

*Elia Garcia*  
Mayor

*Rene Rodriguez*  
Representative  
At Large

*Cesar Nevarez*  
District 1



*Ralph Duran*  
District 2

*Victor Perez*  
District 3  
Mayor Pro Tem

*Yvonne Colon-Villalobos*  
District 4

*Adriana Rodarte*  
City Manager

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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Notice is hereby given that a regular meeting of the Planning and Zoning Commission of the City of Socorro, Texas will be held **Tuesday, June 4, 2019** at 5:30 p.m. at City Council Chambers, 860 N. Rio Vista, Socorro, Texas at which time the following will be discussed:

1. **CALL TO ORDER.**
2. **NOTICE TO THE PUBLIC – OPEN FORUM**

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

3. **CONSENT AGENDA**

- a. Consider and Take Action:  
On the approval of meeting minutes for the May 7, 2019 Planning and Zoning Commission meeting.
- b. Consider and Take Action:  
On the Public hearing request for the proposed amendment to the City of Socorro Master Plan and rezoning of Lot 8, Friedman Estates #2, Block 11, located at 11460 Datsun from R-1 (Single Family Residential) to R-2 (Medium Density Residential) for a second dwelling.

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

**NOTICE TO THE PUBLIC AND APPLICANTS**

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

(a) **Rezoning – Public Hearings**

(1) Proposed: To build a duplex

Legal: Block 1, Grijalva Gardens, Lot 4

Location: 733 Grijalva Drive

Property Owner: Adan & Yolanda P. Martinez

Representative: Owners

Attachment:

(b) **Plat Approval**

(1) Consider and Take Action:

On the Plat approval for Parker Subdivision, being all of Tracts 4C2 and 4C5B, Block 3, Socorro Grant, to plat the property boundaries to create two lots.

5. Planning and Zoning Commissioners Report:

6. Planning and Zoning Department Report:

7. Excuse absent commission members:

REGULAR MEETING AGENDA - SOCORRO PLANNING & ZONING COMMISSION  
June 04, 2019 at 5:30 PM

8. Adjournment:

**EXECUTIVE SESSION**

The Planning and Zoning Commission of the City of Socorro may retire into EXECUTIVE SESSION pursuant to Section 3.08 of the City of Socorro Charter and the Texas Government Code, Sections 551, Subchapter D to discuss any of the following: (The items listed below are matters of the sort routinely discuss in Executive Session, but the Planning and Zoning Commission of the City of Socorro may move to Executive Session any of the items on this agenda, consistent with the terms of the Open Meetings Act.) The Planning and Zoning Commission will return to open session to take any final action and may also, at any time during the meeting, bring forward any of the following items for public discussion, as appropriate.

Section 551.071 CONSULTATIONS WITH ATTORNEY

Section 551.072 DELIBERATION REGARDING REAL PROPERTY

Section 551.073 DELIBERATION REGARDING PROSPECTIVE GIFT

Section 551.074 PERSONNEL MATTERS

Section 551.076 DELIBERATION REGARDING SECURITY


Section 551.087 DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS


**NOTICE TO PROPERTY OWNER**

**The Commission Policy requires that the applicant or representative be present at the public hearing for their item(s). Failure of the applicant or his/her/its representative to be present may result in the deletion of the matter from the agenda or such matter may be tabled until such time as the applicant or his/her/its representative is present.**

I, the undersigned authority hereby certify that the above notice of meeting of the Planning and Zoning Commission of Socorro, Texas is a correct copy and that I posted this notice at least seventy-two (72) hours preceding the scheduled meeting at City Council Chambers, 860 N. Rio Vista, Socorro, Texas.

Dated this 31<sup>st</sup>, day of May 2019.

  
Sergio Morales, Planning & Zoning Secretary

DATE & TIME POSTED: 5-31-19 9:00 AM /BY: 

**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

May 7, 2019

Members Present	Members Absent	Staff Present	Others Present
Ernest Gomez Arturo Lafuente Andrew Arroyos Enrique Cisneros came in at 5:47 p.m.	Daniel Lopez David Estrada	Job Terrazas Karla Montalvo	John Birkelbach

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

Chairperson Mr. Arturo Lafuente called the meeting to order at 5:34 p.m.

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

No one signed up to speak at this time.

**3. Consent Agenda.****a. Consider and Take Action:**

**On the approval of meeting minutes for the April 16, 2019 Planning and Zoning Commission meeting.**

**b. Consider and Take Action:**

**On the Public hearing request for the proposed Amendment to the City of Socorro's Master Plan and rezoning of Block 1, Grijalva Gardens, Lot 4 located at 733 Grijalva Dr. from R-1 (Single Family Residential) to R-2 (Medium Density Residential) for a duplex.**

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

**4. Regular Agenda – Discussion and Action:****a. Rezoning – Public Hearings****1. Proposed: Rezoning for the existing apartments**

**Legal: Block 5, Bagge Estates, Lot 20**

**Location: 10113 Stedham Circle**

**Property Owner: Liliana Leyva**

**Representative: Owner**

**Attachment:**

**PUBLIC HEARING OPEN: 5:44 p.m. No one spoke on this item.**

**PUBLIC HEARING CLOSE: 5:45 p.m.**

A motion was made by Mr. Ernest Gomez to deny the R-2 rezoning, seconded by Mr. Arturo Lafuente. Motion was carried with 3 commissioners in favor.

A second motion was made by Mr. Ernest Gomez to approve L.N.C. with R-1, seconded by Mr. Arturo Lafuente. Motion was carried with 3 commissioners in favor.

- 2. Proposed: Rezoning plus a Conditional Use Permit for a Mechanic.**  
**Legal: Leigh Clark Survey 293 ABST 6257, Tract 1H**  
**Location: 1024 Robin**  
**Property Owner: Oscar Terrazas, Terrazas Transportation, LLC.**  
**Representative: Owner**  
**Attachment:**

**PUBLIC HEARING OPEN: 5:50 p.m. Laura Terrazas spoke for this item.**  
**PUBLIC HEARING CLOSE: 5:53 p.m.**

A motion was made by Mr. Enrique Cisneros to approve, seconded by Mr. Ernest Gomez. Motion was carried with 4 commissioners in favor.

