

*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, March 5, 2019** at 5:30 p.m. at City Council Chambers, 860 N. Rio Vista, Socorro, Texas at which time the following will be discussed:

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

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

3. **CONSENT AGENDA**

- a. Consider and Take Action:  
On the approval of meeting minutes for the February 19, 2019 Planning and Zoning Commission meeting.
- b. Consider and Take Action:  
On the Public hearing request for the proposed amendment to the City of Socorro's Master Plan and Rezoning of Lot 10, Block 2, Poole Subdivision at 10880 Shanda Circle, from C-2 (General Commercial) to R-1 (Single Family Residential) to use the land for residential purposes.
- 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 9, 10, 12, 13J, 13J1, 13K, 13K1, 13L, and a portion of Tracts 2H, 2G, 5A, 6A, and 7, Block 4, Socorro Grant, from A-1/C-2/R-1 (Agricultural, General Commercial, Single Family Residential) to R-2/C-2 (Medium Density Residential, General Commercial) for Eastlake Valley Unit 2.

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

d. Consider and Take Action:

On the Public hearing request for the proposed amendment to the City of Socorro’s Master Plan and Rezoning of a portion of Tracts 5A, 6A, 6A2, and 7, Block 4, Socorro Grant, from A-1/C-2 (Agricultural, General Commercial) to PUD (Planned Unit Development) for Eastlake Valley Unit 3.

e. Consider and Take Action:

On the Public hearing request for the proposed amendment to the City of Socorro Master Plan and Rezoning of Tracts 14 & 13A, Block 4, Socorro Grant, from A-1 (Agricultural) to R-2 (Medium Density Residential) for Eastlake Valley Unit 4.

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

**NOTICE TO THE PUBLIC AND APPLICANTS**

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

(a) **Rezoning – Public Hearing**

- (1) Proposed: 254 Buford Road  
Legal: Lot 1, Block 1, Buford View Estates  
Location: 254 Buford Road  
Property Owner: Maria Del Los Angeles Garcia  
Representative: Owner  
Attachment:

(b) **Plat Approval – Public Hearing**

- (1) Proposed: Sunset Valley Estates Unit 2  
Legal: Tracts 1A,1C, 1C1, 1D, 2A, 2C, 2E, Block 10, and a portion of Tracts 5A, 5D, 5D1, 6A, 6B, 6B1, 7B, 7B1, Block 11, Socorro Grant  
Location: South side of North Loop Road, 550 ± feet east of its intersection with Bauman Road  
Property Owner: Bowling Land Investments, LLC.  
Representative: Del Rio Engineering, Inc.  
Attachment:

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

(c) **Plat Approval**

(1) Consider and Take Action:

On the Plat approval for Nevarez Palms, being Tract 6A, Block 7, Socorro Grant.

(2) Consider and Take Action:

On the Plat approval for JOP Memorial Apartments, being a portion of Tracts 11 and 11A, Block 6, Socorro Grant.

5. Planning and Zoning Commissioners Report:
6. Planning and Zoning Department Report:
7. Excuse absent commission members:
8. Adjournment:

**EXECUTIVE SESSION**

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

Section 551.071 CONSULTATIONS WITH ATTORNEY

Section 551.072 DELIBERATION REGARDING REAL PROPERTY

Section 551.073 DELIBERATION REGARDING PROSPECTIVE GIFT

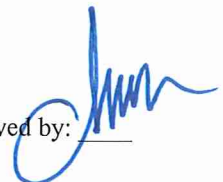
Section 551.074 PERSONNEL MATTERS

Section 551.076 DELIBERATION REGARDING SECURITY

Section 551.087 DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS

**NOTICE TO PROPERTY OWNER**

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

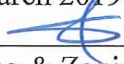




REGULAR MEETING AGENDA - SOCORRO PLANNING & ZONING COMMISSION  
March 5, 2019 at 5:30 PM

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 1<sup>st</sup>, day of March 2019.

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

DATE & TIME POSTED: 3-1-2019 9:00AM/BY: \_\_\_\_\_

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

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



## CITY OF SOCORRO PLANNING AND ZONING COMMISSION

Regular Meeting Minutes

February 19, 2019

Members Present	Members Absent	Staff Present	Others Present
Ernest Gomez David Estrada Arturo Lafuente Andrew Arroyos Enrique Cisneros	Daniel Lopez Jose Landeros	Job Terrazas Sergio Morales	Merwan Bhatti

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

Chairperson Mr. Arturo Lafuente called the meeting to order at 5:32 p.m.

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

Miriam Cruz read from a letter sent to the P&ZC about the importance, the benefits, and availability. of Parks to the constituents of any subdivision here in Socorro.

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

**On the approval of meeting minutes for the February 5, 2019 Planning and Zoning Commission meeting.**

**b. Consider and Take Action:**

**On the Public hearing request for the proposed amendment to the City of Socorro Master Plan and Rezoning of 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.**

**c. Consider and Take Action:**

**On the Public hearing request for the proposed amendment to the City of Socorro Master Plan and Rezoning of Lot 31, Block 11, Delip Subdivision, located at 10209 India Court from R-1 (Single Family Residential) to R-2 (Medium Density Residential) to build a duplex.**

A motion was made by Mr. Enrique Cisneros to approve, seconded by Mr. Ernest Gomez. Motion was carried with 4 commissioners in favor and 1 abstained.

**4. Regular Aagenda – Discussion and Action:****a. Plat – Public Hearing****1. Proposed: Hernandez Subdivision**

**Legal: Tracts 10F7, 10F7A, and 10F10, Block 3, Socorro Grant**

**Location: 10921 Burt Road**

**Property Owner: Juan R. Hernandez**

**Representative: Owner**

**Attachment:**

**PUBLIC HEARING OPEN: 5:53 p.m. No one spoke on this item.**

**PUBLIC HEARING CLOSE: 5:53 p.m.**

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

**b. Replat – Public Hearings**

- 1. Proposed: McAdoo Acres Replat A**  
**Legal: Lot 5, Block 2, McAdoo Acres**  
**Location: 11291 Mark Mabon**  
**Property Owner: Enrique Casanaz**  
**Representative: Eduardo Gonzalez**  
**Attachment:**

**PUBLIC HEARING OPEN: 6:03 p.m. Miriam Cruz and Cesar Nevarez spoke against the item.**  
**PUBLIC HEARING CLOSE: 6:05 p.m.**

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

- 2. Proposed: Aldama Estates Replat C**  
**Legal: Lot 1, Block 7, Aldama Estates**  
**Location: 208 Midnight Sun Drive**  
**Property Owner: Rosa Maria Tellez**  
**Representative: CAD Consulting Co.**  
**Attachment:**

**PUBLIC HEARING OPEN: 6:15 p.m. Eduardo Gonzalez spoke against the item. Oralia Valdez had some doubts about the subdivision.**  
**PUBLIC HEARING CLOSE: 6:21 p.m.**

A motion was made by Mr. Enrique Cisneros to approve, seconded by Mr. Ernest Gomez. No votes were carried because a motion to Retract the approval was made by Mr. Enrique Cisneros, seconded by Mr. Ernest Gomez. Motion was carried with all commissioner in favor. Later a motion was made by Mr. David Estrada to table the item until the March 19, 2019 meeting, seconded by Mr. Enrique Cisneros, motion was carried with all commissioners in favor.

- 3. Proposed: Hueco Junction Unit One**  
**Legal: 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:**

**PUBLIC HEARING OPEN: 6:50 p.m. Jorge Azcarate the engineer spoke for the item. Miriam Cruz had a few questions on the subdivision proposal.**  
**PUBLIC HEARING CLOSE: 7:00 p.m.**

A motion was made by Mr. Andrew Arroyos to approve, seconded by Mr. Enrique Cisneros. Motion was carried with 4 commissioners in favor and 1 abstained.

**c. Ordinances**

- 1. Consider and Take Action:**  
**On an Ordinance amending Chapter 46 of the Code of Ordinances of the City of Socorro, Texas to abolish and/or reclassify the M-1 and M-2 Individual zoning districts.**

A motion was made by Mr. Ernest Gomez to approve with the condition that only exceptions that are beneficial to the City of Socorro be made, seconded by Mr. Andrew Arroyos. Motion was carried with all commissioners in favor.

**2. Consider and Take Action:**

**On an Ordinance to adopt a quitclaim deed and Ordinance to vacate a portion of Old Hueco Tanks Road.**

Miriam Cruz signed up to speak on this item, she asked to find the agreement where no development of streets is required by the developer and that lighting of the streets should be a developer expense.

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

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

Nothing to report.

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

Mr. Job Terrazas informed the commission that other ordinance changes were going to be coming forward in the next agendas and that Eastlake Valley Subdivision will have street lights, storm drains, gutters, better streets and curves.

**6. Excuse absent commission members.**

A motion to not excuse absent commission members was made by Mr. David Estrada, seconded by Mr. Ernest Gomez. Motion was carried with all commissioners in favor.

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

A motion was made by Mr. Arturo Lafuente to adjourn, seconded by Mr. Andrew Arroyos. Motion was carried with all commissioners in favor. Meeting adjourned at 8:03 p.m.

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Arturo Lafuente, Chairperson

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Sergio Morales, Secretary



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*Yvonne Colon-Villalobos*  
District 4

*Adriana Rodarte*  
City Manager

**DATE:** March 5, 2019  
**TO:** PLANNING AND ZONING COMMISSION  
**FROM:** Job Terrazas, Building Official  
**CC:** Adriana Rodarte, City Manager

**SUBJECT:**

Public hearing request for the proposed Amendment to the City of Socorro's Master Plan and rezoning of Lot 10, Block 2, Poole Subdivision at 10880 Shanda Circle from C-2 (General Commercial) to R-1 (Single Family Residential) to use the land for residential purposes.

**SUMMARY:**

The property matter of this request is located about 4,357' feet south of Horizon Blvd. This property has an estimated area of 21,792 sf. (0.50 acres), owned by Mario Cortez.

**BACKGROUND:**

A complete background will be provided at the time of the public hearing.

**STATEMENT OF THE ISSUE:**

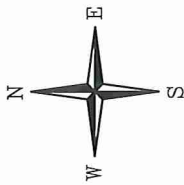
The statement will be provided once the research has been carried out.

