

*Elia Garcia*  
Mayor

*Rene Rodriguez*  
Representative  
At Large

*Cesar Nevarez*  
District 1  
Mayor Pro Tem



*Ralph Duran*  
District 2

*Victor Perez*  
District 3

*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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**SUPPLEMENTAL NOTICE OF MEETING BY VIRTUAL SERVICES**

**IN ACCORDANCE WITH ORDER OF THE OFFICE OF THE GOVERNOR ISSUED MARCH 16, 2020, THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOCORRO WILL CONDUCT THE MEETING SCHEDULED FOR TUESDAY JUNE 2, 2020, AT 5:30 PM BROADCASTED FROM CITY HALL CHAMBERS, 860 RIO VISTA RD., SOCORRO, TEXAS VIA TELEPHONE CONFERENCE AND LIVE STREAMED IN ORDER TO ADVANCE THE PUBLIC HEALTH GOAL OF LIMITING THE NUMBER OF PEOPLE PHYSICALLY PRESENT AT OUR LOCATION (ALSO CALLED "SOCIAL DISTANCING") TO SLOW THE SPREAD OF THE CORONAVIRUS (COVID-19). THERE WILL BE NO PHYSICAL PUBLIC ACCESS TO THE LOCATION DESCRIBED ABOVE.**

**THIS WRITTEN NOTICE, THE MEETING AGENDA, AND THE AGENDA PACKET, ARE POSTED ONLINE AT [HTTP://CI.SOCORRO.TX.US/2020-PLANNING-AND-ZONING-COMMISSION-AGENDAS](http://ci.socorro.tx.us/2020-planning-and-zoning-commission-agendas) THE PUBLIC CAN ACCESS THE MEETING BY CALLING TOLL FREE-NUMBER 844-854-2222 ACCESS CODE 323610.**

**THE PUBLIC MUST CALL IN 844-854-2222 ACCESS CODE 323610 BY 5:00 PM MOUNTAIN STANDARD TIME (MST) ON JUNE 2, 2020 TO SIGN UP FOR PUBLIC COMMENT AND THE AGENDA ITEM THEY WISH TO COMMENT ON. THE PUBLIC THAT SIGNED UP TO SPEAK WILL BE CALLED UPON BY THE PRESIDING OFFICER DURING THE MEETING.**

Notice is hereby given that a regular meeting of the Planning and Zoning Commission of the City of Socorro, Texas will be held **Tuesday, June 2, 2020** at 5:30 p.m. broadcasted from 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.

**REGULAR MEETING AGENDA - SOCORRO PLANNING & ZONING COMMISSION**  
**June 2, 2020 at 5:30 PM**

3. **CONSENT AGENDA**

(a) Consider and Take Action:

On the approval of meeting minutes for the May 19, 2020 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 2, 3, 4, 7, 7A, 8, 8A, 9, 10, 11, 12A, 13, 13A, 13A2, 14, and 14A, Block 5, Socorro Grant, from A1/C2 to C2/M2 for Eastlake Village.

(c) Consider and Take Action:

On the Public hearing request for Haciendas de Valle Unit 2 Replat D, being all of Lot 12, Block 3, Haciendas del Valle Unit 2, located at 11711 Valle del Paseo for a lot split.

(d) Consider and Take Action:

On the Public hearing request for Haciendas de Valle Unit 2 Replat E, being all of Lot 14, Block 3, Haciendas del Valle Unit 2, located at 11661 Valle del Paseo for a lot split.

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.

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 29<sup>th</sup>, day of May 2020.



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

DATE & TIME POSTED: 5-29-2020 3:00 p.m. /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

May 19, 2020

Members Present	Members Absent	Staff Present	Others Present
David Estrada Arturo Lafuente Andrew Arroyos Enrique Cisneros	Ernest Gomez Daniel Lopez	Job Terrazas Via Livestream Sergio Morales Mayela Granados Esteban Gonzales	Merwan Bhatti Via Livestream

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

Chairperson Mr. Arturo Lafuente called the meeting to order at 5:44 p.m.

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

No one spoke at this time.

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

**On the approval of meeting minutes for the April 21, 2020 and May 5, 2020 Planning and Zoning Commission meeting.**

A motion was made by Mr. Arturo Lafuente to approve, seconded by Mr. Andrew Arroyos. Motion was carried with 4 commissioners present in favor.

**4. Regular Agenda – Discussion and Action:****a. Public Hearing - Rezoning:**

Consider and Take Action on the public hearing for the proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 9, Socorro Grant, Block 17, located at 10143 Socorro Road from R-1 (Single Family Residential) to C-1 (Light Commercial) to allow parking of semi-trucks.

**PUBLIC HEARING OPEN: 5:57 p.m.** Miriam Cruz stated that Socorro Rd. is a small road and she was not in favor of this item. Isidro Torres the applicant stated that there are other areas like his property close by that are approved to conduct business and he would like the same consideration.

**PUBLIC HEARING CLOSE: 6:00 p.m.**

A motion was made by Mr. Arturo Lafuente to deny, seconded by Mr. David Estrada. Motion was carried with all commissioners in favor.

**b. Public Hearing - Rezoning:**

Consider and Take Action on the public hearing for the proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 4-B, Socorro Grant, Block 27, from A-1 (Agricultural) to R-1 (Single Family Residential) for a new development.

