

Ivy Avalos
Mayor

Ruben Reyes
At Large

Cesar Nevarez
District 1



Alejandro Garcia
District 2/ Mayor Pro Tem

Rudy Cruz, Jr.
District 3

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

NOTICE OF A REGULAR MEETING
OF THE
PLANNING AND ZONING COMMISSION
OF THE
CITY OF SOCORRO, TEXAS

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

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

NOTICE IS HEREBY GIVEN THAT A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF SOCORRO, TEXAS WILL BE HELD ON TUESDAY THE 20TH, DAY OF DECEMBER 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 DECEMBER 20TH, 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
DECEMBER 20TH 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 on 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 December 6, 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 Block 1, Lot 2, Gallardo Subdivision located at 851 Walcott Drive, Socorro, Texas from R-1 (Single Family Residential) to R-2 (Medium Density Residential) to allow for a duplex
6. Consider and Take Action:
On the proposed amendment to the City of Socorro's Master Plan and Rezoning of Block 1, Lot 2, Gallardo Subdivision located at 851 Walcott Drive, Socorro, Texas from R-1 (Single Family Residential) to R-2 (Medium Density Residential) to allow for a duplex
7. Consider and Take Action:
On the proposed approval of Preliminary and Final Plat for Sombra De Piro Subdivision located at 10221 Socorro Rd. being a portion of Tract 22-A, Block 17, Socorro Grant, (Historical District) City of Socorro, El Paso County, Texas.
8. Consider and Take Action:
On the proposed approval of Subdivision Replat for Tri-B Industrial Park Replat "A" located at Steere Tank Rd. being a replat of Lots 1 and 2, Block 1, Tri-B Industrial Park, City of Socorro, El Paso County, Texas.



**REGULAR MEETING AGENDA - SOCORRO PLANNING & ZONING COMMISSION
DECEMBER 20TH 2022, A 5:30 PM**

9. Consider and Take Action:

On the proposed approval of Preliminary Plat for Socorro Logistics Center Unit 3 located at 9899 North Loop Dr. and Logistics Center Court being a portion of Tract 13A, Block 5, Socorro Grant, City of Socorro, El Paso County Texas.

10. Planning and Zoning Commissioners Report.

11. Planning and Zoning Department Report.

12. 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

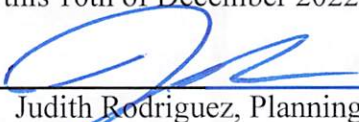
REGULAR MEETING AGENDA - SOCORRO PLANNING & ZONING COMMISSION
DECEMBER 20TH 2022, A 5:30 PM

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 16th of December 2022.



Judith Rodriguez, Planning & Zoning Secretary

DATE & TIME POSTED: 12/16/22 3:30pm /BY: J.R

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

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

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**PLANNING AND ZONING COMMISSION MEETING MINUTES
DECEMBER 6TH, 2022 @ 5:30 P.M.**

MEMBERS PRESENT:

Andrew Arroyos
Enrique Cisneros
David Estrada
Julie Dominguez
Juan Baquera

MEMBERS ABSENT:

None

STAFF PRESENT

Yadira Magana, Planning Clerk
Judith Rodriguez, Planning and Zoning Clerk
Merwan Bhatti, City Attorney
Carlos Gallinar, City Planner
Victor Reta, Director of Communication & Historic Preservation
Lizbeth Castro, Recreation Coordinator
Estevan Gonzales, IT Technician
Juan Espinoza, IT Technician

1. CALL TO ORDER

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

2. ESTABLISHMENT OF QUORUM

Quorum with 5 commissioners present.

3. NOTICE TO THE PUBLIC-OPEN FORUM

Ms. Miriam Cruz commented about the public signing up for the agenda, the backup that is provided online, and commissioners' absences.

4. CONSENT AGENDA

a) Public hearing request for the proposed amendment to the City of Socorro's Master Plan and Rezoning of Block 1, Lot 2, Gallardo Subdivision located at 851 Walcott Drive, Socorro, Texas from R-1 (Single Family Residential) to R-2 (Medium Density Residential) to allow for a duplex

a) Approval of Meeting minutes of November 15, 2022.

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

Motion carried

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

Nays:

Abstain:

Absent:

REGULAR AGENDA-DISCUSSION AND ACTION

5. Public Hearing request for the proposed amendment to the City of Socorro's Master Plan and Rezoning of Block 1, Lot 1 Horn Subdivision, Block 1, Lot 2, Horn Subdivision, Block 1, Lot 3, Horn Subdivision, and Block 1, Lot 4, Horn Subdivision located at 10678, 10680, 10682 and 10684 Horn Circle, Socorro, Texas from R-1 (Single Family Residential) to R-2 (Medium Density Residential).

Chairman Andrew Arroyos opened public hearing at **5:35pm**

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

Speakers: Claudia Garcia, Mauro Rodriguez, Joe Bob Martinez, and Jose Baltierra.

6. Consider and Take Action:

On the proposed amendment to the City of Socorro's Master Plan and Rezoning of Block 1, Lot 1 Horn Subdivision, Block 1, Lot 2, Horn Subdivision, Block 1, Lot 3, Horn Subdivision, and Block 1, Lot 4, Horn Subdivision located at 10678, 10680, 10682 and 10684 Horn Circle, Socorro, Texas from R-1 (Single Family Residential) to R-2 (Medium Density Residential).

Commissioner Juan Baquera was removed from the meeting for this item (conflict of interests).

First Motion:

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

Ayes: Andrew Arroyos and Enrique Cisneros

Nays: Julie Dominguez and David Estrada

Abstain: Juan Baquera

Absent:

Motion failed

Second Motion:

A motion was made by Enrique Cisneros *to re-open* the discussion. Seconded by David Estrada.

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

Nays:

Abstain: Juan Baquera

Absent:

Motion carried

Third Motion:

A motion was made by Enrique Cisneros *to approve* with a revised site plan and no more than 21 units. Seconded by Andrew Arroyos.

Ayes: Andrew Arroyos and Enrique Cisneros

Nays: David Estrada and Julie Dominguez

Abstain: Juan Baquera

Absent:

Motion failed

7. Public Hearing request for the proposed amendment to the City of Socorro's Master Plan and Rezoning of 3 Socorro Tract 4-C-16 located at 793 Horizon Blvd., Socorro, Texas from R-1 (Single Family Residential) to C-2 (General Commercial).

Chairman Andrew Arroyos opened public hearing at **6:34pm**

Chairman Andrew Arroyos closed public hearing at **6:35pm**

8. Consider and Take Action:

On the proposed amendment to the City of Socorro's Master Plan and Rezoning of 3 Socorro Tract 4-C-16 located at 793 Horizon Blvd., Socorro, Texas from R-1 (Single Family Residential) to C-2 (General Commercial).

A motion was made by Enrique Cisneros *to approve* with two conditions: Approve site plan and include additional landscaping along the street frontages. Seconded by Andrew Arroyos

Motion carried

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

Nays:

Abstain:

Absent:

9. Consider and Take Action:

Provide the City Council with a recommendation on amending Chapter 46 Zoning, Article IV. District Regulations, Division 3. R-1 Single Family Residential District, Section 46-237. Conditional Uses (Required Permit). By adding Subsection 5. Commercial vehicles

A motion was made by David Estrada *to deny*. Seconded by Juan Baquera.

Motion carried

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

Nays: Enrique Cisneros

Abstain:

Absent:

10. Planning and Zoning Commissioners Report.

Nothing to report

11. Planning and Zoning Department Report.

Mr. Gallinar mentioned that there is a scheduled training from Bojorquez Law Firm on Friday January 20th, 2023, up in Horizon City. This is a city-wide invitation however they have prioritized the City of Socorro. The city will cover the cost; it is important to know who is going to have a head count. This is an educational opportunity for the commission. Second, Mr. Gallinar mentioned that we will in 2023 move towards doing the city's comprehensive plan

12. Adjournment:

A motion was made by Andrew Arroyos *to adjourn*. Seconded by Julie Dominguez.
Motion carried.

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

Nays:

Abstain:

Absent:

Meeting adjourned at **7:09 pm.**

Andrew Arroyos, Chairman

Date minutes were approved

Judith Rodriguez, Secretary

Date minutes were approved



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: DECEMBER 20, 2022**

**REZONING REQUEST
STAFF REPORT**

SUBJECT:

PUBLIC HEARING REQUEST FOR THE PROPOSED AMENDMENT TO THE CITY OF SOCORRO'S MASTER PLAN AND REZONING OF BLOCK 1, LOT 2, GALLARDO SUBDIVISION, LOCATED AT 851 WALCOTT DRIVE, SOCORRO, TEXAS FROM R-1 (SINGLE FAMILY RESIDENTIAL) TO R-2 (MEDIUM DENSITY RESIDENTIAL) TO ALLOW FOR A DUPLEX.

NAME: 851 WALCOTT REZONING

PROPERTY ADDRESS: 851 Walcott Drive

PROPERTY LEGAL DESCRIPTION: Block 1, Lot 2, Gallardo Subdivision

PROPERTY OWNER: Brenda Castrillo

REPRESENTATIVE: N/A

PROPERTY AREA: 14,475 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 300-B/ FEMA, September 4, 1991).

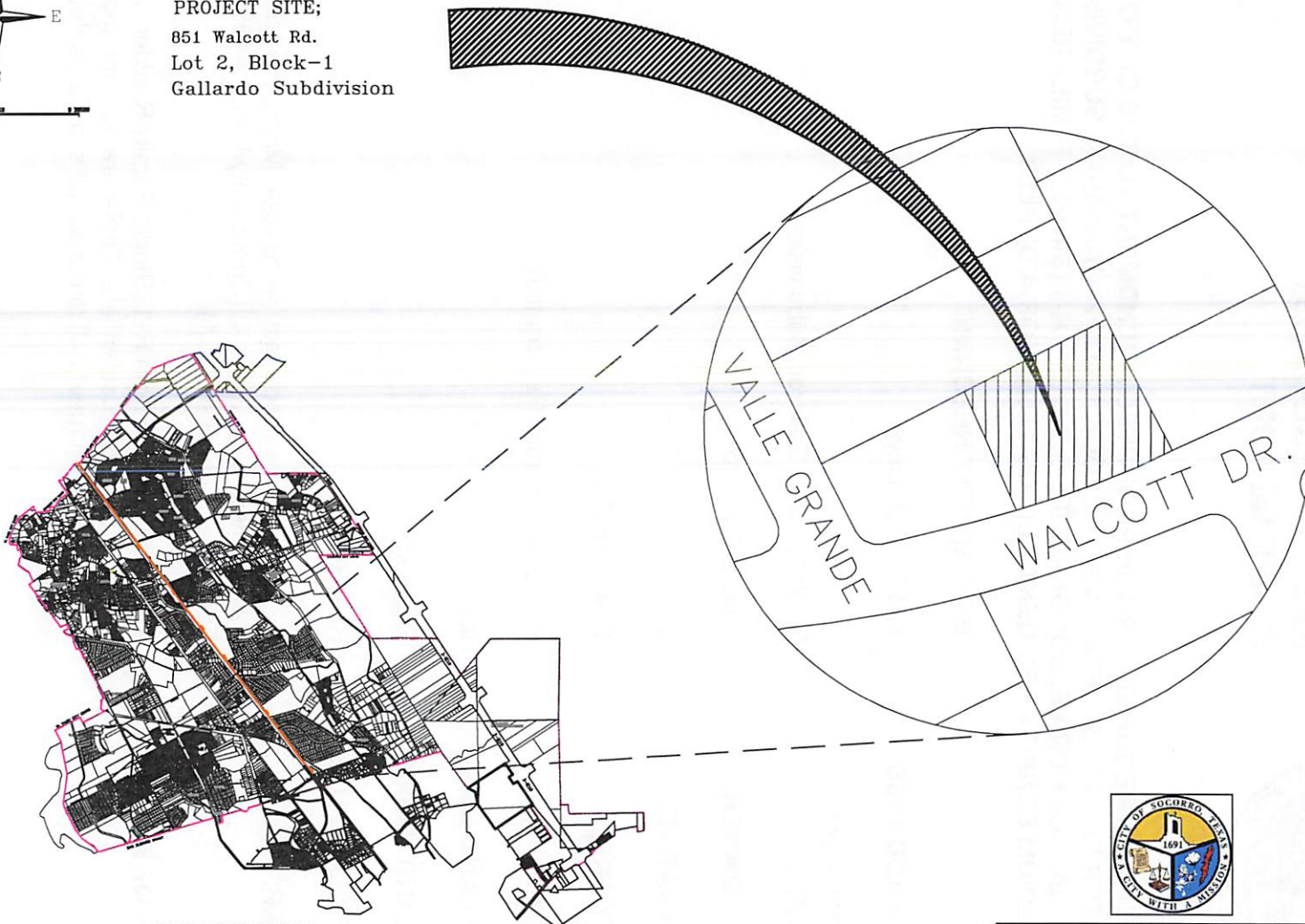
SUMMARY OF REQUEST: Request to rezone from R-1 (Single Family Residential) to R-2 (Medium Density Residential). There are no variance requests, as the development meets all dimensional standards (lot size, setbacks).

