

Ivy Avalos
Mayor

Ruben Reyes
Representative
At Large

Cesar Nevarez
District 1
Mayor Pro Tem



Ralph Duran
District 2

Victor Perez
District 3

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

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

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 MAY 4, 2021, AT 5:30 PM BROADCASTED FROM CITY COUNCIL CHAMBERS, 860 RIO VISTA RD., SOCORRO, TEXAS VIA TELEPHONE CONFERENCE AND LIVE STREAMED IN ORDER TO ADVANCE THE PUBLIC HEALTH GOAL OF LIMITING THE NUMBER OF PEOPLE PHYSICALLY PRESENT AT OUR LOCATION (ALSO CALLED "SOCIAL DISTANCING") TO SLOW THE SPREAD OF THE CORONAVIRUS (COVID-19). THERE WILL BE NO PHYSICAL PUBLIC ACCESS TO THE LOCATION DESCRIBED ABOVE.

THIS WRITTEN NOTICE, THE MEETING AGENDA, AND THE AGENDA PACKET, ARE POSTED ONLINE AT [HTTP://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 MAY 4, 2021 TO SIGN UP FOR PUBLIC COMMENT AND THE AGENDA ITEM THEY WISH TO COMMENT ON. THE PUBLIC THAT SIGNED UP TO SPEAK WILL BE CALLED UPON BY THE PRESIDING OFFICER DURING THE MEETING.

Notice is hereby given that a regular meeting of the Planning and Zoning Commission of the City of Socorro, Texas will be held **Tuesday, May 4, 2021** at 5:30 p.m. broadcasted from City Council Chambers, 860 N. Rio Vista, Socorro, Texas at which time the following will be discussed:

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

**REGULAR MEETING AGENDA - SOCORRO PLANNING & ZONING COMMISSION
MAY 4, 2021 at 5:30 PM**

3. NOTICE TO THE PUBLIC – OPEN FORUM

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

4. CONSENT AGENDA

- a) Public hearing request for the proposed amendment to the City of Socorro's Master Plan and rezoning of Lot 15, Socorro Mission #1, Block 11 located at 551 Zebu Road from R-1 (Single Family Residential) to R-2 (Medium Density Residential).
- b) Public hearing request for the proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 5D, Socorro Grant, Block 27 located at 11683 Socorro Road from C-1 (Light Commercial) to R-2 (Medium Density Residential).
- c) Public hearing request for the proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 13A1E, Socorro Grant, Block 8 from C-2 (General Commercial) to R-2 (Medium Density Residential).
- d) Public hearing request for the proposed conditional use permit for a tire shop on Lot 8, Poole Subdivision, Block 2 located at 10081 Alameda Ave.
- e) Approval of the meeting minutes of April 6, 2021.

REGULAR AGENDA-DISCUSSION AND ACTION

NOTICE TO THE PUBLIC AND APPLICANTS

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

5. Consider and Take Action:

On the proposed Preliminary Plat Approval for Valle del Sol Unit 5, being Tract 13A1E, Block 8, Socorro Grant to create two lots for a residential development.

6. Consider and Take Action:

On the proposed Preliminary Plat Approval for Haciendas de Socorro being a portion of Tract 2E, Socorro Grant, Block 11 for a new development.

REGULAR MEETING AGENDA - SOCORRO PLANNING & ZONING COMMISSION
MAY 4, 2021 at 5:30 PM

7. Planning & Zoning Commissioners Report.
8. Planning & Zoning Department Report
9. Excuse absent commission members:
10. 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.

REGULAR MEETING AGENDA - SOCORRO PLANNING & ZONING COMMISSION
MAY 4, 2021 at 5:30 PM

Dated this 30th day of April, 2021.



Judith Rodriguez, Planning & Zoning Secretary

DATE & TIME POSTED: 4/30/21 1:20 p.m /BY: J.R

**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

Regular Meeting Minutes
 April 20, 2021 @ 5:30 p.m.
 VIRTUAL MEETING

Members Present (Via Livestream)	Members Absent	Staff Present (Via Livestream)	Others Present (Via Livestream)
Arturo Lafuente Andrew Arroyos Enrique Cisneros David Estrada	Ernest Gomez	Job Terrazas Eunice Marquez Diana Rodriguez Judith Rodriguez	Merwan Bhatti

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

Chairperson Mr. Andrew Arroyos called the meeting to order at 5:38 p.m.

2. Establishment of Quorum:

Quorum was established with *four* commissioners present.

3. NOTICE TO THE PUBLIC – OPEN FORUM

Nobody signed up to speak.

4. CONSENT AGENDA

- a) Public hearing request for the proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 16D1, Block 10, Socorro Grant located at 11401 Alameda.
- b) Approval of the meeting minutes of April 6, 2021.

A motion was made by Arturo Lafuente, seconded by Enrique Cisneros, to *approve*.
 Motion carried.

Regular Agenda – Discussion and Action

5. Public hearing for the proposed rezoning of Tracts 1A30A & 1A30A, Leigh Clark Survey 293 located at 11353 Stockyard Rd., from Unclassified to C-2, (General Commercial) for trucking business.

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

6. Consider and Take Action:

On the proposed rezoning of Tracts 1A30 & 1A30A, Leigh Clark Survey 293 located at 11353 Stockyard Rd., from Unclassified to C-2, (General Commercial) for a trucking business.

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

7. Public hearing for the proposed conditional use permit for a mechanic shop in Tracts 1A2B & 1M, Leigh Clark Survey 298 located at 10700 Robin Rd.

Public hearing opened at 5:49 p.m. and closed at 5:50 p.m.

No one signed up to speak.

8. Consider and Take Action:

On the proposed conditional use permit for a mechanic shop in Tracts 1A2B & 1M, Leigh Clark Survey 298 located at 10700 Robin Rd.

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

9. Public hearing for the proposed amendment to the City of Socorro's Master Plan and rezoning of Lots 11 & 12, Block 2, Poole Subdivision located at 10860 & 10870 Shanda Circle.

Public hearing opened at 5:54 p.m. and closed at 5:55 p.m.

No one signed up to speak.

10. Consider and Take Action:

On the proposed amendment to the City of Socorro's Master Plan and rezoning of Lots 11 & 12, Block 2, Poole Subdivision located at 10860 & 10870 Shanda Circle.

A motion was made by Arturo Lafuente, seconded by Andrew Arroyos to *approve*.
Motion carried.

11. Public hearing for the proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 19B, Block 4, Socorro Grant located at 600 Moon.

Public hearing opened at 6:01 p.m. and closed at 6:02 p.m.

No one signed up to speak.

12. Consider and Take Action:

On the proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 19B, Block 4, Socorro Grant located at 600 Moon.

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

13. Public hearing for the proposed amendment to the City of Socorro's Plan and rezoning of Tracts 2D, 1D, 2C1, 1D3, 1C1, 4A2B, 4C, 4B1, 4B2, 1C, 1H, 1B, 1B1, 6C, 6B & 6A, Block 6, Socorro Grant, from A-1/C-2 to R-2/C-2 for a new residential development.

Public hearing opened at 6:14 p.m. and closed at 6:15 p.m.

No one signed up to speak.

14. Consider and Take Action:

On the proposed amendment to the City of Socorro's Plan and rezoning of Tracts 2D, 1D, 2C1, 1D3, 1C1, 4A2B, 4C, 4B1, 4B2, 1C, 1H, 1B, 1B1, 6C, 6B & 6A, Block 6, Socorro Grant, from A-1/C-2 to R-2/C-2 for a new residential development.

A Motion was made by Andrew Arroyos, seconded by David Estrada to *approve*.

Motion failed.

15. Consider and Take Action:

On the preliminary plat approval for Valle Nuevo Commercial Center #1, being a portion of Tracts 10, 11, 12A, 13A2, 14, and 14A, Block 5, Socorro Grant for a new commercial development.

A motion was made by Andrew Arroyos, seconded by David Estrada to *approve*.

Motion carried.

16. Consider and Take Action:

On the preliminary plat approval for Socorro Logistics Center #1 being a portion of Tracts 8, 9, 10, & 11, Block 5, Socorro Grant for a new industrial development.

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

Motion carried.

17. Planning & Zoning Commissioners Report.

- P & Z Commission recommends to review R-2 allowed area.
- Percentage allowed for variance
- Provide complete exhibits for presentations
- Contact TXDOT for update N. Loop widening

18. Planning & Zoning Department Report.

New Commissioner sworn in.

19. Excuse absent commission members:

A motion was made by Andrew Arroyos, seconded by Arturo Lafuente to *excuse*.

Motion carried.

20. Consider and Take Action:
On the adjournment of this meeting.

A motion was made by Enrique Cisneros, seconded by Andrew Arroyos to *adjourn at 7:12 p.m.*
Motion carried.

Andrew Arroyos, Chairperson

Judith Rodriguez Secretary

Ivy Avalos
Mayor

Ruben Reyes
Representative
At Large

Cesar Nevarez
District 1
Mayor Pro-Tem



Ralph Duran
District 2

Victor Perez
District 3

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

DATE: May 4, 2021
TO: PLANNING AND ZONING COMMISSION
FROM: Job Terrazas, Building Official
CC: Adriana Rodarte, City Manager

SUBJECT

Public hearing request for the proposed amendment to the City of Socorro's Master Plan and rezoning of Lot 15, Socorro Mission #1, Block 11 located at 551 Zebu Road from R-1 (Single Family Residential) to R-2 (Medium Density Residential).

SUMMARY

The subject property pertaining to this request is located about 2,000 feet westerly from Socorro Road. The subject property has an estimated area of 22,500 sf (0.52 ± acres), and it is owned by Alfredo & Dolores Gurrola.

BACKGROUND

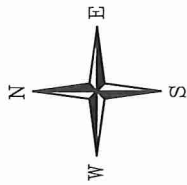
A complete background will be presented before the Commission once we receive the authorization to proceed with the Public Hearing.

STATEMENT OF THE ISSUE

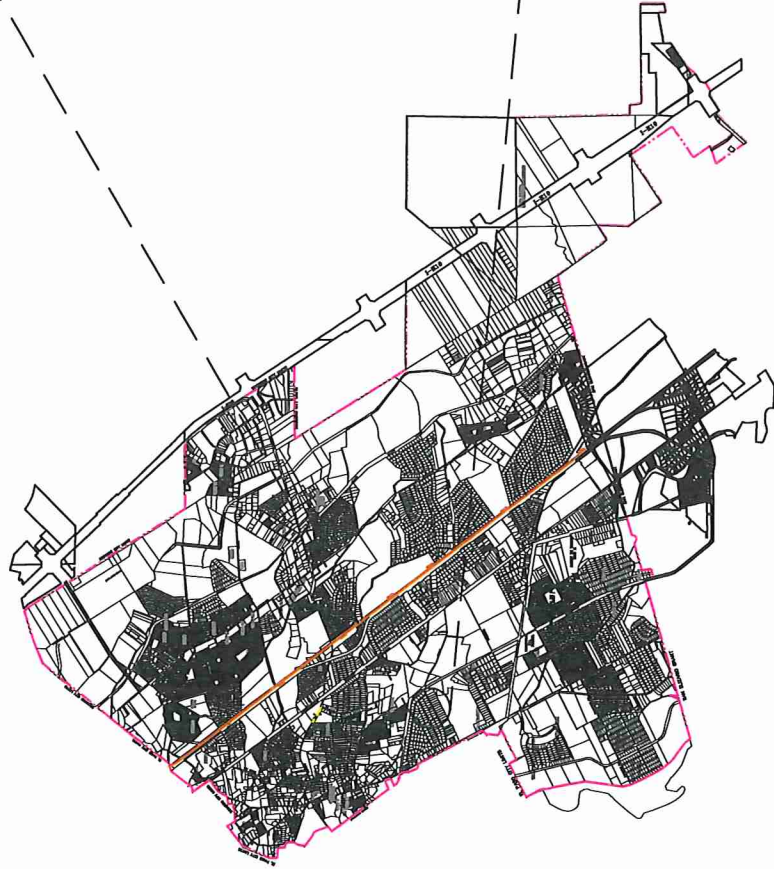
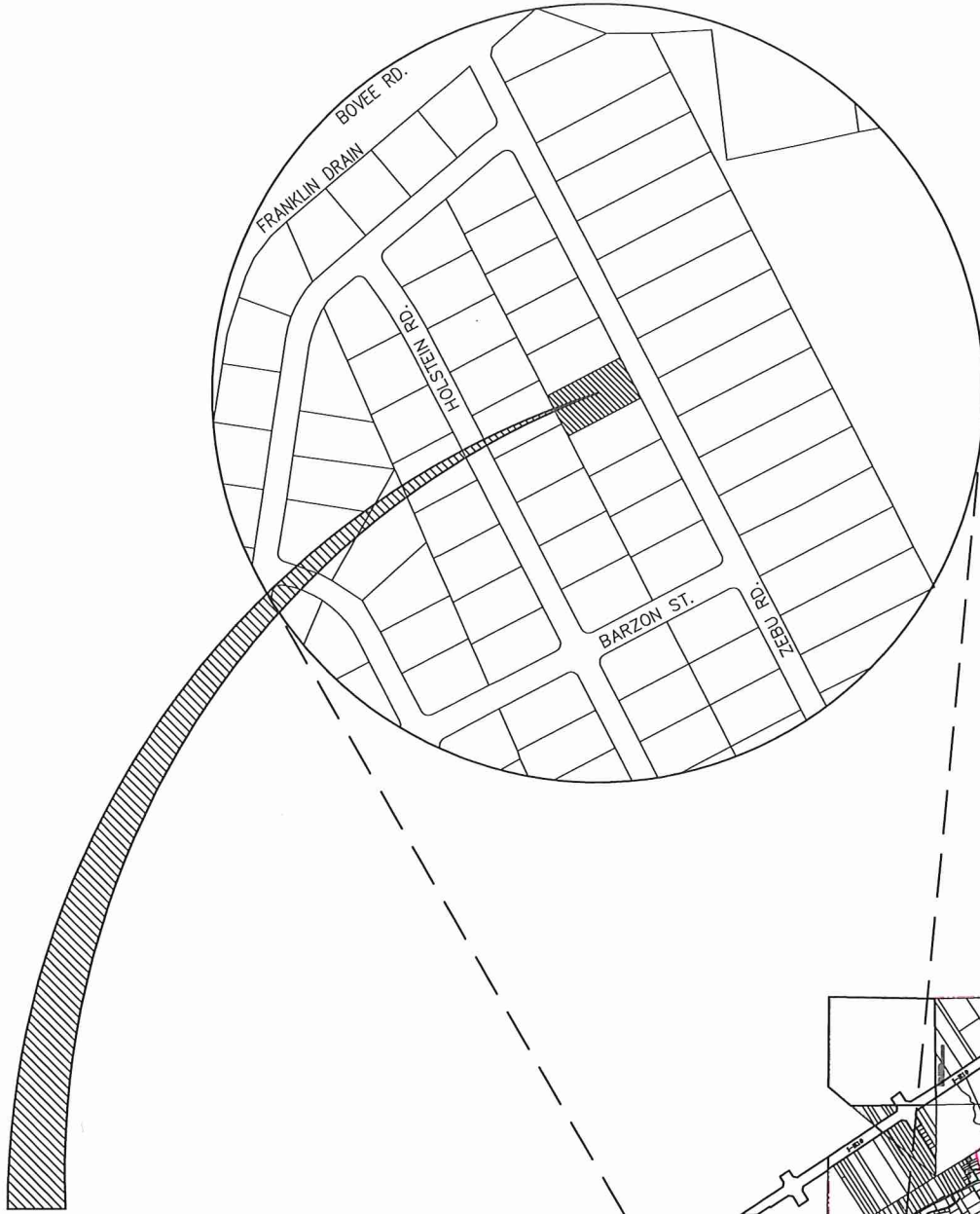
The statement will be provided once the research has been carried out.

