

*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 MAY 5, 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 MAY 5, 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, May 5, 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**  
May 5, 2020 at 5:30 PM

3. **CONSENT AGENDA**

a. Consider and Take Action:

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

4. **REGULAR AGENDA-DISCUSSION AND ACTION**

**NOTICE TO THE PUBLIC AND APPLICANTS**

The staff report for an agenda item may include conditions, exceptions, or modifications. The Commission's motion to approve an item in accordance with the staff report or with all staff comments means that any modifications, waivers, exceptions requested by the applicant and recommended for approval by staff and any staff recommended conditions, have been approved, without necessitating that the Commission restate the modifications, exceptions, waivers, or conditions as part of the motion to approve and that any findings required to be made by the Commission, have been made.

**(a) Plat Approval:**

Consider and Take Action on the plat approval for Carrasco Subdivision, being a portion of Tract 14B and Tract 2A, Block 1, Socorro Grant, located at 725 Anderson Road.

**(b) Plat Approval:**

Consider and Take Action on the preliminary plat approval for Baba Section One Subdivision, being a portion of the O.A. Danielson Survey No. 316 in El Paso County, Texas.

5. Planning and Zoning Commissioners Report:

6. Planning and Zoning Department Report:

7. Excuse absent commission members:

8. Adjournment:

**REGULAR MEETING AGENDA - SOCORRO PLANNING & ZONING COMMISSION**  
May 5, 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 1<sup>st</sup>, day of May 2020.

*Job Terrazas* for Sergio Morales

Sergio Morales, Planning & Zoning Secretary

DATE & TIME POSTED: 05/01/2020 1:30 p.m. /BY: Job Terrazas

**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))**

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District 4

**Adriana Rodarte**  
City Manager

**DATE:** May 5, 2020  
**TO:** PLANNING AND ZONING COMMISSION  
**FROM:** Job Terrazas, Building Official  
**CC:** Adriana Rodarte, City Manager

### **SUBJECT**

Consider and Take Action on the plat approval for Carrasco Subdivision, being a portion of Tract 14B and Tract 2A, Block 1, Socorro Grant, located at 725 Anderson Road.

### **SUMMARY**

The subject property is located about 950 feet easterly from North Loop. The property is owned by Irma Magallanes de Carrasco.

### **BACKGROUND**

The proposed plat is as follows:

Lot #1 Area.....220,857 sq. ft. (5.07 acres)

Lot #2 Area.....43,560 sq. ft. (1.00 acres)

Total Area Area...264,417 sq. ft. (6.07 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.

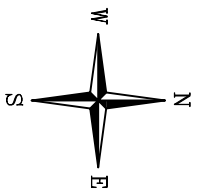
### **STATEMENT OF THE ISSUE**

The proposed plat will generate two lots for the purpose of having separate ownership.

### **STAFF RECOMMENDATION**

The Planning and Zoning Department recommends APPROVAL.

- Extension of City's utilities is not required for this plat.
- Additional ROW is not required to be dedicated by this plat.



PROJECT SITE:  
725 Anderson  
Tract 14-B, Block 1  
Socorro Grant



CITY OF SOCORRO



# LOCATION MAP

Scale: AS SHOWN



Planning and Zoning Department

860 N. Rio Vista Socorro, Texas 79087 Tel. (915) 872-4331 Fax (915) 872-4673

METES AND BOUNDS DESCRIPTION OF  
CARRASCO SUBDIVISION

Being a portion of Tract 14B and all of Tract 2A, Block 1, Socorro Grant, City of Socorro, El Paso County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a found iron pin marking the Southeast corner of Tract 2A, and on the Western right-of-way line of the Mesa Drain in Block 1, Socorro Grant;

Thence South 58°15'00" West, along the Southern boundary of Tracts 2A and 14B a distance of 140.52 feet to a set iron pin;

Thence South 31°45'00" East, along the Eastern boundary of Tract 14B a distance of 101.95 feet to a set iron pin;

Thence 70.02 feet along the arc of a curve to the right, whose interior angle is 181°4'08" and whose radius is 220.00 feet and whose chord bears South 64°31'56" West a distance of 69.73 feet to a set iron pin;

Thence South 73°39'00" West a distance of 436.91 feet to a set iron pin;

Thence North 09°36'00" West, along the westerly boundary of Tract 14B a distance of 523.91 feet to a set iron pin;

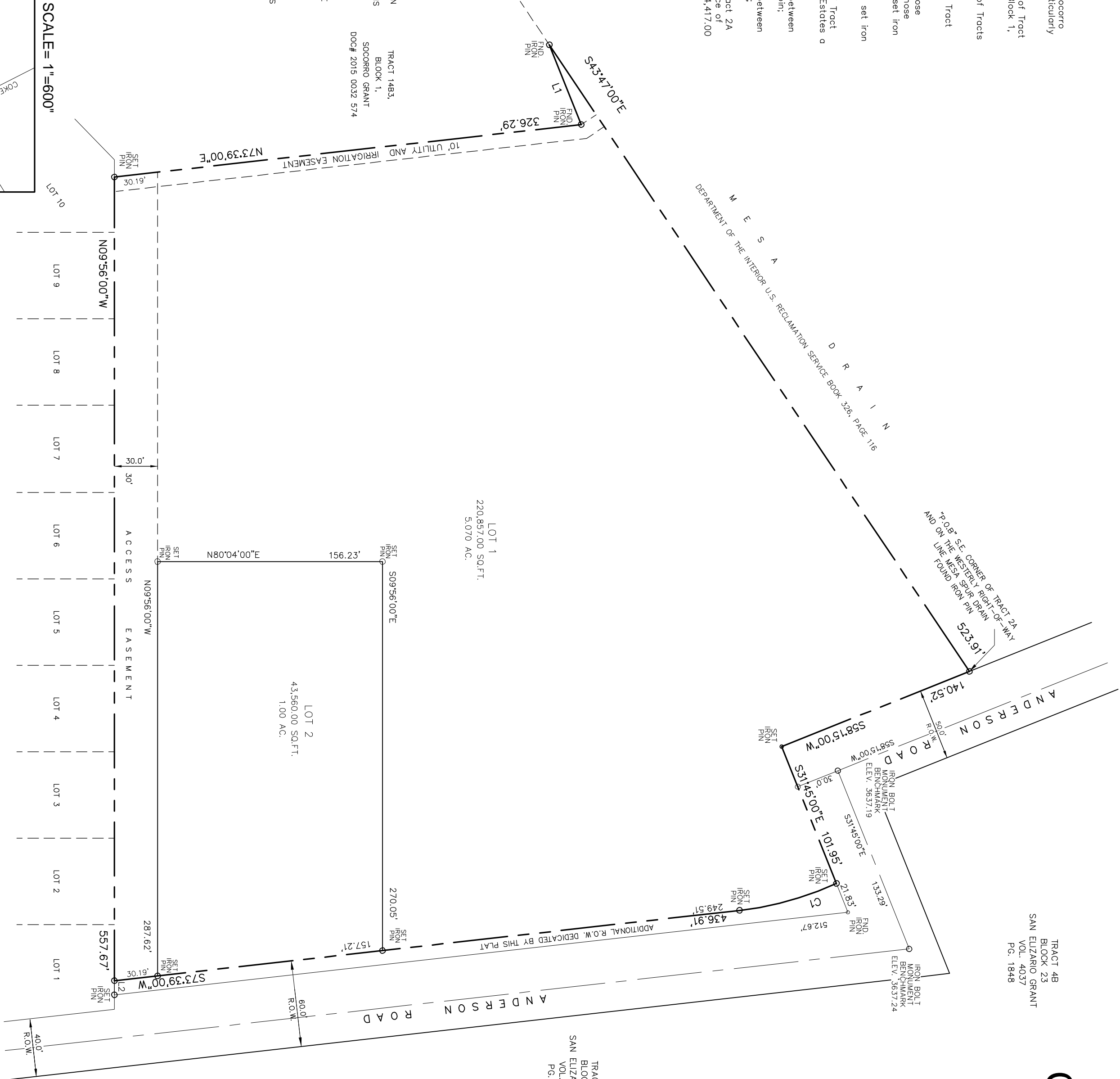
Thence North 73°39'00" East, along the common Tract line between Tracts 14B3 and 14B a distance of 326.29 feet to a found iron pin;