**PUBLIC HEARING OPEN: 6:05 p.m.** Manuela Martinez stated she has lived there for 30 years and she is not in favor of this zoning change and what is going to happen there. Ruby Zuniga stated that it seems they have started cleaning lots since about March and building retaining walls, she would like to know what is actually happening and she feels as constituents they are not being taken into consideration and for the past 30 years nothing has been honored from what was said in the past. Miriam Cruz asked if someone could please explain to the ladu what is going on because she thinks her house is being taken away, and since this is a smaller subdivision compared to other ones, are they going to be required to submit a traffic impact analysis since Socorro Road is the main street and close to that subdivision. Jose Castellon commented he came in late to the conversation and that on building in an Agricultural area if he's required to install driveways.

**PUBLIC HEARING CLOSE: 6:11 p.m.**

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

**c. Plat Approval:**

Consider and Take Action on the plat approval for Mendivil Subdivision, being all of lot 7M, Block 12, Socorro Grant, located at 11408 Haney Road.

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

**d. Plat Approval:**

Consider and Take Action on the preliminary plat approval for Pilot Express Subdivision, being a 12.92 ac. Tract of land in Robert E. Nix Survey No. 304 ABST 7893 and Robert E. Nix Survey No. 305 ABST 7892 in El Paso County, Texas.

Miriam Cruz had a question about the easement for access from the back to the front of the property be incorporated or will the City wait until that is actually in place before taking it to City Council to get it approved only because what happens if they sell the front property to someone and the rear property to someone else and all of a sudden we have a landlocked property.

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

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

Mr. Aurturo Lafuente said he still had concerns about the new development on North Loop Drive by Ferrell Gas and was wondering if TXDOT was going to install a light by that area because he feels it will be very necessary for the development

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

Various subjects were discussed.

**7. Excuse absent commission members.**

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

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

A motion to adjourn was made by Mr. Enrique Cisneros, seconded by Mr. Arturo Lafuente. Motion was carried with all commissioners in favor. Meeting adjourned at 6:48 p.m.

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Arturo Lafuente, Chairperson

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Sergio Morales, Secretary

*Elia Garcia*  
Mayor

*Rene Rodriguez*  
Representative  
At Large

*Cesar Nevarez*  
District 1  
Mayor Pro-Tem



*Ralph Duran*  
District 2

*Victor Perez*  
District 3

*Yvonne Colon-Villalobos*  
District 4

*Adriana Rodarte*  
City Manager

**DATE:** June 2, 2020  
**TO:** PLANNING AND ZONING COMMISSION  
**FROM:** Job Terrazas, Building Official  
**CC:** Adriana Rodarte, City Manager

**SUBJECT:**

Public hearing request for the proposed Amendment to the City of Socorro's Master Plan and rezoning of Tracts 2, 3, 4, 7, 7A, 8, 8A, 9, 10, 11, 12A 13, 13A, 13A2, 14 and 14A, Block 5, Socorro Grant from A1/C2 to C2/M2 for Eastlake Village.

**SUMMARY:**

The property matter of this request is north of Nuevo Hueco Tanks. This property has an estimated area of 12,308,749 sf. (282.57 acres), owned by Lower East Valley Holding Co. LLC.

**BACKGROUND:**

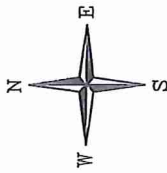
A complete background will be presented before the board once we receive the authorization to proceed with the Public Hearing.

**STATEMENT OF THE ISSUE:**

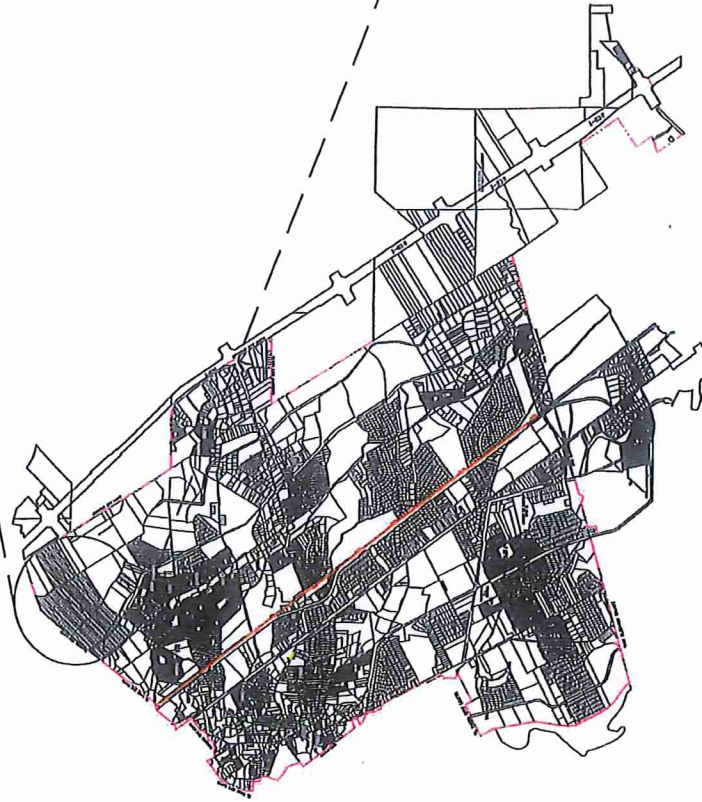
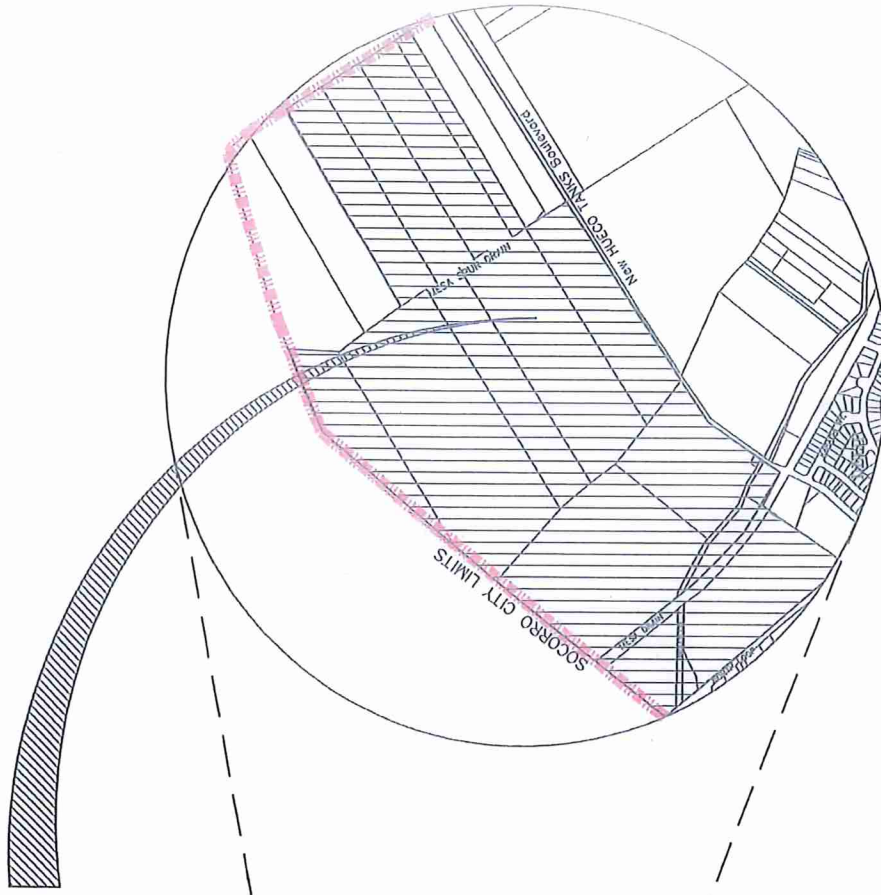
The statement will be provided once the research has been carried out.