STAFF RECOMMENDATION

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



PROJECT SITE;
551 Zebu Rd.
Lot 15, Block 15
Socorro Mission U-1



CITY OF SOCORRO



LOCATION MAP

Scale: AS SHOWN



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

1. Name: Alfredo Gerraola

Address: 435 F.E. JACKSON Phone: 915 782-0000

Representative: Alfredo Gerraola/Dolores Gerraola

Address: same Phone: 915-959-9097

Email Address: agerraola1@ehp.tx.com

2. Property Location: 551 ZEBU RD

Legal Description: LOT 15 Block 11 SOCORRO MISSION #1

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

<u>0.5165</u> Area (Sq. ft. or Acreage)	<u>R-1</u> Current Zoning	<u>VACANT</u> Current Land Use
<u>R-2</u> Proposed Zoning	<u>Residential</u> Proposed Land Use	

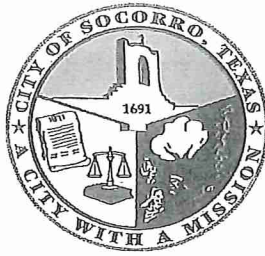
3. All owners of record must sign document.

Note: Each item on this form must be completed and all supporting documentation must be submitted before this request can be scheduled for a public hearing.

Alfredo Gerraola
Representative/Owner

4/15/2021
Date

ALL FEES ARE NON-REFUNDABLE



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

1. Material to be submitted with the application:
 - A. Proof of ownership, including a copy of the Warranty Deed or Certificate of Title.
 - B. A copy of deed restrictions, existing or proposed, or a statement from the Title Company certifying that deed restrictions do not exist.
 - C. A copy of the Property Tax Certificate for each parcel described in the application. Delinquent taxes must be paid in full before application is considered.

**NOTE: PHOTOGRAPHS OF THE CURRENT STATE OF THE PROPERTY
MAYBE REQUIRED DURING THE PROCESS.**

2. Applications will be accepted on a first come, first served basis. **The Planning and Zoning Commission reserves the right to limit the amount of zoning cases heard each month.**
3. Dismissal for want of Prosecution- If an applicant fails to appear or be represented at the time their case is being heard, the Commission can, at their discretion, postpone or hear the case with or without the applicants being represented. The applicant's case shall be automatically dismissed for want of prosecution. Failure to receive the notice by certified mail will not excuse failure to appear.
4. FEE – A fee will be charged for review of the application by the Planning and Zoning Department.

Rezoning per parcel/tract: Less than one acre - \$650.00
1 to 10 acres - \$750.00
10.1 to 30 acres- \$950.00
30.1 to 50 acres- \$1,150.00
50.1 to 75 acres- \$1,400.00
75.1 or more- \$1,650.00

FEES ARE NON-REFUNDABLE

Initials: *dy*

Date: *4/15/2021*

Ivy Avalos
Mayor

Ruben Reyes
Representative
At Large

Cesar Nevarez
District 1
Mayor Pro-Tem



Ralph Duran
District 2

Victor Perez
District 3

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

DATE: May 4, 2021
TO: PLANNING AND ZONING COMMISSION
FROM: Job Terrazas, Building Official
CC: Adriana Rodarte, City Manager

SUBJECT

Public hearing request for the proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 5D, Socorro Grant, Block 27 located at 11683 Socorro Road from C-1 (Light Commercial) to R-2 (Medium Density Residential).

SUMMARY

The subject property pertaining to this request is located at the intersection of Dini Rozi and Socorro Road. The subject property has an estimated area of 26,310 sf (0.604 ± acres), and it is owned by Eleazar Ojeda.

BACKGROUND

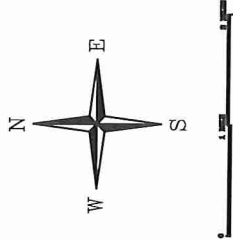
A complete background will be presented before the Commission once we receive the authorization to proceed with the Public Hearing.

STATEMENT OF THE ISSUE

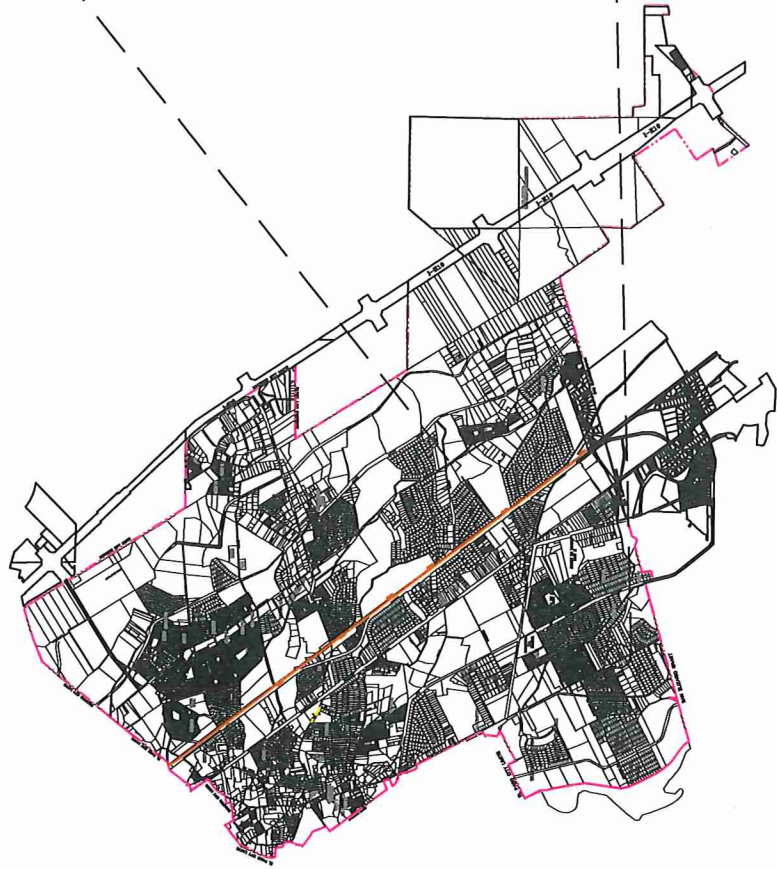
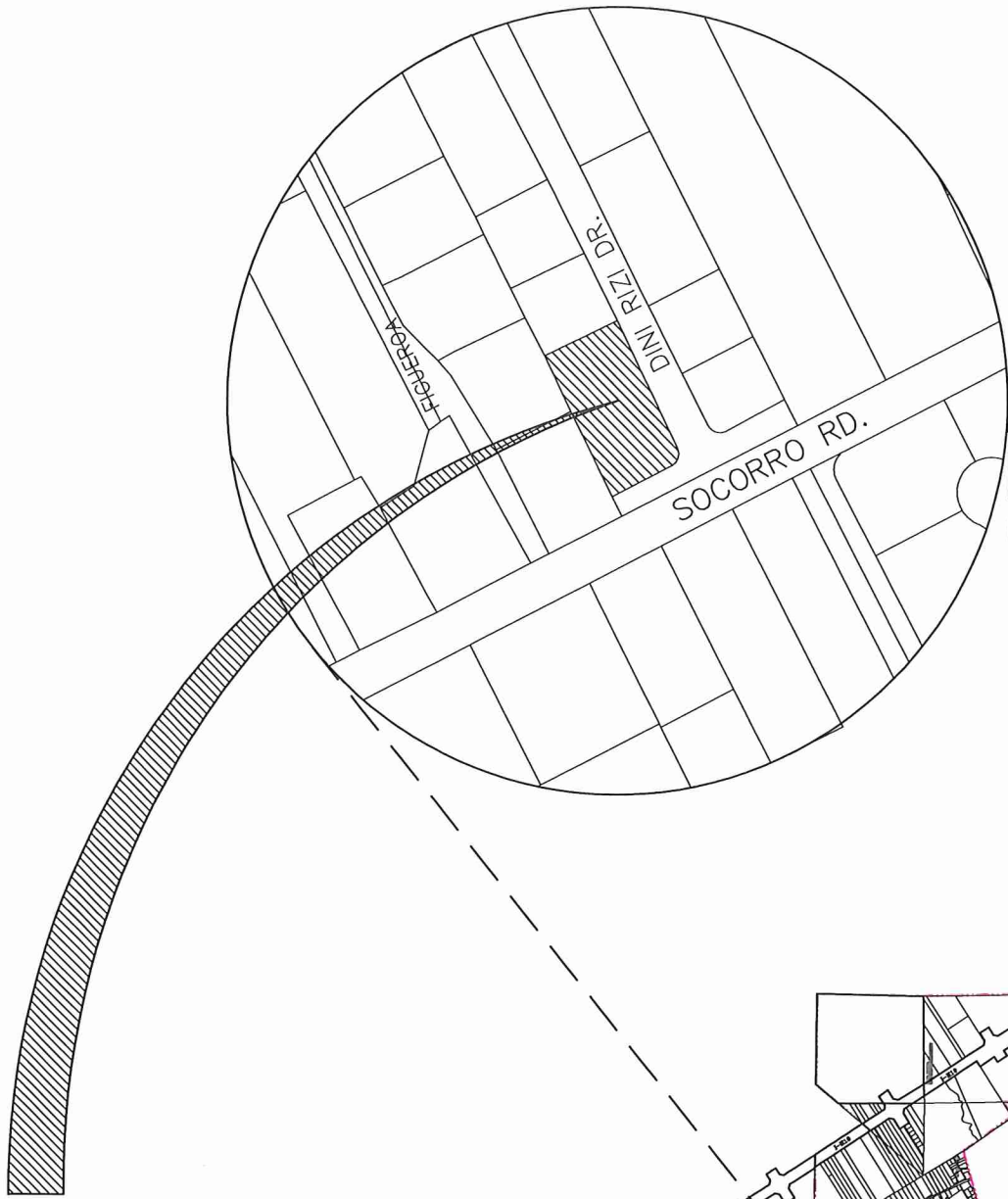
The statement will be provided once the research has been carried out.

