

Ivy Avalos
Mayor

Ruben Reyes
At Large

Cesar Nevarez
District 1



Alejandro Garcia
District 2/ Mayor ProTem

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 2ND DAY OF MAY 2023 AT 5:30 P.M. AT THE CITY HALL 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 CAN ALSO ACCESS THE MEETING BY CALLING TOLL FREE NUMBER 844-854-2222 ACCESS CODE 579797 BY 4:30 PM MOUNTAIN STANDARD TIME (MST) ON MAY 2ND, 2023 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

Approved by:

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) Public hearing request for the proposed amendment to the City of Socorro’s Master Plan and Rezoning of Block 2, Lot 1, Sombra De Piro Subdivision, located at 566 Buford Road, Socorro, TX from R-1 (Single Family Residential) to C-1 (Light Commercial) to allow for a parking area.
- b) Public hearing request for the proposed amendment to the City of Socorro’s Master Plan and Rezoning of Block 2, Tracts 6 and 6A, Socorro Grant, located at 11051 North Loop Drive, Socorro, TX from A-1 (Agricultural) to IC-MUD (Industrial/Commercial Mixed-Use Developments)
- a) Approval of Meeting minutes of April 18,2023.

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 1B, Trujillo Subdivision Unit 2 Replat “A”, located at 10330 Socorro Road, Socorro, TX from A-1 (Agricultural) to R-2 (Medium Density Residential) to allow for a Multi-Family Residential Development.
6. **Consider and Take Action** on the proposed amendment to the City of Socorro’s Master Plan and Rezoning of Block 1, Lot 1B, Trujillo Subdivision Unit 2 Replat “A”, located at 10330 Socorro Road, Socorro, TX from A-1 (Agricultural) to R-2 (Medium Density Residential) to allow for a Multi-Family Residential Development.

Approved by: 

7. Public hearing request for the proposed amendment to the City of Socorro's Master Plan and Rezoning of Block 3, Tract 4-C-6-B, Socorro Grant, located at 975 Horizon Blvd., Socorro, TX from A-1 (Agricultural) to R-2 (Medium Density Residential) to allow for a Multi-Family Residential Development.
8. **Consider and Take Action** on the proposed amendment to the City of Socorro's Master Plan and Rezoning of Block 3, Tract 4-C-6-B, Socorro Grant, located at 975 Horizon Blvd., Socorro, TX from A-1 (Agricultural) to R-2 (Medium Density Residential) to allow for a Multi-Family Residential Development.
9. **Consider and Take Action** on the proposed approval of Trujillo Subdivision Unit 2 Replat "B", being all of Lots 1-B, Block 1, Trujillo Subdivision Unit 2 Replat "A", Socorro, Texas.
10. **Consider and Take Action** on the proposed approval of a Preliminary Plat for Vista Bonita Estates Unit 2, being a portion of Tract 5, Block 24, San Elizario Grant, El Paso County, Texas.
11. **Consider and Take Action** on the proposed approval of a Subdivision replat to create two lots from one lot with a variance to allow a smaller lot size with the R-1 (Single Family Residential) zoning and being Block 16, Lot 6, Bauman Estates #3 located at 11351 Hovey Dr., Socorro, TX.
12. **Planning and Zoning Commissioners Report.**
13. **Planning and Zoning Department Report.**
14. **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

Approved by: 

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 28TH DAY OF APRIL 2023.

By: 
Judith Rodriguez, Planning & Zoning Secretary

DATE & TIME POSTED: 4/28/23 3:30pm /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/))

Approved by: 

Ivy Avalos
Mayor

Ruben Reyes
At Large

Cesar Nevarez
District 1



Alejandro Garcia
District 2 / Mayor ProTem

Rudy Cruz Jr.
District 3

Yvonne Colon-Villalobos
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Adriana Rodarte
City Manager

**PLANNING AND ZONING COMMISSION MEETING MINUTES
APRIL 18, 2023 @ 5:30 P.M.**

MEMBERS PRESENT:

Andrew Arroyos
Julie Dominguez
David Estrada
Osvaldo Reza
Maria Martinez- *arrived 5:43pm*

MEMBERS ABSENT:

Enrique Cisneros

STAFF PRESENT

Yadira Magana, Planning and Zoning Clerk
Judith Rodriguez, Planning and Zoning Clerk
Merwan Bhatti, City Attorney
Lorraine Quimiro, City Planner
Jose Botello, Planner
Lizbeth Castro, Recreation Coordinator
Juan Espinoza, IT Technician

1. Call to Order

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

2. Establishment of Quorum

Quorum with 5 commissioners present.

3. Notice to the Public-Open Forum

No one signed up to speak.

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 1B, Trujillo Subdivision Unit 2 Replat "A", located at 10330 Socorro Road, Socorro, TX from A-1 (Agricultural) to R-2 (Medium Density Residential) to allow for a Multi-Family Residential Development.
 - b) Public hearing request for the proposed amendment to the City of Socorro's Master Plan and Rezoning of Block 3, Tract 4-C-6-B, Socorro Grant, located at 975 Horizon Blvd., Socorro, TX from A-1 (Agricultural) to R-2 (Medium Density Residential) to allow for a Multi-Family Residential Development.
- a) Approval of Meeting minutes of April 4, 2023.

A motion was made by Andrew Arroyos *to approve*. Seconded by David Estrada.
Motion carried

Ayes: Andrew Arroyos, David Estrada, Julie Dominguez, and Osvaldo Reza.

Nays:

Abstain:

Absent: Enrique Cisneros and Maria Martinez. Maria Martinez arrived at 5:43 after the motion was approved.

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 2, Tracts 6 and 6A, Socorro Grant, located at 11051 North Loop Drive, Socorro, TX from A-1 (Agricultural) to IC-MUD (Industrial/Commercial Mixed-Use Developments)

*Mr. Botello explained that no public hearing will be held for this item since applicant requested to postpone it until May 16, 2023.

6. **Consider and Take Action** On the proposed amendment to the City of Socorro's Master Plan and Rezoning of Block 2, Tracts 6 and 6A, Socorro Grant, located at 11051 North Loop Drive, Socorro, TX from A-1 (Agricultural) to IC-MUD (Industrial/Commercial Mixed-Use Developments)

A motion was made by Andrew Arroyos *to postpone this item until May 16, 2023*.
Seconded by Osvaldo Reza.

Motion carried

Ayes: Andrew Arroyos, David Estrada, Julie Dominguez, and Osvaldo Reza.

Nays:

Abstain:

Absent: Enrique Cisneros and Maria Martinez. Maria Martinez arrived at 5:43 after the motion was approved.

7. Public hearing request for the proposed amendment to the City of Socorro's Master Plan and Rezoning of Block 3, Tract 4-D, Socorro Grant, located at 647 South Horizon Boulevard, Socorro, TX for a Conditional Use Permit to allow for a Motor Vehicle Maintenance Facility and with a condition to allow a maximum of 5 inoperable vehicles within the property and intended for repair and owned by customers only.

Mr. Arroyos: OPEN: 5:35pm

CLOSE: 5:35pm

No speakers

8. **Consider and Take Action** On the proposed amendment to the City of Socorro's Master Plan and Rezoning of Block 3, Tract 4-D, Socorro Grant, located at 647 South Horizon Boulevard, Socorro, TX for a Conditional Use Permit to allow for a Motor Vehicle Maintenance Facility and with a condition to allow a maximum of 5 inoperable vehicles within the property and intended for repair and owned by customers only.

No speakers

A motion was made by Andrew Arroyos *to approve with staff recommendation that all inoperable vehicles be removed from the lot.* Seconded by Osvaldo Reza.

Motion carried

Ayes: Andrew Arroyos, David Estrada, Julie Dominguez, Osvaldo Reza, and Maria Martinez.

Nays:

Abstain:

Absent: Enrique Cisneros

9. Public hearing request for the proposed amendment to the City of Socorro's Master Plan and Rezoning of Block 16, Lots 5 & 6, Country Green, located at 10921 North Loop Drive, Socorro, TX for a Conditional Use Permit to allow for a Motor Vehicle Body Shop and with a condition that all work be conducted within an enclosed building and no vehicles to be parked on a public R.O.W.

Mr. Arroyos: OPEN: 5:46pm

CLOSE: 5:46pm

No speakers

10. **Consider and Take Action** On the proposed amendment to the City of Socorro's Master Plan and Rezoning of Block 16, Lots 5 & 6, Country Green, located at 10921 North Loop Drive, Socorro, TX for a Conditional Use Permit to allow for a Motor Vehicle Body Shop

and with a condition that all work be conducted within an enclosed building and no vehicles to be parked on a public R.O.W.

A motion was made by Andrew Arroyos *to approve with staff recommendation that: 1) all work be conducted within an enclosed building, 2) all inoperable vehicles be removed from the lot, 3) no vehicles be parked on public R.O.W, and 4) Permit to apply to only to 10921 North Loop.* Seconded by Osvaldo Reza.

Motion carried

Ayes: Andrew Arroyos, David Estrada, Julie Dominguez, Osvaldo Reza, and Maria Martinez.

Nays:

Abstain:

Absent: Enrique Cisneros

11. Public hearing request for the proposed amendment to the City of Socorro's Master Plan and Rezoning of Block 1, Lot 5, Clint Venture Commercial #4, and Block 1, Lots 3 and 4, Clint Venture Commercial #3 located at 2625,2635 and 2645 Darrington Road, Socorro, TX from Unclassified to C-2 (General Commercial District) with a Conditional Use Permit to allow for Commercial Trucks and Trailer Parking.

Mr. Arroyos: OPEN: 5:52pm

CLOSE: 5:53pm

No speakers

12. Consider and Take Action On the proposed amendment to the City of Socorro's Master Plan and Rezoning of Block 1, Lot 5, Clint Venture Commercial #4, and Block 1, Lots 3 and 4, Clint Venture Commercial #3 located at 2625,2635 and 2645 Darrington Road, Socorro, TX from Unclassified to C-2 (General Commercial District) with a Conditional Use Permit to allow for Commercial Trucks and Trailer Parking.

Speaker: Applicant David Alfonso Morales

A motion was made by Andrew Arroyos *to approve with staff recommendation that 1) all inoperable vehicles/trucks be removed from the lots and 2) the properties be maintained by cleaning up vehicles' parts and overgrown weed and/or grass.* Seconded by Osvaldo Reza.

Motion carried

Ayes: Andrew Arroyos, David Estrada, Julie Dominguez, Osvaldo Reza, and Maria Martinez.

Nays:

Abstain:

Absent: Enrique Cisneros

13. Consider and Take Action On the proposed approval of a Subdivision Replat for Horn Subdivision Replat "A", being a replat of Lots 1, 2, 3, and 4, Block 1, Horn Subdivision, Socorro Texas.

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

Ayes: Andrew Arroyos, David Estrada, Julie Dominguez, Osvaldo Reza, and Maria Martinez.

Nays:

Abstain:

Absent: Enrique Cisneros.

14. Consider and Take Action On the proposed approval of Trujillo Subdivision Unit 2 Replat "B", being all of Lots 1-B, Block 1, Trujillo Subdivision Unit 2 Replat "A", Socorro, Texas.

*Mr. Botello requested commissioners to postpone this item for the next Planning and Zoning meeting May 2, 2023.

A motion was made by Andrew Arroyos *to postpone the item to May 2, 2023*. Seconded by Maria Martinez.

Motion carried

Ayes: Andrew Arroyos, David Estrada, Julie Dominguez, Osvaldo Reza, and Maria Martinez.

Nays:

Abstain:

Absent: Enrique Cisneros.

15. Consider and Take Action On the proposed approval of a Subdivision Replat for Bauman Estates Unit 2 Replat "L", being a Replat of Lot 3, Block 5, Bauman Estates Unit 2, located at 11198 Rankin Dr., Socorro Texas.

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

Motion carried

Ayes: Andrew Arroyos, David Estrada, Julie Dominguez, Osvaldo Reza, and Maria Martinez.

Nays:

Abstain:

Absent: Enrique Cisneros.

16. Consider and Take Action On the proposed approval of a Preliminary Plat for Vista Bonita Estates Unit 2, being a portion of Tract 5, Block 24, San Elizario Grant, El Paso County, Texas

*Mr. Botello requested commissioners to postpone this item for the next Planning and Zoning meeting May 2, 2023.

A motion was made by Andrew Arroyos *to postpone the item to May 2, 2023*. Seconded by David Estrada.

Motion carried

Ayes: Andrew Arroyos, David Estrada, Julie Dominguez, Osvaldo Reza, and Maria Martinez.

Nays:

Abstain:

Absent: Enrique Cisneros.

17. Planning and Zoning Commissioners Report.

Mr. Arroyos requested information in regards 3rd party inspections and Ms. Julie Dominguez inquired about the Planning and Zoning Staff role,

18. Planning and Zoning Department Report.

Ms. Lorraine gave information regarding the city comprehensive plan, rewrite subdivision codes, and transit.

19. Adjournment:

A motion was made by Andrew Arroyos *to adjourn*. Seconded by Osvaldo Reza.

Motion carried.

Ayes: Andrew Arroyos, David Estrada, Julie Dominguez, Osvaldo Reza, and Maria Martinez.

Nays:

Abstain:

Absent: Enrique Cisneros

Meeting adjourned at 6:25pm.

Andrew Arroyos, Chairman

Date minutes were approved.

Judith Rodriguez, Secretary

Date minutes were approved.



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: MAY 2, 2023**

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, ALL OF LOT 1-B, TRUJILLO SUBDIVISION UNIT 2 REPLAT "A", LOCATED AT 10330 SOCORRO ROAD, SOCORRO, TX FROM A-1 (AGRICULTURAL) TO R-2 (MEDIUM DENSITY RESIDENTIAL) TO ALLOW A MULTI-FAMILY RESIDENTIAL DEVELOPMENT.

NAME: TRUJILLO SUBDIVISION UNIT 2 REZONING

PROPERTY ADDRESS: 10330 SOCORRO RD.

PROPERTY LEGAL DESCRIPTION: BLOCK 1, ALL OF LOT 1-B, TRUJILLO SUBDIVISION UNIT 2 REPLAT "A"

PROPERTY OWNER: AVA DEVELOPMENTS, LLC.

REPRESENTATIVE: DORADO ENGINEERING GROUP

PROPERTY AREA: 2.360 ACRES

CURRENT ZONING: A-1

CURRENT LAND USE: VACANT LOT

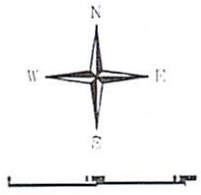
FUTURE LAND USE MAP: AGRICULTURAL LAND

FLOOD MAP: According to the Flood Insurance Rate Maps, the referenced property lies within Zone X; (Community Panel # 480212 0250-B/ FEMA, September 4, 1991).

SUMMARY OF REQUEST: Request for **APPROVAL** of Rezoning of property from A-1 to R-2 to allow a Multi-Family Residential Development.

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the Rezoning request.

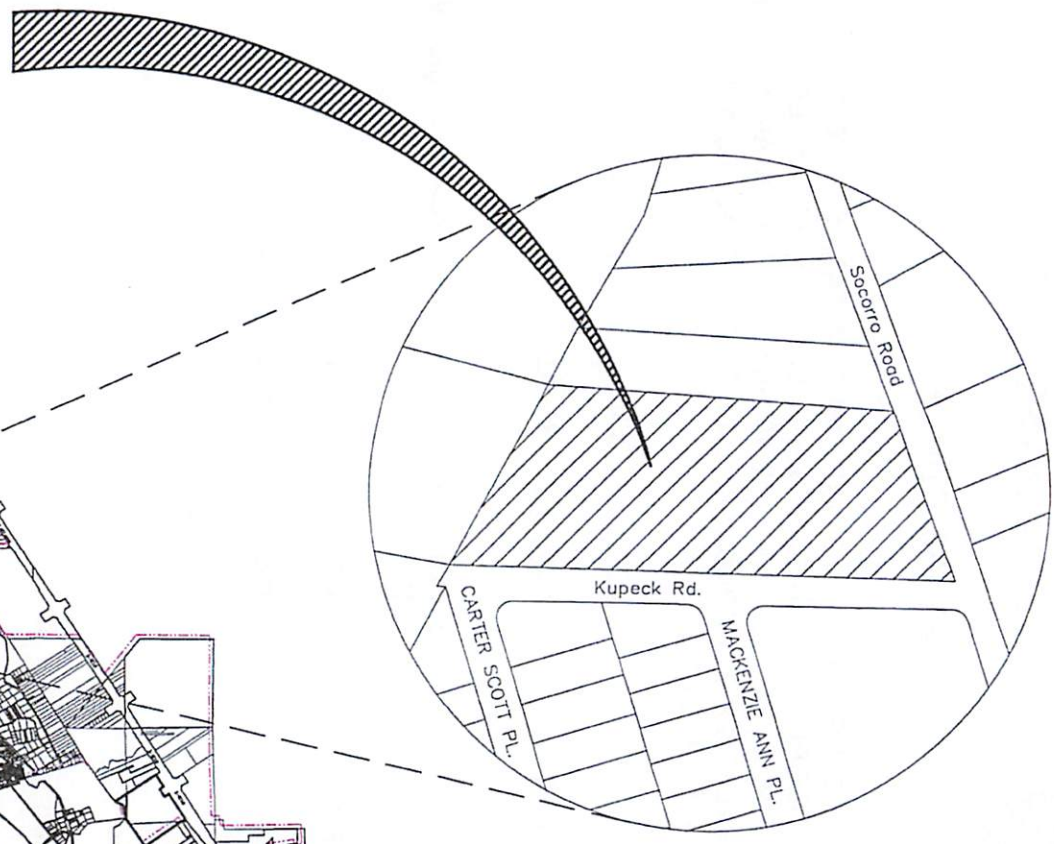
LOCATION MAP



PROJECT SITE;
10330 Socorro Rd.
Lot-1, Block 1
Trujillo U-2



CITY OF SOCORRO

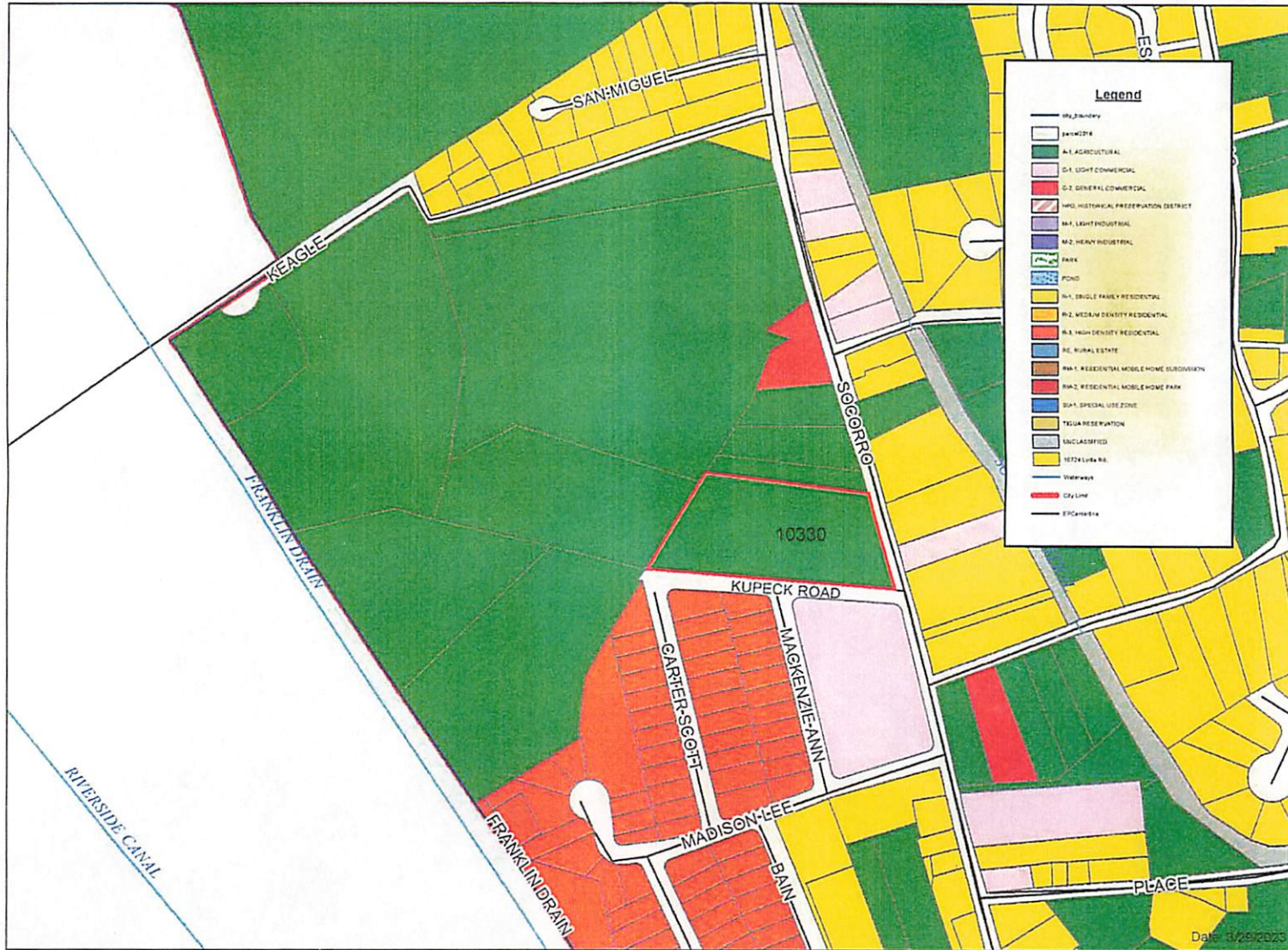


LOCATION MAP
Scale AS SHOWN

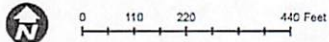
Planning and Zoning Department
800 N. San Juan Street, Suite 700 | Tel: (505) 875-8131 | Fax: (505) 875-8673

ZONING MAP

Zoning 10330 Socorro Rd.