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

Various subjects were discussed.

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

Nothing to report.

**7. Excuse absent commission members.**

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

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

A motion to adjourn was made by Mr. Ernest Gomez, seconded by Mr. Enrique Cisneros. Motion was carried with all commissioners in favor. Meeting adjourned at 6:03 p.m.

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Daniel Lopez, Chairperson

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Karla Montalvo, Secretary

*Elia Garcia*  
Mayor

*Rene Rodriguez*  
Representative  
At Large

*Cesar Nevarez*  
District 1



*Ralph Duran*  
District 2

*Victor Perez*  
District 3  
Mayor Pro-Tem

*Yvonne Colon-Villalobos*  
District 4

*Adriana Rodarte*  
City Manager

**DATE:** June 4, 2019  
**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 Lot 8, Friedman Estates #2, Block 11 located at 11460 Datsun from R-1, Single Family Residential to R-2, Medium Density Residential for a second dwelling.

**SUMMARY:**

The property matter of this request is 590' feet from Passmore Rd. This property has an estimated area of 10,546 sf. (0.2421 acres). It is owned by Reymundo F. Resendez.

**BACKGROUND:**

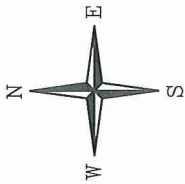
A complete background will be presented before the board once we receive the authorization to proceed with the Public Hearing.

**STATEMENT OF THE ISSUE:**

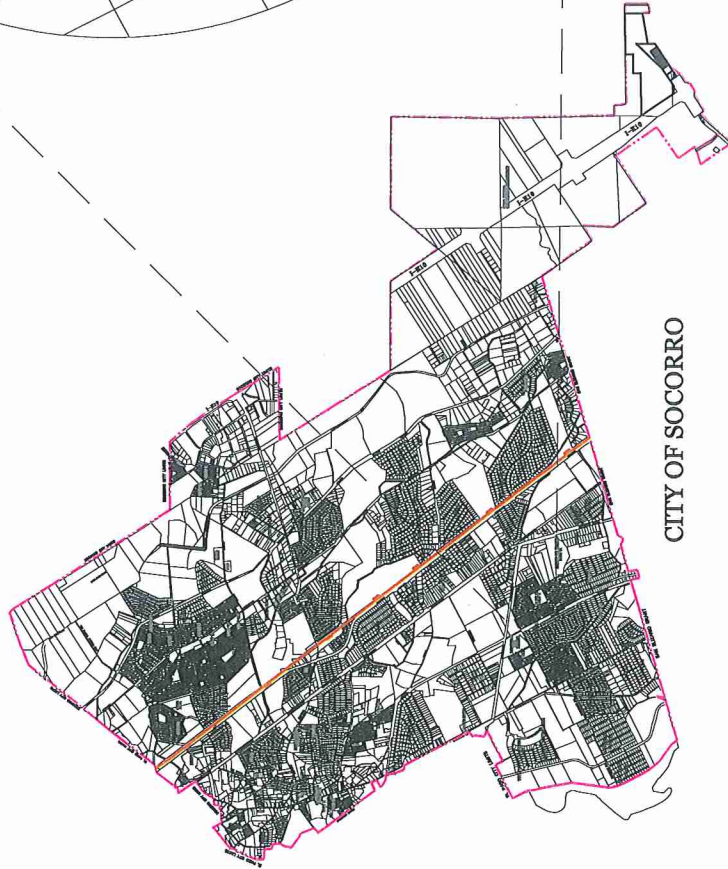
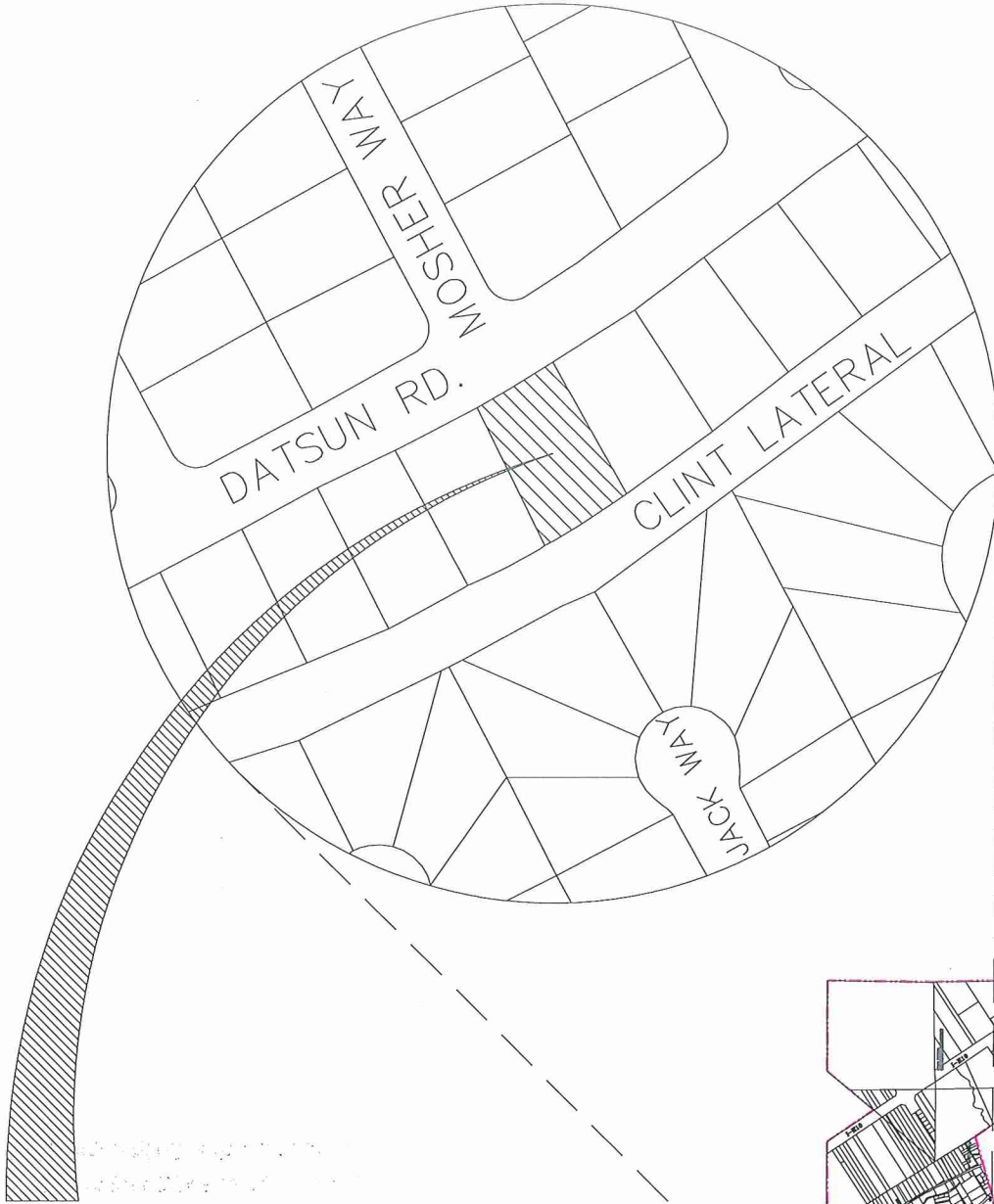
The statement will be provided once the research has been carried out.

