

*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 TRADUCCIÓN 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 16TH DAY OF AUGUST 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 AUGUST 16TH, 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**  
**AUGUST 16TH, 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 August 2nd, 2022.
- b) Public hearing request for the proposed amendment to the City of Socorro's Master Plan and Rezoning of a portion of Tract 15 (AKA P-1 out of Tract 15), Leigh Clark Survey No. 298, City of Socorro, Texas and located on Gateway Blvd. West from Unclassified to C-2 (General Commercial) and approving a Conditional Use Permit to allow for a Trucking Company.
- c) Public hearing request for the proposed amendment to the City of Socorro's Master Plan and Rezoning of Lots 1 and 2, Block 4, Country Green Subdivision, City of Socorro, Texas and located at 791 and 797 Soya Drive from R-1 (Single Family Residential) to R-2 (Medium Density Residential) to allow for two duplex units.

**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 Robert E. Nix Survey No. 303, City of Socorro, Texas from Unclassified to IC-MUD (Industrial Commercial-Mixed Use District).
- 6. Consider and Take Action: On the proposed amendment to the City of Socorro's Master Plan and Rezoning of Robert E. Nix Survey No. 303, City of Socorro, Texas from Unclassified to IC-MUD (Industrial Commercial-Mixed Use District).



**REGULAR MEETING AGENDA – SOCORRO PLANNING & ZONING COMMISSION  
AUGUST 16TH, 2022, A 5:30 PM**

7. Consider and Take Action:  
On the proposed approval of Preliminary and Final Subdivision Plats for DAA Farms Unit 2 located on Hole in the Wall Road, being all of Tracts 4A & a portion of 4C3, Block 39, San Elizario Grant, County of El Paso, Texas.
8. Consider and Take Action:  
On the proposed approval of Preliminary and Final Subdivision Plat for Juanitos Trucking located on Gateway Blvd. West, being a portion of Tract 15 (AKA P-1 out of Tract 1) Leigh Clark Survey No. 298, City of Socorro, Texas County of El Paso, Texas.
9. Consider and Take Action:  
On the Bylaws of the Planning and Zoning Commission.
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 NEGOTIATION

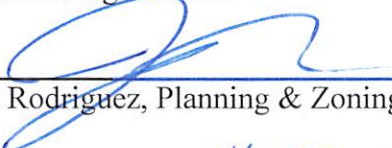
REGULAR MEETING AGENDA - SOCORRO PLANNING & ZONING COMMISSION  
AUGUST 16TH, 2022, A 5:30 PM

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 12th of August 2022.

  
\_\_\_\_\_  
Judith Rodriguez, Planning & Zoning Secretary

DATE & TIME POSTED: 8/12/22 11:30am /BY: JR

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/))



*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 AUGUST 2ND, 2022 @ 5:30 P.M.**

### **MEMBERS PRESENT:**

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

### **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  
Estevan Gonzales, IT Technician  
Anthony Sida, IT Technician

### **1. CALL TO ORDER**

Mr. Arroyos called to order at: 5:30 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 July 19th, 2022.
- b) Public hearing request for the proposed amendment to the City of Socorro's Master Plan and Rezoning of Robert E. Nix Survey No. 303, City of Socorro, Texas from Unclassified to IC-MUD (Industrial Commercial-Mixed Use District).

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

***Motion Carried***

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

Nays:

Abstain:

Absent: Ernest Gomez

#### **REGULAR AGENDA-DISCUSSION AND ACTION**

##### **5. Consider and Take Action:**

On the proposed approval of Final Subdivision Plat for Valle Nuevo Commercial Center Unit 1 located at intersection of North Loop Rd. and Nuevo Hueco Tanks Rd., being a portion of Tracts 11, 11B, 12A, 12A3, 13A2, 14, and 14-A, Block 5, Socorro Grant, City of Socorro, El Paso County, Texas.

Speaker: Jorge Grajeda- applicant

A motion was made by Andrew Arroyos to approve. Seconded by Juan Baquera.

***Motion Carried***

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

Nays:

Abstain: Miriam Cruz

Absent: Ernest Gomez

##### **6. Consider and Take Action:**

On the proposed approval of Preliminary Subdivision Plat for Socorro Logistics Unit 2 located at intersection of North Loop Rd. and Nuevo Hueco Tanks Rd., being a portion of Tracts 8, 9, 10A, and 11C and a portion of Tracts 10A1 and 11C1, Block 5, Socorro Grant, Socorro, Texas.

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

***Motion Carried***



Ayes: Andrew Arroyos, David Estrada, Julie Dominguez, Miriam Cruz, Enrique Cisneros, and Juan Baquera.

Nays:

Abstain:

Absent: Ernest Gomez

7. Consider and Take Action:

On the proposed approval of Preliminary and Final Subdivision Plat for Angel's Park Unit 3 located on FM 1110, being a portion of Robert E. Nix Survey No. 304, El Paso County, Texas.

Speaker: Ricardo Felix-applicant

A motion was made by Andrew Arroyos to Approve. Seconded by Enrique Cisneros.

***Motion Carried***

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

Nays:

Abstain:

Absent: Ernest Gomez

8. Planning and Zoning Commissioners Report.

Nothing to report

9. Planning and Zoning Department Report.

Mr. Gallinar presented the approved city council district map which is available on the city's website.

10. Excuse absent Commission members

*First Motion:*

A motion was made by Miriam Cruz not to excuse. Seconded by David Estrada.

***Motion Failed.***

Ayes: David Estrada, Miriam Cruz, and Juan Baquera.

Nays:

Abstain: Andrew Arroyos, Julie Dominguez, and Enrique Cisneros

Absent: Ernest Gomez

*Second Motion:*

A motion was made by David Estrada to excuse absent member and adding an item on the next agenda to discuss attendance and modify the bylaws. Seconded by Andrew Arroyos.

***Motion Carried***

Ayes: David Estrada, Julie Dominguez, Andrew Arroyos, Enrique Cisneros, and Juan Baquera.

Nays: Miriam Cruz

Abstain:

Absent: Ernest Gomez

**11. Adjournment:**

A motion was made by Miriam Cruz to adjourn. Seconded by David Estrada.

***Motion Carried.***

Ayes: Andrew Arroyos, David Estrada, Julie Dominguez, Miriam Cruz, Enrique Cisneros,  
and Juan Baquera.

Nays:

Abstain:

Absent: Ernest Gomez

Meeting adjourned at **6:12pm.**

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Andrew Arroyos, Chairman

---

Date minutes were approved

---

Judith Rodriguez, Secretary

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Date minutes were approved





**CITY OF SOCORRO  
PLANNING & ZONING COMMISSION  
MEETING DATE: AUGUST 16, 2022**

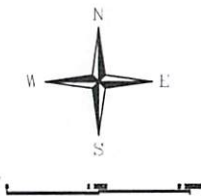
**REZONING REQUEST  
STAFF REPORT**

**SUBJECT:**

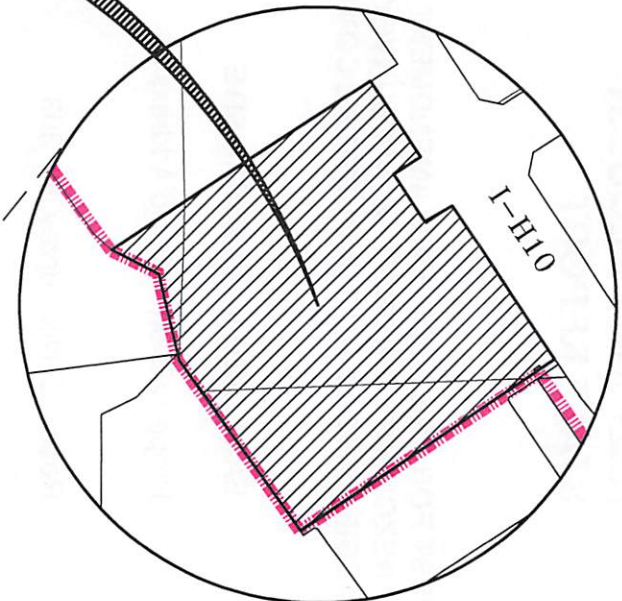
**PUBLIC HEARING REQUEST FOR THE PROPOSED AMENDMENT TO THE CITY OF SOCORRO'S MASTERPLAN AND REZONING OF ROBERT E. NIX SURVEY NO. 303 CITY OF SOCORRO, TEXAS FROM UNCLASSIFIED TO IC-MUD (INDUSTRIAL COMMERCIAL-MIXED USE DISTRICT).**

<b>NAME:</b>	<b>EASTWIND INDUSTRIAL SITE</b>
<b>PROPERTY ADDRESS:</b>	Property is on I-10; No Address
<b>PROPERTY LEGAL DESCRIPTION:</b>	Robert E. Nix Survey No. 303
<b>PROPERTY OWNER:</b>	Lower East Valley Holding Co., LLC
<b>REPRESENTATIVE:</b>	Jorge Ascarate, CEA Group
<b>PROPERTY AREA:</b>	~15 Acres
<b>CURRENT ZONING:</b>	Unclassified
<b>CURRENT LAND USE:</b>	Vacant
<b>FUTURE LAND USE MAP:</b>	Light Industrial
<b>PROPOSED LAND USE:</b>	Warehousing
<b>FLOOD MAP:</b>	According to the Flood Insurance Rate Maps, the referenced property lies within Zone X; (Community Panel # 480212 0277-B/ FEMA, September 4, 1991)
<b>SUMMARY OF REQUEST:</b>	Rezoning from Unclassified to IC-MUD to allow for warehousing use.
<b>STAFF RECOMMENDATION:</b>	Staff recommends APPROVAL.