Legend	
[Line]	City Boundary
[Line]	Boundary
[Green]	A-1 AGRICULTURAL
[Light Pink]	C-1 LIGHT COMMERCIAL
[Red]	C-2 GENERAL COMMERCIAL
[Purple]	HPD HISTORICAL PRESERVATION DISTRICT
[Light Blue]	LI-1 LIGHT INDUSTRIAL
[Dark Blue]	LI-2 HEAVY INDUSTRIAL
[Green with tree]	PARK
[Blue with wavy lines]	POND
[Yellow]	R-1 SINGLE FAMILY RESIDENTIAL
[Light Yellow]	R-2 MEDIUM DENSITY RESIDENTIAL
[Red]	R-3 HIGH DENSITY RESIDENTIAL
[Light Green]	RE RURAL ESTATE
[Brown]	RH-1 RESIDENTIAL MOBILE HOME SUBDIVISION
[Red with tree]	RH-2 RESIDENTIAL MOBILE HOME PARK
[Blue]	SUA SPECIAL USE ZONE
[Light Green]	TRIA TRAIL RESERVATION
[Grey]	UNCLASSIFIED
[Yellow with 'H24']	UT24 UNIM. RE.
[Blue line]	Waterways
[Red line]	City Line
[Black line]	City Center



Date: 4/25/2023

CITY OF SOCORRO
 PLANNING & ZONING
 850 N. 210 VISTA
 SOCORRO, TX. 79927



SITE PICTURES



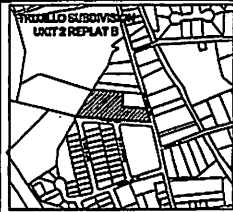
AERIAL PHOTO



PUBLIC HEARING



REPLAT



LOCATION MAP
SCALE 1" = 500'

NOTES

1. ALL RECORDS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEPT. AND RECORDS SECTION.
2. WATER SUPPLY AND SEWER SERVICE EXPENSES IS PROVIDED BY LOWER VALLEY WATER DISTRICT.
3. THIS PROPERTY LIES IN ZONE "M" - AREA OF URBAN, SUBURBAN & RURAL FLOOR PLANS, PER M.C. 90214-00001, EFFECTIVE DATE SEPTEMBER 4, 1991.
4. ALL PUBLIC SERVICE UTILITIES WILL BE PROVIDED THROUGH ENGINEERING DESIGN AND COLLECTION FROM UTILITY TO THIS SUBDIVISION.

SCHOOL DISTRICT

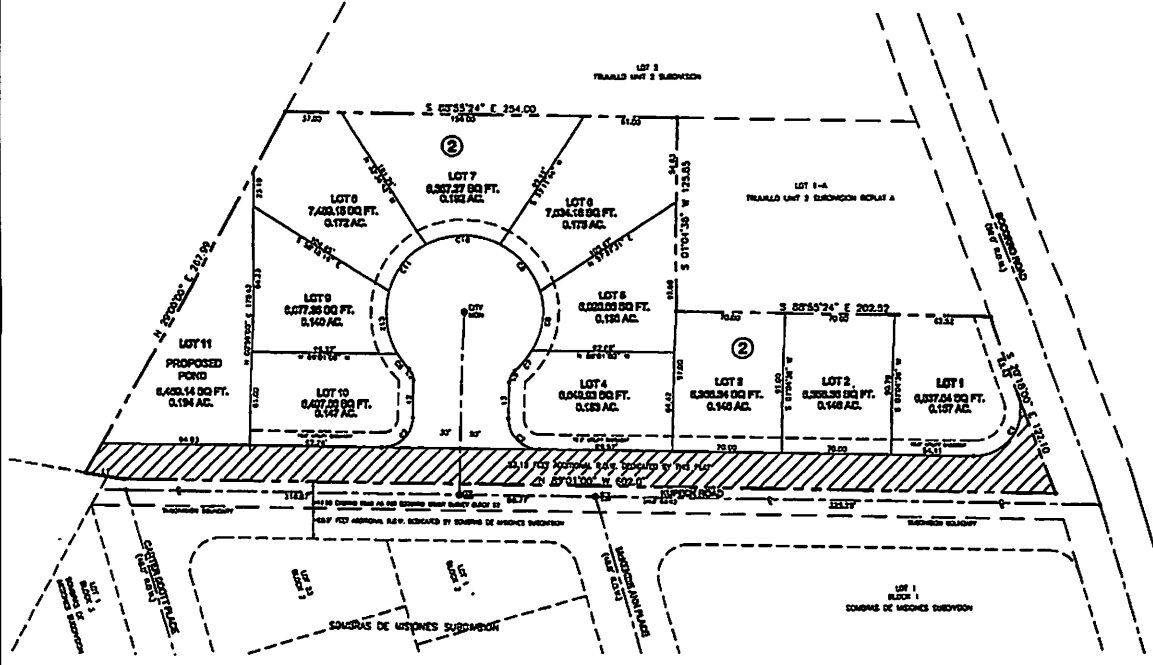
SOCORRO INDEPENDENT SCHOOL DISTRICT



SCALE: 1"=30'

LINE	LENGTH	BEARING
1	14.50	S 89°15'00" W
2	14.50	S 89°15'00" W
3	14.50	S 89°15'00" W

CURVE	DELTA	CHORD BEARING	CHORD LENGTH	ARC LENGTH	CHORD LENGTH
C1	172.225°	S 89°15'00" W	14.500	14.500	14.500
C2	172.225°	S 89°15'00" W	14.500	14.500	14.500
C3	172.225°	S 89°15'00" W	14.500	14.500	14.500
C4	172.225°	S 89°15'00" W	14.500	14.500	14.500
C5	172.225°	S 89°15'00" W	14.500	14.500	14.500
C6	172.225°	S 89°15'00" W	14.500	14.500	14.500
C7	172.225°	S 89°15'00" W	14.500	14.500	14.500
C8	172.225°	S 89°15'00" W	14.500	14.500	14.500
C9	172.225°	S 89°15'00" W	14.500	14.500	14.500
C10	172.225°	S 89°15'00" W	14.500	14.500	14.500
C11	172.225°	S 89°15'00" W	14.500	14.500	14.500
C12	172.225°	S 89°15'00" W	14.500	14.500	14.500
C13	172.225°	S 89°15'00" W	14.500	14.500	14.500
C14	172.225°	S 89°15'00" W	14.500	14.500	14.500
C15	172.225°	S 89°15'00" W	14.500	14.500	14.500
C16	172.225°	S 89°15'00" W	14.500	14.500	14.500
C17	172.225°	S 89°15'00" W	14.500	14.500	14.500
C18	172.225°	S 89°15'00" W	14.500	14.500	14.500
C19	172.225°	S 89°15'00" W	14.500	14.500	14.500
C20	172.225°	S 89°15'00" W	14.500	14.500	14.500



TRUJILLO SUBDIVISION UNIT 2 REPLAT B

BEING ALL OF LOT 1-B, BLOCK 1
TRUJILLO SUBDIVISION UNIT 2 REPLAT A
CITY OF SOCORRO, TEXAS
COUNTY OF EL PASO, TEXAS
CONTAINING 2.339 ACRES

THE SIGN REPRESENTS THE PROPERTY OWNERS OF THIS LAND, WHOSE NAMES ARE SET FORTH AND RECORDS TO THE USE OF THE PUBLIC, THE SURVEY AND EXACT CORNER AND POINTS ARE AS SHOWN BY THIS SURVEY, INCLUDING CORRECTIONS FOR OVERSIGHT OF SURVEY INSTRUMENTS AND THE SURVEYOR'S RECORDS, RECORDS AND PLANS FOR UNDERGROUND UTILITIES, AND THE SURVEYOR'S RECORDS FOR SERVICE AND CONSTRUCTION AND THE BOUND TO THE SURROUNDING BLOCKS AND LOTS.

AM DEVELOPER, LUT DATE

ACKNOWLEDGMENT

STATE OF TEXAS |
COUNTY OF EL PASO |
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2022, BY _____

NOTARY PUBLIC STATE OF TEXAS
BY COMMISSION EXPIRES _____

CITY OF SOCORRO PLANNING DEPARTMENT

THIS SUBDIVISION IS HEREBY APPROVED AS TO THE PLATTING AND AS TO THE CONDITIONS OF THE DEVELOPER IN ACCORDANCE WITH CHAPTER 211 OF THE LOCAL GOVERNMENT CODE OF TEXAS THIS _____ DAY OF _____ 2022 A.D.

PLANNING DIRECTOR OF THE CITY OF SOCORRO

SEAL

**CITY OF SOCORRO
CITY CLERK**

UNDER TEXAS LOCAL GOVERNMENT CODE 212.009(1)
WE THE UNDERSIGNED COUNTY CLERK SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY OF SOCORRO, ON _____ DAY OF _____ 2022

CITY CLERK OF THE CITY OF SOCORRO DATE

DEPUTY SECRETARY OF THE CITY OF SOCORRO DATE

FILING

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

COUNTY CLERK OF EL PASO COUNTY

DORADO ENGINEERING, INC.
ENGINEERS SURVEYORS PLANNERS
2217 E. CARROLL ST., EL PASO, TEXAS 79903 (915) 583-0002

DATE OF PREPARATION SEPTEMBER 15, 2022



Ivy Avalos
Mayor
Ruben Reyes
At Large
Cesar Nevarez
District 1



Alejandro Garcia
District 2/ Mayor ProTem

Rudy Cruz, Jr.
District 3

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

April 13, 2023

Dear property owner,

You are hereby notified that a Planning and Zoning Commission meeting has been scheduled to hold a **PUBLIC HEARING** on May 2nd, 2023, at 5:30 p.m. **BROADCASTED FROM CITY HALL CHAMBERS, 860 RIO VISTA RD., SOCORRO, TEXAS 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 1B, Trujillo Subdivision Unit 2 Replat "A", located at 10330 Socorro Road, Socorro, TX from A-1 (Agricultural) to R-2 (Medium Density Residential) to allow for a Multi-Family Residential Development.

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 obliged 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 May 2nd, 2023, to join the meeting and to sign up to speak on the public hearing, the speaker will be called upon by the presiding officer during the public hearing.

Please contact our office the day of the scheduled meeting to confirm that the meeting will be held.

Respectfully,

Judith Rodriguez
Judith Rodriguez
Planning & Zoning Commission Secretary

Ivy Avalos
Mayor

Ruben Reyes
At Large

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

13 de abril, 2023

Estimado dueño(a) de propiedad,

Se le notifica que habrá una AUDIENCIA PUBLICA durante la junta de la Comisión de Planeación y Zonificación el 2 de mayo del año 2023 a las 5:30 p.m. **TRANSMITIDO DESDE CÁMARAS DE AYUNTAMIENTO, 860 RIO VISTA RD., SOCORRO, TEXAS A TRAVÉS 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 Rezonificación del Bloque 1, Lote 1B, Subdivision Trujillo Unidad 2 Replat "A", ubicada en el 10330 Socorro Road, Socorro, TX de una zona A-1 (Agricultural) a R-2 (Residencial de densidad media) para permitir un Desarrollo multifamiliar.

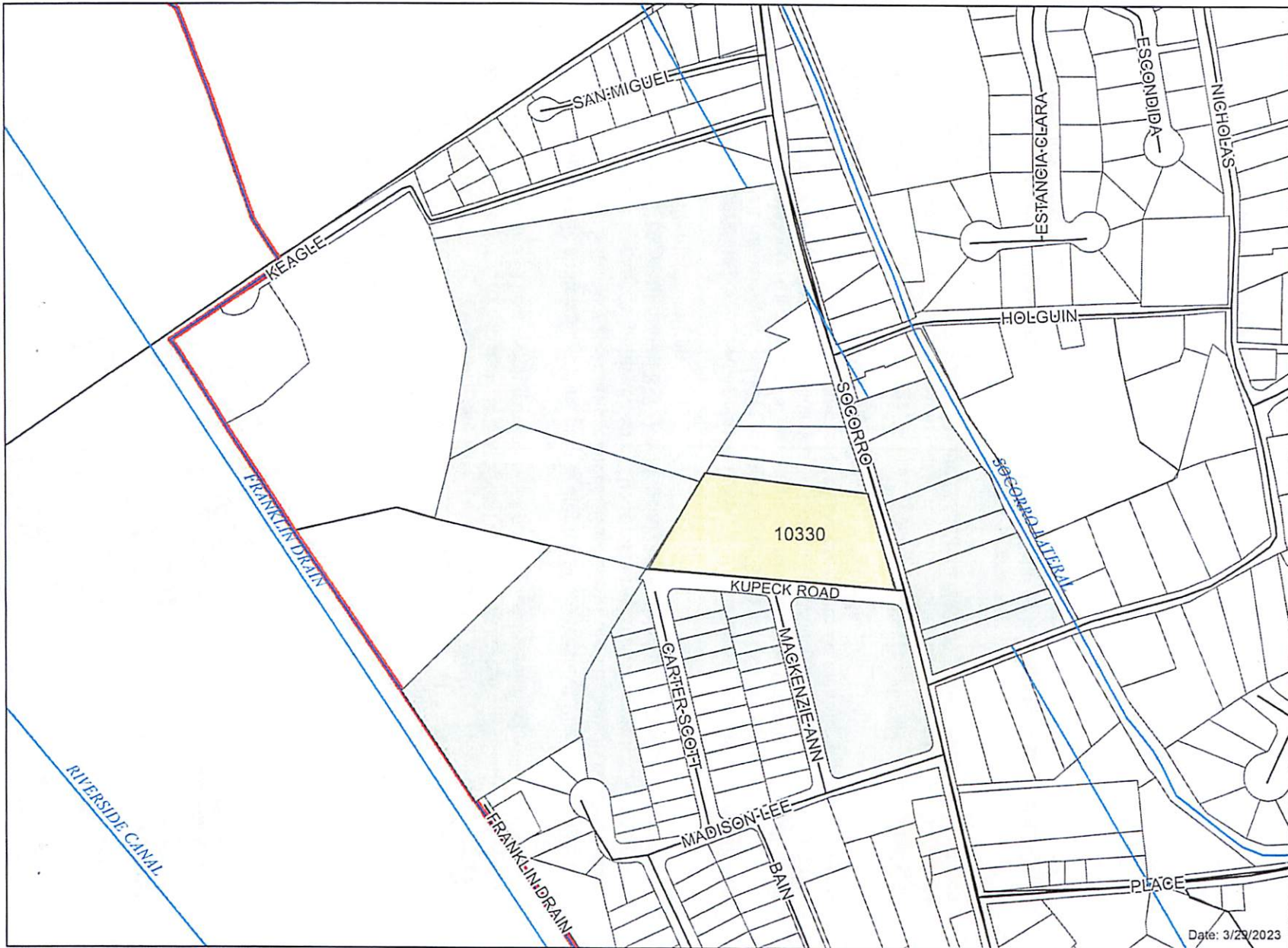
Usted ha sido notificado porque es dueño(a) de una propiedad ubicada dentro del radio de 200 pies de la propiedad en cuestión, dispuesto por el Capítulo 46-53 (c) del Código Municipal. Usted no está obligado(a) a asistir, pero si tiene algún comentario u opinión se le recomienda asistir a la audiencia. 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 2 de mayo del año 2023 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
Judith Rodriguez
Secretaria de la Comisión de Planeación y Zonificación

200' Around 10330 Socorro Rd.



Date: 3/23/2023



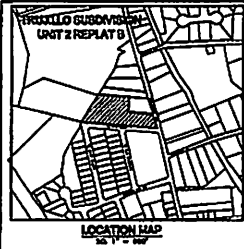
0 110 220 440 Feet

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



file_as_name	addr_line2	addr_city	addi	addr_zip
DURAN ARMIDA	10409 CARTER SCOTT PL	EL PASO	TX	79927-3915
DE LEON CRISTINA H S D	10406 CARTER SCOTT PL	EL PASO	TX	79927-3915
STOREY PATRICK J & APRIL L	10412 MAC KENZE ANN PL	EL PASO	TX	79927-3913
CITY OF SOCORRO	124 HORIZON BLVD	SOCORRO	TX	79927-2620
RUIZ LUIS C	10402 CARTER SCOTT PL	EL PASO	TX	79927-3915
LAGUNAS MELISSA	10405 CARTER SCOTT PL	SOCORRO	TX	79927-3915
BAZAN VICENTE	10408 MAC KENZE ANN PL	EL PASO	TX	79927-3913
AGUILAR JULIO C SR & ADELA	10401 CARTER SCOTT PL	EL PASO	TX	79927-3915
GASTELUM ARMANDO F	10404 MAC KENZE ANN PL	EL PASO	TX	79927-3913
RANCHOS DEL RIO LTD	PO BOX 846	FABENS	TX	79838-0846
SERNA FRANCES	10391 SOCORRO RD	EL PASO	TX	79927-2326
RUIZ JOSHUA	10400 MAC KENZE ANN PL	SOCORRO	TX	79927-3913
CASTANEDA PATRICIA	10397 CARTER SCOTT PL	SOCORRO	TX	79927-3914
GONZALEZ MILLIE S	552 NICHOLS RD	SOCORRO	TX	79927-1612
SOTELO DANIEL	10398 CARTER SCOTT PL	EL PASO	TX	79927-3914
BELTRAN MARIANO	425 GALLAGHER ST	EL PASO	TX	79915-3133
LUJAN RAYMUNDO T (LE) & LUJAN CYNT	10383 SOCORRO RD	SOCORRO	TX	79927-2326
JACKSON RICHARD F	10377 SOCORRO RD	EL PASO	TX	79927-2326
TRUJILLO EFRAIN	10330 SOCORRO RD	EL PASO	TX	79927-2319
PARRA ROSENDO JR	PO BOX 371131	EL PASO	TX	79937-1131
RUIZ FRANCISCO JAVIER	9813 LA MORENITA CIR	EL PASO	TX	79927-2541
SOLIS AURORA	10320 SOCORRO RD	EL PASO	TX	79927-2319
ALVIDREZ YOLANDA A	8131 ALGERITA CT	EL PASO	TX	79915-4605
GUTIERREZ ANTONIO A	10331 SOCORRO RD	EL PASO	TX	79927-2326
SOLIS AURORA T	10320 SOCORRO RD	EL PASO	TX	79927-2319
FLORES JOSE L & PAZ N	10249 SOCORRO RD	SOCORRO	TX	79927-2337
APODACA HERMAN	PO BOX 77	CLINT	TX	79836-0077

REPLAT



NOTES

1. THE CERTIFICATE FOR THIS SUBDIVISION WAS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
2. WATER SUPPLY AND SEWER SERVICE IS PROVIDED BY LOWER VALLEY WATER DISTRICT.
3. THIS PROPERTY LIES IN SOME "M" AREAS OF VARIOUS JURISDICTIONS AS PER FLOOD PANEL NO. 432211-0000A, EFFECTIVE DATE SEPTEMBER 4, 1991.
4. U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH ESTABLISHED DELIVERY AND COLLECTION BOX SITES TO THIS SUBDIVISION.