**STAFF RECOMMENDATION:**

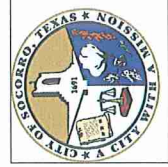
The Planning and Zoning Department recommends APPROVAL to provide a complete report and background of the property to the Commission.



PROJECT SITE;  
11460 Datsun Dr.  
Lot 8, BLOCK 11,  
Friedman Estates # 2



CITY OF SOCORRO



## LOCATION MAP

Scale: AS SHOWN





PLANNING AND ZONING DEPARTMENT  
REZONING APPLICATION  
CITY OF SOCORRO

1. Name: Reymundo F. Resendez  
Address: 707 Camichin Pl Phone: 915-920-8231  
Representative: \_\_\_\_\_  
Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_
2. Property Location: 11460 Datsun  
Legal Description: 11 Friedman Estates #2 Lot 8

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

<u>11,000 sqft (0.242) <sup>acre</sup></u> Area (Sq. ft. or Acreage)	<u>R1</u> Current Zoning	<u>Single family</u> Current Land Use
<u>R2</u> Proposed Zoning	<u>R2-medium density</u> Proposed Land Use	

3. All owners of record must sign document.

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

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.

[Signature] \_\_\_\_\_ 5-29-19 \_\_\_\_\_  
Representative/Owner Date

**ALL FEES ARE NON-REFUNDABLE / NO GUARANTEE IS MADE IT WILL BE APPROVED**  
**LAS TARIFAS NO SON REEMBOLSABLES / NINGUNA GARANTÍA SE HACE QUE SE**  
**APROBARÁ**





## PLANNING AND ZONING DEPARTEMENT REZONING APPLICATION CITY OF SOCORRO

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 / NO GUARANTEE IS MADE IT WILL BE APPROVED**  
**LAS TARIFAS NO SON REEMBOLSABLES / NINGUNA GARANTÍA SE HACE QUE SE APROBARÁ**

Initials: *pm*

Date: *5-29-19*

*Elia Garcia*  
Mayor

*Rene Rodriguez*  
Representative  
At Large

*Cesar Nevarez*  
District 1



*Ralph Duran*  
District 2

*Victor Perez*  
District 3  
Mayor Pro-Tem

*Yvonne Colon-Villalobos*  
District 4

*Adriana Rodarte*  
City Manager

**DATE:** June 4, 2019  
**TO:** PLANNING AND ZONING COMMISSION  
**FROM:** Job Terrazas, Building Official  
**CC:** Adriana Rodarte, City Manager

**SUBJECT:**

Public hearing for the proposed amendment to the City of Socorro's Master Plan and rezoning of Block 1, Grijalva Gardens, Lot 4 located at 733 Grijalva Dr. from R-1 (Single Family Residential) to R-2 (Medium Density Residential) for a duplex.

**SUMMARY:**

The property matter of this request is 1,940 feet east from North Loop Dr. This property has an estimated area of 10,000 sf. (0.23 acres). This property is owned by Adan and Yolanda Martinez.

**BACKGROUND:**

Grijalva Gardens was recorded in 1974 with 159 lots classified as R-1 (SFR) after the City's reactivation in 1986.

Per the Future Land Use map, the projected land use for this property is: Single Family Residential.

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

The current use of the property is: Vacant Land  
The proposed use of the property: Medium Density Residential.

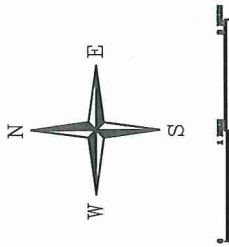
Adjacent Land Uses: North: R-1 (SFR), South: R-1 (SFR), East: R-1 (SFR), West: A-1 (AGR).

