

Ivy Avalos
Mayor

Ruben Reyes
At Large/Mayor Pro Tem

Cesar Nevarez
District 1



Alejandro Garcia
District 2

Rudy Cruz, Jr.
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

THE FACILITY IS WHEELCHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR ACCOMMODATION FOR INTERPRETIVE SERVICES MUST BE MADE 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT THE CITY CLERK'S OFFICE AT (915) 858-2915 FOR FURTHER INFORMATION.

LA INSTALACIÓN ES ACCESIBLE PARA SILLAS DE RUEDAS Y HAY PLAZAS DE ESTACIONAMIENTOS DISPONIBLES. LAS SOLICITUDES DE ADAPTACIÓN PARA SERVICIOS DE TRADUCCION DEBEN HACERSE 48 HORAS ANTES DE ESTA REUNIÓN. COMUNÍQUESE CON LA OFICINA DEL SECRETARIO DE LA CIUDAD AL (915) 858-2915 PARA OBTENER MÁS INFORMACIÓN.

NOTICE IS HEREBY GIVEN THAT A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF SOCORRO, TEXAS WILL BE HELD ON TUESDAY THE 3RD DAY OF MAY 2022 AT 5:30 P.M. AT THE CITY COUNCIL CHAMBERS, 860 N. RIO VISTA RD., SOCORRO, TEXAS AT WHICH TIME THE FOLLOWING WILL BE DISCUSSED:

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 MUST CALL IN 844-854-2222 ACCESS CODE 579797 BY 4:30 PM MOUNTAIN STANDARD TIME (MST) ON MAY 3RD, 2022 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.

1. CALL TO ORDER.
2. ESTABLISHMENT OF QUORUM.

**REGULAR MEETING AGENDA - SOCORRO PLANNING & ZONING COMMISSION
MAY 3RD, 2022, A 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) Approval of Meeting minutes of April 19th, 2022.

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 request for the proposed amendment to the City of Socorro's Master Plan and Rezoning of 1120 Robin Rd, being Tract 1-A-12, Leigh Clark Survey 293, ABST 6257, City of Socorro, Texas from Unclassified to C-2, (General Commercial) And Conditional Use Permit Request to allow for a trucking company.
6. Consider and Take Action:
On the proposed amendment to the City of Socorro's Master Plan and Rezoning of 1120 Robin Rd, being Tract 1-A-12, Leigh Clark Survey 293, ABST 6257, City of Socorro, Texas from Unclassified to C-2, (General Commercial) And Conditional Use Permit Request to allow for a trucking company.
7. Public hearing request for the proposed amendment to the City of Socorro's Master Plan and Rezoning of 10330 Socorro Rd., Block 1, Lot 1-A, Trujillo Subdivision Unit #2 Replat A, City of Socorro, Texas from A-1, (Agricultural) to R-1, (Single Family Residential).
8. Consider and Take Action:
On the proposed amendment to the City of Socorro's Master Plan and Rezoning of 10330 Socorro Rd., Block 1, Lot 1-A, Trujillo Subdivision Unit #2 Replat A, City of Socorro, Texas from A-1, (Agricultural) to R-1, (Single Family Residential).

**REGULAR MEETING AGENDA – SOCORRO PLANNING & ZONING COMMISSION
MAY 3RD, 2022, A 5:30 PM**

9. Consider and Take Action:

On the proposed approval of a variance request to allow for a 40' front setback to construct a new building at Block 1, Horizon Shopping Center PT of 2 & 3 BEG 34.33' SE & 52.18' SW of NEC of 2 (159.96' on NELY-226.74' on SELY-159.96' on SWLY-226.62 on NWLY) at 10600 North Loop Rd., Socorro, Texas.

10. Planning and Zoning Commissioners Report.

11. Planning and Zoning Department Report.

12. Excuse absent Commission members.

13. 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


REGULAR MEETING AGENDA - SOCORRO PLANNING & ZONING COMMISSION
MAY 3RD, 2022, A 5:30 PM

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 29th of April 2022.



Judith Rodriguez, Planning & Zoning Secretary

DATE & TIME POSTED: 4/29/22 2:45 pm /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
At Large/ Pro Tem

Cesar Nevarez
District 1



Alejandro García
District 2

Rudy Cruz Jr.
District 3

Yvonne Colon-Villalobos
District 4

PLANNING AND ZONING COMMISSION MEETING MINUTES
APRIL 19th, 2022 @ 5:30 P.M.

MEMBERS PRESENT:

Andrew Arroyos
Enrique Cisneros
David Estrada
Julie Dominguez
Miriam Cruz
Juan Baquera

MEMBERS ABSENT:

Ernest Gomez

STAFF PRESENT

Yadira Magana, Planning and Zoning Clerk
Judith Rodriguez, Planning and Zoning Clerk
Merwan Bhatti, City Attorney
Carlos Gallinar, City Planner
Esteban Gonzalez, IT Technician
Diana Rodriguez, Recreation Leader

1. CALL TO ORDER

The meeting was called to order at: 5:32 pm.

2. Establishment of Quorum

Quorum with 6 commissioners present.

3. Notice to the Public- Open Forum

No speakers for this item.

4. CONSENT AGENDA

a) Approval of Meeting minutes of April 5th, 2022.

A motion was made by Miriam Cruz to Approve. Seconded by Andrew Arroyos.

Motion Carried

Ayes: Andrew Arroyos, David Estrada, Julie Domínguez, Miriam Cruz, Juan Baquera

Nays:

Abstain: Enrique Cisneros

Absent: Ernest Gomez

REGULAR AGENDA-DISCUSSION AND ACTION

5. Public hearing request for the proposed amendment to the City of Socorro's Master Plan and Rezoning of 1120 Robin Rd, being Tract 1-A-12, Leigh Clark Survey 293, ABST 6257, City of Socorro, Texas from Unclassified to C-2, (General Commercial) And Conditional Use Permit Request to allow for a trucking company.

A motion was made by Miriam Cruz to postpone item number 5. Seconded by Andrew Arroyos.

Motion Carried

Ayes: Andrew Arroyos, David Estrada, Enrique Cisneros, Julie Domínguez, Miriam Cruz, Juan Baquera

Nays:

Abstain:

Absent: Ernest Gomez

6. Public hearing request for the proposed amendment to the City of Socorro's Master Plan and Rezoning of 10330 Socorro Rd., Block 1, Lot 1-A, Trujillo Subdivision Unit #2 Replat A, City of Socorro, Texas from A-1, (Agricultural) to R-1, (Single Family Residential).

Open: 5:41pm

Speakers: -Albert Alvidrez on behalf of Yolanda Alvidrez

Close: 5:52pm

-Daniel Clark (Via Zoom)

A motion was made by Enrique Cisneros to postpone item number 6. Seconded by Juan Baquera.

Motion Carried.

Ayes: Andrew Arroyos, David Estrada, Miriam Cruz, Enrique Cisneros, Julie Domínguez, Juan Baquera

Nays:

Abstain:

Absent: Ernest Gomez

7. Planning and Zoning Commissioners Report.

Nothing to report

8. Planning and Zoning Department Report.

Re-districting will be done by Bojorquez Law Firm; this map will then become a Draft Map to be presented and available in the city website.

9. Excuse absent Commission members

A motion was made by Andrew Arroyos to excuse. Seconded by Julie Dominguez.

Motion Carried.

Ayes: Andrew Arroyos, Enrique Cisneros, David Estrada, Julie Domínguez, Juan Baquera

Nays: Miriam Cruz

Abstain:

Absent: Ernest Gomez

10. Adjournment:

A motion was made by Andrew Arroyos, seconded by Julie Dominguez to adjourn meeting at 6:03 pm

Motion Carried.

Ayes: Andrew Arroyos, David Estrada, Miriam Cruz, Enrique Cisneros, Julie Domínguez, Juan Baquera

Nays:

Abstain:

Absent: Ernest Gomez

Judith Rodriguez, Secretary

Date minutes were approved



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
Meeting Date: May 3, 2022**

**REZONING AND CONDITIONAL USE PERMIT
STAFF REPORT**

SUBJECT:

PUBLIC HEARING REQUEST FOR THE PROPOSED AMENDMENT TO THE CITY OF SOCORRO'S MASTER PLAN AND REZONING OF 1120 ROBIN ROAD, BEING TRACT 1-A-12, LEIGH CLARK SURVEY 293, ABST 6257, CITY OF SOCORRO, TEXAS FROM UNCLASSIFIED TO C-2 (GENERAL COMMERCIAL) AND CONDITIONAL USE PERMIT REQUEST TO ALLOW FOR A TRUCKING COMPANY.

