

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 21ST DAY OF JUNE 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://COSTX.US/PLANNING-ZONING/](http://costx.us/planning-zoning/) THE PUBLIC MUST CALL IN 844-854-2222 ACCESS CODE 579797 BY 4:30 PM MOUNTAIN STANDARD TIME (MST) ON JUNE 21, 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.

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 June 7th, 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 471 Huereque Dr., Lot 8, Block 2, Santa Martina Subdivision, City of Socorro, Texas from R-1 (Single Family Residential) to R-2 (Medium Density Residential) to allow for two (2) duplexes or 4 units total.
6. Consider and Take Action:
On the proposed amendment to the City of Socorro's Master Plan and Rezoning of 471 Huereque Dr., Lot 8, Block 2, Santa Martina Subdivision, City of Socorro, Texas from R-1 (Single Family Residential) to R-2 (Medium Density Residential) to allow for two (2) duplexes or 4 units total.
7. Consider and Take Action:
On the proposed approval of Preliminary and Final Subdivision Plats (combination) and variances request for 800 Horizon Blvd., being all Tract 4C1F, Block 3, Socorro Grant.
8. Planning and Zoning Commissioners Report.
9. Planning and Zoning Department Report.
10. Excuse absent Commission members.
11. 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 17th of June 2022.



Judith Rodriguez, Planning & Zoning Secretary

DATE & TIME POSTED: 6/17/22 3:30 pm /BY: J.R

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

([HTTP://COSTX.US/PLANNING-ZONING/](http://costx.us/planning-zoning/))

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District 4

**PLANNING AND ZONING COMMISSION MEETING MINUTES
JUNE 7TH, 2022 @ 5:30 P.M.**

MEMBERS PRESENT:

Enrique Cisneros
David Estrada
Ernest Gomez
Julie Dominguez
Juan Baquera
Miriam Cruz -Via Zoom

MEMBERS ABSENT:

Andrew Arroyos

STAFF PRESENT

Yadira Magana, Planning and Zoning Clerk
Judith Rodriguez, Planning and Zoning Clerk
Merwan Bhatti, City Attorney
Carlos Gallinar, City Planner
Anthony Sida; IT Technician
Diana Rodriguez, Multimedia Specialist

1. CALL TO ORDER

The meeting was called to order at: 5:31 pm.

2. ESTABLISHMENT OF QUORUM

Quorum with 5 commissioners present and 1 Via Zoom.

3. NOTICE TO THE PUBLIC-OPEN FORUM

None

4. CONSENT AGENDA

a) Approval of Meeting minutes of May 3rd, 2022.

- b) Public hearing request for the proposed amendment to the City of Socorro's Master Plan and Rezoning of 471 Huereque Dr., Lot 8, Block 2, Santa Martina Subdivision, City of Socorro, Texas from R-1 (Single Family Residential) to R-2 (Medium Density Residential) to allow for two (2) duplexes or 4 units total.

A motion was made by Julie Dominguez to Approve. Seconded by David Estrada.

Motion Carried

Ayes: Enrique Cisneros, David Estrada, Ernest Gomez, Julie Dominguez, Juan Baquera, Miriam Cruz

Nays:

Abstain:

Absent: Andrew Arroyos

REGULAR AGENDA-DISCUSSION AND ACTION

5. Consider and Take Action:

On the proposed approval of Preliminary and Final Subdivision Plats (combination) and two variances request for 10780-10763 Carbajal Rd. & 645 Bovee, being Tracts 10, 11A, 11B, 11C, 11D, & 11E, Block 20, Socorro Grant.

A motion was made by Enrique Cisneros seconded by Julie Dominguez to approve variances with staff recommendation.

Motion Carried

Ayes: Enrique Cisneros, David Estrada, Ernest Gomez, Julie Dominguez, Juan Baquera

Nays:

Abstain: Miriam Cruz

Absent: Andrew Arroyos

6. Planning and Zoning Commissioners Report.

- Sign along Stockyard and Cielo Azul

7. Planning and Zoning Department Report.

- Watering follow up in Nuevo Hueco Tanks development.

- Planning & Zoning July meeting

8. Excuse absent Commission members

A motion was made by Enrique Cisneros to excuse. Seconded by Ernest Gomez.

Motion Carried.

Ayes: Enrique Cisneros, David Estrada, Ernest Gomez, Julie Dominguez, Juan Baquera, Miriam Cruz

Nays:

Abstain:

Absent: Andrew Arroyos

9. Adjournment:

A motion was made by Miriam Cruz to adjourn. Seconded by Enrique Cisneros Meeting adjourned at 5:47pm.

Motion Carried.

Ayes: Enrique Cisneros, David Estrada, Ernest Gomez, Julie Dominguez, Juan Baquera, Miriam Cruz

Nays:

Abstain:

Absent: Andrew Arroyos

Judith Rodriguez, Secretary

Date minutes were approved



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
Meeting Date: JUNE 21, 2022**

**REZONING REQUEST
STAFF REPORT**

SUBJECT:

CONSIDER AND TAKE ACTION ON THE PROPOSED AMENDMENT TO THE CITY OF SOCORRO'S MASTER PLAN AND REZONING OF 471 HUEREQUE DRIVE, LOT 8, BLOCK 2, SANTA MARTINA SUBDIVISION, CITY OF SOCORRO, TEXAS FROM R-1 (SINGLE FAMILY RESIDENTIAL) TO R-2 (MEDIUM DENSITY RESIDENTIAL) TO ALLOW FOR TWO (2) DUPLEXES OR 4 UNITS TOTAL.

NAME: HUEREQUE DUPLEXES

PROPERTY ADDRESS: 471 Huereque Drive

PROPERTY LEGAL DESCRIPTION: Lot 8, Block 2, Santa Martina

PROPERTY OWNER: Melissa & Horacio Estrada

REPRESENTATIVE: Jose L. Salas

PROPERTY AREA: 20,500 Acres

CURRENT ZONING: R-1 (Single Family Residential)

CURRENT LAND USE: Vacant

FUTURE LAND USE MAP: Residential

PROPOSED LAND USE: 2-Duplexes-4 Units Total

FLOOD MAP: According to the Flood Insurance Rate Maps, the referenced property lies within Zone X; (Community Panel # 480212 0277-B/ FEMA, September 4, 1991)

SUMMARY OF REQUEST: Rezoning from R-1 to R-2 to allow for 2 Duplexes. The R-2 allows single-family, duplexes, triplexes, quadplexes, and multifamily housing.

STAFF RECOMMENDATION: Staff recommends APPROVAL.

