

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 ESTACIONAMENTOS 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 4TH DAY OF OCTOBER 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 OCTOBER 4TH, 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
OCTOBER 4TH, 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 September 6, 2022.
- b) Public hearing request for the proposed amendment to the City of Socorro's Master Plan and Rezoning of Lot 7, Block 1 Clint Venture Commercial Subdivision Unit Five (Amending), located at 2605 Darrington Road, Socorro, Texas from Unclassified to C-2 (General Commercial) and approving a Conditional Use Permit to allow a Trucking Parking and Repair use.

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. Consider and Take Action:

On the proposed approval of Preliminary Plat with a condition for Eastwind Industrial Subdivision located on Gateway Blvd. East, being a parcel out of Robert E. Nix Survey No. 302, Robert E. Nix Survey No. 303, and Robert E Nix No. 304 in El Paso County, Texas.

6. Consider and Take Action:

On the proposed approval of Subdivision Replat and setback variance for Socorro Mission Unit 1, Replat C located at 601 Zebu Rd., being all of Lot 10, Block 10, Socorro Mission Subdivision Unit 1, Socorro TX.

7. Planning and Zoning Commissioners Report.

8. Planning and Zoning Department Report.

REGULAR MEETING AGENDA - SOCORRO PLANNING & ZONING COMMISSION
OCTOBER 4TH, 2022, A 5:30 PM

9. 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

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 30th of September 2022.



Judith Rodriguez, Planning & Zoning Secretary

DATE & TIME POSTED: 9/30/22 8:30 am /BY: J.R

REGULAR MEETING AGENDA - SOCORRO PLANNING & ZONING COMMISSION
OCTOBER 4TH, 2022, A 5:30 PM

**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
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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
SEPTEMBER 6TH, 2022 @ 5:30 P.M.**

MEMBERS PRESENT:

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

MEMBERS ABSENT:

No absent commissioners.

STAFF PRESENT

Yadira Magana, Planning and Zoning Clerk
Judith Rodriguez, Planning and Zoning Clerk
Merwan Bhatti, City Attorney- Via Zoom
Carlos Gallinar, City Planner
Isabela F Perez, Recreation Leader
Anthony Sida, IT Technician

1. CALL TO ORDER

Mr. Arroyos called to order at: 5:33 pm.

2. ESTABLISHMENT OF QUORUM

Quorum with 4 commissioners present and 2 commissioners via Zoom.

3. NOTICE TO THE PUBLIC-OPEN FORUM

None

4. CONSENT AGENDA

- a) Approval of Meeting minutes of August 16th, 2022.

A motion was made by Andrew Arroyos to Approve. Seconded by David Estrada.

Motion Carried

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

Nays:

Abstain:

Absent:

*After item 4, there was a break starting at 5:35pm to wait for Mr. Merwan Bhatti to log in to meeting. Meeting resumed at 5:39pm.

REGULAR AGENDA-DISCUSSION AND ACTION

5. 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.

Chairman Andrew Arroyos opened public hearing at **5:39pm**

Chairman Andrew Arroyos closed public hearing at **5:40pm**

6. Consider and Take Action:

On 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.

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

After a motion was put on the table, Chairman opened discussion at 5:44pm. Ms. Miriam Cruz had some questions for Mr. Carlos Gallinar. Discussion closed at 5:48pm.

Re-took of motion made by Andrew Arroyos to approve. Seconded by Julie Dominguez.

Motion Carried

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

Nays:

Abstain: Miriam Cruz

Absent:

7. 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 Soya Drive from R-1 (Single Family Residential) to R-2 (Medium Density Residential) to allow for two duplex units

Chairman Andrew Arroyos opened public hearing at **5:49pm**

Chairman Andrew Arroyos closed public hearing at **5:50pm**

8. Consider and Take Action:

On 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 Soya Drive from R-1 (Single Family Residential) to R-2 (Medium Density Residential) to allow for two duplex unit.

Speaker: Applicant Tony Balderrama

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:

9. Consider and Take Action:

On the proposed approval of Preliminary Plat and Variance request for Rancho Resendez Subdivision located at 911 Sparks Circle, being Block 3, Tract 4C15A, Socorro Grant, Socorro TX.

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

Motion Carried

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

Nays: Miriam Cruz

Abstain:

Absent:

10. Consider and Take Action:

On the proposed approval of Preliminary and Final Plat for Capristo Subdivision located at Bovee Rd. and Alameda Ave., being all of Block 13, Tract 8B, Socorro Grant, Socorro TX.

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

Motion Carried

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

Nays:

Abstain:

Absent:

11. Consider and Take Action:

On the proposed approval of Subdivision Replat for Socorro Mission Unit 1, Replat C located at 601 Zebu Rd., being all of Lot 10, Block 10, Socorro Mission Subdivision Unit 1, Socorro TX.

Mr. Gallinar proposed to delete this item.

A motion was made by Miriam Cruz to delete item 11. Seconded by David Estrada.

Motion Carried

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

Nays:

Abstain:

Absent:

12. Planning and Zoning Commissioners Report.

Nothing to report

13. Planning and Zoning Department Report.

Nothing to report

14. Adjournment:

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

Motion Carried.

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

Nays:

Abstain:

Absent:

Meeting adjourned at **6:11pm.**

Andrew Arroyos, Chairman

Date minutes were approved

Judith Rodriguez, Secretary

Date minutes were approved



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: OCTOBER 4, 2022**

**PRELIMINARY PLAT
STAFF REPORT**

SUBJECT:
APPROVE PRELIMINARY PLAT WITH A CONDITION.

NAME: EASTWIND INDUSTRIAL SUBDIVISION

PROPERTY ADDRESS: Property is on Gateway Blvd. East; No Address

PROPERTY LEGAL DESCRIPTION: Robert E. Nix Survey No. 302, Robert E. Nix Survey No. 303, Robert E. Nix Survey No. 304.