STAFF RECOMMENDATION

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



PROJECT SITE;
11683 Socorro Rd.
Tract 5D, Block 27
Socorro Grant



CITY OF SOCORRO



LOCATION MAP

Scale: AS SHOWN



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

1. Name: Eleazar Ojeda

Address: 5241 Bradley Rd Phone: 915-273-0375

Representative: N/A

Address: N/A Phone: -

Email Address: eojeda2020@yahoo.com

2. Property Location: 111683 Socorro Rd, El Paso, TX 79927

Legal Description: Tract 5D, Block 27, Socorro Grant

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

.1204
Area (Sq. ft. or Acreage)

C-1
Current Zoning

Vacant
Current Land Use

R-2
Proposed Zoning

Multi-family
Proposed Land Use

3. All owners of record must sign document.

Eleazar Ojeda

Emilia Ojeda

Note: Each item on this form must be completed and all supporting documentation must be submitted before this request can be scheduled for a public hearing.

N/A
Representative/Owner

4-23-2021
Date

ALL FEES ARE NON-REFUNDABLE



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

1. Material to be submitted with the application:
 - A. Proof of ownership, including a copy of the Warranty Deed or Certificate of Title.
 - B. A copy of deed restrictions, existing or proposed, or a statement from the Title Company certifying that deed restrictions do not exist.
 - C. A copy of the Property Tax Certificate for each parcel described in the application. Delinquent taxes must be paid in full before application is considered.

**NOTE: PHOTOGRAPHS OF THE CURRENT STATE OF THE PROPERTY
MAYBE REQUIRED DURING THE PROCESS.**

2. Applications will be accepted on a first come, first served basis. **The Planning and Zoning Commission reserves the right to limit the amount of zoning cases heard each month.**
3. Dismissal for want of Prosecution- If an applicant fails to appear or be represented at the time their case is being heard, the Commission can, at their discretion, postpone or hear the case with or without the applicants being represented. The applicant's case shall be automatically dismissed for want of prosecution. Failure to receive the notice by certified mail will not excuse failure to appear.
4. FEE – A fee will be charged for review of the application by the Planning and Zoning Department.

Rezoning per parcel/tract: Less than one acre - \$650.00
1 to 10 acres - \$750.00
10.1 to 30 acres- \$950.00
30.1 to 50 acres- \$1,150.00
50.1 to 75 acres- \$1,400.00
75.1 or more- \$1,650.00

FEES ARE NON-REFUNDABLE

Initials: E.O.

Date: 4-23-2021

Ivy Avalos
Mayor

Ruben Reyes
Representative
At Large

Cesar Nevarez
District 1
Mayor Pro-Tem



Ralph Duran
District 2

Victor Perez
District 3

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

DATE: May 4, 2021
TO: PLANNING AND ZONING COMMISSION
FROM: Job Terrazas, Building Official
CC: Adriana Rodarte, City Manager

SUBJECT

Public hearing request for the proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 13A1E, Socorro Grant, Block 8 from C-2 (General Commercial) to R-2 (Medium Density Residential).

SUMMARY

The subject property pertaining to this request is located about 1,500 feet southeasterly from Moon Road. The subject property has an estimated area of 185,827 sf (4.266 ± acres), and it is owned by Oregon Paso Partners, LP.

BACKGROUND

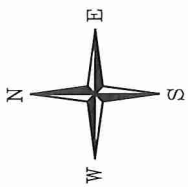
A complete background will be presented before the Commission once we receive the authorization to proceed with the Public Hearing.

STATEMENT OF THE ISSUE

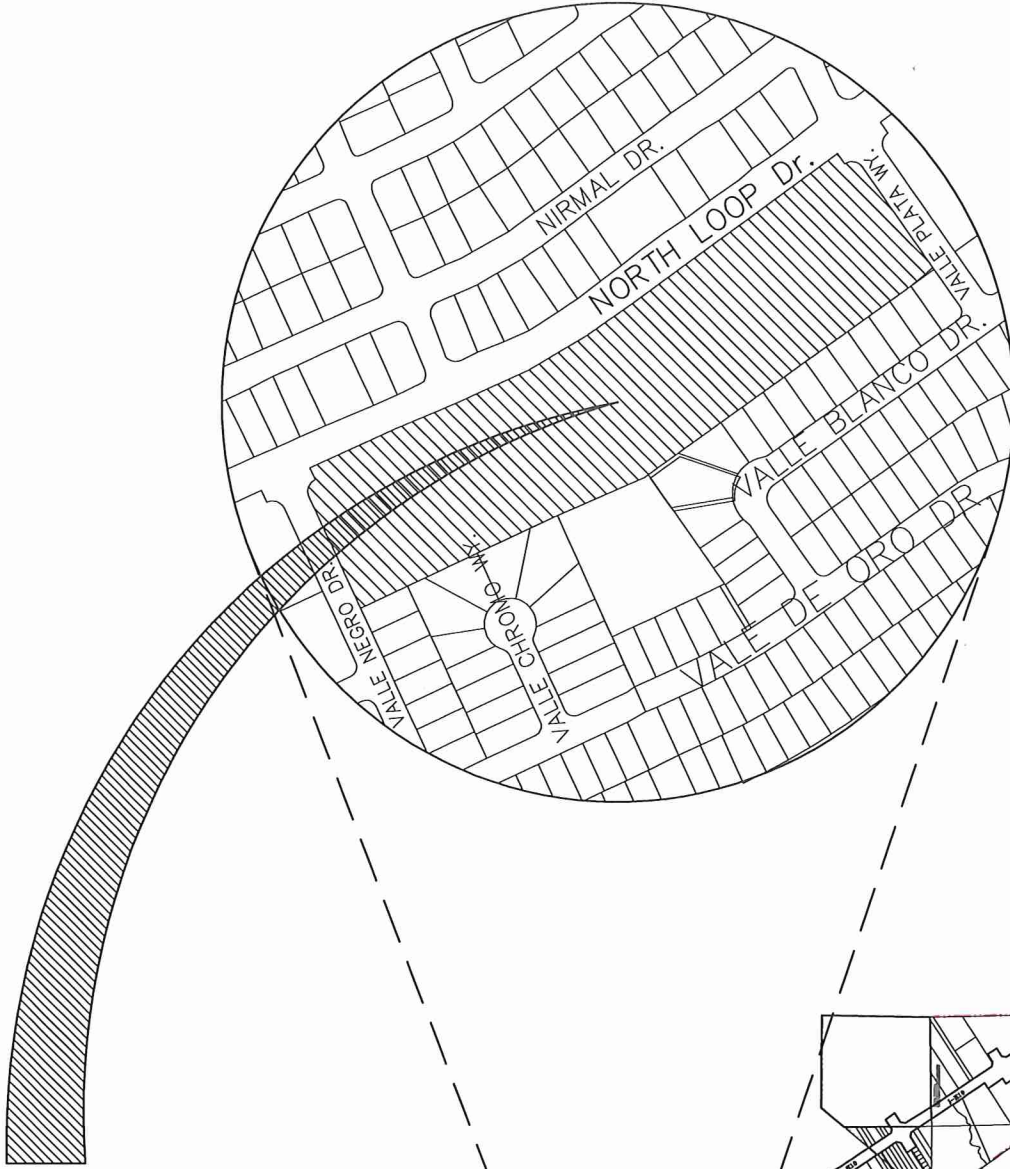
The statement will be provided once the research has been carried out.

STAFF RECOMMENDATION

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



PROJECT SITE;
Valle Del Sol U-5
Tract 13-A-1-E, Block 8
Socorro Grant



CITY OF SOCORRO

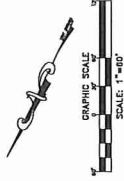
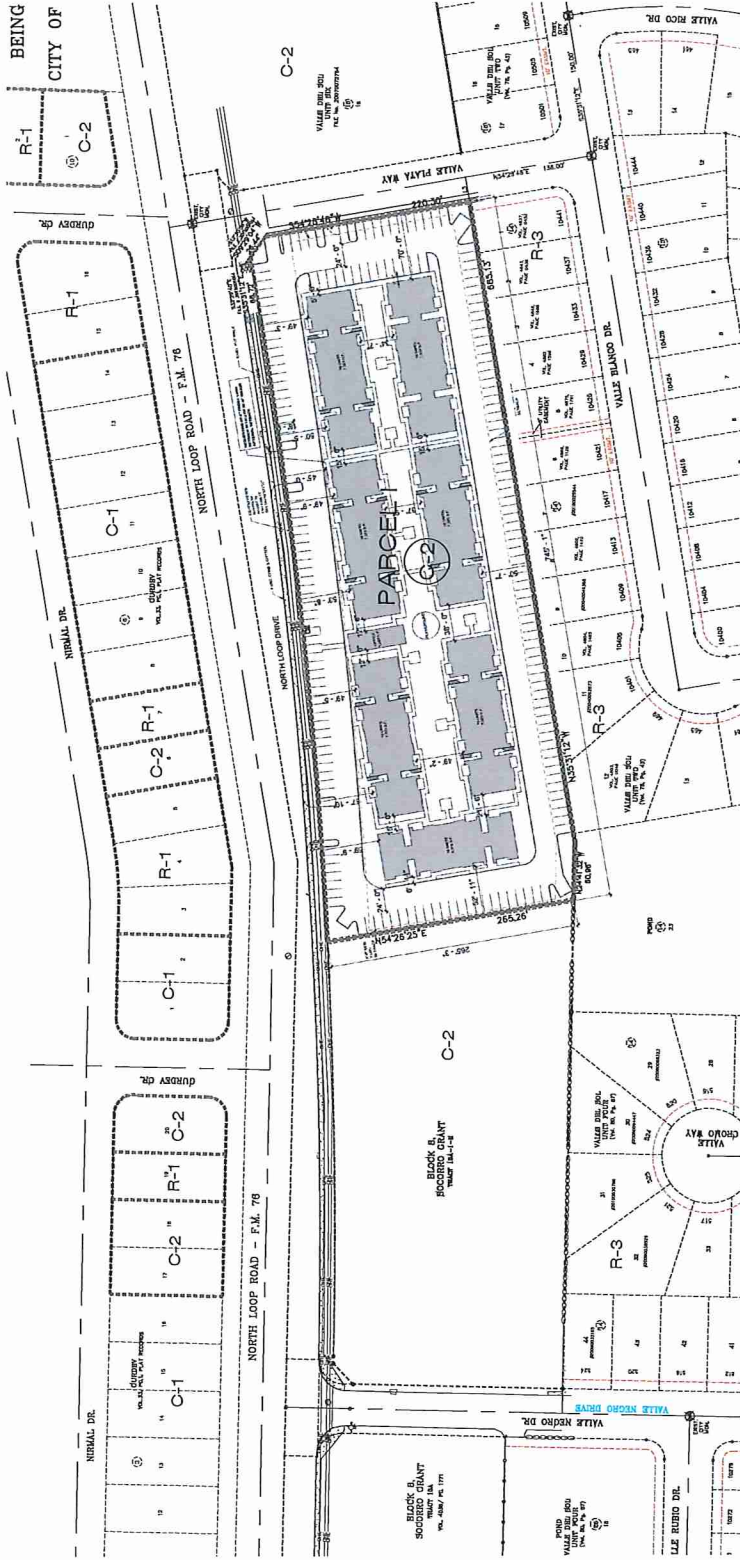
LOCATION MAP

Scale: AS SHOWN



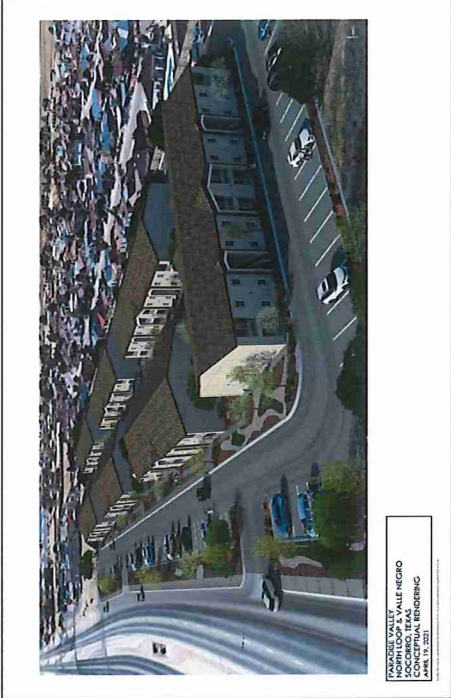
ZONING PLAN

BEING A PORTION OF TRACT 13-A-1-E,
BLOCK 8, SOCORRO GRANT,
CITY OF SOCORRO, EL PASO COUNTY, TEXAS.
CONTAINING: 4.266 ACRES.



CHURCH TABLE	CHURCH TABLE	CHURCH TABLE	CHURCH TABLE	CHURCH TABLE
CHURCH TABLE	CHURCH TABLE	CHURCH TABLE	CHURCH TABLE	CHURCH TABLE

LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE
LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE



PARADISE VALLEY
ARCHITECTURE
SOCORRO, NM
CONCEPTUAL RENDERING
JANUARY 2021

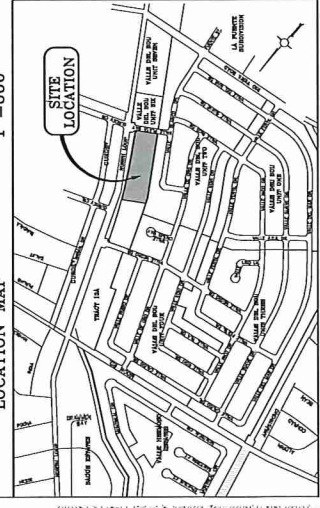
PARCEL	ACRES	PROPOSED ZONING	EXISTING ZONING
I	4.266	R-2	C-2

PROP. E-2 (SETBACKS)
DATE: 04/21/21
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 04/21/21

DATE OF PREPARATION: APRIL 14, 2021

CONDE INC.