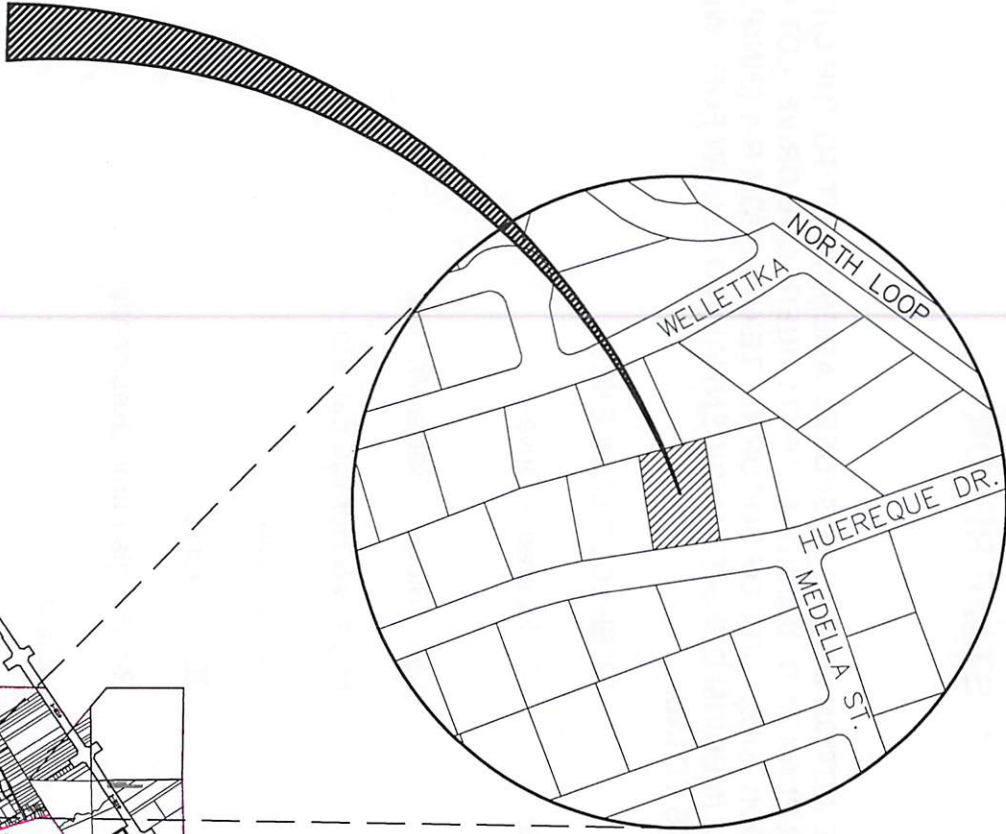
LOCATION MAP



PROJECT SITE;
471 Huereque Dr.
Lot 8, Block 2
Santa Martina



CITY OF SOCORRO



LOCATION MAP

Scale: AS SHOWN

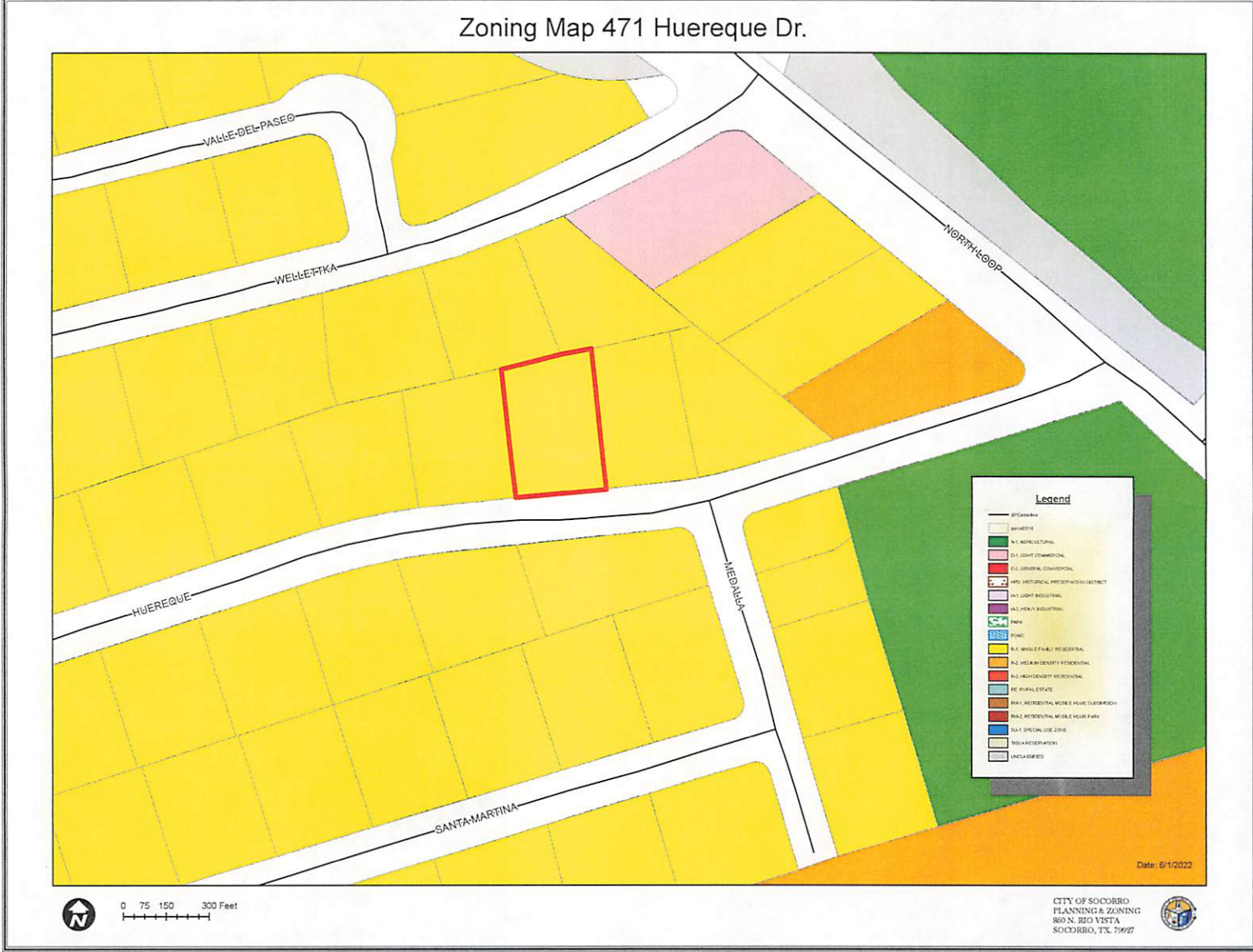


Planning and Zoning Department

800 N. Rio Yalle Socorro, Texas 79927 Tel: (915) 872-8331 Fax: (915) 872-6678

ZONING MAP

Zoning Map 471 Huereque Dr.



