

*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, January 15, 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. **ELECTION OF OFFICERS.**
3. **CONSIDER AND TAKE ACTION ON THE APPROVAL OF THE 2019 MEETINGS CALENDAR.**
4. **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.

5. **CONSENT AGENDA**

- a. Consider and Take Action:  
On the approval of meeting minutes for the November 27, 2018 Planning and Zoning Commission meeting.

6. 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

- (1) Legal: Tracts 13B and 18, Block 12, and Tracts 1, 3A, and 3C, Block 27, Socorro Grant

Location: No Address

Property Owner: Enrique Escobar

Representative: TRE & Associates, LLC.

Attachment:

- (2) Legal: Lot 7, Leonor Estates #1 Amending Plat, Block 6

Location: No Address

Property Owner: Bowling Brothers Development Company

Representative: CEA Group

Attachment:

(b) Replat - Lot Split

- (1) Legal: McAdoo Acres Replat A, being all of Lot 5, Block, 2 McAdoo Acres

Location: 11291 Mark Mabon

Property Owner: Enrique Casanaz – Eduardo Gonzalez

Representative: Calderon Engineering

Attachment:

- (2) Legal: Arzola Subdivision being all of Tracts 11-B-2 and 11-B-3, Block 3, Socorro Grant

Location: 801 & 810 Mesa Drain

Property Owner: Francisca Gordillo – Rosaura G. Alvarez

Representative: Calderon Engineering

Attachment:

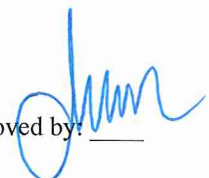
- (3) Legal: Aldama Estates Replat C, being all of Lot 1, Block 7, Aldama Estates

Location: 208 Midnight Sun Drive

Property Owner: Rosa Maria Tellez

Representative: CAD Consulting Co.

Attachment:



**REGULAR MEETING AGENDA – SOCORRO PLANNING & ZONING COMMISSION**  
**January 15, 2019 at 5:30 PM**

**(c) Minor Plat Approval**

- (1) Legal: Hueco Junction Unit One, being a Replat of a portion of Tracts 12A, 12C, Block 5, Socorro Grant and Lot 1, Block 2, of Eastlake Valley Subdivision  
Location: Intersection of Old Hueco Tanks Rd. and Nuevo Hueco Tanks Blvd.  
Property Owner: El Paso James, LTD. & Eastlake Valley, LLC.  
Representative: CEA Group  
Attachment:
- (2) Legal: Parker Subdivision, being all of Tracts 4C2, and 4CB5, Block 3, Socorro Grant  
Location: 950 Parker Rd.  
Property Owner: Ramon Soto Jr.  
Representative: CAD Consulting, Co.  
Attachment:

**(d) Preliminary Plat Approval**

- (1) Legal: Juliflora Subdivision Unit 1, being all of Tract 5R, Block 78, Section 7, Township 4, Texas and Pacific Railway Surveys  
Location: 13,180 feet east outside the city limit of the City of Socorro within the two-mile ETJ owned by HZ Ventures, LLC.  
Property Owner: HZ Ventures, LLC.  
Representative: Luis Alonso Gutierrez  
Attachement:

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


REGULAR MEETING AGENDA - SOCORRO PLANNING & ZONING COMMISSION  
January 15, 2019 at 5:30 PM

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 11<sup>th</sup>, day of January 2019.

  
\_\_\_\_\_  
Sergio Morales, Planning & Zoning Secretary

DATE & TIME POSTED: 1-11-2019 10:00AM /BY: 

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

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



# CITY OF SOCORRO 2019 SCHEDULED MEETINGS CALENDAR



<p>1 <b>New Year's Day</b></p> <p>3 <b>City Council</b></p> <p>9 <b>HLC</b></p> <p>15 <b>P &amp; Z</b></p> <p>17 <b>City Council</b></p> <p>21 <b>M. Luther King Jr.</b></p> <p>24 <b>BOA</b></p> <p>28 <b>Civil Service</b></p>	<p><b>JANUARY '19</b></p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <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>1</td><td>2</td><td>3</td><td>4</td><td>5</td></tr> <tr><td>6</td><td>7</td><td>8</td><td>9</td><td>10</td><td>11</td><td>12</td></tr> <tr><td>13</td><td>14</td><td>15</td><td>16</td><td>17</td><td>18</td><td>19</td></tr> <tr><td>20</td><td>21</td><td>22</td><td>23</td><td>24</td><td>25</td><td>26</td></tr> <tr><td>27</td><td>28</td><td>29</td><td>30</td><td>31</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>5 <b>P &amp; Z</b></p> <p>7 <b>City Council</b></p> <p>13 <b>HLC</b></p> <p>18 <b>Presidents Day</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>							
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## CITY OF SOCORRO PLANNING AND ZONING COMMISSION

Regular Meeting Minutes  
November 27, 2018

Members Present	Members Absent	Staff Present	Others Present
David Estrada Arturo Lafuente Daniel Lopez Jose Landeros Andrew Arroyos		Job Terrazas Sergio Morales Mike Medina	John Birkelbach

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

Chairperson Mr. Daniel Lopez called the meeting to order at 5:35 p.m.

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

Miriam Cruz spoke about the Mission Trail Meetings that were going to bring very interesting things to the future of Socorro Road. She urged the public and the commissioners to look into this because it will drastically change the look of Socorro.

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

**On the approval of meeting minutes for the October 16, 2018 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 Lot 7, Leonor Estates #1 Amending Plat, Block 6, from C-1 (Light Commercial) to R-2 (Medium Density Residential) to be subdivided into residential lots.**

**c. Consider and Take Action:**

**On the public hearing request for the proposed amendment to the City of Socorro's Master Plan and rezoning of Tracts 13B & 18, Block 12, and Tracts 1, 3A, & 3C, Block 27, Socorro Grant, from A-1 (Agricultural) to R-2 (Medium Density Residential) and Open Space for a future development.**

A motion was made by Mr. Jose Landeros to approve items (a) and (b) and to delete item (c), seconded by Mr. Daniel Lopez. Motion was carried with all commissioners in favor.

**4. Regular Agenda – Discussion and Action:****a. Plat Approval****1. Legal: Mission Trail Estates Replat "K" being a replat of Lot 2, Block 7, Mission Trail Estates**

A motion was made by Mr. Daniel Lopez to approve, seconded by Mr. David Estrada. Motion was carried with all commissioners in favor.

**2. Legal: Aldama Estates Replat "C", being all of Lot 1, Block 7, Aldama Estates**

A motion was made by Mr. Jose Landeros to delete the item, seconded by Mr. Daniel Lopez. Motion was carried with all commissioners in favor.

**3. Legal: Burbridge Acres Replat "J" being a replat of Lot 7, Block 3, Burbridge Acres**

A motion was made by Mr. Jose Landeros to approve item subject to compliance with the engineers recommendations, seconded by Mr. Daniel Lopez. Motion was carried with all commissioners in favor.

**4. Legal: Sunset Valley Estates Units 1, being all of Tracts 1-C, 1-C-1, 2-E and a portion of Tracts 1-A, 1-B, 1-D, 2-A and 2-C, Block 10, and all of Tracts 7-B-1 and a portion of Tracts 5-A and 6-A, Block 11, Socorro Grant**

A motion was made by Mr. Daniel Lopez to approve with the condition that no more than 22 Duplex Lots built, a rock wall and wrought iron fence built between the park and North Loop Street, and a solid 6 foot rock wall built around the pond, seconded by Mr. Jose Landeros. Motion was carried with 4 commissioners in favor and 1 abstained.

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

Various Subjects were discussed.

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

Mr. Medina reported that Job Terrazas was now the Planning and Zoning Department Supervisor and he is still the Building Official.

**7. Excuse absent commission members.**

A motion to delete the item was made by Mr. Jose Landeros, seconded by Mr. Daniel Lopez. Motion was carried with all commissioners present in favor.

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

Mr. Daniel Lopez stated since no further business is coming forward the meeting is adjourned. Meeting adjourned at 6:31 p.m.

---

Daniel Lopez, Chairperson

---

Sergio Morales, Secretary

*Elia Garcia*  
Mayor

*Rene Rodriguez*  
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:** January 15, 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 Tracts 13B & 18, Block 12 and Tracts 1, 3A & 3C, Block 27, Socorro Grant from A-1 (Agricultural) to R-2 (Medium Density Residential) and Open Space for a future development.

**SUMMARY:**

The property matter of this request is located is 465' feet east of Socorro Rd. This property has an estimated area of 1,994,612 sf. (45.79 acres), owned by Enrique Escobar.

**BACKGROUND:**

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

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

The current use of the property is: Vacant land.

The proposed use of the property: Residential and Open Space (TBD)

Adjacent Land Uses: North: R-1, South: Agricultural (Outside City) East: R-1 West: R-1

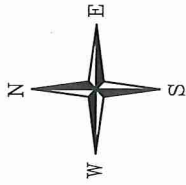
**STATEMENT OF THE ISSUE:**

Petitioner is asking for a zoning change to allow the property to be used for residential purposes. The proposed use is not allowed in the existing zone classification.

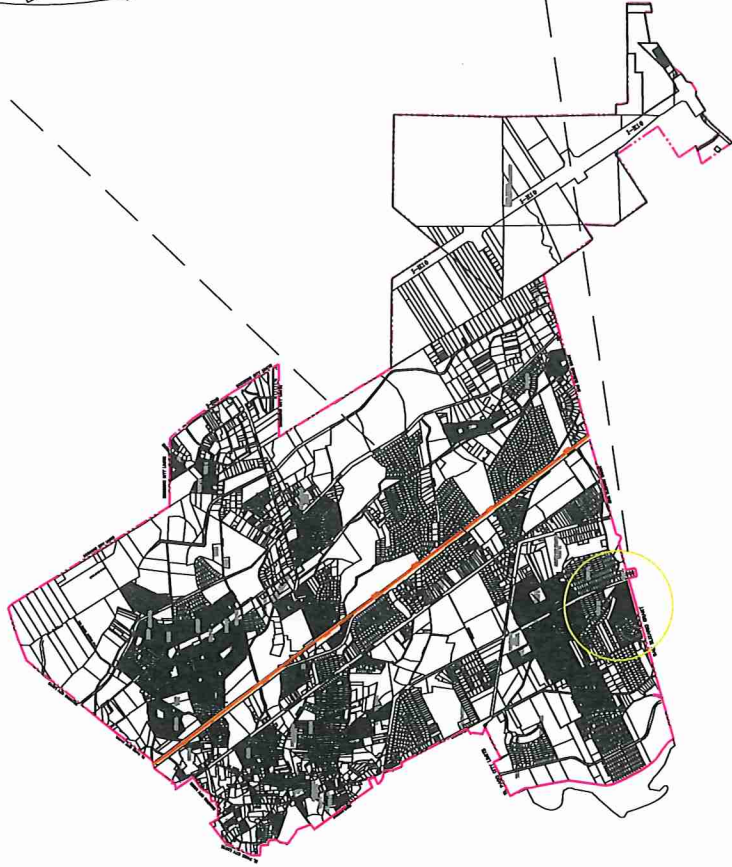
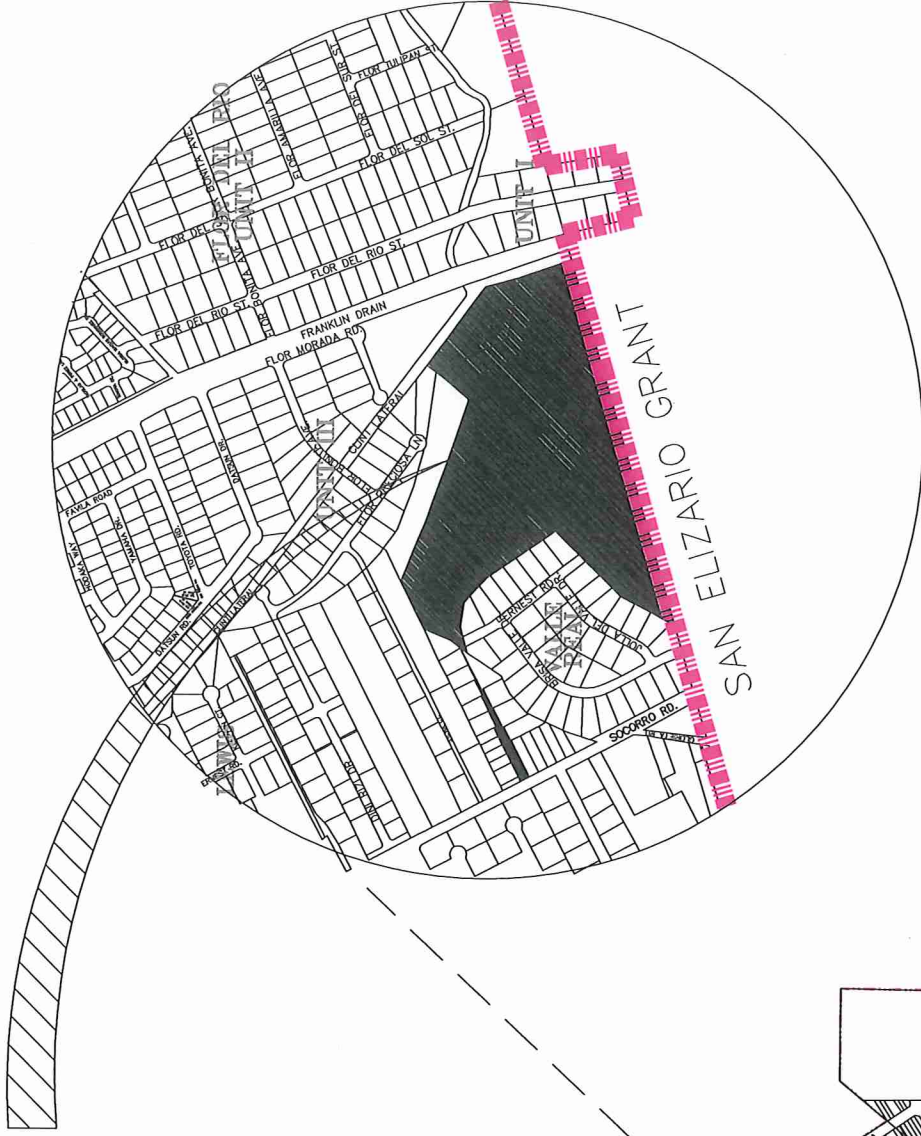
**STAFF RECOMMENDATION:**

