

*Elia Garcia*  
Mayor

*Rene Rodriguez*  
Representative  
At Large

*Cesar Nevarez*  
District 1



*Ralph Duran*  
District 2

*Victor Perez*  
District 3  
Mayor Pro Tem

*Yvonne Colon-Villalobos*  
District 4

*Adriana Rodarte*  
City Manager

NOTICE OF A REGULAR MEETING  
OF THE  
PLANNING AND ZONING COMMISSION  
OF THE  
CITY OF SOCORRO, TEXAS

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This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretative services must be made 48 hours prior to this meeting. Please contact the City Clerk's office at (915) 858-2915 or fax (915) 858-9288 for further information.

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Notice is hereby given that a regular meeting of the Planning and Zoning Commission of the City of Socorro, Texas will be held **Tuesday, November 5, 2019** at 5:30 p.m. at City Council Chambers, 860 N. Rio Vista, Socorro, Texas at which time the following will be discussed:

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

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

3. **CONSENT AGENDA**

- a. Consider and Take Action:  
On the approval of meeting minutes for the October 1, 2019 Planning and Zoning Commission meeting.
- b. Consider and Take Action:  
On the Public hearing request for the Velasquez Subdivision, being a replat of Lot 12, Block F, Vinedo Acres Subdivision, located at 11110 Muscat.

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

**NOTICE TO THE PUBLIC AND APPLICANTS**

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

(a) **Rezoning - Public Hearing**

(1) Consider and Take Action:

On the Public hearing 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).

(b) **Conditional Use Permit: - Public Hearing**

(1) Consider and Take Action:

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

(2) Consider and Take Action:

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

(c) **Replat Approval: - Public Hearing**

(1) Consider and Take Action:

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

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  
November 5, 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 1<sup>st</sup>, day of November 2019.

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

DATE & TIME POSTED: 11-1-19 10:30 AM. /BY: \_\_\_\_\_

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

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

CITY OF SOCORRO PLANNING AND ZONING COMMISSION

Meeting Minutes

October 1, 2019

Members Present	Members Absent	Staff Present	Others Present
David Estrada Arturo Lafuente Daniel Lopez Andrew Arroyos	Ernest Gomez Enrique Cisneros	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 5:32 p.m.

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

No one spoke.

**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 Subdivison, being all of Lot 11A, Block 2, Aldama Estates Replat A, located at 220 Sun Park Road.**

**c. Cosider 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.**

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

**4. Regular Agenda – Discussion and Action:**

**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.**

**PUBLIC HEARING OPEN: 5:38 p.m. Miriam Cruz asked where the property lines were going to be for both homes.**

**PUBLIC HEARING CLOSE: 5:39 p.m.**

A motion was made by Mr. David Estrada to deny because the lot should have the minimum square footage requirements and it should follow all zoning guidelines, seconded by Mr. Arturo Lafuente. Motion died with 2 commissioners yes and 2 no.

A second motion was made by Mr. Daniel Lopez to approve with the condition to extend the existing rock wall to meet the minimum lot requirements, seconded by Mr. Andrew Arroyos, motion was carried with all commissioner in favor

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.

**PUBLIC HEARING OPEN: 5:54 p.m. No one spoke.**

**PUBLIC HEARING CLOSE: 5:55 p.m.**

A motion was made by Mr. Daniel Lopez to approve, seconded by Mr. Andrew Arroyos, motion was carried with all commissioner in favor

**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.

**PUBLIC HEARING OPEN: 6:07 p.m. Enrique Escobar the developer explained the parks were moved to phase 3 of the project and that by the time new homes are finished and people living in them the parks will already be constructed for people to enjoy. Miriam Cruz thanked the Commission for taking into consideration the construction of the parks and she voiced other concerns relating to the requirements of completion of plats, walkways, and the parks being built and maintained in a timely manner. Christina Ibarra voiced concerns about the roads being used to access the construction sites, what will Grijalva Gardens residents have next to their homes, and if they will have access to the new parks being built. Jack Martin thanked the Commissioners for the work they are doing.**

**PUBLIC HEARING CLOSE: 6:19 p.m.**

A motion was made by Mr. Daniel Lopez to enter Executive Session, seconded by Mr. Andrew Arroyos, motion was carried with all commissioner in favor.

**EXECUTIVE SESSION START: 6:39**

**EXECUTIVE SESSION ENDS: 6:59 p.m.**

A motion was made by Mr. Daniel Lopez to approve with the condition to incorporate the Master Plan that was previously presented that included the parks in phase 3, seconded by Mr. Andrew Arroyos, motion was carried with all commissioner in favor

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

Mr. Daniel Lopez expressed appreciation for the developers that do more than is needed or required for new developments and informed that a landscape ordinance is being worked on at the moment.

**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. Arturo Lafuente, seconded by Mr. Daniel Lopez. 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 7:03 p.m.

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Daniel Lopez, Chairperson

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

**SUBJECT**

Public hearing request for Velasquez Subdivision, being a replat of Lot 2, Block F, Vinedo Acres Subdivision, located at 11110 Muscat.

**SUMMARY**

The subject property is located about 1,200' feet on the northeasterly side of Socorro Rd. The property has an estimated area of 0.87 acres and is owned by Irene Velasquez.

**BACKGROUND**

The proposed land division is as follows:

Lot # 1 Area.....	18,906.25 sq. ft. or 0.43 acres
Lot # 2 Area.....	18,906.25 sq. ft. or 0.43 acres
Total Area.....	37,812.50 sq. ft. or 0.87 acres

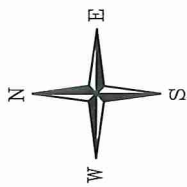
According to the Flood Insurance Rate Maps, the referenced property lies within an area determined to be outside of the 500-year flood plain, more particularly described as Zone X.

**STATEMENT OF THE ISSUE**

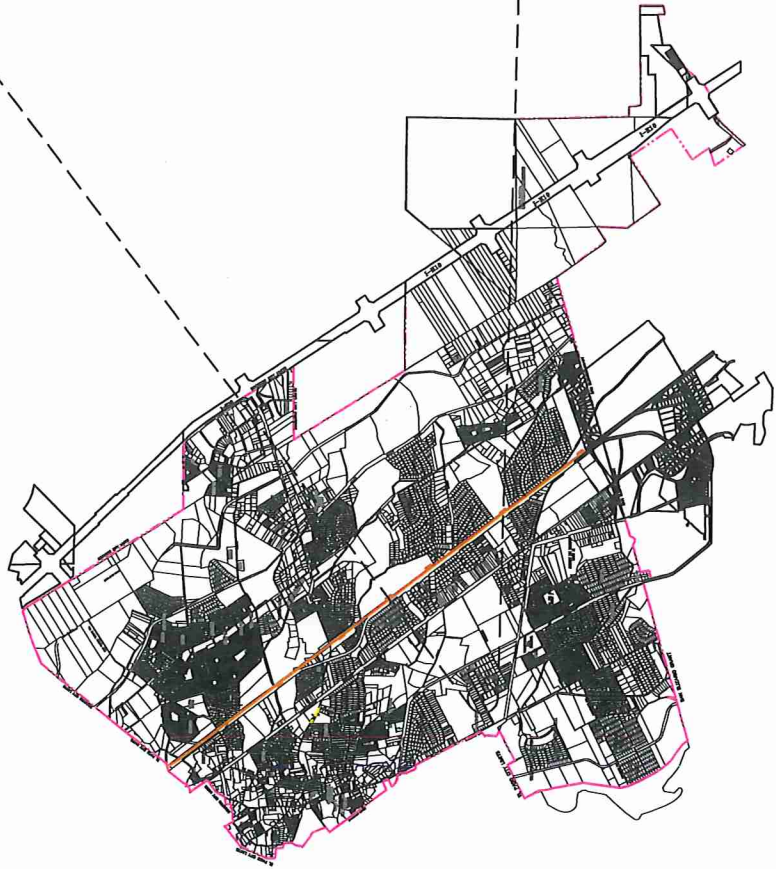
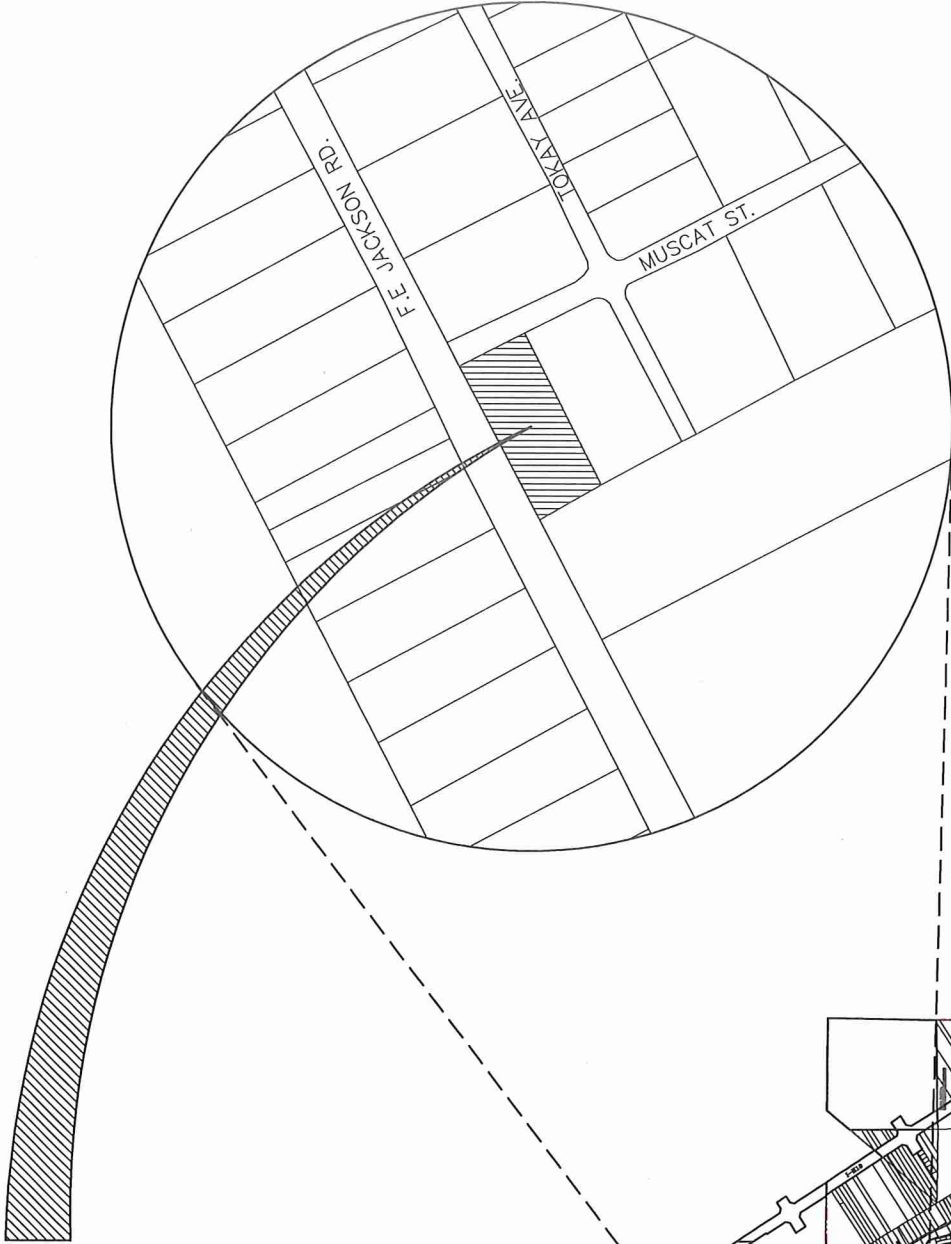
The proposed lot split was requested by the applicant to formally record the lots that were purchased July 2019 and recorded using metes and bounds.

