The proposed land division is as follows:

Lot # 1 Area.....	11,021 sq. ft. or 0.2530 acres
Lot # 2 Area.....	11,021 sq. ft. or 0.2530 acres
Total Area.....	22,044 sq. ft. or 0.5061 acres

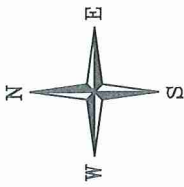
According to the Flood Insurance Rate Maps, the referenced property lies within an area determined to be outside of the 500-year flood plain, more particularly described as Zone X.

**STATEMENT OF THE ISSUE**

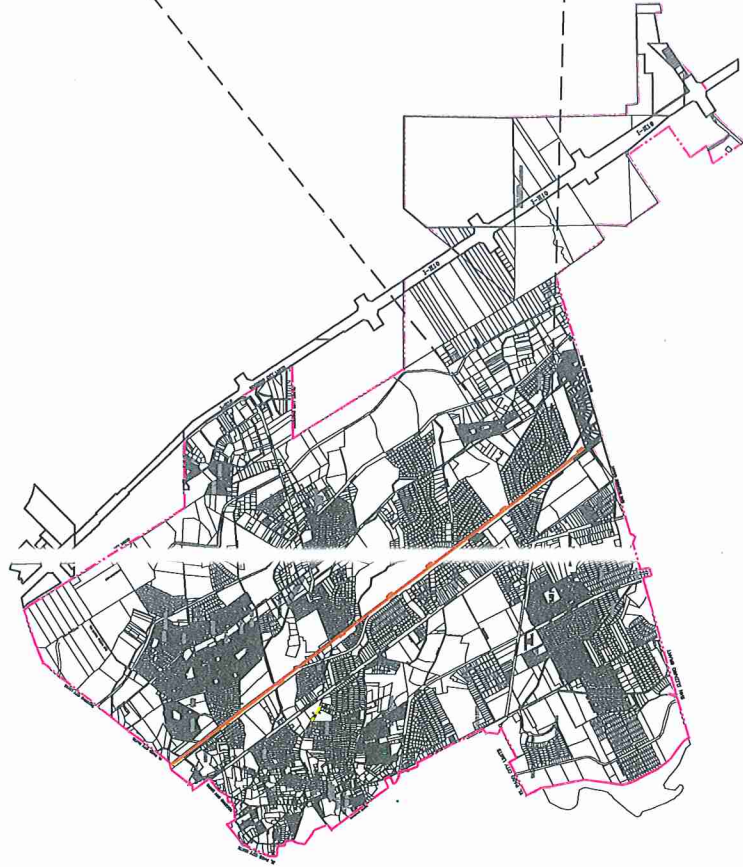
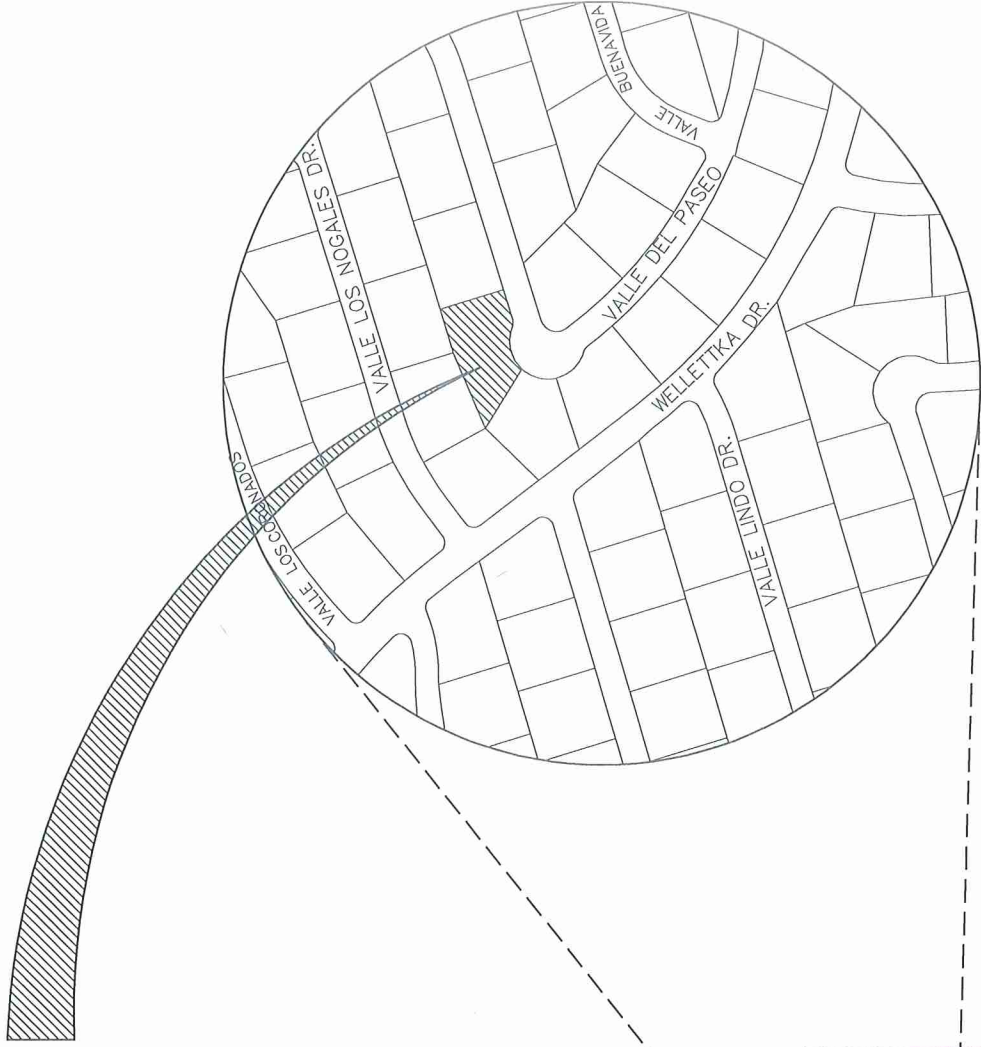
The proposed lot split was requested by the applicant to establish an additional lot for a future investment.