**ALTERNATIVE:**

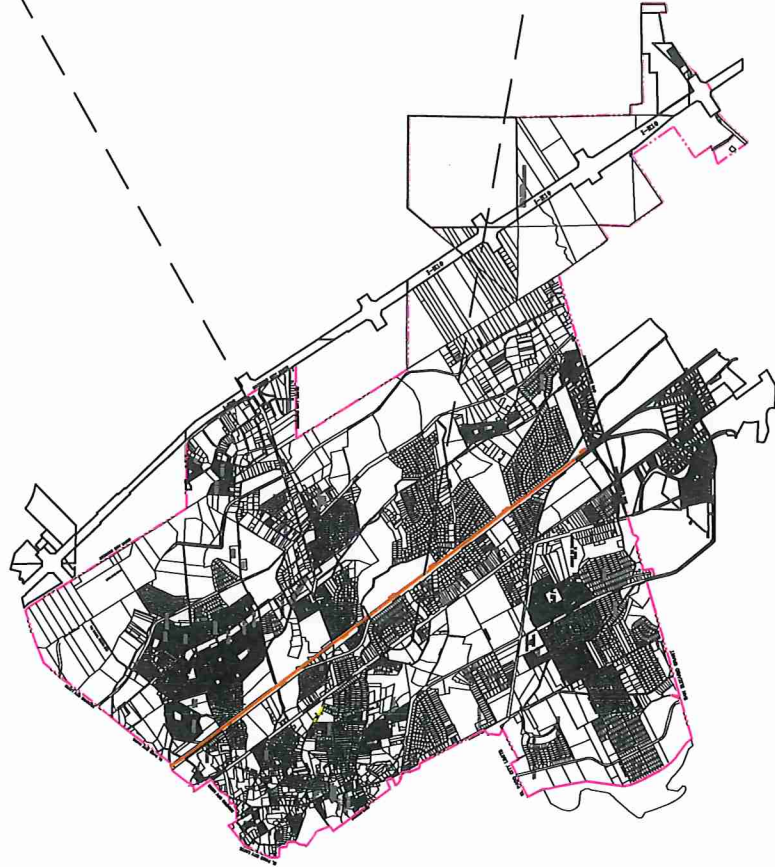
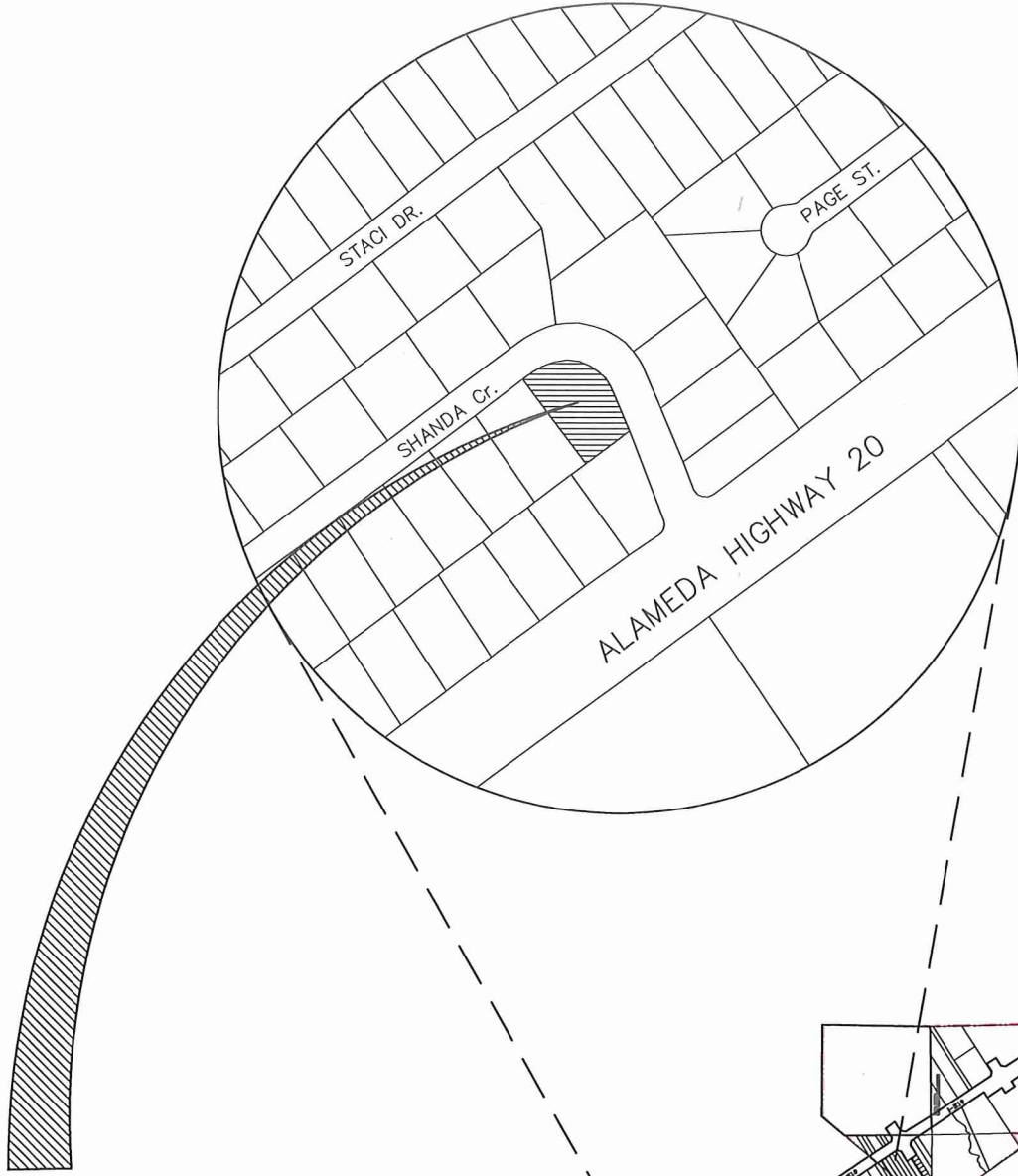
Possible alternatives will be provided at the time of the Public Hearing.

**STAFF RECOMMENDATION:**

The Planning and Zoning Department recommends APPROVAL of this request in order to conduct a full research for the Public Hearing.



PROJECT SITE;  
10880 Shanda Circle  
Lot 10, Block 2  
Poole Subdivision



CITY OF SOCORRO

# LOCATION MAP

Scale: AS SHOWN





PLANNING AND ZONING DEPARTMENT  
REZONING APPLICATION  
CITY OF SOCORRO

1. Name: Mario Cortez

Address: 12248 Hartlepool 79928 Phone: 915-282-9331

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

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

Email Address: Lorena.Cortez23@gmail.com

2. Property Location: 10880 shanda cird circle

Legal Description: vacan land 21,792.59 sq

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

21,792.59 (sq)  
Area (Sq. ft. or Acreage)

C-2  
Current Zoning

vacan  
Current Land Use

R-1  
Proposed Zoning

Residential single family  
medium density  
Proposed Land Use

3. All owners of record must sign document.

[Signature]

Lorena Cortez

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.

Mario Cortez [Signature]  
Representative/Owner

21 Feb 2019  
Date

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



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City Manager

**DATE:** March 5, 2019  
**TO:** PLANNING AND ZONING COMMISSION  
**FROM:** Job Terrazas, Building Official  
**CC:** Adriana Rodarte, City Manager

**SUBJECT:**

Public hearing request for the proposed Amendment to the City of Socorro's Master Plan and rezoning of Tracts 9, 10, 12, 13J, 13J1, 13K, 13K1, 13L and a portion of tracts 2H, 2G, 5A, 6A and 7, Block 4, Socorro Grant from A1/C-2/R-1 (Agricultural, General Commercial, Single Family Residential) to R-2/C-2 (Medium Density Residential, General Commercial) for a new development.

**SUMMARY:**

The property matter of this request is located about 3,500' feet westerly of IH-10. This property has an estimated area of 3,240,428 sf. (74.39 acres), owned by Eastlake Valley Unit 2, LLC.

**BACKGROUND:**

A complete background will be provided at the time of the public hearing.

**STATEMENT OF THE ISSUE:**

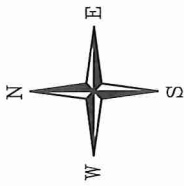
The statement will be provided once the research has been carried out.

**ALTERNATIVE:**

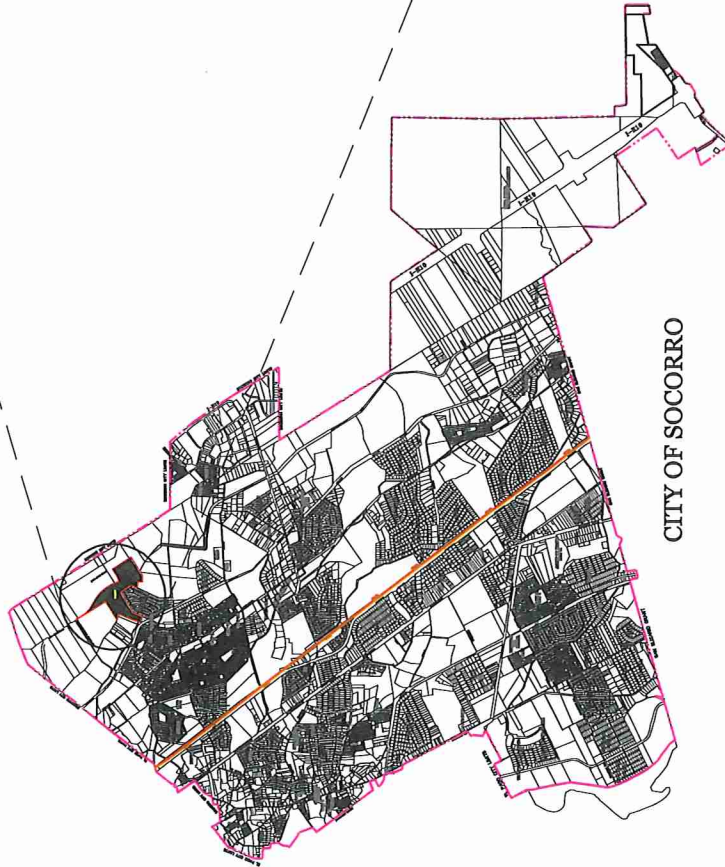
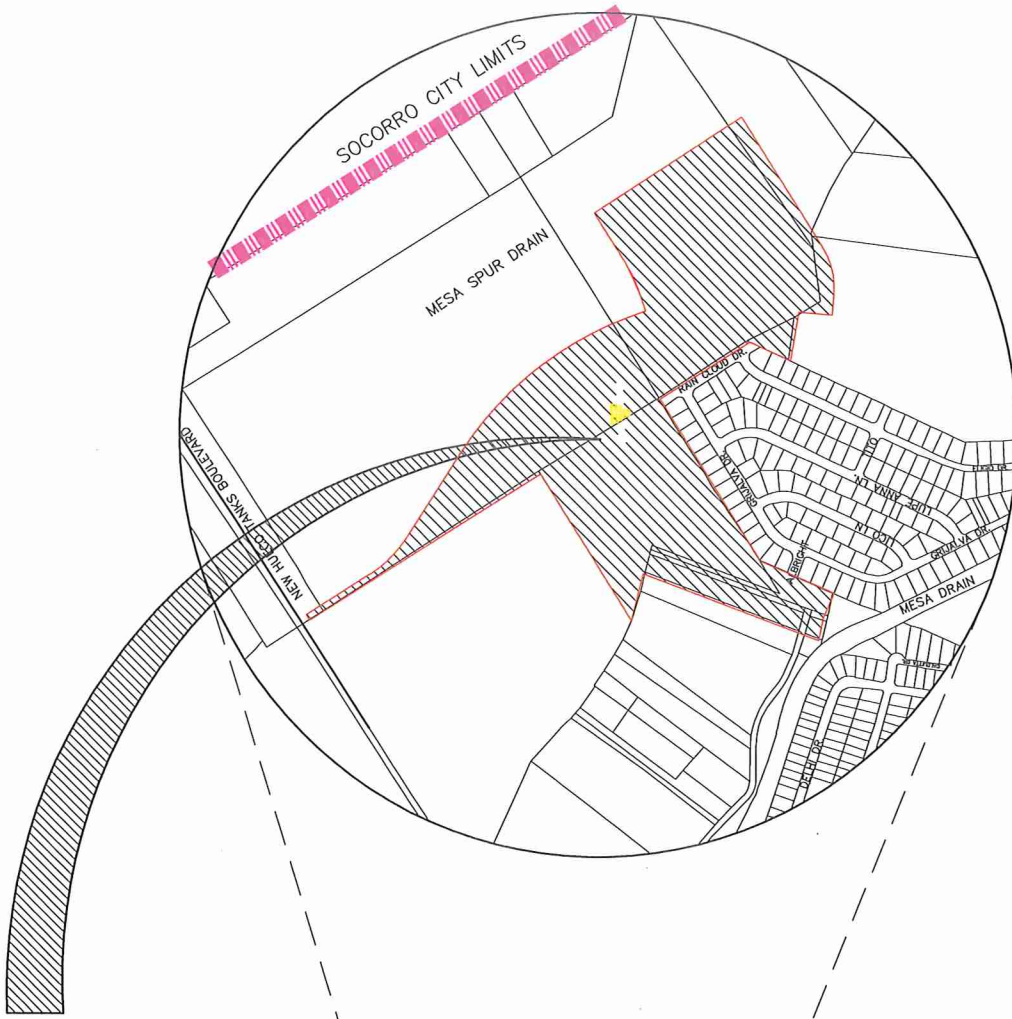
Possible alternatives will be provided at the time of the Public Hearing.