**STAFF RECOMMENDATION:**

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



PROJECT SITE;  
Eastlake Village  
Tracts 2,3,4,7,7A,8,8A,9,10,  
11,12A,13,13A,13A2,14 & 14A, Blk.5  
Socorro Grant



CITY OF SOCORRO

## LOCATION MAP

Scale: AS SHOWN



Planning and Zoning Department

503 N. 13th Vista Socorro, Texas 78727 TEL: (512) 772-5331 FAX: (512) 772-5277







## PLANNING AND ZONING DEPARTMENT

### Request for Rezoning

1. Name: LOWER EAST VALLEY HOLDING Co., LLC  
 Address: 337 E. BORDERLAND DRIVE # 7 Phone: 915-474-1404  
 Representative: CEA GROUP  
 Address: 813 N. KANSAS ST. STE. 300 Phone: 915-544-5232  
 BEING ALL OF TRACTS 2, 3, 4, 7, 7A, 8, 8A, 9, 10, 11, 12A, 13  
 2. Property Location: 13A, 13A2, 14 AND 14A, BLOCK 5, SOCORRO GRANT,  
EL PASO COUNTY, TEXAS  
 Legal Description: \_\_\_\_\_

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

<u>283.86</u> Area (Sq. ft. or Acreage)	<u>A1, C2</u> Current Zoning	<u>VACANT</u> Current Land Use
<u>C2, M2</u> Proposed Zoning	<u>COMMERCIAL, INDUSTRIAL/MANUFACTURING</u> Proposed Land Use	

3. All owners of record must sign document.

\_\_\_\_\_  
 \_\_\_\_\_

Each item on this form must be completed and all exhibits must be submitted before this request can be scheduled for a public hearing.

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

**ALL FEES ARE NONREFUNDABLE**

*Elia Garcia*  
Mayor

*Rene Rodriguez*  
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At Large

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*Ralph Duran*  
District 2

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*Yvonne Colon-Villalobos*  
District 4

*Adriana Rodarte*  
City Manager

**DATE:** June 2, 2019  
**TO:** PLANNING AND ZONING COMMISSION  
**FROM:** Job Terrazas, Building Official  
**CC:** Adriana Rodarte, City Manager

**SUBJECT**

Public hearing request for Haciendas del Valle Unit 2 Replat D, being all of Lot 12, Block 3, Haciendas del Valle Unit 2, located at 11711 Valle del Paseo for a lot split.

**SUMMARY**

The subject property is located about 1,500' feet southwesterly from North Loop. The property has an estimated area of 0.5157 acres and is owned by Jacqueline Gonzales.

**BACKGROUND**

The proposed land division is as follows:

Lot # 1 Area.....	10,000 sq. ft. or 0.2296 acres
Lot # 2 Area.....	12,463 sq. ft. or 0.2861 acres
Total Area.....	22,463 sq. ft. or 0.5157 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.

