

Elia Garcia
Mayor

Rene Rodriguez
Representative
At Large

Cesar Nevarez
District 1
Mayor Pro Tem



Ralph Duran
District 2

Victor Perez
District 3

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

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

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

SUPPLEMENTAL NOTICE OF MEETING BY VIRTUAL SERVICES

IN ACCORDANCE WITH ORDER OF THE OFFICE OF THE GOVERNOR ISSUED MARCH 16, 2020, THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOCORRO WILL CONDUCT THE MEETING SCHEDULED FOR TUESDAY AUGUST 18, 2020, AT 5:30 PM BROADCASTED FROM CITY HALL CHAMBERS, 860 RIO VISTA RD., SOCORRO, TEXAS VIA TELEPHONE CONFERENCE AND LIVE STREAMED IN ORDER TO ADVANCE THE PUBLIC HEALTH GOAL OF LIMITING THE NUMBER OF PEOPLE PHYSICALLY PRESENT AT OUR LOCATION (ALSO CALLED "SOCIAL DISTANCING") TO SLOW THE SPREAD OF THE CORONAVIRUS (COVID-19). THERE WILL BE NO PHYSICAL PUBLIC ACCESS TO THE LOCATION DESCRIBED ABOVE.

THIS WRITTEN NOTICE, THE MEETING AGENDA, AND THE AGENDA PACKET, ARE POSTED ONLINE AT [HTTP://CI.SOCORRO.TX.US/2020-PLANNING-AND-ZONING-COMMISSION-AGENDAS](http://ci.socorro.tx.us/2020-planning-and-zoning-commission-agendas) THE PUBLIC CAN ACCESS THE MEETING BY CALLING TOLL FREE-NUMBER 844-854-2222 ACCESS CODE 323610.

THE PUBLIC MUST CALL IN 844-854-2222 ACCESS CODE 323610 BY 5:00 PM MOUNTAIN STANDARD TIME (MST) ON AUGUST 18, 2020 TO SIGN UP FOR PUBLIC COMMENT AND THE AGENDA ITEM THEY WISH TO COMMENT ON. THE PUBLIC THAT SIGNED UP TO SPEAK WILL BE CALLED UPON BY THE PRESIDING OFFICER DURING THE MEETING.

Notice is hereby given that a regular meeting of the Planning and Zoning Commission of the City of Socorro, Texas will be held **Tuesday, August 18, 2020** at 5:30 p.m. broadcasted from City Council Chambers, 860 N. Rio Vista, Socorro, Texas at which time the following will be discussed:

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

REGULAR MEETING AGENDA – SOCORRO PLANNING & ZONING COMMISSION
August 18, 2020 at 5:30 PM

3. **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.

4. **CONSENT AGENDA**

(a) Consider and Take Action:

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

REGULAR AGENDA-DISCUSSION AND ACTION

5. **Preliminary Plat Approval:**

Consider and Take Action:

On the Preliminary Plat Approval for Estancias Del Parral Subdivision, being Tracts 19B & 20B, Block 13, Socorro Grant, for a new development.

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.

6. Planning and Zoning Commissioners Report:

7. Planning and Zoning Department Report:

8. Excuse absent commission members:

9. Adjournment:

REGULAR MEETING AGENDA - SOCORRO PLANNING & ZONING COMMISSION
August 18, 2020 at 5:30 PM

EXECUTIVE SESSION

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

Section 551.071 CONSULTATIONS WITH ATTORNEY
Section 551.072 DELIBERATION REGARDING REAL PROPERTY
Section 551.073 DELIBERATION REGARDING PROSPECTIVE GIFT
Section 551.074 PERSONNEL MATTERS
Section 551.076 DELIBERATION REGARDING SECURITY
Section 551.087 DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS

NOTICE TO PROPERTY OWNER

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

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

Dated this 13th, day of August 2020.



