

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, July 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. **CONSENT AGENDA**

- a. Consider and Take Action:
On the approval of meeting minutes for the July 2, 2019 Planning and Zoning Commission meeting.

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) **Conditional Use Permit – Public hearing**

- (1) Proposed: C.U.P. for a mechanic shop.
Legal: Block 2, Bagge Estates Subdivision, Lot 6
Location: 10074 North Loop Drive
Property Owner: Zapata Auto Sales
Representative: Lorenzo D. Zapata
Attachment:

(b) **Rezoning – Public Hearings**

- (1) Proposed: To use the property for commercial purposes.
Legal: Block 21, Socorro Grant, Tracts 3B, 4C, & 4D
Location: 10180 Socorro Road
Property Owner: HZ Ventures, LLC.
Representative: Pierre Hernandez
Attachment:

- (2) Proposed: Rezoning for a parking lot.
Legal: Block 21, Socorro Grant, Tract 5
Location: 10166 Socorro Road
Property Owner: Pierre & Norma Hernandez
Representative: Pierre Hernandez
Attachment:

(c) **Replat Approval – Public Hearing**

- (1) Proposed: Belen Plaza Replat K
Legal: Being all of Lot 2, Block 6, Belen Plaza
Location: 10815 Regina Drive
Property Owner: Ricardo Herrera and Ruby Herrera
Representative: Owner
Attachment:

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

- (2) Proposed: La Jolla Replat I
Legal: Being a lot split of Lot 4, La Jolla Subdivision, Block 6
Location: 10560 Santa Paula
Property Owner: Yolanda Hernandez
Representative: Calderon Engineering
Attachment:

(d) Consider and Take Action:

On the Public hearing for the proposed Amendment to Section 46-92 of the Code of Ordinances of the City of Socorro, Texas – Application Fees, and to remove consideration of value of Residential Dwelling and to remove consideration of cost of construction or improving of Residential Dwelling related to building permit and inspection fees; Adopting building permit fees based on the square footage of the structure; providing for a savings/repealing clause; providing a severability clause; providing for publication and providing an effective date.

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.

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 10th, day of July 2019.



Sergio Morales, Planning & Zoning Secretary

DATE & TIME POSTED: 7-10-19 12:00p.m. / 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
July 2, 2019

Members Present	Members Absent	Staff Present	Others Present
David Estrada Arturo Lafuente Andrew Arroyos Enrique Cisneros	Ernest Gomez Daniel Lopez	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 5:40 p.m.

2. Notice to the Public – Open Forum.

Miriam Cruz asked if we are going to have more workshops and if we are they should be more oriented, structured, and organized.

3. Consent Agenda.

a. Consider and Take Action:

On the approval of meeting minutes for the June 4, 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 Tracts 11-B-1, 11-B-2, and 11-B-3, ROBERT E NIX SURV 302 ABST 10170, located along Gateway Boulevard West., from UNCLASSIFIED to C-2 (General Commercial) for a commercial venture.

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 8, Friedman Estates #2, Block 11, located at 11460 Datsun from R-1 (Single Family Residential) to R-2 (Medium Density Residential) for a second dwelling.

d. Consider and Take Action:

On the Public hearing request for the proposed Amendment to Section 46-92 of the Code of Ordinances of the City of Socorro, Texas – Application Fees, and to remove consideration of value of Residential Dwelling and to remove consideration of cost of construction or improving of Residential Dwelling related to building permit and inspection fees; Adopting building permit fees based on the square footage of the structure; providing for a savings/repealing clause; providing a severability clause; providing for publication and providing an effective date.

A motion was made by Mr. Enrique Cisneros to approve with the corrections to item 3b made by Mr. Job Terrazas, seconded by Mr. Andrew Arroyos. Motion was carried with 4 commissioners in favor.

4. Presentation by Enrique Escobar regarding Eastlake Village Master Plan.

Mr. Enrique Escobar presented a conceptual plan for the entire Eastlake Village Subdivision Master Plan to the commissioners and the public to help them see how the Subdivision is going to be developed in phases.

5. Regular Agenda – Discussion and Action:

a. Preliminary Plat Approval

1. Consider and Take Action:

On the Preliminary Plat approval for Eastlake Valley Subdivision Unit 4, being all of Tracts 13A and 14, Block 4, Socorro Grant, and a portion of Lots 26, 27, 28, and 52, Block 1, Eastlake Valley Subdivision.

A motion was made by Mr. David Estrada to approve with a variance to the street, seconded by Mr. Enrique Cisneros. Motion was carried with all commissioners in favor.

6. Planning and Zoning Commissioners Report:

Nothing to report.

7. Planning and Zoning Department Report:

Nothing to report.

8. Excuse absent commission members.

A motion to excuse absent commission members was made by Mr. David Estrada, seconded by Mr. Andrew Arroyos. Motion was carried with all commissioners in favor.

9. Consider and take action on adjournment.

A motion was made by Mr. Arturo Lafuente to adjourn, seconded by Mr. Enrique Cisneros. Meeting adjourned at 6:25 p.m.

Arturo Lafuente, 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: July 16, 2019
TO: PLANNING AND ZONING COMMISSION
FROM: Job Terrazas, Building Official
CC: Adriana Rodarte, City Manager

SUBJECT:

Public hearing 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:

Bagge Estates Subdivision was recorded in 1971 with 118 classified 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: Single Family Residential

The current use of the property is: Commercial

The proposed use of the property: Commercial plus a conditional use permit for a mechanic.

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

The property was rezoned to C-2, General Commercial on April 5, 2007. Zapata's Auto Sales has been operating since 2014. An inspection was made, and violations were found in the property on February 26, 2019. The owner was found conducting mechanic work within the property. He was given time to comply. A final notice was mailed March 11, 2019.

STATEMENT OF THE ISSUE:

The property has the proper zoning to allow the sales of vehicles. However, no mechanic work is allowed without a conditional use permit.

STAFF RECOMMENDATION:

The Planning and Zoning Department recommends APPROVAL with the condition that they comply with the provisions of section 46-414(6) shown below.

(6) Motor vehicle body shops, parts manufacturing, repair and maintenance facilities, provided that:

a. All body and fender repairing must be done within a completely enclosed building or room with stationary windows that may be opened only at intervals necessary for ingress and egress.

b. No spray painting may be done except in a completely enclosed spray booth especially designed for that purpose.

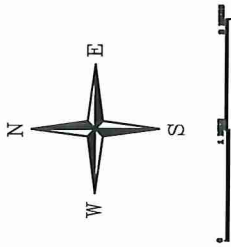
c. All other auto repairing, etc., must be conducted within a building enclosed on at least three sides.

d. Service stations primarily for automobiles and petroleum gas for consumption but not for resale and including lubricating, minor repairs and associated activities that are conducted within a completely enclosed building. A solid wall or fence at least six feet high shall be erected between the activity and any abutting or contiguous residential zone, or other buffer as may be required by the planning and zoning commission.

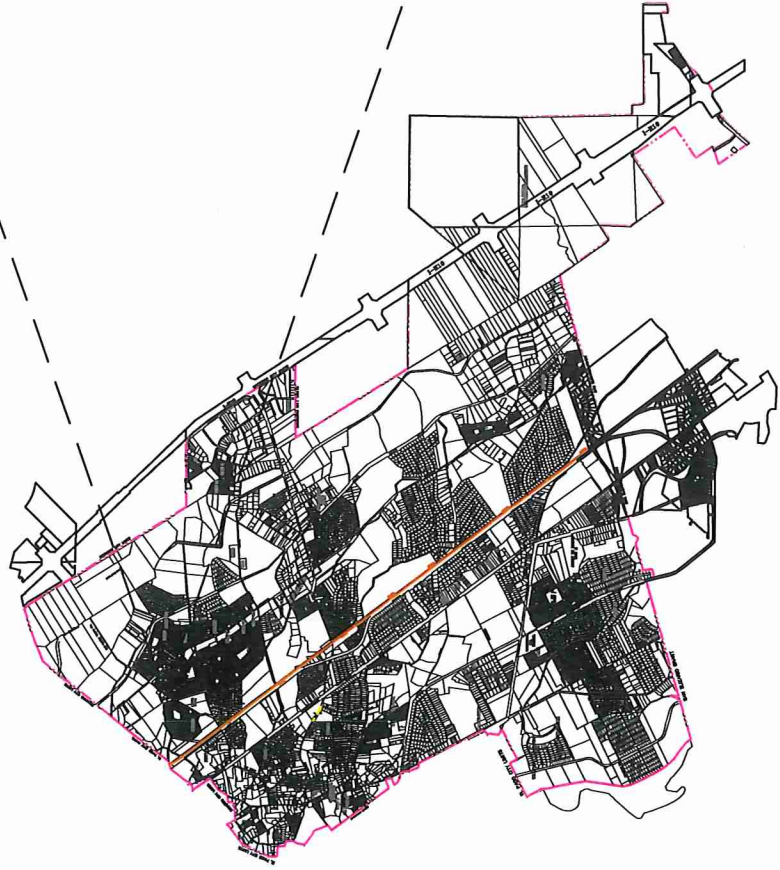
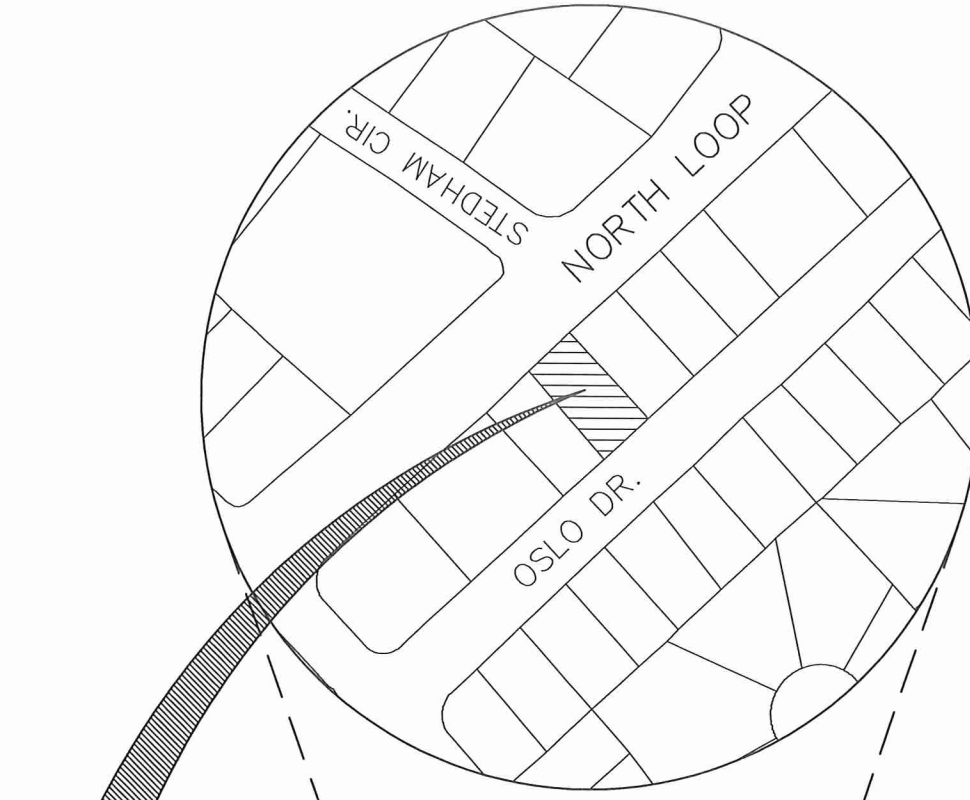
e. Garage for automotive repair and painting provided it complies with the following:

1. All activities shall be conducted within a completely enclosed building.

2. Storage of not more than five inoperable automobiles intended for repair, owned by customers only, provided that the outdoor area in which such cars are stored shall be enclosed by a solid wall or fence at least six feet high.



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.

<u>Benito Z6.</u>	_____
_____	_____
_____	_____

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.

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
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: July 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 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:

The Casa Apodaca is an old building from 1910 that was classified as residential after the City's activation in 1986. It lies within the City's historical district.

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: Rural Residential
The current use of the property is: None
The proposed use of the property: Commercial

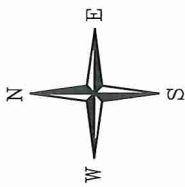
Adjacent Land Uses: North: R-1/A-1, South: A-1 East: C-1 West: A-1

STATEMENT OF THE ISSUE:

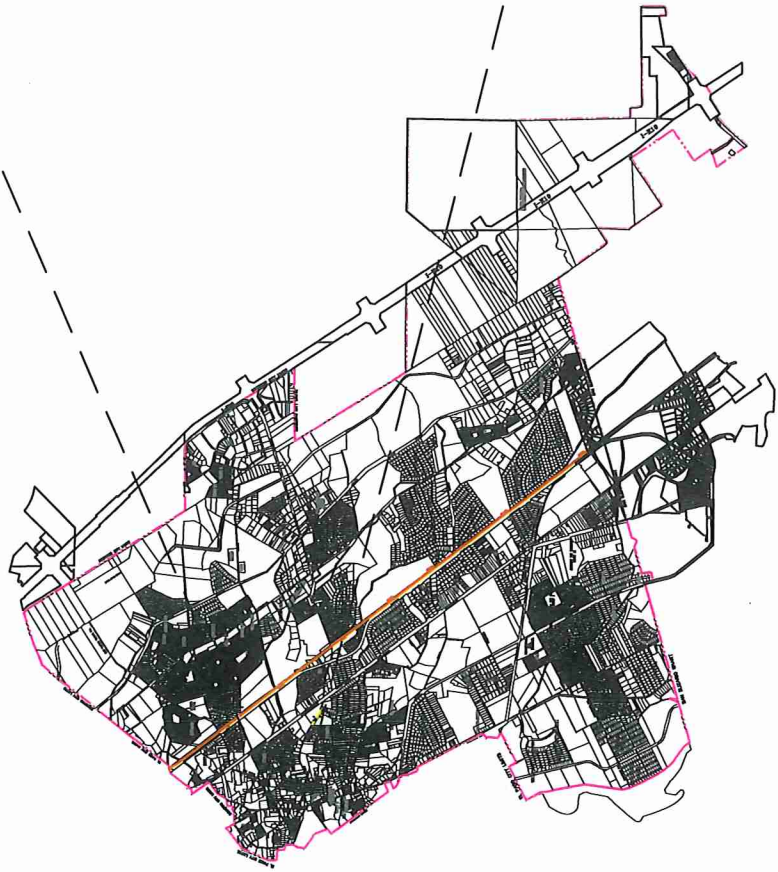
Petitioner is asking for zoning change to allow them to use the property for commercial purposes. The proposed use is not allowed under R-1.

STAFF RECOMMENDATION:

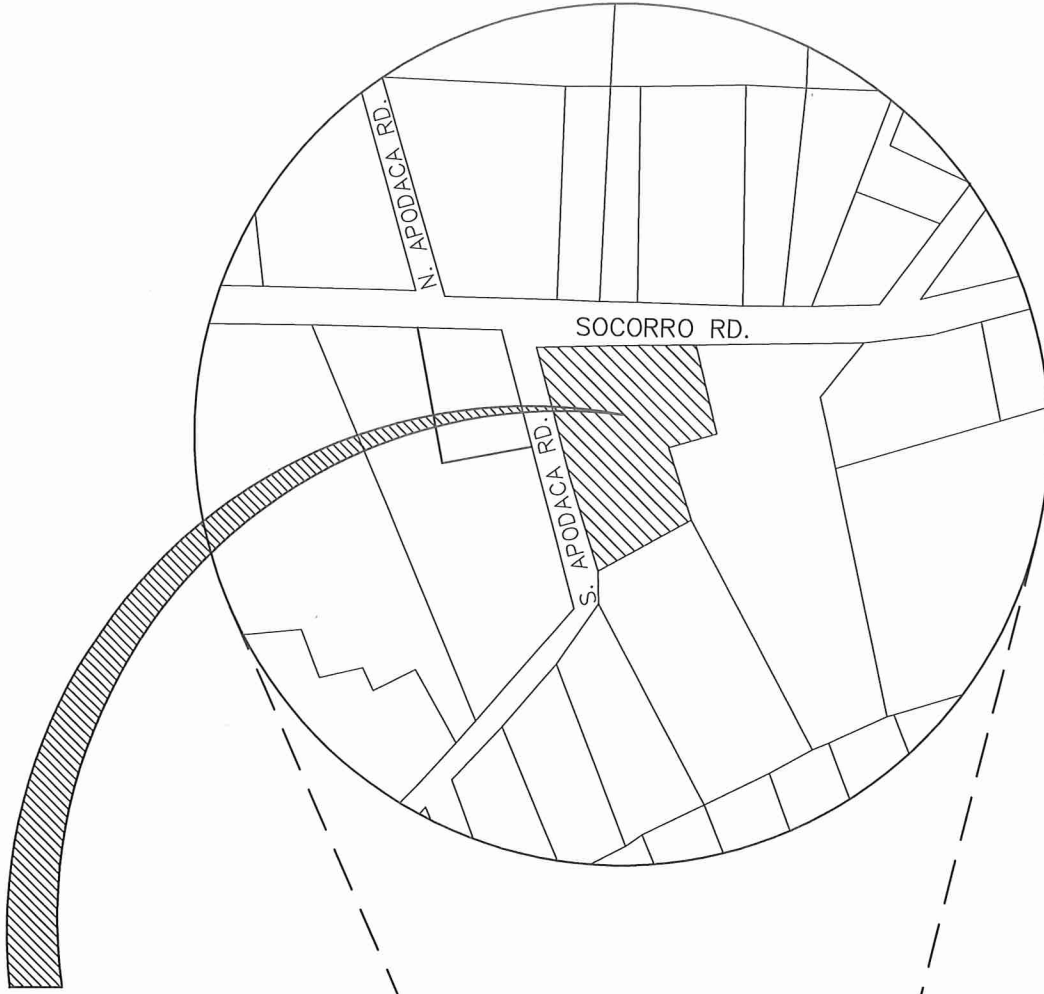
The Planning and Zoning Department recommends APPROVAL to allow the applicant to change the land use to general commercial.



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

1. 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

2. 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

3. 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

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: July 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 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:

This property was classified A-1, Agricultural 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: Rural Residential. The current use of the property is: Vacant Land. The proposed use of the property: Commercial.

