

Ivy Avalos
Mayor

Ruben Reyes
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

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.

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 APRIL 20, 2021, AT 5:30 PM BROADCASTED FROM CITY COUNCIL 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 579797.

THE PUBLIC MUST CALL IN 844-854-2222 ACCESS CODE 579797 BY 5:00 PM MOUNTAIN STANDARD TIME (MST) ON APRIL 20, 2021 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, April 20, 2021** 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. **ESTABLISHMENT OF QUORUM.**

**REGULAR MEETING AGENDA - SOCORRO PLANNING & ZONING COMMISSION
APRIL 20, 2021 at 5:30 PM**

3. NOTICE TO THE PUBLIC – OPEN FORUM

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

4. CONSENT AGENDA

- a) Public hearing request for the proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 16D1, Block 10, Socorro Grant located at 11401 Alameda Ave.
- b) Approval of the meeting minutes of April 6, 2021.

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. Public hearing for the proposed rezoning of Tracts 1A30 & 1A30A, Leigh Clark Survey 293 located at 11353 Stockyard Rd., from Unclassified to C-2, (General Commercial) for a trucking business.
6. Consider and Take Action:
On the proposed rezoning of Tracts 1A30 & 1A30A, Leigh Clark Survey 293 located at 11353 Stockyard Rd., from Unclassified to C-2, (General Commercial) for a trucking business.
7. Public hearing for the proposed conditional use permit for a mechanic shop in Tracts 1A2B & 1M, Leigh Clark Survey 298 located at 10700 Robin Rd.
8. Consider and Take Action:
On the proposed conditional use permit for a mechanic shop in Tracts 1A2B & 1M, Leigh Clark Survey 298 located at 10700 Robin Rd.

REGULAR MEETING AGENDA - SOCORRO PLANNING & ZONING COMMISSION
APRIL 20, 2021 at 5:30 PM

9. Public hearing for the proposed amendment to the City of Socorro's Master Plan and rezoning of Lots 11 & 12, Block 2, Poole Subdivision located at 10860 & 10870 Shanda Circle.
10. Consider and Take Action:
On the proposed amendment to the City of Socorro's Master Plan and rezoning of Lots 11 & 12, Block 2, Poole Subdivision located at 10860 & 10870 Shanda Circle.
11. Public hearing for the proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 19B, Block 4, Socorro Grant located at 600 Moon.
12. Consider and Take Action:
On the proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 19B, Block 4, Socorro Grant located at 600 Moon.
13. Public hearing for the proposed amendment to the City of Socorro's Plan and rezoning of Tracts 2D, 1D, 2C1, 1D3, 1C1, 4A2B, 4C, 4B1, 4B2, 1C, 1H, 1B, 1B1, 6C, 6B & 6A, Block 6, Socorro Grant, from A-1/C-2 to R-2/C-2 for a new residential development.
14. Consider and Take Action:
On the proposed amendment to the City of Socorro's Plan and rezoning of Tracts 2D, 1D, 2C1, 1D3, 1C1, 4A2B, 4C, 4B1, 4B2, 1C, 1H, 1B, 1B1, 6C, 6B & 6A, Block 6, Socorro Grant, from A-1/C-2 to R-2/C-2 for a new residential development.
15. Consider and Take Action:
On the preliminary plat approval for Valle Nuevo Commercial Center #1, being a portion of Tracts 10, 11, 12A, 13A2, 14, and 14A, Block 5, Socorro Grant for a new commercial development.
16. Consider and Take Action:
On the preliminary plat approval for Socorro Logistics Center #1 being a portion of Tracts 8, 9, 10, & 11, Block 5, Socorro Grant for a new industrial development.
17. Planning & Zoning Commissioners Report.
18. Planning & Zoning Department Report
19. Excuse absent commission members:
20. Adjournment:

REGULAR MEETING AGENDA - SOCORRO PLANNING & ZONING COMMISSION
APRIL 20, 2021 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.

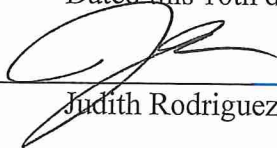
Section 551.071 CONSULTATIONS WITH ATTORNEY
Section 551.072 DELIBERATION REGARDING REAL PROPERTY
Section 551.073 DELIBERATION REGARDING PROSPECTIVE GIFT
Section 551.074 PERSONNEL MATTERS
Section 551.076 DELIBERATION REGARDING SECURITY
Section 551.087 DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS

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 16th day of April, 2021.



Judith Rodriguez, Planning & Zoning Secretary

DATE & TIME POSTED: 4/16/21 2:30pm /BY: JR

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

(www.ci.socorro.tx.us)

Ivy Avalos
Mayor

Ruben Reyes
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: April 20, 2021
TO: PLANNING AND ZONING COMMISSION
FROM: Job Terrazas, Building Official
CC: Adriana Rodarte, City Manager

SUBJECT:

Public hearing request for the proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 16D1, Block 10, Socorro Grant located at 11401 Alameda Ave.

SUMMARY:

The property matter of this request is located at the intersection of Passmore and Alameda. This property has an estimated area of 47,480 sf. (1.09 acres), owned by Jose Luis Tepezano.

BACKGROUND:

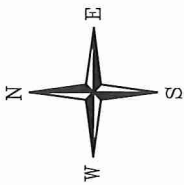
A complete background will be presented before the board once we receive the authorization to proceed with the Public Hearing.

STATEMENT OF THE ISSUE:

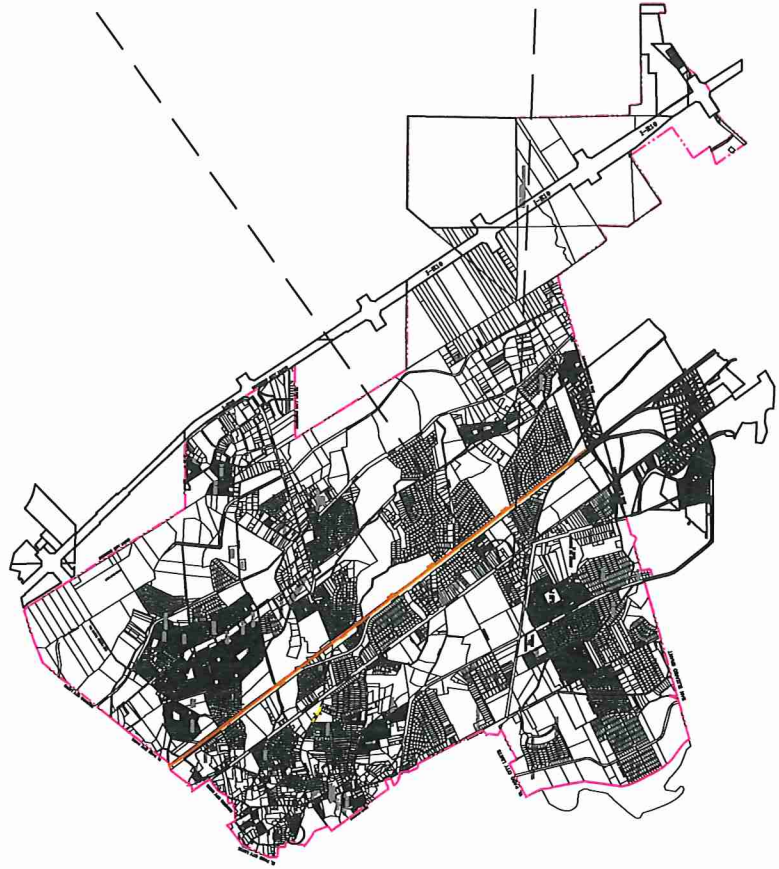
The statement will be provided once the research has been carried out.

STAFF RECOMMENDATION:

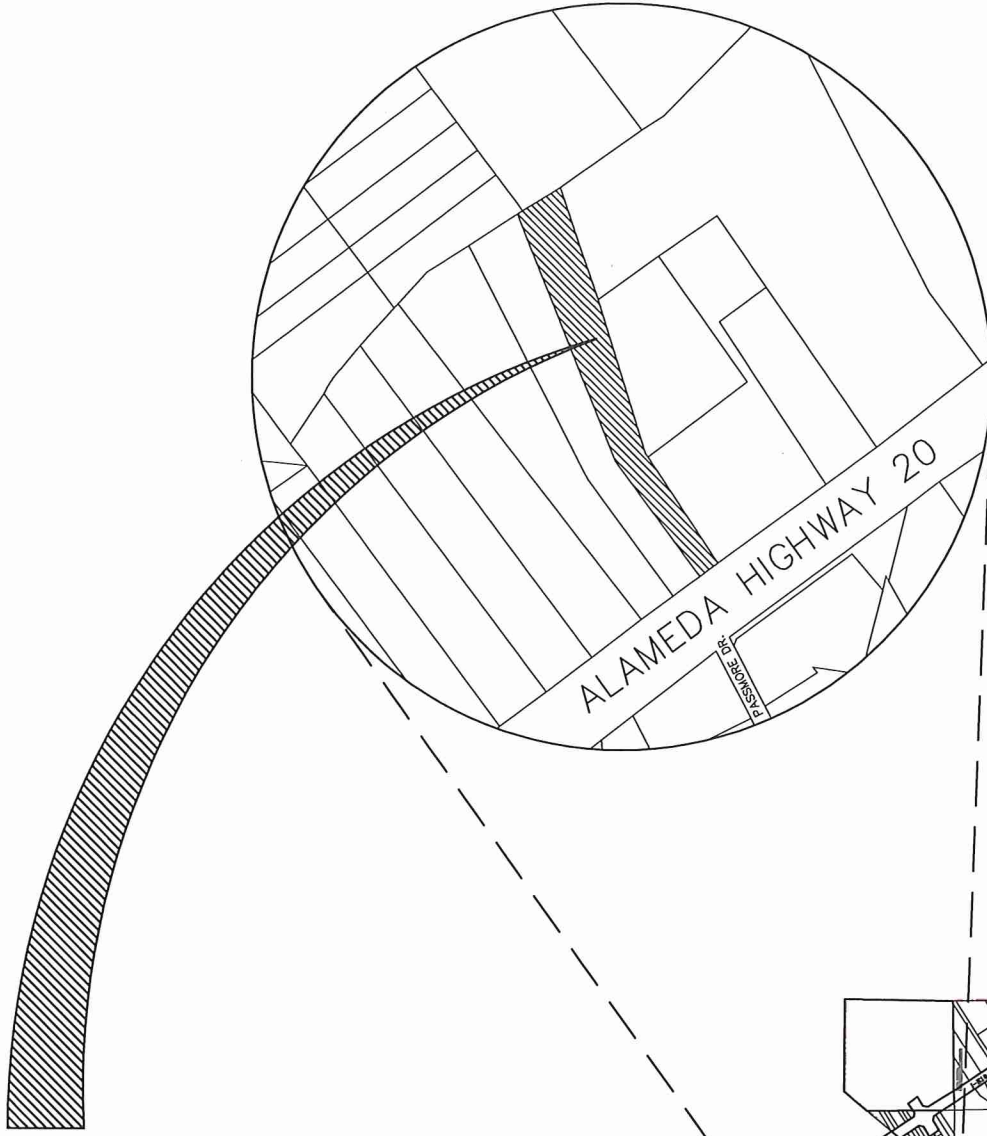
The Planning and Zoning Department recommends APPROVAL to provide a complete report and background of the property to the Commission.



PROJECT SITE;
11401 Alameda Ave.
Tract 16-D-1, Block 10
Socorro Grant



CITY OF SOCORRO



LOCATION MAP

Scale: AS SHOWN



PLANNING AND ZONING DEPARTMENT
REQUEST TO AMEND ZONING MAP AND/OR
CITY OF SOCORRO MASTER PLAN

1. Name: Jose Luis Tepezano
Address: 13749 Paseo de Vida Phone: (915) 319-8731
Representative: _____
Address: _____ Phone: _____
Email Address: ismegomez@yahoo.com

2. Property Location: 11401 Alameda Ave
Legal Description: Socorro 10 Block Tr 16-D-1

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

Area (Sq. ft. or Acreage)	<u>M-2</u>	Current Zoning	Current Land Use
<u>C-2</u>		Proposed Zoning	Proposed Land Use

3. All owners of record must sign document.

[Signature]

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

[Signature] Representative/Owner 4/5/21 Date

ALL FEES ARE NON-REFUNDABLE

CITY OF SOCORRO PLANNING AND ZONING COMMISSION

Regular Meeting Minutes
 April 6, 2021 @ 5:30 p.m.
 VIRTUAL MEETING

Members Present (Via Livestream)	Members Absent	Staff Present (Via Livestream)	Others Present (Via Livestream)
Arturo Lafuente Andrew Arroyos Enrique Cisneros Ernest Gomez (joined at 5:55pm)	David Estrada	Job Terrazas Eunice Marquez Diana Rodriguez	Merwan Bhatti

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

Chairperson Mr. Andrew Arroyos called the meeting to order at 5:44 p.m.

2. Establishment of Quorum:

Quorum was established with *three* commissioners present.

3. NOTICE TO THE PUBLIC – OPEN FORUM

Miriam Cruz signed up to speak.