3007 AVENUE F, SUITE 100
DALLAS, TEXAS 75218
TEL: 972-564-8888
WWW.CONDEINC.COM





PLANNING AND ZONING DEPARTMENT

Request for Rezoning

1. Name: Oregon Paso Partners, LP
- Address: 6500 Montana, El Paso, TX 79925 Phone: 915-779-6500
- Representative: Conde, Inc.
- Address: 6080 Surety Dr., Ste. 100 El Paso, TX 79905 Phone: 915-592-0283

2. Property Location: North Loop and Valle Plata
- Legal Description: Being a Portion of Tract 13-A-1-E, Block 8, Socorro Grant, City of Socorro, El Paso, Texas
- If legal description is not available, a metes and bounds description will be required.

<u>4.266 ac.</u>	<u>C-2</u>	<u>Vacant</u>
Area (Sq. ft. or Acreage)	Current Zoning	Current Land Use
<u>R-2</u>	<u>Multi-Family</u>	
Proposed Zoning	Proposed Land Use	

3. All owners of record must sign document.

Oregon Paso Partners, LP

Each item on this form must be completed and all exhibits must be submitted before this request can be scheduled for a public hearing.

Rezoning per parcel/tract: Less than one acre - \$650.00
 1 to 10 acres - \$750.00
 10.1 to 30 acres- \$950.00
 30.1 to 50 acres- \$1,150.00
 50.1 to 75 acres- \$1,400.00
 75.1 or more - \$1,650.00

ALL FEES ARE NONREFUNDABLE

860 N. Rio Vista · Socorro, Texas 79927 · Tel: (915) 872-8531 · Fax: (915) 872-8673 · www.socorrotexas.org

Ivy Avalos
Mayor

Ruben Reyes
Representative
At Large

Cesar Nevarez
District 1
Mayor Pro-Tem



Ralph Duran
District 2

Victor Perez
District 3

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

DATE: May 4, 2021
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 tire shop on Lot 8, Poole Subdivision, Block 2 located at 10881 Alameda Ave.

SUMMARY

The property matter of this request is about 4,200' feet from the intersection of Horizon Blvd. and Alameda Ave. This property has an estimated area of 21,780 sf. (0.50 acres), owned by Elena & Juan Antonio Herrera.

BACKGROUND

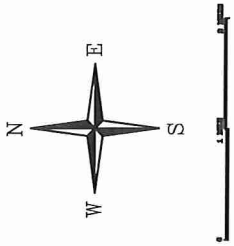
A complete background will be presented before the Commission once we receive the authorization to proceed with the Public Hearing.

STATEMENT OF THE ISSUE

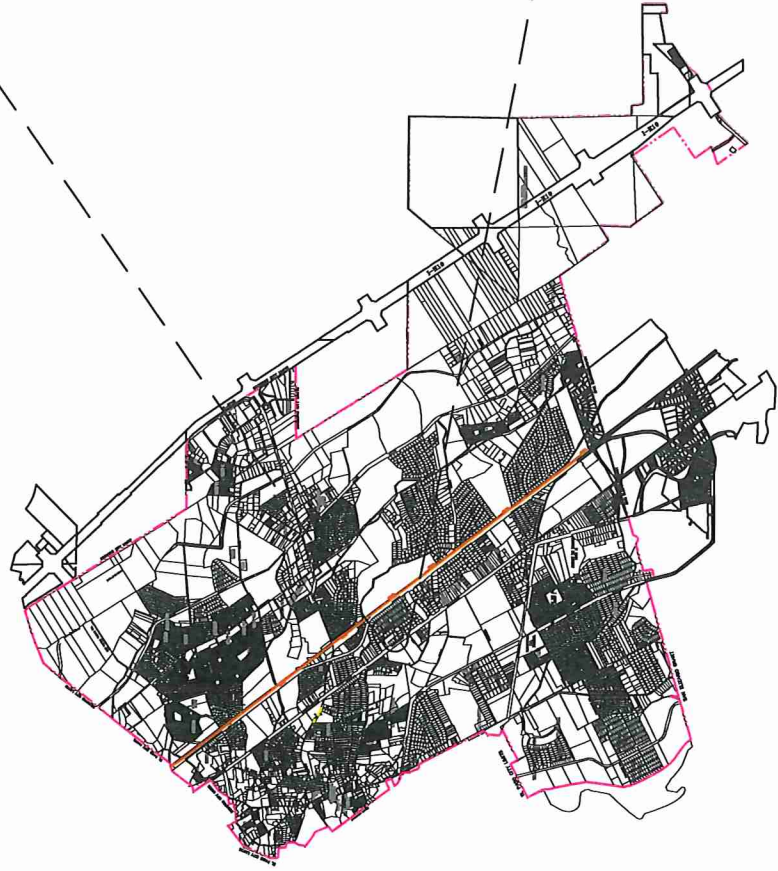
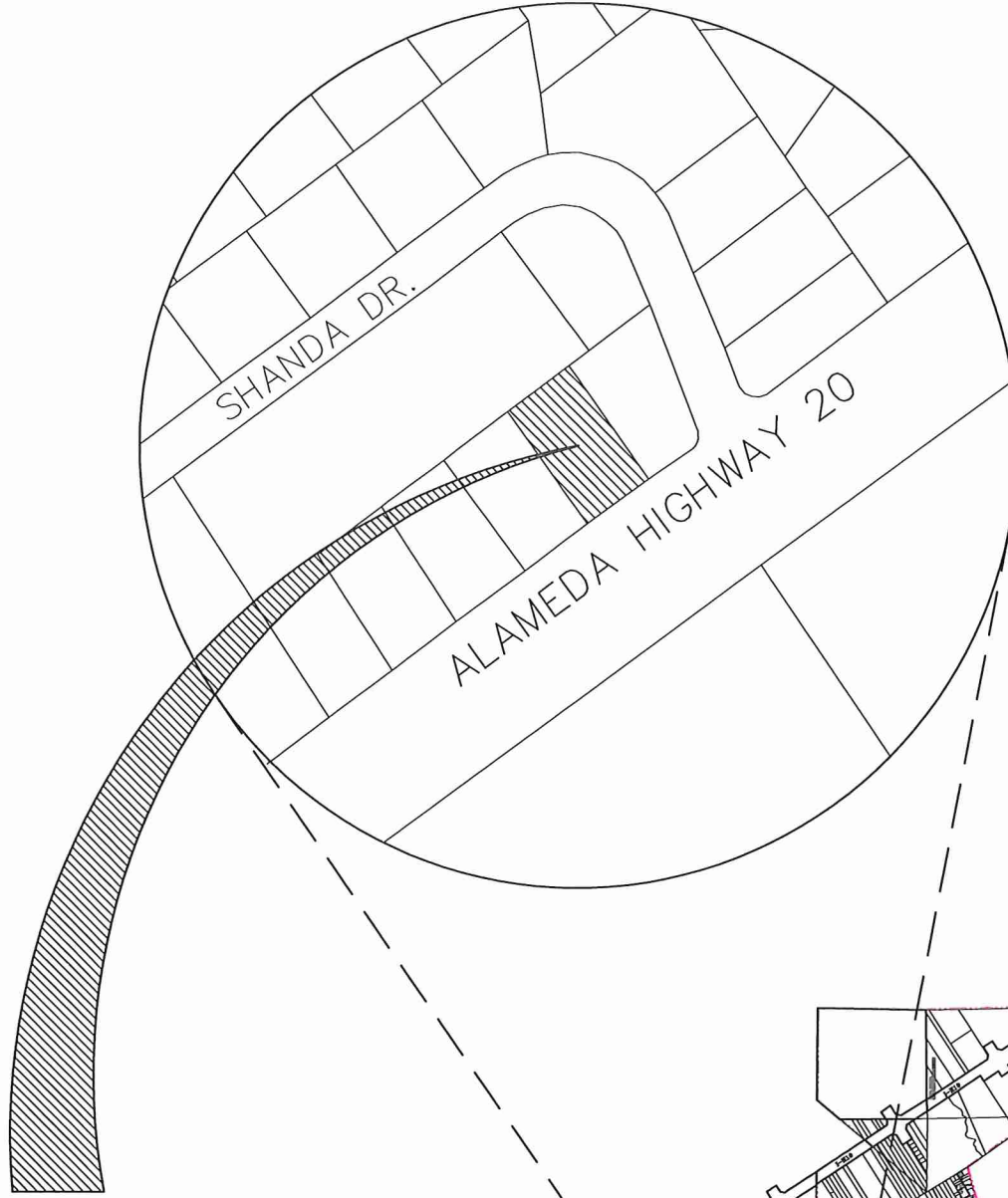
The statement will be provided once the research has been carried out.

STAFF RECOMMENDATION

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



PROJECT SITE;
10881 Alameda Ave.
Lot 8, Block 2.
Poole Subdivision

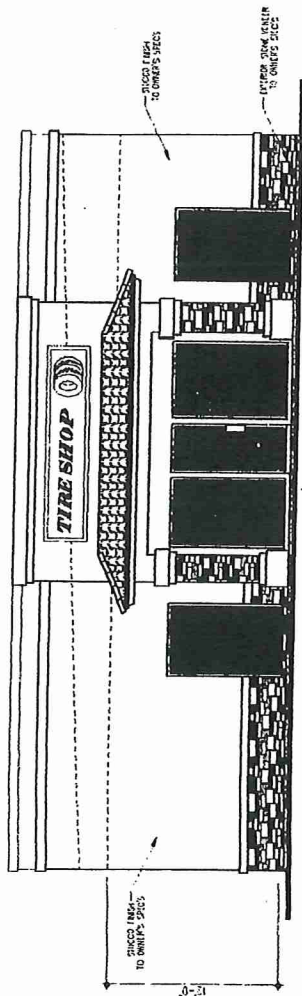


CITY OF SOCORRO

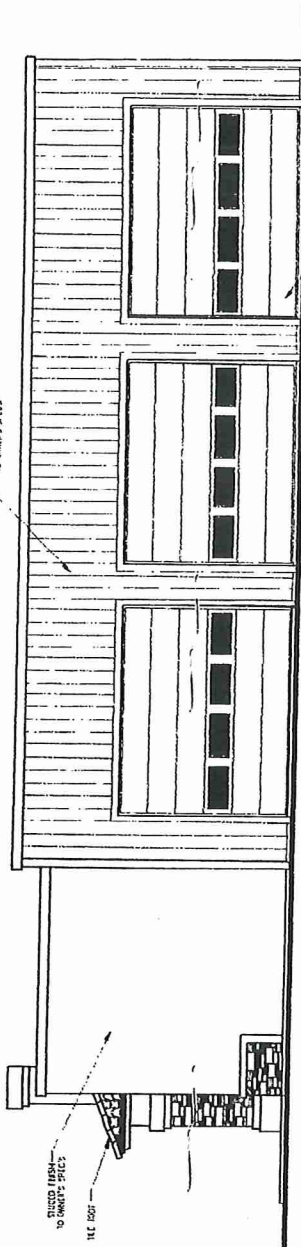
LOCATION MAP

Scale: AS SHOWN

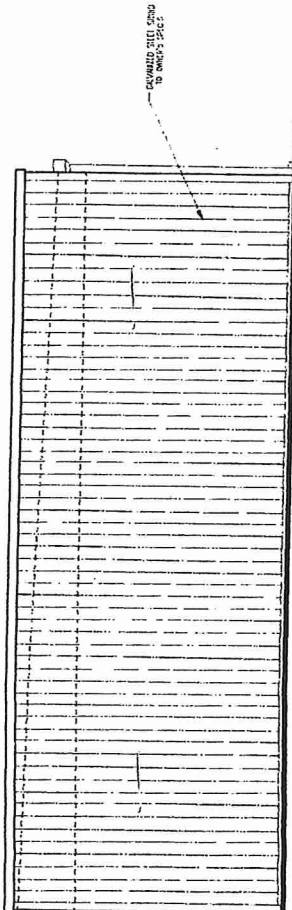




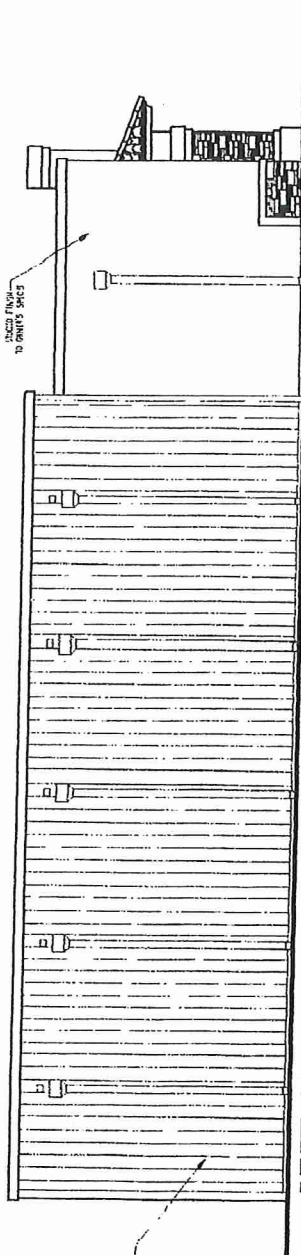
FRONT ELEVATION
SCALE: 1/4"



