

*Ivy Avalos*  
Mayor

*Ruben Reyes*  
Representative  
At Large

*Cesar Nevarez*  
District 1  
Mayor Pro Tem



*Ralph Duran*  
District 2

*Victor Perez*  
District 3

*Yvonne Colon-Villalobos*  
District 4

*Adriana Rodarte*  
City Manager

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

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

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**SUPPLEMENTAL NOTICE OF MEETING BY VIRTUAL SERVICES**

**IN ACCORDANCE WITH ORDER OF THE OFFICE OF THE GOVERNOR ISSUED MARCH 16, 2020, THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOCORRO WILL CONDUCT THE MEETING SCHEDULED FOR TUESDAY JANUARY 5, 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 JANUARY 5, 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, January 5, 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  
JANUARY 5, 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. Consider and Take Action on the approval of meeting minutes for the November 17, 2020 Planning and Zoning Commission Regular meeting.
- b. Public hearing request for the proposed amendment to the City of Socorro Master 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.
- c. Public hearing request for the proposed rezoning of Block 10, Lot 22, and Block 16, Lot 1, Eastlake Valley Unit 2 Subdivision, located at 10061 & 10081 Judge Coldwell from C-2, General Commercial to R-2, Medium Density Residential for apartments.

**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:**

The Meeting's Calendar for 2021

**6. Consider and Take Action:**

On the Bylaws of the Planning and Zoning Commission

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

7. Public hearing for a conditional use permit for a Daycare in Lot 25, Block 3, Valle del Sol Subdivision, located at 10281 Valle del Mar.
  
8. Consider and Take Action:  
On a conditional use permit for a Daycare in Lot 25, Block 3, Valle del Sol Subdivision, located at 10281 Valle del Mar.
  
9. Public hearing for a conditional use permit for a Mechanic Shop on Lots 7 & 8, Block 3, Algodon Subdivision, located at 10109 Socorro Rd.
  
10. Consider and Take Action:  
On a conditional use permit for a Mechanic Shop on Lots 7 & 8, Block 3, Algodon Subdivision, located at 10109 Socorro Rd.
  
11. Consider and Take Action:  
On the preliminary and final plat approval for Horn Subdivision, being all of Tracts 4D2S, 4D2T, Block 3, Socorro Grant located at 10678 Horn Circle.
  
12. Planning and Zoning Commissioners Report:
  
13. Planning and Zoning Department Report:
  
14. Excuse absent commission members:
  
15. Adjournment:



**REGULAR MEETING AGENDA - SOCORRO PLANNING & ZONING COMMISSION  
JANUARY 5, 2021 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.

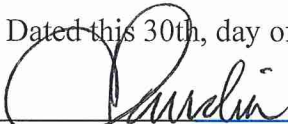
- Section 551.071 CONSULTATIONS WITH ATTORNEY
- Section 551.072 DELIBERATION REGARDING REAL PROPERTY
- Section 551.073 DELIBERATION REGARDING PROSPECTIVE GIFT
- Section 551.074 PERSONNEL MATTERS
- Section 551.076 DELIBERATION REGARDING SECURITY
- Section 551.087 DELIBERATION REGARDING ECONOMIC DEVELOPMENT 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 30th, day of December 2020.



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

DATE & TIME POSTED: 12/30/2020 2:45pm. /BY: Claudia

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

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



**CITY OF SOCORRO PLANNING AND ZONING COMMISSION**

Regular Meeting Minutes  
 November 17, 2020 @ 5:30 p.m.  
 VIRTUAL MEETING

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

**Items for discussion and action:**

**1. Call to order.**

Chairperson Mr. Enrique Cisneros called the meeting to order at 5:44 p.m.

**2. Establishment of Quorum:**

Quorum was established with *three* commissioners present.  
 Absent - David Estrada and Andrew Arroyos

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

Nobody signed up to speak.

**CONSENT AGENDA**

**4. Consider and Take Action:**

On the approval of the meeting minutes for the October 20th, 2020, Planning and Zoning Commission Regular Meeting.

A motion to approve was made by Mr. Arturo Lafuente seconded by Mr. Enrique Cisneros. Motion was carried with *three* commissioners in favor.

**5. Consider and Take Action:**

On the public hearing request for a conditional use permit for a Mechanic Shop on Lots 7 & 8, Block 3, Algodon Subdivision, located at 10109 Socorro Rd.

A motion to approve was made by Mr. Arturo Lafuente seconded by Mr. Enrique Cisneros. Motion was carried with *three* commissioners in favor.

**6. Consider and Take Action:**

On the public hearing request for a conditional use permit for a Daycare on Lots 25, Block 3, Valle del Sol Subdivision, located at 10281 Valle del Mar.

A motion to approve was made by Mr. Arturo Lafuente seconded by Mr. Enrique Cisneros. Motion was carried with *three* commissioners in favor.

**Regular Agenda – Discussion and Action**

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

Commissioners had nothing to report.

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

Planning and Zoning Department had nothing to report.

**9. Excuse absent commission members.**

A motion was made by Mr. Enrique Cisneros, seconded by Mr. Arturo Lafuente to *excuse* absent commission members.

Motion was carried with *all* commissioners in favor.

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

A motion was made by Mr. Enrique Cisneros, seconded by Mr. Arturo Lafuente to adjourn at 5:48 p.m.

Motion was carried with *all* commissioners in favor.

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Andrew Arroyos, Chairperson

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Claudia Holguin Secretary

*Ivy Avalos*  
Mayor

*Ruben Reyes*  
Representative  
At Large

*Cesar Nevarez*  
District 1  
Mayor Pro-Tem



*Ralph Duran*  
District 2

*Victor Perez*  
District 3

*Yvonne Colon-Villalobos*  
District 4

*Adriana Rodarte*  
City Manager

**DATE:** January 5, 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 Master 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.

**SUMMARY:**

The property matter of this request is 600' feet northwesterly located from Nuevo Hueco Tanks Blvd. This property has an estimated area of 2,428,753 sf. (55.7565 acres), owned by ESCO Industrial, LLC. and Lower East Valley Holding Co.

**BACKGROUND:**

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

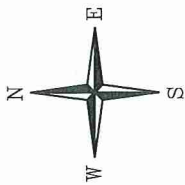
**STATEMENT OF THE ISSUE:**

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

**STAFF RECOMMENDATION:**

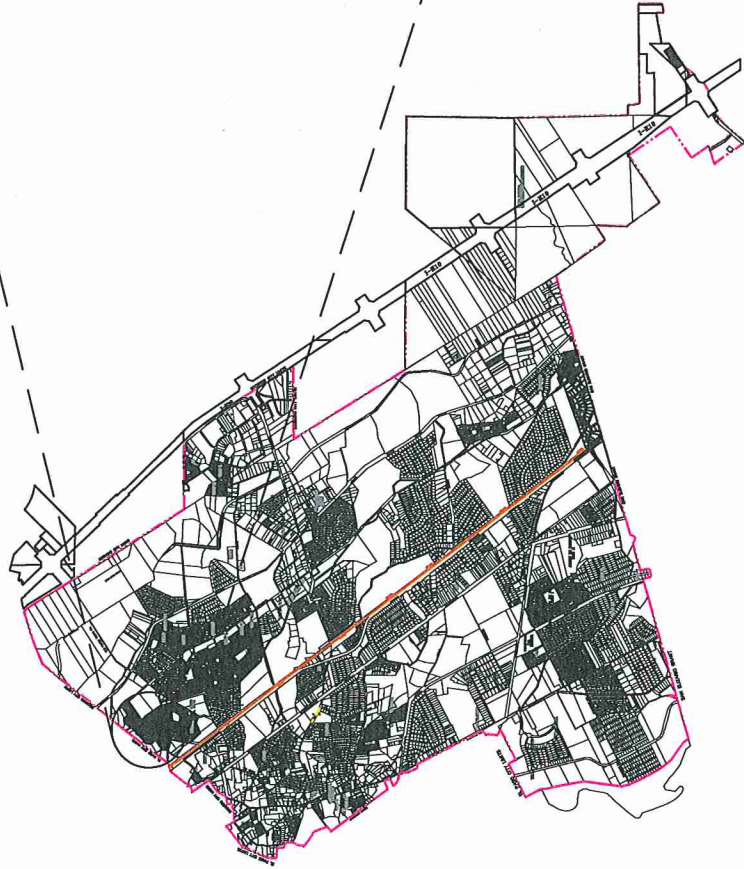
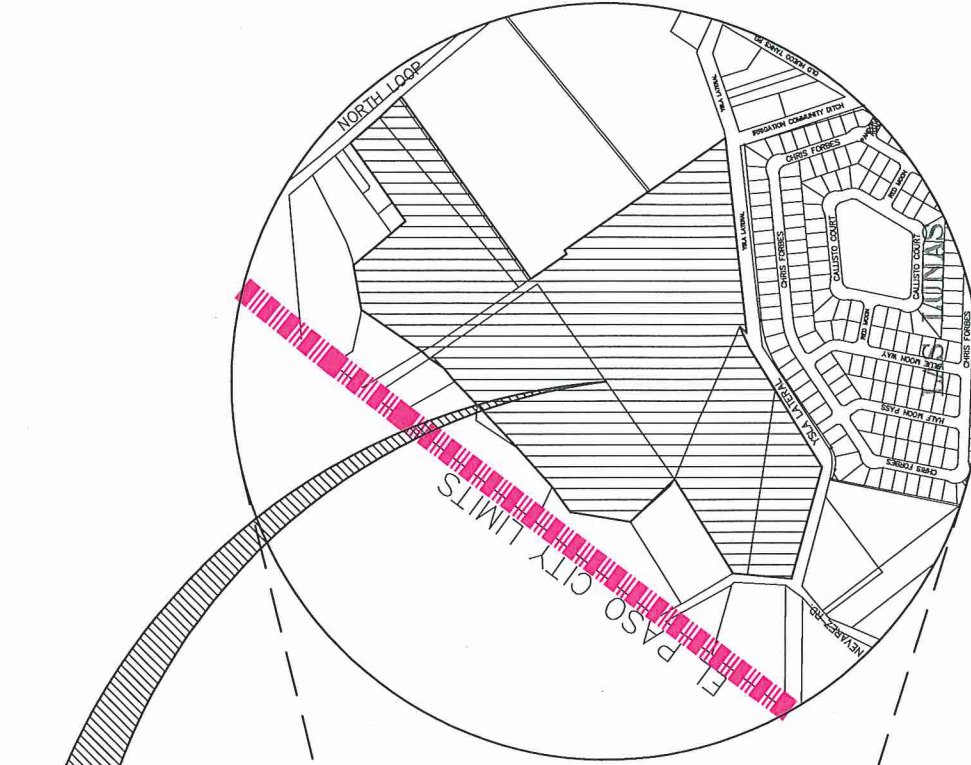
The Planning and Zoning Department recommends APPROVAL to provide a complete report and background of the property to the Commission.