**STAFF RECOMMENDATION**

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



PROJECT SITE;  
11110 Muscat St.  
Lot 2, Block F.  
Vinedo Acres



CITY OF SOCORRO

# LOCATION MAP

Scale: AS SHOWN





**METES AND BOUNDS DESCRIPTION OF VELASQUEZ SUBDIVISION**

Description of a parcel of land being all of Lot 2, Block F, Vinedo Acres, City of Socorro, El Paso County, Texas.

Thence, North 27°36'00" West along the Centerline of Tokay Avenue and commencing at a found iron pin marking the Centerline of Tokay Avenue and adjacent Street;

Thence, North 27°36'00" West along the Centerline of Tokay Avenue a distance of 1477.0 feet to a found concrete nail;

Thence, South 69°24'00" West along the Centerline of Tokay Avenue a distance of 275.00 feet to a found iron pin;

Thence, North 27°36'00" West a distance of 137.50 feet to a found iron pin;

Thence, North 62°24'00" East along the North Lot Line of Lot 2 and along the found iron pin;

Thence, South 27°36'00" East along the East boundary line of Lot 2 and along the West right-of-way line of Muscat Street a distance of 137.50 feet to the Point of Beginning;

and containing 37,812.50 square feet or 0.868 acres of land more or less.

**VELASQUEZ SUBDIVISION**

BEING A REPLAT OF  
LOT 2, BLOCK F,  
VINEDO ACRES,  
CITY OF SOCORRO,  
EL PASO COUNTY, TEXAS  
CONTAINING: 37,812.50 Sq. Ft. OR 0.868 ACRES

**DEDICATION  
STATE OF TEXAS  
COUNTY OF EL PASO**

Irene Velasquez, 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 designated, including the right to install, maintain, use, and operate the same, and the right to set service poles along said lines, and the right to ingress and egress for service and construction and the right to trim interfering trees and shrubs.

Irene Velasquez  
City of Socorro  
79627

**ACKNOWLEDGEMENT**

STATE OF TEXAS  
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Irene Velasquez 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 212.0055 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 212.005(C)**

We the undersigned certify that this plat of Velasquez Subdivision was reviewed and approved by the City of Socorro on \_\_\_\_\_ day of \_\_\_\_\_, 2019, A.D.

Mayer of the City of Socorro \_\_\_\_\_ Date \_\_\_\_\_

Secretary of the City of Socorro \_\_\_\_\_ 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 \_\_\_\_\_, and was recorded in Deed \_\_\_\_\_ of the plat records of El Paso County, Texas.

El Paso County Clerk \_\_\_\_\_ Date \_\_\_\_\_

Prepared by and under the supervision of Manuel Calderon, P.E., R.P.L.S., Registered Professional Engineer No. 42333  
I hereby certify that all monuments are in place.

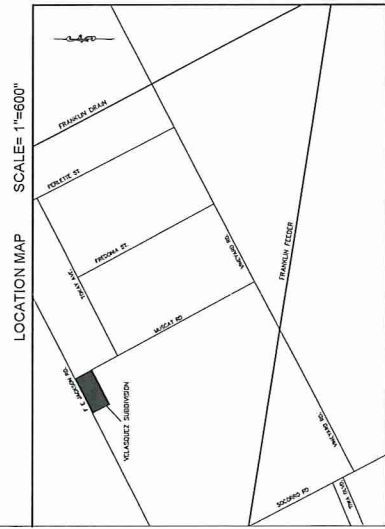
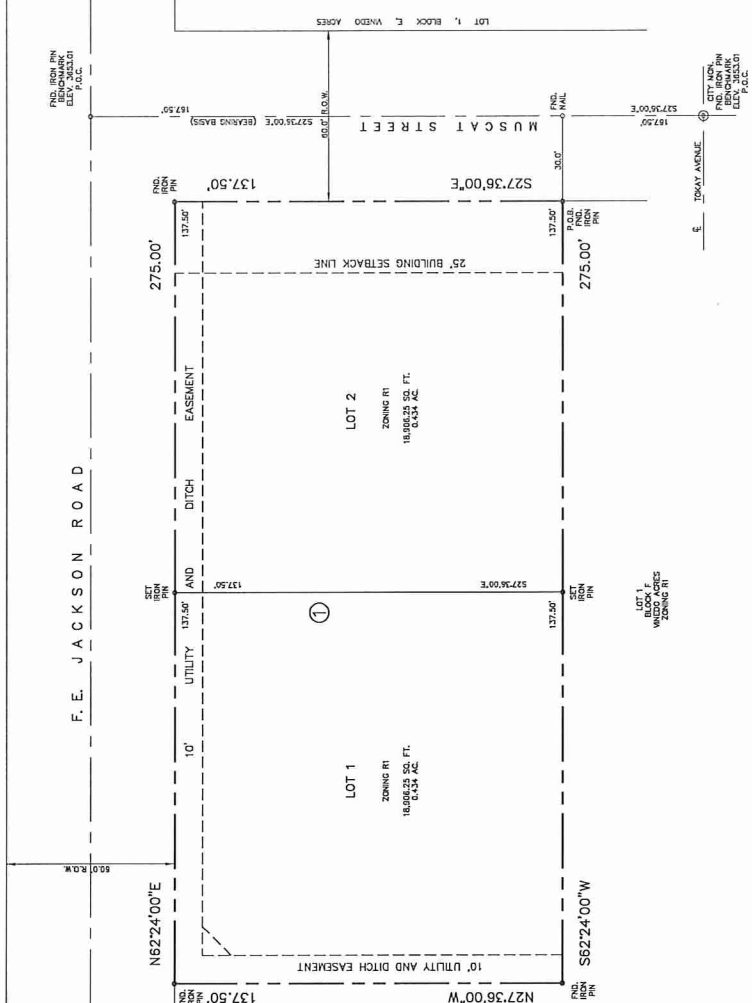
Manuel Calderon, P.E., R.P.L.S.



NAME OF SUBDIVIDER:  
IRENE VELASQUEZ  
111 TOMUGSOA STREET  
CITY OF SOCORRO, TEXAS 78887

Texas Licensed Surveying Firm No. 10020040  
Texas Registration Engineering Firm No. F-3789  
3031 TRAWOOD DR. EL PASO, TX. 79906 (916) 855-7650  
EMAIL: CALDERONENGINEERING@ELPBZCLASS.COM

**Calderon Engineering**



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

SCALE= 1"=600"

SCALE 1" = 30'

METES AND BOUNDS DESCRIPTION OF VELASQUEZ SUBDIVISION

Description of a parcel of land being all of Lot 2, Block F, Vinedos Acres, City of Socorro, El Paso County, Texas

Commencing at a found iron pin marking the Centerline of Tokay Avenue and Marsat Street:

Thence, North 27°38'00" West along the Centerline of Tokay Avenue a distance of 197.5 feet to a found concrete vial;

Thence, South 62°24'00" West a distance of 30.0 feet to a found iron pin marking the point of beginning;

Thence, South 27°38'00" West along the common Lot Line between Lots 1 and 2, a distance of 275.00 feet to a found iron pin;

Thence, North 27°38'00" West a distance of 137.50 feet to a found iron pin;

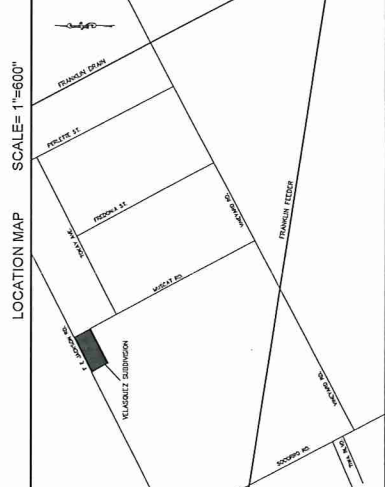
Thence, North 62°24'00" East along the North Lot Line of Lot 2 and along the West right-of-way line of Marsat Street a distance of 275.00 feet to the Point of Beginning;

Thence, South 27°38'00" East along the East boundary line of Lot 2 and along the West right-of-way line of Marsat Street a distance of 137.50 feet to the Point of Beginning;

and containing 37,812.50 square feet or 0.868 acres of land more or less.