RIGHT SIDE ELEVATION
SCALE: 1/4"



REAR ELEVATION
SCALE: 1/4"



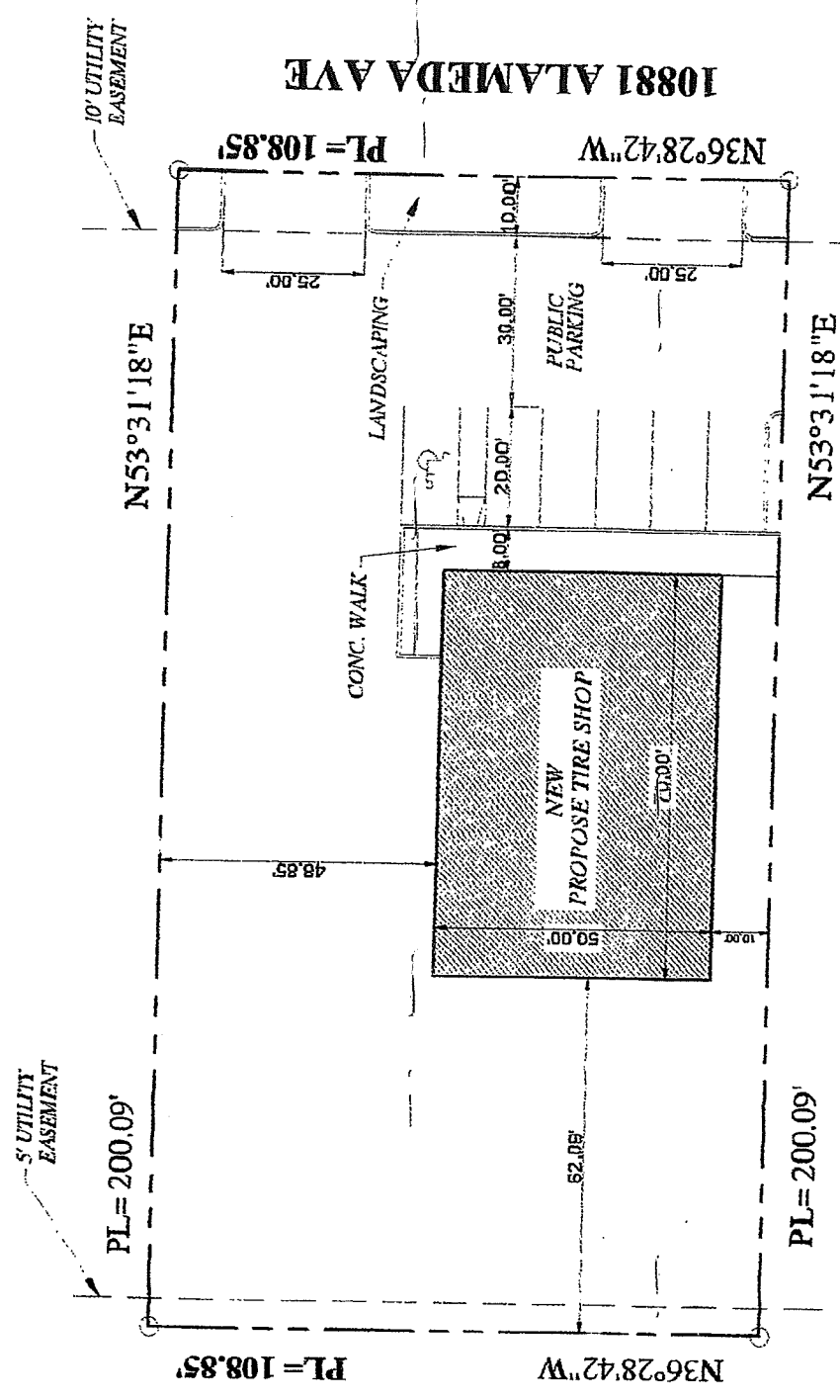
LEFT SIDE ELEVATION
SCALE: 1/4"

DATE	05/21/00
REVISIONS	
PROJECT ADDRESS	10881 ALAMEDA AVE.
PLAN NAME	PROPOSED SITE PLAN
1 OF 3	
AREA CALCULATIONS	

PROPOSED SITE PLAN

DATE	05/21/00
REVISIONS	
PROJECT ADDRESS	10881 ALAMEDA AVE.
PLAN NAME	PROPOSED SITE PLAN
1 OF 3	

10881 Alameda



LEGAL DESCRIPTION:
POOLE
 BLOCK-2 LOT-8
 CITY OF SOCORRO, TEXAS

NO.	DATE	DESCRIPTION
1	05/01/20	ISSUED FOR PERMITS
2	05/01/20	REVISED PER COMMENTS
3	05/01/20	REVISED PER COMMENTS
4	05/01/20	REVISED PER COMMENTS
5	05/01/20	REVISED PER COMMENTS

PROPOSED FLOOR PLAN

REVISIONS:

PROJECT ADDRESS: 10331 ALAMEDA AVE.

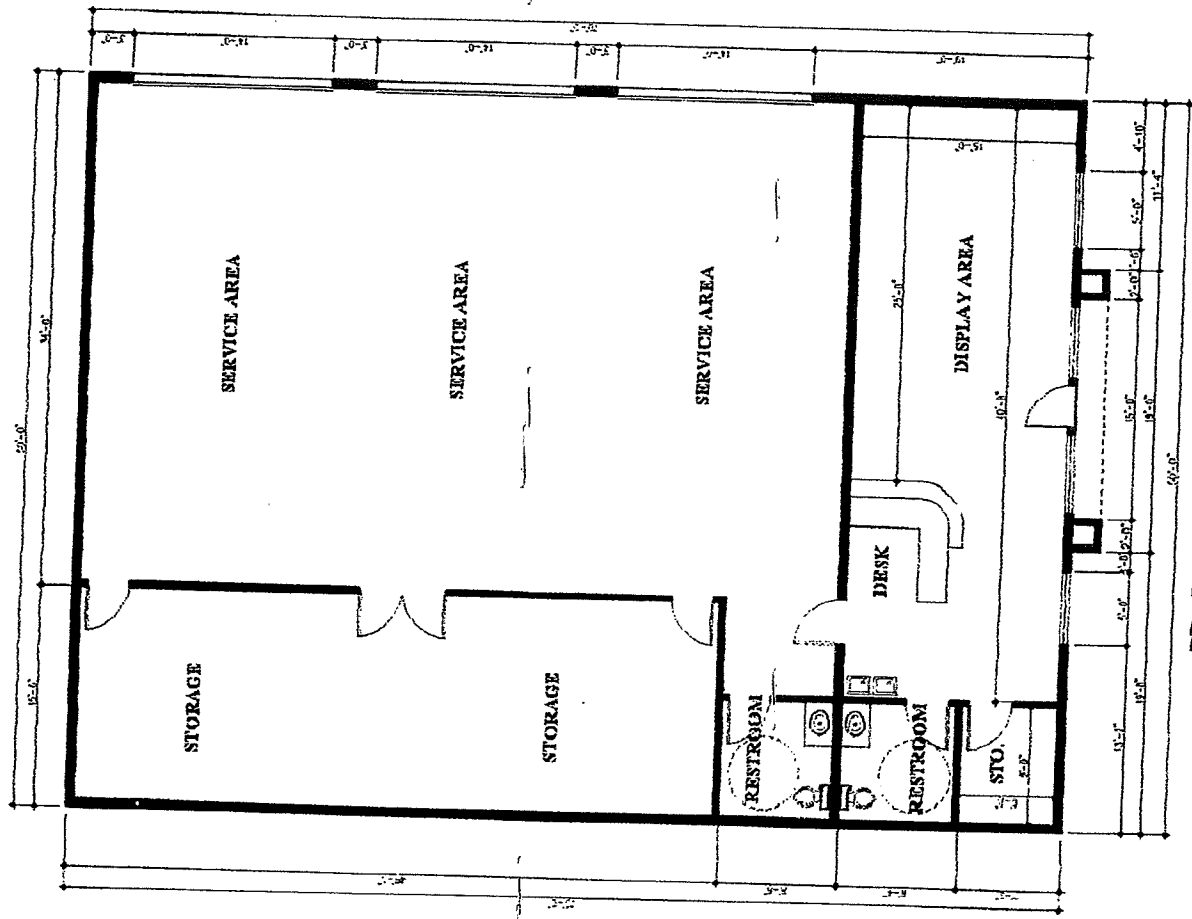
DATE:

05/01/20

SHEET:

2 OF 3

PLAN NAME:



PROPOSED FLOOR PLAN



CONDITIONAL USE PERMIT REQUEST

1. Name: Juan Herrero Date: 4/28/2021

Address: 640 Hardwick pl. Phone: 915-740-4186

Representative: _____

Address: _____ Phone: _____

2. Property Location: 10881 Alameda

Legal Description: _____

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

<u>87120.0</u> Area (Sq. ft. or Acreage)	<u>C-2, Gnal. Commercial</u> Current Zoning	<u>Commercial</u> Current Land Use
<u>C-2 + cup tire stop</u> Proposed Zoning		<u>Commercial</u> Proposed Land Use

3. All owners of record must sign document.

_____	_____
_____	_____
_____	_____

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

_____	<u>Juan Herrero</u>
Planning Department	Owner or Representative
_____	<u>4/28/2021</u>
Date	Date



REQUEST FOR CONDITIONAL USE PERMIT

1. ITEMS TO BE SUBMITTED WITH APPLICATION:

- A. If the property contains an existing structure(s), one copy of a detailed site plan at a scale of not less than 40 feet to the inch showing the following is required:
1. Lot lines with dimensions;
 2. Location and arrangement of structure(s);
 3. Size and use of structure(s);
 4. Building setbacks;
 5. Utility rights of way and easements;
 6. Storm water drainage;
 7. On-site parking areas – loading and unloading berths where applicable;
 - a. Number and size of parking spaces;
 - b. Lighting plan for parking areas;
 8. Curb openings and driveways;
 9. Pedestrian ways;
 10. Open spaces, where applicable;
 11. Size and design of building(s).
- B. If the property is vacant or unused land, one copy of a generalized plot plan showing the following is required:
1. Legal description and dimensions of the area;
 2. Location of streets and ingress and egress to the property;
 3. General features or concept of development.
- C. Upon submission of this application, applicant must submit the necessary legal documents to verify ownership. This may include a copy of a Warranty Deed or Certificate of Title.
- D. Attach a copy of deed restrictions – existing and/or proposed – or a statement from a Title Company certifying that deed restrictions do not exist.
- E. FEE – A fee will be charged for review and completeness of the application by the Planning and Zoning Department. FEES ARE NON-REFUNDABLE.

Rezoning per parcel/tract: Less than one acre - \$650.00

1 to 10 acres - \$750.00

10.1 to 30 acres - \$950.00

30.1 to 50 acres - \$1,150.00

50.1 to 75 acres - \$1,400.00

75.1 or more - \$1,650.00

Ivy Avalos
Mayor

Ruben Reyes
Representative
At Large

Cesar Nevarez
District 1
Mayor Pro-Tem



Ralph Duran
District 2

Victor Perez
District 3

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

DATE: May 4, 2021
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 Valle del Sol Unit 5, being Tract 13A1E, Block 8, Socorro Grant to create two lots for a residential development.

SUMMARY:

The subject property pertaining to this request is located about 1,000 feet southeasterly from Moon Road. The subject property has an estimated area of 308,087 sf (7.0727 ± acres), and it is owned by Oregon Paso Partners, LP.

BACKGROUND:

The proposed land division is as follows:

Lot #45 Area.....122,250 sq. ft. (2.80 acres)

Lot #46 Area.....185,838 sq. ft. (4.27 acres)

Total Area Area.....308,087 sq. ft. (7.0727 acres)

Per FEMA panel #480212-0236 B, the subdivision is located in Zone X.

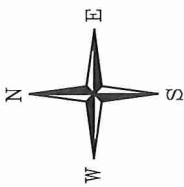
STATEMENT OF THE ISSUE:

Petitioner is asking for the approval of a preliminary plat to subdivide a portion of a tract to create two lots where one will be used for residential use.