# LOCATION MAP



PROJECT SITE;  
Eastwind Industrial Site  
Robert E. Nix Survey N0.302  
Robert E. Nix Survey N0.303  
Robert E. Nix Survey N0.304



CITY OF SOCORRO

## LOCATION MAP

Scale: AS SHOWN



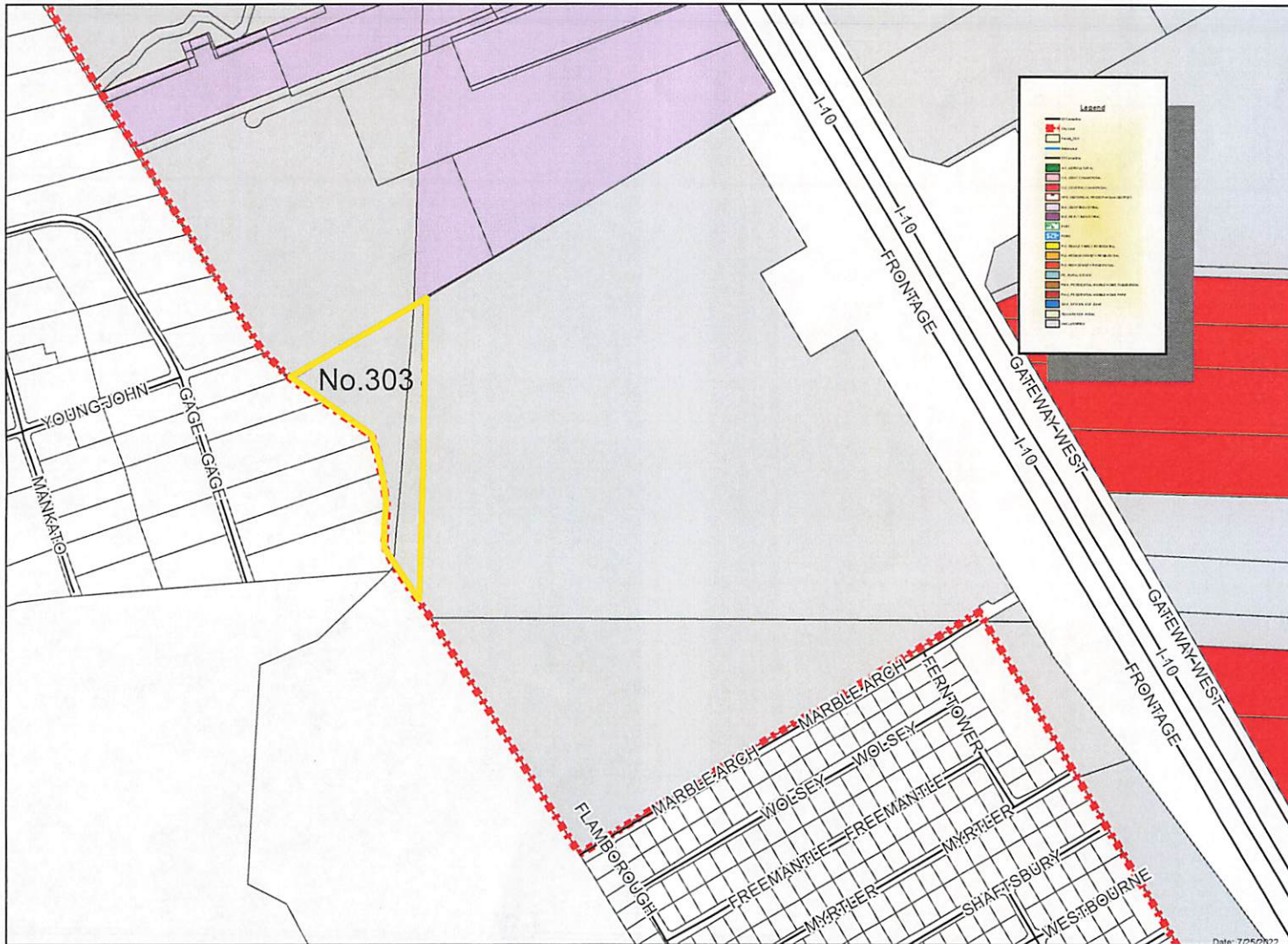
**Planning and Zoning Department**

880 N. Rio Vista Socorro, Texas 79027 Tel: (505) 872-8331 Fax: (505) 872-4673



# ZONING MAP

Zoning Map Eastwind Industrial Site



0 235 470 940 Feet

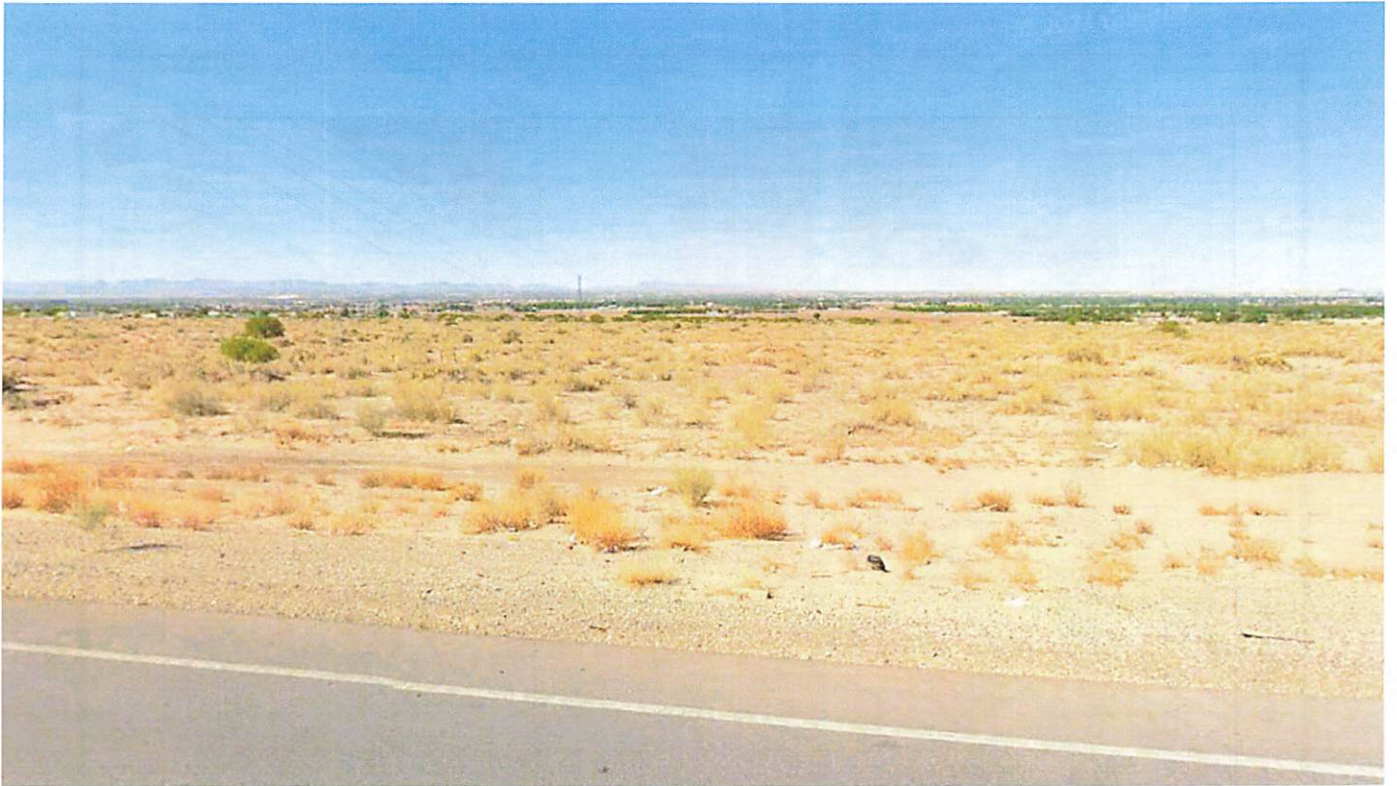
CITY OF SOCORRO  
PLANNING & ZONING  
860 N. RIO VISTA  
SOCORRO, TX. 79907



Date: 7/25/2022



# SITE PICTURES









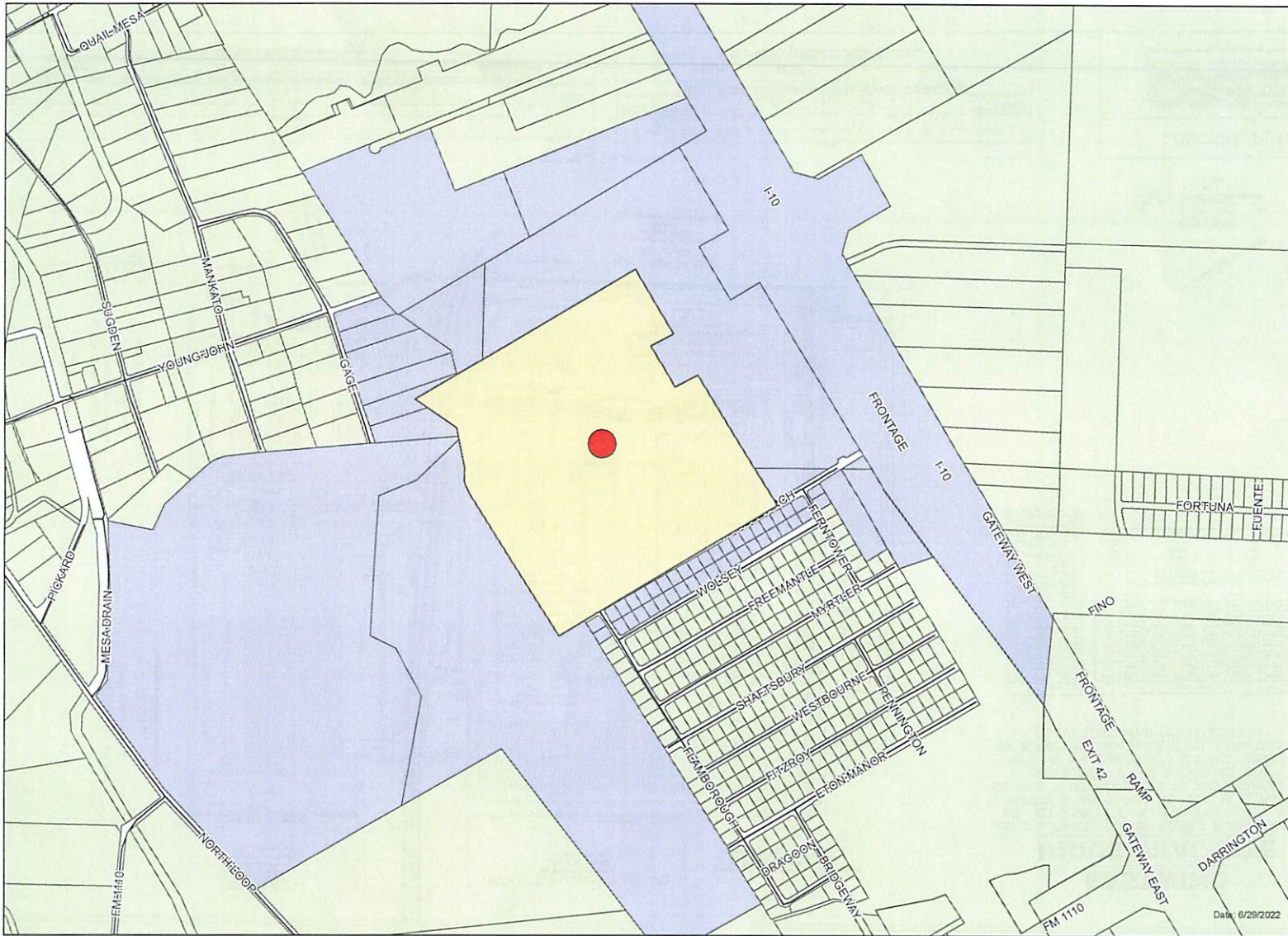
# AERIAL PHOTO





# PUBLIC NOTICES

200' Around Eastwind Industrial Site



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

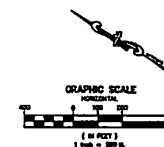


# SITE PLAN

## **EASTWIND** **INDUSTRIAL SITE**

BEING A PARCEL OUT OF ROBERT E. NIX SURVEY NO. 302, ROBERT E. NIX SURVEY NO. 303 AND ROBERT E. NIX SURVEY NO. 304, IN EL PASO COUNTY, TEXAS ACCORDING TO THE RESURVEY OF SAID ROBERT E. NIX SURVEY NO. 302, ROBERT E. NIX SURVEY NO. 303 AND ROBERT E. NIX SURVEY NO. 304 MADE BY EL PASO COUNTY, TEXAS CONTAINING 185.35 ACRES ±

LINE TABLE		CLIQUE TABLE						
LINE	SEMI	NAME	NUMBER	LENGTH	WEIGHT	SCORE	STATUS	RELATION
L1	WFFSTPT1	CLAY	C1	38.00	61.00	38.00	61.00	WFFSTPT1
L2	WFFSTPT1	CLAY	C2	38.00	61.00	38.00	61.00	WFFSTPT1
L3	WFFSTPT1	CLAY	C3	38.00	61.00	38.00	61.00	WFFSTPT1
L4	WFFSTPT1	CLAY	C4	38.00	61.00	38.00	61.00	WFFSTPT1
L5	WFFSTPT1	CLAY	C5	38.00	61.00	38.00	61.00	WFFSTPT1
L6	WFFSTPT1	CLAY	C6	38.00	61.00	38.00	61.00	WFFSTPT1
L7	WFFSTPT1	CLAY	C7	38.00	61.00	38.00	61.00	WFFSTPT1
L8	WFFSTPT1	CLAY	C8	38.00	61.00	38.00	61.00	WFFSTPT1
L9	WFFSTPT1	CLAY	C9	38.00	61.00	38.00	61.00	WFFSTPT1
L10	WFFSTPT1	CLAY	C10	38.00	61.00	38.00	61.00	WFFSTPT1
L11	WFFSTPT1	CLAY	C11	38.00	61.00	38.00	61.00	WFFSTPT1
