

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, October 1, 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 September 17, 2019 Planning and Zoning Commission meeting.
- b. Consider and Take Action:
On the Public hearing request for the Replat approval for Baquera Subdivision, being all of Lot 11A, Block 2, Aldama Estates Replat A, located at 220 Sun Park Road.
- c. Consider and Take Action:
On the Public hearing request for the Conditional Use Permit for a daycare at Lot 13, Las Lunas Subdivision, Block 5, located at 1002 Blue Moon.

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) **Replat Approval – Public Hearings**

(1) Consider and Take Action:

On the Replat Approval for Trejo Subdivision Replat A, being all of Lots 1 & 2, Block 1, Trejo Subdivision, located at 10058 Apodaca Road.

(2) Consider and Take Action:

On the Replat approval for Poole Subdivision Replat E, being all of Lot 45, Block 3, Poole Subdivision, located at 10800 Staci Lane for a lot Split.

(b) **Preliminary Plat Approval: - Public Hearing**

(1) Consider and Take Action:

On the Preliminary Plat approval for Eastlake Valley Unit 2 Subdivision, being all of Tracts 9, 10, 12, 13J, 13K, 13K1, 13I, 13L, and a portion of Tracts 2H, 2G, 5A, 6A, and 7, for a new development.

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

REGULAR MEETING AGENDA - SOCORRO PLANNING & ZONING COMMISSION
October 1, 2019 at 5:30 PM

EXECUTIVE SESSION

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


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

NOTICE TO PROPERTY OWNER

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

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

Dated this 27th, day of September 2019.



Sergio Morales, Planning & Zoning Secretary

DATE & TIME POSTED: 4:45. 9-27-19 /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

Meeting Minutes
September 17, 2019

Members Present	Members Absent	Staff Present	Others Present
Ernest Gomez David Estrada Arturo Lafuente Daniel Lopez Enrique Cisneros	Andrew Arroyos	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 5:31 p.m.

2. Notice to the Public – Open Forum.

Margaret Jaime asked how long before the road from Worsham to North Loop could be used. Arturo Apodaca asked who the irrigation canal belongs to because it is very dirty and he’s been getting erroneous information. Jose Castanon asked if there is no access from Carr Road when it rains, how can he come and go if the bridge connection to North Loop is no useable. Will the new subdivision being built provide a road to be used? Ricardo Huerta asked if the new subdivision will provide new roads they can use to gain access to and from his property and to the existing roads.

3. Consent Agenda.

a. Consider and Take Action:

On the approval of meeting minutes for the August 29, 2019 Planning and Zoning Commission meeting.

b. Consider and Take Action:

On the Public hearing request for the proposed amendment to the City of Socorro Master Plan and rezoning of Tract 4-C-7, Block 3, Socorro Grant from R-1 (Single Family Residential) to C-2 (General Commercial).

c. Consider and Take Action:

On the Public hearing request for the proposed Conditional Use Permit for a Mechanic Shop for Lot 10, Mary Lou Park, Block 2, located at 688 Horizon Boulevard.

A motion was made by Mr. Daniel Lopez to approve, seconded by Mr. Arturo Lafuente. Motion was carried with 4 commissioners yes and 1 abstained.

4. Regular Agenda – Discussion and Action:

a. Final Plat Approval: - Public Hearing

1. Consider and Take Action:

On the Final Plat approval for Leonor Estates Unit 1 Replat A, being all Pinecrest Estates Unit1 Replat A and Leonor Estates Unit 1 Amending Plat.

PUBLIC HEARING OPEN: 5:56 p.m. Jose Castanon asked if the canal road can be used to access North Loop and if a bridge can be built on Carr Road for access. Arturo Apodaca asked if the developer has stub outs close to his property, will he be able to use them to gain access to and from his property or are there plans by the city or state to access the new development He also asked if all utilities will be provided up to the property or does he have to give up his water rights.

Abner Deins was concerned about the street having much more traffic and what was going to be done for safety purposes. Margaret Jaime asked who was going to change and improve the crossings and sidewalks that kids use to go to school along with the lights and stop signs. She also asked if anything would be done to the irrigation canals because water runs very strong and fast and it poses a danger to the kids. Miriam Cruz asked how many plats or homes are going to be built and if ponding areas and 1 park are going to be built and she thanked all the farmers in the area and urged them to keep farming. Jorge Grajeda stated that they are coordinating with TXDOT to widen the lane and add striping for 2-way lanes. He also stated that TXDOT wants to see more land improvements before any other work is done on the streets.
PUBLIC HEARING CLOSE: 6:15 p.m.

A motion was made by Mr. Daniel Lopez to approve with staff recommendations, seconded by Mr. Ernest Gomez. Motion was carried with 4 commissioners yes and 1 no.

5. Planning and Zoning Commissioners Report:

Nothing to report.

6. Planning and Zoning Department Report:

Nothing to report.

7. Excuse absent commission members.

A motion to approve absent commission members was made by Mr. Ernest Gomez, seconded by Mr. Arturo Lafuente. Motion was carried with all commissioners in favor.

8. Consider and take action on adjournment.

Mr. Daniel Lopez stated since no further business is coming forth to the commission the meeting is adjourned. Meeting adjourned at 6:28 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: October 1, 2019
TO: PLANNING AND ZONING COMMISSION
FROM: Job Terrazas, Building Official
CC: Adriana Rodarte, City Manager

SUBJECT

Public hearing request for the replat of Baquera Subdivision, being all of Lot 11A, Block 2, Aldama Estates Replat A, located at 220 Sun Park Road.

SUMMARY

The subject property is located about 1,200' feet on the northealy side of Alameda Ave from its intersection with Sun Park Dr. The property has an estimated area of 0.49 acres and is owned by Juan Baquera/Valcore Properties LLC.