**PROJECT SITE;**

Valle Nuevo Subdivision  
Tracts 6-A,1-B,1-C,1-D,1-D-2  
2-A,1-D-3,1-D-1. Block 6.  
Socorro Grant



CITY OF SOCORRO

**LOCATION MAP**

Scale: AS SHOWN





# PLANNING AND ZONING DEPARTMENT

## Request for Rezoning

1. Name: ESCO Industrial, LLC. and Lower East Valley Holding Co.  
 Address: 337 Borderland #7, El Paso, Texas 79932 Phone: 915-581-2939  
 Representative: CEA Group c/o Jorge L. Azcarate  
 Address: 813 N. Kansas St., Suite 300, El Paso, Texas 79902 Phone: 915-544-5232

2. Property Location: Property located between North Loop and Nevarez Road.  
Tract 2A, 1D, 2C1, 1D3, 1C1, 4A2B, 4C, 4B1, 4B2, 1C, 1H, 1B, 1B1, 6C,  
 Legal Description: 6B, & 6A, Block 6, Socorro Grant, City of Socorro, El Paso County, Texas

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

<u>55.7565 acres</u>	<u>A-1 and C-2</u>	<u>Vacant</u>
Area (Sq. ft. or Acreage)	Current Zoning	Current Land Use
<u>R-2 and C-2; Allow 5,500 sf residential lot areas</u>	<u>Single-Family Residential and Commercial Uses</u>	
<u>Proposed Zoning</u>	<u>Proposed Land Use</u>	

3. All owners of record must sign document.

[Signature]  
 \_\_\_\_\_  
 \_\_\_\_\_

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**



*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:** January 5, 2021  
**TO:** PLANNING AND ZONING COMMISSION  
**FROM:** Job Terrazas, Building Official  
**CC:** Adriana Rodarte, City Manager

**SUBJECT:**

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

**SUMMARY:**

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

**BACKGROUND:**

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

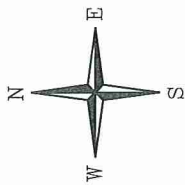
**STATEMENT OF THE ISSUE:**

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

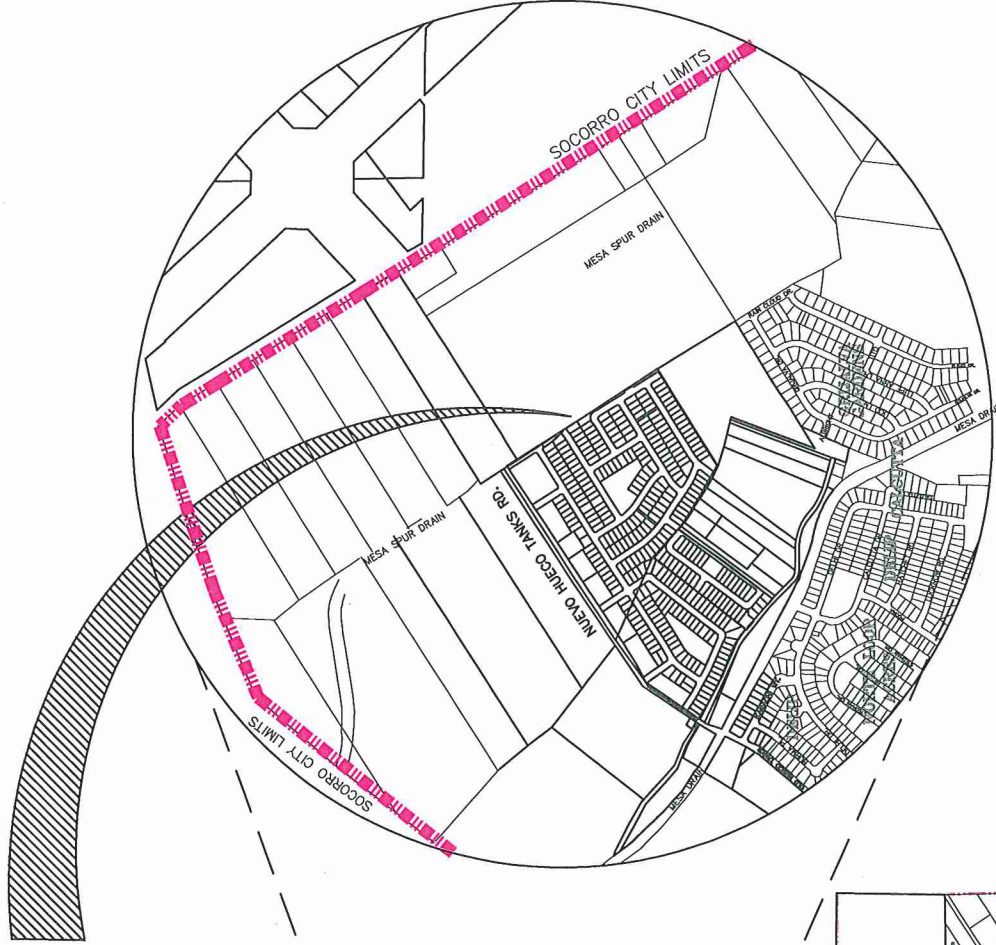
**STAFF RECOMMENDATION:**

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





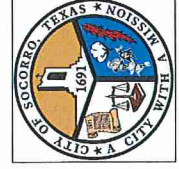
PROJECT SITE;  
10061 & 10081 Judge Coldwell  
Lot 22, Block 10  
Lot 1, Block 16  
Eastlake Valley Subdivision