ON-SITE PONDING NOTES AND RESTRICTIONS: 1. ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO ON-SITE PONDING... 2. NO CONSTRUCTION SHALL BE PERMITTED UNTIL THE REQUIRED PONDING... 3. THE REQUIRED PONDING SHALL BE CONSTRUCTED WITHIN THE REQUIRED PONDING... 4. THE REQUIRED PONDING SHALL BE CONSTRUCTED WITHIN THE REQUIRED PONDING... 5. THE REQUIRED PONDING SHALL BE CONSTRUCTED WITHIN THE REQUIRED PONDING...

LEGEND table with columns: SYMBOL, MEANING. Includes symbols for IRON PIN SET, POWER POLE, CL. FENCE, POWER LINE, EXISTING SPOT ELEVATION, FINISHED SPOT ELEVATION, WATER LINE, SEWER LINE.



PRELIMINARY VELASQUEZ SUBDIVISION

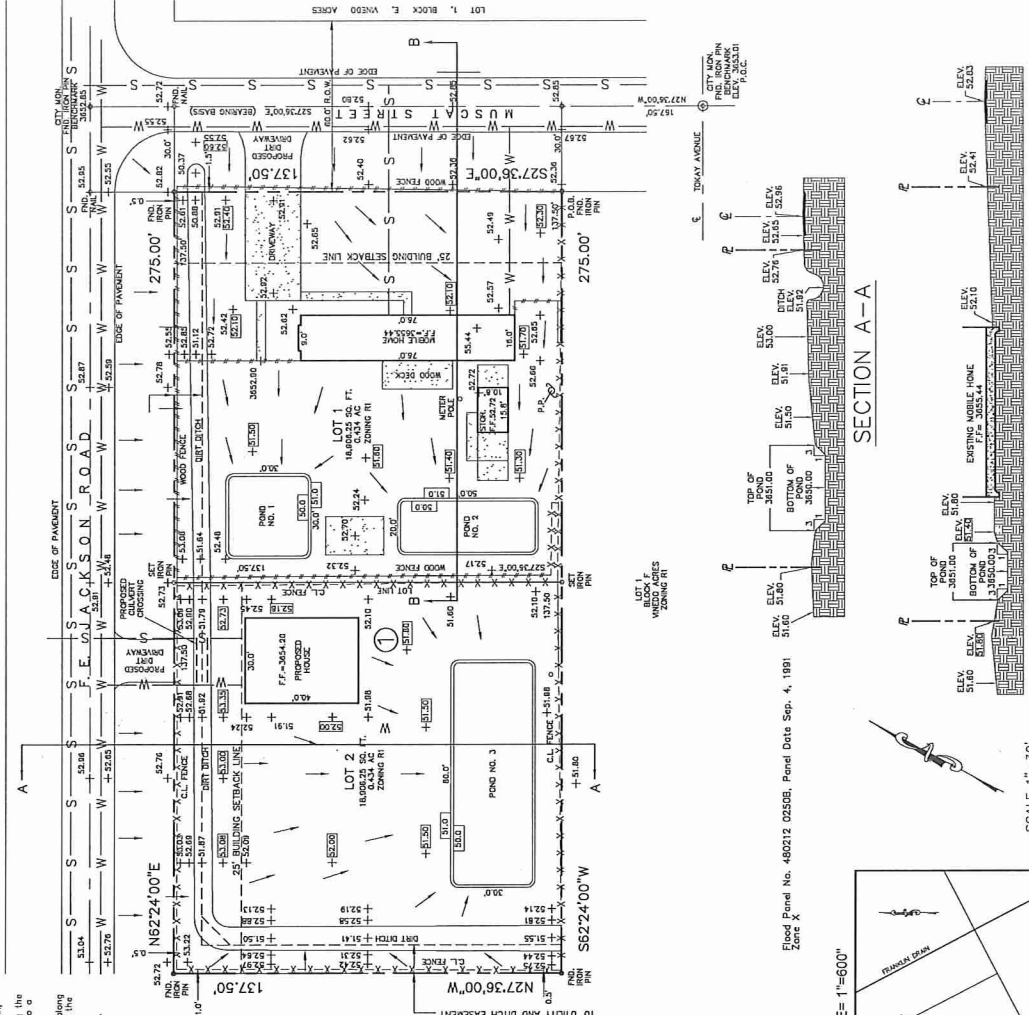
BEING A REPLAT OF LOT 2, BLOCK F, VINEDOS ACRES, CITY OF SOCORRO, EL PASO COUNTY, TEXAS CONTAINING: 37,812.50 Sq. Ft. OR 0.868 ACRES

POND NO. 1 AND NO. 2: DRAINAGE CALCULATIONS: 2,420 S.F. BUILDING PAD: 600 S.F. DRIVEWAY: 9,150 S.F. 1/2 ABUTTING R.O.W.: 28,058 S.F. TOTAL WATERSHED AREA: 39,628 S.F. AVERAGE RUN-OFF COEFFICIENT: 0.28058 S.F. C = (3,028 S.F. x 0.30) + (9,150 S.F. x 0.50) + (15,888 S.F. x 0.33) = 0.58 USE 0.60

REQUIRED PONDING AREA CAPACITY: Q = 12 AC-FT. DESIGNED POND CAPACITY: TOP OF POND: 3651.0 ELEVATION AREA: 0.13 AC-FT. BOTTOM OF POND: 3650.0 ELEVATION AREA: 0.14 AC-FT. VOLUME: 0.14 AC-FT.

POND NO. 3: DRAINAGE CALCULATIONS: 1,900 S.F. BUILDING PAD: 600 S.F. DRIVEWAY: 4,125 S.F. 1/2 ABUTTING R.O.W.: 17,106 S.F. TOTAL WATERSHED AREA: 23,631 S.F. AVERAGE RUN-OFF COEFFICIENT: 0.48 C = (1,800 S.F. x 0.30) + (4,125 S.F. x 0.50) + (17,706 S.F. x 0.33) = 0.48 USE 0.60

REQUIRED PONDING AREA CAPACITY: Q = 12 AC-FT. DESIGNED POND CAPACITY: TOP OF POND: 3651.0 ELEVATION AREA: 0.13 AC-FT. BOTTOM OF POND: 3650.0 ELEVATION AREA: 0.14 AC-FT. VOLUME: 0.12 AC-FT.



SECTION A-A and SECTION B-B. SCALE 1" = 30'

NAME OF SUBDIVIDER: IRENE VELASQUEZ, 131 COMUSCAT STREET, CITY OF SOCORRO, TEXAS 78687

Walderson Engineering logo and contact information: 3031 TRAWOOD DR., EL PASO, TX 79906 (915) 855-2552



Prepared by and under the supervision of Manuel Calderon, P.E., R.P.L.S., Registered Professional Engineer No. 42333, Registered Professional Land Surveyor No. 2854



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: 10/09/2019  
Name of Subdivider: Trene Velasquez  
Home Address: 378 Xirayosa  
Phone Number: (915) 731-0017

1. Legal description of property to be subdivided: \_\_\_\_\_  
\_\_\_\_\_
2. Present zoning: \_\_\_\_\_ Area (Sq. Ft.) \_\_\_\_\_ Present Land Use \_\_\_\_\_
3. Proposed land division:  
Lot 1 Area: 18,906.25 Acres  
Lot 2 Area: 18,906.25 Acres  
Total Area: \_\_\_\_\_ Acres
4. Is dedication of easement required? No \_\_\_\_\_. If yes, appropriate letter from utilities is required.

DOCUMENTS REQUIRED

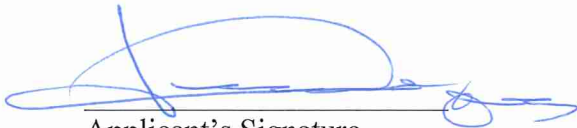
1. Plat of proposed subdivision done by a registered land surveyor showing existing easements.
2. Title guarantee by a Certified Abstractor showing that the subdivider owns or controls the proposed property and that the property is free from any liens or other encumbrances.
3. Property deed of proposed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

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
	550.00

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

10/09/2019

Date

**ALL FEES ARE NON-REFUNDABLE / NO GUARANTEE IS MADE IT WILL BE APPROVED**

**LAS TARIFAS NO SON REEMBOLSABLES / NINGUNA GARANTÍA SE HACE QUE SE APROBARÁ**

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

### SUBJECT

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

### SUMMARY

The subject property pertaining to this request is located on the northwest corner of Horizon Boulevard and W. Burt Road. The property has an estimated area of 186,684 sq. ft. (1.99 acres) and is owned by Claudia & Guillermo Gandara Jr.

### BACKGROUND

The subject property is located on the corner of Horizon Boulevard and W. Burt Road and is currently zoned R-1 (Single Family Residential).

According to the City of Socorro Comprehensive Master Plan Future Land Use Map, the projected land use for the subject properties is rural residential.

The subject property is adjacent to:  
C-1 (Light Commercial) and R-1 (Single Family Residential) zoned properties to the south,  
C-2 (General Commercial) and R-1 (Single Family Residential) zoned properties to the east,  
A-1 (Agricultural) and R-1 (Single Family Residential) zoned properties to the north  
R-1 (Single Family Residential) zoned properties to the west.

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.

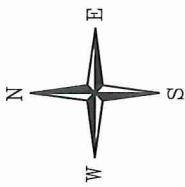
### STATEMENT OF THE ISSUE

Petitioner is asking for a rezoning from R-1 to C-2 to use the land to store large commercial vehicles and/or other commercial ventures. Currently, the land is being used for parking of large commercial vehicles.