BACKGROUND

The proposed land division is as follows:

Lot # 1 Area.....	10,642.63 sq. ft. or 0.24 acres
Lot # 2 Area.....	10,642.63 sq. ft. or 0.24 acres
Total Area.....	21,285 sq. ft. or 0.49 acres

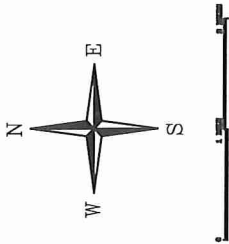
According to the Flood Insurance Rate Maps, the referenced property lies within an area determined to be outside of the 500-year flood plain, more particularly described as Zone X.

STATEMENT OF THE ISSUE

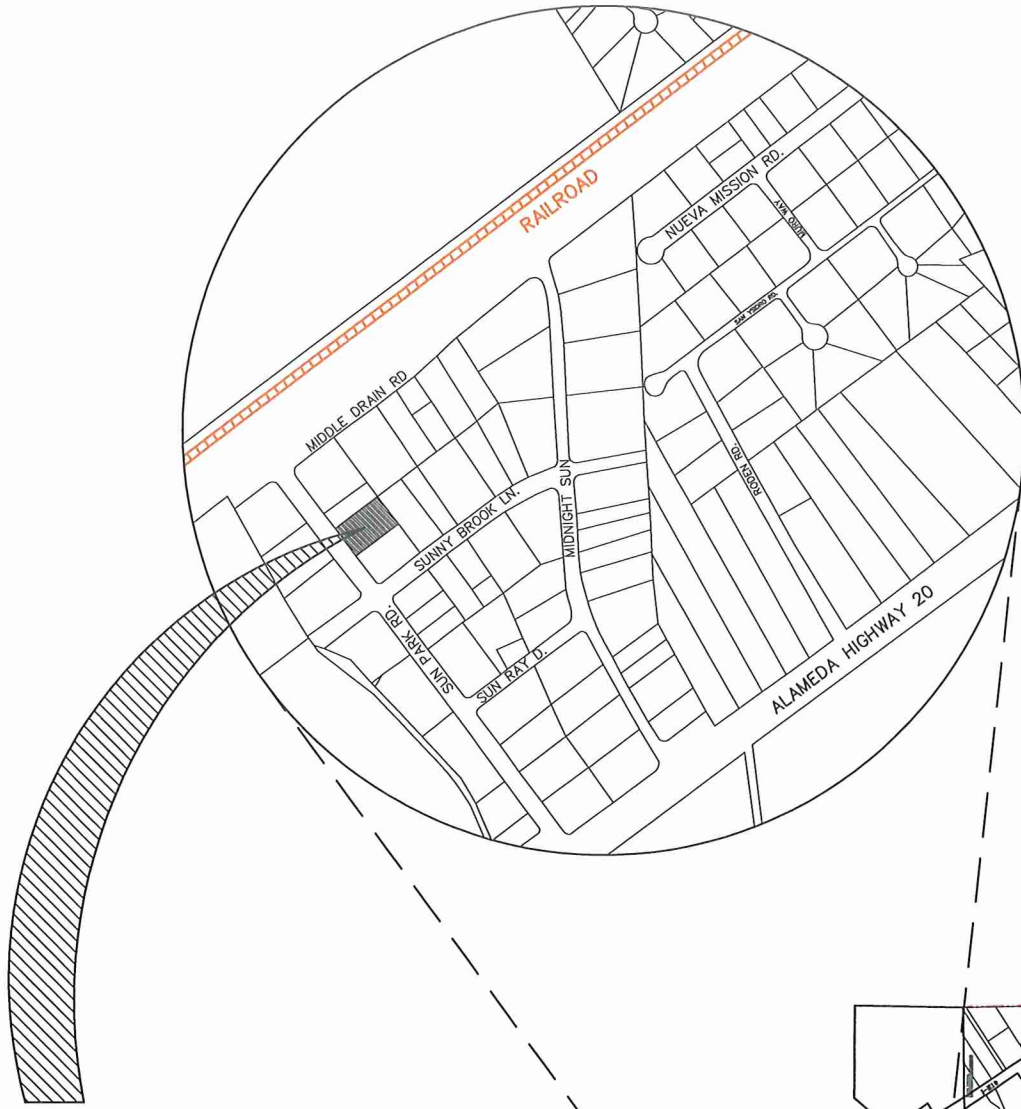
The proposed lot split was requested by the applicant to establish an additional lot for a future investment.

STAFF RECOMMENDATION

The Planning and Zoning department recommends APPROVAL to allow staff to send notices to the neighbors within 200' feet for the public hearing.



PROJECT SITE;
220 Sun Park Dr.
Lot 11A, Block 2
Aldama Estates Replat A



CITY OF SOCORRO



LOCATION MAP

Scale: AS SHOWN



SUBDIVISION SUMMARY PROCEDURE
ORDINANCE NO. 77, SECTION 9

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

REPLAT APPLICATION

Date: 09.25.19

Name of Subdivider: Juan C. Baqueray/Volcano Properties IIc.

Home Address: 1036 Spur Place

Phone Number: (915) 276-7379

1. Legal description of property to be subdivided: Lot 11A Blk 2
Alameda Estates replat A City of Socorro El Paso County TX
2. Present zoning: R-1 Area (Sq. Ft.) 21,285.26 Present Land Use Vacant
3. Proposed land division:
Lot 1 Area: 0.244 Acres
Lot 2 Area: 0.244 Acres
Total Area: 0.488 Acres
4. Is dedication of easement required? No _____. If yes, appropriate letter from utilities is required.

DOCUMENTS REQUIRED

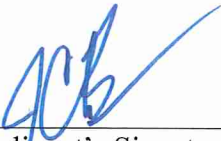
- 1. Plat of proposed subdivision done by a registered land surveyor showing existing easements.
2. Title guarantee by a Certified Abstractor showing that the subdivider owns or controls the proposed property and that the property is free from any liens or other encumbrances.
3. Property deed of proposed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

FEES

Application Fee: \$150.00
Preliminary Plat Review: \$100.00
Final Plat Review: \$100.00
Engineering Report Review: \$200.00
Capital Improvement fee \$400.00

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

9-25-19

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

DATE: October 1, 2019
TO: PLANNING AND ZONING COMMISSION
FROM: Job Terrazas, Building Official
CC: Adriana Rodarte, City Manager

SUBJECT

Public hearing request for a Conditional Use Permit for a Daycare at Lot 13, Las Lunas Subdivision, Block 5 located at 1002 Blue Moon Way.

