

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 18TH 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 18TH, 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 18TH, 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 October 4, 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 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.
6. Consider and Take Action:
On 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.
7. Consider and Take Action:
On the proposed approval of Final Plat 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.
8. 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.

REGULAR MEETING AGENDA - SOCORRO PLANNING & ZONING COMMISSION
OCTOBER 18TH, 2022, A 5:30 PM

9. Planning and Zoning Commissioners Report.

10. Planning and Zoning Department Report.

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 NEGOTIATION

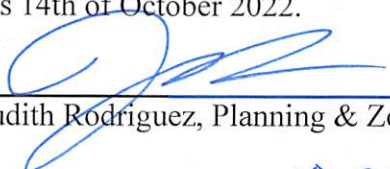
NOTICE TO PROPERTY OWNER

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.

REGULAR MEETING AGENDA - SOCORRO PLANNING & ZONING COMMISSION
OCTOBER 18TH, 2022, A 5:30 PM

Dated this 14th of October 2022.



Judith Rodriguez, Planning & Zoning Secretary

DATE & TIME POSTED: 10:30am 10/14/22 /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
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Cesar Nevarez
District 1



Alejandro Garcia
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Rudy Cruz Jr.
District 3

Yvonne Colon-Villalobos
District 4

**PLANNING AND ZONING COMMISSION MEETING MINUTES
OCTOBER 4TH, 2022 @ 5:30 P.M.**

MEMBERS PRESENT:

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

MEMBERS ABSENT:

No absent commissioners.

STAFF PRESENT

Yadira Magana, Planning and Zoning Clerk
Myrian Duron, Planning and Zoning Clerk
Judith Rodriguez, Planning and Zoning Clerk
Merwan Bhatti, City Attorney
Carlos Gallinar, City Planner-Via Zoom
Victor Reta, Director of Communication & Historic Preservation

1. CALL TO ORDER

Mr. Arroyos called to order at: 5:30 pm.

2. ESTABLISHMENT OF QUORUM

Quorum with 6 commissioners present

3. NOTICE TO THE PUBLIC-OPEN FORUM

None

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.

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

Motion Carried

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

Nays:

Abstain:

Absent:

REGULAR AGENDA-DISCUSSION AND ACTION

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.

Speaker: Jorge Azcarate

A motion was made by Andrew Arroyos to approve with no condition. Seconded by Julie Dominguez.

Motion carried

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

Nays:

Abstain:

Absent:

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.

A motion was made by Andrew Arroyos to postpone item number 6 for the next Planning and Zoning meeting. Seconded by Enrique Cisneros.

Motion carried

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

Nays:

Abstain:

Absent:

7. Planning and Zoning Commissioners Report.

Miriam Cruz mentioned that she will not be able to be present at the next Planning and Zoning meeting and if it's possible, she will try to be present via Zoom.

7. Planning and Zoning Department Report.

Nothing to report

8. Adjournment:

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

Motion Carried.

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

Nays:

Abstain:

Absent:

Meeting adjourned at **6:20pm.**

Andrew Arroyos, Chairman

Date minutes were approved

Judith Rodriguez, Secretary

Date minutes were approved

1. [Illegible text]

2. [Illegible text]

3. [Illegible text]

4. [Illegible text]

5. [Illegible text]

6. [Illegible text]

7. [Illegible text]

8. [Illegible text]

9. [Illegible text]

10. [Illegible text]

11. [Illegible text]

12. [Illegible text]

13. [Illegible text]

14. [Illegible text]

15. [Illegible text]

16. [Illegible text]

17. [Illegible text]

18. [Illegible text]

19. [Illegible text]

20. [Illegible text]

21. [Illegible text]

22. [Illegible text]

23. [Illegible text]

24. [Illegible text]

25. [Illegible text]



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: OCTOBER 18, 2022**

**REZONING REQUEST
STAFF REPORT**

SUBJECT:

PUBLIC HEARING REQUEST FOR THE PROPOSED AMENDMENT TO THE CITY OF SOCORRO'S MASTERPLAN AND REZONING OF 2605 DARRINGTON ROAD, BEING LOT 7, BLOCK 1, CLINT VENTURE COMMERCIAL SUBDIVISION UNIT FIVE (AMENDING), SOCORRO, TEXAS FROM UNCLASSIFIED TO C-2 (GENERAL COMMERCIAL) AND APPROVING A CONDITIONAL USE PERMIT TO ALLOW FOR A TRUCKING COMPANY AND REPAIR SHOP.

NAME:

2605 DARRINGTON REZONING

PROPERTY ADDRESS:

2605 Darrington Road

**PROPERTY LEGAL
DESCRIPTION:**

Lot 7, Block 1, Clint Venture Commercial Subdivision Unit 5
(Amending)

PROPERTY OWNER:

Jose Jorge Valenzuela

REPRESENTATIVE:

N/A

PROPERTY AREA:

1 Acre

CURRENT ZONING:

Unclassified

CURRENT LAND USE:

Trucking Company and Repair

FUTURE LAND USE MAP:

Light Industrial

PROPOSED LAND USE:

Commercial

FLOOD MAP:

According to the Flood Insurance Rate Maps, the referenced property lies within Zone X; (Community Panel # 480212 281-B/ FEMA, September 4, 1991).

SUMMARY OF REQUEST:

Request to rezone from Unclassified to C2 (General Commercial) and to approve a Conditional Use Permit to allow for a Trucking Business and Repair Shop.

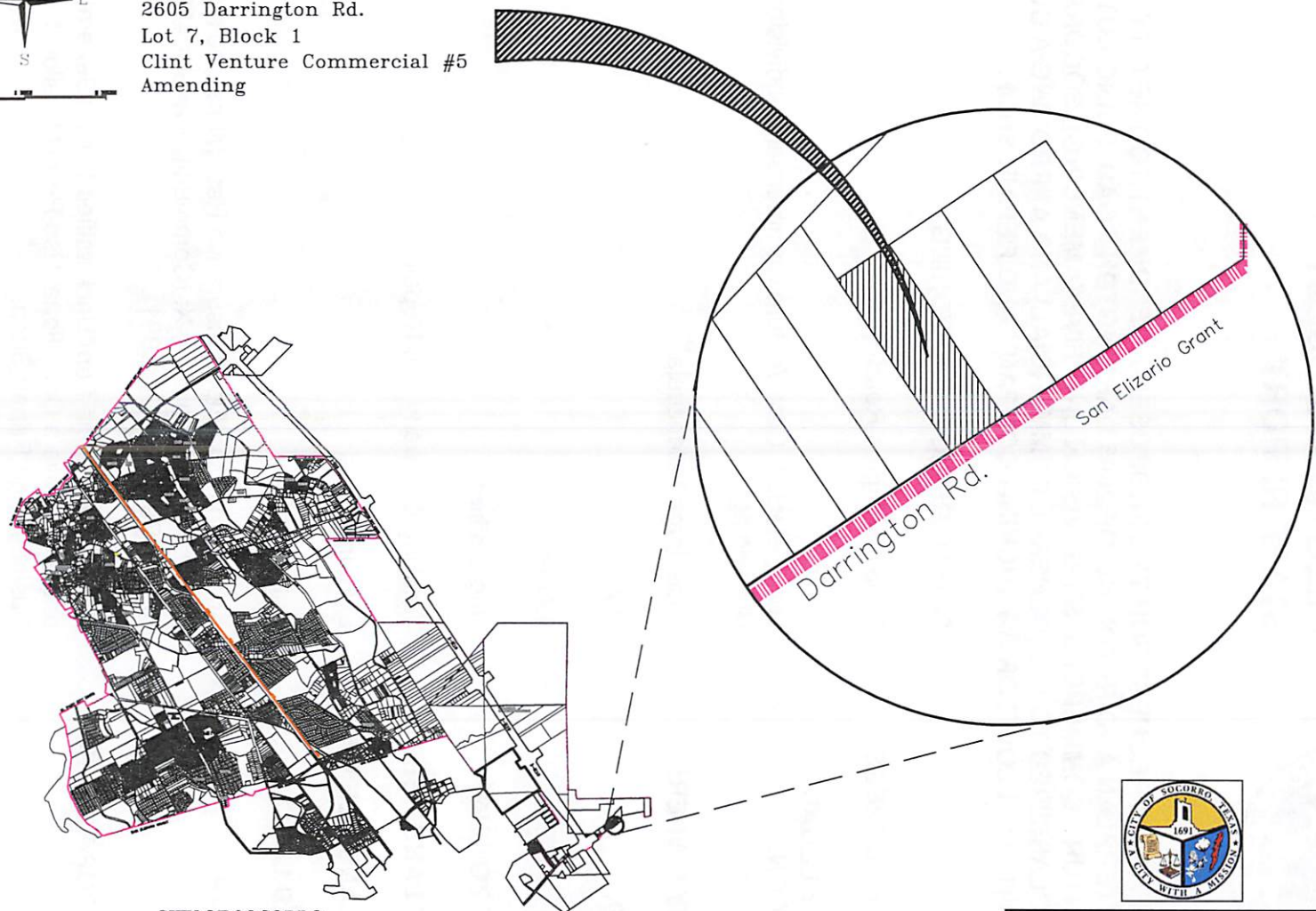
STAFF RECOMMENDATION:

Staff recommends APPROVAL.

LOCATION MAP



PROJECT SITE;
2605 Darrington Rd.
Lot 7, Block 1
Clint Venture Commercial #5
Amending



CITY OF SOCORRO

LOCATION MAP

Scale: AS SHOWN

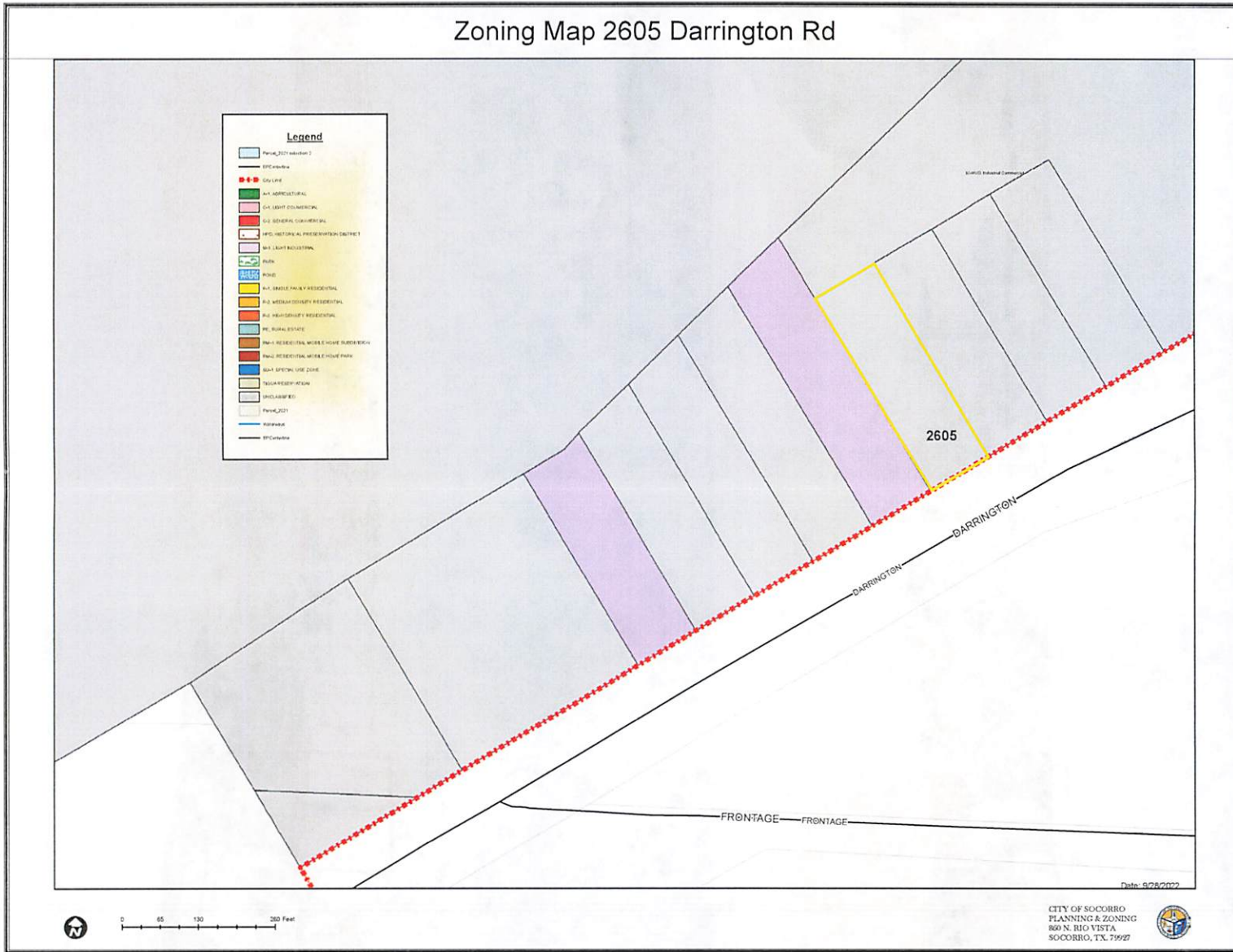


Planning and Zoning Department

860 N. Rio Vista Socorro, Texas 79927 Tel: (915) 872-8531 Fax: (915) 872-8673

ZONING MAP

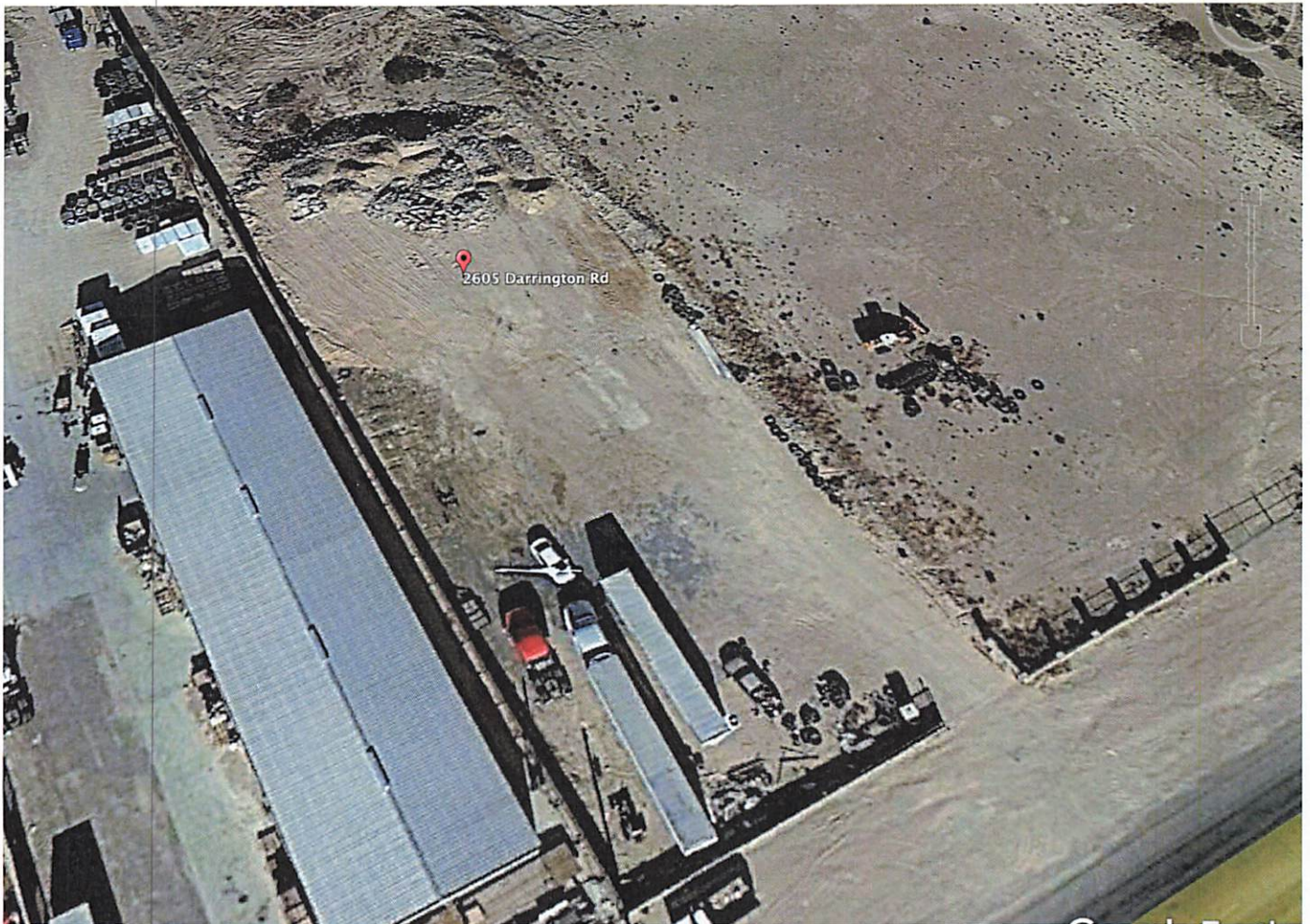
Zoning Map 2605 Darrington Rd



SITE PICTURES

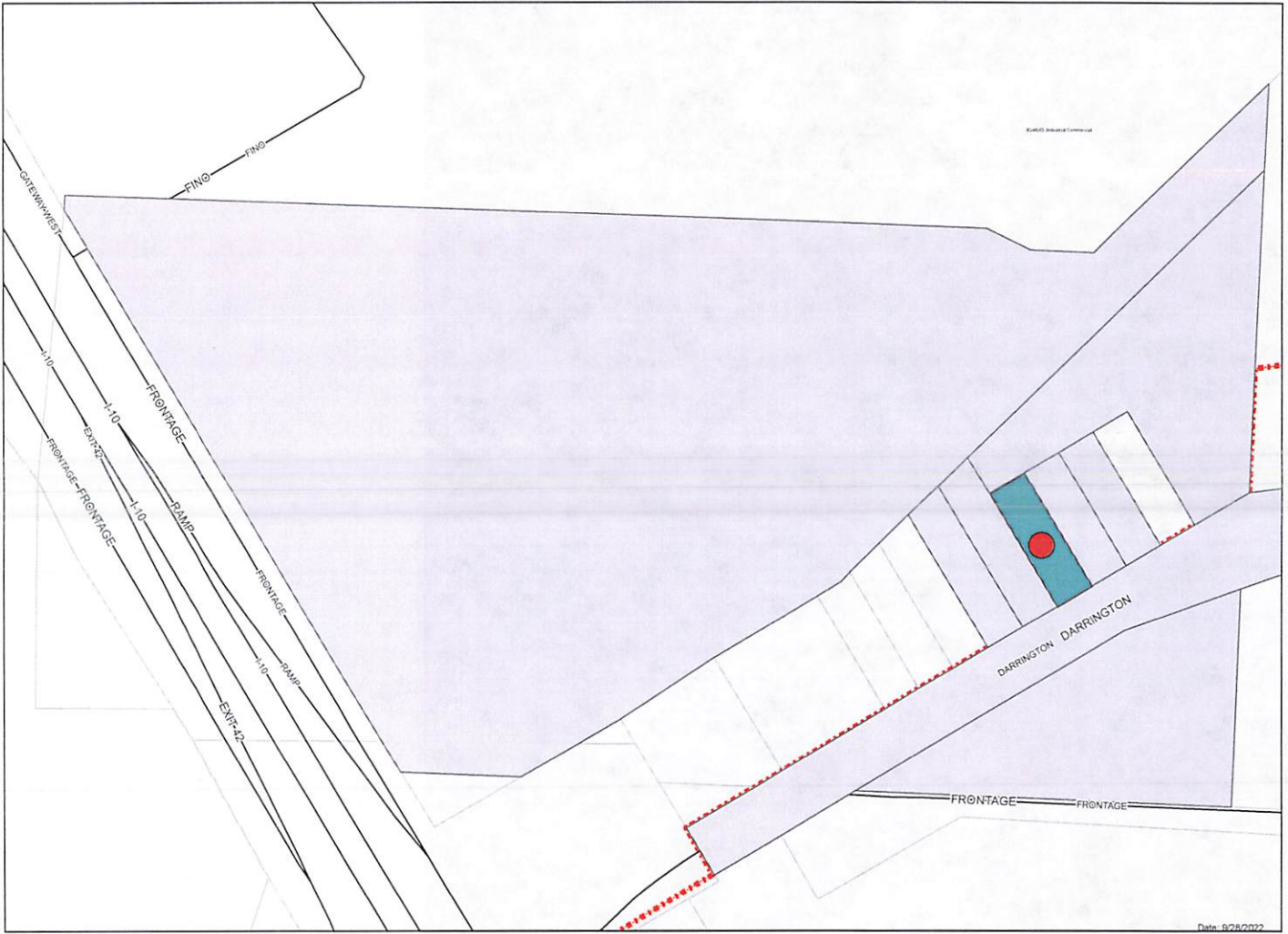


AERIAL PHOTO



PUBLIC NOTICE

200' Around 2605 Darrington Rd.



Date: 9/28/2022



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



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



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

September 29, 2022

Dear property owner,

You are hereby notified that a Planning and Zoning Commission meeting has been scheduled to hold a **PUBLIC HEARING** on October 18th, 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 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.

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 October 18th, 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
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

29 de septiembre, 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 18 de octubre 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 del Lote 7, Bloque 1, subdivision Clint Venture Commercial Unidad 5 (modificando), ubicado en el 2605 Darrington Rd., Ciudad de Socorro, Texas de una zona no clasificada a una C-2 (comercial general) así como la aprobación para un permiso condicional para permitir un servicio de estacionamiento y reparación de camiones.