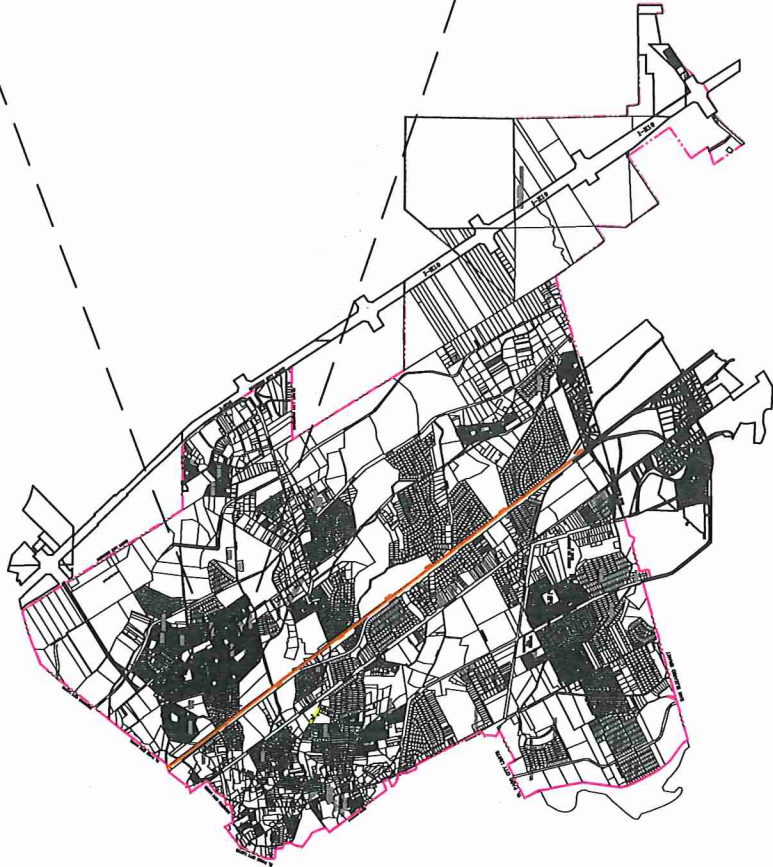
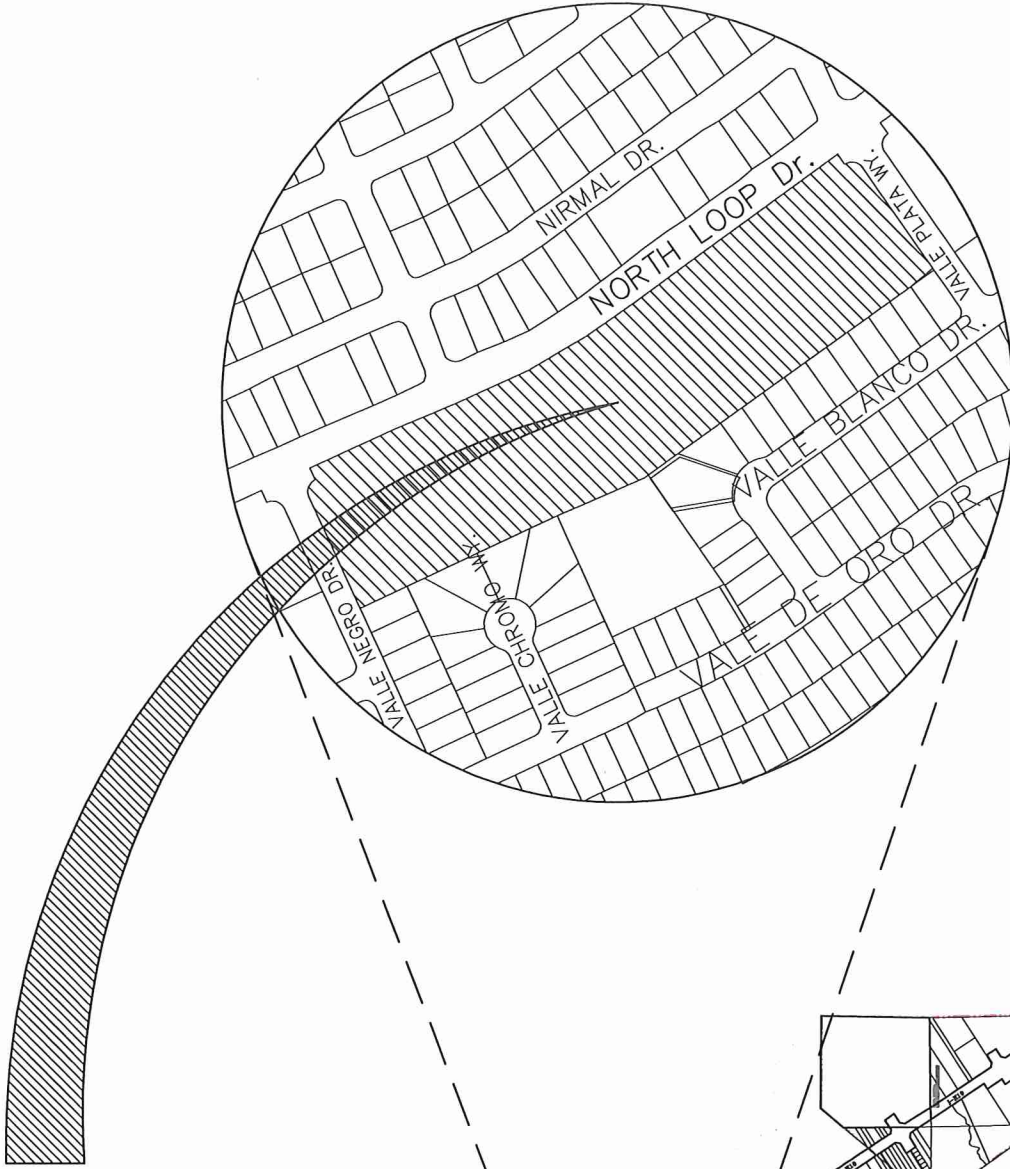
STAFF RECOMMENDATION:

The Planning and Zoning Department recommends APPROVAL contingent upon the submittal and approval of the following reports before construction begins and submittal of the final plat:

- Soils Analysis
- Schedule of Development
- Covenants & Restrictions
- Storm drainage plan



PROJECT SITE;
Valle Del Sol U-5
Tract 13-A-1-E, Block 8
Socorro Grant



CITY OF SOCORRO

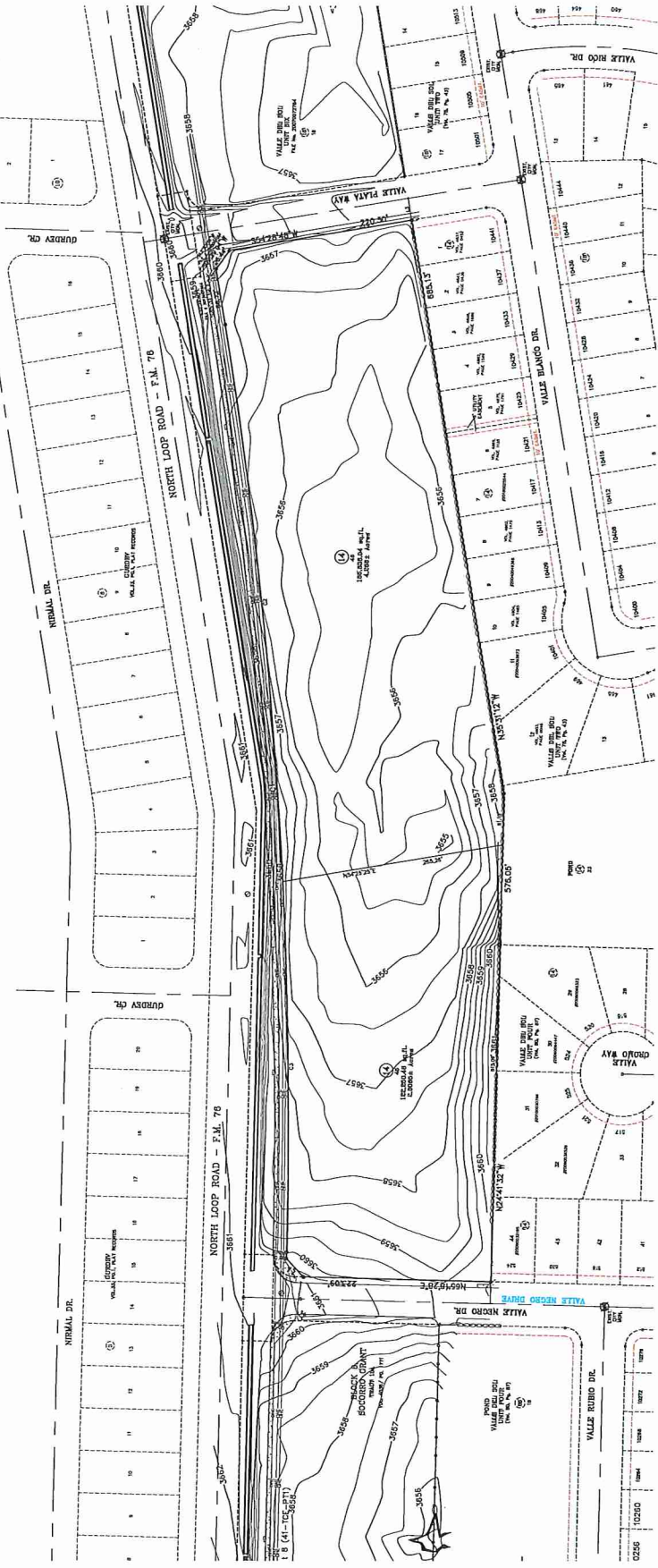
LOCATION MAP

Scale: AS SHOWN



VALLE DEL SOL UNIT FIVE

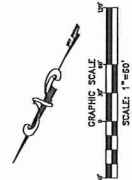
BEING TRACT 13-A-1-E, BLOCK 8, SOCORRO GRANT,
CITY OF SOCORRO, EL PASO COUNTY, TEXAS.
CONTAINING: 7.0727 ACRES
PRELIMINARY PLAT



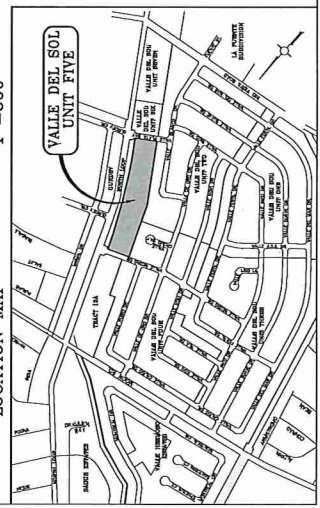
NOTES:
RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, EL PASO COUNTY, TEXAS, BOOK _____ PAGE _____ DATE _____
SET OF THIS PLAN IS TO BE KEPT IN THE OFFICE OF THE COUNTY CLERK, EL PASO COUNTY, TEXAS, FOR THE PURPOSE OF RECORDING THIS PLAN AND FOR THE PURPOSE OF RECORDING ANY AMENDMENTS TO THIS PLAN.
ACCORDING TO THE FEDERAL LAND SURVEY ACT, THE PROPERTY IS IN THE PUBLIC DOMAIN.

CURVE	LENGTH	TRANSIT	CHORD	BEARING	AREA
C1	100.00	100.00	100.00	90.00°	7853.98
C2	100.00	100.00	100.00	90.00°	7853.98
C3	100.00	100.00	100.00	90.00°	7853.98

LINE	TABLE
L1	100.00
L2	100.00
L3	100.00



LOCATION MAP
1" = 600'



DATE OF PREPARATION: APRIL 14, 2023

CONDE INC.
CITY ENGINEER / S.E.
1000 W. 10TH STREET, SUITE 100
DALLAS, TEXAS 75201
TEL: 214-742-1111
FAX: 214-742-1112



PLANNING AND ZONING DEPARTMENT

APPLICATION FOR SUBDIVISION APPROVAL

Date: April 23, 2021

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.

Subdivision Name: Valle Del Sol Unit Five

1. Legal description of Area: Being Tract 13-A-1-E, Block 8, Socorro Grant, City of Socorro, El Paso County, Texas

2. Proposed Land Uses:

	Acres	Sites		Acres	Sites
Single Family			Office		
Duplex			Street & Alley		
Apartment	4.266	1	Ponding/Drainage		
Mobile Home			Institutional		
P.U.D.			Other (Specify)		
Park/Pond					
School					
Commercial	2.8065	1	Total No. Sites		2
Industrial			Total Acreage	7.0727	

3. What is existing zoning of the above described property? C-2
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s). Yes No

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

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

6. Are sidewalks proposed along all dedicated streets? Yes _____ No X
 If only along some streets, which ones? _____

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

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

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

8. What type of drainage is proposed?

Lots to existing Pond

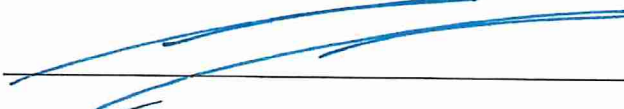
9. Remarks and/or explanation of special circumstances:

10. Owner of record: Oregon Paso Partners, LP 6500 Montana, El Paso, TX 79925 915-779-6500
 Name & address Zip Phone

11. Developer: Oregon Paso Partners, LP 6500 Montana, El Paso, TX 79925 915-779-6500

12. _____
 Name & address Zip Phone

13. Engineer: Conde, Inc., 6080 Surety Drive, Ste. 100, El Paso, TX 79905 915-592-0283
 Name & address Zip Phone

Applicant's Signature: 
 Capacity: Representative

Ivy Avalos
Mayor

Ruben Reyes
Representative
At Large

Cesar Nevarez
District 1
Mayor Pro-Tem



Ralph Duran
District 2

Victor Perez
District 3

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

DATE: May 4, 2021
TO: PLANNING AND ZONING COMMISSION
FROM: Job Terrazas, Building Official
CC: Adriana Rodarte, City Manager

SUBJECT:

Preliminary Plat Approval for Haciendas de Socorro being a portion of Tract 2E, Socorro Grant, Block 11 for a new development.