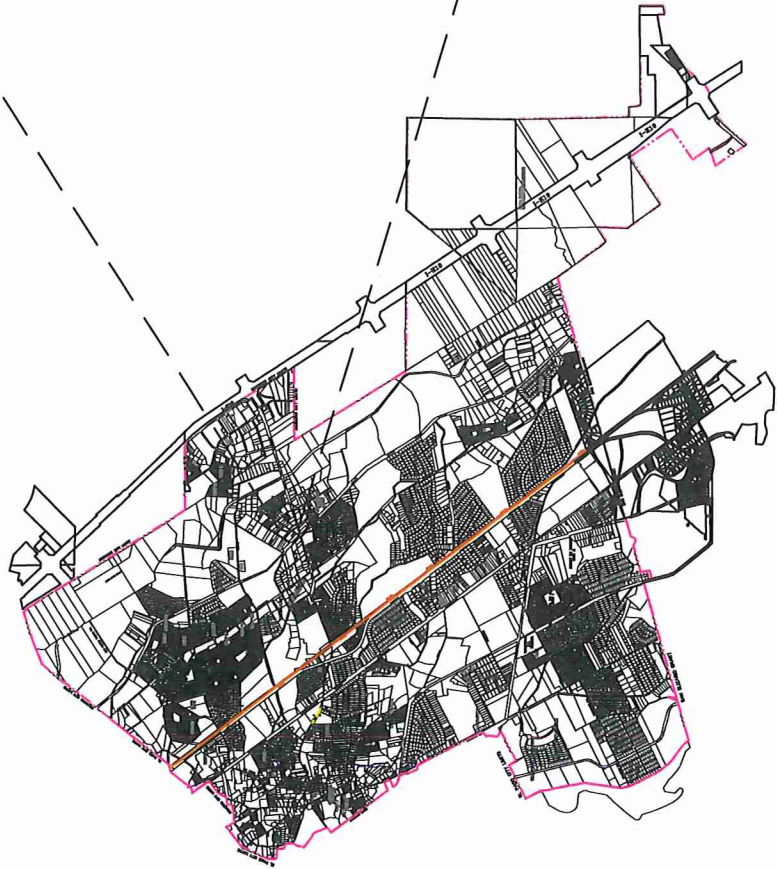
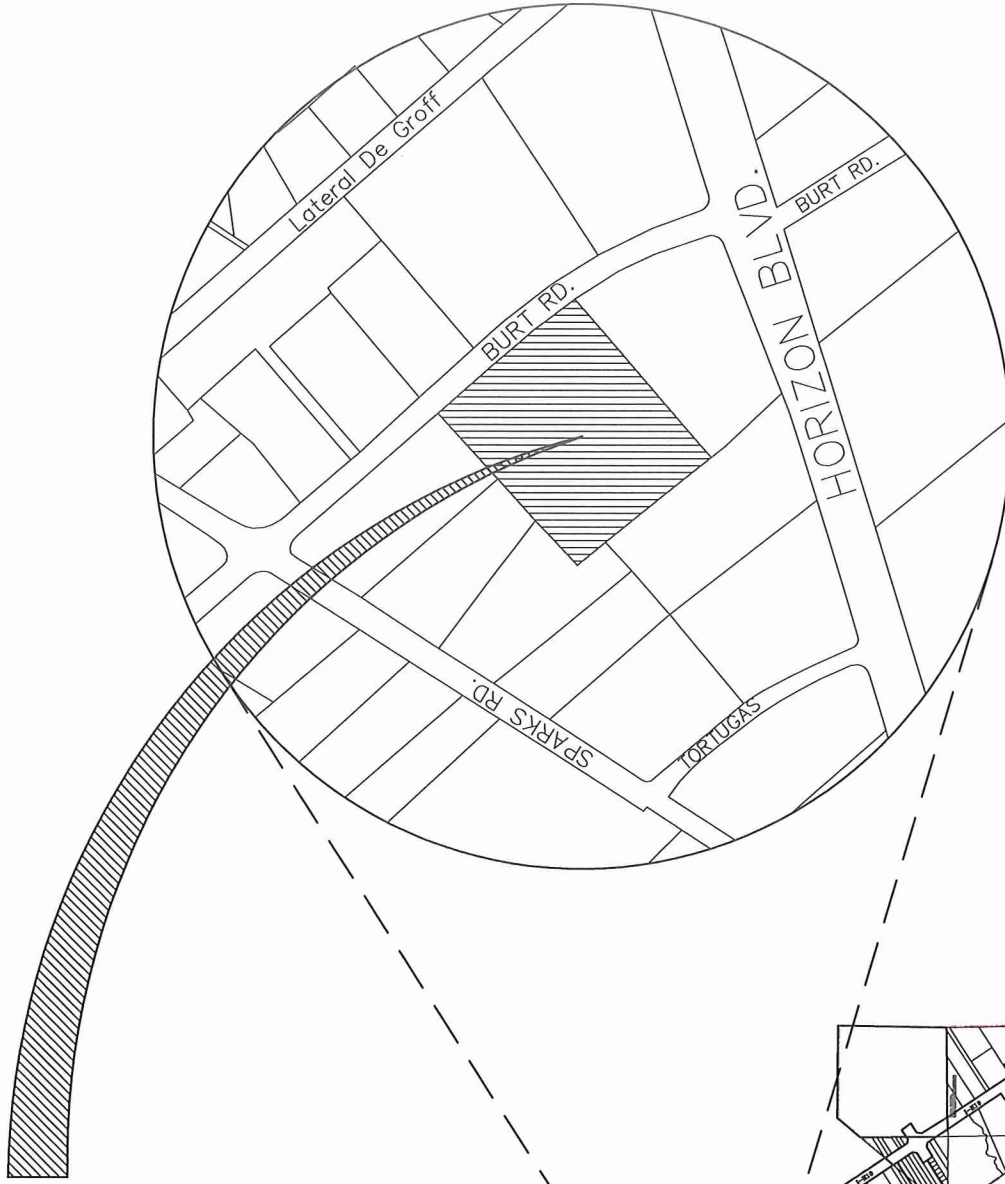
**STAFF RECOMMENDATION:**

The Planning and Zoning Department recommends DENIAL because the following reasons:

- This request is contrary to the Comprehensive Plan.
- There is limited access for ingress/egress on Burt Rd.
- The land must be platted, preferably to include Tract 4C4, to dedicate the necessary additional right-of-way on Burt Rd and/or improve the access from Horizon Blvd.
- Rezoning of this land is not a public necessity and/or interest.



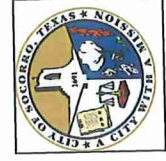
**PROJECT SITE;**  
Tract 4-C-7, Block 3  
Socorro Grant



CITY OF SOCORRO

## LOCATION MAP

Scale: AS SHOWN



October 15, 2019

To: Planning and Zoning Commission of the City of Socorro, TX.

Approximately twenty -one residents of the City of Socorro TX. who currently reside near and around the proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 4-C-7, Block 3, Socorro Grant, from R-1 (Single Family Residential) to C-2 (General Commercial), have signed a petition (Attached) STRONGLY OPPOSSING the rezoning, and we as a community have submitted a signed petition to the Planning and Zoning Commission on this day, October 15,2019.

Our residential rights are being violated and neglected under the current adoption held on September 19, 2019, of an ordinance amending sections 42-67 sections 42-69, 42-102 and 46-633( c ) of the Code of Ordinances of the City of Socorro, Tx. to restrict large commercial vehicle parking and storage within residential and agricultural zoning districts.

My property line is only 6 inches away from the proposed re-zoning mentioned here tonight.

Our residential property and homes are the largest investments we obtain and are at risk of appraisal declination or descent due the scrap metal businesses that is located next to my home. Noise pollutants, eye sores, soil and water contaminants of oil, grease, metals and any other hazardous chemicals obtained and used by large commercial vehicles are negative impacts to our community.

Our irrigation rights are also at risk due to heavy commercial trucks running over our ditches and causing potentially long- term damages due to collapsing, not to mention water contamination of hazardous chemicals reaching our properties during watering seasons causing immediate or long- term dangerous health diseases.

I am asking you as a concerned and caring citizen of the City of Socorro for over 30 yrs. now, to do the right thing and use your better judgement and help our

