

*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 MARCH 16, 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 MARCH 16, 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, March 16, 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  
MARCH 16, 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 conditional use permit for a mechanic shop in Tracts 1A2B & 1M, Leigh Clark Survey 298 located at 11700 Robin Rd.
- b) Public hearing request for the proposed rezoning of Tracts 1A30 & 1A30A, Leigh Clark Survey located at 11353 Stockyard Rd., from Unclassified to C-2, (General Commercial) for a trucking business.
- c) Public hearing request 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.
- d) Consider and Take Action:  
On the approval of meeting minutes for the February 16, 2021 Planning and Zoning Commission Regular meeting

**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 and final plat approval for Jordan Subdivision, being Tracts 5A & 6B1A, Block 27, Socorro Grant located at 11661 Socorro Rd for a lot split.

**6. Consider and Take Action:**

On the preliminary and final plat approval for Rancho Escondido Estates, being Tract 2E2, Block 11, Socorro Grant for a new development.

**REGULAR MEETING AGENDA - SOCORRO PLANNING & ZONING COMMISSION  
MARCH 16, 2021 at 5:30 PM**

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

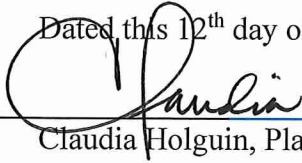
**NOTICE TO PROPERTY OWNER**

**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  
MARCH 16, 2021 at 5:30 PM

Dated this 12<sup>th</sup> day of March, 2021.



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

DATE & TIME POSTED: 3/12/2021 11:20 am /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))**

*Ivy Avalos*  
Mayor

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*Yvonne Colon-Villalobos*  
District 4

*Adriana Rodarte*  
City Manager

**DATE:** March 16, 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 mechanic shop in Tracts 1A2B & 1M, Leigh Clark Survey 298 located at 11700 Robin Rd.

**SUMMARY:**

The property matter of this request is 500' feet northerly located from Horizon Blvd. This property has an estimated area of 16,596 sf. (0.381 acres), owned by Mowad Family LTD Partnership.

**BACKGROUND:**

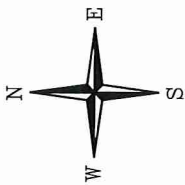
A complete background will be presented before the board once we receive the authorization to proceed with the Public Hearing.

**STATEMENT OF THE ISSUE:**

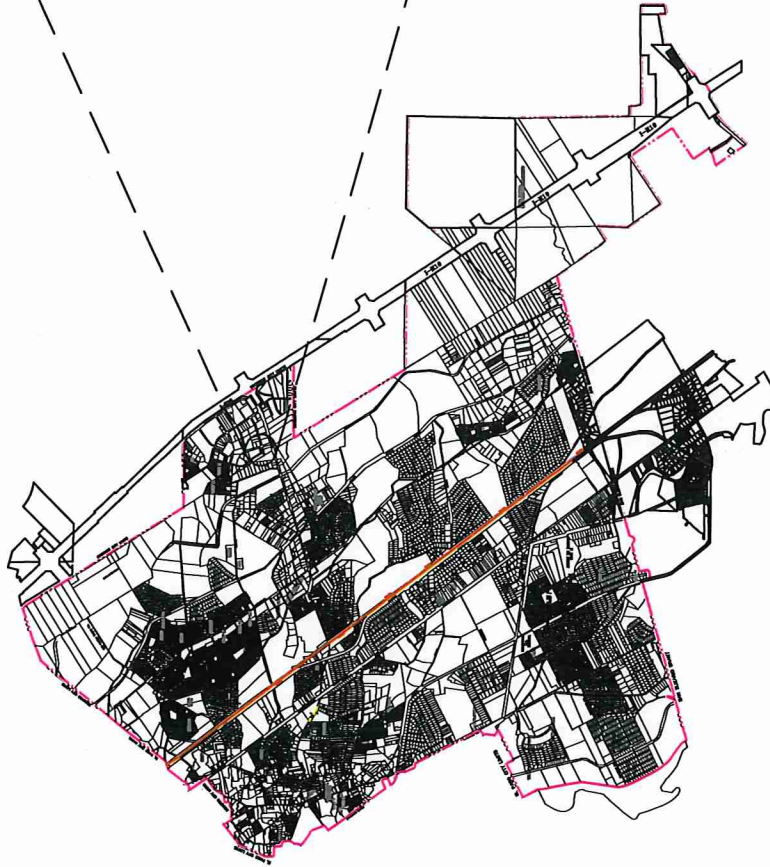
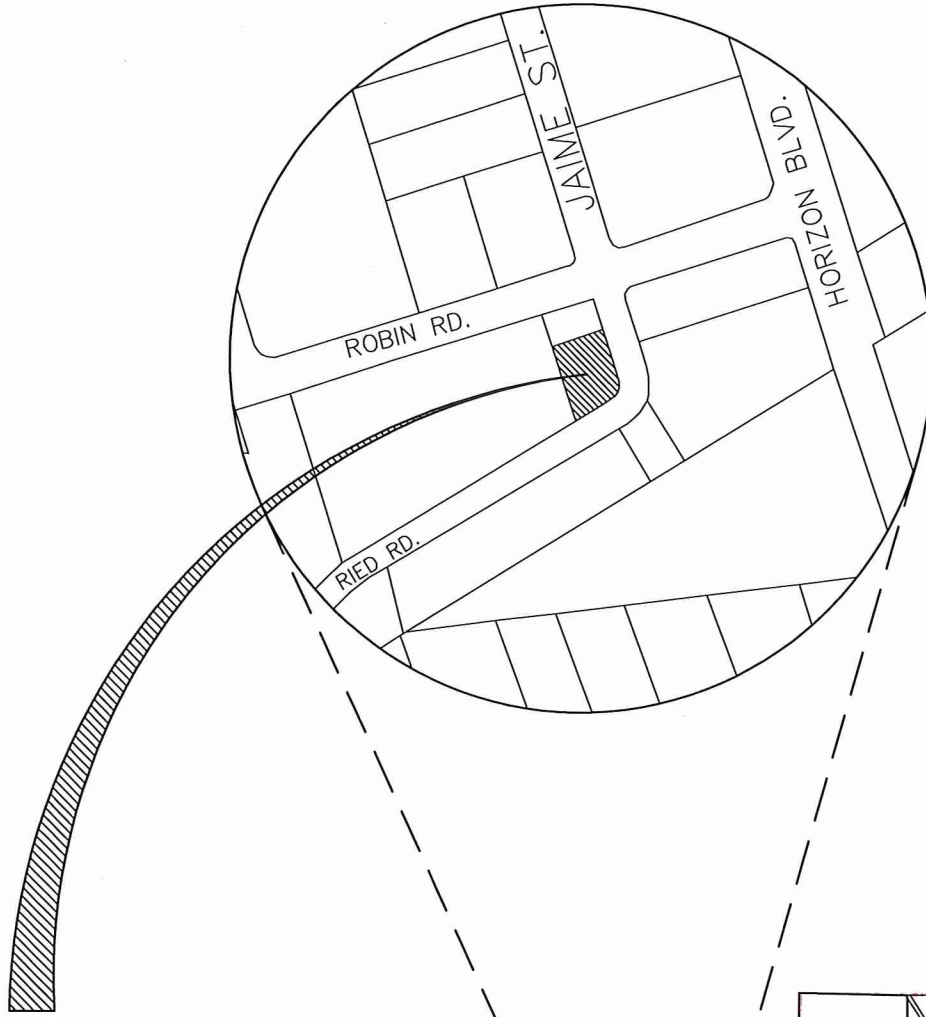
The statement will be provided once the research has been carried out.