Thence North 31°45'04" West, along the common Tract line between Tracts 14B3 and 2A a distance of 59.62 feet to a found iron pin;

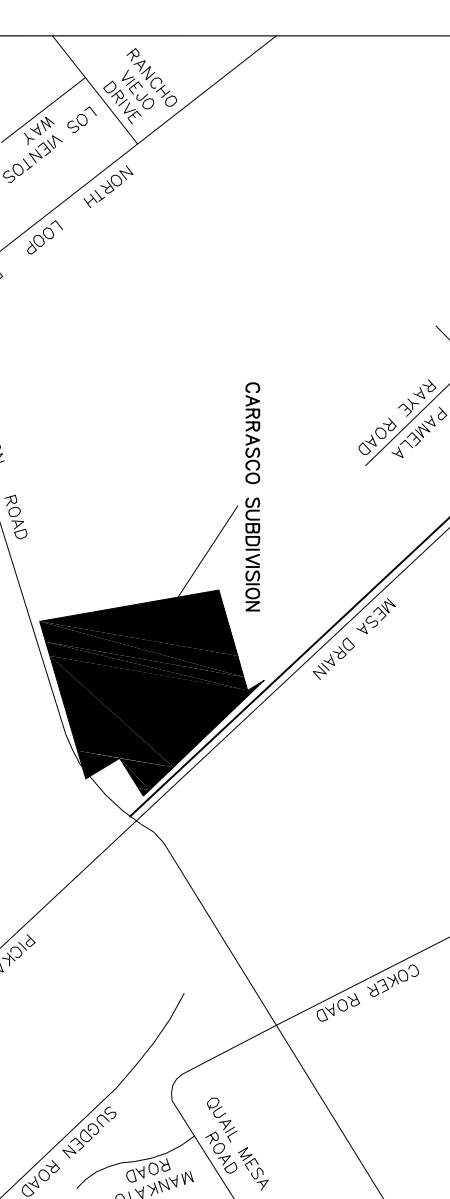
Thence South 43°17'00" East, along the East boundary of Tract 2A and along the West boundary of the Mesa Drain a distance of 523.91 feet to the Point of Beginning and continuing in all 264,417.00 square feet or 6,070 acres of land more or less.

ON-SITE PONDING NOTES AND RESTRICTIONS:

1. ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO ON-SITE PONDING. LOT OWNER IS RESPONSIBLE FOR MAINTAINING ADEQUATE PROVISIONS TO ACCOMMODATE RUNOFF GENERATED FROM THEIR RESPECTIVE LOT TO THE ADJACENT PONDING AREAS. PONDING SHALL BE PROVIDED FROM 1/2 OF THE LOT'S TOTAL AREA OR MORE, INCLUDING ON-TOP AND OFF-TOP PONDING. LOT 3, ON-SITE PONDING AREAS SHALL HAVE MAXIMUM ONE (VERTICAL) TO THREE (HORIZONTAL) SIDE SLOPES BASED ON A ONE HUNDRED YEAR STORM.
2. NO PERSON SHALL BE PERMITTED TO IMPAIR THE FUNCTIONALITY OF AN ON-SITE PONDING SYSTEM BY ANY MEANS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, DRIVEWAYS, PATIOS OR LANDSCAPING UNDERLAD NOT LIMITED TO, BUILDINGS, DRIVEWAYS, PATIOS OR LANDSCAPING UNDERLAD NOT LIMITED TO, BUILDINGS, DRIVEWAYS, PATIOS OR LANDSCAPING UNDERLAD.
3. IN THE EVENT THAT THE FUNCTIONALITY OF AN ON-SITE POND BECOMES IMPAIRED WHETHER BY ACT OF MAN OR NATURE, THE OWNER OF THE LOT ON WHICH THE IMPAIRED POND IS LOCATED SHALL PERFORM ALL CORRECTIVE ACTIONS REQUIRED TO RESTORE THE FUNCTIONALITY OF AN ON-SITE POND OR DRAINAGE SYSTEM TO THE SATISFACTION OF THE CITY OF SOCORRO.
4. ANY OWNER NOTIFIED IN WRITING BY THE CITY OF SOCORRO OF A DRAINAGE PROBLEM ON THE LOT SHALL COMPLETELY WITHIN FORTY-FIVE (45) CALENDAR DAYS FROM THE DATE OF NOTIFICATION, PERFORM ALL CORRECTIVE ACTIONS REQUIRED TO RESTORE THE FUNCTIONALITY OF AN ON-SITE POND OR DRAINAGE SYSTEM TO THE SATISFACTION OF THE CITY OF SOCORRO.
5. THE CITY OF SOCORRO SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, REPLACEMENT OR COMPLETION, DURING TIMES OF EMERGENCY, WHERE THERE IS IMMINENT DANGER OF LOSS OF LIFE, LIMB OR PROPERTY.
6. THE CITY OF SOCORRO SHALL NOT BE RESPONSIBLE FOR ANY CLAIM OR CAUSE OF ACTION AGAINST THE CITY, OFFICIALS OR EMPLOYEES, FOR ANY DEATH, INJURY OR PROPERTY DAMAGE RESULTING FROM ALTERATION OF THE PONDING CAPACITY FOR THAT LOT INCLUDING LACK OF MAINTENANCE.
7. THE CITY OF SOCORRO SHALL NOT BE RESPONSIBLE FOR ANY INJUNCTIVE RELIEF WITHOUT THE REQUIREMENT FOR BOND OR OTHER SECURITY.
8. THE CONVEYANCE OF PROPERTY PERMITTING ON-SITE PONDING SHALL INCLUDE IN CONSPICUOUS LANGUAGE IN THE DEED THAT THE PROPERTY IS TO BE USED FOR PONDING PURPOSES AND THAT THE CITY OF SOCORRO HAS INSPECTED AND APPROVED THE PONDING SYSTEM AS STATED ON THE PLAT.
9. THE CONVEYANCE OF PROPERTY PERMITTING ON-SITE PONDING SHALL INCLUDE IN CONSPICUOUS LANGUAGE IN THE DEED THAT THE PROPERTY IS TO BE USED FOR PONDING PURPOSES AND THAT THE CITY OF SOCORRO HAS INSPECTED AND APPROVED THE PONDING SYSTEM AS STATED ON THE PLAT.
10. THESE ON-SITE PONDING COVENANTS WILL BE FILED IN THE COUNTY CLERKS OFFICE.