**STATEMENT OF THE ISSUE:**

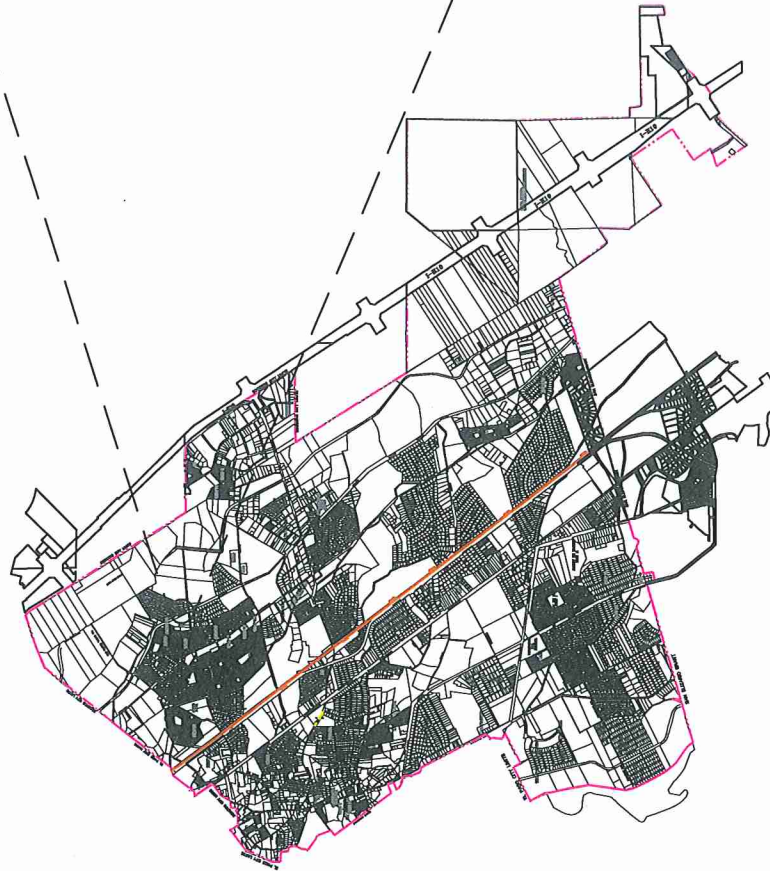
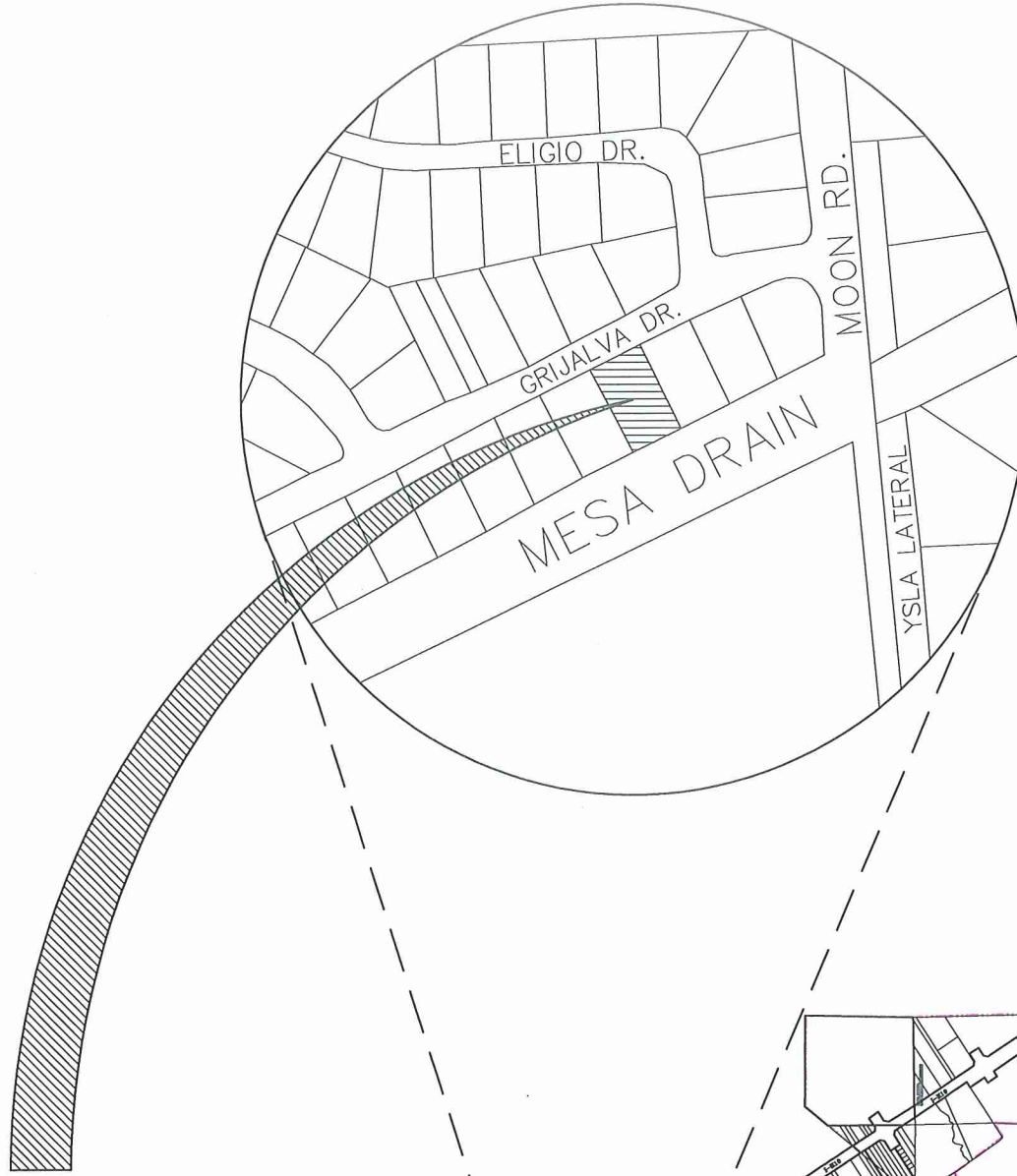
Petitioner is asking for a zoning change to build a duplex. The proposed use is not allowed under R-1.

**STAFF RECOMMENDATION:**

The Planning and Zoning Department recommends DENIAL because the proposed request is considered spot zoning.