**STAFF RECOMMENDATION:**

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



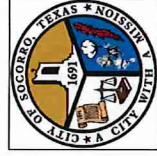
PROJECT SITE;  
10700 Robin Rd.  
LCS 298 ABST 6267 Tr.1-A-2B  
And Tr. 1-M



CITY OF SOCORRO

### LOCATION MAP

Scale: AS SHOWN





# CONDITIONAL USE PERMIT REQUEST

1. Name: Rudy ESQUER Date: 3-3-21  
 Address: 10700 Robin Rd Phone: (915) 633-4385  
 Representative: \_\_\_\_\_  
 Address: 10700 Phone: \_\_\_\_\_

2. Property Location: 10700 Robin Rd  
 Legal Description: Leigh Clark Surv 293 ABST 6257 TR-1-A-213  
B 0 2040 AC IE TR 1-M @ 1770 AC @ 0.3810 AC  
 If legal description is not available, a metes and bounds description will be required.

<u>8000</u>	<u>RC2</u>	_____
Area (Sq. ft. or Acreage)	Current Zoning	Current Land Use
<u>Commercial CUP FOR MECHANIC</u>	<u>Diesel Truck Repair</u>	_____
Proposed Zoning	Proposed Land Use	

3. All owners of record must sign document.

Rudy Esquer \_\_\_\_\_  
Jessie Paul McNeil \_\_\_\_\_  
 \_\_\_\_\_

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>JT</u>	<u>Rudy Esquer</u>
Planning Department	Owner or Representative
<u>3/3/21</u>	<u>Rudy ESQUER</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



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*Yvonne Colon-Villalobos*  
District 4

*Adriana Rodarte*  
City Manager

**DATE:** March 16, 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 Tracts 1A30 & 1A30A, Leigh Clark Survey 293 located at 11353 Stockyard Rd., from Unclassified to C-2, (General Commercial) for a trucking business.

**SUMMARY:**

The property matter of this request is 1,200' feet southerly located from Gateway East Blvd. This property has an estimated area of 121,968 sf. (2.80 acres), owned by Jose & Maria Olivas.

**BACKGROUND:**

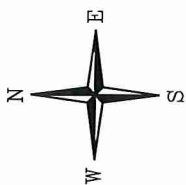
A complete background will be presented before the board once we receive the authorization to proceed with the Public Hearing.

**STATEMENT OF THE ISSUE:**

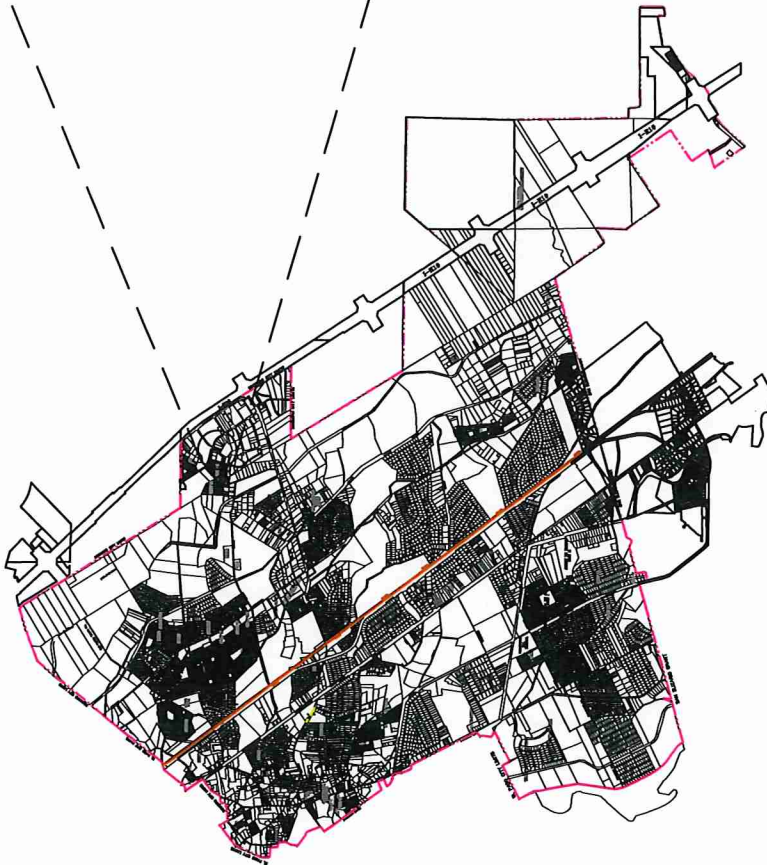
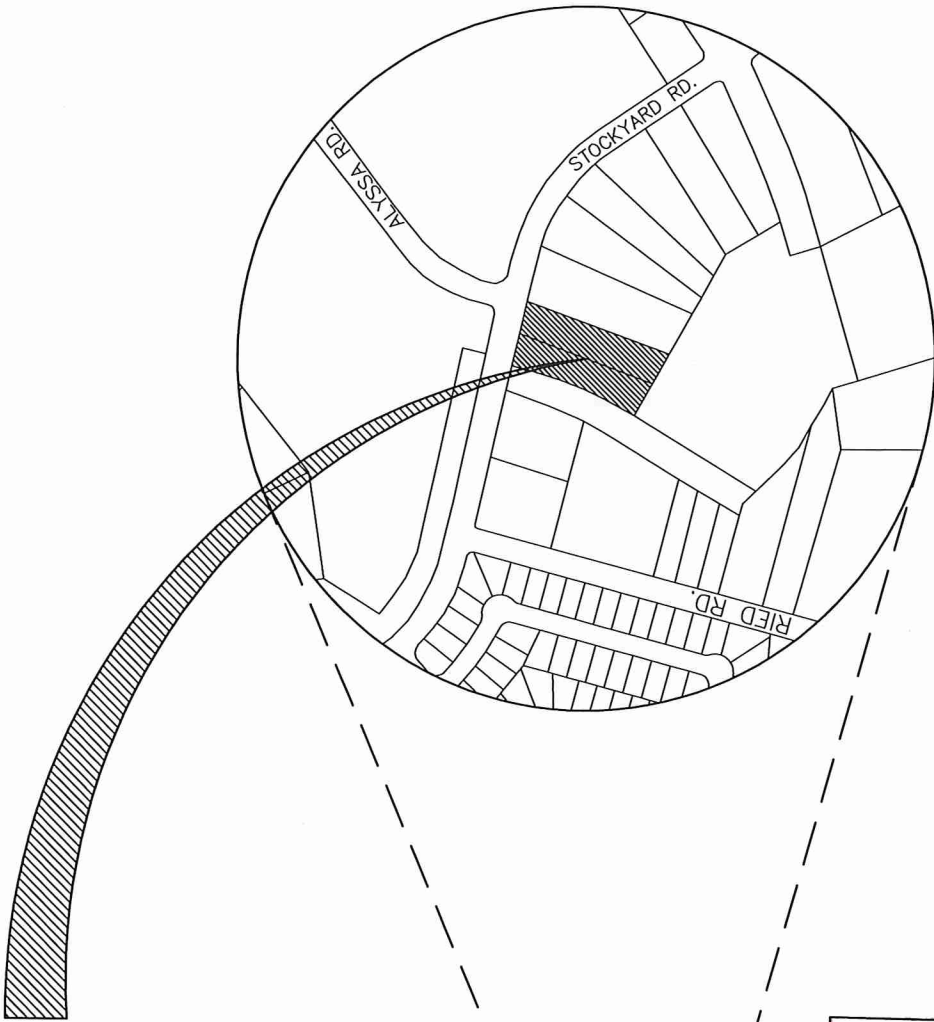
The statement will be provided once the research has been carried out.