PROPERTY OWNER: Clint Land Holding Co., LLC

REPRESENTATIVE: Jorge Ascarate, CEA Group

PROPERTY AREA: ~185 Acres

CURRENT ZONING: IC-MUD

CURRENT LAND USE: Vacant

FUTURE LAND USE MAP: Light Industrial

PROPOSED LAND USE: Warehousing

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)

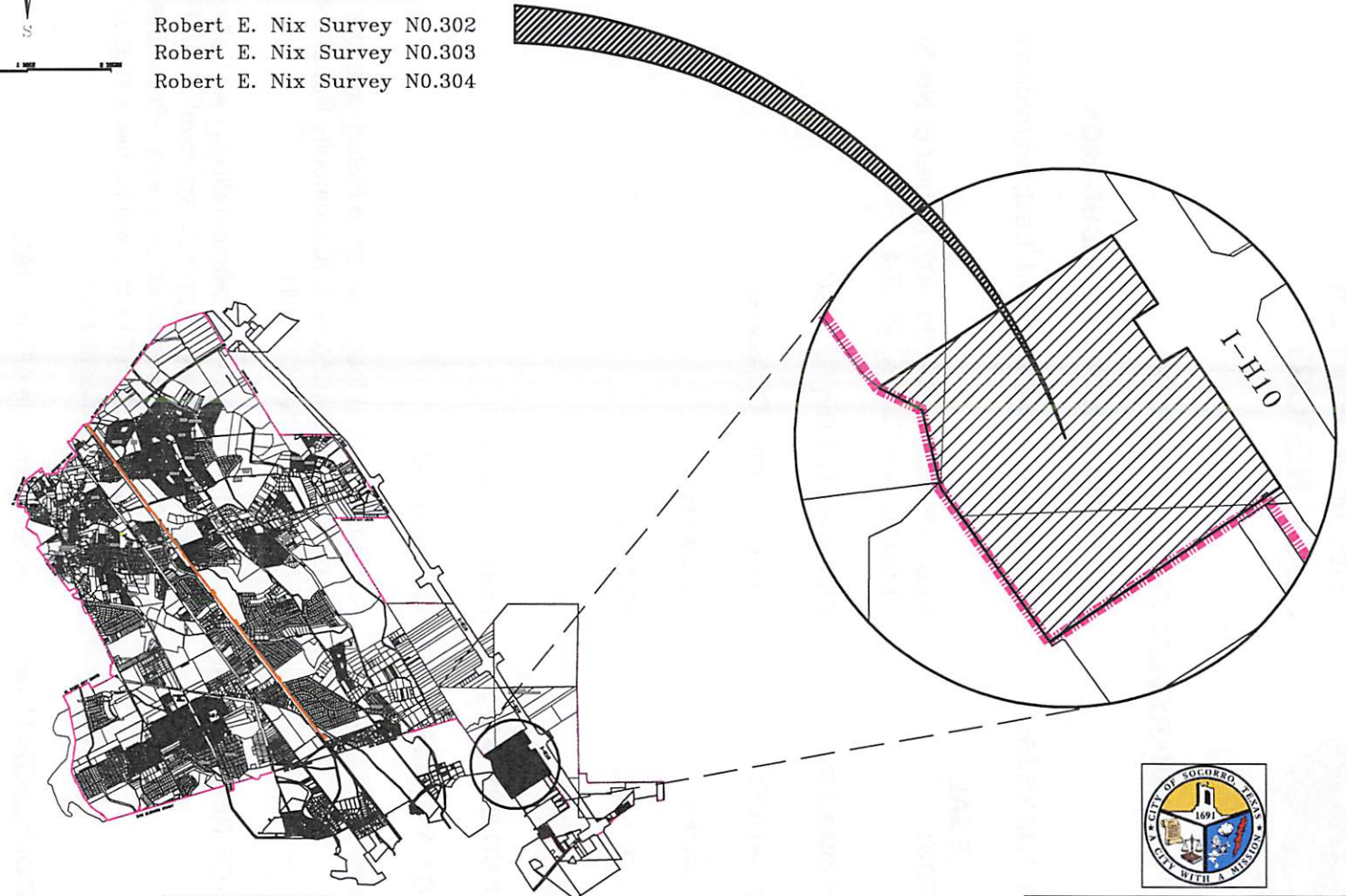
SUMMARY OF REQUEST: Approve Preliminary Plat with condition that Soils Report be completed and reviewed prior to approval of the Final Plat by City Council or before grading commences. Preliminary Plat shows two lots and one public ROW that will be dedicated to the City. Ponds will be privately maintained.