SUMMARY:

The property matter of this request is located at 6,250 feet southeast from the intersection of North Loop and Bauman Rd. This property has an estimated area of 42.603 acres, owned by Haciendas de Socorro LLC.

BACKGROUND:

Per the Flood Insurance Rate Maps, the referenced property lies within **Zone X**; Community Panel # 480212 0277-B

The property was rezoned to R2/C2 on April 18, 2018.

STATEMENT OF THE ISSUE:

The petitioner is asking for the approval of a major plat. This development will contain 180 residential lots, 1 park and 2 ponds.

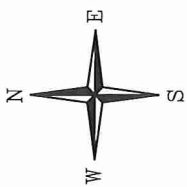
STAFF RECOMMENDATION:

The Planning and Zoning Department recommends APPROVAL with the following conditions.

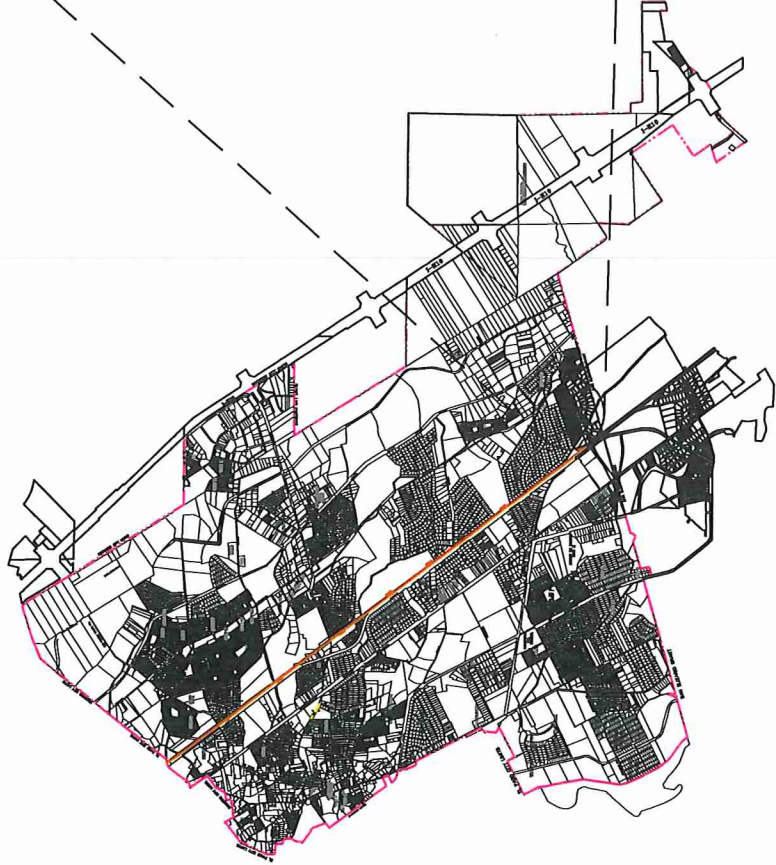
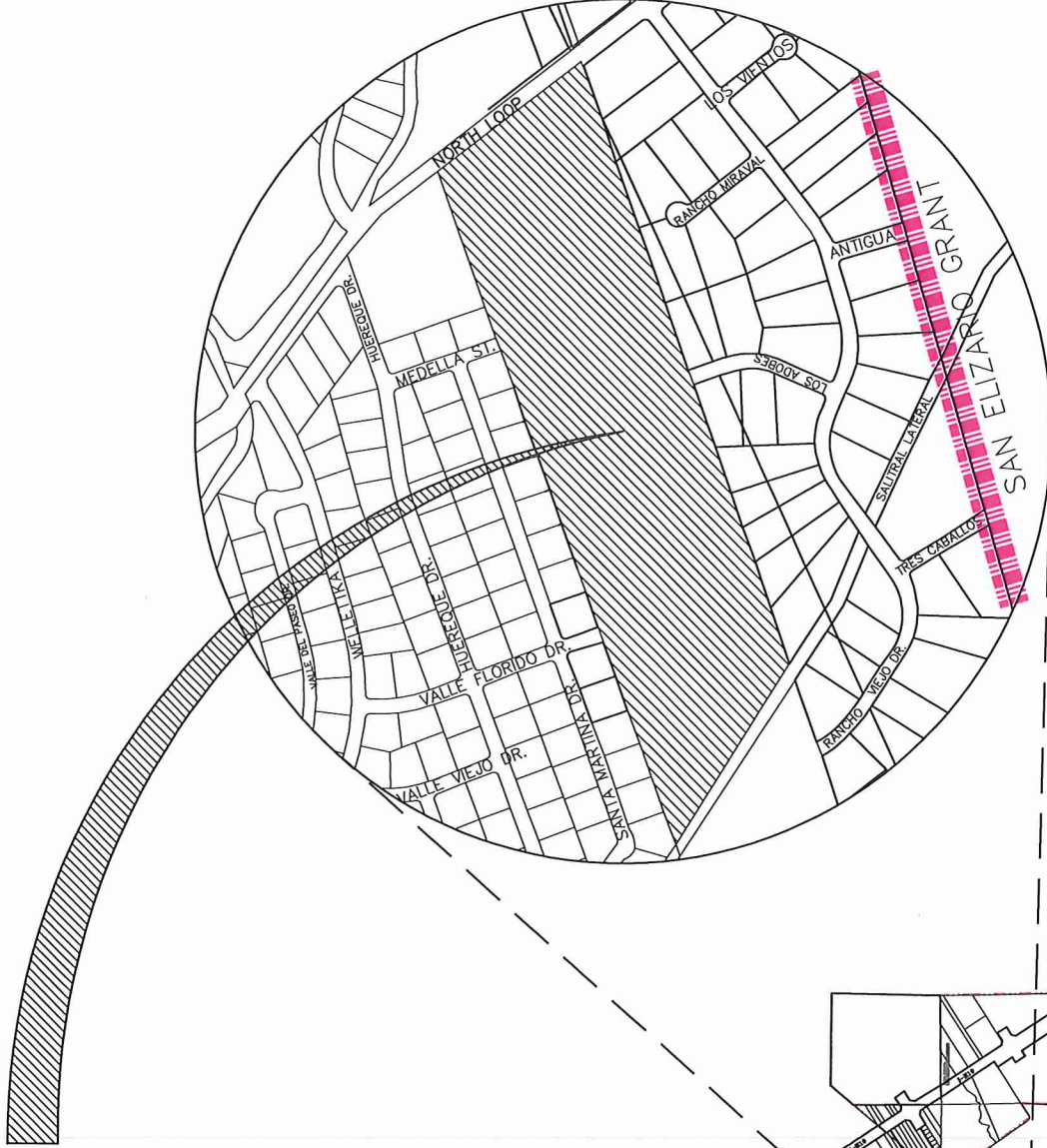
- Additional 35' R.O.W. shall be dedicated along North Loop.

Pending reports:

- Soils Analysis
- Schedule of Development
- Covenants & Restrictions
- Traffic Impact Analysis



PROJECT SITE;
Haciendas De Socorro U-1
Tracts 2-E, Block 11
Socorro Grant



CITY OF SOCORRO

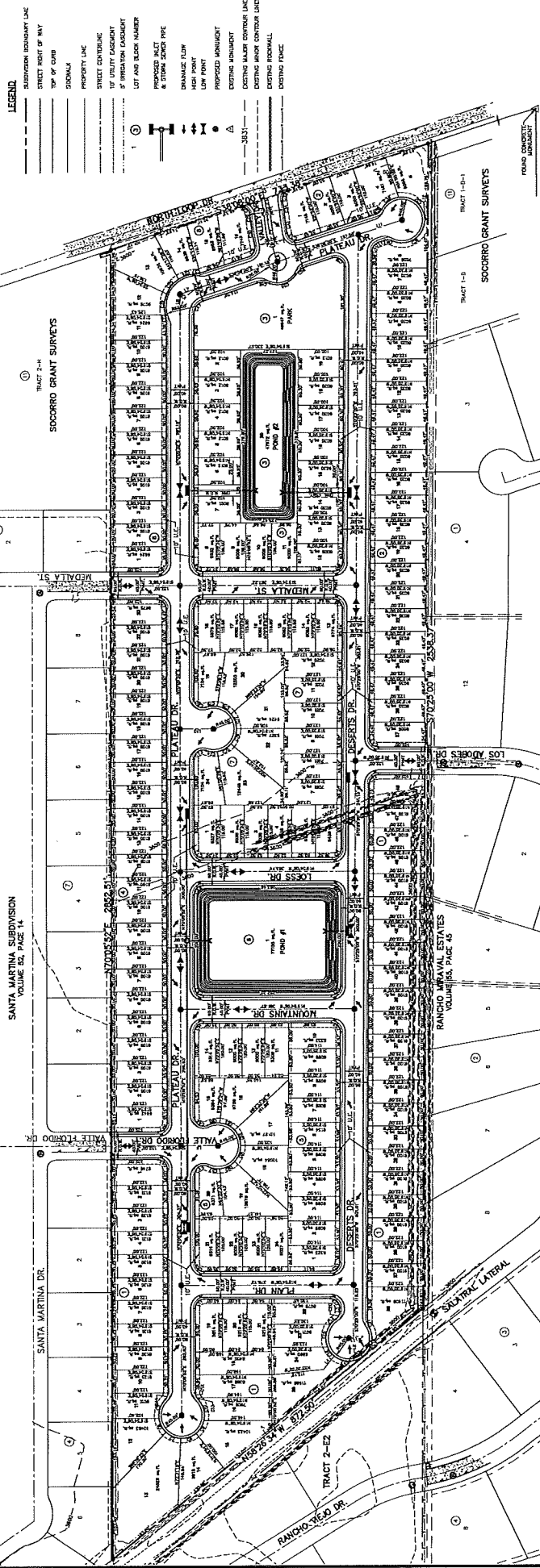
LOCATION MAP

Scale: AS SHOWN



HACIENDAS DE SOCORRO

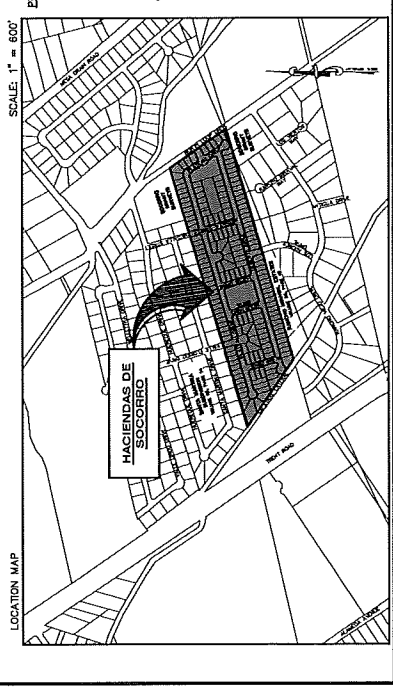
A PORTION OF TRACT 2-E, SOCORRO GRANT
CITY OF SOCORRO, EL PASO COUNTY, TEXAS,
CONTAINING 42.6035± ACRES
SHEET 1 OF 2



LEGEND

- SUBDIVISION BOUNDARY LINE
- STREET RIGHT OF WAY
- TOP OF CURB
- SIDEWALK
- PROPERTY LINE
- STREET CENTERLINE
- STREET CENTERLINE WITH 5' MEDIAN
- LOT AND BLOCK NUMBER
- PROPOSED SILENT PAVEMENT & STONE JACK PAVEMENT
- DRAINAGE TYPING
- HIGH POINT
- UNIFORM
- EXISTING ELEVATION
- EXISTING MAJOR CONDUIT LINES
- EXISTING MINOR CONDUIT LINES
- EXISTING SIDEWALK
- EXISTING FENCE

SCALE: 1" = 800'



- PLAT NOTES AND RESTRICTIONS:**
1. ALL UTILITIES SHOWN ON THIS PLAT ARE BASED ON RECORDS AND FIELD SURVEY. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITIES AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE RECORDS AND FIELD SURVEY. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITIES AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE RECORDS AND FIELD SURVEY.
 2. THE CONTRACTOR FOR THIS SUBDIVISION SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SOCORRO AND THE COUNTY OF EL PASO, TEXAS, PRIOR TO THE START OF CONSTRUCTION.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SOCORRO AND THE COUNTY OF EL PASO, TEXAS, PRIOR TO THE START OF CONSTRUCTION.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SOCORRO AND THE COUNTY OF EL PASO, TEXAS, PRIOR TO THE START OF CONSTRUCTION.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SOCORRO AND THE COUNTY OF EL PASO, TEXAS, PRIOR TO THE START OF CONSTRUCTION.