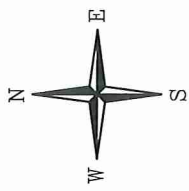
Adjacent Land Uses: North: Unclassified, South: R-1 East: C-1/R-1 West: R-1

STATEMENT OF THE ISSUE:

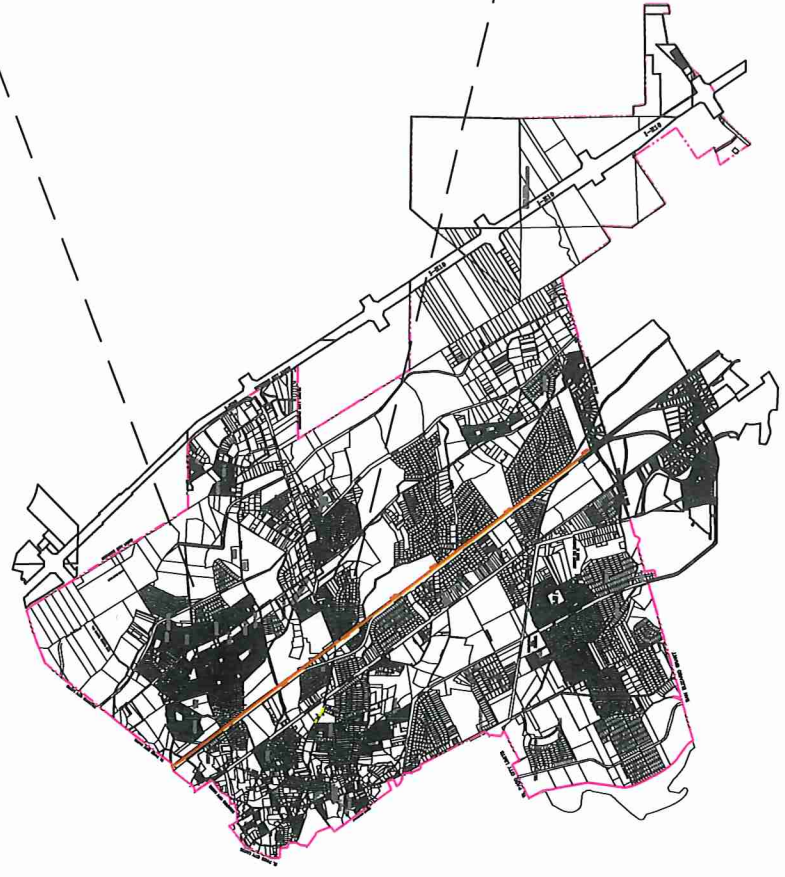
Petitioner is asking for a zoning change to C-2 to allow the land to be used as a parking lot for a business nearby.

STAFF RECOMMENDATION:

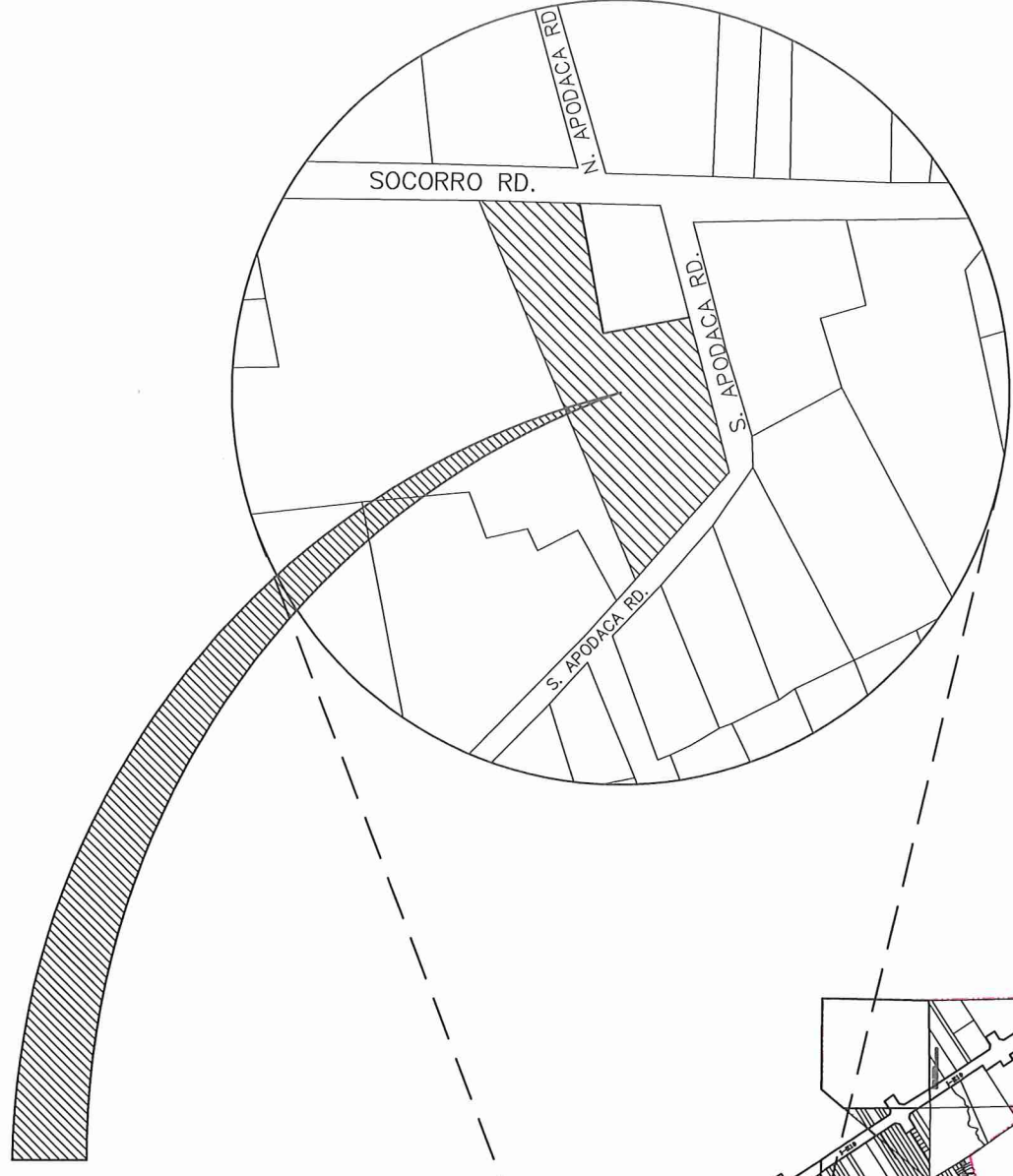
The Planning and Zoning Department recommends APPROVAL to allow the owner to use the land for the proposed use.



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 Fredeneb Rd. El Paso, TX 79905 Phone: (915) 873-6078
Representative: Pierre Hernandez
Address: 421 Fredeneb Rd. El Paso, TX 79905 Phone: (915) 873-6078
2. Property Location: 10116b 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.

Pierre Hernandez

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

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

SUBJECT:

Consider and Take Action on the replat approval for Belen Plaza Replat K, being all of Lot 2, Block 6, Belen Plaza located at 10815 Regina Dr.

SUMMARY:

The property is westerly located about 1,030' feet from Horizon Blvd. It is owned by Ricardo and Ruby Herrera.

BACKGROUND:

The proposed land division is as follows:

Lot #2A Area.....10,984 sq. ft. (0.25 acres)

Lot #2B Area.....10,984 sq. ft. (0.25 acres)

Total Area.....21,968 sq. ft. (0.50 acres)

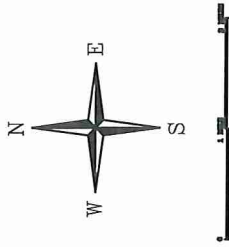
According to the Flood Insurance Rate Maps, the referenced property lies within Zone X.

STATEMENT OF THE ISSUE:

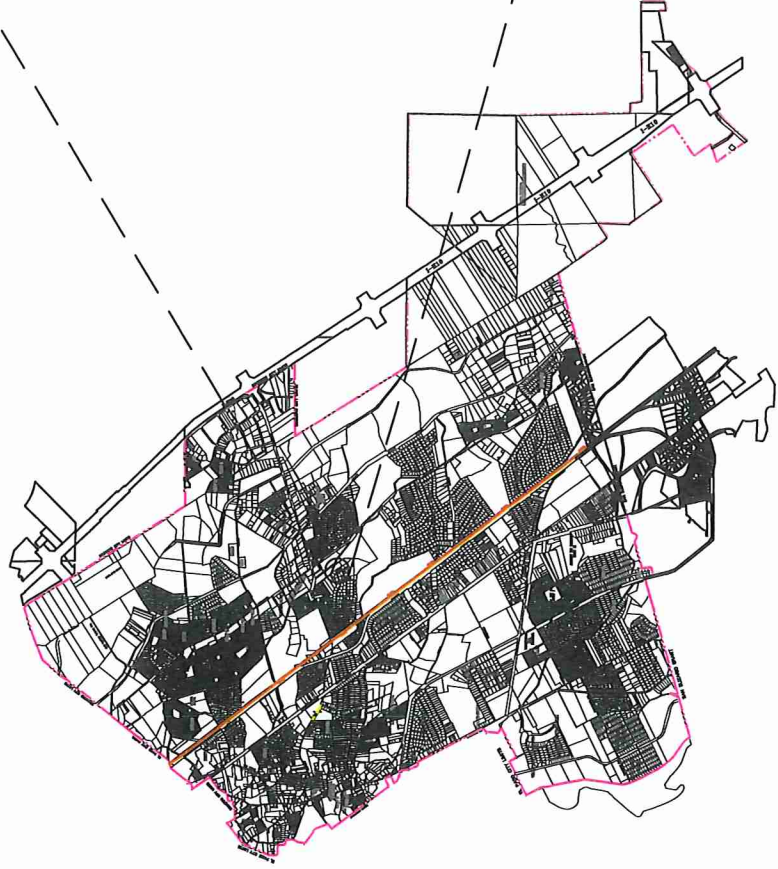
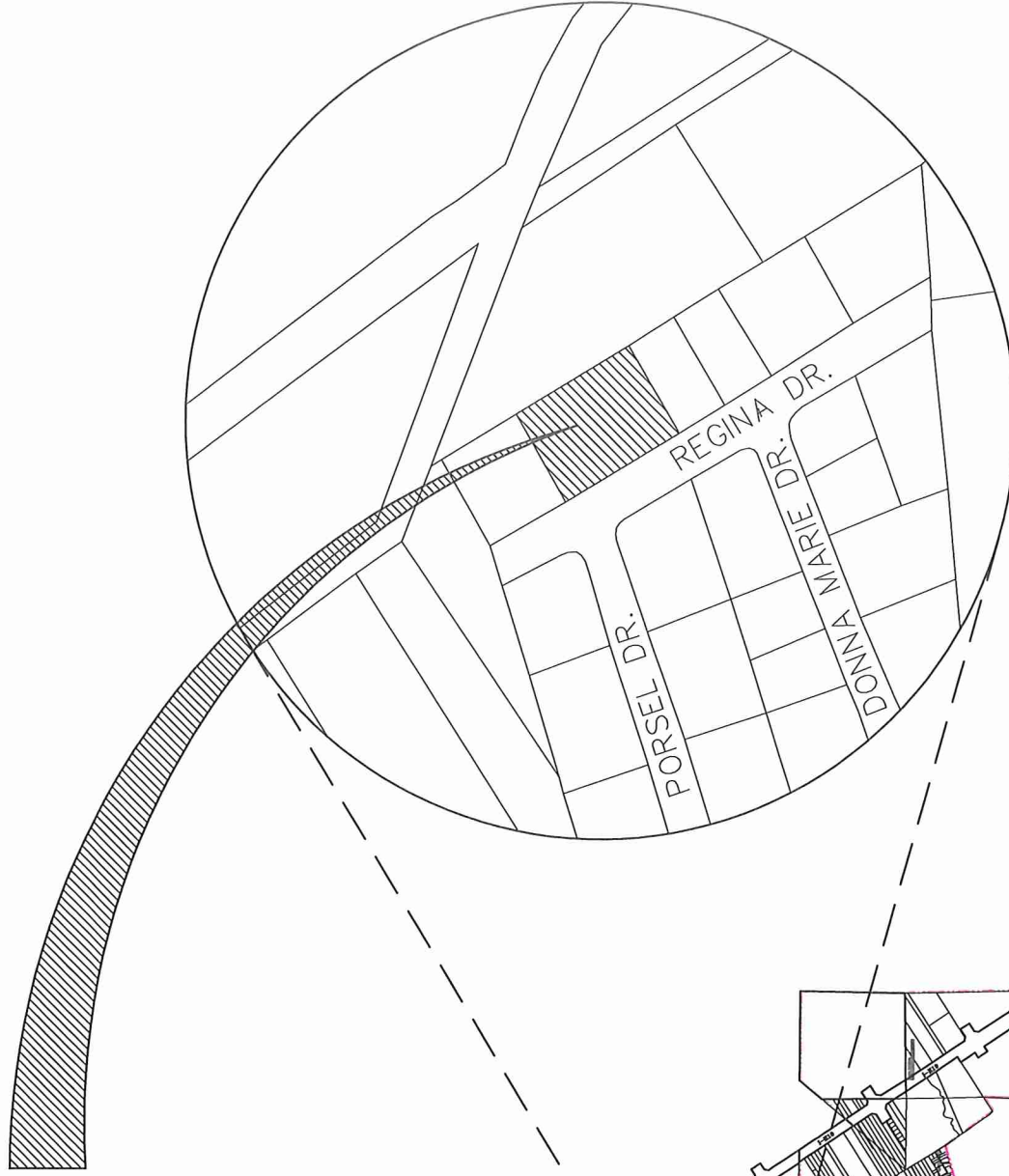
The proposed replat is located within a previously approved subdivision. This plat is considered a minor plat doesn't require extension of roadways or other utilities.

STAFF RECOMMENDATION:

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



PROJECT SITE;
10815 Regina Dr..
Lot 2, Block 6
Belen Plaza



CITY OF SOCORRO



TOTAL CONTAINING: 0.5043 ACRES

1000

VOCALICULAR ACCESS TO LOTS IS THROUGH RENTAL DRIVE.

PURPOSE FOR THIS LOT IS TO SUBDIVIDE ONE LOT INTO TWO RESIDENTIAL LOTS.

A UTILITY COMPANIES UTILITIES FOR LOT 2 TO BE INSTALLED BY BUYER THOUGH CONTRACT WITH CITY COUNCILS. UTILITIES ON LOT 1 ARE EXISTING AND IN WORKING CONDITION.

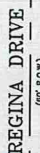
SECTION 17.06 OF THE ZONING ORDINANCE CHAPTER 118 AND SHALL BE 19' WIDE.

SECTION 17.07 REGARD WITH GO MARKED TO 6005 AT ALL EXTENSION BOUNDARY CORNERS UNLESS OTHERWISE NOTED.

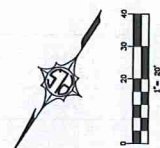
SECTION 17.08 WILL BE SET ON ALL INTERIOR LOT CORNERS.

REMARKS BEING A RECORD FOR BELLEN PLACE, AN ADDITION TO EL PASO COUNTY. THE FOLLOWING SURVEY MAPS HAVE BEEN SHOWN HEREIN:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, HAZARD ZONE I, FLOOD PROTECTION ACT OF 1968, APRIL 1991, THIS PROPERTY IS IN



SCALE: 1" = 600'



CONFIDENTIAL 2019/PL3
ALL RIGHTS RESERVED

BELEN PLAZA REPLAT "K"

BEING A REPLAT OF LOT 2, BLOCK 6,
BELEN PLAZA, IN THE CITY OF SOCORRO,
EL PASO COUNTY, TEXAS.

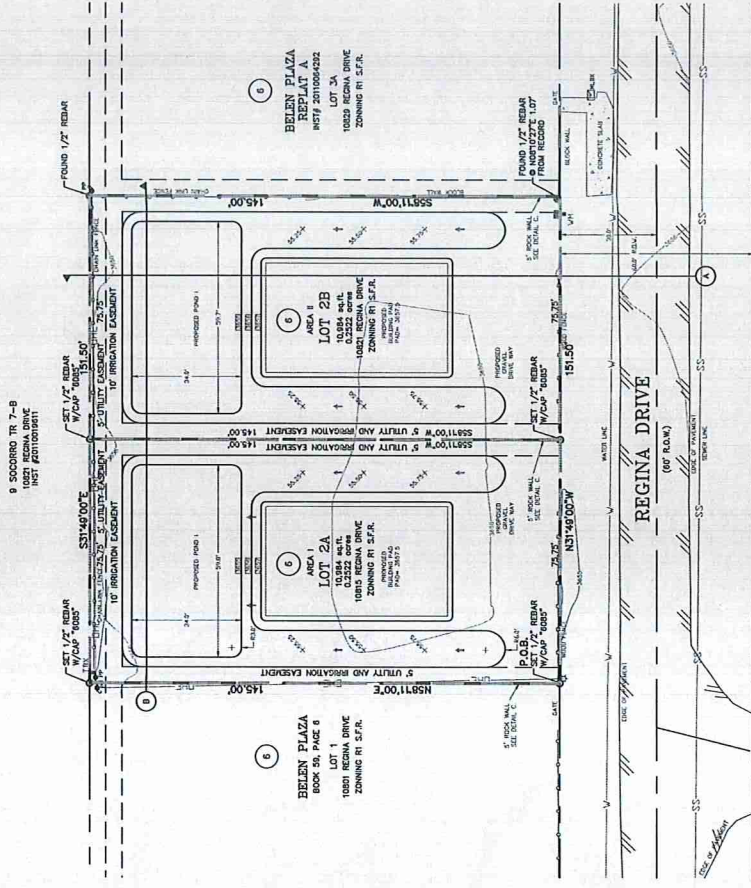
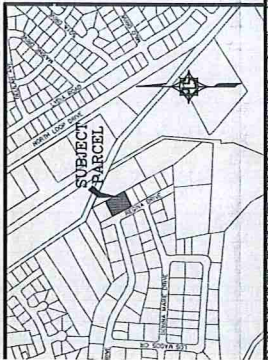
TOTAL CONTAINING: 0.5043 ACRES

WATERSHED - POND (TYP.)	
$Q_{eq} = \frac{A \cdot R \cdot C}{12}$	$= AC-FT$
POND CALC. Capacity	
A-TOTAL RAINFALL IN AC/FT (1.005)	
B-RAINFALL IN INCHES	
C-RUNOFF FACTOR	
POND Req. = $\frac{0.5043(1.005)}{12} = 0.051 AC-FT$	
POND CALC. Capacity	
$Q_{eq} = \frac{TOP+TOS}{2} \cdot D = AC-FT$	
POND CALC. Capacity	
TOP-BOTTOM OF POND AREA	
D-DEPTH	
POND Cap. = Top of Pond Area = 0.00 AC-FT	
Bottom of Pond Area = 0.046 AC-FT	
Depth = 1 FT	
$Q_{eq} (TOTAL) = 0.073 AC-FT$	

NOTES:

1. VEHICULAR ACCESS TO LOTS IS THROUGH REGINA DRIVE.
2. PURPOSE FOR THIS PLAT IS TO SUBDIVIDE ONE LOT INTO TWO RESIDENTIAL LOTS.
3. UTILITY CONNECTION FOR LOT 2 TO BE INSTALLED BY BUYER THROUGH CONTRACT WITH CITY OF SOCORRO.
4. SET BACKS ARE AS SHOWN IN SECTION 2.4.6 OF ORDINANCE 118 AND SHALL BE 10' FROM FRONTING ROADS AND 5' TO ADJACENT PROPERTY LINES.
5. SET 1/2" REBAR WITH CAP MARKED TX 6052 AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
6. LOT CORNERS WILL BE SET ON ALL INTERIOR LOT CORNERS.
7. BEARING BASE IS RECORD FOR BELEN PLAZA, IN ADDITION TO EL PASO COUNTY.
8. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE (FIRM) MAP, THE PROPERTY IS IN FLOOD HAZARD ZONE X OUTSIDE THE 500 YEAR FLOOD-MAN.