SCHOOL DISTRICT
SOCORRO INDEPENDENT SCHOOL DISTRICT



LINE	LENGTH	BEARING
11	12.15	S. 87°11'30" W.
12	11.01	S. 87°11'30" W.
13	12.15	S. 87°11'30" W.

CURVE	DELTA	CHD (RADIUS)	ARC LENGTH	CHD LENGTH	CHD LENGTH
C1	271.1222°	3.32222227	0.2500	0.4333	0.4333
C2	321.1222°	3.32222227	0.2500	0.4333	0.4333
C3	301.1222°	3.32222227	0.2500	0.4333	0.4333
C4	281.1222°	3.32222227	0.2500	0.4333	0.4333
C5	261.1222°	3.32222227	0.2500	0.4333	0.4333
C6	241.1222°	3.32222227	0.2500	0.4333	0.4333
C7	221.1222°	3.32222227	0.2500	0.4333	0.4333
C8	201.1222°	3.32222227	0.2500	0.4333	0.4333
C9	181.1222°	3.32222227	0.2500	0.4333	0.4333
C10	161.1222°	3.32222227	0.2500	0.4333	0.4333
C11	141.1222°	3.32222227	0.2500	0.4333	0.4333
C12	121.1222°	3.32222227	0.2500	0.4333	0.4333
C13	101.1222°	3.32222227	0.2500	0.4333	0.4333
C14	81.1222°	3.32222227	0.2500	0.4333	0.4333
C15	61.1222°	3.32222227	0.2500	0.4333	0.4333
C16	41.1222°	3.32222227	0.2500	0.4333	0.4333
C17	21.1222°	3.32222227	0.2500	0.4333	0.4333
C18	1.1222°	3.32222227	0.2500	0.4333	0.4333

TRUJILLO SUBDIVISION UNIT 2 REPLAT B

BEING ALL OF LOT 1-8, BLOCK 1
TRUJILLO SUBDIVISION UNIT 2 REPLAT A
CITY OF SOCORRO, TEXAS
COUNTY OF EL PASO, TEXAS
CONTAINING 2.339 ACRES

THE STATE OF TEXAS
COUNTY OF EL PASO

WE, THE DEVELOPER(S), (S) PROPERTY OWNER(S) OF THIS LAND, HEREBY PRESENT AND DECLARE TO THE USE OF THE PUBLIC THE EXISTING AND LEGAL CONDITIONS AND RECORDS RECORD MAPS, DEEDS AND RECORDS RELIABLE EVIDENCE FOR CARRYING OUT THEREOF IN FULL THE INTENT AND EFFECT OF SAID MAPS, DEEDS AND RECORDS FOR UNDERSTANDING AND THE DEED TO RECORD AND CHECKS FOR EVIDENCE AND CONSTRUCTION AND THE BEST IDENTIFYING TREES AND SHUBS.

DATE DEVELOPER(S), LLC DATE

ACKNOWLEDGMENT

STATE OF TEXAS |
COUNTY OF EL PASO |
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2022, BY _____

BY COMMISSIONER EXPIRES _____

CITY OF SOCORRO PLANNING DEPARTMENT
THIS SUBDIVISION IS HEREBY APPROVED AS TO THE PLATTING AND AS TO THE CONDITIONS OF DEDICATION IN ACCORDANCE WITH CHAPTER 212 OF THE LOCAL GOVERNMENT CODE OF TEXAS
_____ DAY OF _____ 2022 A.D.

PLANNING DIRECTOR OF THE CITY OF SOCORRO _____

SECRETARY _____

CITY OF SOCORRO
COMMISSIONER OF CITY AFFAIRS
UNDER TEXAS LOCAL GOVERNMENT CODE 212.007(C)
WE, THE UNDERSIGNED COPY THAT SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY OF SOCORRO, ON _____ DAY OF _____

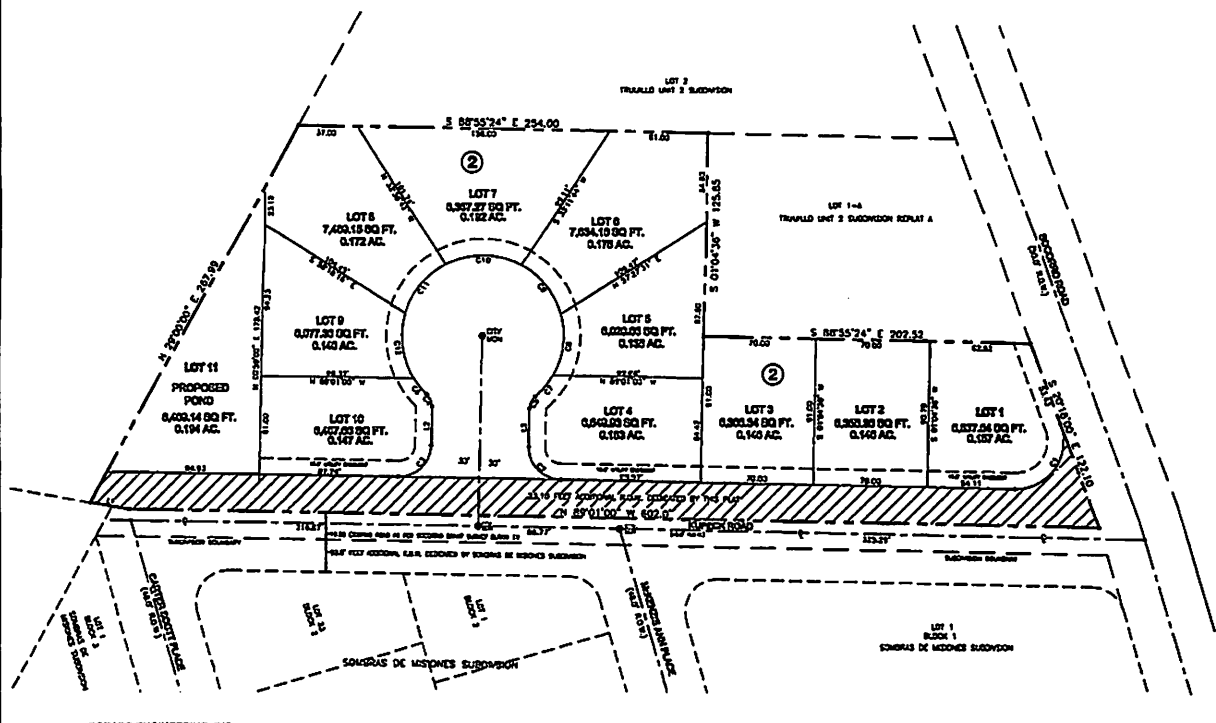
WARD OF THE CITY OF SOCORRO _____ DATE _____

ALTERNATE SECRETARY OF THE CITY OF SOCORRO _____ DATE _____

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

COUNTY CLERK _____ BY DEPUTY _____

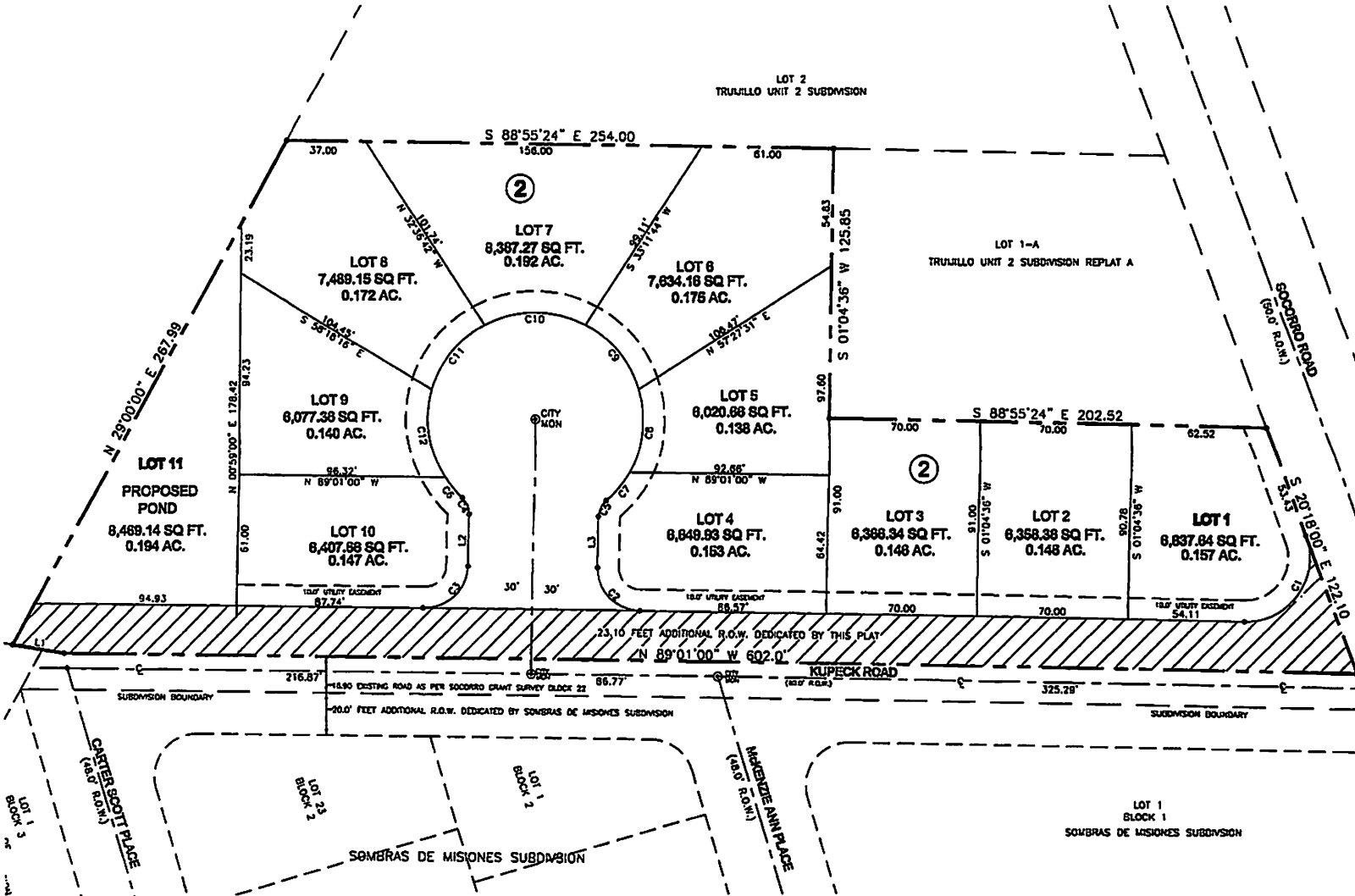
THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND IS IN COMPLIANCE WITH THE CHAPTER OF PROFESSIONAL AND TECHNICAL SURVEYORS OF THE STATE OF TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.



DORADO ENGINEERING, INC.
ENGINEERS SURVEYORS PLANNERS
2717 E. YANDELL ST., EL PASO, TEXAS 79903 (915) 562-0002

DATE OF PREPARATION SEPTEMBER 15, 2022

REPLAT (ENLARGED)





**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: MAY 2, 2023**

**REZONING REQUEST
STAFF REPORT**

SUBJECT:

PUBLIC HEARING REQUEST FOR THE PROPOSED AMENDMENT TO THE CITY OF SOCORRO'S MASTER PLAN AND REZONING OF BLOCK 3, TRACT 4-C-6-B, SOCORRO GRANT, LOCATED AT 975 HORIZON BLVD., SOCORRO, TEXAS, FROM A-1 (AGRICULTURAL) TO R-2 (MEDIUM DENSITY RESIDENTIAL) TO ALLOW FOR AN APARTMENT COMPLEX.

NAME: 975 HORIZON BLVD. REZONING

PROPERTY ADDRESS: 975 HORIZON BLVD.

PROPERTY LEGAL DESCRIPTION: BLOCK 3, TRACT 4-C-6-B, SOCORRO GRANT

PROPERTY OWNER: FRANCISCO RIVERA AGUIRRE

REPRESENTATIVE: JAVIER CARRERA

PROPERTY AREA: 19.9702 ACRES +/-

CURRENT ZONING: A-1 (AGRICULTURAL)

CURRENT LAND USE: VACANT

FLOOD MAP: According to the Flood Insurance Rate Maps, the referenced property lies within Zone X; (Community Panel # 480212 0237-B/ FEMA, September 4, 1991).

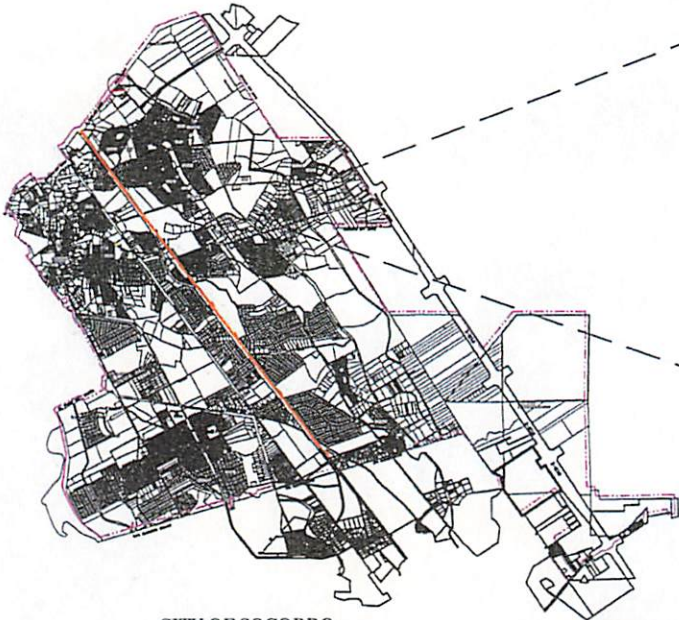
SUMMARY OF REQUEST: Request for **APPROVAL** for the rezoning of 975 Horizon Blvd. from A-1 to R-2 to allow for an apartment complex.

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the Rezoning Request with a condition to approve the site plan with 288 Units.

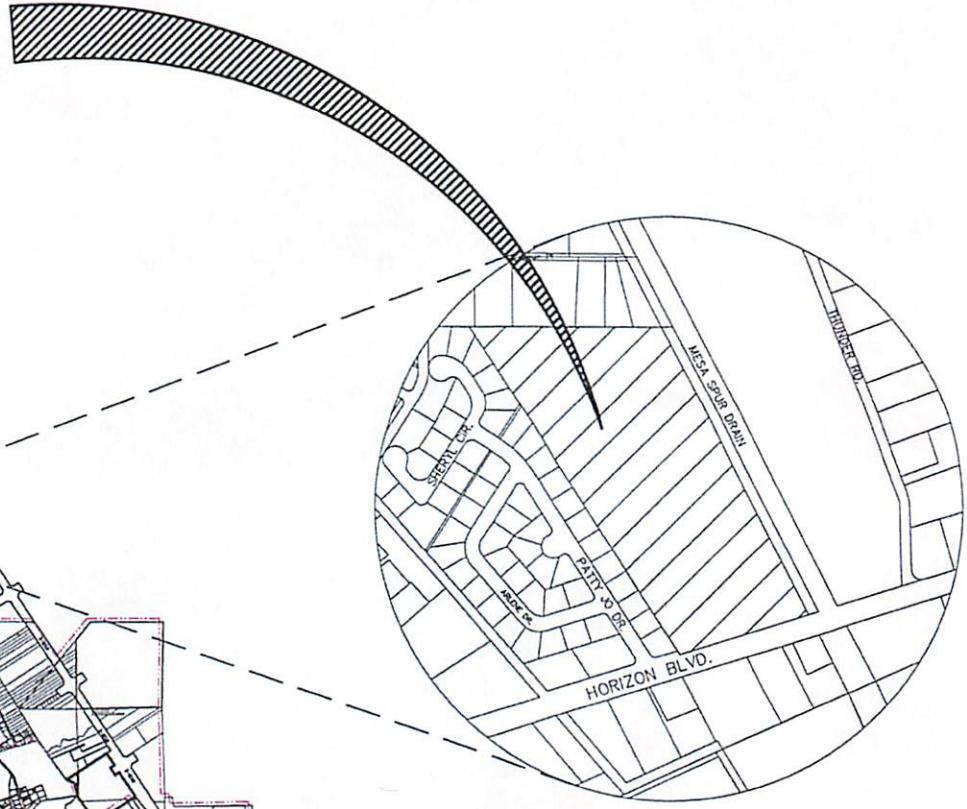
LOCATION MAP



PROJECT SITE:
975 Horizon Blvd.
Tract 4C6B Block 3
Socorro Grant



CITY OF SOCORRO



LOCATION MAP

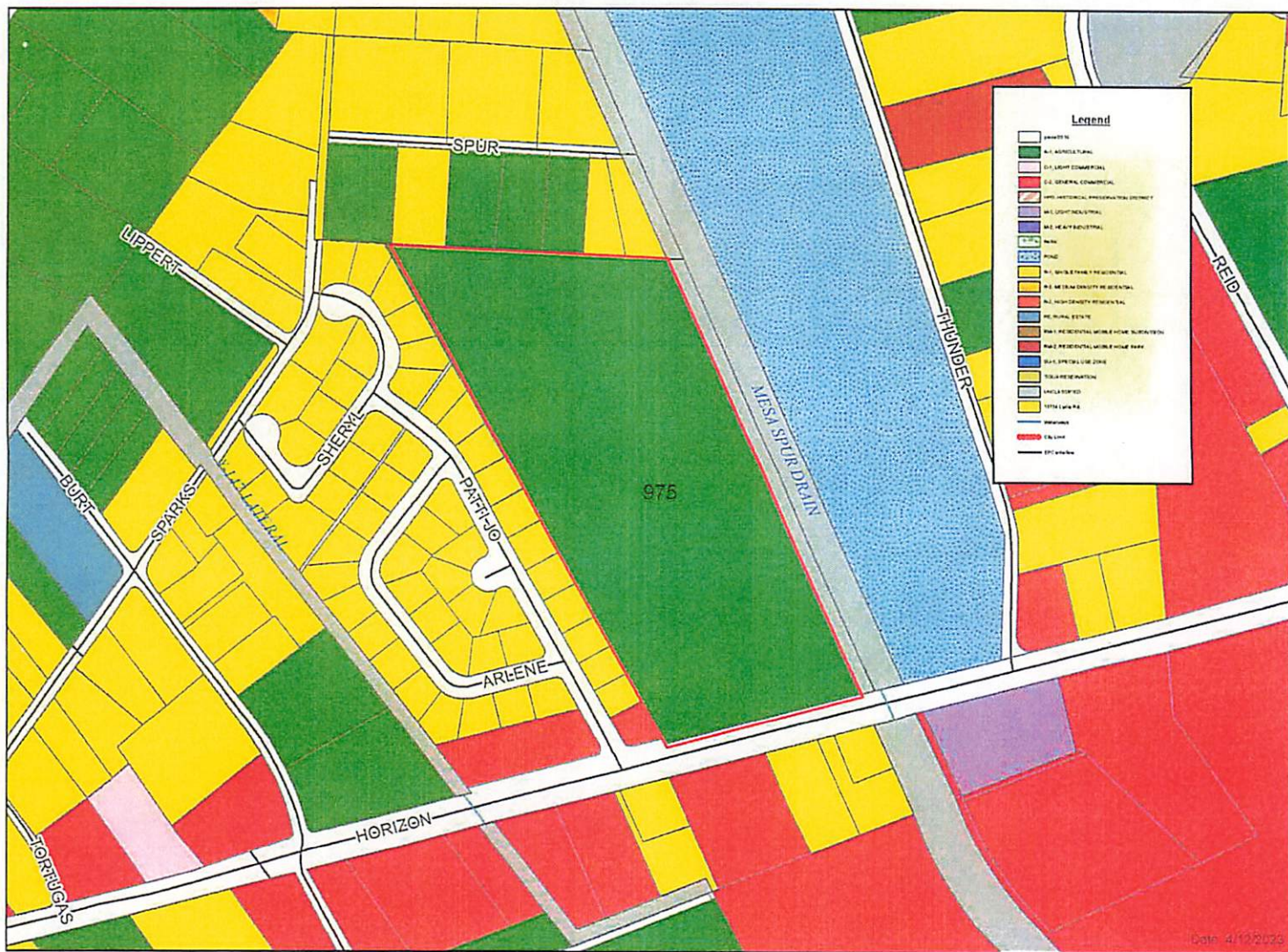
Scale: AS SHOWN

Planning and Zoning Department

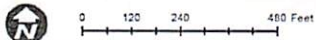
801 N. Rio Vista Socorro, Texas 78677 Tel: (512) 875-2811 Fax: (512) 875-2817

ZONING MAP

Zoning Map 975 Horizon Blvd.