L12	WFFSTPT1	CLAY	C12	38.00	61.00	38.00	61.00	WFFSTPT1
L13	WFFSTPT1	CLAY	C13	38.00	61.00	38.00	61.00	WFFSTPT1
L14	WFFSTPT1	CLAY	C14	38.00	61.00	38.00	61.00	WFFSTPT1
L15	WFFSTPT1	CLAY	C15	38.00	61.00	38.00	61.00	WFFSTPT1
L16	WFFSTPT1	CLAY	C16	38.00	61.00	38.00	61.00	WFFSTPT1
L17	WFFSTPT1	CLAY	C17	38.00	61.00	38.00	61.00	WFFSTPT1
L18	WFFSTPT1	CLAY	C18	38.00	61.00	38.00	61.00	WFFSTPT1
L19	WFFSTPT1	CLAY	C19	38.00	61.00	38.00	61.00	WFFSTPT1
L20	WFFSTPT1	CLAY	C20	38.00	61.00	38.00	61.00	WFFSTPT1
L21	WFFSTPT1	CLAY	C21	38.00	61.00	38.00	61.00	WFFSTPT1
L22	WFFSTPT1	CLAY	C22	38.00	61.00	38.00	61.00	WFFSTPT1
L23	WFFSTPT1	CLAY	C23	38.00	61.00	38.00	61.00	WFFSTPT1
L24	WFFSTPT1	CLAY	C24	38.00	61.00	38.00	61.00	WFFSTPT1
L25	WFFSTPT1	CLAY	C25	38.00	61.00	38.00	61.00	WFFSTPT1
L26	WFFSTPT1	CLAY	C26	38.00	61.00	38.00	61.00	WFFSTPT1
L27	WFFSTPT1	CLAY	C27	38.00	61.00	38.00	61.00	WFFSTPT1
L28	WFFSTPT1	CLAY	C28	38.00	61.00	38.00	61.00	WFFSTPT1
L29	WFFSTPT1	CLAY	C29	38.00	61.00	38.00	61.00	WFFSTPT1
L30	WFFSTPT1	CLAY	C30	38.00	61.00	38.00	61.00	WFFSTPT1
L31	WFFSTPT1	CLAY	C31	38.00	61.00	38.00	61.00	WFFSTPT1
L32	WFFSTPT1	CLAY	C32	38.00	61.00	38.00	61.00	WFFSTPT1
L33	WFFSTPT1	CLAY	C33	38.00	61.00	38.00	61.00	WFFSTPT1
L34	WFFSTPT1	CLAY	C34	38.00	61.00	38.00	61.00	WFFSTPT1
L35	WFFSTPT1	CLAY	C35	38.00	61.00	38.00	61.00	WFFSTPT1
L36	WFFSTPT1	CLAY	C36	38.00	61.00	38.00	61.00	WFFSTPT1
L37	WFFSTPT1	CLAY	C37	38.00	61.00	38.00	61.00	WFFSTPT1
L38	WFFSTPT1	CLAY	C38	38.00	61.00	38.00	61.00	WFFSTPT1
L39	WFFSTPT1	CLAY	C39	38.00	61.00	38.00	61.00	WFFSTPT1
L40	WFFSTPT1	CLAY	C40	38.00	61.00	38.00	61.00	WFFSTPT1
L41	WFFSTPT1	CLAY	C41	38.00	61.00	38.00	61.00	WFFSTPT1
L42	WFFSTPT1	CLAY	C42	38.00	61.00	38.00	61.00	WFFSTPT1
L43	WFFSTPT1	CLAY	C43	38.00	61.00	38.00	61.00	WFFSTPT1
L44	WFFSTPT1	CLAY	C44	38.00	61.00	38.00	61.00	WFFSTPT1
L45	WFFSTPT1	CLAY	C45	38.00	61.00	38.00	61.00	WFFSTPT1