PROJECT SITE;  
733 Grijalva Dr.  
Lot 4, Block 1  
Grijalva Gardens



CITY OF SOCORRO

## LOCATION MAP

Scale: AS SHOWN





PLANNING AND ZONING DEPARTMENT  
REZONING APPLICATION  
CITY OF SOCORRO

1. Name: ADAN MARTINEZ y Yolanda P.  
Address: 787 Grigalva Dr Phone: (915) 250-9290  
Representative: ADAN MARTINEZ Yolanda Martinez  
Address: 787 Grigalva Dr Phone: (915) 250-9290  
Email Address: adanmartinez97@yahoo.com
2. Property Location: 733 Grigalva Dr  
Legal Description: Block 2, Grigalva Gardens, Lot 4

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

<u>10,000 SQ. FT.</u>	<u>R-1</u>	<u>Vacant</u>
Area (Sq. ft. or Acreage)	Current Zoning	Current Land Use
<u>R-2</u>	<u>NEW Duplex</u>	
Proposed Zoning	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.

[Signature] Yolanda Martinez 4-12-19  
Representative/Owner Date

**ALL FEES ARE NON-REFUNDABLE / NO GUARANTEE IS MADE IT WILL BE APPROVED**  
**LAS TARIFAS NO SON REEMBOLSABLES / NINGUNA GARANTÍA SE HACE QUE SE**  
**APROBARÁ**



*Elia Garcia*  
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*Rene Rodriguez*  
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District 4  
  
*Adriana Rodarte*  
City Manager

**DATE:** June 4, 2019  
**TO:** PLANNING AND ZONING COMMISSION  
**FROM:** Job Terrazas, Building Official  
**CC:** Adriana Rodarte, City Manager

### **SUBJECT**

Consider and Take Action on the plat approval for Parker Subdivision, being all of Tracts 4C2 and 4C5B, Block 3, Socorro Grant to plat the property boundaries to create two lots.

### **SUMMARY**

The subject property is located about 1,960' feet on the north side of Horizon Blvd. The properties have an estimated area of 2.00 acres owned by Ramon Soto Jr.

### **BACKGROUND**

The proposed land division is as follows:

Lot # 1 Area.....	22,928.35 sq. ft. or 0.5264acres
Lot # 2 Area.....	64,326.68 sq. ft. or 1.4767acres
Total Area.....	87,255 sq. ft. or 2.003 acres

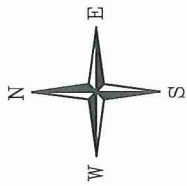
According to the Flood Insurance Rate Maps, the referenced property lies within an area determined to be outside of the 500-year flood plain, more particularly described as Zone X.

### **STATEMENT OF THE ISSUE**

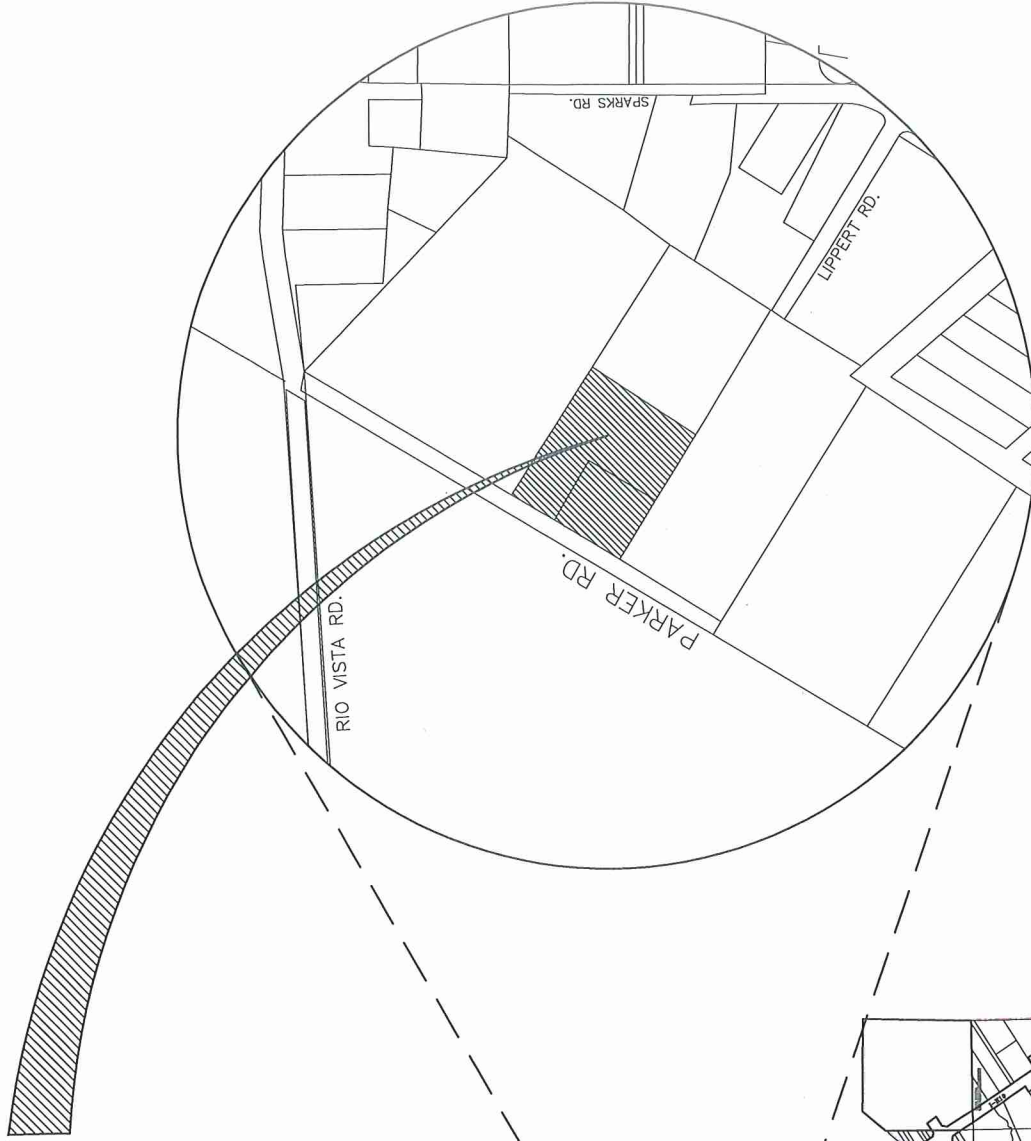
The proposed minor plat was requested by the applicant to establish additional lots for a future investment.