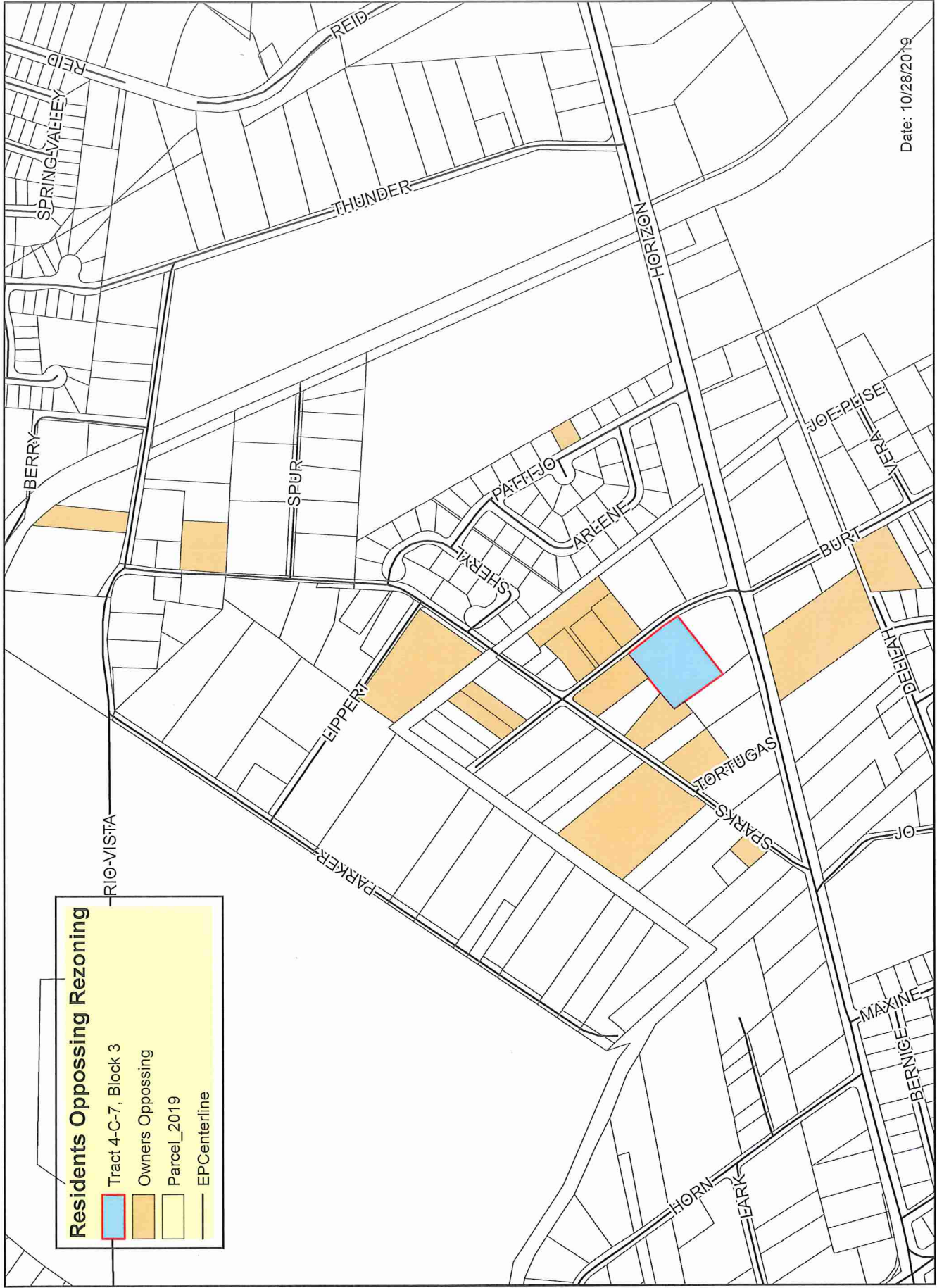


community maintain its' integrity and safe neighborhoods for the betterment of the residents of the City of Socorro.

Respectfully, Mrs. Rebecca Hernandez 822 Sparks Circle, 79927



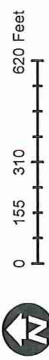
# Residents Opposing The Rezoning Of tract 4-C-7 Block 3



**Residents Opposing Rezoning**

- Tract 4-C-7, Block 3
- Owners Opposing
- Parcel\_2019
- EPCenterline

Date: 10/28/2019



*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:** November 5, 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 10, Mary Lou Park, Block 2, located at 688 Horizon Boulevard.

### SUMMARY

The subject properties pertaining to this request are located approximately 900 feet northwest from the intersection of Horizon Boulevard and North Loop. The property has an estimated area of 9,620 sq. ft. (0.23 acres) and is owned by Carlos Lazo.

### BACKGROUND

Mary Lou Park was recorded in 1971 with 121 residential lots classified as R-1 (SFR) after the City's reactivation in 1986. There have been commercial ventures in this property since 1987.

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**.

The current use of the property is: Commercial.

The proposed use of the property: Commercial plus a Conditional Use Permit for a Mechanic Shop  
Adjacent Land Uses:

North: C-2 (GC), South: R-1 (SFR), East: C-2 (GC), West: R-1 (SFR)

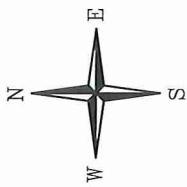
### STATEMENT OF THE ISSUE

Petitioner is asking for a conditional use permit for a mechanic shop. The proposed use requires a conditional use permit.

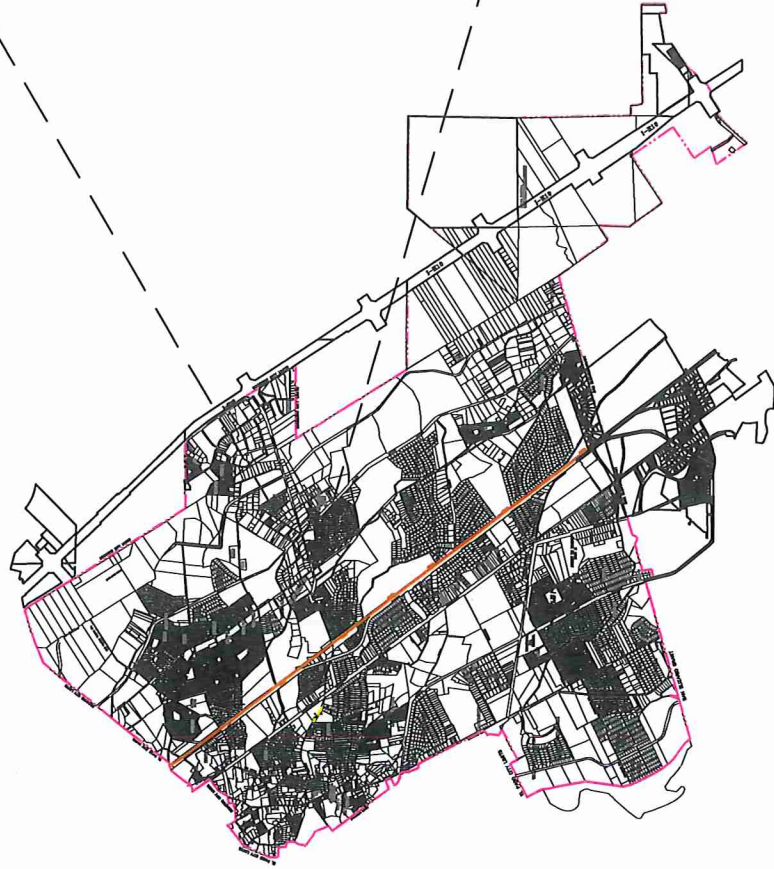
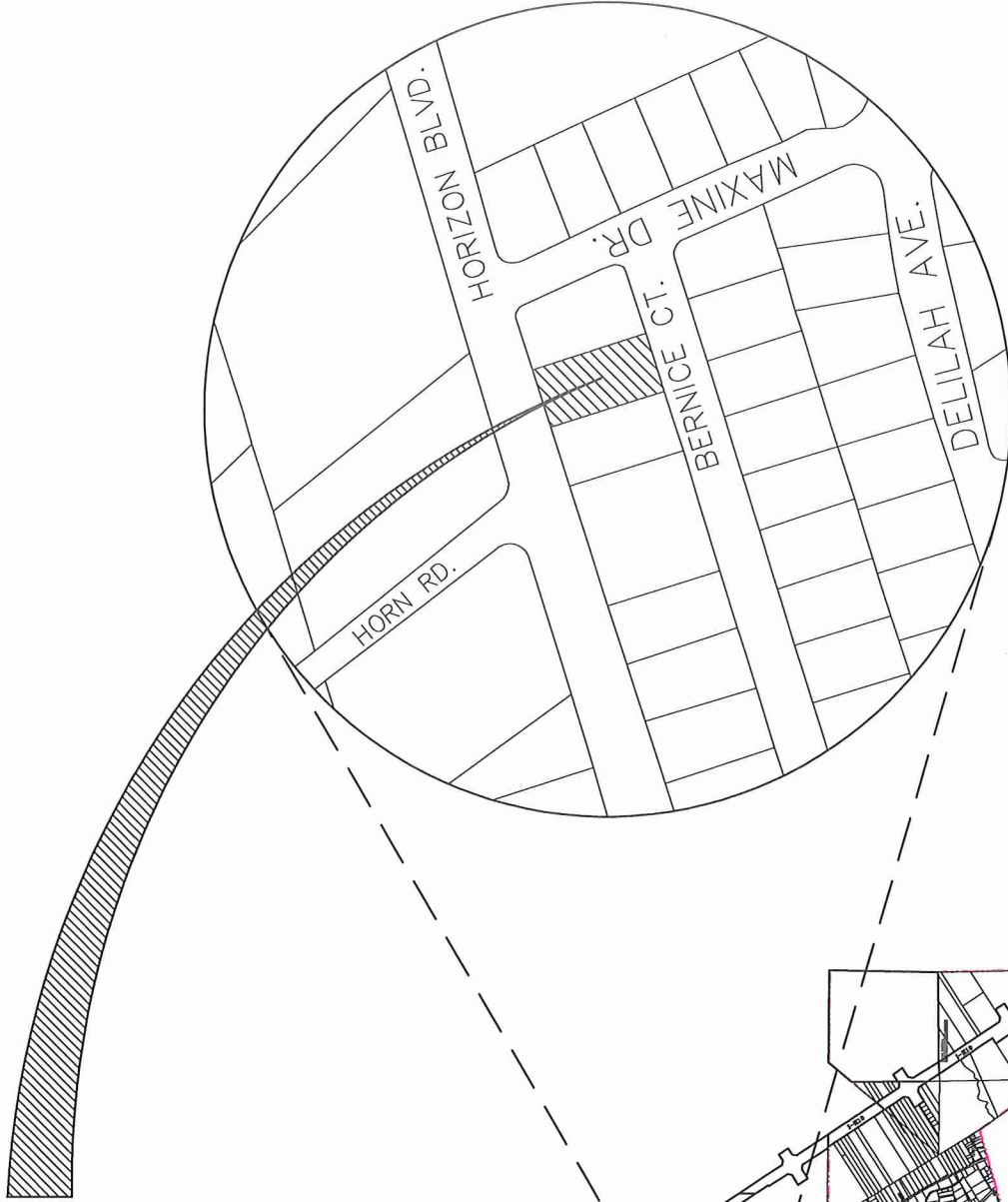
### STAFF RECOMMENDATION:

The Planning and Zoning Department recommends APPROVAL with conditions imposed:

- No mechanic work shall be done outdoors in the rear of the property.
- All access to the mechanic shop shall be through Horizon Blvd.
- All activities shall be conducted within a completely enclosed building.
- 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.