STAFF RECOMMENDATION: Staff recommends APPROVAL with a condition to approve the Detail Site Plan.

LOCATION MAP



PROJECT SITE;
851 Walcott Rd.
Lot 2, Block-1
Gallardo Subdivision



CITY OF SOCORRO

LOCATION MAP

Scale: AS SHOWN

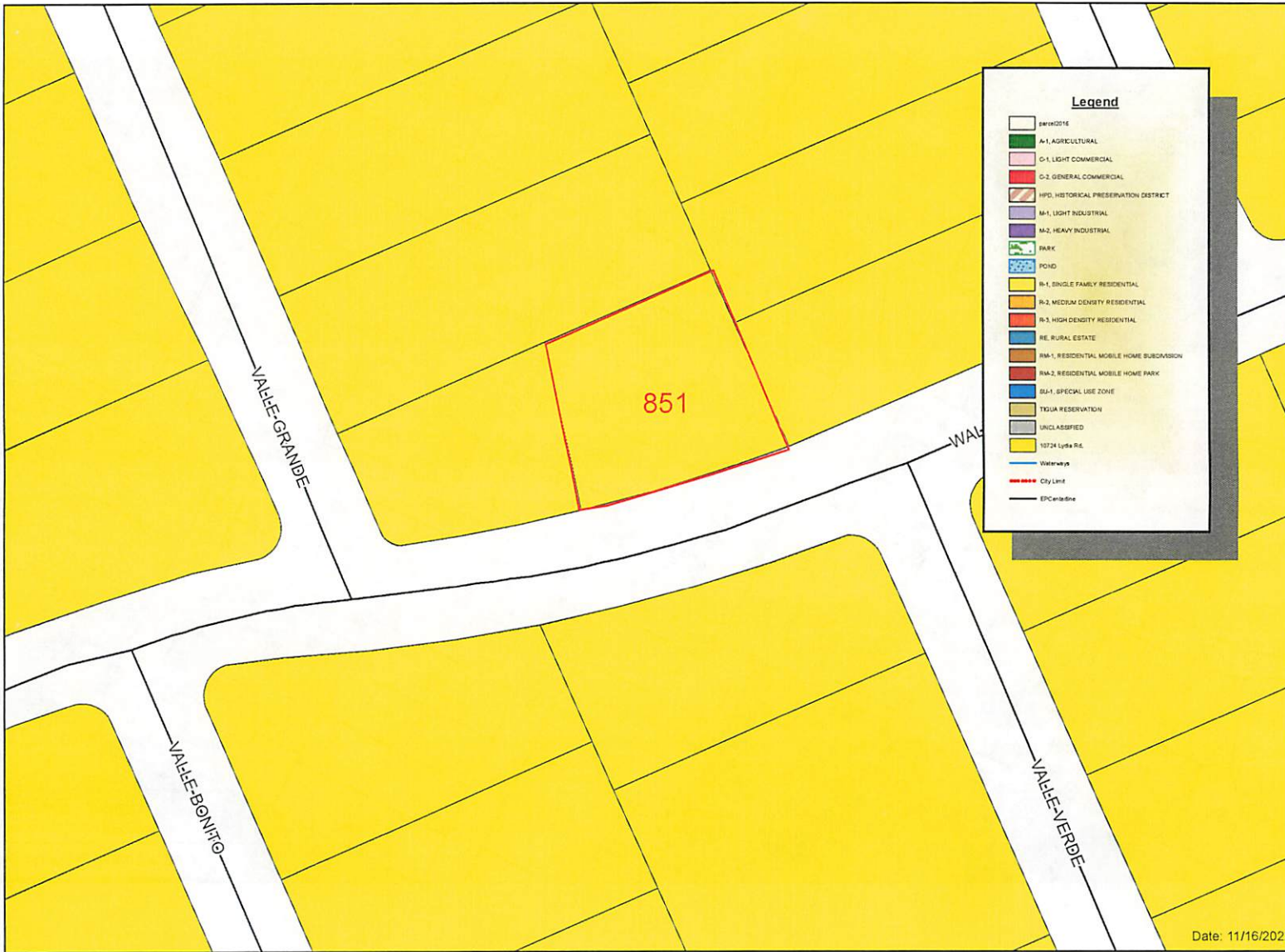


Planning and Zoning Department

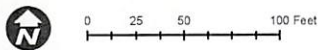
860 N. Rio Vista Socorro, Texas 79927 Tel: (505) 872-8531 Fax: (505) 872-8673

ZONING MAP

Zoning 851 Walcott Rd.



Date: 11/16/2022



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



SITE PICTURES



AERIAL PHOTO

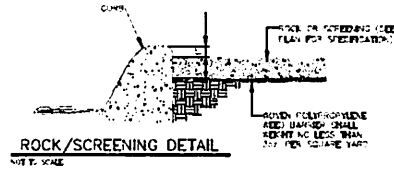
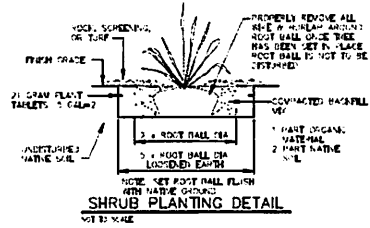
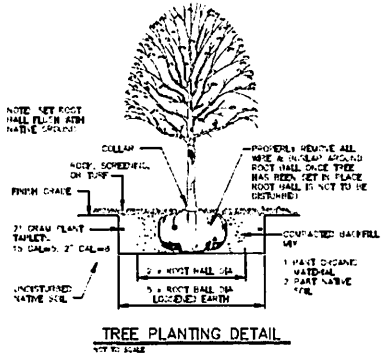
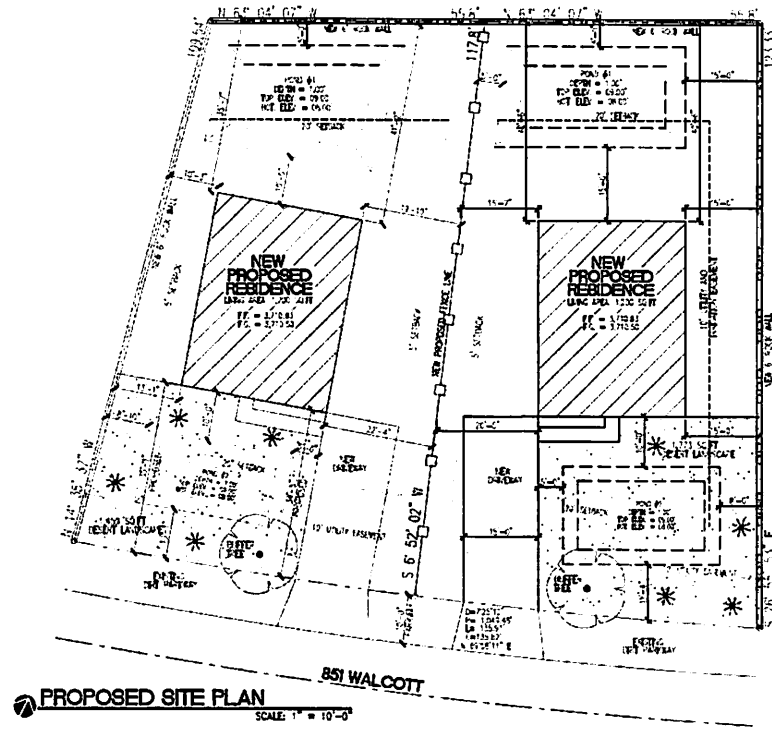
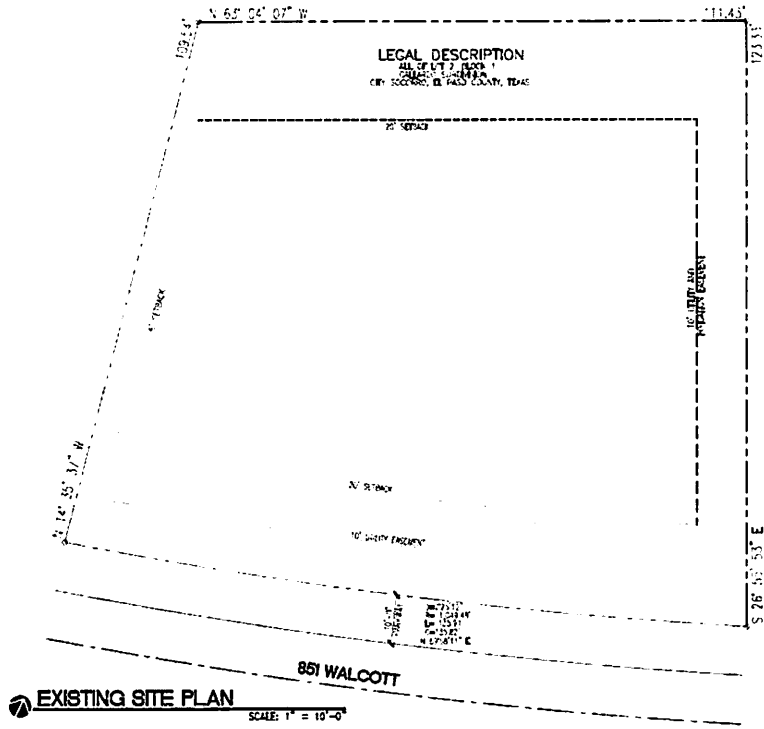


PUBLIC NOTICE

SITE PLAN



SITE PLAN



PROPOSED SITE SEPARATION PLAN	
851 WALCOTT TARRANT, TEXAS	
DESIGNED BY DAVID GIBBONS	A - 10 SITE PLAN
CHECKED BY THE OWNER DRAWING BY THE OWNER	
<small> CONSULT THE 2018 TEXAS STATE & LOCAL CODES & ORDINANCES & ALL APPLICABLE REGULATIONS & STANDARDS. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE DESIGNER'S RESPONSIBILITY IS LIMITED TO THE DESIGN SERVICES PROVIDED AND DOES NOT INCLUDE CONSTRUCTION ADMINISTRATION. </small>	

file_as_name	addr_line2	addr_city	addr_state	addr_zip	abs_subdiv
ROBERSON PEGGY S	745 S 4TH ST	COOS BAY	OR	97420-1507	
HOLGUIN SOCORRO S & JOEL	11511 VALLE VERDE RD	EL PASO	TX	79927-3035	
PORRAS ANTONIO & OFELIA L	11500 VALLE BONITO RD	EL PASO	TX	79927-3027	
AVILA RICARDO & DORA R	11501 VALLE VERDE RD	EL PASO	TX	79927-3035	
FRESCAS FRANCISCO & E (CS)	11200 SOCORRO RD	EL PASO	TX	79927-3010	
RUBIO DANIEL	881 WALCOTT RD	EL PASO	TX	79927-3030	
TORRES MARIA I	820 WALCOTT RD	EL PASO	TX	79927-3030	
TORRES OSCAR & MARISELA	11451 VALLE OLIVIA RD	EL PASO	TX	79927-3032	
PRIETO LOURDES	9628 MONTWOOS DR	EL PASO	TX	79925-9925	
RODRIGUEZ MARIA	11441 VALLE OLIVIA RD	EL PASO	TX	79927-3032	
ENRIQUEZ ISIDRO R & SILVIA	11420 VALLE GRANDE RD	EL PASO	TX	79927-3055	
GALVAN ARTURO & ELVIA R	11431 VALLE OLIVIA RD	EL PASO	TX	79927-3032	
YANEZ MANUEL & SOFIA	11410 VALLE GRANDE RD	EL PASO	TX	79927-3055	
MARTINEZ YOLANDA	11421 VALLE OLIVIA RD	SOCORRO	TX	79927-3032	

COMMENTS:

<p>1. The first comment is that the data is not representative of the population as a whole. This is because the sample was taken from a specific location and time period.</p> <p>2. The second comment is that the data is not representative of the population as a whole. This is because the sample was taken from a specific location and time period.</p> <p>3. The third comment is that the data is not representative of the population as a whole. This is because the sample was taken from a specific location and time period.</p> <p>4. The fourth comment is that the data is not representative of the population as a whole. This is because the sample was taken from a specific location and time period.</p> <p>5. The fifth comment is that the data is not representative of the population as a whole. This is because the sample was taken from a specific location and time period.</p>	<p>6. The sixth comment is that the data is not representative of the population as a whole. This is because the sample was taken from a specific location and time period.</p> <p>7. The seventh comment is that the data is not representative of the population as a whole. This is because the sample was taken from a specific location and time period.</p> <p>8. The eighth comment is that the data is not representative of the population as a whole. This is because the sample was taken from a specific location and time period.</p> <p>9. The ninth comment is that the data is not representative of the population as a whole. This is because the sample was taken from a specific location and time period.</p> <p>10. The tenth comment is that the data is not representative of the population as a whole. This is because the sample was taken from a specific location and time period.</p>
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City Manager

01 de diciembre, 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 20 de diciembre 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:

- a) Solicitud de audiencia pública para la enmienda propuesta al Plan Maestro de la Ciudad de Socorro y la Rezonificación del Bloque 1, Lote 2, Subdivisión Gallardo ubicada en el 851 Walcott Drive, Socorro, Texas de R-1 (Residencial Unifamiliar) a R-2 (Residencial de densidad media) para permitir un dúplex

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 20 de diciembre 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

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District 1



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District 2 / Mayor Pro Tem

Rudy Cruz, Jr.
District 3

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

December 01, 2022

Dear property owner,

You are hereby notified that a Planning and Zoning Commission meeting has been scheduled to hold a **PUBLIC HEARING** on December 20, 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 Block 1, Lot 2, Gallardo Subdivision located at 851 Walcott Drive, Socorro, Texas from R-1 (Single Family Residential) to R-2 (Medium Density Residential) to allow for a duplex

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 December 20th, 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



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: DECEMBER 20, 2022**

**PRELIMINARY AND FINAL PLAT APPROVAL
STAFF REPORT**

SUBJECT:

APPROVE PRELIMINARY AND FINAL PLATS FOR TRACT 22-A, BLOCK 17, SOCORRO GRANT (HISTORICAL DISTRICT), CITY OF SOCORRO, TEXAS AND LOCATED AT 10221 SOCORRO ROAD. APPROVE A FRONT YARD SETBACK VARIANCE FOR LOT 1.