Legend	
[White Box]	UNZONED
[Green Box]	A-1 AGRICULTURAL
[Light Green Box]	E-1 LIGHT COMMERCIAL
[Light Yellow Box]	E-2 GENERAL COMMERCIAL
[Light Blue Box]	HL-1 HISTORICAL PRESERVATION DISTRICT
[Light Purple Box]	ML-1 LIGHT INDUSTRIAL
[Dark Purple Box]	ML-2 HEAVY INDUSTRIAL
[Blue Box]	IND-1
[Blue Box]	IND-2
[Light Green Box]	NR-1 SINGLE-FAMILY RESIDENTIAL
[Yellow Box]	NR-2 MEDIUM-DENSITY RESIDENTIAL
[Orange Box]	NR-3 HIGH-DENSITY RESIDENTIAL
[Red Box]	NR-4 RURAL ESTATE
[Dark Red Box]	NR-5 RESIDENTIAL WITH HOME SUBSTITUTION
[Dark Red Box]	NR-6 RESIDENTIAL WITH HOME SUBSTITUTION
[Dark Red Box]	NR-7 SPECIAL USE ZONE
[Dark Red Box]	T-1 TOURISM
[Dark Red Box]	U-1 UNDEVELOPED
[Dark Red Box]	U-2 UNDEVELOPED
[Dark Red Box]	U-3 UNDEVELOPED
[Dark Red Box]	U-4 UNDEVELOPED
[Dark Red Box]	U-5 UNDEVELOPED
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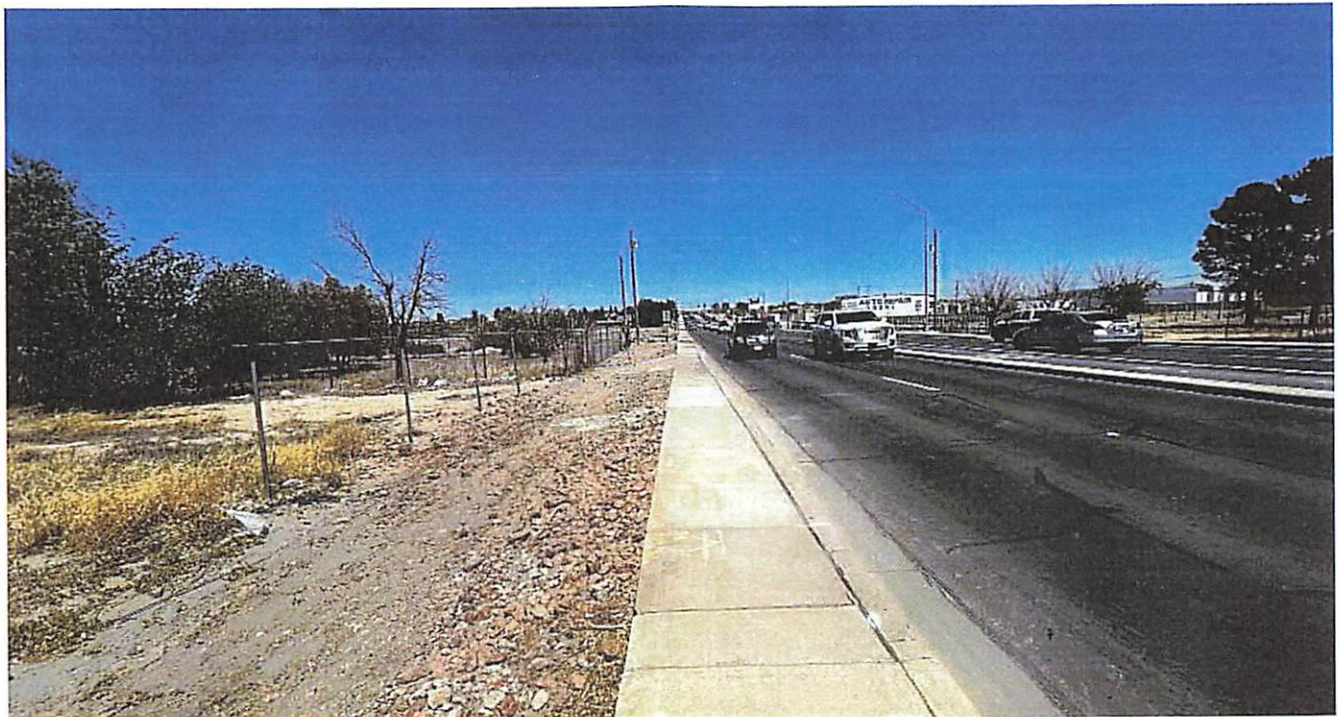


CITY OF SOCORRO
 PLANNING & ZONING
 860 N. RIO VISTA
 SOCORRO, TX, 79027

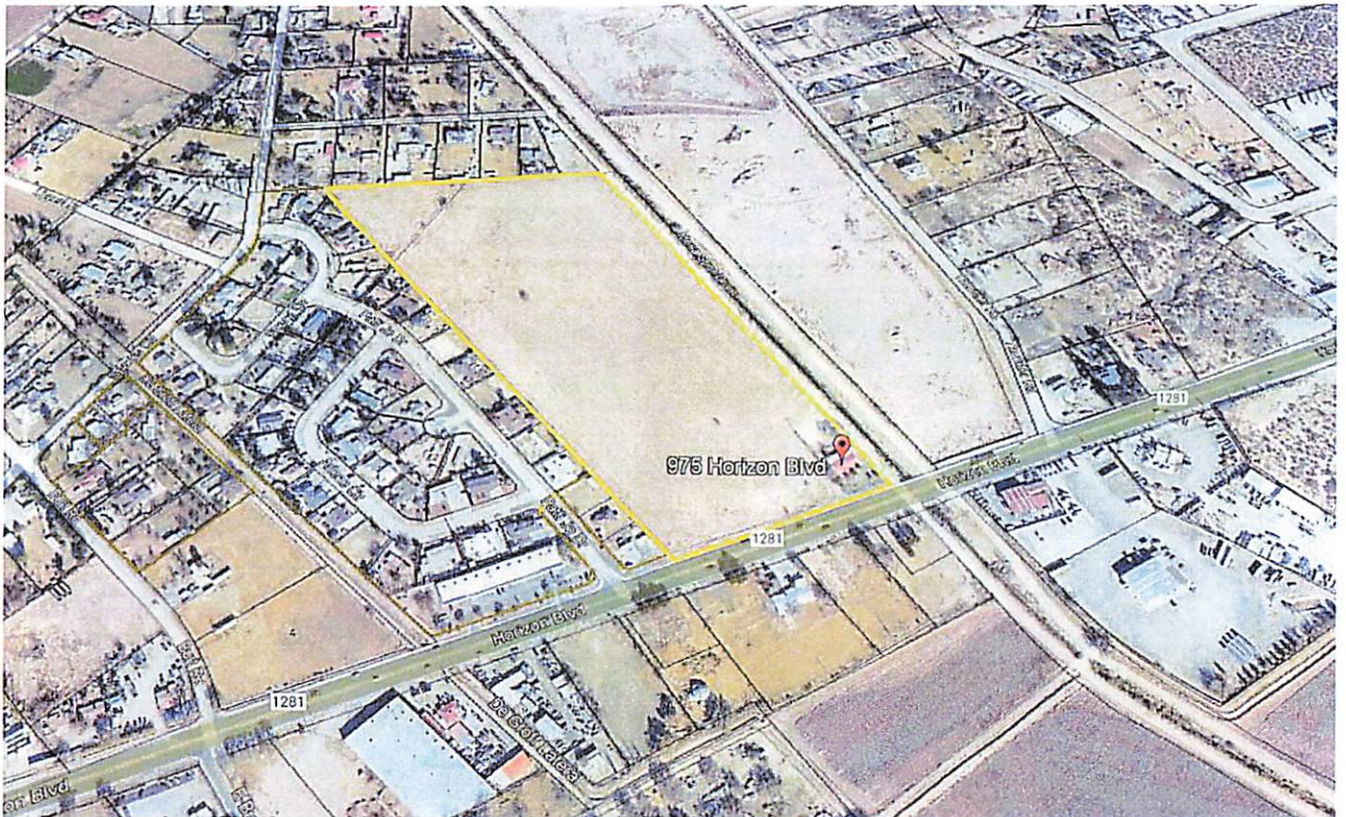


Date: 4/12/2023

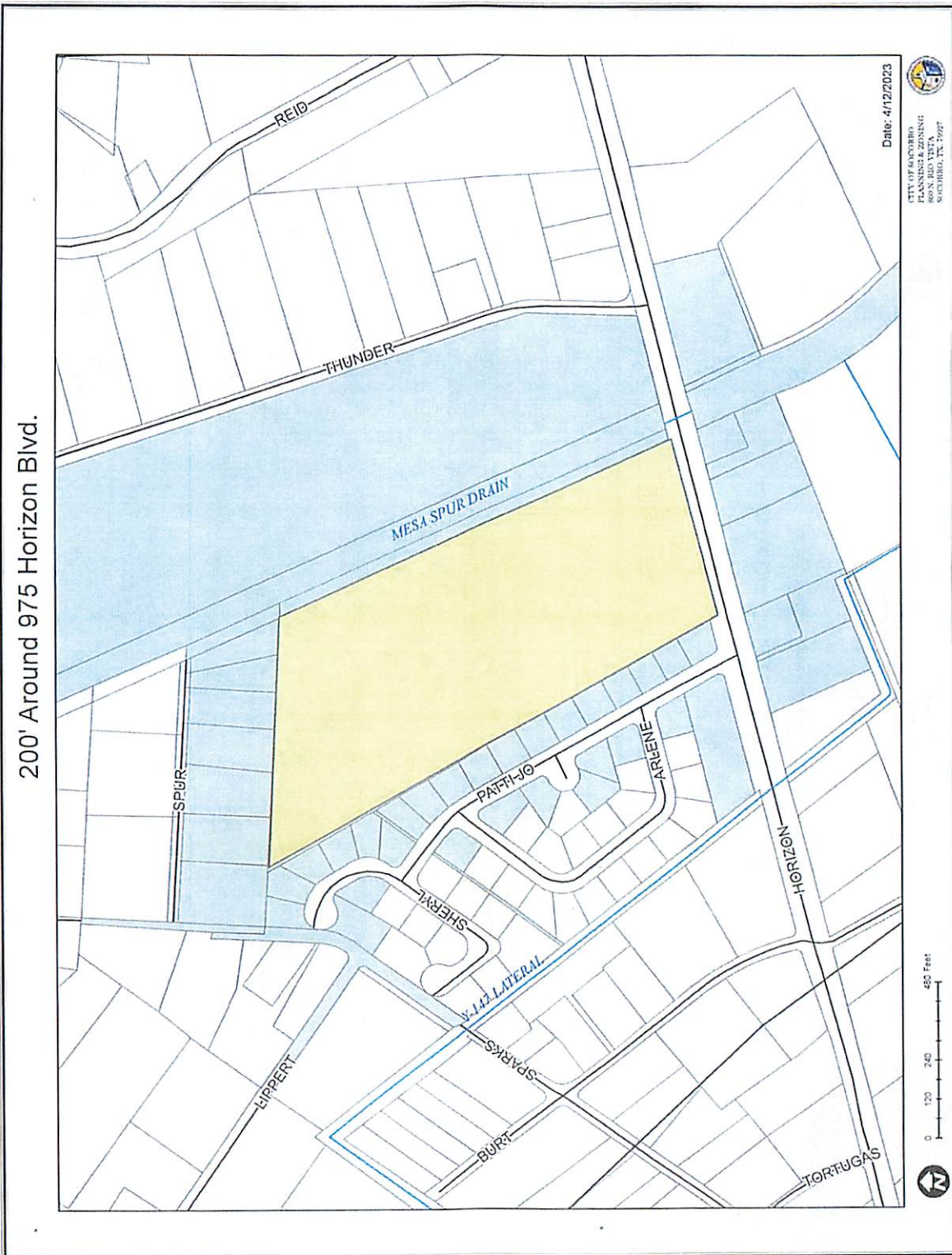
SITE PICTURES



AERIAL PHOTO



PUBLIC NOTICE



SITE PLAN

975 HORIZON BLVD.

LAND AREA: 869,900.42
19.9702 +/- Ac.

SUMMARY APARTMENTS
TOTAL APARTMENT
BUILDINGS 18

TOTAL UNITS 288

EXISTING ZONING : A-1

PROPOSED ZONING : R-2

DENSITY : 15 UNITS PER ACRE

SUMMARY PARKING	
1 BED = 1 X 1.5 PARKING	95 UNITS X 1.5 = 144 PARKING
2 BED = 1 X 2 PARKING	192 UNITS X 2 = 384 PARKING
528 PARKING REQUIRED	
PARKING PROVIDED	

LEGAL DESCRIPTION
BEING ALL OF TRACT 4C6B,
BLOCK 3,
SOCORRO GRANT
CITY OF SOCORRO,
EL PASO COUNTY, TX.

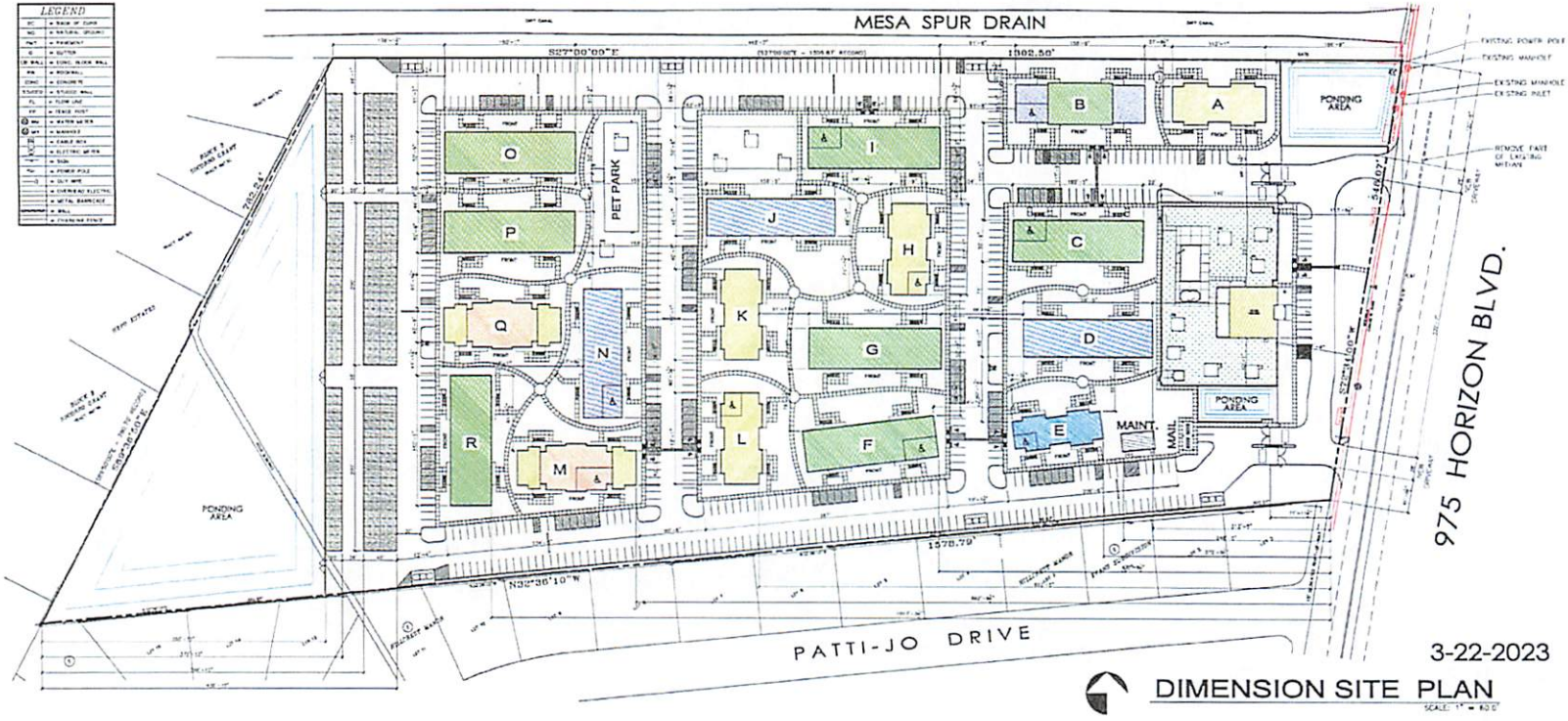
SUMMARY STORAGE

UNITS 10X20 153

STORAGE
AREA: 30,600 S.F.

SUMMARY							
BLDG.	UNITS	UT	A	B	C		
		06-01	16-01	26-01	36-01	46-01	
BLDG. A	16		16				
BLDG. B	16			8	8		
BLDG. C	16				16		
BLDG. D	16					16	
BLDG. E	16					16	
BLDG. F	16					16	
BLDG. G	16					16	
BLDG. H	16					16	
BLDG. I	16					16	
BLDG. J	16					16	
BLDG. K	16					16	
BLDG. L	16					16	
BLDG. M	16					16	
BLDG. N	16					16	
BLDG. O	16					16	
BLDG. P	16					16	
BLDG. Q	16					16	
BLDG. R	16					16	
TOTAL	288	16	16	16	16	16	
UNIT S.F.		521	630	900	1,300	1,350	
100% HANDICAP ACCESSIBLE UNITS = 6 UNITS (2%)							

LEGEND	
UT	UNIT TYPE
A	1 BED 1 BATH
B	2 BED 2 BATH
C	3 BED 3 BATH
D	4 BED 4 BATH
E	5 BED 5 BATH
F	6 BED 6 BATH
G	7 BED 7 BATH
H	8 BED 8 BATH
I	9 BED 9 BATH
J	10 BED 10 BATH
K	11 BED 11 BATH
L	12 BED 12 BATH
M	13 BED 13 BATH
N	14 BED 14 BATH
O	15 BED 15 BATH
P	16 BED 16 BATH
Q	17 BED 17 BATH
R	18 BED 18 BATH
S	19 BED 19 BATH
T	20 BED 20 BATH
U	21 BED 21 BATH
V	22 BED 22 BATH
W	23 BED 23 BATH
X	24 BED 24 BATH
Y	25 BED 25 BATH
Z	26 BED 26 BATH
AA	27 BED 27 BATH
AB	28 BED 28 BATH
AC	29 BED 29 BATH
AD	30 BED 30 BATH
AE	31 BED 31 BATH
AF	32 BED 32 BATH
AG	33 BED 33 BATH
AH	34 BED 34 BATH
AI	35 BED 35 BATH
AJ	36 BED 36 BATH
AK	37 BED 37 BATH
AL	38 BED 38 BATH
AM	39 BED 39 BATH
AN	40 BED 40 BATH
AO	41 BED 41 BATH
AP	42 BED 42 BATH
AQ	43 BED 43 BATH
AR	44 BED 44 BATH
AS	45 BED 45 BATH
AT	46 BED 46 BATH
AU	47 BED 47 BATH
AV	48 BED 48 BATH
AW	49 BED 49 BATH
AX	50 BED 50 BATH
AY	51 BED 51 BATH
AZ	52 BED 52 BATH
BA	53 BED 53 BATH
BB	54 BED 54 BATH
BC	55 BED 55 BATH
BD	56 BED 56 BATH
BE	57 BED 57 BATH
BF	58 BED 58 BATH
BG	59 BED 59 BATH
BH	60 BED 60 BATH
BI	61 BED 61 BATH
BJ	62 BED 62 BATH
BK	63 BED 63 BATH
BL	64 BED 64 BATH
BM	65 BED 65 BATH
BN	66 BED 66 BATH
BO	67 BED 67 BATH
BP	68 BED 68 BATH
BQ	69 BED 69 BATH
BR	70 BED 70 BATH
BS	71 BED 71 BATH
BT	72 BED 72 BATH
BU	73 BED 73 BATH
BV	74 BED 74 BATH
BW	75 BED 75 BATH
BX	76 BED 76 BATH
BY	77 BED 77 BATH
BZ	78 BED 78 BATH
CA	79 BED 79 BATH
CB	80 BED 80 BATH
CC	81 BED 81 BATH
CD	82 BED 82 BATH
CE	83 BED 83 BATH
CF	84 BED 84 BATH
CG	85 BED 85 BATH
CH	86 BED 86 BATH
CI	87 BED 87 BATH
CJ	88 BED 88 BATH
CK	89 BED 89 BATH
CL	90 BED 90 BATH
CM	91 BED 91 BATH
CN	92 BED 92 BATH
CO	93 BED 93 BATH
CP	94 BED 94 BATH
CQ	95 BED 95 BATH
CR	96 BED 96 BATH
CS	97 BED 97 BATH
CT	98 BED 98 BATH
CU	99 BED 99 BATH
CV	100 BED 100 BATH