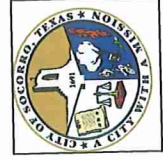
**PROJECT SITE;**  
688 Horizon Blvd.  
Lot 10, Block 2  
Mary Lou Park



CITY OF SOCORRO

# LOCATION MAP

Scale: AS SHOWN





# CONDITIONAL USE PERMIT REQUEST

1. Name: JAIME LAZO Date: 09/12/19

Address: 688 HORIZON BLVD Phone: \_\_\_\_\_

Representative: CARLOS LAZO

Address: 13721 PASEO DEL MAR Phone: 915/996-5197

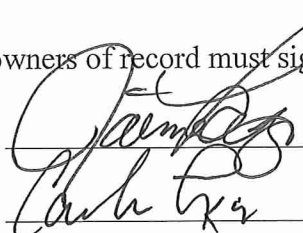
2. Property Location: 688 HORIZON BLVD

Legal Description: 2 MARY LOU PARK LOT 10 Prop ID. 184094

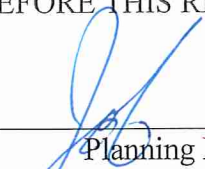
If legal description is not available, a metes and bounds description will be required.

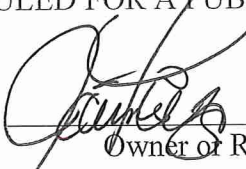
<u>9620</u>	<u>C-2</u>	<u>Window Tinting Shop</u>
Area (Sq. ft. or Acreage)	Current Zoning	Current Land Use
<u>conditional use permit</u>	<u>Automotive MECHANIC SHOP</u>	
Proposed Zoning	Proposed Land Use	

3. All owners of record must sign document.

	_____
<u>Carlos Lazo</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

  
\_\_\_\_\_  
Owner or Representative

9/12/2019  
\_\_\_\_\_  
Date

09/12/19  
\_\_\_\_\_  
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:** November 5, 2019  
**TO:** PLANNING AND ZONING COMMISSION  
**FROM:** Job Terrazas, Building Official  
**CC:** Adriana Rodarte, City Manager

### SUBJECT

Public hearing 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

Las Lunas Subdivision was established in 2008 with 189 lots classified as R-2, Medium Density Residential. The main structure was built in 2010 per the EPCAD.

The current use of the property is: Residential  
The proposed use of the property: Residential plus a CUP for a daycare.

Adjacent Land Uses:

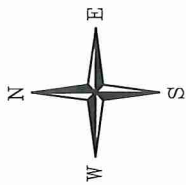
North: R-2, Medium Density Residential,  
South: R-2, Medium Density Residential  
East: R-2, Medium Density Residential,  
West: R-2, Medium Density Residential.

### STATEMENT OF THE ISSUE

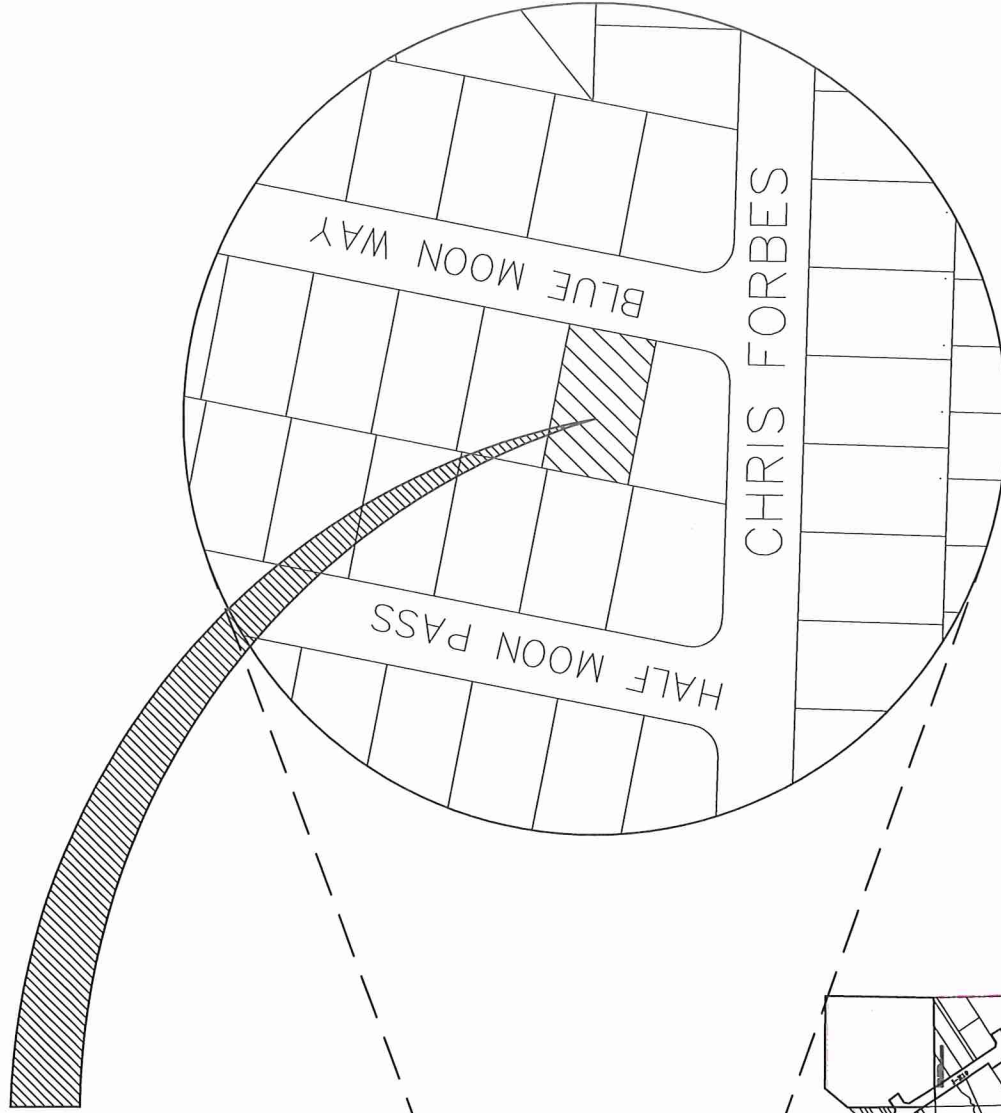
The petitioner is asking for a permit to operate a daycare facility within the property. This use is currently allowed in R-2 with a conditional use permit.

### STAFF RECOMMENDATION:

The Planning and Zoning Department recommends APPROVAL.



PROJECT SITE;  
1002 Blue Moon Way  
Lot 13, Block 5  
Las Lunas Subdivision



CITY OF SOCORRO

# LOCATION MAP

Scale: AS SHOWN







# 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>R-2</u> <del>Residential</del> Current Zoning	<u>R-2i</u> Current Land Use
<u>R-2</u> Proposed Zoning		<u>CUP</u> Proposed Land Use

3. All owners of record must sign document.

Luis Valle \_\_\_\_\_

Dulce E \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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*  
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:** November 5, 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 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

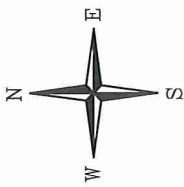
According to the Flood Insurance Rate Maps, the referenced property lies within an area determined to be outside of the 500-year flood plain, more particularly described as Zone X.

### STATEMENT OF THE ISSUE

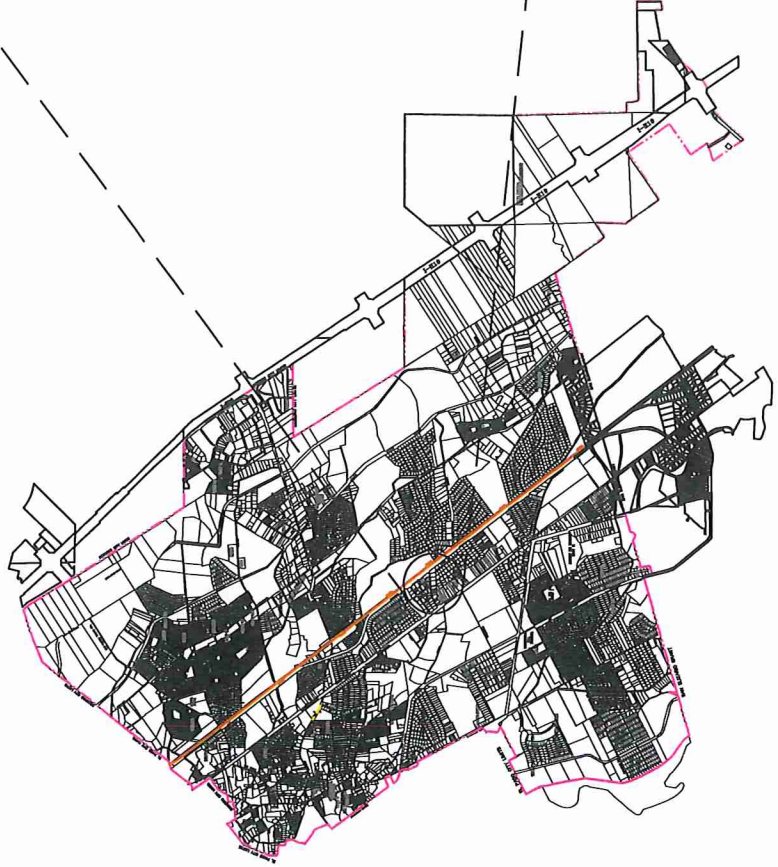
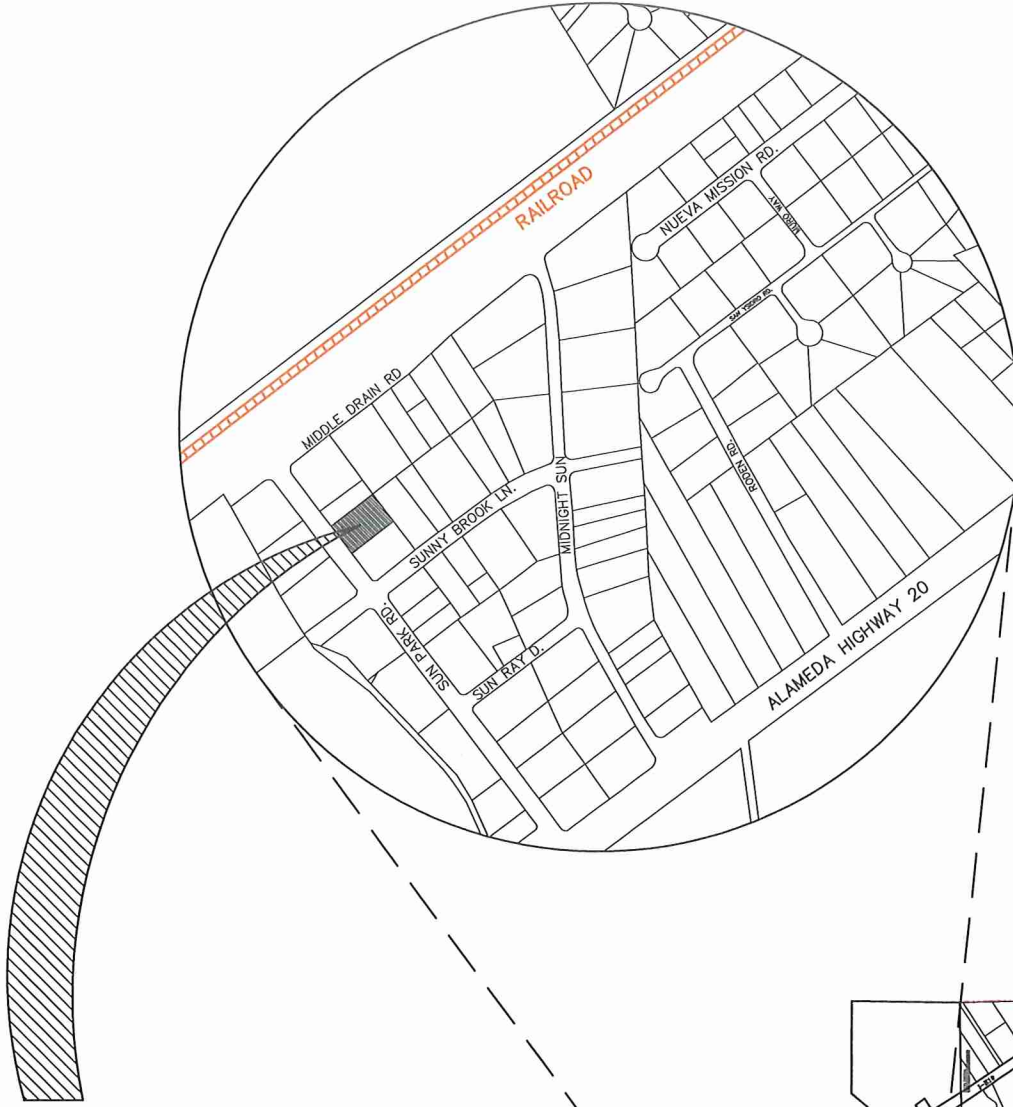
The proposed lot split was requested by the applicant to establish an additional lot for a future investment.