NAME: OT TRUCKING LLC

PROPERTY ADDRESS: 1120 Robin Road

PROPERTY LEGAL DESCRIPTION: Tract 1-A-12 , Leigh Clark Survey 293, ABST 6257

PROPERTY OWNER: Osman Morales

REPRESENTATIVE: N/A

PROPERTY AREA: 5.25 Acres

CURRENT ZONING: Unclassified

CURRENT LAND USE: Vacant

FUTURE LAND USE MAP: Not Classified

PROPOSED LAND USE: Trucking Company

FLOOD MAP: According to the Flood Insurance Rate Maps, the referenced property lies within Zone X; (Community Panel # 480212 0237-B/ FEMA, September 4, 1991)

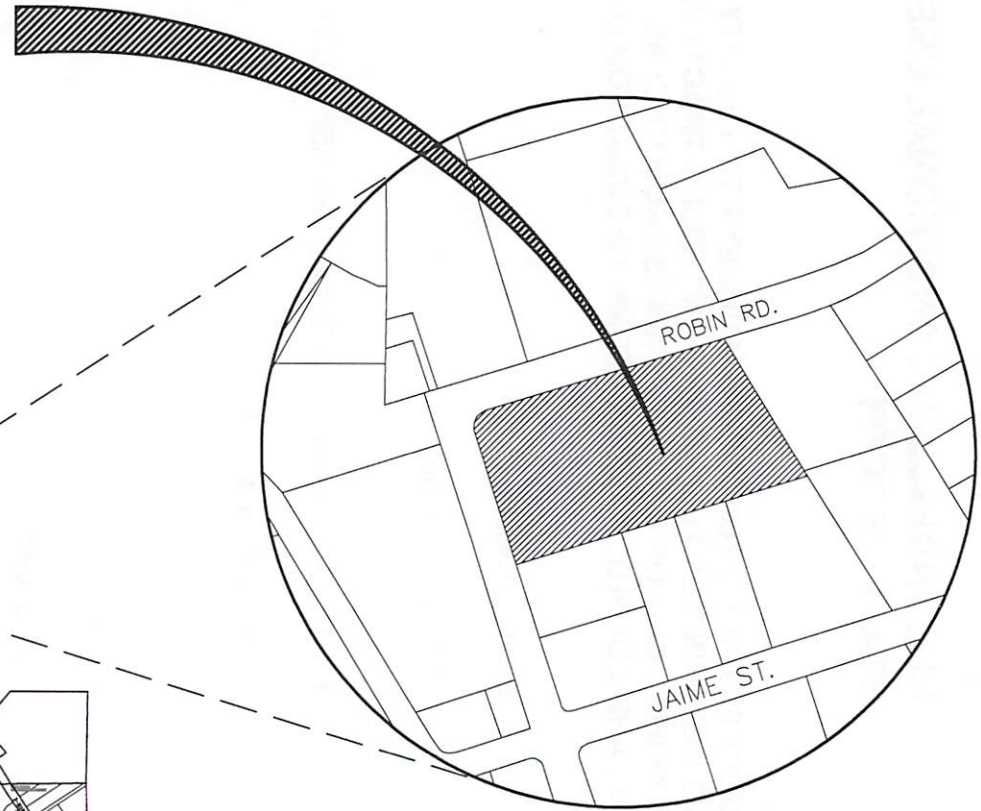
SUMMARY OF REQUEST: Rezoning from Unclassified to C-2 and a Conditional Use Permit to allow for a Trucking Company.

STAFF RECOMMENDATION: Staff recommends APPROVAL.

LOCATION MAP



PROJECT SITE;
1120 Robin Rd.
Leight Clark Surv 293 ABST
6257 Tr.1-A-12



CITY OF SOCORRO

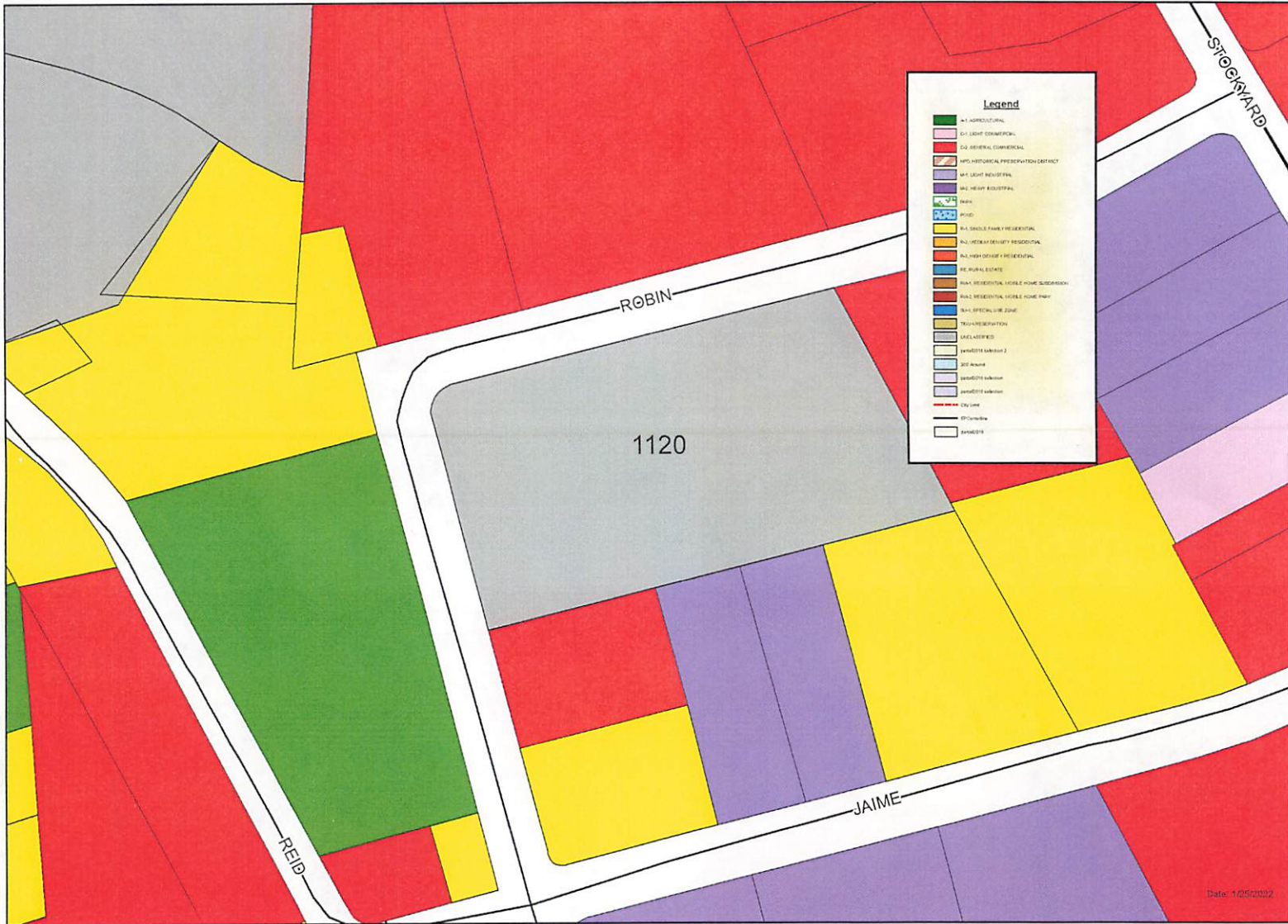
LOCATION MAP
Scale: AS SHOWN



Planning and Zoning Department
800 N. Rio Vista Socorro, Texas 79027 Tel: (505) 872-4531 Fax: (505) 872-4673

ZONING MAP

Zoning Map 1120 Robin Rd.



Date: 1/25/2022



0 50 100 200 Feet

CITY OF SOCORRO
PLANNING & ZONING
860 N. RIO VISTA
SOCORRO, TX. 79927



SITE PICTURES



AERIAL PHOTO

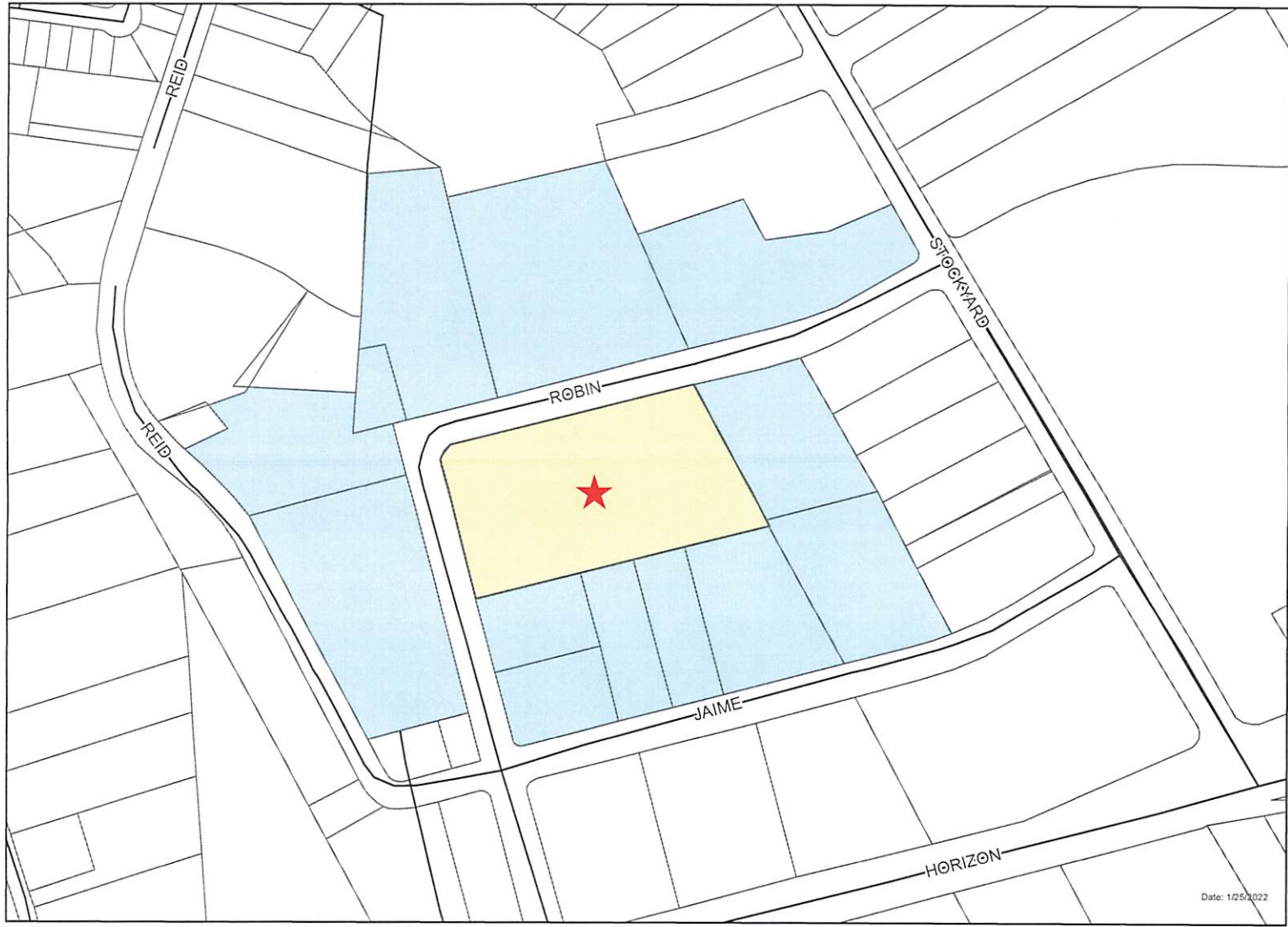


AERIAL PHOTO

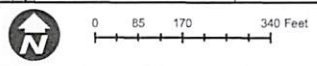


PUBLIC NOTICES

200' Around 1120 Robin Rd.