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

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

El público debe llamar al 844-854-2222 y usar el código de acceso 579797 antes de las 5:00 p.m. el 18 de octubre 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,

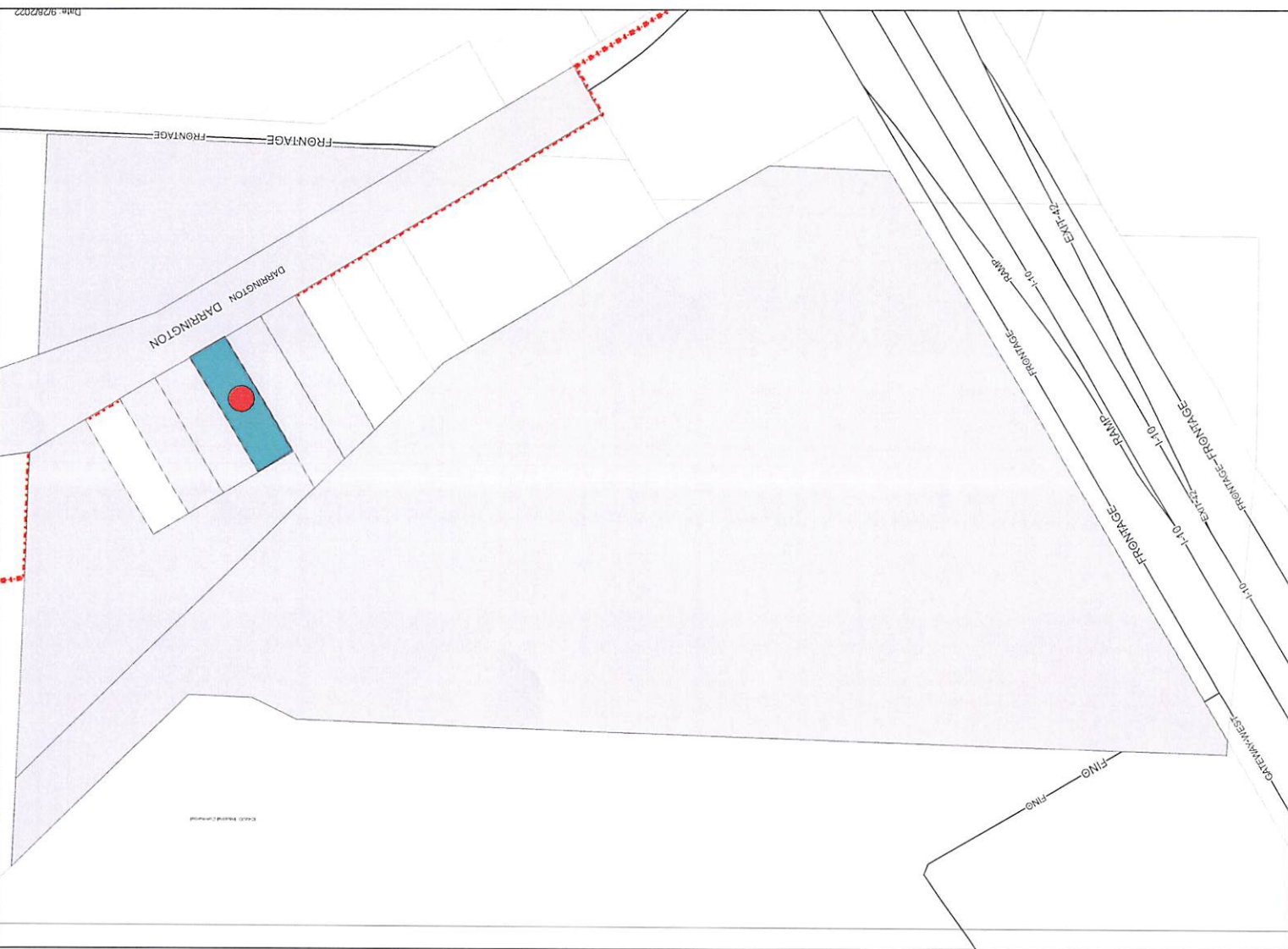
Judith Rodriguez

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

FILE_AS_NA	ADDR_LINE2	ADDR_CITY	ADD	ADDR_ZIP
BONILLA HECTOR	PO BOX 177285	EL PASO	TX	79917-9917
MORALES DAVID A	450 MAHAN	CLINT	TX	79836-1909
VALENZUELA JOSE J	12949 BUCKNELL DR	EL PASO	TX	79928-5763
GARCIA JOSE M G	PO BOX 1638	CLINT	TX	79836-1638
BARRIENTOS BALTAZA & NORMA M.	PO BOX 1276	CLINT	TX	79836-1276
BARRIENTOS BALTAZAR & NORMA M	PO BOX 1276	CLINT	TX	79836-1276
OMAR TRUCK PARTS INC	3525 TIERRA LORENA DR	EL PASO	TX	79938-5365
DARRINGTON LAND LLC	7101 N MESA ST # 501	EL PASO	TX	79912-3613



Dm. 9/28/2022

200' Around 2605 Darrington Rd.



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: OCTOBER 18, 2022**

**FINAL PLAT
STAFF REPORT**

SUBJECT:
APPROVE FINAL PLAT

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)

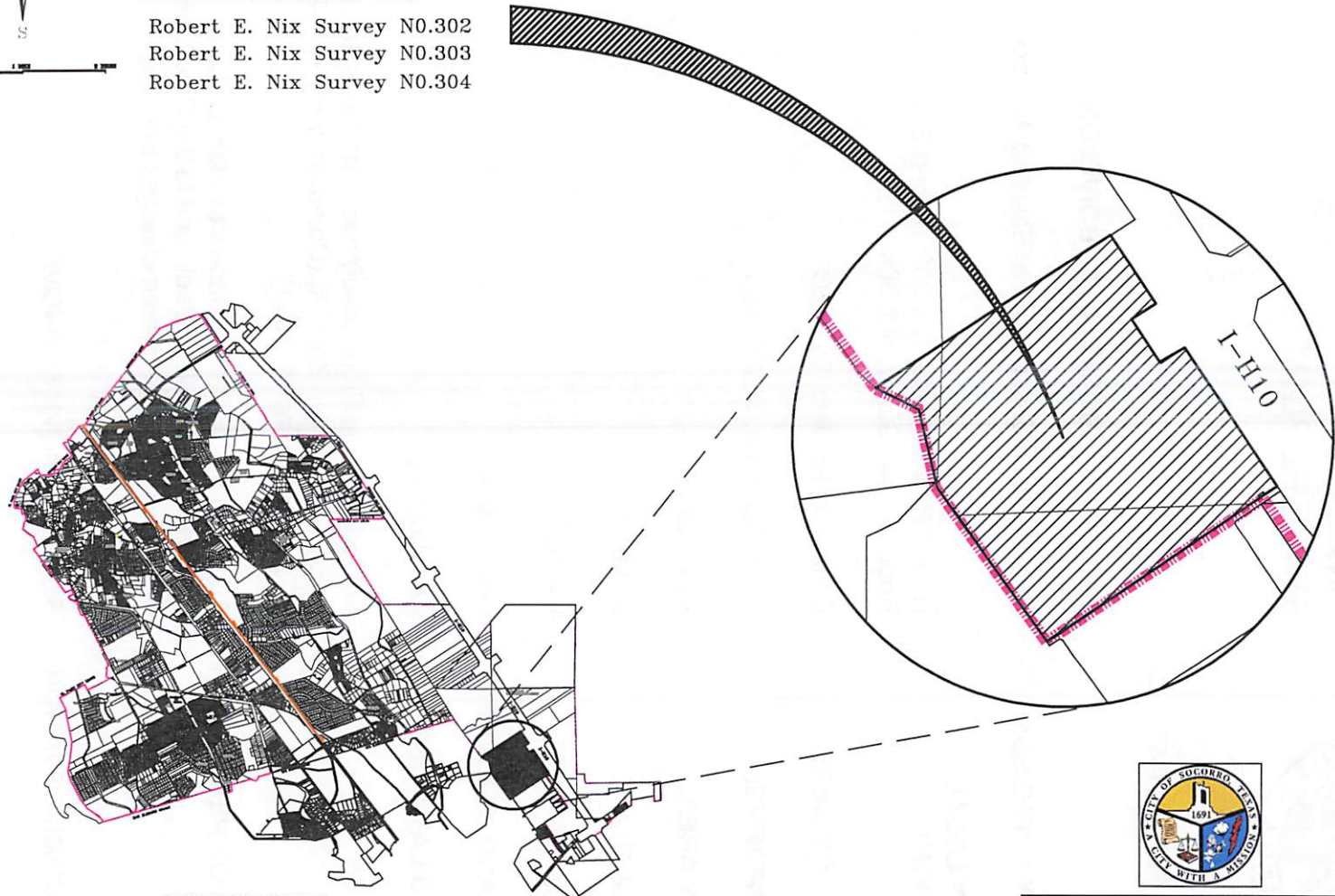
SUMMARY OF REQUEST: Approve Final Plat. Plat shows two lots and one public ROW that will be dedicated to the City. Ponds will be privately maintained. There are no changes from the Preliminary Plat.