### STAFF RECOMMENDATION

The Planning and Zoning Department recommends APPROVAL.



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



CITY OF SOCORRO

# LOCATION MAP

Scale: AS SHOWN



**METES AND BOUNDS DESCRIPTION OF BAQUERA SUBDIVISION**

Dimensions of a part of land being a part of Lot 11A, Block 2, Almadá Estates Replat "A", City of Socorro, El Paso County, Texas and being more particularly described by metes and bounds as follows: Beginning at the intersection of the West Line of Lot 11A and the North 27°00'00" East along the centerline of Sun Park Road a distance of 30.00 feet to a found from pin marking the "Point of Beginning".

Then North 27°00'00" East along the West Line of Lot 11A a distance of 121.63 feet to a found from pin.

Then South 27°00'00" East along the East Lot Line of Lot 11A a distance of 175.00 feet to a found from pin.

Then South 27°00'00" West along the West Lot Line of Lot 11A a distance of 175.00 feet to a found from pin.

Then North 27°00'00" East along the East Lot Line of Lot 11A a distance of 121.63 feet to a found from pin.

Then South 27°00'00" East along the centerline of Sun Park Road a distance of 30.00 feet to a found from pin marking the "Point of Beginning".

ON-SITE PONDING NOTES AND RESTRICTIONS:  
 1. ALL LOTS IN THIS SUBDIVISION SHALL BE SUBJECT TO THE CITY OF SOCORRO'S ON-SITE PONDING REGULATIONS.  
 2. THE CITY OF SOCORRO IS RESPONSIBLE FOR MAINTAINING ADEQUATE FLOODING CAPACITY FOR ALL LOTS IN THIS SUBDIVISION.  
 3. NO CONSTRUCTION FOR LANDSCAPING SHALL IMPACT RUNOFF FROM ANY LOT IN THIS SUBDIVISION.  
 4. THE CITY OF SOCORRO SHALL BE NOTIFIED IN WRITING OF ANY ON-SITE PONDING REGULATIONS THAT MAY BE APPLICABLE TO ANY LOT IN THIS SUBDIVISION.  
 5. THE CITY OF SOCORRO SHALL BE NOTIFIED IN WRITING OF ANY ON-SITE PONDING REGULATIONS THAT MAY BE APPLICABLE TO ANY LOT IN THIS SUBDIVISION.  
 6. THE CITY OF SOCORRO SHALL BE NOTIFIED IN WRITING OF ANY ON-SITE PONDING REGULATIONS THAT MAY BE APPLICABLE TO ANY LOT IN THIS SUBDIVISION.  
 7. THE CITY OF SOCORRO SHALL BE NOTIFIED IN WRITING OF ANY ON-SITE PONDING REGULATIONS THAT MAY BE APPLICABLE TO ANY LOT IN THIS SUBDIVISION.  
 8. THE CITY OF SOCORRO SHALL BE NOTIFIED IN WRITING OF ANY ON-SITE PONDING REGULATIONS THAT MAY BE APPLICABLE TO ANY LOT IN THIS SUBDIVISION.  
 9. THE CITY OF SOCORRO SHALL BE NOTIFIED IN WRITING OF ANY ON-SITE PONDING REGULATIONS THAT MAY BE APPLICABLE TO ANY LOT IN THIS SUBDIVISION.  
 10. THE CITY OF SOCORRO SHALL BE NOTIFIED IN WRITING OF ANY ON-SITE PONDING REGULATIONS THAT MAY BE APPLICABLE TO ANY LOT IN THIS SUBDIVISION.

DATE: SEP. 4, 1991  
 FLOOD ZONE: X FEMA PANEL NO. 4802L2C20B

**BAQUERA SUBDIVISION**

BEING A REPLAT OF  
 LOT 11A, BLOCK 2,  
 ALMADA ESTATES REPLAT "A"  
 CITY OF SOCORRO,  
 EL PASO COUNTY, TEXAS  
 CONTAINING: 21,285.28 Sq. Ft. OR 0.488 ACRES

**DEDICATION  
 STATE OF TEXAS  
 COUNTY OF EL PASO**

Manuel Calderon, P.E., R.P.L.S.,  
 Registered Professional Engineer No. 42333  
 I hereby certify that all instruments are in place.

**ACKNOWLEDGEMENT**  
 STATE OF TEXAS  
 COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Juan Calderon known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he 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 212.0055 of the Texas Local Government Code, made this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

City of Socorro Representative \_\_\_\_\_ Secretary \_\_\_\_\_

**CITY OF SOCORRO  
 CERTIFICATE OF PLAT APPROVAL  
 UNDER TEXAS LOCAL GOVERNMENT CODE 212.005(9)**

We, the undersigned certify that this plat of Baquera Subdivision was reviewed and approved by the City of Socorro on \_\_\_\_\_ day of \_\_\_\_\_, 2019, A.D.

Attest: \_\_\_\_\_ Date \_\_\_\_\_  
 \_\_\_\_\_ Date \_\_\_\_\_  
 Mayor of the City of Socorro  
 Secretary of the City of Socorro

**COUNTY CLERK'S RECORDING CERTIFICATE**

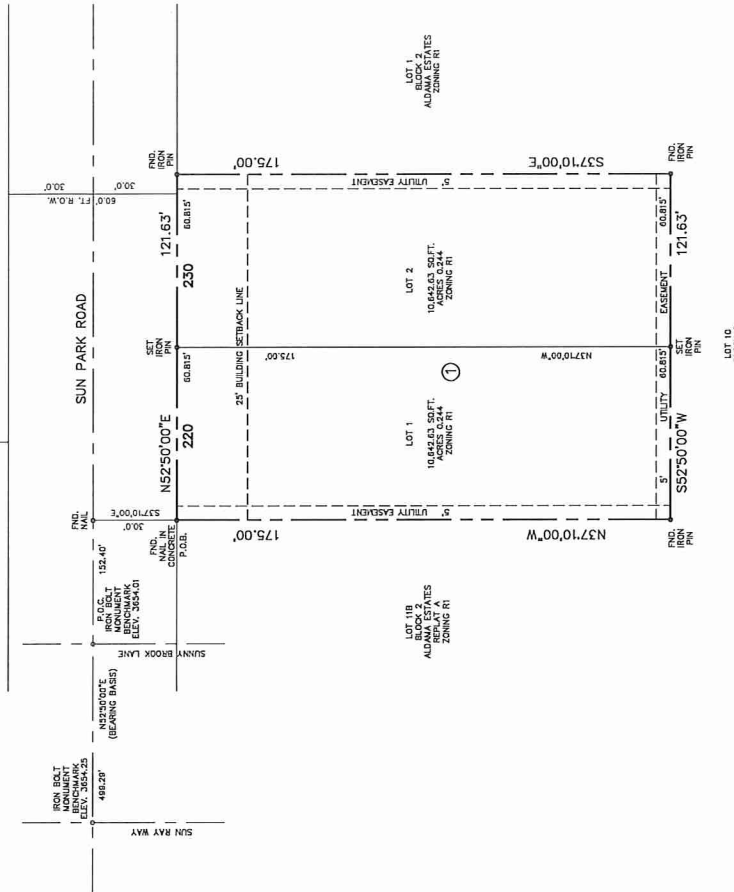
This certificate was filed for record on \_\_\_\_\_ of the plat records of El Paso County, and was recorded in Dec. \_\_\_\_\_ of the plat records of El Paso County.