The Planning and Zoning Department recommends APPROVAL with the condition that the Open Space is fully developed upon completion of the project.



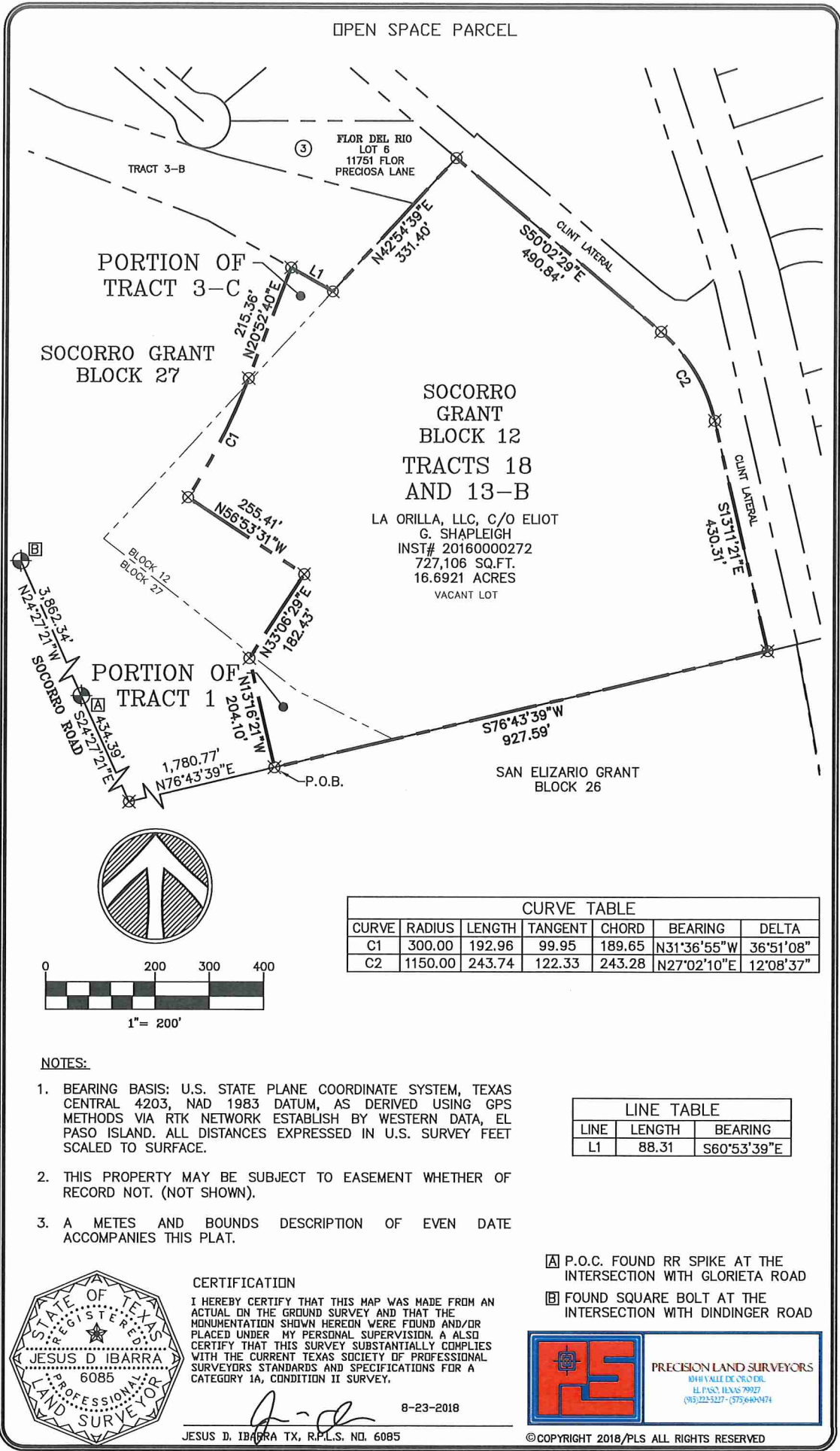


PROJECT SITE:  
Tr.13B & Blk.12  
Tr.1,3A,3C Blk.27  
Socorro Grant



# LOCATION MAP

Scale: AS SHOWN



OPEN SPACE PARCEL

TRACT 3-B

FLOR DEL RIO LOT 6  
11751 FLOR PRECIOSA LANE

PORTION OF TRACT 3-C

SOCORRO GRANT BLOCK 27

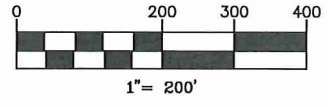
SOCORRO GRANT BLOCK 12 TRACTS 18 AND 13-B

LA ORILLA, LLC, C/O ELIOT G. SHAPLEIGH  
INST# 20160000272  
727,106 SQ.FT.  
16.6921 ACRES  
VACANT LOT

SOCORRO ROAD

PORTION OF TRACT 1

SAN ELIZARIO GRANT BLOCK 26



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	300.00	192.96	99.95	189.65	N31°36'55\"W	36°51'08\"
C2	1150.00	243.74	122.33	243.28	N27°02'10\"E	12°08'37\"

**NOTES:**

1. BEARING BASIS: U.S. STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL 4203, NAD 1983 DATUM, AS DERIVED USING GPS METHODS VIA RTK NETWORK ESTABLISH BY WESTERN DATA, EL PASO ISLAND. ALL DISTANCES EXPRESSED IN U.S. SURVEY FEET SCALED TO SURFACE.
2. THIS PROPERTY MAY BE SUBJECT TO EASEMENT WHETHER OF RECORD NOT. (NOT SHOWN).
3. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.

LINE TABLE		
LINE	LENGTH	BEARING
L1	88.31	S60°53'39\"E



**CERTIFICATION**  
I HEREBY CERTIFY THAT THIS MAP WAS MADE FROM AN ACTUAL ON THE GROUND SURVEY AND THAT THE MONUMENTATION SHOWN HEREON WERE FOUND AND/OR PLACED UNDER MY PERSONAL SUPERVISION. I ALSO CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

*[Signature]*  
8-23-2018  
JESUS D. IBARRA TX, R.P.L.S. NO. 6085

- P.O.C. FOUND RR SPIKE AT THE INTERSECTION WITH GLORIETA ROAD
- FOUND SQUARE BOLT AT THE INTERSECTION WITH DINDINGER ROAD





## PLANNING AND ZONING DEPARTMENT

### Request for Rezoning

1. Name: ENRIQUE ESCOBAR

Address: 337 E. BORDERLAND #7 EL PASO, TEXAS 79932 Phone: 915-581-2939

Representative: TRE & ASSOCIATES, LLC.

Address: 110 MESA PARK DR. STE. 200 EL PASO, TX 79912 Phone: 915-852-9093

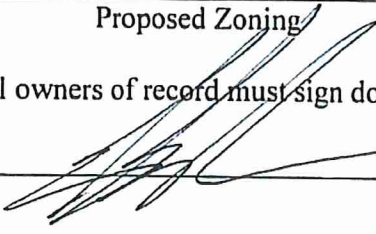
2. Property Location: \_\_\_\_\_

Legal Description: TRACTS 13-B AND 18, BLOCK 12, TRACTS 1, 3-A, 3-C BLOCK 27  
SOCORRO GRANT, EL PASO COUNTY, TEXAS

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

<u>45.79 AC</u>	<u>A-1</u>	<u>AGRICULTURAL</u>
Area (Sq. ft. or Acreage)	Current Zoning	Current Land Use
<u>R-2 / OPEN SPACE</u>	<u>RESIDENTIAL / OPEN SPACE</u>	
Proposed Zoning	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.

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**

*Elia Garcia*  
Mayor

*Rene Rodriguez*  
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:** January 15, 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 Lot 7, Leonor Estates #1 Amending Plat, Block 6 from C-1 (Light Commercial) to R-2 (Medium Density Residential) to be subdivided into residential lots.

**SUMMARY:**

The property matter of this request is located is 2,950' feet southeast from the intersection of Bauman Rd. and North Loop Dr. This property has an estimated area of 135,036 sf. (3.10 acres), owned by Bowling Brothers Development Company.

**BACKGROUND:**

Leonor Estates #1 Amending Plat was filed and recorded on March 15, 2017 with a total of 24.22 acres.

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

Per the Future Land Use map, the projected land use for this property is: Agricultural  
The current use of the property is: Vacant land.  
The proposed use of the property: Residential

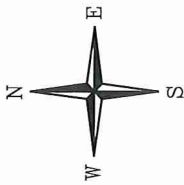
Adjacent Land Uses: North: R-2, South: R-2 East: R-2 West: A-1/R-1/R-2