## CONCEPT PLAN

**cea** 615 N. Karlov St.  
Suite 300  
El Paso, TX 79902  
915.544.5232  
group [www.ceagroup.net](http://www.ceagroup.net)  
TICKETS REGISTERED ENGINEERING FIRM F-4554

H.D. CAMP SURVEY  
NO. 408-C

# CITY OF SOCORRO



## EASTWIND IC-MUD ZONING REQUEST

MAY 11, 2022

PREPARED FOR  
LOWER EAST VALLEY HOLDING, LLC  
2505 E. MISSOURI AVE., SUITE 300  
EL PASO, TEXAS 79903

PREPARED BY  
CEA GROUP  
813 N. KANSAS ST., SUITE 300  
EL PASO, TEXS 79902



Lower East Valley Holding, LLC. intends to sell a 185-acre parcel located within the City of Socorro to a Class A industrial entity. The 185-acre is in the fringe of the City of Socorro jurisdictional limits. The parcel is vacant and located directly off Interstate Highway No. 10. The primary access to the parcel will be from the eastbound frontage roads on Interstate Highway No. 10. It is intended to add approximately 1,500,000 sf of Class A industrial building. The square footage of the leasable area is subject to be modified based on the outcome of the new prospective buyers. The new industrial project will increase the City of Socorro tax base by the investment in the development plus the tenant's personal property and inventory taxes.

**City of Socorro  
Zoning Checklist**

PART II-CODE OF ORDINANCES  
CHAPTER 46-ZONING  
ARTICLE IV-DISTRICT REGULATIONS  
DIVISION 10 IC-/MUD INDUSTRIAL-COMMERCIAL MIXED-USE DEVELOPMENT

**Sec. 46-450. Purpose**

The Industrial-Commercial Mixed-Use Development (IC-MUD) overlay district is intended to provide for greater flexibility and discretion in the more integrated development of commercial, industrial and institutional uses and combinations of such uses. The IC-MUD District is intended to provide for a more unified plan for land parcels and more effective mitigation of potentially adverse impacts than is possible under conventional district regulations. Use of the IC-MUD district is also to encourage conservation of open space.

**Sec. 46-451. General Regulations**

- (a) Area requirements. Each IC-MUD district shall be at least 10-acres in size
  - The project consists of 185-acre
- (b) Coverage area.
  - (1) The City Council may restrict the square footage or land-use to be covered by a primary and/or accessory building.
  - (2) Minimum front setbacks for all properties facing:
    - a. Collector streets: 35-feet
    - b. Minor Arterials: 55-feet
    - c. Major Arterials: 60-feet
  - The project does not abut any major/minor arterials or collector streets.
- (c) Permitted Uses.
  - (1) Wholesale and distributing facilities.
    - The Project will consist of distributing facilities.
  - (2) Enclosed manufacturing, compounding, assembling or treatment of articles.
  - (3) Public, private, and vocational schools, colleges, and universities.
  - (4) Public, private utility facilities.
  - (5) Hospitals.
  - (6) Amusement Parks.
  - (7) Service stations primarily for automobiles and petroleum gas for consumption but not for resale.
  - (8) Shopping centers and shopping malls and all other commercial, office, retail, and services.
  - (9) One accessory building per lot for physical security monitoring.
  - (10) All uses listed in C-1 Neighborhood Commercial and C-2 General Commercial Districts except conditional uses not explicitly identified in this section
- (d) Height requirements. Maximum heights of any building or structure shall be 45 feet.
  - The building's height will meet this requirement
- (e) Off-street parking requirements shall be as provided in section 46-631.

No loading or unloading is to be conducted on public rights-of-way.

  - The current parking requirement for specific warehouse and distribution is: one space per 500 square feet of net leasable area. It is the intent to meet the parking

- requirements. The prospective buyers may request a parking variance if the parking requirements can't be met for the industrial distribution facility.
- The building and project design does not include loading or unloading on public rights-of-way.
- (f) Signs. Sign limitations shall be as provided in section 46-634.
- Signage will abide by these requirements and will be further described in the future construction drawings.
- (g) Compatibility.
- (1) The IC-MUD does not contemplate or authorize salvage yards, recycling businesses or vehicle storage facilities.
- This project includes trailer parking for the use of prospective tenants.
- a. No IC-MUD shall be approved by the city council until it has been determined that the planned use is compatible with the area that it will affect.

(Ord.No. 490, § 3, 7-2-2020)

#### **Sec. 46-452. Procedures.**

- (a) A concept plan shall be submitted to the building official for purpose of general review and discussion prior to submitting the development plan. The concept plan shall contain the following information:
- (1) Description of the general land configuration.
  - (2) Proposed densities and lot sizes.
  - (3) Proposed amenities.
  - (4) Proposed area design regulations.
- (b) Prior to consideration of any planned development, an application must be filled with the city's building official of the planning and zoning department accompanied by a development plan.
- (c) A development plan shall include the following information:
- (1) Abutting sites and all public and private rights-of-way and easements.
    - Reflected in our site development plan.
  - (2) The location and type of all existing and planned structures on the site.
    - Reflected in our site development plan.
  - (3) Height of all structures.
    - Reflected in our site development plan.
  - (4) Proposed minimum area regulations including setbacks, lot sizes, depth, side yards, square footage of residential structures.
    - Reflected in our site development plan.
  - (5) The location of all on-site and proposed facilities for liquid and solid waste disposal.
    - It is not anticipated the need for liquid and solid waste disposal beyond garbage dumpsters.
  - (6) The location of all off-street parking and loading facilities and location of lighting for the same.
    - Reflected in our site development plan.
  - (7) The location and detail of all walls, fences, screening, and landscaping, including existing and proposed tree lines. Shipping containers shall not be permissible as walls, fences, screening.
    - The site development shows some of the screening walls but the construction plans will show more accurate and in detail the locations of these items.



- (8) The location of all streams, ponds, drainage ditches, steep slopes, boundaries of floodway and flood plains and other supporting facilities that have been provided.
  - Reflected in our site development plan.
- (9) The location of all dumpsters.
  - Reflected in our site development plan.
- (10) The location of all fire hydrants.
  - Reflected in our site development plan. The final location of all fire hydrants will be shown in the construction drawings and will meet the required code.
- (11) The location of stormwater facilities.
  - Reflected in our site development plan. The exact size and location will be determined in the construction plans.
- (12) The location of all streets, private roads, alleys, and sidewalks, including proposed surface materials.
  - Reflected in our site development plan. The paving will consist of both HMAC and concrete.
- (13) The location of underground utility lines, including water, sewer, electric power, telephone, gas, and cable television.
  - Reflected in our site development plan. The exact size and location will be determined in the construction plans.
- (14) The location of all signs.
  - The signage will abide by the requirements in section 46-634 and any future signage will be dependent on future tenant's requirements and specifications but will remain consistent with requirements herein.
- (d) a development schedule indicating the approximate date of when construction begins and the rate of anticipated development to completion shall accompany the application.
  - Construction schedule will be provided at the time of construction plans. It is expected to start grading the site 2022 and start vertical construction in 2023 with operations proceeding in 2024.
- (e) The procedure for hearing a request for a zoning change to IC-MUD shall be the same as for a requested change in any other district.
- (f) Any revision to a development plan between the public hearing before the planning and zoning commission and the public hearing before the city council, shall necessitate the development plan being referred to the planning and zoning commission for review and evaluation unless the revision is a minor change in accordance with the list in subsection (g) of this section or the city council orders otherwise.
- (g) Minor changes in the development may be authorized by the building official when such minor changes will not cause any of the following circumstances to occur:
  - (1) A change in the overall character of the development.
  - (2) An increase in the ratio of the gross floor area in structure of the area of any lot.
  - (3) An increase in the intensity of use.
  - (4) A reduction in the originally approved separations between buildings.
  - (5) Any adverse changes in traffic circulation, safety, drainage, and utilities.
  - (6) Any adverse changes in such external effects on adjacent property as noise, heat, light, glare, vibration, height, or proximity
  - (7) A reduction in the originally approved setbacks from property lines.
  - (8) An increase in ground coverage by structures.
  - (9) A reduction in the ratio of off-street parking and loading space.
  - (10) A change in the subject, size, lighting, or orientation of originally approved signs.