4. CONSENT AGENDA

- a) Public hearing request for the proposed amendment to the City of Socorro's Master Plan and rezoning of Lots 11 & 12, Block 2, Poole Subdivision located at 10860 & 10870 Shanda Circle.
- b) Public hearing for the proposed amendment to the City of Socorro Master Plan and rezoning of tracts 2D, 1D, 2CI, 1D1, 1D3, 1C1, 4A2B, 4C, 4B1, 4B2, 1C, 1H, 1B, 1B1, 6C, 6B, & 6A, Block 6, Socorro Grant, from A-1/C-2 TO R-2/C-2 for new residential development.

A motion was made by Andrew Arroyos, seconded by Enrique Cisneros, to *approve*.
 Motion carried.

Regular Agenda – Discussion and Action

5. Planning and Zoning Commissioners Report:

Planning and Zoning commission had nothing to report.

6. Planning and Zoning Department Report:

Planning and Zoning Department had nothing to report.

7. Excuse absent commission members.

A motion was made by Enrique Cisneros, seconded by Arturo Lafuente to *excuse* absent commissioners.

8. Consider and take action:

On the meeting adjournment.

A motion was made by Enrique Cisneros, seconded by Arturo Lafuente, to adjourn at 6:00 p.m.
Motion carried.

Andrew Arroyos, Chairperson

Eunice Marquez Secretary

Ivy Avalos
Mayor

Ruben Reyes
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: April 20, 2021
TO: PLANNING AND ZONING COMMISSION
FROM: Job Terrazas, Building Official
CC: Adriana Rodarte, City Manager

SUBJECT:

Public hearing for the proposed rezoning of Tracts 1A30 & 1A30A, Leigh Clark Survey 293 located at 11353 Stockyard Rd., from Unclassified to C-2, (General Commercial) for a trucking business.

SUMMARY:

The property matter of this request is 1,200' feet southerly located from Gateway East Blvd. This property has an estimated area of 121,968 sf. (2.80 acres), owned by Jose & Maria Olivas.

BACKGROUND:

Petitioner is asking for a zoning classification to use the property for the storage of commercial vehicles.

According to the Flood Insurance Rate Maps, the referenced property lies within **Zone X**; this classification is the safest area with the less possibility of being flooded (Community Panel # 480212 0237-B / FEMA, September 4, 1991).

The current use of the property is: Vacant Land.
The proposed use of the property: Commercial
The future land use map: Unclassified

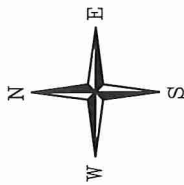
Adjacent Land Uses: North: M-2, South: C-2, East: C-2, West: M-1

STATEMENT OF THE ISSUE:

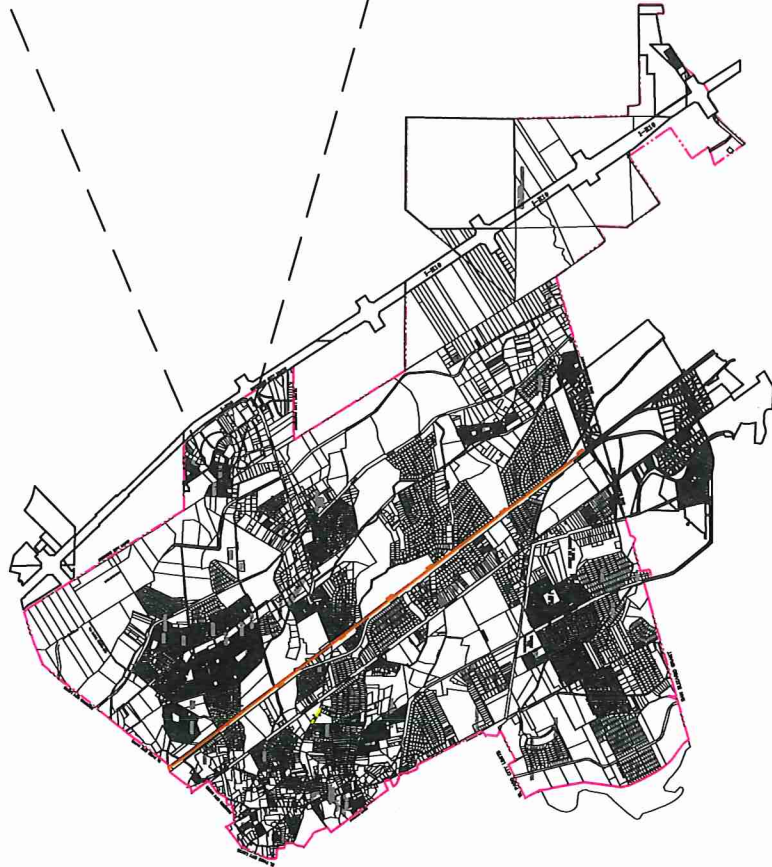
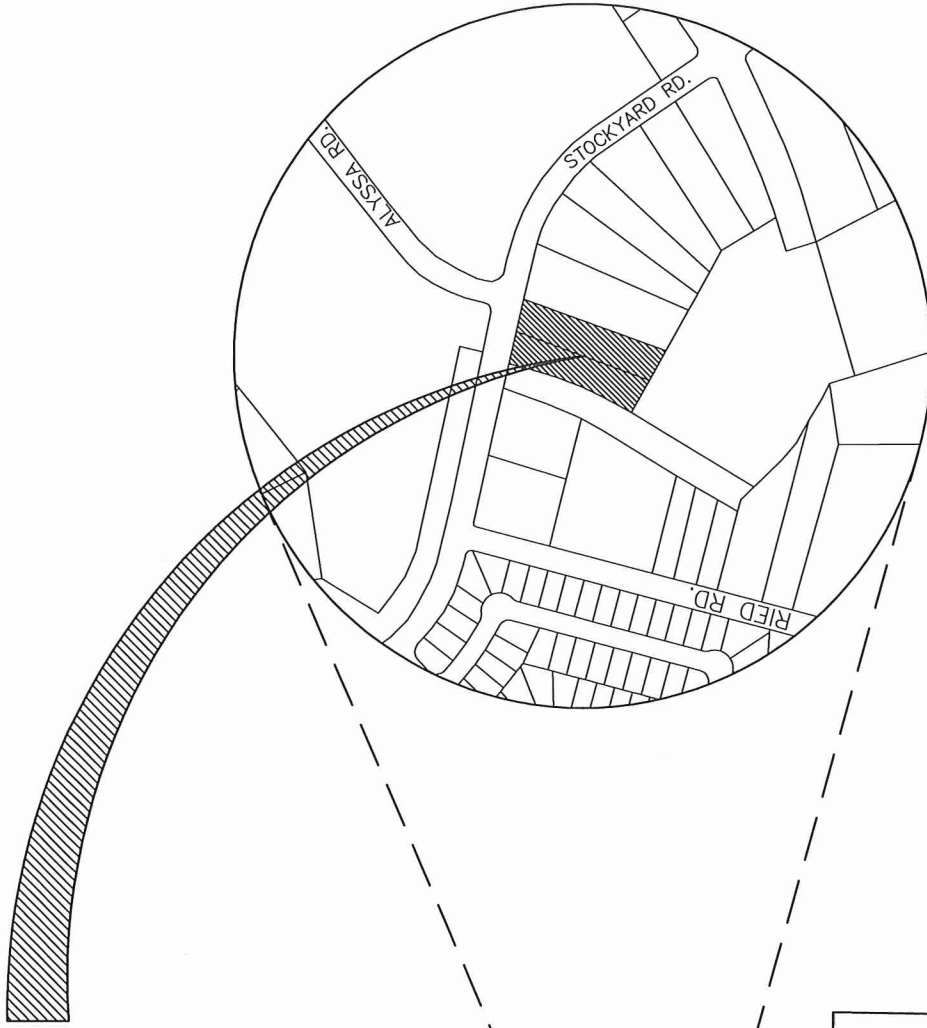
This property was annexed to Socorro without a zoning classification. It is necessary to establish the zoning of the property to ensure that it is compatible with the surrounding areas.

STAFF RECOMMENDATION:

The Planning and Zoning Department recommends APPROVAL.



PROJECT SITE;
11353 Stockyard Dr.
LCS 293 Tracts 1A30 & 1A30A



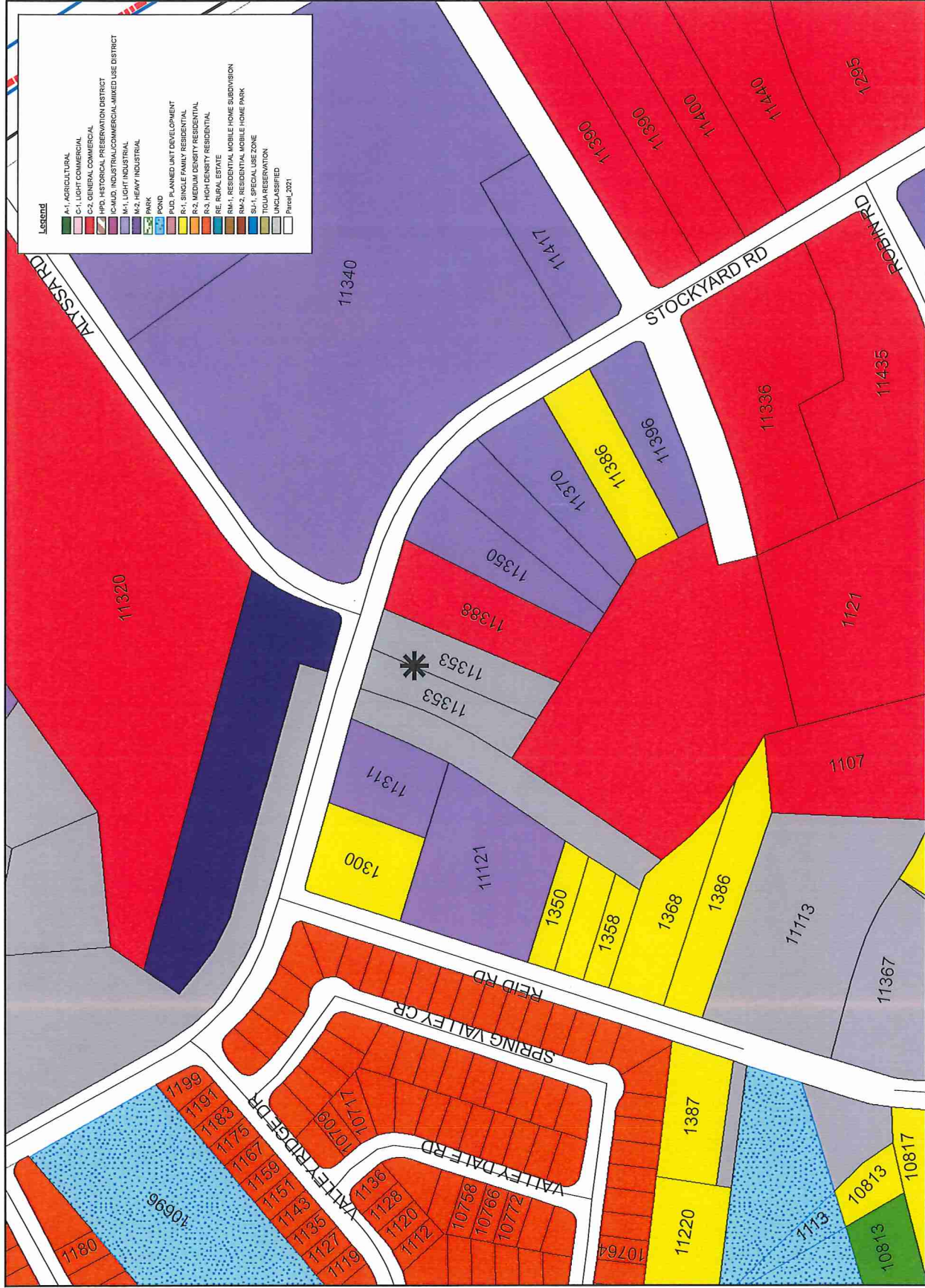
CITY OF SOCORRO

LOCATION MAP

Scale: AS SHOWN



CITY OF SOCORRO



Date: 4/13/2021





PLANNING AND ZONING DEPARTMENT
REQUEST TO AMEND ZONING MAP AND/OR
CITY OF SOCORRO MASTER PLAN

1. Name: JOSE OLIVAS

Address: 11353 Stockyard Phone: 915-449-4119

Representative: _____

Address: _____ Phone: _____

Email Address: Maria Olivas 2@gmail.com

2. Property Location: 11353 Stockyard

Legal Description: Leigh Clark Sub 293 TR-1-A-30 Co. 7534 AC
TR-1-A-30-A

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

2.8 ac.
Area (Sq. ft. or Acreage)

Unclassified
Current Zoning

Vacant
Current Land Use

C-2
Proposed Zoning

Commercial
Proposed Land Use

3. All owners of record must sign document.

[Signature]

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

[Signature]
Representative/Owner

3-2-21
Date

ALL FEES ARE NON-REFUNDABLE

Ivy Avalos
Mayor

Ruben Reyes
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: April 20, 2021
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 in Tracts 1A2B & 1M, Leigh Clark Survey 298 located at 10700 Robin Rd.

SUMMARY:

The property matter of this request is 500' feet northerly located from Horizon Blvd. This property has an estimated area of 16,596 sf. (0.381 acres), owned by Mowad Family LTD Partnership.

BACKGROUND:

According to the Flood Insurance Rate Maps, the referenced property lies within **Zone X**; this classification is the safest area with the less possibility of being flooded (Community Panel # 480212 0237-B / FEMA, September 4, 1991).