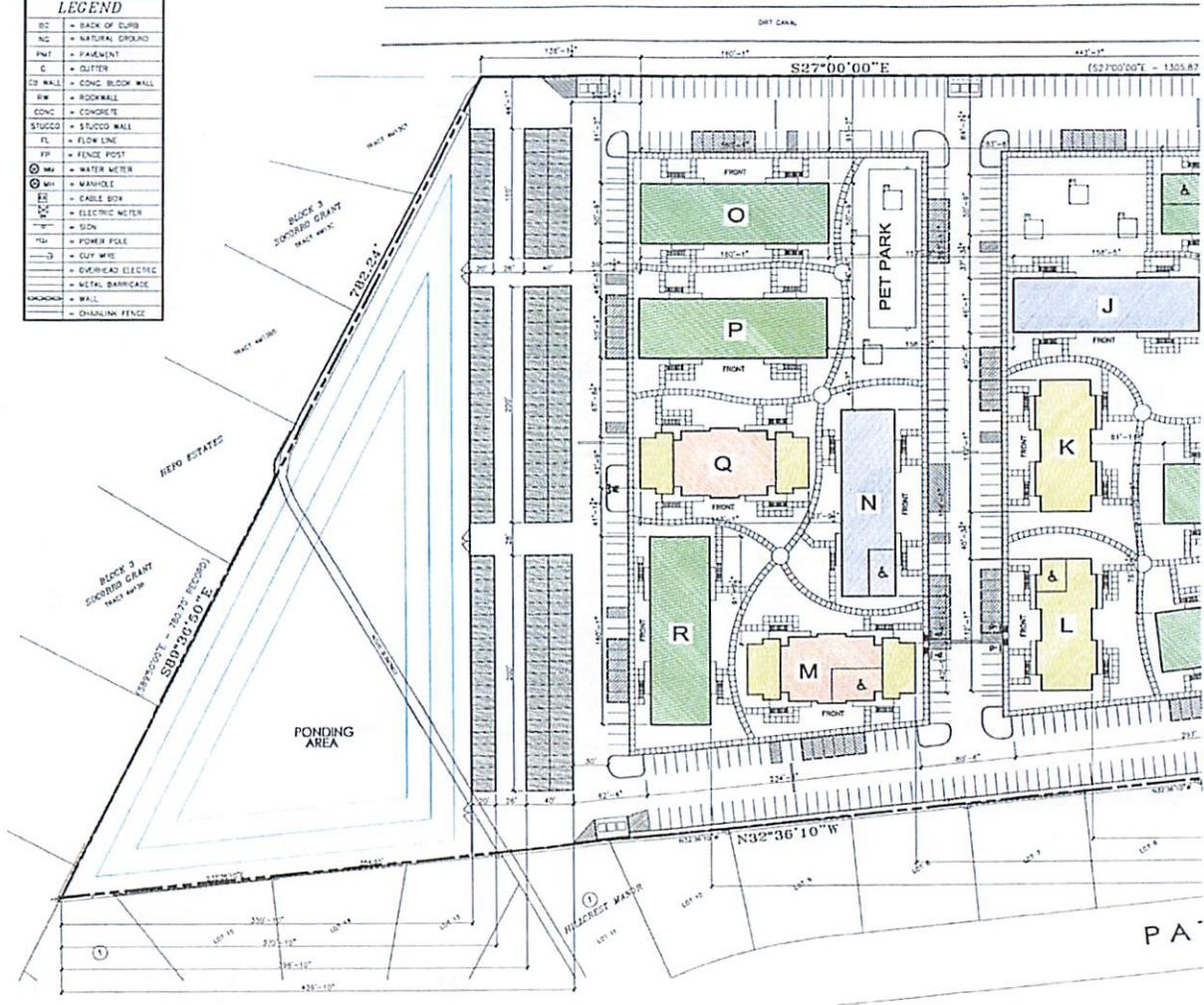
3-22-2023

DIMENSION SITE PLAN
SCALE: 1" = 60'

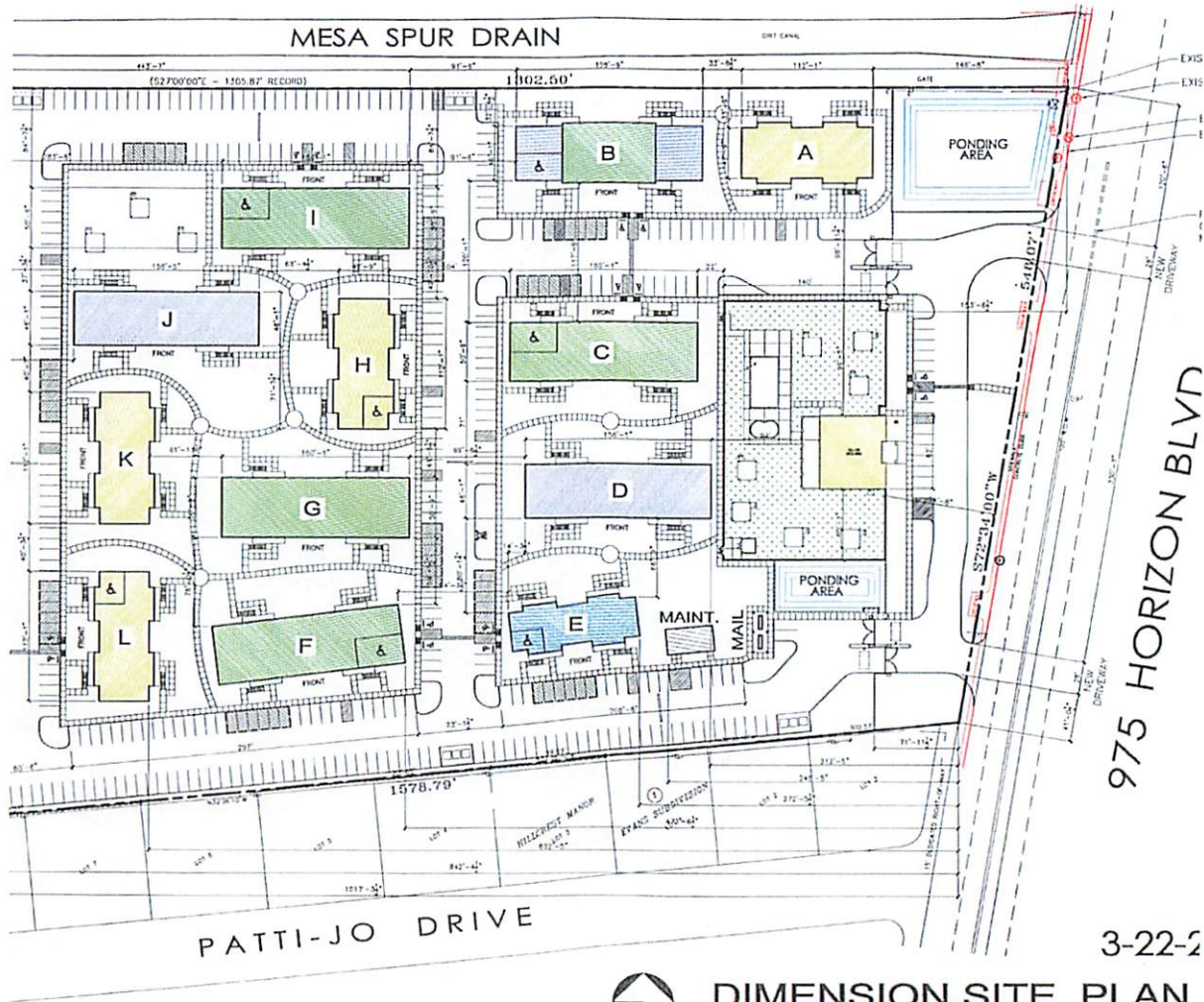
SITE PLAN (ENLARGED)

LEGEND

BC	= BACK OF CURB
NG	= NATURAL GROUND
FMT	= PAVEMENT
C	= CLUTTER
CB WALL	= CONC BLOCK WALL
RW	= ROCKWALL
CONC	= CONCRETE
STUCCO	= STUCCO WALL
FL	= FLOW LINE
FP	= FENCE POST
WM	= WATER METER
WM	= MANHOLE
ES	= CABLE BOX
EM	= ELECTRIC METER
SD	= SIGN
PP	= POWER POLE
GM	= GUY WIRE
DE	= OVERHEAD ELECTRIC
MB	= METAL BARRICADE
W	= WALL
CF	= CHAINLINK FENCE



SITE PLAN (ENLARGED)



DIMENSION SITE PLAN

SCALE: 1" = 60.0'

Ivy Avalos
Mayor
Ruben Reyes
At Large
Cesar Nevarez
District 1



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

April 13, 2023

Dear property owner,

You are hereby notified that a Planning and Zoning Commission meeting has been scheduled to hold a **PUBLIC HEARING** on May 2nd, 2023, at 5:30 p.m. **BROADCASTED FROM CITY HALL CHAMBERS, 860 RIO VISTA RD., SOCORRO, TEXAS 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 3, Tract 4-C-6-B, Socorro Grant, located at 975 Horizon Blvd., Socorro, TX from A-1 (Agricultural) to R-2 (Medium Density Residential) to allow for a Multi-Family Residential Development.

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 obliged 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 May 2nd, 2023, to join the meeting and to sign up to speak on the public hearing, the speaker will be called upon by the presiding officer during the public hearing.

Please contact our office the day of the scheduled meeting to confirm that the meeting will be held.

Respectfully,

Judith Rodriguez
Judith Rodriguez
Planning & Zoning Commission Secretary

Ivy Avalos
Mayor

Ruben Reyes
At Large

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

13 de abril, 2023

Estimado dueño(a) de propiedad,

Se le notifica que habrá una AUDIENCIA PUBLICA durante la junta de la Comisión de Planeación y Zonificación el 2 de mayo del año 2023 a las 5:30 p.m. **TRANSMITIDO DESDE CÁMARAS DE AYUNTAMIENTO, 860 RIO VISTA RD., SOCORRO, TEXAS A TRAVÉS 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 Rezonificación del Bloque 3, Traque 4-C-6-B, Subdivision Socorro Grant, ubicada en el 975 Horizon Blvd., Socorro, TX de una zona A-1 (Agricultural) a R-2 (Residencial de densidad media) para permitir un Desarrollo multifamiliar.

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 2 de mayo del año 2023 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.

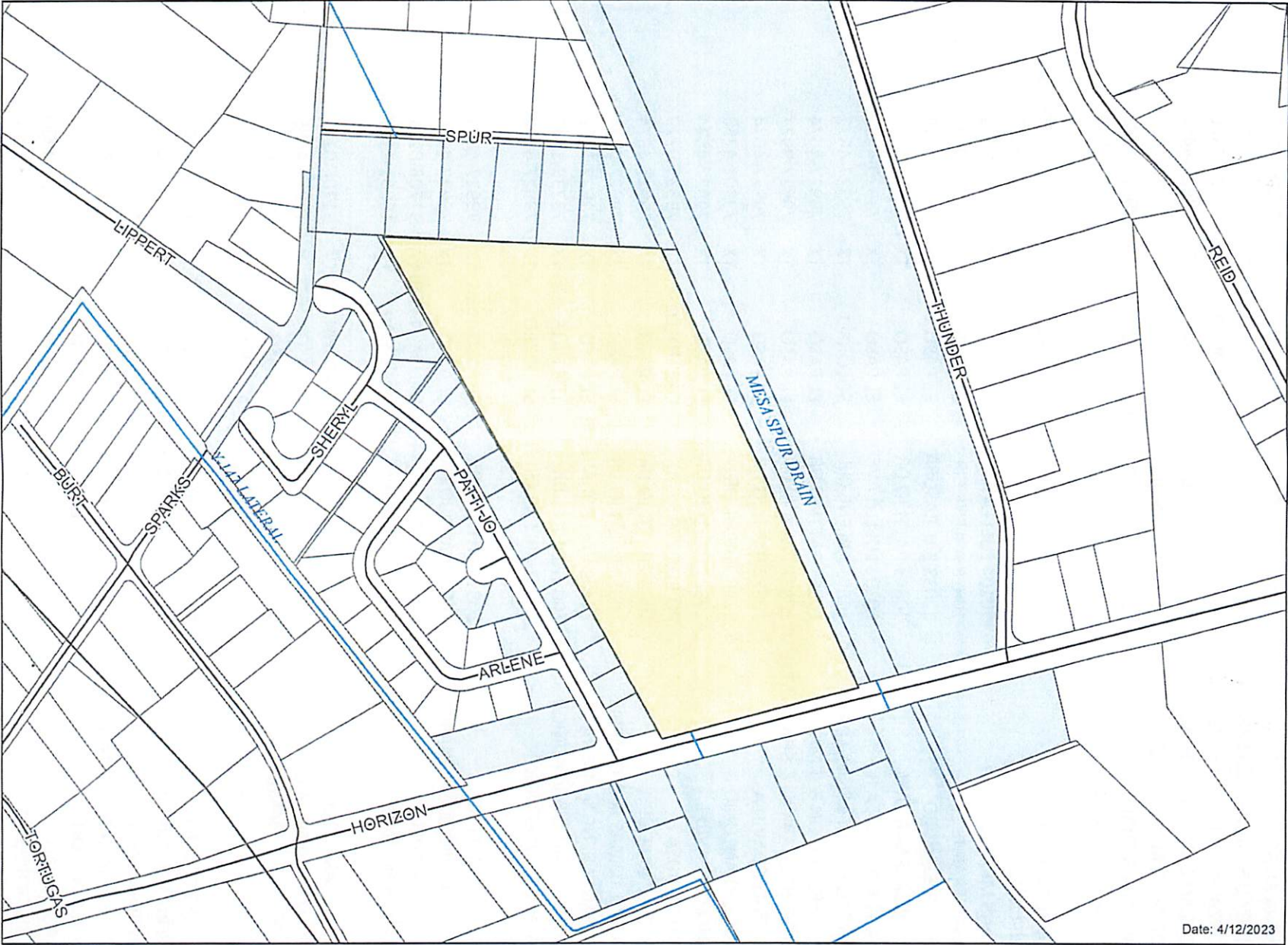
Atentamente,

Judith Rodriguez

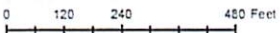
Judith Rodriguez

Secretaria de la Comisión de Planeación y Zonificación

200' Around 975 Horizon Blvd.



Date: 4/12/2023



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



file_as_name	addr_line2	addr_city	addr	addr_zip
RIVERA ANGE L	14 SILVER CREST DR	EL PASO	TX	79902-1932
GONZALES MANUEL & ESPERANZA	932 HORIZON BLVD	SOCORRO	TX	79927-4466
GONZALES MANUEL & ESPERANZA	932 HORIZON BLVD	SOCORRO	TX	79927-4466
GONZALEZ MANUEL & ESPERANZA	946 HORIZON BLVD	SOCORRO	TX	79927-4466
GONZALEZ MANUEL & ESPERANZA	960 HORIZON BLVD	SOCORRO	TX	79927-4466
BAQUERA RICHARD	9369 SAN LORENZO AVE	EL PASO	TX	79907-6843
BAQUERA RICHARD	9369 SAN LORENZO AVE	EL PASO	TX	79907-6843
BURRUS LEE ANN C	PO BOX 625	WINDSOR	CO	80550
ABER DICK	711 GATO RD	EL PASO	TX	79932-2611
EVANS MARGARITA B	10104 LUELLA AVE	EL PASO	TX	79925-4331
SILVA EFRAIME	10828 ARLENE CIR	SOCORRO	TX	79927-4672
ORTIZ ALEJANDRO	12033 SAL RASURA	EL PASO	TX	79936-6319
EVANS MARGARITA B	10843 PATTI JO DR	EL PASO	TX	79927-4674
EVANS MARGARITA B	10104 LUELLA AVE	EL PASO	TX	79925-4331
CAMPOS SAMUEL & IMELDA	10851 ARLENE CIR	SOCORRO	TX	79927-4672
SANCHEZ RAMON & IRMA	10835 PATTI JO DR	EL PASO	TX	79927-4674
GUTIERREZ GABRIEL & SHAWNETTE	10832 PATTI JO DR	EL PASO	TX	79927-9927
GONZALEZ DAVID A	10828 PATTI JO DR	EL PASO	TX	79927-4674
SAUCEDO ANTONIO L	8238 MARFIL DR	EL PASO	TX	79907-4250
SAUCEDO DAVID L	10827 PATTI JO DR	EL PASO	TX	79927-4674
MADRID ROSA I	PO BOX 779	CANUTILLO	TX	79835-0779
SANCHEZ VALERIE A	10835 PATTI JO DR	EL PASO	TX	79927-4674
LUCERO TOMAS JR & GLORIA	10819 PATTI JO DR	EL PASO	TX	79927-4674
HERNANEZ RENE & MAYRA	10409 VALLE SUAVE DR	EL PASO	TX	79927-3892
REYES RANDAL C & VERONICA	200 THE HILLS DR	THE HILLS	TX	78738-1337
JIMENEZ CONCEPCION	10804 ARLENE CIR	SOCORRO	TX	79927-4672
MARTINEZ RAQUEL	10811 PATTI JO DR	EL PASO	TX	79927-4674
GONZALEZ NICOLAS & MARIVEL	10807 PATTI JO DR	EL PASO	TX	79927-4674
GARCIA SAMUEL JR	PO BOX 271	BALDWIN PARI CA	CA	91706-0271
CASIO FRANCISCO J	520 N LEHIGH AVE	WIND GAP	PA	18091-1125
GARCIA SAMUEL JR	PO BOX 271	BALDWIN PARI CA	CA	91706-0271
QUINTANILLA M J & OLGA	929 SHERYL CIR	EL PASO	TX	79927-4675
QUINTANILLA MANUEL J & OLGA P	929 SHERYL CIR	EL PASO	TX	79927-4675
UNKNOWN OWNER	938 SHERYL CIR	SOCORRO	TX	79927-4675
BALTIER OSCAR F	942 SHERYL CIR	EL PASO	TX	79927-4675
RIVERA AGUIRRE FRANCISCO	975 HORIZON BLVD	SOCORRO	TX	79927-4406
SANTIESTEBAN LORENZO M	1045 CALLISTO CT	EL PASO	TX	79927-4299
MAPULA ARMANDO & NORALVA	950 SHERYL CIR	EL PASO	TX	79927-4675
SPARKS PEYTON N (ET AL) *	312 DRURY LN	EL PASO	TX	79915-4505
GARCIA ANALILIA	1054 SPUR PL	SOCORRO	TX	79927-4820
HAGELSIEB LEONEL	12609 DESSAU RD LOT 5	AUSTIN	TX	78754-1854
PEASE ANA	1048 SPUR PL	EL PASO	TX	79927-4820

BAQUERA JUAN C & VALERIE	3109 DESTINY POINT DR	EL PASO	TX	79938-5464
CABRAL FRANCISCO J	1024 SPUR PL	EL PASO	TX	79927-4820
ESPINOZA ARTURO & SOCORRO	9035 EL DORADO DR	EL PASO	TX	79925-4005
GRUNDEN JAMES B & GLORIA I M	1010 SPUR PL	EL PASO	TX	79927-4820
CITY OF SOCORRO	124 HORIZON BLVD	SOCORRO	TX	79927-2620
CITY OF SOCORRO	124 HORIZON BLVD	SOCORRO	TX	79927-2620



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: MAY 2, 2023**

**SUBDIVISION REPLAT APPLICATION
STAFF REPORT**

SUBJECT: REQUEST FOR APPROVAL OF SUBDIVISION REPLAT

NAME: TRUJILLO SUBDIVISION UNIT 2 REPLAT "B"

PROPERTY ADDRESS: 10330 SOCORRO RD.