**STAFF RECOMMENDATION:**

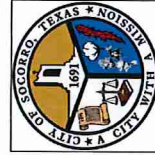
The Planning and Zoning Department recommends APPROVAL to provide a complete report and background of the property to the Commission.



PROJECT SITE;  
11353 Stockyard Dr.  
LCS 293 Tracts 1A30 & 1A30A



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: JOSE Olivas

Address: 11353 Stockyard Phone: 915-449-4119

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

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

Email Address: Maria Olivas 2@gmail.com

2. Property Location: 11353 Stockyard

Legal Description: Leigh Clark Sub 293 TR-1-A-30 Co. 7534 AC  
TR-1-A-30-A

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

<u>2.8 ac.</u>	<u>Unclassified</u>	<u>Vacant</u>
Area (Sq. ft. or Acreage)	Current Zoning	Current Land Use
<u>C-2</u>		<u>Commercial</u>
Proposed Zoning		Proposed Land Use

3. All owners of record must sign document.

Jose Olivas

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.

Jose Olivas  
Representative/Owner

3-2-21  
Date

**ALL FEES ARE NON-REFUNDABLE**

*Ivy Avalos*  
Mayor

*Ruben Reyes*  
Representative  
At Large

*Cesar Nevarez*  
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Mayor Pro-Tem



*Ralph Duran*  
District 2

*Victor Perez*  
District 3

*Yvonne Colon-Villalobos*  
District 4

*Adriana Rodarte*  
City Manager

**DATE:** March 16, 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 19B, Block 4, Socorro Grant located at 600 Moon.

**SUMMARY:**

The property matter of this request is located at the intersection of North Loop & Moon Rd. This property has an estimated area of 35,706 sf. (0.8197 acres), owned by Sara M. Duran and Eloy A. Duran.

**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.



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

1. Name: Sara M. Duran & Eloy A. Duran

Address: 7791 Wenda Way Phone: (915) 779-5130

Representative: \_\_\_\_\_  
Sara Cell (915) 478-4809  
Eloy's Cell (915) 373-4430

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

Email Address: \_\_\_\_\_

2. Property Location: 600 Moon Rd. Socorro, Tx. 79927

Legal Description: 4 Socorro TR 19-B (0.8197 AC)

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

0.8197  
Area (Sq. ft. or Acreage)

NONE  
Current Zoning

NONE  
Current Land Use

C-1  
Proposed Zoning

Develop to sell  
Proposed Land Use

3. All owners of record must sign document.

*Sara Duran*

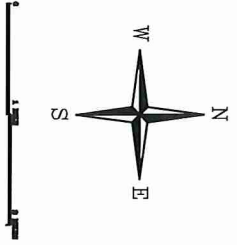
*Eloy A. Duran*

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.

*Eloy A. Duran*  
Representative/Owner

03-10-2021  
Date

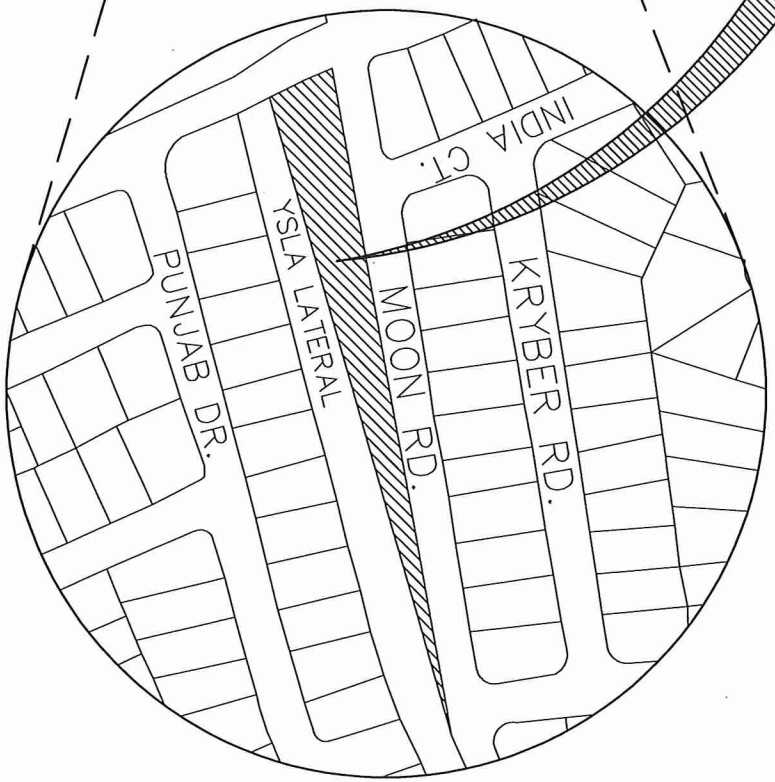
**ALL FEES ARE NON-REFUNDABLE**



PROJECT SITE;  
600 Moon Road  
Tract 19-B, Block 4  
Socorro Grant



CITY OF SOCORRO



# LOCATION MAP

Scale: AS SHOWN



Planning and Zoning Department

860 N. Main Street, Socorro, Texas 79997 TEL: (915) 872-4531 FAX: (915) 872-4673

## CITY OF SOCORRO PLANNING AND ZONING COMMISSION

Regular Meeting Minutes  
 February 16, 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 David Estrada Enrique Cisneros Ernest Gomez (joined at 5:38pm)		Job Terrazas Claudia Holguin Eunice Marquez Diana Rodriguez	Merwan Bhatti