The current use of the property is: Commercial
The proposed use of the property: Commercial
The future land use map: Commercial

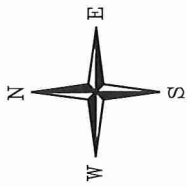
Adjacent Land Uses: North: A-1, South: C-2, East: R-1, West: C-2

STATEMENT OF THE ISSUE:

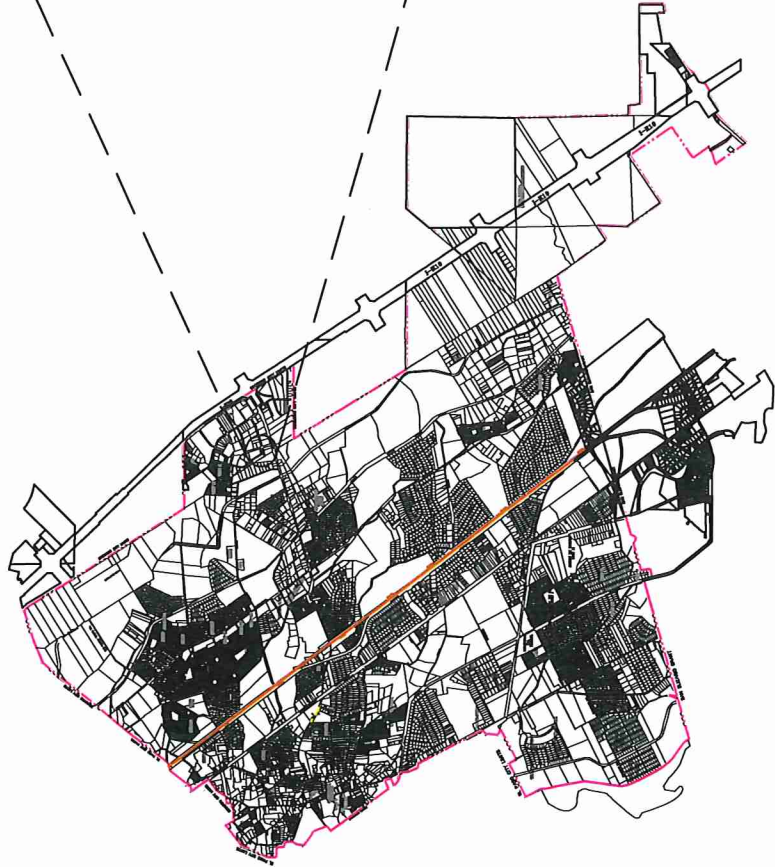
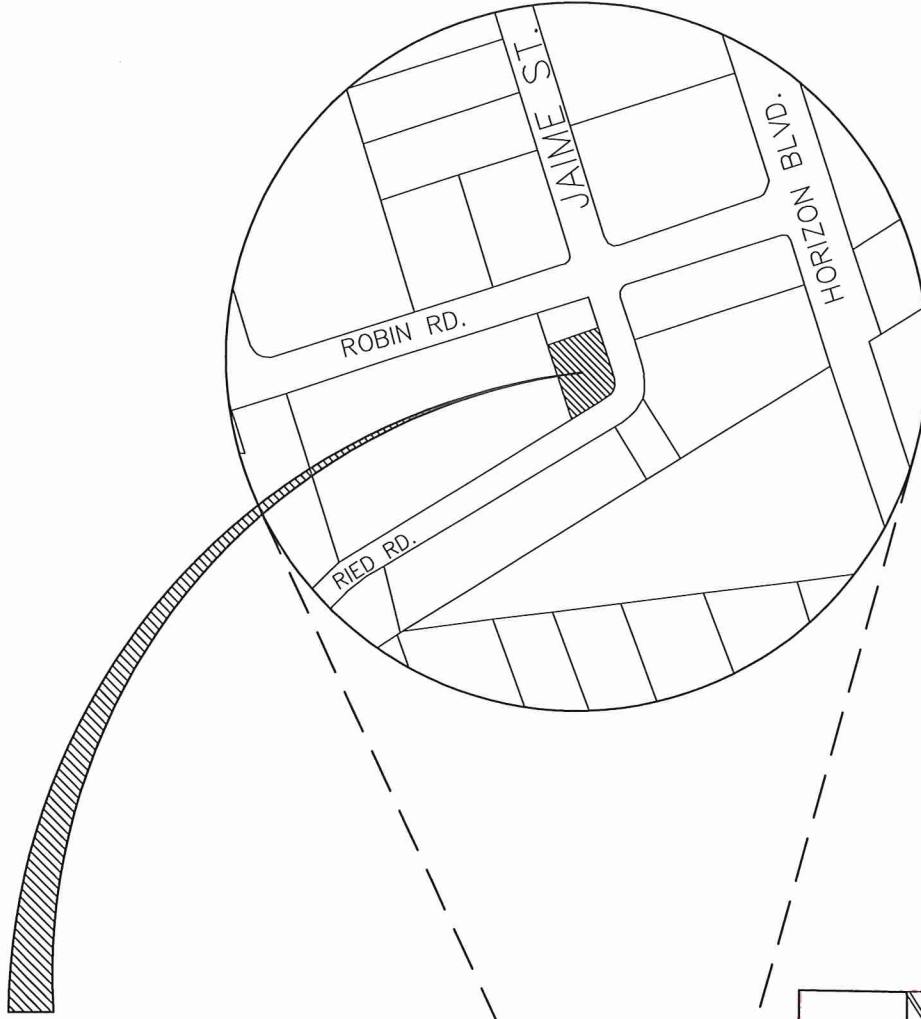
Petitioner is asking for a conditional use permit to use the land as a mechanic shop. A CUP is required per Section 46-414(6) to allow the proposed use.

STAFF RECOMMENDATION:

The Planning and Zoning Department recommends APPROVAL.



PROJECT SITE;
10700 Robin Rd.
LCS 298 ABST 6267 Tr.1-A-2B
And Tr. 1-M

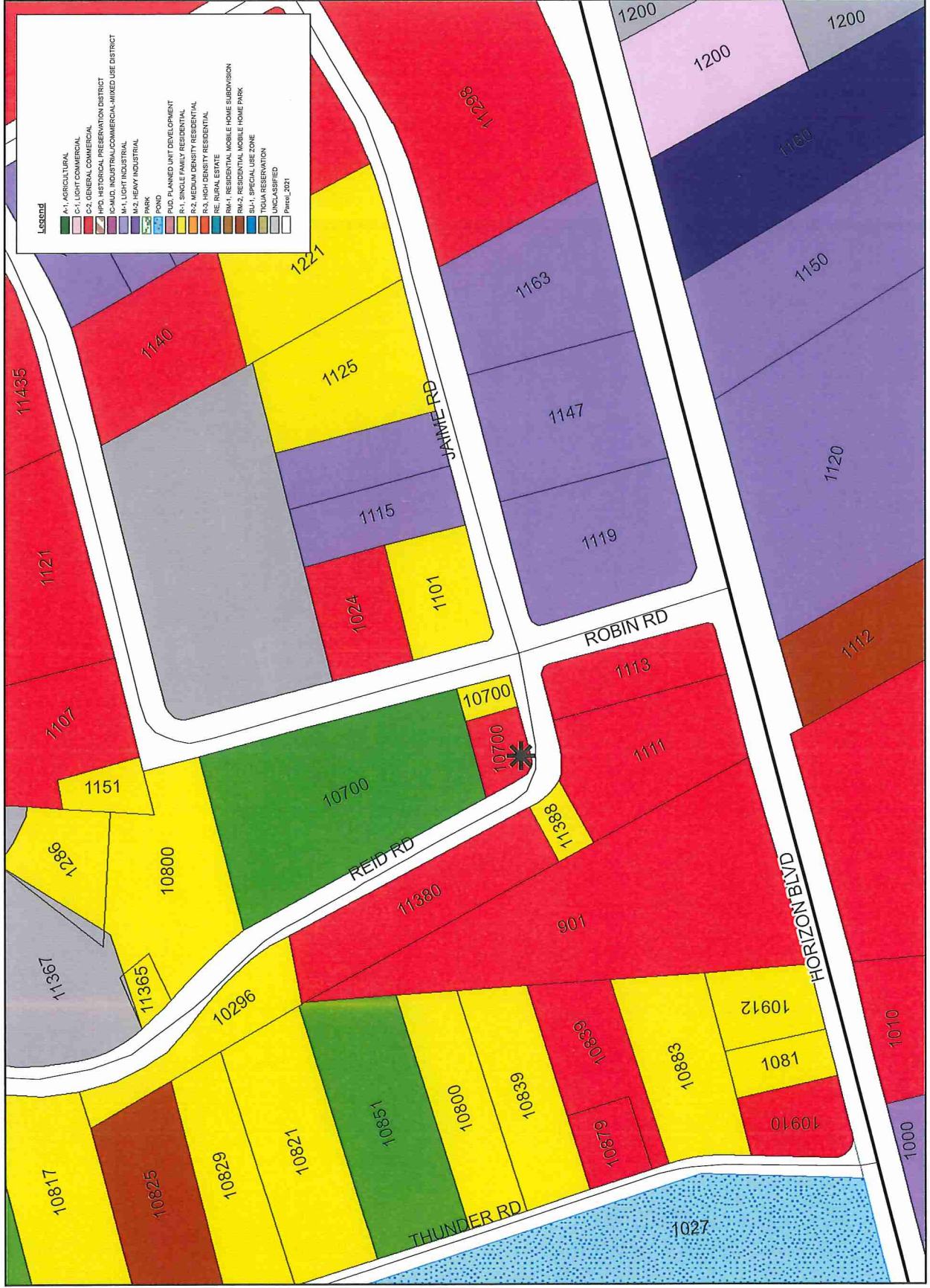


CITY OF SOCORRO

LOCATION MAP

Scale: AS SHOWN

CITY OF SOCORRO

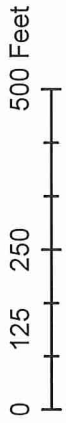


Legend

A-1	AGRICULTURAL
C-1	LIGHT COMMERCIAL
C-2	GENERAL COMMERCIAL
HPD	HISTORICAL PRESERVATION DISTRICT
IC-MID	INDUSTRIAL COMMERCIAL MIXED USE DISTRICT
M-1	LIGHT INDUSTRIAL
M-2	HEAVY INDUSTRIAL
P	PARK
POND	POND
PUD	PLANNED UNIT DEVELOPMENT
R-1	SINGLE FAMILY RESIDENTIAL
R-2	MEDIUM DENSITY RESIDENTIAL
R-3	HIGH DENSITY RESIDENTIAL
RE	RURAL ESTATE
RM-1	RESIDENTIAL MOBILE HOME SUBDIVISION
RM-2	RESIDENTIAL MOBILE HOME PARK
SU-1	SPECIAL USE ZONE
TQUM	TRAIL RESERVATION
UNCLAS	UNCLASSIFIED
	Parcel, 2021



Date: 4/13/2021





CONDITIONAL USE PERMIT REQUEST

1. Name: Rudy ESQUER Date: 3-3-21
 Address: 10700 Robin Rd Phone: (915) 633-4385

Representative: _____
 Address: 10700 Phone: _____

2. Property Location: 10700 Robin Rd
 Legal Description: Leigh Clark Surv 293 ABST 6257 TR-1-A-213
B 02040 ACIE TR 1-M (0 1770 AC (0 3810 AC

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

<u>8000</u>	<u>RC2</u>	
Area (Sq. ft. or Acreage)	Current Zoning	Current Land Use
<u>Commercial CUP For mechanic</u>	<u>Diesel Truck Repair</u>	
Proposed Zoning	Proposed Land Use	

3. All owners of record must sign document.

Rudy Esquer _____
Jessie Paul McVair _____

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

JT

 Planning Department
3/3/21

 Date

Rudy Esquer

 Owner or Representative
Rudy ESQUER
3/3/21

 Date



REQUEST FOR CONDITIONAL USE PERMIT

1. ITEMS TO BE SUBMITTED WITH APPLICATION:

- A. If the property contains an existing structure(s), one copy of a detailed site plan at a scale of not less than 40 feet to the inch showing the following is required:
1. Lot lines with dimensions;
 2. Location and arrangement of structure(s);
 3. Size and use of structure(s);
 4. Building setbacks;
 5. Utility rights of way and easements;
 6. Storm water drainage;
 7. On-site parking areas – loading and unloading berths where applicable;
 - a. Number and size of parking spaces;
 - b. Lighting plan for parking areas;
 8. Curb openings and driveways;
 9. Pedestrian ways;
 10. Open spaces, where applicable;
 11. Size and design of building(s).
- B. If the property is vacant or unused land, one copy of a generalized plot plan showing the following is required:
1. Legal description and dimensions of the area;
 2. Location of streets and ingress and egress to the property;
 3. General features or concept of development.
- C. Upon submission of this application, applicant must submit the necessary legal documents to verify ownership. This may include a copy of a Warranty Deed or Certificate of Title.
- D. Attach a copy of deed restrictions – existing and/or proposed – or a statement from a Title Company certifying that deed restrictions do not exist.
- E. FEE – A fee will be charged for review and completeness of the application by the Planning and Zoning Department. FEES ARE NON-REFUNDABLE.