NAME: SOMBRA DE PIRO SUBDIVISION

PROPERTY ADDRESS: 10221 Socorro Road

PROPERTY LEGAL DESCRIPTION: Tract 22-A, Block 17, Socorro Grant (Historical District)

PROPERTY OWNER: Sombra de Piro, LLC

REPRESENTATIVE: Conrad Conde, Conde, Inc

PROPERTY AREA: 1.03 Acres

CURRENT ZONING: R-1 (Single Family Residential)

CURRENT LAND USE: Single Family Residential

FUTURE LAND USE MAP: 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 a Preliminary and Final Plat (Combo) for a lot split. Plat shows two residential lots. There are no public improvements.

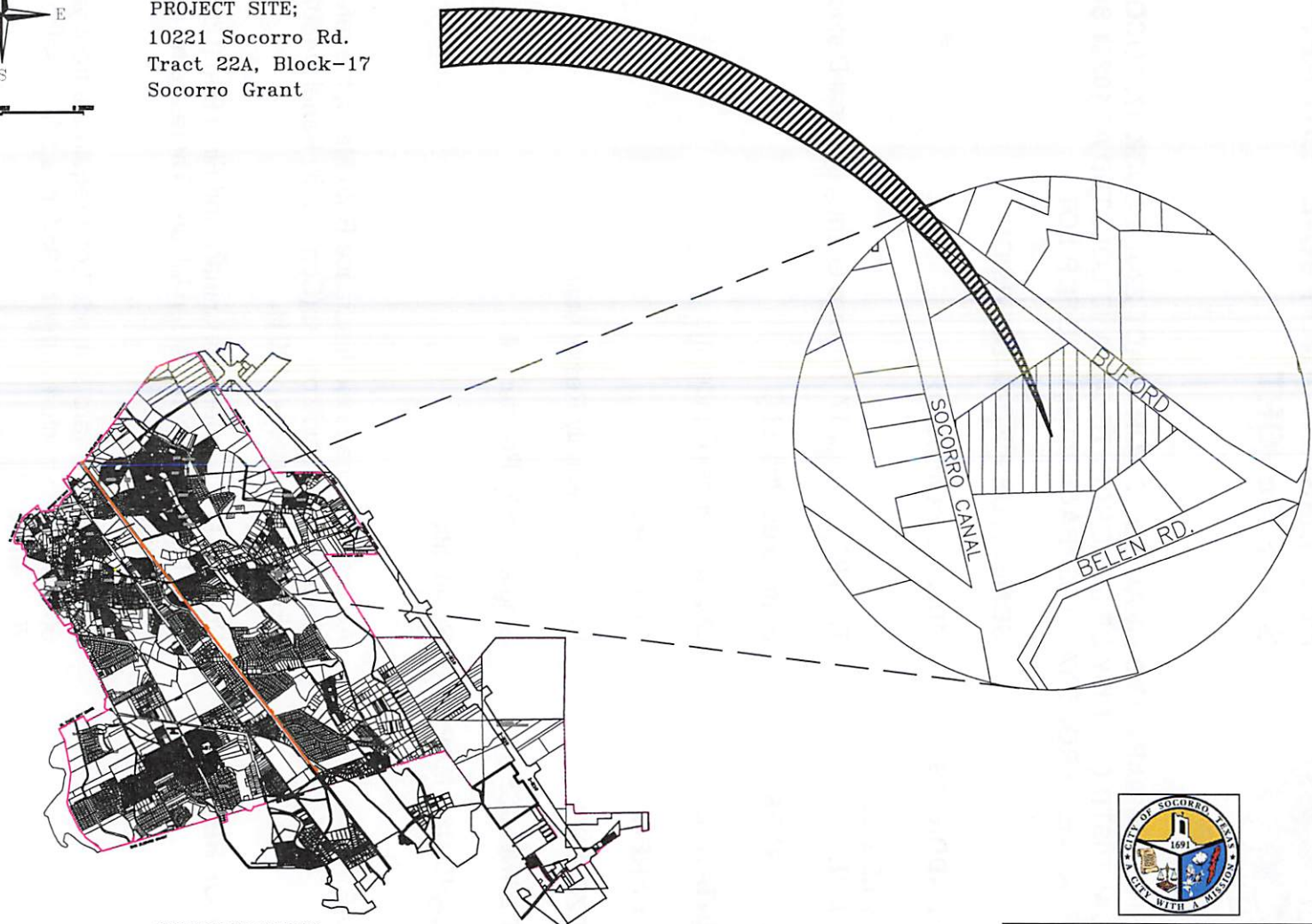
Approve a front yard setback: Lot 1 requires a front yard setback of 55'. Current structure, built in 1957, has a front setback of between 20.3' and 31.7'.

STAFF RECOMMENDATION: Staff recommends APPROVAL.

LOCATION MAP



PROJECT SITE;
10221 Socorro Rd.
Tract 22A, Block-17
Socorro Grant



CITY OF SOCORRO

LOCATION MAP

Scale: AS SHOWN

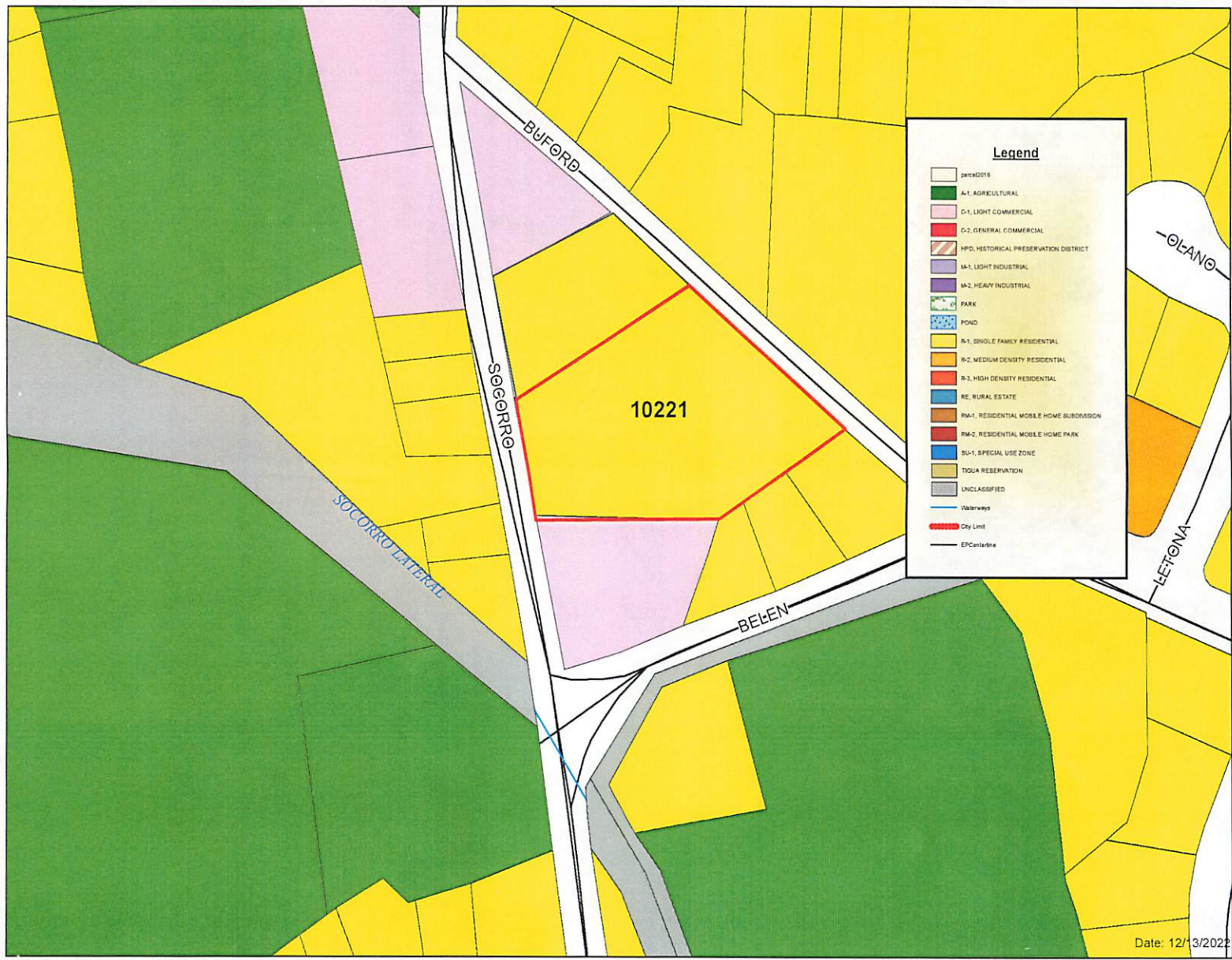


Planning and Zoning Department

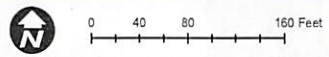
850 N. Rio Vista Socorro, Texas 79927 Tel. (915) 872-8531 Fax (915) 872-8673

ZONING MAP

Zoning Map 10221 Socorro Rd.