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

Chairperson Mr. Andrew Arroyos called the meeting to order at 5:36 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**

Consider and Take Action on the approval of meeting minutes for the January 5th, 2020 Planning and Zoning Commission Regular meeting.

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

**Regular Agenda – Discussion and Action**

- Public hearing 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.

Public hearing opened at 5:37 p.m. and closed at 5:38 p.m.  
 No one signed up to speak.

**6. Consider and Take Action:**

On 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.

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

**7. Public hearing for the preliminary and final plat approval for Bauman Estates Unit Two Replat J, being a replat of Lot 6, Block 14, Bauman Estates Unit Two located at 11200 Sheffield for a lot split.**

Public hearing opened at 5:45 p.m. and closed at 5:46 p.m.

No one signed up to speak.

**8. Consider and Take Action:**

On the preliminary and final plat approval for Bauman Estates Unit Two Replat J, being a replat of Lot 6, Block 14, Bauman Estates Unit Two located at 11200 Sheffield for a lot split.

A motion was made by Enrique Cisneros, seconded by Andrew Arroyos to *approve with the condition to change the name to Bauman Estates Replat K*.  
Motion carried.

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

Planning and Zoning commission had nothing to report.

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

Planning and Zoning Department had nothing to report.

**11. Excuse absent commissioners**

No commissioners to excuse.

**12. Consider and take action:**

On the meeting adjournment.

A motion was made by Andrew Arroyos, seconded by Enrique Cisneros to adjourn at 5:51 p.m.  
Motion carried.

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Andrew Arroyos, Chairperson

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Claudia Holguin Secretary



*Ivy Avalos*  
Mayor

*Ruben Reyes*  
Representative  
At Large

*Cesar Nevarez*  
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Mayor Pro-Tem



*Ralph Duran*  
District 2

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

*Adriana Rodarte*  
City Manager

**DATE:** March 16, 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 Jordan Subdivision, being Tracts 5A & 6B1A, Block 27, Socorro Grant located at 11661 Socorro Rd for a lot split.

**SUMMARY:**

The property is located in the corner of Figueroa and Socorro Rd. It is owned by Jaime Francisco and Guillermina Jordan.

**BACKGROUND:**

The proposed land division is as follows:

Lot #1 Area.....13,226 sq. ft. (0.30 acres)

Lot #2 Area.....12,754 sq. ft. (0.29 acres)

Total Area Area.....31,363.20 sq. ft. (0.7235 acres)

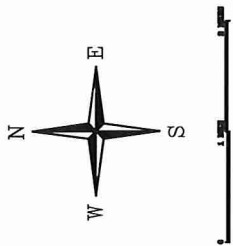
According to the Flood Insurance Rate Maps, the referenced property lies within Zone X.

**STATEMENT OF THE ISSUE:**

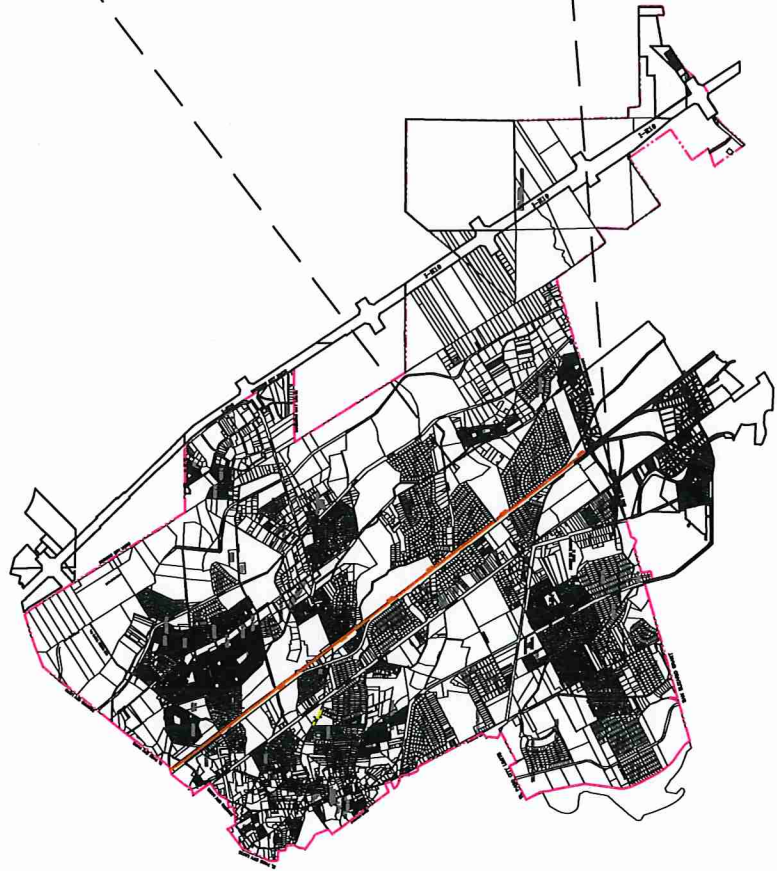
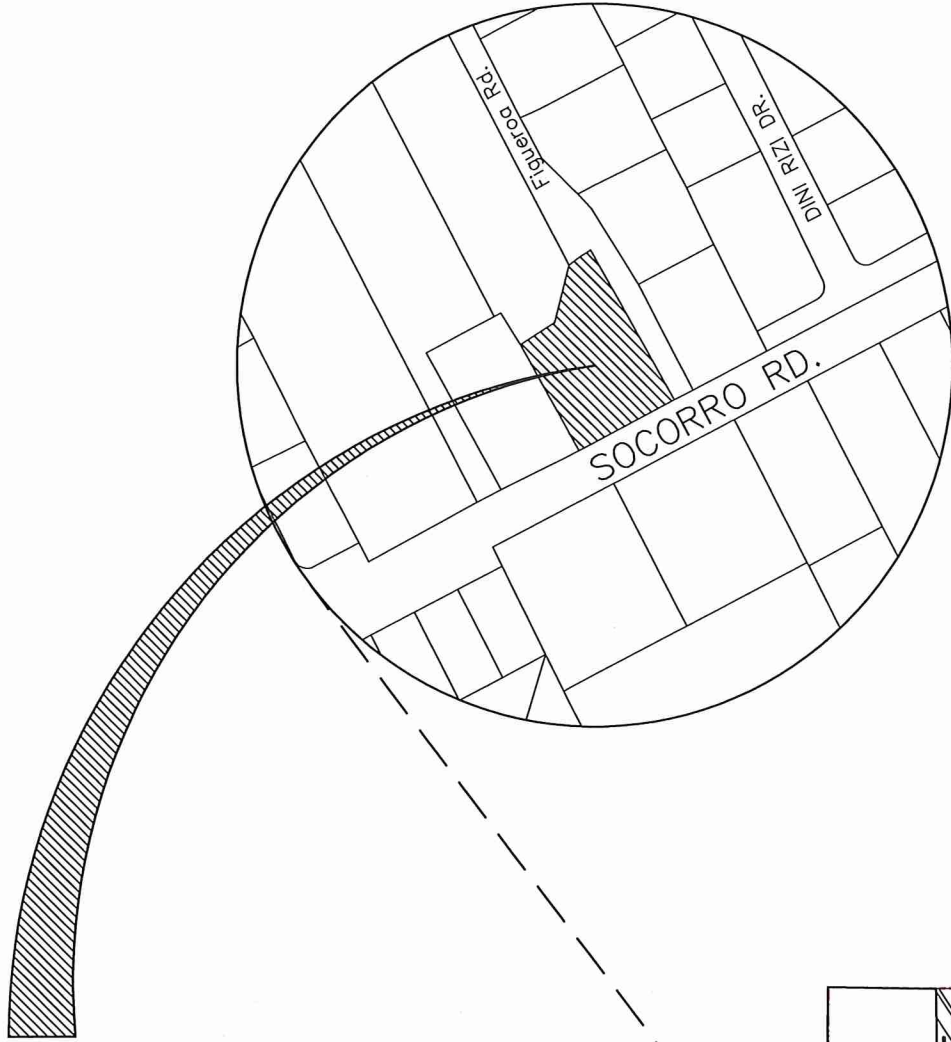
Petitioner is trying to plat two tracts of land to create two lots. It will be necessary to acquire additional right-of-way for the widening and roadway alignment.