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

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District 3

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

DATE: April 20, 2021
TO: PLANNING AND ZONING COMMISSION
FROM: Job Terrazas, Building Official
CC: Adriana Rodarte, City Manager

SUBJECT:

Public hearing for the proposed amendment to the City of Socorro's Master Plan and rezoning of Lots 11 & 12, Block 2, Poole Subdivision located at 10860 & 10870 Shanda Circle.

SUMMARY:

The property matter of this request is located at the intersection of North Loop & Moon Rd. This property has an estimated area of 43,560 sf. (1.00 acres), owned by Iglesia Eben Ezer Inc.

BACKGROUND:

According to the Flood Insurance Rate Maps, the referenced property lies within **Zone X**; this classification is the safest area with the less possibility of being flooded (Community Panel # 480212 0250-B / FEMA, September 4, 1991).

The current use of the property is: Vacant Land
The proposed use of the property: Commercial
The future land use map: Commercial

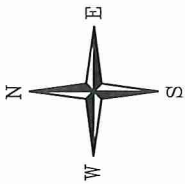
Adjacent Land Uses: North: R-1, South: C-2, East: R-1, West: C-2

STATEMENT OF THE ISSUE:

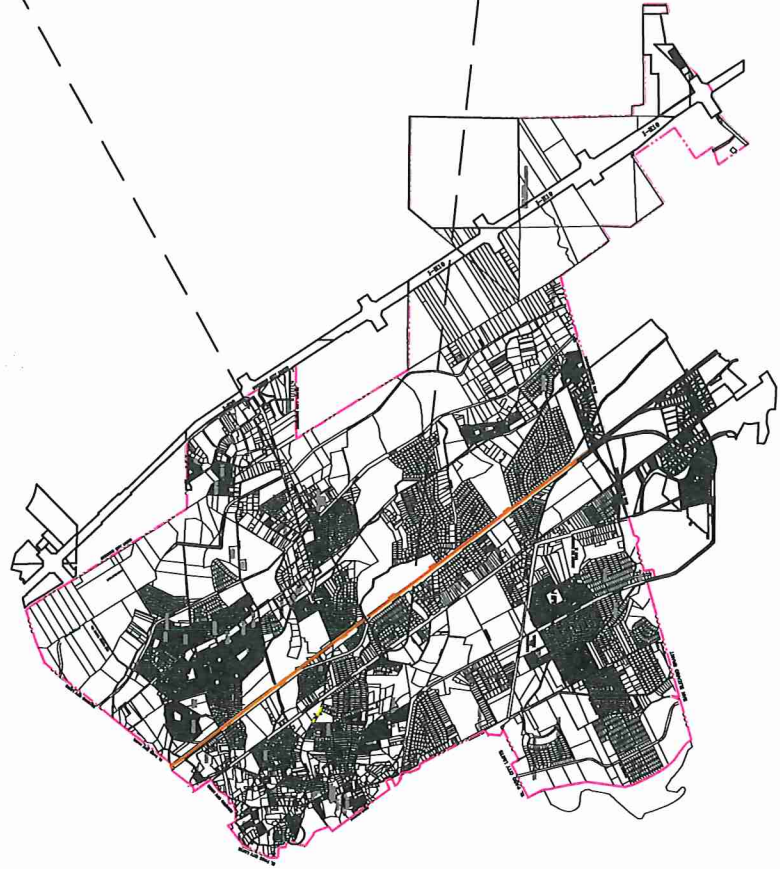
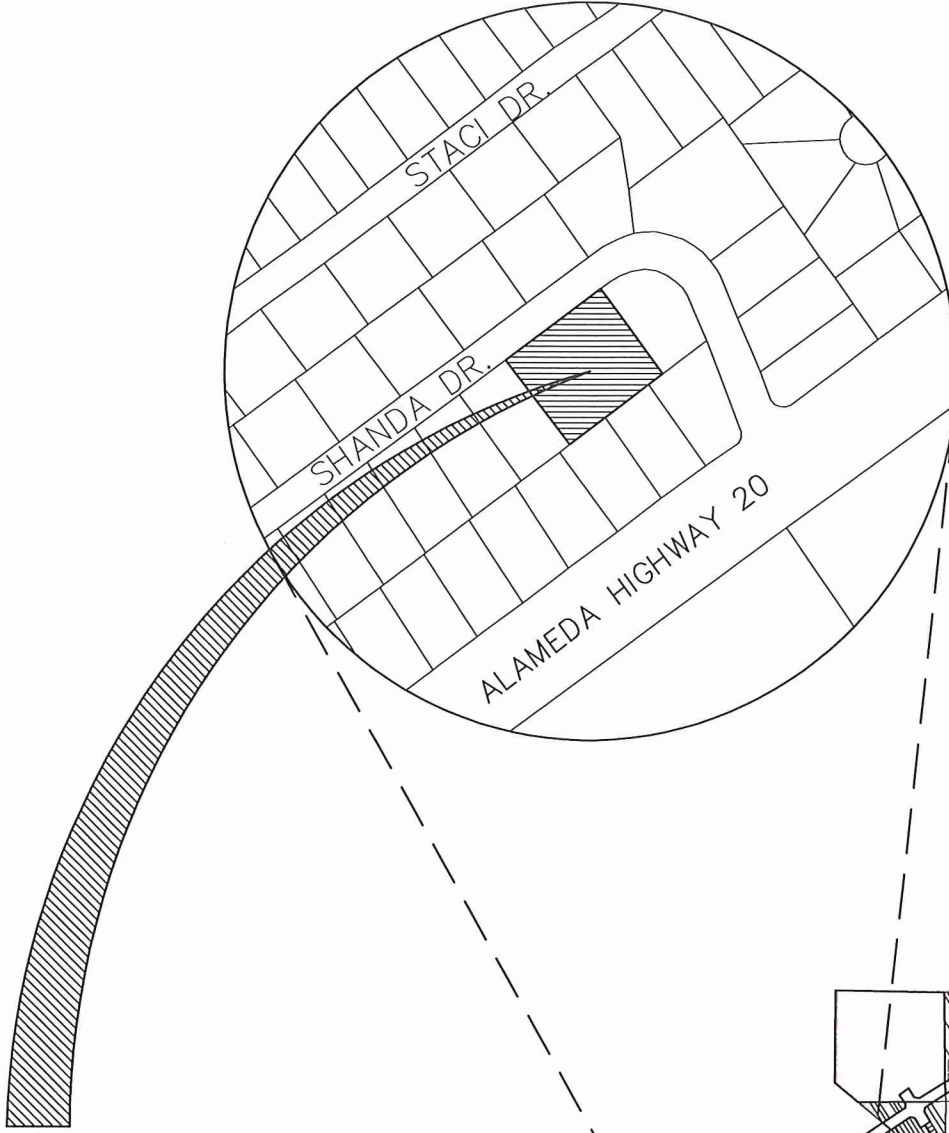
Petitioner is asking for a zoning change to R-1 to use the land for residential purposes.

STAFF RECOMMENDATION:

The Planning and Zoning Department recommends APPROVAL.



PROJECT SITE;
10860 & 10870 Shanda Cir.
Lots 11 & 12, Block 2
Poole Subdivision



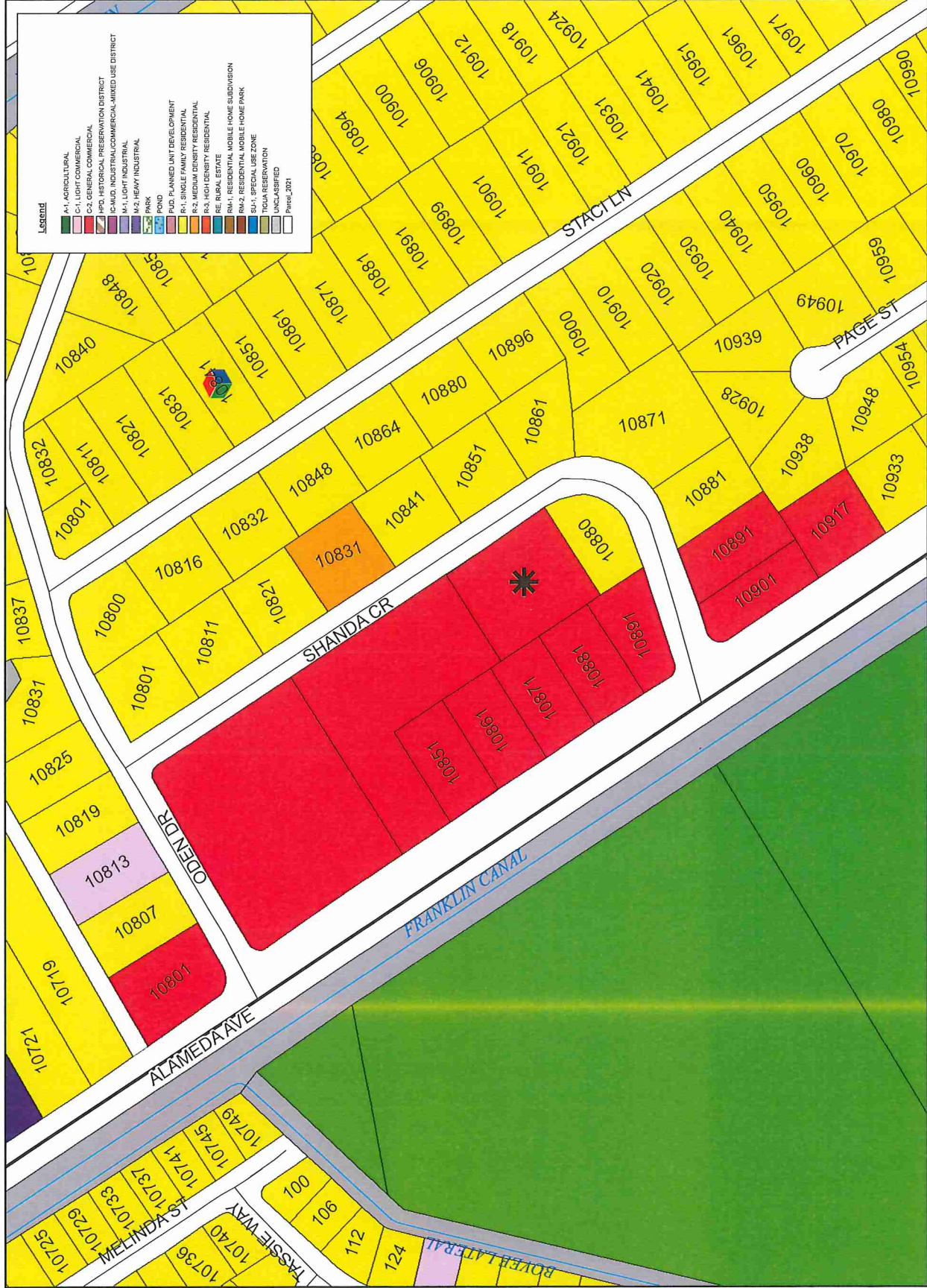
CITY OF SOCORRO

LOCATION MAP

Scale: AS SHOWN



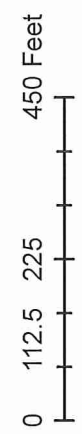
CITY OF SOCORRO



Legend	
[Green]	A-1, AGRICULTURAL
[Light Green]	C-1, LIGHT COMMERCIAL
[Yellow]	C-2, GENERAL COMMERCIAL
[Light Blue]	HPD, HISTORICAL PRESERVATION DISTRICT
[Purple]	IC-MID, INDUSTRIAL COMMERCIAL-MIXED USE DISTRICT
[Light Purple]	M-1, LIGHT INDUSTRIAL
[Dark Purple]	M-2, HEAVY INDUSTRIAL
[Blue]	PARK
[Light Blue]	POND
[Light Green]	PAID, PLANNED UNIT DEVELOPMENT
[Light Green]	R-1, SINGLE FAMILY RESIDENTIAL
[Yellow]	R-2, MEDIUM DENSITY RESIDENTIAL
[Yellow]	R-3, HIGH DENSITY RESIDENTIAL
[Orange]	RE, RURAL ESTATE
[Red]	RM-1, RESIDENTIAL MOBILE HOME SUBDIVISION
[Red]	RM-2, RESIDENTIAL MOBILE HOME PARK
[Light Blue]	SU-1, SPECIAL USE ZONE
[Light Blue]	TUGA RESERVATION
[Light Blue]	UNCLASSIFIED
[White]	Parcel_2021



Date: 4/13/2021





PLANNING AND ZONING DEPARTMENT

Request for Rezoning

PEDRO LUNA
915 316-8010

1. Name: IGLESIA EBEN-EZER INC
 Address: 10561 ALAMEDA Phone: ~~915 875 4803~~
 Representative: FERNANDO GARDEA
 Address: 9879 SAYERS Phone: _____

2. Property Location: 10860 - 10870 SHANDA CIR
 Legal Description: 2 Pools 11 & 12

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

<u>1 ACRE</u>	<u>C-2</u>	<u>VACANT</u>
Area (Sq. ft. or Acreage)	Current Zoning	Current Land Use
<u>R-1</u>		<u>RESIDENTIAL</u>
Proposed Zoning		Proposed Land Use

3. All owners of record must sign document.

Fernando Gardea _____

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

Ivy Avalos
Mayor

Ruben Reyes
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: April 20, 2021
TO: PLANNING AND ZONING COMMISSION
FROM: Job Terrazas, Building Official
CC: Adriana Rodarte, City Manager

SUBJECT:

Public hearing for the proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 19B, Block 4, Socorro Grant located at 600 Moon.