**STATEMENT OF THE ISSUE:**

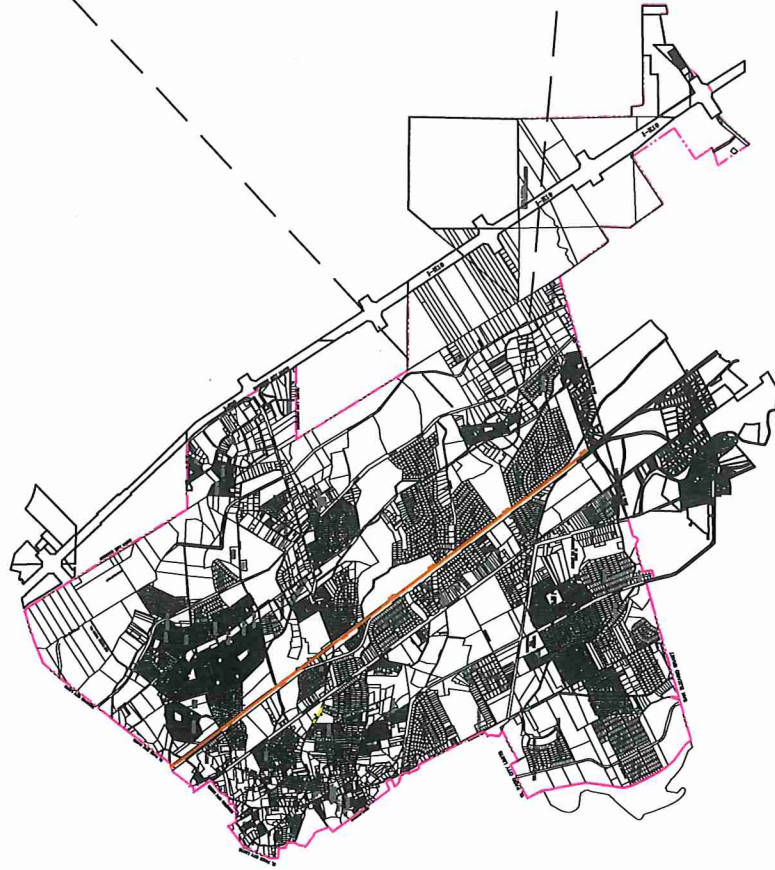
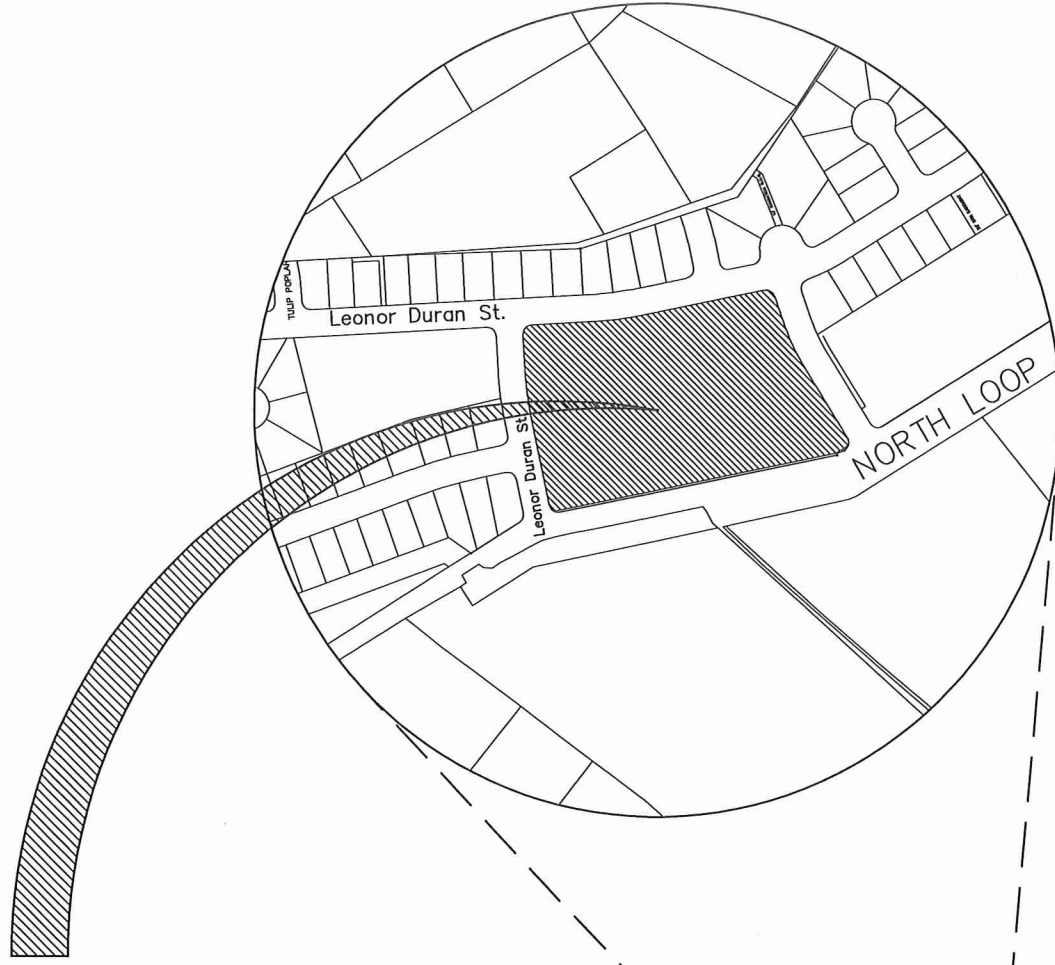
The petitioner is requesting to rezone to R-2 to allow them to design the block with residential lots. The proposed use is not allowed in a commercial zone. The new plat will add 23 lots to the already approved subdivision.

**STAFF RECOMMENDATION:**

The Planning and Zoning Department recommends APPROVAL.



PROJECT SITE;  
Leonor Estates Unit One Replat "A"  
Block 6  
Leonor Estates Unit One Replat "A"



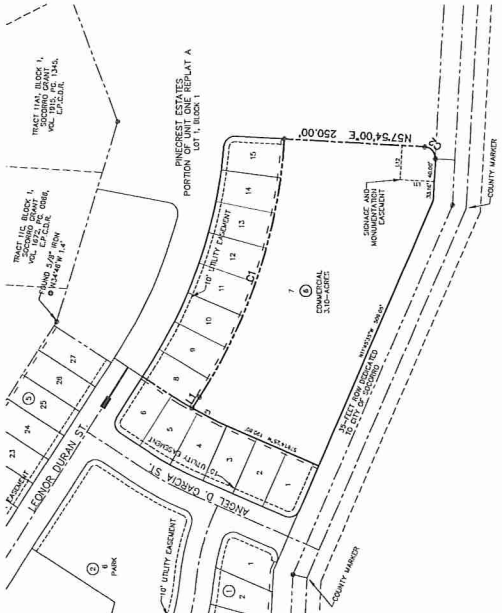
CITY OF SOCORRO

# LOCATION MAP

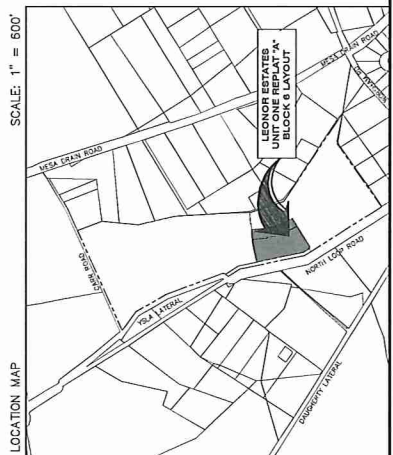
Scale: AS SHOWN







BLOCK 6 ORIGINAL LAYOUT (14 RESIDENTIAL LOTS)  
SCALE: 1" = 600'



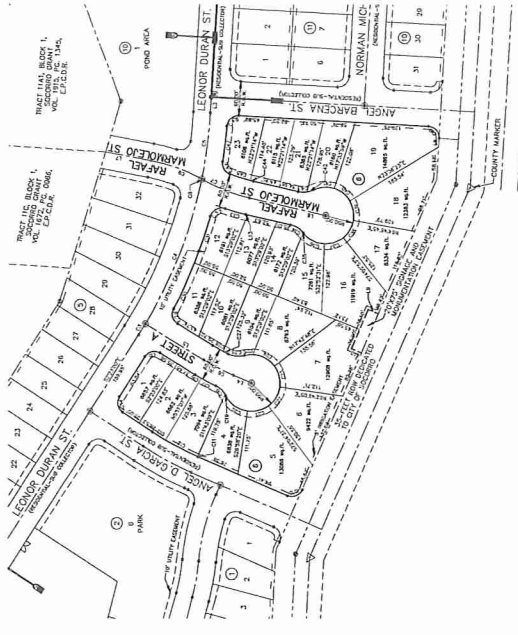
CURVE TABLE

CURVE	INDIC	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	50.00'	24.37'	24.37'	0.00'	173.00°E	180.00°
C2	50.00'	39.37'	39.37'	0.00'	173.00°E	180.00°
C3	50.00'	25.46'	11.52'	22.44'	103.31°W	103.31°
C4	50.00'	274.37'	135.70'	275.44'	103.31°W	103.31°
C5	50.00'	117.64'	58.83'	117.53'	277.31°E	103.31°
C6	50.00'	58.26'	29.16'	58.23'	277.31°E	103.31°
C7	50.00'	87.17'	43.90'	86.87'	277.31°E	103.31°
C8	50.00'	3.67'	1.52'	3.57'	180.00°E	180.00°
C9	50.00'	86.37'	43.44'	86.14'	180.00°E	180.00°
C10	50.00'	31.42'	20.02'	30.28'	157.14°W	103.31°
C11	50.00'	31.42'	20.02'	30.28'	157.14°W	103.31°
C12	50.00'	83.87'	41.94'	83.76'	157.14°W	103.31°
C13	50.00'	27.65'	13.82'	27.63'	157.14°W	103.31°
C14	50.00'	21.42'	20.02'	20.26'	141.18°W	103.31°
C15	50.00'	30.85'	16.45'	27.88'	141.18°W	103.31°
C16	50.00'	13.27'	6.28'	13.27'	280.32°E	103.31°
C17	50.00'	28.82'	14.47'	28.92'	280.32°E	103.31°
C18	50.00'	21.88'	11.22'	21.81'	280.32°E	103.31°
C19	50.00'	3.88'	1.92'	3.88'	280.32°E	103.31°
C20	50.00'	47.71'	24.00'	45.92'	180.00°W	180.00°

CURVE TABLE

CURVE	INDIC	LENGTH	TANGENT	CHORD	BEARING	DELTA
C21	50.00'	39.37'	39.37'	0.00'	173.00°E	180.00°
C22	50.00'	39.37'	39.37'	0.00'	173.00°E	180.00°
C23	50.00'	39.37'	39.37'	0.00'	173.00°E	180.00°
C24	50.00'	44.38'	23.77'	42.84'	162.16°E	103.31°
C25	50.00'	14.76'	7.43'	14.71'	162.16°E	103.31°
C26	50.00'	28.10'	15.23'	28.48'	162.16°E	103.31°
C27	50.00'	9.68'	4.84'	9.68'	162.16°E	103.31°
C28	50.00'	20.14'	10.07'	20.14'	162.16°E	103.31°
C29	50.00'	20.14'	10.07'	20.14'	162.16°E	103.31°
C30	50.00'	86.37'	43.22'	86.37'	162.16°E	103.31°
C31	50.00'	86.37'	43.22'	86.37'	162.16°E	103.31°
C32	50.00'	32.68'	26.51'	32.67'	162.16°E	103.31°
C33	50.00'	27.56'	18.89'	27.54'	272.25°W	103.31°
C34	50.00'	28.13'	13.55'	25.87'	272.25°W	103.31°
C35	50.00'	1.95'	0.97'	1.95'	272.25°W	103.31°
C36	50.00'	43.17'	23.03'	41.64'	272.25°W	103.31°
C37	50.00'	25.87'	12.93'	25.87'	272.25°W	103.31°
C38	50.00'	25.87'	12.93'	25.87'	272.25°W	103.31°
C39	50.00'	25.87'	12.93'	25.87'	272.25°W	103.31°
C40	50.00'	25.87'	12.93'	25.87'	272.25°W	103.31°

BLOCK 6 PROPOSED LAYOUT (23 RESIDENTIAL LOTS)  
SCALE: 1" = 100'



BLOCK 6 PROPOSED LAYOUT (23 RESIDENTIAL LOTS)  
SCALE: 1" = 100'

LINE TABLE

LINE	BEARING	LENGTH
L1	N02°23'00"W	23.13'
L2	N82°55'42"E	23.86'
L3	N32°30'00"W	27.87'
L4	N08°42'51"E	24.54'
L5	N00°00'00"E	12.00'
L6	S02°30'00"W	12.00'
L7	S02°30'00"W	16.68'
L8	S78°14'25"W	20.00'
L9	N78°14'25"E	20.00'
L10	N07°54'00"E	60.00'
L11	N07°54'00"E	60.00'
L12	S23°03'00"E	60.00'
L13	S87°30'00"W	33.17'

EXHIBIT

LEONOR ESTATES UNIT ONE  
REPLAT "A" BLOCK 6 LAYOUT

CEA GROUP  
TEXAS REGISTERED ENGINEERING FIRM #484  
4712 Woodrow Bean, Ste. F El Paso, TX 79924  
915.544.5232 | www.ceagroup.net

OWNER

BOWLING BROTHERS DEVELOPMENT COMPANY  
EL PASO, TEXAS 79901  
VOICE (915) 821-3550

CONTACT: RANDY BOWLING, PRESIDENT

SURVEYOR

**Barragan & Associates Inc.**  
LAND PLANNING & LAND SURVEYING  
1828 S. TERES FIRM # 10152200  
El Paso, Texas 79905  
Phone: (915) 261-2709 Fax: (915) 261-2708

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

ENGINEER

CEA GROUP  
TEXAS REGISTERED ENGINEERING FIRM #484  
4712 Woodrow Bean, Ste. F El Paso, TX 79924  
915.544.5232 | www.ceagroup.net

CONTACT: JORGE GRAJEDA, P.E.



