

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 18TH, DAY OF APRIL 2023 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 APRIL 18TH, 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 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.
- c) Approval of Meeting minutes of April 4,2023.


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 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)
- 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)

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-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.
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.
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.
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.
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.
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.
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.
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.

Approved by: 

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.

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.

17. Planning and Zoning Commissioners Report.


18. Planning and Zoning Department Report.

19. 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 14TH DAY OF APRIL 2023.

By: 
Judith Rodriguez, Planning & Zoning Secretary

DATE & TIME POSTED: 4/14/2023 @ 4:43 /BY: Myrian Diron

**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 García
District 2 / Mayor ProTem

Rudy Cruz Jr.
District 3

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

**PLANNING AND ZONING COMMISSION MEETING MINUTES
APRIL 4, 2023 @ 5:30 P.M.**

MEMBERS PRESENT:

Andrew Arroyos
Enrique Cisneros
Julie Dominguez
David Estrada
Osvaldo Reza
Maria Martinez- *arrived 5:32pm*

MEMBERS ABSENT:

None

STAFF PRESENT

Myrian, 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: 5:31 pm.

2. Establishment of Quorum

Quorum with 6 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 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)
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- e) Approval of Meeting minutes of March 21, 2023.

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

Ayes: Andrew Arroyos, Enrique Cisneros, Julie Dominguez, and Osvaldo Reza.

Nays:

Abstain: David Estrada

Absent: Maria Martinez arrived 5:32 after 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 3, Lot 24 La Jolla Subdivision located at 178 Escalante Drive, Socorro, TX from R-1 (Single Family Residential) to R-2 (Medium Density Residential) to allow for a quadruplex.

Mr. Arroyos: **OPEN:** 5:33pm

CLOSE: 5:37pm

Speaker: Mr. Cesar Serna; He is in opposition to this proposed rezoning at 178 Escalante Dr. due to the traffic problems it would cause.

6. **Consider and Take Action** on the proposed amendment to the City of Socorro’s Master Plan and Rezoning of Block 3, Lot 24 La Jolla Subdivision located at 178 Escalante Drive, Socorro, TX from R-1 (Single Family Residential) to R-2 (Medium Density Residential) to allow for a quadruplex.

Speaker: Applicant Sergio Serrano

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

Motion carried

Ayes: Andrew Arroyos, Enrique Cisneros, Julie Dominguez, Osvaldo Reza, and Maria Martinez

Nays:

Abstain:

Absent: David Estrada

7. Public hearing request for the proposed amendment to the City of Socorro’s Master Plan and Rezoning of Block 6, Tracts 2-B and 3, Socorro Grant, located at the corner of Inglewood and North Loop, Socorro, TX from A-1 (Agricultural) to C-2 (General Commercial District).

Mr. Arroyos: **OPEN:** 5:49pm

CLOSE: 5:49pm

No speakers

8. **Consider and Take Action** on the proposed amendment to the City of Socorro’s Master Plan and Rezoning of Block 6, Tracts 2-B and 3, Socorro Grant, located at the corner of Inglewood and North Loop, Socorro, TX from A-1 (Agricultural) to C-2 (General Commercial District).

Speaker: Applicant Jorge Azcarate

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

Motion carried

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

Nays:

Abstain:

Absent:

9. Planning and Zoning Commissioners Report.

Nothing to report.

10. Planning and Zoning Department Report.

Nothing to report.

11. Adjournment:

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

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

Nays:

Abstain:

Absent:

Meeting adjourned at **5:54 pm.**

Andrew Arroyos, Chairman

Date minutes were approved.

Judith Rodriguez, Secretary

Date minutes were approved.

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

March 31, 2023

Dear property owner,

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

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 April 18th, 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

31 de marzo, 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 18 de abril 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:

Solicitud de audiencia pública para la enmienda propuesta al Plan Maestro de la Ciudad de Socorro y Rezonificación del Bloque 2, Traque 6 y 6A, Subdivision Socorro Grant, ubicada en el 11051 North Loop Dr., Socorro, Texas de A-1, (Agricultural) a un IC-MUD (Distrito de uso mixto industrial commercial).