SUMMARY:

The property matter of this request is located at the intersection of North Loop & Moon Rd. This property has an estimated area of 35,706 sf. (0.8197 acres), owned by Sara M. Duran and Eloy A. Duran.

BACKGROUND:

According to the Flood Insurance Rate Maps, the referenced property lies within **Zone X**; this classification is the safest area with the less possibility of being flooded (Community Panel # 480212 0236-B / FEMA, September 4, 1991).

The current use of the property is: Vacant Land.
The proposed use of the property: Commercial
The future land use map: Rural Residential

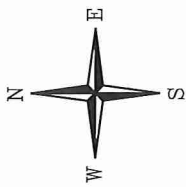
Adjacent Land Uses: North: R-1, South: R-1, East: R-1, West: C-2

STATEMENT OF THE ISSUE:

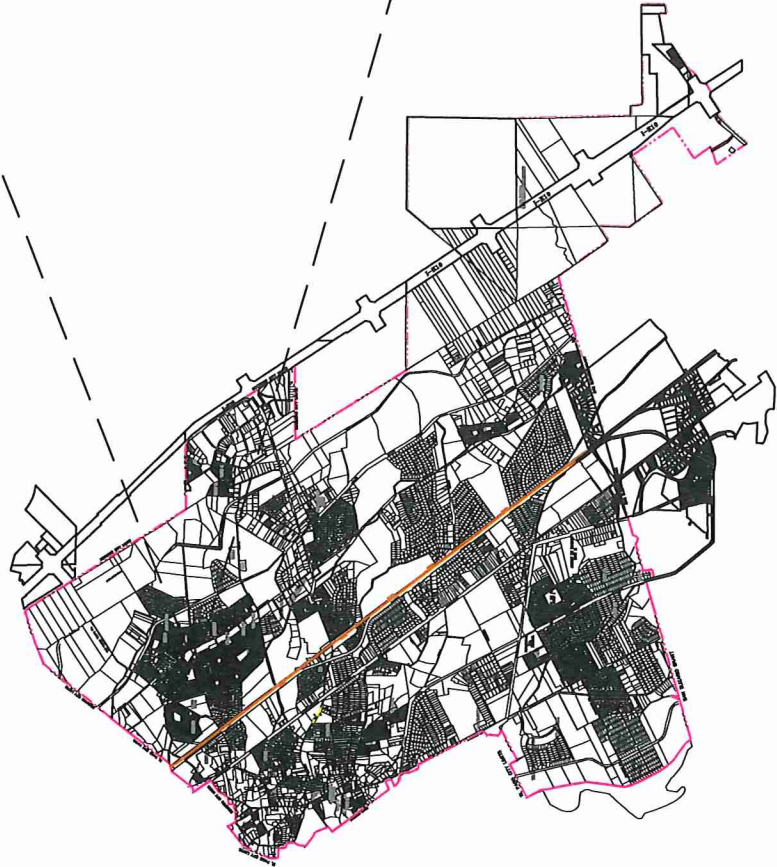
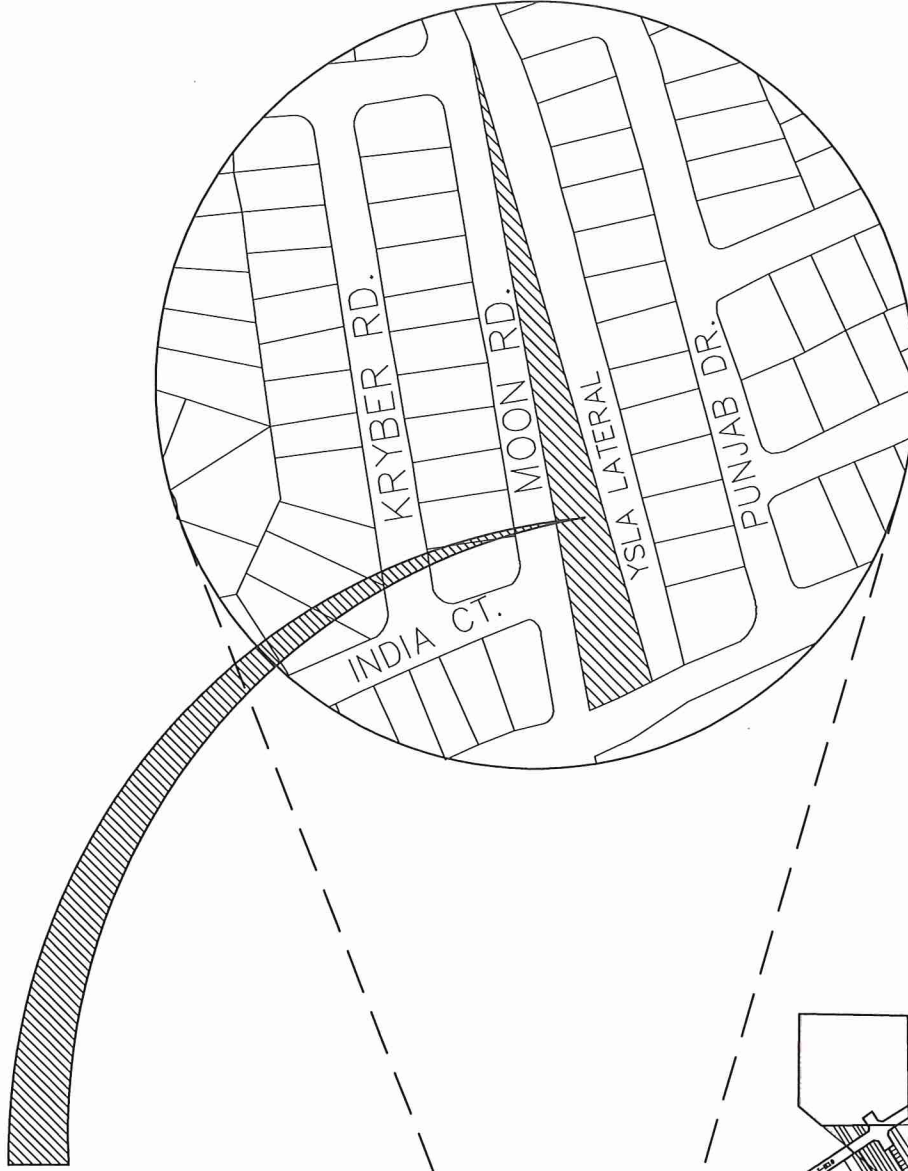
Petitioner is asking for a zoning change to use the property as commercial.

STAFF RECOMMENDATION:

The Planning and Zoning Department recommends APPROVAL.



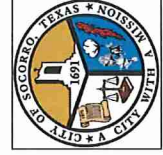
PROJECT SITE;
600 Moon Road
Tract 19-B, Block 4
Socorro Grant



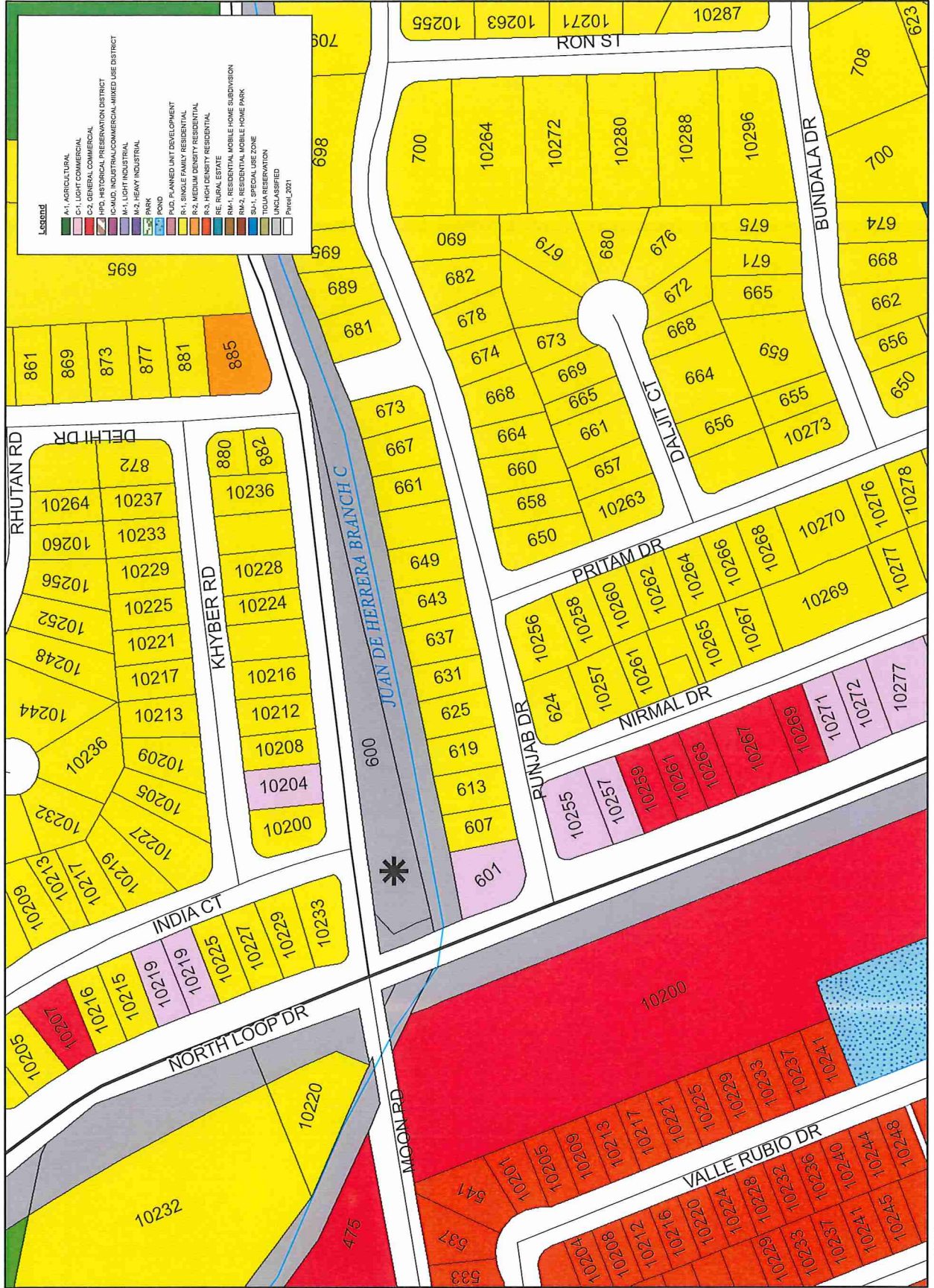
CITY OF SOCORRO

LOCATION MAP

Scale: AS SHOWN



CITY OF SOCORRO



Date: 4/13/2021





PLANNING AND ZONING DEPARTMENT
REQUEST TO AMEND ZONING MAP AND/OR
CITY OF SOCORRO MASTER PLAN

1. Name: Sara M. Duran & Eloy A. Duran

Address: 7791 Wenda Way

Phone: (915) 729-5130

Representative: _____

Sara Cell (915) 478-4809
Eloy's Cell (915) 373-4430

Address: _____

Phone: _____

Email Address: _____

2. Property Location: 600 Moon Rd. Socorro, Tx. 79927

Legal Description: 4 Socorro TR 19-B (0.8197 AC)

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

0.8197
Area (Sq. ft. or Acreage)

NONE
Current Zoning

NONE
Current Land Use

C-1
Proposed Zoning

Develop to sell
Proposed Land Use

3. All owners of record must sign document.

Sara Duran

Eloy A. Duran

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

Eloy A. Duran
Representative/Owner

03-10-2021
Date

ALL FEES ARE NON-REFUNDABLE

Ivy Avalos
Mayor

Ruben Reyes
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: April 20, 2021
TO: PLANNING AND ZONING COMMISSION
FROM: Job Terrazas, Building Official
CC: Adriana Rodarte, City Manager

SUBJECT:

Public hearing for the proposed amendment to the City of Socorro Master Plan and rezoning of Tracts 2D, 1D, 2C1, 1D3, 1C1, 4A2B, 4C, 4B1, 4B2, 1C, 1H, 1B, 1B1, 6C, 6B & 6A, Block 6, Socorro Grant, from A-1/C-2 to R-2/C-2 for a new residential development.

SUMMARY:

The property matter of this request is 600' feet northwesterly located from Nuevo Hueco Tanks Blvd. This property has an estimated area of 2,428,753 sf. (55.7565 acres), owned by ESCO Industrial, LLC. and Lower East Valley Holding Co.