ON MAP SCALE: 1" = 600'



SYMBOL LEGEND	
6	FOUND CONTROL POINT
7	SET 1/2" REBAR W/CAP 6052
8	SET 1/2" REBAR (NOT SET)
9	SET 1/2" REBAR (NOT SET)
10	SET 1/2" REBAR (NOT SET)
11	SET 1/2" REBAR (NOT SET)
12	SET 1/2" REBAR (NOT SET)
13	SET 1/2" REBAR (NOT SET)
14	SET 1/2" REBAR (NOT SET)
15	SET 1/2" REBAR (NOT SET)
16	SET 1/2" REBAR (NOT SET)
17	SET 1/2" REBAR (NOT SET)
18	SET 1/2" REBAR (NOT SET)
19	SET 1/2" REBAR (NOT SET)
20	SET 1/2" REBAR (NOT SET)
21	SET 1/2" REBAR (NOT SET)
22	SET 1/2" REBAR (NOT SET)
23	SET 1/2" REBAR (NOT SET)
24	SET 1/2" REBAR (NOT SET)
25	SET 1/2" REBAR (NOT SET)
26	SET 1/2" REBAR (NOT SET)
27	SET 1/2" REBAR (NOT SET)
28	SET 1/2" REBAR (NOT SET)
29	SET 1/2" REBAR (NOT SET)
30	SET 1/2" REBAR (NOT SET)
31	SET 1/2" REBAR (NOT SET)
32	SET 1/2" REBAR (NOT SET)
33	SET 1/2" REBAR (NOT SET)
34	SET 1/2" REBAR (NOT SET)
35	SET 1/2" REBAR (NOT SET)
36	SET 1/2" REBAR (NOT SET)
37	SET 1/2" REBAR (NOT SET)
38	SET 1/2" REBAR (NOT SET)
39	SET 1/2" REBAR (NOT SET)
40	SET 1/2" REBAR (NOT SET)
41	SET 1/2" REBAR (NOT SET)
42	SET 1/2" REBAR (NOT SET)
43	SET 1/2" REBAR (NOT SET)
44	SET 1/2" REBAR (NOT SET)
45	SET 1/2" REBAR (NOT SET)
46	SET 1/2" REBAR (NOT SET)
47	SET 1/2" REBAR (NOT SET)
48	SET 1/2" REBAR (NOT SET)
49	SET 1/2" REBAR (NOT SET)
50	SET 1/2" REBAR (NOT SET)
51	SET 1/2" REBAR (NOT SET)
52	SET 1/2" REBAR (NOT SET)
53	SET 1/2" REBAR (NOT SET)
54	SET 1/2" REBAR (NOT SET)
55	SET 1/2" REBAR (NOT SET)
56	SET 1/2" REBAR (NOT SET)
57	SET 1/2" REBAR (NOT SET)
58	SET 1/2" REBAR (NOT SET)
59	SET 1/2" REBAR (NOT SET)
60	SET 1/2" REBAR (NOT SET)
61	SET 1/2" REBAR (NOT SET)
62	SET 1/2" REBAR (NOT SET)
63	SET 1/2" REBAR (NOT SET)
64	SET 1/2" REBAR (NOT SET)
65	SET 1/2" REBAR (NOT SET)
66	SET 1/2" REBAR (NOT SET)
67	SET 1/2" REBAR (NOT SET)
68	SET 1/2" REBAR (NOT SET)
69	SET 1/2" REBAR (NOT SET)
70	SET 1/2" REBAR (NOT SET)
71	SET 1/2" REBAR (NOT SET)
72	SET 1/2" REBAR (NOT SET)
73	SET 1/2" REBAR (NOT SET)
74	SET 1/2" REBAR (NOT SET)
75	SET 1/2" REBAR (NOT SET)
76	SET 1/2" REBAR (NOT SET)
77	SET 1/2" REBAR (NOT SET)
78	SET 1/2" REBAR (NOT SET)
79	SET 1/2" REBAR (NOT SET)
80	SET 1/2" REBAR (NOT SET)
81	SET 1/2" REBAR (NOT SET)
82	SET 1/2" REBAR (NOT SET)
83	SET 1/2" REBAR (NOT SET)
84	SET 1/2" REBAR (NOT SET)
85	SET 1/2" REBAR (NOT SET)
86	SET 1/2" REBAR (NOT SET)
87	SET 1/2" REBAR (NOT SET)
88	SET 1/2" REBAR (NOT SET)
89	SET 1/2" REBAR (NOT SET)
90	SET 1/2" REBAR (NOT SET)
91	SET 1/2" REBAR (NOT SET)
92	SET 1/2" REBAR (NOT SET)
93	SET 1/2" REBAR (NOT SET)
94	SET 1/2" REBAR (NOT SET)
95	SET 1/2" REBAR (NOT SET)
96	SET 1/2" REBAR (NOT SET)
97	SET 1/2" REBAR (NOT SET)
98	SET 1/2" REBAR (NOT SET)
99	SET 1/2" REBAR (NOT SET)
100	SET 1/2" REBAR (NOT SET)

PURPOSE OF REPLAT	
PURPOSE OF THIS REPLAT IS TO	
CREATE TWO LOTS.	
DATE OF PREPARATION	
MAY 15, 2019	
OWNER INFORMATION	
REGINA CHRISTIAN & HERBON RUPP	
SOCORRO, TEXAS 78777	
DRAWN BY	
JAMES D. BARRA	
CHECKED BY	
JAMES D. BARRA	
DATE OF REVIEW	
MAY 15, 2019	

OTHER INFORMATION	
REGINA CHRISTIAN & HERBON RUPP	
SOCORRO, TEXAS 78777	
DATE OF REVIEW	
MAY 15, 2019	
DRAWN BY	
JAMES D. BARRA	
CHECKED BY	
JAMES D. BARRA	
DATE OF REVIEW	
MAY 15, 2019	

PURPOSE OF REPLAT	
PURPOSE OF THIS REPLAT IS TO	
CREATE TWO LOTS.	
DATE OF PREPARATION	
MAY 15, 2019	
OWNER INFORMATION	
REGINA CHRISTIAN & HERBON RUPP	
SOCORRO, TEXAS 78777	
DRAWN BY	
JAMES D. BARRA	
CHECKED BY	
JAMES D. BARRA	
DATE OF REVIEW	
MAY 15, 2019	

PURPOSE OF REPLAT	
PURPOSE OF THIS REPLAT IS TO	
CREATE TWO LOTS.	
DATE OF PREPARATION	
MAY 15, 2019	
OWNER INFORMATION	
REGINA CHRISTIAN & HERBON RUPP	
SOCORRO, TEXAS 78777	
DRAWN BY	
JAMES D. BARRA	
CHECKED BY	
JAMES D. BARRA	
DATE OF REVIEW	
MAY 15, 2019	

PURPOSE OF REPLAT	
PURPOSE OF THIS REPLAT IS TO	
CREATE TWO LOTS.	
DATE OF PREPARATION	
MAY 15, 2019	
OWNER INFORMATION	
REGINA CHRISTIAN & HERBON RUPP	
SOCORRO, TEXAS 78777	
DRAWN BY	
JAMES D. BARRA	
CHECKED BY	
JAMES D. BARRA	
DATE OF REVIEW	
MAY 15, 2019	

PURPOSE OF REPLAT	
PURPOSE OF THIS REPLAT IS TO	
CREATE TWO LOTS.	
DATE OF PREPARATION	
MAY 15, 2019	
OWNER INFORMATION	
REGINA CHRISTIAN & HERBON RUPP	
SOCORRO, TEXAS 78777	
DRAWN BY	
JAMES D. BARRA	
CHECKED BY	
JAMES D. BARRA	
DATE OF REVIEW	
MAY 15, 2019	

PURPOSE OF REPLAT	
PURPOSE OF THIS REPLAT IS TO	
CREATE TWO LOTS.	
DATE OF PREPARATION	
MAY 15, 2019	
OWNER INFORMATION	
REGINA CHRISTIAN & HERBON RUPP	
SOCORRO, TEXAS 78777	
DRAWN BY	
JAMES D. BARRA	
CHECKED BY	
JAMES D. BARRA	
DATE OF REVIEW	
MAY 15, 2019	

PURPOSE OF REPLAT	
PURPOSE OF THIS REPLAT IS TO	
CREATE TWO LOTS.	
DATE OF PREPARATION	
MAY 15, 2019	
OWNER INFORMATION	
REGINA CHRISTIAN & HERBON RUPP	
SOCORRO, TEXAS 78777	
DRAWN BY	
JAMES D. BARRA	
CHECKED BY	
JAMES D. BARRA	
DATE OF REVIEW	
MAY 15, 2019	

PURPOSE OF REPLAT	
PURPOSE OF THIS REPLAT IS TO	
CREATE TWO LOTS.	
DATE OF PREPARATION	
MAY 15, 2019	
OWNER INFORMATION	
REGINA CHRISTIAN & HERBON RUPP	
SOCORRO, TEXAS 78777	
DRAWN BY	
JAMES D. BARRA	
CHECKED BY	
JAMES D. BARRA	
DATE OF REVIEW	
MAY 15, 2019	