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

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

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

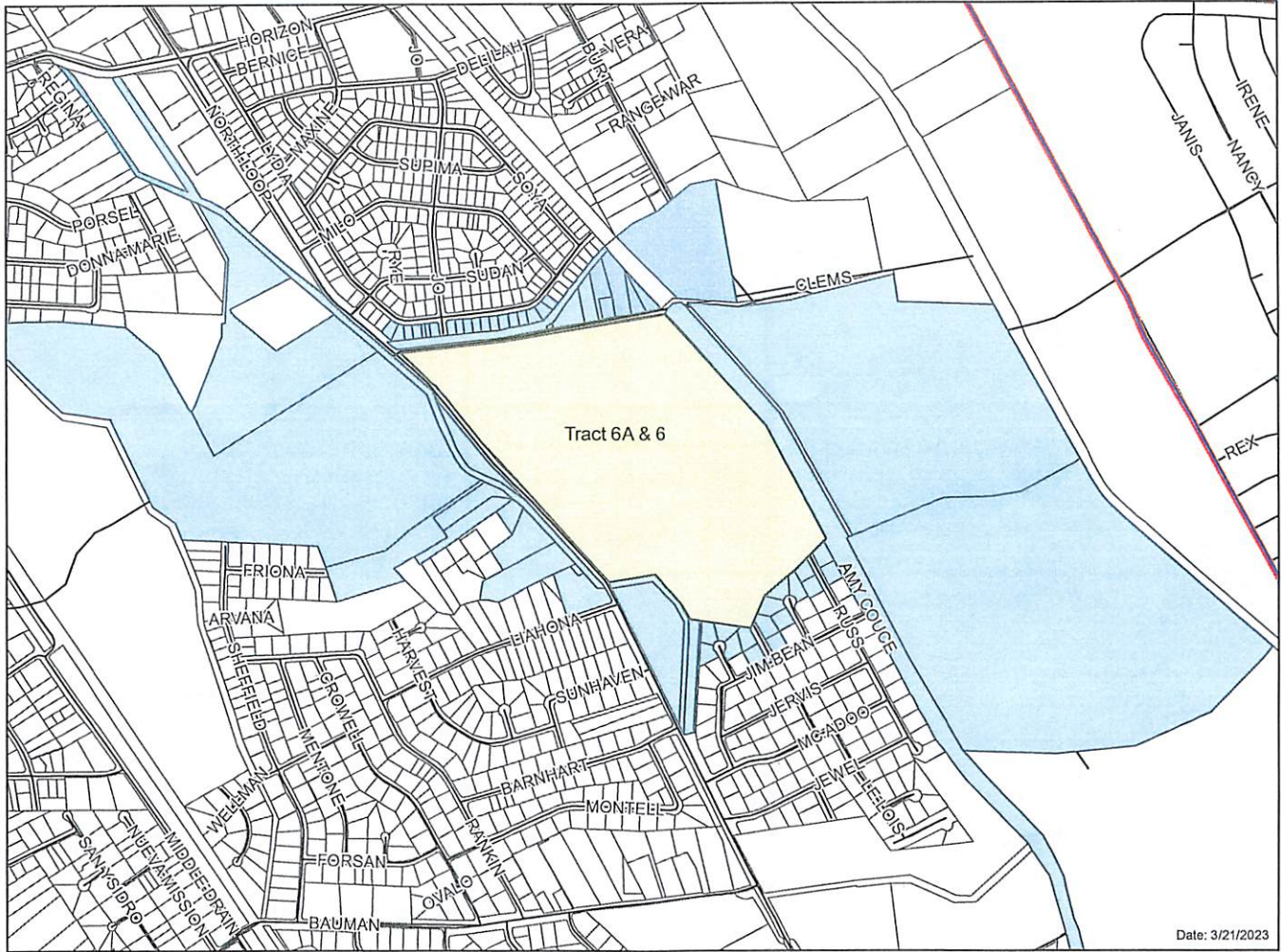
Atentamente,

Judith Rodriguez

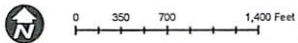
Judith Rodriguez

Secretaria de la Comisión de Planeación y Zonificación

200' Around 11051 North Loop Dr.



Date: 3/21/2023



file_as_name	addr_line2	addr_city	addr_	addr_zip
TORRES DIANA	650 MCADOO DR	SOCORRO	TX	79927-4524
FRANCO JUAN A & VIOLA	11280 JIMMY DON CT	SOCORRO	TX	79927-4013
MALDONADO JAVIER & BLANCA	11291 ANDY CT	SOCORRO	TX	79927-4532
DE LA ROSA IRIGOYEN CLAUDIA CRISTINA	11281 JIMMY DON CT	SOCORRO	TX	79927-4013
RODRIGUEZ JOSE L	11280 ANDY CT	SOCORRO	TX	79927-4532
MC ADOO ACRES JOINT VENTURE	PO BOX 221528	EL PASO	TX	79913-4528
CUANDA JESUS	10221 BLACKWOOD AVE	EL PASO	TX	79925-4351
OCHOA ANTONIO	200 MCFARLAND PKWY	ALPHARETTA	GA	30004-3585
OCHOA ANTONIO	200 MCFARLAND PKWY	ALPHARETTA	GA	30004-3585
SATARAIN JOSE L & MONICA	11281 ANDY CT	SOCORRO	TX	79927-4532
ORTEGA RAMON	10372 MANZANA RD	EL PASO	TX	79927-9927
J2M3 PROPERTIES LLC	11281 ANDY CT	SOCORRO	TX	79927-4532
APODACA ANTONIO	PO BOX 1485	RUIDOSO	NM	88355-1485
SALAZAR JOEL & HILDA	11270 RUSS RD	EL PASO	TX	79927-4535
ALVAREZ JORGE	11260 MARK MABON CT	SOCORRO	TX	79927-4028
MARTINEZ ALBERTO & MARIA T	11271 MARK MABON CT	SOCORRO	TX	79927-4028
CHURCH OF JESUS CHRIST L D S	50 E NORTH TEMPLE RM 222	SALT LAKE CIT	UT	84150-9001
RICHARDSON TEDD F	11174 NORTH LOOP	SOCORRO	TX	79927-9927
VARGAS MARTIN & ARACELY	11271 RUSS RD	EL PASO	TX	79927-4535
YEC LLC	1150 BURGUNDY DR	EL PASO	TX	79907-3462
MOWAD JAMES A	12258 AMSTATER CIR	EL PASO	TX	79936-0247
ORNELAS RENE N	11172 N LOOP DR	SOCORRO	TX	79927-4564
PARKS ROGER G & MARGARITA	11164 N LOOP DR	SOCORRO	TX	79927-4501
BECERRA RAUL & MANUELA T	11144 N LOOP DR	SOCORRO	TX	79927-4501
GUERRA PAUL & ANN M	11108 N LOOP DR	SOCORRO	TX	79927-4501
APODACA WENCESLAO G	11104 N LOOP DR	SOCORRO	TX	79927-4501
HERMANOS FARMS LTD	PO BOX 515	CLINT	TX	79836-0515
MILLICAN IRREVOCABLE TRUST	15341 WOODHILL CT	HORIZON CITY	TX	79928-7011
HERMANOS FARMS LTD	PO BOX 515	CLINT	TX	79836-0515
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MILLICAN IRREVOCABLE TRUST	15341 WOODHILL CT	HORIZON CITY	TX	79928-7011