Date: 1/25/2022



CITY OF SOCORRO
PLANNING & ZONING
866 N. RIO VISTA
SOCORRO, TX. 79927



Ivy Avalos
Mayor

Ruben Reyes
At Large/Mayor Pro Tem

Cesar Nevarez
District 1



Alejandro Garcia
District 2

Rudy Cruz, Jr.
District 3

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

March 30, 2022

Dear property owner,

You are hereby notified that a Planning and Zoning Commission meeting has been scheduled to hold a **PUBLIC HEARING** on April 19th, 2022 at 5:30 p.m. **BROADCASTED FROM CITY HALL CHAMBERS, 860 RIO VISTA RD., SOCORRO, TEXAS VIA TELEPHONE CONFERENCE AND LIVE STREAMED.** The purpose of the Public Hearing is to receive public comments on the following:

Public hearing request for the proposed amendment to the City of Socorro's Master Plan and Rezoning of 1120 Robin Rd, being Tract 1-A-12, Leigh Clark Survey 293, Abst 6257, City of Socorro, Texas from Unclassified to C-2, (General Commercial) and Conditional Use Permit Requested to allow for a trucking Company.

You have been notified because you own a property located within the 200-foot radius mandated by Municode Chapter 46-53 (c).

Although you are not obligated to attend, interested parties are advised to attend the hearing to voice their concerns and/or comments. If you are unable to attend the hearing, your written comments will be considered. Written comments must be delivered to the City of Socorro Planning and Zoning Department during regular working hours, on or before the day of the hearing.

The public must call 844-854-2222 and use access code 579797 by 5:00 p.m. mountain standard time (MST) on April 5th, 2022, to join the meeting and to sign up to speak on the public hearing, the speaker will be called upon by the presiding officer during the public hearing.

Please contact our office the day of the scheduled meeting to confirm that the meeting will be held.

Respectfully,

Eunice Marquez

Eunice Marquez
Planning & Zoning Commission Secretary

Ivy Avalos
Mayor

Ruben Reyes
At Large/Mayor Pro Tem

Cesar Nevarez
District 1



Alejandro Garcia
District 2

Rudy Cruz, Jr.
District 3

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

30 de marzo, 2022

Estimado dueño(a) de propiedad,

Se le notifica que habrá una **AUDIENCIA PUBLICA** durante la junta de la Comisión de Planeación y Zonificación el 19 de abril del año 2022 a las 5:30 p.m. **TRANSMITIDO DESDE CÁMARAS DE AYUNTAMIENTO, 860 RIO VISTA RD., SOCORRO, TEXAS A TRAVÉS DE LA CONFERENCIA TELEFÓNICA Y EN VIVO POR MEDIO VIRTUAL.** El propósito de la audiencia pública es para recibir comentarios u opiniones del público sobre lo siguiente:

Solicitud de audiencia pública para la enmienda propuesta al Plan Maestro de la Ciudad de Socorro y rezonificación ubicada en el 1120 Robin Rd -Leigh Clark Survey 293, Abst 6257, Traque 1-A-12, Socorro Texas sin classificar a C-2 (Commercial General) y el permiso condicional de uso de una empresa de camiones,

Usted ha sido notificado porque es dueño(a) de una propiedad ubicada dentro del radio de 200 pies de la propiedad en cuestión, dispuesto por el Capítulo 46-53 (c) del Código Municipal.

Usted no está obligado(a) a asistir, pero si tiene algún comentario u opinión se le recomienda asistir a la audiencia. Si no puede asistir a la audiencia, se tendrán en cuenta sus observaciones por escrito. Los comentarios escritos deben ser entregados al Departamento de Planeación y Uso de Suelo durante las horas de trabajo regulares, antes o en el día de la audiencia.

El público debe llamar al 844-854-2222 y usar el código de acceso 579797 antes de las 5:00 p.m. del 5 de abril del año 2022 para unirse a la reunión e inscribirse para hablar durante la audiencia pública. El oficial que conducirá la reunión llamará la persona para comentar en su artículo.

Por favor póngase en contacto con nuestra oficina el día de la junta para confirmar que la junta se llevará a cabo.

Atentamente,

Eunice Marquez

Eunice Marquez

Secretaria de la Comisión de Planeación y Zonificación

860 N. Rio Vista Rd., Socorro, Texas 79927 Tel. (915) 872-8531 Fax (915)872-8724

www.ci.socorro.tx.us

file_as_name	addr_line2	addr_city	addr	addr_zip
ORNELAS JESUS	PO BOX 290819	EL PASO	TX	79929-0819
PENA LORENZO	1024 ROBIN RD	EL PASO	TX	79927-4810
BALLESTEROS RODRIGO	1115 JAIME RD	SOCORRO	TX	79927-4801
COLLIER M C & MARIE S	1125 JAIME RD	EL PASO	TX	79927-4801
RAMOS SENOVIO & LEONOR	1221 JAIME RD	EL PASO	TX	79927-4843
MOWAD JAMES A & MCNEIL LESLIE M &	3605 ALDERWOOD MANOR DR	HORIZON CITY	TX	79928-6521
HERNANDEZ CAROLINA & 9	105 OAK ST APT C	PASO ROBLES	CA	93446-3348
TRONCOSO RODOLFO & BERTHA	9301 SAN LORENZO AVE	EL PASO	TX	79907-6843
OSEGUERA RICHARD	1639 DOUG OLSON DR	EL PASO	TX	79936-5604
HARJU DARRELL L	1151 ROBIN RD	EL PASO	TX	79927-4850
VALENZUELA MARTIN	11435 STOCKYARD DR	EL PASO	TX	79927-4800
TORRES JESUS O	1107 ROBIN RD	EL PASO	TX	79927-4850
RECIO'S GROUP LLC	441 EMERALD BLUFF DR	HORIZON CITY	TX	79928-6470



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
Meeting Date: May 3, 2022**

**REZONING APPLICATION
STAFF REPORT**

SUBJECT:

PUBLIC HEARING REQUEST FOR THE PROPOSED AMENDMENT TO THE CITY OF SOCORRO'S MASTER PLAN AND REZONING OF 10330 SOCORRO ROAD, BEING LOT 1-A, BLOCK 1 TRUJILLO UNIT 2, REPLAT A, CITY OF SOCORRO, TEXAS FROM A-1 (AGRICULTURAL) TO R-1 (SINGLE FAMILY RESIDENTIAL).

NAME: TRUJILLO

PROPERTY ADDRESS: 10330 Socorro Road

PROPERTY LEGAL DESCRIPTION: Trujillo Unit 2, Replat A, Lot 1-A

PROPERTY OWNER: Efrain E. Trujillo

REPRESENTATIVE: N/A

PROPERTY AREA: 21,447 SQFT

CURRENT ZONING: A-1

CURRENT LAND USE: Single Family House

FUTURE LAND USE MAP: Undefined

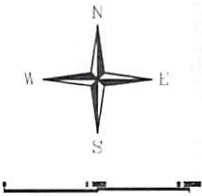
PROPOSED LAND USE: Single Family House

FLOOD MAP: According to the Flood Insurance Rate Maps, the referenced property lies within Zone X; (Community Panel # 480212 0250-B/ FEMA, September 4, 1991)