LOCATION MAP SCALE = 1"=600'



SCALE 1"=60'

LINE	BEARING	DISTANCE
L-1	N09°56'00" W	10.00'
L-2	N09°56'00" W	10.00'

CURVE	RADIUS	BEARING	CHORD	DELTA	ARC
C-1	220.00'	S64°31'56" W	69.73'	181°4'08"	70.02'

CARRASCO SUBDIVISION

BEING A PORTION OF  
TRACT 14B AND ALL OF TRACT 2A, BLOCK 1,  
SOCORRO GRANT  
CITY OF SOCORRO,  
EL PASO COUNTY, TEXAS  
CONTAINING: 264,417.00 Sq. Ft. OR 6,070 ACRES

STATE OF TEXAS  
COUNTY OF EL PASO

Imna Magallanes De Carrasco owner of this land, hereby presents this map and dedicates to the use of the public, the additional R.O.W. for Anderson Road, the utility and irrigation easements as hereon laid down and designated, including easements, for underground wires for pole type utilities, and buried service wires, conduits, and pipes 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 trim interfering trees and shrubs.

ACKNOWLEDGEMENT

STATE OF TEXAS  
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Imna Magallanes De Carrasco 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 212.0065 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 212.006(c)

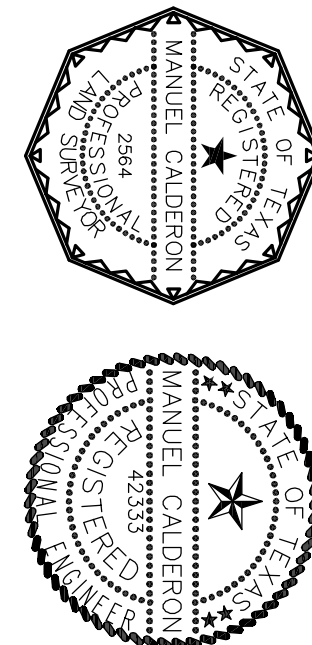
We the undersigned certify that this plat of CARRASCO SUBDIVISION was reviewed and approved by the City of Socorro on \_\_\_\_\_ day of \_\_\_\_\_, 2020, A.D.

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 the plat bearing this certificate was filed for record on \_\_\_\_\_ of the plat records of \_\_\_\_\_, and was recorded in Doc. \_\_\_\_\_ 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.  
DATE PREPARED: MARCH 24, 2020  
FILE NAME: CARRASCO SUBDIVISION  
OFFICE: VP-C1

Texas Licensed Surveying Firm No. 100200-00  
Texas Registration Engineering Firm No. F-3788  
3031 TRAWOOD DR. EL PASO, TX. 79936 (915) 856-7552  
EMAIL: CALDERONENGINEERING@ELPBZCLASS.COM

Calderon

Engineering

METES AND BOUNDS DESCRIPTION OF  
CARRASCO SUBDIVISION

Being a portion of Tract 14B and all of Tract 2A, Block 1, Socorro Grant, City of Socorro, El Paso County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a found iron pin marking the southeast corner of Tract 2A, and on the westerly right-of-way line of the Mesa Drain in Block 1, Socorro Grant;

Thence South 89°15'00" West, along the southerly boundary of Tracts 2A and 14B a distance of 140.52 feet to a set iron pin;

Thence South 31°45'00" East, along the Easterly boundary of Tract 14B a distance of 101.95 feet to a set iron pin;

Thence 70.02 feet along the arc of a curve to the right, whose interior angle is 139°43'08" and whose radius is 220.00 feet and whose chord bears South 64°31'58" West a distance of 69.73 feet to a set iron pin;

Thence South 73°39'00" West a distance of 436.91 feet to a set iron pin;

Thence North 09°56'00" West, along the westerly boundary of Tract 14B and along the Easterly boundary of Block 1 of Hidden Valley Estates a distance of 557.67 feet to a set iron pin;

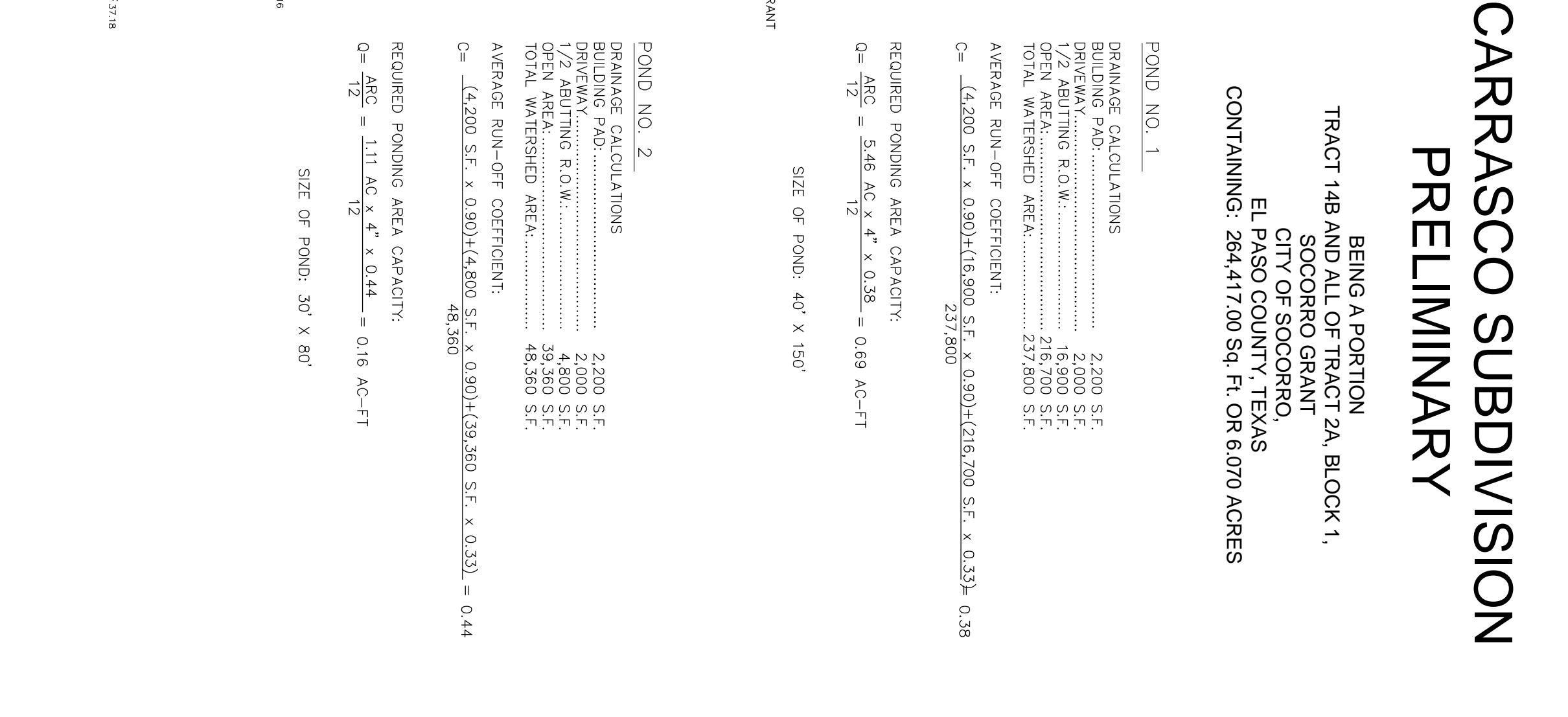
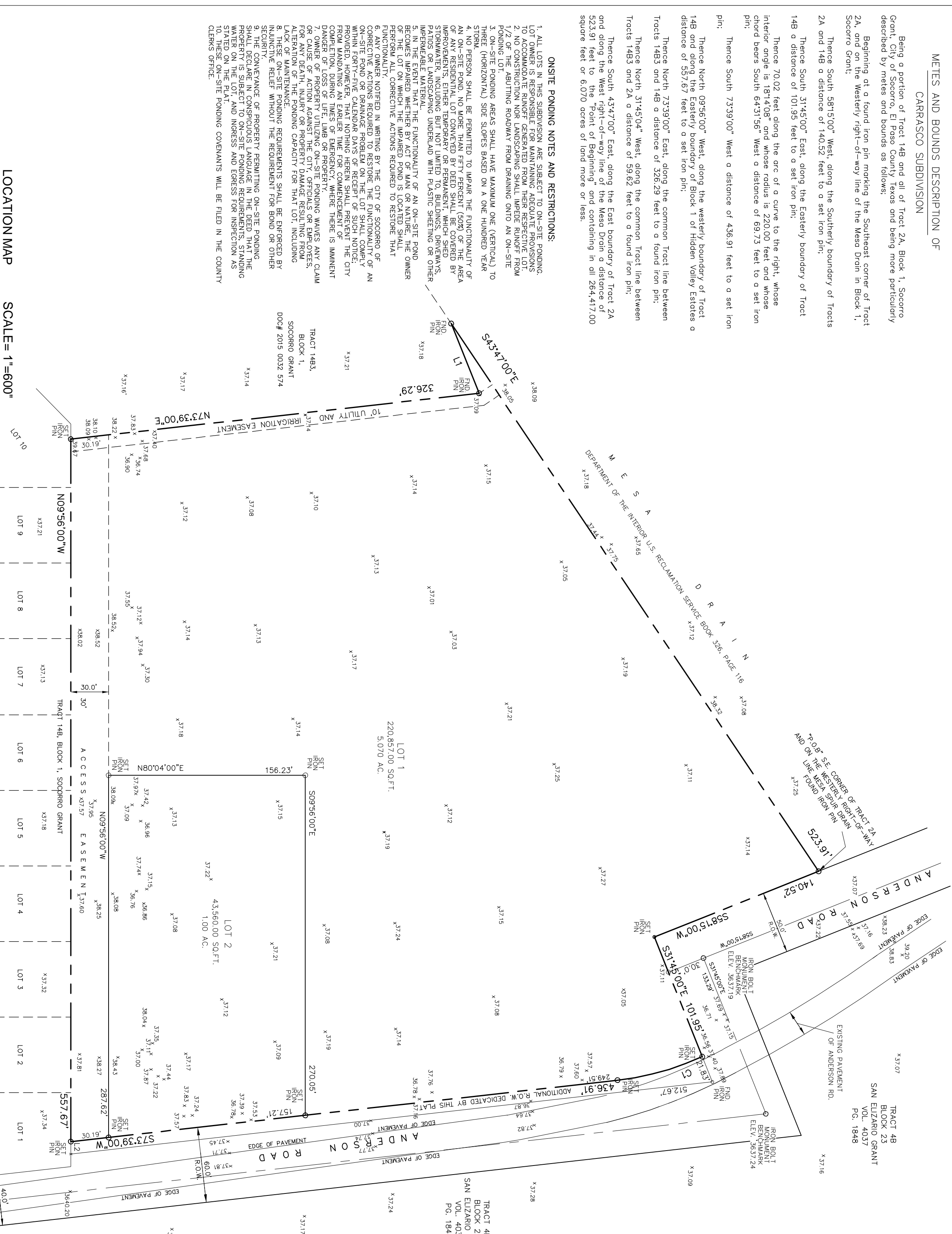
Thence North 73°39'00" East, along the common Tract line between Tracts 14B3 and 14B a distance of 326.29 feet to a found iron pin;