STAFF RECOMMENDATION: 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



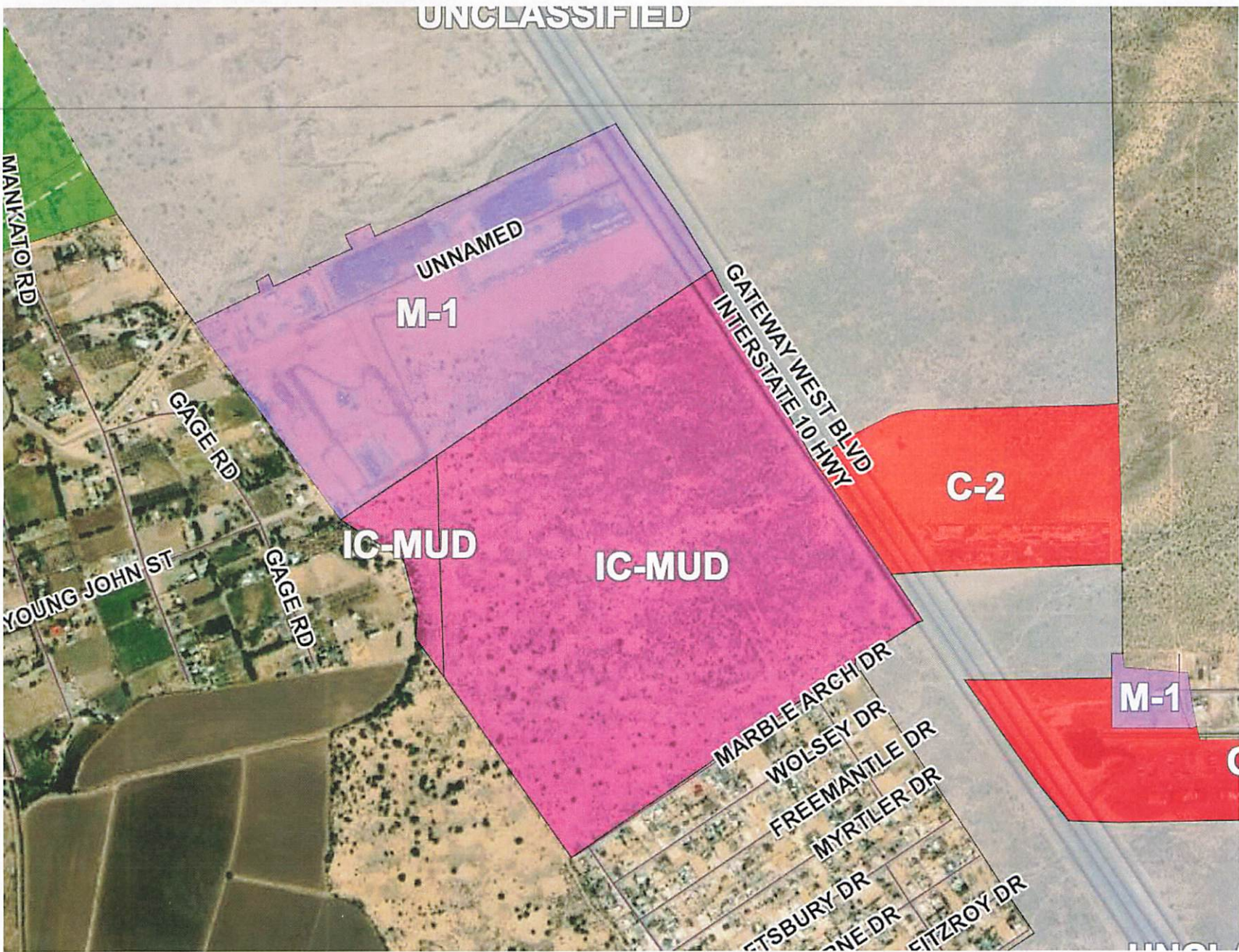
CITY OF SOCORRO

LOCATION MAP
Scale: AS SHOWN