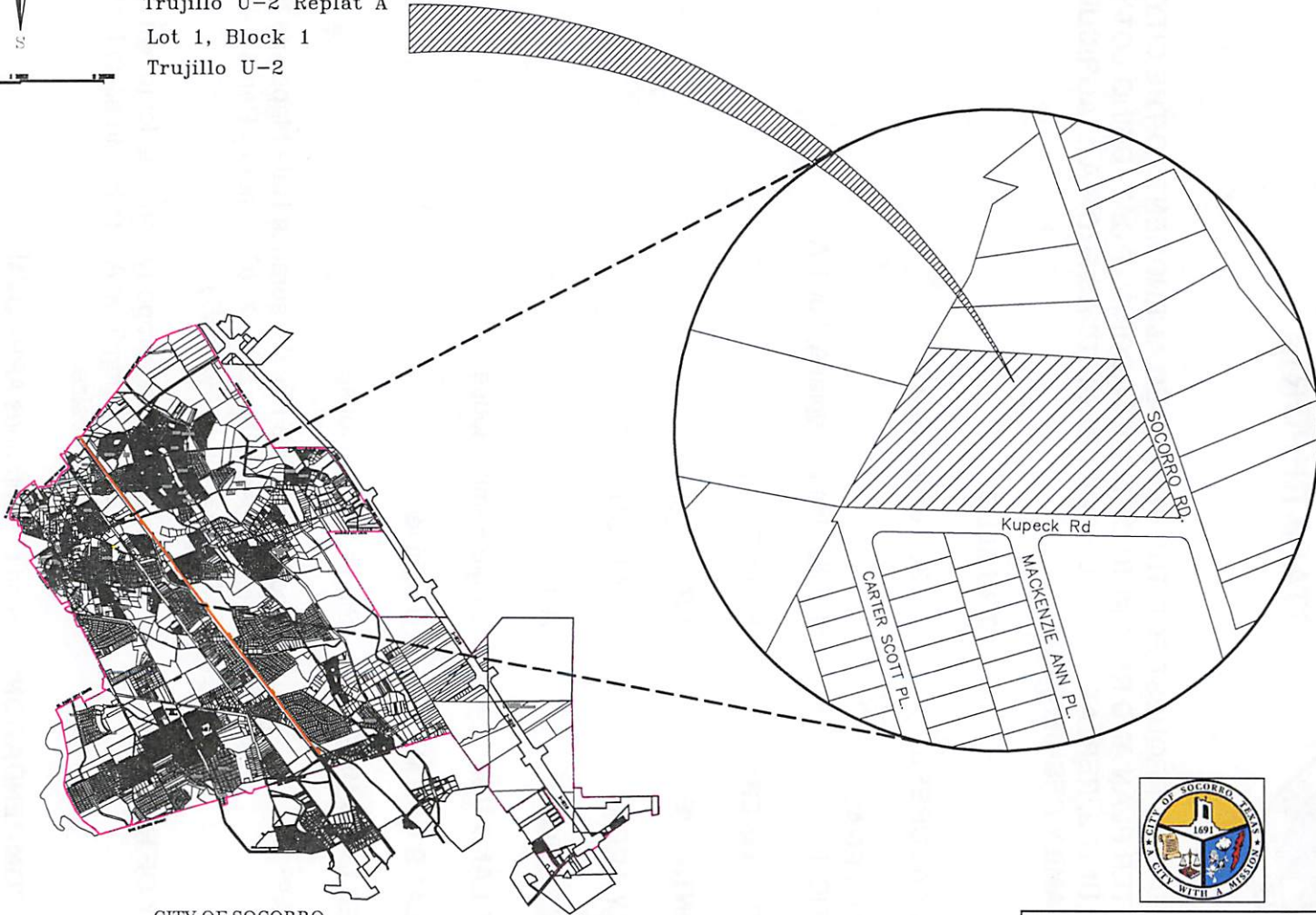
SUMMARY OF REQUEST: Owner is subdividing property from one lot to two lots. The smaller lot requires a rezoning from A-1 to R-1 to allow for the dimension standards for lot size.

STAFF RECOMMENDATION: Staff recommends APPROVAL

LOCATION MAP



PROJECT SITE;
Trujillo U-2 Replat A
Lot 1, Block 1
Trujillo U-2



CITY OF SOCORRO

LOCATION MAP

Scale: AS SHOWN

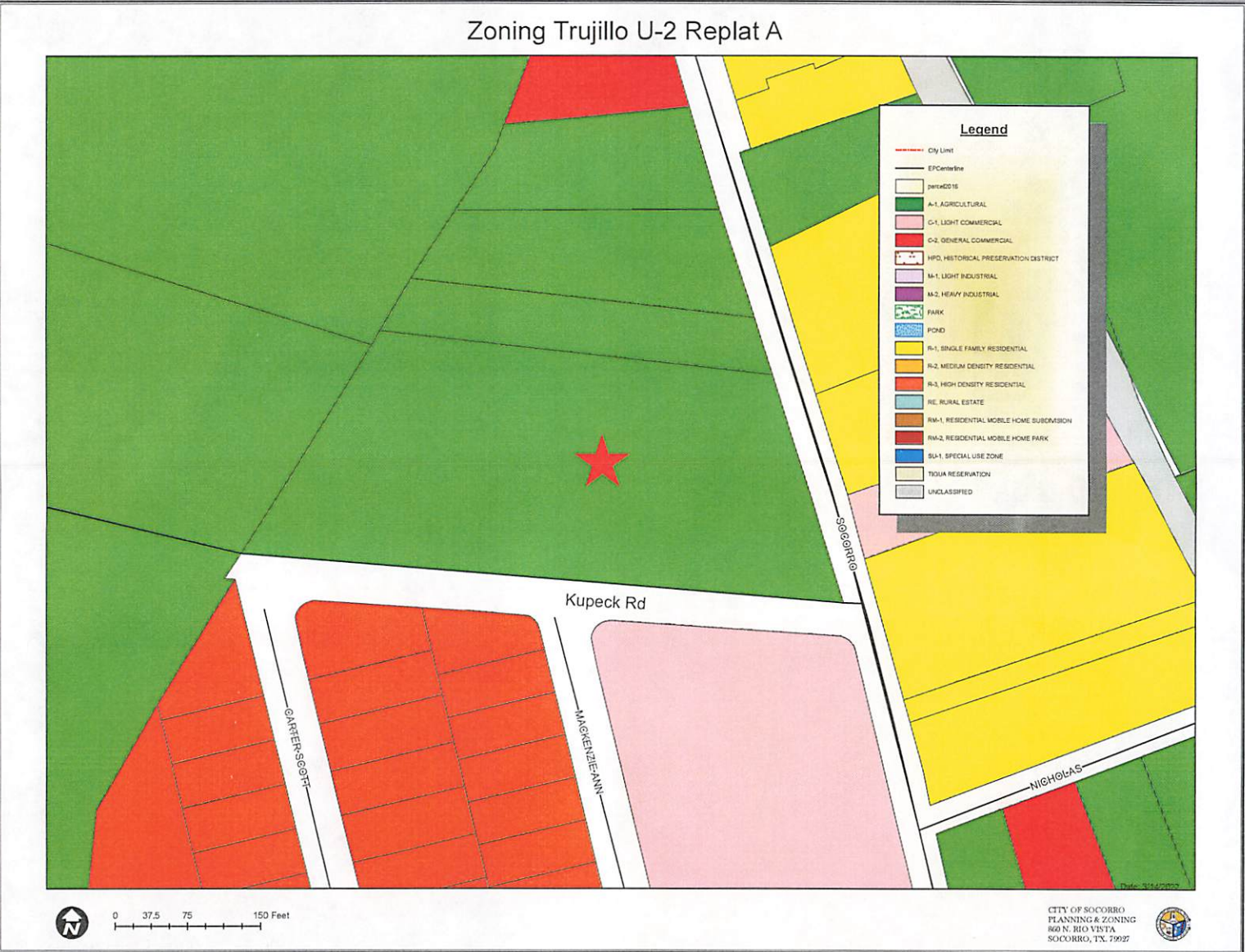


Planning and Zoning Department

850 N. Rio Vista Socorro, Texas 79027 Tel: (505) 872-8531 Fax: (505) 872-8673

ZONING MAP

Zoning Trujillo U-2 Replat A



1524 11019 3712

SITE PICTURES



AERIAL PHOTO



AERIAL PHOTO

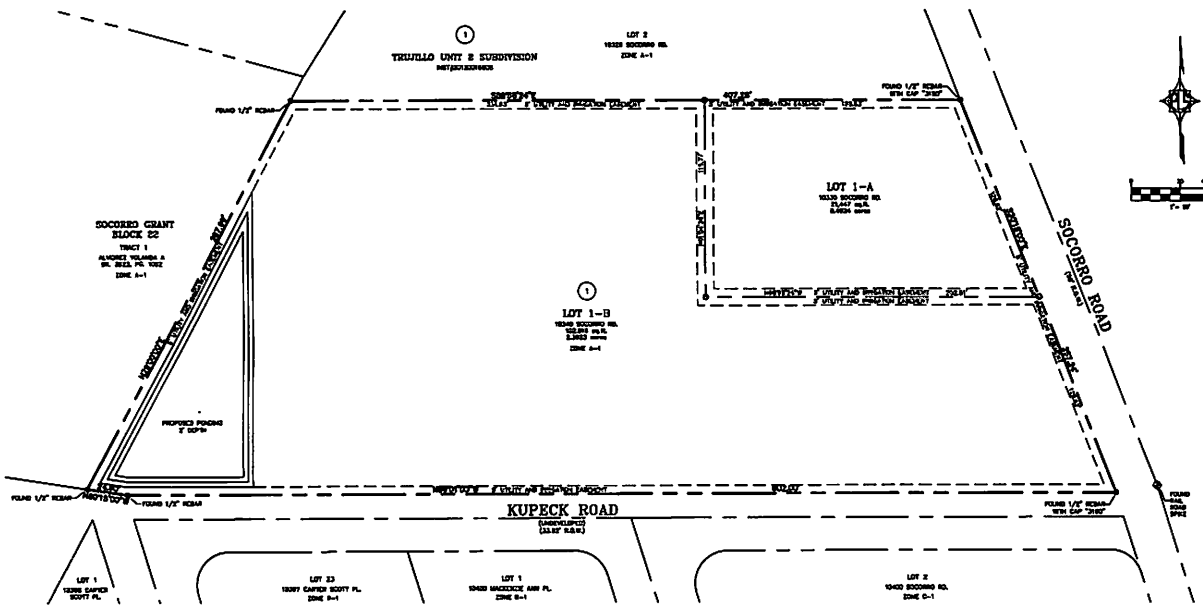


TRUJILLO UNIT 2, REPLAT A

BEING LOT 1, BLOCK 1, TRUJILLO UNIT 2, CITY OF SOCORRO, EL PASO COUNTY, TEXAS.