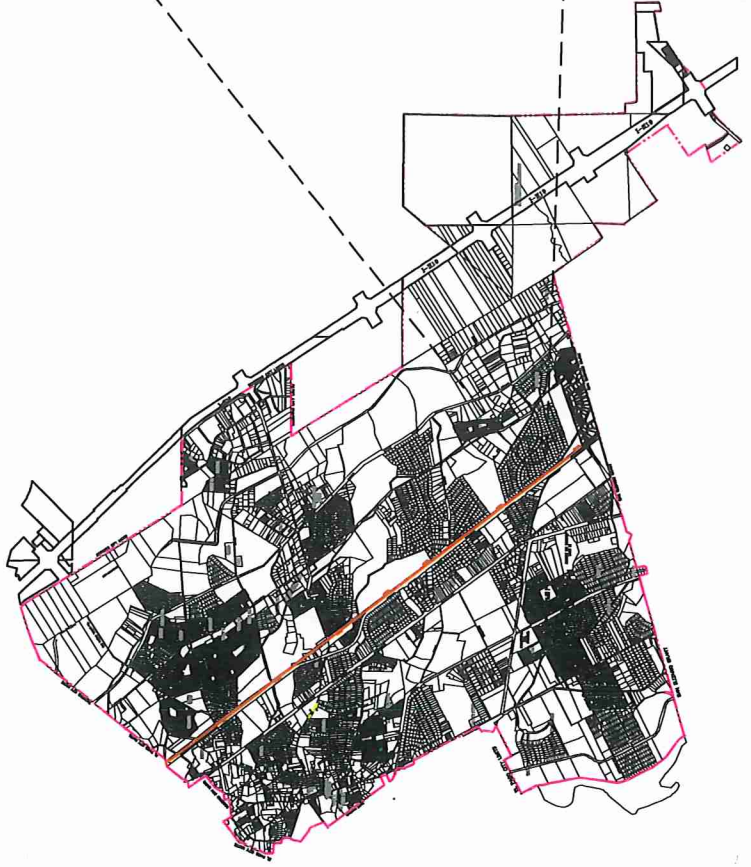
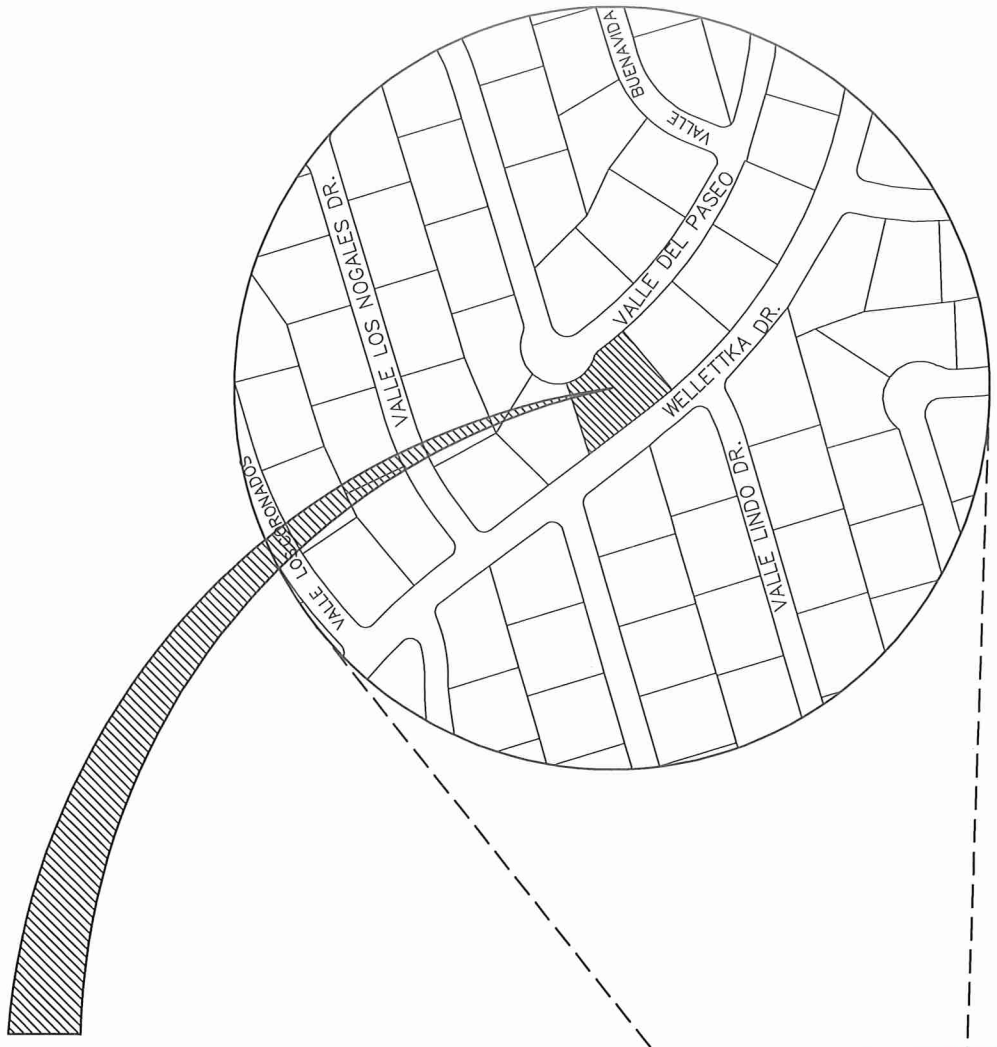
**STATEMENT OF THE ISSUE**

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 applicant to split the property in half.

PROJECT SITE;  
Haciendas Del Valle U-2 Replat D  
Lot 12, Block 3  
Haciendas Del Valle



CITY OF SOCORRO

# LOCATION MAP

Scale: AS SHOWN







SUBDIVISION SUMMARY PROCEDURE  
MUNICODE SECTION 38-13

Section 38-13 - Summary procedure.