Claudia Holguin, Planning & Zoning Secretary

DATE & TIME POSTED: 8/13/2020 2:27 pm. /BY: Claudia

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

(www.ci.socorro.tx.us)

CITY OF SOCORRO PLANNING AND ZONING COMMISSION
 Meeting Minutes
 July 21, 2020

Members Present	Members Absent	Staff Present	Others Present
Davie Estrada Arturo Lafuente Andrew Arroyos Enrique Cisneros	Ernest Gomez	Job Terrazas Via Livestream Mayela Granados Sergio Morales	Merwan Bhatti Via Livestream

Items for discussion and action:

1. Call to order.

Vice Chairperson Mr. Arturo Lafuente called the meeting to order at 5:36 p.m.

2. Establishment of Quorum:

We had quorum with 4 commissioners present.

3. Election of Officers:

A motion was made by Mr. Enrique Cisneros to elect Mr. Andrew Arroyos as head chair, seconded by Mr. Andrew Arroyos. Motion was carried with 3 commissioners in favor and 1 abstained.

A motion was made by Mr. Andrew Arroyos to elect Mr. Enrique Cisneros as 1st vice chair, seconded by Mr. David Estrada. Motion was carried with all commissioners in favor.

A motion was made by Mr. Andrew Arroyos to elect Mr. David Estrada as 2nd vice chair, seconded by Mr. Enrique Cisneros. Motion was carried with all commissioners present in favor.

4. Notice to the Public – Open Forum.

No one signed up to speak at this time.

5. Consent Agenda.

a) Consider and Take Action:

On the approval of meeting minutes for the July 7, 2020 Planning and Zoning Commission meeting.

A motion was made by Mr. Andrew Arroyos to approve, seconded by Mr. Enrique Cisneros. Motion was carried with 3 commissioners in favor and 1 abstained.

Regular Agenda – Discussion and Action

6. Public Hearing – Rezoning:

Consider and Take Action on the public hearing for the proposed amendment to the City of Socorro’s Master Plan and rezoning of Tracts 2, 3, 4, 7, 7A, 8, 8A, 9, 10, 11, 12A, 13, 13A, 13A2, 14, and 14A, Block 5, Socorro Grant, from C2/A1 to IC-MUD for a new development.

PUBLIC HEARING OPEN: 5:50 p.m. Annette Burrem had a questions about the name of the road extended north of Inglewood and what will be done about the drainage ditch called the Mesa drain.

PUBLIC HEARING CLOSE: 5:53 p.m.

A motion was made by Mr. David Estrada to deny, seconded by Mr. Arturo Lafuente. Motion died with 2 commissioners yes and 2 no.

A second motion was made by Mr. Enrique Cisneros to approve, seconded by Mr. Andrew Arroyos. Mr. Enrique Cisneros withdrew his motion and the motion died.

A third motion was made by Mr. Enrique Cisneros to approve, seconded by Mr. Andrew Arroyos. Motion was carried with 3 commissioners yes and 1 abstained.

7. Public Hearing – Conditional Use Permit:

Consider and Take Action on the public hearing for the proposed conditional use permit for a mechanic shop at Leigh Clark Survey 293 ABST 6257, Tract 1-A-1, located at 1113 Horizon Boulevard.

PUBLIC HEARING OPEN: 6:27 p.m. No one spoke at this time.

PUBLIC HEARING CLOSE: 6:28 p.m.

A motion was made by Mr. David Estrada to deny, seconded by Mr. Arturo Lafuente. Motion was carried with 3 commissioners yes and 1 abstained.

8. Planning and Zoning Commissioners Report:

Mr. David Estrada stated that the Amazon facility being built near Socorro is a huge thing and we could benefit as a city if we allow ourselves to and he was wondering if we are leaving anything on the table.

9. Planning and Zoning Department Report:

Nothing to report.

10. Excuse absent commission members.

A motion not to excuse absent commission members was made by Mr. Andrew Arroyos., seconded by Mr. Enrique Cisneros. Motion was carried with all commissioners in favor.