CITY OF SOCORRO

# LOCATION MAP

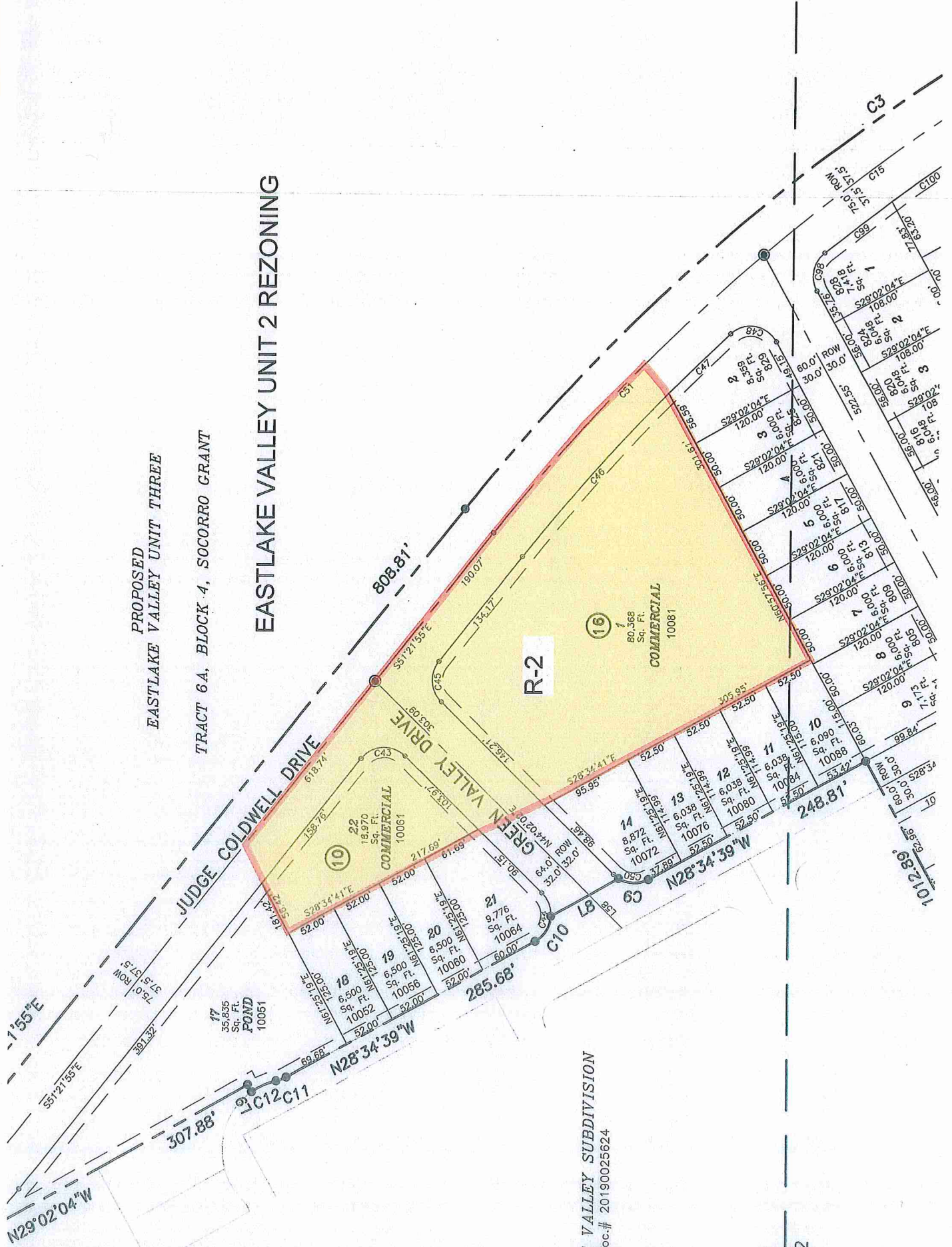
Scale: AS SHOWN



PROPOSED  
EASTLAKE VALLEY UNIT THREE

TRACT 6A, BLOCK 4, SOCORRO GRANT

EASTLAKE VALLEY UNIT 2 REZONING



EASTLAKE VALLEY SUBDIVISION  
Doc.# 20190025624

CHLINE  
SHEET 2





# PLANNING AND ZONING DEPARTMENT

## Request for Rezoning

1. Name: Easlake Valley Unit 2, LLC

Address: 337 Borderland #7, El Paso, Texas 79932

Phone: 915-581-2939

Representative: CEA Group c/o Jorge L. Azcarate

Address: 813 N. Kansas St., Suite 300, El Paso, Texas 79902

Phone: 915-544-5232

2. Property Location: 10061 and 10081 Judge Coldwell Drive

Block 10, Lot 22 and Block 16, Lot 1, Eastlake Valley Unit 2 Subdivision, City of

Legal Description: Socorro, El Paso County, Texas

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

99,338 sf (2.28-acres)

Commercial

Vacant

Area (Sq. ft. or Acreage)

Current Zoning

Current Land Use

R-2

Apartments

Proposed Zoning

Proposed Land Use

3. All owners of record must sign document.

[Signature]

\_\_\_\_\_

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





# CITY OF SOCORRO 2021 SCHEDULED MEETINGS CALENDAR



<p>1 <b>New Year's Day</b></p> <p>5 <b>P &amp; Z</b></p> <p>7 <b>City Council</b></p> <p>13 <b>HLC</b></p> <p>18 <b>M. Luther King Jr.</b></p> <p>19 <b>P &amp; Z</b></p> <p>21 <b>City Council</b></p> <p>25 <b>Civil Service</b></p> <p>28 <b>BOA</b></p>	<p><b>JANUARY '21</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>S</th><th>M</th><th>T</th><th>W</th><th>Th</th><th>F</th><th>S</th> </tr> </thead> <tbody> <tr><td></td><td></td><td></td><td></td><td></td><td>1</td><td>2</td></tr> <tr><td>3</td><td>4</td><td>5</td><td>6</td><td>7</td><td>8</td><td>9</td></tr> <tr><td>10</td><td>11</td><td>12</td><td>13</td><td>14</td><td>15</td><td>16</td></tr> <tr><td>17</td><td>18</td><td>19</td><td>20</td><td>21</td><td>22</td><td>23</td></tr> <tr><td>24</td><td>25</td><td>26</td><td>27</td><td>28</td><td>29</td><td>30</td></tr> <tr><td>31</td><td></td><td></td><td></td><td></td><td></td><td></td></tr> </tbody> </table>	S	M	T	W	Th	F	S						1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31							<p><b>FEBRUARY '21</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>S</th><th>M</th><th>T</th><th>W</th><th>Th</th><th>F</th><th>S</th> </tr> </thead> <tbody> <tr><td></td><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td><td>6</td></tr> <tr><td>7</td><td>8</td><td>9</td><td>10</td><td>11</td><td>12</td><td>13</td></tr> <tr><td>14</td><td>15</td><td>16</td><td>17</td><td>18</td><td>19</td><td>20</td></tr> <tr><td>21</td><td>22</td><td>23</td><td>24</td><td>25</td><td>26</td><td>27</td></tr> <tr><td>28</td><td></td><td></td><td></td><td></td><td></td><td></td></tr> </tbody> </table>	S	M	T	W	Th	F	S		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28							<p>2 <b>P &amp; Z</b></p> <p>4 <b>City Council</b></p> <p>10 <b>HLC</b></p> <p>15 <b>Presidents Day</b></p> <p>16 <b>P &amp; Z</b></p> <p>18 <b>City Council</b></p> <p>22 <b>Civil Service</b></p> <p>25 <b>BOA</b></p>
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**THE CITY OF SOCORRO**  
**MUNICIPAL PLANNING & ZONING COMMISSION**  
**BYLAWS**

The City of Socorro Municipal Planning & Zoning Commission (the "PZC") hereby adopts these Bylaws to govern their own proceedings and carry out the purposes for which the PZC was created, not inconsistent with the Socorro City Charter (the "Charter") and the Code of Ordinances of the City (the "Code"). These Bylaws shall be supplementary to the regulations governing the PZC within the Code, as may be amended by the Socorro City Council.

**ARTICLE I. MEMBERSHIP**

A. The PZC consists of seven (7) members appointed by the Mayor and City Council (the "Appointed Members") who shall serve for terms of two (2) years and a maximum of three (3) consecutive terms.

B. Two (2) alternate members may also be appointed by the Mayor (the "Alternate Members") to serve for terms of two (2) years. Alternate Members shall be on call to serve only when an Appointed Member of the PZC is not able to serve.

C. No Appointed Member or Alternate Member may hold office if he/she is related within the second degree of affinity or the third degree by consanguinity to a member of the City Council, the Mayor, or any City official identified in Section 3.20 of the Charter.

D. Appointed Members shall not be eligible to appointment or transfer to fill another PZC place until the term of their originally appointed place expires.

E. The Appointed Members of the PZC shall serve on the PZC until their successors are appointed and shall be subject to removal under the terms of the Charter. *See Section 3.04F.*

F. Advisory members may be appointed by City Council to assist the PZC from time to time, but advisory members shall not be entitled to vote on any matter that may come before the PZC.

G. The PZC may, upon majority vote of a quorum of Voting Members, recommend to City Council the removal of any Appointed Member if the Appointed Member has three (3) consecutive absences which are unexcused by a majority vote of a quorum of Voting Members of the PZC.

H. Upon the confirmed absence of an Appointed Member, the Chairperson may designate an Alternate Member. The designated Alternate Member, together with the Appointed Members (present at a meeting) are hereinafter referred to as the "Voting Members".

## **ARTICLE II. POWERS**

The duties, powers and authorities of the Voting Members of the PZC are outlined in the Charter and the Code.

## **ARTICLE III. OFFICERS**

A. The officers of the PZC shall be the Chairperson, the 1<sup>st</sup> Vice-Chairperson, 2<sup>nd</sup> Vice-Chairperson and the Executive Secretary.

B. The officers shall be elected annually during the month of January, but in any case shall hold office until their successors have been elected. Officers shall assume office on the day of election.

C. The officers shall be Appointed Members of the PZC, except that the Executive Secretary may be a member of the staff of the Planning Department.

D. The duties of the officers shall be those usually pertaining to their respective offices.



E. The Executive Secretary shall keep a written record of all meetings, resolutions, transactions, findings and determinations of the PZC.

F. When a vacancy exists, the position will be temporarily filled by the next succeeding officer (e.g., should the Chairperson resign, the 1<sup>st</sup> Vice-Chairperson would temporarily assume this office and the 2<sup>nd</sup> Vice-Chairperson would assume the office of the 1<sup>st</sup> Vice-Chairperson).

G. The Chairperson shall call for an election from the Appointed Members to fill any vacancy at the first available meeting of the PZC.

#### ARTICLE IV. MEETINGS

A. The PZC shall hold not less than ten (10) regular meetings each year.

B. The annual business and organizational meeting shall be held in January, at which time election of officers will be held, the Bylaws reviewed, a program of objectives adopted and a schedule of meetings, order of business and other activities for the ensuing year established.

C. No notice of regular meetings shall be required to be given to the Voting or Alternate Members, other than through the published schedule adopted at the January business and organizational meeting.

D. Special meetings may be held at any time provided that a 72 hour notice is posted pursuant to state law requirements.

E. Special meetings may be called by the Chairperson or a simple majority of the Appointed Members.

## **ARTICLE V. RULES OF PROCEDURE**

The PZC hereby adopts Robert's Rules of Order as a general guide for its rules of procedure which will govern the business proceedings of the PZC whenever they are not in conflict with the provisions of these Bylaws.

## **ARTICLE VI. QUORUM**

A quorum of Voting Members shall be required to vote on any question. A quorum shall consist of three (3) of the Voting Members. The minutes of the PZC shall reflect the names of Appointed Members, Alternate Members and advisory members present at the meeting.

## **ARTICLE VII. VOTING**

A. The vote of a majority of the quorum of Voting Members present at any meeting shall be necessary to decide any question.

B. Each Voting Member, to include the Chairperson, shall be entitled to one (1) vote on any matter that may come before the PZC.

C. When discussion on an agenda item is commenced, no Voting Member shall leave the meeting area, including any ante-room(s) attached to the meeting area until the vote is disclosed.

D. A Voting Member may change his/her vote after the roll has been completed and before announcement of the result, but not thereafter unless the item has been reconsidered.