**STAFF RECOMMENDATION**

The Planning and Zoning Department recommends APPROVAL to allow the applicant to split the property in half.



PROJECT SITE;  
Hacienda del Valle U-2 Replat E  
Lot 14 Block 3  
Hacienda del Valle



CITY OF SOCORRO

# LOCATION MAP

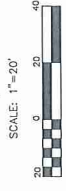
Scale: AS SHOWN



# HACIENDAS DEL VALLE UNIT 2 REPLAT "E"

# HACIENDAS DEL VALLE UNIT 2 | REPLAT "E"

BEING A REI AT OF LOT 14, BLOCK 3  
HACIENDA S DEL VALLE UNIT 2  
CITY OF SOCORRO, TEXAS  
COUNTY OF EL PASO, TEXAS  
CONTA JING 0.506 ACRES



LINE	LENGTH	BEARING
L1	8.18	N 87.24 75° E

CURVE	DELTA	CHD BEARING	TANGENT	RADIUS	ARC LENGTH	CHD LENGTH
G1	N 34.04 28° E	S 80.13 24° E	10.00	18.57	18.57	18.57
G2	N 23.04 20° E	N 20.13 44° W	10.41	70.00	20.84	20.84
G3	N 37.28 08° E	S 66.30 05° W	38.28	70.00	70.08	97.18

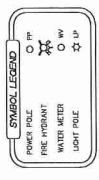
**OWNER**  
MS. SYRA FUENTES &  
MS. KRISTAL PEDROZA  
1661 VALLE DEL PASEO DRIVE  
SOCORRO, TEXAS 79927  
(915)-920-2729

