

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

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.

Notice is hereby given that a regular meeting of the Planning and Zoning Commission of the City of Socorro, Texas will be held **Tuesday, April 16, 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. **WORK SESSION**

Presentation by City Planner.

4. **CONSENT AGENDA**

- a. Consider and Take Action:
On the approval of meeting minutes for the April 2, 2019 Planning and Zoning Commission meeting.
- b. Consider and Take Action:
On the Public hearing request for the proposed Conditional Use Permit for a mechanic shop for Lot 6, Block 2, Bagge Estates subdivision located at 10074 North Loop Drive.
- c. Consider and Take Action:

REGULAR MEETING AGENDA – SOCORRO PLANNING & ZONING COMMISSION
April 16, 2019 at 5:30 PM

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 3B, 4C, & 4D, Socorro Grant, Block 21, located at 10180 Socorro Rd., from R-1 (Single Family Residential) to C-2 (General Commercial) to use the property for commercial purposes.

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 Tract 5, Socorro Grant, Block 21, located at 10166 Socorro Rd., from A-1 (Agricultural) to C-2 (General Commercial) for a parking lot.

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

NOTICE TO THE PUBLIC AND APPLICANTS

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

(a) **Rezoning – Public Hearings**

(1) Proposed: To use the land for residential purposes.

Legal: Lot 10, Block 2, Poole Subdivision

Location: 10880 Shanda Circle

Property Owner: Mario Cortez

Representative: Owner

Attachment:

(2) Proposed: Eastlake Valley Unit 2

Legal: Tracts 9, 10, 12, 13J, 13J1, 13K, 13K1, 13L, and a portion of Tracts 2H, 2G, 5A, 6A, and 7, Block 4, Socorro Grant

Location: 3,500' westerly of IH-10

Property Owner: Eastlake Valley Unit 2, LLC.

Representative: TRE & Associates, LLC.

Attachment:

(3) Proposed: Eastlake Valley Unit 3

Legal: Tracts 5A, 6A, 6A2, and 7, Block 4, Socorro Grant

Location: 1,630' westerly of IH-10

Property Owner: Eastlake Valley Unit 3, LLC.

Representative: TRE & Associates, LLC.

Attachment:

REGULAR MEETING AGENDA – SOCORRO PLANNING & ZONING COMMISSION
April 16, 2019 at 5:30 PM

- (4) Proposed: Eastlake Valley Unit 4
Legal: Tracts 14 & 13A, Block 4, Socorro Grant
Location: 1 mile westerly of IH-10
Property Owner: Enrique Escobar
Representative: CEA Group
Attachment:
- (5) Proposed: Expansion of Socorro High School
Legal: Tracts 23A, 23B, 23C, 23D, 24A, 24B, 25A, Block 8
Location: 10150 Alameda Avenue
Property Owner: Socorro Independent School District
Representative: Jose Hernandez P.E.
Attachment:

(b) Plat Approval – Public Hearing

- (1) Proposed: Socorro High School Plat
Legal: Being all of Tracts 21B, 22B, 23A, 23C, 24A, 24B and a portion of Tracts 23B, and 23D, Block 8, Socorro Grant
Location: 40 feet of north from Rio Vista Road
Property Owner: Socorro Independent School District
Representative: Jose Hernandez P.E., H2O Terra
Attachment:
- 6. Planning and Zoning Commissioners Report:
 - 7. Planning and Zoning Department Report:
 - 8. Excuse absent commission members:
 - 9. 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

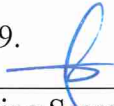
REGULAR MEETING AGENDA – SOCORRO PLANNING & ZONING COMMISSION
April 16, 2019 at 5:30 PM

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 12th, day of April 2019.



Sergio Morales, Planning & Zoning Secretary

DATE & TIME POSTED: 4-12-19 12:00 pm /BY: 

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

(www.ci.socorro.tx.us)

CITY OF SOCORRO PLANNING AND ZONING COMMISSION

Regular Meeting Minutes

April 2, 2019

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

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

Chairperson Mr. Daniel Lopez called the meeting to order at 5:30 p.m.

2. Notice to the Public – Open Forum.

No one signed up to speak at this time.

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

On the approval of meeting minutes for the March 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 Block 5, Bagge Estates, Lot 20, located at 10113 Stedham Circle, from C-1 (Light Commercial) to R-2 (Medium Density Residential) for the existing apartments.

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 Leigh Clark Survey 293 ABST 6257, Tract 1H, located at 1024 Robin, from R-1 (Single Family Residential) to C-2 (General Commercial) plus a Conditional Use Permit for a Mechanic.

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

4. Regular Agenda – Discussion and Action:**a. Rezoning – Public Hearing****1. Proposed: To establish a daycare business**

Legal: Lot 10, Block 1, Buford View Estates

Location: 254 Buford Road

Property Owner: Maria De Los Angeles Garcia

Representative: Owner

Attachment:

PUBLIC HEARING OPEN: 5:37 p.m. Maria Garcia the owner spoke for the item. Daniel and Lucy Florencio spoke against the item.

PUBLIC HEARING CLOSE: 5:41 p.m.

A motion was made by Mr. Daniel Lopez to deny, seconded by Mr. Arturo Lafuente. Motion died with 3 commissioners no and 2 yes.

A second motion was made by Mr. Daniel Lopez to approve providing it complies with all commercial building standards including the parking spaces, seconded by Mr. Enrique Cisneros. Motion was carried with 3 commissioners yes and 2 no.

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:

PUBLIC HEARING OPEN: 6:13 p.m. No one spoke on this item.

PUBLIC HEARING CLOSE: 6:13 p.m.

A motion was made by Mr. Daniel Lopez to approve with staff recommendations, seconded by Mr. Andrew Arroyos. Motion was carried with 3 commissioners in favor and 2 abstained.

c. Plat Approval

1. Consider and Take Action:

On the Preliminary Plat approval for Leonor Estates Unit 1 Replat A, being all Pinecrest Estates Unit 1 Replat A and Leonor Estates Unit 1 Amending Plat.

PUBLIC HEARING OPEN: 6:41 p.m. No one spoke on this item.

PUBLIC HEARING CLOSE: 6:41 p.m.

A motion was made by Mr. Enrique Cisneros to approve with staff recommendations and to only allow the building of single family homes, seconded by Mr. Ernest Gomez. Motion was carried with 3 commissioners in favor, 1 no, and 1 abstained.

5. Planning and Zoning Commissioners Report:

Various Subjects were discussed.

6. Planning and Zoning Department Report:

Mr. Job Terrazas stated there will be a work shop in the next meeting that will start at 5:30 p.m. and will continue with the normal P&ZC Meeting. He also reported that when the P&ZC provides recommendations to please send a report to City Council.

7. Excuse absent commission members.

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

8. Consider and take action on adjournment.

Mr. Daniel Lopez stated since no further business to discuss is coming forth the meeting is adjourned. Meeting adjourned at 6:52 p.m.

Daniel Lopez, Chairperson

Sergio Morales, Secretary

Elia Garcia
Mayor

Rene Rodriguez
Representative
At Large

Cesar Nevarez
District 1



Ralph Duran
District 2

Victor Perez
District 3
Mayor Pro-Tem

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

DATE: April 16, 2019
TO: PLANNING AND ZONING COMMISSION
FROM: Job Terrazas, Building Official
CC: Adriana Rodarte, City Manager

SUBJECT:

Public hearing request for the proposed conditional use permit for a mechanic shop for Lot 6, Block 2, Bagge Estates subdivision located at 10074 North Loop Dr.

SUMMARY:

The property matter of this request is 820' feet from the intersection of Old Hueco Tanks and North Loop Dr. This property has an estimated area of 6,325 sf. (0.15 acres). This property is owned by Benito Zapata.

BACKGROUND:

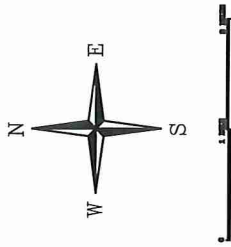
A complete background will be presented before the board once we receive the authorization to proceed with the Public Hearing.

STATEMENT OF THE ISSUE:

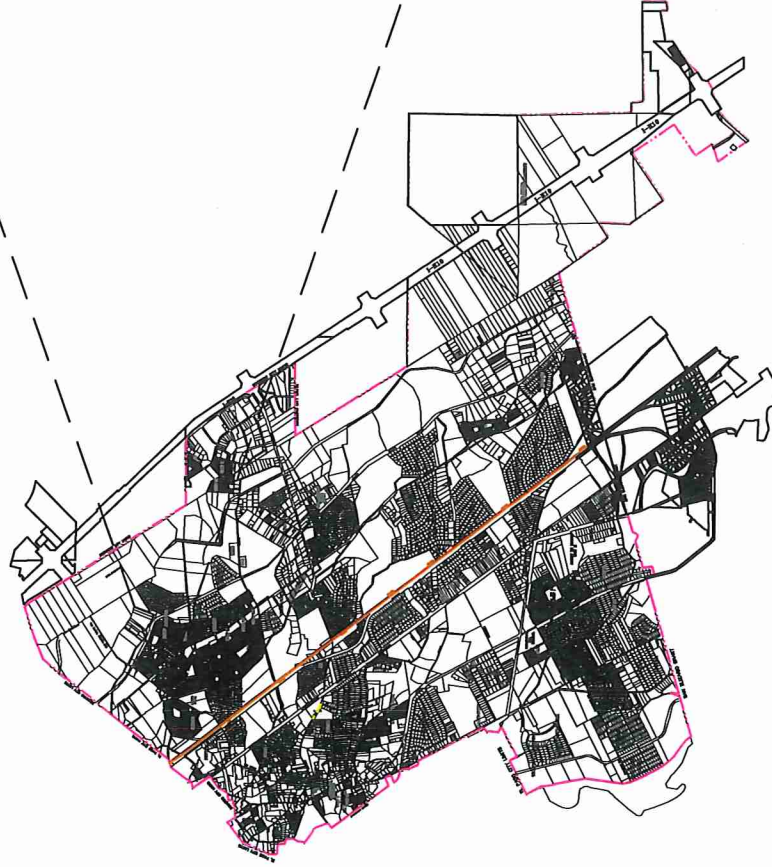
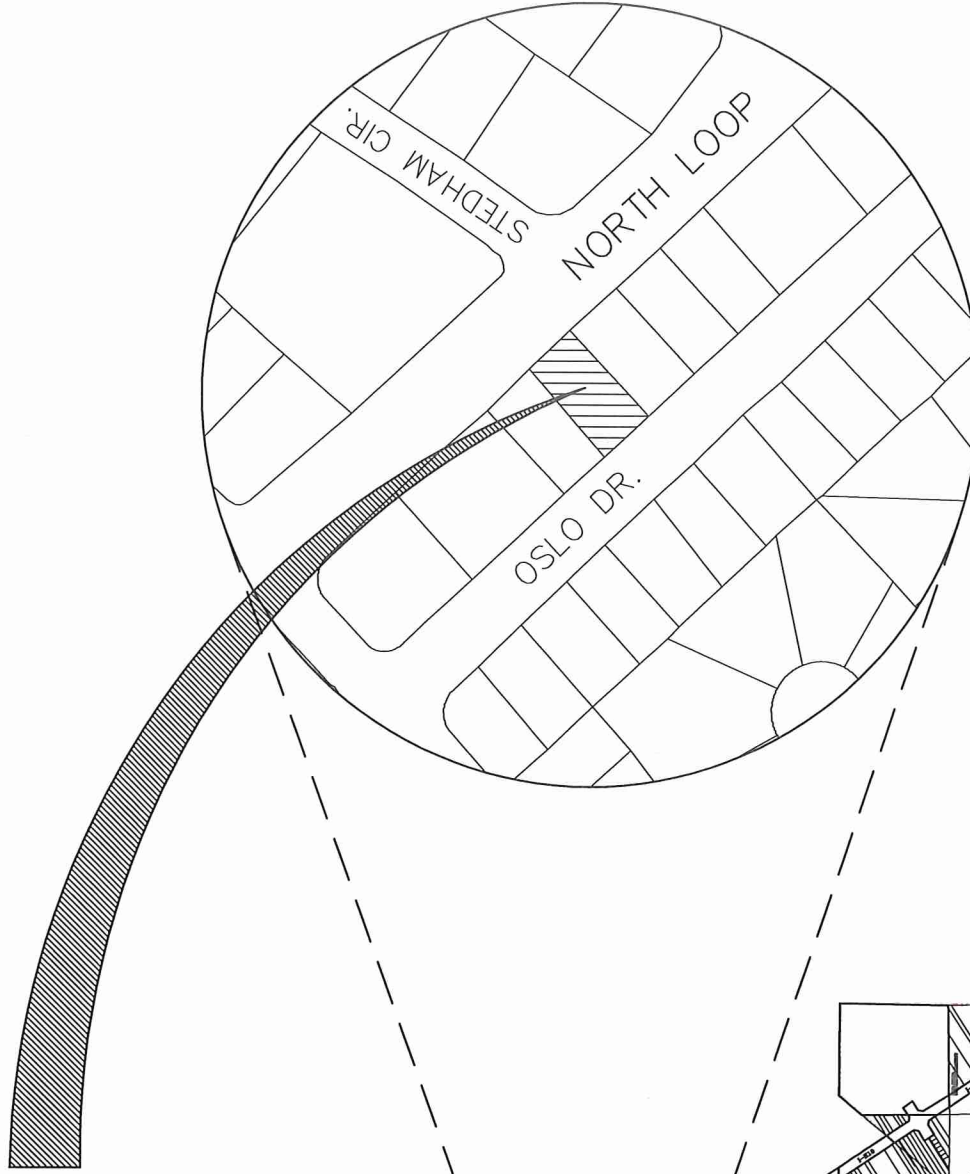
The statement will be provided once the research has been carried out.

STAFF RECOMMENDATION:

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



PROJECT SITE;
10074 North Loop Dr.
Lot 6, Block 2
Bagge Estates



CITY OF SOCORRO



LOCATION MAP

Scale: AS SHOWN



CONDITIONAL USE PERMIT REQUEST

1. Name: Zapata Auto Sales. Date: MARCH-29-2019.
Address: 10074 N. LOOP DR. SOCORRO TX 79927 Phone: (915) 502-8309
Representative: Lorenzo D. Zapata.
Address: 775 Lupe Anna Ln. Phone: (915) 502-8309.
2. Property Location: 10074 N. LOOP DR. SOCORRO TX 79927.
Legal Description: _____

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

<u>6325 sq²</u>	<u>C2</u>	<u>CAR LOT.</u>
Area (Sq. ft. or Acreage)	Current Zoning	Current Land Use
<u>Mechanic Work.</u>		<u>CAR LOT WITH CUP.</u>
Proposed C.U.P.		Proposed Land Use

3. All owners of record must sign document.

Benito Z6. _____

EACH ITEM ON THIS FORM MUST BE COMPLETED AND ALL EXHIBITS MUST BE SUBMITTED BEFORE THIS REQUEST CAN BE SCHEDULED FOR A PUBLIC HEARING

Planning Department

Benito Z6. Lorenzo D. Zapata.
Owner or Representative

Date

MARCH-29-2019.
Date



PLANNING AND ZONING DEPARTMENT CONDITIONAL USE PERMIT REQUEST

1. ITEMS TO BE SUBMITTED WITH APPLICATION:

- A. Upon submission of this application, applicant must submit the necessary legal documents to verify ownership. This may include a copy of a Warranty Deed or Certificate of Title.
- B. Attach a copy of deed restrictions – existing and/or proposed – or a statement from a Title Company certifying that deed restrictions do not exist.
- C. Property Tax Certificate.

FEES ARE NON-REFUNDABLE

Rezoning per parcel/tract: Less than one acre -	\$650.00
1 to 10 acres -	\$750.00
10.1 to 30 acres-	\$950.00
30.1 to 50 acres-	\$1,150.00
50.1 to 75 acres-	\$1,400.00
75.1 or more -	\$1,650.00

- 2. Applications will be accepted and scheduled on a first-come, first-serve basis; however, the Planning and Zoning Commission must limit the number of zoning cases to be heard each month.
- 3. **DISMISSAL FOR WANT OF PROSECUTION** - If an applicant fails to appear or be represented at the time his or her case is scheduled for hearing before the Planning and Zoning Commission, the case may be postponed or may be heard without the applicant's presence or representation. If the applicant fails to appear or be represented at the rescheduled hearing, the applicant's case shall be automatically dismissed for want of prosecution. Failure to receive the notice by certified mail shall not excuse failure to appear.

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

Initials: BZ

Elia Garcia
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Cesar Nevarez
District 1



Ralph Duran
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Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

DATE: April 16, 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 3B, 4C & 4D, Socorro Grant, Block 21 located at 10180 Socorro Rd., from R-1, Single Family Residential to C-2, General Commercial to use the property for commercial purposes.

SUMMARY:

The property matter of this request is 1,635' feet south from the Socorro Mission. This property has an estimated area of 29,708 sf. (0.682 acres). This property is owned by HZ Ventures, LLC.

BACKGROUND:

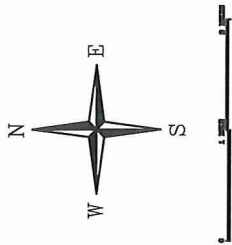
A complete background will be presented before the board once we receive the authorization to proceed with the Public Hearing.

STATEMENT OF THE ISSUE:

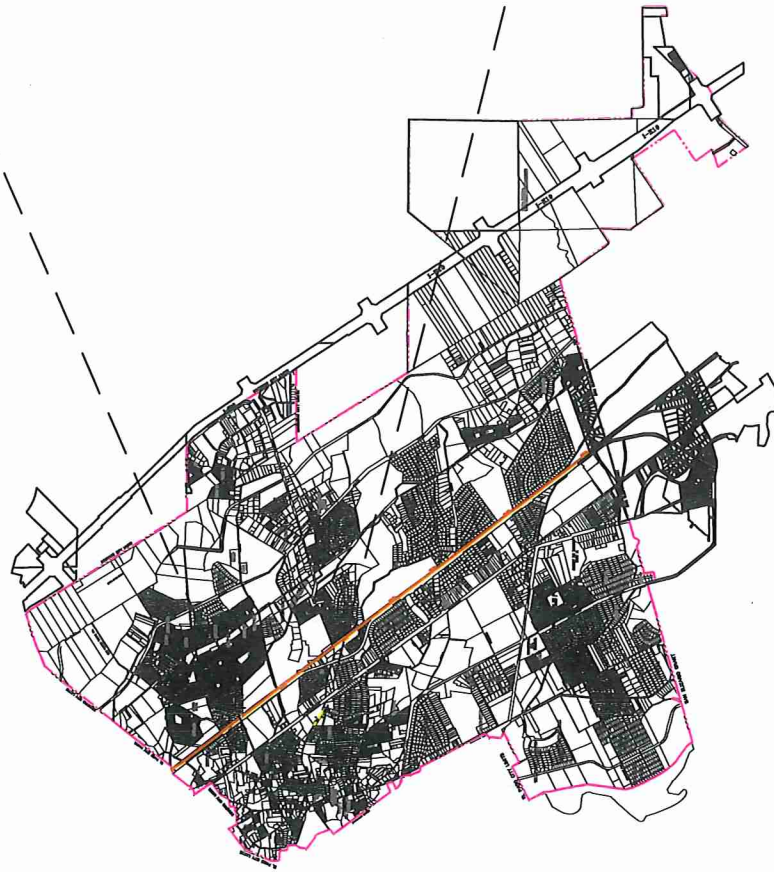
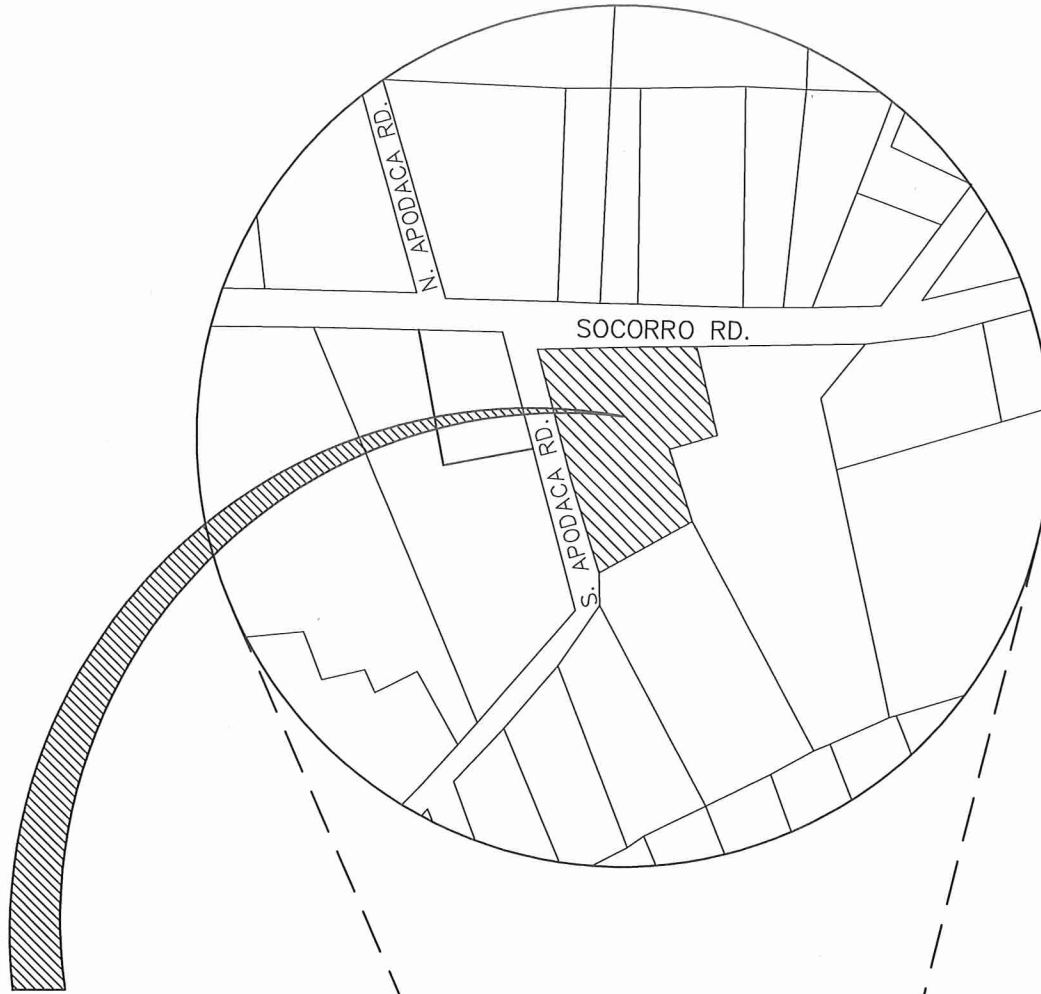
The statement will be provided once the research has been carried out.