E. In cases where unanimous vote of the Voting Members is not received on a question before the PZC, the Executive Secretary shall take a verbal roll call of the Voting Members to appropriately record the vote and announce a decision.

F. The Voting Members shall be authorized to reconsider any item prior to the expiration of the meeting at which the item was heard and a decision made. A motion to reconsider

prior to the expiration of such meeting may be made by any Voting Member who voted on the prevailing side on the agenda item.

G. A motion to reconsider is the exclusive method by which an item can again be brought before the PZC after the meeting at which a final vote was taken except as provided for in Paragraph I of this Article VII. A motion to reconsider may be made by any Voting Member who voted on the prevailing side on the agenda item and shall only be available in the following circumstances:

1. When it is not clear on the record what the PZC's decision was.
2. When the Socorro City Council refers the item back to the PZC.

H. Reconsideration of items after expiration of the meeting where a vote deciding the item was taken is only available within 60 days following the PZC meeting at which a final vote was taken, unless otherwise directed by City Council or requested by another recommending body in order to avoid conflict between recommendations to be forwarded to Council, and shall additionally comply with all of the following:

1. An item may not be reconsidered twice, except by unanimous consent of the PZC.
2. A motion to reconsider must be on the agenda that is publicly posted.
3. Once an action reaches the floor of the City Council, it may not be reconsidered unless so directed by City Council.
4. In instances where state law does not allow the decision rendered to be changed, it may not be reconsidered by the PZC.

I. An item may be brought before the PZC again at any time at the request of the Executive Secretary when necessary to cure a defect as to notice to adjacent landowners previously provided, or to cure any other similar defect that could render the prior public hearing invalid under state law.

J. No decision of the PZC otherwise valid pursuant to state law and the laws of the City of Socorro, Texas shall be invalidated by failure to comply with these Bylaws.



## ARTICLE VIII. ETHICS

A. Any Voting Member of the PZC who has a personal, professional or financial interest in any matter presented shall make full disclosure before the PZC and may not participate in the discussion, or vote on that specific matter.

B. Any Voting Member of the PZC who has a substantial interest in a matter before the PZC as defined by Section 171.002 of the Texas Local Government Code shall file an affidavit so stating with the City Clerk before a vote on the matter is taken as is required by Section 171.004 of the Texas Local Government Code. Additionally, such Voting Member shall leave the room for discussion and action on the item in question.

C. All actions taken by the PZC shall be in accordance with Chapter 2, Article VII of the Code.

D. In the interest of fairness to the applicants and appellants appearing before the PZC and those appearing in opposition to the same, no discussion shall be held by an Appointed or Alternate Member of the PZC with the applicant, appellant, or opposition, who is attempting to influence any PZC member concerning the application or other matter involving an applicant or appellant before the PZC either at home or office, or in person, by telephone, letter or electronic communication. All such discussions shall be held during a meeting at which the item is posted for discussion so that all Voting Members shall have the full benefit of such a discussion. Nothing herein shall prevent a Voting Member from gathering information regarding pending matters from City staff.

E. When a Voting or Alternate Member is called upon to voice opinions at public or private functions, he/she shall indicate whether he/she is speaking for himself/herself and not representing the PZC unless a final action by the PZC has been taken on the specific issue.

## **ARTICLE IX. ORDER OF BUSINESS**

An order of business for zoning meetings, subdivision meetings, and such other types of meetings as may be designated shall be established at the regular business and organizational meeting each January. The PZC as a body shall consider and act on any request for amendment or modification to the order of business.

## **ARTICLE X. COMMITTEES**

A. Committees of the membership of the PZC may be established and appointed by the Chairperson to assist the PZC in the performance of its functions.

B. Each committee shall consist of three (3) Voting Members.

C. Citizens and public officials may be appointed to serve as members of a PZC Committee.

D. Each Committee shall require the presence of two (2) Voting Members for purposes of a quorum.

E. Advisory committees of citizens and/or public officials who are not members of the PZC may be appointed from time to time to advise and make recommendations to the PZC.

## **ARTICLE XI. PARTICIPATION BY EMPLOYEES AND THE PUBLIC**

A. When an officer, an employee of the City, or an ex-officio member desires to speak, he/she shall address the Chair, and upon being recognized, shall state his/her name and position with the City and then speak.

B. On calls to the audience, a person desiring to speak shall address the Chair. Upon being recognized, such person shall state his/her full name, address, whom he/she represents, and state the subject matter.

C. No person shall interrupt the proceedings of the PZC.

D. Orderly procedure requires that each person shall proceed without interruption from the audience, that all arguments shall be addressed to the PZC, and that there be no questioning or arguing between individuals.

E. The PZC shall designate a portion of its regular monthly meeting as an Open Forum to hear public concerns. The Secretary shall make available a sign-in sheet for the public inside of the meeting location on the day of the PZC meeting up until the start of the meeting. Any person signing up to provide comment during Open Forum must provide their name, address and a short description of the topic(s) of their comment.

If an individual has signed up to speak on Open Forum or any other time on the agenda, they will be called to the podium and given five (5) minutes to make the presentation. If they are representing a group, the group will be given a maximum of three (3) five (5) minute presentations. The Executive Secretary will time each presentation and will signal the end of the presentation with a verbal call of "TIME." The PZC may extend time limits which will require a motion to suspend the rules, a second, and a majority vote on extended presentations. The PZC is not obligated to respond to any item presented in Open Forum at the date and time of its presentation, and may not be deliberated by the members of PZC nor rebutted or debated by members of the public. Any member of the PZC may propose that the topic commented on be posted by staff on a future PZC meeting agenda for the PZC's discussion and action.

No person may speak a second time except by permission of the Chair, and further, no person shall be heard a second time until all persons desiring to speak once have been given the opportunity to do so.

Personal attacks are not permitted. Members of the public should address their questions to the PZC, not to the staff. The PZC may in turn ask staff to provide input. Members of the



public may be asked to leave or be removed from the meeting if it is determined that they are disruptive to the meeting. Such determination will be made by the Chair. The Voting Members may move to overrule such determination by the Chair subject to a simple majority vote of the Voting Members present.

The foregoing provisions do not restrict any member of the public from signing up to speak on items posted on the regular agenda or to ask questions regarding items posted on the consent agenda.

F. Matters of public hearing before the PZC shall be presented in the following manner:

1. Presentation by staff
2. Presentation by applicant
3. Presentation by proponents
4. Presentation by opponents
5. Rebuttal by applicant

G. The Chair may stagger the presentation by one proponent and one opponent, or may ask for full presentations in the above order.

H. The Voting Members may ask questions and make appropriate comments; however, no Voting Member shall argue or debate an issue with members of the public present.

I. A majority of the Voting Members may take any matter under advisement for later consideration and determination, or may defer action when it concludes that additional evidence is needed or further study is required; provided that all requirements of state law and local ordinances are followed.

J. Following the staff presentation and recommendation, applicant and public input if any, the Chair on a vote of the majority of the Voting Members shall have the authority to close the discussion to the PZC. Once discussion has been closed to the PZC, no employee, applicant,

or member of the public may speak unless questioned by a member of the PZC. However, the City's legal counsel may request to speak as to any legal issues pertaining to the pending application.

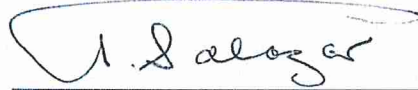
#### ARTICLE XII. AMENDMENTS

The PZC may make, alter, amend or rescind these Bylaws at any regular meeting.

#### ARTICLE XIII. PRIOR BYLAWS

These Bylaws supersede and replace any and all prior Bylaws of the PZC.

Adopted this 15 day of October, 2015.



\_\_\_\_\_  
Arnulfo Salazar, Chairman



\_\_\_\_\_  
Luis A. Domínguez, Executive 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:** January 5, 2021  
**TO:** PLANNING AND ZONING COMMISSION  
**FROM:** Job Terrazas, Building Official  
**CC:** Adriana Rodarte, City Manager

**SUBJECT:**

Public hearing for a conditional use permit for a Daycare in Lot 25, Block 3, Valle del Sol Subdivision, located at 10281 Valle del Mar.

**SUMMARY:**

The property matter of this request is located along Socorro Rd. about 150 feet southerly from the intersection of Moon Rd. The property has an estimated area of 5,094 sf. (0.12 acres). This property is owned by Jose M. Reyes.

**BACKGROUND:**

There is currently a home that was built in 2005 per EPCAD records. This building is 1328 sf and is currently being used for residential purposes.

According to our Future Land Use map, the projected land use for this property is: Residential.

According to the Flood Insurance Rate Maps, the referenced property lies within **Zone X**; this classification is the safest area with the less possibility of being flooded (Community Panel # 480212 0236-B / FEMA, September 4, 1991).

The current use of the property is: Residential

The proposed use of the property: Residential plus CUP for daycare.

Adjacent Land Uses: North: R-3 (HDR), South: R-3 (HDR), East: R-3 (HDR), West: R-3 (HDR)

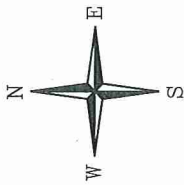
**STATEMENT OF THE ISSUE:**

In order to allow this business to operate, a conditional use permit is required. There is a provision in Ordinance 86 Amendment 1A Section 8.4(B) that requires a Conditional Use Permit for daycares to be allowed in R-3 zones.