- (a) Pursuant to V.T.C.A., Local Government Code § 212.0065, the city council has authorized the city building official or his designee to approve:
- (1) Amending plats described in V.T.C.A., Local Government Code § 212.016.
  - (2) Minor plats involving four or fewer lots fronting on an existing street and not requiring the creation of any new streets or extension of city facilities.
  - (3) Replats under V.T.C.A., Local Government Code § 212.0145 that do not require the creation of any new streets or extension of city facilities.
  - (4) Certificates of plat compliance issued pursuant to V.T.C.A., Local Government Code § 212.0115.
- (b) The building official may instead for any reason elect to, and if the building official fails to approve the plat he shall, present the plat to the city planning commission for review and recommendation and, thereafter, the city council will consider final approval.
- (c) The building official is authorized under this section only to approve those applications specified herein, and not to disapprove amending plats, minor plats or replats. If the building official does not approve an application under this section, such application must be referred to the city planning commission.

(Ord. No. 77, § 15, 5-1-1989; Amd. No. 4, § I, 8-17-2000)

**LOT SPLIT APPLICATION**

Date: May 12, 2020

Name of Subdivider: GONZALES, JACQUELINE

Home Address: 11711 VALLE DEL PASEO DRIVE, SOCORRO, TX 79927

Phone Number: ( 915 ) 633-3273

1. Legal description of property to be subdivided: HACIENDAS DEL VALLE UNIT TWO, BLOCK 3,  
LOT 12
2. Present zoning: \_\_\_\_\_ Area (Sq. Ft.) 22,463 Present Land Use RESIDENTIAL
3. Proposed land division:  
    Lot 1 Area: 10,000 sq. ft. \_\_\_\_\_ Acres  
    Lot 2 Area: 12,463 sq. ft. \_\_\_\_\_ Acres  
    Total Area: \_\_\_\_\_ 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. 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: \$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

5-26-2020

Date



*Elia Garcia*  
Mayor

*Rene Rodriguez*  
Representative  
At Large

*Cesar Nevarez*  
District 1  
Mayor Pro-Tem



*Ralph Duran*  
District 2

*Victor Perez*  
District 3

*Yvonne Colon-Villalobos*  
District 4

*Adriana Rodarte*  
City Manager

**DATE:** June 2, 2019  
**TO:** PLANNING AND ZONING COMMISSION  
**FROM:** Job Terrazas, Building Official  
**CC:** Adriana Rodarte, City Manager

### SUBJECT

Public hearing request for Haciendas del Valle Unit 2 Replat E, being all of Lot 14, Block 3, Haciendas del Valle Unit 2, located at 11661 Valle del Paseo for a lot split.

### SUMMARY

The subject property is located about 1,350' feet southwesterly from North Loop. The property has an estimated area of 0.5061 acres and is owned by Jacqueline Gonzales.

### BACKGROUND

The proposed land division is as follows:

Lot # 1 Area.....	11,021 sq. ft. or 0.2530 acres
Lot # 2 Area.....	11,021 sq. ft. or 0.2530 acres
Total Area.....	22,044 sq. ft. or 0.5061 acres

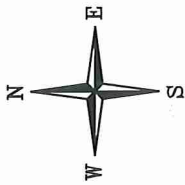
According to the Flood Insurance Rate Maps, the referenced property lies within an area determined to be outside of the 500-year flood plain, more particularly described as Zone X.