11. Consider and take action on adjournment.

A motion to adjourn was made by Mr. Enrique Cisneros, seconded by Mr. Andrew Arroyos. Motion was carried with all commissioners in favor. Meeting adjourned at 6:46 p.m.

Andrew Arroyos, Chairperson

Sergio Morales Secretary

Elia Garcia
Mayor

Rene Rodriguez
Representative
At Large

Cesar Nevarez
District 1
Mayor Pro-Tem



Ralph Duran
District 2

Victor Perez
District 3/Mayor Pro-Tem

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

DATE: August 18, 2020
TO: PLANNING AND ZONING COMMISSION
FROM: Job Terrazas, Building Official
CC: Adriana Rodarte, City Manager

SUBJECT:

Consider and Take Action on the Preliminary Plat approval for Estancias del Parral Subdivision. Being tracts 19B & 20B, Block 13, Socorro Grant for a new development.

SUMMARY:

The property matter of this request is located about 2,500' feet easterly from Socorro Rd. This property has an estimated area of 860,746 sf. (19.76 acres), owned by Passmore Development, LLC.

BACKGROUND:

A plat of this land was approved and signed in 2008 but was never recorded.

Per 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**; this classification is the safest area with the less possibility of being flooded (Community Panel # 480212 0250-B / FEMA, September 4, 1991).

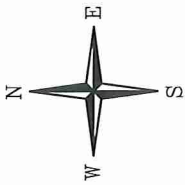
STATEMENT OF THE ISSUE:

The proposed project will consist of 93 residential lots classified as R-2. The approximate residential area is 14.18 acres as described in the survey. There will be 5 streets, 1 pond and additional 30' ROW dedicated for the widening of Passmore Rd.