- (h) Any change deemed not to be a minor change, as indicated in subsection (g) of this section, shall be processed as new application in accordance with the provision of this section.
- (i) Provision for public, private, and common open space shall be evaluated with regard to density, site coverage and physical characteristics. This shall be required in the development plan.
  - While it is unclear the city's intent for the provision of open space in an IC-MUD zoning district, we will gladly discuss this with the city and welcome the city's thoughts and comments.
- (j) A traffic impact analysis is required.
  - A traffic impact study has been prepared and submitted to the City of Socorro for review and processing.
- (k) A development plan shall expire two years from the date of final city council approval unless any part of the planned development has already obtained a certificate of occupancy for the use of the property as described in the plan.
- (l) Industrial/commercial mix-use development zoning shall be revoked if:
  - (1) Approval of the development was obtained by fraud or deception; or
  - (2) One or more of the conditions set by the city council has not been met or has been violated.

(Ord. No. 490, § 3, 7-2-2020)

**Sec. 46-453. Building official.**

The building official shall have the authority to waive or modify the requirements of this division when in the interest of the city.

(Ord. No. 490, §3, 7-2-2020)

*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

July 27, 2022

Dear property owner,

You are hereby notified that a Planning and Zoning Commission meeting has been scheduled to hold a **PUBLIC HEARING** on August 16th, 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 Robert E. Nix Survey No. 303, City of Socorro, Texas from Unclassified to IC-MUD (Industrial Commercial-Mixed Use District).

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 August 16th, 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

27 de Julio, 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 16 de agosto 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 de Robert E. Nix Survey No. 303, Ciudad de Socorro, Texas de una zona no clasificada a un IC-MUD (Distrito de uso mixto industrial commercial).

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 16 de agosto 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,

*Judith Rodriguez*

Secretaria de la Comisión de Planeación y Zonificación

BOCANEGRA LUIS R & FRANCES	CLINT	12461 GAGE ST	TX	79836-4807
BOCANEGRA LUIS R & FRANCES	CLINT	12461 GAGE ST	TX	79836-4807
SALAS FRANCISCO J & ROSA M	CLINT	13109 FERNTOWER	TX	79836-1919
LETTUNICH DEVELOPMENT GROUP LTD	FABENS	PO BOX 925	TX	79838-0925
REYES RENE & LILIANA	CLINT	13101 FERNTOWER	TX	79836-1919
CITY OF SOCORRO	SOCORRO	124 HORIZON BLVD	TX	79927-2620
BOOHER BRIAN	CLINT	12421 GAGE ST	TX	79836-4807
FLUKE SCOTT & MARTHA	CLINT	12375 GAGE ST	TX	79836-4806
LETTUNICH DEVELOPMENT GROUP LTD	FABENS	PO BOX 925	TX	79838-0925
LETTUNICH DEVELOPMENT GROUP LTD	FABENS	PO BOX 925	TX	79838-0925
TRI-B INDUSTRIAL PARTNERS LP	FAIR OAKS	10777 W 700 N	IN	47943-8529
TRI-B INDUSTRIAL PARTNERS LP	FAIR OAKS	10777 W 700 N	IN	47943-8529





**CITY OF SOCORRO  
PLANNING & ZONING COMMISSION  
MEETING DATE: AUGUST 16, 2022**

**PRELIMINARY & FINAL SUBDIVISION PLAT  
(COMBO)  
STAFF REPORT**

**SUBJECT:**

**APPROVAL OF A PRELIMINARY AND FINAL SUBDIVISION PLATS.**

**NAME:**

**DAA FARMS UNIT 2 SUBDIVISION**

**PROPERTY ADDRESS:**

Hole in the Wall Road

**PROPERTY LEGAL  
DESCRIPTION:**

Being all of Tracts 4A & a portion of 4C3, Block 39,  
San Elizario Grant

**PROPERTY OWNER:**

DAA Farms

**REPRESENTATIVE:**

Fermin Dorado, Dorado Engineering Group

**PROPERTY AREA:**

26.02 Acres

**CURRENT ZONING:**

N/A--ETJ

**CURRENT LAND USE:**

Agricultural

**FUTURE LAND USE MAP:**

N/A

**PROPOSED LAND USE:**

Residential / Agricultural

**FLOOD MAP:**

According to the Flood Insurance Rate Maps, the referenced property lies within Zone X; (Community Panel # 480212 300-B/ FEMA, September 4, 1991)

**SUMMARY OF REQUEST:**

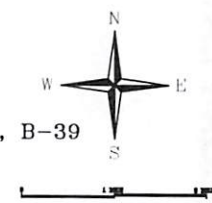
Request to approve Preliminary & Final Plat. There are no public improvements being dedicated to the City of Socorro or El Paso County. The purpose of the plat is to subdivide parcel into 6 single family lots.

**STAFF RECOMMENDATION:**

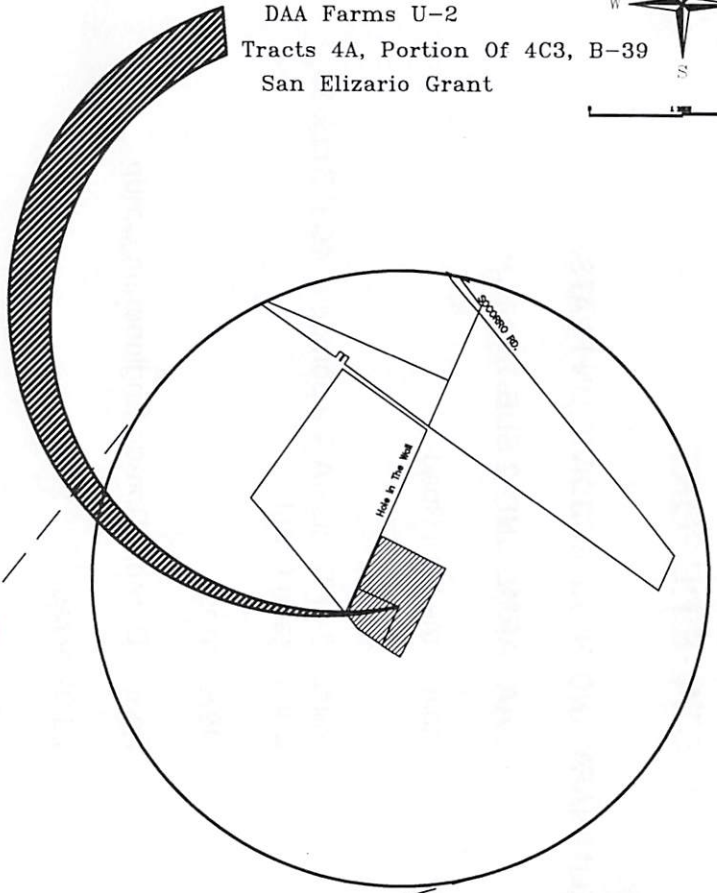
Staff recommends APPROVAL.

# LOCATION MAP

PROJECT SITE;  
DAA Farms U-2  
Tracts 4A, Portion Of 4C3, B-39  
San Elizario Grant