**STAFF RECOMMENDATION:**

The Planning and Zoning Department recommends APPROVAL of this request in order to conduct a full research for the Public Hearing.



PROJECT SITE;  
Eastlake Village U-Two  
TRS. 9,10,12,13J,13K,13L,13M,13N,13O,13P,13Q,13R,13S,13T,13U,13V,13W,13X,13Y,13Z  
And A Portion Of Trs.2H,2G,5A,6A and 7  
Block 4. SOCORRO GRANT



# LOCATION MAP

Scale: AS SHOWN



# PLANNING AND ZONING DEPARTMENT

## Request for Rezoning

1. Name: Eastlake Valley Unit 2, LLC

Address: 337 E. Borderland #7, El Paso, TX 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: All tracts 9, 10, 12, 13J, 13J1, 13K, 13K1, 13L, and a portion of tracts 2H, 2G, 5A, 6A and 7 of block 4, Socorro Grant, El Paso County, Texas.

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

<u>74.385 AC</u>	<u>A-1/C-2/R-1</u>	<u>Agriculture</u>
Area (Sq. ft. or Acreage)	Current Zoning	Current Land Use
<u>R2/C2</u>	<u>Residential/General Commercial</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**



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City Manager

**DATE:** March 5, 2019  
**TO:** PLANNING AND ZONING COMMISSION  
**FROM:** Job Terrazas, Building Official  
**CC:** Adriana Rodarte, City Manager

**SUBJECT:**

Public hearing request for the proposed Amendment to the City of Socorro's Master Plan and rezoning of a portion of Tracts 5A, 6A, 6A2, and 7, Block 4, Socorro Grant from A1/C-2 (Agricultural, General Commercial) to PUD (Planned Unit Development) for a new development.

**SUMMARY:**

The property matter of this request is located about 1,630' feet westerly of IH-10. This property has an estimated area of 3,316,223 sf. (76.13 acres), owned by Eastlake Valley Unit 3, LLC.

**BACKGROUND:**

A complete background will be provided at the time of the public hearing.

**STATEMENT OF THE ISSUE:**

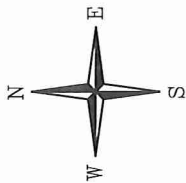
The statement will be provided once the research has been carried out.

**ALTERNATIVE:**

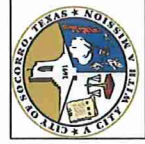
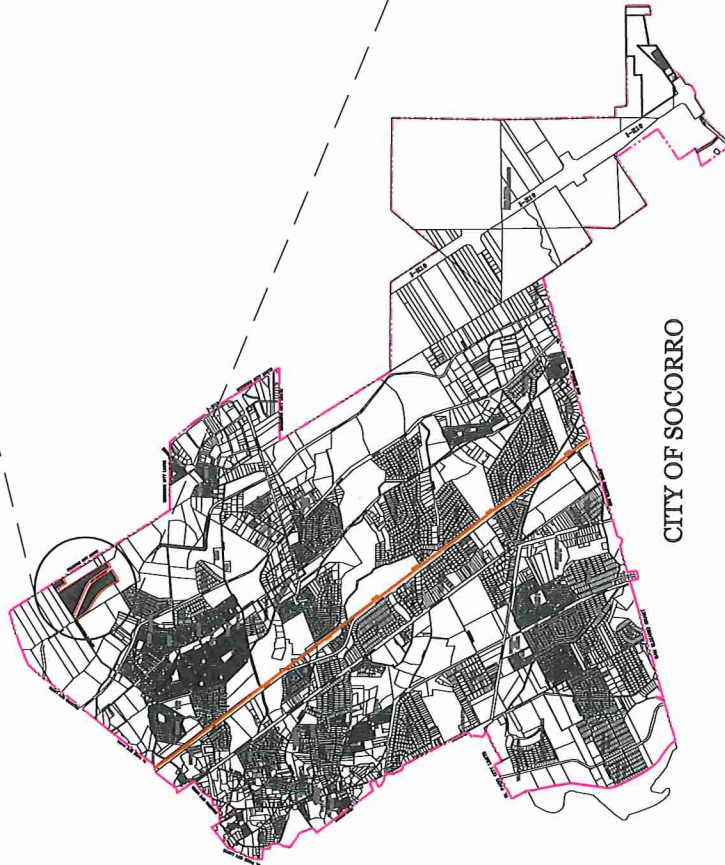
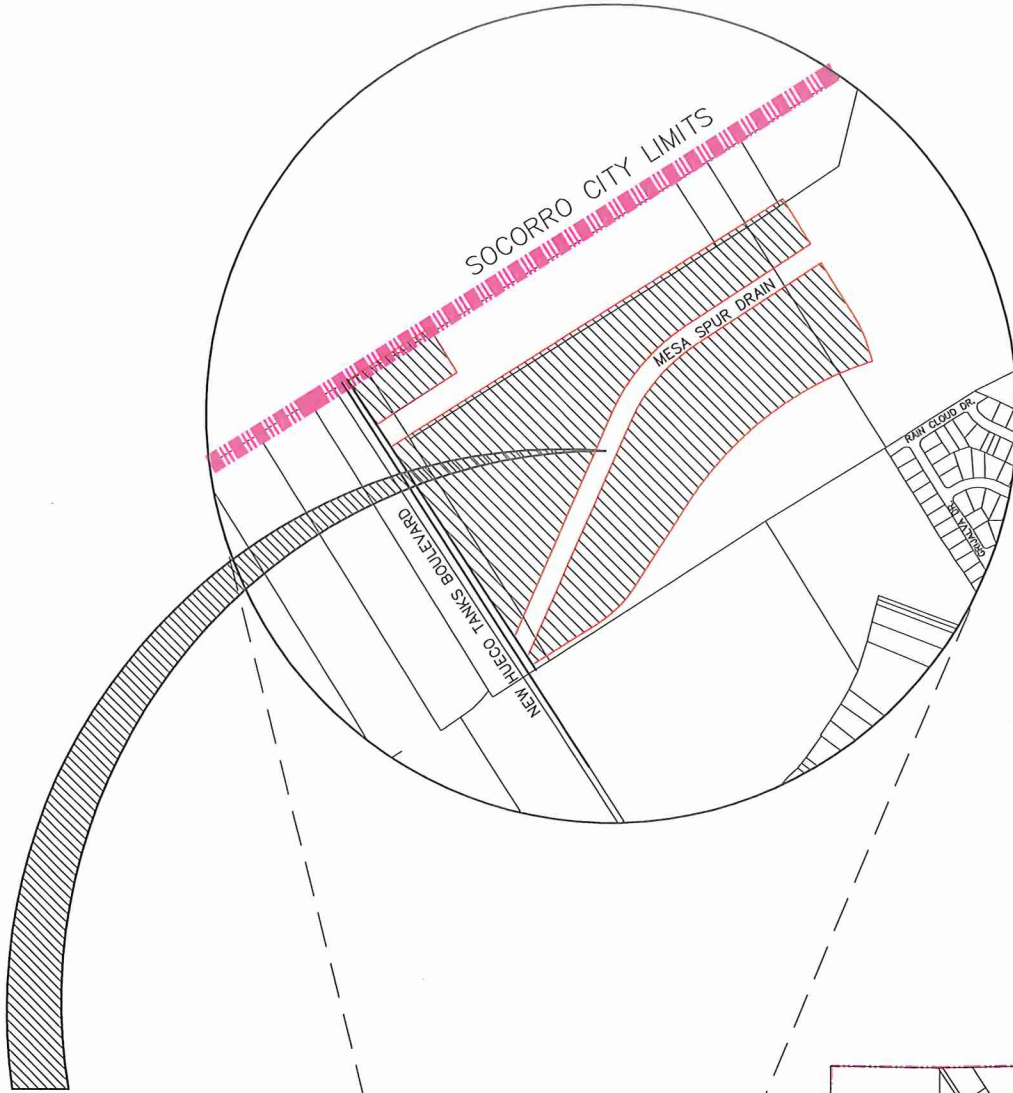
Possible alternatives will be provided at the time of the Public Hearing.

**STAFF RECOMMENDATION:**

The Planning and Zoning Department recommends APPROVAL of this request in order to conduct a full research for the Public Hearing.



PROJECT SITE;  
Eastlake Village U-III  
TRS. 5A, 6A, 6A2 And 7, Block 4  
SOCORRO GRANT



# LOCATION MAP

Scale: AS SHOWN



## PLANNING AND ZONING DEPARTMENT

### Request for Rezoning

1. Name: Eastlake Valley Unit 3, LLC
- Address: 337 E. Borderland #7, El Paso, TX 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: A portion of tracts 5A, 6A, 6A2, and 7 of block 4 Socorro Grant, El Paso County, Texas

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

<u>76.134 AC</u>	<u>A1/C-2</u>	<u>Agriculture</u>
Area (Sq. ft. or Acreage)	Current Zoning	Current Land Use
<u>Planned Unit Development (PUD)</u>		<u>Multifamily/Commercial</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**



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**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 a Tracts 14 & 13A, Block 4, Socorro Grant from A1 (Agricultural) to R-2 (Medium Density Residential) for a new development.

**SUMMARY:**

The property matter of this request is located about one mile westerly of IH-10. This property has an estimated area of 389,426 sf. (8.94 acres), owned by Enrique Escobar.

**BACKGROUND:**

A complete background will be provided at the time of the public hearing.

**STATEMENT OF THE ISSUE:**

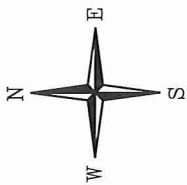
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**ALTERNATIVE:**