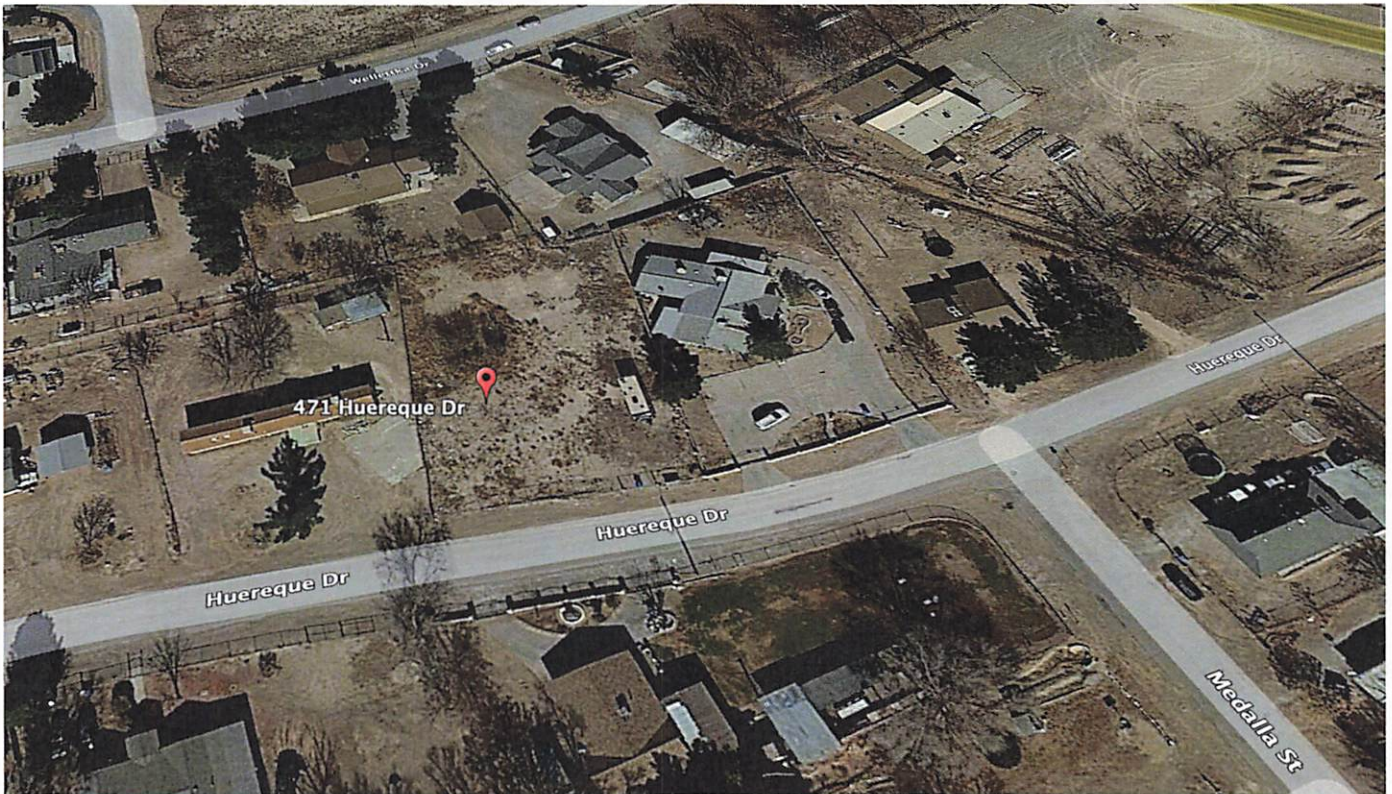
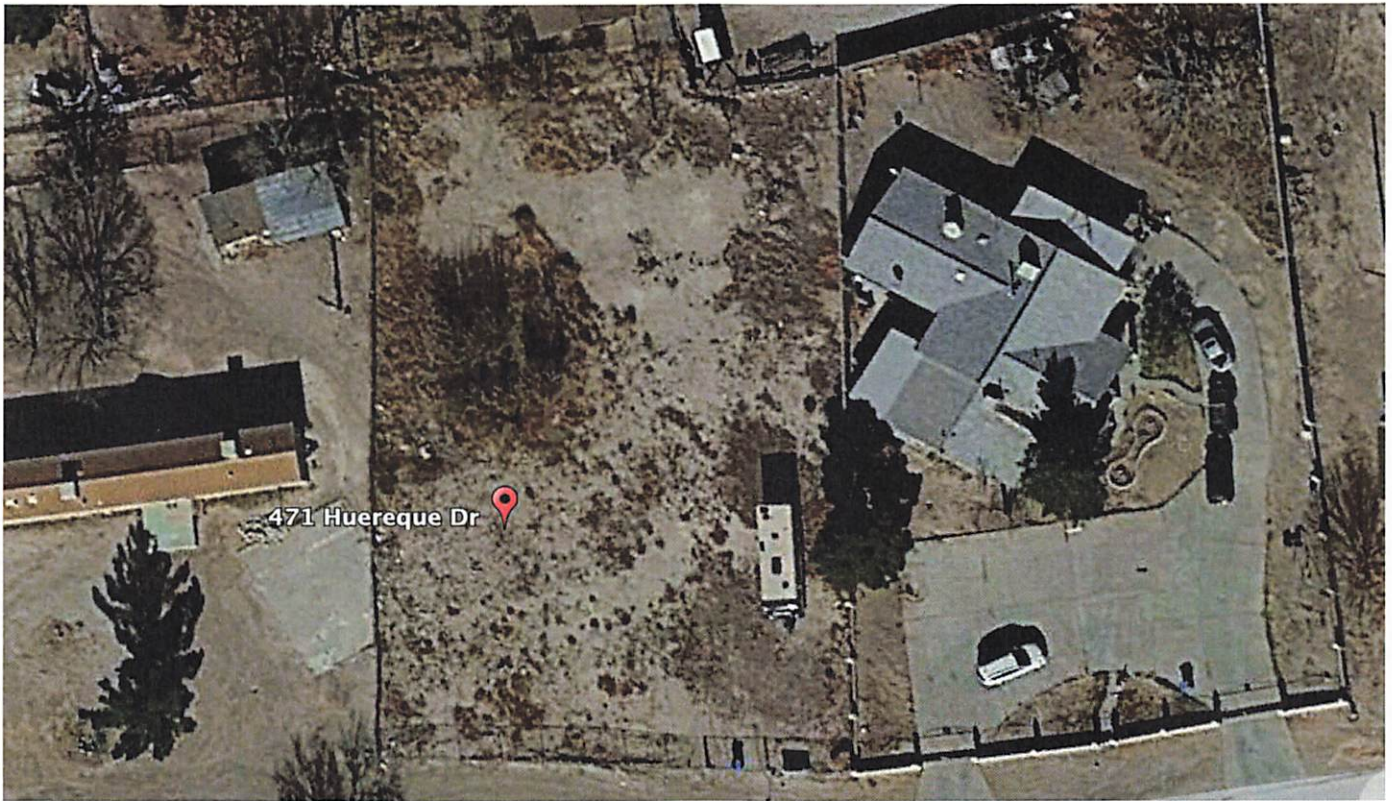
CITY OF SOCORRO
PLANNING & ZONING
800 N. RIO VISTA
SOCORRO, TX 79097



SITE PICTURES



AERIAL PHOTO



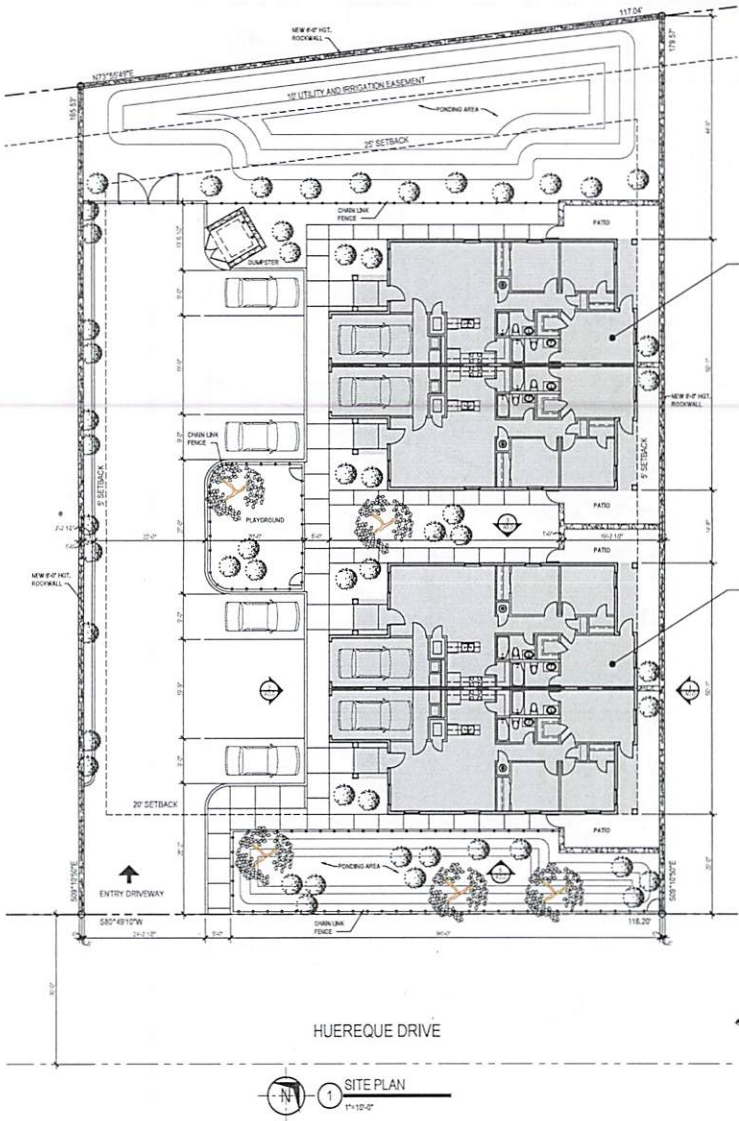
AERIAL PHOTO



PUBLIC NOTICES



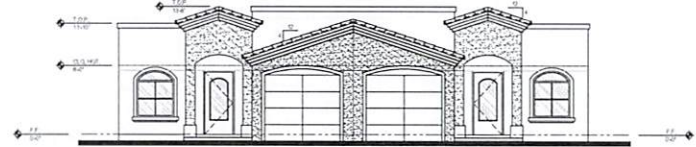
SITE PLAN



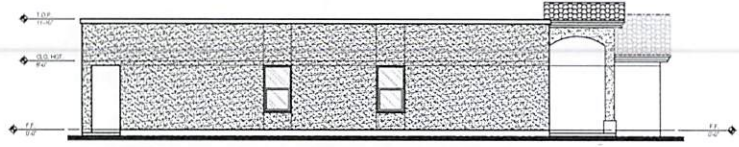
DUPLEX # 2

DUPLEX # 1

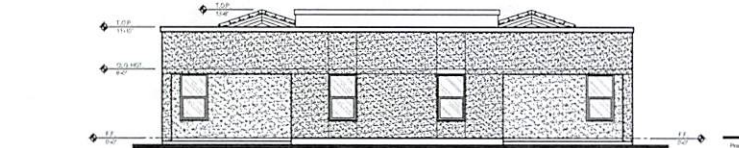
1 SITE PLAN
1"=10'-0"