STAFF RECOMMENDATION:

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



PROJECT SITE;
10180 Socorro Rd.
Tract 3-B, 4-C & 4-D, Block 21
Socorro Grant



CITY OF SOCORRO

LOCATION MAP

Scale: AS SHOWN





PLANNING AND ZONING DEPARTMENT

Request for Rezoning

- Name: H2 Ventures, LLC
Address: 421 Frederick Rd. El Paso, TX 79905 Phone: (915) 873-6078
Representative: Pierre Hernandez
Address: 421 Frederick Rd. El Paso, TX 79905 Phone: (915) 873-6078
- Property Location: 10180 Socorro Rd.
Legal Description: 21 SOCORRO 3-B (0.10 AC) & 4-C (0.418 AC) & 4-D (0.164 AC)
(HISTORICAL DISTRICT) (0.682 AC)
If legal description is not available, a metes and bounds description will be required.

0.682 AC
Area (Sq. ft. or Acreage)

R-1
Current Zoning

Residential
Current Land Use

C-2
Proposed Zoning

Event Hall
Proposed Land Use

- All owners of record must sign document.

Pierre Hernandez, Member

Norma Hernandez, Member

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

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At Large

Cesar Nevarez
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District 4

Adriana Rodarte
City Manager

DATE: April 16, 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 Tract 5, Socorro Grant, Block 21 located at 10166 Socorro Rd., from A-1, Agricultural to C-2, General Commercial for a parking lot.

SUMMARY:

The property matter of this request is 1,400' feet south from the Socorro Mission. This property has an estimated area of 47,916 sf. (1.10 acres). This property is owned by Pierre & Norma Hernandez.

BACKGROUND:

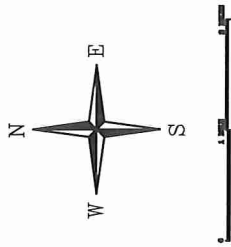
A complete background will be presented before the board once we receive the authorization to proceed with the Public Hearing.

STATEMENT OF THE ISSUE:

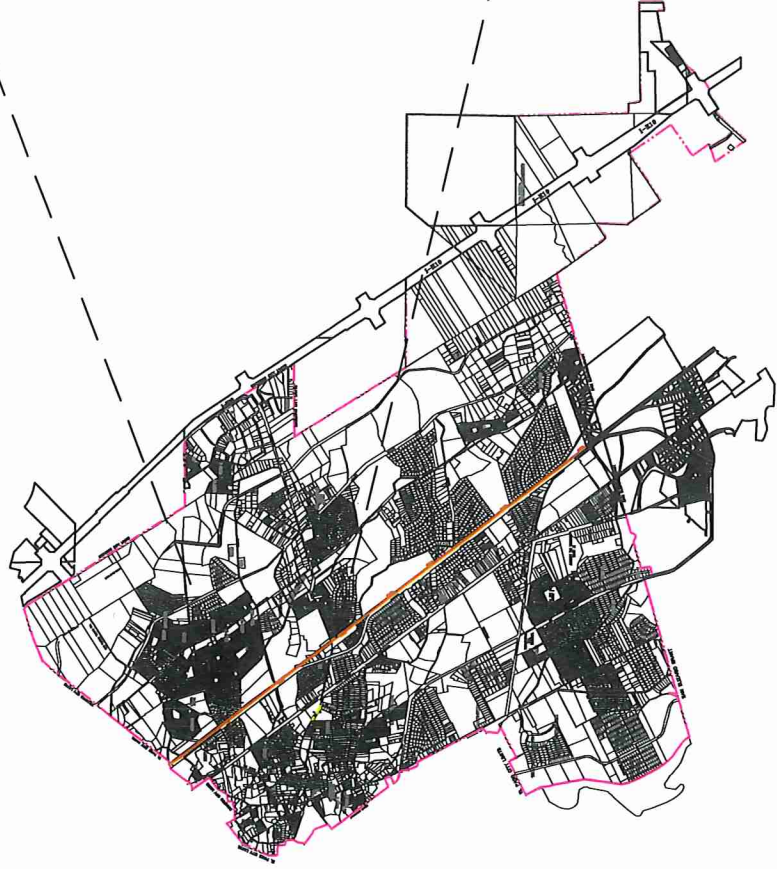
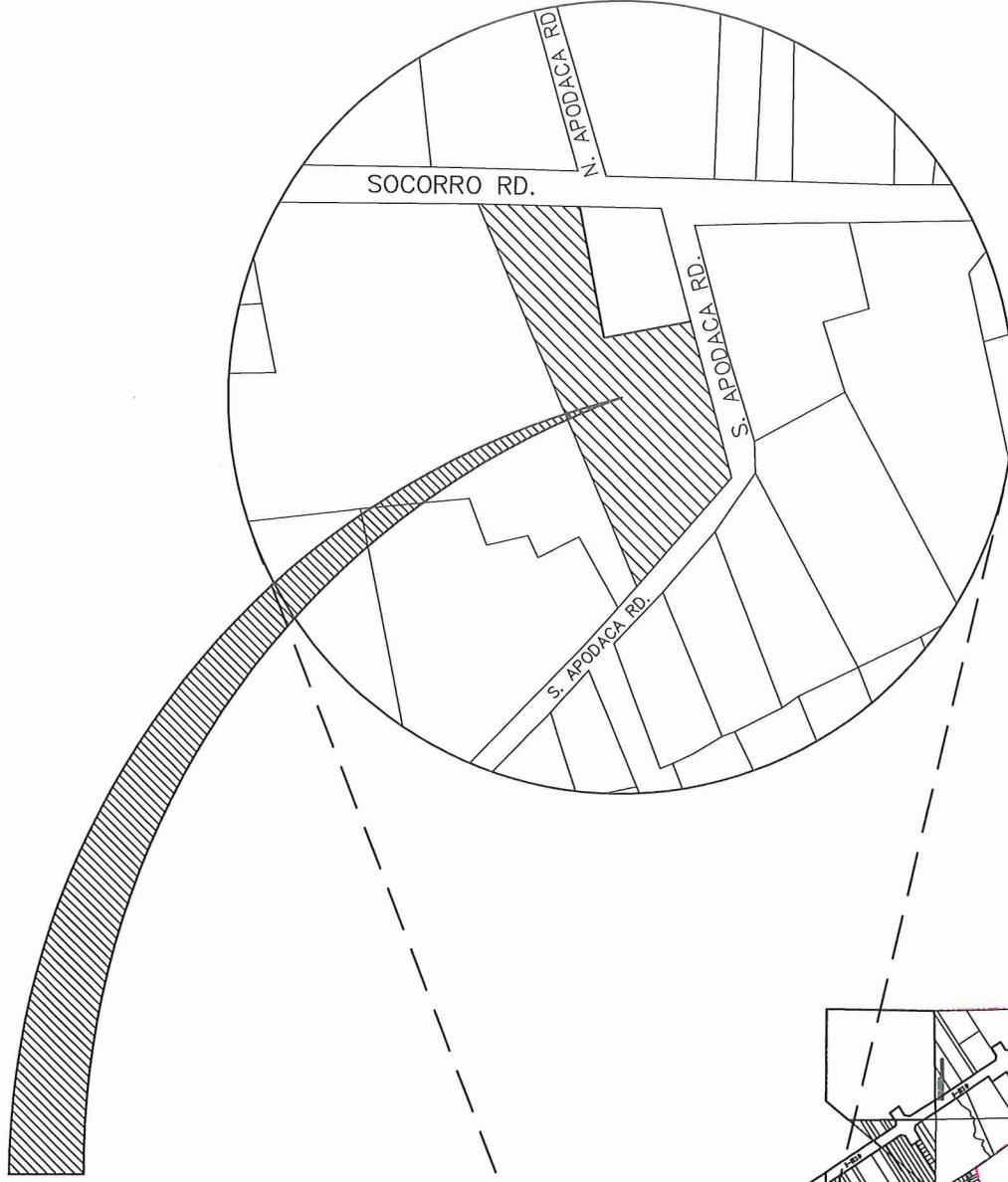
The statement will be provided once the research has been carried out.