SUMMARY

The subject property pertaining to this request is located on the northwesterly about 900' feet from Old Hueco Tanks Rd. The property has an estimated area of 6,000 sf. (0.14 acres). It is owned by Dulce Contreras.

BACKGROUND

A complete background will be presented before the Commission 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 properties to the Commission.



CONDITIONAL USE PERMIT REQUEST D.C

1. Name: Dulce Contreras Date: ~~6/26/19~~ 9/26/19

Address: 1002 blue moon way Phone: 915 996 4005

Representative: _____

Address: 1002 blue moon way Phone: _____

2. Property Location: 1002 Blue moon way

Legal Description: 5 Las Lunas Lot 13 (6,000.00 sqft.)

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

<u>6 : 1377</u> Area (Sq. ft. or Acreage)	<u>Residential</u> Current Zoning	<u>R-1</u> Current Land Use
<u>R-1</u> Proposed Zoning		<u>CUP</u> Proposed Land Use

3. All owners of record must sign document.

<u>Luis Valle</u>	_____
<u>Dulce E</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

[Signature]
Planning Department

Dulce E.
Owner or Representative

9/26/2019
Date

9/26/19
Date

Elia Garcia
Mayor

Rene Rodriguez
At Large
Mayor Pro-Tem

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: October 1, 2019
TO: PLANNING AND ZONING COMMISSION
FROM: Job Terrazas, Building Official
CC: Adriana Rodarte, City Manager

SUBJECT:

Discussion and Action and public hearing for the proposed replat of Trejo Subdivision Replat A, being all of Lots 1 & 2, Block 1, Trejo Subdivision located at 10058 Apodaca Rd.

SUMMARY:

The property is westerly located at about 1,200 feet from Socorro Rd., with a total area of 24,307 SF. (0.56 acres). This property is owned by Javier Norberto Barraza.

BACKGROUND:

The proposed land division is as follows:

Lot # 1 Area.....	17,118 sf. or 0.39 acres
Lot # 2 Area.....	7,189 sf. or 0.17 acres
Total Area.....	24,307 sf. or 0.56 acres

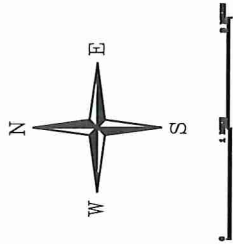
According to the Flood Insurance Rate Maps, the referenced property lies within an area determined to be outside of the 500-year flood plain, more particularly described as Zone X.

STATEMENT OF THE ISSUE:

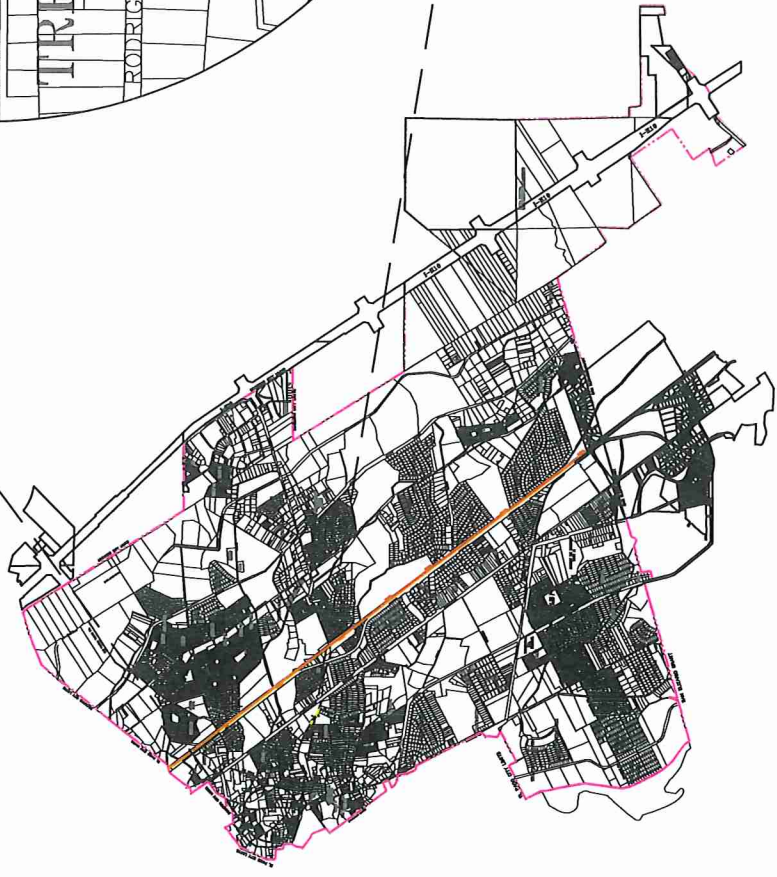
The proposed subdivision project was requested by the applicant to correct the property boundaries between the two lots.

STAFF RECOMMENDATION:

The Planning and Zoning department recommends APPROVAL to allow the resident to file the corrected plat as proposed.



PROJECT SITE;
 10058 Apodaca
 Lots 1 & 2, Block 1
 Trejo Subdivision



CITY OF SOCORRO

LOCATION MAP

Scale: AS SHOWN





SUBDIVISION SUMMARY PROCEDURE
ORDINANCE NO. 77, SECTION 9

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

REPLAT / LOT UNIFICATION APPLICATION

Date: 08/23/2019 a. B. r
Name of Subdivider: JAVIER NORBERTO BALLAZA Baja Homes, Inc.
Home Address: 7828 LOYA RD.
Phone Number: (915) 328-8975

1. Legal description of property to be subdivided: LOTS 1 AND 2, BLOCK TREJO SUBDIVISION
2. Present zoning: R-1 Area (Sq. Ft.) 24,306.73 Present Land Use RESIDENTIAL
3. Proposed land division:
Lot 1 Area: 0.3930 Acres
Lot 2 Area: 0.1650 Acres
Total Area: 0.5580 Acres
4. Is dedication of easement required? No . If yes, appropriate letter from utilities is required.