### **STAFF RECOMMENDATION**

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



PROJECT SITE;  
950 Parker Rd.  
Tr. 4C2 & 4C5B, Block 3  
Socorro Grant



CITY OF SOCORRO

## LOCATION MAP

Scale: AS SHOWN

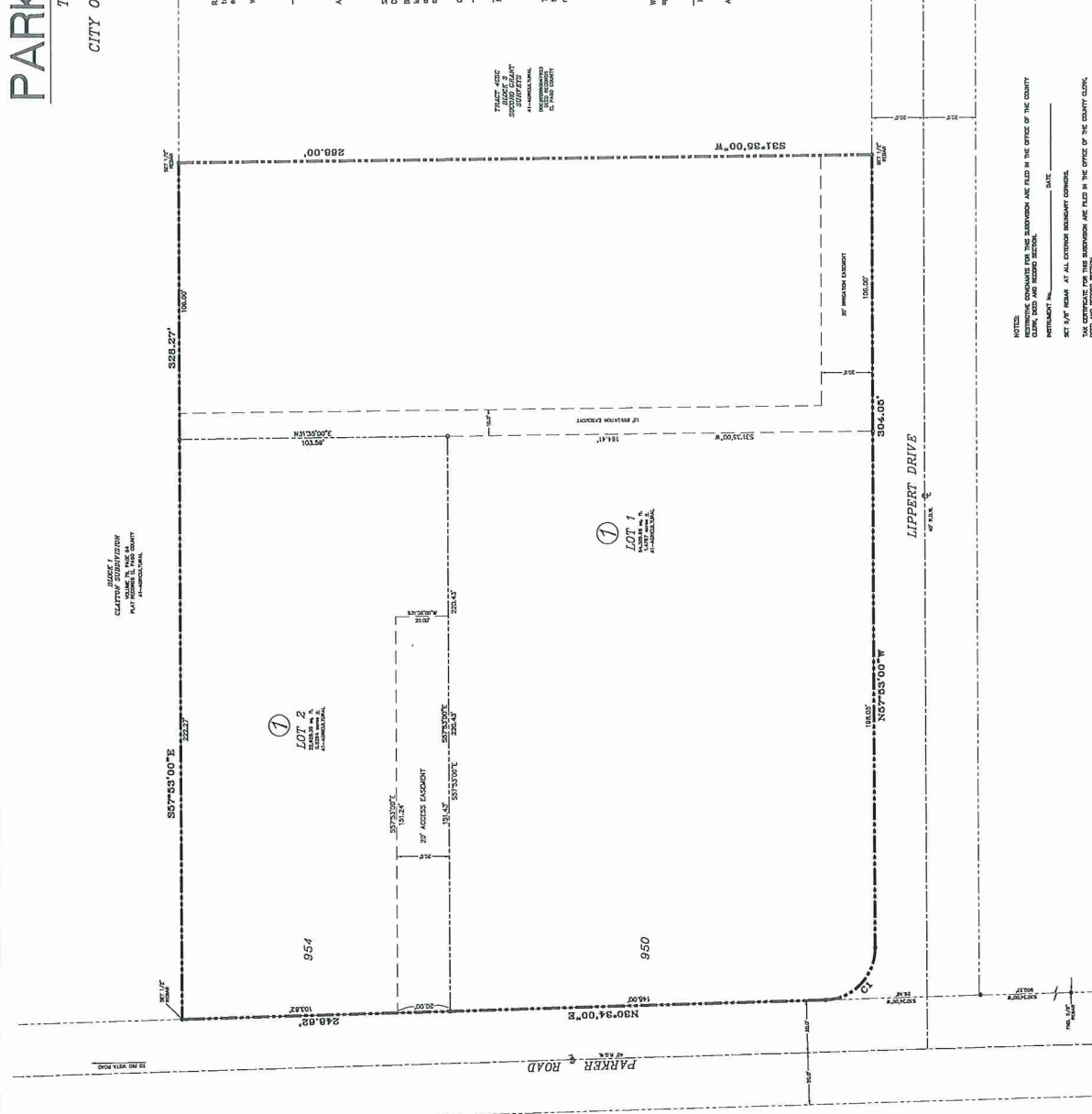


Planning and Zoning Department

560 N. Rio Vista Socorro, Texas 78997 Tel. (512) 872-3331 Fax (512) 872-3673

# PARKER SUBDIVISION

TRACTS 4C2 AND 4C5B, BLOCK 3,  
SOCORRO GRANT,  
CITY OF SOCORRO, EL PASO COUNTY, TEXAS  
CONTAINING:  
87,255.03 SQ. FT.  
OR 2.0030 ACRES ±



## DEDICATION

RAMON SOTO JR., property owner of this land, hereby presents this plat and dedicates to the use of the public, irrigation and access easements and the right to improve and agree for service and construction and the right to own, lease, sell, convey and otherwise dispose of the same.

Witness our signature this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

RAMON SOTO JR., Owner

ATTEST: NOT REQUIRED

## ACKNOWLEDGEMENT

STATE OF TEXAS  
COUNTY OF EL PASO  
Before me, the undersigned authority on this day personally appeared RAMON SOTO JR., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for El Paso County My Commission Expires \_\_\_\_\_

CITY OF SOCORRO PLANNING DEPARTMENT  
The subdivision is hereby approved as to the planning and as to the conditions of subdivision and is recommended for approval by the City of Socorro. This recommendation is made this \_\_\_\_\_ day of \_\_\_\_\_, 2018 A.D.