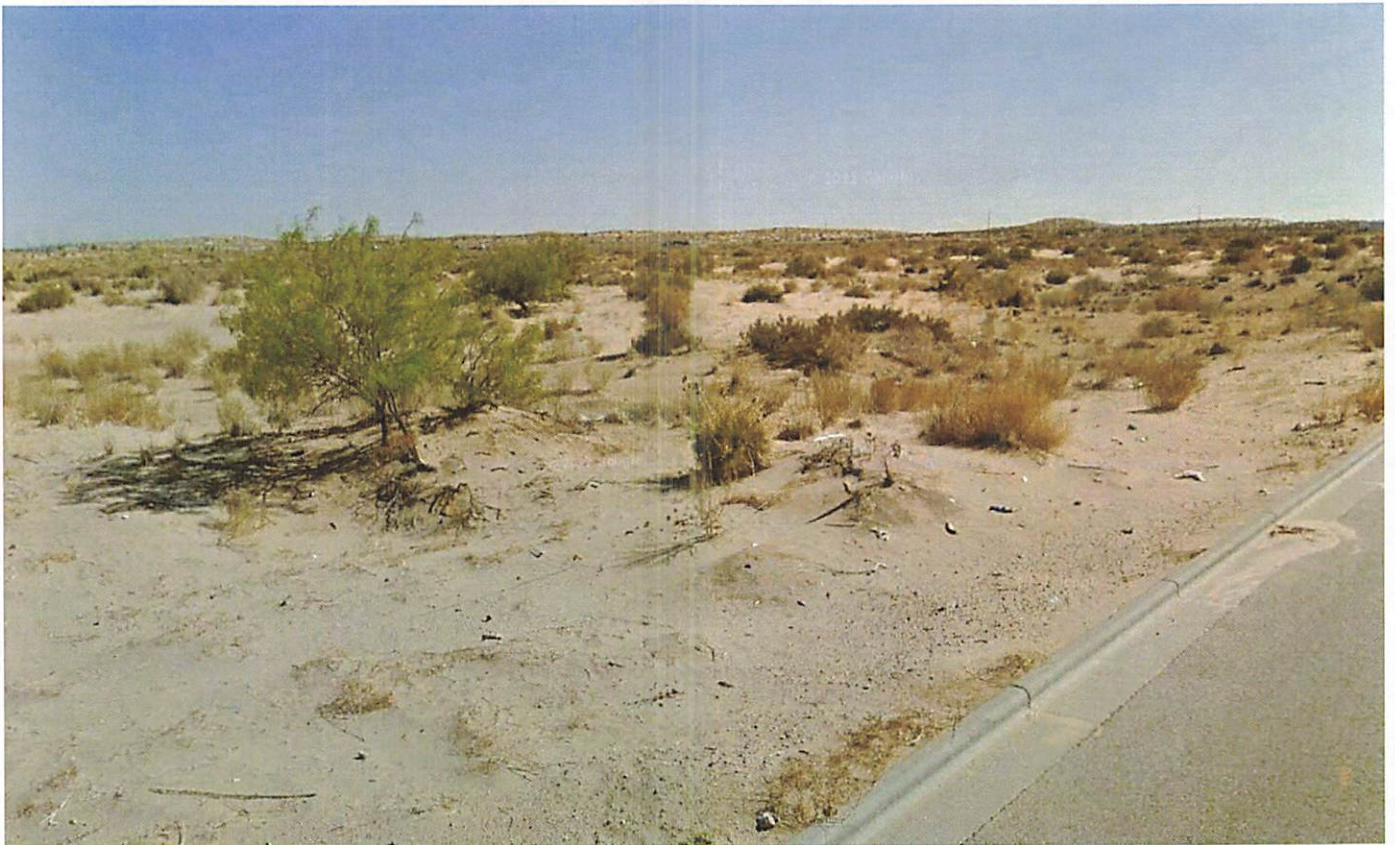
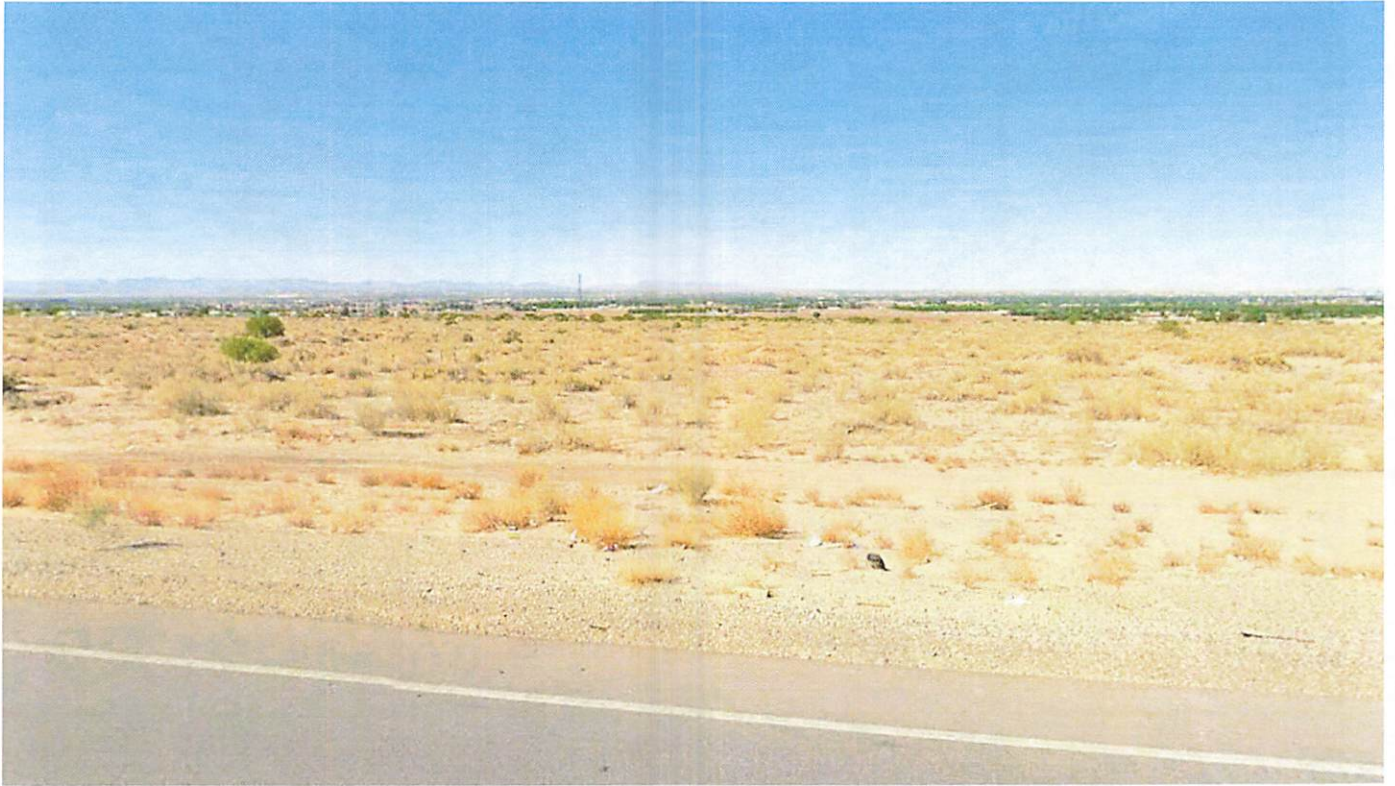


Planning and Zoning Department
800 N. Rio Vato Socorro, Texas 79227 Tel. (915) 872-8531 Fax (915) 872-8673