**STAFF RECOMMENDATION:**

The Planning and Zoning Department recommends APPROVAL with the condition that additional right-of-way is dedicated for roadway improvements.



PROJECT SITE;  
11661 Socorro Rd.  
Tracts 5A & 6B-1A, Block 27  
Socorro Grant



CITY OF SOCORRO



## LOCATION MAP

Scale: AS SHOWN

# JORDAN SUBDIVISION

BEING TRACT 5A AND 6B1A,  
BLOCK 27, SOCORRO GRANT  
EL PASO COUNTY, TEXAS  
BEING 0.7235 ACRES OR 31553.20 SF.

## DEDICATION

DATE OF PLAN

JANE FRANCISCO JORDAN & COLLEENNA JORDAN owners of this land, does hereby present this map and dedicate their interest in the land shown hereon to the City of Socorro, El Paso County, Texas, for the purpose of creating a public park and recreation area. The dedication is made for the use of the public and the right of the City of Socorro to acquire the land for the purpose of creating a public park and recreation area. The dedication is made for the use of the public and the right of the City of Socorro to acquire the land for the purpose of creating a public park and recreation area. The dedication is made for the use of the public and the right of the City of Socorro to acquire the land for the purpose of creating a public park and recreation area.

DATE OF PLAN

ACKNOWLEDGEMENT

STATE OF TEXAS  
COUNTY OF EL PASO  
I, \_\_\_\_\_, County Clerk, do hereby certify that the foregoing instrument was duly recorded in my office on this \_\_\_\_\_ day of \_\_\_\_\_, 2021 A.D.

Notary Public in and for the State of Texas.

My Commission Expires \_\_\_\_\_

CITY OF SOCORRO  
COUNTY OF EL PASO  
UNION TEXAS LOCAL GOVERNMENT CODE 21.005 (G)

Seems, on \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Mayor of the City of Socorro

City of Socorro Planning Department

The subdivision is hereby approved as to the platting and as to the conditions of the subdivision in accordance with Chapter 21.005 of the Texas Local Government Code, made this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Planning Director of the City of Socorro

Secretary

Filed and recorded in the office of the County Clerk of City of Socorro, El Paso County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

County Clerk

City of Socorro

Subdivision Improvement plans prepared by and under the supervision of Douglas A. Ray

Professional Engineer License No. 35608

Professional Engineer License No. 35608

Professional Engineer License No. 35608

Professional Engineer License No. 35608

Professional Engineer License No. 35608

Professional Engineer License No. 35608

Professional Engineer License No. 35608

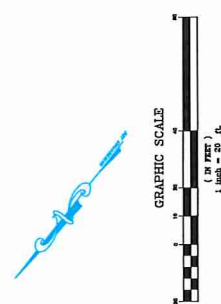
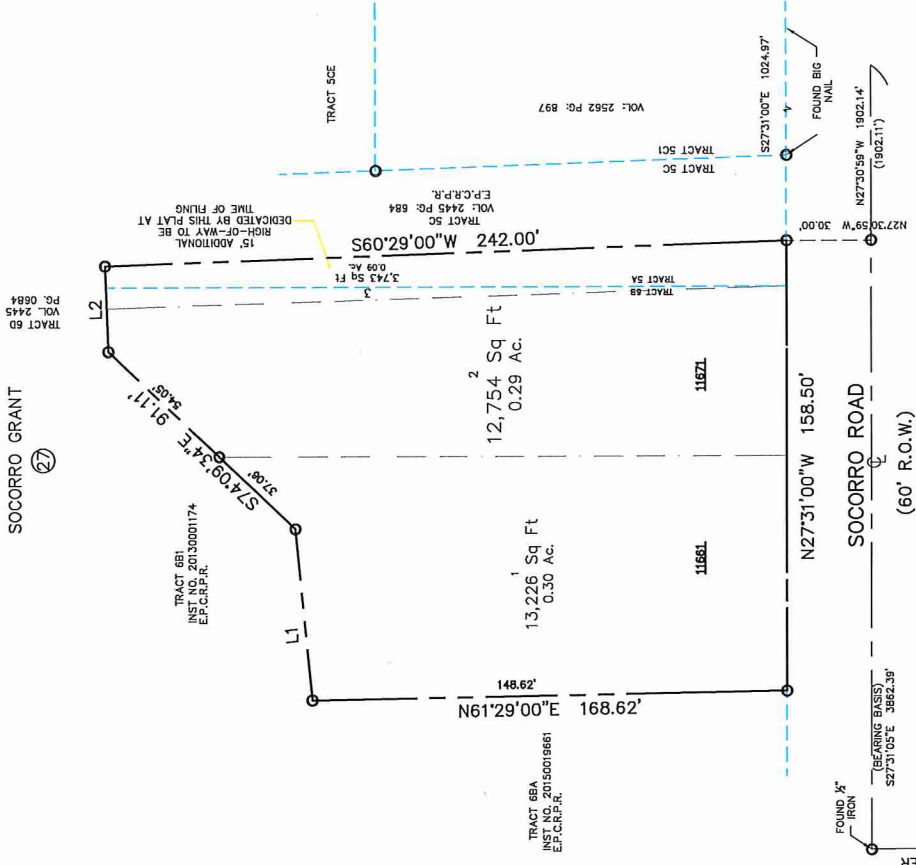
Professional Engineer License No. 35608