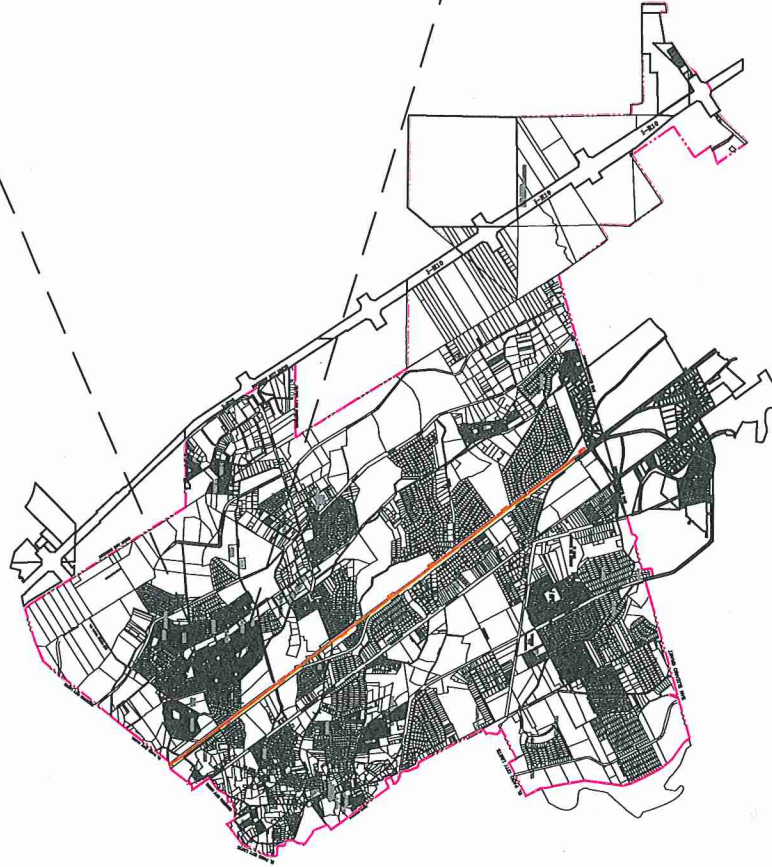
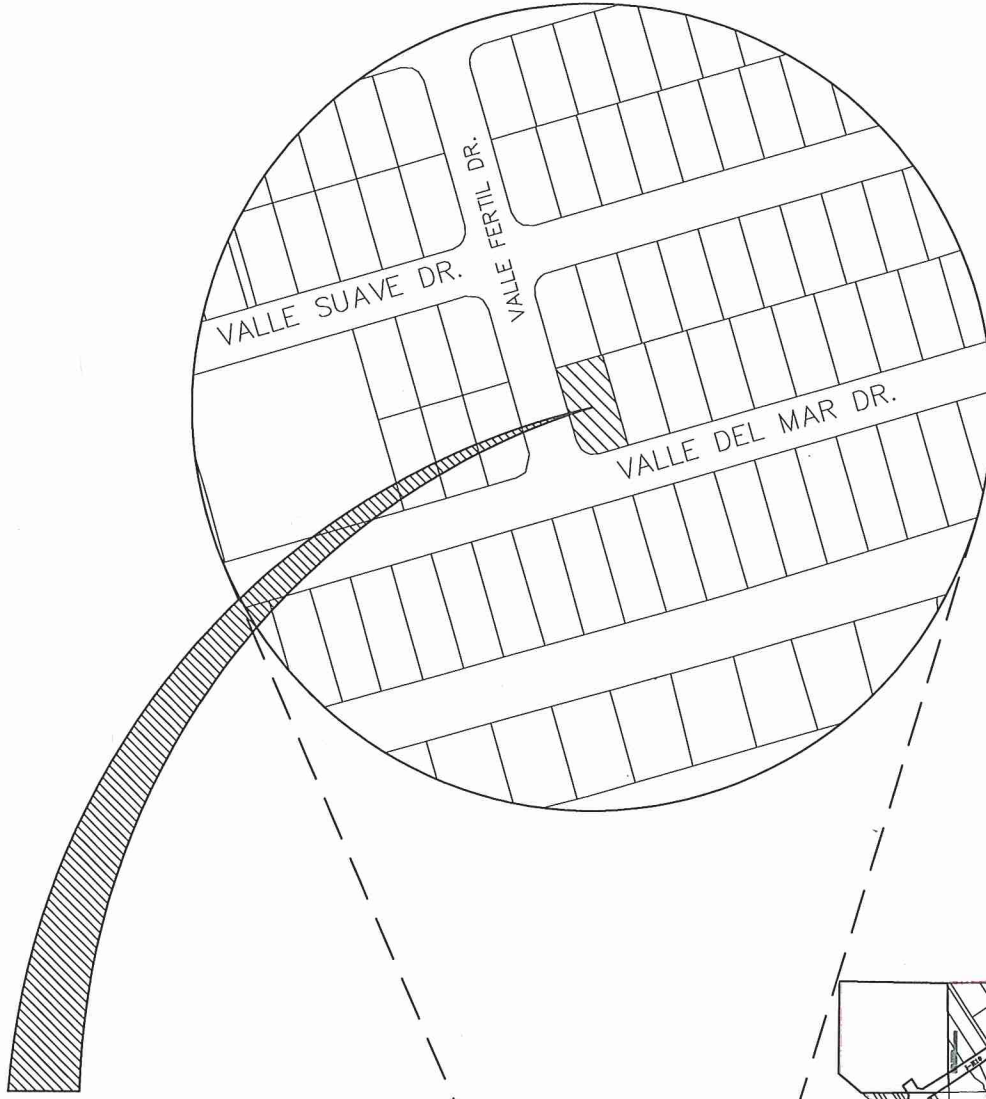
**STAFF RECOMMENDATION:**

The Planning and Zoning Department recommends APPROVAL.





PROJECT SITE;  
10281 Valle Del Mar Dr.  
Lots 25, Block 3  
Valle Del Sol # 3



CITY OF SOCORRO



# LOCATION MAP

Scale: AS SHOWN



# CONDITIONAL USE PERMIT REQUEST

1. Name: Jose M. Reyes Date: 10/23/20

Address: 544 Northwyck way El Paso TX 79928 Phone: (915) 401-1938

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

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

2. Property Location: 10281 Valle del Mar Socorro TX 79927

Legal Description: 3 Valle del Sol #3 Lot 25

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

<u>JR</u> <u>594 5094.16</u> Area (Sq. ft. or Acreage)	<u>high density</u> <u>R-3 Residential</u> Current Zoning	<u>R-3 Residential</u> Current Land Use
--	---	--

<u>conditional use permit Request</u> Proposed Zoning	<u>For Adult day care</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

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

Jose M Reyes  
\_\_\_\_\_  
Owner or Representative

11/12/2020  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

*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:** January 5, 2021  
**TO:** PLANNING AND ZONING COMMISSION  
**FROM:** Job Terrazas, Building Official  
**CC:** Adriana Rodarte, City Manager

**SUBJECT:**

Public hearing for a conditional use permit for a Mechanic Shop on Lots 7 & 8, Block 3, Algodon Subdivision, located at 10109 Socorro Rd.

**SUMMARY:**

The property matter of this request is located along Socorro Rd. about 150 feet southerly from the intersection of Moon Rd. The property has an estimated area of 14,570 sf. (0.33 acres). This property is owned by Alberto Estrada.

**BACKGROUND:**

There is currently a legal non-conforming building that was built in 1950 per EPCAD records. This building is 1300 sf and is currently being used as a mechanic shop.

According to the Flood Insurance Rate Maps, the referenced property lies within **Zone X**; this classification is the safest area with the less possibility of being flooded (Community Panel # 480212 0236-B / FEMA, September 4, 1991).

According to our Future Land Use map, the projected land use for this property is: Commercial  
The current use of the property is: Commercial  
The proposed use of the property: Commercial plus CUP for a mechanic shop.

Adjacent Land Uses: North: C-1 (LC), South: R-1 (SFR), East: R-1 (SFR), West: R-1/C-1 (SFR/LC)

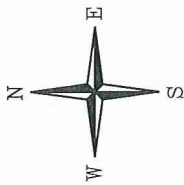
**STATEMENT OF THE ISSUE:**

There is a new owner who wants to open a mechanic shop in the existing building. The last business registration found within our records expired in 2017. In order to allow the continuance of the land use, a conditional use permit must be obtained.