Thence North 31°45'04" West, along the common Tract line between Tracts 14B3 and 2A a distance of 59.62 feet to a found iron pin;

Thence South 43°47'00" East, along the East boundary of Tract 2A and along the West right-of-way line of the Mesa Drain a distance of 523.91 feet to the Point of Beginning and containing in all 264,417.00 square feet or 6,070 acres of land more or less.

ONSITE PONDING NOTES AND RESTRICTIONS:

1. ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO ON-SITE PONDING. THE PONDING SHALL BE CONFINED TO THE PONDING AREAS SHOWN ON THIS PLAN AND SHALL BE CONFINED TO THE PONDING AREAS SHOWN ON THIS PLAN.
2. NO CONSTRUCTION NOR LANDSCAPING SHALL IMPROVE RUNOFF FROM 1/2 OF THE ABUTTING ROADWAY FROM DRAINING ONTO AN ON-SITE PONDING.
3. PONDING AREAS SHALL HAVE MAXIMUM ONE (VERTICAL) TO THREE (HORIZONTAL) SIDE SLOPES BASED ON A ONE HUNDRED YEAR STORM.
4. NO PERSON SHALL BE PERMITTED TO IMPAIR THE FUNCTIONALITY OF AN ON-SITE POND. NO MORE THAN FIFTY PERCENT (50%) OF THE AREA OF A POND SHALL BE COVERED BY BUILDINGS, DRIVEWAYS, IMPROVEMENTS, EITHER TEMPORARY OR PERMANENT, WHICH SHED STORMWATER, INCLUDING BUT NOT LIMITED TO BUILDINGS, DRIVEWAYS, MANHOLES, LANDSCAPING UNDERLAND WITH PLASTIC SHEETING OR OTHER MATERIALS.
5. IN THE EVENT THAT THE FUNCTIONALITY OF AN ON-SITE POND BECOMES IMPAIRED WHETHER BY ACT OF MAN OR NATURE, THE OWNER SHALL BE RESPONSIBLE FOR THE COSTS OF REPAIRS TO RESTORE THAT PERSON OR PERSONS TO THE ORIGINAL CONDITION.
6. ANY OWNER NOTICED IN WRITING BY THE CITY OF SOCORRO OF AN ON-SITE POND OR DRAINAGE PROBLEM ON THE LOT OF SUCH OWNER WITHIN FORTY-FIVE CALENDAR DAYS OF RECEIPT OF SUCH NOTICE, PROVIDED, HOWEVER, THAT NOTHING HEREIN SHALL PREVENT THE CITY FROM TAKING IMMEDIATE ACTION TO PROTECT PUBLIC SAFETY OR COMPLETION, DURING TIMES OF EMERGENCY, WHERE THERE IS IMMINENT DANGER OF LOSS OF LIFE, LIMB OR PROPERTY.
7. OWNER OF PROPERTY UTILIZING ON-SITE PONDING WAIVES ANY CLAIM FOR ANY DEATH, INJURY OR PROPERTY DAMAGE RESULTING FROM ALTERATION OF THE PONDING CAPACITY FOR THAT LOT, INCLUDING LACK OF MAINTENANCE.
8. THE PONDING REQUIREMENTS SHALL BE ENFORCED BY INJUNCTIVE RELIEF WITHOUT THE REQUIREMENT FOR BOND OR OTHER SECURITY.
9. THE CONVEYANCE OF PROPERTY PERMITTING ON-SITE PONDING SHALL BE SUBJECT TO THE PONDING REQUIREMENTS, STANDING WATER ON THE LOT, AND INGRESS AND EGRESS FOR INSPECTION AS STATED ON THIS PLAN.
10. THE PONDING CONVEYANCE SHALL BE FILED IN THE COUNTY CLERK'S OFFICE.