Professional Engineer License No. 35608

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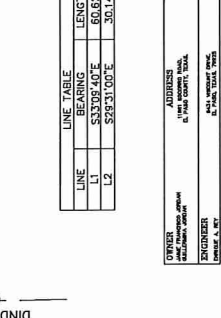
Professional Engineer License No. 35608

Professional Engineer License No. 35608



LINE	BEARING	LENGTH
L1	S33°07'40"E	60.62'
L2	S29°31'00"E	30.14'

OWNER	ADDRESS	TELEPHONE
OWNER	11111 S. JORDAN	555-555-5555
OWNER	11111 S. JORDAN	555-555-5555



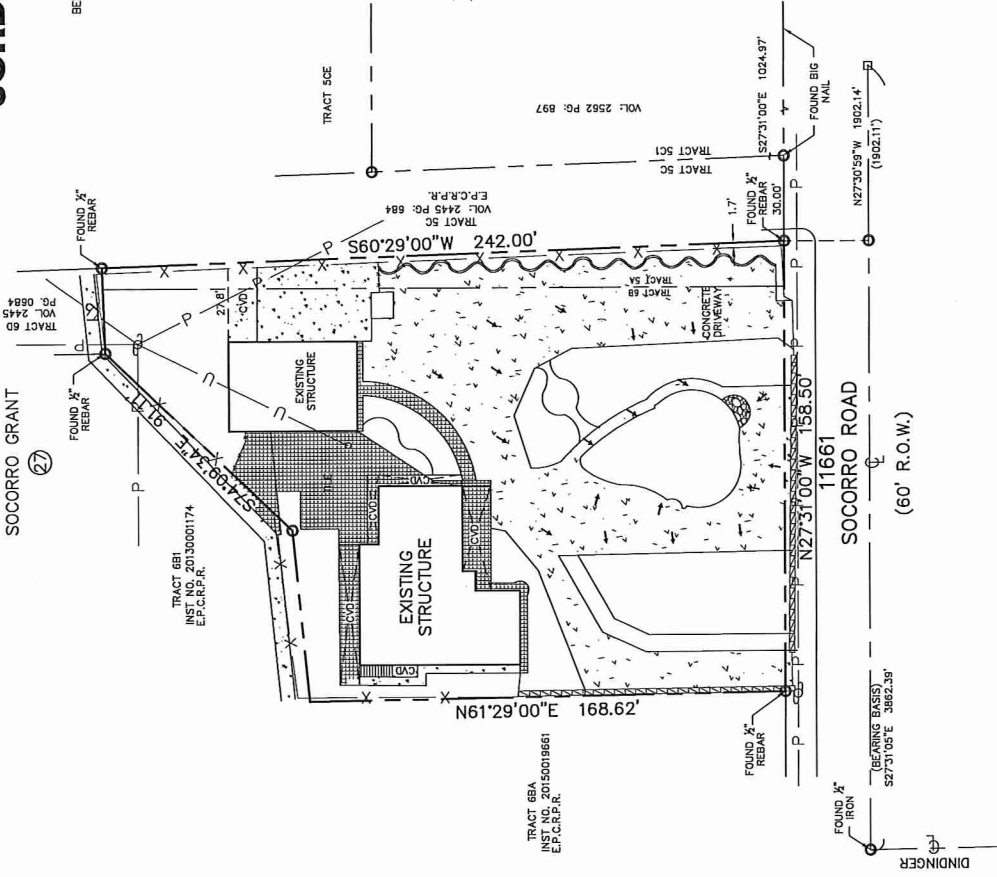
LOCATION MAP  
SCALE 1" = 800'

NOTES:  
1-SET 5/8" IRON NAIL AT ALL EXTERIOR BOUNDARY CORNERS.  
2-TAX COMPRISE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. 20150019661.  
3-ALL EXISTING AND PROPOSED PLANS ARE BASED ON RECORD INFORMATION ONLY.  
4-REASON FOR THIS PLAT IS FOR THE CONSTRUCTION OF TWO (2) RESIDENTIAL LOTS.  
5-SEWER AND SANITARY SEWER SERVICE WILL BE PROVIDED BY LOWER VALLEY WATER.  
6-ALL EXISTING AND PROPOSED PLANS OF TRAVEL, ACCESSIBLE SIDEWALKS, MEDIAN, CURBS, DRIVEWAYS AND DRIVEWAYS WITH CURBS SHALL FOLLOW THE ADDRESS CORNER METHOD AND BE SET BACK FROM THE PROPERTY LINE AS SHOWN ON THE PLAT.  
7-ALL EXISTING AND PROPOSED PLANS OF TRAVEL, ACCESSIBLE SIDEWALKS, MEDIAN, CURBS, DRIVEWAYS AND DRIVEWAYS WITH CURBS SHALL FOLLOW THE ADDRESS CORNER METHOD AND BE SET BACK FROM THE PROPERTY LINE AS SHOWN ON THE PLAT.  
8-ENGINEERING CONTRACTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, INSTRUMENT NO. \_\_\_\_\_ DATE \_\_\_\_\_

DATE OF PREPARATION: DECEMBER, 2020

# JORDAN SUBDIVISION

BEING TRACT 5A AND 6B1A,  
BLOCK 27, SOCORRO GRANT  
EL PASO COUNTY, TEXAS  
BEING 0.72 ACRES OR 31,853.20 S.F.