ZONING MAP



SITE PICTURES



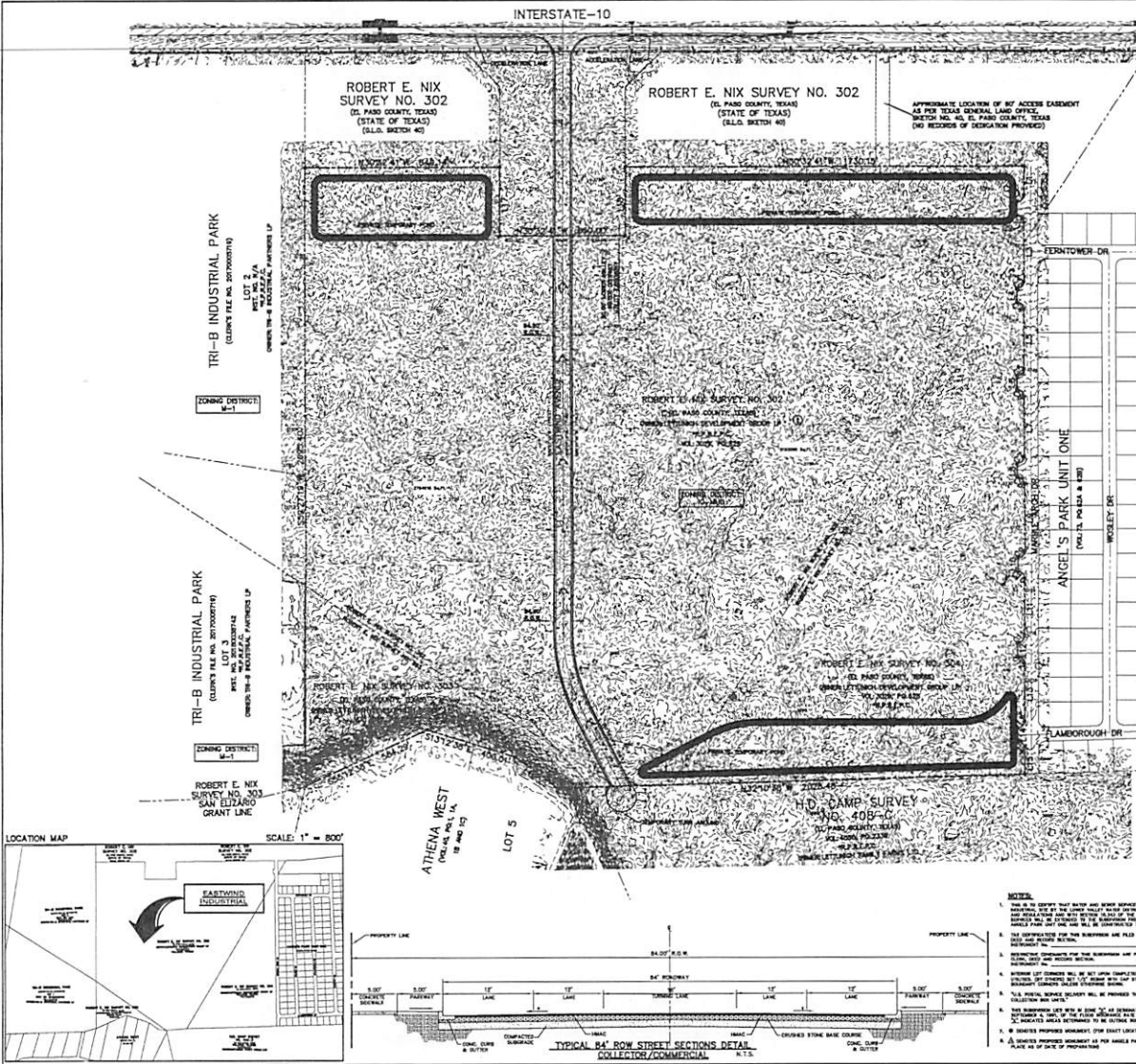
AERIAL PHOTO



AERIAL PHOTO



PRELIMINARY PLAT



EASTWIND INDUSTRIAL

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		CURVE TABLE						
LINE	BEARING	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
L1	N09°27'30"W	C1	30.00'	47.15'	30.00'	42.47'	N47°27'30"E	080°00'00"
L2	N09°27'30"E	C2	30.00'	47.15'	30.00'	42.47'	N47°27'30"E	080°00'00"
L3	N09°27'30"E	C3	30.00'	47.15'	30.00'	42.47'	N47°27'30"E	080°00'00"
L4	N09°27'30"E	C4	30.00'	47.15'	30.00'	42.47'	N47°27'30"E	080°00'00"
L5	N09°27'30"E	C5	30.00'	47.15'	30.00'	42.47'	N47°27'30"E	080°00'00"
L6	N09°27'30"E	C6	30.00'	47.15'	30.00'	42.47'	N47°27'30"E	080°00'00"
L7	N09°27'30"E	C7	30.00'	47.15'	30.00'	42.47'	N47°27'30"E	080°00'00"
L8	N09°27'30"E	C8	30.00'	47.15'	30.00'	42.47'	N47°27'30"E	080°00'00"
L9	N09°27'30"E	C9	30.00'	47.15'	30.00'	42.47'	N47°27'30"E	080°00'00"
L10	N09°27'30"E	C10	30.00'	47.15'	30.00'	42.47'	N47°27'30"E	080°00'00"
L11	N09°27'30"E	C11	30.00'	47.15'	30.00'	42.47'	N47°27'30"E	080°00'00"
L12	N09°27'30"W	C12	30.00'	47.15'	30.00'	42.47'	N47°27'30"E	080°00'00"
L13	N09°27'30"E	C13	30.00'	47.15'	30.00'	42.47'	N47°27'30"E	080°00'00"
L14	N09°27'30"E	C14	30.00'	47.15'	30.00'	42.47'	N47°27'30"E	080°00'00"
L15	N09°27'30"E	C15	300.00'	378.50'	182.87'	374.90'	S45°00'00"W	180°00'00"
L16	S05°10'22"W	C16	842.00'	388.30'	202.89'	384.85'	S45°00'00"W	027°00'00"
L17	N09°27'30"E	C17	788.00'	388.84'	182.74'	385.30'	S45°00'00"W	027°00'00"
L18	N09°27'30"W	C18	788.00'	388.84'	182.74'	385.30'	S45°00'00"W	027°00'00"
L19	S42°00'00"E				88.87'			
L20	S42°00'00"E				148.22'			