CARRASCO SUBDIVISION  
PRELIMINARY

BEING A PORTION  
TRACT 14B AND ALL OF TRACT 2A, BLOCK 1,  
SOCORRO GRANT  
CITY OF SOCORRO  
EL PASO COUNTY, TEXAS  
CONTAINING: 264,417.00 Sq. Ft. OR 6,070 ACRES

POND NO. 1

DRAINAGE CALCULATIONS

BUILDING PAD: 2,200 S.F.

DRIVEWAY: 2,000 S.F.

1/2 ABUTTING R.O.W.: 16,900 S.F.

OPEN AREA: 216,700 S.F.

TOTAL WATERSHED AREA: 237,800 S.F.

AVERAGE RUN-OFF COEFFICIENT:

C = (4,200 S.F. x 0.90) + (16,900 S.F. x 0.90) + (216,700 S.F. x 0.33) = 0.38

237,800

REQUIRED PONDING AREA CAPACITY:

0 = ARC = 5.46 AC x 4' x 0.38 = 0.69 AC-FT

12

SIZE OF POND: 40' X 150'

POND NO. 2

DRAINAGE CALCULATIONS

BUILDING PAD: 2,200 S.F.

DRIVEWAY: 2,000 S.F.

1/2 ABUTTING R.O.W.: 4,800 S.F.

OPEN AREA: 39,360 S.F.

TOTAL WATERSHED AREA: 48,360 S.F.

AVERAGE RUN-OFF COEFFICIENT:

C = (4,200 S.F. x 0.90) + (4,800 S.F. x 0.90) + (39,360 S.F. x 0.33) = 0.44

48,360

REQUIRED PONDING AREA CAPACITY:

0 = ARC = 1.11 AC x 4' x 0.44 = 0.16 AC-FT

12

SIZE OF POND: 30' X 80'

SCALE 1" = 60'

LINE	BEARING	DISTANCE
1	N31°45'04"W	59.62'
2	N09°56'00"W	10.06'

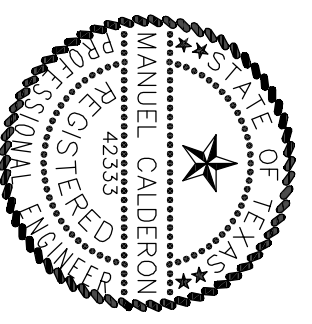
CURVE	RADIUS	BEARING	CHORD	DELTA	ARC
1	220.00'	S64°31'58"W	69.73'	181°43'08"	70.02'

Texas Licensed Surveying Firm No. 1002200-00  
Texas Registration Engineering Firm No. F-3788

NAME OF SUBDIVIDER:  
Ima Magdalena De Carrasco  
14728 Pasaje Place  
CITY OF HORIZON, TEXAS 79928

3031 TRAWOOD DR. EL PASO, TX 79936 (915) 855-7552  
EMAIL: CALDERONENGINEERING@ELPBCCLASS.COM

**Calderon** Engineering



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

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



## 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.

### PLAT APPLICATION

Date: 4-28-2020

Name of Subdivider: Irma Magallanes de Carrasco

Home Address: 14728 Pasaje Place El Paso Tx 79928

Phone Number: (915) 487-2317

1. Legal description of property to be subdivided: Socorro Grant Block  
1 Track 14-B
2. Present zoning: Agriculture Area (Sq. Ft.) 6.2818 Present Land Use vacant
3. Proposed land division:  
Lot 1 Area: 5.2818 Acres  
Lot 2 Area: 1.0 Acres  
Total Area: 6.2818 Acres
4. Is dedication of easement required? No 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.



FEEES

Application Fee: \$150.00  
Preliminary Plat Review: \$100.00  
Final Plat Review: \$100.00  
Engineering Report Review: \$200.00  
Capital Improvement fee \$400.00

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

4-28-2020  
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

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Mayor

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District 1  
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**Ralph Duran**  
District 2

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

**Adriana Rodarte**  
City Manager

**DATE:** May 5, 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 Baba Section One Subdivision, being a portion of the O.A. Danielson Survey No. 316 in El Paso County, Texas.

### **SUMMARY**

The subject property is located at the intersection of IH-10 and Nuevo Hueco Tanks Blvd. The property is owned by Baba L.P.

### **BACKGROUND**

The proposed plat is as follows:

Lot #1 Area.....284,882 sq. ft. (6.540 acres)  
Lot #2 Area.....101,930 sq. ft. (2.340 acres)  
Lot #3 Area.....102,670 sq. ft. (2.357 acres)  
Pond.....94,350 sq. ft. (2.166 acres)

Total Area Area...649,871 sq. ft. (14.919 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 will generate three commercial lots and a pond. The remainder of Tract 1-B will continue to be unplatted/undeveloped.