- LEGEND**
- ROCK WALL
  - IRON FENCE
  - CHAIN LINK FENCE
  - UTILITY POLE
  - POWER POLE
  - OVERHEAD POWER LINE
  - UTILITY LINE
  - RAILROAD SPIKE



GRAPHIC SCALE

- NOTES:**
- 1-SET 5/8" REBAR AT ALL EXTERIOR BOUNDARY CORNERS.
  - 2-TAX CERTIFICATE FOR THIS SUBDIVISION WAS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. 2015001174.
  - 3-ALL EXISTING AND PROPOSED PAVES OF TRAILS, ACCESSIBLE SIDEWALKS, WETLANDS AND UTILITIES SHALL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADS AND UTILITIES.
  - 4-THIS SHOWN TO EXISTING CITY MONUMENTS ARE BASED ON RECORD INFORMATION ONLY.
  - 5-REASON FOR THIS PLAT IS FOR THE CONSTRUCTION OF TWO (2) RESIDENTIAL LOTS.
  - 6-WATER AND SANITARY SERVICE SHALL BE PROVIDED BY LOWER VALLEY WATER.
  - 7-VALUES OF BEARINGS ARE AS PER SOCORRO GRANT BLOCK 27.
  - 8-ALL EXISTING AND PROPOSED PAVES OF TRAILS, ACCESSIBLE SIDEWALKS, WETLANDS AND UTILITIES SHALL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADS AND UTILITIES.
  - 9-EXISTING MONUMENTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, INSTRUMENT NO. 2015001174.



LOCATION MAP SCALE 1"=600'



<b>OWNER</b>	<b>ADDRESS</b>	<b>TELEPHONE</b>
TRACT 6B1	11661 SOCORRO ROAD	TEL. 915-591-1383
TRACT 6B2	11661 SOCORRO ROAD	TEL. 915-591-1383
ENGINEER	11661 SOCORRO ROAD	TEL. 915-591-1383
DATE	12/15/2020	DATE

**TOTAL RESIDENTIAL TRACTS**  
2

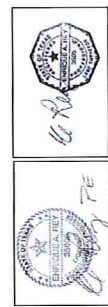
**BOUNDARY LINES**  
UNADJUSTED

**CONCRETE DRIVEWAY**  
UNADJUSTED

**EXISTING STRUCTURE**  
UNADJUSTED

DATE OF PREPARATION: DECEMBER, 2020

REF. ENGINEERING INC.  
Consulting Engineers  
1434 W. COUNTY ROAD 2015, EL PASO, TX 79925  
TEL. (915) 533-8070 MOBILE (915) 209-1889  
Read from top to bottom





SUBDIVISION SUMMARY PROCEDURE  
MUNICODE SECTION 38-13

Section 38-13 - Summary procedure.

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

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

**LOT SPLIT APPLICATION**

Date: 03-09-2021  
Name of Subdivider: JORDAN SUB: GUILLERMINA JORDAN  
Home Address: 11661 SOCORRO RD 79927  
Phone Number: (915) 244-2262

1. Legal description of property to be subdivided: TRACT 5A AND 6B1A, BLOCK 27, SOCORRO GRANT
2. Present zoning: C1 Area (Sq. Ft.) 31363.20 Present Land Use \_\_\_\_\_
3. Proposed land division:  
Lot 1 Area: 13,226 Acres  
Lot 2 Area: 12,754 Acres  
Total Area: 31363.20 Acres
4. Is dedication of easement required? No \_\_\_\_\_. If yes, appropriate letter from utilities is required.

DOCUMENTS REQUIRED

1. Plat of proposed subdivision done by a registered land surveyor showing existing easements.
2. Title guarantee by a Certified Abstractor showing that the subdivider owns or controls the proposed property and that the property is free from any liens or other encumbrances.
3. Property deed of proposed subdivision.
4. Location of existing structures and septic systems on the proposed subdivision. Future development requires the appropriate permits.
5. Documents from government agencies.

FEES

Application Fee: \$150.00  
Preliminary Plat Review: \$100.00  
Final Plat Review: \$100.00  
Engineering Report Review: \$200.00  
Capital Improvement Fee: \$400.00 (per lot)

Total: \$ \_\_\_\_\_ (non-refundable)

Under the Environmental Protection Agency's (EPA) regulations, construction sites larger than five (5) acres are required to have a storm water run-off plan and maintain detailed records during the project's operation.

  
Applicant's Signature

03-09-2021  
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:** March 16, 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 Rancho Escondido Estates, being Tract 2E2, Block 11, Socorro Grant for a new development.

**SUMMARY:**

The property is located about 3,000 feet westerly from North Loop. It is owned by JCGAR Ventures LLC.

**BACKGROUND:**

The proposed land division is as follows:

Lot #1 Area.....46,563.24 sq. ft. (1.0689 acres)  
Lot #2 Area.....41,891.68 sq. ft. (0.9617 acres)  
Lot #3 Area.....38,759.77 sq. ft. (0.8898 acres)  
Lot #4 Area.....38,760.00 sq. ft. (0.8898 acres)  
Lot #5 Area.....38,767.97 sq. ft. (0.8900 acres)  
Lot #6 Area.....41,640.17 sq. ft. (0.9559 acres)

Total Area Area.....306,619.84 sq. ft. (7.0390 acres)

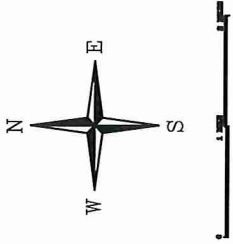
According to the Flood Insurance Rate Maps, the referenced property lies within Zone X.