Planning Director for the City of Socorro

CITY OF SOCORRO  
UNDER TEXAS LOCAL GOVERNMENT CODE 211.009 (c)  
WE THE UNDERSIGNED CERTIFY that this plat of Parker Subdivision was reviewed and approved by the City of Socorro on \_\_\_\_\_ day of \_\_\_\_\_, 2018 A.D.

Mayor of the City of Socorro

ATTEST: Secretary of the City of Socorro

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2018, A.D.  
File No. \_\_\_\_\_

County Clerk By Deputy

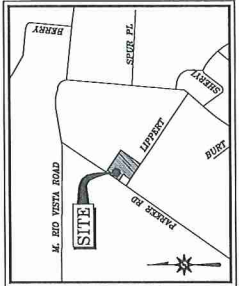
## FILING

NOTES:  
1. THE SUBDIVISION MAPS AND THE SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, EL PASO COUNTY, TEXAS.  
2. THE SUBDIVISION MAPS AND THE SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, EL PASO COUNTY, TEXAS.  
3. THE SUBDIVISION MAPS AND THE SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, EL PASO COUNTY, TEXAS.  
4. THE SUBDIVISION MAPS AND THE SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, EL PASO COUNTY, TEXAS.  
5. THE SUBDIVISION MAPS AND THE SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, EL PASO COUNTY, TEXAS.

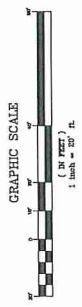
**CD CONSULTING COMPANY**  
1790 N. LEE FREYING  
SOCORRO, TX 78927  
PHONE: (915) 217-5034

SURVEYOR:  
CAD CONSULTING CO.  
1790 N. LEE FREYING  
SOCORRO, TX 78927  
PHONE: (915) 217-5034

LOCATION MAP: 1" = 600'



CURVE	LENGTH	RADIUS	DELTA	BEARING	CURVED
C1	30.97	20.00	186.27°	S133°30'E	27.90

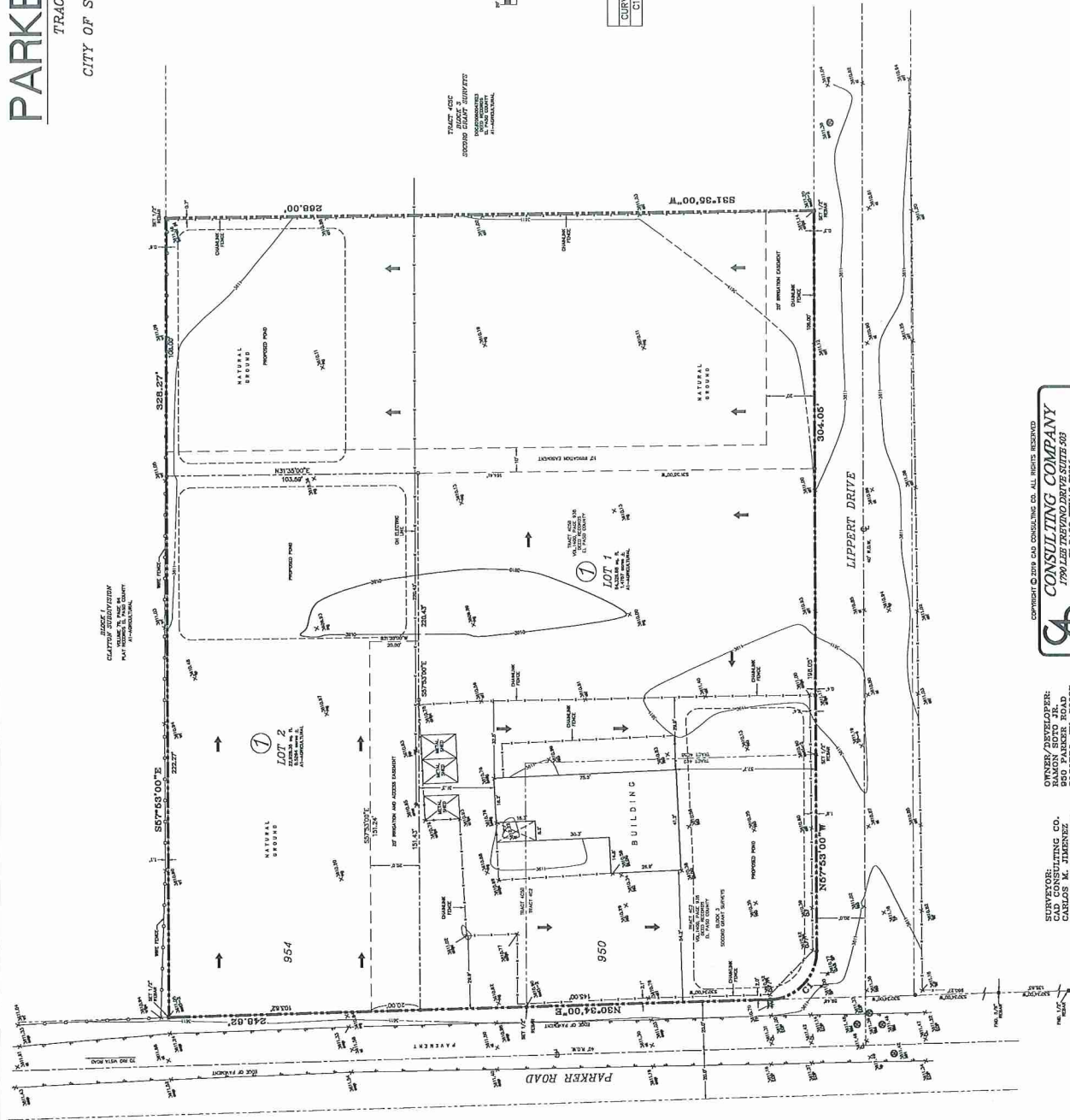
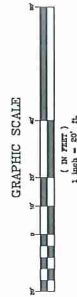
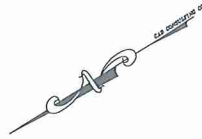