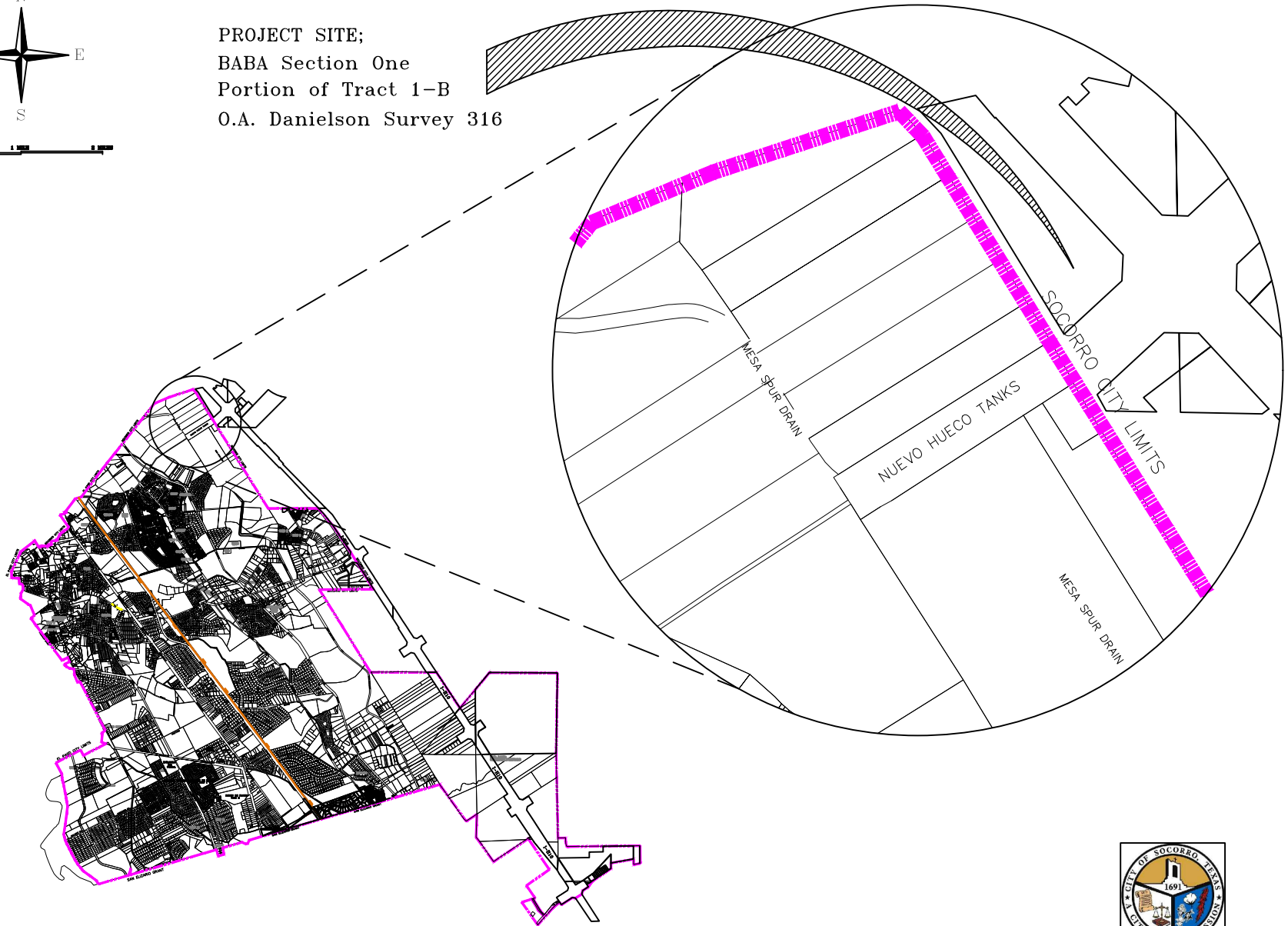
### **STAFF RECOMMENDATION**

The Planning and Zoning Department recommends APPROVAL.

- Extension of City's utilities is not required for this plat.
- Additional ROW is not required to be dedicated by this plat.



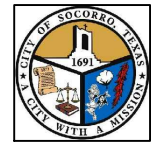
PROJECT SITE;  
 BABA Section One  
 Portion of Tract 1-B  
 O.A. Danielson Survey 316



CITY OF SOCORRO

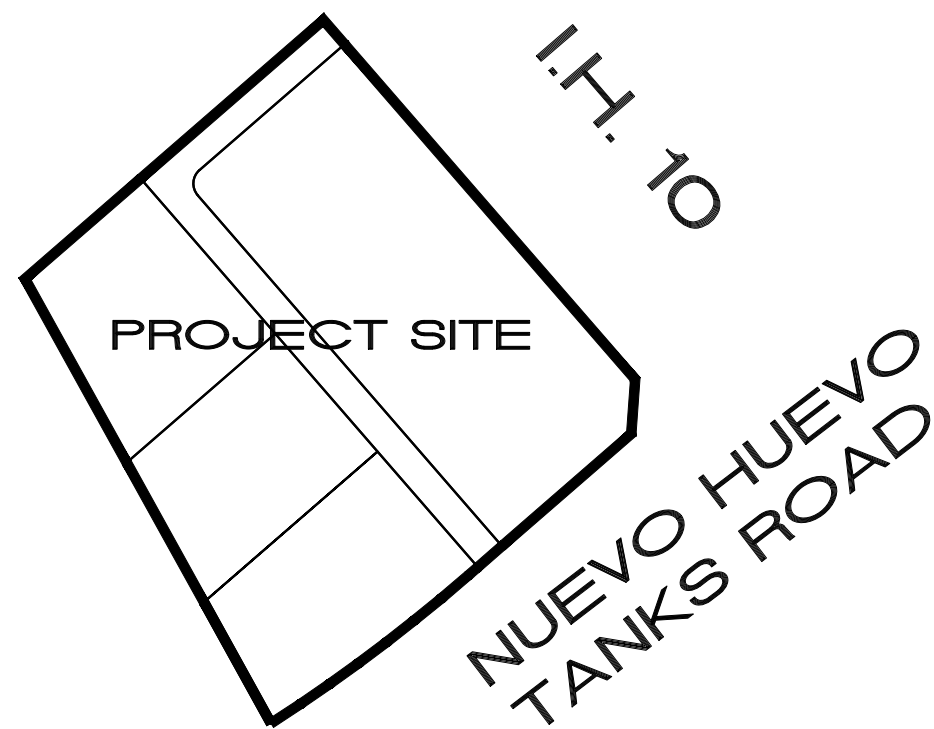
**LOCATION MAP**

Scale: AS SHOWN



Planning and Zoning Department

860 N. Rio Vista Socorro, Texas 79927 Tel. (915) 872-8531 Fax (915) 872-8673



**LOT SQUARE FOOTAGE TABLES**

LOT	SQ. FEET	ACRES
1	284869.11	6.540
2	101912.06	2.340
3	102678.90	2.357
4	94354.19	2.166

**RIGHT-OF-WAY**

ROW	SQ. FEET	ACRES
TOTAL	66068.28	1.517

**SCHOOL DISTRICT**  
**SOCORRO INDEPENDENT SCHOOL DISTRICT**  
 12440 EASTLAKE DRIVE  
 EL PASO, TX 79928

**TOTAL LOTS**  
 COMMERCIAL LOTS = 3  
 POND LOT = 1

# BABA SECTION ONE

A PORTION OF THE O.A. DANIELSON SURVEY NO. 316  
 IN EL PASO COUNTY, TEXAS.  
 CONTAINING 14.919 ACRES ±

**PLAT NOTES AND RESTRICTIONS**

1. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM N.A.D. 1983, CENTRAL ZONE.

2. THE SUBDIVISION IS WITHIN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN. - PANEL NOS. 280212 0250B, DATED SEPTEMBER 4, 1991 AND 480212 0236B, DATED SEPTEMBER 4, 1991.

3. TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.

DOCUMENT No. \_\_\_\_\_ DATE \_\_\_\_\_

DOCUMENT No. \_\_\_\_\_ DATE \_\_\_\_\_

4. RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.

DOCUMENT No. \_\_\_\_\_ DATE \_\_\_\_\_

5. THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO PROJECT WILLIAM UNIT ONE BY THE PASEO DEL ESTE MUNICIPAL UTILITY DISTRICT IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE. WATER AND SEWER SERVICES WILL BE FROM EXISTING FACILITIES LOCATED ON I.H. 10, AND NUEVO HUEVO TANKS ROAD AND WILL BE CONSTRUCTED TO SERVE THIS SUBDIVISION WITHIN TWO (2) YEARS OF THE DATE OF FILING THE FINAL SUBDIVISION PLAT.