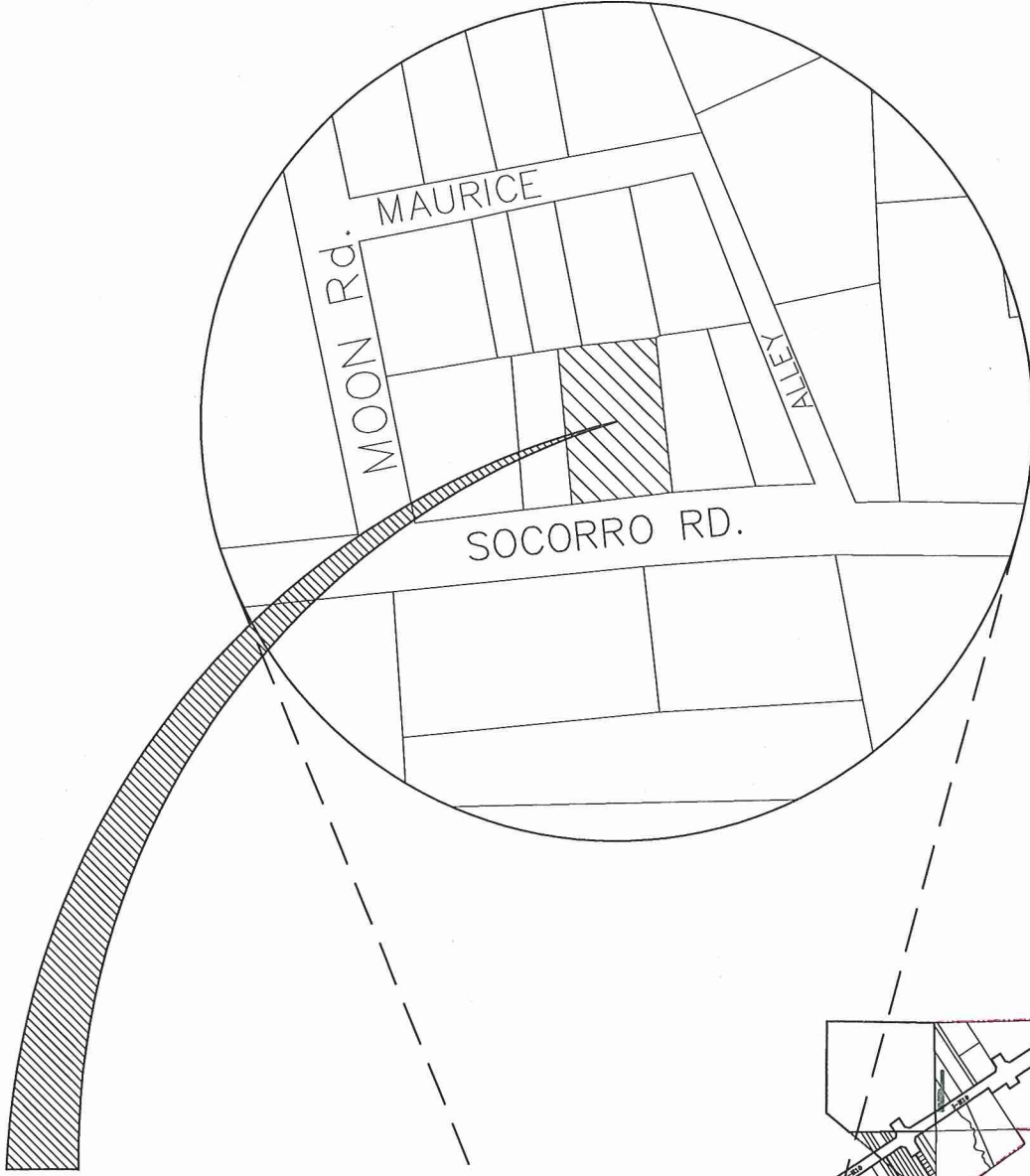
**STAFF RECOMMENDATION:**

The Planning and Zoning Department recommends APPROVAL.





PROJECT SITE;  
10109 Socorro Road  
Lots 7 & 8, Block 3  
Algodon Subdivision



CITY OF SOCORRO

# LOCATION MAP

Scale: AS SHOWN



## CONDITIONAL USE PERMIT REQUEST

1. Name: Alberto Estrada Date: \_\_\_\_\_

Address: 441 Wellethka Pr Phone: 915 303 6380

Representative: DUEÑO

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

2. Property Location: 10109 Socorro rd

Legal Description: 3 Algodon Lots 8 & 7

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

7245 ft  
Area (Sq. ft. or Acreage)

C-2  
Current Zoning

Commercial  
Current Land Use

C.U.P. Taller Mecanico  
Proposed C.U.P.

Commercial  
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**

JT  
Planning Department

[Signature]  
Owner or Representative

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date



## PLANNING AND ZONING DEPARTMENT CONDITIONAL USE PERMIT REQUEST

### 1. ITEMS TO BE SUBMITTED WITH APPLICATION:

- A. 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.
- B. Attach a copy of deed restrictions – existing and/or proposed – or a statement from a Title Company certifying that deed restrictions do not exist.
- C. Property Tax Certificate.

### **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

- 2. Applications will be accepted and scheduled on a first-come, first-serve basis; however, the Planning and Zoning Commission must limit the number of zoning cases to be heard each month.
- 3. **DISMISSAL FOR WANT OF PROSECUTION** - If an applicant fails to appear or be represented at the time his or her case is scheduled for hearing before the Planning and Zoning Commission, the case may be postponed or may be heard without the applicant's presence or representation. If the applicant fails to appear or be represented at the rescheduled hearing, the applicant's case shall be automatically dismissed for want of prosecution. Failure to receive the notice by certified mail shall not excuse failure to appear.

**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**

Initials: \_\_\_\_\_



*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:** January 5, 2021  
**TO:** PLANNING AND ZONING COMMISSION  
**FROM:** Job Terrazas, Building Official  
**CC:** Adriana Rodarte, City Manager

**SUBJECT:**

Consider and Take Action on the preliminary & final plat approval for Horn Subdivision, being all of Tracts 4D2S and 4D2T, Block 3, Socorro Grant located at 10678 Horn Circle.

**SUMMARY:**

The property is located northeasterly about 800 feet from North Loop. It is owned by Punta de Agua, LLC.

**BACKGROUND:**

The proposed land division is, as follows:

Lot #1 Area.....17,001.50 sq. ft. (0.3903 acres)  
Lot #2 Area.....17,000.51 sq. ft. (0.3903 acres)  
Lot #3 Area.....17,006.16 sq. ft. (0.3904 acres)  
Lot #4 Area.....24,210.30 sq. ft. (0.5558 acres)

Total Area Area.....75,218.47 sq. ft. (1.7268 acres)

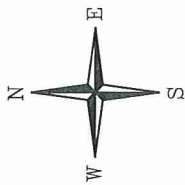
According to the Flood Insurance Rate Maps, the referenced property lies within Zone X.

**STATEMENT OF THE ISSUE:**

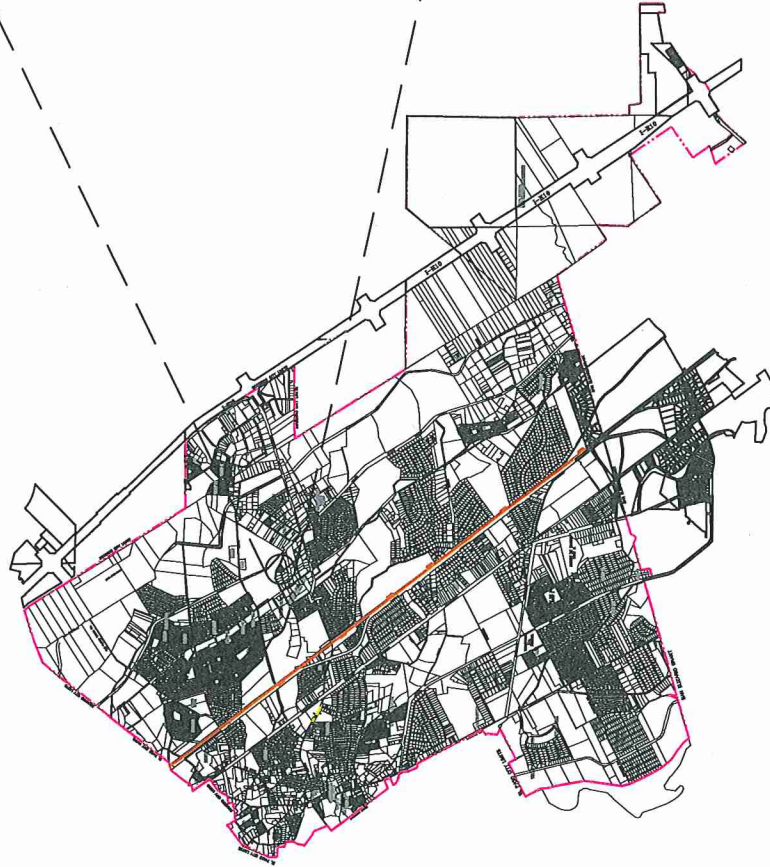
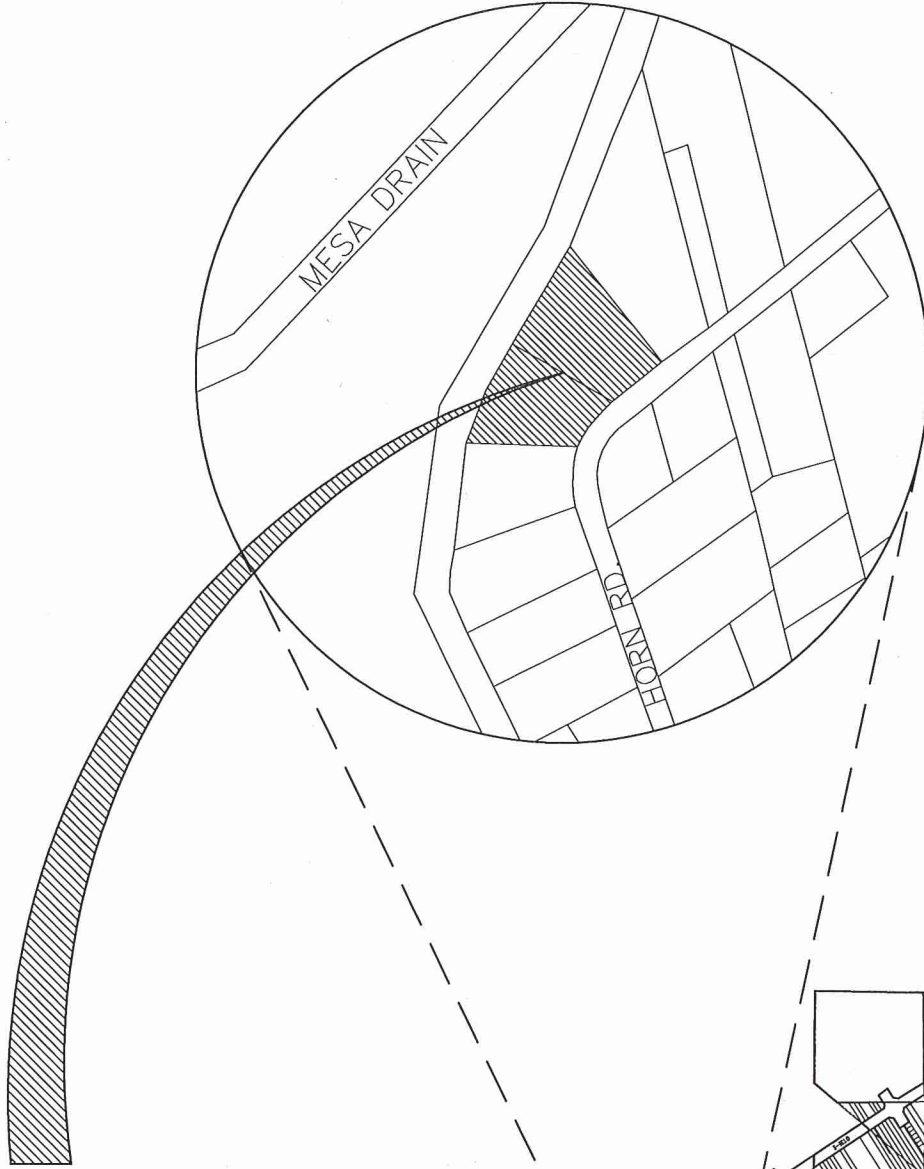
The owner of the land will subdivide two tracts of land and create four lots.