PROPERTY LEGAL DESCRIPTION: ALL OF LOT 1-B, BLK 1, TRUJILLO SUBDIVISION UNIT 2, REPLAT "A"

PROPERTY OWNER: AVA DEVELOPMENTS, LLC.

REPRESENTATIVE: DORADO ENGINEERING GROUP

PROPERTY AREA: 2.360 ACRES

CURRENT ZONING: A-1 (AGRICULTURAL)

CURRENT LAND USE: VACANT

FLOOD MAP: According to the Flood Insurance Rate Maps, the referenced property lies within Zone X; (Community Panel # 480212 0250-B/ FEMA, September 4, 1991).

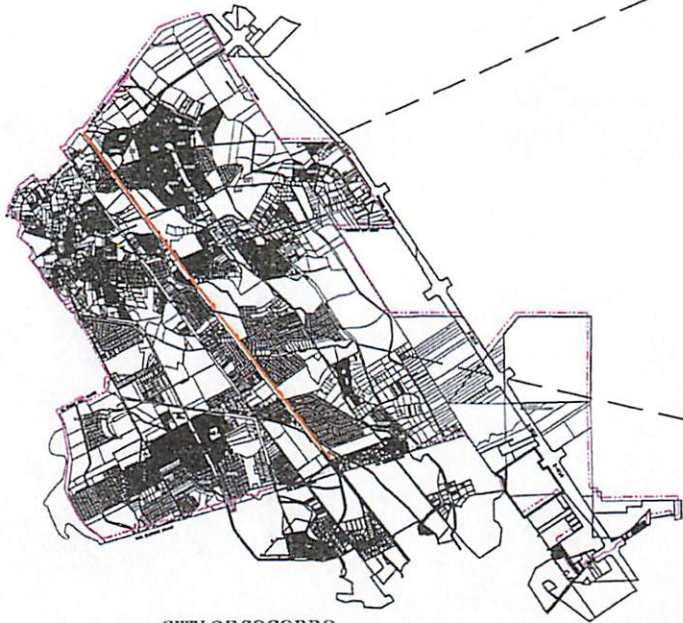
SUMMARY OF REQUEST: Replat: Applicant is requesting for approval of a Replat to create ten lots from one current lot. Request is to **APPROVE** Replat.

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the Replat.

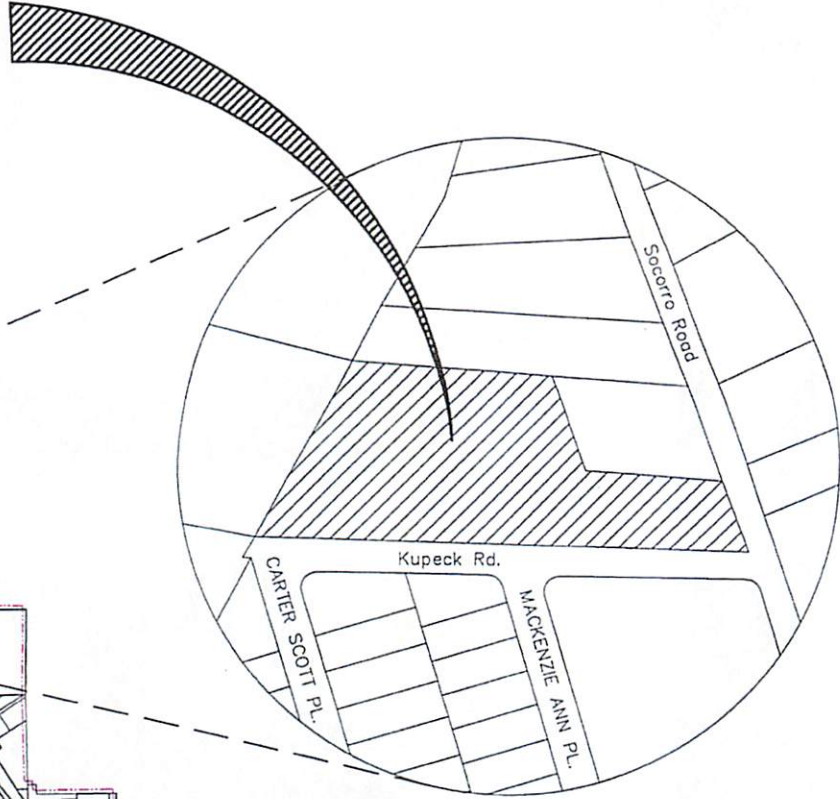
LOCATION MAP



PROJECT SITE;
Trujillo Subdivision U-2 Replat B
Lot 1B, Block 1
Trujillo Subdivision U-2 Replat A



CITY OF SOCORRO



LOCATION MAP

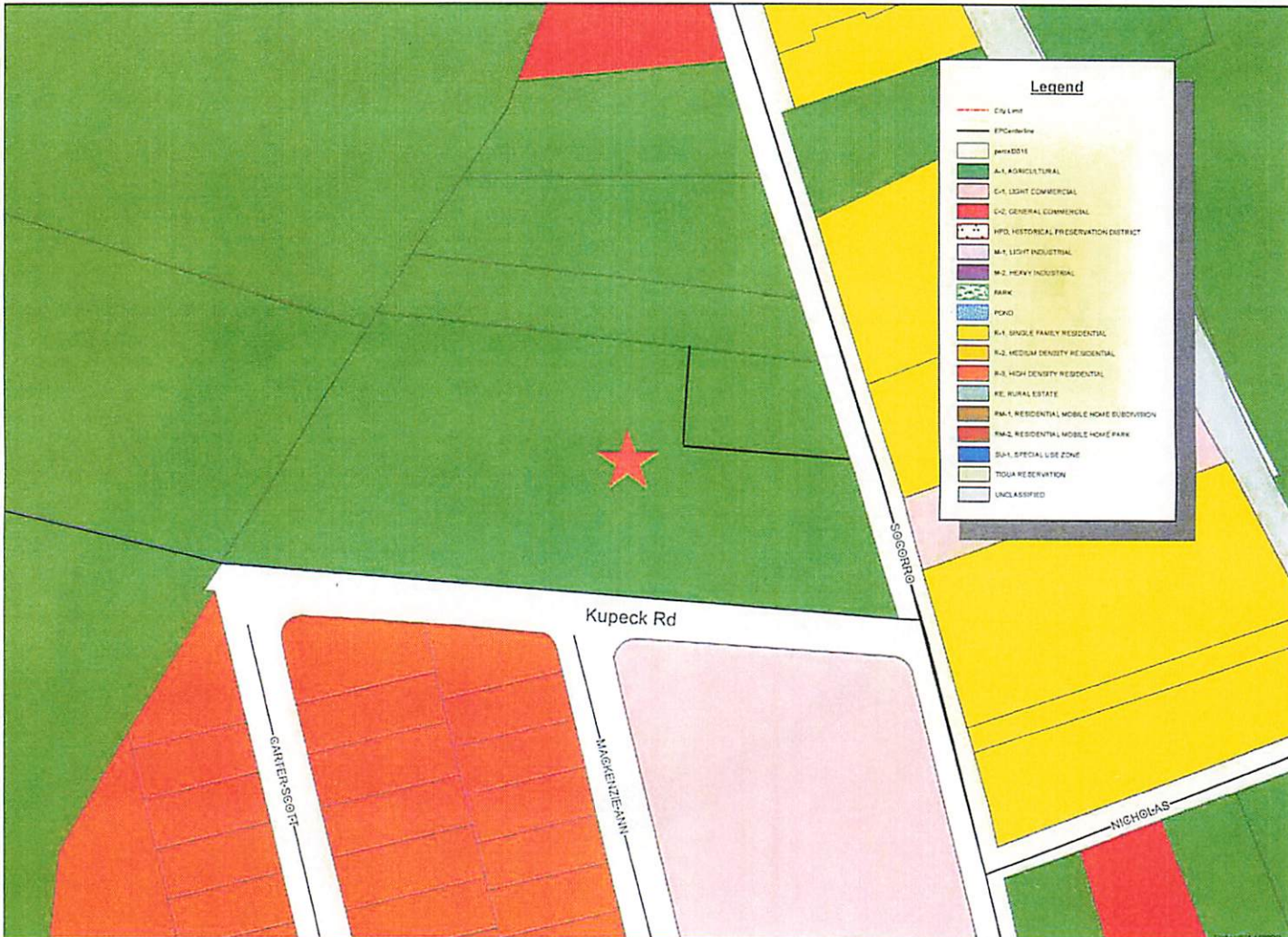
Scale AS SHOWN

Planning and Zoning Department

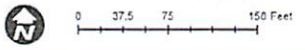
8000 East Vista Socorro, Texas 78071 Tel: (512) 872-6551 Fax: (512) 872-6579

ZONING MAP

Zoning Trujillo U-2 Replat A



Legend	
[Red line]	City Limit
[Black line]	EPC Centerline
[White box]	Interstate
[Green box]	A-1 AGRICULTURAL
[Pink box]	C-1 LIGHT COMMERCIAL
[Red box]	C-2 GENERAL COMMERCIAL
[Dotted box]	HPO, HISTORICAL PRESERVATION DISTRICT
[Light blue box]	M-1 LIGHT INDUSTRIAL
[Dark blue box]	M-2 HEAVY INDUSTRIAL
[Blue box]	PARK
[Light yellow box]	PKD
[Yellow box]	R-1 SINGLE FAMILY RESIDENTIAL
[Orange box]	R-2 MEDIUM DENSITY RESIDENTIAL
[Red box]	R-3 HIGH DENSITY RESIDENTIAL
[Light blue box]	RE, RURAL ESTATE
[Brown box]	RM-1 RESIDENTIAL MOBILE HOME SUBDIVISION
[Red box]	RM-2 RESIDENTIAL MOBILE HOME PARK
[Blue box]	SU-1 SPECIAL USE ZONE
[White box]	TQUA REDEVELOPMENT
[Light blue box]	UNCLASSIFIED



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



SITE PICTURES



AERIAL PHOTO



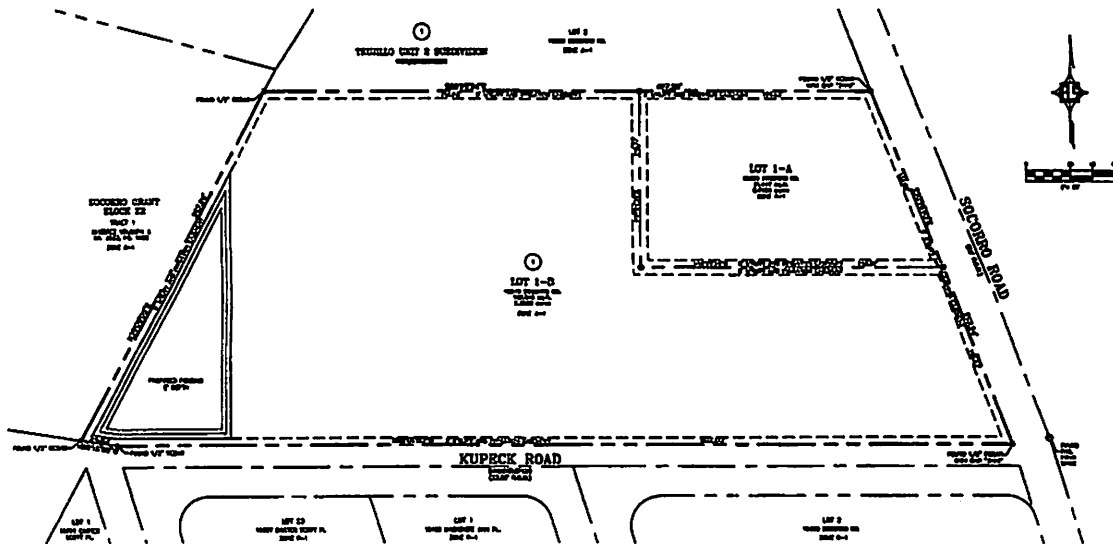
ORIGINAL PLAT

TRUJILLO UNIT 2, REPLAT A

BEING LOT 1, BLOCK 1, TRUJILLO UNIT 2, CITY OF BOZORSO, EL PASO COUNTY, TEXAS.

TOTAL CONTAINING: 2.653 ACRES

FINAL PLAT

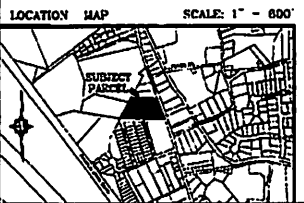


CERTAIN RECORDS, CERTIFICATIONS, AND EXHIBITS
EXHIBIT
 I, the undersigned, being a duly qualified surveyor and engineer, do hereby certify that the foregoing is a true and correct copy of the original plat as the same appears in my records, and that the same is a true and correct copy of the original plat as the same appears in my records, and that the same is a true and correct copy of the original plat as the same appears in my records, and that the same is a true and correct copy of the original plat as the same appears in my records.

[Signature]
 Surveyor and Engineer

FILED
 This plat was filed in the office of the County Clerk of El Paso County, Texas, on the 14th day of April, 1954, at 4:25:02 PM.

[Signature]
 County Clerk



- NOTES**
1. ALL DIMENSIONS TO CORNER UNLESS OTHERWISE SHOWN.
 2. SURFACE FOR THIS PLAT IS TO BE DETERMINED BY THE SURVEYOR.
 3. ALL DIMENSIONS TO BE TO THE CENTERLINE UNLESS OTHERWISE SHOWN.
 4. ALL DIMENSIONS TO BE TO THE CENTERLINE UNLESS OTHERWISE SHOWN.
 5. ALL DIMENSIONS TO BE TO THE CENTERLINE UNLESS OTHERWISE SHOWN.
 6. ALL DIMENSIONS TO BE TO THE CENTERLINE UNLESS OTHERWISE SHOWN.
 7. ALL DIMENSIONS TO BE TO THE CENTERLINE UNLESS OTHERWISE SHOWN.
 8. ALL DIMENSIONS TO BE TO THE CENTERLINE UNLESS OTHERWISE SHOWN.
 9. ALL DIMENSIONS TO BE TO THE CENTERLINE UNLESS OTHERWISE SHOWN.
 10. ALL DIMENSIONS TO BE TO THE CENTERLINE UNLESS OTHERWISE SHOWN.

STANDARD LEGEND

- 1. SURFACE CORNER
- 2. CENTERLINE CORNER
- 3. LOOKING CORNER
- 4. LOOKING CORNER

BOUNDARY SURVEY
 SURVEYED AND PLATTED BY
 JOHN J. [Name]

DATE OF SURVEY
 APRIL 14, 1954

SECTION OF BOOK
 SECTION 14, T. 22 N., R. 10 E., S. 10



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: MAY 2, 2023**

**PRELIMINARY PLAT APPROVAL
STAFF REPORT**

SUBJECT: REQUEST TO APPROVE PRELIMINARY PLAT

NAME: VISTA BONITA ESTATES UNIT 2

PROPERTY ADDRESS: LAGUNA BONITA AVE. (SOCORRO'S 2-MILE ETJ)

PROPERTY LEGAL DESCRIPTION: A PORTION OF TRACT 5, BLK 24, SAN ELIZARIO GRANT EL PASO COUNTY

PROPERTY OWNER: T4S, LTD.

REPRESENTATIVE: TRE & ASSOCIATES LLC.

PROPERTY AREA: 101.81 ACRES

CURRENT ZONING: N/A (IN SOCORRO'S 2-MILE ETJ)

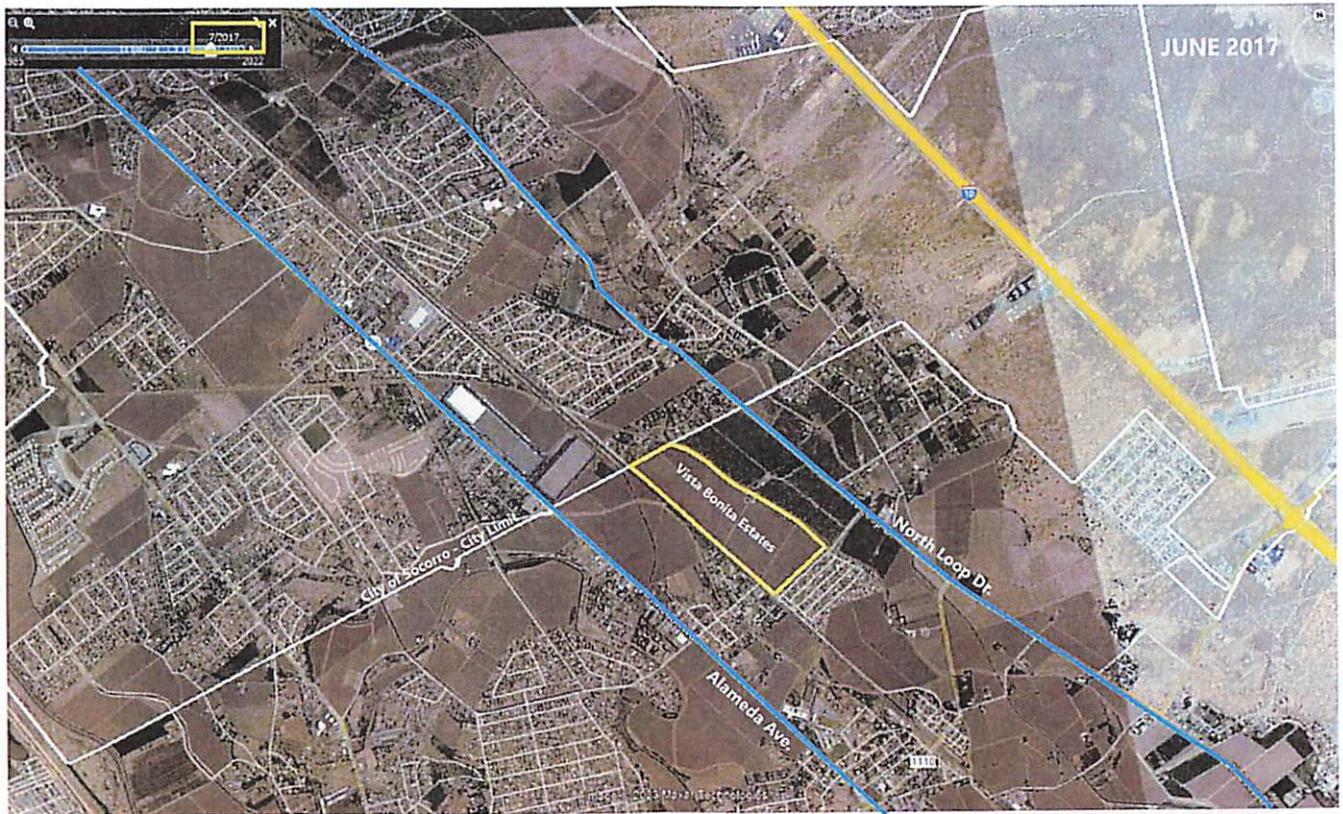
CURRENT LAND USE: VACANT (IN SOCORRO'S 2-MILE ETJ)

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: Request to **APPROVE** Preliminary Plat.

STAFF RECOMMENDATION: Staff recommends **DENIAL** of the Preliminary Plat due to the following: 1.) The Traffic Impact Analysis provided with the Vista Bonita Estates Master Plan (T.I.A dated June 22, 2017) reflects an analysis of traffic conditions that is not current with the City of Socorro's growth. 2.) The City of Socorro requested a park as required by ordinance and supported by EP County. Developer has not included park in the Preliminary Plat

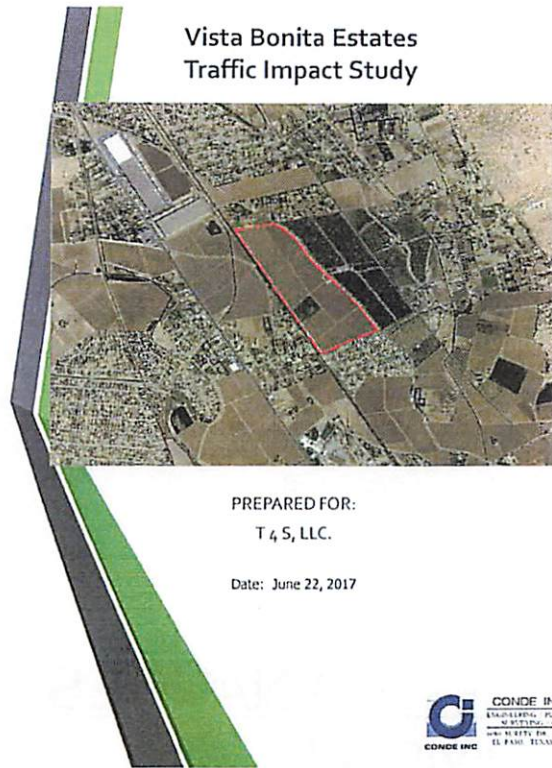
AERIAL VIEW - JUNE 2017



AERIAL VIEW - JULY 2022



TRAFFIC IMPACT ANALYSIS



Intersection ID	Street Intersection
1	Alameda Ave. and De La Rosa Ave./Burbridge Rd.
2	North Loop Rd. and Estate Rd.
3	North Loop Rd. and Rancho Viejo Rd.