DOCUMENTS REQUIRED

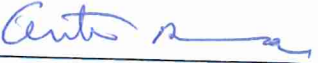
1. Plat of proposed subdivision done by a registered land surveyor showing existing easements.
2. Title guarantee by a Certified Abstractor showing that the subdivider owns or controls the proposed property and that the property is free from any liens or other encumbrances.
3. Property deed of proposed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

FEES

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

Total (non-refundable): _____

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

8-23-19
Date

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: October 1, 2019
TO: PLANNING AND ZONING COMMISSION
FROM: Job Terrazas, Building Official
CC: Adriana Rodarte, City Manager

SUBJECT

Discussion and Action and public hearing on the replat for Poole Subdivision Replat E, being all of Lot 45, Block 3, Poole Subdivision, 10800 Staci Lane for a lot split.

SUMMARY

The subject property is located about 650' feet on the north side of Alameda Ave from its intersection with Oden Dr. The property has an estimated area of 0.50 acres and is owned by Ernesto and Veronica Hernandez.

BACKGROUND

The proposed land division is as follows:

Lot # 1 Area.....	11,820 sq. ft. or 0.27 acres
Lot # 2 Area.....	10,007 sq. ft. or 0.22 acres
Total Area.....	21,827 sq. ft. or 0.50 acres

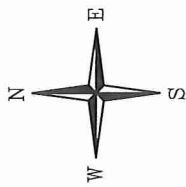
According to the Flood Insurance Rate Maps, the referenced property lies within an area determined to be outside of the 500-year flood plain, more particularly described as Zone X.

STATEMENT OF THE ISSUE

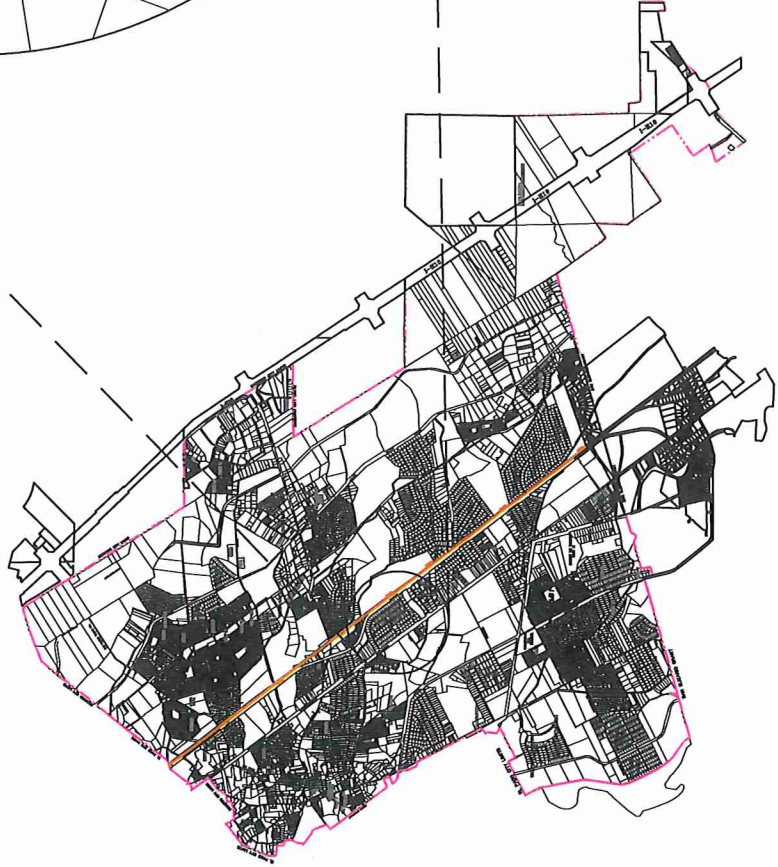
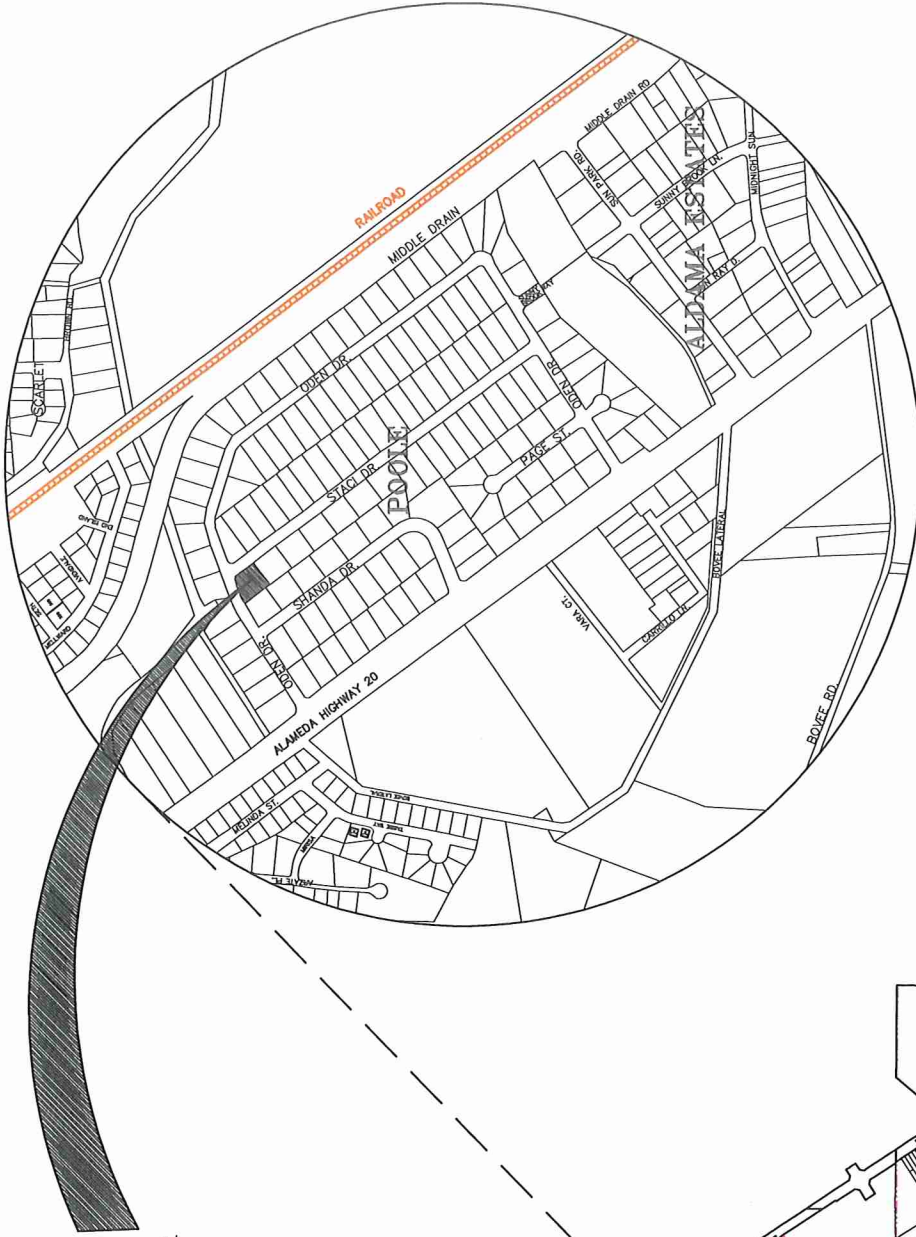
The proposed lot split was requested by the applicant to establish an additional lot for a future investment.