SCHOOL DISTRICT
SOCORRO INDEPENDENT SCHOOL DISTRICT
1505 EASTWING DR. EL PASO, TEXAS 79902

RESIDENTIAL	= 1.50
PARK	= 2.00
TOTAL	= 3.50

BENCHMARK:
FRANK BRUNS BLM ON
1505 EASTWING DR. EL PASO, TEXAS 79902
ELEVATION = 3023.28

OWNER
ENRIQUE ESCOBAR
1505 EASTWING DR.
EL PASO, TEXAS 79902
TEL: (972) 599-5200

GRAPHIC SCALE
1 inch = 100 ft.
1 inch = 200 ft.

PRELIMINARY PLAT
SCALE: 1" = 100'

ENGINEER
cea
1815 N. KENNEDY ST.
SUITE 300
EL PASO, TX 79902
915.544.5222
www.ceagroup.net

SURVEYOR
CONSULTING COMPANY
1790 N. LEE TREWING DR. SUITE 303
EL PASO, TEXAS 79936
TEL: (915) 633-6622

CONTACT: CARLOS M. JIMENEZ, R.P.L.S.
CONTACT: JORGE L. AZCARATE, P.E.

DATE OF PREPARATION: MARCH 2021

HACIENDAS DE SOCORRO

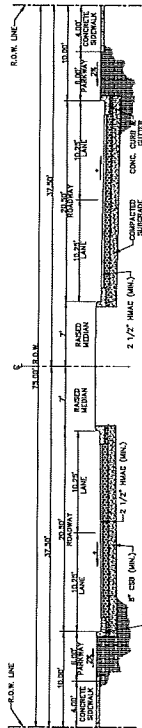
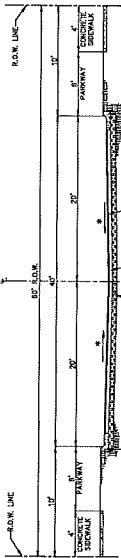
A PORTION OF TRACT 2-E, SOCORRO GRANT
CITY OF SOCORRO, EL PASO COUNTY, TEXAS.
CONTAINING 42.603± ACRES
SHEET 2 OF 2

LINE	BEARING	LENGTH	DELTA
L1	S73°28'00"E	10.00	
L2	S27°28'00"W	1.00	
L3	S72°00'00"E	8.50	
L4	S72°00'00"E	8.50	
L5	N72°00'00"E	8.50	
L6	S83°28'00"E	10.00	
L7	N72°00'00"E	8.50	
L8	N72°00'00"E	8.50	
L9	N72°00'00"E	8.50	
L10	N72°00'00"E	8.50	
L11	S83°28'00"E	10.00	
L12	S72°00'00"E	8.50	
L13	S72°00'00"E	8.50	
L14	N72°00'00"E	8.50	
L15	N72°00'00"E	8.50	
L16	N72°00'00"E	8.50	

CURVE	HAZLE	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	50.00'	75.10'	43.41'	75.34'	N74°57'16"W	277°00'00"
C2	50.00'	46.39'	23.53'	46.89'	S89°00'38"W	109°00'00"
C3	50.00'	46.39'	23.53'	46.89'	N10°00'21"E	289°00'00"
C4	50.00'	20.00'	12.50'	20.00'	N33°53'17"E	103°29'52"
C5	50.00'	20.00'	12.50'	20.00'	S65°46'42"W	286°30'08"
C6	50.00'	20.00'	12.50'	20.00'	S65°46'42"W	103°29'52"
C7	50.00'	15.88'	10.80'	16.36'	S83°07'58"E	201°00'00"
C8	50.00'	15.88'	10.80'	16.36'	S96°52'02"W	79°00'00"
C9	50.00'	15.88'	10.80'	16.36'	S77°10'01"E	103°29'52"
C10	50.00'	15.88'	10.80'	16.36'	N45°43'59"W	109°00'00"
C11	50.00'	15.88'	10.80'	16.36'	N58°16'41"E	103°29'52"
C12	50.00'	15.88'	10.80'	16.36'	S65°46'42"W	103°29'52"
C13	50.00'	3.87'	1.94'	3.87'	S89°00'38"W	109°00'00"
C14	50.00'	3.87'	1.94'	3.87'	N10°00'21"E	289°00'00"
C15	50.00'	3.87'	1.94'	3.87'	S89°00'38"W	109°00'00"
C16	50.00'	3.87'	1.94'	3.87'	N10°00'21"E	289°00'00"
C17	50.00'	3.87'	1.94'	3.87'	S89°00'38"W	109°00'00"
C18	50.00'	3.87'	1.94'	3.87'	N10°00'21"E	289°00'00"
C19	50.00'	3.87'	1.94'	3.87'	S89°00'38"W	109°00'00"
C20	50.00'	3.87'	1.94'	3.87'	N10°00'21"E	289°00'00"

CURVE	HAZLE	LENGTH	TANGENT	CHORD	BEARING	DELTA
C21	50.00'	31.42'	30.00'	30.00'	N25°22'50"W	144°42'52"
C22	50.00'	31.42'	30.00'	30.00'	N25°22'50"W	144°42'52"
C23	50.00'	31.42'	30.00'	30.00'	N25°22'50"W	144°42'52"
C24	50.00'	31.42'	30.00'	30.00'	N25°22'50"W	144°42'52"
C25	50.00'	31.42'	30.00'	30.00'	N25°22'50"W	144°42'52"
C26	50.00'	31.42'	30.00'	30.00'	N25°22'50"W	144°42'52"
C27	50.00'	31.42'	30.00'	30.00'	N25°22'50"W	144°42'52"
C28	50.00'	31.42'	30.00'	30.00'	N25°22'50"W	144°42'52"
C29	50.00'	31.42'	30.00'	30.00'	N25°22'50"W	144°42'52"
C30	50.00'	31.42'	30.00'	30.00'	N25°22'50"W	144°42'52"
C31	50.00'	31.42'	30.00'	30.00'	N25°22'50"W	144°42'52"
C32	50.00'	31.42'	30.00'	30.00'	N25°22'50"W	144°42'52"
C33	50.00'	31.42'	30.00'	30.00'	N25°22'50"W	144°42'52"
C34	50.00'	31.42'	30.00'	30.00'	N25°22'50"W	144°42'52"
C35	50.00'	31.42'	30.00'	30.00'	N25°22'50"W	144°42'52"
C36	50.00'	31.42'	30.00'	30.00'	N25°22'50"W	144°42'52"
C37	50.00'	31.42'	30.00'	30.00'	N25°22'50"W	144°42'52"
C38	50.00'	31.42'	30.00'	30.00'	N25°22'50"W	144°42'52"
C39	50.00'	31.42'	30.00'	30.00'	N25°22'50"W	144°42'52"
C40	50.00'	31.42'	30.00'	30.00'	N25°22'50"W	144°42'52"
C41	50.00'	31.42'	30.00'	30.00'	N25°22'50"W	144°42'52"
C42	50.00'	31.42'	30.00'	30.00'	N25°22'50"W	144°42'52"
C43	50.00'	31.42'	30.00'	30.00'	N25°22'50"W	144°42'52"
C44	50.00'	31.42'	30.00'	30.00'	N25°22'50"W	144°42'52"
C45	50.00'	31.42'	30.00'	30.00'	N25°22'50"W	144°42'52"
C46	50.00'	31.42'	30.00'	30.00'	N25°22'50"W	144°42'52"
C47	50.00'	31.42'	30.00'	30.00'	N25°22'50"W	144°42'52"
C48	50.00'	31.42'	30.00'	30.00'	N25°22'50"W	144°42'52"
C49	50.00'	31.42'	30.00'	30.00'	N25°22'50"W	144°42'52"
C50	50.00'	31.42'	30.00'	30.00'	N25°22'50"W	144°42'52"
C51	50.00'	31.42'	30.00'	30.00'	N25°22'50"W	144°42'52"
C52	50.00'	31.42'	30.00'	30.00'	N25°22'50"W	144°42'52"
C53	50.00'	31.42'	30.00'	30.00'	N25°22'50"W	144°42'52"
C54	50.00'	31.42'	30.00'	30.00'	N25°22'50"W	144°42'52"
C55	50.00'	31.42'	30.00'	30.00'	N25°22'50"W	144°42'52"
C56	50.00'	31.42'	30.00'	30.00'	N25°22'50"W	144°42'52"
C57	50.00'	31.42'	30.00'	30.00'	N25°22'50"W	144°42'52"
C58	50.00'	31.42'	30.00'	30.00'	N25°22'50"W	144°42'52"
C59	50.00'	31.42'	30.00'	30.00'	N25°22'50"W	144°42'52"
C60	50.00'	31.42'	30.00'	30.00'	N25°22'50"W	144°42'52"
C61	50.00'	31.42'	30.00'	30.00'	N25°22'50"W	144°42'52"
C62	50.00'	31.42'	30.00'	30.00'	N25°22'50"W	144°42'52"
C63	50.00'	31.42'	30.00'	30.00'	N25°22'50"W	144°42'52"
C64	50.00'	31.42'	30.00'	30.00'	N25°22'50"W	144°42'52"

CURVE	HAZLE	LENGTH	TANGENT	CHORD	BEARING	DELTA
C65	50.00'	31.42'	30.00'	30.00'	N25°22'50"W	144°42'52"
C66	50.00'	31.42'	30.00'	30.00'	N25°22'50"W	144°42'52"
C67	50.00'	31.42'	30.00'	30.00'	N25°22'50"W	144°42'52"
C68	50.00'	31.42'	30.00'	30.00'	N25°22'50"W	144°42'52"
C69	50.00'	31.42'	30.00'	30.00'	N25°22'50"W	144°42'52"
C70	50.00'	31.42'	30.00'	30.00'	N25°22'50"W	144°42'52"
C71	50.00'	31.42'	30.00'	30.00'	N25°22'50"W	144°42'52"
C72	50.00'	31.42'	30.00'	30.00'	N25°22'50"W	144°42'52"
C73	50.00'	31.42'	30.00'	30.00'	N25°22'50"W	144°42'52"
C74	50.00'	31.42'	30.00'	30.00'	N25°22'50"W	144°42'52"
C75	50.00'	31.42'	30.00'	30.00'	N25°22'50"W	144°42'52"
C76	50.00'	31.42'	30.00'	30.00'	N25°22'50"W	144°42'52"
C77	50.00'	31.42'	30.00'	30.00'	N25°22'50"W	144°42'52"
C78	50.00'	31.42'	30.00'	30.00'	N25°22'50"W	144°42'52"
C79	50.00'	31.42'	30.00'	30.00'	N25°22'50"W	144°42'52"
C80	50.00'	31.42'	30.00'	30.00'	N25°22'50"W	144°42'52"
C81	50.00'	31.42'	30.00'	30.00'	N25°22'50"W	144°42'52"
C82	50.00'	31.42'	30.00'	30.00'	N25°22'50"W	144°42'52"
C83	50.00'	31.42'	30.00'	30.00'	N25°22'50"W	144°42'52"
C84	50.00'	31.42'	30.00'	30.00'	N25°22'50"W	144°42'52"





PLANNING AND ZONING DEPARTMENT

APPLICATION FOR SUBDIVISION APPROVAL

Date: 4/6/2021

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: Haciendas De Socorro Unit One

1. Legal description of Area: A Portion of Tract 2-E, Socorro Grant, City of Socorro El Paso County, Texas El Paso County, Texas.

2. Proposed Land Uses:

Table with 6 columns: Land Use, Acres, Sites, Land Use, Acres, Sites. Rows include Single Family, Duplex, Apartment, Mobile Home, P.U.D., Park/Pond, School, Commercial, Industrial, Office, Street & Alley, Ponding/Drainage, Institutional, Other (Specify), Total No. Sites, Total Acreage.

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 X No

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

Pavement	<input checked="" type="checkbox"/>	Water Lines	<input checked="" type="checkbox"/>
Sidewalks, Curb and Gutter	<input checked="" type="checkbox"/>	Street Name Signs	<input checked="" type="checkbox"/>
Storm Sewer	<input checked="" type="checkbox"/>	Protective Fence	
Flood Retention Pond	<input checked="" type="checkbox"/>	Guardrails	<input checked="" type="checkbox"/>
Fire Protection		Street Lights	<input checked="" type="checkbox"/>
Survey Monuments	<input checked="" type="checkbox"/>	U/G Electric Lines	<input checked="" type="checkbox"/>
Sanitary Sewer	<input checked="" type="checkbox"/>	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?
Surface flow runoff to concentrated low points and captured via an underground storm sewer system to retention ponds.

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

10. Owner of record: Haciendas De Socorro LLC. 337 Borderland, #7, El Paso, TX 79932 (915) 581-2939

Name & address Zip Phone

11. Developer: ESCO Land Management 337 Borderland, #7, El Paso, TX 79932 (915) 581-2939

Name & address Zip Phone

12. Engineer: CEA Group 813 N. Kansas St., Ste 300, El Paso, Tx 79902 (915) 544-5232

Name & address Zip Phone

Applicant's Signature: _____

Capacity: _____