PURPOSE OF REPLAT	
PURPOSE OF THIS REPLAT IS TO	
CREATE TWO LOTS.	
DATE OF PREPARATION	
MAY 15, 2019	
OWNER INFORMATION	
REGINA CHRISTIAN & HERBON RUPP	
SOCORRO, TEXAS 78777	
DRAWN BY	
JAMES D. BARRA	
CHECKED BY	
JAMES D. BARRA	
DATE OF REVIEW	
MAY 15, 2019	

PURPOSE OF REPLAT	
PURPOSE OF THIS REPLAT IS TO	
CREATE TWO LOTS.	
DATE OF PREPARATION	
MAY 15, 2019	
OWNER INFORMATION	
REGINA CHRISTIAN & HERBON RUPP	
SOCORRO, TEXAS 78777	
DRAWN BY	
JAMES D. BARRA	
CHECKED BY	
JAMES D. BARRA	
DATE OF REVIEW	
MAY 15, 2019	

PURPOSE OF REPLAT	
PURPOSE OF THIS REPLAT IS TO	
CREATE TWO LOTS.	
DATE OF PREPARATION	
MAY 15, 2019	
OWNER INFORMATION	
REGINA CHRISTIAN & HERBON RUPP	
SOCORRO, TEXAS 78777	
DRAWN BY	
JAMES D. BARRA	
CHECKED BY	
JAMES D. BARRA	
DATE OF REVIEW	
MAY 15, 2019	

PURPOSE OF REPLAT	
PURPOSE OF THIS REPLAT IS TO	
CREATE TWO LOTS.	
DATE OF PREPARATION	
MAY 15, 2019	
OWNER INFORMATION	
REGINA CHRISTIAN & HERBON RUPP	
SOCORRO, TEXAS 78777	
DRAWN BY	
JAMES D. BARRA	
CHECKED BY	
JAMES D. BARRA	
DATE OF REVIEW	
MAY 15, 2019	

PURPOSE OF REPLAT	
PURPOSE OF THIS REPLAT IS TO	
CREATE TWO LOTS.	
DATE OF PREPARATION	
MAY 15, 2019	
OWNER INFORMATION	
REGINA CHRISTIAN & HERBON RUPP	
SOCORRO, TEXAS 78777	
DRAWN BY	
JAMES D. BARRA	
CHECKED BY	
JAMES D. BARRA	
DATE OF REVIEW	
MAY 15, 2019	

PURPOSE OF REPLAT	
PURPOSE OF THIS REPLAT IS TO	
CREATE TWO LOTS.	
DATE OF PREPARATION	
MAY 15, 2019	
OWNER INFORMATION	
REGINA CHRISTIAN & HERBON RUPP	
SOCORRO, TEXAS 78777	
DRAWN BY	
JAMES D. BARRA	
CHECKED BY	
JAMES D. BARRA	
DATE OF REVIEW	
MAY 15, 2019	

PURPOSE OF REPLAT	
PURPOSE OF THIS REPLAT IS TO	
CREATE	



SUBDIVISION SUMMARY PROCEDURE
MUNICODE CHAPTER 38-13

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

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

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

MUNICODE CHAPTER 38-7(a)(1)

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

LOT SPLIT APPLICATION

Date: 5-30-19

Name of Subdivider: Ricardo Herrera / Ruby Herrera

Home Address: 10815 REGINA Dr.

Phone Number: (915) 356-8853

1. Legal description of property to be subdivided: LOT 2 BLK 6, Belen PLAZA, Socorro, Texas
2. Present zoning: R-1 Area (Sq. Ft.) 21968 Present Land Use VACANT
3. Proposed land division:
 Lot 1 Area: 0.2522 Acres
 Lot 2 Area: 0.2522 Acres
 Total Area: 0.5044 Acres

4. Is dedication of easement required? No X. If yes, appropriate letter from utilities is required.

DOCUMENTS REQUIRED

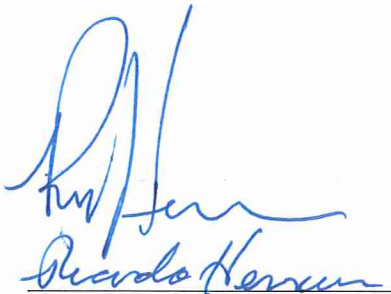
1. Plat of proposed subdivision done by a registered land surveyor showing existing easements.
2. Title guarantee by a Certified Abstractor showing that the subdivider owns or controls the proposed property and that the property is free from any liens or other encumbrances.
3. Property deed of proposed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

FEES

Application Fee:	\$150.00	\$ 550
Preliminary Plat Review:	\$100.00	
Final Plat Review:	\$100.00	
Engineering Report Review:	\$200.00	—
Capital Improvement fee	\$400.00 (per lot)	

Total (non-refundable): _____

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


Applicant's Signature

4-9-19
4-9-19
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

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

SUBJECT

Consider and Take Action on the re-plat approval for La Jolla Replat I, being a lot split of Lot 4, La Jolla Subdivision, Block 6 at 10560 Santa Paula.

SUMMARY

The subject property is located about 1,300 feet west from Alameda Ave. The property is owned by Yolanda Hernandez.

BACKGROUND

The proposed land division is as follows:

Lot #1 Area.....10,003 sq. ft. (0.23 acres)

Lot #2 Area.....10,003 sq. ft. (0.23 acres)

Total Area Area...20,006 sq. ft. (0.46 acres)

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

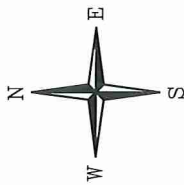
STATEMENT OF THE ISSUE

The proposed plat is needed to allow the owner to build a second house in Lot 4. The existing zoning doesn't allow more than one dwelling.

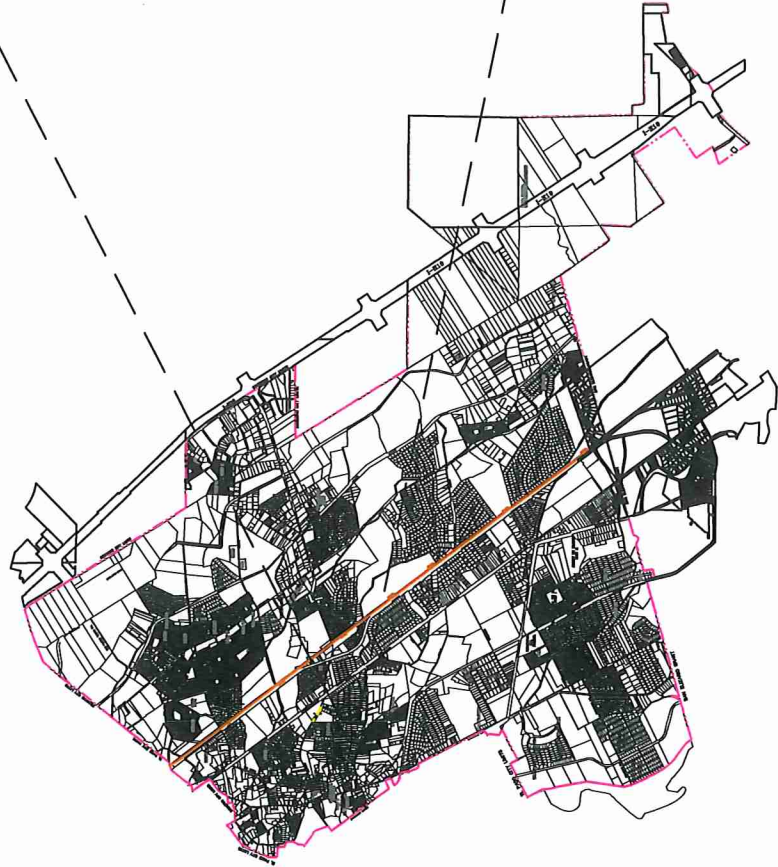
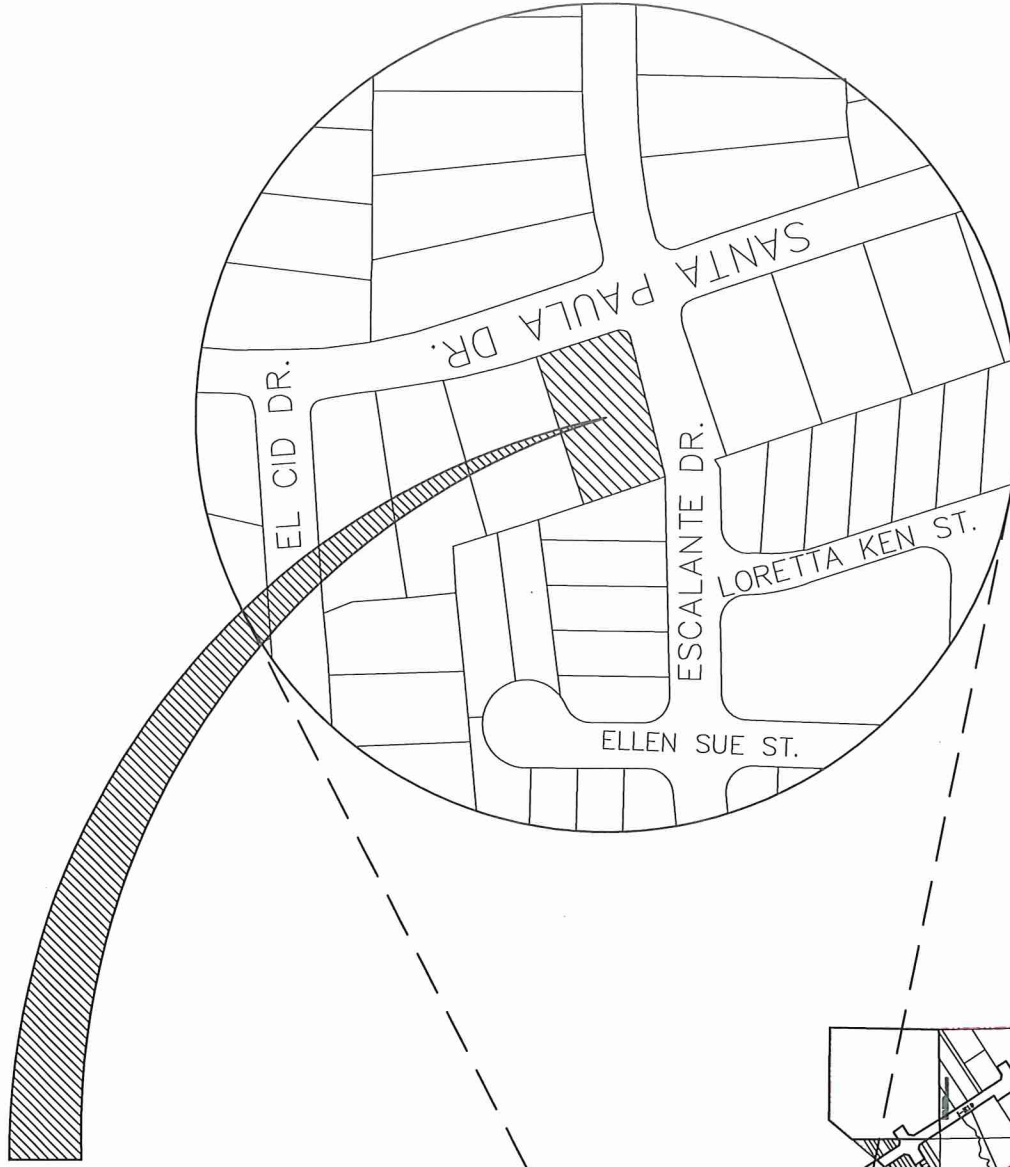
STAFF RECOMMENDATION