VASQUEZ GRACIELA & NOE	10936 LYDIA RD	SOCORRO	TX	79927-4479
SIMS JAMES E SR & PEGGY J	900 CLEMS RD	SOCORRO	TX	79927-4407
EL PASO COUNTY TRUSTEE	500 E SAN ANTONIO AVE	EL PASO	TX	79901-2419
ROMO MIGUEL A	10934 LYDIA RD	SOCORRO	TX	79927-4479
CASTANEDA DAVID & ERICA	475 OVALO WAY	EL PASO	TX	79927-3528
MILLICAN IRREVOCABLE TRUST	15341 WOODHILL CT	HORIZON CITY	TX	79928-7011
RESENDIZ NANCY	475 OVALO WAY	EL PASO	TX	79927-3528
CAMPOS RAFAEL	122 S VALENCIA PL TRLR 24	EL PASO	TX	79905-4943
URBINA GUADALUPE & LAURA	5928 NECHES AVE	EL PASO	TX	79905-5426
RODRIGUEZ ELOISA	10946 LYDIA RD	SOCORRO	TX	79927-4479
SALCIDO IVAN & ROBERTO A	109 LA FE AVE	MESQUITE	NM	88048-9517
RODRIGUEZ ELOISA	10946 LYDIA RD	SOCORRO	TX	79927-4479
DODSON PEARL E	10950 LYDIA RD	SOCORRO	TX	79927-4479
OAXACA BERTHA A	7930 RODEO AVE	EL PASO	TX	79915-2210
HERNANDEZ JUAN & YOLANDA	10952 LYDIA RD	SOCORRO	TX	79927-4479
RIOS DANIEL & MARIA M	10954 LYDIA RD	SOCORRO	TX	79927-4479
BUSTAMANTE DOLORES	771 CLEMS RD	SOCORRO	TX	79927-4403
ALVAREZ RUBEN & ANGELICA	10956 LYDIA RD	SOCORRO	TX	79927-4479
HERNANDEZ SILVIA E	11341 TENAHA AVE	EL PASO	TX	79936-1338
MARQUEZ ISMAEL & MARTA	781 CLEMS RD # 11	SOCORRO	TX	79927-4403
HERMANOS FARMS LTD	PO BOX 515	CLINT	TX	79836-0515
MARTINEZ ARMANDO & ROSA	10960 LYDIA RD	SOCORRO	TX	79927-4479
OLIVAS ANA C	10130 ADOBE CREEK CT	COLORADO SF CO		80920-1443
CHAGOLLA LIONSO & EVA	10964 LYDIA RD	SOCORRO	TX	79927-4479
HERNANDEZ DANIEL	PO BOX 12294	EL PASO	TX	79913-0294
CHAVIRA MARTHA (CS)	10970 LYDIA RD	SOCORRO	TX	79927-4479
SIMS JAMES E SR & PEGGY J	900 CLEMS RD	SOCORRO	TX	79927-4407
MILLICAN IRREVOCABLE TRUST	15341 WOODHILL CT	HORIZON CITY	TX	79928-7011
SIMS JAMES E & PEGGY J	900 CLEMS RD	SOCORRO	TX	79927-4407
MTG LP	120 E FM 544 STE 72-318	MURPHY	TX	75094-4034



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: APRIL 18th, 2023**

CONDITIONAL USE PERMIT REQUEST

STAFF REPORT

SUBJECT:

CONDITIONAL USE PERMIT REQUEST TO ALLOW FOR A MOTOR VEHICLE MAINTENANCE FACILITY.

NAME:

647 S. HORIZON CONDITIONAL USE PERMIT

PROPERTY ADDRESS:

647 S. HORIZON BLVD.

PROPERTY LEGAL DESCRIPTION:

BLOCK 3, TRACT 4D, SOCORRO GRANT

PROPERTY OWNER:

D.L. MCELROY, TRUSTEE OF THE D.L MCELROY FAMILY TRUST

REPRESENTATIVE:

D.L. MCELROY, TRUSTEE OF THE D.L MCELROY FAMILY TRUST

PROPERTY AREA:

42,068 S.F.

CURRENT ZONING:

C-2

CURRENT LAND USE:

COMMERCIAL

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).

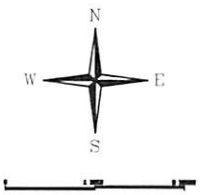
SUMMARY OF REQUEST:

Request for **APPROVAL** of a Conditional Use Permit to allow for a Motor Vehicle Maintenance Facility

STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of the Conditional Use Permit to allow for a Motor Vehicle Maintenance Facility with a condition that all inoperable vehicles be removed from the lot.