BACKGROUND:

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

Current land use: Agricultural
Proposed land use: Residential/Commercial
Future land use map: Agricultural

Adjacent Land Uses:

North: Agricultural
South: R-2 / C-2
East: ICMUD
West: M-1/M-2

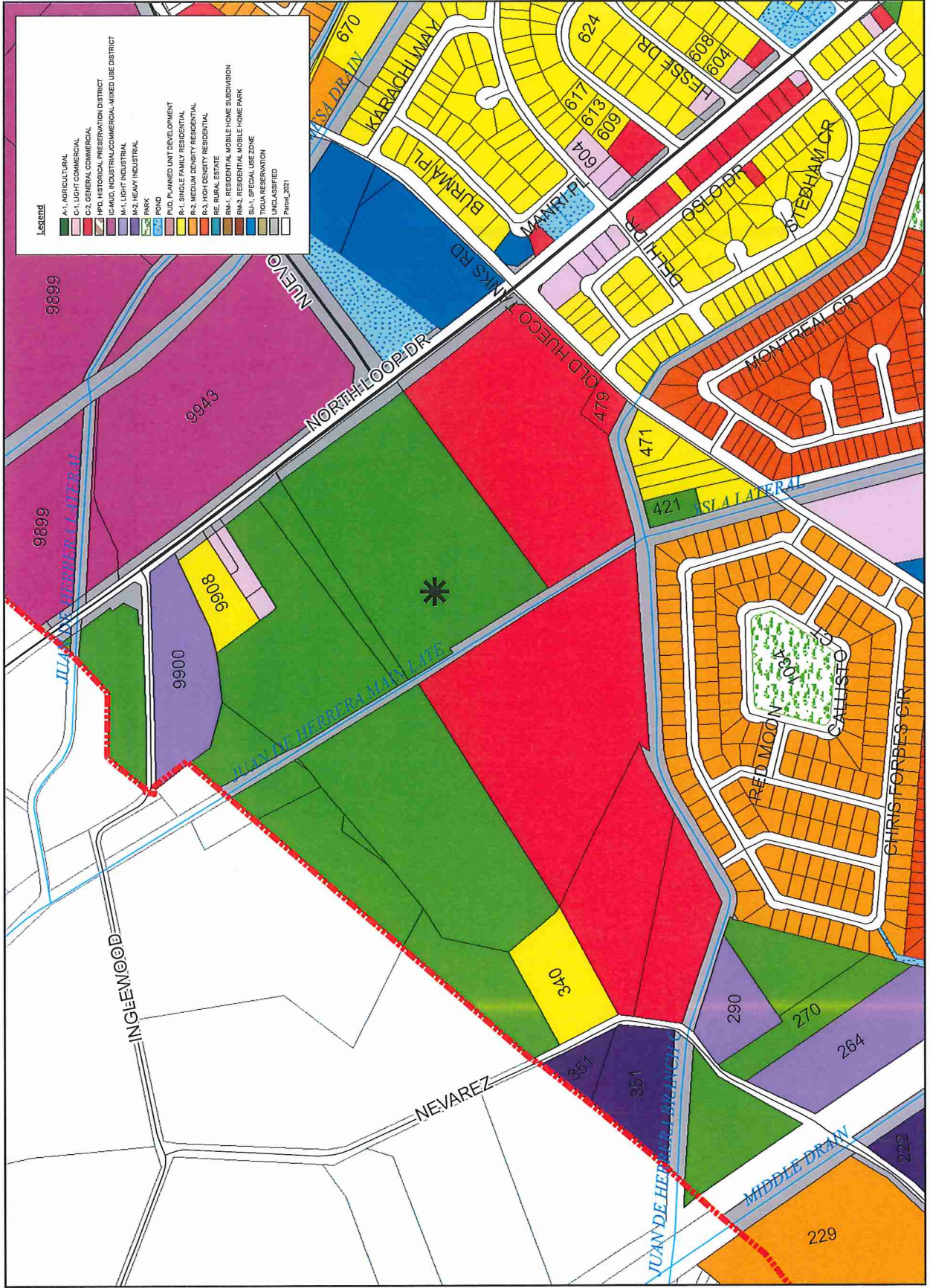
STATEMENT OF THE ISSUE:

Petitioner is asking for a zoning change to design a new subdivision in accordance with the proposed land use.

STAFF RECOMMENDATION:

The Planning and Zoning Department recommends APPROVAL.

CITY OF SOCORRO

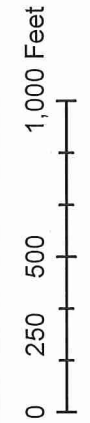


Legend

[Green]	A-1, AGRICULTURAL
[Light Green]	C-1, LIGHT COMMERCIAL
[Yellow]	C-2, GENERAL COMMERCIAL
[Light Blue]	HPD, HISTORICAL PRESERVATION DISTRICT
[Dark Blue]	ICAMD, INDUSTRIAL/COMMERCIAL-MIXED USE DISTRICT
[Light Purple]	M-1, LIGHT INDUSTRIAL
[Dark Purple]	M-2, HEAVY INDUSTRIAL
[Blue]	PARK
[Light Blue with Dots]	POND
[Light Green with Dots]	PUD, PLANNED UNIT DEVELOPMENT
[Light Yellow]	R-1, SINGLE FAMILY RESIDENTIAL
[Yellow]	R-2, MEDIUM DENSITY RESIDENTIAL
[Orange]	R-3, HIGH DENSITY RESIDENTIAL
[Light Orange]	RE, RURAL ESTATE
[Light Green]	RM-1, RESIDENTIAL MOBILE HOME SUBDIVISION
[Light Green]	RM-2, RESIDENTIAL MOBILE HOME PARK
[Light Blue]	SU-1, SPECIAL USE ZONE
[Light Blue]	TGUA, RESERVATION
[White]	UNCLASSIFIED
[White]	Parcel_2021



Date: 4/13/2021





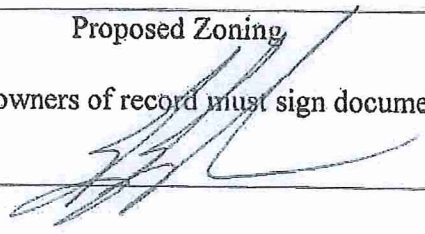
PLANNING AND ZONING DEPARTMENT

Request for Rezoning

1. Name: ESCO Industrial, LLC. and Lower East Valley Holding Co.
 Address: 337 Borderland #7, El Paso, Texas 79932 Phone: 915-581-2939
 Representative: CEA Group c/o Jorge L. Azcarate
 Address: 813 N. Kansas St., Suite 300, El Paso, Texas 79902 Phone: 915-544-5232

2. Property Location: Property located between North Loop and Nevarez Road.
Tract 2A, 1D, 2C1, 1D3, 1C1, 4A2B, 4C, 4B1, 4B2, 1C, 1H, 1B, 1B1, 6C,
 Legal Description: 6B, & 6A, Block 6, Socorro Grant, City of Socorro, El Paso County, Texas

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

<u>55.7565 acres</u>	<u>A-1 and C-2</u>	<u>Vacant</u>
Area (Sq. ft. or Acreage)	Current Zoning	Current Land Use
<u>R-2 and C-2; Allow 5,500 sf residential lot areas</u>	<u>Single-Family Residential and Commercial Uses</u>	
<u>Proposed Zoning</u>	<u>Proposed Land Use</u>	
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

Ivy Avalos
Mayor

Ruben Reyes
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: April 20, 2021
TO: PLANNING AND ZONING COMMISSION
FROM: Job Terrazas, Building Official
CC: Adriana Rodarte, City Manager

SUBJECT:

Consider and Take Action on the preliminary plat approval for Valle Nuevo Commercial Center #1, being a portion of Tracts 10, 11, 12A, 13A2, 14, and 14A, Block 5, Socorro Grant for a new commercial development.

SUMMARY:

The property is located in the corner of Nuevo Hueco Tanks and North Loop. This development has a total area of 25.50 acres (1,110,780 sf), owned by BRE Development.

BACKGROUND:

This development will contain 19 lots, 2 ponding areas.
Per FEMA panel #480212-0236B, the subdivision is located outside the 500-year flood plain.

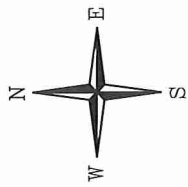
STATEMENT OF THE ISSUE:

Petitioner is asking for the approval of a preliminary plat to subdivide a portion of a tract to create a commercial zone.

STAFF RECOMMENDATION:

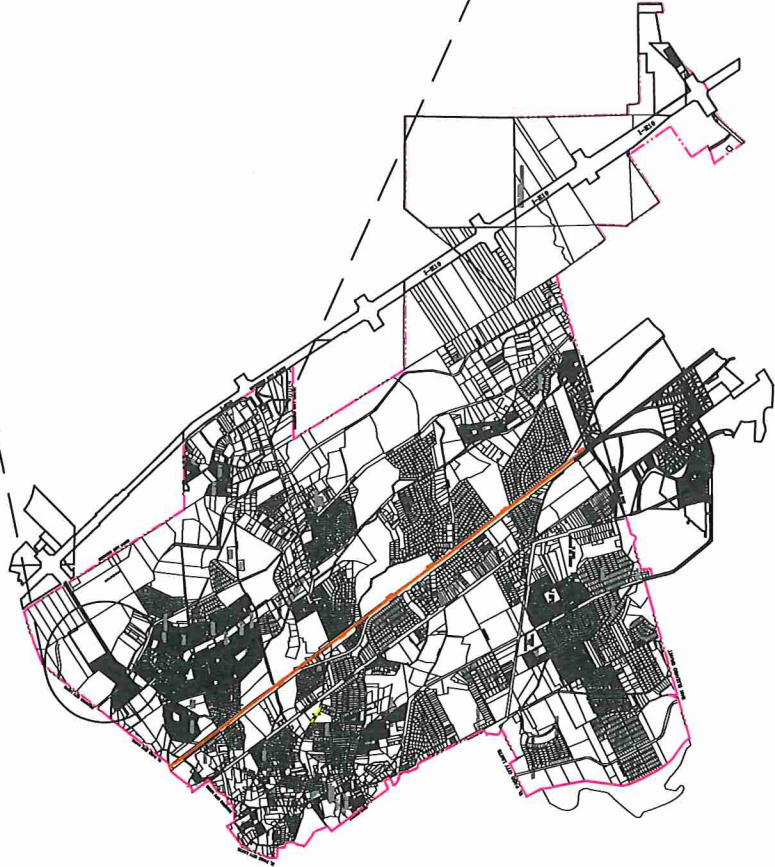
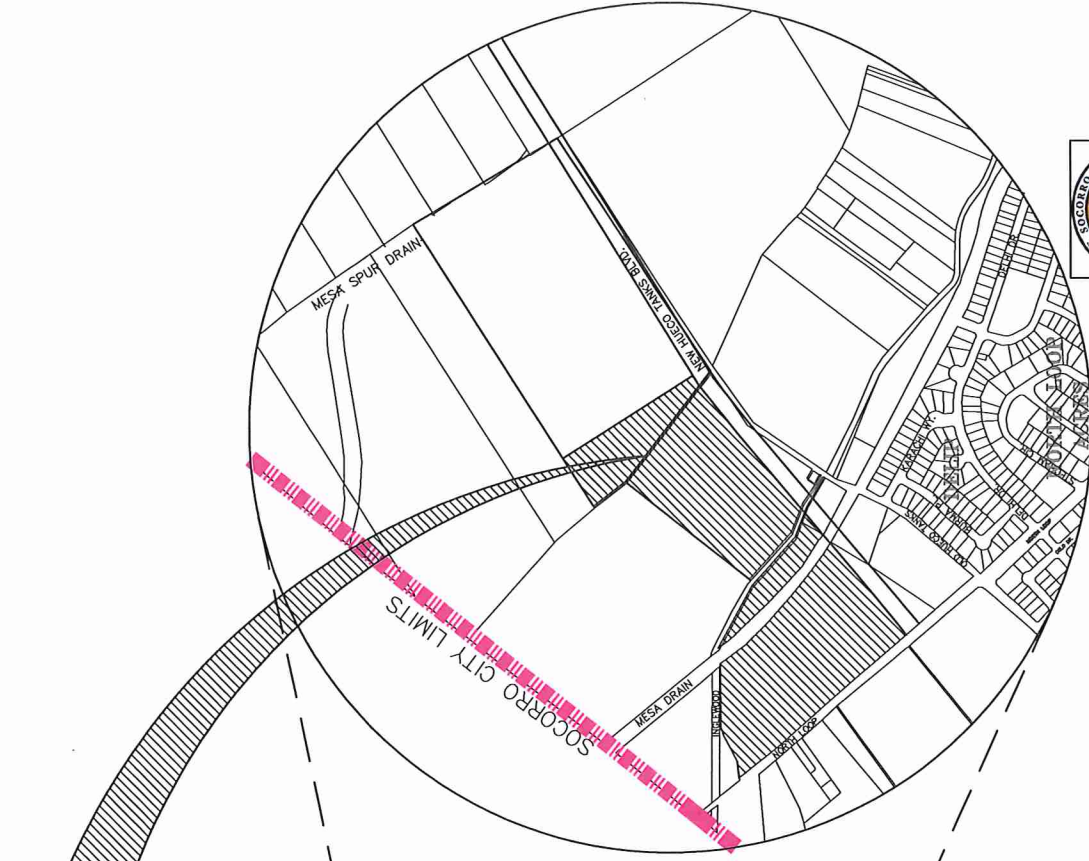
The Planning and Zoning Department recommends APPROVAL contingent upon the submittal and approval of the following reports before construction begins and submittal of the final plat:

- Soils Analysis
- Schedule of Development
- Covenants & Restrictions
- Traffic Impact Analysis
- Special Problems Analysis



PROJECT SITE:

Valle Nuevo Commercial Center
Tracts 10,11,12A,13A2,14 & 14-A
Block 5, Socorro Grant