## PLANNING AND ZONING DEPARTMENT

### Request for Rezoning

1. Name: Bowling Brothers Development Company

Address: 300 E. Main, Ste. 740 El Paso, Texas 79901 Phone: (915) 821-3550

Representative: CEA Group

Address: 4712 Woodrow Bean, Ste. F El Paso, Texas 79924 Phone: (915) 544-5232

2. Property Location: 11581 North Loop Rd.

Legal Description: BLK 6 Leonor Estates #1 Amending Lot 7

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

<u>3.10 Acres</u>	<u>C-1</u>	<u>Vacant</u>
Area (Sq. ft. or Acreage)	Current Zoning	Current Land Use
<u>R2</u>		<u>Residential</u>
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



*Elia Garcia*  
Mayor

*Rene Rodriguez*  
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:** January 15, 2019  
**TO:** PLANNING AND ZONING COMMISSION  
**FROM:** Job Terrazas, Building Official  
**CC:** Adriana Rodarte, City Manager

### SUBJECT

Consider and Take Action on the minor plat approval for Parker Subdivision, being all of Tracts 4C2 and 4C5B, Block 3, Socorro Grant to subdivide the land into four 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 two acres owned by Ramon Soto Jr.

### BACKGROUND

The proposed land division is as follows:

Lot #1 Area.....20,604 sq. ft. (0.4730 acres)  
Lot #2 Area.....22,928 sq. ft. (0.5264 acres)  
Lot #3 Area.....15,316 sq. ft. (0.3516 acres)  
Lot #4 Area.....28,407 sq. ft. (0.6521 acres)  
  
Total Area Area...87,255 sq. ft. (2.003 acres)

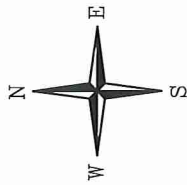
According to the Flood Insurance Rate Maps, the referenced property lies within an area determined to be outside of the 500-year flood plain, more particularly described as Zone X.

### STATEMENT OF THE ISSUE

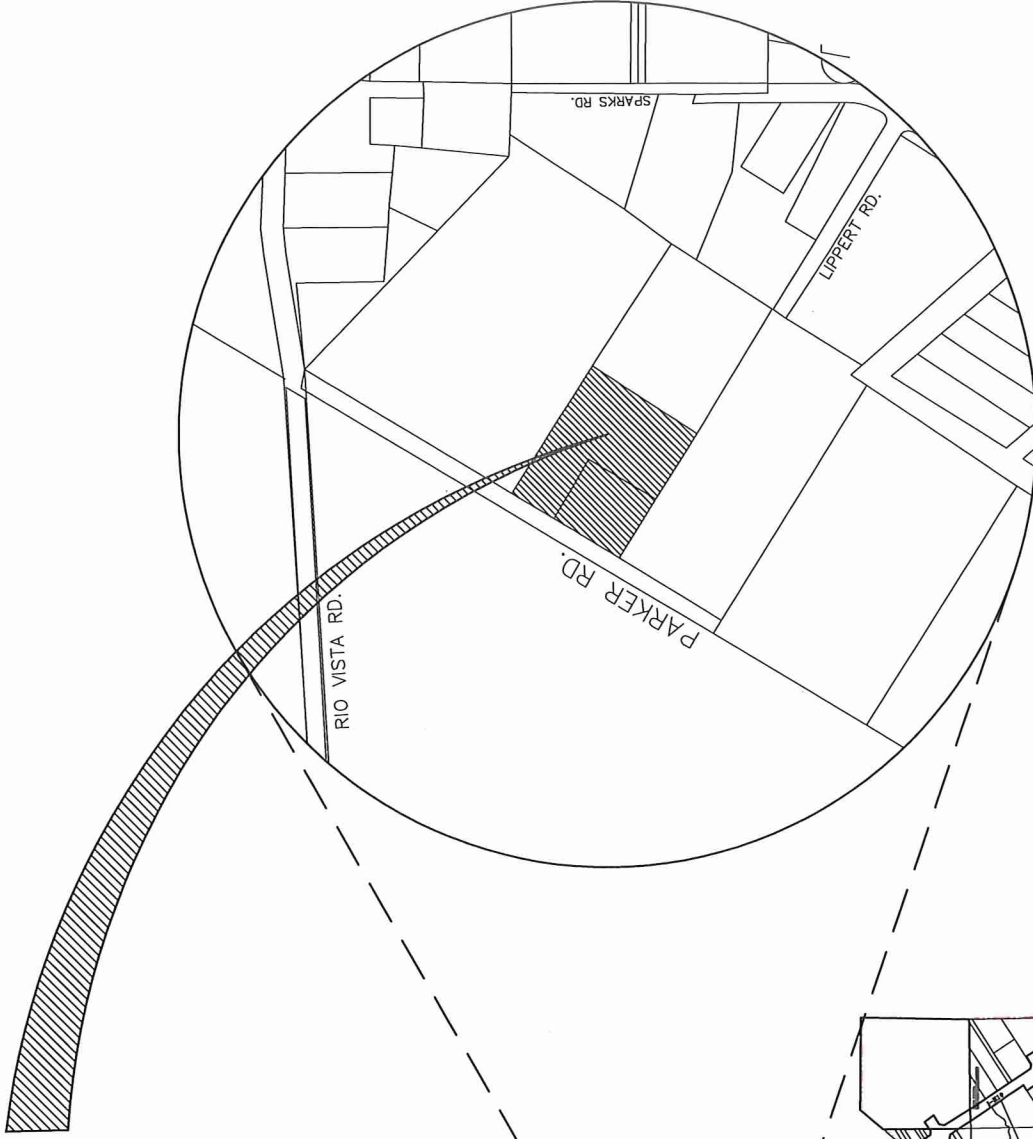
The proposed minor plat was requested by the applicant to establish additional lots for a future investment.

### STAFF RECOMMENDATION

The Planning and Zoning Department recommends APPROVAL to allow the applicant to record the minor 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

## 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	2.0030	4	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

*Ramon Soto III*  
*234-5196*  
*217-5034*  
*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

*Elia Garcia*  
Mayor

*Rene Rodriguez*  
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:** January 15, 2019  
**TO:** PLANNING AND ZONING COMMISSION  
**FROM:** Job Terrazas, Building Official  
**CC:** Adriana Rodarte, City Manager

### **SUBJECT**

Consider and Take Action on the Lot Split approval for McAdoo Acres Replat A, being al of Lot 5, Block 2, McAdoo Acres located at 11291 Mark Mabon Ct.

### **SUMMARY**

The subject property is located about 1,200 feet northeast from North Loop in the corner of Mark Mabon & Jim Bean Dr. The property is owned by Enrique Casana.

### **BACKGROUND**

The proposed land division is as follows:

Lot #1 Area.....10,057 sq. ft. (0.23 acres)  
Lot #2 Area.....10,123 sq. ft. (0.23 acres)  
Total Area Area...20,180 sq. ft. (0.46 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.

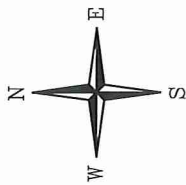
### **STATEMENT OF THE ISSUE**

The proposed lot split was requested by the applicant to build a home in the second lot. It is necessary to subdivide the land because the zoning does not allow the construction of a second dwelling.

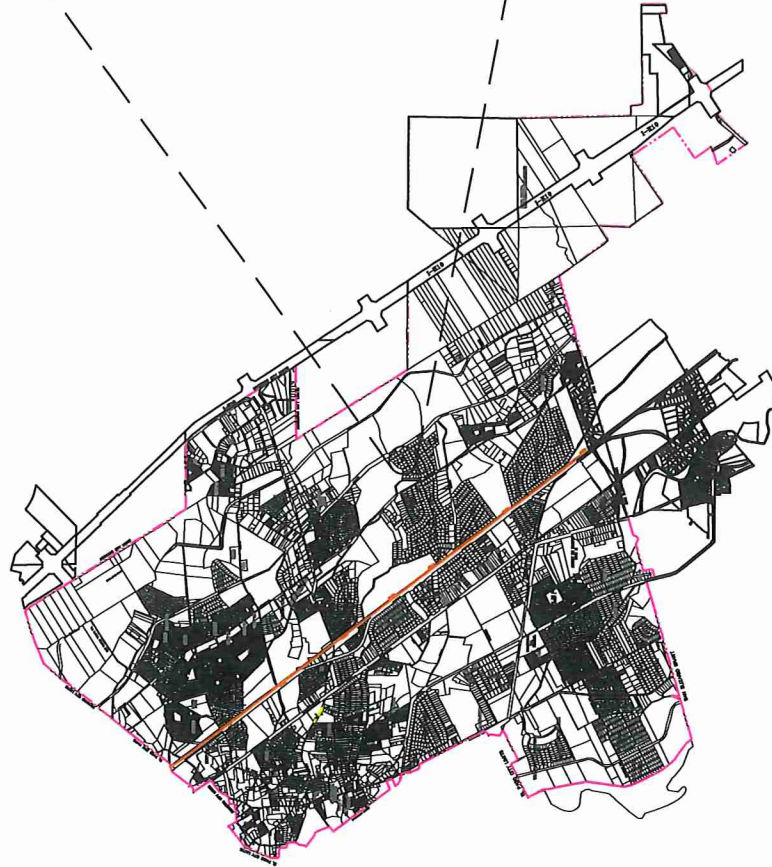
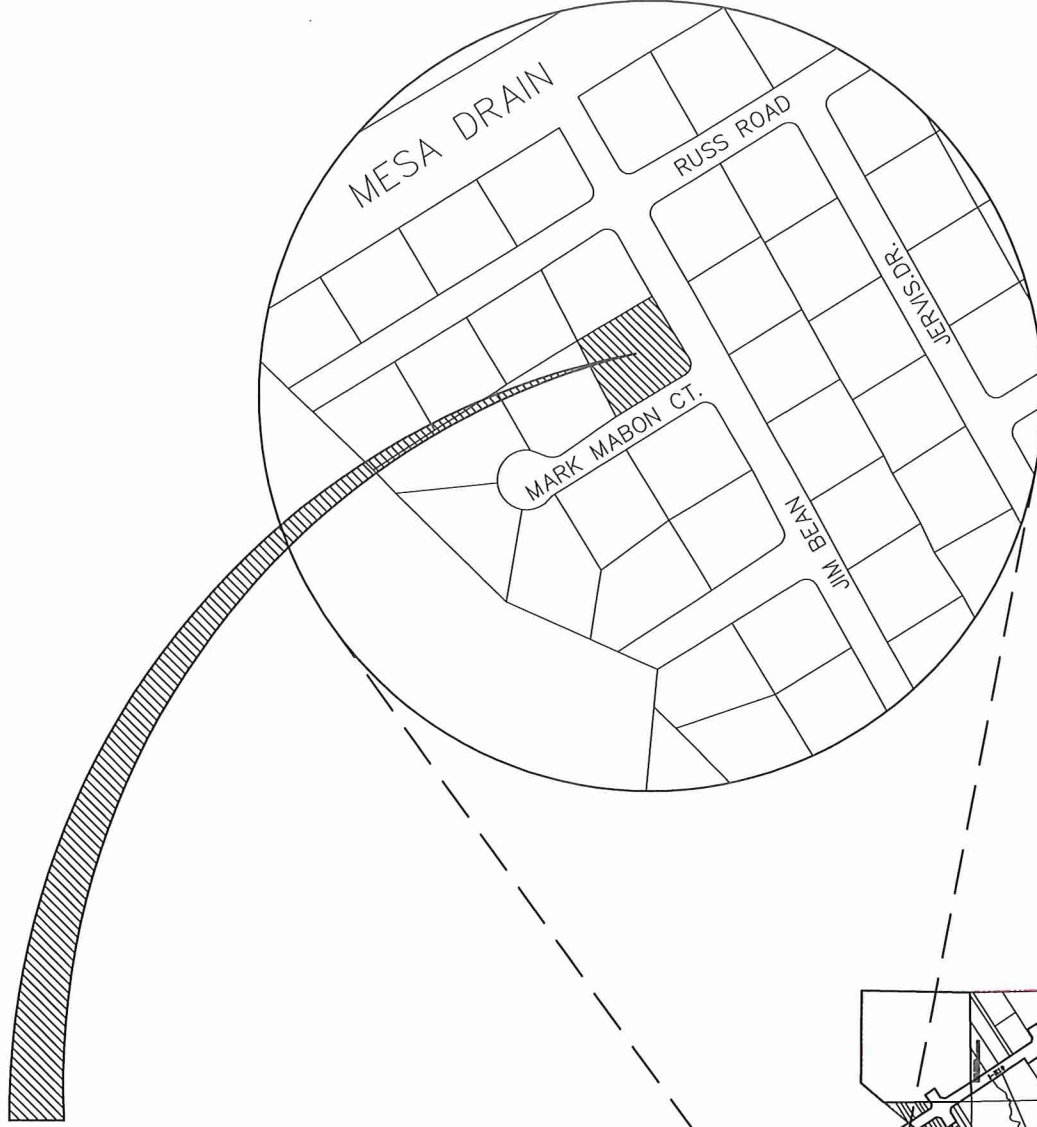
### **STAFF RECOMMENDATION**

The Planning and Zoning Department recommends DENIAL because McAdoo Acres subdivision was designed to contain half-acre lots. Approval of this request may be considered a subterfuge to defeat the purposes of the "subdivision density" being regulated by zoning.