### STATEMENT OF THE ISSUE

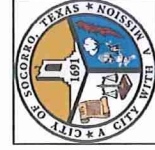
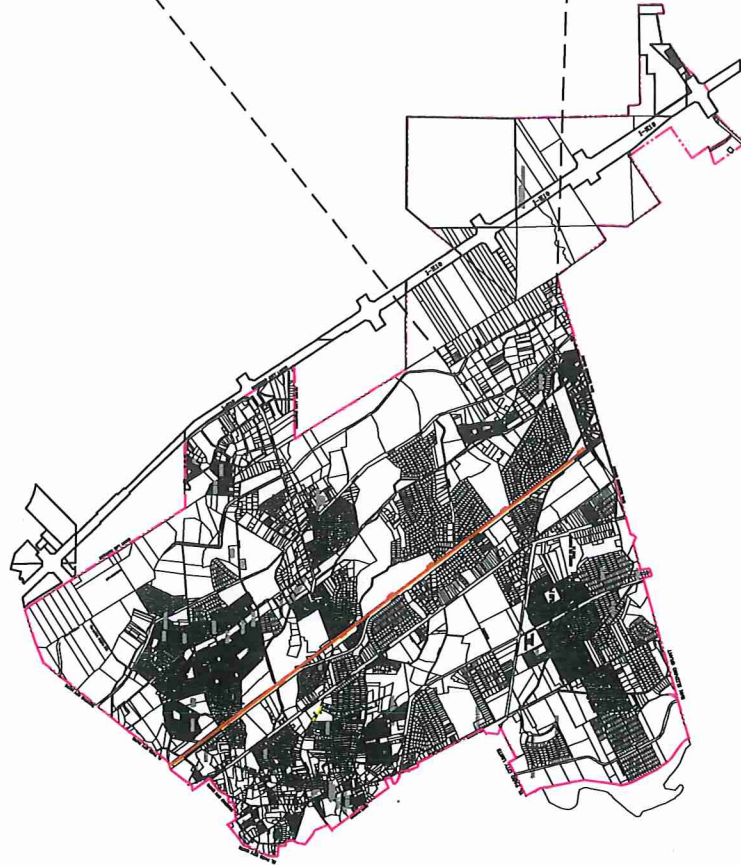
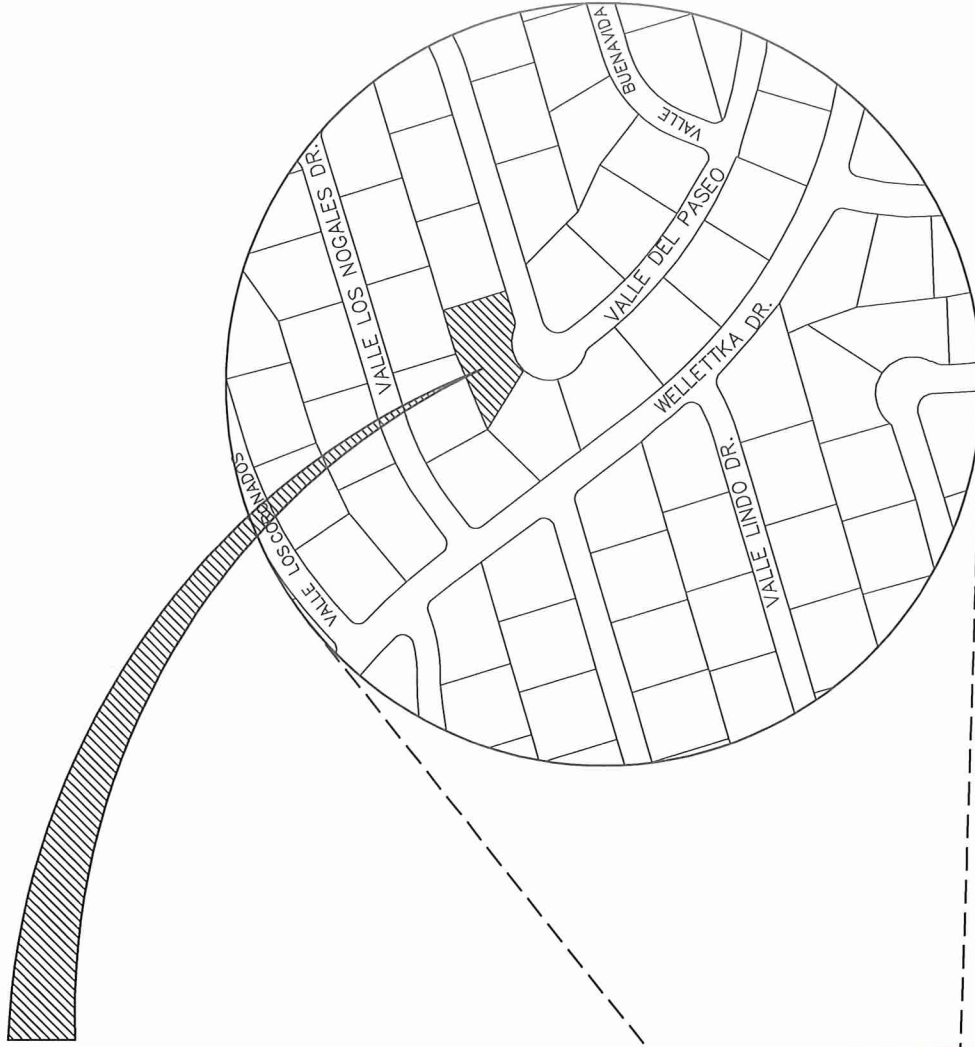
The proposed lot split was requested by the applicant to establish an additional lot for a future investment.

### STAFF RECOMMENDATION

The Planning and Zoning Department recommends APPROVAL to allow the applicant to split the property in half.



**PROJECT SITE;**  
Haciendas Del Valle U-2 Replat E  
Lot 14, Block 3  
Haciendas Del Valle



**CITY OF SOCORRO**

## **LOCATION MAP**

Scale: AS SHOWN

# HACIENDAS DEL VALLE UNIT 2 REPLAT "E"

BEING A REPLAT OF LOT 14, BLOCK 3  
HACIENDAS DEL VALLE UNIT 2  
CITY OF SOCORRO, TEXAS  
COUNTY OF EL PASO, TEXAS  
CONTAINING 0.506 ACRES