STAFF RECOMMENDATION

The Planning and Zoning department recommends APPROVAL to allow the resident to create a new lot.



PROJECT SITE;
10800 Staci
Lot 45, Block 3
Poole Subdivision



CITY OF SOCORRO

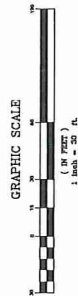
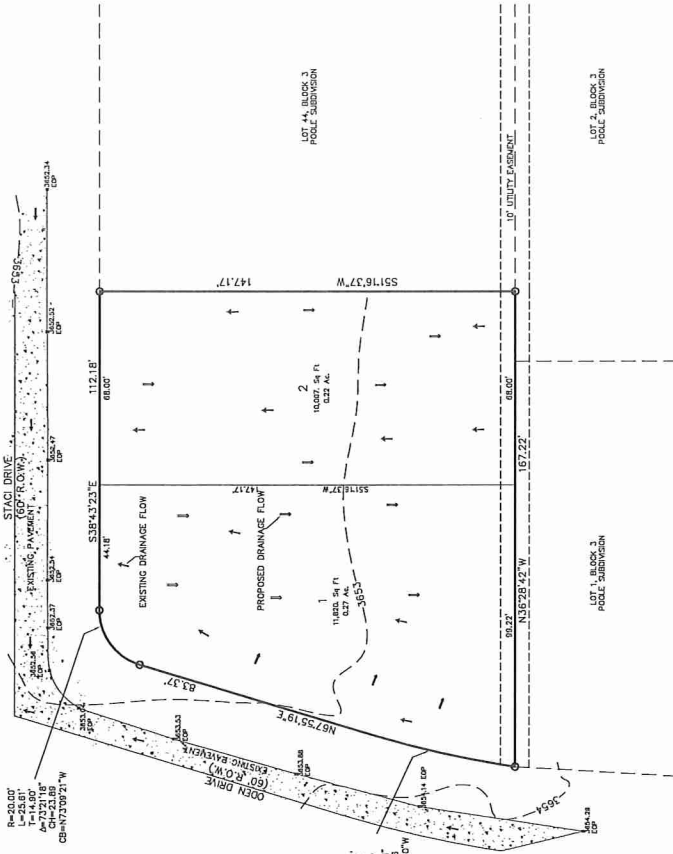
LOCATION MAP

Scale: AS SHOWN

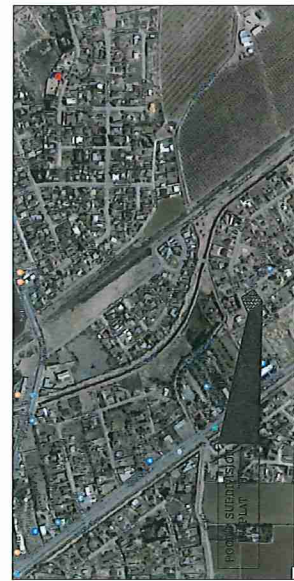


POOLE SUBDIVISION REPLAT "E"

BENS, LOT 45, BLOCK 3,
POOLE SUBDIVISION,
CITY OF SOCORRO, EL PASO COUNTY, TEXAS
CONTAINING 0.50 ACRES



- NOTES:**
- 1--SET 5/8" IRONS AT ALL EXTERIOR BOUNDARY CORNERS.
 - 2--ALL CERTIFICATES FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK AND RECORD SECTION, INSTRUMENT NO. _____.
 - 3--ALL EASEMENTS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADS AND UTILITIES.
 - 4--THE SHOWN TO EXISTING CITY MONUMENTS ARE BASED ON RECORD INFORMATION ONLY.
 - 5--REASON FOR THIS PLAT IS FOR THE CONSTRUCTION OF TWO (2) RESIDENTIAL LOTS.
 - 6--WATER, GAS, AND SANITARY SEWER SERVICE WILL BE PROVIDED BY LOWER VALLEY WATER COMPANY.
 - 7--BASES OF SURVEY ARE FOR POOLE SUBDIVISION.
 - 8--ALL EXISTING AND PROPOSED PAVERS OF TRAVEL (ACCESSIBLE SIDEWALKS, WHEELCHAIR RAMPWAYS, DRIVEWAYS, AND DRIVEWAYS) SHALL BE CONSTRUCTED AND MAINTAINED BY THE CITY OF SOCORRO. RECORDS FOR CONSTRUCTION AND THE ADVISORY COMMITTEE OF THE CITY OF SOCORRO SHALL BE FILED IN THE OFFICE OF THE COUNTY CLERK, INSTRUMENT NO. _____ DATE _____.