PROJECT SITE;  
11291 Mark Mabon Court  
Lot 5, Block 2  
McAdoo Acres



CITY OF SOCORRO



# LOCATION MAP

Scale: AS SHOWN



**METES AND BOUNDS DESCRIPTION OF  
MCADDOO ACRES REPLAT A**

Description of a parcel of land being all of Lot 5, Block 2, McAdoo Acres, City of Socorro, El Paso County, Texas, as filed and recorded in Volume 61, Pages 42 and 42A, Deed Records of El Paso County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a found iron pin marking the Northwest corner of Lot 5 and the Southwest corner of Lot 6 and on the East right-of-way line of Mark Mabon Court, all in Block 2, McAdoo Acres;

Thence North 02°53'34" East, along the common boundary line of Lots 5 and 6 a distance of 135.44 feet to a found iron pin;

Thence South 31°45'10" East, along the common boundary line of Lots 4 and 5 a distance of 147.04 feet to a found iron pin;

Thence South 60°19'26" West, along the South boundary line of Lot 5 and the North right-of-way line of Jim Bean Drive a distance of 115.80 feet to a found iron pin;

Thence 30.60 feet along the arc of a circle to the right, whose interior angle is 87°55'34", whose radius is 20 feet, and whose chord bears North 75°42'47" East a distance of 27.77 feet to a found iron pin;

Thence North 31°45'10" West, along the West boundary line of Lot 5 and the East right-of-way line of Mark Mabon Court a distance of 135.82 feet to the "Point of Beginning" and containing in all 20,180.00 square feet or 0.463 acres of land more or less.

**ONSITE PONDING NOTES AND RESTRICTIONS:**

1. ALL LOTS IN THE SUBDIVISION ARE SUBJECT TO ON-SITE PONDING. LOT OWNER IS RESPONSIBLE FOR PROVIDING SUFFICIENT PONDING CAPACITY TO ACCOMMODATE RUNOFF GENERATED FROM THEIR PROPERTY.
2. NO CONSTRUCTION SHALL BE PERMITTED UNTIL THE PONDING PLAN IS APPROVED BY THE CITY OF SOCORRO.
3. ON-SITE PONDING AREAS SHALL HAVE MINIMUM ONE (1) VERTICAL TO THREE (3) HORIZONTAL SLOPE.
4. NO PERSON SHALL BE PERMITTED TO IMPAIR THE FUNCTIONALITY OF AN ON-SITE POND, NO MORE THAN FIFTY (50) FEET FROM THE POND'S PERIMETER, INCLUDING ANY ADJACENT DRIVEWAY, DRIVE, OR SIDEWALK, OR TO INTERFERE WITH THE POND'S OPERATION, INCLUDING ANY ADJACENT DRIVEWAY, DRIVE, OR SIDEWALK, OR TO INTERFERE WITH THE POND'S OPERATION, INCLUDING ANY ADJACENT DRIVEWAY, DRIVE, OR SIDEWALK.
5. THE CITY, EXTRASOLS OR EMPLOYEES, FOR ANY DEATH, INJURY OR PROPERTY DAMAGE CAUSED BY THE PONDING SYSTEM, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PONDING SYSTEM.
6. THE CITY, EXTRASOLS OR EMPLOYEES, FOR ANY DEATH, INJURY OR PROPERTY DAMAGE CAUSED BY THE PONDING SYSTEM, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PONDING SYSTEM.
7. THE CITY, EXTRASOLS OR EMPLOYEES, FOR ANY DEATH, INJURY OR PROPERTY DAMAGE CAUSED BY THE PONDING SYSTEM, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PONDING SYSTEM.

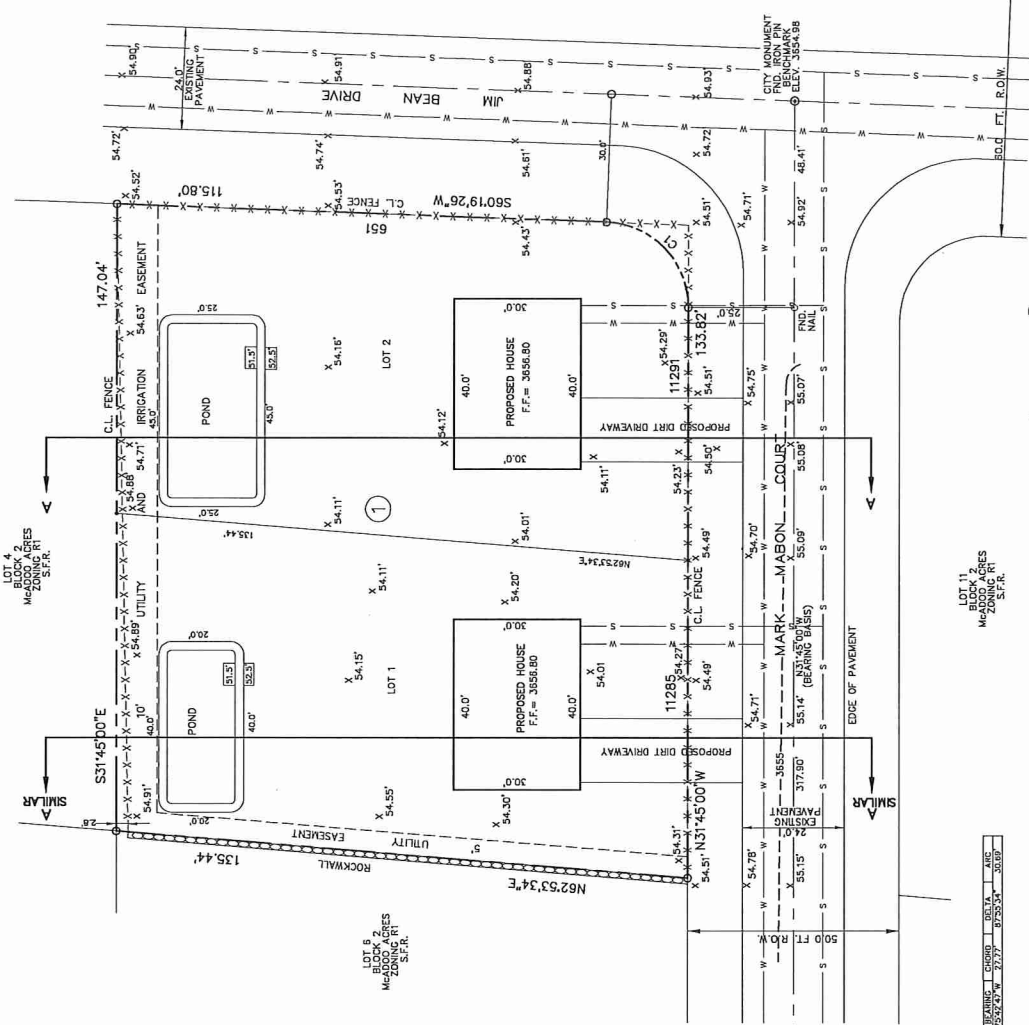
**PRELIMINARY  
MCADDOO ACRES  
REPLAT A**

BEING A REPLAT OF  
LOT 5, BLOCK 2,  
MCADDOO ACRES,  
CITY OF SOCORRO,  
EL PASO COUNTY, TEXAS  
CONTAINING: 20,180.00 Sq. Ft. OR 0.463 ACRES

**DRAINAGE CALCULATIONS**  
BUILDING PAD: 1,220 S.F.  
DRIVEWAY: 300 S.F.  
TOTAL WATERSHED AREA: 17,423 S.F.  
TOTAL WATERSHED AREA: 17,423 S.F.  
AVERAGE RUN-OFF COEFFICIENT:  
C = (1700 S.F. x 0.80) + (7300 S.F. x 0.80) + (6223 S.F. x 0.33) = 0.62  
17,423 S.F.

**REQUIRED PONDING AREA CAPACITY:**  
Q = 0.40 AC. x 0.62 = 0.09 AC.-FT.  
Q = 12

**DESIGNED POND CAPACITY:**  
TOP OF POND: 3552.5  
ELEVATION: 0.20 AC. FT.  
BOTTOM OF POND: 3551.5  
0.10 AC. FT.  
VOLUME: 0.15 AC.-FT.



SECTION A-A

FLOOD PANEL NO. 480212.0239 B, PANEL DATE, SEPTEMBER 4, 1991.  
FLOOD ZONE X  
NAME OF SUBDIVIDER:  
SERGIO GONZALEZ  
REGISTERED PROFESSIONAL ENGINEER No. 42333  
CITY OF SOCORRO, TEXAS 79927  
3031 TRAWOOD DR. EL PASO, TX 79936 (916) 855-7552  
EMAIL: CALDERONENGINEERING@ELPUBICCLASS.COM

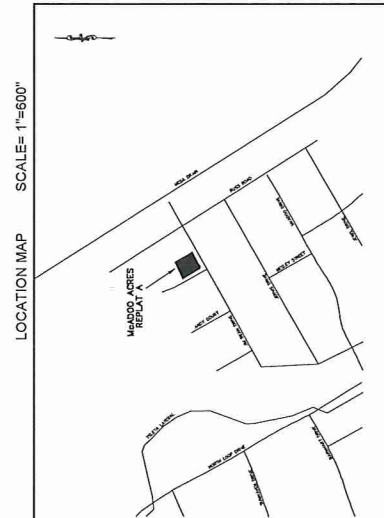
**Walderon Engineering**

Prepared by and under the supervision of Manuel Calderon, P.E., R.P.L.S.  
Registered Professional Engineer No. 42333  
Registered Professional Land Surveyor No. 2564  
Manuel Calderon, P.E., R.P.L.S.



DATE PREPARED: August 13, 2016  
FILE NAME: MCADDOO ACRES  
OFFICE: RM 203

SYMBOL	MEANING
○	IRON PIN SET
●	IRON PIN FOUND
○	CITY MONUMENT
①	BLOCK NUMBER
---	PROPERTY LINE
---	LOT LINE
---	WATER LINE
---	SEWER LINE
X 54.01	EXISTING ELEVATION



LOCATION MAP SCALE= 1"=600'



SUBDIVISION SUMMARY PROCEDURE  
MUNICODE CHAPTER 38-13

Note: The Council has authorized the City building official or his designee to approve a subdivision as a combined preliminary and final plat in any case where no public purposes would be served by separate steps. Such summary approval shall be given only when one or both following conditions exist:

1. The subdivision contains four or fewer lots;
2. Revision of subdivision, where the combination or recombination or portions of previously platted lots does not increase the total number of lots.

In all cases, the subdivision plat being considered for approval under this summary procedure shall be prepared according to the standards for plans and data for both preliminary and final plats as contained herein.

MUNICODE CHAPTER 38-7(a)(1)

Note: Whenever there is no need for dedication of streets or easements as described in Section 38-4 or 38-13, the City Council may waive the requirements for topography, street, utility and/or storm drainage as set forth.