LEGEND

- SUBDIVISION BOUNDARY LINE
- STREET RIGHT OF WAY
- TOP OF CURB
- SEWER
- SEWER
- PROPERTY LINE
- STREET CENTERLINE
- 10" UTILITY EASEMENT
- LOT AND BLOCK NUMBER
- PROPOSED SILENT & STONE SENSER PIPE
- DRAINAGE FLOW
- HIGH POINT
- LOW POINT
- PROPOSED MONUMENT
- EXISTING MONUMENT
- EXISTING MAJOR CONTOUR LINES
- EXISTING MAJOR CONTOUR LINES

BENCHMARK:
 PRISM BEAM CAP
 ELEVATION: 26.86 FT (DMS) 816
 N 10.000.00 (DMS)
 E 483.063.27 (DMS)

GRAPHIC SCALE
 HORIZONTAL
 0 100 200 400
 (IN FEET)
 1 inch = 200 ft

OWNER:
 CLINT LAND HOLDING CO., LLC
 2505 E. WINDSOR AVE. STE. 300
 EL PASO TEXAS 79903
 VOICE (915) 821-3550
 FAX (915) 821-3550

DEVELOPER:
 CLINT LAND HOLDING CO., LLC
 2505 E. WINDSOR AVE. STE. 300
 EL PASO TEXAS 79903
 VOICE (915) 821-3550
 FAX (915) 821-3550

ENGINEER:
cea 813 N. Kansas St.
 Suite 200
 El Paso, TX 79902
 972.564.0222
 www.ceaengineers.com
 TEXAS PROFESSIONAL ENGINEERING FIRM F-4564
 CONTACT: JORGE L. AZCARATE, P.E.

SURVEYOR:
Barragan & Associates Inc.
 LAND PLANNING & LAND SURVEYING
 1900 PARKWAY DR. SUITE C-10 FARM 19, TEXAS
 PHOENIX (602) 941-5700 FAX (602) 941-5700
 CONTACT: BENITO BARRAGAN, R.P.L.S.
 DATE OF PREPARATION: JULY 2022

- NOTES:**
- THIS IS TO CORRECT THE PLAT AND SHOW SERVICES AS IS PROVIDED BY EASTWIND INDUSTRIAL. THE PLAT IS SUBJECT TO THE RECORDS OF THE COUNTY CLERK AND THE RECORDS OF THE COUNTY CLERK. THE PLAT IS SUBJECT TO THE RECORDS OF THE COUNTY CLERK AND THE RECORDS OF THE COUNTY CLERK.
 - THE SUBDIVISION FOR THIS SUBDIVISION WAS FILED IN THE OFFICE OF THE COUNTY CLERK, EL PASO COUNTY, TEXAS, ON 07/20/22.
 - RECORDING CHARGES FOR THIS SUBDIVISION ARE PAID IN THE OFFICE OF THE COUNTY CLERK, EL PASO COUNTY, TEXAS, ON 07/20/22.
 - APPROXIMATE LOCATION OF 80' ACCESS EASEMENT AS PER TEXAS GENERAL LAND OFFICE, SKETCH NO. 46, EL PASO COUNTY, TEXAS (NO RECORDS OF DESIGNATION PROVIDED).
 - ALL PUBLIC SQUARE CORNERS SHALL BE MARKED THROUGH MONUMENTED CORNER AND THROUGH THE CENTER OF THE CORNER.
 - ALL SUBDIVISION LOTS WITH A DIMENSION OF 10' OR LESS SHALL BE SURVEYED BY THE SURVEYOR AND SHALL BE MARKED BY THE SURVEYOR WITH A DIMENSION OF 10' OR LESS.
 - ALL MONUMENTS PROPOSED SHALL BE PLACED AS SHOWN ON THE PLAT AND SHALL BE PLACED AS SHOWN ON THE PLAT AND SHALL BE PLACED AS SHOWN ON THE PLAT.



**CITY OF SOCORRO
PLANNING & ZONING
MEETING DATE: OCTOBER 4, 2022**

**SUBDIVISION REPLAT & SETBACK VARIANCE
STAFF REPORT**

SUBJECT:
APPROVAL OF A SUBDIVISION REPLAT AND SETBACK VARIANCE

NAME: SOCORRO MISSION SUBDIVISION UNIT 1 REPLAT C

PROPERTY ADDRESS: 601 Zebu Road

PROPERTY LEGAL DESCRIPTION: All of Lot 10, Block 10, Socorro Mission Subdivision Unit 1

PROPERTY OWNER: Luis Devora and Jose Devora

REPRESENTATIVE: Jose Hernandez, H2O Terra

PROPERTY AREA: 22,610 SQFT

CURRENT ZONING: R-1 (Single Family Residential)

CURRENT LAND USE: Vacant

FUTURE LAND USE MAP: Residential

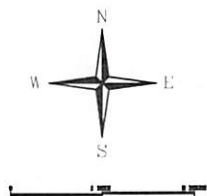
PROPOSED LAND USE: Residential

FLOOD MAP: According to the Flood Insurance Rate Maps, the referenced property lies within Zone X; (Community Panel # 480212 250-B/ FEMA, September 4, 1991)

SUMMARY OF REQUEST: Request to approve Replat to subdivide lot (lot split). And Variance for Rear Yard Setback of 21'3, code requires 25'.

STAFF RECOMMENDATION: Staff recommends APPROVAL.