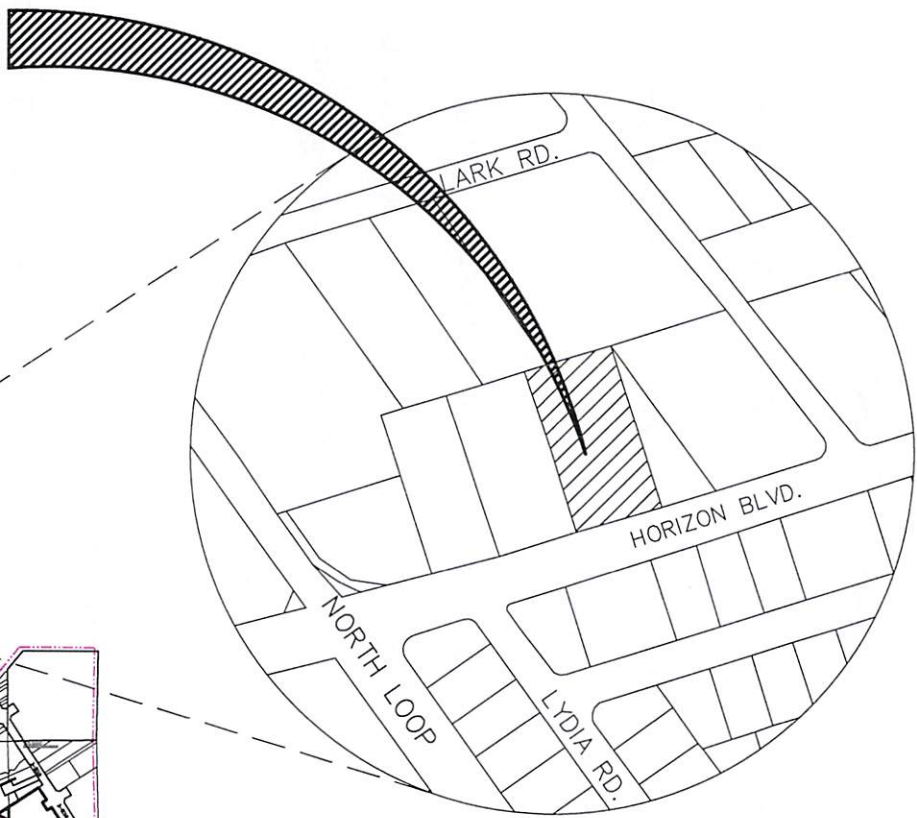
LOCATION MAP



PROJECT SITE;
647 Horizon Blvd.
Tract 4D, Block 3
Socorro Grant



CITY OF SOCORRO



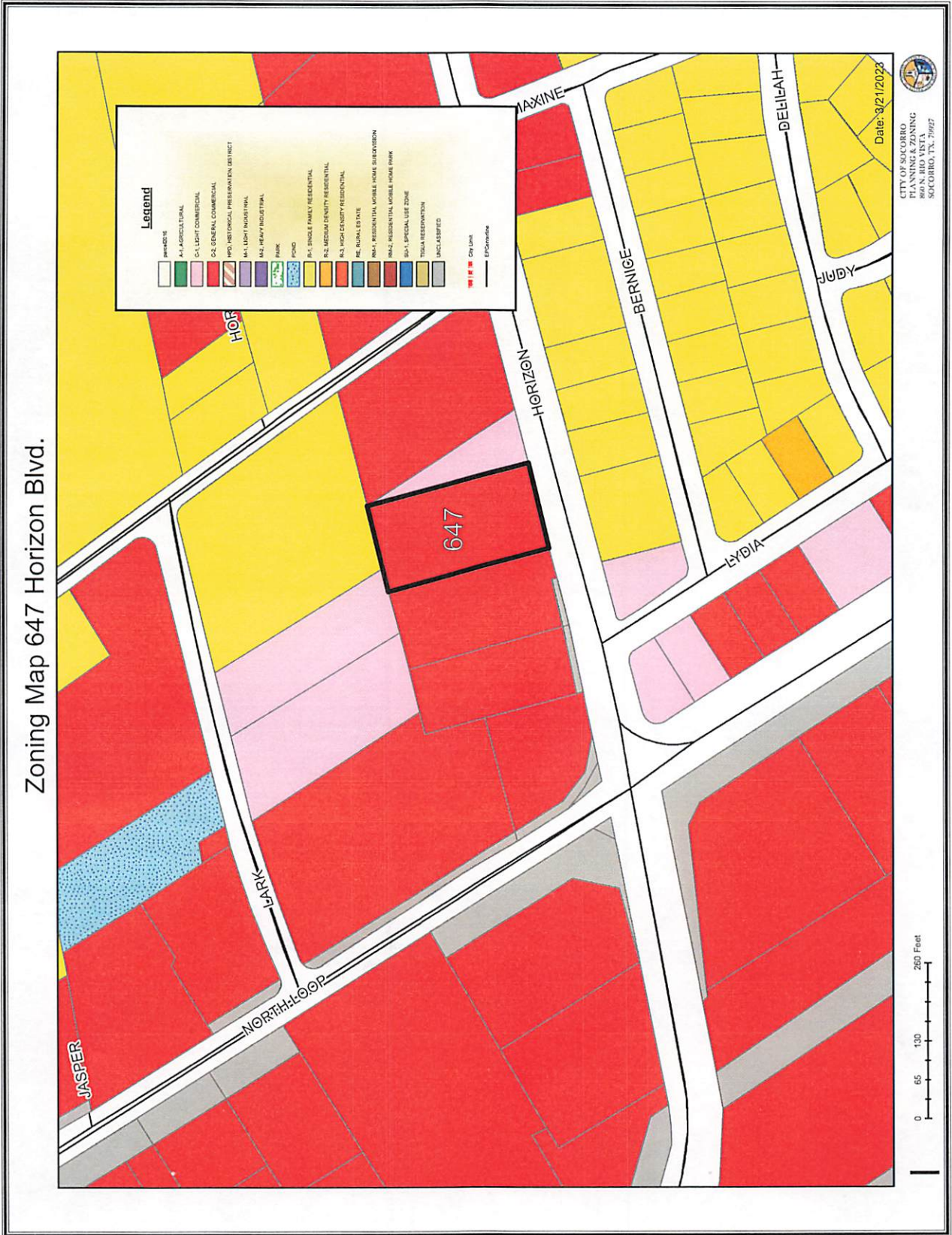
LOCATION MAP

Scale: AS SHOWN

Planning and Zoning Department

800 N. Rio Vista Socorro, Texas 79021 Tel. (505) 872-8531 Fax (505) 872-8673

ZONING MAP



SITE PICTURES

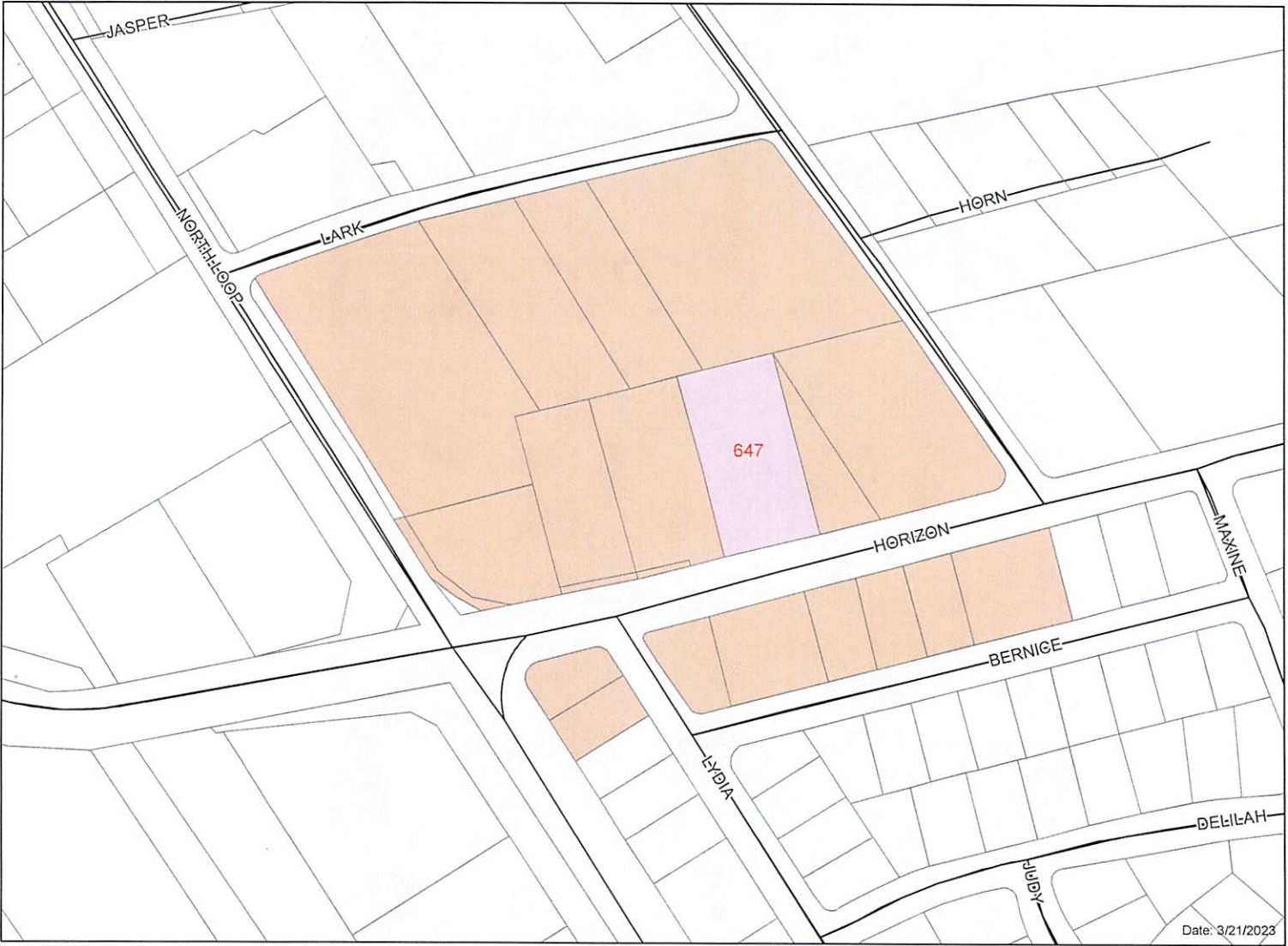


AERIAL PHOTO



PUBLIC NOTICE

200' Around 647 Horizon Blvd.



0 65 130 260 Feet

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



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

March 31, 2023

Dear property owner,

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

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.

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 April 18th, 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

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District 2 /Mayor Pro Tem

Rudy Cruz, Jr.
District 3

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

31 de marzo, 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 18 de abril 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:

Solicitud de audiencia pública para la enmienda propuesta al Plan Maestro de la Ciudad de Socorro y Rezonificación del Bloque 3, Traque 4-D, Subdivisión Socorro Grant, ubicada en el 647 South Horizon Blvd., Socorro, Texas 79927 para aprobar un permiso de uso condicional para un establecimiento de mantenimiento de vehículos de motor con una condición de sólo permitir un máximo de 5 vehículos inoperables dentro de la propiedad con el propósito de reparación y propiedad exclusiva de los clientes.

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. del 18 de abril del año 2023 para unirse a la reunión e inscribirse para hablar durante la audiencia pública. El oficial que conducirá la reunión llamará a la persona para comentar en su artículo.