# HACIENDAS DEL VALLE UNIT 2 REPLAT "E"

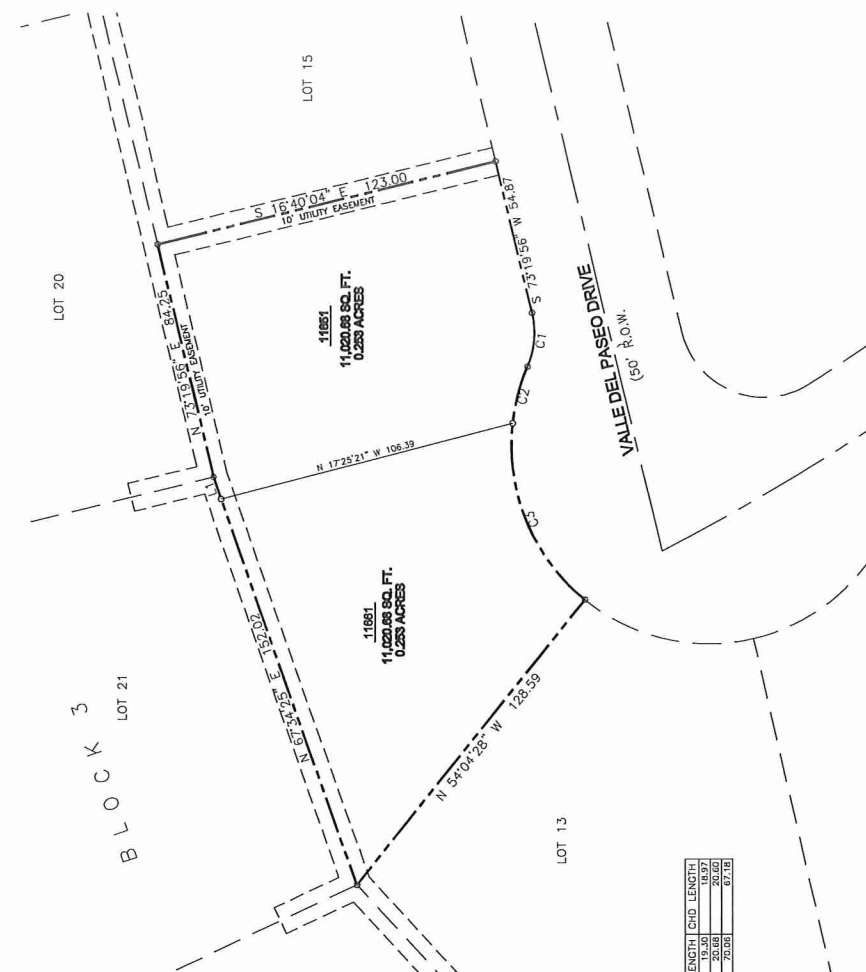


LOCATION MAP  
SCALE: 1" = 800'



SCALE: 1" = 20'  
0 20 40

THE SAYS, FUENTES & HEREDIA, PROFESSIONAL SURVEYORS, OF THIS PLAT, HEREDIA, HEREDIA AND DESIGNATED, INCLUDING EASEMENT FOR OVERHANGING SERVICE WIRES, FOR A FIVE YEAR PERIOD, TO BE MAINTAINED AND NOT TO BE REMOVED OR INTERFERED WITH BY ANY PARTY, AND TO GRANT TO THE GRANTEE THE RIGHT TO INGRESS AND EGRESS FOR SERVICE AND CONSTRUCTION AND THE RIGHT TO TRAVEL THROUGH THE LOTS AND STRIPS.



**SCHOOL DISTRICT**  
SOCORRO INDEPENDENT SCHOOL DISTRICT

- NOTES**
1. RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
  2. THE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
  3. TIES SHOWN TO EXISTING CITY MONUMENTS ARE BASED ON RECORD INFORMATION ONLY.
  4. WATER SUPPLY AND SEWER SEWAGE DISPOSAL IS PROVIDED BY EL PASO WATER UTILITIES.
  5. THIS PROPERTY LIES IN ZONE "AE" - AREAS OF MINIMAL FLOODING, AS PER FLOOD PANEL NO. 480214-0044C, MAP REVISED ON FEBRUARY 16, 2005.
  6. U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS TO THIS SUBDIVISION.

LINE	LENGTH	BEARING	RADIUS	TANGENT	ARC LENGTH	CHD LENGTH	CHD LENGTH
CD	50.9415	S 50°01'15" E	10.00	30.00	19.34	18.97	18.97
CS	79.9435	N 79°04'30" W	10.41	70.00	50.08	50.08	50.08
CS	32.9238	S 16°40'04" E	28.931	73.931	73.931	73.931	73.931

**DORADO ENGINEERING, INC.**  
ENGINEERS SURVEYORS PLANNERS  
2717 E. YANDELL ST., EL PASO, TEXAS 79903 (915) 562-0082

DATE OF PREPARATION MARCH 12, 2020

SAYRA FUENTES \_\_\_\_\_ DATE \_\_\_\_\_  
KRISTAL PIEDRAZA \_\_\_\_\_ DATE \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF TEXAS )  
COUNTY OF EL PASO )  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, BY \_\_\_\_\_



NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES \_\_\_\_\_  
CITY PLAN COMMISSION

CITY PLAN COMMISSION  
THIS SUBDIVISION IS HEREBY FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS IN ACCORDANCE WITH CHAPTER 212 OF THE LOCAL GOVERNMENT CODE OF TEXAS. THIS INSTRUMENT IS FILED FOR RECORD ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020 A.D.

EXECUTIVE SECRETARY \_\_\_\_\_  
PLANNING AND INSPECTIONS DIRECTOR \_\_\_\_\_

**FILING**

FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, A.D.  
IN FILE NO. \_\_\_\_\_  
COUNTY CLERK \_\_\_\_\_ BY DEPUTY \_\_\_\_\_

THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND IS IN COMPLIANCE WITH THE CURRENT EDITION OF THE TEXAS PROFESSIONAL LAND SURVEYING TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.



FERRIS TORRES, TX PEOPLE'S NO. 3190



# HACIENDAS DEL VALLE UNIT 2 REPLAT "E"

# HACIENDAS DEL VALLE UNIT 2 REPLAT "E"

BEING A REPLAT OF LOT 14, BLOCK 3  
HACIENDAS DEL VALLE UNIT 2  
CITY OF SOCORRO, TEXAS  
COUNTY OF EL PASO, TEXAS  
CONTAINING 0.506 ACRES