**LOT SPLIT APPLICATION**

Date: 10-30-18

Name of Subdivider: ENRIQUE CASANAZ — EDUARDO GONZALEZ

Home Address: 238 MIDNIGHT SUN SOCORRO TX

Phone Number: (915) 490-7073

1. Legal description of property to be subdivided: LOTS BLOK 2 McADOO ACRES

2. Present zoning: R-1 Area (Sq. Ft.) 20,180 Present Land Use NE/ RESIDENTIAL

3. Proposed land division:

Lot 1 Area: 10,057.00 .231 Acres

Lot 2 Area: 10,123.00 .232 Acres

Total Area: 20,180 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. Property Tax Certificate.

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</u> (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

10-30-18  
\_\_\_\_\_  
Date

*Elia Garcia*  
Mayor

*Rene Rodriguez*  
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:** January 15, 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 Hueco Junction Unit One being a replat of a portion of Tracts 12A, 12C, Block 5, Socorro Grant and Lot 1, Block 2, Eastlake Valley Subdivision located at the intersection of Old Hueco Tanks Road and Nuevo Hueco Tanks Blvd.

### SUMMARY

The subject property is located approximately 1,100 feet northeast from North Loop Dr. It has an area of 139,392 sf. (3.20 acres). The owner is El Paso Jamas LTD.

### BACKGROUND

The proposed land division is as follows:

Lot #1 Area.....49,858 sq. ft. (1.14 acres)

Lot #2 Area.....41,220 sq. ft. (0.95 acres)

Lot #3 Area.....38,607 sq. ft. (0.89 acres)

Total Area Area...129,685 sq. ft. (2.98 acres)

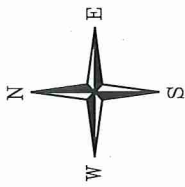
According to the Flood Insurance Rate Maps, the referenced property lies within an area determined to be outside of the 500-year flood plain, more particularly described as Zone X.

### STATEMENT OF THE ISSUE

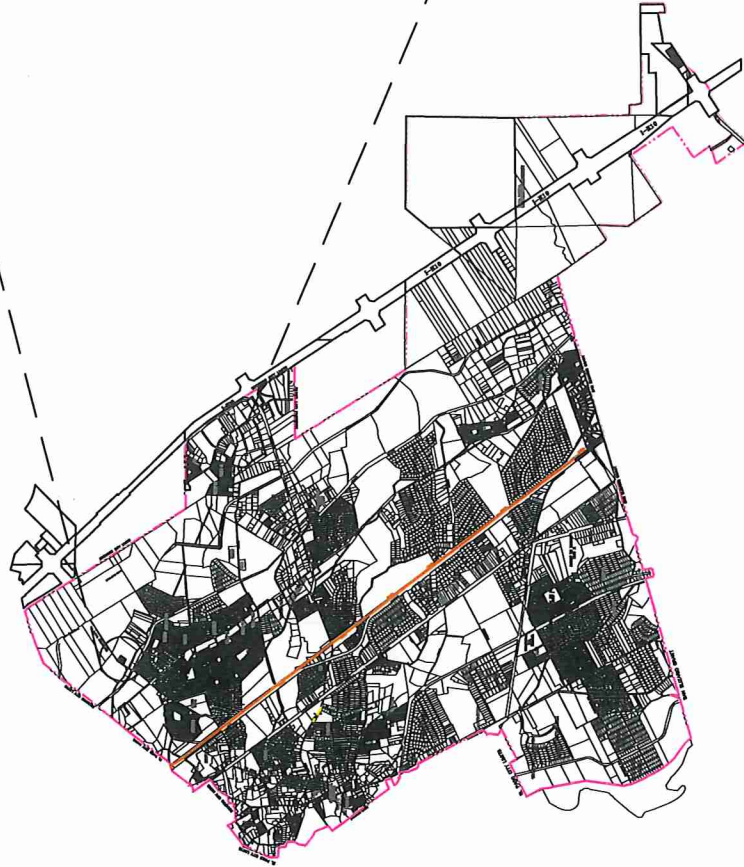
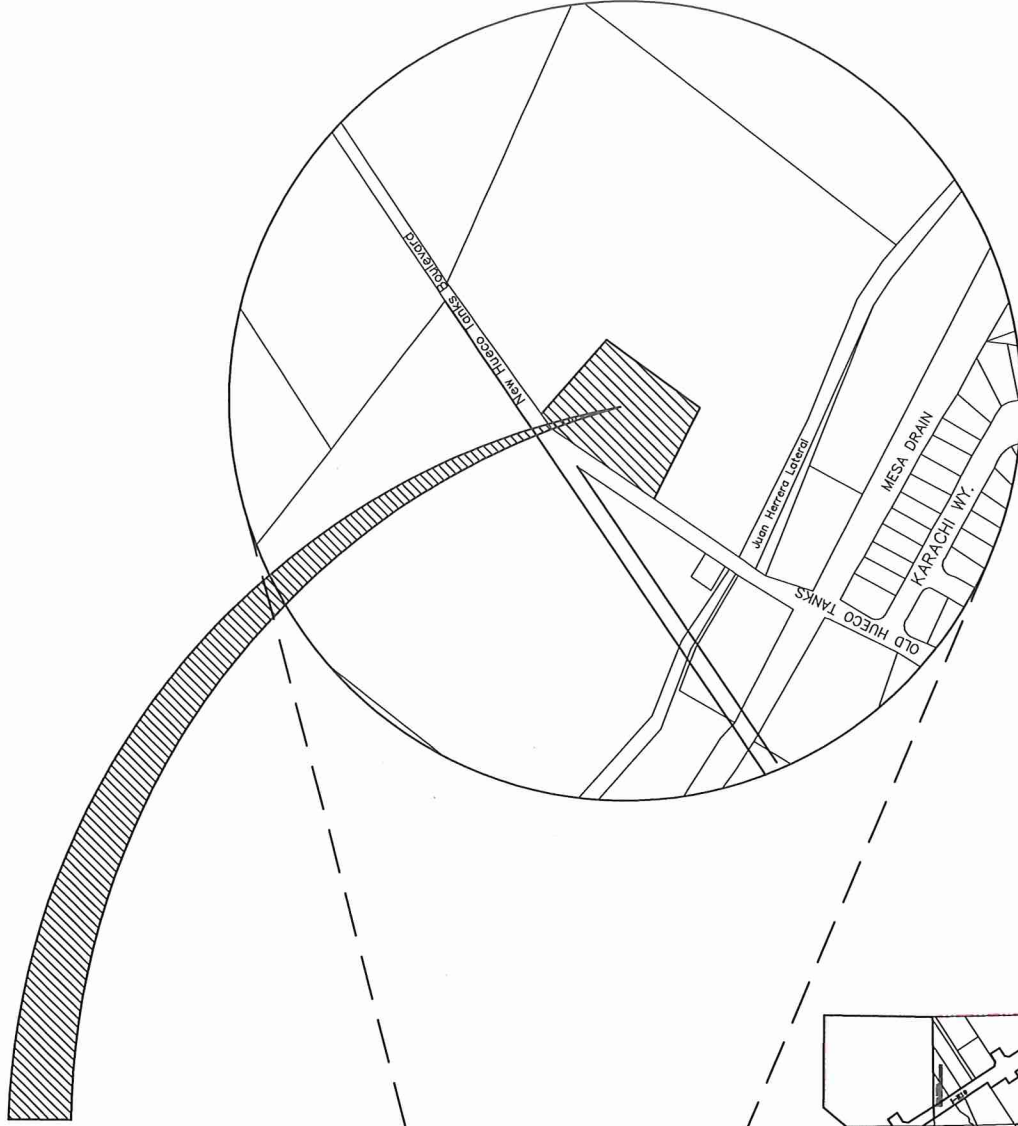
The proposed replat is necessary to redesign the intersection of OHTR and NHTB. A quitclaim deed is already in process for the vacation of a portion of OHTR.

### STAFF RECOMMENDATION

The Planning and Zoning Department recommends APPROVAL to allow the developer to redesign the intersection with the necessary improvements.



PROJECT SITE;  
Nuevo Junction U-1  
Lots 1 Through 11, Block 2  
Eastlake Valley



CITY OF SOCORRO

# LOCATION MAP

Scale: AS SHOWN



# HUECO JUNCTION UNIT ONE

A PORTION OF TRACT 12A, ALL OF TRACT 12C, BLOCK 5, SOCORRO GRANT AND LOT 1, BLOCK 2, OF EASTLAKE VALLEY SUBDIVISION, CITY OF SOCORRO, EL PASO COUNTY, TEXAS CONTAINING 3.20 ACRES ±

**DEDICATION**  
 I, JORGE L. AZCABATE, P.E., the owner of this map and indicate that respective portions of property as the west of the subject. The street and utility easements on former old shown and hereinafter shown on this map are hereby dedicated to the public use of the City of Socorro, El Paso County, Texas. The dedication is made for the purpose and consideration herein expressed. The City of Socorro, El Paso County, Texas, is hereby authorized to acquire the subject property by purchase or otherwise, and the right to turn intervening trees and shrubs.

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

**ACKNOWLEDGEMENT**  
 BILL HANAN, VCC-President  
 STATE OF TEXAS  
 COUNTY OF EL PASO

I, the undersigned authority, on this day personally appeared owner, known to me to be the true and lawful owner of the above described property, and acknowledged to me that he executed the same for the purposes and consideration herein expressed.

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

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

CITY OF SOCORRO  
 PLANNING DEPARTMENT

The subdivision is hereby approved on to the platting and as to the conditions of the dedication in accordance with Chapter 212.0005 of the Texas Local Government Code, made this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Planning Director of the City of Socorro

CITY OF SOCORRO  
 CERTIFICATE OF PLAT APPROVAL  
 UNDER TEXAS LOCAL GOVERNMENT CODE 212.0009 (c)

We, the undersigned party, and the City of Socorro, on this day of \_\_\_\_\_, 2018, approved by the City of Socorro, on \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Mayor of the City of Socorro

Secretary

Date

Date

FILED

Plat and recorded in the office of the County Clerk of El Paso County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2018, in the No. \_\_\_\_\_ of the Plat Records.

County Clerk

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

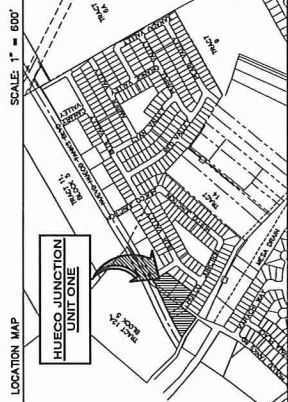
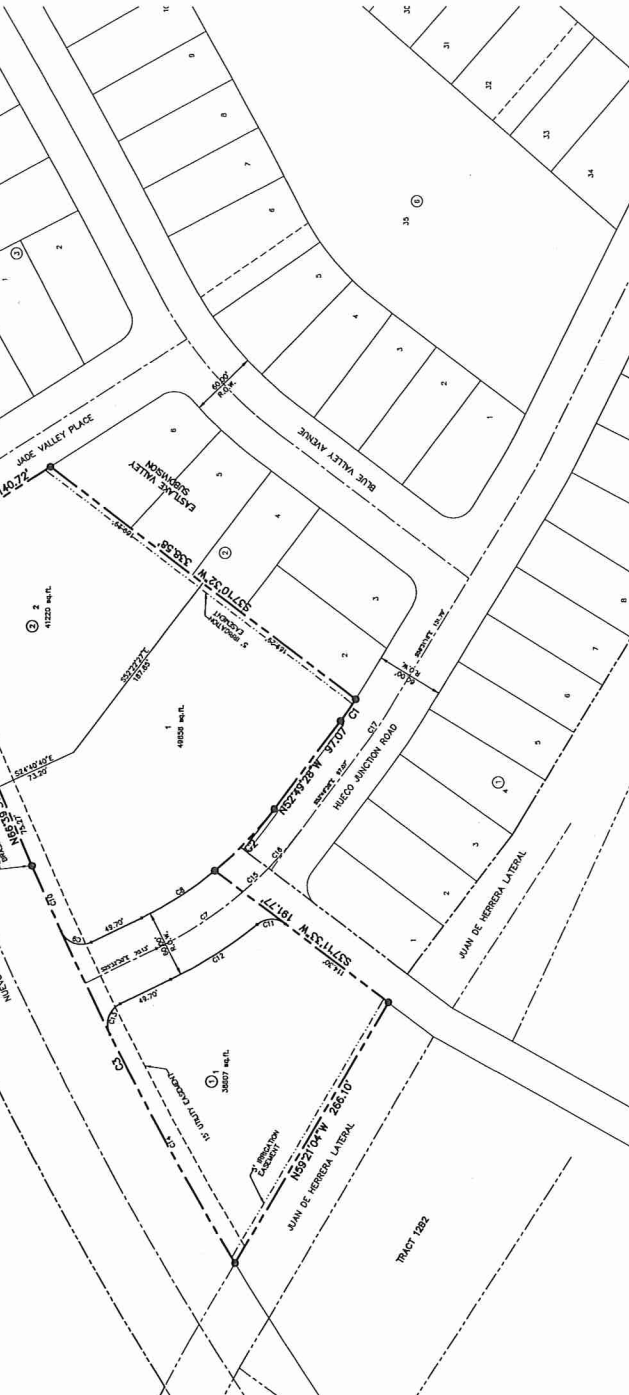
Notary Public