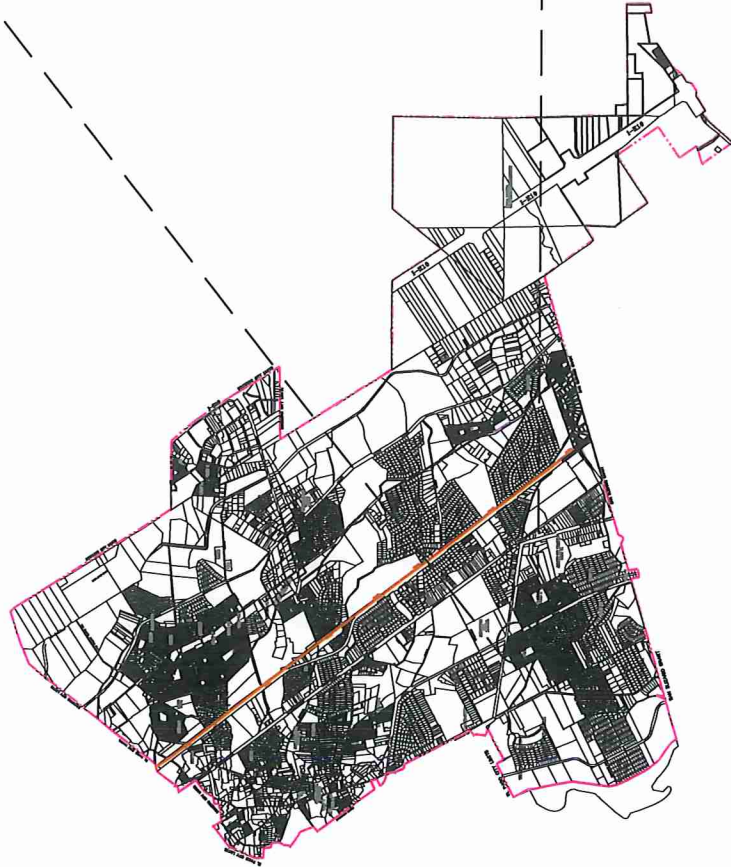
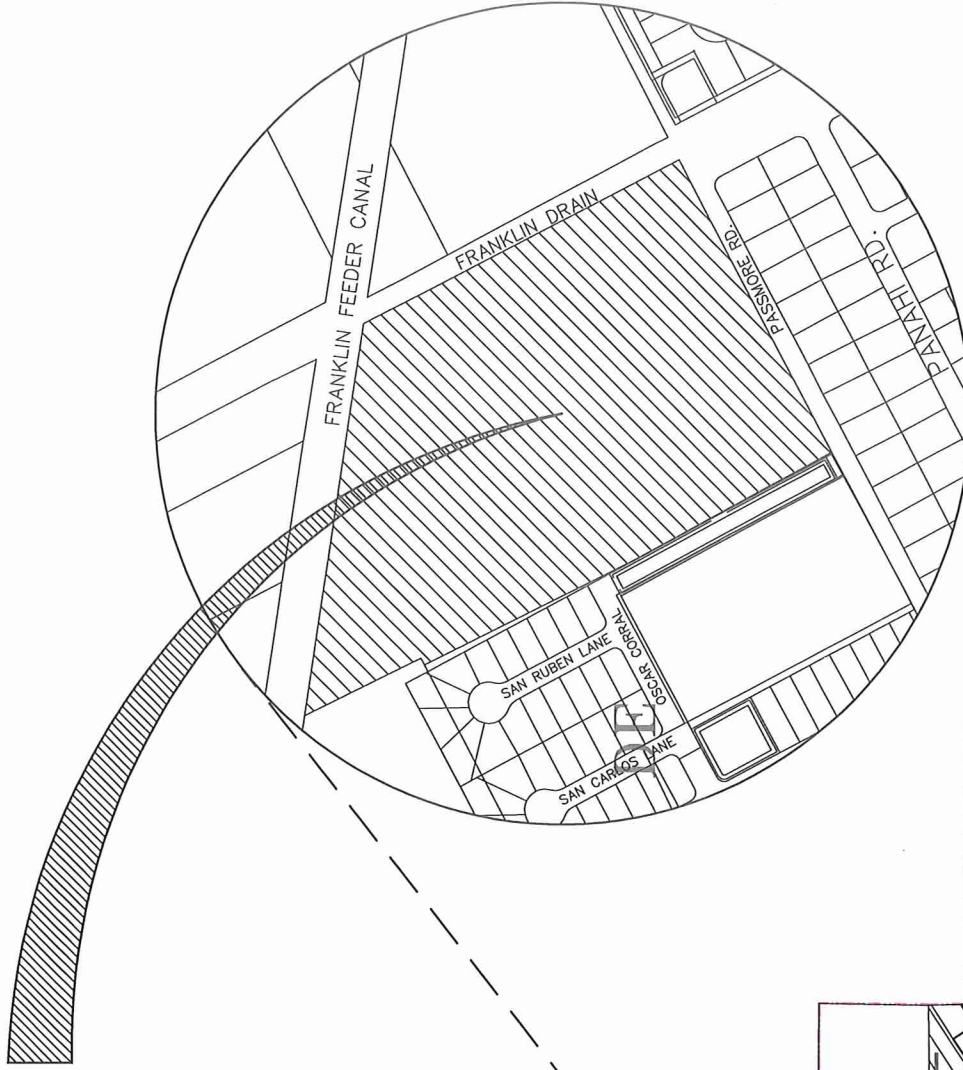
STAFF RECOMMENDATION:

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

1. The developer shall provide the following information:
 - a. Soil Analysis Report,
 - b. Traffic Impact Analysis,
 - c. Development Schedule,
 - d. Covenants and Restrictions, and
 - e. Proposed Construction Schedule.