**STATEMENT OF THE ISSUE:**

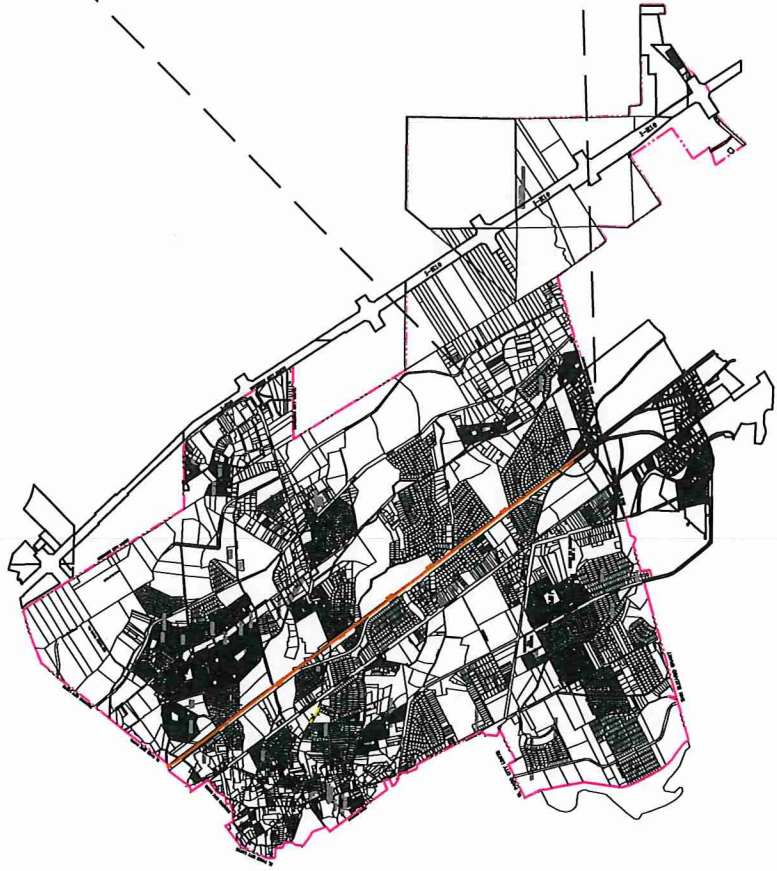
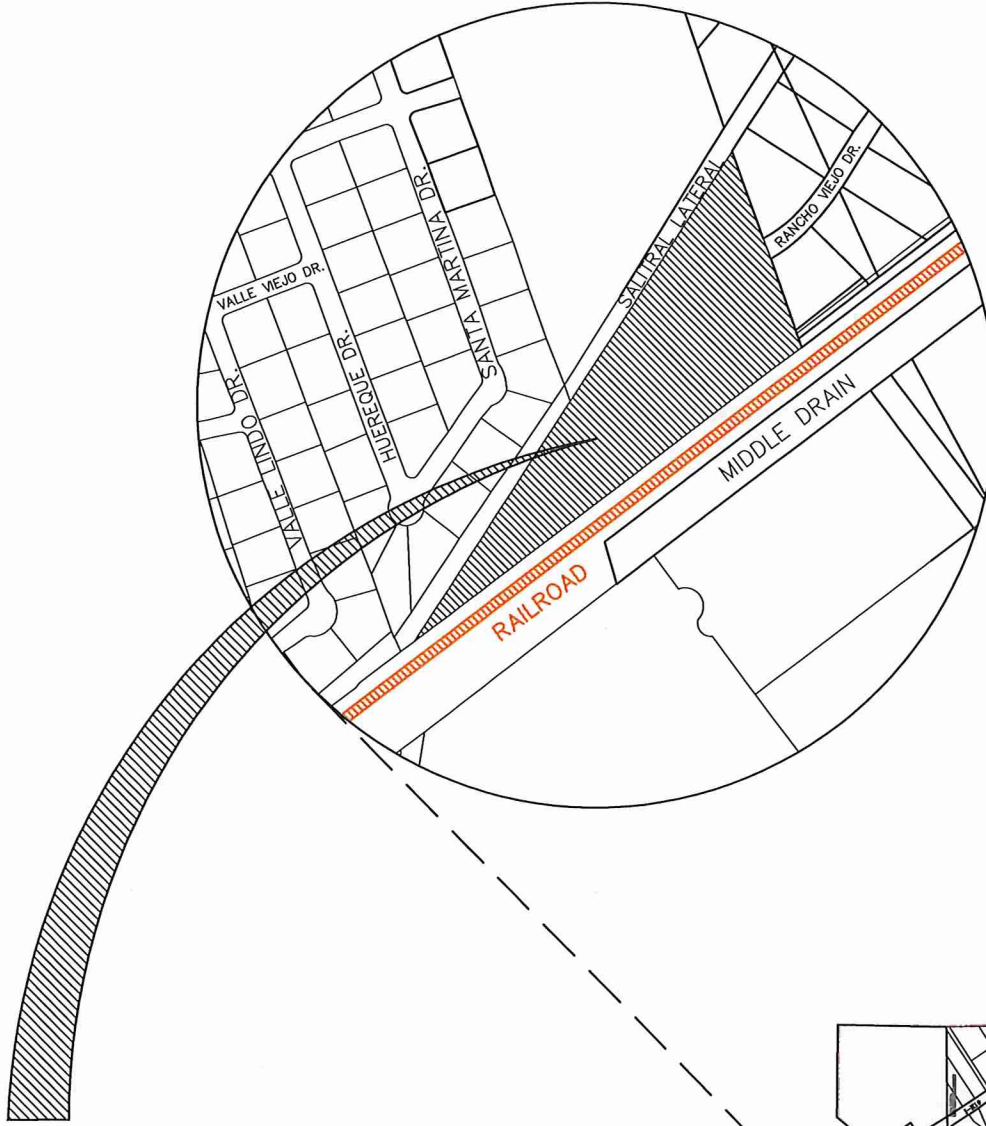
Petitioner is subdividing a parcel of land into lots that will contain right-of-way and improvements for a future development.

**STAFF RECOMMENDATION:**

The Planning and Zoning Department recommends APPROVAL.



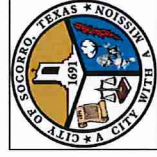
PROJECT SITE;  
Rancho Escondido Estates  
Tract 2-E-2, Block 11  
Socorro Grant



CITY OF SOCORRO

# LOCATION MAP

Scale: AS SHOWN











**PLANNING AND ZONING DEPARTMENT**  
**APPLICATION FOR SUBDIVISION APPROVAL**

Date: March 12, 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: Rancho Escondido Estates

1. Legal description of Area: Being Tract 2E2, Block 11, Socorro Grant, El Paso County, Texas

2. Proposed Land Uses:

	Acres	Sites		Acres	Sites
Single Family		5	Office		
Duplex			Street & Alley		
Apartment			Ponding/Drainage		
Mobile Home			Institutional		
P.U.D.			Other (Specify)		
Park/Pond					
School					
Commercial			Total No. Sites		5
Industrial			Total Acreage	7.0390	

3. What is existing zoning of the above described property? R-1

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	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?  
 \_\_\_\_\_  
Lot on-site Ponding

9. Remarks and/or explanation of special circumstances:  
 \_\_\_\_\_  
 \_\_\_\_\_

10. Owner of record: ICON Custom Builders, LLC -1150 Burgundy Dr. El Paso, TX 79907-915-859-3713  
 Name & address Zip Phone

11. Developer: ICON Custom Builders, LLC -1150 Burgundy Dr. El Paso, TX 79907 915-859-3713  
 Name & address Zip Phone

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

Applicant's Signature: \_\_\_\_\_  
 Capacity: Representative