El Paso County, Clerk \_\_\_\_\_ Date \_\_\_\_\_

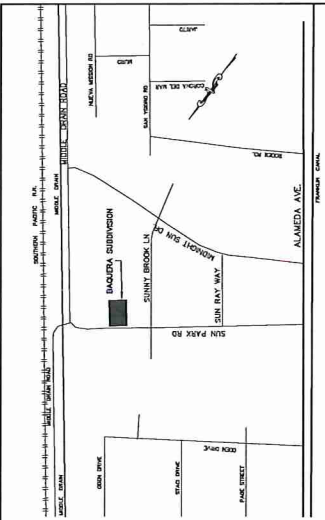
Prepared by and under the supervision of Manuel Calderon, P.E., R.P.L.S.,  
 Registered Professional Engineer No. 42333  
 I hereby certify that all instruments are in place.

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

PLAT NUMBER: 117-01-01  
 INSTRUMENT NO.: 2019-0000000000  
 OFFICE: VP-07



LOCATION MAP SCALE= 1"=600"



NAME OF SUBDIVIDER:  
 Juan Calderon  
 City of Socorro, Texas 78927

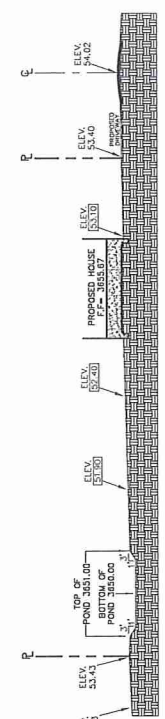
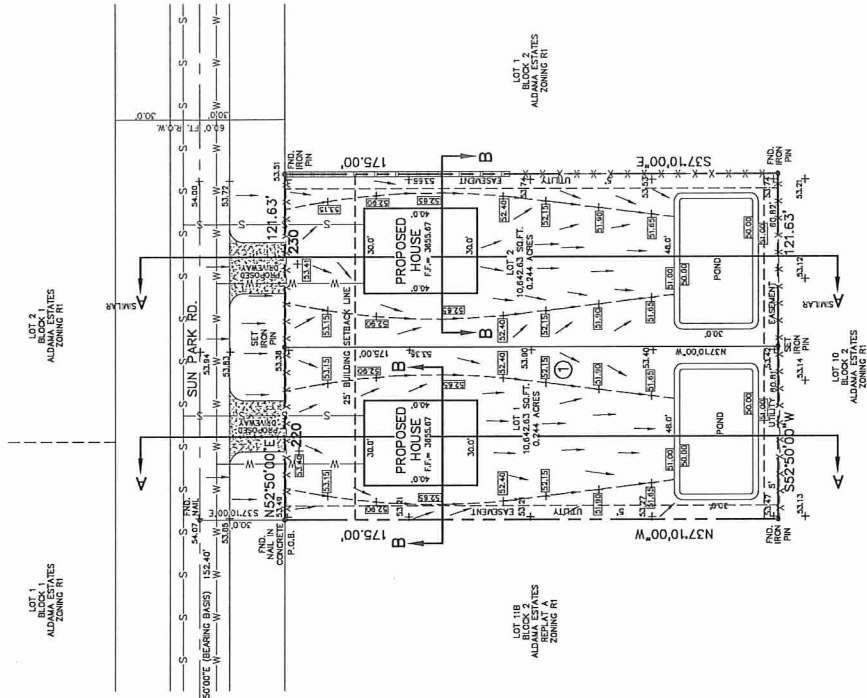
Texas Licensed Surveying Firm No. 10020046  
 Texas Registration Engineering Firm No. 1-5708  
 3031 TRAWOOD DR. EL PASO, TX 79906 (979) 655-7552  
 EMAIL: calderonengineering@abccbs.com

**Calderon Engineering**

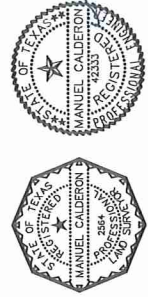
# PRELIMINARY BAQUERA SUBDIVISION

BEING A REPLAT OF  
LOT 11A, BLOCK 2,  
ALDAMA ESTATES REPLAT "A"  
CITY OF SOCORRO,  
EL PASO COUNTY, TEXAS  
CONTAINING: 21,285.26 Sq. Ft. OR 0.488 ACRES

BRINKAS CALCULATIONS  
BUILDING PAD: 1,200 S.F.  
DRIVEWAY: 360 S.F.  
1/2 ABUTTING R.O.W.: 1,825 S.F.  
TOTAL WATERSHED AREA: 12,488 S.F.  
AVERAGE RUN-OFF COEFFICIENT:  
C = 0.50  
REQUIRED PONDING AREA CAPACITY:  
Q = 12  
DESIGNED POND CAPACITY:  
TOP OF POND: 3651.00 AC. FT.  
BOTTOM OF POND: 3650.00 AC. FT.  
VOLUME: 0.07 AC-FT



Prepared by and under the supervision of Manuel Calderon, P.E., R.P.L.S.,  
Registered Professional Engineer No. 42333  
I hereby certify that all instruments are in place.



NAME OF SUBDIVIDER:  
Juan Baquera  
1000 Spicewood Place  
CITY OF SOCORRO, TEXAS 78877

Texas Licensed Surveying Firm No. 102020-00  
Texas Registration Engineering Firm No. F-5758  
3031 TRAMWOOD DR. EL PASO, TX. 79936 (816) 855-7552  
EMAIL: calderonengineering@bbbsccs.com

## Calderon Engineering

DATE PREPARED: JULY 20, 2019  
MANUEL CALDERON  
OFFICE: VP-07

### METES AND BOUNDS DESCRIPTION OF BAQUERA SUBDIVISION

Description of a parcel of land being all of Lot 11A, Block 2, Aldama Estates Replat "A", City of Socorro, El Paso County, Texas, containing more particularly described by metes and bounds as follows: Commencing at a found from last monument marking the center-line of Sun Park, Road and Sunny Brook Lane, Thence North 50°20'00" East a distance of 300.00 feet to a found from pin marking the Point of Beginning; Thence South 27°10'00" East a distance of 112.63 feet to a found from pin; Thence South 27°10'00" East along the East line of Lot 11A a distance of 175.00 feet to a found from pin; Thence South 62°00'00" West along the South line of Lot 11A a distance of 121.63 feet to a found from pin; Thence North 27°10'00" West along the West line of Lot 11A a distance of 175.00 feet to a found from pin; Thence North 27°10'00" East a distance of 300.00 feet to a found from pin marking the Point of Beginning.

### ON-SITE PONDING NOTES AND RESTRICTIONS:

1. ALL OWNERS ARE RESPONSIBLE FOR MAINTAINING ADEQUATE PROVISIONS FOR PONDING CAPACITY AND FOR THE PROTECTION OF THE PONDING AREA.
2. NO CONTRIBUTION TO LANDSCAPING SHALL BE MADE FROM THE PONDING AREA TO ANY ADJACENT PROPERTY.
3. ON-SITE PONDING AREAS SHALL HAVE A MINIMUM ONE (1) VERTICAL TO ONE (1) HORIZONTAL SLOPE TO THE PONDING AREA.
4. AN ON-SITE POND, NO MORE THAN FIFTY PERCENT (50%) OF THE AREA OF THE PONDING AREA, SHALL BE PROVIDED FOR THE PONDING AREA.
5. IMPROVEMENTS, OTHER THAN PONDING, SHALL BE PROVIDED BY THE OWNER OF THE PONDING AREA.
6. ANY OTHER IMPROVEMENTS IN WRITING BY THE CITY OF SOCORRO, TEXAS, SHALL BE PROVIDED BY THE OWNER OF THE PONDING AREA.
7. OWNER OF PROPERTY UTILIZING ON-SITE PONDING WAIVES ANY CLAIM FOR DAMAGE TO ADJACENT PROPERTY RESULTING FROM THE PONDING AREA.
8. THE CITY OF SOCORRO, TEXAS, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PONDING AREA.
9. THE CITY OF SOCORRO, TEXAS, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PONDING AREA.
10. THESE ON-SITE PONDING COVENANTS SHALL BE FILED IN THE COUNTY CLERK'S OFFICE.

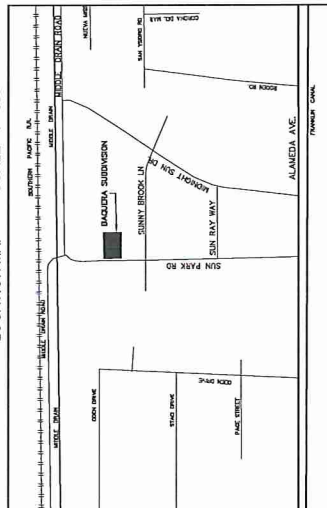
FLOOD ZONE: X FEMA PANEL NO. 480212-0254B  
DATE: SEP. 4, 1991

LEGEND:

●	IRON PIN SET
○	IRON PIN FOUND
○	FND. NAIL
—S—	SEWER LINE
—W—	WATER LINE
-X-Y-	C.L. FENCE

SCALE 1" = 30'

### LOCATION MAP SCALE= 1"=600'





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. Baquero / Valcore Properties IIc.

Home Address: 1036 Spur Place

Phone Number: (915) 276-7379

1. Legal description of property to be subdivided: Lot 11A Blk Z  
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**

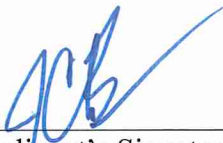
1. Plat of proposed subdivision done by a registered land surveyor showing existing easements.
2. Title guarantee by a Certified Abstractor showing that the subdivider owns or controls the proposed property and that the property is free from any liens or other encumbrances.
3. Property deed of proposed 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. 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	<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

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**