CITY OF SOCORRO

LOCATION MAP

Scale: AS SHOWN

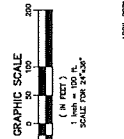
- LEGEND:**
- DRAINAGE AREA BOUNDARY
 - DRAINAGE FLOW
 - HIGH POINT
 - LOW POINT
 - STORM INLET
 - STORM SUMP MANHOLE
 - RCP
 - TRIBUT BLOCK STRUCTURE
 - DRAINAGE AREA
 - DRAINAGE FLOW
 - DRAINAGE HIGH POINT
 - DRAINAGE LOW POINT

DA-10

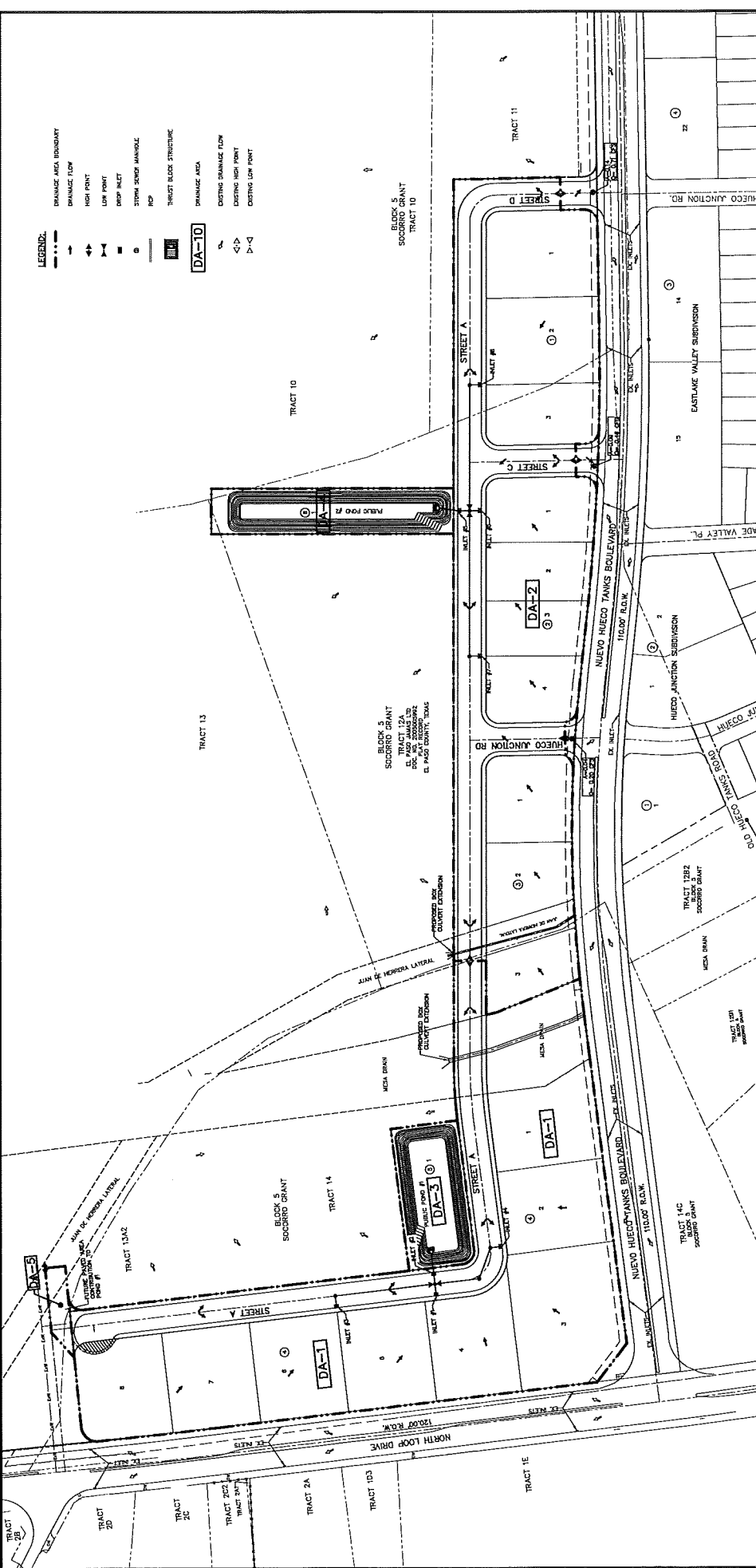
EXHIBIT A
PRELIMINARY DRAINAGE
VALLE NUEVO
COMMERCIAL CENTER #1

813 N. Kansas St.
Suite 300
El Paso, TX 79902
915.544.5222

cea
C O U
TEXAS REGISTERED ENGINEERING FIRM F-4564



APRIL 2023



NEW POND #1 AREAS

CONTOR	ACCUMULATED VALUE (AC-FT)
3007	0.06
3008	0.10
3009	0.15
3010	0.21
3011	0.28
3012	0.36
3013	0.45
3014	0.55
3015	0.66
3016	0.78
3017	0.91
3018	1.05
3019	1.20
3020	1.36
3021	1.53
3022	1.71
3023	1.90
3024	2.10
3025	2.31
3026	2.53
3027	2.76
3028	3.00
3029	3.25
3030	3.51
3031	3.78
3032	4.06
3033	4.35
3034	4.65
3035	4.96
3036	5.28
3037	5.61
3038	5.95
3039	6.30
3040	6.66
3041	7.03
3042	7.41
3043	7.80
3044	8.20
3045	8.61
3046	9.03
3047	9.46
3048	9.90
3049	10.35
3050	10.81
3051	11.28
3052	11.76
3053	12.25
3054	12.75
3055	13.26
3056	13.78
3057	14.31
3058	14.85
3059	15.40
3060	15.96
3061	16.53
3062	17.11
3063	17.70
3064	18.30
3065	18.91
3066	19.53
3067	20.16
3068	20.80
3069	21.45
3070	22.11
3071	22.78
3072	23.46
3073	24.15
3074	24.85
3075	25.56
3076	26.28
3077	27.01
3078	27.75
3079	28.50
3080	29.26
3081	30.03
3082	30.81
3083	31.60
3084	32.40
3085	33.21
3086	34.03
3087	34.86
3088	35.70
3089	36.55
3090	37.41
3091	38.28
3092	39.16
3093	40.05
3094	40.95
3095	41.86
3096	42.78
3097	43.71
3098	44.65
3099	45.60
3100	46.56
3101	47.53
3102	48.51
3103	49.50
3104	50.50
3105	51.51
3106	52.53
3107	53.56
3108	54.60
3109	55.65
3110	56.71
3111	57.78
3112	58.86
3113	59.95
3114	61.05
3115	62.16
3116	63.28
3117	64.41
3118	65.55
3119	66.70
3120	67.86
3121	69.03
3122	70.21
3123	71.40
3124	72.60
3125	73.81
3126	75.03
3127	76.26
3128	77.50
3129	78.75
3130	80.01
3131	81.28
3132	82.56
3133	83.85
3134	85.15
3135	86.46
3136	87.78
3137	89.11
3138	90.45
3139	91.80
3140	93.16
3141	94.53
3142	95.91
3143	97.30
3144	98.70
3145	100.11
3146	101.53
3147	102.96
3148	104.40
3149	105.85
3150	107.31
3151	108.78
3152	110.26
3153	111.75
3154	113.25
3155	114.76
3156	116.28
3157	117.81
3158	119.35
3159	120.90
3160	122.46
3161	124.03
3162	125.61
3163	127.20
3164	128.80
3165	130.41
3166	132.03
3167	133.66
3168	135.30
3169	136.95
3170	138.61
3171	140.28
3172	141.96
3173	143.65
3174	145.35
3175	147.06
3176	148.78
3177	150.51
3178	152.25
3179	154.00
3180	155.76
3181	157.53
3182	159.31
3183	161.10
3184	162.90
3185	164.71
3186	166.53
3187	168.36
3188	170.20
3189	172.05
3190	173.91
3191	175.78
3192	177.66
3193	179.55
3194	181.45
3195	183.36
3196	185.28
3197	187.21
3198	189.15
3199	191.10
3200	193.06
3201	195.03
3202	197.01
3203	199.00
3204	201.00
3205	203.01
3206	205.03
3207	207.06
3208	209.10
3209	211.15
3210	213.21
3211	215.28
3212	217.36
3213	219.45
3214	221.55
3215	223.66
3216	225.78
3217	227.91
3218	230.05
3219	232.20
3220	234.36
3221	236.53
3222	238.71
3223	240.90
3224	243.10
3225	245.31
3226	247.53
3227	249.76
3228	252.00
3229	254.25
3230	256.51
3231	258.78
3232	261.06
3233	263.35
3234	265.65
3235	267.96
3236	270.28
3237	272.61
3238	274.95
3239	277.30
3240	279.66
3241	282.03
3242	284.41
3243	286.80
3244	289.20
3245	291.61
3246	294.03
3247	296.46
3248	298.90
3249	301.35
3250	303.81
3251	306.28
3252	308.76
3253	311.25
3254	313.75
3255	316.26
3256	318.78
3257	321.31
3258	323.85
3259	326.40
3260	328.96
3261	331.53
3262	334.11
3263	336.70
3264	339.30
3265	341.91
3266	344.53
3267	347.16
3268	349.80
3269	352.45
3270	355.11
3271	357.78
3272	360.46
3273	363.15
3274	365.85
3275	368.56
3276	371.28
3277	374.01
3278	376.75
3279	379.50
3280	382.26
3281	385.03
3282	387.81
3283	390.60
3284	393.40
3285	396.21
3286	399.03
3287	401.86
3288	404.70
3289	407.55
3290	410.41
3291	413.28
3292	416.16
3293	419.05
3294	421.95
3295	424.86
3296	427.78
3297	430.71
3298	433.65
3299	436.60
3300	439.56
3301	442.53
3302	445.51
3303	448.50
3304	451.50
3305	454.51
3306	457.53
3307	460.56
3308	463.60
3309	466.65
3310	469.71
3311	472.78
3312	475.86
3313	478.95
3314	482.05
3315	485.16
3316	488.28
3317	491.41
3318	494.55
3319	497.70
3320	500.86
3321	504.03
3322	507.21
3323	510.40
3324	513.60
3325	516.81
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3328	526.50
3329	529.75
3330	533.01
3331	536.28
3332	539.56
3333	542.85
3334	546.15
3335	549.46
3336	552.78
3337	556.11
3338	559.45
3339	562.80
3340	566.16
3341	569.53
3342	572.91
3343	576.30
3344	579.70
3345	583.11
3346	586.53
3347	590.00
3348	593.48
3349	596.96
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3353	610.98
3354	614.51
3355	618.05
3356	621.60
3357	625.16
3358	628.73
3359	632.31
3360	635.90
3361	639.50
3362	643.11
3363	646.73
3364	650.36
3365	654.00
3366	657.65
3367	661.31
3368	664.98
3369	668.66
3370	672.35
3371	676.05
3372	679.76
3373	683.48
3374	687.21
3375	690.95
3376	694.70
3377	698.46
3378	702.23
3379	706.01
3380	709.80
3381	713.60
3382	717.41
3383	721.23
3384	725.06
3385	728.90
3386	732.75
3387	736.61
3388	740.48
3389	744.36
3390	748.25
3391	752.15
3392	756.06
3393	759.98
3394	763.91
3395	767.85
3396	771.80
3397	775.76
3398	779.73
3399	783.71
3400	787.70
3401	791.70
3402	795.71
3403	799.73
3404	803.76
3405	807.80
3406	811.85
3407	815.91
3408	820.00
3409	824.10
3410	828.21
3411	832.33
3412	836.46
3413	840.60
3414	844.75
3415	848.91
3416	853.08
3417	857.26
3418	861.45
3419	865.65
3420	869.86
3421	874.08
3422	878.31
3423	882.55
3424	886.80
3425	891.06
3426	895.33
3427	899.61
3428	903.90
3429	908.20
3430	912.51
3431	916.83
3432	921.16
3433	925.50
3434	929.85
3435	934.21
3436	938.58
3437	942.96
3438	947.35
3439	951.75
3440	956.16
3441	960.58
3442	965.01
3443	969.45
3444	973.90
3445	978.36
3446	982.83
3447	987.31
3448	991.80
3449	996.30
3450	1000.81
3451	1005.33
3452	1009.86
3453	1014.40
3454	1018.95
3455	1023.51
3456	1028.08
3457	1032.66
3458	1037.25
3459	1041.85
3460	1046.46
3461	1051.08
3462	1055.71
3463	1060.35
3464	1065.00
3465	1069.66
3466	1074.33
3467	1079.01
3468	1083.70
3469	1088.40
3470	1093.11
3471	1097.83
3472	1102.56
3473	1107.30
3474	1112.05
3475	1116.8



PLANNING AND ZONING DEPARTMENT
APPLICATION FOR SUBDIVISION APPROVAL

Date: 4-1-21

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: Valle Nuevo Commercial Center #1

1. Legal description of Area: A Portion of Tracts 10, 11, 12A, 13A2, 14 and 14-A, Block 5, Socorro Grant, City of Socorro, El Paso County Texas. Save and Except 0.958 acres, more or less out of the Mesa Drain and 0.282 acres, more or less, out of the Juan De Herrera Lateral El Paso County, Texas.