Table 2-1: Intersection Identification Table



Figure 2-2: Intersection Identification Map

Adjacent roadway conditions

CONDE, INC

6080 Surety, Suite 100

915-992-0281

TRIP DISTRIBUTION AND TRIP ASSIGNMENT

The Vista Bonita Estates development utilized the current traffic counts taken from the existing intersections counts to analyze the trip distribution. It was determined from the vehicle trips generated that a total of 19.30% will use Alameda Avenue and Burbridge Estates road, 38.94% will travel to North Loop Road and Estate road while 40.94% will travel to North Loop Road and Rancho Viejo Road. A very small percentage will travel to the existing roads within the proposed 1/2 mile radius.

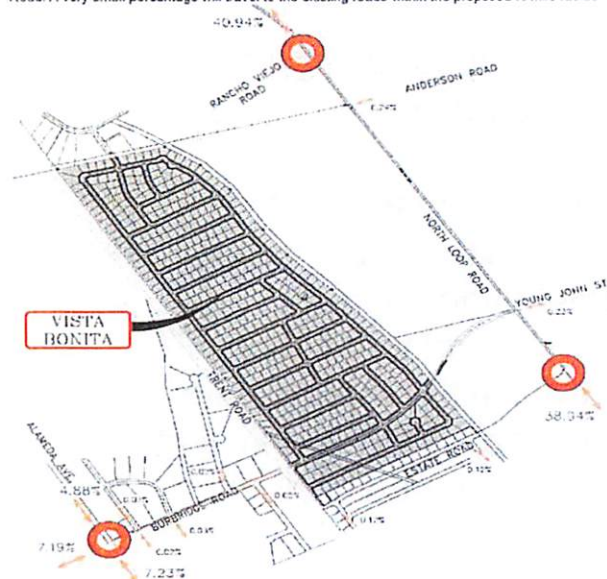


Figure 3-1: Tierra Del Este Phase VI Trip Distribution

VISTA BONITA TRAFFIC IMPACT ANALYSIS

June 22, 2017

Intersection Identification Number	2019 A.M.						
	Without Vista Bonita		With Vista Bonita		Mitigation Required		
	Inter. Avg. Delay (sec/veh)	Level of Service (LOS)	Inter. Avg. Delay (sec/veh)	Level of Service (LOS)	YES/No	Type	LOS
1	24.1	C	25.8	C	NO	-	-
2	12.1	B	13.3	B	NO	-	-
3	11	B	17.1	C	NO	-	-

Table 4-3: Intersection Level of Service A.M. Table – Opening Year (2019)

Intersection Identification Number	2019 P.M.						
	Without Vista Bonita		With Vista Bonita		Mitigation Required		
	Inter. Avg. Delay (sec/veh)	Level of Service (LOS)	Inter. Avg. Delay (sec/veh)	Level of Service (LOS)	YES/No	Type	LOS
1	22.9	B	24.2	C	NO	-	-
2	13.1	B	17.8	C	NO	-	-
3	11.3	B	19.4	C	NO	-	-

Table 4-4: Intersection Level of Service P.M. Table – Opening Year (2019)

As per Subdivision Regulations Chapter 19, Table 19.18-2, Note B, "In cases where the Level of Service of the roadway network without development is below a LOS D, the proposed development shall not increase roadway/intersection delay." LOS is defined as a quality measure describing operational conditions within a traffic stream, generally in terms of service measures such as speed and travel time, freedom to maneuver, traffic interruptions, and comfort and convenience. Letters designate each level, from A to F, with LOS A representing the best operating conditions and F the worst. Generally, a LOS A-B can be described as good conditions, LOS C-D as tolerable flow, and LOS E-F as capacity conditions.

T.I.A. COMMENTS

10) It is recommended the developer dedicate an addition 20ft right of way on Trent road for the future construction of a Residential Collector Road. The existing right of way is 40 t and a residential collector requires 60-ft of right of way.

17) A majority of traffic will gain access through an existing neighborhood with only a 22- ft wide paved road. The proposed 170 Acre Vista Bonita Subdivision with its 520 lots will be taxing the surrounding infrastructure. This will be unsafe for current residents and will probably result in rapid deterioration of the existing pavement structure. According to the City of Socorro subdivision Ordinance, this existing section of road is a section typical of an alley section, which is considered a secondary access road and not a primary access road. It is recommended that a subdivision of this size have primary access through a Minor Arterial roadway or a minimum of two Residential collector streets.

SOCORRO, TX - CODE OF ORDINANCES

CHAPTER 38 - SUBDIVISIONS

ARTICLE III. - TRAFFIC IMPACT ANALYSIS

SEC. 38-59.1. - PURPOSES AND FINDINGS.

(a) New development must be served and supported by an adequate network of streets and thoroughfares.

(d) The purpose of the provisions within this chapter are to ensure that both development impacts on off-site and on-site thoroughfare rights-of-way are mitigated through contributions and/or improvements of thoroughfare rights-of-way and that new developmen does not contribute more than their proportionate share of costs or construction of thoroughfare rights-of-way and only contribute that which is necessary and attributable to their development.

LETTER FROM COUNTY



PUBLIC WORKS DEPARTMENT

April 17, 2023

Ms. Lorraine Quimiro
Planning Director
City of Socorro, TX
Planning & Zoning Department

Re: Vista Bonita Unit 2 Subdivision

This letter is to confirm the interest of the County regarding the proposed park in Vista Bonita Unit 2. The County's regulations do not require a park for this subdivision but welcomes the City of Socorro enforcing its park requirements.

Quality of life is a goal that is part of County's strategic plan, which is intended to provide all citizens access to recreational space. The location of this development is identified in the County of El Paso Parks and Recreation Masterplan indicating the need for additional park space, which is fueled by a growing population and development.

It is the County's understanding that the City of Socorro is considering enforcing their park requirements based on the County's willingness to accept and maintain the park. The decision for acceptance of this park is ultimately made by the County Commissioners Court. However, when the item is presented to the Commissioners Court, it would have the support of the Public Works and Parks & Recreation Department for approval. The County understands the park will be designed to meet City of Socorro park standards and regulations.

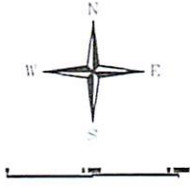
Please let me know if you have any further questions or concerns.

Regards,

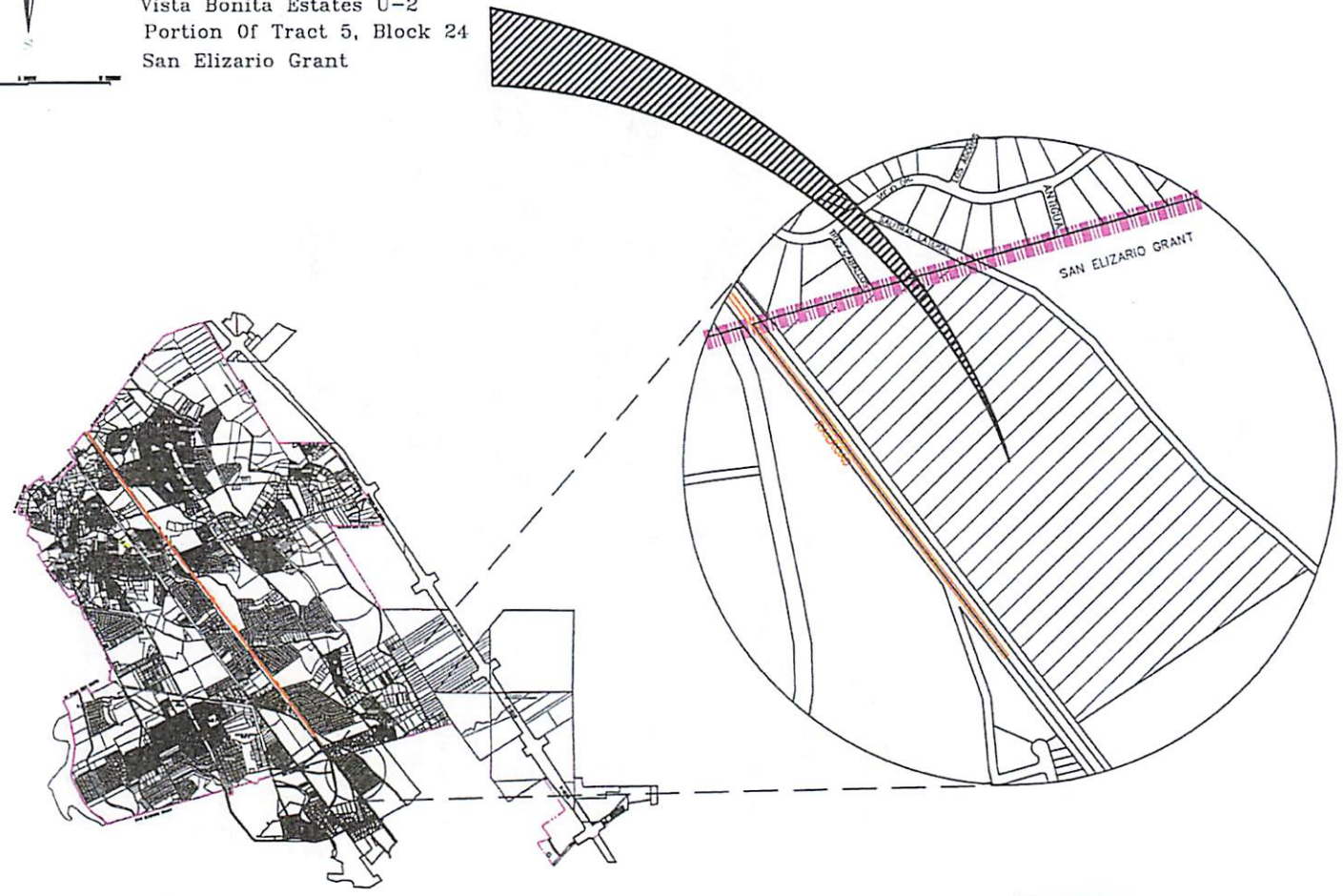
A handwritten signature in blue ink, appearing to read "Norma Rivera Palacios", is written over the typed name.

Norma Rivera Palacios
Executive Director
Public Works Department

LOCATION MAP



PROJECT SITE;
Vista Bonita Estates U-2
Portion Of Tract 5, Block 24
San Elizario Grant

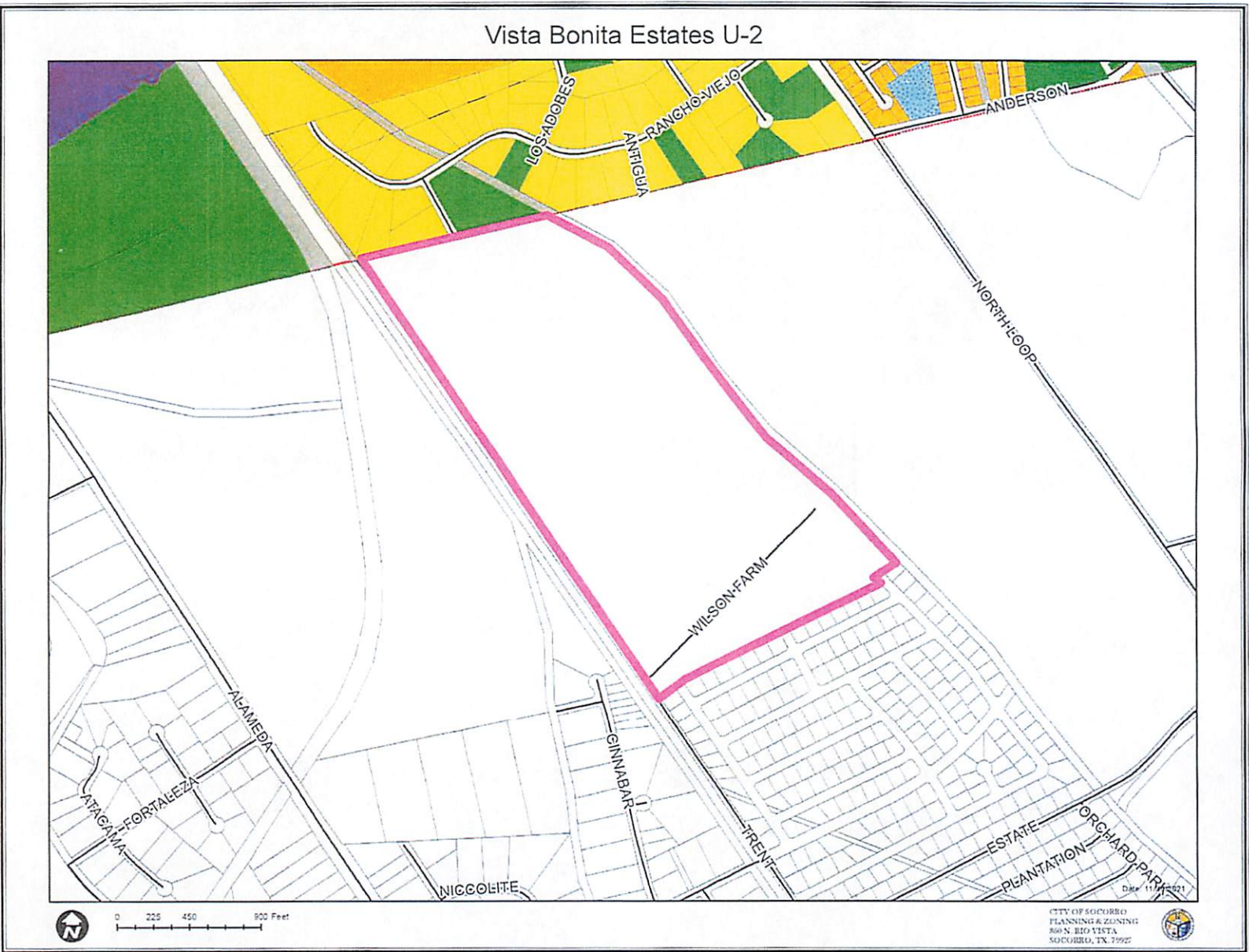


CITY OF SOCORRO

LOCATION MAP
Scale 1" = 500'00"

Planning and Zoning Department
400 N. Rio Tuque, Socorro, Texas 78781 Tel: (512) 875-2610 Fax: (512) 875-2679

ZONING MAP (SOCORRO'S 2-MILE ETJ)



SITE PICTURES

Entrance at Burbridge Rd.



Entrance at Tres Caballos Dr.



PRELIMINARY PLAT

PRELIMINARY VISTA BONITA ESTATES UNIT TWO

BEING A PORTION OF TRACT 5, BLOCK 24, SAN ELIZARIO GRANT, EL PASO COUNTY, TEXAS. CONTAINING 101.81 ACRES± SHEET 2 OF 2

WARRANTY - PART RECORDS OF B. PASO COUNTY, TEXAS. PLAY NOTES AND RESTRICTIONS. 1. ALL EVIDENCES FOR THE SUBMISSION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, B. PASO COUNTY, TEXAS...

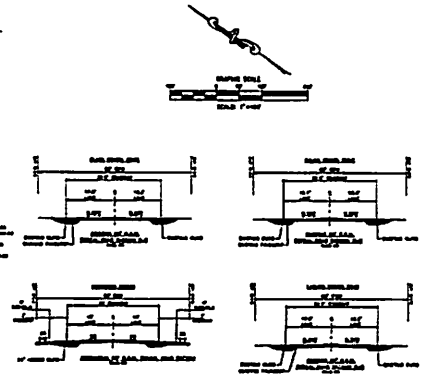
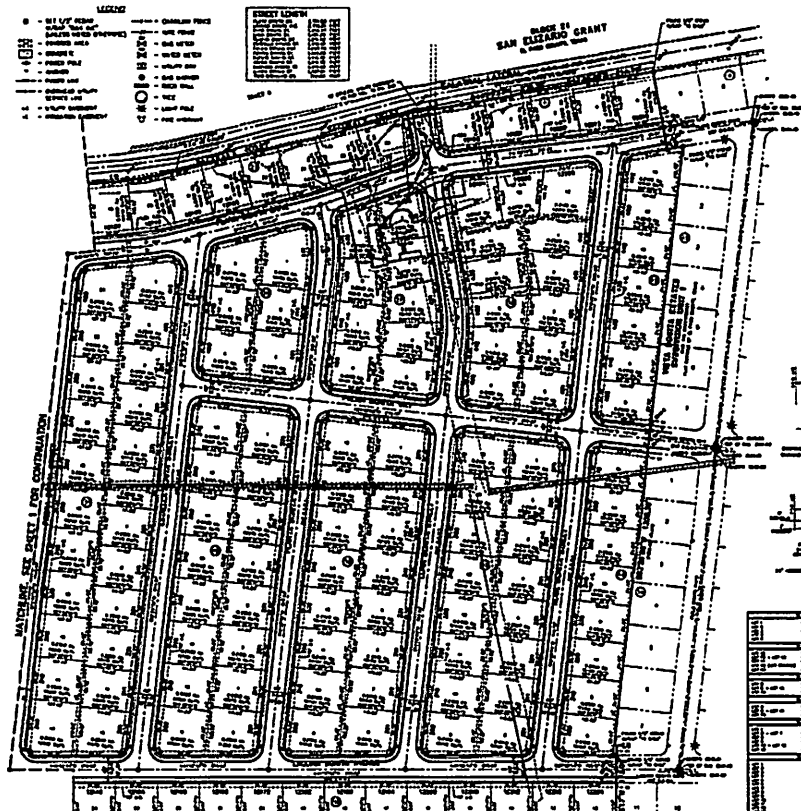
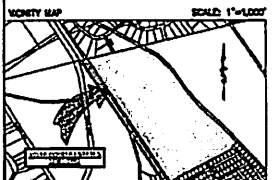


Table with 4 columns and 10 rows, likely detailing lot areas, dimensions, and other specific data points for the units.



PRELIMINARY. SCHEDULE DISTRICT. LAND LINE. TOTAL RESIDENTIAL LOTS.

PRINCIPAL CONTACTS. BARRAGAN ASSOCIATES INC. 2000 POWERS BLVD, SUITE 700, EL PASO, TEXAS 79902. TEL: 915-781-4100.



BARRAGAN ASSOCIATES INC. LAND PLANNERS & LAND SURVEYORS. DATE OF PREPARATION: MARCH 2022.



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: MAY 2, 2023**

REPLAT WITH VARIANCE REQUEST

STAFF REPORT

SUBJECT:

REQUEST FOR APPROVAL OF A SUBDIVISION REPLAT TO CREATE TWO LOTS FROM ONE LOT WITH A VARIANCE TO ALLOW A SMALLER LOT SIZE WITH THE R-1 (SINGLE FAMILY RESIDENTIAL) ZONING.

NAME: SORIA SUBDIVISION

PROPERTY ADDRESS: 11351 HOVEY DR.

PROPERTY LEGAL DESCRIPTION: BLOCK 16, LOT 6, BAUMAN ESTATES #3

PROPERTY OWNER: TERESA J. DE LA CRUZ

REPRESENTATIVE: TERESA J. DE LA CRUZ

PROPERTY AREA: 26,247 S.F.

CURRENT ZONING: R-1 (SINGLE FAMILY RESIDENTIAL)

CURRENT LAND USE: RESIDENTIAL

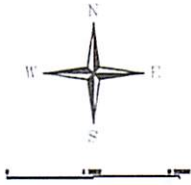
FUTURE LAND USE MAP: R-1 (SINGLE FAMILY RESIDENTIAL)

FLOOD MAP: According to the Flood Insurance Rate Maps, the referenced property lies within Zone X; (Community Panel # 480212 0250-B/ FEMA, September 4, 1991).