PROJECT SITE;
Estancias Del Parral
Tracts 20-B & 19-B, Block 13
Socorro Grant



CITY OF SOCORRO

LOCATION MAP

Scale: AS SHOWN

ESTANCIAS DEL PARRAL SUBDIVISION

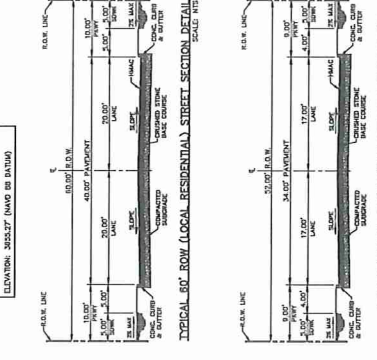
BEING TRACT 19B & 20B
BLOCK 13, SOCORRO GRANT,
THE CITY OF SOCORRO,
EL PASO COUNTY, TEXAS,
CONTAINING 19.76 ACRES ±

LEGEND

- SUBDIVISION BOUNDARY LINE
- STREET RIGHT OF WAY
- TOP OF CURB
- SIDEWALK
- PROPERTY LINE
- STREET CONTINUE
- 12' UTILITY EASEMENT
- 5' IRIGATION EASEMENT
- LOT AND BLOCK NUMBER
- PROPOSED INLET & STEM SEWER PIPE
- DRAINAGE ELOW
- HIGH POINT
- LOW POINT
- PROPOSED MONUMENT
- EXISTING MONUMENT
- EXISTING MAJORITY CONTIGUOUS LINES
- EXISTING MINORITY CONTIGUOUS LINES

RESIDENTIAL	= 33
POND	= 1
TOTAL	= 34

BENCHMARK:
NAD 83 U.S. FOOT CORDS AT THE
CORNER OF THE INTERSECTION
OF THE SOCORRO PLAZA RAILROAD AND
THE SOUTHWEST CORNER OF
SECTION 36, T. 21N., R. 12E.,
E. 10TH RANGE, 36-23-27 (MAY BE DATABL)



SCALE: 1" = 100'

SCALE: 1" = 100'

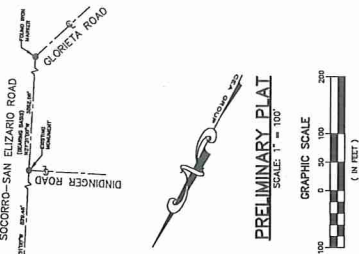
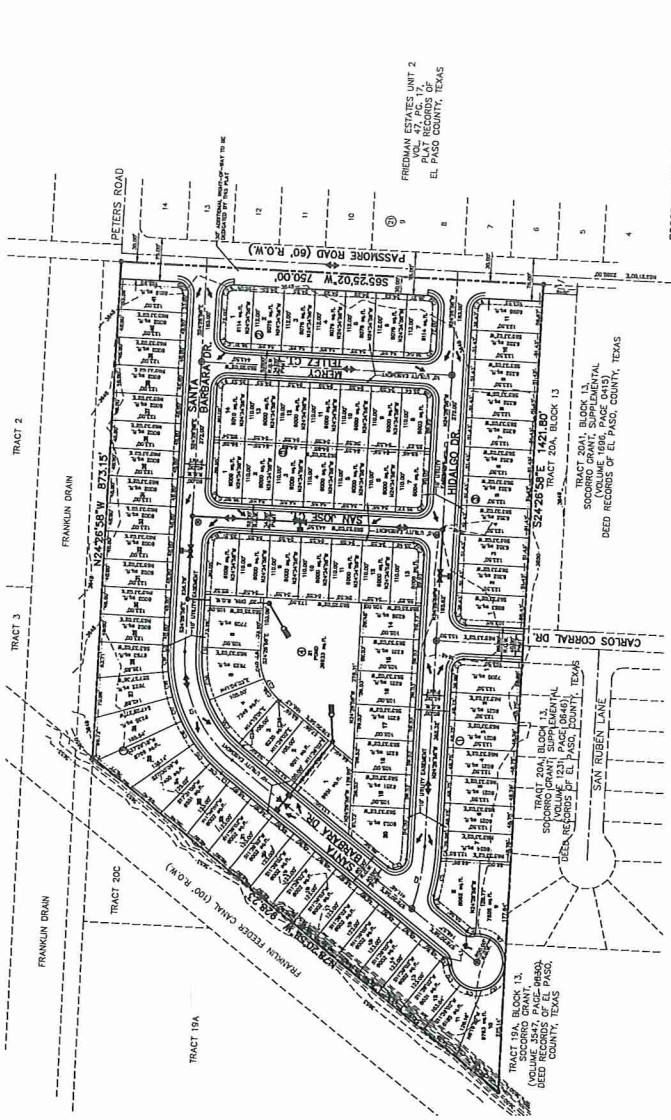
ENGINEER
O&A
819 N. Kansas St.
El Paso, TX 79902
915.534.5222
www.oandaplanet.com
TECHNICAL ENGINEERING FIRM F-1554