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

- The zoning of the subdivision that abuts the land is R-3.
- Extension of City's utilities is not required for this plat.



PROJECT SITE;
10560 Santa Paula Dr.
Lot 4, Block 6
La Jolla Subdivision



CITY OF SOCORRO



LOCATION MAP

Scale: AS SHOWN

METES AND BOUNDS DESCRIPTION OF
LA JOLLA SUBDIVISION REPLAT 1

Description of a parcel of land being all of Lot 4, Block 6, La Jolla Subdivision, City of Socorro, El Paso County, Texas, as filed and recorded in Book 61, Page 9, Deed records of El Paso County, Texas being more particularly described by metes and bounds as follows:

Commencing at a found iron bolt located at the intersecting center line of Santa Paula Drive and Escalante Drive, thence North 18°16'00" East, along the centerline of Santa Paula Drive a distance of 50.00 feet to a found concrete nail, thence South 71°44'00" West, leaving the centerline of Santa Paula Drive a distance of 30.00 feet to a found iron pin marking "The Point of Beginning";

Thence 31.42 feet along an arc of a curve to the right, whose interior angle is 99°00'00", to a found iron bolt, and whose chord bears South 20°44'00" West, a distance of 28.28 feet to a found iron pin;

Thence South 71°44'00" West, along the Southerly boundary line of Lot 4 and on the Northerly right-of-way of Escalante Drive a distance of 160.00 feet to a found iron pin;

Thence North 18°16'00" West, along the Westerly boundary line of Lot 4 a distance of 111.62 feet to a found iron pin;

Thence North 71°44'00" East, along the common boundary lines of Lots 3 and 4 a distance of 180.00 feet to a found iron pin;

Thence South 18°16'00" East, along the Easterly boundary line of Lot 4 and the Westerly right-of-way line of Santa Paula Drive a distance of 91.62 feet to the "Point of Beginning" and containing in all, 20,006.00 square feet or 0.460 acres of land more or less.

ON-SITE PONDING NOTES AND RESTRICTIONS:

1. ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO ON-SITE PONDING. LOT OWNERS ARE RESPONSIBLE FOR MAINTAINING ADEQUATE PROVISIONS TO ACCOMMODATE RUNOFF GENERATED FROM THEIR LOTS.
2. NO CONSTRUCTION NOR LANDSCAPING SHALL INTERFERE RUNOFF FROM 1/2 OF THE ABUTTING LOT.
3. ON-SITE PONDING AREAS SHALL HAVE MAXIMUM SLOPE (VERTICAL) TO THREE (HORIZONTAL) SIDE SLOPES OF 2%.
4. NOT PERSONA MAY BE PLACED IN OR NEAR PONDING AREAS.
5. PONDING AREAS SHALL BE PLACED IN AREAS OF ANY RESIDENTIAL LOT CONVEYED BY DEED MORE THAN FIFTY (50) FEET FROM THE CENTERLINE OF ANY ADJACENT STREET OR HIGHWAY.
6. PONDING AREAS SHALL BE PLACED IN AREAS OF ANY RESIDENTIAL LOT CONVEYED BY DEED MORE THAN FIFTY (50) FEET FROM THE CENTERLINE OF ANY ADJACENT STREET OR HIGHWAY.
7. PONDING AREAS SHALL BE PLACED IN AREAS OF ANY RESIDENTIAL LOT CONVEYED BY DEED MORE THAN FIFTY (50) FEET FROM THE CENTERLINE OF ANY ADJACENT STREET OR HIGHWAY.
8. IN THE EVENT THAT THE FUNCTIONALITY OF AN ON-SITE POND BECOMES IMPAIRED BY LANDSCAPING, THE LANDSCAPING SHALL BE REMOVED AND THE PONDING SHALL BE RESTORED TO ITS ORIGINAL FUNCTIONALITY.
9. THE LANDSCAPING SHALL BE RESTORED TO ITS ORIGINAL FUNCTIONALITY.
10. THE LANDSCAPING SHALL BE RESTORED TO ITS ORIGINAL FUNCTIONALITY.

LEGEND	
SYMBOL	MEANING
•	IRON PIN SET
○	IRON PIN FOUND
⊙	CITY MONUMENT
---	PROPERTY LINE
---	LOT LINE

LOCATION MAP SCALE= 1"=600'



Flood Flood No. 480212 02508, Parcel Date Sep. 4, 1991
Zone X

LA JOLLA SUBDIVISION
REPLAT 1

BEING A REPLAT OF
LOT 4, BLOCK 6,
LA JOLLA SUBDIVISION
CITY OF SOCORRO,
EL PASO COUNTY, TEXAS

CONTAINING: 20,006.00 Sq. Ft. OR 0.458 ACRES

DEDICATION

STATE OF TEXAS
COUNTY OF EL PASO

Yolanda Hernandez owner of this land, hereby presents this map and dedicates to the use of the public, the utility and irrigation easements as herein laid down and shown, and the right to ingress and egress for underground utilities, the right to sell service poles along side lot lines, and the right to ingress and egress for service and construction and the right to trim interfering trees and shrubs.

YOLANDA HERNANDEZ
10500 Santa Paula Drive
Socorro, NM 87787

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Yolanda Hernandez, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein stated.

Given under my hand and seal this _____ day of _____, 2019 A.D.

Notary Public in and for El Paso,
County, Texas

My Commission expires _____

CITY OF SOCORRO PLANNING DEPARTMENT

This subdivision is hereby approved as to the platting and as to the conditions of the dedication in accordance with Chapter 212.0065 of the Texas Local Government Code, made this _____ day of _____, 2019.

City Planner _____

Secretary _____

CITY OF SOCORRO

CERTIFICATE OF PLAT APPROVAL
UNDER TEXAS LOCAL GOVERNMENT CODE 212.009(c)

We the undersigned certify that this plat of La Jolla Subdivision Replat 1 was reviewed and approved by the City of Socorro on _____ day of _____, 2019, A.D.

Mayor of the City of Socorro _____

Date _____

ATTEST: _____

Date _____

COUNTY CLERK'S RECORDING CERTIFICATE

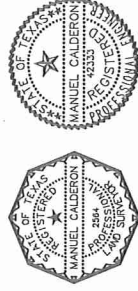
I, _____, County clerk of El Paso County, certify that the plat bearing this certificate was filed for record on _____, 2019, and was recorded in Doc. _____ of the plat records of El Paso County.

El Paso County Clerk _____

Date _____

Prepared by and under the supervision of Manuel Calderon, P.E., R.P.L.S., Registered Professional Land Surveyor No. 2564, I hereby certify that all monuments are in place.

Manuel Calderon, P.E., R.P.L.S.



NAME OF SUBDIVIDER:
YOLANDA HERNANDEZ
10500 SANTA PAULA DRIVE
CITY OF SOCORRO, TEXAS 78787

Texas Licensed Surveying Firm No. 100000-000
Texas Registration Engineering Firm No. F-3788
3031 TRAWOOD DR., EL PASO, TX 79906 (915) 855-2552
EMAIL: CALDERONENGINEERING@GMAIL.COM

Calderon

Engineering

DATE PREPARED: JUNE 30, 2019
OFFICE: RM C-5

You created this PDF from an application that is not licensed to print to novaPDF printer (<http://www.novapdf.com>)

Commencing at a found iron bolt located at the intersecting center lines of Santa Paula and Escalante Drive, thence North 18°16'00" East, along the centerline of Santa Paula a distance of 50.00 feet to a found concrete nail, thence South 71°44'00" West, leaving the centerline of Santa Paula Drive a distance of 50.00 to a found iron pin marking "The Point of Beginning".