TOTAL CONTAINING: 2.563 ACRES

PRELIMINARY PLAT



OWNERS DEDICATION, CERTIFICATION, AND ATTESTATION

STATE OF TEXAS

County of El Paso

Know all men by these presents that the undersigned do hereby certify that the above and foregoing plat is a true and correct copy of the original plat as the same was approved by the Board of Commissioners of the City of Socorro, El Paso County, Texas, on this 15th day of August, 2023, and that the same was duly recorded in the Public Record Office of the County of El Paso, Texas, on this 15th day of August, 2023, and that the same is a true and correct copy of the original plat as the same was approved by the Board of Commissioners of the City of Socorro, El Paso County, Texas, on this 15th day of August, 2023, and that the same was duly recorded in the Public Record Office of the County of El Paso, Texas, on this 15th day of August, 2023.

I hereby warrant and agree that certain parcels to be contained within each lot, as shown on this plat, are subject to the same terms, conditions and restrictions as the original plat as the same was approved by the Board of Commissioners of the City of Socorro, El Paso County, Texas, on this 15th day of August, 2023, and that the same was duly recorded in the Public Record Office of the County of El Paso, Texas, on this 15th day of August, 2023.

Witness our signatures this _____ day of _____, 2023.

By _____
OWNER

ACKNOWLEDGEMENT

STATE OF TEXAS

County of El Paso

Know all men by these presents that the undersigned do hereby certify that the above and foregoing plat is a true and correct copy of the original plat as the same was approved by the Board of Commissioners of the City of Socorro, El Paso County, Texas, on this 15th day of August, 2023, and that the same was duly recorded in the Public Record Office of the County of El Paso, Texas, on this 15th day of August, 2023.

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Witness our signatures this _____ day of _____, 2023.

By _____
OWNER

CITY OF SOCORRO PLANNING DEPARTMENT

The undersigned hereby certifies that the above and foregoing plat is a true and correct copy of the original plat as the same was approved by the Board of Commissioners of the City of Socorro, El Paso County, Texas, on this 15th day of August, 2023, and that the same was duly recorded in the Public Record Office of the County of El Paso, Texas, on this 15th day of August, 2023.

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Witness our signatures this _____ day of _____, 2023.

By _____
CITY CLERK

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, on this _____ day of _____, 2023, at _____ o'clock _____ of the day.

By _____
COUNTY CLERK

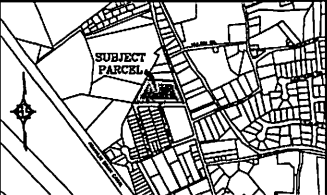


This plat represents a survey made on the ground by me or under my supervision and control, and the same was approved by the Board of Commissioners of the City of Socorro, El Paso County, Texas, on this 15th day of August, 2023, and that the same was duly recorded in the Public Record Office of the County of El Paso, Texas, on this 15th day of August, 2023.

Witness my hand and seal of office this _____ day of _____, 2023.

By _____
NOTARY PUBLIC

LOCATION MAP SCALE: 1" = 600'



- NOTES**
- VEHICULAR ACCESS TO LOTS IS THROUGH SOCORRO ROAD.
 - PURPOSE FOR THIS PLAT IS TO SUBDIVIDE ONE LOT INTO TWO LOTS.
 - ON-SITE PARKING IS TO BE MAINTAINED WITHIN EACH LOT.
 - STORM DRAINAGE PLAN AND SOIL ANALYSES TO BE PROVIDED WITH BUILDING PERMITS.
 - LAND IS WITHIN A-1, AGRICULTURAL DISTRICT CITY ZONING.
 - SET BACKS ARE AS SHOWN IN SECTION 24.0 OF ORDINANCE 116 AND SHALL BE MET FROM FRONTING ROADS AND 5' TO ADJACENT PROPERTY LINES.
 - SET 1/2" REAR SETBACK SHOWN TO BE MET TO ALL OTHER BOUNDARY CORNERS UNLESS SPECIFIC NOTED.
 - LOT CORNERS WILL BE SET ON ALL OTHER LOT CORNERS.
 - UTILITY CONNECTIONS FOR LOT 1-A, TO BE INSTALLED BY OWNER THROUGH EXISTING MAIN UTILITY CONDUITS, LOT 1-B, THROUGH THE CURB AND IN BURNING CONDUIT.
 - HOUSES BUILT IN LOT 1-A OR 1-B SHALL BE SUBJECT TO THE CITY OF SOCORRO, EL PASO COUNTY, TEXAS, AND SUBJECT TO FRONT CORNER BUSINESS FRONT YARDS.
 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48060A0001, DATED 10/15/1983, 940 PROPERTY IS IN FLOOD HAZARD ZONE 2 "AREAS OF MINOR FLOODING".

SYMBOL LEGEND

- FOUND CORNER POINT
- FOUND CITY BOUNDARY
- SET 1/2" REAR SETBACK MARK
- CALCULATED POINT (NOT SET)

SCHOOL DISTRICT
SOCORRO INDEPENDENT DISTRICT
15448 ROAD DR., EL PASO, TEXAS 79905

DATE OF PREPARATION
SEPTEMBER 6, 2023

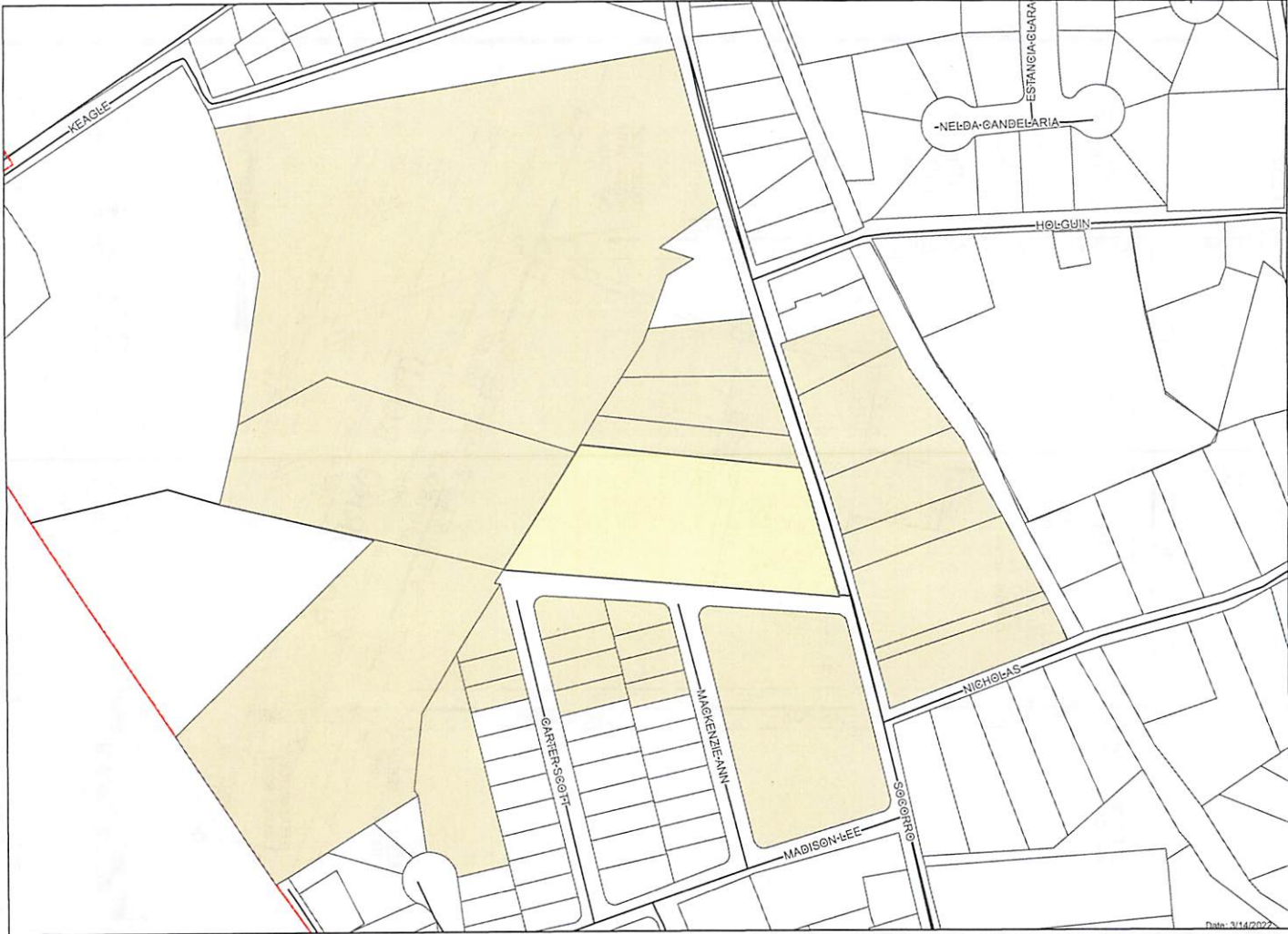
PREPARED BY
DILLIPAN, LAKSHMI
LAKSHMI ENGINEERING & ARCHITECTURE
15448 ROAD DR., EL PASO, TEXAS 79905

PURPOSE OF REPLAT
THE PURPOSE OF THIS REPLAT IS TO CREATE TWO LOTS.