CONTACT: JORGE L. AZARATE, P.E.

ARCHITECT
Barragan & Associates Inc.
LAND PLANNING & LAND SUBDIVISION
1000 N. W. 25th St., Suite 100
El Paso, TX 79912
(915) 581-2222

CONTACT: BENITO BARRAGAN, R.P.L.S.

DATE OF PREPARATION: JULY 2020



- NOTES:**
- THE PLAT AND THE UNDERLYING RECORDS SHALL BE FILED WITH THE COUNTY CLERK'S OFFICE IN EL PASO COUNTY, TEXAS, FOR RECORDATION. THE COUNTY CLERK'S OFFICE SHALL BE RESPONSIBLE FOR THE RECORDATION OF THIS PLAT AND THE UNDERLYING RECORDS. THE COUNTY CLERK'S OFFICE SHALL BE RESPONSIBLE FOR THE RECORDATION OF THIS PLAT AND THE UNDERLYING RECORDS. THE COUNTY CLERK'S OFFICE SHALL BE RESPONSIBLE FOR THE RECORDATION OF THIS PLAT AND THE UNDERLYING RECORDS.
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LINE TABLE

LINE	BEARING	LENGTH
12	S89°25'02"E	235'
13	S89°25'02"E	235'
14	S89°25'02"E	235'
15	S89°25'02"E	235'
16	S89°25'02"E	235'
17	S89°25'02"E	235'
18	S89°25'02"E	235'
19	S89°25'02"E	235'
20	S89°25'02"E	235'
21	S89°25'02"E	235'
22	S89°25'02"E	235'
23	S89°25'02"E	235'
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26	S89°25'02"E	235'
27	S89°25'02"E	235'
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37	S89°25'02"E	235'
38	S89°25'02"E	235'
39	S89°25'02"E	235'
40	S89°25'02"E	235'
41	S89°25'02"E	235'
42	S89°25'02"E	235'
43	S89°25'02"E	235'
44	S89°25'02"E	235'
45	S89°25'02"E	235'
46	S89°25'02"E	235'
47	S89°25'02"E	235'
48	S89°25'02"E	235'
49	S89°25'02"E	235'
50	S89°25'02"E	235'