Por favor póngase en contacto con nuestra oficina el día de la junta para confirmar que la junta se llevará a cabo.

Atentamente,

Judith Rodriguez

Judith Rodriguez

Secretaria de la Comisión de Planeación y Zonificación

file_as_name	addr_line2	addr_city	addr	addr_zip
NORMAR FINANCIAL LTD PARTNERSHIP	773 CASTILE AVE	EL PASO	TX	79912-4932
MORALES MARGARITA	411 VALLE LOS NOGALES DR	EL PASO	TX	79927-3431
CABRAL MARIA C B	PO BOX 17228	EL PASO	TX	79917-7228
MORALES MARGARITA	411 VALLE LOS NOGALES DR	EL PASO	TX	79927-3431
BANUELOS ARMANDO B	PO BOX 17228	EL PASO	TX	79917-7228
SOLIS ANASTACIO	7224 ALPINE DR	EL PASO	TX	79915-1327
GARCIA JOSE M G	PO BOX 1638	CLINT	TX	79836-1638
OMAR TRUCK PARTS INC	3525 TIERRA LORENA DR	EL PASO	TX	79938-5365
CLINT JOINT VENTURE	11209 ARMOUR DR	EL PASO	TX	79935-4801



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: APRIL 18th, 2023**

CONDITIONAL USE PERMIT REQUEST

STAFF REPORT

SUBJECT:

CONDITIONAL USE PERMIT REQUEST TO ALLOW FOR A MOTOR VEHICLE BODY SHOP.

NAME: 10921 NORTH LOOP DR. CONDITIONAL USE PERMIT

PROPERTY ADDRESS: 10921 NORTH LOOP DR.

PROPERTY LEGAL DESCRIPTION: BLOCK 16, LOTS 5 & 6, COUNTRY GREEN

PROPERTY OWNER: EZEQUIEL CHAVEZ

REPRESENTATIVE: JESUS RODRIGUEZ

PROPERTY AREA: 0.548 ACRES

CURRENT ZONING: C-2 (GENERAL COMMERCIAL)

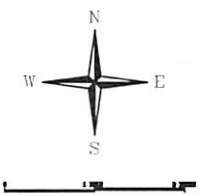
CURRENT LAND USE: COMMERCIAL

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 a Conditional Use Permit to allow for a Motor Vehicle Body Shop.

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the Conditional Use Permit to allow for a Motor Vehicle Body Shop with a condition that:
1.) all work be conducted within an enclosed building, 2.) all inoperable vehicles be removed from the lot and 3.) no vehicles be parked on public R.O.W. 4.) Permit to apply to only to 10921 North Loop.