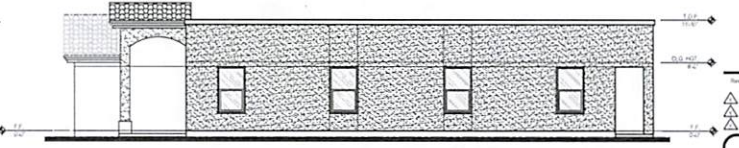
2 FRONT EXTERIOR ELEVATION
3/16"=1'-0"



3 SIDE EXTERIOR ELEVATION
3/16"=1'-0"



4 REAR EXTERIOR ELEVATION
3/16"=1'-0"



5 SIDE EXTERIOR ELEVATION
3/16"=1'-0"

LEGAL DESCRIPTION
471 HUEREQUE DRIVE
LOT 8, BLOCK 2
SANTA ANITA SUBDIVISION
EL PASO COUNTY, TEXAS
LAND AREA: 20,948.37 S.F. / 0.4802 AC

CONSTRUCTION AREA
UNIT AREA: 1,315.00 S.F.
DUPLEX #1 AREA: 2,630.00 S.F.
DUPLEX #2 AREA: 2,630.00 S.F.
TOTAL CONSTRUCTION AREA: 5,260.00 SQ. FT.

PARKING REQUIRED
2 DUP. EX. + 14 - 2 BEDDING APPTS.
REQUIRED: 2 PER DWELLING (4 + 8) = 14 PARKING SPACES
PROVIDED: 8 STEADY-CARE PARKING SPACES
TOTAL: 8 PARKING SPACES

LANDSCAPE AREA
LANDSCAPE AREA REQUIRED:
SITE AREA: 20,948.37 S.F.
CONSTRUCTION AREA: 5,260.00 S.F.
TX 796.27 S.F.
14,788.37 S.F. x 10% = 1,478.83 S.F.
LANDSCAPE AREA PROVIDED:
2,040.00 S.F.

PONDING AREA
5,652.00 S.F.

LAND USE
SITE AREA: 20,948.37 S.F.
50% CLEAR AREA: 10,474.18 S.F.
PARKING AREA: 5,240.00 S.F.
CONSTRUCTION AREA: 5,260.00 S.F.
CLEAR AREA: 18,550.00 S.F., OK.

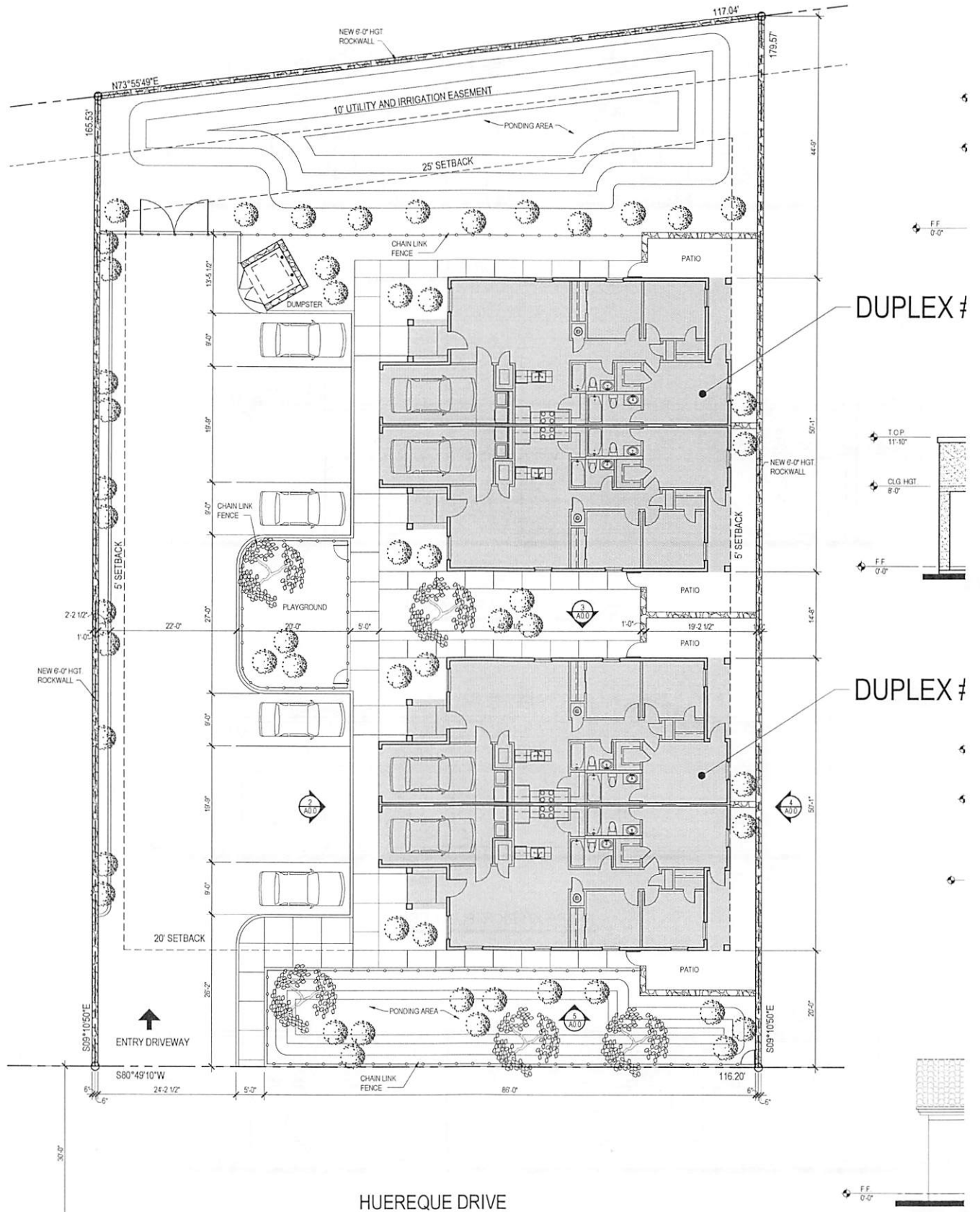
HUEREQUE DRIVE
DUPLEX COMPLEX
(4 UNITS)

471 HUEREQUE DRIVE, DICKINSON, TEXAS 75707

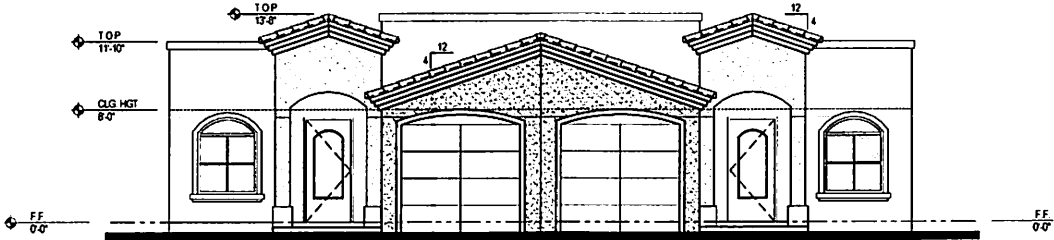
Design / Studio
Drafting & Construction
Services