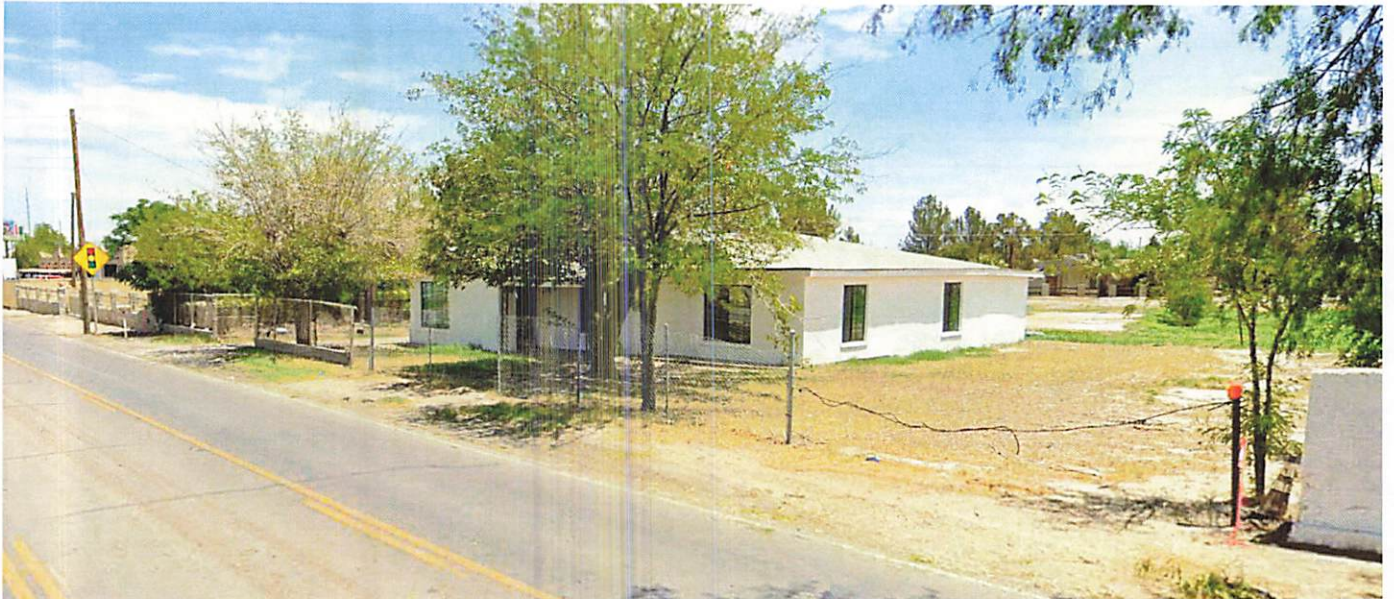
Date: 12/3/2022



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



SITE PICTURES



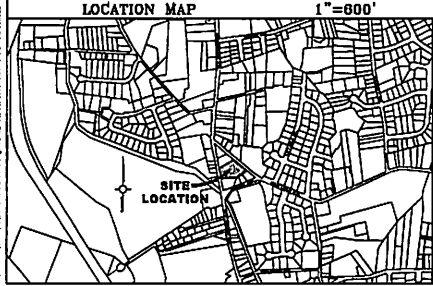
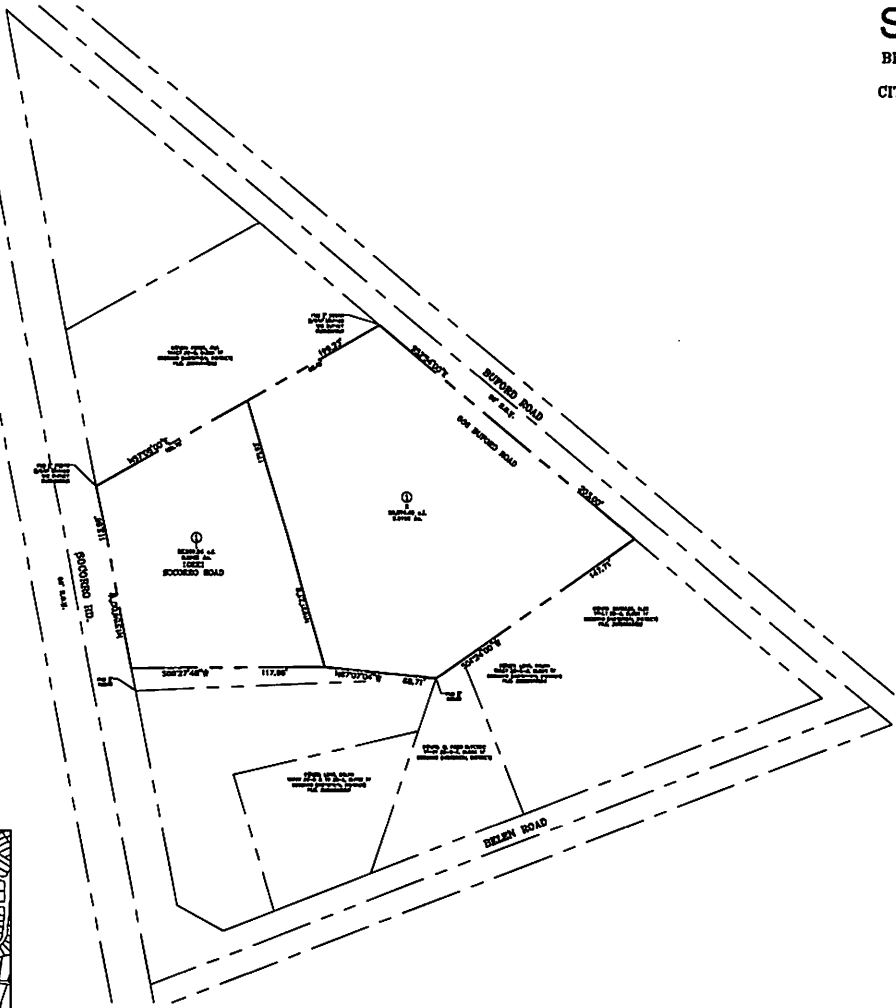
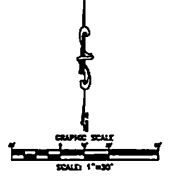
AERIAL PHOTO



FINAL PLAT

SOMBRA DE PIRO BEING PORTION OF TRACT 22-A, BLOCK 17, SOCORRO GRANT, (HISTORICAL DISTRICT) CITY OF SOCORRO, EL PASO COUNTY, TEXAS. CONTAINING: 1.0301 ACRES

- NOTES:**
1. THIS IS A FINAL PLAT AND OTHER INTERESTS SHALL BE PROVIDED BY OTHER MEANS BY THE RECORD OWNER OF THE SAME.
 2. ALL INTERESTS AND CLAIMS ARE FILED IN THE OFFICE OF THE COUNTY CLERK, EL PASO COUNTY, TEXAS.
 3. THE COMPLETE SET OF THIS SUBDIVISION HAS BEEN FILED IN THE OFFICE OF THE COUNTY CLERK, EL PASO COUNTY, TEXAS.
 4. SET LOC RECORDS WITH THIS PLAT AT ALL EXTREMITY CORNERS UNLESS OTHERWISE NOTED.
 5. THIS PLAT IS SUBJECT TO THE PLAT ACT AND THE STATUTES OF THE STATE OF TEXAS.
 6. PUBLIC UTILITY CONDUITS SHALL BE LOCATED IN ACCORDANCE WITH THE PLAT ACT.
 7. ALL NECESSARY RECORDS SHALL BE PROVIDED THROUGH SUBSEQUENT RECORDS AND RECORDS TO BE MADE.



SCHOOL DISTRICT
SOCORRO IMPROVEMENT SCHOOL DISTRICT
LEON EASTLAKE DRIVE

TOTAL RESIDENTIAL LOTS
2

GENERATION
SOMBRO DE PIRO, S.C. created interest of 1/4000 acre interest 1/4000 acre
Sharon M. Sombra, 000, City of Socorro, Texas
By: Sharon M. Sombra, J.L.C.
By: Sharon M. Sombra, J.L.C.

ATTORNEY TEST REQUIRED
ASSEMBLEMENT
This plat is hereby assembled as of this date, and as to the number of the plat to be recorded in the office of the County Clerk of El Paso County, Texas, I, Sharon M. Sombra, J.L.C., do hereby certify that the same is correct and true to the best of my knowledge and belief, and that I am a duly qualified and licensed attorney at law in the State of Texas.

CITY OF SOCORRO
CERTIFICATE OF PLAT APPROVAL
I, Sharon M. Sombra, J.L.C., County Clerk of El Paso County, Texas, do hereby certify that the above plat of SOMBRO DE PIRO was recorded in the office of the County Clerk of El Paso County, Texas, on this 10th day of August, 2000, A.D.

FILED
Filed and recorded in the office of the County Clerk of El Paso County, Texas, on this 10th day of August, 2000, A.D. in Volume 100 of the Plat Record Page 100.

Sharon M. Sombra, J.L.C. County Clerk

By: Sharon M. Sombra, J.L.C. Notary Public in and for the State of Texas, My Commission Expires 08/10/02





**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: DECEMBER 20, 2022**

**REPLAT APPROVAL
STAFF REPORT**

SUBJECT:

APPROVE A REPLAT OF LOTS 1 AND 2, BLOCK 1, TRI-B INDUSTRIAL PARK, CITY OF SOCORRO, TEXAS AND LOCATED ON STEERE TANK ROAD.

NAME:

TRI-B INDUSTRIAL PARK REPLAT A

PROPERTY ADDRESS:

Steere Tank Road

**PROPERTY LEGAL
DESCRIPTION:**

Lots 1 and 2, Block 1, Tri-B Industrial Park

PROPERTY OWNER:

Royal Sunrise Realty, LLC

REPRESENTATIVE:

Conrad Conde, Conde, Inc

PROPERTY AREA:

40 Acres

CURRENT ZONING:

M-1 (Light Industrial)

CURRENT LAND USE:

Vacant

FUTURE LAND USE MAP:

Commercial

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).

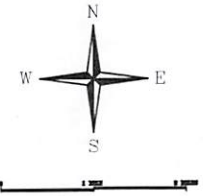
SUMMARY OF REQUEST:

Request to approve a Replat. Replat shows a re-arrangement of the lot lines on Lots 1 and 2.

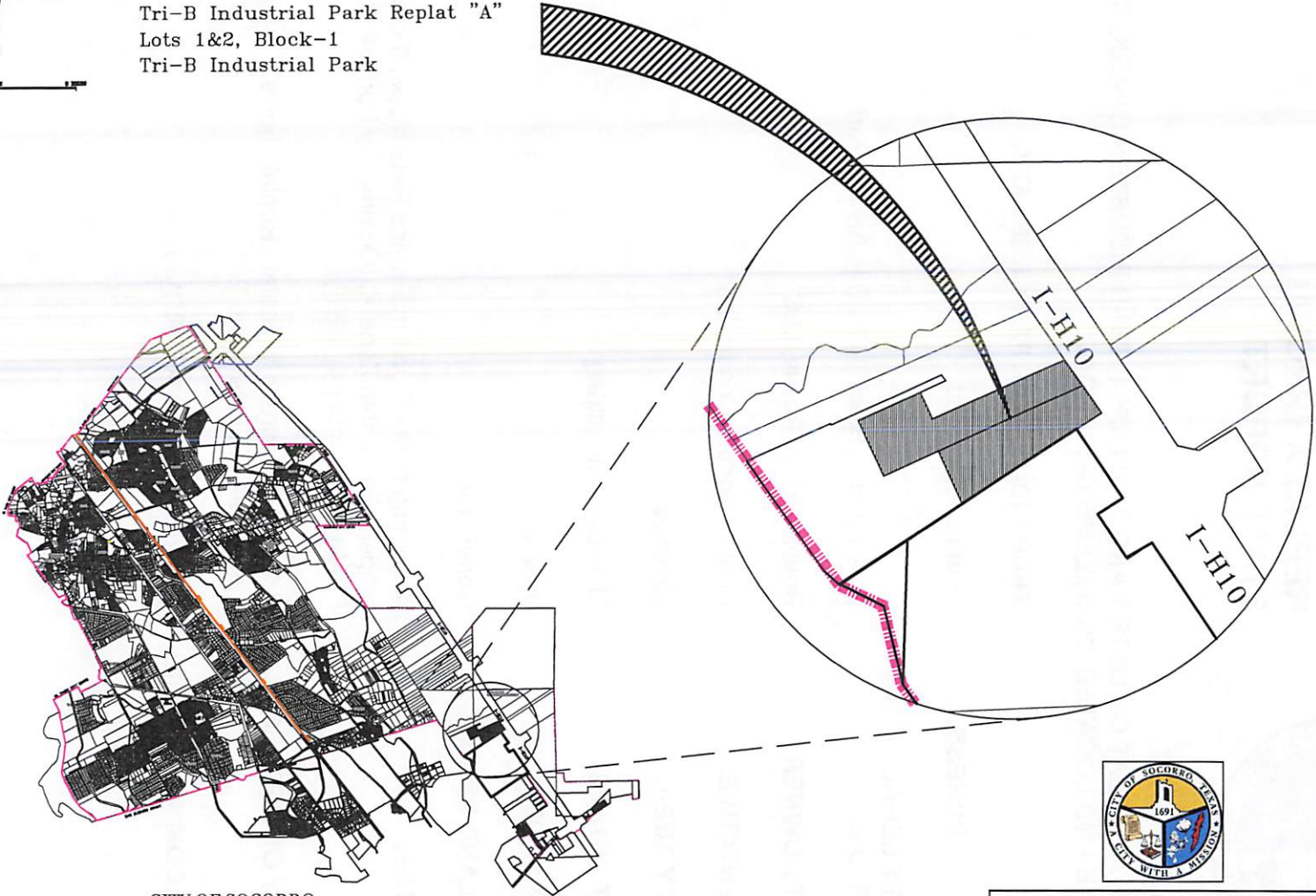
STAFF RECOMMENDATION:

Staff recommends APPROVAL.