STAFF RECOMMENDATION:

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



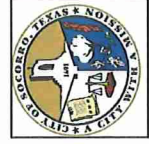
PROJECT SITE;
10166 Socorro Rd.
Tract 5, Block 21
Socorro Grant



CITY OF SOCORRO

LOCATION MAP

Scale: AS SHOWN





PLANNING AND ZONING DEPARTMENT

Request for Rezoning

1. Name: Pierre & Norma Hernandez
Address: 421 Frederel Rd. El Paso, TX 79905 Phone: (915) 873-6078
Representative: Pierre Hernandez
Address: 421 Frederel Rd. El Paso, TX 79905 Phone: (915) 873-6078
2. Property Location: 10166 Socorro Rd.
Legal Description: 21 SOCORRO TRS (HISTORICAL DISTRICT) (1.10 AC)

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

1.10 AC
Area (Sq. ft. or Acreage)

A-1
Current Zoning

Vacant
Current Land Use

C-2
Proposed Zoning

Parking
Proposed Land Use

3. All owners of record must sign document.

[Signature]
Pierre Hernandez

[Signature]
Norma Hernandez

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

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District 4

Adriana Rodarte
City Manager

DATE: April 16, 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 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:

Poole Subdivision was recorded in 1983 with 147 residential lots classified as R-1 (SFR) after the City's reactivation in 1986.

According to our Future Land Use map, the projected land use for this property is: Commercial.

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

The current use of the property is: Vacant Land.

The proposed use of the property: Single Family Residential.

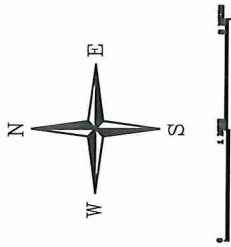
Adjacent Land Uses: North: C-2 (GC), South: R-1 (SFR) & C-2 (GC), East: R-1 (SFR), West: C-2 (GC).

STATEMENT OF THE ISSUE:

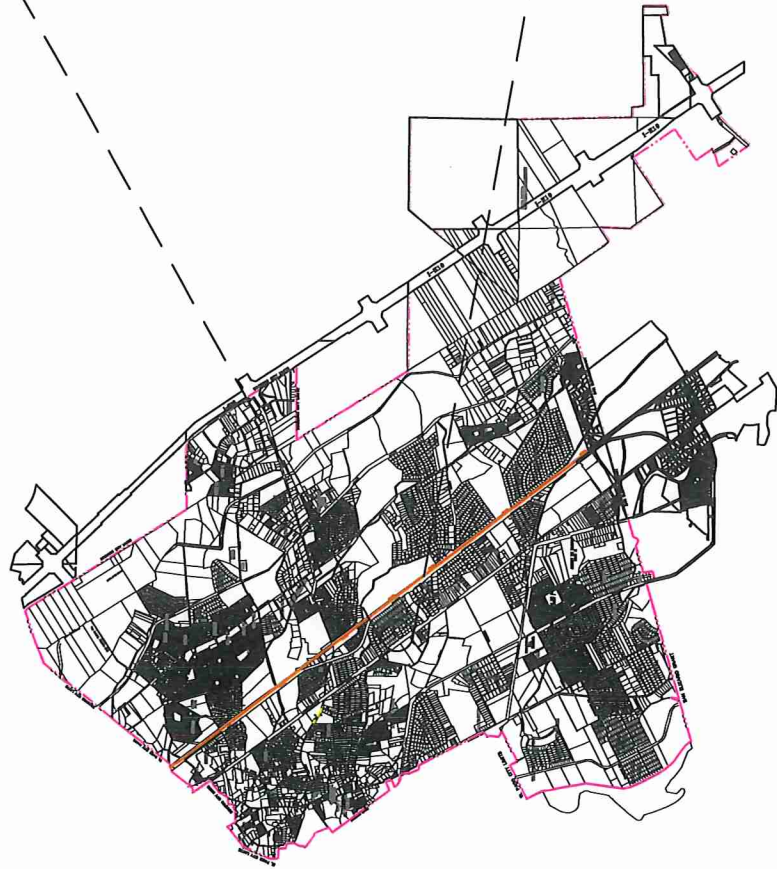
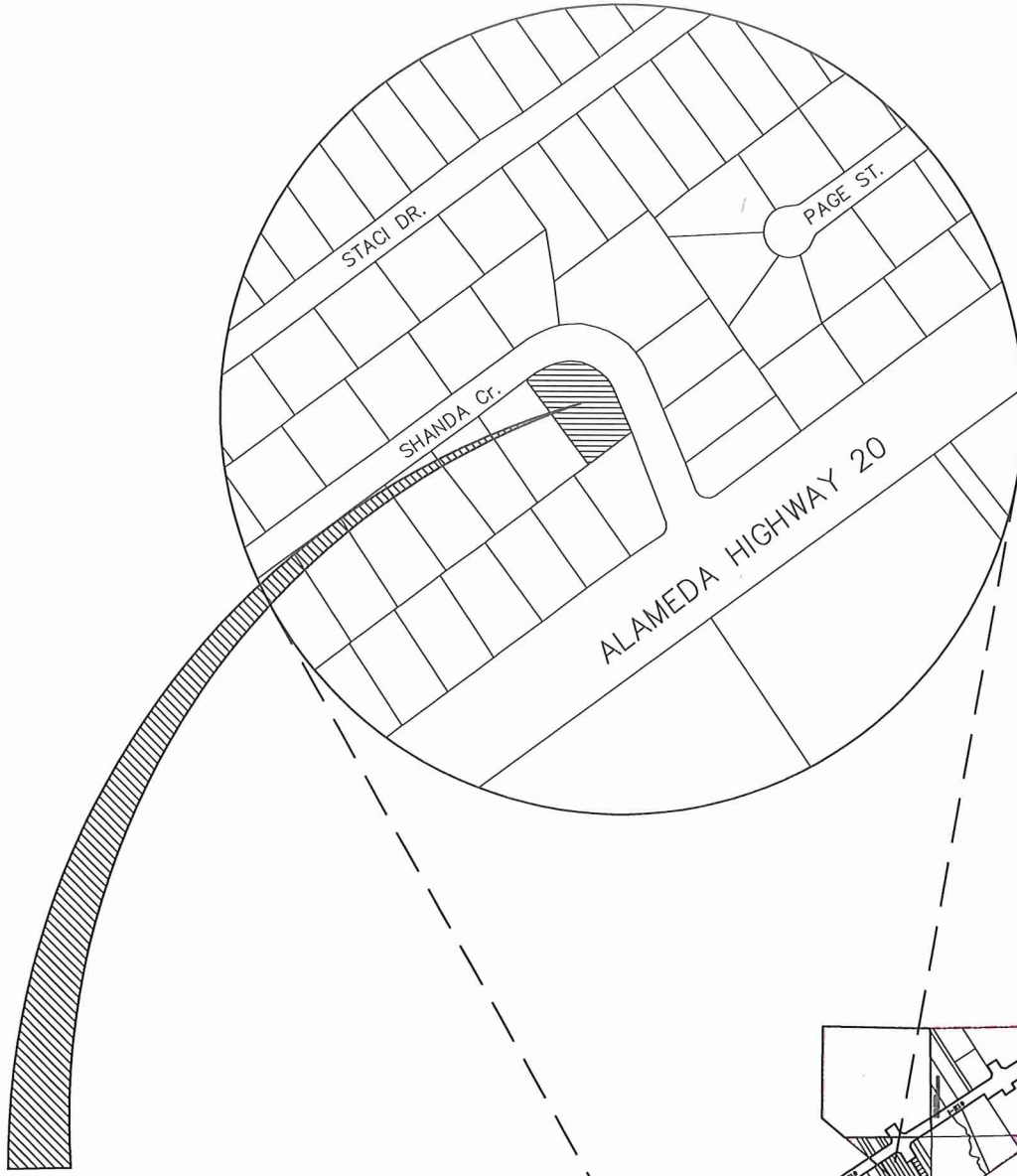
Petitioner is asking for a zoning change to potentially sell or develop the property. If the property doesn't sell as residential, the owner will try to use the land for a single-family home.

STAFF RECOMMENDATION:

The Planning and Zoning Department recommends APPROVAL to allow the applicant to use the land for residential purposes.



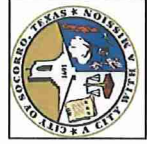
PROJECT SITE;
10880 Shanda Circle
Lot 10, Block 2
Poole Subdivision



CITY OF SOCORRO

LOCATION MAP

Scale: AS SHOWN





**PLANNING AND ZONING DEPARTMENT
REZONING APPLICATION
CITY OF SOCORRO**

1. Name: Mario Cortez
Address: 12248 Hartlepoo 79928 Phone: 915-282-9331
Representative: _____
Address: _____ Phone: _____
Email Address: Lorena.Cortez23@gmail.com
2. Property Location: 10880 shanda circle
Legal Description: vacan land 21,792.59 sq

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

<u>21,792.59 (sq)</u> Area (Sq. ft. or Acreage)	<u>C-2</u> Current Zoning	<u>vacan</u> Current Land Use
<u>R-1</u> Proposed Zoning	<u>Residential</u> Proposed Land Use	<u>single family</u> Medium density

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 Date 21 Feb 2019

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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District 4

Adriana Rodarte
City Manager

DATE: April 16, 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 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:

Socorro Grant was surveyed in 1927 with land that is classified as Agricultural due to the existing land use.