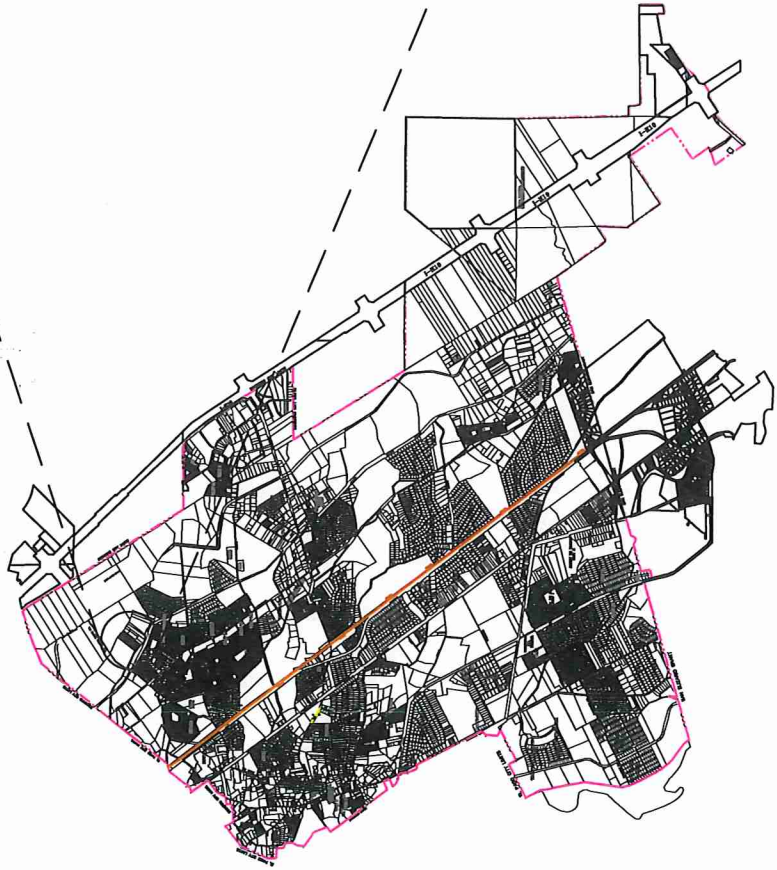
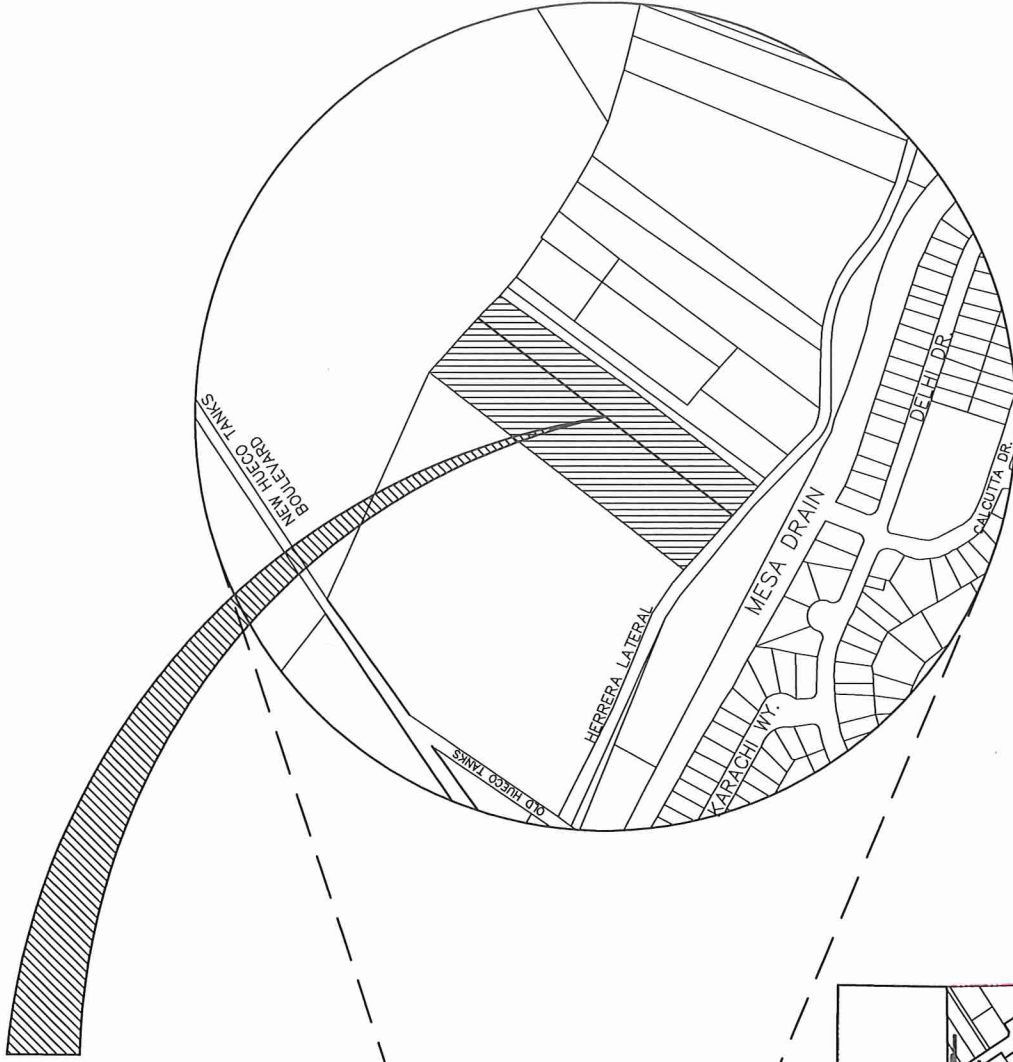
Possible alternatives will be provided at the time of the Public Hearing.

**STAFF RECOMMENDATION:**

The Planning and Zoning Department recommends APPROVAL of this request in order to conduct a full research for the Public Hearing.



**PROJECT SITE;**  
Eastlake Valley U-4  
Tracts 14 & 13-A, Block 4  
Socorro Grant



CITY OF SOCORRO

# LOCATION MAP

Scale: AS SHOWN





# PLANNING AND ZONING DEPARTMENT

## Request for Rezoning

1. Name: Enrique Escobar

Address: 337 Borderland, #7, El Paso, Texas 79922 Phone: 915-581-2939

Representative: CEA Group

Address: 4712 Woodrow Bean, Suite F, El Paso, TX 79924 Phone: 915-544-5232

2. Property Location: This property is abutting Eastlake Valley Subdivision & approximately one mile west of Gateway Blvd E

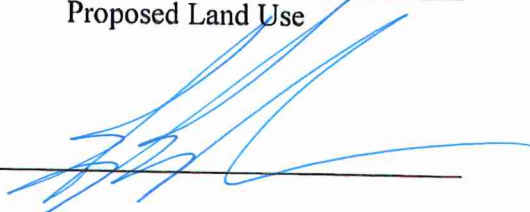
Legal Description: 4 Socorro TR 14, & 4 Socorro TR 13-A

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

<u>8.94 ± acres</u> Area (Sq. ft. or Acreage)	<u>A-1</u> Current Zoning	<u>Vacant</u> Current Land Use
<u>R-2</u> Proposed Zoning		<u>Single Family Residential</u> Proposed Land Use

3. All owners of record must sign document.

Enrique Escobar

  
\_\_\_\_\_

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*  
Representative  
At Large

*Cesar Nevarez*  
District 1



*Ralph Duran*  
District 2

*Victor Perez*  
District 3  
Mayor Pro-Tem

*Yvonne Colon-Villalobos*  
District 4

*Adriana Rodarte*  
City Manager

**DATE:** March 5, 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 Master Plan and rezoning of Lot 10, Block 1, Buford View Estates, located at 254 Buford Rd. from R-1 (Single Family Residential) to C-1 (Light Commercial) to establish a daycare business.

**SUMMARY:**

The property matter of this request is located at 830 feet west from Alameda Ave. The property has an estimated area of 15,196 sf. (0.35 acres). This property is owned by Maria del los Angeles Garcia.

**BACKGROUND:**

Buford View Estates was prepared May 23, 1980 with a total of 4.9 acres that were zoned R-1 after the City's activation in 1986.

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: SF Residential  
The current use of the property is: SF Residential  
The proposed use of the property: Light Commercial

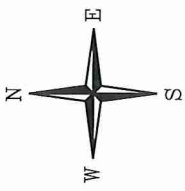
Adjacent Land Uses: North: SU-1, South: R-1 East: R-1 West: R-1

**STATEMENT OF THE ISSUE:**

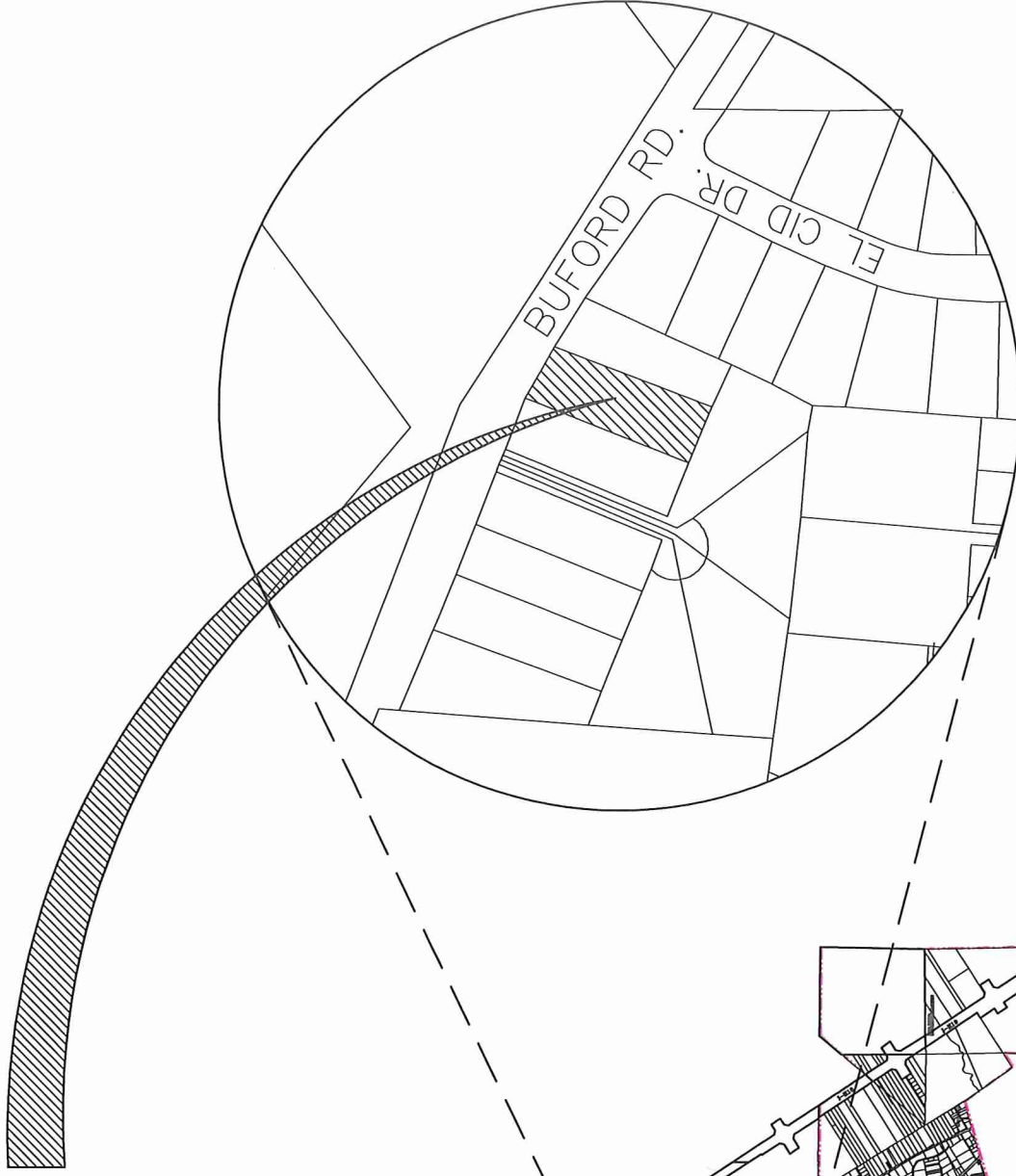
Petitioner is requesting to rezone to C-1 to allow them to use the land to establish a daycare business. The issue is that the proposed use is not allowed in a residential zone without a conditional use permit.

**STAFF RECOMMENDATION:**

The Planning and Zoning Department recommends APPROVAL to allow the applicant to use the land for light commercial use.



PROJECT SITE;  
254 Buford Rd.  
Lot 10, Block 1  
Buford View Estates



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: Maria delos Angeles Garcia  
 Address: 754 Buford Rd Phone: 915 261-7937  
 Representative: \_\_\_\_\_  
 Address: 754 Buford Rd Phone: \_\_\_\_\_  
 Email Address: maria1462@yahoo.com

2. Property Location: 754 Buford Rd  
 Legal Description: 1 Buford View Estates Lot 10

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

<u>15196 Sq ft</u> Area (Sq. ft. or Acreage)	<u>R1</u> Current Zoning	<u>Residential</u> Current Land Use
<u>C-1</u> Proposed Zoning	<u>Commercial</u> Proposed Land Use	

3. All owners of record must sign document.

Maria delos Angeles Garcia \_\_\_\_\_  
 \_\_\_\_\_

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.

Maria delos Angeles Garcia 1/28/19  
 Representative/Owner Date

**ALL FEES ARE NON-REFUNDABLE**



*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:** March 5, 2019  
**TO:** PLANNING AND ZONING COMMISSION  
**FROM:** Job Terrazas, Building Official  
**CC:** Adriana Rodarte, City Manager

### SUBJECT

Consider and Take Action on the final plat approval for Sunset Valley Estates Unit 2, being all of Tracts 1A, 1C, 1C1, 1D, 2A, 2C, 2E, Block 10, and a portion of Tracts 5A, 5D, 5D1, 6A, 6B, 6B1, 7B, 7B1, Block 11, Socorro Grant.

### SUMMARY

The subject property is located on the south side of North Loop Road, 550 ± feet east of its intersection with Bauman Road. The proposed final plat area encompasses a total area of 25.68 acres and is owned by Bowling Land Investments, LLC, 4655 Cohen Avenue, El Paso Texas, 79924, and is represented by Del Rio Engineering, Inc, P.O. Box 220251, El Paso, Texas, 79913.