LOCATION MAP



PROJECT SITE;
Tri-B Industrial Park Replat "A"
Lots 1&2, Block-1
Tri-B Industrial Park



CITY OF SOCORRO

LOCATION MAP

Scale: AS SHOWN

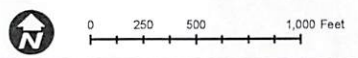
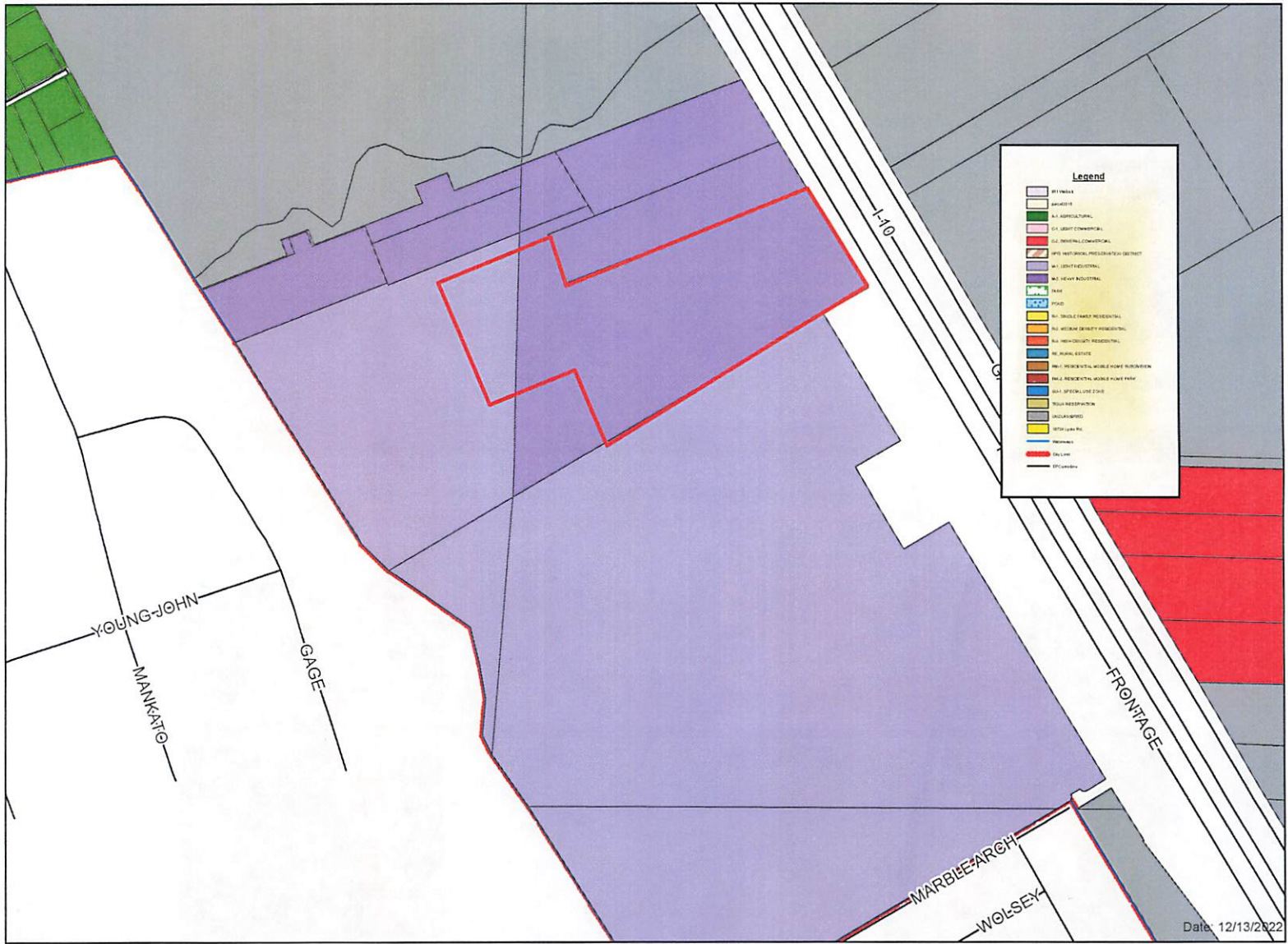


Planning and Zoning Department

800 N. Zoo Vada Socorro, Texas 79927 Tel: (915) 872-6531 Fax: (915) 872-4673

ZONING MAP

Zoning Map Tri-B Industrial Park Replat "A"



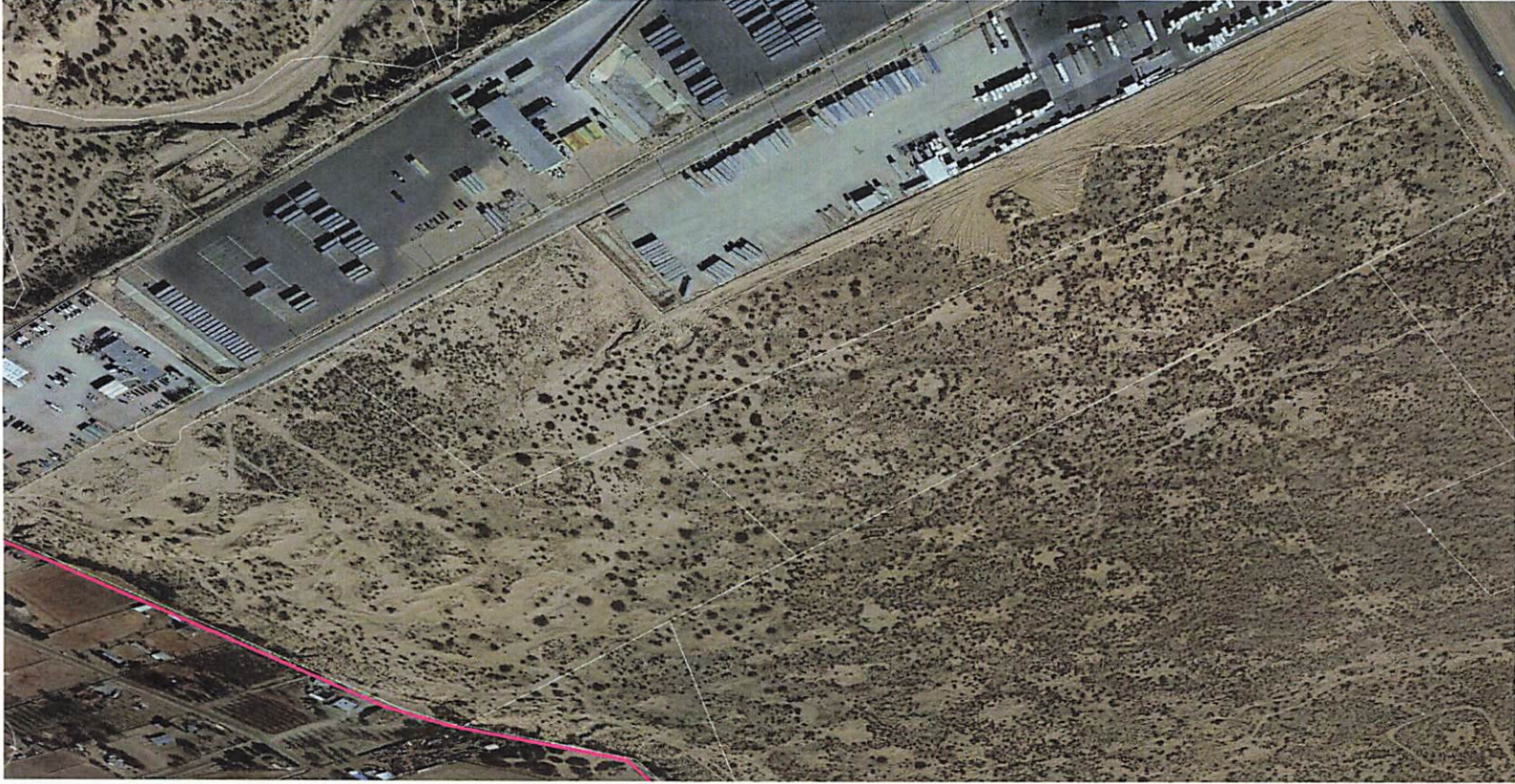
Date: 12/13/2022
CITY OF SOCORRO
PLANNING & ZONING
800 N. RIO VISTA
SOCORRO, TX. 79927



SITE PICTURES



AERIAL PHOTO





**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: DECEMBER 20, 2022**

**REPLAT APPROVAL
STAFF REPORT**

SUBJECT:

APPROVE A REPLAT OF LOTS 1 AND 2, BLOCK 1, TRI-B INDUSTRIAL PARK, CITY OF SOCORRO, TEXAS AND LOCATED ON STEERE TANK ROAD.

NAME: TRI-B INDUSTRIAL PARK REPLAT A

PROPERTY ADDRESS: Steere Tank Road

PROPERTY LEGAL DESCRIPTION: Lots 1 and 2, Block 1, Tri-B Industrial Park

PROPERTY OWNER: Royal Sunrise Realty, LLC

REPRESENTATIVE: Conrad Conde, Conde, Inc

PROPERTY AREA: 40 Acres

CURRENT ZONING: M-1 (Light Industrial)

CURRENT LAND USE: Vacant

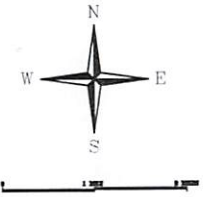
FUTURE LAND USE MAP: Commercial

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).

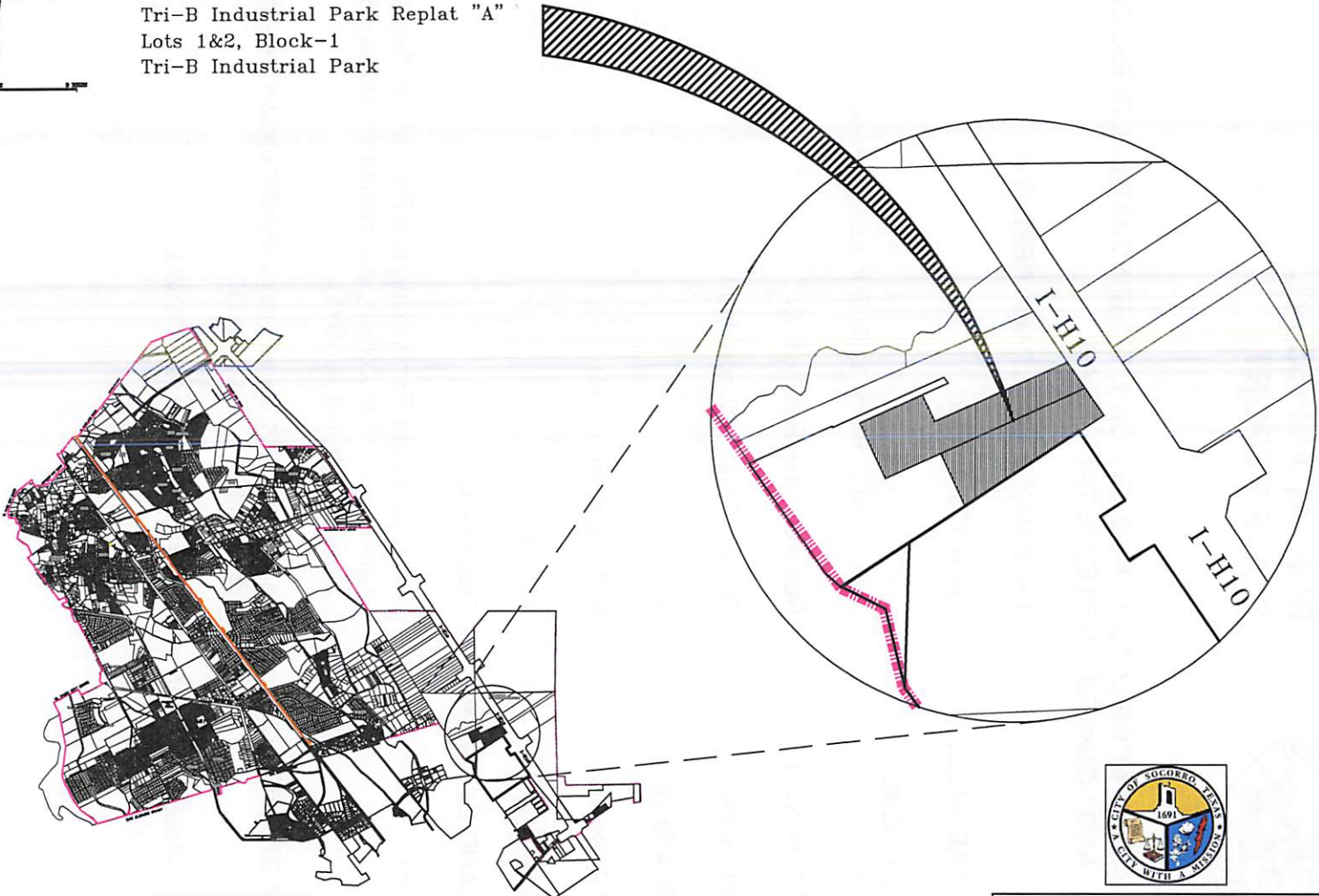
SUMMARY OF REQUEST: Request to approve a Replat. Replat shows a re-arrangement of the lot lines on Lots 1 and 2.

STAFF RECOMMENDATION: Staff recommends APPROVAL.