Notary Public

Notary Public

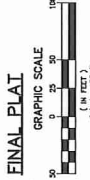
Notary Public

CURVE	CHORD	ANGLE	CHORD	BEARING	DELTA
C1	540.00'	23.30'	11.60'	23.30'	045°00'00"
C2	320.00'	78.54'	37.79'	78.54'	045°00'00"
C3	320.00'	78.54'	37.79'	78.54'	045°00'00"
C4	320.00'	78.54'	37.79'	78.54'	045°00'00"
C5	320.00'	78.54'	37.79'	78.54'	045°00'00"
C6	320.00'	78.54'	37.79'	78.54'	045°00'00"
C7	320.00'	78.54'	37.79'	78.54'	045°00'00"
C8	320.00'	78.54'	37.79'	78.54'	045°00'00"
C9	320.00'	78.54'	37.79'	78.54'	045°00'00"
C10	320.00'	78.54'	37.79'	78.54'	045°00'00"
C11	320.00'	78.54'	37.79'	78.54'	045°00'00"
C12	320.00'	78.54'	37.79'	78.54'	045°00'00"
C13	320.00'	78.54'	37.79'	78.54'	045°00'00"
C14	320.00'	78.54'	37.79'	78.54'	045°00'00"
C15	320.00'	78.54'	37.79'	78.54'	045°00'00"
C16	320.00'	78.54'	37.79'	78.54'	045°00'00"
C17	320.00'	78.54'	37.79'	78.54'	045°00'00"



**COMMERCIAL** - 3  
**INDUSTRIAL** - 0  
**SCHOOL DISTRICT** - 0  
**UNIMPROVED** - 0  
**TOTAL** - 3

**BENCHMARK**  
 THE BENCHMARK FOR THIS PROJECT IS THE CORNER OF THE INTERSECTION OF EASTLAKE VALLEY AND BLUE VALLEY AVENUE, EL PASO COUNTY, TEXAS. THE BENCHMARK IS A 6" DIA. IRON PIPE SET IN CONCRETE. THE BENCHMARK IS 1.00' ABOVE THE FINISH GRADE OF THE PAVED DRIVEWAY. THE BENCHMARK IS 1.00' ABOVE THE FINISH GRADE OF THE PAVED DRIVEWAY. THE BENCHMARK IS 1.00' ABOVE THE FINISH GRADE OF THE PAVED DRIVEWAY.



JORGE L. AZCABATE, P.E.  
 Licensed Professional Engineer  
 State License No. 5028

**ENGINEER**  
**oca**  
 CIVIL  
 TEXAS REGISTERED ENGINEER 0814-454  
 412 Woodrow Blvd. El Paso, TX 79901  
 (915) 833-1522 | www.ocaengineer.com

**SURVEYOR**  
 LAND-MARK PROFESSIONAL  
 SURVEYING, INC.  
 1425 UNIVERSITY BLVD., SUITE 100  
 EL PASO, TEXAS 79902  
 (915) 838-1500

CONTACT: JORGE L. AZCABATE, P.E.

EL PASO JAMAS, LTD  
 EL PASO, TX 79924

DATE OF PREPARATION: NOVEMBER 2018







## PLANNING AND ZONING DEPARTMENT

### APPLICATION FOR SUBDIVISION APPROVAL

Date: 6/27/2018

#### 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: Hueco Junction Unit 1

1. Legal description of Area: A PORTION TRACTS 12A, AND ALL OF TRACT 12C, BLOCK 5, SOCORRO GRANT AND LOT 1 BLOCK 2, OF EASTLAKE VALLEY SUBDIVISION, CITY OF SOCORRO, EL PASO COUNTY, TEXAS CONTAINING 3.20 ACRES ± El Paso County, Texas.

2. Proposed Land Uses:

	Acres	Sites		Acres	Sites
Single Family			Office		
Duplex			Street & Alley	0.22	1
Apartment			Ponding/Drainage		
Mobile Home			Institutional		
P.U.D.			Other (Specify)		
Park/Pond					
School					
Commercial	2.98	3	Total No. Sites	4	
Industrial			Total Acreage	3.20	

3. What is existing zoning of the above described property? C-2, 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 \_\_\_\_\_ 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	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?  
 SURFACE FLOW TO EASTLAKE VALLEY SUBDIVISION  
 \_\_\_\_\_  
 \_\_\_\_\_

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

10. Owner of record: \_\_\_\_\_  
 Name & address Zip Phone

11. Developer: \_\_\_\_\_  
 Name & address Zip Phone

12. Engineer: \_\_\_\_\_  
 Name & address Zip Phone

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

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

*Elia Garcia*  
Mayor

*Rene Rodriguez*  
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:** January 15, 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 Aldama Estates Replat C, being all of Lot 1, Block 7, Aldama Estates located at 208 Midnight Sun Dr.

**SUMMARY:**

The property is located at the intersection of Midnight Sun and Sunny Brooke Lane. It is owned by Rosa Maria Tellez.

**BACKGROUND:**

The proposed land division is as follows:

Lot #1 Area.....13,261 sq. ft. (0.3044 acres)  
Lot #2 Area.....10,037 sq. ft. (0.2304 acres)  
Lot #3 Area.....10,237 sq. ft. (0.2304 acres)  
Lot #4 Area.....10,670 sq. ft. (0.2449 acres)

Total Area Area.....54,485 sq. ft. (1.25 acres)

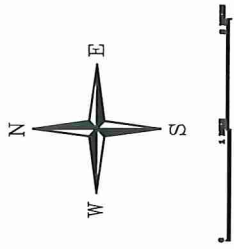
According to the Flood Insurance Rate Maps, the referenced property lies within an area determined to be outside of the 500-year flood plain, more particularly described as Zone X.

**STATEMENT OF THE ISSUE:**

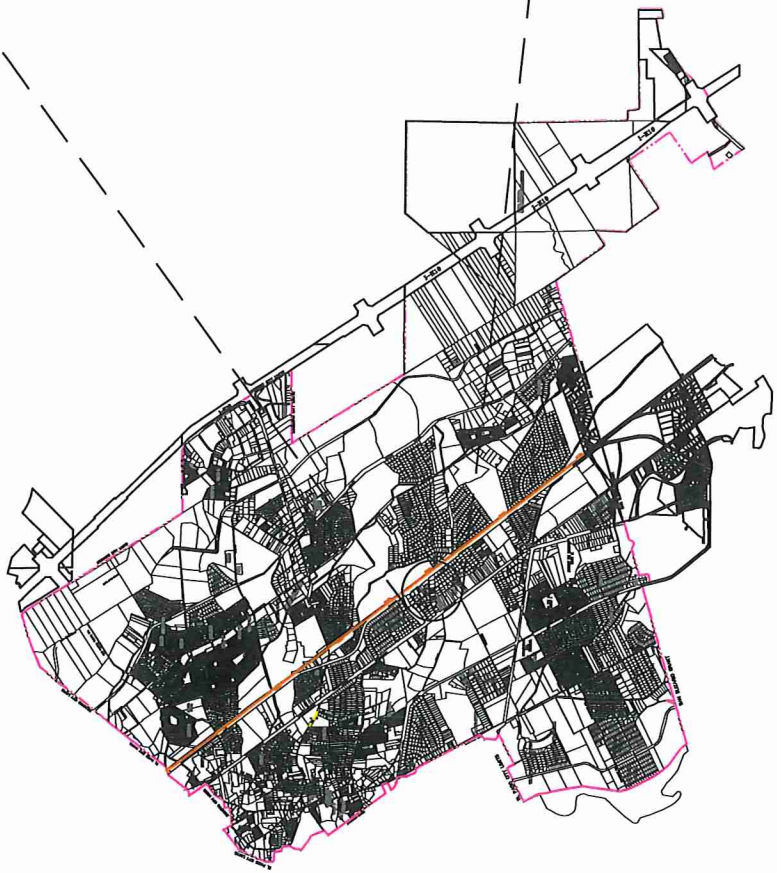
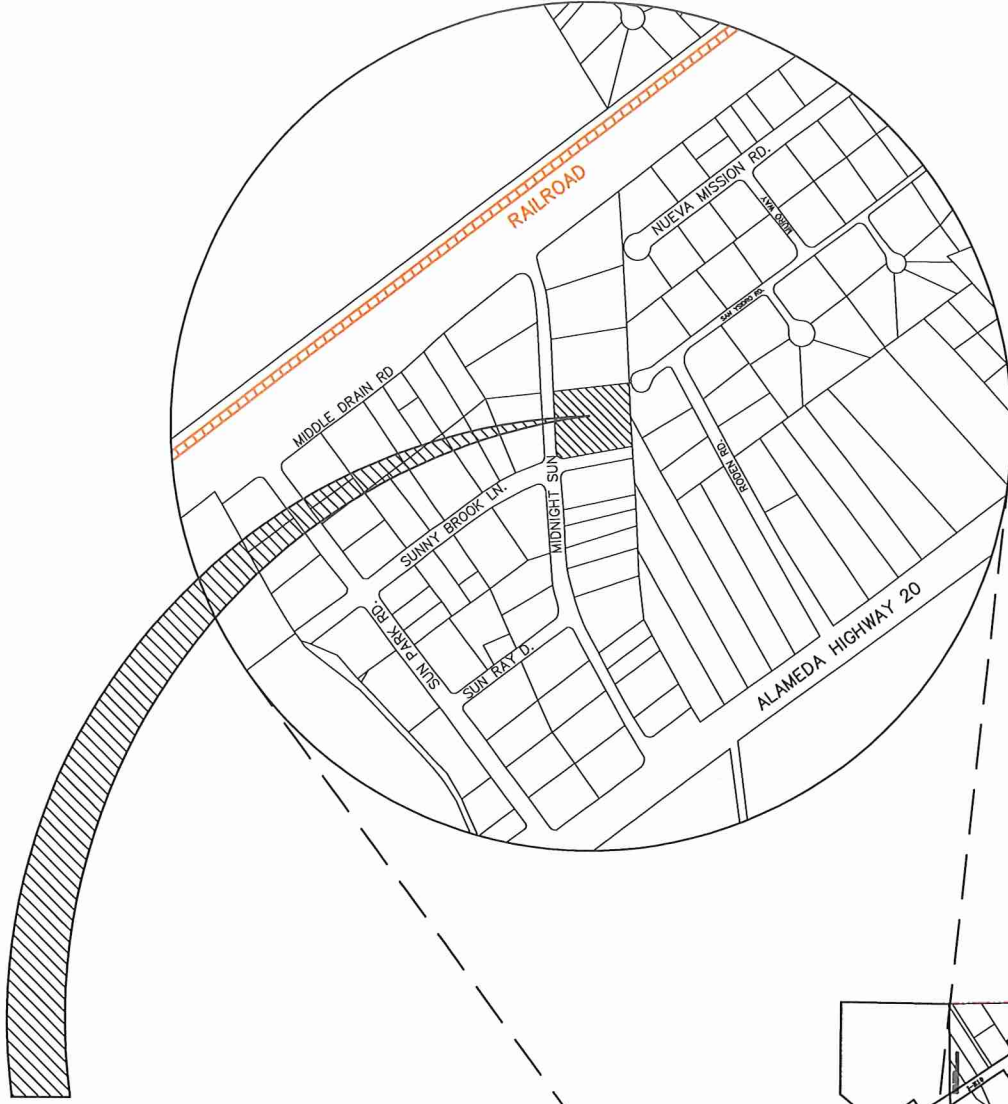
The proposed subdivision falls within the City of Socorro's two-mile ETJ and must abide by the subdivision design standards established by the City.