### BACKGROUND

The final plat is for a single family and multi-family subdivision. The subdivision proposes 87 single family lots, 24 duplex lots, one park and one pond. The entire area is zoned R-2 (Medium Density Residential).

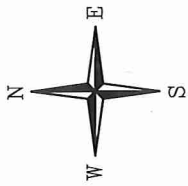
### STATEMENT OF THE ISSUE

The Sunset Valley Estates Unit 2 final plat is for a proposed subdivision that will consist of single-family lots, multi-family lots, park, drainage pond and all required subdivision improvements.

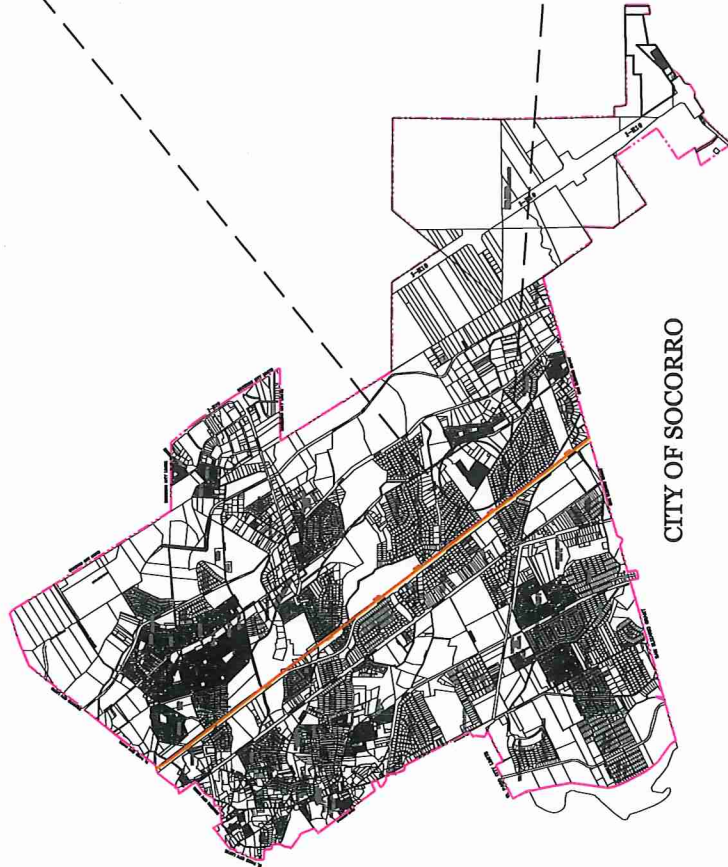
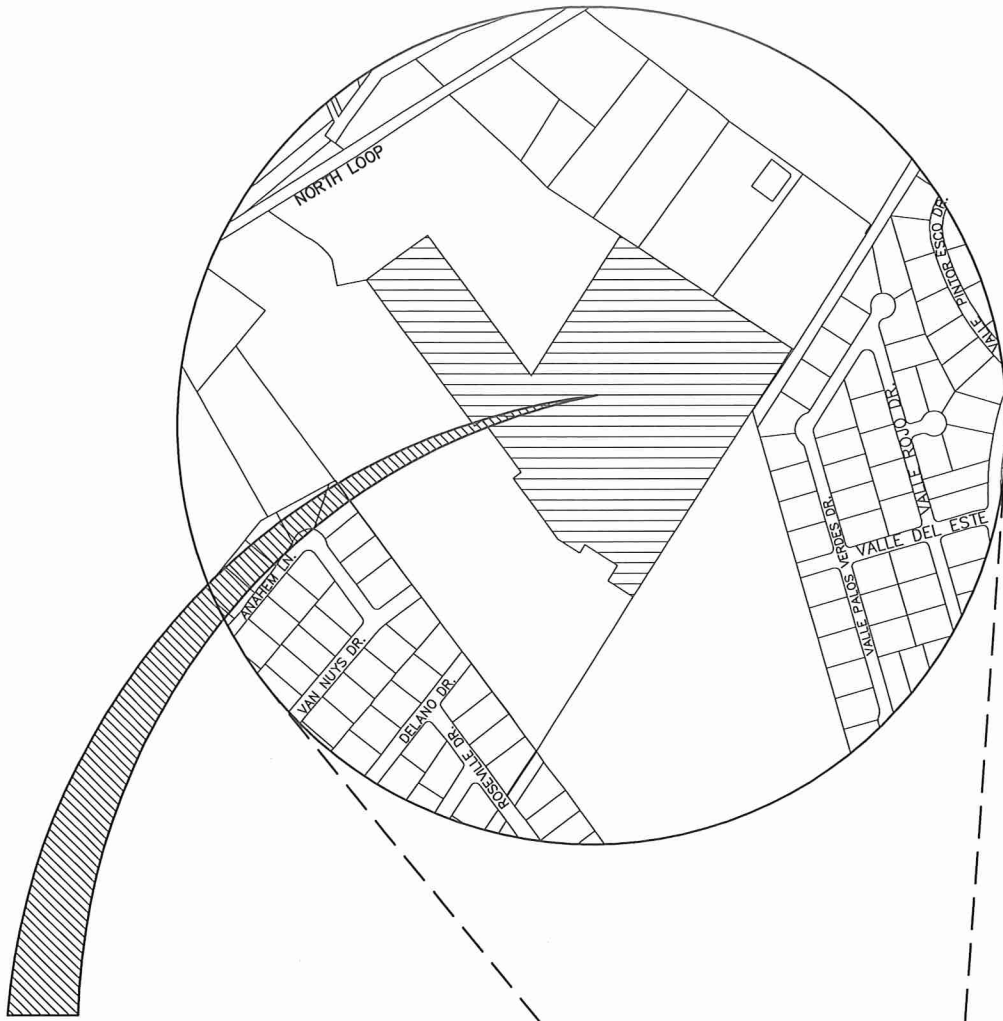
### STAFF RECOMMENDATION

The Planning and Zoning Department recommends APPROVAL with conditions imposed:

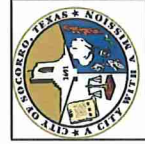
1. A rockwall shall be built around the ponding area
2. The park shall be fully developed by the developer
3. Irrigation water shall be readily available to the park



**PROJECT SITE;**  
Sunset Valley Estates U-II  
Tracts 1-A,1-C,1C1,1D,2A,2C,2E,Block 10  
Tracts 5A,5D,5D1,6A,6B1,7B,7B1, Block 11  
Socorro Grant



CITY OF SOCORRO



## LOCATION MAP

Scale: AS SHOWN



# SUNSET VALLEY ESTATES UNIT II

A PORTION OF TRACTS I-A, I-C, I-D, 2-A, 2-C, 2-E BLOCK 10, & A PORTION OF TRACTS I-B AND 2-B OF THE SUNSET VALLEY ESTATES UNIT II, SUNDAY, TEXAS, CONTAINING IN ALL 1,148,429 SQUARE FEET, 25.676 ACRES MORE OR LESS.

**OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:**

WE, BOWMAN LAND INVESTMENTS, LLC, AS SUNDAY OF THE 25.676 ACRES TRACT OF LAND COMPREHENSIVE WITHIN THE PROPOSED SUNSET VALLEY ESTATES UNIT II, SUNDAY, TEXAS, HEREBY DEDICATE, CERTIFY, AND ATTEST THAT THE PLATTING OF THE SUNSET VALLEY ESTATES UNIT II, SUNDAY, TEXAS, IS IN ACCORDANCE WITH THE SUBDIVISION ACT AND AS TO THE CONDITIONS OF THE DEDICATION IN ACCORDANCE WITH CHAPTER 252.002 OF THE TEXAS LOCAL GOVERNMENT CODE, MADE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

I, \_\_\_\_\_, PRESIDENT OF BOWMAN LAND INVESTMENTS, LLC, DO HEREBY CERTIFY THAT THE PLATTING OF THE SUNSET VALLEY ESTATES UNIT II, SUNDAY, TEXAS, IS IN ACCORDANCE WITH THE SUBDIVISION ACT AND AS TO THE CONDITIONS OF THE DEDICATION IN ACCORDANCE WITH CHAPTER 252.002 OF THE TEXAS LOCAL GOVERNMENT CODE, MADE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

I, \_\_\_\_\_, SECRETARY OF BOWMAN LAND INVESTMENTS, LLC, DO HEREBY CERTIFY THAT THE PLATTING OF THE SUNSET VALLEY ESTATES UNIT II, SUNDAY, TEXAS, IS IN ACCORDANCE WITH THE SUBDIVISION ACT AND AS TO THE CONDITIONS OF THE DEDICATION IN ACCORDANCE WITH CHAPTER 252.002 OF THE TEXAS LOCAL GOVERNMENT CODE, MADE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
 MY COMMISSION EXPIRES \_\_\_\_\_

CITY OF SUNDAY PLANNING DEPARTMENT  
 THIS SUBDIVISION IS HEREBY APPROVED AS TO THE PLATTING AND AS TO THE CONDITIONS OF THE DEDICATION IN ACCORDANCE WITH CHAPTER 252.002 OF THE TEXAS LOCAL GOVERNMENT CODE, MADE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

CITY OF SUNDAY REPRESENTATIVE  
 SECRETARY

CITY OF SUNDAY CERTIFICATE OF PLAT APPROVAL  
 UNDER LOCAL GOVERNMENT CODE § 212.001 (C) AND § 212.0115 (B):  
 THIS SUBDIVISION IS HEREBY APPROVED AS TO THE PLATTING AND AS TO THE CONDITIONS OF THE DEDICATION IN ACCORDANCE WITH CHAPTER 252.002 OF THE TEXAS LOCAL GOVERNMENT CODE, MADE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

MAYOR OF THE CITY OF SUNDAY \_\_\_\_\_ DATE \_\_\_\_\_ ATTEST: SECRETARY OF THE CITY OF SUNDAY \_\_\_\_\_ DATE \_\_\_\_\_  
 FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.  
 IN VOLUME \_\_\_\_\_ OF THE PLAT RECORDS, PAGE \_\_\_\_\_ FILE NO. \_\_\_\_\_

COUNTY CLERK \_\_\_\_\_ BY DEPUTY \_\_\_\_\_

PLAT NOTES AND RESTRICTIONS:  
 1. Construction of individual lots shall conform to the subdivision plat and all other applicable rules and regulations of the City of Sunday, Texas.  
 2. Reservations shown on this plat are reserved to the City of Sunday, Texas.  
 3. Water supply will be provided by the Lower Volante Water District.  
 4. All other covenants, restrictions, and conditions shall be subject to the covenants, restrictions, and conditions shown on the subdivision plat.  
 5. All plans shall be constructed in compliance with applicable laws and ordinances.  
 6. All lots shall be used for residential purposes only.