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



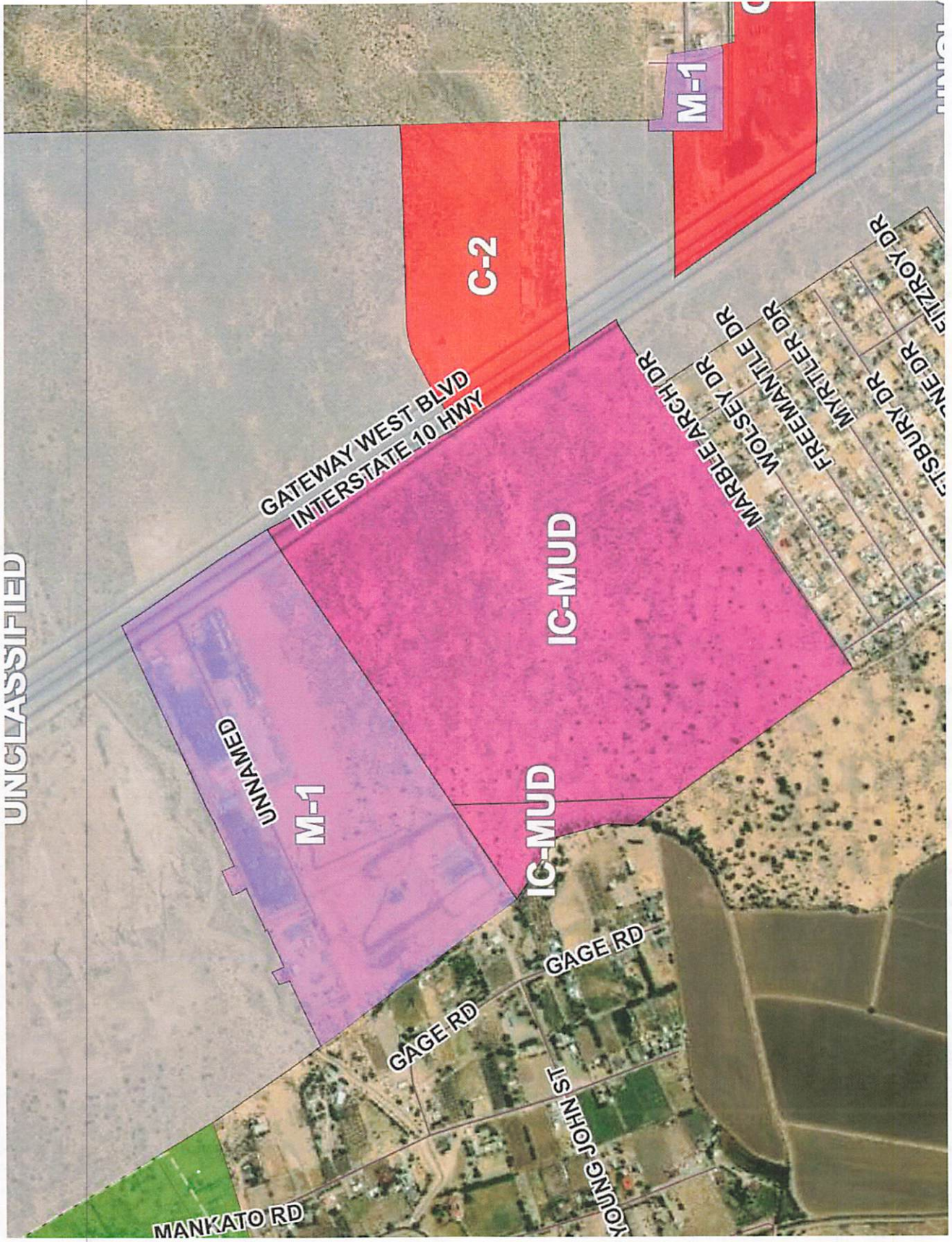
CITY OF SOCORRO

LOCATION MAP
Scale: AS SHOWN

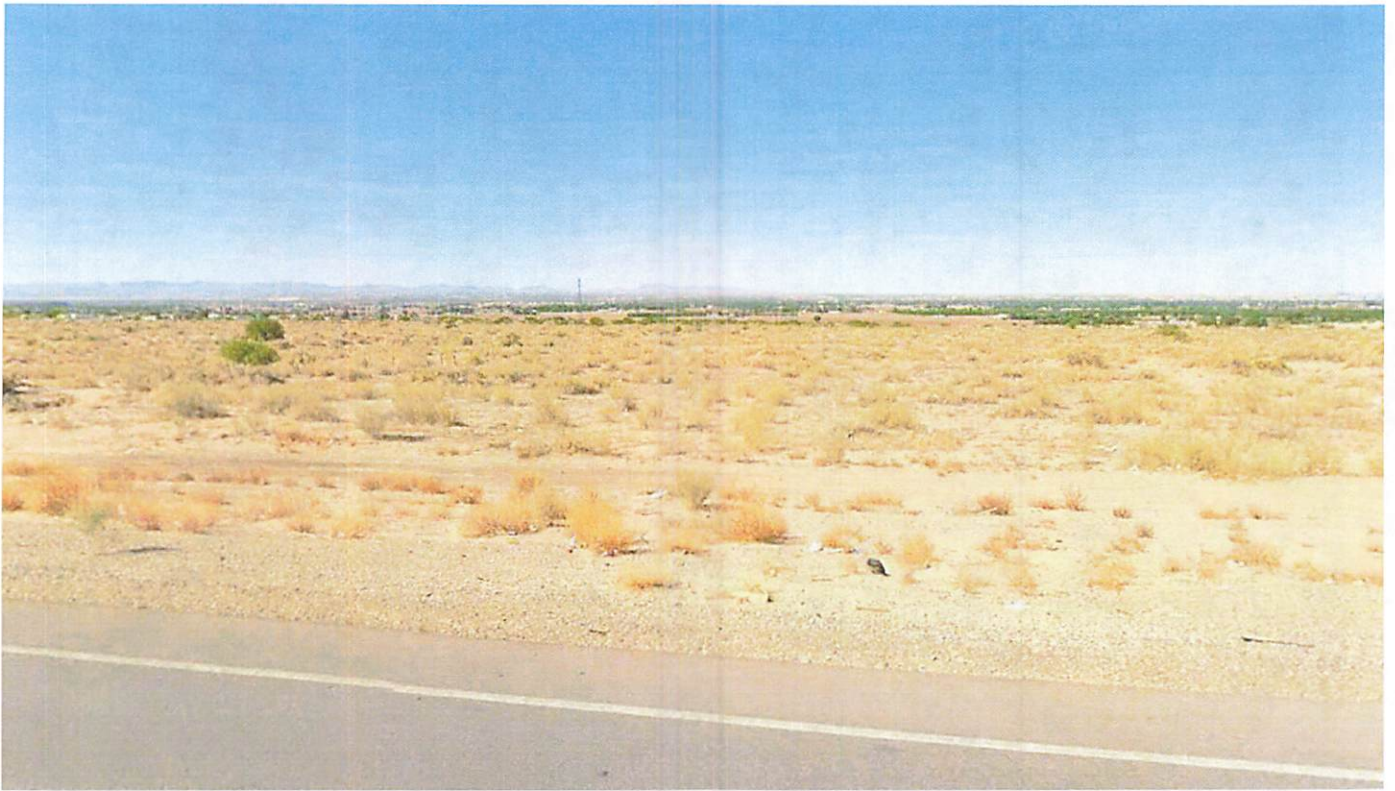


Planning and Zoning Department
850 N. Rio Vista Socorro, Texas 79927 Tel. (915) 872-8531 Fax (915) 872-8673