6. LOT CORNERS FOR THIS REPLAT SHALL BE SET ONCE RECORDED.

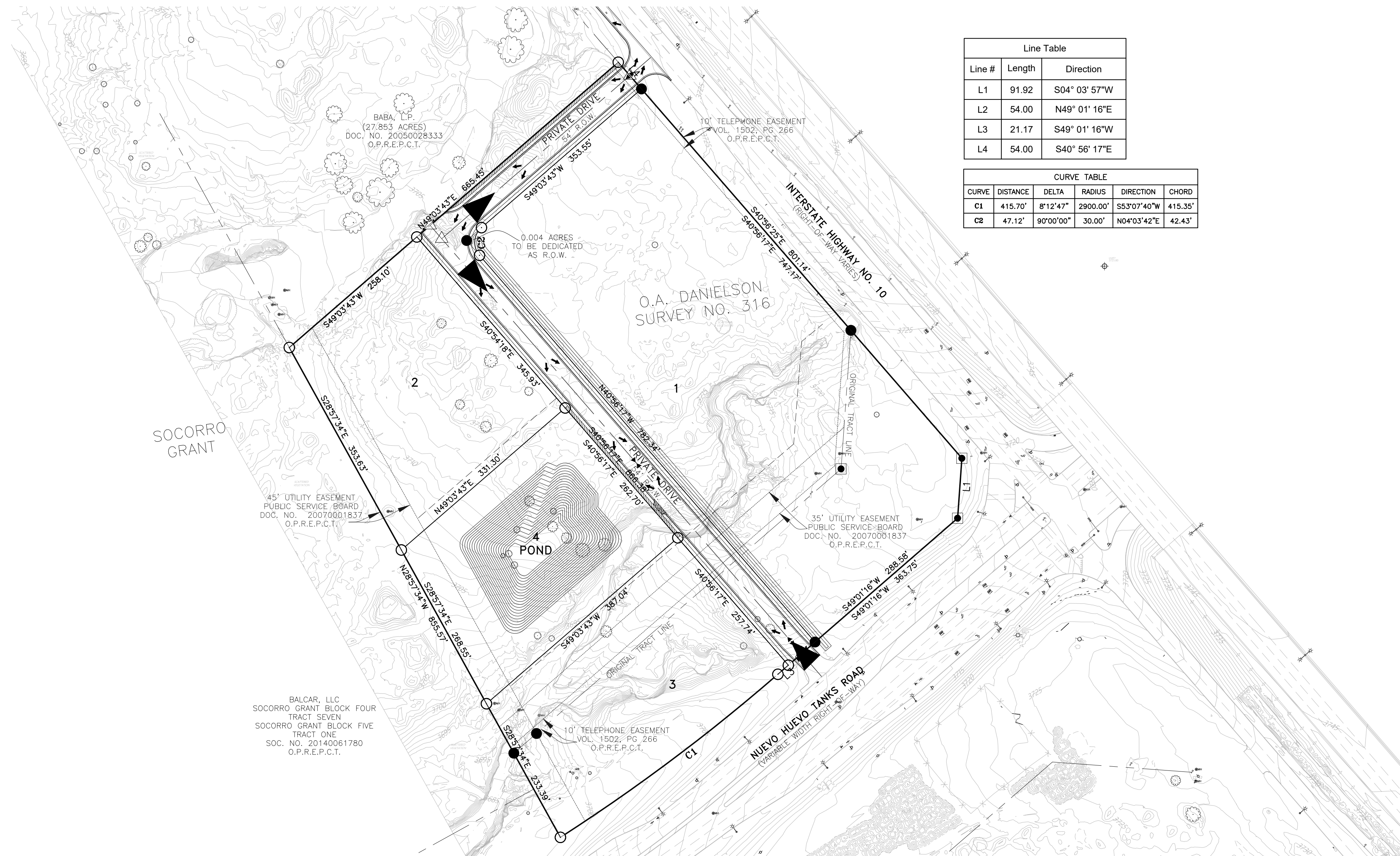
7. BUILDINGS SETBACKS SHALL CONFORM TO PASEO DEL ESTE MASTER GUIDELINES. 5 FEET FROM FRONT/REAR PROPERTY LINES ADJACENT FROM ARTERIALS.

8. THE OWNERS HAVE OBTAINED A PERMIT FROM THE COUNTY PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO CUTTING ANY EXISTING COUNTY ROAD FOR INSTALLATION OF UTILITIES, CONSTRUCTION OF DRIVEWAYS, OR ANY OTHER PURPOSE.

9. THE OWNERS, THE SUBDIVIDERS OF BABA SECTION ONE, HAVE INSTALLED UTILITY SERVICE LINES TO THE PROPERTY LINES, UNLESS OTHERWISE APPROVED IN WRITING, BY THE COUNTY PLANNING AND DEVELOPMENT DEPARTMENT.

10. IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE SECTION 232.025(6), A STATEMENT DESCRIBING WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THIS SUBDIVISION.

11. LETTER OF MAP REVISIONS (LOMR) FOR THE ADJUTING FLOOD PLAIN CAN BE FOUND AT FEMA CASE NO: 14-06-1602P-480212 AND 17-06-1021P-480212.



Line Table

Line #	Length	Direction
L1	91.92	S04° 03' 57"W
L2	54.00	N49° 01' 16"E
L3	21.17	S49° 01' 16"W
L4	54.00	S40° 56' 17"E

CURVE TABLE

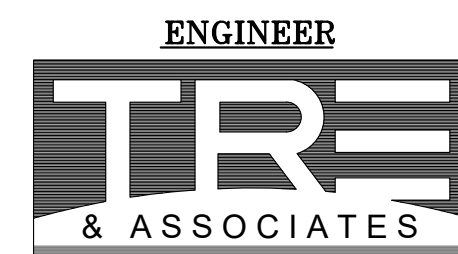
CURVE	DISTANCE	DELTA	RADIUS	DIRECTION	CHORD
C1	415.70'	8°12'47"	2900.00'	S53°07'40"W	415.35'
C2	47.12'	90°00'00"	30.00'	N04°03'42"E	42.43'

**LEGEND**

- SUBDIVISION BOUNDARY LINE
- STREET CENTERLINE
- ① BLOCK NUMBER
- 1 LOT NUMBER
- EXISTING RIGHT OF WAY
- ACCESS EASEMENT
- ▲ COUNTY MONUMENT FOUND, SET IN CONJUNCTION WITH THE FILING OF COVINGTON RIDGE WAY PLAT
- PROPOSED STREET COUNTY MONUMENT
- TXDOT MONUMENT FOUND
- SET 5/8 INCH IRON ROD WITH A RED CAP STAMPED "ZWA"
- SET 1/2 INCH IRON ROD WITH A RED CAP STAMPED "ZWA"
- 5/8 INCH IRON ROD FOUND UNLESS NOTED
- △ CALCULATED POINT
- A.C. ACCESS CURVE
- A.L. ACCESS LINE
- L.L. LANDSCAPE LOT
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- R.A.E. RESTRICTED ACCESS EASEMENT
- L.E. LANDSCAPE EASEMENT
- M.E. MONUMENT EASEMENT
- ( ) RECORD INFORMATION
- P.R.E.P.C.T. PLAT RECORDS EL PASO COUNTY, TEXAS
- O.P.R.E.P.C.T. OFFICIAL PUBLIC RECORDS EL PASO COUNTY, TEXAS
- ⊥ CENTERLINE OF ROAD
- LIGHT POLE
- 4020 EXISTING GROUND CONTOUR LINES CONTOUR INTERVAL=1.0 FOOT
- ↔ DIRECTION OF FLOW
- ▲ HIGH POINT
- ▭ SIDEWALK
- BM BENCH MARK
- XXX.XX'
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING

**PRELIMINARY**

TO BE CONSIDERED BY THE CITY PLAN COMMISSION RECOMMENDATIONS CONCERNING THIS PLAT MUST BE FILED BY:



110 N. Mesa Park Drive, Suite 200 6101 W. Courtyard Dr. Bldg 1 Ste. 100  
 El Paso, Texas 79912 Austin, Texas 78730  
 Office: (915) 852-9093 Office: (512) 358-4049  
 Fax: (915) 629-8506 Fax: (512) 366-5374