CITY OF SOCORRO



LOCATION MAP  
Scale: AS SHOWN



**Planning and Zoning Department**  
860 N. Rio Vista, Socorro, Texas 79927 Tel: (951) 872-4531 Fax: (951) 872-4673

# ZONING MAP

**NOT APPLICABLE**

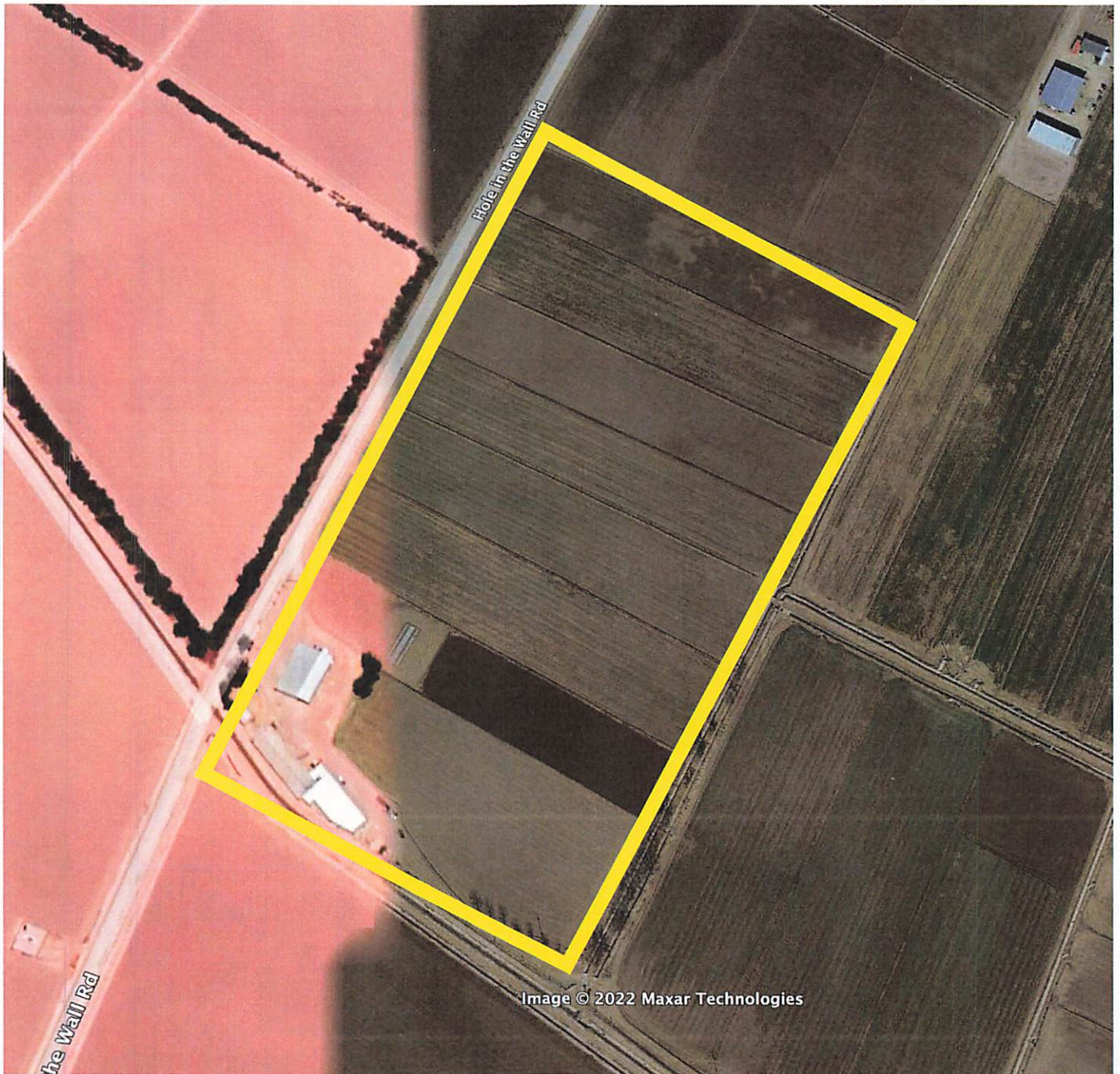


# SITE PICTURES





# AERIAL PHOTO



# PRELIMINARY PLAT

## ON-SITE PONDING NOTES

1. All lots in the subdivision are subject to on-site ponding. Lot owners are responsible for maintaining adequate provisions to accommodate all stormwater runoff generated from their respective lot plus one-half the runoff generated from all abutting street Right-Of-Way (ROW) directly fronting the lot.
2. On-site ponding areas shall have minimum one (one) to three (three) horizontal side slopes and a maximum of twelve (12) inches deep (Residential) based on a one hundred year storm.
3. Permanent elevation markers shall be installed to define the levels to be maintained to ensure the effectiveness of on-site ponding. Permanent elevation markers shall not be moved, covered or altered without written permission from the County Engineer.
4. The county is granted permanent right of access to inspect the ponding areas and permanent elevation markers, and any construction ponding improvements necessary for plot compliance.
5. Filling or changing the pond, or allowing the pond to be filled or changed to an elevation greater than established by the permanent elevation markers, is prohibited.
6. On-site ponding areas and permanent elevation markers shall be constructed and inspected prior to building occupancy.
7. No person shall be permitted to impair the functionality of an on-site pond. No more than fifty percent (50%) of the area of any residential lot conveyed by deed shall be covered by improvements, either temporary or permanent, which shall stormwater, including but not limited to, buildings, driveways, patios or landscaping unbacked with plastic sheeting or other impermeable material.
8. In the event that the functionality of an on-site pond becomes impaired whether by act of man or nature, the owner of the lot on which the impaired pond is located shall perform all corrective actions required to restore that functionality.
9. Any owner notified in writing by the County Engineer of corrective actions required to restore the functionality of an on-site pond or drainage problem on the lot shall comply within forty-five calendar days of receipt of such notice; provided, however, that nothing herein shall prevent the County from mandating an earlier time for commencement of completion, during times of emergency, where there is imminent danger of loss of life, limb or property.
10. Owner of property utilizing on-site ponding reserves any claim or cause of action against the County, officials or employees, for any death, injury or property damage resulting from alteration of the ponding capacity for that lot, including lack of maintenance.
11. These on-site ponding requirements shall be enforced by injunctive relief without the requirement for bond or other security.
12. The conveyance of property permitting on-site ponding shall declare in conspicuous language in the deed that the property is subject to on-site ponding requirements, maintenance of elevation markers, retaining water on lot, and express and agrees for inspection as stated on the plat.
13. Walls constructed abutting street Right-Of-Way shall be constructed with drain pipes allowing the street runoff to be conveyed to the subject property.

## PRELIMINARY PLAT



FERNAN DORADO  
37571

SATD



FERNAN DORADO  
37571

SATD

STATE OF TEXAS  
EL PASO COUNTY

I, FERNAN DORADO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF DAA FARMS UNIT 2 SUBDIVISION WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON FEBRUARY 2022.

DAA FARMS UNIT 2 SUBDIVISION					
FULL PLAT					
DATE PREPARED	DRAWN BY	DESIGNED BY	CHECKED BY	APPROVED BY	
10/25/23	DE	DORADO ENGINEERING, INC.	F.D.	F.D.	
REVISION NUMBER	SHEET NAME OR NUMBER	DESCRIPTION OF REVISION	DATE OF REVISION	REVISION APPROVED BY	

### PRINCIPAL CONTACTS

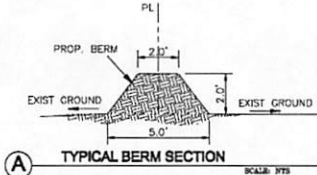
NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: DAA FARMS	10470 SOCORRO RD	SOCORRO, TX 79927	(915) 313-1227	N/A
ENGINEER: MR. FERNAN DORADO	2717 E. VANDERL	EL PASO, TX 79923	(915) 362-0072	(915) 362-7743
REVIEWER: MR. FERNAN DORADO	2717 E. VANDERL	EL PASO, TX 79923	(915) 362-0072	(915) 362-7743

## GRADING AND DRAINAGE PLAN

DRAINAGE AREA	WATERPANEL AREA (A)	R	Q	ACRES FEET
LOT 1	4.53	4.00	0.50	0.755
LOT 2	4.49	4.00	0.50	0.749
LOT 3	4.13	4.00	0.50	0.688
LOT 4	4.06	4.00	0.50	0.681
LOT 5	1.57	4.00	0.50	0.282
LOT 6	7.71	4.00	0.50	1.385



ENGINEER: FERNAN DORADO  
2717 E. VANDERL EL PASO, TEXAS 79923-0072



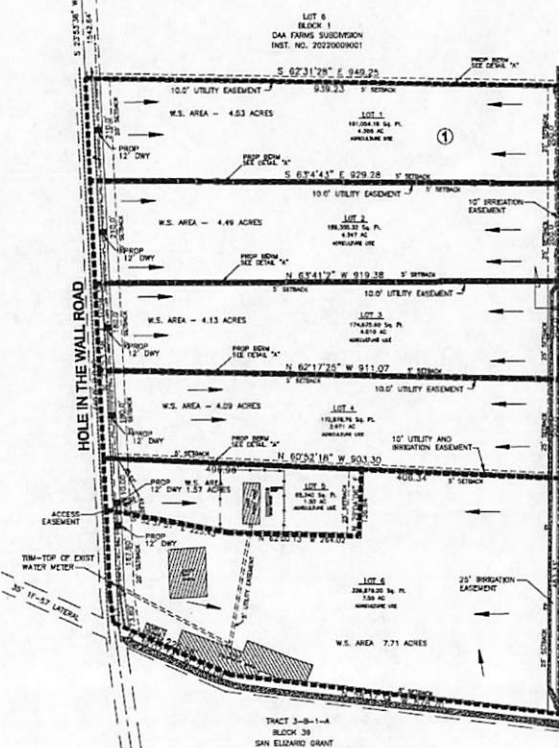
TYPICAL BERM SECTION

## BENCH MARK

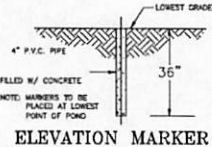
TEMPORARY BENCHMARK LOCATED ON TOP OF WATER METER LOCATED IN FRONT OF 8850 HOLE IN THE WALL. ELEV: 3629.98 (RTK DATUM)

## DAA FARMS UNIT 2 SUBDIVISION

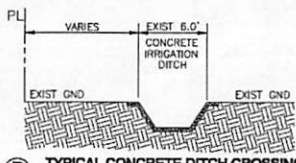
BEING ALL OF TRACTS 4A AND A PORTION OF 4-C-3 BLOCK 39, SAN ELIZARIO GRANT COUNTY OF EL PASO, TEXAS CONTAINING 26.02 ACRES



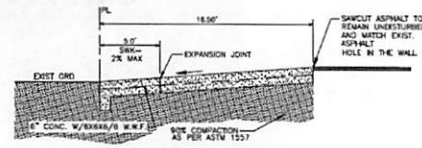
SCALE: 1"=100'