DATE OF PREPARATION: JUNE, 2010

REY ENGINEERING INC.
Consulting Engineering Surveying
900 S. GARDNER ST. SUITE 200
SOCORRO, NM 87801
TEL: (505) 833-8970 MOBILE (915) 309-1889
Texas Firm Registration F-308

OWNER		ADDRESS		TELEPHONE	
OWNER	OWNER	ST. PAULI ROAD, PO BOX 104	ST. PAULI ROAD, PO BOX 104	TEL. (505) 833-8970	TEL. (505) 833-8970
ENGINEER	ENGINEER	624 N. WILSON ROAD, SUITE 200	624 N. WILSON ROAD, SUITE 200	TEL. (505) 833-8970	TEL. (505) 833-8970
DATE	DATE	JUNE 10, 2010	JUNE 10, 2010	JUNE 10, 2010	JUNE 10, 2010

TOTAL UNIMPROVED TRACT: 2.00 ACRES



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: 9-10-2019

Name of Subdivider: Ernesto and Veronice Hernandez

Home Address: 10800 staci

Phone Number: (95) 407-9934

1. Legal description of property to be subdivided: Lot 45 Block 3
Boole Subdivision
2. Present zoning: R 1 Area (Sq. Ft.) 0.50 Acres Present Land Use vacant
3. Proposed land division:
Lot 1 Area: 11,820 sq/ft Acres
Lot 2 Area: 10007 sq/ft Acres
Total Area: 0.15 Acres 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.

FEEES


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

*Dannenbaum
Engineer review fee 943.38*

1293.38

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

9/10/19
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
Mayor Pro Tem

Cesar Nevarez
District 1



Ralph Duran
District 2

Victor Perez
District 3
Mayor Pro-Tem

Anthony Gandara
District 4

Adriana Rodarte
City Manager

DATE: October 1, 2019
TO: PLANNING AND ZONING COMMISSION
FROM: Job Terrazas, Building Official
CC: Adriana Rodarte, City Manager

SUBJECT:

Discussion and Action and public hearing for the preliminary plat for Eastlake Valley Unit 2 Subdivision, being all Tracts 9, 10, 12, 13J, 13J1, 13K, 13K1, 13L and a portion of Tracts 2H, 2G, 5A, 6A and 7 for a new development.

SUMMARY:

The property matter of this request is located at approximately 2000 feet west from IH-10. This property has an estimated area of 74.73 acres (3,255,238 SF.), owned by La Orilla, LLC. 701 St. Vrain, El Paso, TX. 79902.

BACKGROUND:

Per the Flood Insurance Rate Maps, the referenced property lies within an area determined to be outside of the 500-year flood plain, more particularly described as **Zone X**; this classification is the safest area with the less possibility of being flooded (Community Panel # 480212 0236-B / FEMA, September 4, 1991).

STATEMENT OF THE ISSUE:

The proposed project will consist of 278 residential lots classified as R-2. The approximate residential area is 44.05 acres as described in the survey (see exhibit A). This project will also consist of 2 commercial lots classified as C-2. The approximate commercial area is 2.28 acres as described in the survey (see exhibit B).

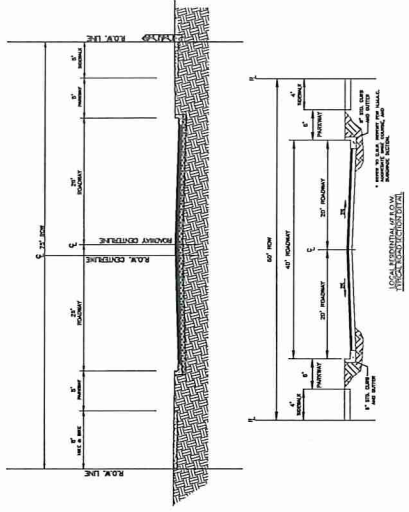
STAFF RECOMMENDATION:

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

1. Ponding areas shall include rock walls and sidewalks by the developer.
2. The developer shall provide the following information:
 - a. Soil Analysis Report,
 - b. Traffic Impact Analysis,
 - c. Development Schedule,
 - d. Covenants and Restrictions, and
 - e. Proposed Construction Schedule.

EASTLAKE VALLEY UNIT TWO

ALL OF TRACTS 9, 10, 12, 13A, 13A1, 13K, 13K1, 13L,
AND A PORTION OF TRACTS 2H, 2C, 5A, 6A AND 7,
OF BLOCK 4, SOCORRO GRANT,
EL PASO COUNTY, TEXAS,
CONTAINING 74.726 ACRES ±