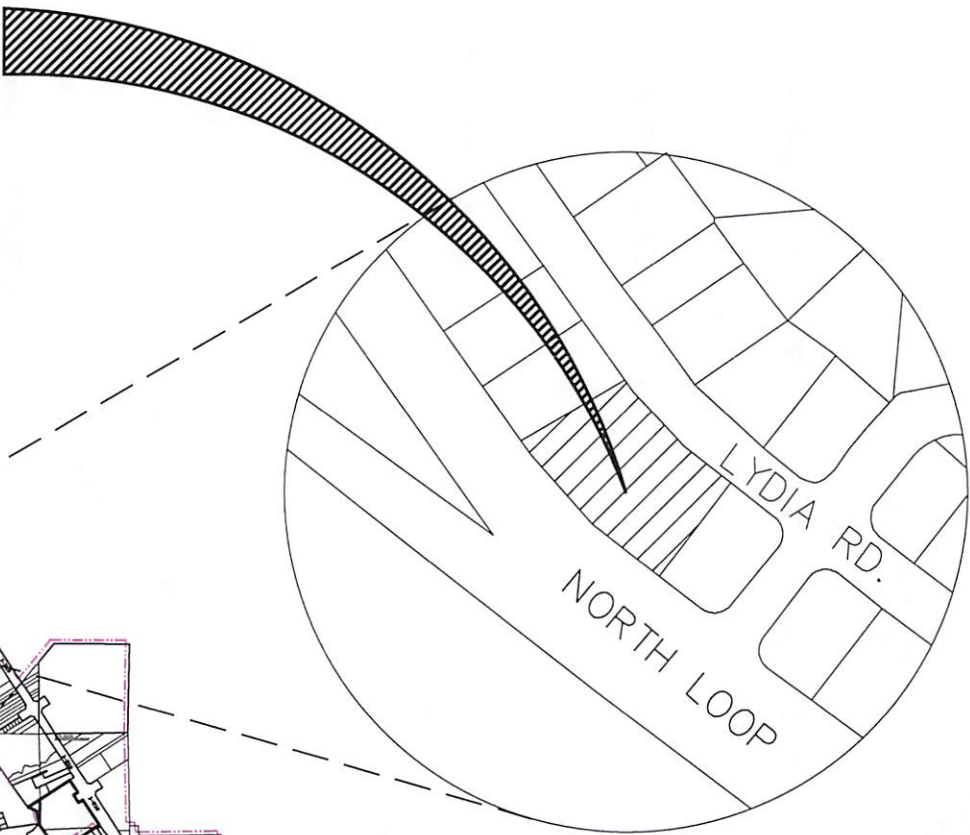
LOCATION MAP



PROJECT SITE;
10921 North Loop Dr.
Lots 5 & 6, Block 16
Country Green



CITY OF SOCORRO



LOCATION MAP

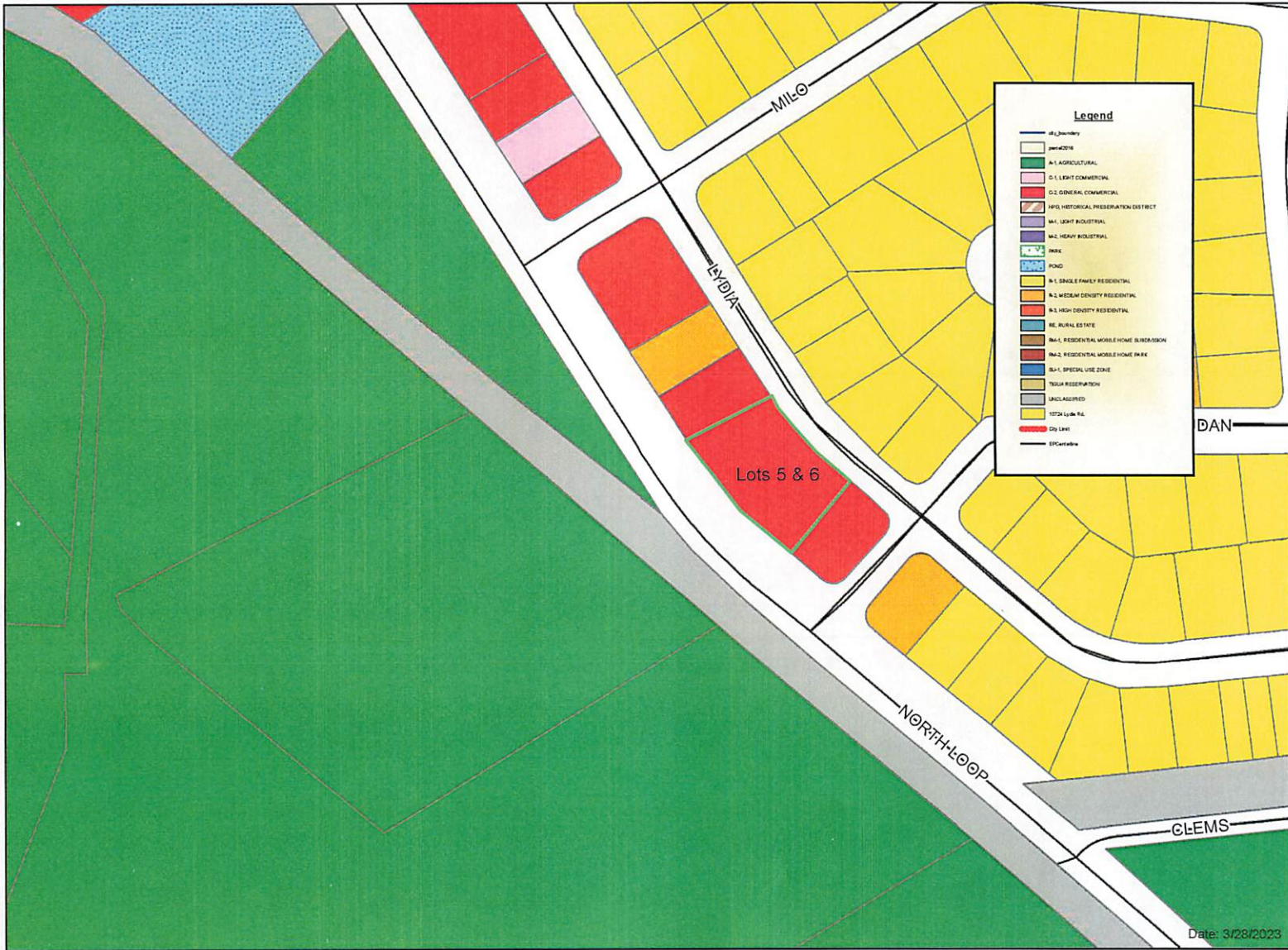
Scale: AS SHOWN

Planning and Zoning Department

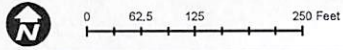
800 N. Rio Vista Socorro, Texas 79021 Tel: (915) 872-8331 Fax: (915) 872-8673