Thence South 71°44'00" West, along the Southerly boundary line of Lot 4 and on the Northerly right-of-way of Escalante Drive a distance of 160.00 feet to a found iron pin

Thence North 71°44'00" East, along the common boundary lines of Lots 3 and 4 a

containing in all, 20,006.00 square feet or 0.460 acres of land more or less.

ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO ON-SITE PONDING. LOT OWNERS ARE RESPONSIBLE FOR PROVIDING SUFFICIENT PONDING CAPACITY TO ACCOMMODATE PONDING WATER DURING EXCESSIVE RAIN. ALL ADJACENT PROPERTIES TO ACCOMMODATE PONDING MUST OBTAIN THEIR OWN PONDING CAPACITY. LOT 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830

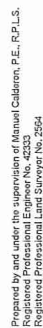
Flood Panel No. 480212 0250B, Panel Date Sep. 4, 1991
Zone X



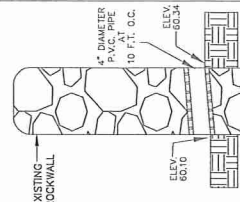
Texas Licensed Surveying Firm No. 100200-00
Texas Registration Engineering Firm No. F-3788

3031 TRAWOOD DR. EL PASO, TX 79906 (915) 855-7552
EMAIL: CALDERONENGINEERING@ELPBRZCLASS.COM

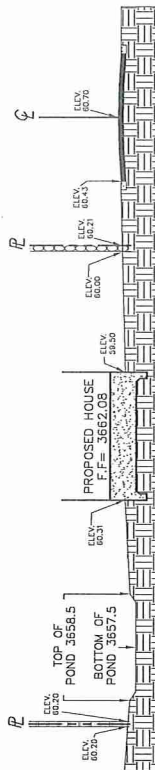
புரிவாயிற்று



DATE PREPARED: June 25, 2018
FILE NAME: La Jolla Subdivision
OFFICE: RM 05



SECTION C-C



SECTION B-B

NAME OF SUBDIVIDER:
YOLANDA HERNANDEZ
10560 SANTA PAULA DRIVE
CITY OF SOCORRO, TEXAS

Texas Licensed Surveying Firm No. 100200-00
Texas Registration Engineering Firm No. F-3788

3031 TRAWOOD DR. EL PASO, TX 79906 (915) 855-7552
EMAIL: CALDERONENGINEERING@ELPBRZCLASS.COM

Waldron
DERON@ENGINEERING@EDU-BZCZ

புரிவாயிற்று



SUBDIVISION SUMMARY PROCEDURE
MUNICODE CHAPTER 38-13

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

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

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

MUNICODE CHAPTER 38-7(a)(1)

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

LOT SPLIT APPLICATION

Date: 3/18/19

Name of Subdivider: Volanda Hernandez

Home Address: 10560 Santa Paula

Phone Number: (915) 702-4250

1. Legal description of property to be subdivided: _____

2. Present zoning: _____ Area (Sq. Ft.) _____ Present Land Use _____

3. Proposed land division:

Lot 1 Area: _____ Acres

Lot 2 Area: _____ Acres

Total Area: _____ Acres

4. Is dedication of easement required? No _____. If yes, appropriate letter from utilities is required.

DOCUMENTS REQUIRED

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

FEES

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

Total (non-refundable): _____

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


Applicant's Signature

3/18/19
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

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

ORDINANCE ____

AN ORDINANCE AMENDING SECTION 46-92 OF THE CODE OF ORDINANCES OF THE CITY OF SOCORRO, TEXAS – APPLICATION FEES, AND TO REMOVE CONSIDERATION OF VALUE OF RESIDENTIAL DWELLING AND TO REMOVE CONSIDERATION OF COST OF CONSTRUCTION OR IMPROVING OF RESIDENTIAL DWELLING RELATED TO BUILDING PERMIT AND INSPECTION FEES; ADOPTING BUILDING PERMIT FEES BASED ON THE SQUARE FOOTAGE OF THE STRUCTURE; PROVIDING FOR A SAVINGS/REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Texas 86th Legislature passed into law, Texas House Bill No. 852, placing restrictions on fees charged on building permits and inspection fees for construction or improvement of a residential dwelling, effective May 21, 2019;

WHEREAS, Texas House Bill No. 852 provides that in determining the amount of a building permit or inspection fee required in connection with the construction or improvement of a residential dwelling, a city may not consider: (a) the value of the dwelling; or (b) the cost of constructing or improving the dwelling;

WHEREAS, the City of Socorro desires to adopt a new schedule of fees and charges for building, plumbing, electrical, and mechanical permits and related inspections, in compliance with Texas House Bill No. 852;

WHEREAS, we the Mayor and City Council acting on behalf of and in the best interest of the citizens of the City of Socorro, Texas, and;

WHEREAS, The adoption of these regulations is done to insure the public safety, health and general welfare of the residents of the City of Socorro, Texas

WHEREAS, The adoption of these regulations shall apply to the construction, alteration, relocation, enlargement, replacement, repair, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings and structures.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF SOCORRO, TEXAS:

(Deletions of current text are noted in red strike through font and additions are noted in blue underline font)

Section 2. That Chapter 46 (Zoning), Article II (Administration and Enforcement), Division 3 (Building Permits, Sec. 46-92. - Required; exceptions) be revised as follows:

Sec. 46-92. - Application; fees.

- (a) Applications for building permits must be in strict compliance with the provisions of this division.
- (b) All applications for building permits shall be accompanied by plans in triplicate print, drawn to scale, showing the actual dimensions and shape of the lot to be built upon, the exact sizes and locations on the lot of all structures already existing, if any, and the location and dimensions of the proposed structure or alteration. The application shall include such other information as lawfully may be required by the administrative official, including, without limitation:
 - (1) Existing or proposed buildings or alterations;
 - (2) Existing or proposed uses of the building and land;
 - (3) The number of families, housekeeping units, or rental units the building is designed to accommodate;
 - (4) Conditions existing on the lot; and
 - (5) Such other matters as may be necessary to determine compliance with, and provide for the enforcement of, this chapter.
- (c) Permits fees shall be in the amount provided in the city fee schedule, as described in Table A below. Fees for permits issued shall not be refundable. Wavier of fees may be approved only by action of City Council. A double fee shall be assessed to any work that is commenced without a permit.

TABLE A

UTILITY PERMITS						
Within The City Limits:				Residential		
Gas			\$ 50.00		\$ 75.00 Base	
Water			\$ 50.00		\$ 75.00 Base	
Sewer			\$ 50.00		\$ 75.00 Base	
	Base up to ___ sq. ft.	Up to ___ sq ft	Up to ___ sq ft	Up to ___ sq ft	Up to ___ sq ft	
	Resid. / Comm.	Resid. / Comm.	Resid. / Comm.	Resid. / Comm.	Resid. / Comm.	
Electric	\$50.00 / \$75.00	\$75.00 / \$100.00	\$100.00 / 125.00	\$125.00 / \$150.00	\$150.00 / \$175.00	
Plumbing	\$50.00 / \$75.00	\$75.00 / \$100.00	\$100.00 / 125.00	\$125.00 / \$150.00	\$150.00 / \$175.00	
Mechanical	\$50.00 / \$75.00	\$75.00 / \$100.00	\$100.00 / 125.00	\$125.00 / \$150.00	\$150.00 / \$175.00	

NOTE:

There will be a double fee assessment when projects are initiated prior to permit issuance.

Failed inspections may require a re-inspection fee.

Official Address Document	\$	15.00
Zoning Compliance Letter	\$	15.00
Building Permit Card (lost /stolen destroyed)	\$	25.00
Special Inspection Fee	\$	60.00
Re-inspection fee	\$	45.00
Zoning Confirmation Letter	\$	45.00
Classification of use from Zoning Administrator (Legal Non-Conforming)	\$	45.00
Certificate of Occupancy	\$	50.00
Flood Determination Letter	\$	15.00
Building permit	\$0.36/ sq ft.	Start
Fences	\$	60.00
Rockwall	\$	50.00
Sidewalks	\$	50.00
Driveway	\$	50.00
Roof	\$	50.00
Re-Roof	\$	50.00
Demolitions	Res. \$ 50.0 Comm. \$ 100.50	
Residential Swimming Pools & Spas	\$	100.00
Retaining Walls	\$	50.00
Home Alarm System Annual Fee	\$	50.00
Temporary Structures	\$	50.00
Amusement Devices	Per Weekend (3 days)	\$ 100.00
Sign permit	(Square feet X 2) + 45.00	

(Ord. No. 76, § 4(3), 5-1-1989; Ord. of 5-2-1993, § II; Ord. of 10-6-1994, §§ II, III; Ord. of 2-2-1997(1), § II; Ord. of 2-4-2000, § II; Ord. of 9-20-2001, §§ II, III; Ord. of 11-7-2002, § 4)

Section 3. Except as expressly herein amended, Chapter 46 (Zoning) of the Code of Ordinances of the City of Socorro, Texas, shall remain in full force and effect.

Section 4. Savings/Repealing Clause.

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the

time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such Ordinance on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance and for that purpose the Ordinance shall remain in full force and effect.

Section 5. Severability Clause.

Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City of Socorro hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences clauses and phrases be declared unconstitutional or invalid.

Section 3. Publication/Effective Date.

This ordinance shall take effect immediately from and after is passage and publication of the caption, as required by law.

READ, APPROVED AND ADOPTED this _____ day of _____ 2019.

CITY OF SOCORRO, TEXAS

Elia Garcia, Mayor

ATTEST:

Olivia Navarro, City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

James A. Martinez
Socorro City Attorney

Adriana Rodarte, City Manager

Introduction and First Reading: _____, 2019
Second Reading and Adoption: _____, 2019