REGISTERED PROFESSIONAL LAND SURVEYOR  
 JAMES D. WHISLER, S.P.L.S., No. 2679  
 BOWMAN LAND INVESTMENTS, LLC  
 EL PASO, TEXAS 79922  
 PHONE: (915) 757-1180  
 DATE OF PREPARATION: JANUARY 04, 2019

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James D. Whisler, S.P.L.S.  
 Registered Professional Land Surveyor  
 Texas License No. 2679

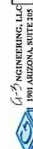
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 Texas License No. 2679



**DEL RIO ENGINEERING, INC.**  
 12140 JAMES HARRIS  
 EL PASO, TEXAS 79925  
 INFO@DREINC.COM  
 TEL: 915-757-1180  
 TEXAS LICENSE NO. 45195

**PRINCIPAL CONTACTS:**

NAME	ADDRESS	PHONE	FAX
OWENS ENGINEERING LLC	4745 WOODSON ROAD EL PASO, TEXAS 79925	(915) 752-1107	(915) 752-1107
BOGGS ENGINEERING LLC	1515 W. WILSON ROAD EL PASO, TEXAS 79925	(915) 757-1107	(915) 757-1107
BOGGS ENGINEERING LLC	1515 W. WILSON ROAD EL PASO, TEXAS 79925	(915) 757-1107	(915) 757-1107
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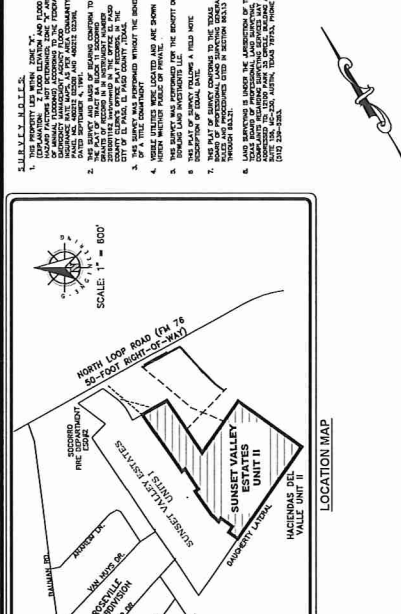
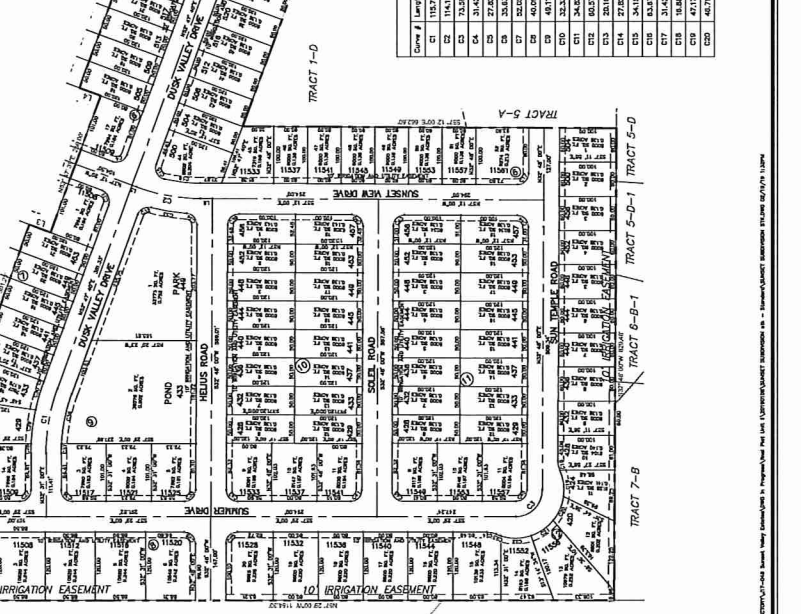
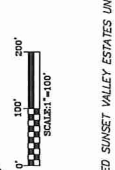
**PROPERTY CONTACTS:**

TRACT	OWNER	ADDRESS	PHONE
TRACT 1-A	BOGGS ENGINEERING LLC	1515 W. WILSON ROAD EL PASO, TEXAS 79925	(915) 757-1107
TRACT 1-B	BOGGS ENGINEERING LLC	1515 W. WILSON ROAD EL PASO, TEXAS 79925	(915) 757-1107
TRACT 1-C	BOGGS ENGINEERING LLC	1515 W. WILSON ROAD EL PASO, TEXAS 79925	(915) 757-1107
TRACT 1-D	BOGGS ENGINEERING LLC	1515 W. WILSON ROAD EL PASO, TEXAS 79925	(915) 757-1107
TRACT 1-E	BOGGS ENGINEERING LLC	1515 W. WILSON ROAD EL PASO, TEXAS 79925	(915) 757-1107
TRACT 1-F	BOGGS ENGINEERING LLC	1515 W. WILSON ROAD EL PASO, TEXAS 79925	(915) 757-1107
TRACT 1-G	BOGGS ENGINEERING LLC	1515 W. WILSON ROAD EL PASO, TEXAS 79925	(915) 757-1107
TRACT 1-H	BOGGS ENGINEERING LLC	1515 W. WILSON ROAD EL PASO, TEXAS 79925	(915) 757-1107
TRACT 1-I	BOGGS ENGINEERING LLC	1515 W. WILSON ROAD EL PASO, TEXAS 79925	(915) 757-1107

Curve #	Length	Radius	Delta	Chord	Chord Bearing	Temp
C1	47.54	85.00	32.00	87.97	S17°21'31" E	24.41
C2	24.74	85.00	32.00	50.73	S75°21'31" E	28.50
C3	18.91	45.00	24.00	47.93	N53°21'31" E	45.50
C4	18.91	45.00	24.00	47.93	N53°21'31" E	45.50
C5	31.31	20.00	90.00	32.37	S87°21'31" E	32.37
C6	31.31	20.00	90.00	32.37	S87°21'31" E	32.37
C7	46.60	32.00	74.00	46.60	S45°21'31" E	58.32
C8	31.31	20.00	90.00	32.37	S87°21'31" E	32.37
C9	31.31	20.00	90.00	32.37	S87°21'31" E	32.37
C10	31.31	20.00	90.00	32.37	S87°21'31" E	32.37
C11	31.31	20.00	90.00	32.37	S87°21'31" E	32.37
C12	31.31	20.00	90.00	32.37	S87°21'31" E	32.37
C13	31.31	20.00	90.00	32.37	S87°21'31" E	32.37
C14	31.31	20.00	90.00	32.37	S87°21'31" E	32.37
C15	31.31	20.00	90.00	32.37	S87°21'31" E	32.37
C16	31.31	20.00	90.00	32.37	S87°21'31" E	32.37

General Use Table

Curve #	Length	Radius	Delta	Chord	Chord Bearing	Temp
1.1	5.27	85.00	21.25	11.50	S53°21'31" E	15.87
1.2	10.54	85.00	42.50	23.00	N53°21'31" E	31.74
1.3	15.81	85.00	63.75	34.50	S87°21'31" E	47.61
1.4	21.08	85.00	85.00	46.00	S87°21'31" E	63.48
1.5	26.35	85.00	106.25	57.50	S87°21'31" E	79.35
1.6	31.62	85.00	127.50	69.00	S87°21'31" E	95.22
1.7	36.89	85.00	148.75	80.50	S87°21'31" E	111.09
1.8	42.16	85.00	170.00	92.00	S87°21'31" E	126.96
1.9	47.43	85.00	191.25	103.50	S87°21'31" E	142.83



**PROPERTY CONTACTS:**

- 1. BOGGS ENGINEERING LLC
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- 96. BOGGS ENGINEERING LLC
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- 98. BOGGS ENGINEERING LLC
- 99. BOGGS ENGINEERING LLC
- 100. BOGGS ENGINEERING LLC





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

Date: 02/06/2018

**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: Sunset Valley Estates

1. Legal description of Area: All of tracts 1-C, 1-C-1 & 2-E, and a portion of tracts 1-A, 1-B, 1-D, 2-A & 2-C, Block 10, & all of tract 7-B-1 & a portion of tracts 5-A and 6-A, Block 11, Socorro Grant Surveys, El Paso County, Texas.

2. Proposed Land Uses:

	Acres	Sites		Acres	Sites
Single Family	27.72	177	Office		
Duplex	10.91	<i>part 1.52</i> 22	Street & Alley	12.50	
Apartment			Ponding/Drainage	1.54	2
Mobile Home			Institutional		
P.U.D.			Other (Specify)		
Park/Pond	1.66	2			
School					
Commercial			Total No. Sites		233
Industrial			Total Acreage	54.33	

3. What is existing zoning of the above described property? R-2 and C-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	<input checked="" type="checkbox"/>	Water Lines	<input checked="" type="checkbox"/>
Sidewalks, Curb and Gutter	<input checked="" type="checkbox"/>	Street Name Signs	<input checked="" type="checkbox"/>
Storm Sewer	<input type="checkbox"/>	Protective Fence	<input checked="" type="checkbox"/>
Flood Retention Pond	<input checked="" type="checkbox"/>	Guardrails	<input type="checkbox"/>
Fire Protection	<input checked="" type="checkbox"/>	Street Lights	<input checked="" type="checkbox"/>
Survey Monuments	<input checked="" type="checkbox"/>	U/G Electric Lines	<input checked="" type="checkbox"/>
Sanitary Sewer	<input checked="" type="checkbox"/>	Other (Specify) TWC, FOC	<input type="checkbox"/>

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

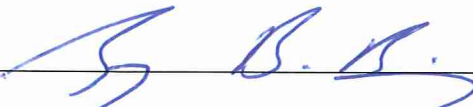
8. What type of drainage is proposed?  
Surface flow to retention pond or storm sewer to retention pond.  
 \_\_\_\_\_

9. Remarks and/or explanation of special circumstances:  
Variance request for setbacks reductions and street width reduction.  
 \_\_\_\_\_

10. Owner of record: Bowling Land Investments LLC 4655 Cohen Ave. El Paso, TX 79924 (915) 474-5255  
 Name & address Zip Phone

11. Developer: Bowling Land Investments LLC 4655 Cohen Ave. El Paso, TX 79924 (915) 474-5255  
 Name & address Zip Phone

12. Engineer: Del Rio Engineering Inc. P.O. Box 220251 El Paso, TX 79913 (915) 833-2400  
 Name & address Zip Phone

Applicant's Signature:   
 Capacity: Owner / Developer

*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:** March 5, 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 Nevarez Palms, being Tract 6A, Block 7, Socorro Grant.

**SUMMARY**

The subject property is located about 150 feet northeast from Alameda Ave. The property is owned by Tropicana Building II.

**BACKGROUND**

The proposed land division is as follows:

Lot #1 Area.....435,164 sq. ft. (9.99 acres)

Lot #2 Area.....257,875 sq. ft. (5.92 acres)

Total Area Area...685,198 sq. ft. (15.73 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 plat is necessary to establish the legal boundaries of the new apartments to be built.

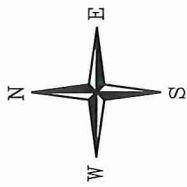
**STAFF RECOMMENDATION**

The Planning and Zoning Department recommends APPROVAL with conditions imposed:

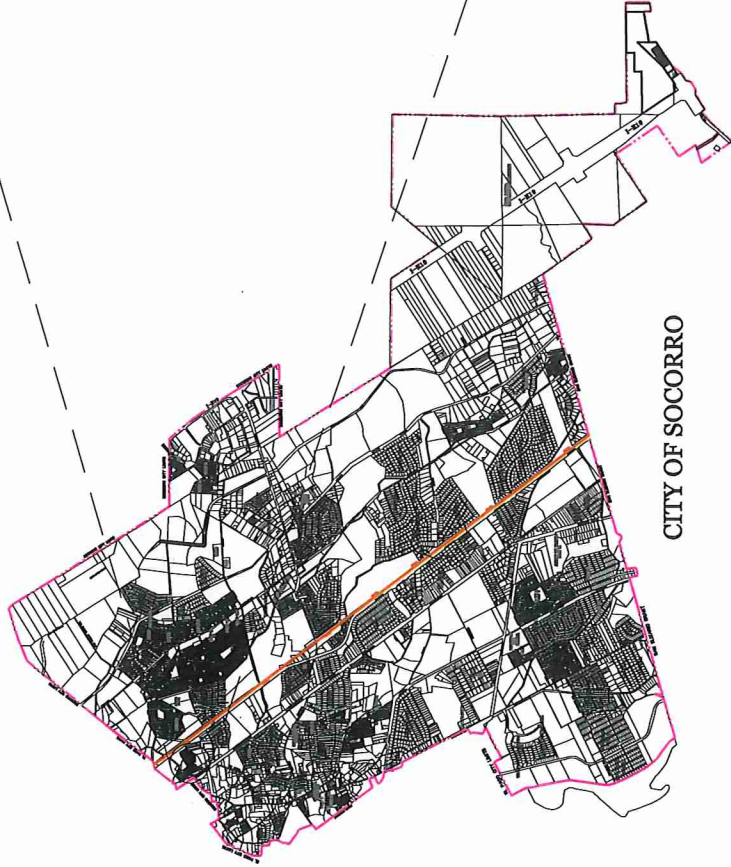
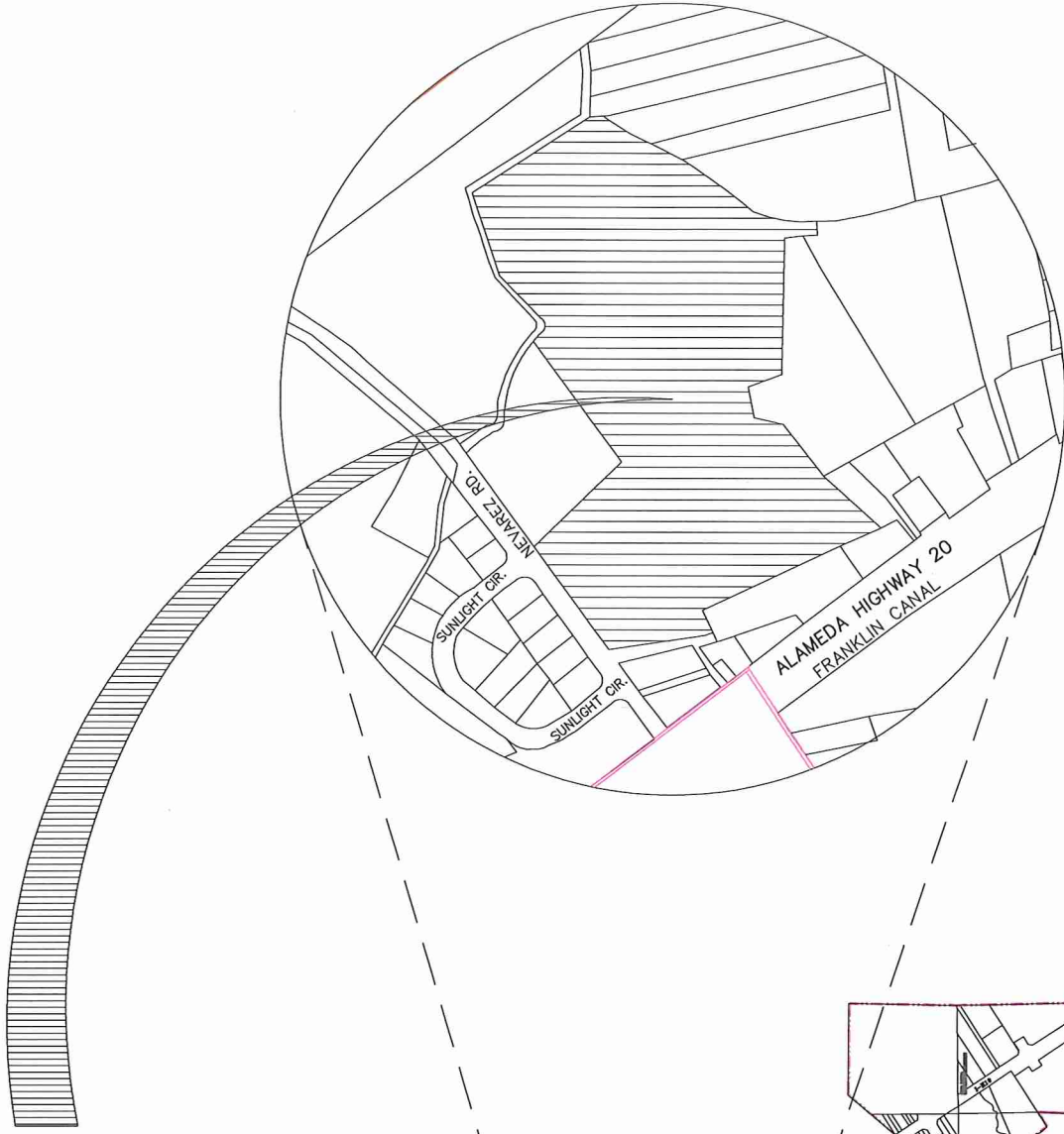
1. The owner shall record a perpetual easement to the ponding area
2. The ponding area shall never be subdivided any further
3. The ponding area shall be maintained by the owner of the apartments, not by the City

*with open design study to create ponding area*





PROJECT SITE;  
120 N. Nevarez Rd.  
Tract 6-A, Block 7,  
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.

**PLAT / LOT UNIFICATION APPLICATION**

Date: February 22, 2019

Name of Subdivider: Tropicana Building II

Home Address: 300 Main St., Suite 740, El Paso, Texas 79901

Phone Number: ( 915 ) 755-9113

1. Legal description of property to be subdivided: Tract 6A, Block 7, Socorro Grant, in the City of Socorro, El Paso County, Texas. Gross Area 15.908 Acres, Community Ditch Area 0.18 Acres, Net Area 15.728 Acres
2. Present zoning: X Area (Sq. Ft.) 692,982.44 Present Land Use Agricultural
3. Proposed land division:  
Lot 1 Area: 9.985 Acres  
Lot 2 Area: 5.923 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.

*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:** March 5, 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 JOP Memorial Apartments, being a portion of Tracts 11 and 11A, Block 6, Socorro Grant.

### **SUMMARY**

The subject property is located about 500 feet northeast from Alameda Ave. The property is owned by Tropicana Building II.

### **BACKGROUND**

The proposed land division is as follows:

Lot #1 Area.....310,408 sq. ft. (7.126 acres)  
Lot #2 Area.....84,289 sq. ft. (1.935 acres)  
Lot #3 Area.....173,978 sq. ft. (3.994 acres)  
Lot #4 Area.....83,200 sq. ft. (1.910 acres)

Total Area Area...652,093 sq. ft. (14.97 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**

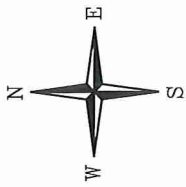
The proposed plat is necessary to establish the legal boundaries of the new apartments to be built.

### **STAFF RECOMMENDATION**

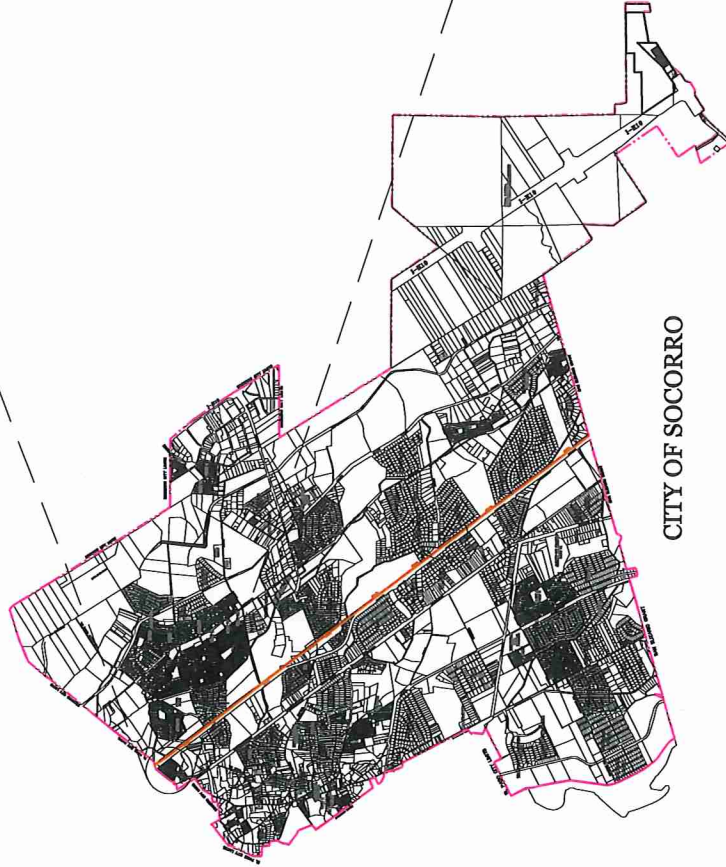
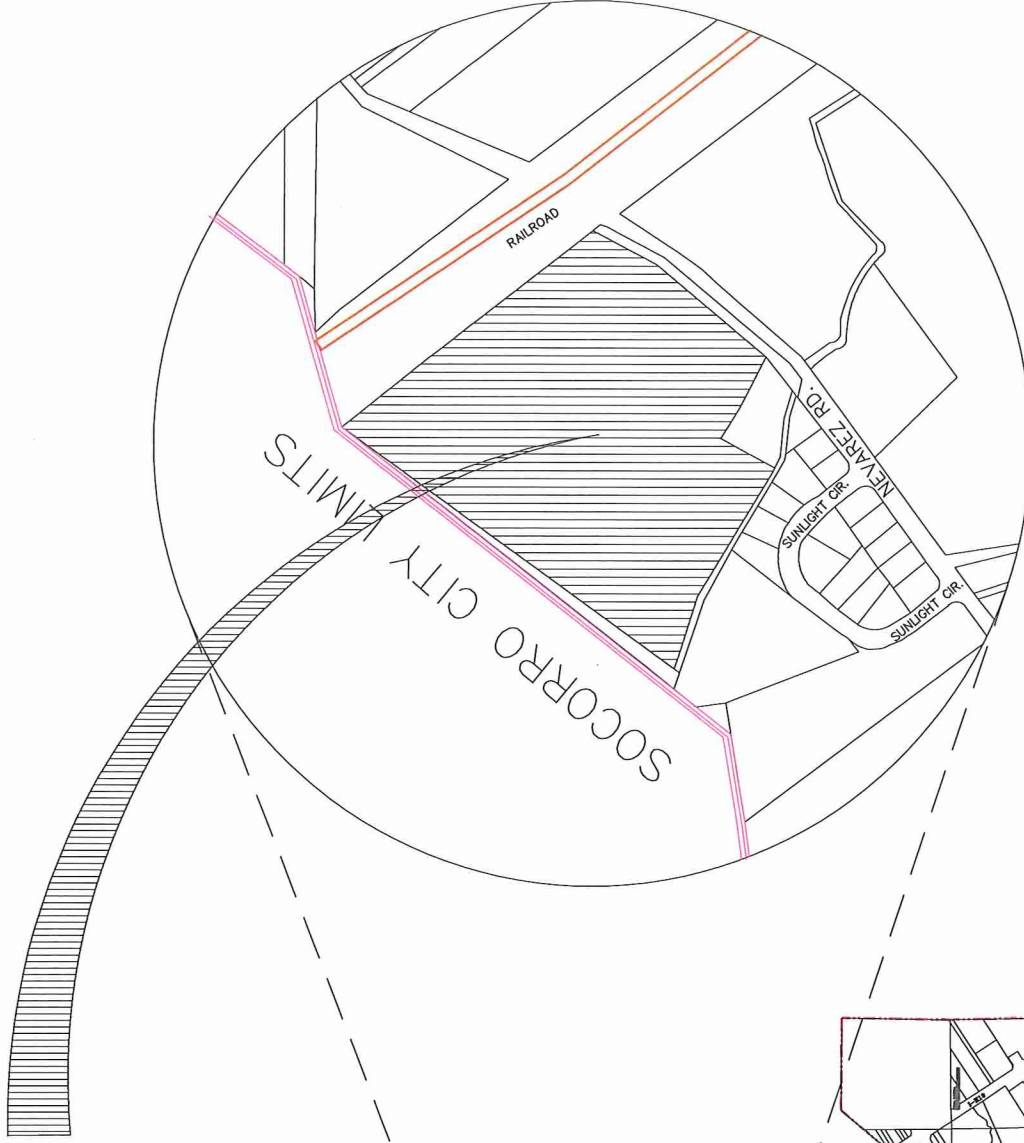
The Planning and Zoning Department recommends APPROVAL with conditions imposed:

1. The owner shall record a perpetual easement to the ponding area
2. The ponding area shall never be subdivided any further
3. The ponding area shall be maintained by the owner of the apartments, not by the City





PROJECT SITE;  
JOP MEMORIAL APARTMENTS  
Tracts 11&11-A, Block 6,  
Socorro Grant