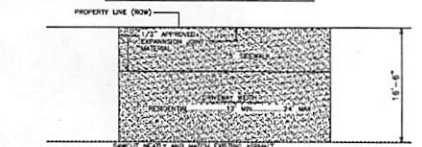
ELEVATION MARKER



TYPICAL CONCRETE DITCH CROSSING



TYPICAL DRIVEWAY DETAIL



TYPICAL DRIVEWAY PLAN VIEW

DATE OF PREPARATION 03-30-2022

SHEET NO 2 OF 3 SHEETS







**CITY OF SOCORRO  
PLANNING & ZONING COMMISSION  
MEETING DATE: AUGUST 16, 2022**

**PRELIMINARY & FINAL SUBDIVISION PLAT  
(COMBO)  
STAFF REPORT**

**SUBJECT:**

**APPROVAL OF A PRELIMINARY AND FINAL SUBDIVISION PLATS.**

**NAME:**

**JUANITOS TRUCKING SUBDIVISION**

**PROPERTY ADDRESS:**

Gateway Blvd. West

**PROPERTY LEGAL  
DESCRIPTION:**

A Portion of Tract 15 (AKA P-1 out of Tract 1)  
Leigh Clark Survey No. 298

**PROPERTY OWNER:**

Juan F. Lamas and Zulema Jaquez

**REPRESENTATIVE:**

Fermin Dorado, Dorado Engineering Group

**PROPERTY AREA:**

2.08 Acres

**CURRENT ZONING:**

Unclassified

**CURRENT LAND USE:**

Vacant

**FUTURE LAND USE MAP:**

Light Industrial

**PROPOSED LAND USE:**

Trucking Company

**FLOOD MAP:**

According to the Flood Insurance Rate Maps, the referenced property lies within Zone X; (Community Panel # 480212 239-B/ FEMA, September 4, 1991)

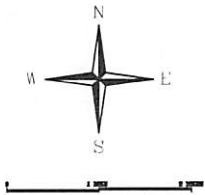
**SUMMARY OF REQUEST:**

Request to approve Preliminary & Final Plat. There are no public improvements being dedicated to the City of Socorro. The purpose of the plat is to subdivide parcel for development and to create a Trucking Company.

**STAFF RECOMMENDATION:**

Staff recommends APPROVAL.

# LOCATION MAP



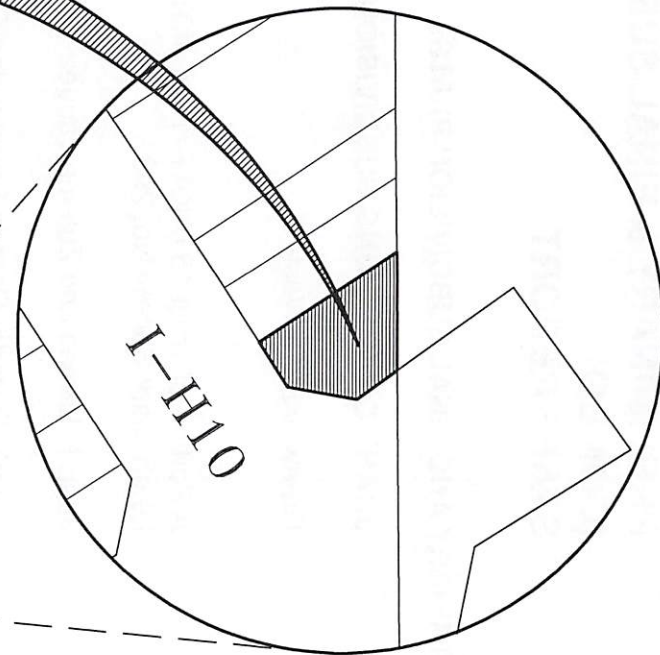
PROJECT SITE;  
Juanito's Trucking  
A Portion Of Tract 15  
(AK P-1 Out of Tract 15)  
Leight Clark Survey No. 296



CITY OF SOCORRO

**LOCATION MAP**

Scale: AS SHOWN



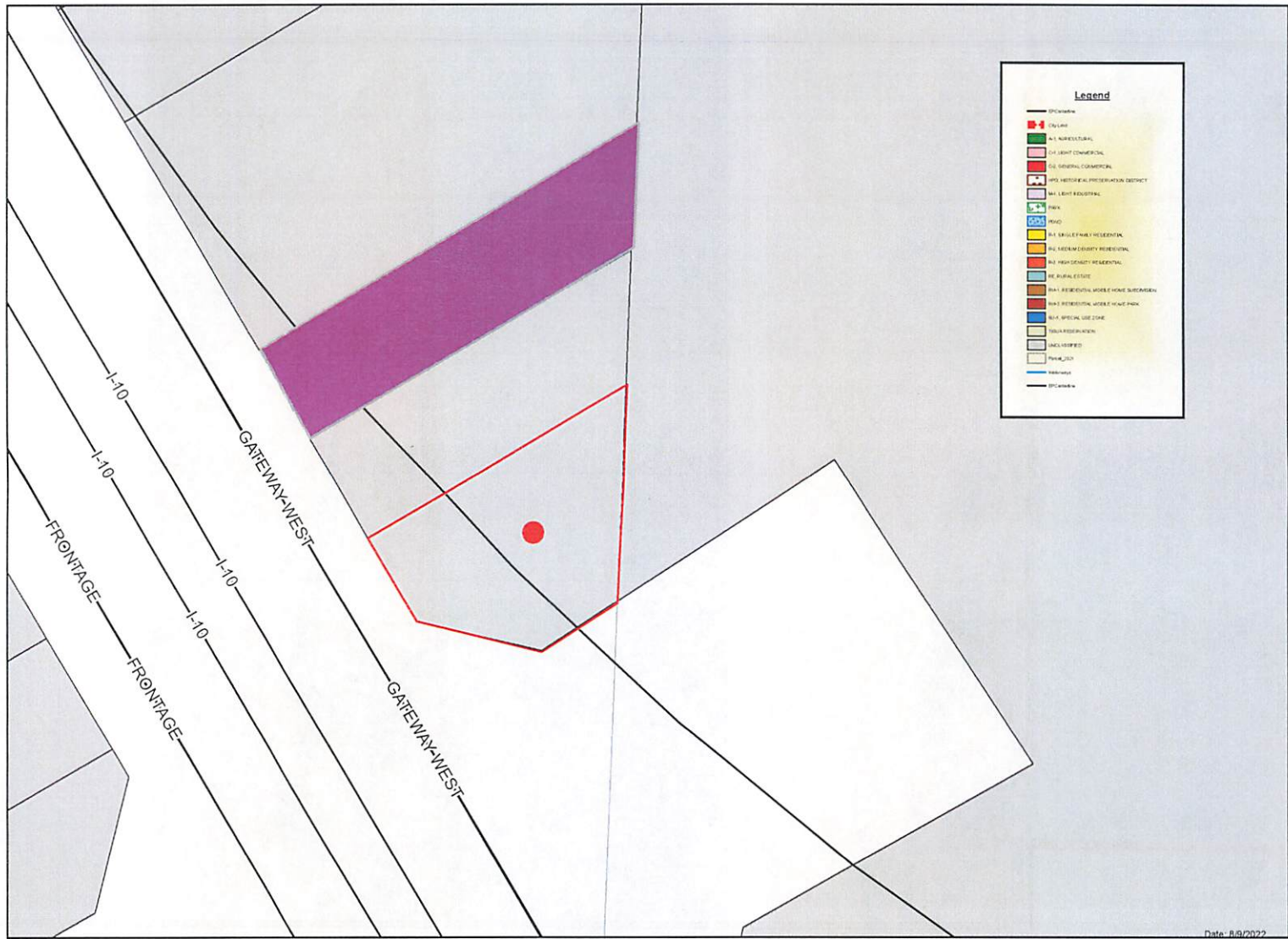
**Planning and Zoning Department**

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

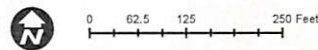


# ZONING MAP

Zoning Map Juanito's Trucking



Legend	
[Black line]	SPC boundary
[Red square]	City Hall
[Green square]	PLA AGRICULTURAL
[Light green square]	PLA LIGHT COMMERCIAL
[Red square]	PLA GENERAL COMMERCIAL
[White square with black border]	PLA INDUSTRIAL/PRODUCTION DISTRICT
[Light blue square]	PLA LIGHT INDUSTRIAL
[Green square]	PARK
[Blue square]	ROAD
[Yellow square]	PLA SINGLE-FAMILY RESIDENTIAL
[Orange square]	PLA MEDIUM-DENSITY RESIDENTIAL
[Red square]	PLA HIGH-DENSITY RESIDENTIAL
[Light blue square]	PLA APARTMENT
[Dark blue square]	PLA INDUSTRIAL MOBILE HOME SUBDIVISION
[Dark blue square]	PLA INDUSTRIAL MOBILE HOME PARK
[Dark blue square]	PLA SPECIAL USE ZONE
[Light gray square]	UNCLASSIFIED
[Dark gray square]	UNCLASSIFIED
[White square]	UNCLASSIFIED
[Black line]	SPC boundary