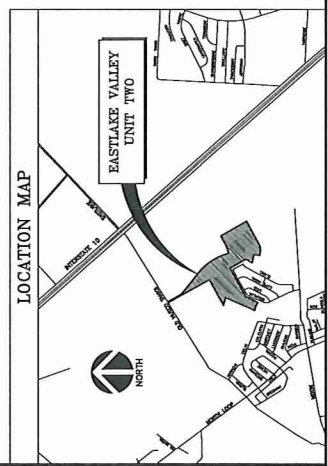
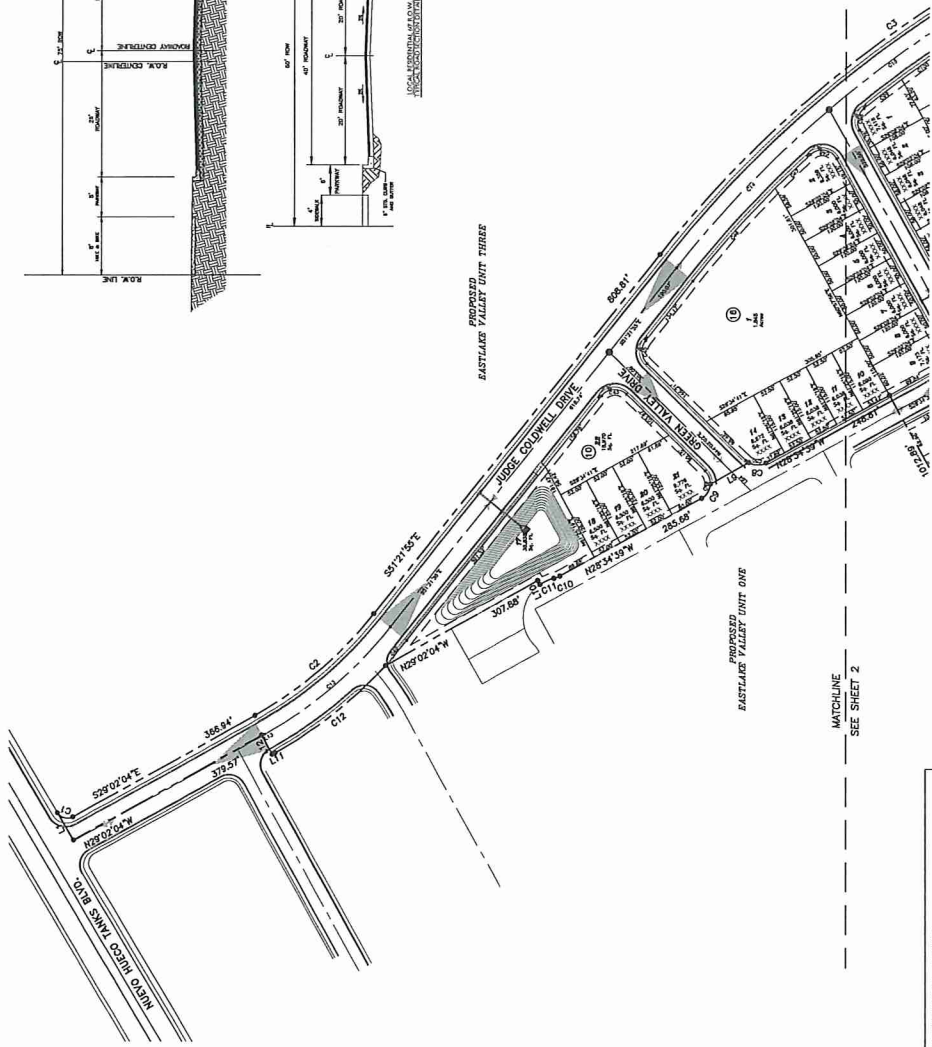


- PROPOSED LAND USE**
RESIDENTIAL
- SCHOOL DISTRICT**
SCHOOL DISTRICT
- SUBDIVISION BOUNDARY LINE
 - STREET RIGHT OF WAY
 - EXISTING UTILITY LINE
 - EXISTING ELEC. LINE
 - EXISTING WATER LINE
 - EXISTING GAS LINE
 - EXISTING U.S. POSTAL SERVICE COLLECTION BOX UNITS
 - BLOCK NUMBER
 - LOT NUMBER
 - ADDRESS
 - EXISTING GRADING CONTROL LINES
 - CONTIGUOUS INTERVAL = 10 FEET
 - PROPOSED CITY ADJUNCTION



PLAN NOTES AND RESTRICTIONS

1. EASINGS ARE BASED ON UNDERLYING DEEDS.
2. THIS SYMBOL REPRESENTS ALL PROPOSED STREET ADJUSTMENTS LOCATIONS.
3. ALL UTILITIES SHOWN WITHIN THIS SUBDIVISION WILL BE PROVIDED UNDER NEIGHBORHOOD UTILITY AGREEMENTS.
4. ALL UTILITY EASMENTS ARE 10 FEET WIDE UNLESS OTHERWISE SPECIFIED.
5. SET 2.0' FROM ANY STAMPED "LAND-MARK BY AREA WARRANT" AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
6. FEAS HAS NOT COMPLETED A STUDY TO DETERMINE FLOOD HAZARD FOR THIS AREA. ALL UTILITIES AND EASMENTS WITHIN THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, SED AND RECORDS SECTION.
7. RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, SED AND RECORDS SECTION.