According to our Future Land Use map, the projected land use for this property is: Agricultural

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

The current use of the property is: Agricultural

The proposed use of the property: Residential/Commercial (New subdivision)

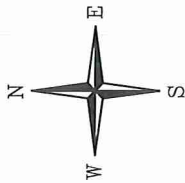
Adjacent Land Uses: North: R-2 (MDR), South: R-1 (SFR), East: A-1 (AG), West: A-1 (AG)

STATEMENT OF THE ISSUE:

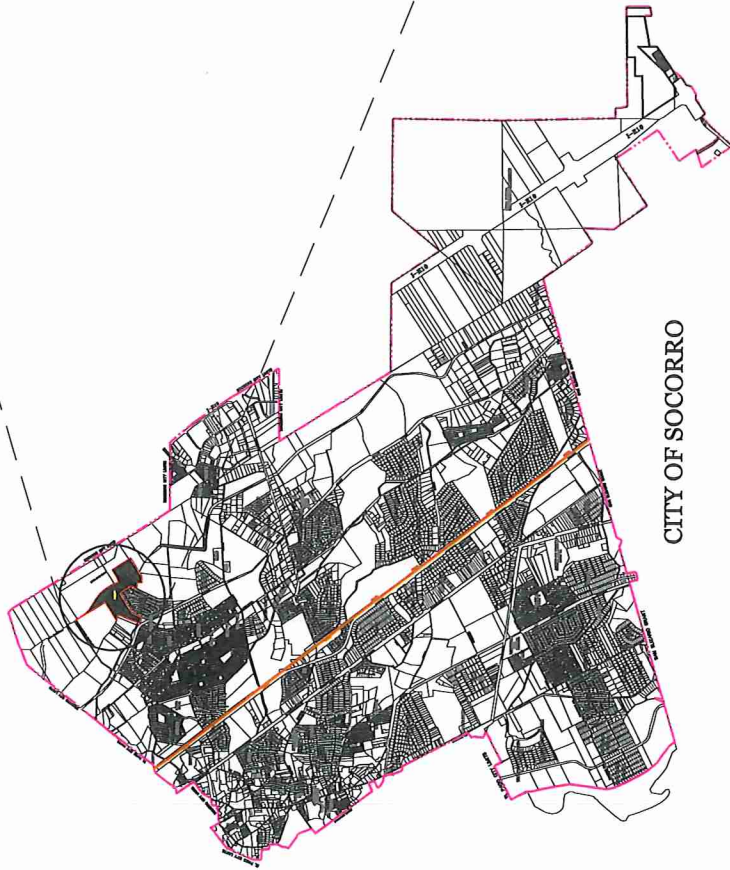
Petitioner is asking for a zoning change to be allowed to use the land for mixed residential and commercial use.

STAFF RECOMMENDATION:

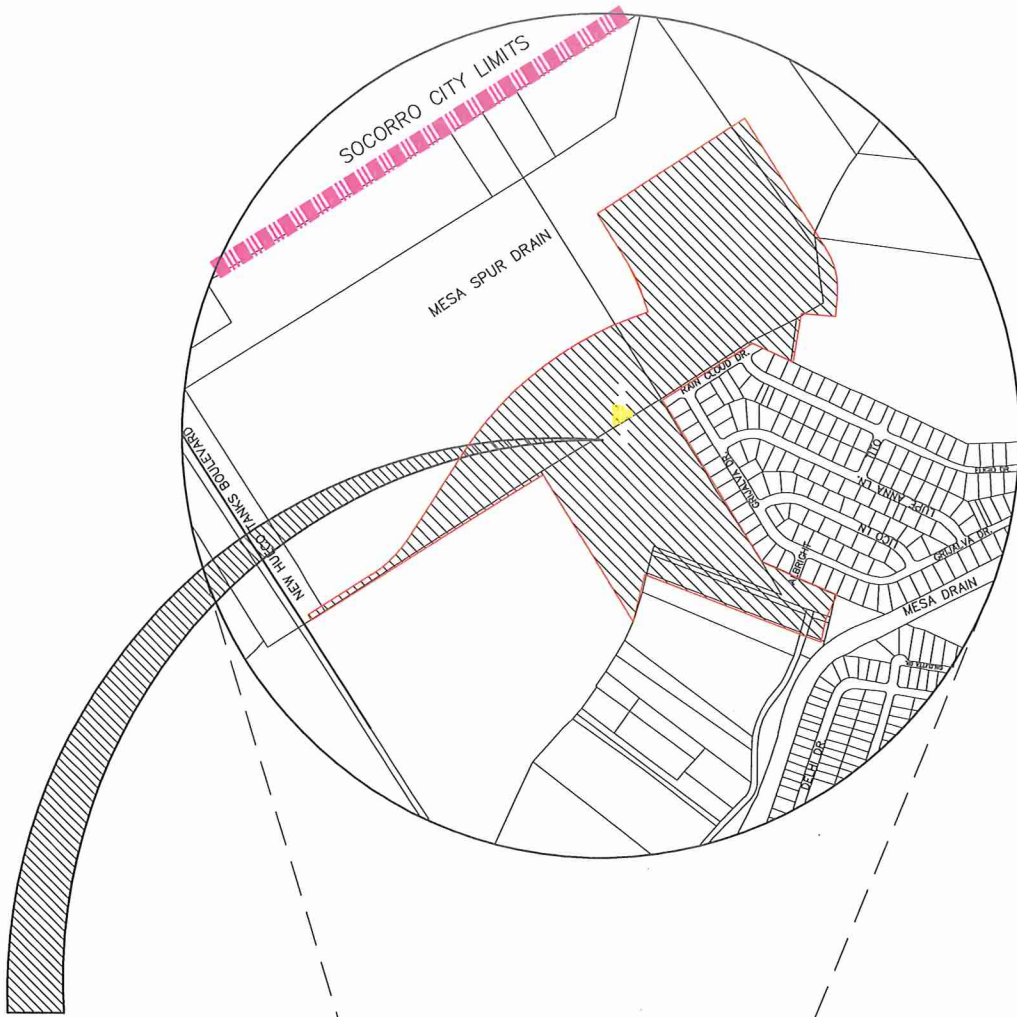
The Planning and Zoning Department recommends APPROVAL to allow the applicant to develop the land.



PROJECT SITE;
Eastlake Village U-Two
TRS. 9,10,12,13J,13K,13L
And A Portion Of Trs.2H,2G,5A,6A and 7
Block 4. SOCORRO GRANT



CITY OF SOCORRO



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.

74.385 AC
Area (Sq. ft. or Acreage)

A-1/C-2/R-1
Current Zoning

Agriculture
Current Land Use

R2/C2
Proposed Zoning

Residential/General Commercial
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

860 N. Rio Vista · Socorro, Texas 79927 · Tel: (915) 872-8531 · Fax: (915) 872-8673 · www.socorrotexas.org

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: April 16, 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 subdivision.

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:

Socorro Grant was surveyed in 1927 with land that is classified as Agricultural due to the existing land use.

According to our Future Land Use map, the projected land use for this property is: Agricultural

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

The current use of the property is: Agricultural

The proposed use of the property: Multifamily/Commercial (New subdivision)

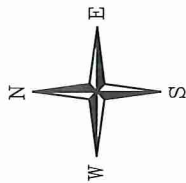
Adjacent Land Uses: North: C-2 (GC), South: A-1 (AG), East: A-1 (AG), West: A-1 (AG)

STATEMENT OF THE ISSUE:

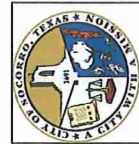
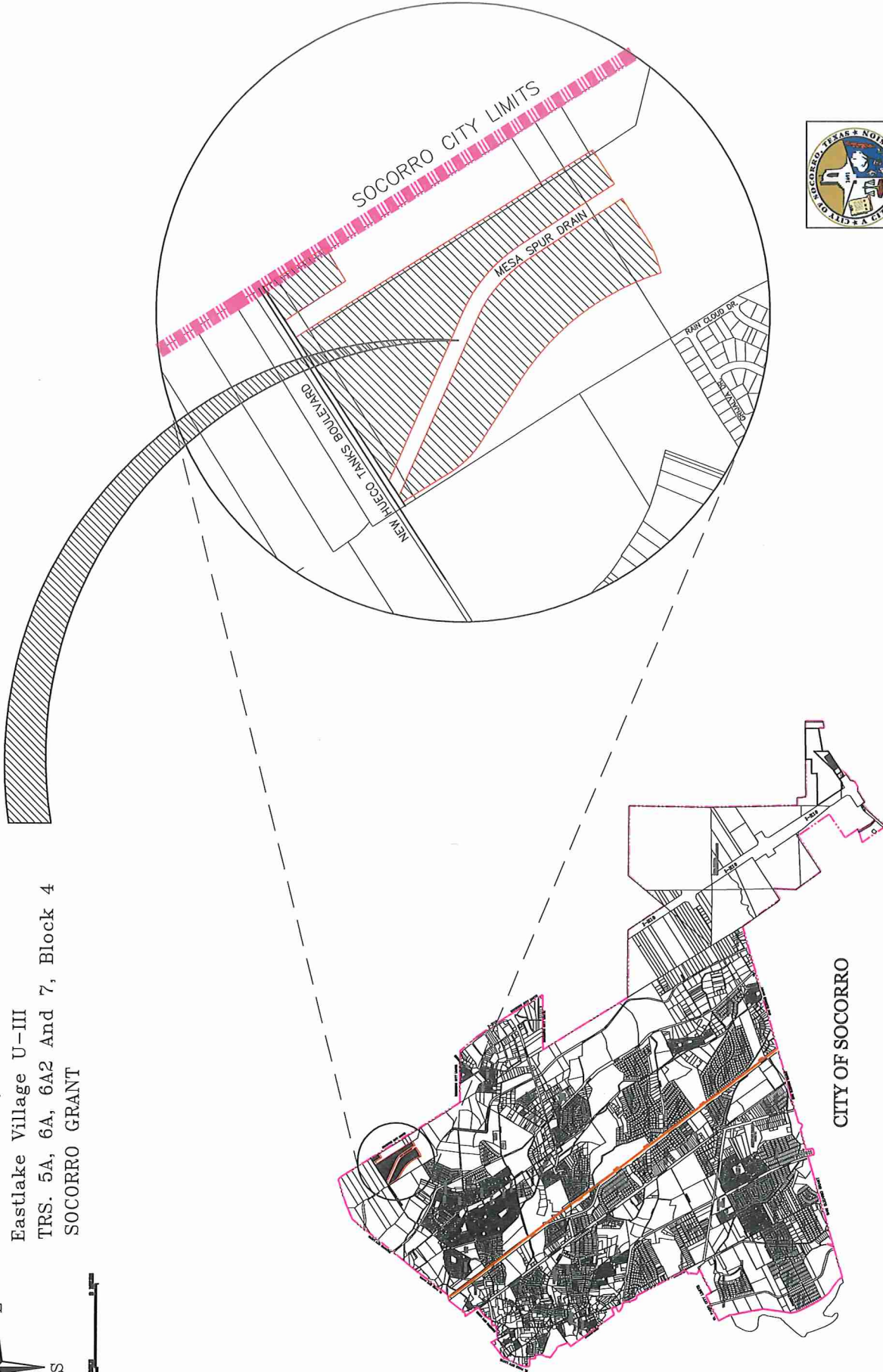
Petitioner is asking for a zoning change to be allowed to use the land for mixed multifamily residential and commercial use.