CITY OF SOCORRO

## LOCATION MAP

Scale: AS SHOWN

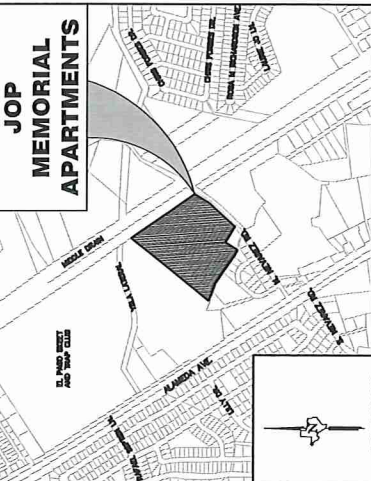
# JOP MEMORIAL APARTMENTS

A PORTION OF TRACT 11, N/K/A TRACTS 11 AND 11A, BLOCK 6, SOCORRO GRANT, IN THE CITY OF SOCORRO, EL PASO COUNTY, TEXAS. AREA 14.97 ACRES

CURVE NO.	LENGTH	RADIUS	ANGLE	CHORD BEARING	CHORD DIST.	TANGENT	SPIRAL	P.C.	P.T.
1	11.09	50.39	8.57	138°02'	54.07342'	54.07342'		54.07342'	11.08

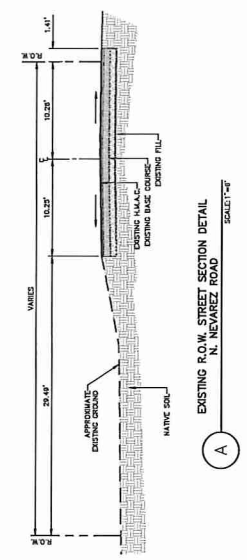
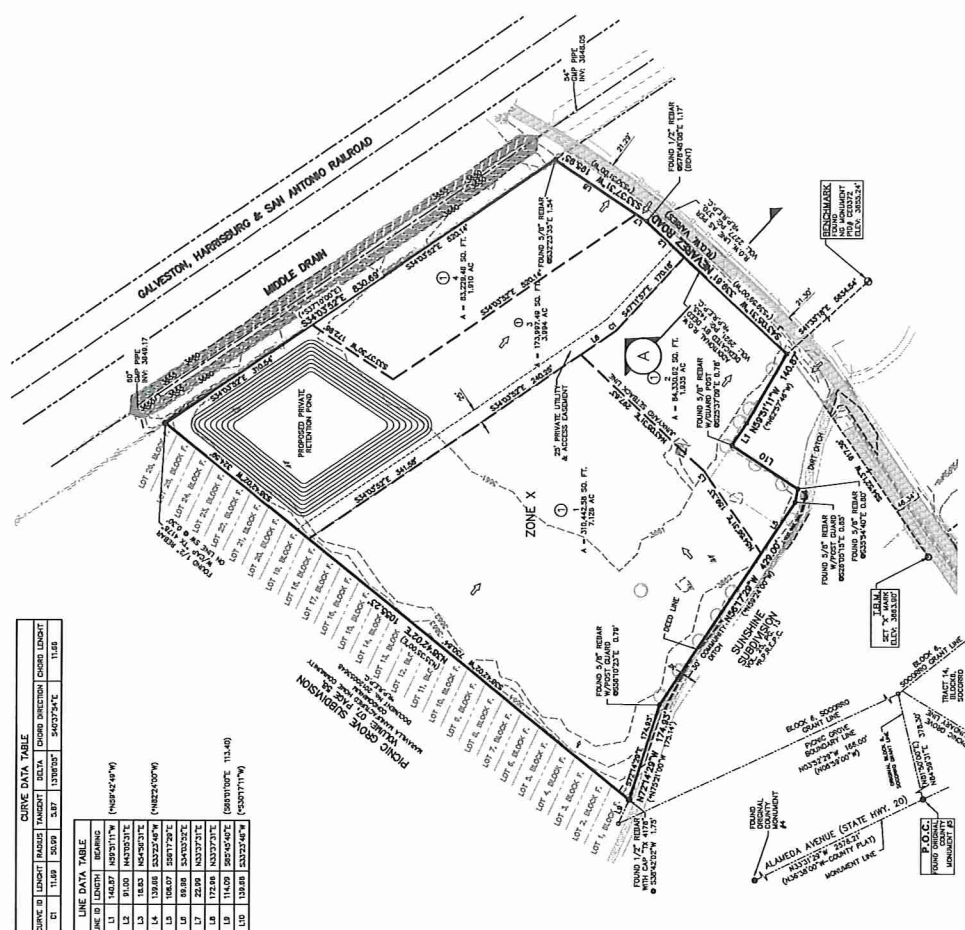
  

LINE ID	LENGTH	BEARING	BEGINNING	ENDING
L1	14.027	189°31'17"	(94°42'49")	(189°31'17")
L2	15.849	148°01'17"	(189°31'17")	(148°01'17")
L3	15.849	148°01'17"	(148°01'17")	(94°42'49")
L4	15.849	148°01'17"	(148°01'17")	(189°31'17")
L5	15.849	148°01'17"	(148°01'17")	(148°01'17")
L6	15.849	148°01'17"	(148°01'17")	(148°01'17")
L7	22.69	183°27'25"	(189°31'17")	(183°27'25")
L8	172.88	183°27'25"	(183°27'25")	(189°31'17")
L9	114.09	185°45'49"	(189°31'17")	(185°45'49")
L10	139.89	183°25'45"	(185°45'49")	(183°25'45")



LOCATION MAP  
SCALE: 1"=500'

- NOTES:
- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO JOP MEMORIAL APARTMENTS BY THE LOWER VALLEY WATER DISTRICT IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 191.003, TEXAS WATER CODE, AND THE CITY OF SOCORRO IN ACCORDANCE WITH THEIR ORDINANCES. THE DISTRICT'S FACILITIES ARE LOCATED ON N. NEVAREZ RD. AND WILL BE CONSTRUCTED TO SERVE THE SUBDIVISION.
  - TAX CERTIFICATES FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND INSTRUMENT NO. \_\_\_\_\_ DATE \_\_\_\_\_
  - RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND INSTRUMENT NO. \_\_\_\_\_ DATE \_\_\_\_\_
  - INTERIOR LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF RESIDUALS AND UTILITIES. (BY OTHERS) SET 1/2" REBAR WITH CAP STAMPED "TBA INC" AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
  - "U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.
  - VEHICULAR ACCESS TO THE SUBDIVISION WILL BE FROM N. NEVAREZ ROAD ONLY. THE INSTRUMENT ASSURING ACCESS IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND INSTRUMENT NO. \_\_\_\_\_ DATE \_\_\_\_\_
  - ALL DEVELOPED STORM WATER RUNOFF SHALL BE ADDRESSED WITHIN THE SUBDIVISION UNITS IN COMPLIANCE WITH ALL PROVISIONS OF (SEC. 19.18.00A) AND (DOM. 11.1).
  - THE PROPOSED JOP MEMORIAL APARTMENTS SHALL CONSIST OF A 95 MULTI-FAMILY RESIDENTIAL DEVELOPMENT.
  - BEARINGS SHOWN ARE GRID DERIVED FROM RTV OBSERVATIONS TO THE TEXAS CO-OP NETWORK. REFERRED TO AS "GRID". BEARINGS SHOWN IN PARENTHESES AS PER COUNTY PLAY FOR BLOCK 6, SOCORRO GRANT.
  - DISTANCES ARE GIVEN AND MAY BE CONVERTED TO GRID BY DIVING BY 1.000231.
  - THE PROPERTY MAY BE SUBJECT TO EASEMENTS IN FAVOR OF RECORD OR NOT. ONLY EASEMENTS LISTED ON THE TITLE COMMITMENT SHOWN. NO ADDITIONAL RESEARCH WAS PERFORMED BY TBA INC. FOR ANY RESERVATION, BUILDING LINE, AND OR EASEMENTS WHICH MAY OR MAY NOT AFFECT SUBJECT PARCEL.



EXISTING R.O.M. STREET SECTION DETAIL  
N. NEVAREZ ROAD  
SCALE: 1"=40'

LEGEND

(---) CONCRETE	(---) BRICK WALL	(---) CHAIN LINK FENCE	(---) PAVED	(---) DIRT
(---) EXISTING RIGHT-OF-WAY	(---) EXISTING GASDISTRIBUTION LINE	(---) STREET CENTERLINE	(---) GROUND RAIL	(---) PIPES
(---) EXISTING WATER LINE	(---) EXISTING OVERHEAD POWER LINE	(---) EXISTING SANITARY SEWER	(---) EXISTING CABLE LINE	(---) EXISTING OVERHEAD CABLE LINE
(---) EXISTING WATER LINE	(---) EXISTING COMMUNICATION LINE	(---) EXISTING CHAINLINK FENCE	(---) EXISTING MAJOR EXTERIOR LINES	(---) EXISTING MINOR EXTERIOR LINES
(---) EXISTING MOUND FENCE	(---) EXISTING MOUND FENCE	(---) EXISTING MOUND FENCE	(---) EXISTING MOUND FENCE	(---) EXISTING MOUND FENCE
(---) EXISTING MOUND FENCE	(---) EXISTING MOUND FENCE	(---) EXISTING MOUND FENCE	(---) EXISTING MOUND FENCE	(---) EXISTING MOUND FENCE
(---) EXISTING MOUND FENCE	(---) EXISTING MOUND FENCE	(---) EXISTING MOUND FENCE	(---) EXISTING MOUND FENCE	(---) EXISTING MOUND FENCE

- SCHOOL DISTRICT:**  
SOCORRO ISRAELI SCHOOL DISTRICT  
EL PASO, TX 79935
- DEED REFERENCE:**  
INSTRUMENTS 183389800.0001 AND 183389800.0002  
EL PASO COUNTY, TEXAS
- BENCHMARK:**  
ELEVATION: 5206.14 FT. BY RTV  
CORNERS OF THE INTERSECTION OF NEVAREZ ROAD AND EL PASO WEST BY RTV  
ELEVATION: 5205.95 FT. BY RTV  
CORNERS OF THE INTERSECTION OF NEVAREZ ROAD AND EL PASO WEST BY RTV
- FLOODZONE:**  
PROPERTY SHOWN HEREON APPLICABLE TO BE LOCATED IN FLOOD PLAIN AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, 44 CFR 60.2, AND IS SUBJECT TO ELEVATION FLOODING AS PER THE NATIONAL FLOOD INSURANCE PROGRAM, 44 CFR 60.2. ANY INTERESTED PARTY SHOULD BE CONTACTED FOR FURTHER INFORMATION.

**Tropicana**  
BUILDINGS

300 MAIN ST., STE. 740, EL PASO, TX 79901  
(815) 755-8113

**MCI** Moreno  
Cardenas Inc.  
Leaders in Project Delivery & Performance

**Barragan & Associates Inc.**  
LAND PLANNING & LAND DEVELOPMENT  
15101 Stonehenge Dr., Suite 1100, Dallas, TX 75244  
(972) 243-1100  
www.barragan.com

DATE OF PREPARATION: JANUARY 30, 2019



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.

**PLAT / LOT UNIFICATION APPLICATION**

Date: February 6, 2019

Name of Subdivider: Tropicana Building II

Home Address: 300 Main St., Suite 740, El Paso, Texas 79901

Phone Number: ( 915 ) 755-9113

1. Legal description of property to be subdivided: A Portion of Tract 11, N/K/A Tracts 11 and 11A, Block 6, Socorro Grant, City of Socorro, El Paso County, Texas

Area 14.97 Acres

2. Present zoning: X Area (Sq. Ft.) 652,000.15 Present Land Use Agricultural

3. Proposed land division:

Lot 1 Area: 7.126 Acres

Lot 2 Area: 1.935 Acres

Lot 3 Area: 3.994 Acres

Lot 4 Area: 1.910 Acres

Total Area: 14.97 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	<u>\$400.00</u>

Total (non-refundable): \$550.00

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

2.6.19  
Date