**SURVEYOR**  
DORADO ENGINEERING, INC.  
FERMIN DORADO, TX R.P.L.S. NO. 3190  
2717 E. YANDELL STREET  
EL PASO, TEXAS 79903  
PHONE: (915) 562-7743

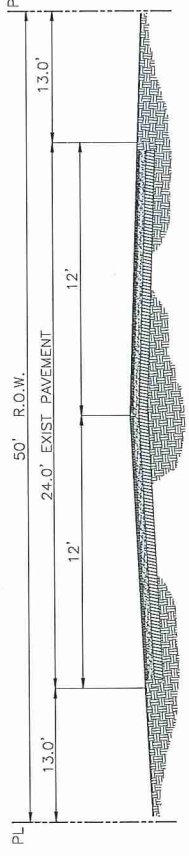
**FLOOD\_ZONE**  
SITE IS LOCATED ON  
FLOOD\_ZONE "AE" AS DESIGNATED  
BY THE FLOOD INSURANCE RATE MAP,  
COMMUNITY PANEL No. 480214 0044-C  
DATED: FEBRUARY 16, 2006

- NOTES**
- RESERVATIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
  - TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
  - THIS SHOWS TO EXISTING CITY MONUMENTS ARE BASED ON RECORD INFORMATION ONLY.
  - WATER SUPPLY AND SEWER SERVICE DISPOSAL IS PROVIDED BY EL PASO WATER UTILITIES.
  - THIS PROPERTY LIES IN ZONE "AE" - AREAS OF MINIMAL FLOODING. AS PER FLOOD "PANEL" NO. 480214-0044-C, MAP REVISED ON FEBRUARY 16, 2006
  - U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED BY THE U.S. POSTAL SERVICE DELIVERY AND COLLECTION BOX UNITS TO THIS SUBDIVISION

**SCHOOL DISTRICT**  
SOCORRO INDEPENDENT SCHOOL DISTRICT



ALL EXISTING STRUCTURES TO REMAIN  
REASON FOR THIS REPLAT IS TO SPLIT LOT AND  
CREATE 2 SINGLE FAMILY RESIDENTIAL LOTS



**A** EXISTING VALLE DEL PASEO DRIVE  
LOCAL STREET

DATE OF PREPARATION: MARCH 12, 2020

**PRELIMINARY PLAT**

SHEET TITLE  
PRELIMINARY PLAT  
SHEET  
1 OF 2

**DORADO ENGINEERING, INC.**  
ENGINEERS SURVEYORS PLANNERS  
2717 E YANDELL ST. SOCORRO, TEXAS 79903 (915) 562-7743  
F-004

PROJECT NAME  
**HACIENDAS DEL VALLE  
UNIT 2 REPLAT "E"**

DATE	BY	REVISIONS
DATE: 03/12/20	DESIGN BY: DJ	
	DRAWN BY: JM	
	APP'D BY: DJ	

SCALE: REFERENCES -- BENCHMARKS







## SUBDIVISION SUMMARY PROCEDURE

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

### REPLAT APPLICATION

Date: 05-28-2020

Name of Subdivider: SAYRA FUENTES AND KRYSTAL PEDROZA

Home Address: 11661 VALLE DEL PASEO DRIVE

Phone Number: ( 915 ) 920-2729

1. Legal description of property to be subdivided: \_\_\_\_\_  
LOT 14, BLOCK 3, HACIENDAS DEL VALLE UNIT 2
2. Present zoning: R-1 Area (Sq. Ft.) 0.53 Present Land Use RESIDENTIAL
3. Proposed land division:  
Lot 1 Area: 0.253 Acres  
Lot 2 Area: 0.253 Acres  
Total Area: 0.506 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: Per Consultant

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.

SARA FUENTES / KRISTIN PEORUZA

Applicant's Signature

05-28-2020

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