OWNER	STREET NAME	ADDRESS
JUDGE COTTELL DRIVE	100	100
JUDGE COTTELL DRIVE	200	200
JUDGE COTTELL DRIVE	300	300
JUDGE COTTELL DRIVE	400	400
JUDGE COTTELL DRIVE	500	500
JUDGE COTTELL DRIVE	600	600
JUDGE COTTELL DRIVE	700	700
JUDGE COTTELL DRIVE	800	800
JUDGE COTTELL DRIVE	900	900
JUDGE COTTELL DRIVE	1000	1000
JUDGE COTTELL DRIVE	1100	1100
JUDGE COTTELL DRIVE	1200	1200
JUDGE COTTELL DRIVE	1300	1300
JUDGE COTTELL DRIVE	1400	1400
JUDGE COTTELL DRIVE	1500	1500
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JUDGE COTTELL DRIVE	2600	2600
JUDGE COTTELL DRIVE	2700	2700
JUDGE COTTELL DRIVE	2800	2800
JUDGE COTTELL DRIVE	2900	2900
JUDGE COTTELL DRIVE	3000	3000
JUDGE COTTELL DRIVE	3100	3100
JUDGE COTTELL DRIVE	3200	3200
JUDGE COTTELL DRIVE	3300	3300
JUDGE COTTELL DRIVE	3400	3400
JUDGE COTTELL DRIVE	3500	3500
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JUDGE COTTELL DRIVE	3800	3800
JUDGE COTTELL DRIVE	3900	3900
JUDGE COTTELL DRIVE	4000	4000
JUDGE COTTELL DRIVE	4100	4100
JUDGE COTTELL DRIVE	4200	4200
JUDGE COTTELL DRIVE	4300	4300
JUDGE COTTELL DRIVE	4400	4400
JUDGE COTTELL DRIVE	4500	4500
JUDGE COTTELL DRIVE	4600	4600
JUDGE COTTELL DRIVE	4700	4700
JUDGE COTTELL DRIVE	4800	4800
JUDGE COTTELL DRIVE	4900	4900
JUDGE COTTELL DRIVE	5000	5000
JUDGE COTTELL DRIVE	5100	5100
JUDGE COTTELL DRIVE	5200	5200
JUDGE COTTELL DRIVE	5300	5300
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JUDGE COTTELL DRIVE	6200	6200
JUDGE COTTELL DRIVE	6300	6300
JUDGE COTTELL DRIVE	6400	6400
JUDGE COTTELL DRIVE	6500	6500
JUDGE COTTELL DRIVE	6600	6600
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JUDGE COTTELL DRIVE	7000	7000
JUDGE COTTELL DRIVE	7100	7100
JUDGE COTTELL DRIVE	7200	7200
JUDGE COTTELL DRIVE	7300	7300
JUDGE COTTELL DRIVE	7400	7400
JUDGE COTTELL DRIVE	7500	7500
JUDGE COTTELL DRIVE	7600	7600
JUDGE COTTELL DRIVE	7700	7700
JUDGE COTTELL DRIVE	7800	7800
JUDGE COTTELL DRIVE	7900	7900
JUDGE COTTELL DRIVE	8000	8000
JUDGE COTTELL DRIVE	8100	8100
JUDGE COTTELL DRIVE	8200	8200
JUDGE COTTELL DRIVE	8300	8300
JUDGE COTTELL DRIVE	8400	8400
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JUDGE COTTELL DRIVE	9100	9100
JUDGE COTTELL DRIVE	9200	9200
JUDGE COTTELL DRIVE	9300	9300
JUDGE COTTELL DRIVE	9400	9400
JUDGE COTTELL DRIVE	9500	9500
JUDGE COTTELL DRIVE	9600	9600
JUDGE COTTELL DRIVE	9700	9700
JUDGE COTTELL DRIVE	9800	9800
JUDGE COTTELL DRIVE	9900	9900
JUDGE COTTELL DRIVE	10000	10000

OWNER
EASTLAKE VALLEY UNIT 2, LLC
1100 EASTLAKE VALLEY DRIVE
EL PASO, TEXAS 79902
PHONE: (937) 744-1408
FAX: (937) 744-1409
CONTACT: UNIBRE ESCOBAR

ENGINEER
TRE
Engineering Solutions
1100 Eastlake Valley Drive
El Paso, Texas 79902
Phone: (937) 744-1408
Fax: (937) 744-1409
www.tre-engineering.com

SURVEYOR
LARSEN
Larsen & Associates, P.C.
1100 Eastlake Valley Drive
El Paso, Texas 79902
Phone: (937) 744-1408
Fax: (937) 744-1409
www.larsen-surveyors.com

"Survey Plans, New Surveys and Assessments"
DATE OF PREPARATION: AUGUST 9, 2019



PLANNING AND ZONING DEPARTMENT

APPLICATION FOR SUBDIVISION APPROVAL

Date: 5 Sep 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: Eastlake Valley Unit Two

1. Legal description of Area: All of 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.
2. Proposed Land Uses:

	Acres	Sites		Acres	Sites
Single Family	44.050	278	Office		
Duplex			Street & Alley	22.817	
Apartment			Ponding/Drainage	5.579	5
Mobile Home			Institutional		
P.U.D.			Other (Specify)		
Park/Pond					
School					
Commercial	2.280	2	Total No. Sites	285	
Industrial			Total Acreage	74.726	

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

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

Pavement	<input checked="" type="checkbox"/>	Water Lines	<input checked="" type="checkbox"/>
Sidewalks, Curb and Gutter	<input checked="" type="checkbox"/>	Street Name Signs	<input checked="" type="checkbox"/>
Storm Sewer	<input checked="" type="checkbox"/>	Protective Fence	
Flood Retention Pond	<input checked="" type="checkbox"/>	Guardrails	
Fire Protection	<input checked="" type="checkbox"/>	Street Lights	<input checked="" type="checkbox"/>
Survey Monuments	<input checked="" type="checkbox"/>	U/G Electric Lines	<input checked="" type="checkbox"/>
Sanitary Sewer	<input checked="" type="checkbox"/>	Other (Specify)	

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

7. What type of telephone easements are proposed?
 Underground _____ Overhead _____ Both

What type of electrical easements are proposed?
 Underground _____ Overhead _____ Both

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

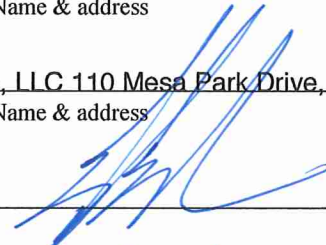
8. What type of drainage is proposed?
Run off will sheet flow to proposed storm inlets and be conveyed to retention pond through pipe system

9. Remarks and/or explanation of special circumstances:

10. Owner of record: La Orilla, LLC 701 St. Vrain, El Paso TX 79902 (915)474-1404
 Name & address Zip Phone

11. Developer: Enrique Escobar 337 E. Borderland, El Paso TX 79932 (915)474-1404
 Name & address Zip Phone

12. Engineer: TRE & Associates, LLC 110 Mesa Park Drive, Suite 200 El Paso TX 79912 (915)852-9093
 Name & address Zip Phone

Applicant's Signature: 
 Capacity: General partner