SHEET NUMBER
A0.0

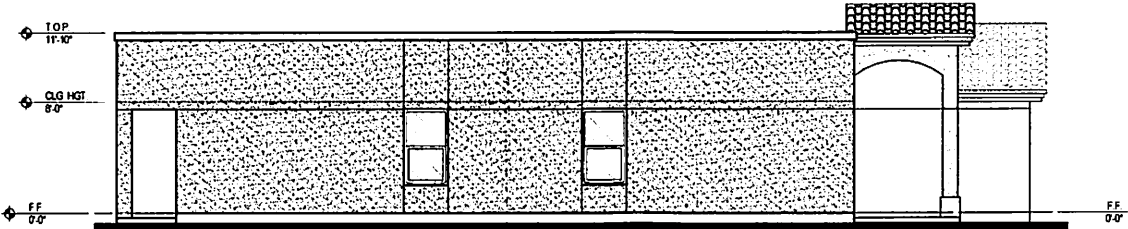
SITE PLAN



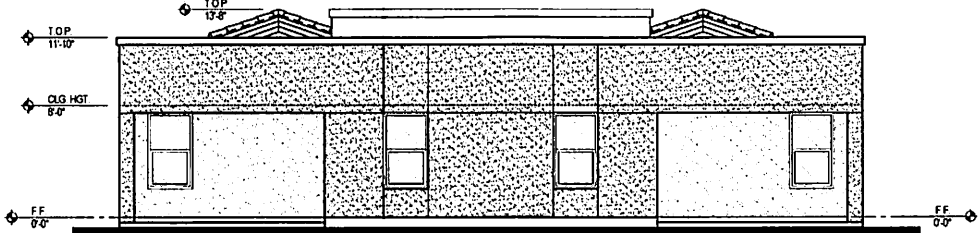
ELEVATIONS



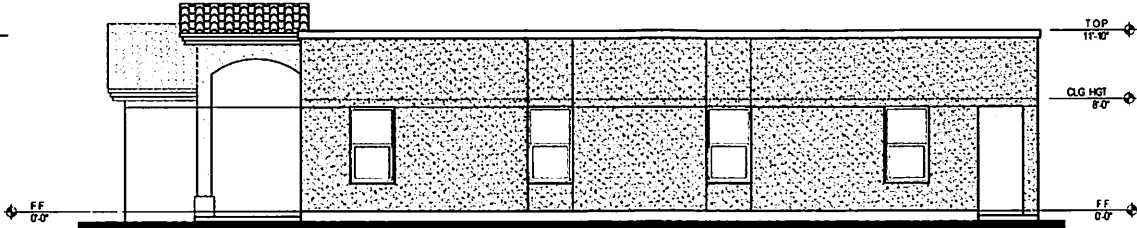
2 FRONT EXTERIOR ELEVATION
3/16"=1'-0"



3 SIDE EXTERIOR ELEVATION
3/16"=1'-0"



4 REAR EXTERIOR ELEVATION
3/16"=1'-0"



file_as_name	addr_line2	addr_city	addr	addr_zip
LAUREANO RENE & JESSICA A	461 SANTA MARTINA DR	EL PASO	TX	79927-3494
INOSTROZA OSCAR	471 SANTA MARTINA DR	EL PASO	TX	79927-3494
ZAVALA BERTHA	481 SANTA MARTIA DR	EL PASO	TX	79927
BENITEZ CARLOS L & RAQUEL	450 HUEREQUE DR	SOCORRO	TX	79927-3412
FLORES MARIA G	1911 EDEN AVE	HALTOM CITY	TX	76117-5626
ACOSTA MARTA P	896 HORIZON BLVD	SOCORRO	TX	79927-4787
MARTINEZ MARIA C	500 HUEREQUE DR	SOCORRO	TX	79927-3495
SALAZAR MARIA D & MARIA P	451 HUEREQUE DR	SOCORRO	TX	79927-3412
VENEGAS MONICA E & GABRIEL G	461 HUEREQUE DR	SOCORRO	TX	79927-3412
RIVERA DAVID	11 PENNY LN	SANTA FE	NM	87507-7617
DELGADO FRANCISCO J & YOLANDA	481 HUEREQUE DR	SOCORRO	TX	79927-3412
SAENZ ROBERTO & LAURA	491 HUEREQUE DR	SOCORRO	TX	79927-3412
AGUILAR PATRICIA E	480 WELLETTKA DR	EL PASO	TX	79927-3499
IGLESIA DE JESUCRISTO TESTIGO FIEL	11780 N LOOP DR	SOCORRO	TX	79927-9927
ZAMORA GEORGE & SUSANA	490 WELLETTKA DR	EL PASO	TX	79927-3499
DURAN ALEJANDRO & MARIA	500 WELLETTKA DR	EL PASO	TX	79927-3435
IGLESIA DE JESUCRISTO TESTIGO FIEL	11397 CROWELL DR	SOCORRO	TX	79927-3570
CHAVEZ CRUZ A	11436 BAKERSFIELD RD	SOCORRO	TX	79927-3512

Ivy Avalos
Mayor

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Adriana Rodarte
City Manager

June 3, 2022

Dear property owner,

You are hereby notified that a Planning and Zoning Commission meeting has been scheduled to hold a **PUBLIC HEARING** on June 21st, 2022, at 5:30 p.m. **WILL BE BROADCASTED FROM CITY HALL CHAMBERS, 860 RIO VISTA RD., SOCORRO, TEXAS. YOU MAY ATTEND IN PERSON, 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 471 Huereque Dr., Lot 8, Block 2, Santa Martina Subdivision, City of Socorro, Texas from R-1 (Single Family Residential) to R-2 (Medium Density Residential) to allow for two (2) duplexes or 4 units total.

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 June 21st, 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,

Judith Rodriguez

Judith Rodriguez
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

3 de Junio, 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 21 de junio del año 2022 a las 5:30 p.m. **TRANSMITIDO DESDE CÁMARAS DE AYUNTAMIENTO, 860 RIO VISTA RD., SOCORRO, TEXAS. USTED PODRA ATENDER A ESTA JUNTA EN PERSONA, ATRAVÉS 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 471 Huereque Dr., Lote 8, Bloque 2, Subdivision Santa Martina, Ciudad de Socorro, Texas de un R-1 (Residencial unifamiliar) a un R-2 (Residencial de densidad media) para permitir 2 duplexes o 4 unidades en total.

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. el 21 de junio 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,

Judith Rodriguez

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



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: JUNE 21, 2022**

**SUBDIVISION COMBINATION PLAT APPROVAL
& VARIANCES REQUEST
STAFF REPORT**

SUBJECT:

APPROVAL OF PRELIMINARY AND FINAL SUBDIVISION PLATS (COMBINATION) AND VARIANCES REQUESTS.

NAME:

CAMPUZANO SUBDIVISION

PROPERTY ADDRESS:

800 S. Horizon Blvd.

**PROPERTY LEGAL
DESCRIPTION:**

Being all of tract 4C1F, Block 3, Socorro Grant

PROPERTY OWNER:

Juan Campuzano

REPRESENTATIVE:

Sal Masoud, Del Rio Engineering, Inc.

PROPERTY AREA:

2.9 Acres

CURRENT ZONING:

A-1 (Agricultural)

CURRENT LAND USE:

Single Family Home

FUTURE LAND USE MAP:

Commercial

PROPOSED LAND USE:

Same As Current

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)

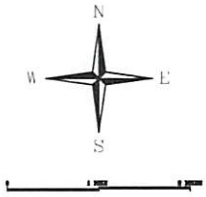
SUMMARY OF REQUEST:

To subdivide one parcel of land into two parcels (lot split). And to allow for two variances for Lot 1: 1. Allow a shorter front yard setback, and 2. Allow a shorter side setback

STAFF RECOMMENDATION:

Staff recommends APPROVAL.