LINE	LENGTH	BEARING
1	67.54253	E

CURVE	DELTA	CHD BEARING	TANGENT	RADIUS	ARC LENGTH	CHD LENGTH
G	N 53°08'15" E	S 85°13'58" E	0.000	30.000	19.250	18.971
H	N 53°08'15" E	S 85°13'58" E	0.000	30.000	19.250	18.971
I	N 53°08'15" E	S 85°13'58" E	0.000	30.000	19.250	18.971
J	N 53°08'15" E	S 85°13'58" E	0.000	30.000	19.250	18.971
K	N 53°08'15" E	S 85°13'58" E	0.000	30.000	19.250	18.971
L	N 53°08'15" E	S 85°13'58" E	0.000	30.000	19.250	18.971
M	N 53°08'15" E	S 85°13'58" E	0.000	30.000	19.250	18.971
N	N 53°08'15" E	S 85°13'58" E	0.000	30.000	19.250	18.971
O	N 53°08'15" E	S 85°13'58" E	0.000	30.000	19.250	18.971
P	N 53°08'15" E	S 85°13'58" E	0.000	30.000	19.250	18.971
Q	N 53°08'15" E	S 85°13'58" E	0.000	30.000	19.250	18.971
R	N 53°08'15" E	S 85°13'58" E	0.000	30.000	19.250	18.971
S	N 53°08'15" E	S 85°13'58" E	0.000	30.000	19.250	18.971
T	N 53°08'15" E	S 85°13'58" E	0.000	30.000	19.250	18.971
U	N 53°08'15" E	S 85°13'58" E	0.000	30.000	19.250	18.971
V	N 53°08'15" E	S 85°13'58" E	0.000	30.000	19.250	18.971
W	N 53°08'15" E	S 85°13'58" E	0.000	30.000	19.250	18.971
X	N 53°08'15" E	S 85°13'58" E	0.000	30.000	19.250	18.971
Y	N 53°08'15" E	S 85°13'58" E	0.000	30.000	19.250	18.971
Z	N 53°08'15" E	S 85°13'58" E	0.000	30.000	19.250	18.971

### NOTES

1. REFERENCIVE CONDUITS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.

INSTRUMENT NO. \_\_\_\_\_ DATE \_\_\_\_\_

2. TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.

INSTRUMENT NO. \_\_\_\_\_ DATE \_\_\_\_\_

3. TIES SHOWN TO EXISTING CITY MONUMENTS ARE BASED ON RECORD INFORMATION ONLY.

4. WATER SUPPLY AND SEWER SERVICE DISPOSAL IS PROVIDED BY EL PASO WATER UTILITIES.

5. THIS PROPERTY LIES IN ZONE "AE" - AREAS OF MINIMAL FLOODING, AS PER FLOOD PANEL NO. 4802714-0044C. MAP REVISED ON FEBRUARY 16, 2006.

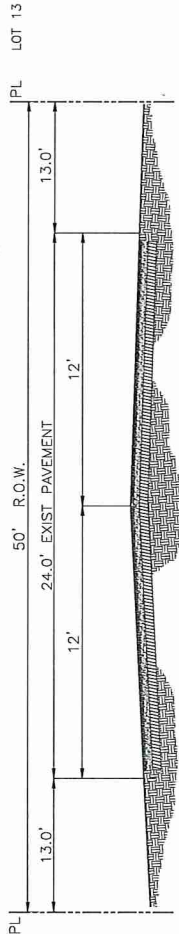
6. U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED BY THE U.S. POSTAL SERVICE THROUGH DELIVERY AND COLLECTION BOX UNITS TO THIS SUBDIVISION.

### SCHOOL DISTRICT

SOCORRO INDEPENDENT SCHOOL DISTRICT



ALL EXISTING STRUCTURES TO REMAIN  
REASON FOR THIS REPLAT IS TO SPLIT LOT AND  
CREATE 2 SINGLE FAMILY RESIDENTIAL LOTS



EXISTING VALLE DEL PASEO DRIVE  
LOCAL STREET



### OWNER

MS. SAYRA FUENTES &  
MS. KRISTAL PEDROZA  
11661 VALLE DEL PASEO DRIVE  
SOCORRO, TEXAS 79927  
(915)-920-2729

### SURVEYOR

DORADO ENGINEERING, INC.  
1717 E. WANDERL STREET  
EL PASO, TEXAS 79903  
PHONE: (915) 562-7743

### FLOOD ZONE

SITE IS LOCATED ON  
FLOOD ZONE "AE" AS DESIGNATED  
BY THE FLOOD INSURANCE RATE MAP,  
COMMUNITY PANEL NO. 480214: 0044 C  
DATED: FEBRUARY 16, 2006

DATE	REVISIONS
09/04/07	BY: JAD
09/04/07	BY: JAD
09/04/07	BY: JAD
09/04/07	BY: JAD

ENGINEERS SEAL  
DORADO ENGINEERING, INC.  
DORADO ENGINEERING, INC.  
ENGINEERS SURVEYORS PLANNERS  
2717 E WANDERL ST. PASO, TEXAS 79903 (915)562-0002

PROJECT NAME  
HACIENDAS DEL VALLE  
UNIT 2 REPLAT "E"

SHEET TITLE  
PRELIMINARY  
PLAT  
SHEET  
1 OF 2

# PRELIMINARY PLAT

DATE OF PREPARATION: MARCH 12, 2020



## SUBDIVISION SUMMARY PROCEDURE

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: 05-28-2020

Name of Subdivider: SAYRA FUENTES AND KRYSTAL PEDROZA

Home Address: 11661 VALLE DEL PASEO DRIVE

Phone Number: ( 915 ) 920-2729

1. Legal description of property to be subdivided: \_\_\_\_\_  
LOT 14, BLOCK 3, HACIENDAS DEL VALLE UNIT 2
2. Present zoning: R-1 Area (Sq. Ft.) 0.53 Present Land Use RESIDENTIAL
3. Proposed land division:  
Lot 1 Area: 0.253 Acres  
Lot 2 Area: 0.253 Acres  
Total Area: 0.506 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: Per Consultant

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.

*SARA FUENTES / KRISTIN PEORIZA*

Applicant's Signature

*05-28-2020*

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**