LOCATION MAP



PROJECT SITE;
Tri-B Industrial Park Replat "A"
Lots 1&2, Block-1
Tri-B Industrial Park



CITY OF SOCORRO

LOCATION MAP

Scale: AS SHOWN

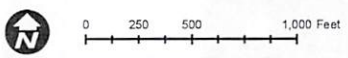
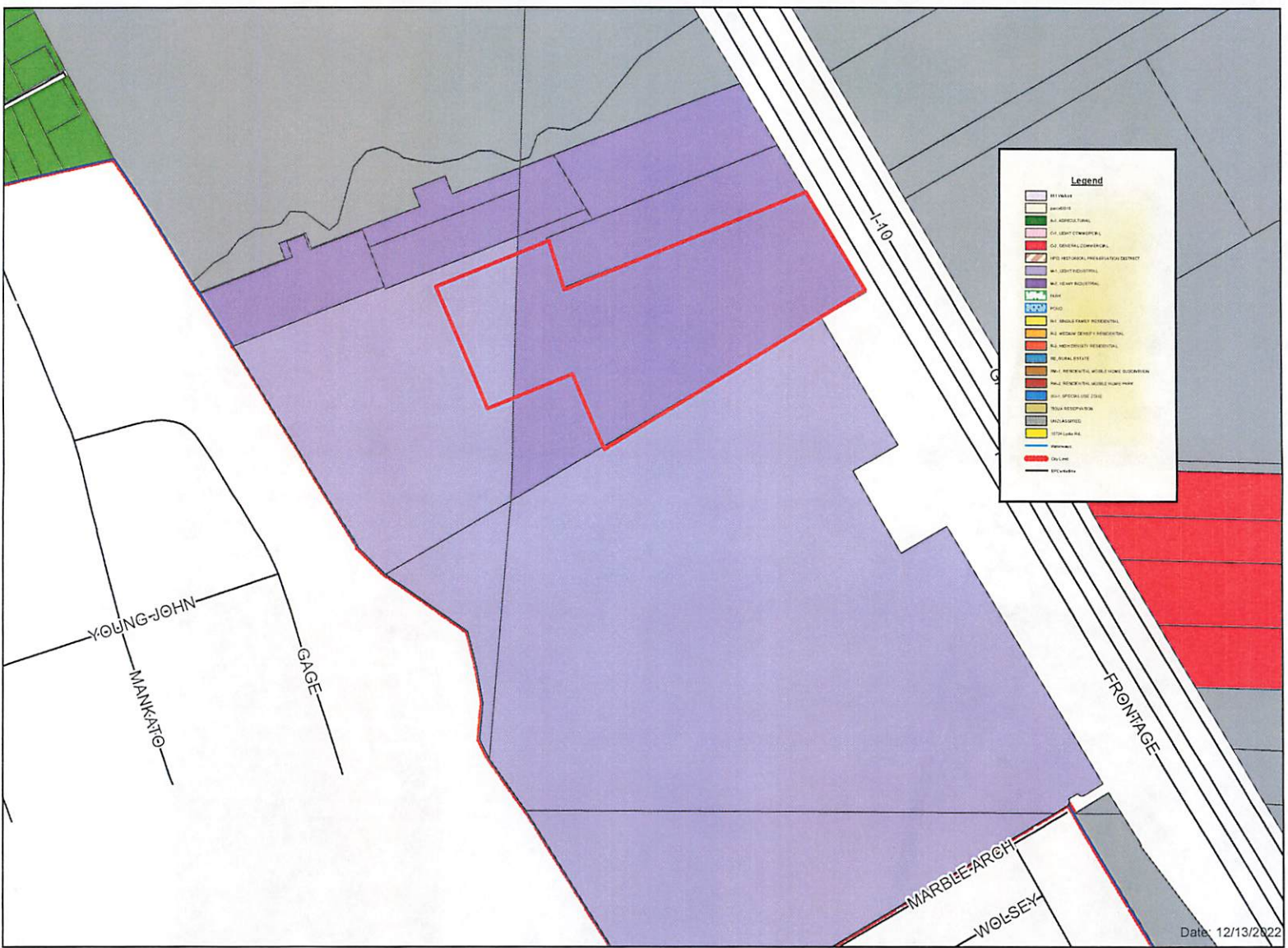


Planning and Zoning Department

860 N. Rio Vista Socorro, Texas 79027 Tel: (915) 872-8531 Fax: (915) 872-4673

ZONING MAP

Zoning Map Tri-B Industrial Park Replat "A"

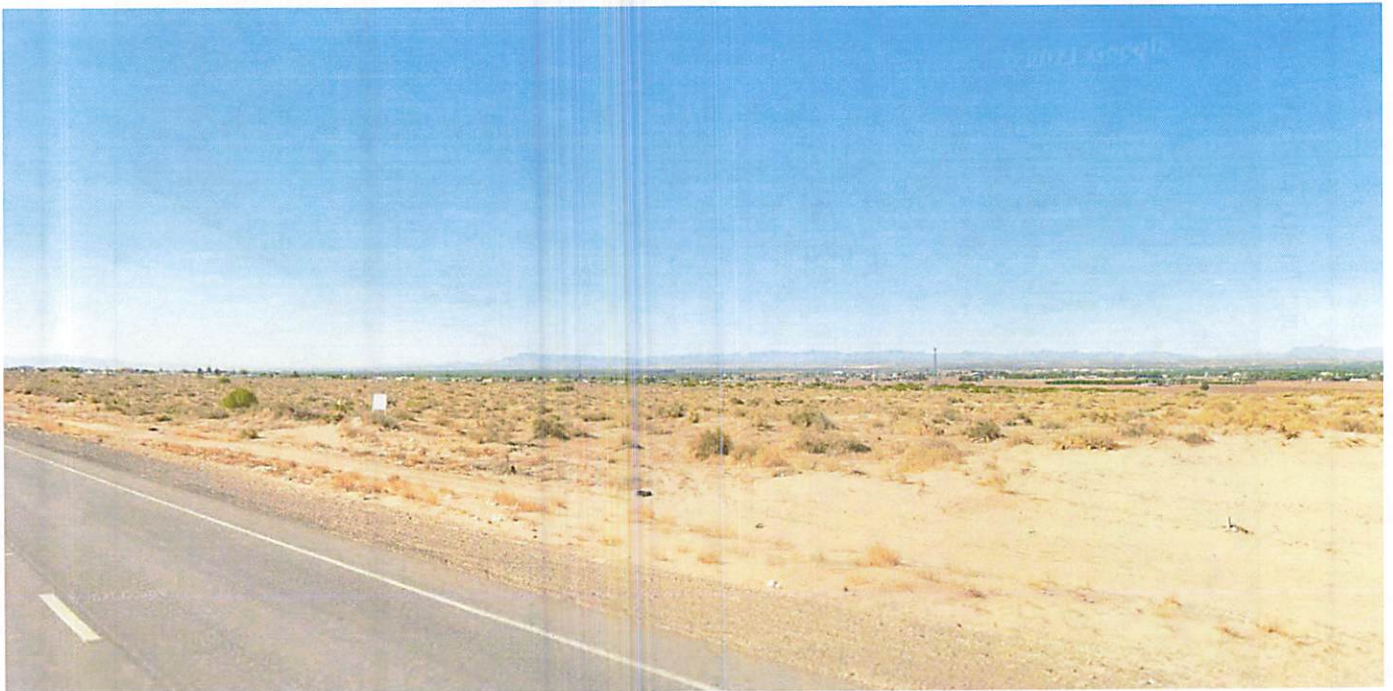
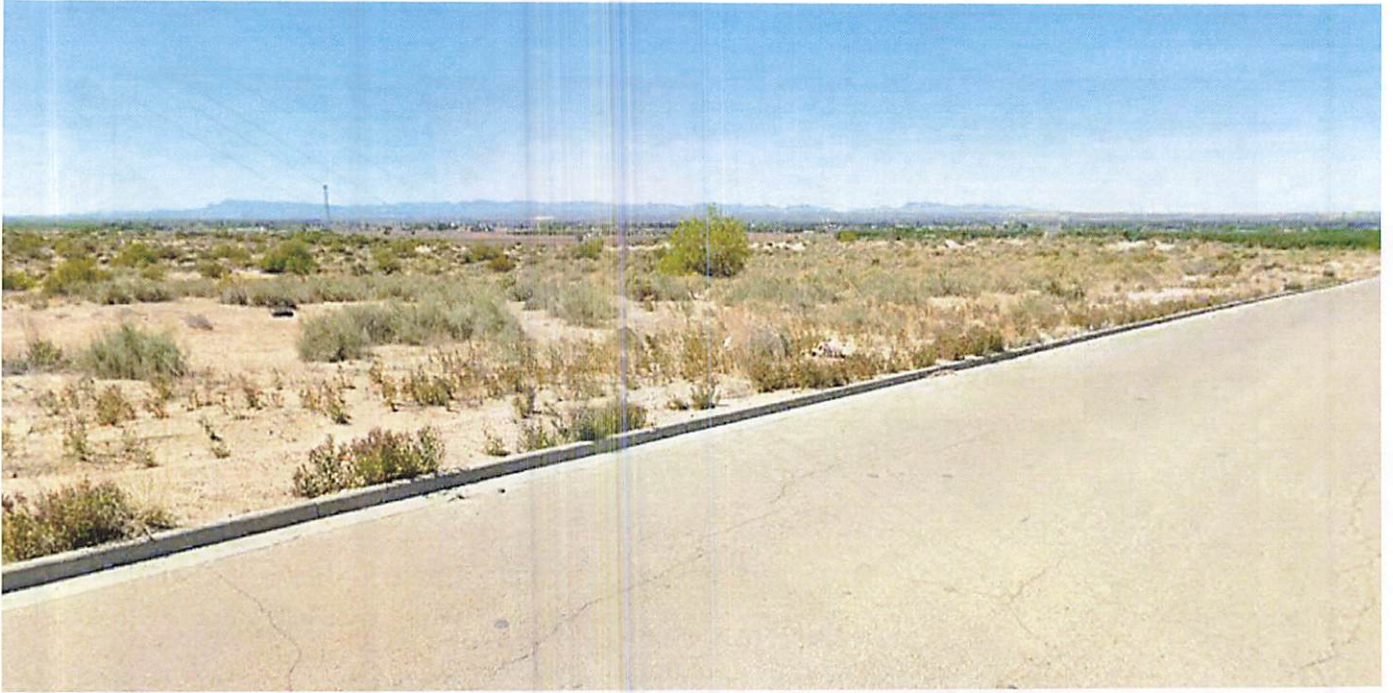


Date: 12/13/2022

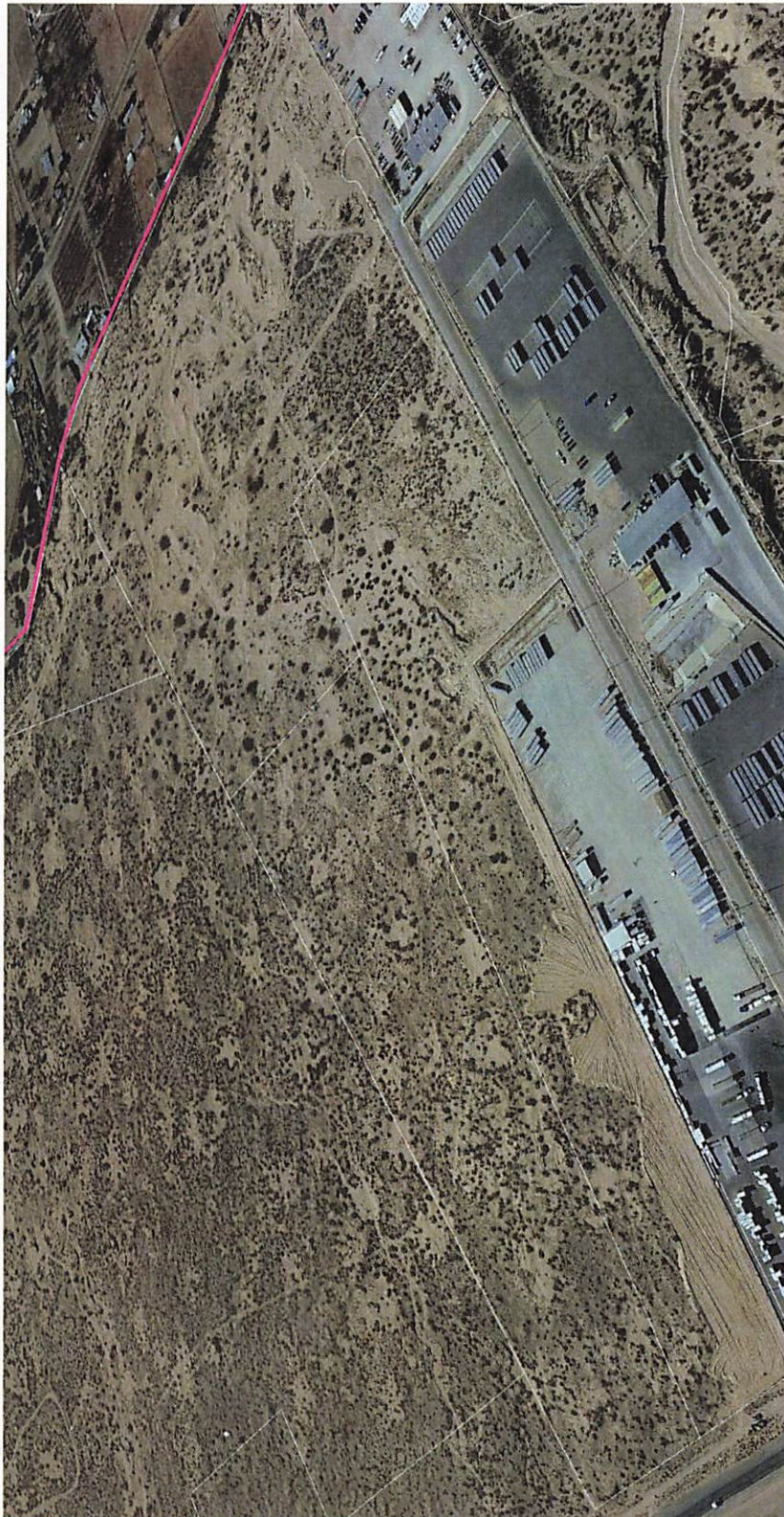
CITY OF SOCORRO
PLANNING & ZONING
860 N. RIO VISTA
SOCORRO, TX. 79927



SITE PICTURES



AERIAL PHOTO



TRI-B INDUSTRIAL PARK

PORTION OF TRACT 2, ROBERT E. NIX SURVEY NO. 303 & A PORTION OF TRACT 2, ROBERT E. NIX SURVEY NO. 303, CITY OF SOCORRO, EL PASO COUNTY, TEXAS, CONTAINING 81.5105 ACRES.