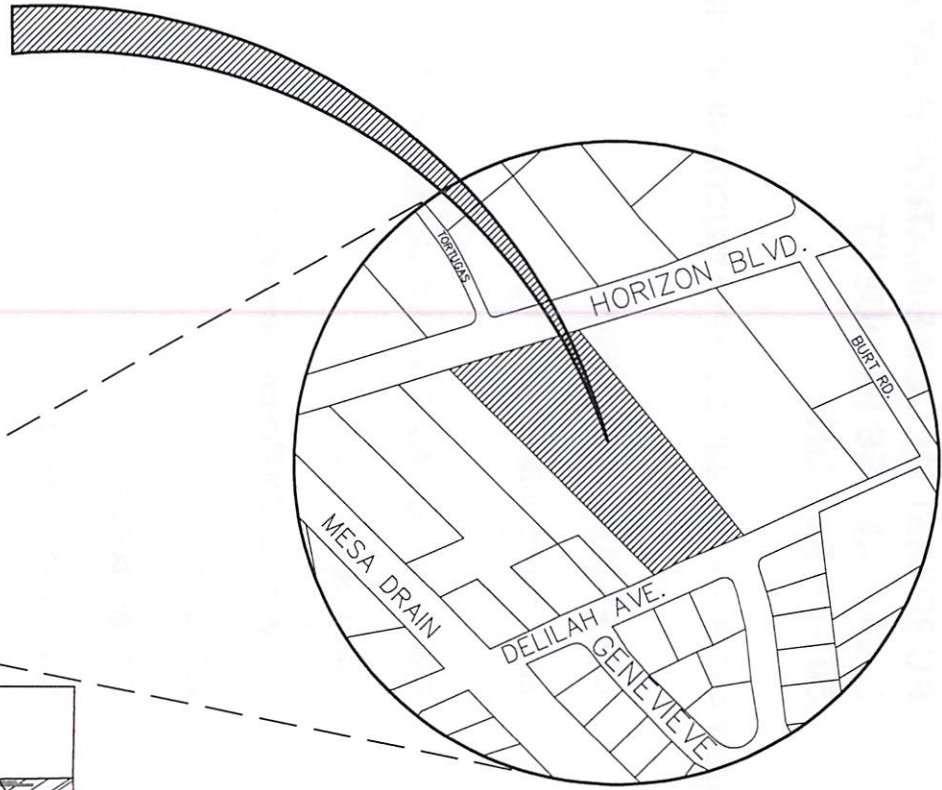
LOCATION MAP



PROJECT SITE;
Campuzano Subdivision
Tract 4-C-1-F, Block 3
Socorro Grant



CITY OF SOCORRO



LOCATION MAP

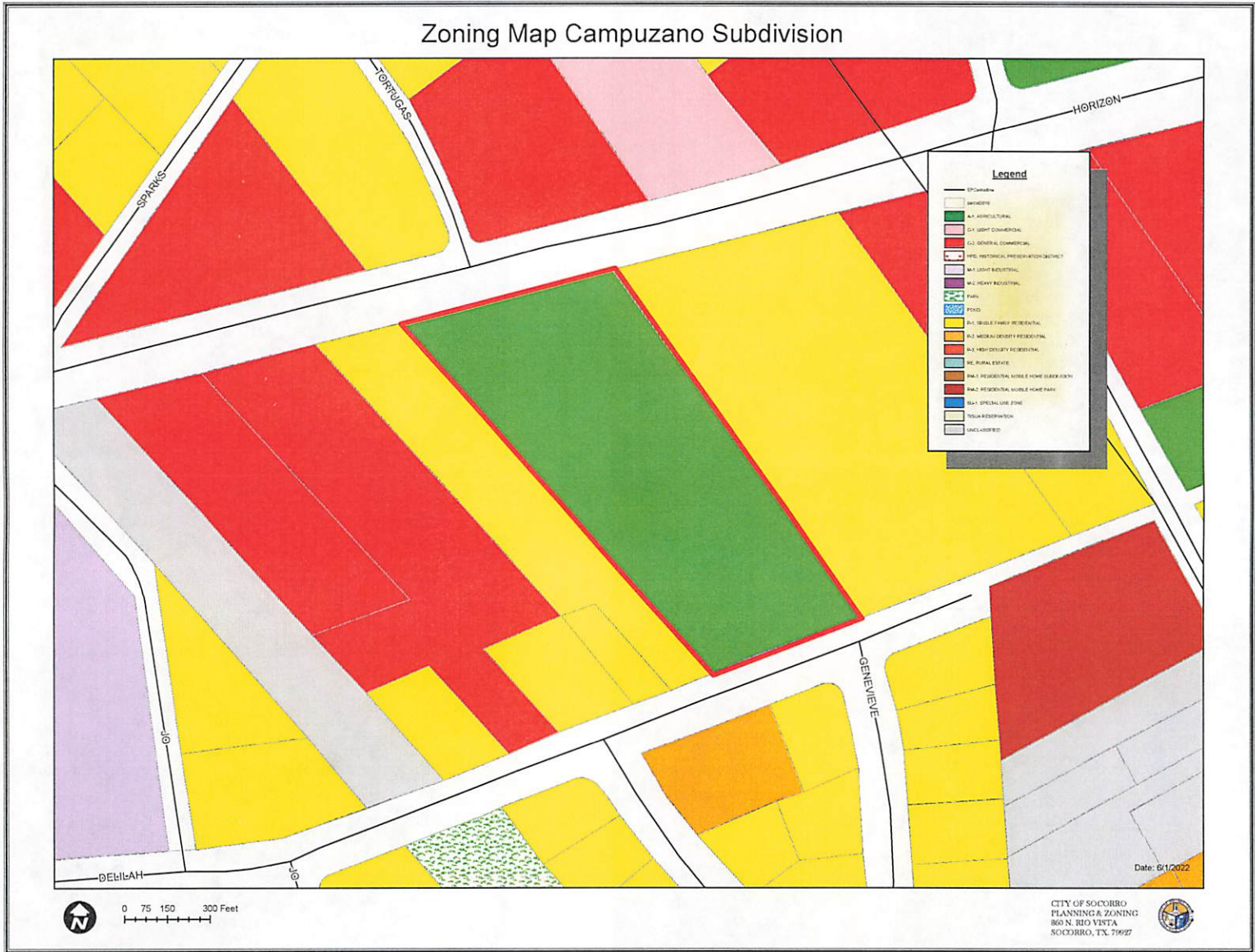
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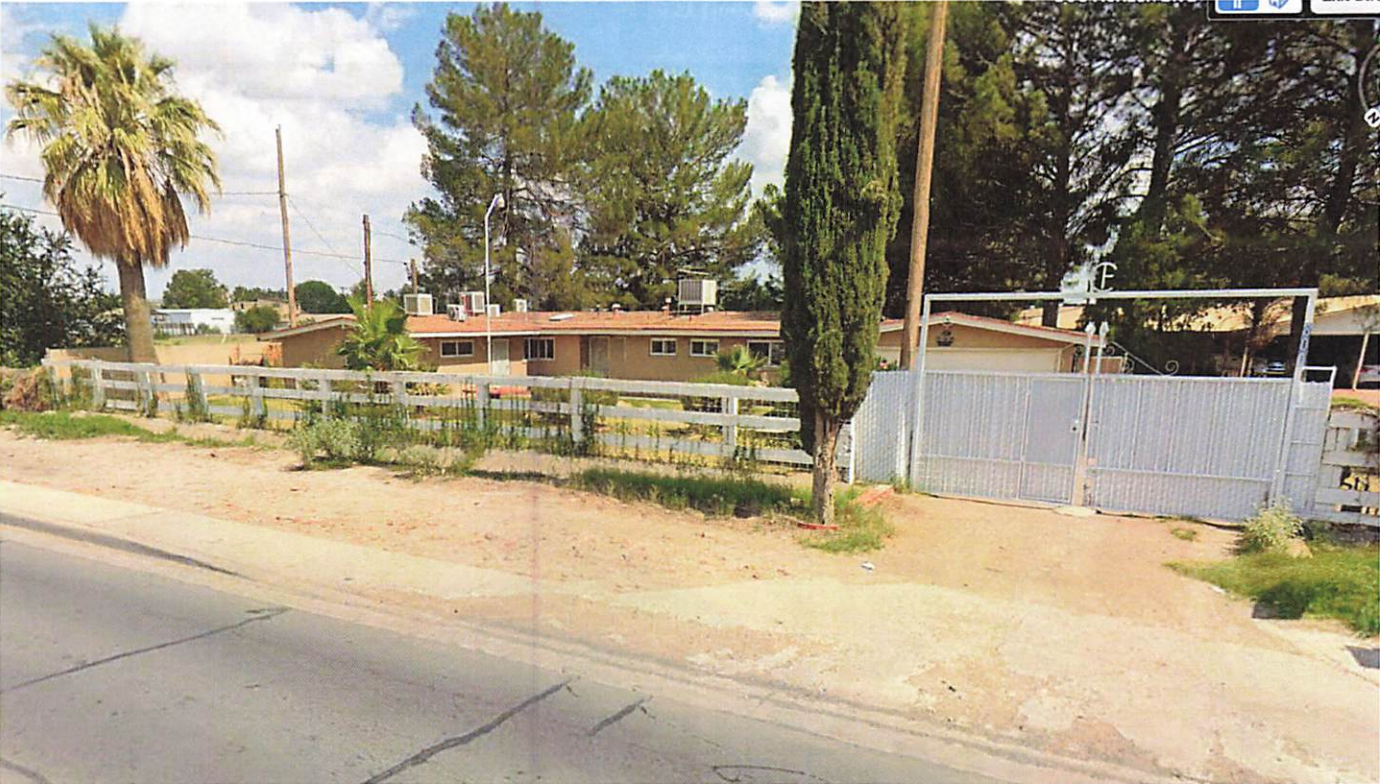
Planning and Zoning Department