**STAFF RECOMMENDATION:**

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



PROJECT SITE;  
10678 Horn Cir.  
Tracts 4-D-2-S  
4-D-2-T  
Socorro Grant



CITY OF SOCORRO

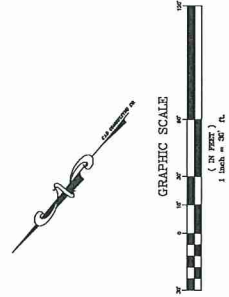


## LOCATION MAP

Scale: AS SHOWN

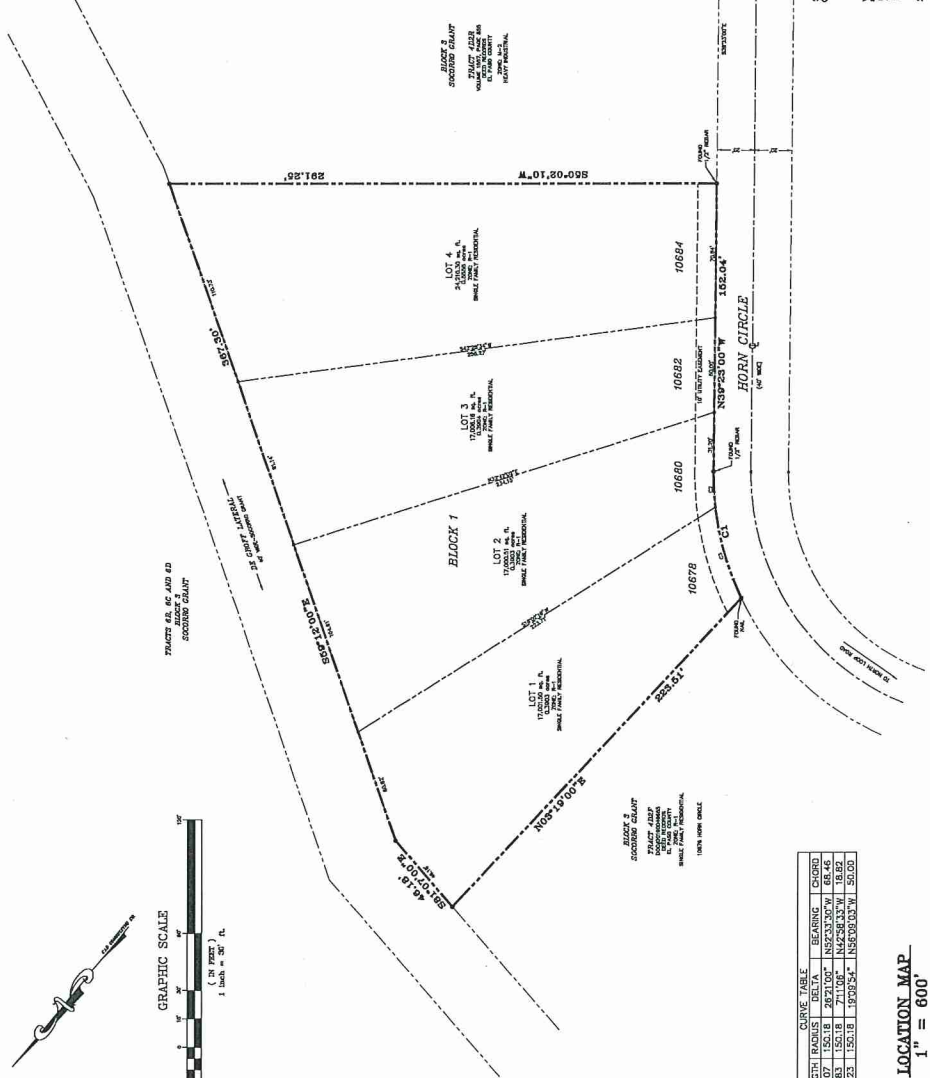
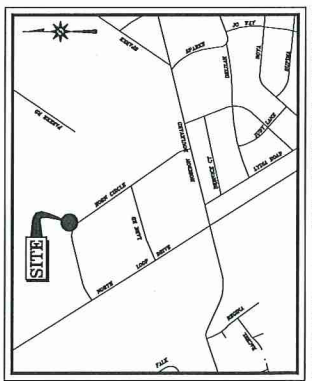
# HORN SUBDIVISION

TRACTS 4D2S AND 4D2T, BLOCK 3,  
SOCORRO GRANT,  
CITY OF SOCORRO, EL PASO COUNTY, TEXAS.  
CONTAINING:  
75,218.47 SQ. FT  
OR 1.7268 ACRES ±



CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	68.07	156.18	28°21'00"	N52°30'30"W	68.46
C2	69.93	156.18	71°08'00"	N42°58'33"W	69.92
C3	69.93	156.18	88°33'24"	N30°06'00"W	69.92

LOCATION MAP  
1" = 600'



### STATE OF TEXAS COUNTY OF EL PASO

**OWNER'S DECLARATION, CERTIFICATION AND ATTESTATION**

I, **FRANK DE AGUA, LLC**, the owner of the above described property, do hereby certify that the plat of the subdivision is a true and correct copy of the original plat as recorded in the public records of the County of El Paso, Texas, and that the same is in compliance with the Subdivision Regulations of the City of Socorro.

I further certify that I have complied with the requirements of Texas Local Government Code 203.002 and that:

- the subdivision is in compliance with the requirements of Texas Local Government Code 203.002 and that;
- the subdivision is in compliance with the requirements of Texas Local Government Code 203.002 and that;
- the subdivision is in compliance with the requirements of Texas Local Government Code 203.002 and that;
- the subdivision is in compliance with the requirements of Texas Local Government Code 203.002 and that;

### STATE OF TEXAS COUNTY OF EL PASO

**ACKNOWLEDGEMENT**

I, **John Viquez**, President of **FRANK DE AGUA, LLC**, do hereby certify that the above described property is the property of **FRANK DE AGUA, LLC**, and that the same is in compliance with the Subdivision Regulations of the City of Socorro.

**CITY OF SOCORRO PLANNING AND ZONING DEPARTMENT**

This subdivision is hereby recommended for approval as to the platting and as to the compliance with the Subdivision Regulations of the City of Socorro, Texas, Code of Texas the \_\_\_\_\_ day of \_\_\_\_\_, 2021 A.D.

Planning Director for the City of Socorro \_\_\_\_\_ Secretary

**CITY OF SOCORRO**  
UNDER LOCAL GOVERNMENT CODE 202.010 (b)

WE, THE UNDERSIGNED CERTIFY that this plat of **HORN SUBDIVISION**, is in compliance with the Subdivision Regulations of the City of Socorro.

Mayor of the City of Socorro \_\_\_\_\_ Date \_\_\_\_\_  
ATTEST: Secretary of the City of Socorro \_\_\_\_\_ Date \_\_\_\_\_

**FILING**

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2021 A.D. in File No. \_\_\_\_\_

County Clerk \_\_\_\_\_ By Deputy \_\_\_\_\_

**CD CONSULTING COMPANY**  
1790 JESS TRISTANO DRIVE SUITE 303  
EL PASO, TEXAS 79906  
PHONE: (915) 633-6422 FAX: (915) 631-6424



# HORN SUBDIVISION

TRACTS 4D2S AND 4D2T, BLOCK 3,  
SOCORRO GRANT,  
CITY OF SOCORRO, EL PASO COUNTY, TEXAS.