STATE OF TEXAS COUNTY OF EL PASO OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, the undersigned, owner of the above described land, hereby present this map and declare to the use of the public the utility easements and dedications and other matters herein shown for the purpose of dedicating to the public the utility easements and dedications...

STATE OF TEXAS COUNTY OF EL PASO

BEFORE ME, the undersigned authority, on this day personally appeared [Name], known to 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 consideration therein expressed.

WITNESSE MY HAND AND SEAL OF OFFICE this 12th day of June, 2016.

CITY OF SOCORRO PLANNING DEPARTMENT [Signature]

CITY OF SOCORRO CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE CHAPTER 212

I, the undersigned, certify that this plat of TRI-B INDUSTRIAL PARK conforms to the requirements of the City of Socorro on Jan 10, 2016.

COUNTY CLERK'S RECORDING CERTIFICATE

I, the undersigned, County Clerk of El Paso County, Texas, certify that the plat bearing this certificate was filed for record on 06/10/2016 at 10:00 AM and was recorded under instrument no. 20160005219.

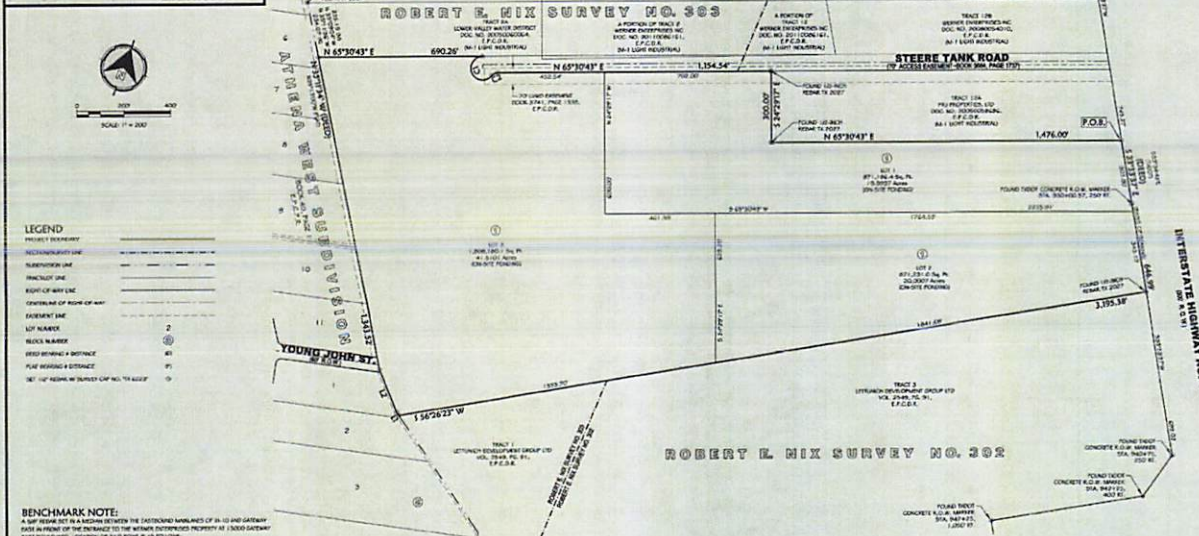
I, the undersigned, a registered professional land surveyor in the State of Texas, hereby certify that the above plat and description of the industrial park were prepared from a survey of the property made on the ground by me, or by a duly licensed and current professional land surveyor, and that the same conform to the requirements of the laws of the State of Texas.

Table with 5 columns: FIELD NO., NAME, ADDRESS, CITY & ZIP CODE, PHONE, FAX. Includes contact info for Brock & Bustillos Inc.

B BROCK & BUSTILLOS INC. 4177 CEDAR DRIVE, EL PASO, TEXAS 79907. PHONE: 915.542.2867. FAX: 915.542.2867.



CURVE TABLE and LINE TABLE. Curve table lists curve radius, delta angle, arc length, chord bearing, and chord length. Line table lists line #, bearing, and distance.



- LEGEND: PROJECT BOUNDARY, NEIGHBORING PROPERTY, SUBDIVISION LINE, TRACT OR LOT LINE, RIGHT-OF-WAY LINE, CENTERLINE OF HIGHWAY, EASEMENT LINE, LOT NUMBER, BLOCK NUMBER, BEARING AND DISTANCE, PLAT NUMBER AND DISTANCE, MET. LOT BEARING AND DISTANCE OF MET. TO BESETT.

BENCHMARK NOTE: A BENCH MARK IS LOCATED BETWEEN THE EASTERN CORNERS OF 24th AND GATEWAY... THE BENCH MARK IS LOCATED AT THE INTERSECTION OF THE CENTERLINE OF THE HIGHWAY AND THE CENTERLINE OF THE TRACT.

DESCRIPTION OF TRI-B INDUSTRIAL PARK

AN 81.5105 ACRE PARCEL BEING THE COMPLETE EAST HALF OF THE CITY OF SOCORRO, TEXAS AND A PORTION OF TRACT 2, ROBERT E. NIX SURVEY NO. 303 AND A PORTION OF TRACT 2, ROBERT E. NIX SURVEY NO. 303 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT POINT A... TRAVELING S89°00'00"W 100.00 FT TO POINT B... TRAVELING S89°00'00"W 100.00 FT TO POINT C... TRAVELING S89°00'00"W 100.00 FT TO POINT D... TRAVELING S89°00'00"W 100.00 FT TO POINT E... TRAVELING S89°00'00"W 100.00 FT TO POINT F... TRAVELING S89°00'00"W 100.00 FT TO POINT G... TRAVELING S89°00'00"W 100.00 FT TO POINT H... TRAVELING S89°00'00"W 100.00 FT TO POINT I... TRAVELING S89°00'00"W 100.00 FT TO POINT J... TRAVELING S89°00'00"W 100.00 FT TO POINT K... TRAVELING S89°00'00"W 100.00 FT TO POINT L... TRAVELING S89°00'00"W 100.00 FT TO POINT M... TRAVELING S89°00'00"W 100.00 FT TO POINT N... TRAVELING S89°00'00"W 100.00 FT TO POINT O... TRAVELING S89°00'00"W 100.00 FT TO POINT P... TRAVELING S89°00'00"W 100.00 FT TO POINT Q... TRAVELING S89°00'00"W 100.00 FT TO POINT R... TRAVELING S89°00'00"W 100.00 FT TO POINT S... TRAVELING S89°00'00"W 100.00 FT TO POINT T... TRAVELING S89°00'00"W 100.00 FT TO POINT U... TRAVELING S89°00'00"W 100.00 FT TO POINT V... TRAVELING S89°00'00"W 100.00 FT TO POINT W... TRAVELING S89°00'00"W 100.00 FT TO POINT X... TRAVELING S89°00'00"W 100.00 FT TO POINT Y... TRAVELING S89°00'00"W 100.00 FT TO POINT Z... TRAVELING S89°00'00"W 100.00 FT TO POINT A.

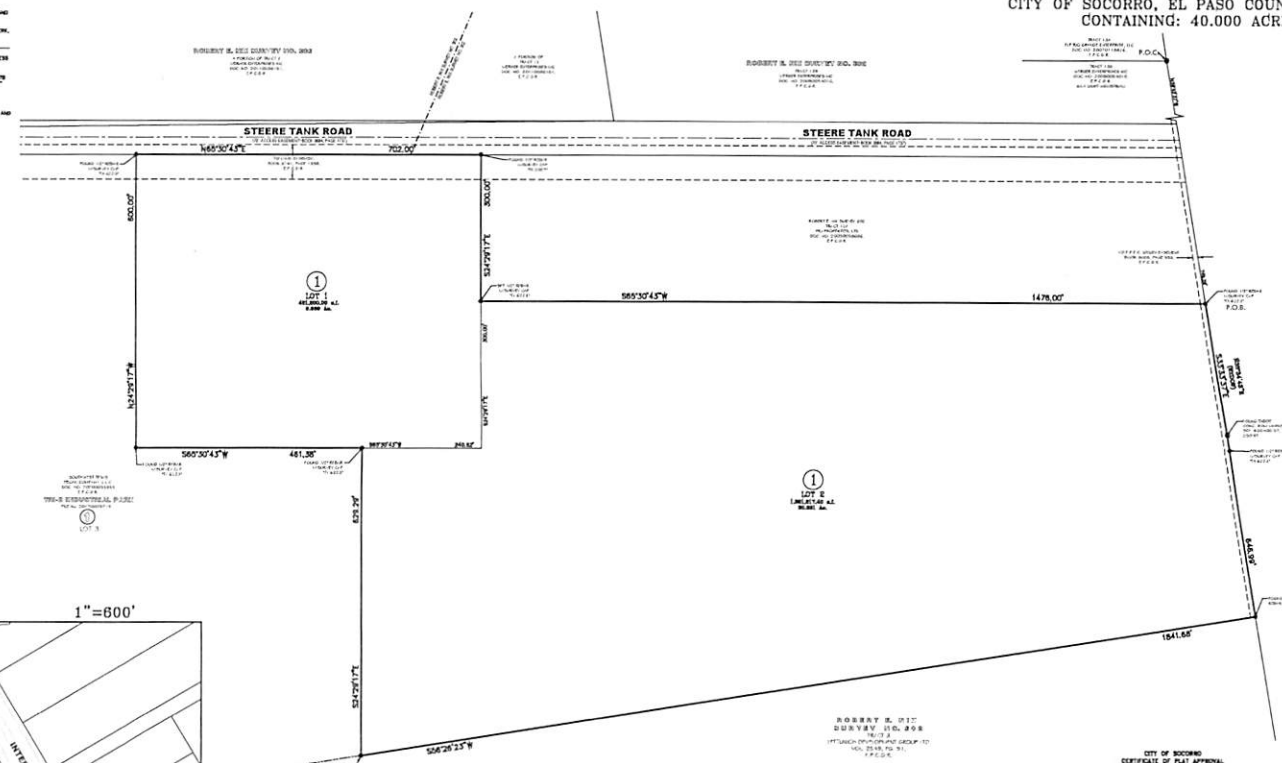
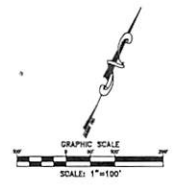
PLAT NOTES AND RESTRICTIONS: 1. THIS PLAT IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS SHOWN THEREON. 2. THE CITY OF SOCORRO HAS THE RIGHT TO REVOKE THIS PLAT IF THE INDUSTRIAL PARK IS NOT COMPLETED WITHIN THE TIME FRAME SPECIFIED IN THE PLAT. 3. THE CITY OF SOCORRO HAS THE RIGHT TO REVOKE THIS PLAT IF THE INDUSTRIAL PARK IS NOT COMPLETED WITHIN THE TIME FRAME SPECIFIED IN THE PLAT.

DATE OF PREPARATION: JUNE 2016

REPLAT

TRI-B INDUSTRIAL PARK REPLAT "A" BEING A REPLAT OF LOTS 1 AND 2, BLOCK 1, TRI-B INDUSTRIAL PARK, CITY OF SOCORRO, EL PASO COUNTY, TEXAS. CONTAINING: 40.000 ACRES

- NOTES**
- THIS IS TO CORRECT THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO TRI-B INDUSTRIAL PARK REPLAT "A" BY THE COUNTY UNDER ORDINANCE IN ACCORDANCE WITH THE PLAT AND REGULATIONS AND BY SECTION 14.01(b) OF THE 2014 BUILDING CODE.
 - EXISTING EASEMENTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, SOCO AND BELLEVILLE SECTIONS.
 - NETWORK NO. DATE DATE
 - SET TOP MARKS WITH CAP MARKED TO BE SET AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
 - THIS SUBDIVISION LIES WITHIN ZONE "Y" AS SHOWN AS DESCRIBED IN PARAGRAPH 10.01(a) OF THE CITY OF SOCORRO, EL PASO COUNTY, TEXAS, ZONE "Y" UNZONED AREAS ARE TO REMAIN AS IS UNLESS OTHERWISE NOTED.
 - PRIVATE DRAINAGE EASEMENTS WILL BE REQUIRED IF THESE LOTS ARE FURTHER SUBDIVIDED.
 - THE WATER SERVICE DEEDS WILL BE PROVIDED THROUGH NEIGHBORHOOD SELECT AND COLLECTION SERVICE.