800 N. Rio Vista Socorro, Texas 79927 Tel: (505) 872-8531 Fax: (505) 872-4673

ZONING MAP



SITE PICTURES



AERIAL PHOTO



AERIAL PHOTO



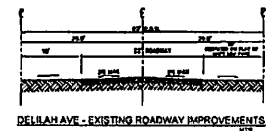
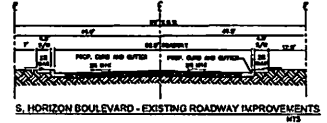
PRELIMINARY PLAT

CAMPUZANO SUBDIVISION

BEING ALL OF TRACT 4-C-1-F,
BLOCK 3, SOCORRO GRANT,
EL PASO COUNTY, TEXAS,
CONTAINING 126,299 SQ. FT. OR 2.8994 ACRES
PRELIMINARY

"A-1" AGRICULTURAL ZONE - ZONING INFORMATION	
1. ZONING DISTRICT	2. ZONING REGULATIONS
1. ZONING DISTRICT	2. ZONING REGULATIONS

- GENERAL NOTES**
1. ALL LOTS ARE TO BE CONVEYED BY DEED.
 2. THE PLAT IS SUBJECT TO ALL APPLICABLE ORDINANCES AND REGULATIONS OF THE CITY OF EL PASO, TEXAS.
 3. THE PLAT IS SUBJECT TO ALL APPLICABLE ORDINANCES AND REGULATIONS OF THE COUNTY OF EL PASO, TEXAS.
 4. THE PLAT IS SUBJECT TO ALL APPLICABLE ORDINANCES AND REGULATIONS OF THE STATE OF TEXAS.
 5. THE PLAT IS SUBJECT TO ALL APPLICABLE ORDINANCES AND REGULATIONS OF THE FEDERAL GOVERNMENT.

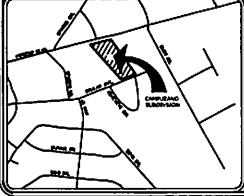


1. THE PLAT IS SUBJECT TO ALL APPLICABLE ORDINANCES AND REGULATIONS OF THE CITY OF EL PASO, TEXAS.
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TOTAL NUMBER OF LOTS
2 LOTS

SCHOOL DISTRICT
SOCORRO INDEPENDENT SCHOOL DISTRICT
13443 Rojas Drive, El Paso, TX 79923

LOCATION MAP



- UTILITY NOTES**
1. THE PLAT IS SUBJECT TO ALL APPLICABLE ORDINANCES AND REGULATIONS OF THE CITY OF EL PASO, TEXAS.
 2. THE PLAT IS SUBJECT TO ALL APPLICABLE ORDINANCES AND REGULATIONS OF THE COUNTY OF EL PASO, TEXAS.
 3. THE PLAT IS SUBJECT TO ALL APPLICABLE ORDINANCES AND REGULATIONS OF THE STATE OF TEXAS.
 4. THE PLAT IS SUBJECT TO ALL APPLICABLE ORDINANCES AND REGULATIONS OF THE FEDERAL GOVERNMENT.

PREPARED BY
PASO DEL NORTE SURVEYING, INC.
13806 BRADLEY ROAD, EL PASO, TEXAS 79936
(915) 341-1000

PLAT PREPARED BY
PASO DEL NORTE SURVEYING, INC.
13806 BRADLEY ROAD
EL PASO, TEXAS 79936
PHONE: (915) 341-1000

PASO DEL NORTE SURVEYING INC.
13806 BRADLEY ROAD, EL PASO, TEXAS 79936
PHONE: (915) 341-1000
FAX: (915) 341-1001
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CAMPUZANO SUBDIVISION

BEING ALL OF TRACT 4-C-1-F,
BLOCK 3, SOCORRO GRANT,
CITY OF SOCORRO, EL PASO COUNTY, TEXAS.
CONTAINING: 126,299 SQ.FT. OR 2.8994 ACRES

OWNER'S EDUCATION, CONFORMANCE AND ATTENTION
I, JAMES H. CAMPUZANO, as owner of all of TRACT 4-C-1-F, BLOCK 3, SOCORRO GRANT, hereby authorize the sale or encumbrance in this subdivision and authorize any existing utility easements.

I affirm that the matters asserted in this plat are true and accurate.
Witness my signature this _____ day of _____, 2022.
JAMES H. CAMPUZANO DATE

ACKNOWLEDGEMENT
STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared James H. Campuzano, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 2022.
Notary Public in and for El Paso County My Commission Expires _____

CITY OF SOCORRO PLANNING DEPARTMENT
THIS SUBDIVISION IS HEREBY APPROVED AS TO THE PLATTING AND AS TO THE CONDITIONS OF THE SUBDIVISION IN ACCORDANCE WITH CHAPTER 212.001 OF THE TEXAS LOCAL GOVERNMENT CODE, MADE THIS _____ DAY OF _____, 2022.

CITY OF SOCORRO SCHEDULED STAFF SECRETARY _____
CITY OF SOCORRO CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE (212.001) AND (212.002)
WE, THE UNDERSIGNED CITY, HAVE THIS PLAT OF CAMPUZANO SUBDIVISION HEREBY REVIEWED AND APPROVED BY THE CITY OF SOCORRO ON THIS _____ DAY OF _____, 2022.

MAYOR OF THE CITY OF SOCORRO DATE _____ ATTEST SECRETARY OF THE CITY OF SOCORRO DATE _____

FILING
Filed and recorded in the office of the County Clerk of El Paso County, Texas, this _____ day of _____, 2022, A.M.
In File No. _____
County Clerk By Deputy

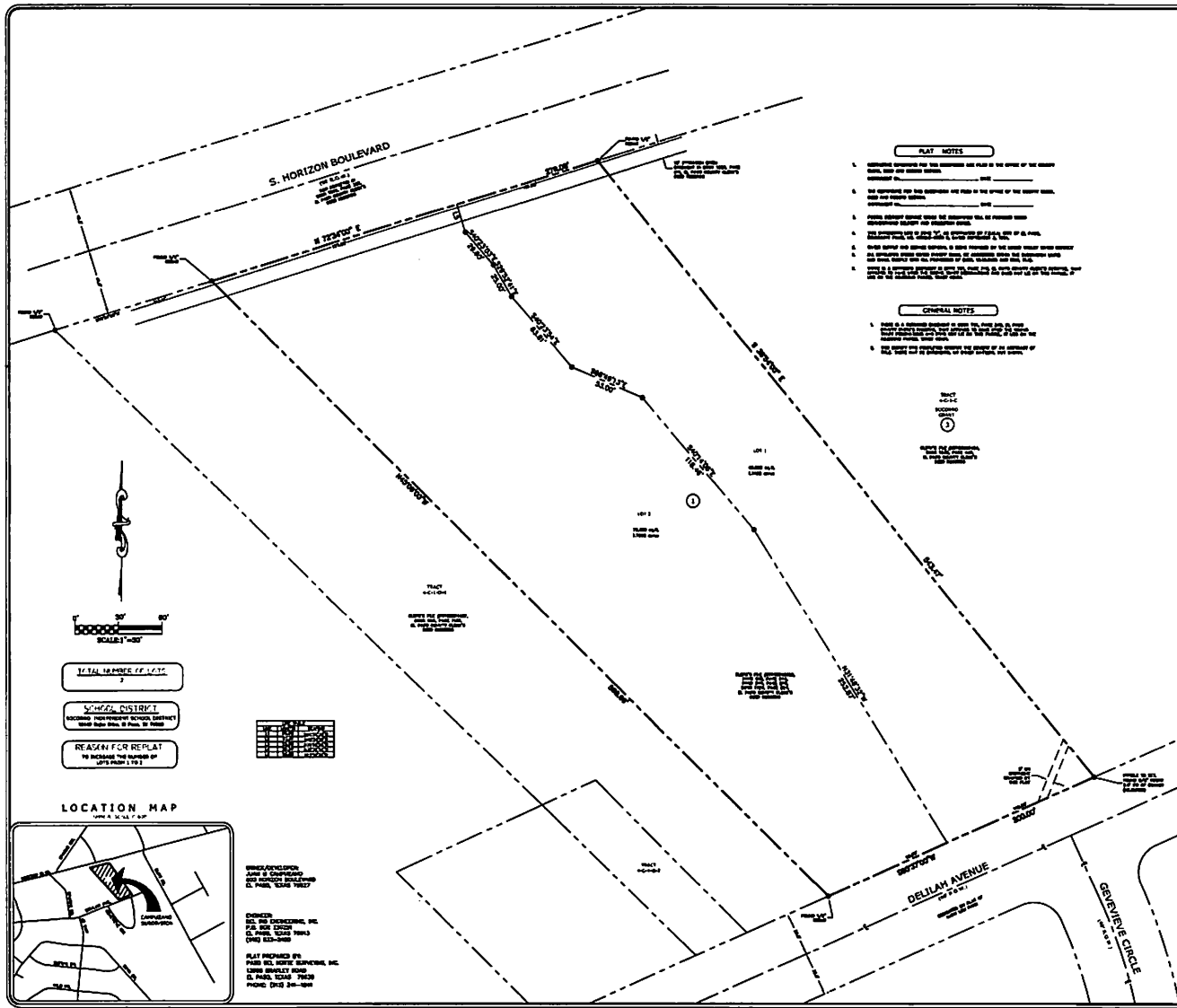
REVISION APPROVAL PLANS WERE PREPARED BY AND UNDER THE SUPERVISION OF S.B. MASOUD, REGISTERED PROFESSIONAL ENGINEER # 78774
PRELIMINARY FOR REVIEW
NOT TO BE FILED FOR ANY REASON
S.B. MASOUD, P.E. #70774