CONTAINING:  
75,218.47 SQ. FT.  
OR 1.7268 ACRES ±

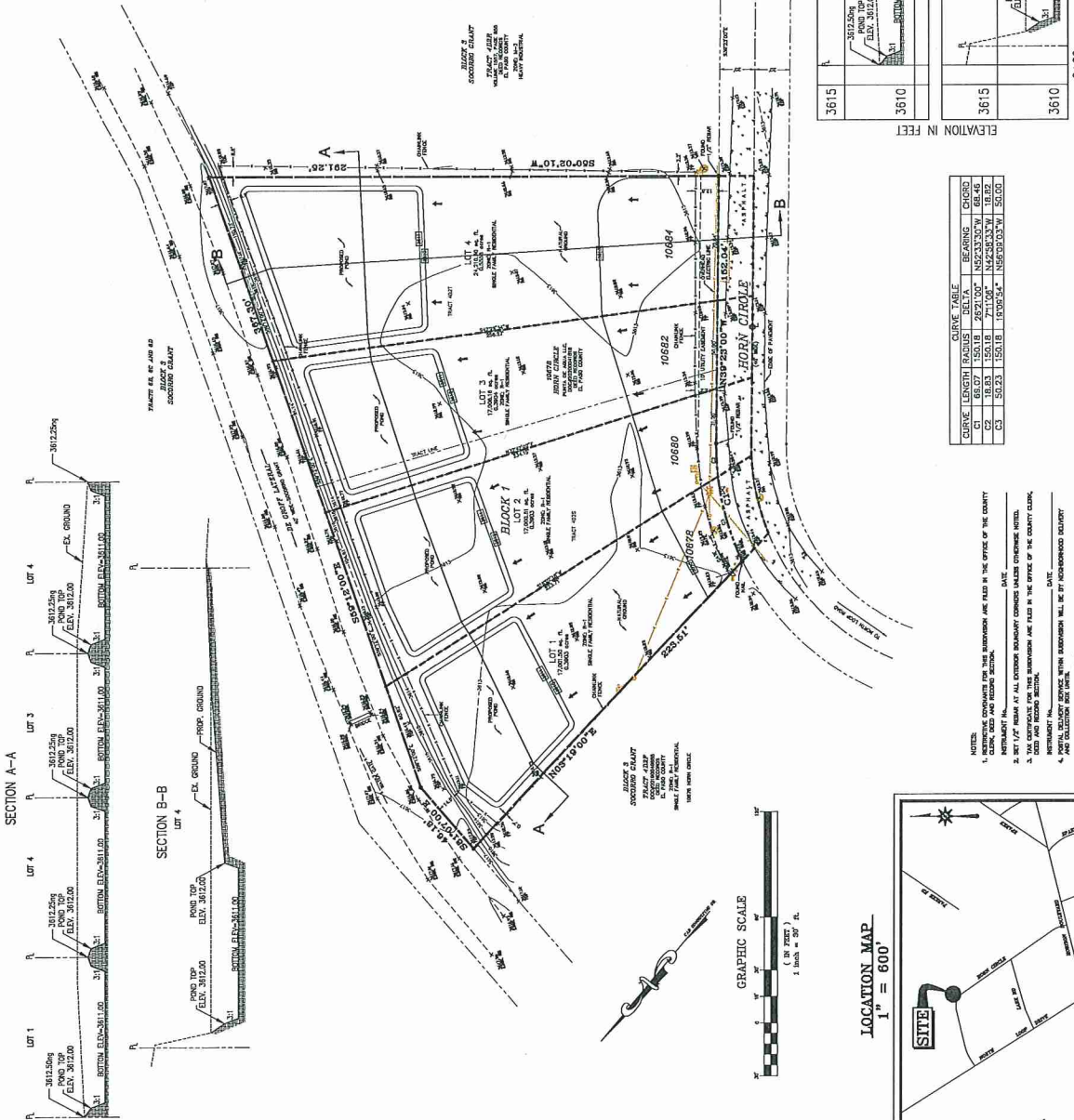
**PRELIMINARY**

STORAGE VOLUME CALCULATIONS: G=482/12

WATERWAY AREA (AC)	AREA (ACRES)	RUNOFF COEFFICIENT (C)	RAINFALL (IN)	STORAGE REQUIRED (GAL)	STORAGE PROVIDED (GAL)
LOT 1	0.41	0.65	4.00	0.69	0.12
LOT 2	0.41	0.65	4.00	0.69	0.12
LOT 3	0.41	0.65	4.00	0.69	0.12
LOT 4	0.41	0.65	4.00	0.69	0.12

**LEGEND**

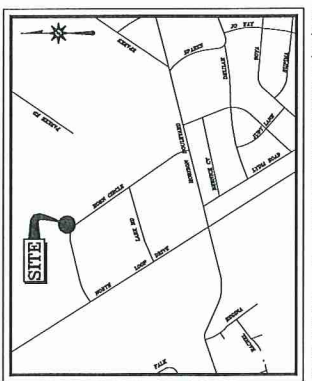
TP	TOP OF HEADS
AS	ASBESTOS
EL	ELEVATION
EL. 31.1	ELEVATION 31.1
EL. 31.2	ELEVATION 31.2
EL. 31.3	ELEVATION 31.3
EL. 31.4	ELEVATION 31.4
EL. 31.5	ELEVATION 31.5
EL. 31.6	ELEVATION 31.6
EL. 31.7	ELEVATION 31.7
EL. 31.8	ELEVATION 31.8
EL. 31.9	ELEVATION 31.9
EL. 32.0	ELEVATION 32.0
EL. 32.1	ELEVATION 32.1
EL. 32.2	ELEVATION 32.2
EL. 32.3	ELEVATION 32.3
EL. 32.4	ELEVATION 32.4
EL. 32.5	ELEVATION 32.5
EL. 32.6	ELEVATION 32.6
EL. 32.7	ELEVATION 32.7
EL. 32.8	ELEVATION 32.8
EL. 32.9	ELEVATION 32.9
EL. 33.0	ELEVATION 33.0
EL. 33.1	ELEVATION 33.1
EL. 33.2	ELEVATION 33.2
EL. 33.3	ELEVATION 33.3
EL. 33.4	ELEVATION 33.4
EL. 33.5	ELEVATION 33.5
EL. 33.6	ELEVATION 33.6
EL. 33.7	ELEVATION 33.7
EL. 33.8	ELEVATION 33.8
EL. 33.9	ELEVATION 33.9
EL. 34.0	ELEVATION 34.0
EL. 34.1	ELEVATION 34.1
EL. 34.2	ELEVATION 34.2
EL. 34.3	ELEVATION 34.3
EL. 34.4	ELEVATION 34.4
EL. 34.5	ELEVATION 34.5
EL. 34.6	ELEVATION 34.6
EL. 34.7	ELEVATION 34.7
EL. 34.8	ELEVATION 34.8
EL. 34.9	ELEVATION 34.9
EL. 35.0	ELEVATION 35.0
EL. 35.1	ELEVATION 35.1
EL. 35.2	ELEVATION 35.2
EL. 35.3	ELEVATION 35.3
EL. 35.4	ELEVATION 35.4
EL. 35.5	ELEVATION 35.5
EL. 35.6	ELEVATION 35.6
EL. 35.7	ELEVATION 35.7
EL. 35.8	ELEVATION 35.8
EL. 35.9	ELEVATION 35.9
EL. 36.0	ELEVATION 36.0



**CURVE TABLE**

CURVE LENGTH	RADIUS	BEARING	CHORD
C1	65.07	150.18	25.71
C2	18.83	150.18	7.11
C3	32.23	150.18	11.96

- NOTES:**
1. ALL INFORMATION ON THIS SUBDIVISION AND PLOTTING IS THE PROPERTY OF THE COUNTY ENGINEER, CITY AND RECORD SECTION.
  2. SET 1/2" MARK AT ALL CORNER BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
  3. ALL DISTANCES ARE IN FEET.
  4. ALL DISTANCES ARE TO BE MEASURED BY THE COUNTY ENGINEER.
  5. THE PROPERTY LIES IN ZONE 7, AS ESTABLISHED BY ACT 1989, CH. 37, § 151.001, TEXAS GOVERNMENT CODE.
  6. WATER SUPPLY AND SEWER DISPOSAL TO BE PROVIDED BY THE COWBOY VALLEY WATER DISTRICT.
  7. THIS PROPERTY LIES WITHIN THE SOCORRO INDEPENDENT SCHOOL DISTRICT.
- AGENCY: MAILED  
DATE: 10/04/2020  
BY: [Signature]  
AND FILED WITH THE COUNTY ENGINEER'S OFFICE FOR RECORDATION.  
CITY OF SOCORRO, EL PASO COUNTY, TEXAS  
CONTRACT NUMBER: 19-0000000000  
CONTRACT DATE: 9/28/20



**CONTRACTOR:**  
CAD CONSULTING CO.  
1790 N. LEE FREYING  
EL PASO, TEXAS 79968  
PHONE: (915) 633-6422

**ENGINEER/DEVELOPER:**  
PUNTA DE AGUA, L.L.C.  
1790 N. LEE FREYING  
EL PASO, TEXAS 79968  
PHONE: (915) 633-6422

**CONSULTING COMPANY**  
1790 N. LEE FREYING  
EL PASO, TEXAS 79968  
TEL (915) 633-6422 FAX (915) 633-6424



SUBDIVISION SUMMARY PROCEDURE  
MUNICODE SECTION 38-13

Section 38-13 - Summary procedure.

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

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

**LOT SPLIT APPLICATION**

Date: 12/14/20

Name of Subdivider: Juan C. Baquera

Home Address: 1036 Spur Pl.

Phone Number: ( 915 ) 276-2379

1. Legal description of property to be subdivided: Tracts 4 D2S and 4D2T, Block 3 Socorro Grant. City of Socorro, El Paso County, Texas
2. Present zoning: R-1 Area (Sq. Ft.) 75,218.47 Present Land Use Empty Lot
3. Proposed land division:  
Lot 1 Area: 1.7268 Acres  
Lot 2 Area: \_\_\_\_\_ Acres  
Total Area: 1.7268 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.

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:	\$ 550	Paid Already #34194 (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

12-14-2020  
Date