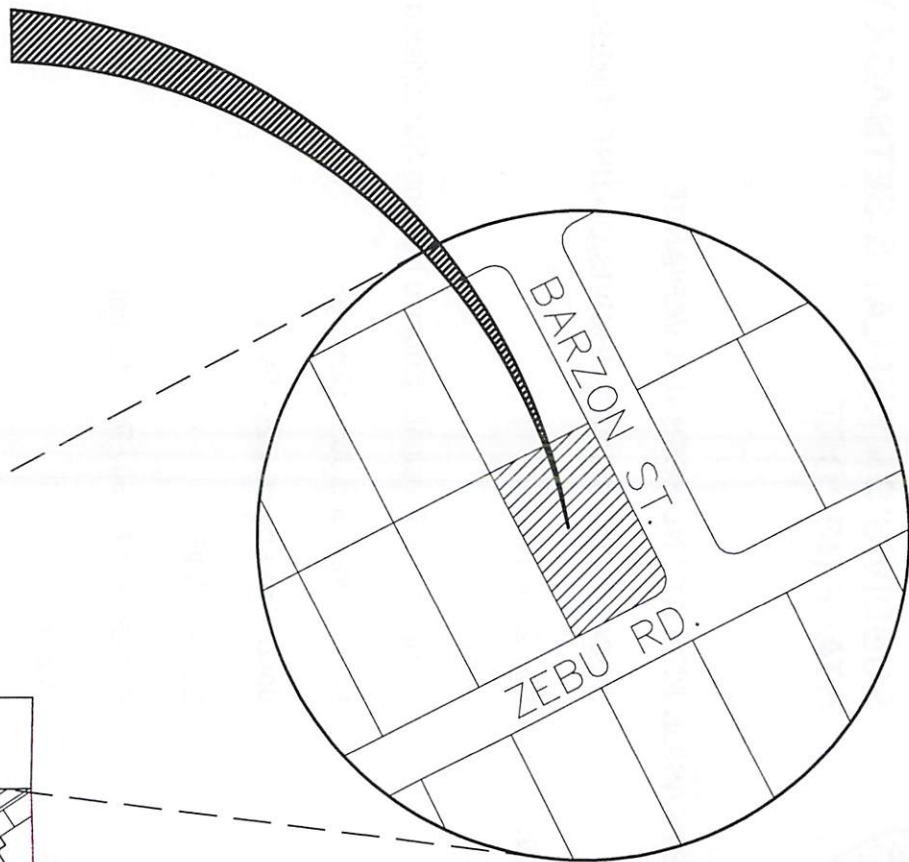
LOCATION MAP



PROJECT SITE;
Socorro Mission Subdivision U-1
Replat "C"



CITY OF SOCORRO



BARZON ST.
ZEBU RD.



LOCATION MAP

Scale: AS SHOWN

Planning and Zoning Department

860 N. Rio Vista Socorro, Texas 79027 Tel: (515) 872-8531 Fax: (515) 872-8673

SITE PICTURES



AERIAL PHOTO



SOCORRO MISSION SUBDIVISION UNIT 1, REPLAT "C"

A PARCEL OF LAND BEING ALL OF LOT 10, BLOCK 10, SOCORRO
MISSION SUBDIVISION UNIT 1
CITY OF SOCORRO, EL PASO COUNTY, TEXAS
CONTAINING IN ALL 23,000 SQ. FT.
OR 0.528 ACRES OF LAND MORE OR LESS

DEDICATION

I, JOSE DEVORA, OWNER OF THIS LAND HEREBY PRESENT THIS MAP, INCLUDING INGRESS AND EGRESS ACCESS EASEMENTS, EASEMENTS FOR OVERHEAD OF SERVICE WIRES FOR POLE TYPE UTILITIES AND BURIED SERVICE WIRES CONDUITS AND PIPES FOR UNDERGROUND UTILITIES AND THE RIGHT TO INGRESS AND EGRESS FOR SERVICE UNLESS OTHERWISE NOTED AND CONSTRUCTION AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS.

BY: _____
JOSE DEVORA, OWNER

I, LUIS EDUARDO DEVORA, OWNER OF THIS LAND HEREBY PRESENT THIS MAP, INCLUDING INGRESS AND EGRESS ACCESS EASEMENTS, EASEMENTS FOR OVERHEAD OF SERVICE WIRES FOR POLE TYPE UTILITIES, AND BURIED SERVICE WIRES CONDUITS AND PIPES FOR UNDERGROUND UTILITIES AND THE RIGHT TO INGRESS AND EGRESS FOR SERVICE UNLESS OTHERWISE NOTED AND CONSTRUCTION AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS.

BY: _____
LUIS EDUARDO DEVORA, OWNER

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF EL PASO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSE DEVORA KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2022 A.D.

NOTARY PUBLIC IN AND FOR EL PASO COUNTY, TEXAS

MY COMMISSION EXPIRES _____

STATE OF TEXAS
COUNTY OF EL PASO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LUIS EDUARDO DEVORA, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2022 A.D.

NOTARY PUBLIC IN AND FOR EL PASO COUNTY, TEXAS

MY COMMISSION EXPIRES _____

CITY OF SOCORRO PLANNING DEPARTMENT

THIS SUBDIVISION IS HEREBY APPROVED IN ACCORDANCE WITH CHAPTER 210 OF THE TEXAS LOCAL GOVERNMENT CODE AND TITLE 58 OF THE CITY OF SOCORRO MUNICIPAL CODE AS MEETING ALL REQUIREMENTS FOR A REVISION OF A SUBDIVISION PLAT.

ADOPTED CODE OF TEXAS THIS _____ DAY OF _____, 2022 A.D.

MAYOR OF THE CITY OF SOCORRO CITY CLERK

APPROVED FOR FILING THIS _____ DAY OF _____, 2022 A.D.