2. Proposed Land Uses:

	Acres	Sites		Acres	Sites
Single Family			Office		
Duplex			Street & Alley	6.723	4
Apartment			Ponding/Drainage	2.33	2
Mobile Home			Institutional		
P.U.D.			Other (Specify)		
Park/Pond					
School					
Commercial	16.44	18	Total No. Sites		
Industrial			Total Acreage	25.50	

3. What is existing zoning of the above described property? IC-MUD
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	x	Water Lines	x
Sidewalks, Curb and Gutter	x	Street Name Signs	x
Storm Sewer	x	Protective Fence	x
Flood Retention Pond	x	Guardrails	
Fire Protection	x	Street Lights	x
Survey Monuments	x	U/G Electric Lines	x
Sanitary Sewer	x	Other (Specify)	

6. Are sidewalks proposed along all dedicated streets? Yes No

If only along some streets, which ones? _____

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?

Surface flow to storm sewer infrastructure to discharge runoff into two onsite dedicated retention ponds.

9. Remarks and/or explanation of special circumstances:

N/A

10. Owner of record: BRE Development, LLC 337 Borderland, Apt. #7, El Paso TX 79932 915-581-2939

Name & address

Zip

Phone

11. Developer: BRE Development, LLC 337 Borderland, Apt. #7, El Paso TX 79932 915-581-2939

Name & address

Zip

Phone

12. Engineer: CEA Group 813 N. Kansas St., El Paso TX 79902 915-544-5232

Name & address

Zip

Phone

Applicant's Signature: _____

Capacity: Engineer _____

SUBDIVISION FEES

Application Fee	\$150.00 or \$5.00 per lot (whichever is greater)
Preliminary Plat Review	\$100.00
Variance Request	\$100.00
Eng. Report Review	\$200.00
Construction Plans & Spec. Review	\$100.00
Construction Inspection & Testing	\$100.00
Final Plat Review	\$100.00
Capital Improvement Fee	\$400.00 per lot (Ord. 77-7)
Parkland Fee (if no physical park is provided)	2.5% of the total project cost

Ivy Avalos
Mayor

Ruben Reyes
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: April 20, 2021
TO: PLANNING AND ZONING COMMISSION
FROM: Job Terrazas, Building Official
CC: Adriana Rodarte, City Manager

SUBJECT:

Consider and Take Action on the preliminary plat approval for Socorro Logistics Center #1 being a portion of Tracts 8, 9, 10 & 11, Block 5, Socorro Grant for a new industrial development.

SUMMARY:

The property is located about 2,600 feet northeasterly from North Loop. This development has a total area of 36.61 acres (1,894,732 sf), owned by Hunt Eastlake Industrial, LLC.

BACKGROUND:

This development will contain one lot, one public pond and two private ponds. Per FEMA panel #480212-0236B, the subdivision is located outside the 500-year flood plain.

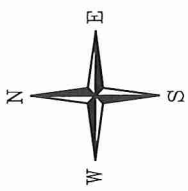
STATEMENT OF THE ISSUE:

Petitioner is asking for the approval of a preliminary plat to subdivide a portion of a tract to create one lot for a future industrial development.

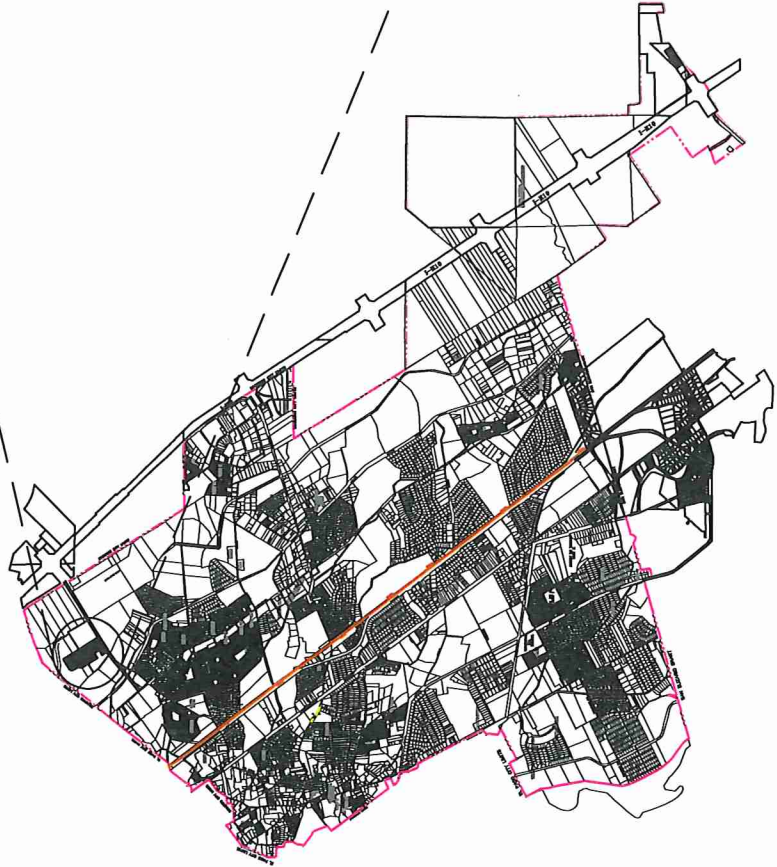
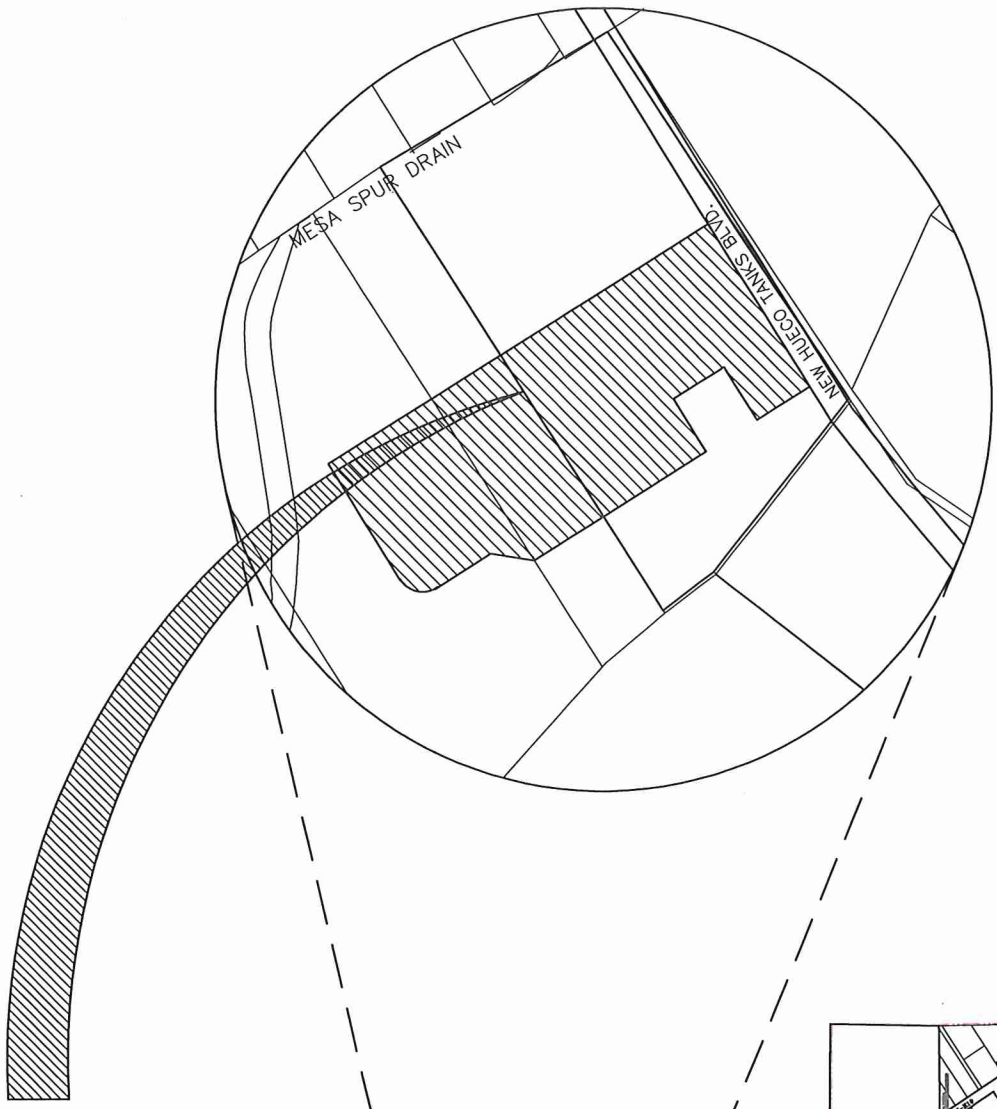
STAFF RECOMMENDATION:

The Planning and Zoning Department recommends APPROVAL contingent upon the submittal and approval of the following reports:

- Soils Analysis
- Schedule of Development
- Covenants & Restrictions
- Traffic Impact Analysis
- Special Problems Analysis



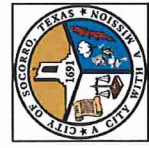
PROJECT SITE;
Socorro Logistics Center #1
Tracts 8,9,10 & 11, Block 5
Socorro Grant



CITY OF SOCORRO

LOCATION MAP

Scale: AS SHOWN



100 YEAR STORM CALCULATIONS FOR WATERSHED AREAS

WATERSHED AREA (AC)	AREA FROM DRAINAGE PLAN (AC)	AREA FROM DRAINAGE PLAN (AC)	AREA FROM DRAINAGE PLAN (AC)	AREA FROM DRAINAGE PLAN (AC)	AREA FROM DRAINAGE PLAN (AC)	AREA FROM DRAINAGE PLAN (AC)	AREA FROM DRAINAGE PLAN (AC)	AREA FROM DRAINAGE PLAN (AC)	AREA FROM DRAINAGE PLAN (AC)
DA-1	4.40	5.39	10.00	0.95	0.95	22.40			
DA-2	8.00	5.39	10.00	0.95	0.95	22.40			
DA-3	0.41	5.39	10.00	0.95	0.95	22.40			
DA-4	0.41	5.39	10.00	0.95	0.95	22.40			
DA-5	0.31	5.39	10.00	0.95	0.95	22.40			

NEW POND #1 CALCULATIONS

$C1 = (A1S/A2)$
 $C2 = 1.87 AC-FT$
 $C3 = 4'$
 $C4 = 0.89$

WATERSHED AREA (AC)	AREA FROM DRAINAGE PLAN (AC)	AREA FROM DRAINAGE PLAN (AC)	AREA FROM DRAINAGE PLAN (AC)	AREA FROM DRAINAGE PLAN (AC)	AREA FROM DRAINAGE PLAN (AC)	AREA FROM DRAINAGE PLAN (AC)	AREA FROM DRAINAGE PLAN (AC)	AREA FROM DRAINAGE PLAN (AC)	AREA FROM DRAINAGE PLAN (AC)
1	1.87	4.38	2.323	0	2014.2	3029	4.38	3018	
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NEW POND #1 AREAS

WATERSHED AREA (AC)	AREA FROM DRAINAGE PLAN (AC)	AREA FROM DRAINAGE PLAN (AC)	AREA FROM DRAINAGE PLAN (AC)	AREA FROM DRAINAGE PLAN (AC)	AREA FROM DRAINAGE PLAN (AC)	AREA FROM DRAINAGE PLAN (AC)	AREA FROM DRAINAGE PLAN (AC)	AREA FROM DRAINAGE PLAN (AC)	AREA FROM DRAINAGE PLAN (AC)
1	1.87	4.38	2.323	0	2014.2	3029	4.38	3018	
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PLANNING AND ZONING DEPARTMENT
APPLICATION FOR SUBDIVISION APPROVAL

Date: 4-9-21

REQUIRED DOCUMENTS

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

Application must be completed and validated prior to subdivision processing.

Subdivision Name: Socorro Logistics Center #1

1. Legal description of Area: A Portion of Tracts 8, 9, 10, and Tract 11, Block 5, Socorro Grant,
City of Socorro, El Paso County, Texas.

2. Proposed Land Uses:

	Acres	Sites		Acres	Sites
Single Family			Office		
Duplex			Street & Alley	5.09	2
Apartment			Ponding/Drainage		
Mobile Home			Institutional		
P.U.D.			Other (Specify)		
Park/Pond	0.80	1			
School					
Commercial			Total No. Sites		
Industrial	30.72	1	Total Acreage	36.61	

3. What is existing zoning of the above described property? IC-MUD
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	<input checked="" type="checkbox"/>
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

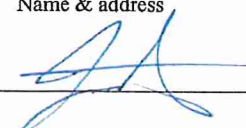
8. What type of drainage is proposed?
 Surface flow to storm sewer infrastructure to discharge runoff into an onsite dedicated retention pond.

9. Remarks and/or explanation of special circumstances:
 N/A

10. Owner of record: Hunt Eastlake Industrial, LLC 4401 N. Mesa St., El Paso TX 79902 533-1122
 Name & address Zip Phone

11. Developer: Same as Owner
 Name & address Zip Phone

12. Engineer: CEA Group 813 N. Kansas St., Ste.300 El Paso, TX 79902 544-5232
 Name & address Zip Phone

Applicant's Signature: 
 Capacity: ENGINEER

SUBDIVISION FEES

Application Fee	\$150.00 or \$5.00 per lot (whichever is greater)
Preliminary Plat Review	\$100.00
Variance Request	\$100.00
Eng. Report Review	\$200.00
Construction Plans & Spec. Review	\$100.00
Construction Inspection & Testing	\$100.00
Final Plat Review	\$100.00
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