SCHOOL DISTRICT  
SOCORRO INDEPENDENT SCHOOL DISTRICT



TRACTS 402 AND 405B, BLOCK 3,  
SOCORRO GRANT,  
CITY OF SOCORRO, EL PASO COUNTY, TEXAS  
CONTAINING:  
87,255.03 SQ. FT.  
OR 2.0030 ACRES ±  
PRELIMINARY

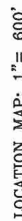
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	30.87	20.00	88°27'00"	S 11°19'10"E	27.90



LEGEND	
CLF	= CHAINLINK FENCE
ND	= NATURAL GROUND
WF	= WIRE FENCE
CL	= CENTERLINE
FF	= FINISH FLOOR
CONC	= CONCRETE
EDP	= EDGE OF PARAPET
TP	= POWER POLE
W	= WATER METER
W	= GUY WIRE
W	= FIRE HYDRANT
W	= SIGN
W	= MANHOLE
W	= WATER BOX

SCHOOL DISTRICT  
SOCORRO INDEPENDENT SCHOOL DISTRICT

BENCH MARK:  
BRASS CAP ON BRIDGE ON THE GROSS LATERAL AT  
YEAR OF INTERSECTION OF RED PARKER & 519 SPARKS  
BENCH MARK ELEV. = 2611.80'  
CONTOUR INTERVAL: 1 FOOT  
CONTOUR LABEL: 6 FEET



**CAD CONSULTING COMPANY**  
1790 LEE TREVINO DRIVE SUITE 503  
EL PASO, TEXAS 79936  
TEL(915) 633-6422 FAX(915) 633-6424

**SURVEYOR:**  
CAD CONSULTING CO.  
CARLOS M. JIMENEZ  
1790 N. LEE TREVINO  
EL PASO, TEXAS 79936

**OWNER/DEVELOPER:**  
RAMON SOTO JR.  
950 PARKER ROAD  
SOCORRO, TX. 79927  
PHONE: (915) 217-5034

NOTES: INFORMATION CONTAINED FOR THE SUPERVISION ARE FILED IN THE COUNTY CLERK, CLERK, CLERK AND RECORD SECTION.

INSTRUMENT NO. \_\_\_\_\_ DATE \_\_\_\_\_

SET & FILED AT ALL DISTRICTS SURVEY COMMISSION.

FOR RECORD: FOR THE SUPERVISION ARE FILED IN THE COUNTY CLERK, CLERK, CLERK AND RECORD SECTION.

INSTRUMENT NO. \_\_\_\_\_ DATE \_\_\_\_\_

PARTIAL SURVEY SERVICE WERE SUPERVISION IS BY DISCONTINUED RELIANT.

THE PROPERTY LIES IN ZONE "C" AS DETERMINED BY FEMA, CITY OF FLA. PALM.

SURVEY LIES IN ZONE "C" AS DETERMINED BY FEMA, CITY OF FLA. PALM.

WATER SUPPLY AND SERVICE DISPOSAL IS BEING PROVIDED BY THE LOWER VALLEY WATERS DISTRICT.





## PLANNING AND ZONING DEPARTMENT

### APPLICATION FOR SUBDIVISION APPROVAL

Date: 11-07-18

#### 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: PARKER SUBDIVISION

1. Legal description of Area: TRACTS 4C2 AND 4C5B, BLOCK 3  
SOCORRO GRANT El Paso County, Texas.

2. Proposed Land Uses:

	Acres	Sites		Acres	Sites
Single Family	<u>2.0030</u>	<u>4</u>	Office		
Duplex			Street & Alley		
Apartment			Ponding/Drainage		
Mobile Home			Institutional		
P.U.D.			Other (Specify)		
Park/Pond					
School					
Commercial			Total No. Sites		
Industrial			Total Acreage		

3. What is existing zoning of the above described property? A1 - AGRICULTURAL
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s). Yes ✓ No

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

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

6. Are sidewalks proposed along all dedicated streets? Yes \_\_\_\_\_ No ✓

If only along some streets, which ones? \_\_\_\_\_

7. What type of telephone easements are proposed? N/A

Underground \_\_\_\_\_ Overhead \_\_\_\_\_ Both \_\_\_\_\_

What type of electrical easements are proposed? N/A

Underground \_\_\_\_\_ Overhead \_\_\_\_\_ Both \_\_\_\_\_

What type of cable T.V. easements are proposed? N/A

Underground \_\_\_\_\_ Overhead \_\_\_\_\_ Both \_\_\_\_\_

8. What type of drainage is proposed?

ON-SITE

9. Remarks and/or explanation of special circumstances:

\_\_\_\_\_

10. Owner of record: RAMON SOTO JR

Name & address

Zip

Phone

234-5196  
217-5034

Ramon Soto III  
contact

11. Developer: \_\_\_\_\_

Name & address

Zip

Phone

12. Engineer: CAD CONSULTING CO

Name & address

Zip

Phone

633-6422

Applicant's Signature: \_\_\_\_\_

RAMON SOTO JR

Capacity: \_\_\_\_\_

## SUBDIVISION FEES

Application Fee	\$150.00 or \$5.00 per lot (whichever is greater)
Preliminary Plat Review	\$100.00
Variance Request	\$100.00
Eng. Report Review	\$200.00
Construction Plans & Spec. Review	\$100.00
Construction Inspection & Testing	\$100.00
Final Plat Review	\$100.00
Capital Improvement Fee	\$400.00 per lot (Ord. 77-7)
Parkland Fee (if no physical park is provided)	2.5% of the total project cost