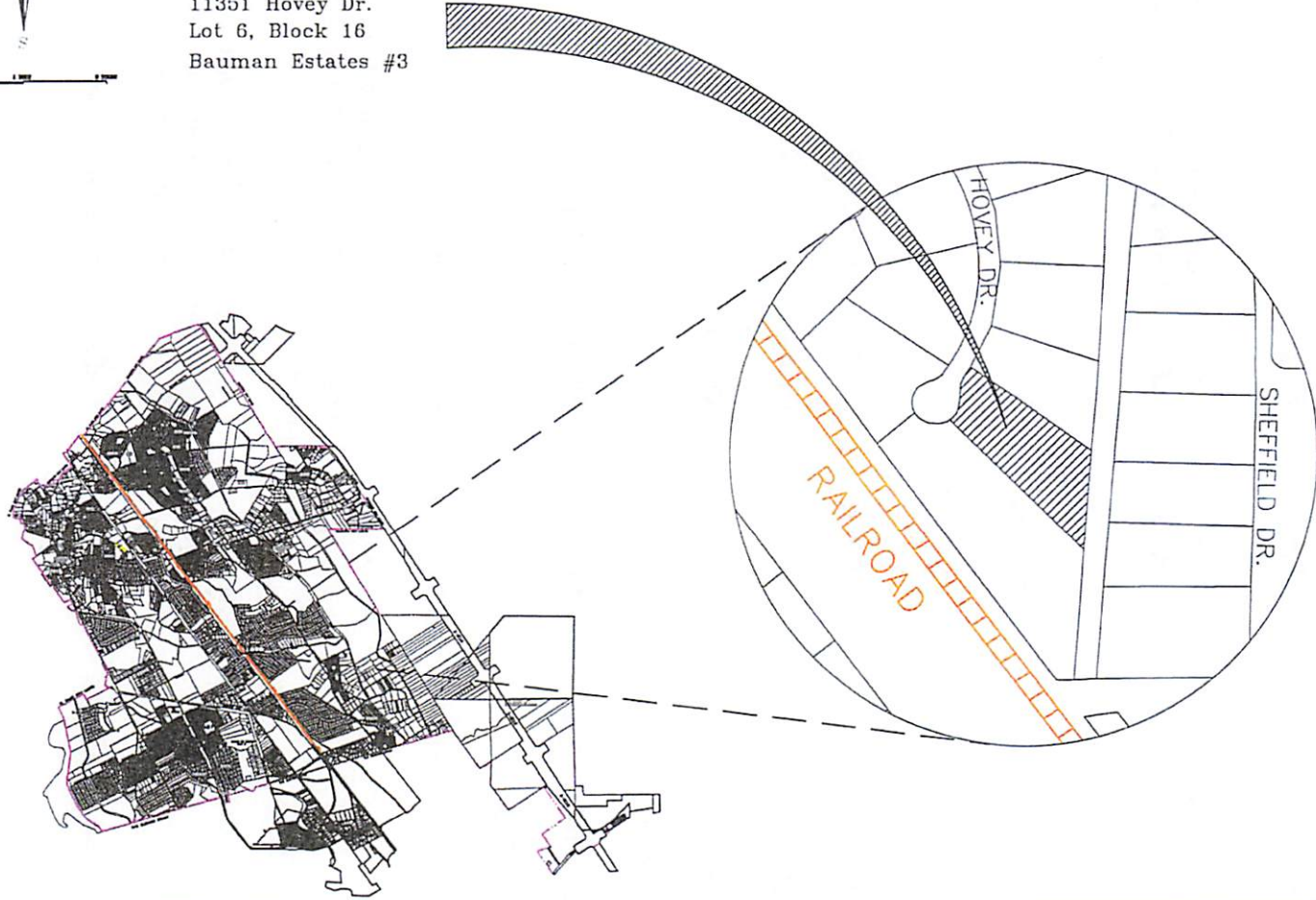
SUMMARY OF REQUEST: Replat: Applicant is requesting for **APPROVAL** of Rezoning of a replat to create two lots from one lot with a viariance to allow a smaller lot size with the R-1 (Single Family Residential) Zoning.

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the replat.

LOCATION MAP



PROJECT SITE;
11351 Hovey Dr.
Lot 6, Block 16
Bauman Estates #3



CITY OF SOCORRO

LOCATION MAP

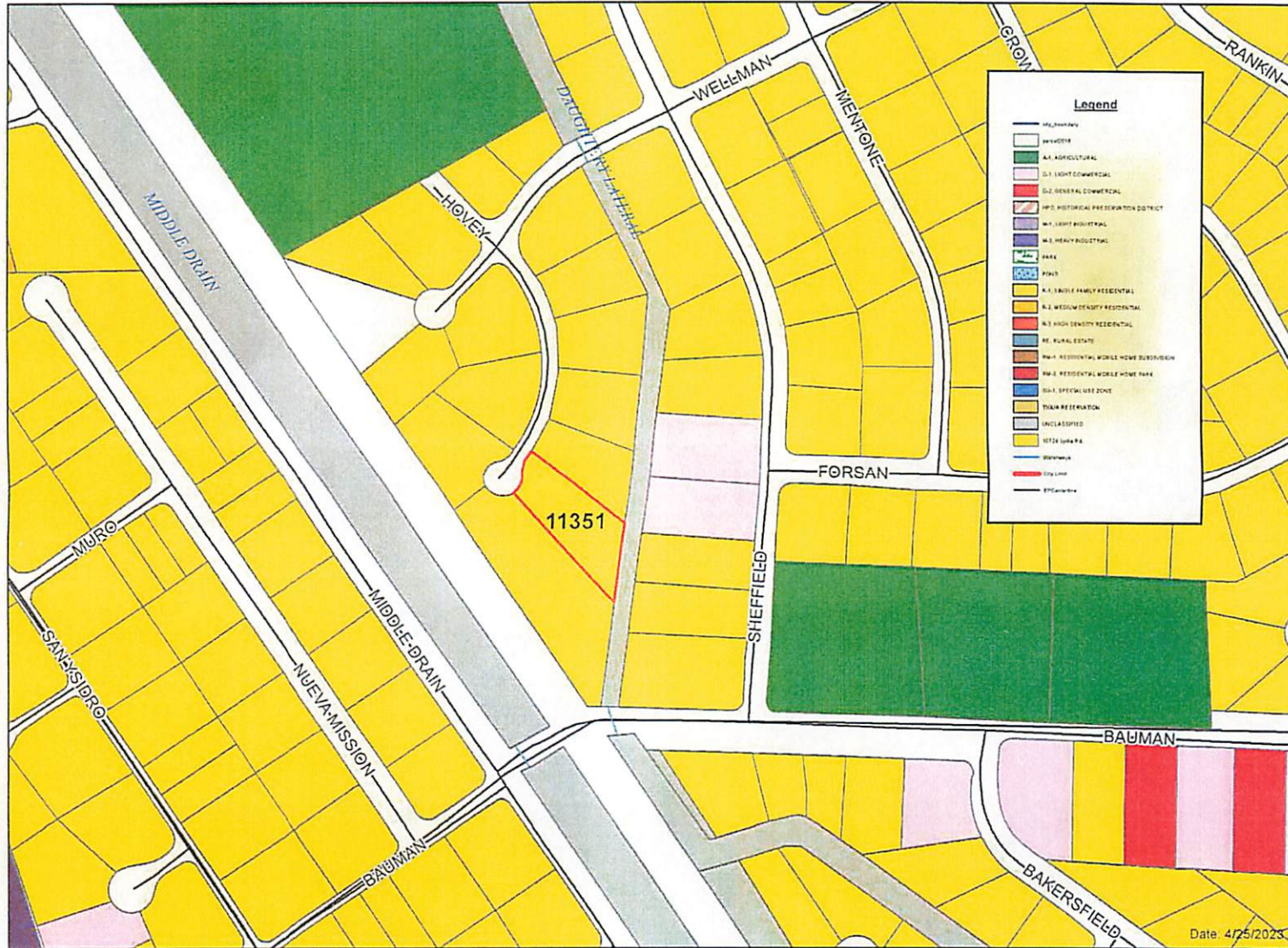
Scale AS SHOWN

Planning and Zoning Department

8001 East Vela Avenue, Suite 7007 Tel: (505) 724-1111 Fax: (505) 724-6173

ZONING MAP

Zoning Map 11351 Hovey Dr.

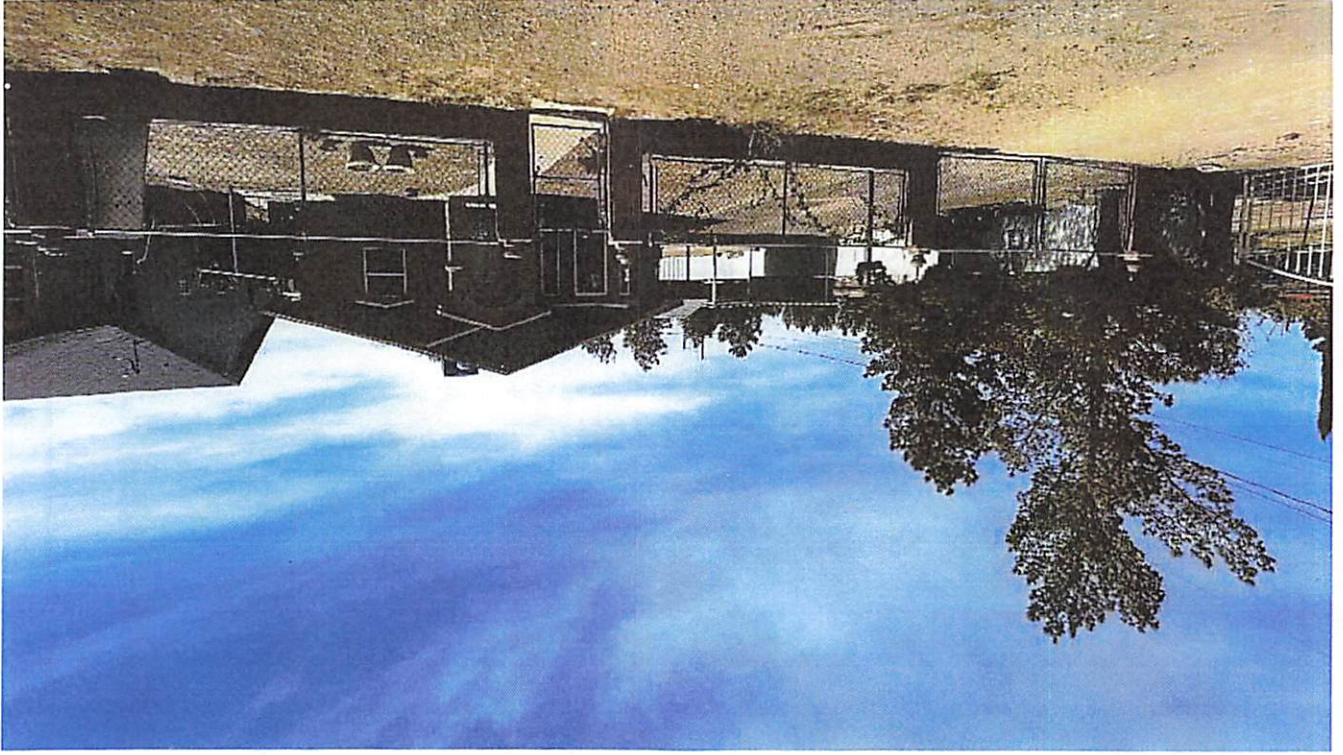


0 87.5 175 350 Feet

Date: 4/25/2023

CITY OF SOCORRO
PLANNING & ZONING
650 N. RIO VISTA
SOCORRO, TX. 79027





SITE PICTURES

AERIAL PHOTO

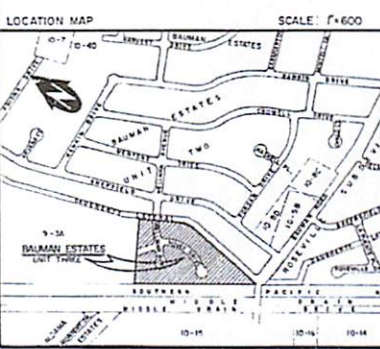
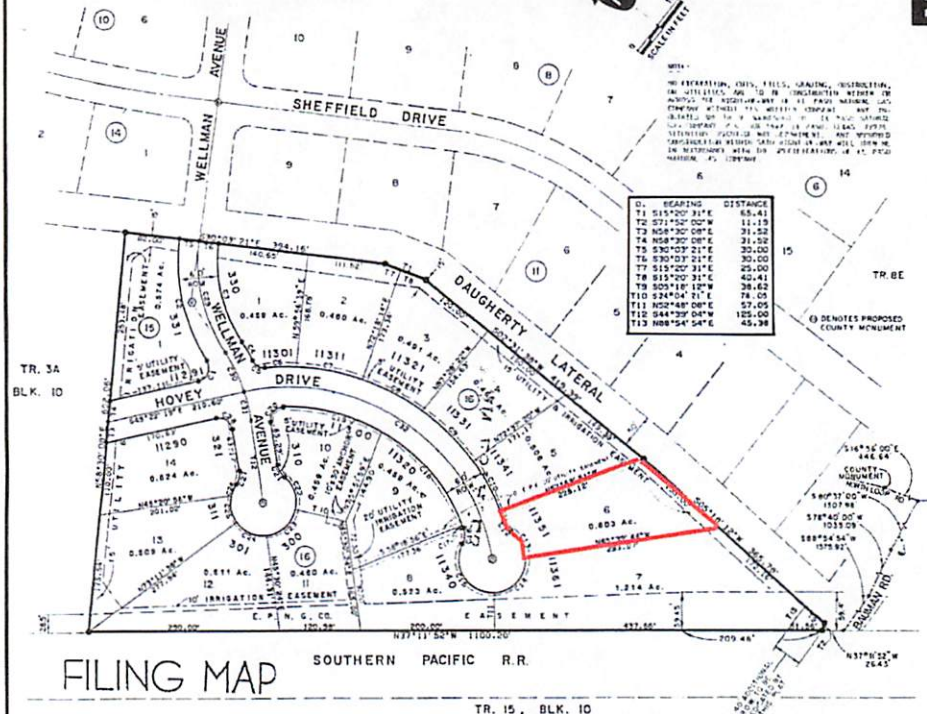


BAUMAN ESTATES UNIT THREE

BAUMAN ESTATES UNIT THREE

BEING A PORTION OF TRACT 8A BLOCK 10, SOCORRO GRANT EL PASO COUNTY, TEXAS CONTAINING: 10.050 AC.

EL PASO CENTRAL APPRAISAL DIST.



NO.	BEARING	CHORD	DELTA	PROJUS	LENGTH	TAN
C1	N79°44'00"E	32.72	107°40'00"	30.00	39.30	28.44
C2	S42°22'54"E	187.35	39°50'00"	280.00	191.04	99.41
C3	N79°44'00"E	151.36	40°14'00"	220.00	154.52	80.40
C4	S22°52'54"W	31.87	6°31'28"	280.00	31.89	15.06
C5	S30°00'00"E	22.63	68°35'20"	30.00	24.05	13.70
C6	S38°34'54"W	48.84	8°15'18"	340.00	48.99	24.58
C7	N26°03'11"W	98.83	16°42'21"	340.00	99.18	49.95
C8	S20°11'02"E	100.64	17°21'18"	340.00	101.01	50.89
C9	S20°12'06"W	106.68	18°02'03"	340.00	107.12	54.01
C10	S24°04'24"W	97.14	14°24'20"	340.00	97.90	49.83
C11	S31°19'11"W	14.45	3°26'04"	340.00	14.45	7.22
C12	S15°58'24"W	19.10	31°09'38"	340.00	19.44	10.07
C13	S23°28'48"E	43.85	15°12'54"	340.00	45.50	24.46
C14	N85°28'24"W	71.07	90°25'11"	50.00	78.05	50.51
C15	N15°00'31"E	86.63	81°24'40"	50.00	104.28	65.93
C16	N56°10'03"E	34.00	47°09'21"	30.00	24.63	13.09
C17	S11°30'49"W	2.38	04°28'19"	280.00	2.39	1.19
C18	S27°15'30"E	154.33	31°59'20"	240.00	154.35	80.27
C19	N86°47'18"W	29.28	87°02'17"	30.00	31.90	22.65
C20	S23°58'46"W	21.21	41°24'33"	30.00	21.88	11.74
C21	N45°40'04"E	52.52	62°41'15"	50.00	54.70	30.45
C22	S37°16'38"E	37.06	59°34'45"	50.00	40.72	24.74
C23	N15°50'37"W	50.28	61°17'58"	50.00	58.20	29.63
C24	N40°49'38"E	40.71	48°02'31"	50.00	41.92	22.08
C25	N75°27'16"E	18.41	27°12'45"	50.00	18.51	9.76
C26	N63°21'21"E	21.21	41°24'33"	30.00	21.88	11.74
C27	N80°02'21"W	29.28	94°01'23"	30.00	32.80	21.46
C28	S39°49'24"W	172.50	42°14'20"	240.00	172.58	81.58
C29	S27°10'24"W	64.00	14°42'28"	70.00	64.18	32.27
C30	S30°31'31"W	64.00	10°14'28"	70.00	64.48	32.40
C31	S25°06'12"E	449.23	25°01'15"	350.00	505.48	255.91

Faught & Associates Inc. Date of Preparation: 1-7-85 Revised: 3-6-85

STATE OF TEXAS
COUNTY OF EL PASO

I, **STUART RYAN**, ENGINEER IN CHARGE, HEREBY CERTIFY THAT THIS MAP AND INSTRUMENTS (IF ANY) PREPARED AND SUBMITTED TO THE OFFICE OF THE COUNTY ENGINEER, ENGINEER AND SURVEYOR, FOR RECORD AND DEPOSIT, ARE TRUE AND CORRECT, ACCORDING TO THE INSTRUMENTS AND PANS FOR UNDERLYING DEEDS, THE ACQUISITION OF THE PROPERTY HEREIN, THE RIGHTS TO THE PROPERTY HEREIN, AND THE RIGHTS TO THE PROPERTY HEREIN, AND THE RIGHTS TO THE PROPERTY HEREIN, AND THE RIGHTS TO THE PROPERTY HEREIN.

WITNESSEY MY SIGNATURE THIS _____ DAY OF _____ 1985 A.D.

STATE OF TEXAS
COUNTY OF EL PASO

I, **ROBERT A. FAUGHT**, ENGINEER IN CHARGE, HEREBY CERTIFY THAT THIS MAP AND INSTRUMENTS (IF ANY) PREPARED AND SUBMITTED TO THE OFFICE OF THE COUNTY ENGINEER, ENGINEER AND SURVEYOR, FOR RECORD AND DEPOSIT, ARE TRUE AND CORRECT, ACCORDING TO THE INSTRUMENTS AND PANS FOR UNDERLYING DEEDS, THE ACQUISITION OF THE PROPERTY HEREIN, THE RIGHTS TO THE PROPERTY HEREIN, AND THE RIGHTS TO THE PROPERTY HEREIN, AND THE RIGHTS TO THE PROPERTY HEREIN.

WITNESSEY MY SIGNATURE THIS _____ DAY OF _____ 1985 A.D.

CITY PLAN COMMISSION

THIS SUBMISSION IS HEREBY APPROVED AS TO THE PLANNING AND AS TO THE CONDITIONS OF THE REVISION OR AMENDMENT WITH THE CITY OF EL PASO, TEXAS, CITY ENGINEER THIS _____ DAY OF _____ 1985 A.D.

SECRETARY _____

COURTY PLANNING COMMISSION

APPROVED FOR FILING BY EL PASO COUNTY PLANNING COMMISSION THIS _____ DAY OF _____ 1985 A.D.

SECRETARY _____

COUNTY COMMISSIONERS COURT

APPROVED AND CHECKED FILED BY COMMISSIONERS' COURT OF THE COUNTY OF EL PASO, TEXAS _____ DAY OF _____ 1985 A.D.

COUNTY CLERK _____

FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS THIS _____ DAY OF _____ 1985 A.D. IN VOLUME _____ OF THE PLAT RECORDS, PAGE 78.

COUNTY CLERK _____

PREPARED BY AND UNDER THE SUPERVISION OF **JERRY E. CRITS**, REGISTERED PUBLIC SURVEYOR NO. 2023.

JERRY E. CRITS, R.P.S.

REGISTERED PROFESSIONAL ENGINEER NO. 40194.

E. D. FAUGHT, P.E.

B-287-U-3

REPLAT (ENLARGED)