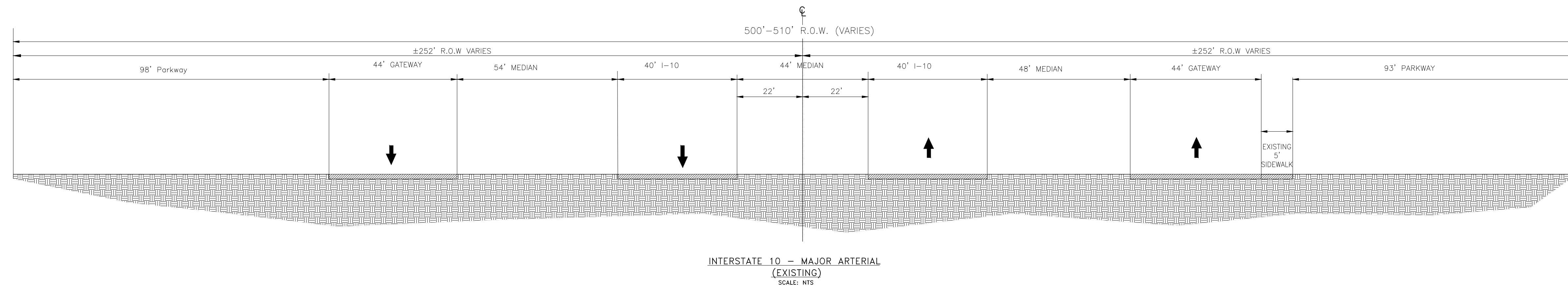
**SURVEYOR**

Zamora, L.L.C.  
 Professional Land Surveyors  
 Tx Firm No. 10194200  
 Job # 2098-01  
 1510 Zaragoza Road, Suite B-8 • El Paso, TX 79936  
 Office: (915) 855-9009 • Fax: (915) 855-9012

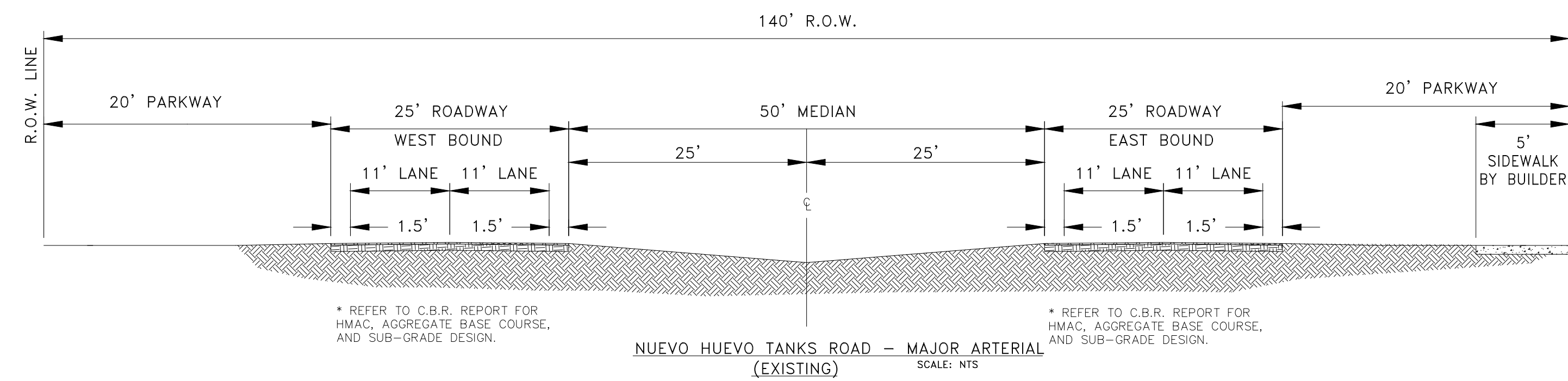
**OWNERS**  
 BABA L.P.  
 P.O. BOX 312  
 ALTO, NM. 88312  
 (915) 336-1199

# BABA SECTION ONE

A PORTION OF THE O.A. DANIELSON SURVEY NO. 316  
IN EL PASO COUNTY, TEXAS.  
CONTAINING 14.919 ACRES ±



INTERSTATE 10 — MAJOR ARTERIAL  
(EXISTING)  
SCALE: NTS



NUEVO HUEVO TANKS ROAD — MAJOR ARTERIAL  
(EXISTING)  
SCALE: NTS

**LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY**  
HORIZON MARKETPLACE REPLAT "D" IS LOCATED WITHIN EL PASO COUNTY, TEXAS APPROXIMATELY 1.5 MILES EAST OF THE CITY LIMITS OF EL PASO, TEXAS, 1.5 MILE WEST OF THE TOWN OF HORIZON, TEXAS, AND WITHIN THE CITY OF EL PASO'S 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 212.00, 212.001

**BEARING BASIS:**  
THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 (93) HARN. THE BEARINGS SHOWN ARE GRID BEARINGS. THESE COORDINATES WERE ESTABLISHED FROM REFERENCE POINT TX04A (NGS PID NO. AB6217), HAVING VALUES 31°43'10.98668"(N), 106°14'29.61456"(W) COMBINED SCALE FACTOR 0.99977223. ALL DISTANCE SHOWN ARE SURFACE DISTANCES.

**VERTICAL DATUM:**  
VERTICAL DATUM BASED ON WEST TEXAS AIRPORT REFERENCE POINT TX04A (NGS PID NO. AB6217) NAVD 88 DATUM AND REFERENCED TO NAD83, HAVING AN ELEVATION OF 4005.60.

**BENCH MARK:**  
TBM#69 COTTON SPINDLE SET NEAR AN EXISTING FIRE HYDRANT, APPROXIMATELY 382 FEET SOUTHEAST OF THE INTERSECTION OF EASTLAKE BLVD. AND ROJAS DRIVE ON THE SOUTH SIDE OF ROJAS DRIVE.  
SURFACE COORDINATE  
N = 10630143.358  
E = 454135.75  
ELEVATION = 3804.60'

\* REFER TO C.B.R. REPORT FOR HMA/C, AGGREGATE BASE COURSE, AND SUB-GRADE DESIGN.

\* REFER TO C.B.R. REPORT FOR HMA/C, AGGREGATE BASE COURSE, AND SUB-GRADE DESIGN.

## PRELIMINARY

TO BE CONSIDERED BY THE CITY PLAN COMMISSION RECOMMENDATIONS CONCERNING THIS PLAT MUST BE FILED BY:



Engineering Solutions  
TBPE FIRM #13987  
110 N. Mesa Park Drive, Suite 200 6101 W. Courtyard Dr. Bldg 1, Ste. 100  
El Paso, Texas 79912 Austin, Texas 78730  
Office: (915) 852-9093 Office: (512) 358-4049  
Fax: (915) 629-8506 Fax: (512) 366-5374



Zamora, L.L.C.  
Professional Land Surveyors  
Tx Firm No. 10194200  
Job # 2098-01  
1510 Zaragoza Road, Suite B-8 • El Paso, TX 79936  
Office: (915) 855-9009 • Fax: (915) 855-9012

**OWNERS**  
BABA L.P.  
P.O. BOX 312  
ALTO, NM, 88312  
(915) 336-1199



## 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.

### PLAT APPLICATION

Date: 04/30/2020

Name of Subdivider: BABA L.P.

Home Address: P.O Box 312, Alto , NM. 88312

Phone Number: (915 ) 336-1199

1. Legal description of property to be subdivided: A PORTION OF THE O.A DANIELSON SURVEY NO. 316 IN EL PASO COUNTY, TEXAS. CONTIANING 14.919 ACRES +/-

2. Present zoning: N/A Area (Sq. Ft.) 649915 +/- Present Land Use Vacant

3. Proposed land division:

Lot 1 Area: 6.540 Acres      Lot 3 2.357 Acres

Lot 2 Area: 2.340 Acres      Pond Lot 2.166 Acres

Total Area: 14.919 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.

FEEES

Application Fee: \$150.00  
Preliminary Plat Review: \$100.00  
~~Final Plat Review: \$100.00~~  
Engineering Report Review: \$200.00  
~~Capital Improvement fee \$400.00~~

Total (non-refundable): \$450.00

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

4/30/20  
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**