**STAFF RECOMMENDATION:**

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



PROJECT SITE;  
 208 Midnight Sun Dr.  
 Lot 1, Block 7  
 Aldama Estates Replat C



CITY OF SOCORRO

**LOCATION MAP**

Scale: AS SHOWN





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

Date: \_\_\_\_\_

**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: ALDAMA ESTATES REPLAT C

1. Legal description of Area: LOT 1, BLOCK 7, ALDAMA ESTATES  
 \_\_\_\_\_ El Paso County, Texas.

2. Proposed Land Uses:

	Acres	Sites		Acres	Sites
Single Family	1.2508	5	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? 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  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?  
 Underground \_\_\_\_\_ Overhead \_\_\_\_\_ Both

What type of electrical easements are proposed?  
 Underground \_\_\_\_\_ Overhead \_\_\_\_\_ Both

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

8. What type of drainage is proposed?  
 \_\_\_\_\_  
 ON-SITE PONDING  
 \_\_\_\_\_

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

10. Owner of record: ROSA M. TELLEZ 491-9000  
 Name & address Zip Phone

11. Developer: \_\_\_\_\_  
 Name & address Zip Phone

12. Engineer: CAD CONSULTING CO. 633-6422  
 Name & address Zip Phone

Applicant's Signature: 

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

*Elia Garcia*  
Mayor

*Rene Rodriguez*  
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:** January 15, 2019  
**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 Juliflora Subdivision Unit 1, being all of Tract 5R, Block 78, Section 7, Township 4, Texas and Pacific Railway Surveys.

**SUMMARY:**

The subject property is located about 13,180 feet east from the city limit. It lies within the two-mile ETJ. This land is owned by HZ Ventures LLC.

**BACKGROUND:**

The proposed subdivision will have 34 residential lots with the following improvements.

1. Onsite septic tanks
2. Potable water from the LVWD
3. Onsite ponding areas

**STATEMENT OF THE ISSUE:**

The proposed subdivision falls within the City of Socorro's two-mile ETJ and must abide by the subdivision design standards established by the City.

**STAFF RECOMMENDATION:**

To control the type and use of structures and the use of land which, unless so controlled, would clearly depreciate the character and value of the proposed subdivision and of adjoining property, The Planning and Zoning Department recommends APPROVAL contingent upon the following:

- 1) A 2.5% of the total land as physical park, or in cash value
- 2) Letter of service availability from utility companies
- 3) Applicable pending fees
- 4) Deed restrictions and/or covenants regarding the type and character of development that will be permitted in the subdivision to prevent construction of substandard buildings.









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

Date: 11/14/2018

**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: Juliflora Subdivision Unit 1

1. Legal description of Area: TRACT 5R, BLOCK 78, SECTION 7, TOWNSHIP 4, TEXAS AND PACIFIC RAILWAY SURVEYS El Paso County, Texas.

2. Proposed Land Uses:

	Acres	Sites		Acres	Sites
Single Family	17.58	34	Office		
Duplex			Street & Alley		
Apartment			Ponding/Drainage		
Mobile Home			Institutional		
P.U.D.			Other (Specify)		
Park/Pond					
School					
Commercial			Total No. Sites		34
Industrial			Total Acreage	17.58	

3. What is existing zoning of the above described property? n/a
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	<input checked="" type="checkbox"/>	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?  
 Underground \_\_\_\_\_ Overhead \_\_\_\_\_ Both \_\_\_\_\_

What type of electrical easements are proposed?  
 Underground \_\_\_\_\_ Overhead  Both \_\_\_\_\_

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

8. What type of drainage is proposed?  
Onsite Pond

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

10. Owner of record: HZ VENTURES L.L.C . 421Frederick Rd El Paso Tx 79905  
 Name & address Zip Phone

11. Developer: Arid Land Ventures L.L.C, 421Frederick Rd El Paso Tx 79905  
 Name & address Zip Phone

12. Engineer: Luis Alonso Gutierrez 190 Arizona El Paso Texas 79902 915 209-5141  
 Name & address Zip Phone

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

Capacity: Representative

## 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



*Elia Garcia*  
Mayor

*Rene Rodriguez*  
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:** January 15, 2019  
**TO:** PLANNING AND ZONING COMMISSION  
**FROM:** Job Terrazas, Building Official  
**CC:** Adriana Rodarte, City Manager

### **SUBJECT**

Consider and Take Action on the Replat approval for Arzola Subdivision, being all of Tracts 11B2 and 11B3, Block 3, Socorro Grant at 801 & 810 Mesa Drain.

### **SUMMARY**

The subject property is located about 1,750' feet on the southeast side of Horizon Blvd. The properties are owned by Francisca Gordillo & Rosaura G. Alvarez.

### **BACKGROUND**

The proposed land division is as follows:

Lot #1 Area.....20,386 sq. ft. (0.468 acres)

Lot #2 Area.....16,159 sq. ft. (0.371 acres)

Total Area Area...36,545 sq. ft. (0.839 acres)

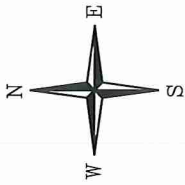
According to the Flood Insurance Rate Maps, the referenced property lies within an area determined to be outside of the 500-year flood plain, more particularly described as Zone X.

### **STATEMENT OF THE ISSUE**

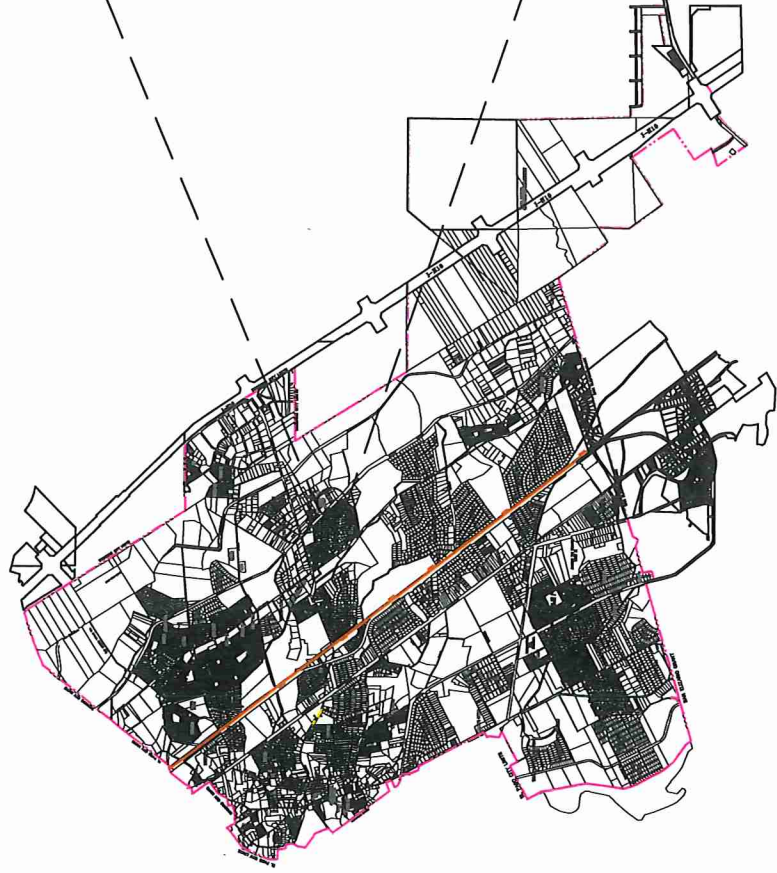
The proposed replat was requested by the applicant to adjust the boundary line between the two properties.

### **STAFF RECOMMENDATION**

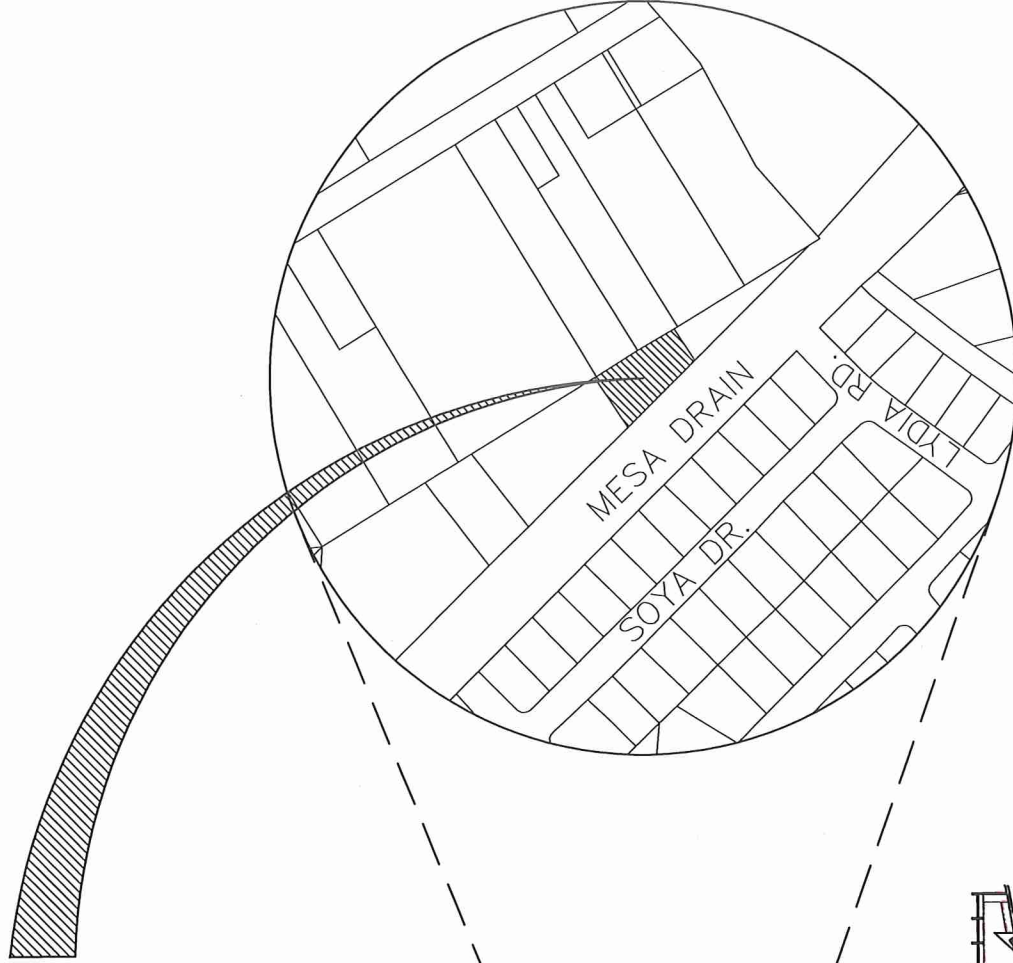
The Planning and Zoning Department recommends APPROVAL to allow the residents to record the new plat as proposed.



**PROJECT SITE;**  
801 Mesa Drain Rd.  
Tracts 11-B-2 & 11-B-3, Block 3  
Socorro Grant



CITY OF SOCORRO



# LOCATION MAP

Scale: AS SHOWN







SUBDIVISION SUMMARY PROCEDURE  
ORDINANCE NO. 77, SECTION 9

Note: Whenever there is no need for dedication of streets or easements as described in Section II of these regulations, the City Council may waive the requirements for topography, street, utility and/or storm drainage as set forth.

**REPLAT / LOT UNIFICATION APPLICATION**

Date: Nov. 08, 2018

- Name of Subdivider: FRANCISCA Gordillo ROSAURA GALVAEZ
- Home Address: 801 MESA DRAIN 810 MESA DRAIN Socorro TX 79927
- Phone Number: (915) 253-2331

1. Legal description of property to be subdivided: 3 Socorro TR 11-B-2 (0.4199 ac)  
3 Socorro TR 11-B-3 (0.42 ac)
2. Present zoning: \_\_\_\_\_ Area (Sq. Ft.) \_\_\_\_\_ Present Land Use \_\_\_\_\_
3. Proposed land division:
  - Lot 1 Area: \_\_\_\_\_ Acres
  - Lot 2 Area: \_\_\_\_\_ Acres
  - Total Area: \_\_\_\_\_ 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.