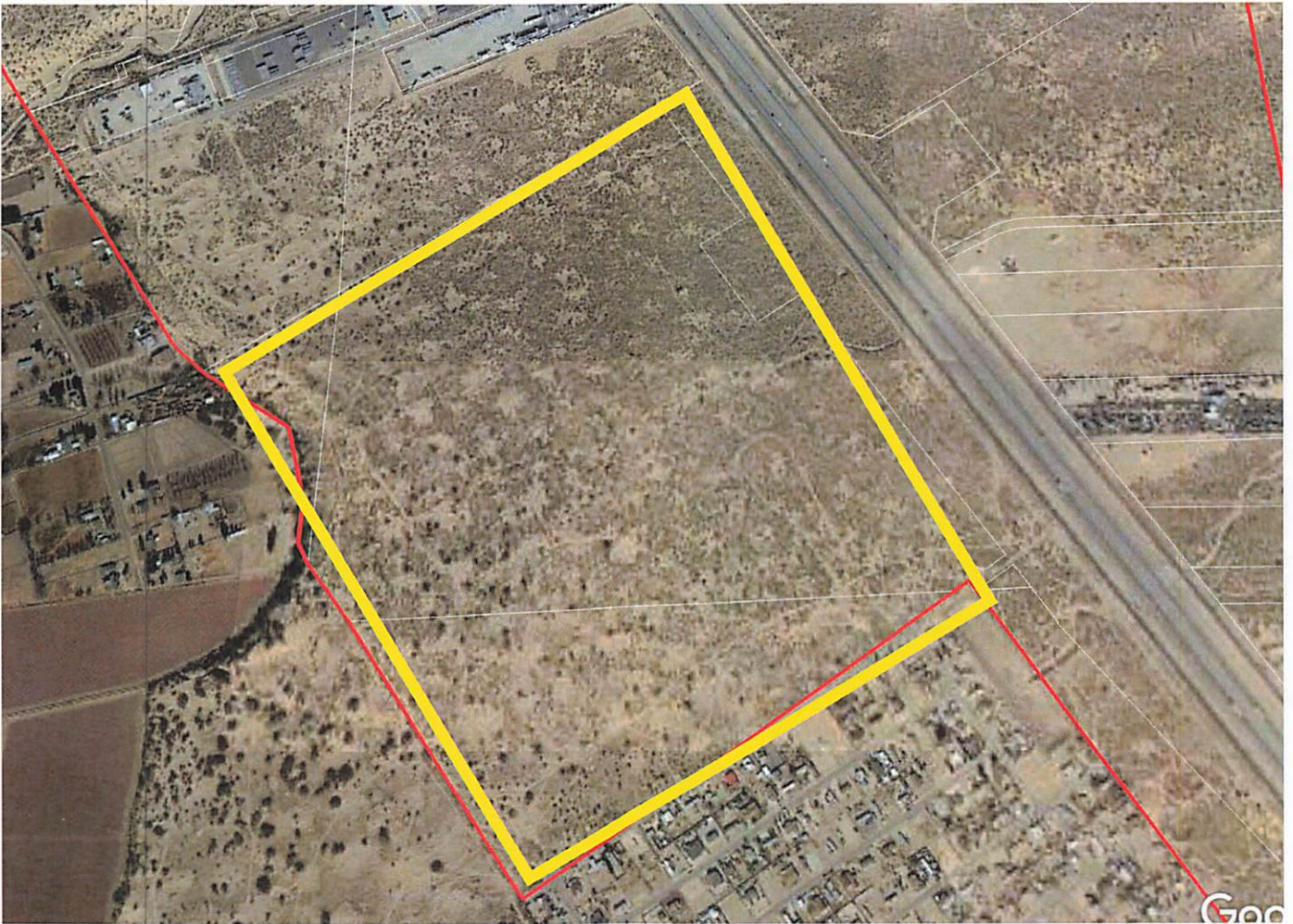
ZONING MAP



SITE PICTURES



AERIAL PHOTO





AERIAL PHOTO



**CITY OF SOCORRO
PLANNING & ZONING
MEETING DATE: OCTOBER 18, 2022**

**SUBDIVISION REPLAT & SETBACK VARIANCE
STAFF REPORT--REVISED**

SUBJECT:
APPROVAL OF A SUBDIVISION REPLAT AND SETBACK VARIANCE AND SETBACK CONDI-
TION.

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 20', code requires 25'. And a condition requiring a 10' side setback instead of the 5' side setback on the side nearest to the existing home on Lot 2.

STAFF RECOMMENDATION: Staff recommends APPROVAL.