DEDICATION
THE INDUSTRIAL PARTNERS, owners of the land herein shown, do hereby dedicate to the use of the public, for the purposes, conditions, and uses hereinafter set forth, all the property and interest therein, together with the right to alter, modify, amend, and otherwise use the same, subject to the terms and conditions hereinafter set forth.

TO: THE CITY OF SOCORRO, TEXAS

BY: _____
Mayor, Socorro, New Mexico

ACKNOWLEDGEMENT
STATE OF TEXAS
COUNTY OF EL PASO
I, _____, Surveyor, do hereby certify that the foregoing plat is a true and correct copy of the original as recorded in my office and that the same has been duly recorded in the public records of the County of El Paso, State of Texas.

Notary Public in and for El Paso County, Texas
My Commission Expires _____

CITY OF SOCORRO
CERTIFICATE OF PLAT APPROVAL
(UNDER LOCAL GOVERNMENT CODE 21E.0115(1)(2))
BE THE UNDERSIGNED CERTIFY that this plat of TRI-B INDUSTRIAL PARK REPLAT "A" is in compliance with the provisions of the City Code of the City of Socorro, Texas, and that the same has been duly recorded in the public records of the County of El Paso, Texas.

Mayor of the City of Socorro _____ Date _____
Attest: _____ Secretary of the City of Socorro _____ Date _____

FILING
Filed and recorded in the office of the County Clerk of El Paso County, Texas, this _____ day of _____, 2022, A.E. in Volume _____ of the Plat Record Page _____ File No. _____

County Clerk _____ By Deputy _____

Prepared by and under the supervision of:
CONDE INC., P.C.
Professional Surveyors & Engineers
Registration No. 50325

This plat hereunto is being made on the ground that the same is a true and correct copy of the original as recorded in the public records of the County of El Paso, Texas, and that the same has been duly recorded in the public records of the County of El Paso, Texas.

Yvonne Davis Curtis, P.E.
Not. E. Clark
Notary Public, State of Texas
License No. 8152





**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: DECEMBER 20, 2022**

**PRELIMINARY PLAT APPROVAL
STAFF REPORT**

SUBJECT:

APPROVE PRELIMINARY PLAT FOR A PORTION OF TRACT 13-A, BLOCK 5, SOCORRO GRANT, SOCORRO, TEXAS LOCATED ON NORTH LOOP ROAD.

NAME:

SOCORRO LOGISTICS UNIT 3

PROPERTY ADDRESS:

9899 North Loop and Logistics Center Court

**PROPERTY LEGAL
DESCRIPTION:**

Being a portion of Tract 13A, Block 5, Socorro Grant

PROPERTY OWNER:

Socorro Logistics Land, LLC

REPRESENTATIVE:

Jorge Grajeda, CEA Group

PROPERTY AREA:

6.52 Acres

CURRENT ZONING:

IC-MUD

CURRENT LAND USE:

Vacant

FUTURE LAND USE MAP:

Commercial

FLOOD MAP:

According to the Flood Insurance Rate Maps, the referenced property lies within Zone X; (Community Panel # 480212 236-B/ FEMA, September 4, 1991).

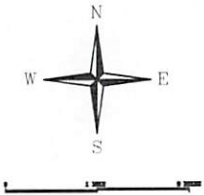
SUMMARY OF REQUEST:

Request to approve a Preliminary Plat. Plat shows one commercial lot. There are no public improvements.

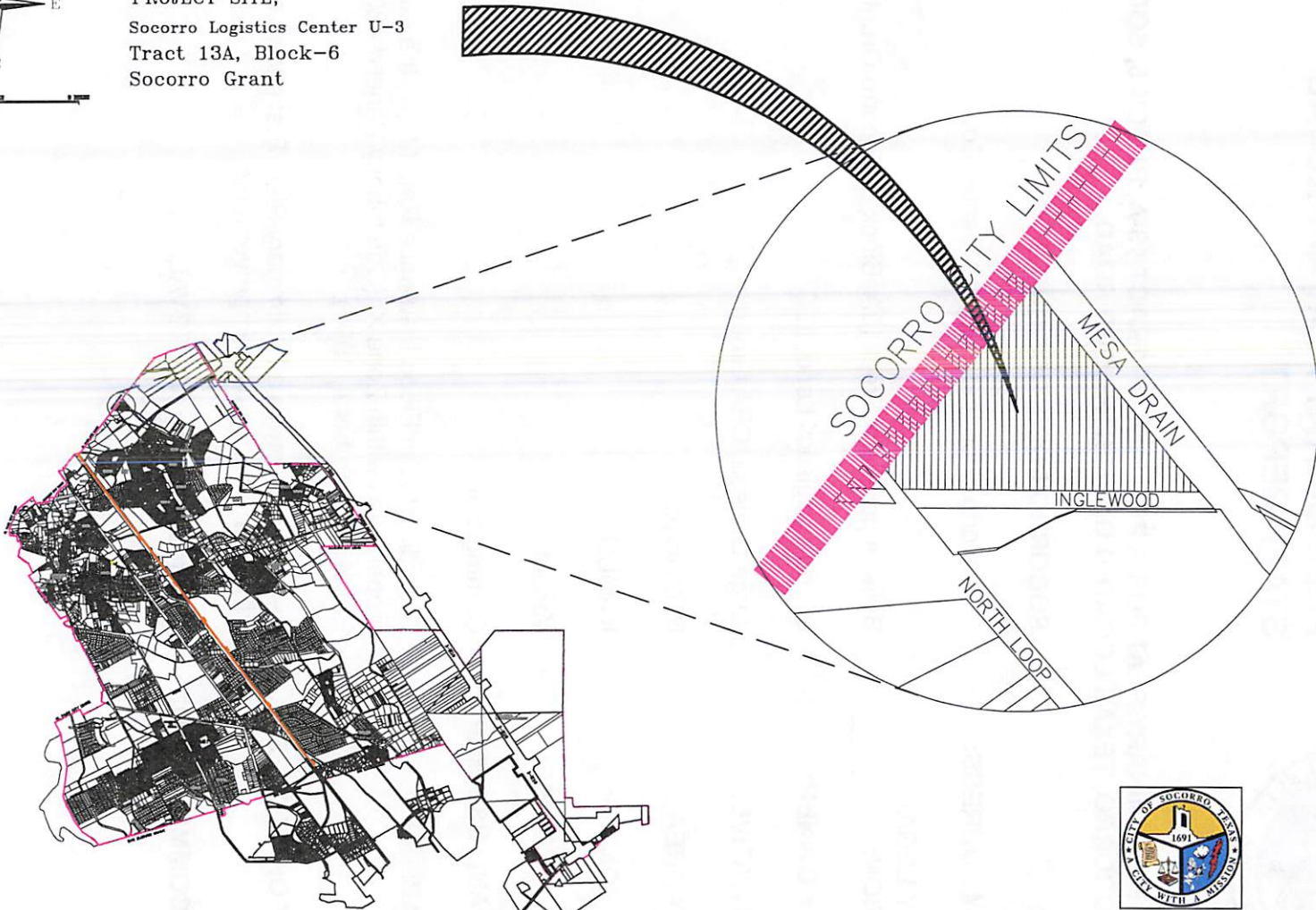
STAFF RECOMMENDATION:

Staff recommends APPROVAL.

LOCATION MAP



PROJECT SITE;
Socorro Logistics Center U-3
Tract 13A, Block-6
Socorro Grant



CITY OF SOCORRO

LOCATION MAP

Scale: AS SHOWN

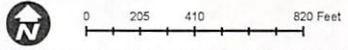
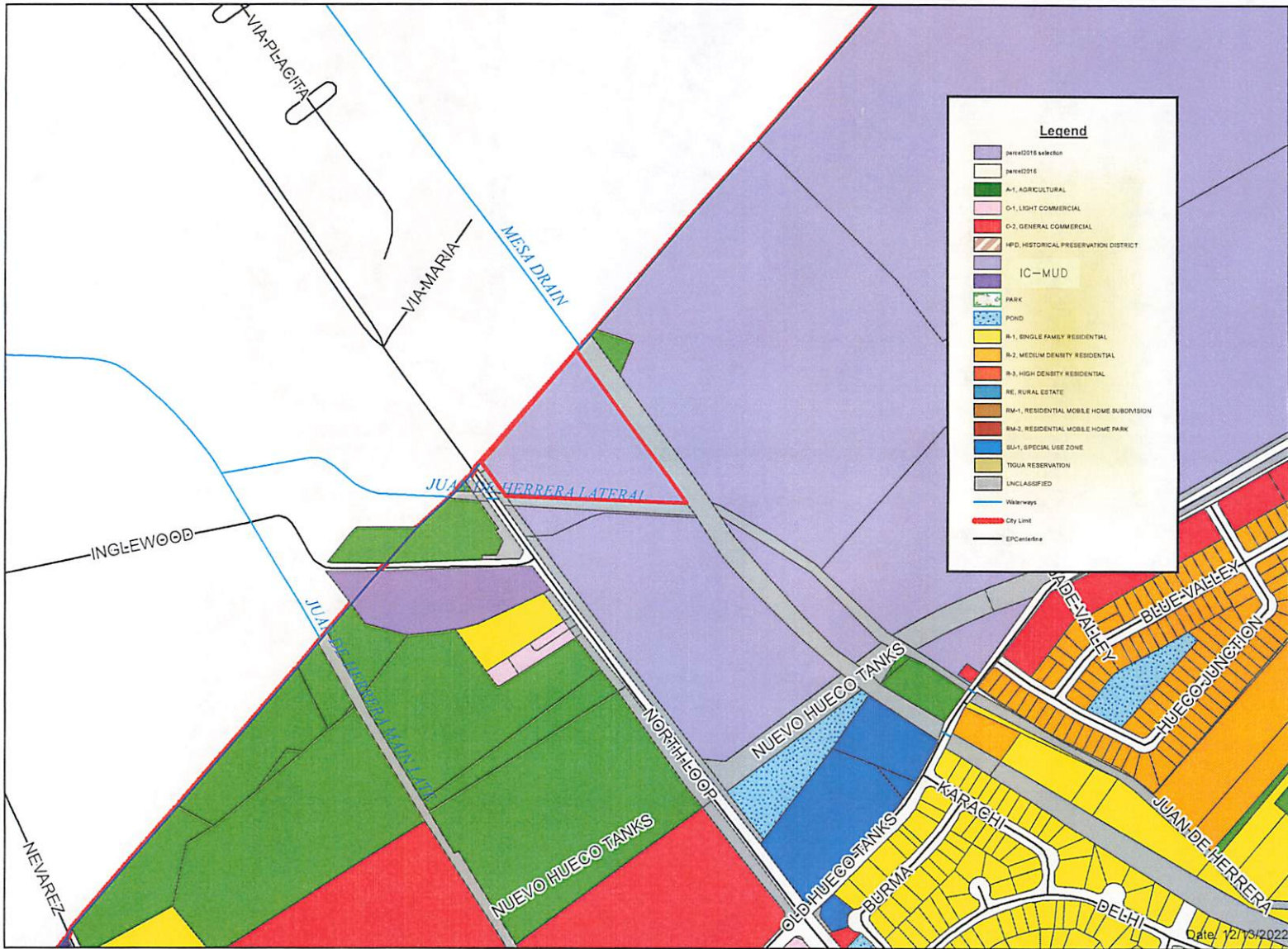


Planning and Zoning Department

800 N. Rio Vista Socorro, Texas 79927 Tel. (915) 872-8331 Fax (915) 872-8673

ZONING MAP

Zoning Map Socorro Logistics Center U-3



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



2016/2016 selection
 2016/2016
 A-1 AGRICULTURAL
 D-1 LIGHT COMMERCIAL
 D-2 GENERAL COMMERCIAL
 HPD HISTORICAL PRESERVATION DISTRICT
 IC-MUD
 PARK
 POND
 R-1 SINGLE FAMILY RESIDENTIAL
 R-2 MEDIUM DENSITY RESIDENTIAL
 R-3 HIGH DENSITY RESIDENTIAL
 RE RURAL ESTATE
 RM-1 RESIDENTIAL MOBILE HOME SUBDIVISION
 RM-2 RESIDENTIAL MOBILE HOME PARK
 SU-1 SPECIAL USE ZONE
 TIGUA RESERVATION
 UNCLASSIFIED
 Waterways
 City Limit
 EPCenterville

SITE PICTURES



AERIAL PHOTO



MASTER PLAN