ZONING MAP

Zoning Map Lots 5 & 6



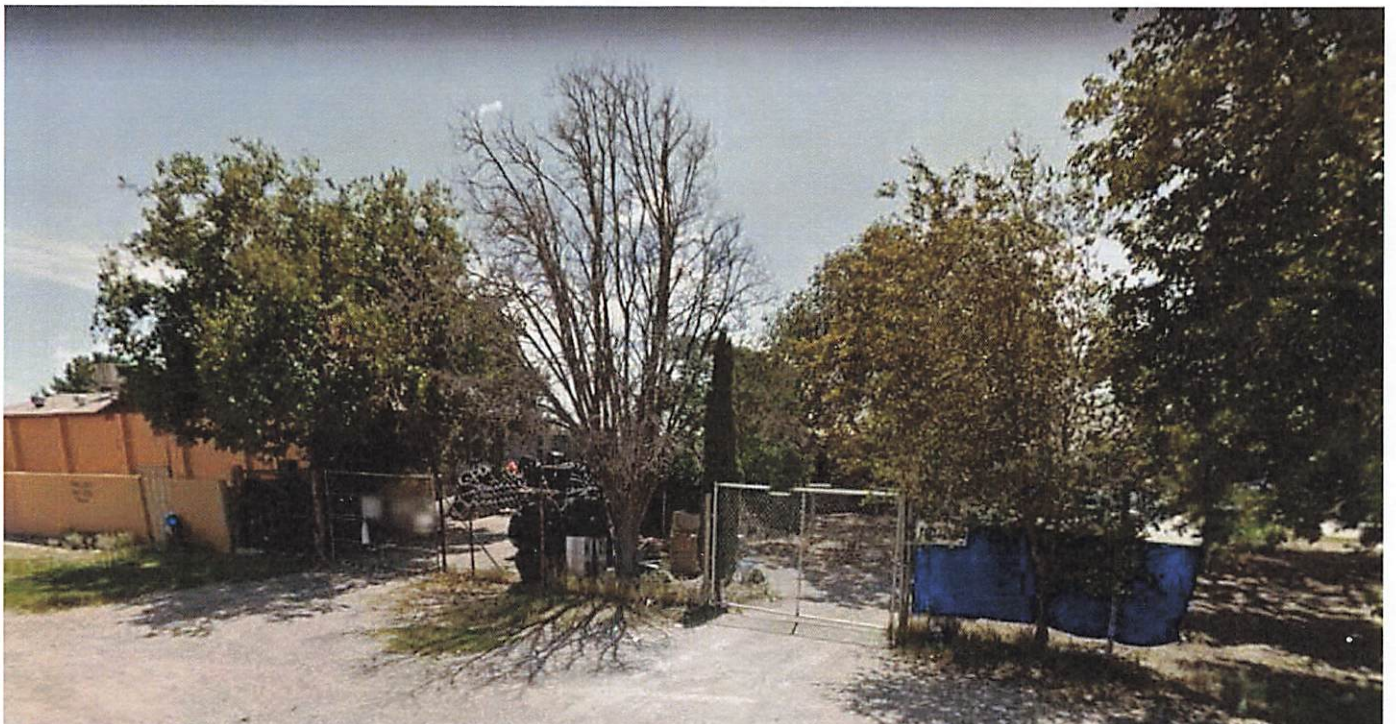
Legend	
[Blue line]	AP Boundary
[Black line]	Property
[Green]	A-1 AGRICULTURAL
[Pink]	C-1 LIGHT COMMERCIAL
[Red]	C-2 GENERAL COMMERCIAL
[Purple]	HPD HISTORICAL PRESERVATION DISTRICT
[Light Blue]	IA-1 LIGHT INDUSTRIAL
[Dark Blue]	IA-2 HEAVY INDUSTRIAL
[Green with tree]	PARK
[Blue with water]	POND
[Yellow]	R-1 SINGLE FAMILY RESIDENTIAL
[Orange]	R-2 MEDIUM DENSITY RESIDENTIAL
[Light Blue]	R-3 HIGH DENSITY RESIDENTIAL
[Light Blue]	RE RURAL ESTATE
[Brown]	RM-1 RESIDENTIAL MOBILE HOME SUBDIVISION
[Brown]	RM-2 RESIDENTIAL MOBILE HOME PARK
[Light Blue]	SA-1 SPECIAL USE ZONE
[Yellow]	TOSU TRAIL
[Grey]	UNCLASSIFIED
[Red]	City Limit
[Black line]	EPCorridor



DATE: 3/28/2023
CITY OF SOCORRO
PLANNING & ZONING
860 N. RIO VISTA
SOCORRO, TX. 79927



SITE PICTURES



AERIAL PHOTO



PUBLIC HEARING



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
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March 31, 2023

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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.

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.

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Judith Rodriguez
Planning & Zoning Commission Secretary

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31 de marzo, 2023

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Solicitud de audiencia pública para la enmienda propuesta al Plan Maestro de la Ciudad de Socorro y Rezonificación del Bloque 16, Lote 5 & 6, Subdivisión Country Green, ubicada en el 10921 North Loop Dr., Socorro, Texas 79927 para aprobar un permiso de uso condicional para un taller de carrocería de vehículos motorizados y con la condición de que todo el trabajo se realice dentro de un edificio cerrado y ningún vehículo se estacione en la vía pública.

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.

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Judith Rodriguez

Judith Rodriguez

Secretaria de la Comisión de Planeación y Zonificación

860 N. Rio Vista Rd., Socorro, Texas 79927 Tel. (915) 872-8531 Fax (915) 872-8724

www.costx.us

file_as_name	addr_line2	addr_city	add	addr_zip
QUEZADA NORMA E	2919 GRANT AVE	EL PASO	TX	79930-2801
MUNOZ ROQUE (LE) & RAQUEL I V	335 PEACEFUL ST	LAS VEGAS	NV	89110-5209
MANCERA ALFONSO JR	10925 LYDIA RD	SOCORRO	TX	79927-8000
RODRIGUEZ JESUS	10921 N LOOP DR	SOCORRO	TX	79927-4419
LOPEZ ANTONIA	10923 LYDIA RD	SOCORRO	TX	79927-4480
PARRA ROSENDO JR	10921 LYDIA RD	SOCORRO	TX	79927-4480
RODRIGUEZ JESUS	10921 N LOOP DR	SOCORRO	TX	79927-4419
MOLINA ROMEO & MANUELA G	10919 LYDIA RD	SOCORRO	TX	79927-4480
DAVILA JUAN H & BERTHA	10916 LYDIA RD	SOCORRO	TX	79927-4445
AGUILERA SALVADOR & ROSA I	10932 RYE LN	SOCORRO	TX	79927-4482
COSS ARACELY R & JESUS A	10915 LYDIA RD	SOCORRO	TX	79927-9927
BURCIAGA RAMIRO JR & LEONOR	10928 RYE LN	SOCORRO	TX	79927-4482
RODRIGUEZ MAYRA	10915 LYDIA RD	SOCORRO	TX	79927-9927
BECERRA RAUL & MANUELA	11144 N LOOP DR	SOCORRO	TX	79927-4501
HERNANDEZ JUAN B	600 MILO DR	SOCORRO	TX	79927-4441
LOPEZ HECTOR & MIREYA	9955 DYER ST	EL PASO	TX	79924-4709
MTG LP	120 E FM 544 STE 72-31:	MURPHY	TX	75094-4034



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: APRIL 18th, 2023**

**REZONING REQUEST WITH
CONDITIONAL USE PERMIT
STAFF REPORT**

SUBJECT:

PUBLIC HEARING REQUEST FOR THE PROPOSED AMENDMENT TO THE CITY OF SOCORRO'S MASTER PLAN AND REZONING OF BLK 1 CLINT VENTURE COMMERCIAL #4 LOT 5, BLK 1 CLINT VENTURE COMMERCIAL #3 LOT 3, AND BLK 1 CLINT VENTURE COMMERCIAL #3 LOT 4, LOCATED AT 2625, 2635, AND 2645 DARRINGTON ROAD, SOCORRO, TEXAS, FROM UNCLASSIFIED TO C-2 (GENERAL COMMERCIAL) WITH A CONDITIONAL USE PERMIT TO ALLOW FOR COMMERCIAL TRUCK AND TRAILER PARKING.