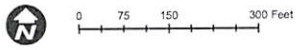
PREPARED BY
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PUBLIC NOTICES

200' Around Trujillo U-2 Replat A



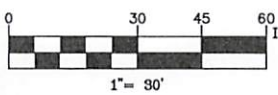
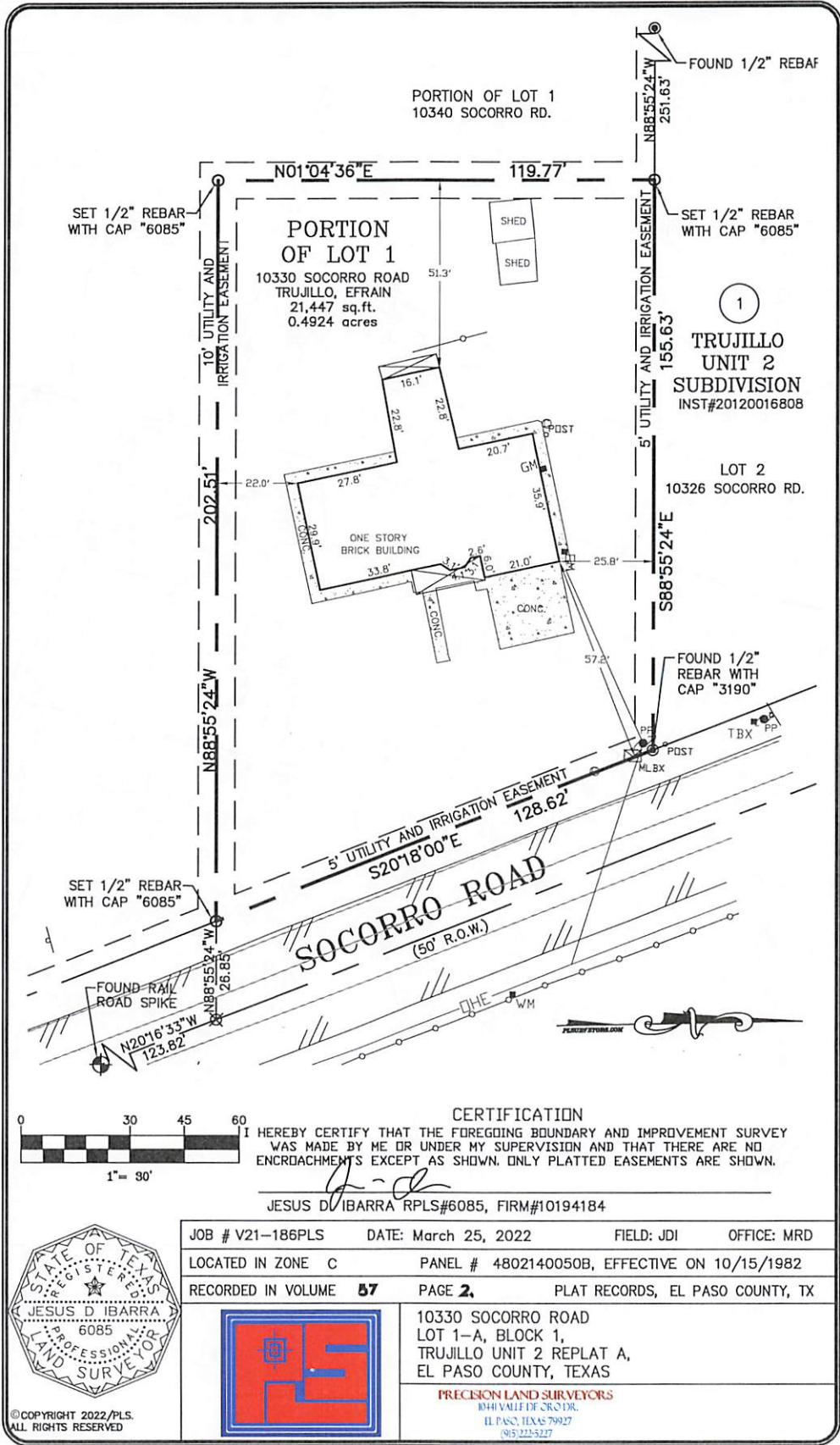
Date: 3/14/2022



CITY OF SOCORRO
PLANNING & ZONING
860 N. RIO VISTA
SOCORRO, TX. 79927



SITE PLAN



CERTIFICATION
 I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY AND IMPROVEMENT SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN. ONLY PLATTED EASEMENTS ARE SHOWN.

J. D. Ibarra
 JESUS D. IBARRA RPLS#6085, FIRM#10194184



JOB # V21-186PLS	DATE: March 25, 2022	FIELD: JDI	OFFICE: MRD
LOCATED IN ZONE C	PANEL # 4802140050B, EFFECTIVE ON 10/15/1982		
RECORDED IN VOLUME 57	PAGE 2,	PLAT RECORDS, EL PASO COUNTY, TX	



10330 SOCORRO ROAD
 LOT 1-A, BLOCK 1,
 TRUJILLO UNIT 2 REPLAT A,
 EL PASO COUNTY, TEXAS

PRECISION LAND SURVEYORS
 1031 VALLE DE CORDO DR.
 EL PASO, TEXAS 79927
 (957) 223-5227

Ivy Avalos
Mayor
Ruben Reyes
At Large/Mayor Pro Tem
Cesar Nevarez
District 1



Alejandro Garcia
District 2
Rudy Cruz, Jr.
District 3
Yvonne Colon-Villalobos
District 4
Adriana Rodarte
City Manager

March 30, 2022

Dear property owner,

You are hereby notified that a Planning and Zoning Commission meeting has been scheduled to hold a **PUBLIC HEARING** on April 19th, 2022 at 5:30 p.m. **BROADCASTED FROM CITY HALL CHAMBERS, 860 RIO VISTA RD., SOCORRO, TEXAS VIA TELEPHONE CONFERENCE AND LIVE STREAMED.** The purpose of the Public Hearing is to receive public comments on the following:

- a) Public hearing request for the proposed amendment to the City of Socorro's Master Plan and Rezoning of 10330 Socorro Rd., Block 1, Lot 1-A, Trujillo Subdivision Unit #2 Replat A, City of Socorro, Texas from A-1, Agricultural to R-1, Single Family Residential.

You have been notified because you own a property located within the 200-foot radius mandated by Municode Chapter 46-53 (c).

Although you are not obligated to attend, interested parties are advised to attend the hearing to voice their concerns and/or comments. If you are unable to attend the hearing, your written comments will be considered. Written comments must be delivered to the City of Socorro Planning and Zoning Department during regular working hours, on or before the day of the hearing.

The public must call 844-854-2222 and use access code 579797 by 5:00 p.m. mountain standard time (MST) on April 19th, 2022, to join the meeting and to sign up to speak on the public hearing, the speaker will be called upon by the presiding officer during the public hearing.

Please contact our office the day of the scheduled meeting to confirm that the meeting will be held.

Respectfully,

Eunice Marquez
Eunice Marquez
Planning & Zoning Commission Secretary

Ivy Avalos
Mayor

Ruben Reyes
At Large/Mayor Pro Tem

Cesar Nevarez
District 1



Alejandro Garcia
District 2

Rudy Cruz, Jr.
District 3

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

30 de marzo, 2022

Estimado dueño(a) de propiedad,

Se le notifica que habrá una **AUDIENCIA PUBLICA** durante la junta de la Comisión de Planeación y Zonificación el 19 de abril del año 2022 a las 5:30 p.m. **TRANSMITIDO DESDE CÁMARAS DE AYUNTAMIENTO, 860 RIO VISTA RD., SOCORRO, TEXAS A TRAVÉS DE LA CONFERENCIA TELEFÓNICA Y EN VIVO POR MEDIO VIRTUAL.** El propósito de la audiencia pública es para recibir comentarios u opiniones del público sobre lo siguiente:

Solicitud de audiencia pública para la enmienda propuesta al Plan Maestro de la Ciudad de Socorro y Rezonificación de 10330 Socorro Rd.,- Bloque 1 Lote 1-A, Trujillo Subdivision Unit #2, Ciudad de Socorro, Texas de A-1, Agrícola a R-1, Unifamiliar Residential.

Usted ha sido notificado porque es dueño(a) de una propiedad ubicada dentro del radio de 200 pies de la propiedad en cuestión, dispuesto por el Capítulo 46-53 (c) del Código Municipal.

Usted no está obligado(a) a asistir, pero si tiene algún comentario u opinión se le recomienda asistir a la audiencia. Si no puede asistir a la audiencia, se tendrán en cuenta sus observaciones por escrito. Los comentarios escritos deben ser entregados al Departamento de Planeación y Uso de Suelo durante las horas de trabajo regulares, antes o en el día de la audiencia.

El público debe llamar al 844-854-2222 y usar el código de acceso 579797 antes de las 5:00 p.m. del 19 de abril del año 2022 para unirse a la reunión e inscribirse para hablar durante la audiencia pública. El oficial que conducirá la reunión llamará a la persona para comentar en su artículo.

Por favor póngase en contacto con nuestra oficina el día de la junta para confirmar que la junta se llevará a cabo.