STAFF RECOMMENDATION:

The Planning and Zoning Department recommends APPROVAL to allow the applicant to develop the land.



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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Ralph Duran
District 2

Victor Perez
District 3/Mayor Pro-Tem

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

DATE: April 16, 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 Tracts 14 & 13A, Block 4, Socorro Grant from A-1 (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:

Socorro Grant was surveyed in 1927 with land that is classified as Agricultural due to the existing land use.

According to our Future Land Use map, the projected land use for this property is: Agricultural

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

The current use of the property is: Agricultural

The proposed use of the property: Single Family Residential

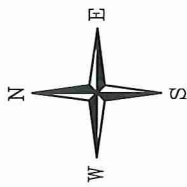
Adjacent Land Uses: North: R-2 (MDR), South: A-1 (AG), East: R-2 (MDR), West: R-1 (SFR)

STATEMENT OF THE ISSUE:

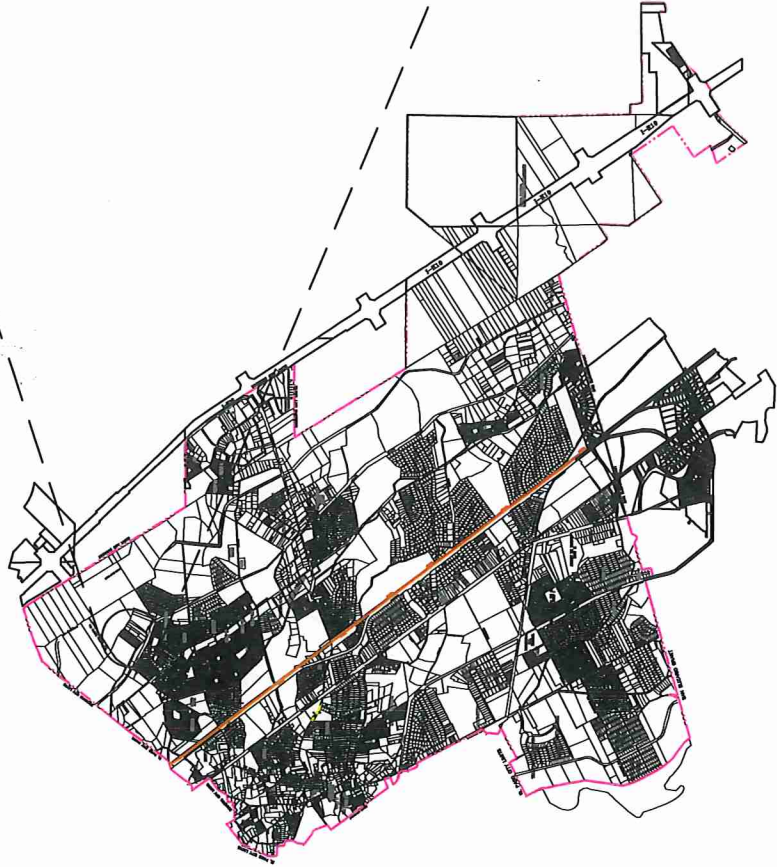
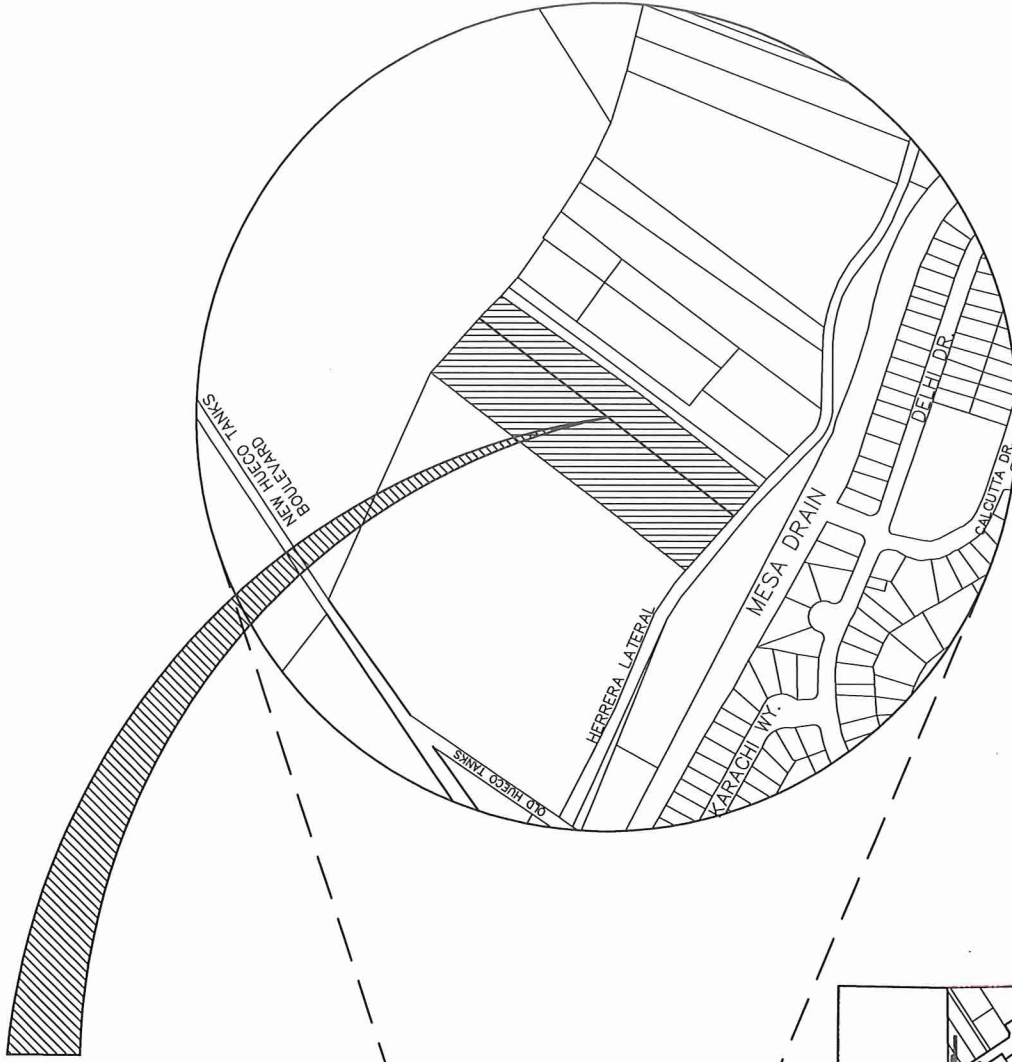
Petitioner is asking for a zoning change to be allowed to use the land for residential use. This proposed subdivision is the continuation of Eastlake Valley Subdivision Unit 1.

STAFF RECOMMENDATION:

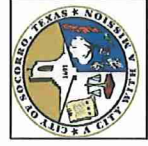
The Planning and Zoning Department recommends APPROVAL to allow the applicant to develop the land.



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

3. All owners of record must sign document.

Enrique Escobar

[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

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District 1



Ralph Duran
District 2

Victor Perez
District 3
Mayor Pro-Tem

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

DATE: April 16, 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 Tracts 23A, 23B, 23C, 23D, 24A, 24B, 25A, Block 8, Socorro Grant from A-1 (Agricultural) to SU-1 (Special Use Zone) for the expansion of Socorro High School.

SUMMARY:

The property matter of this request is located at 400 feet east from Alameda Ave. The property has an estimated area of 804,117 sf. (18.46 acres). This property is owned by Socorro Independent School District.

BACKGROUND:

Socorro Grant was surveyed in 1927 with the existing tracts of land divided as shown in today's zoning map.

Per our Future Land Use map, the projected land use for this property is: Agricultural
The referenced property lies within **Zone X**; per the FEMA Flood Insurance Rate Maps.

Adjacent Land Uses:

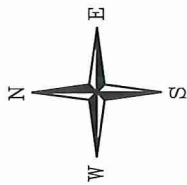
North: SU-1 (Special Use), South: C-2/SU-1 (General Commercial & Special Use), East: A-1 (Agricultural), West: C-1/C-2 (Light & General Commercial).

STATEMENT OF THE ISSUE:

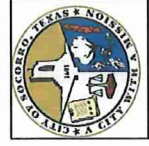
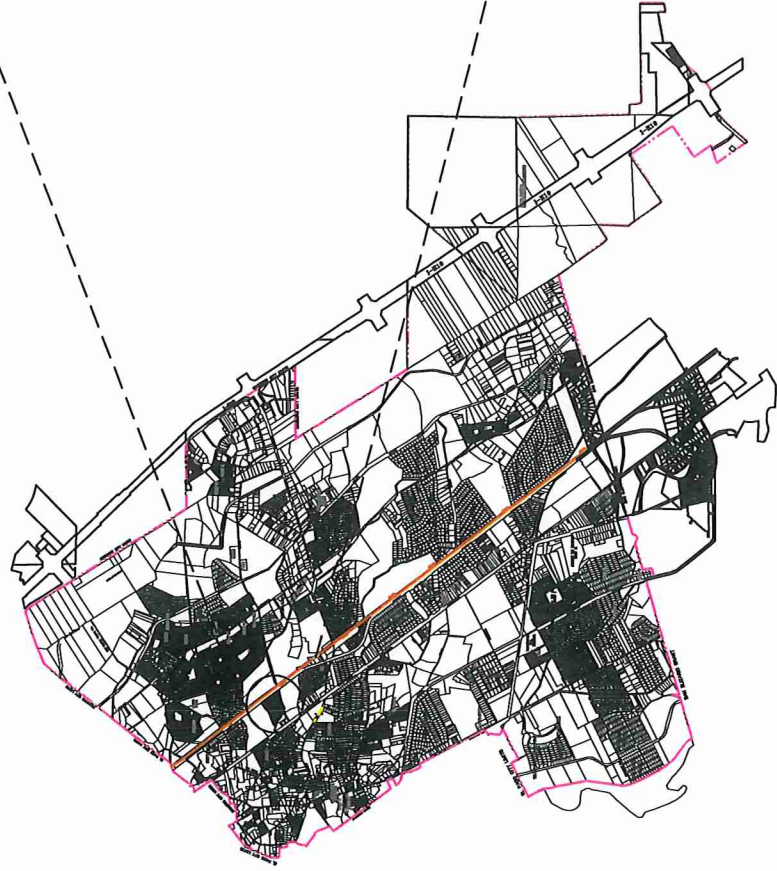
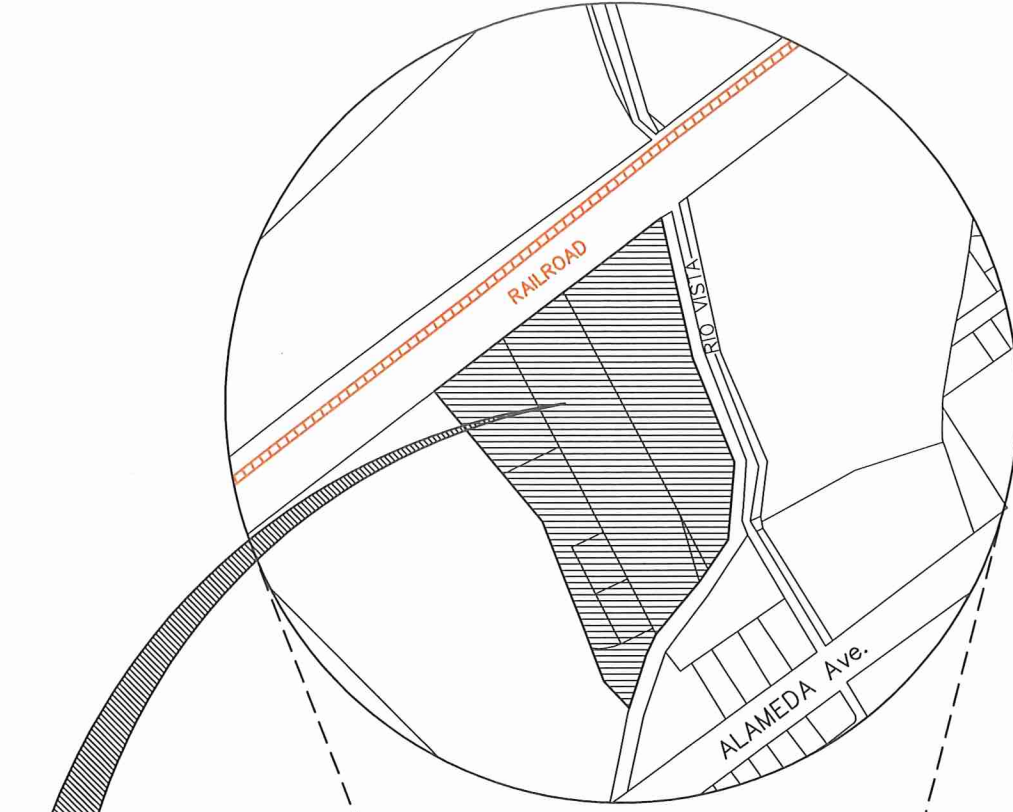
Petitioner is going to expand the existing high school. The existing zoning doesn't allow the land to be used for educational purposes. Therefore, a Special Use Zone is necessary.

STAFF RECOMMENDATION:

The Planning and Zoning Department recommends APPROVAL to allow the applicant to use the land for the school expansion.



PROJECT SITE;
10150 Alameda Ave.
Tracts 23A, 23B, 23C, 23D,
Tracts 24A, 24B, 25A. Block 8
Socorro Grant



CITY OF SOCORRO

LOCATION MAP

Scale: AS SHOWN



PLANNING AND ZONING DEPARTMENT

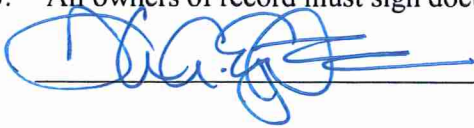
Request for Rezoning

1. Name: Socorro Independent School District
Address: 12440 Rojas Drive, El Paso Tx. 79928 Phone: 915-937-0000
Representative: Jose Hernandez, P.E.
Address: 2020 E. Mills, El Paso Tx. 79901 Phone: 915-533-1418
2. Property Location: 10150 Alameda Ave., El Paso Tx. 79927
Legal Description: See Metes and Bounds

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

<u>18.461 Acres</u>	<u>A-1</u>	<u>Agricultural</u>
Area (Sq. ft. or Acreage)	Current Zoning	Current Land Use
<u>SU-1</u>	<u>High School</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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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: April 16, 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 Socorro High School, being all of Tracts 21B, 22B, 23A, 23C, 24A, 24B and a portion of Tracts 23B and 23D, Block 8, Socorro Grant.

SUMMARY

The subject property is located about 40 feet north from Rio Vista Rd. The property is owned by Socorro Independent School District.

BACKGROUND

The proposed land division is as follows:

Total Area Area...2,895,774 sq. ft. (66.48 acres)

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

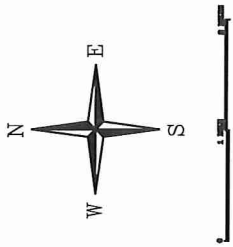
STATEMENT OF THE ISSUE

The proposed plat is necessary to establish the correct boundaries for the expansion of the school.

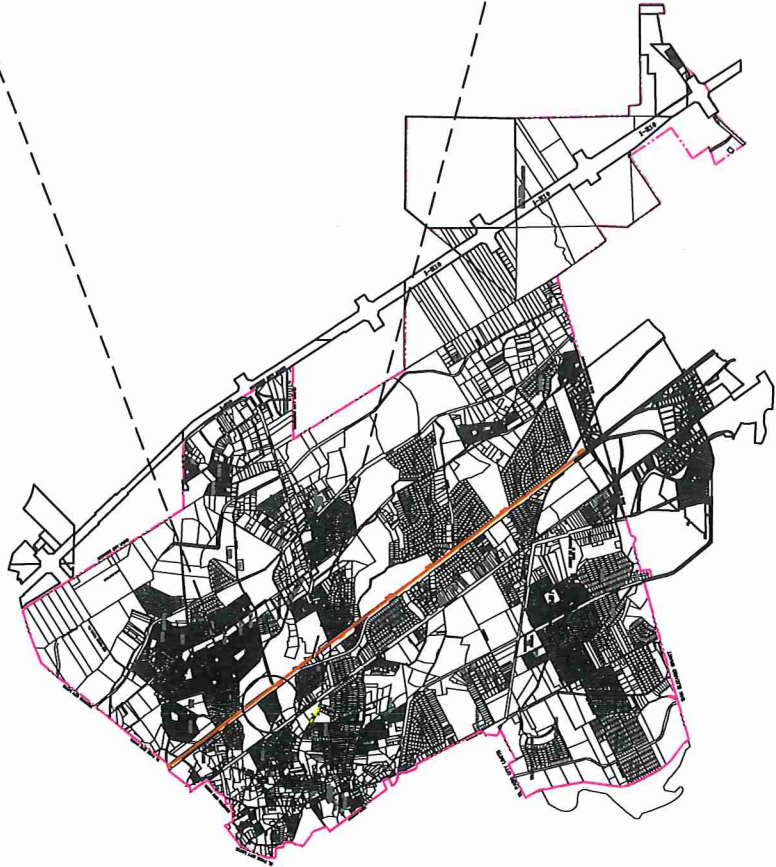
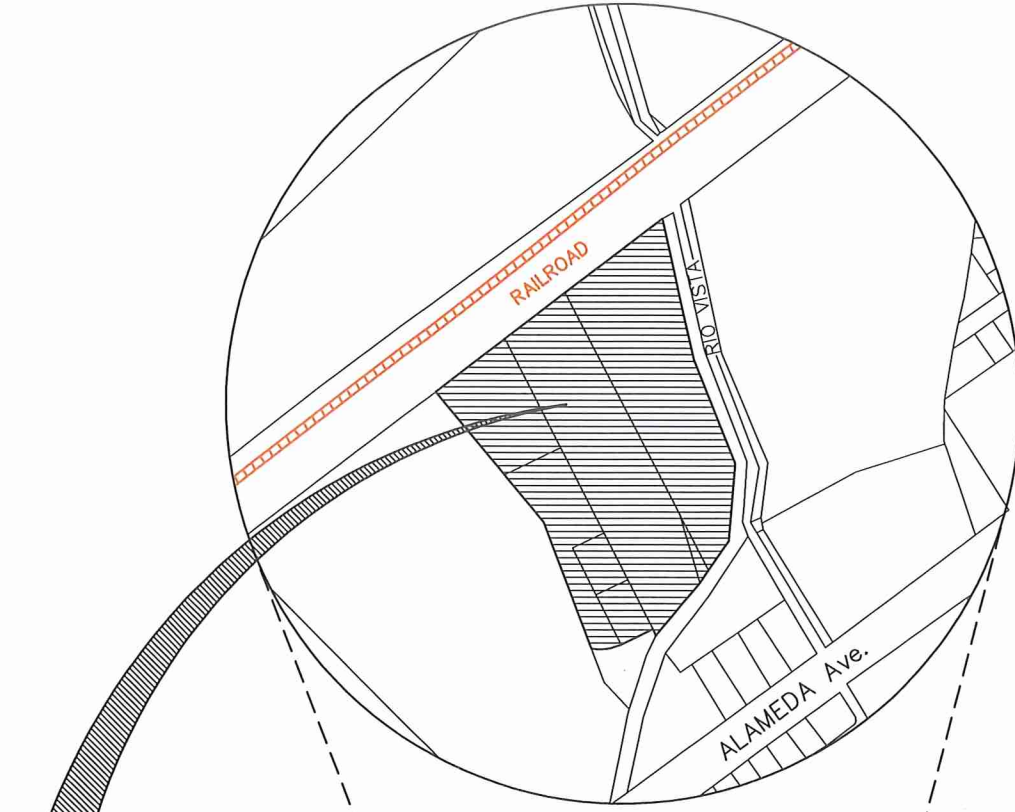
STAFF RECOMMENDATION

The Planning and Zoning Department recommends APPROVAL with conditions imposed:

1. The owner shall record a perpetual easement to the existing cell tower.
2. All engineer review comments shall be addressed before recording.