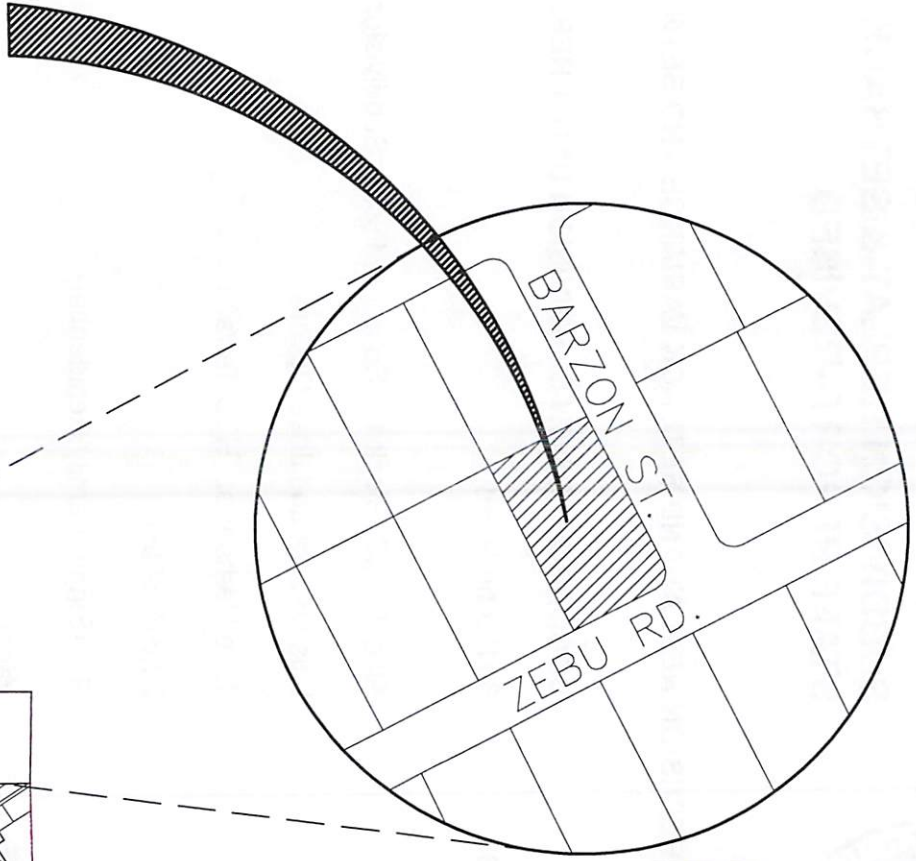
LOCATION MAP



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



CITY OF SOCORRO



LOCATION MAP

Scale: AS SHOWN

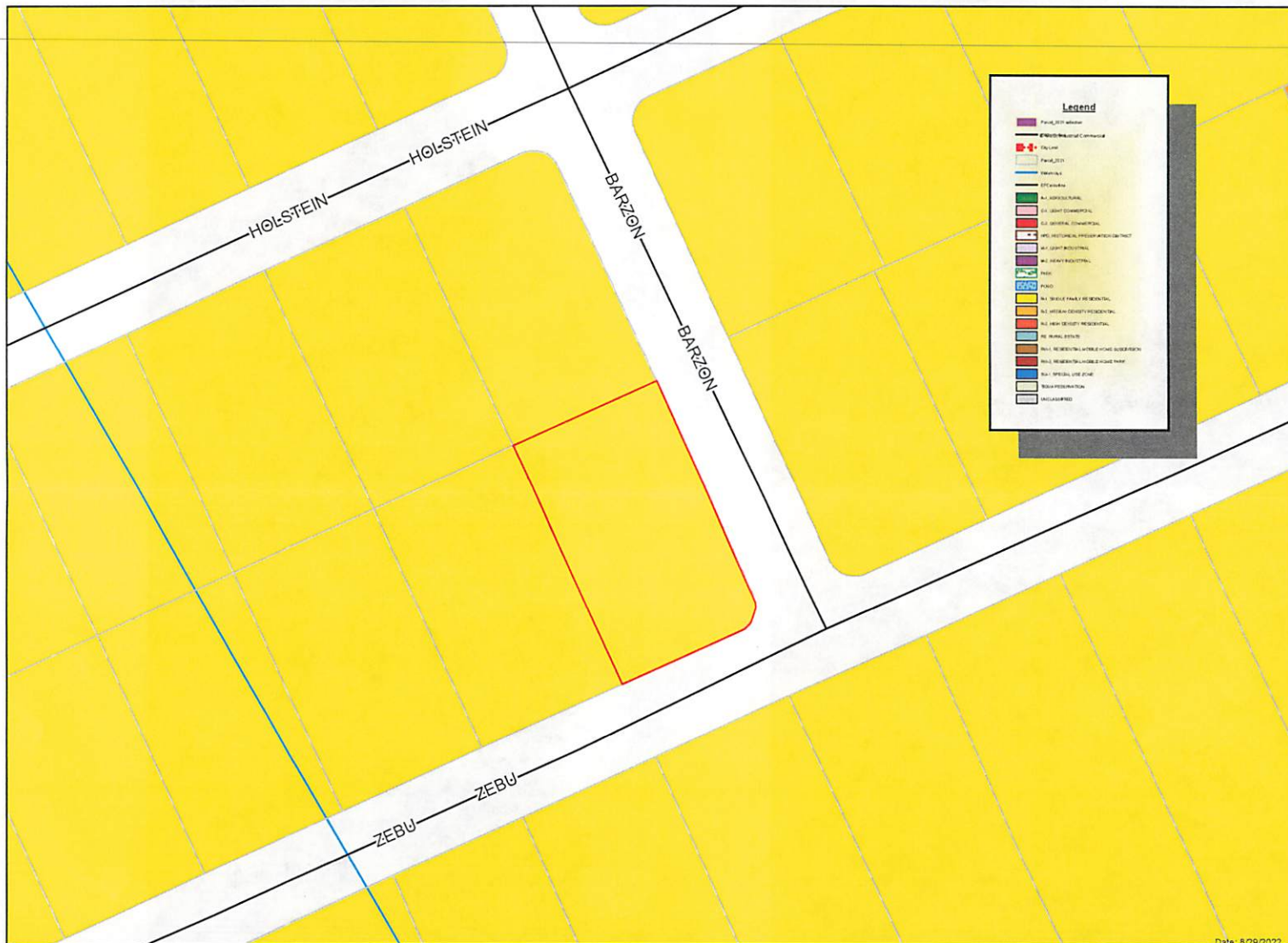


Planning and Zoning Department

860 N. Rio Vista Socorro, Texas 79927 Tel: (915) 872-8531 Fax: (915) 872-8673

ZONING MAP

Zoning Map Socorro Mission Subdivision U-1 Replat "C"



Legend	
[Purple Swatch]	Parade District
[Red Swatch]	Historic Commercial
[Light Yellow Swatch]	Parade
[Green Swatch]	Residential
[Blue Swatch]	Office
[Light Green Swatch]	All Residential
[Light Blue Swatch]	All Light Commercial
[Light Purple Swatch]	All Light Industrial
[Light Green Swatch]	All Heavy Industrial
[Light Blue Swatch]	High
[Light Green Swatch]	Low
[Light Yellow Swatch]	All Single Family Residential
[Light Orange Swatch]	All Medium Density Residential
[Light Red Swatch]	All Low Density Residential
[Light Blue Swatch]	All Medium Density
[Light Green Swatch]	All Residential with a Local Government
[Light Blue Swatch]	All Residential with a Local Government
[Light Red Swatch]	All Special Use Zone
[Light Blue Swatch]	Special Use Zone
[Light Green Swatch]	Special Use Zone
[Light Yellow Swatch]	Unclassified



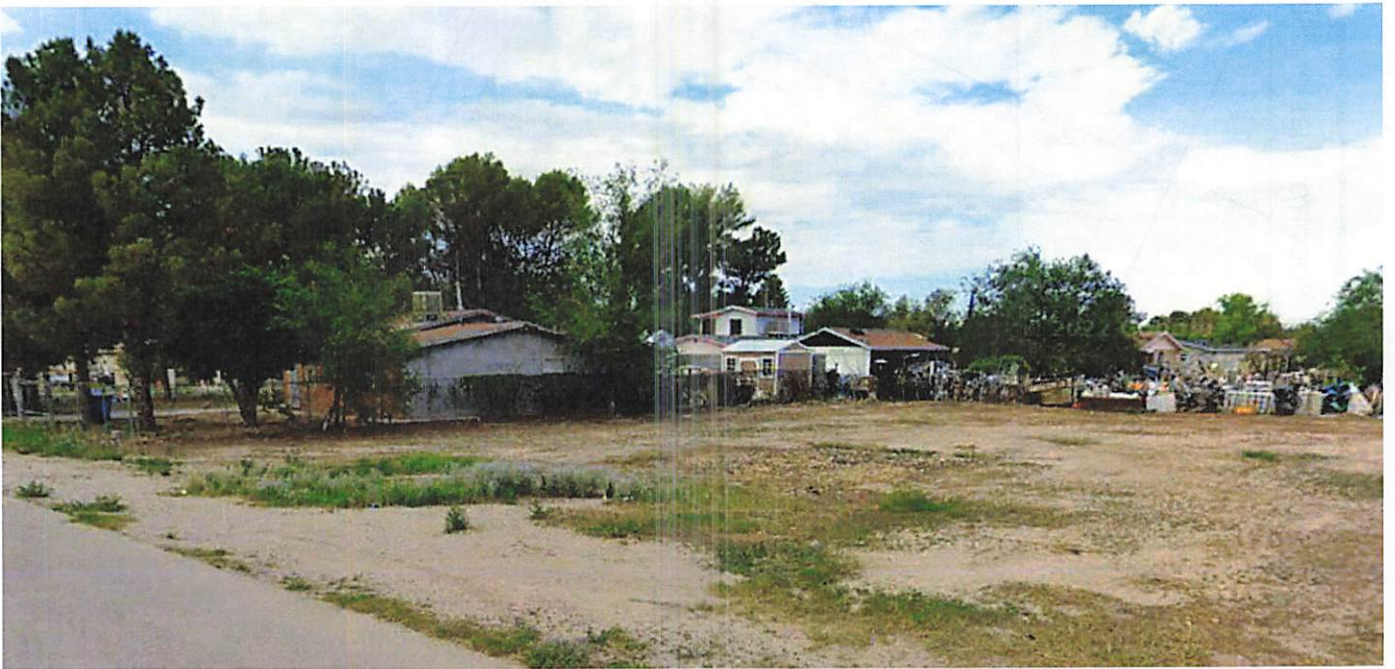
0 30 60 120 Feet

Date: 8/29/2022

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



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 0.526 ACRES OF LAND MORE OR LESS

DEDICATION

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

BY: _____
JOSE DEVORA, OWNER

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

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 STATED.