Atentamente,
Eunice Marquez
Eunice Marquez
Secretaría de la Comisión de Planeación y Zonificación

file_as_name	addr_line2	addr_city	ad:addr_zip
DURAN ARMIDA	10409 CARTER SCOTT PL	EL PASO	TX 79927-3915
DE LEON CRISTINA H S D	10406 CARTER SCOTT PL	EL PASO	TX 79927-3915
STOREY PATRICK J & APRIL L	10412 MAC KENZE ANN PL	EL PASO	TX 79927-3913
CITY OF SOCORRO	124 HORIZON BLVD	SOCORRO	TX 79927-2620
RUIZ LUIS C	10402 CARTER SCOTT PL	EL PASO	TX 79927-3915
LAGUNAS MELISSA	10405 CARTER SCOTT PL	SOCORRO	TX 79927-3915
BAZAN VICENTE	10408 MAC KENZE ANN PL	EL PASO	TX 79927-3913
AGUILAR JULIO C SR & ADELA	10401 CARTER SCOTT PL	EL PASO	TX 79927-3915
GASTELUM ARMANDO F	10404 MAC KENZE ANN PL	EL PASO	TX 79927-3913
RANCHOS DEL RIO LTD	PO BOX 846	FABENS	TX 79838-0846
SERNA FRANCES	10391 SOCORRO RD	EL PASO	TX 79927-2326
RUIZ JOSHUA	10400 MAC KENZE ANN PL	SOCORRO	TX 79927-3913
CASTANEDA PATRICIA	10397 CARTER SCOTT PL	SOCORRO	TX 79927-3914
GONZALEZ MILLIE S	552 NICHOLS RD	SOCORRO	TX 79927-1612
SOTELO DANIEL	10398 CARTER SCOTT PL	EL PASO	TX 79927-3914
BELTRAN MARIANO	425 GALLAGHER ST	EL PASO	TX 79915-3133
LUJAN RAYMUNDO T (LE) & LUJAN CYNTHIA	10383 SOCORRO RD	SOCORRO	TX 79927-2326
JACKSON RICHARD F	10377 SOCORRO RD	EL PASO	TX 79927-2326
TRUJILLO EFRAIN	10330 SOCORRO RD	EL PASO	TX 79927-2319
PARRA ROSENDO JR	PO BOX 371131	EL PASO	TX 79937-1131
RUIZ FRANCISCO JAVIER	9813 LA MORENITA CIR	EL PASO	TX 79927-2541
SOLIS AURORA	10320 SOCORRO RD	EL PASO	TX 79927-2319
ALVIDREZ YOLANDA A	8131 ALGERITA CT	EL PASO	TX 79915-4605
GUTIERREZ ANTONIO A	10331 SOCORRO RD	EL PASO	TX 79927-2326
SOLIS AURORA T	10320 SOCORRO RD	EL PASO	TX 79927-2319
FLORES JOSE L & PAZ N	10249 SOCORRO RD	SOCORRO	TX 79927-2337
APODACA HERMAN	PO BOX 77	CLINT	TX 79836-0077



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: MAY 3, 2022**

**VARIANCE REQUEST FOR FRONT SETBACK
STAFF REPORT**

SUBJECT:

APPROVE A VARIANCE REQUEST FOR FRONT SETBACK REDUCTION.

NAME:

WENDY'S RESTAURANT

PROPERTY ADDRESS:

10600 N. Loop Road

**PROPERTY LEGAL
DESCRIPTION:**

1 HORIZON SHOPPING CENTER PT OF 2 & 3 BEG 34.33' SE &
52.18' SW OF NEC OF 2 (159.96' ON NELY-226.74' ON SELY-
159.96' ON SWLY-226.62 ON NWLY)

PROPERTY OWNER:

DBB Holdings, Inc.

REPRESENTATIVE:

Sauris Lugo, Wen Jai Restaurant Group

PROPERTY AREA:

32,269 SQFT

CURRENT ZONING:

C-2 (General Commercial)

CURRENT LAND USE:

Shopping Center / Vacant Land

FUTURE LAND USE MAP:

Commercial

PROPOSED LAND USE:

Fast Food Restaurant

FLOOD MAP:

According to the Flood Insurance Rate Maps, the referenced
property lies within Zone X; (Community Panel # 480212 0250-B/
FEMA, September 4, 1991)

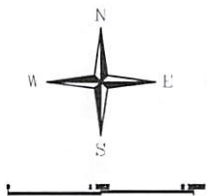
SUMMARY OF REQUEST:

Variance request to allow for a 40' Front Setback to construct a new
building. Code requires a 60' Front Setback when facing a major
arterial.

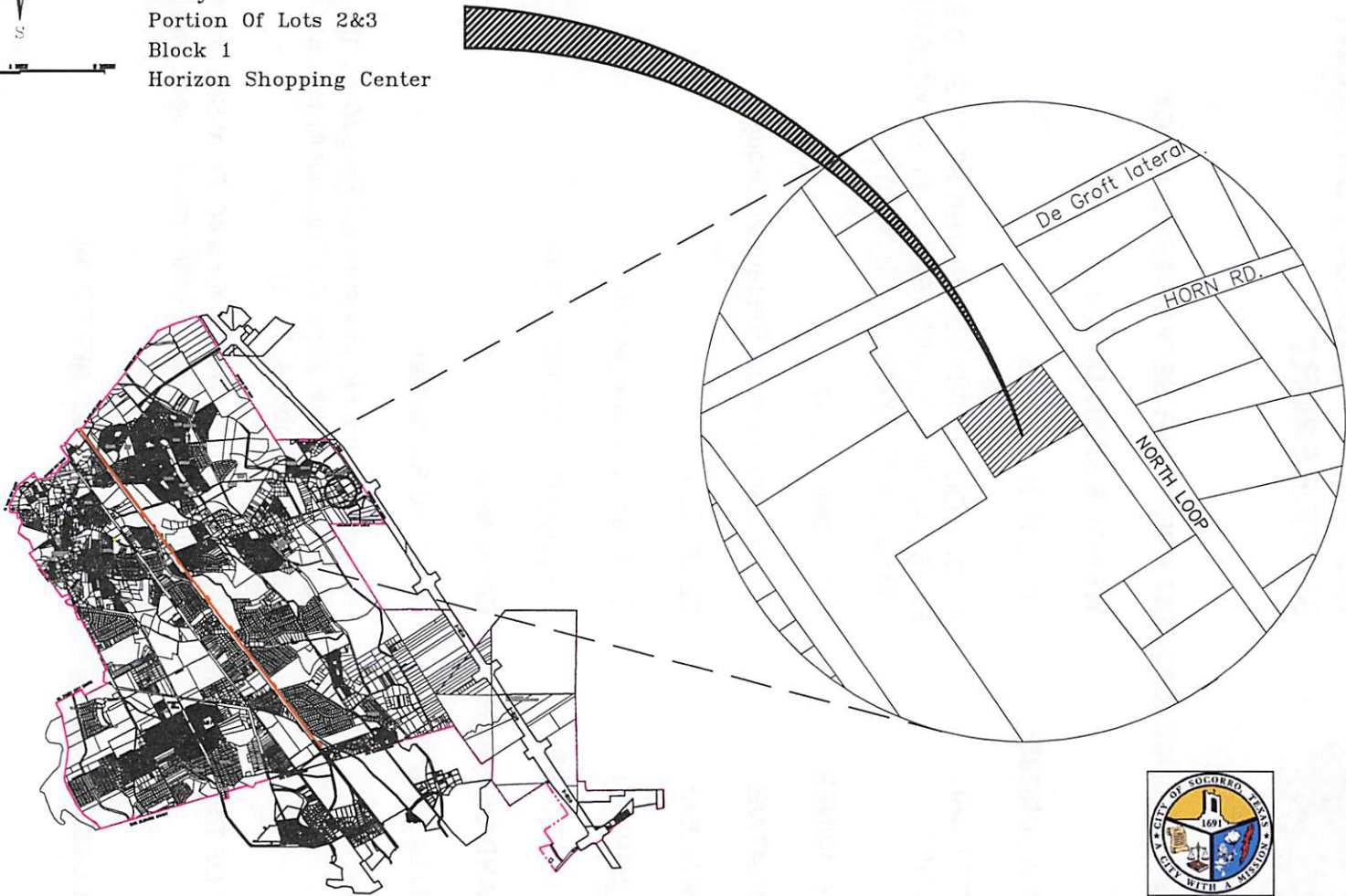
STAFF RECOMMENDATION:

Staff recommends APPROVAL.