THIS PLAT REPRESENTS A SURVEY MADE ON THE BASIS OF ME OR UNDER MY SUPERVISION AND CONTROL, WITH THE ASSISTANCE OF THE BOARD OF PROFESSIONAL LAND SURVEYING ENGINEERS AND TECHNICAL PERSONNEL.
PRELIMINARY FOR REVIEW
NOT TO BE FILED FOR ANY REASON
John A. Olin, R.P.L.S.
Registered Professional Land Surveyor
Texas License No. 22572

DRE Del Rio Engineering, Inc.
P.O. Box 220251 | El Paso, Texas 79911 | 915/833-2400

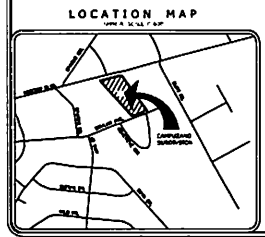
PASO DEL NORTE SURVEYING INC.
12800 BRANLEY ROAD, EL PASO, TEXAS 79930
THIS PLAT APPROVED BY THE BOARD OF PROFESSIONAL LAND SURVEYING ENGINEERS AND TECHNICAL PERSONNEL

- PLAT NOTES**
1. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
- GENERAL NOTES**
1. THIS IS A PRELIMINARY PLAT AND IS NOT TO BE USED FOR CONSTRUCTION.
 2. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.

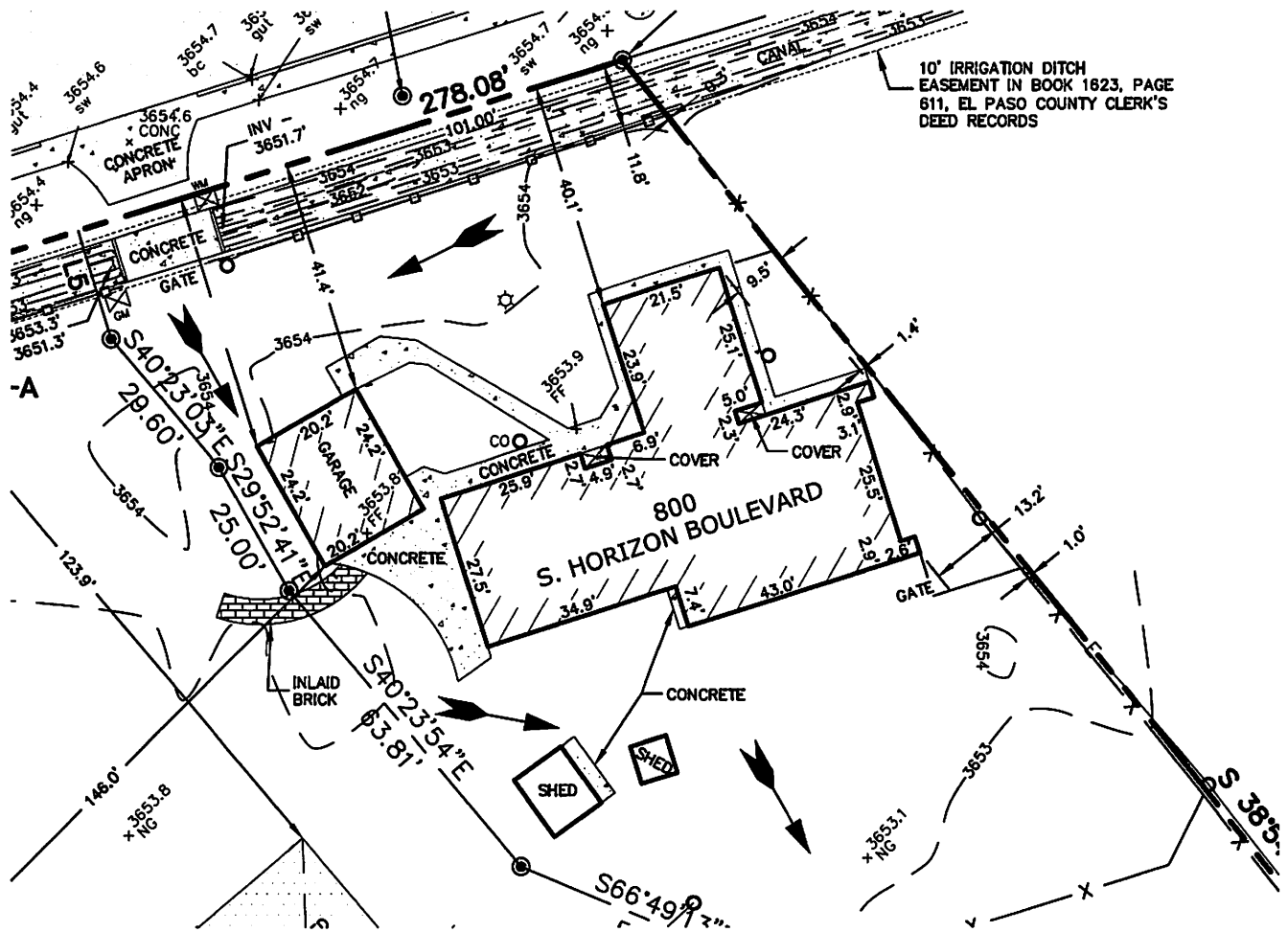


TOTAL SQUARE FEET OF LOT 1
SCHOOL DISTRICT
REASON FOR REPLAT
TO INCREASE THE NUMBER OF LOTS FROM 1 TO 2

1	126,299
2	126,299
3	126,299
4	126,299
5	126,299
6	126,299
7	126,299
8	126,299
9	126,299
10	126,299
11	126,299
12	126,299
13	126,299
14	126,299
15	126,299
16	126,299
17	126,299
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33	126,299
34	126,299
35	126,299
36	126,299
37	126,299
38	126,299
39	126,299
40	126,299
41	126,299
42	126,299
43	126,299
44	126,299
45	126,299
46	126,299
47	126,299
48	126,299
49	126,299
50	126,299



VARIANCES FOR LOT 1



1. A-1 REQUIRES A 60' FRONT YARD SETBACK WHEN FACING A MAJOR ARTERIAL. THE STRUCTURES ON LOT 1 HAVE A 41.4' SETBACK FOR THE GARAGE AND A 40.1' SETBACK FOR THE HOUSE.

2. A-1 REQUIRES A 15' SIDE YARD SETBACK. THE HOUSE ON LOT 1 DOES NOT MEET THIS REQUIREMENT.