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



Date: 8/9/2022



# SITE PICTURES





# AERIAL PHOTO





# PRELIMINARY PLAT

# PRELIMINARY PLAT

## JUANITO'S TRUCKING SUBDIVISION

# JUANITOS TRUCKING SUBDIVISION

**BEING A PORTION OF TRACT 15  
(AKA P-1 OUT OF TRACT 15),  
LEIGH CLARK SURVEY NO. 266  
CITY OF SOCORRO, TEXAS  
COUNTY OF EL PASO, TEXAS  
CONTAINING 2.082 ACRES**

OWNER

MR. JUAN F. LAMAS JIMENEZ  
MS. ZULEMA NEVAREZ JACQUEZ  
13875 SAMLESBURY AVENUE  
SOCORRO, TEXAS 79928  
(720) 346-4550

SURVEYOR

**DORADO ENGINEERING, INC.**  
FERMIN DORADO, TX R.P.L.S. NO. 3190  
2717 E. YANDELL STREET  
EL PASO, TEXAS 79903  
PHONE: (915) 582-7743

**FLOOD ZONE**

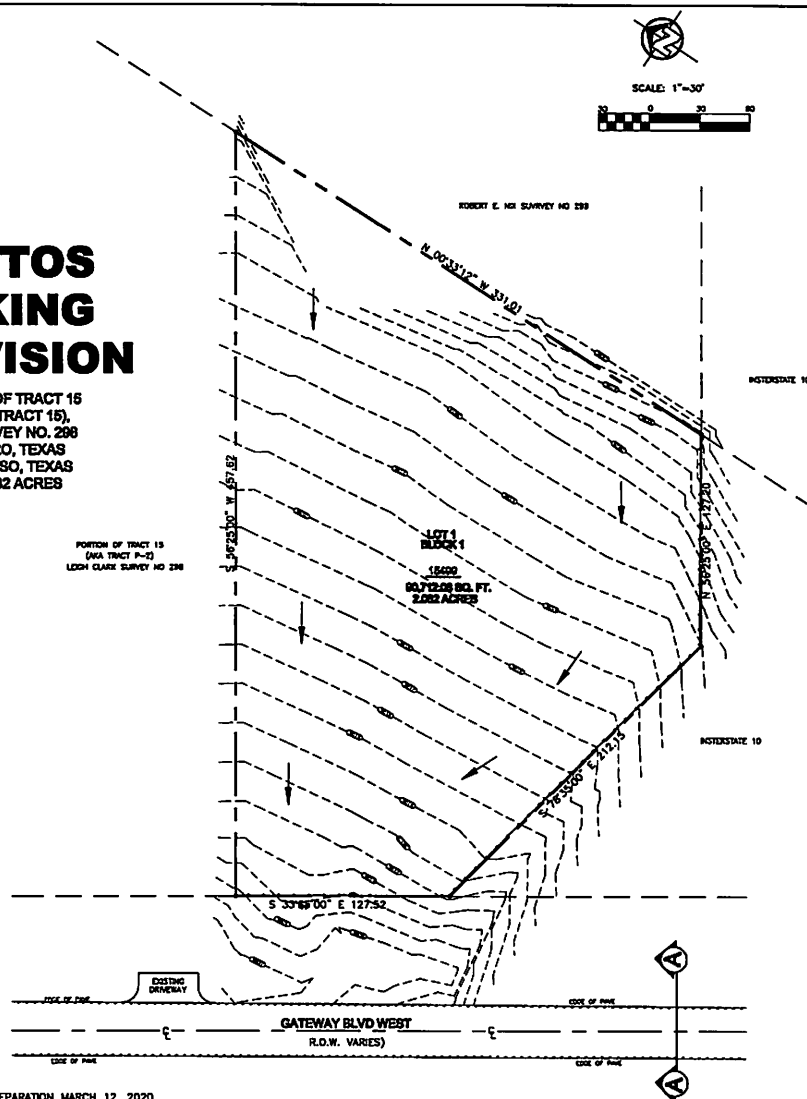
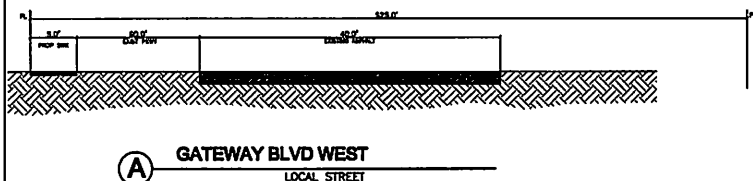
SITE IS LOCATED ON  
FLOOD ZONE "X" AS DESIGNATED  
BY THE FLOOD INSURANCE RATE MAP,  
COMMUNITY PANEL No. 480214 00239 B  
DATED: SEPTEMBER 4, 1991

## NOTES

1. TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.  
INSTRUMENT NO. \_\_\_\_\_ DATE \_\_\_\_\_
2. WATER SUPPLY IS PROVIDED BY LOWER VALLEY WATER DISTRICT.
3. THIS PROPERTY LIES IN ZONE "X" - AREAS OF MINOR FLOODING, AS PER FLOOD" PANEL NO. 480212-00239 B, EFFECTIVE DATE SEPTEMBER 4, 1991
4. TIDOT APPROVAL PRIOR TO ANY ISSUANCE OF BUILDING PERMITS.

**SCHOOL DISTRICT**

CLINT INDEPENDENT SCHOOL DISTRICT



DATE OF PREPARATION MARCH 12, 2020

[illegible]

FINAL PLAT

**JUANITO'S TRUCKING SUBDIVISION**

BEING A PORTION OF TRACT 15  
(AKA P-1 OUT OF TRACT 15),  
LEIGH CLARK SURVEY NO. 298  
CITY OF SOCORRO, TEXAS  
COUNTY OF EL PASO, TEXAS  
CONTAINING 2.082 ACRES

THE STATE OF TEXAS  
COUNTY OF EL PASO

WE, JUAN F. LAMAS & EULEMIA NEWARRE JACQUEZ (PROPERTY OWNERS) OF THIS LAND, HEREBY PRESENT THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC UTILITY (EASMENT) AS HEREON Laid DOWN AND DESIGNATED, INCLUDING EASEMENT FOR OVERHANG OF SERVICE WIRES, FOR POLE TYPE UTILITIES AND BURIED SERVICE WIRES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES, AND THE RIGHT TO MOWING AND TRIMMING FOR SERVICE AND CONSTRUCTION AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS.

JUAN F. LAMAS \_\_\_\_\_ DATE \_\_\_\_\_

EULEMIA NEWARRE JACQUEZ \_\_\_\_\_ DATE \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF TEXAS |  
COUNTY OF EL PASO |

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BY \_\_\_\_\_

NOTARY PUBLIC, STATE OF TEXAS \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

**CITY OF SOCORRO PLANNING DEPARTMENT**

THIS SUBDIVISION IS HEREBY APPROVED AS TO THE PLATTING AND AS TO THE CONDITIONS OF THE DEDICATION IN ACCORDANCE WITH CHAPTER 212 OF THE LOCAL GOVERNMENT CODE OF TEXAS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 A.D.

PLANNING DIRECTOR OF THE CITY OF SOCORRO \_\_\_\_\_

SECRETARY \_\_\_\_\_

**CITY OF SOCORRO**  
**COMMISSIONER OF PUBLIC AFFAIRS**  
**UNDER TEXAS LOCAL GOVERNMENT CODE 212.009(C)**

WE THE UNDERSIGNED CERTIFY THAT SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY OF SOCORRO, ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

WATSON OF THE CITY OF SOCORRO \_\_\_\_\_ DATE \_\_\_\_\_

ATTENT: 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.D.,  
IN FILE NO. \_\_\_\_\_

COUNTY CLERK \_\_\_\_\_ BY DEPUTY \_\_\_\_\_

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

TERMIN DORADO, TX REFLECT NO 3180

**NOTES**

1. TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.  
INSTRUMENT NO. \_\_\_\_\_ DATE \_\_\_\_\_

2. WATER SUPPLY IS PROVIDED BY LOWER VALLEY WATER DISTRICT.

3. THIS PROPERTY LIES IN ZONE "X" - AREAS OF MODERATE FLOODING, AS PER FLOOD PANEL NO. 480212-00239 D, EFFECTIVE DATE SEPTEMBER 4, 1991

4. TxDOT APPROVAL PRIOR TO ANY ISSUANCE OF BUILDING PERMITS.

**SCHOOL DISTRICT**  
CLINT INDEPENDENT SCHOOL DISTRICT

**LOT 1**  
**BLOCK 1**  
**18499**  
**80,712.08 SQ. FT.**  
**2.082 ACRES**

PORTION OF TRACT 15  
(AKA TRACT P-1)  
LEIGH CLARK SURVEY NO. 298

SCALE: 1"=30'

ROBERT E. ABE SURVEY NO. 299

STATE HIGHWAY 10

STATE HIGHWAY 10

GATEWAY BLVD WEST  
(R.O.W. VARIES)

DORADO ENGINEERING, INC.  
ENGINEERS SURVEYORS PLANNERS  
2717 E. YANBELL ST., EL PASO, TEXAS 79903 (915) 582-0002

DATE OF PREPARATION JUNE 16, 2022