CURVE TABLE

CURVE NUMBER	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	200.00'	200.00'	116.84'	206.45°	109.53°00'
C2	200.00'	200.00'	116.84'	206.45°	109.53°00'
C3	200.00'	200.00'	116.84'	206.45°	109.53°00'
C4	200.00'	200.00'	116.84'	206.45°	109.53°00'
C5	200.00'	200.00'	116.84'	206.45°	109.53°00'
C6	200.00'	200.00'	116.84'	206.45°	109.53°00'
C7	200.00'	200.00'	116.84'	206.45°	109.53°00'
C8	200.00'	200.00'	116.84'	206.45°	109.53°00'
C9	200.00'	200.00'	116.84'	206.45°	109.53°00'
C10	200.00'	200.00'	116.84'	206.45°	109.53°00'
C11	200.00'	200.00'	116.84'	206.45°	109.53°00'
C12	200.00'	200.00'	116.84'	206.45°	109.53°00'
C13	200.00'	200.00'	116.84'	206.45°	109.53°00'
C14	200.00'	200.00'	116.84'	206.45°	109.53°00'
C15	200.00'	200.00'	116.84'	206.45°	109.53°00'
C16	200.00'	200.00'	116.84'	206.45°	109.53°00'
C17	200.00'	200.00'	116.84'	206.45°	109.53°00'
C18	200.00'	200.00'	116.84'	206.45°	109.53°00'
C19	200.00'	200.00'	116.84'	206.45°	109.53°00'
C20	200.00'	200.00'	116.84'	206.45°	109.53°00'
C21	200.00'	200.00'	116.84'	206.45°	109.53°00'
C22	200.00'	200.00'	116.84'	206.45°	109.53°00'
C23	200.00'	200.00'	116.84'	206.45°	109.53°00'
C24	200.00'	200.00'	116.84'	206.45°	109.53°00'
C25	200.00'	200.00'	116.84'	206.45°	109.53°00'
C26	200.00'	200.00'	116.84'	206.45°	109.53°00'
C27	200.00'	200.00'	116.84'	206.45°	109.53°00'
C28	200.00'	200.00'	116.84'	206.45°	109.53°00'
C29	200.00'	200.00'	116.84'	206.45°	109.53°00'
C30	200.00'	200.00'	116.84'	206.45°	109.53°00'
C31	200.00'	200.00'	116.84'	206.45°	109.53°00'
C32	200.00'	200.00'	116.84'	206.45°	109.53°00'
C33	200.00'	200.00'	116.84'	206.45°	109.53°00'
C34	200.00'	200.00'	116.84'	206.45°	109.53°00'
C35	200.00'	200.00'	116.84'	206.45°	109.53°00'
C36	200.00'	200.00'	116.84'	206.45°	109.53°00'
C37	200.00'	200.00'	116.84'	206.45°	109.53°00'
C38	200.00'	200.00'	116.84'	206.45°	109.53°00'
C39	200.00'	200.00'	116.84'	206.45°	109.53°00'
C40	200.00'	200.00'	116.84'	206.45°	109.53°00'





PLANNING AND ZONING DEPARTMENT
APPLICATION FOR SUBDIVISION APPROVAL

Date: 9-6-2020

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: Estancias Del Parral Subdivision

1. Legal description of Area: Being Tract 19B & 20B, Block 13, Socorro Grant, City of Socorro, El Paso County, Texas El Paso County, Texas.

2. Proposed Land Uses:

	Acres	Sites		Acres	Sites
Single Family	14.18	93	Office		
Duplex			Street & Alley	4.73	5
Apartment			Ponding/Drainage	0.85	1
Mobile Home			Institutional		
P.U.D.			Other (Specify)		
Park/Pond					
School					
Commercial			Total No. Sites		100
Industrial			Total Acreage	19.76	

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

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

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

6. Are sidewalks proposed along all dedicated streets? Yes X No _____

If only along some streets, which ones? _____

7. What type of telephone easements are proposed?

Underground _____ Overhead _____ Both X

What type of electrical easements are proposed?

Underground _____ Overhead _____ Both X

What type of cable T.V. easements are proposed?

Underground _____ Overhead _____ Both X

8. What type of drainage is proposed?

Underground storm sewer improvements with inlet and storm pipes to a retention basin.

9. Remarks and/or explanation of special circumstances:

The use of a 54-foot street ROW to consist of 34-foot paved surface, 2-5 foot sidewalks and 2-4 foot parkways.

10. Owner of record: Passmore Development, LLC. 813 N. Kansas St., Suite 300, El Paso, TX 79902 (915) 544-5232

Name & address Zip Phone

11. Developer: Passmore Development, LLC. 813 N. Kansas St., Suite 300, El Paso, TX 79902 (915) 544-5232

Name & address Zip Phone

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

Name & address Zip Phone

Applicant's Signature: 

Capacity: Engineer

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

Application Fee: \$5.00 x 94 lots = \$470.00
Preliminary Plat Review= \$100.00
Engineering Report=\$200.00
Construction Plans & Specs Review:=\$100.00
Construction Inspection & Testing=\$100.00
Final Plat Review=\$100.00