CITY PLANNING SECRETARY

COUNTY CLERK'S RECORDING CERTIFICATE

FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS

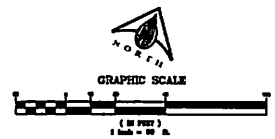
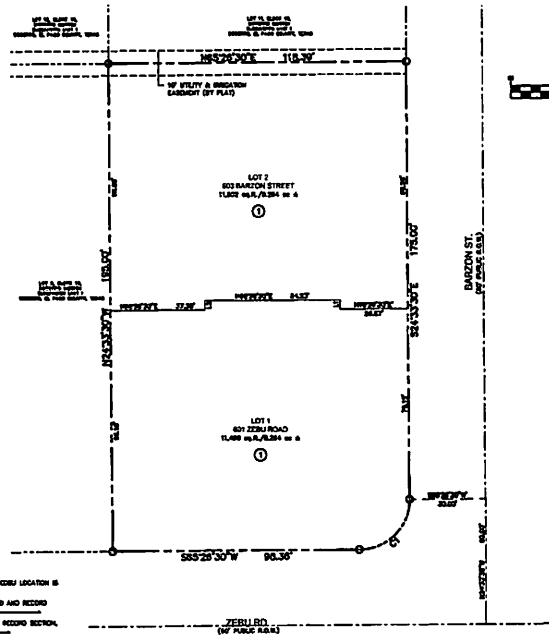
THIS _____ DAY OF _____, 2022 A.D., INSTRUMENT NO. _____

COUNTY CLERK DATE DEPUTY COUNTY CLERK DATE

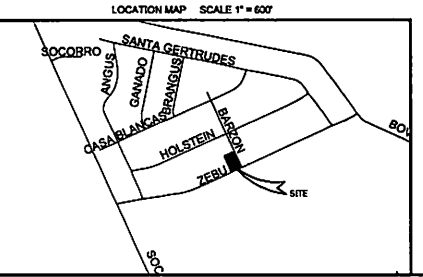
BOOK	PAGE	APPROVED	CITY & STATE	PREPARED	FILED
11	14532779	3.27			
12	14532779	3.27			
12	14532779	3.27			

SOCORRO MISSION SUBDIVISION UNIT 1, REPLAT C

REVISION NUMBER	SHEET NAME OR NUMBER	DESCRIPTION OF REVISION	DATE OF REVISION	REVISION APPROVED BY



- NOTES:**
- BOUNDARIES TO BE SURVEYED BY THE U.S. POSTAL SERVICE, ANY ALTERNATE AND / OR ADDITIONAL HOMEY LOCATION IS TO BE COORDINATED WITH THE ZONING MANAGEMENT DIVISION OF THE U.S. POSTAL SERVICE.
 - RETENTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. _____ DATE _____.
 - TAX COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. _____ DATE _____.
 - SUBJECT PROPERTY IS LOCATED IN ZONE "C" (CLASSIFIED DETERMINED TO BE OUTSIDE OF BOUNDARY PLANNING AS PERMITTED UNDER TEXAS DEVELOPMENT CODE CHAPTER 210, SUBCHAPTER 210.001, SECTION 210.001, ARTICLE 210.001).
 - THIS PROPERTY LIES WITHIN THE SECONDARY HOUSING SCHOOL DISTRICT.
 - LOT OWNER IS RESPONSIBLE FOR CONSTRUCTING SIDEWALKS AND DRIVEWAYS.
 - LOT OWNER IS RESPONSIBLE FOR MAINTAINING SIDEWALKS, DRIVEWAYS AND DRIVEWAYS SERVING THEIR PROPERTY, INCLUDING DOUBLE PAVED LOTS.
 - ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO PARTIAL ON-SITE FLOODING OF STORM WATER AS PER SECTION 10.03.01 OF THE EL PASO MUNICIPAL CODE. THE TYPICAL STREET AND LOT DRAINAGE SYSTEM MUST BE APPROVED TO AND IN ACCORDANCE WITH THE DRAINAGE PLANS ON FILE IN THE CITY OF EL PASO DEVELOPMENT SERVICES DEPARTMENT.
 - THE FINISH FLOOR ELEVATION OF NEW RESIDENTIAL STRUCTURES SHALL BE 1' ABOVE THE STREET AVERAGE FINISH OF THE ADJACENT STREET WALKWAY SIDEWALK.
 - ONLY ONE DETACHED SINGLE-FAMILY DWELLING SHALL BE ALLOWED WITHIN EACH LOT.
 - SEWERAGE NETWORKS SHALL BE AS PER CITY OF SOCORRO STANDARDS AS FOLLOWS:
FRONT 15 FEET
SIDE YARDWAYS 5 FEET
SIDE COURTYARD SPACES 15 FEET
REAR 15 FEET
 - VARiances GRANTED ON LOT 1 FOR REAR YARD SETBACK.
 - DATE OF PREPARATION: AUGUST 28, 2022.



CHORD	ARC LENGTH	TANGENT	CHORD BEHIND	CHORD AHEAD
15'	21.41'	21.41'	21.41'	21.41'

LINE NUMBER	LENGTH
11	14532779
12	14532779

NUMBER OF LOTS: 2

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND IS IN COMPLIANCE WITH THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, PROFESSIONAL AND TECHNICAL STANDARDS, REGISTERED PUBLIC LAND SURVEYOR No. 6572

CHARLES HENRY GUTERREZ
P.L.S. 6572
FIRM REGISTRATION / LICENSE NO. 1006700

PREPARED BY AND UNDER THE SUPERVISION OF
JOSE HERNANDEZ REGISTERED PROFESSIONAL ENGINEER NO. 114513

JOSE HERNANDEZ, P.E. 114513
HOUSTON, TEXAS
TEXAS REGISTERED ENGINEERING FIRM P-2103

H₂Terra
ENGINEERING, SURVEYING, SOLUTIONS
TYPE FIRM NO. F-2023 TRPLS FIRM NO. 1006700
2022 E. BELLE ANGLE | D FIRM, TX 79009
(915) 333-1418 FAX: (915) 333-4872