PROJECT SITE;
10150 Alameda Ave.
Tracts 23A, 23B, 23C, 23D,
Tracts 24A, 24B, 25A. Block 8
Socorro Grant



CITY OF SOCORRO



LOCATION MAP

Scale: AS SHOWN

A PARCEL OF LAND BEING ALL OF TRACTS 21-B, 22-B, 23-A, 23-C, 24-A, 24-B AND A PORTION OF TRACTS 23-B AND 23-D,
BLOCK 8, SOCORRO GRANT
CITY OF SOCORRO, EL PASO COUNTY, TEXAS
CONTAINING IN ALL 2,895.774 SQ. FT.
OR 66.478 ACRES OF LAND MORE OR LESS

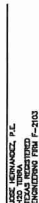
LOWER VALLEY WATER DISTRICT WILL PROVIDE POTABLE WATER SERVICE TO SOCCORRO HIGH SCHOOL, SOCCORRO, SOCCORRO INDEPENDENT SCHOOL DISTRICT (THE SUBDIVISION) AND LOWER VALLEY WATER DISTRICT HAS ENTERED INTO A CONTRACT IN WHICH EL PASO WATER WILL PROVIDE SURFACED WATER TO THE SUBDIVISION FOR AT LEAST THIRTY YEARS AND EL PASO WATER HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLY TO SERVE THE FULL DEVELOPMENT OF THE SUBDIVISION. THE PROPOSED WATER SYSTEM WILL TAKE-INTO EXISTING WATER LINES ALONG ALAMEDA AVENUE.

I CERTIFY THAT THE WATER SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL SUBDIVISION RULES ADOPTED UNDER SECTION 16.343, TEXAS WATER CODE. THE WATER FACILITIES TO BE INSTALLED BY THE SUBDIVIDER WILL BE CONSTRUCTED WITHIN TWO (2) YEARS OF THE FILING OF THE FINAL PLAT FOR THIS SUBDIVISION.

JOSE HERNANDEZ, P.E.
400 TERRA
TEXAS REGISTERED
ENGINEERING FIRM F-2103

LOWER VALLEY WATER DISTRICT PROPORCIONA SERVIDIO DE AGUA POTABLE A LA SUBDIVISION DE LA ESCUELA SECUNDARIA SODORRO. EL DISTRITO ESCOLAR INDEPENDIENTE DE SODORRO (EL SUBDIVISION) Y LOWER VALLEY WATER DISTRICT HAN SIDO ENTREGADO EN UN CONTRATO EN EL QUE EL PAIS WATER PROPORCIONARIA AGUA SUFICIENTE A LA SUBDIVISION EN LA SUBDIVISION EN EL CASO DE LA NECESIDAD DE AGUA RESPONSABLE PARA SERVIR EL DESARROLLO COMPLETO DE LA SUBDIVISION. EL SISTEMA DE AGUA PROPUESTO ENTRARIA EN LAS LINEAS DE AGUA EXISTENTES A LO LARGO DE LA AVENIDA DE ALMUDA.

YO CERTIFICO QUE LAS INSTALACIONES PARA EL SERVICIO DE AGUA POTABLE AQUÍ DESCRITAS ESTÁN EN CONFORMIDAD CON LAS REGLAS DE SUBDIVISIONES ADOPTADAS EN LA SECCIÓN 16.34A, TEXAS WATER CODE. LAS INSTALACIONES DE AGUA QUE SERÁN INSTALADAS POR EL SUBDIVISOR SERÁN CONSTRUIDAS DENTRO DE DOS (2) AÑOS DESPUÉS DE ARCHIVAR EL PLANO FINAL DE ESTA SUBDIVISION.



LOWER VALLEY DISTRICT INFERIOR PROPORCIONARA SERVICIO DE AGUAS RESIDUALES A LA ESCUELA SECUNDARIA SOCORRO. EL DISTRITO ESCOLAR INDEPENDIENTE DE SOCORRO (EL SUBDISTRITO) LOWER VALLEY WATER DISTRICT INFERIOR HAN SIDO ENTREGADO A UN CONTRATO EN EL QUE LOWER VALLEY WATER DISTRICT INFERIOR PROPORCIONARA EL SERVICIO DE AGUAS RESIDUALES A LA SUBDIVISION POR LO MENOS DE 33 AÑOS. PROTECTOR DE DESARROLLO ENTRARA EN UNA LINEA DE AGUAS RESIDUALES DISTINTAS EN EL AVANCE DE ALAMDA.

NO CERTIFICÓ QUE LAS INSTALACIONES PARA EL SERVIDO DE SANEAMIENTO AQUÍ DESCRITAS ESTÁN EN CONFORMIDAD CON LAS REGLAS DE SUBDIVISIONES DE SANEAMIENTO DE LA SECCION 18.34, TEXAS WATER CODE. LAS INSTALACIONES DE SANEAMIENTO QUE SERÁN INSTALADAS POR EL SUBDIVISOR SERÁN CONTRASTADAS DENTRO DE DOS (2) AÑOS DESPUES DE ARCHIVAR EL PLANO FINAL DE ESTA SUBDIVISION.

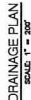
[illegible]

SECADOR HIGH SCHOOL, SE ENCUENTRA EN TERRENO DESARROLLADO PARCIALMENTE, DONDE LA TIERRA DESARROLLADA ES CAMPO PARA AGRICULTURA. LA TIERRA ALTA CIRCUNTE EL TERRENO Y TIENE UNA PENDIENTE ALBAÑA. A UNA CORTA DISTANCIA AL NOROCCIDENTE DEL TERRENO SE ENCUENTRA UN CAMPO DE CEREZOS. EL TERRENO SE ENCUENTRA CIRCUNDAO A UNA SERIE DE CUADROS DE RESECCION POR EL FLUJO DE SUPERFICIE. MUESTRAS FLUMINAS DE DRENAL, Y NUEVAS ESTRUCTURAS DE DRENAL, SE CONSTRUIRAN NUEVAS CUERTAS DE RESECCION PARA TENER TODA EL AGUA DE TORRENTIA PARA CADA PLACA DENTRO DE LA PROPIEDAD Y VENTILAR EL DRENAJE DEL TERRENO DE VA PARA LA MIEMIA AVE.

EL DESARROLLO PROPUESTO SE DIVIDE EN VARIAS ÁREAS DE DISEÑO, AL A, QUE INCLUYEN PROYECTOS DE EDIFICIOS PARA ESCUELAS SECUNDARIAS, PARQUES DE APARCAMIENTO, CAMPOS / CORTES DE DEPORTES EXTERIORES Y UNA PARTE DE AVENUE DE ALAMENIA, QUE SE DESPANAMA EN LA RETENCIÓN DE LOS POCOS DE LA CUENCA LOCALIZADOS DENTRO DE LOS AGENTES RESPECTO.

LAS ÁREAS DE DRENAL 3 Y 4 SE ENCUENTRAN EN LA PARTE SURESTE DEL DESARROLLO E INCLUYEN LA PARTE DE LA AVENIDA ALAMEDA QUE PODRÍA SER DESARROLLADA POR EL DESARROLLO. ALAMEDA AVENUE PENDIENTE ACTUAL HACIA EL DESARROLLO DONDE SE ACEPTA EN EL SITIO Y CONTINUARÁ PARA SER ACEPTADO.

LAS MEDIDAS ANTERIORES PROPONÍAN EL DRENALJE POSITIVO LEJOS DE TODOS LOS EDIFICIOS, ENTAN CONCENTRAR EL FUNCIONAMIENTO A LOS OTROS LOTES, Y COORDINAR EL FLUJO DE LA AGUA DE DRENALJE CON LOS SISTEMAS DE DRENALJE PARA EL TRANSPORTE DE LOS PATRONES DE METEOROLÓGICA. EL MAPA DE DRENALJE EN LA PARTE INFERIOR ILUSTRAR LAS PATRONES DE FLUJO Y LA UBICACIÓN DE LA INFRAESTRUCTURA DE DRENALJE.

[illegible]



PLANNING AND ZONING DEPARTMENT

APPLICATION FOR SUBDIVISION APPROVAL

Date: 04/04/19

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: SOCORRO HIGH SCHOOL

1. Legal description of Area: ALL OF TRACTS 21-B, 22-B, 23-A, 23-C, 24-A, 24-B AND A PORTION OF TRACTS 23-B AND 23-D, BLOCK 8, SOCORRO GRANT, CITY OF SOCORRO El Paso County, Texas.

2. Proposed Land Uses:

	Acres	Sites		Acres	Sites
Single Family			Office		
Duplex			Street & Alley		
Apartment			Ponding/Drainage		
Mobile Home			Institutional		
P.U.D.			Other (Specify)		
Park/Pond					
School	66.478	1			
Commercial			Total No. Sites	1	
Industrial			Total Acreage	66.478	

3. What is existing zoning of the above described property? SU-1
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s). Yes N/A 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	
Storm Sewer	x	Protective Fence	x
Flood Retention Pond	x	Guardrails	
Fire Protection		Street Lights	
Survey Monuments		U/G Electric Lines	x
Sanitary Sewer	x	Other (Specify)	

6. Are sidewalks proposed along all dedicated streets? Yes _____ No _____
If only along some streets, which ones? NO STREETS BEING DEDICATED

7. What type of telephone easements are proposed?
Underground _____ Overhead _____ Both NONE

What type of electrical easements are proposed?
Underground _____ Overhead _____ Both NONE

What type of cable T.V. easements are proposed?
Underground _____ Overhead _____ Both NONE

8. What type of drainage is proposed?
DRAINAGE FLOW WILL BE CONTROLLED THROUGH SHEET FLOW. SWALES AND UNDERGROUND STORM
SEWER SYSTEM. ALL FLOW WILL BE DIRECTED TO PROPOSED RETENTION PONDS.

9. Remarks and/or explanation of special circumstances:

10. Owner of record: SISD 12440 ROJAS DRIVE 79928 915-937-0000
Name & address Zip Phone

11. Developer: N/A
Name & address Zip Phone

12. Engineer: JOSE HERNANDEZ P.E. H2O TERRA 2020 E. MILLS AVE. 79901 915-533-1418
Name & address Zip Phone

Applicant's Signature: _____

Capacity: _____