LOCATION MAP



PROJECT SITE;
Wendy's
Portion Of Lots 2&3
Block 1
Horizon Shopping Center



LOCATION MAP

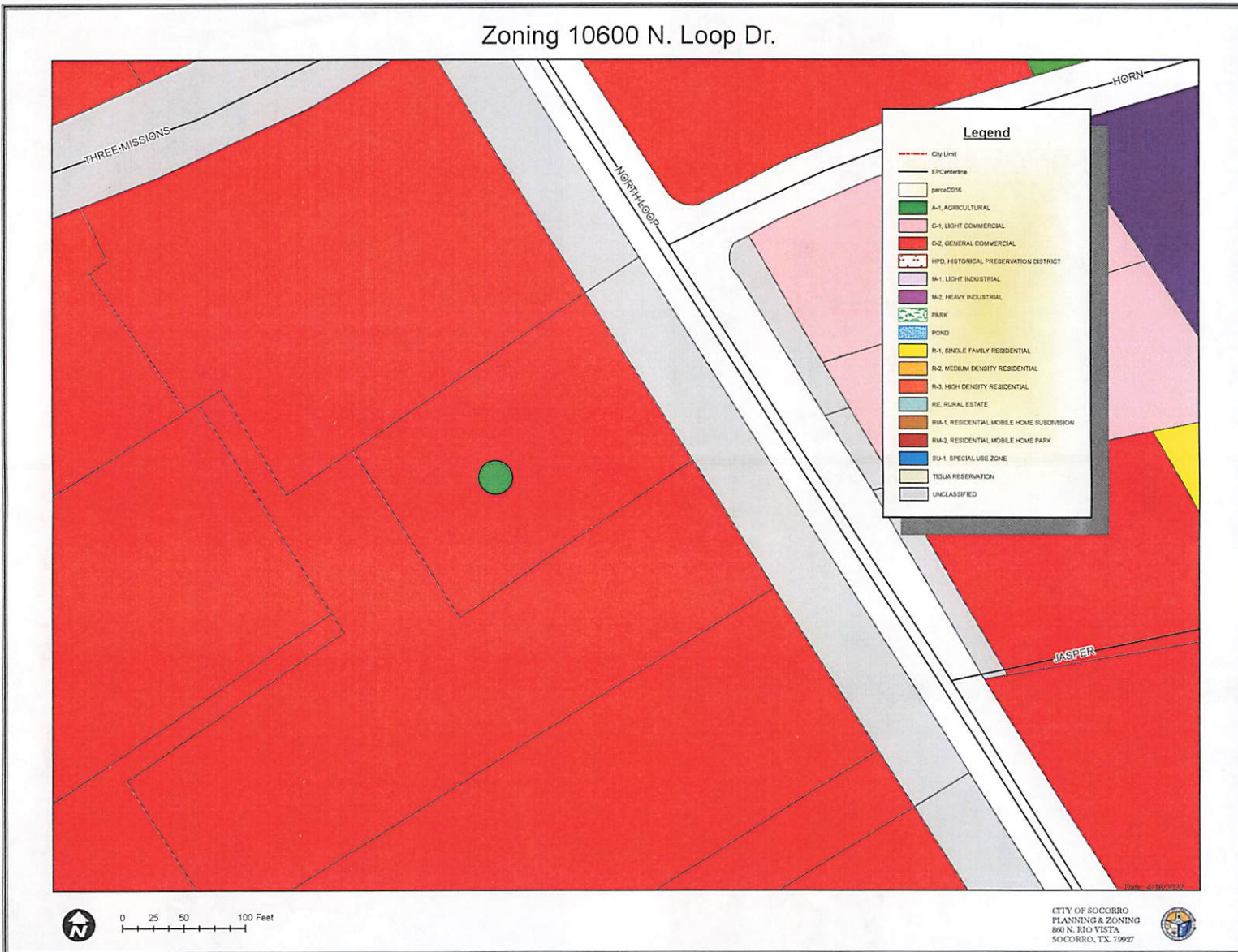
Scale: AS SHOWN



Planning and Zoning Department

800 N. Rio Vista Socorro, Texas 79027 Tel: (915) 872-4531 Fax: (915) 872-4673

ZONING MAP



SITE PICTURES



AERIAL PHOTO



AERIAL PHOTO

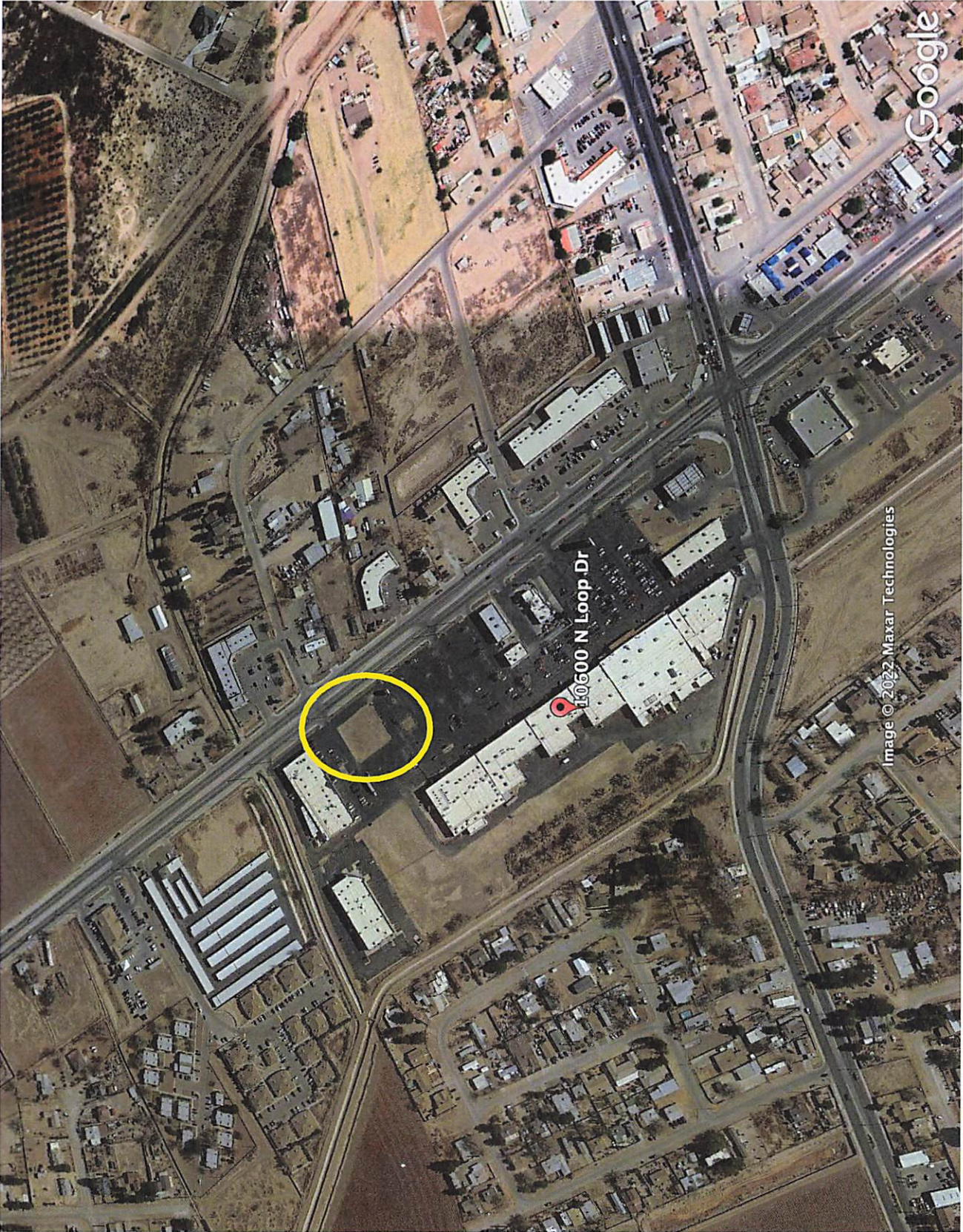
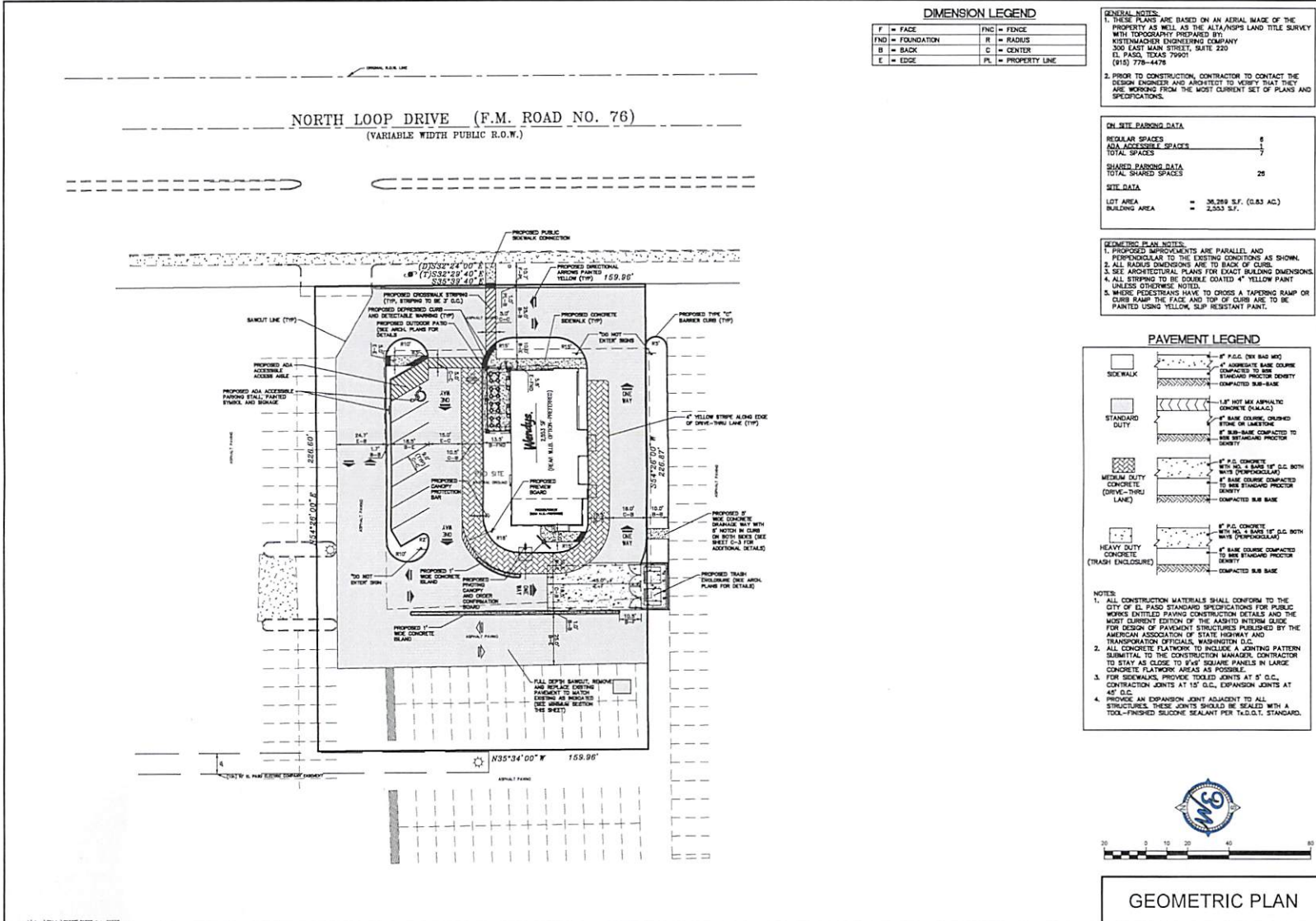


Image © 2022 Maxar Technologies

Google

SITE PLAN



Prepared For

Wendy's
10600 N. Loop Drive
Second, Texas

Prepared By

Watson Engineering Resources
1431 Guage Wood Plaza, Suite 110, El Paso, TX 79901

Checked By: A. MILLER
Designed By: W. EISELBEIT
Drawn By: R. EISELBEIT
Date: MARCH 13, 2022
Scale: 1" = 20'
Project No.: 21-09

GEOMETRIC PLAN

C-2

GEOMETRIC PLAN