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 PLAN DEPARTMENT

THIS SUBDIVISION IS HEREBY APPROVED IN ACCORDANCE WITH CHAPTER 213 OF THE TEXAS LOCAL GOVERNMENT CODE AND TITLE 38 OF THE CITY OF SOCORRO MUNICIPAL CODE AS MEETING ALL REQUIREMENTS FOR A REVIEW OF A MINOR PLAT

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

MAYOR OF THE CITY OF SOCORRO _____ CITY CLERK _____

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

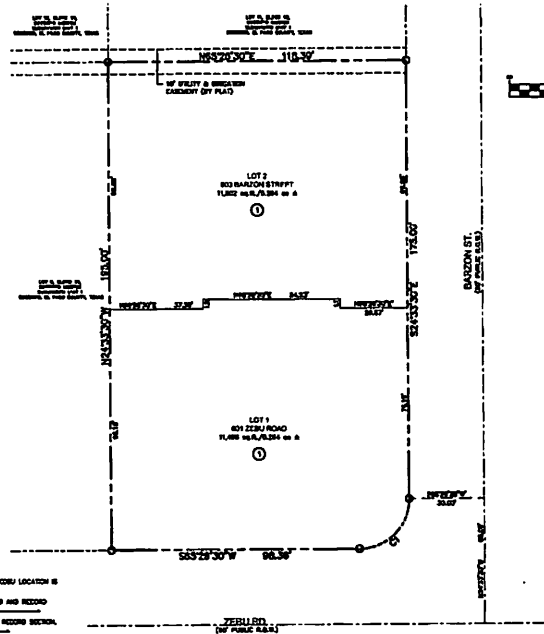
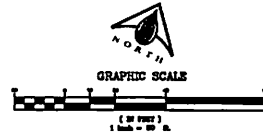
CITY PLANNER _____ SECRETARY _____

COUNTY CLERK'S RECORDING CERTIFICATE

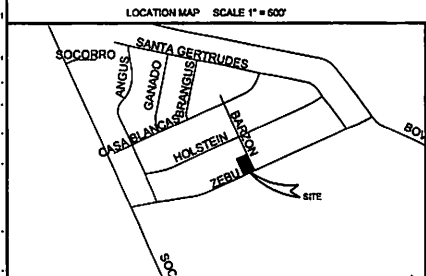
FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS
THIS _____ DAY OF _____, 2022, A.D., INSTRUMENT NO. _____

COUNTY CLERK _____ DATE _____ DEPUTY COUNTY CLERK _____ DATE _____

REVISION	REVISION NUMBER	DATE OF REVISION	REVISION APPROVED BY



- NOTES:**
1. SUBDIVISION TO BE REVIEWED BY THE U.S. FOREST SERVICE, ANY ALTERNATE AEA / OR APPLICABLE WOODY LOCATION IS TO BE COORDINATED WITH THE FOREST MANAGEMENT DIVISION OF THE U.S. FOREST SERVICE.
 2. RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION INSTRUMENT NO. 241.
 3. ALL EASEMENTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION INSTRUMENT NO. 241.
 4. BUILDING FOOTPRINT IS LOCATED IN ZONE "M" (AREAS DETERMINED TO BE OUTSIDE OF 200-YEAR FLOOD-PLAIN AS DETERMINED BY U.S. FLOOD CONTROL SERVICE) UNLESS OTHERWISE SHOWN. FLOOD PLANNING DATE MAY VARY. NO. 100-YEAR FLOOD DATED 05-10-2018.
 5. THIS PROPERTY LIES WITHIN THE SOCORRO INDEPENDENT SCHOOL DISTRICT.
 6. LOT WHICH IS RESPONSIBLE FOR CONSTRUCTION OF SIDEWALKS AND DRIVEWAYS.
 7. LOT WHICH IS RESPONSIBLE FOR MAINTAINING SIDEWALKS, DRIVEWAYS AND DRIVEWAYS SERVING THEIR PROPERTY, INCLUDING DOUBLE FRONTAGE LOTS.
 8. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO PARTIAL ON-SITE PONDING OF STORM WATERS AS PER SECTION 24.08(b) OF THE EL PASO MUNICIPAL CODE. THE TYPICAL STREET AND LOT DRAINAGE SECTION MUST BE APPROVED TO AND IS SHOWN ON THE DRAINAGE PLANS OF FILE IN THE OFFICE OF U.S. PAID DEVELOPMENT SERVICES DEPARTMENT.
 9. THE FINISH FLOOR ELEVATION OF NEW RESIDENTIAL STRUCTURES SHALL BE 12" ABOVE THE STREET FINISH ELEVATION OF THE ADJACENT SINGLE-FAMILY DWELLING.
 10. ONLY ONE DETACHED SINGLE-FAMILY DWELLING SHALL BE ALLOWED WITHIN EACH LOT.
 11. BUILDING SETBACKS SHALL BE AS PER CITY OF SOCORRO SUBDIVISION STANDARDS AS FOLLOWS:
FRONT: 10 FEET
SIDE (EXTENDING) 5 FEET
SIDE (EXTENDING) 5 FEET
REAR: 25 FEET
 12. VARIANCE OBTAINED ON LOT 1 FOR REAR YARD SETBACK.
 13. DATE OF PREPARATION: AUGUST 01, 2022



CHORD	ARC LENGTH	CHORD BEARING	CHORD BEARING	CHORD BEARING	CHORD BEARING
CI	12.07	21.47	12.07	12.07	12.07

LINE	BEARING	LENGTH
L1	120°27'27"	2.37
L2	120°27'27"	2.37

MARGIN 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 SURVEYORS, PROFESSIONAL AND TECHNICAL STANDARDS, REGISTERED PUBLIC LAND SURVEYOR No. 5275

CHARLES HENRY GUTIERREZ,
P.L.S. No. 5275
FIRM REGISTRATION /
LICENSE NO. 102670

PREPARED BY AND UNDER THE SUPERVISION OF
JOSE HERRERA, REGISTERED PROFESSIONAL
ENGINEER No. 14219

JOSE HERRERA, P.E. 14219
H2Terra
TEXAS REGISTERED
ENGINEERING FIRM #4113

H2Terra
ENGINEERING, SURVEYING, SOLUTIONS.
TYPE FIRM NO. P-2523 TEXAS FIRM NO. 2220700
2022 E. WALK HICKLE | D. POMA, TX 79903
(915) 533-1416 FAX: (915) 533-4972

VARIANCE-ORIGINAL

SETBACK AT 3.7'. CODE REQUIRES 25'