NAME: 2625, 2635, and 2645 DARRINGTON RD. REZONING

PROPERTY ADDRESS: 2625, 2635, and 2645 DARRINGTON RD.

PROPERTY LEGAL DESCRIPTION: BLK 1 CLINT VENTURE COMMERCIAL #4 LOT 5, BLK 1 CLINT VENTURE COMMERCIAL #3 LOT 3, AND BLK 1 CLINT VENTURE COMMERCIAL #3 LOT 4

PROPERTY OWNER: David Alfonso Morales

REPRESENTATIVE: David Alfonso Morales

PROPERTY AREA: 3.407 Acres

CURRENT ZONING: Unclassified

CURRENT LAND USE: Vacant

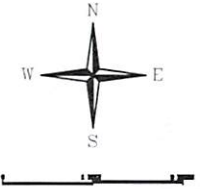
FUTURE LAND USE MAP: Light Industrial (No Longer Allowed)

FLOOD MAP: According to the Flood Insurance Rate Maps, the referenced property lies within Zone X; (Community Panel # 480212 0281-B/ FEMA, September 4, 1991).

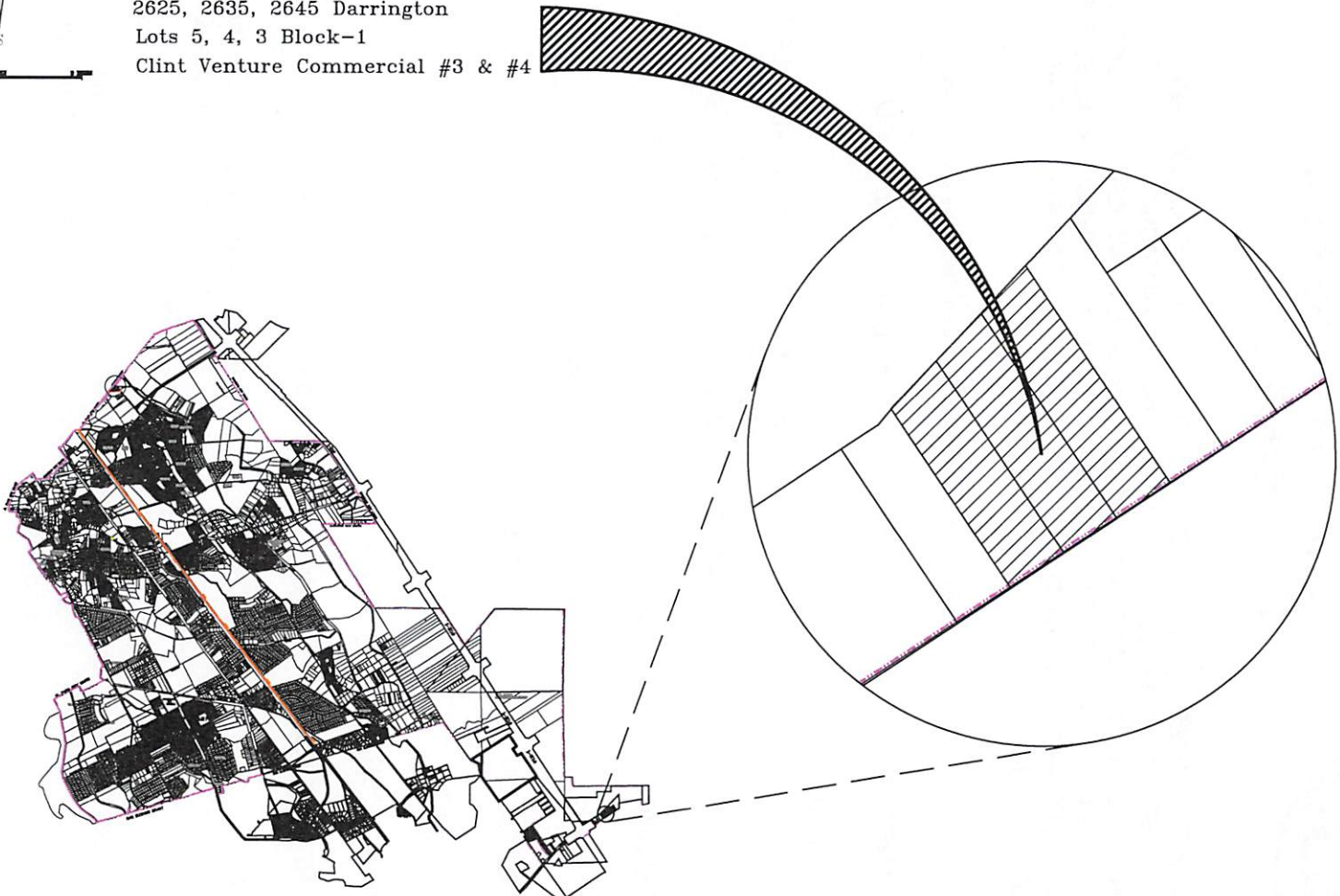
SUMMARY OF REQUEST: Request for **APPROVAL** of Rezoning of lots from Unclassified to C-2 with a Conditional Use Permit to allow for Commercial Truck and Trailer Parking.

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the Rezoning Request with the conditional use permit with the following conditions: 1.) all inoperable vehicles/trucks be removed from the lots and 2.) the properties be maintained by cleaning up vehicle parts and overgrown weeds and/or grass.

LOCATION MAP



PROJECT SITE;
2625, 2635, 2645 Darrington
Lots 5, 4, 3 Block-1
Clint Venture Commercial #3 & #4



CITY OF SOCORRO

LOCATION MAP

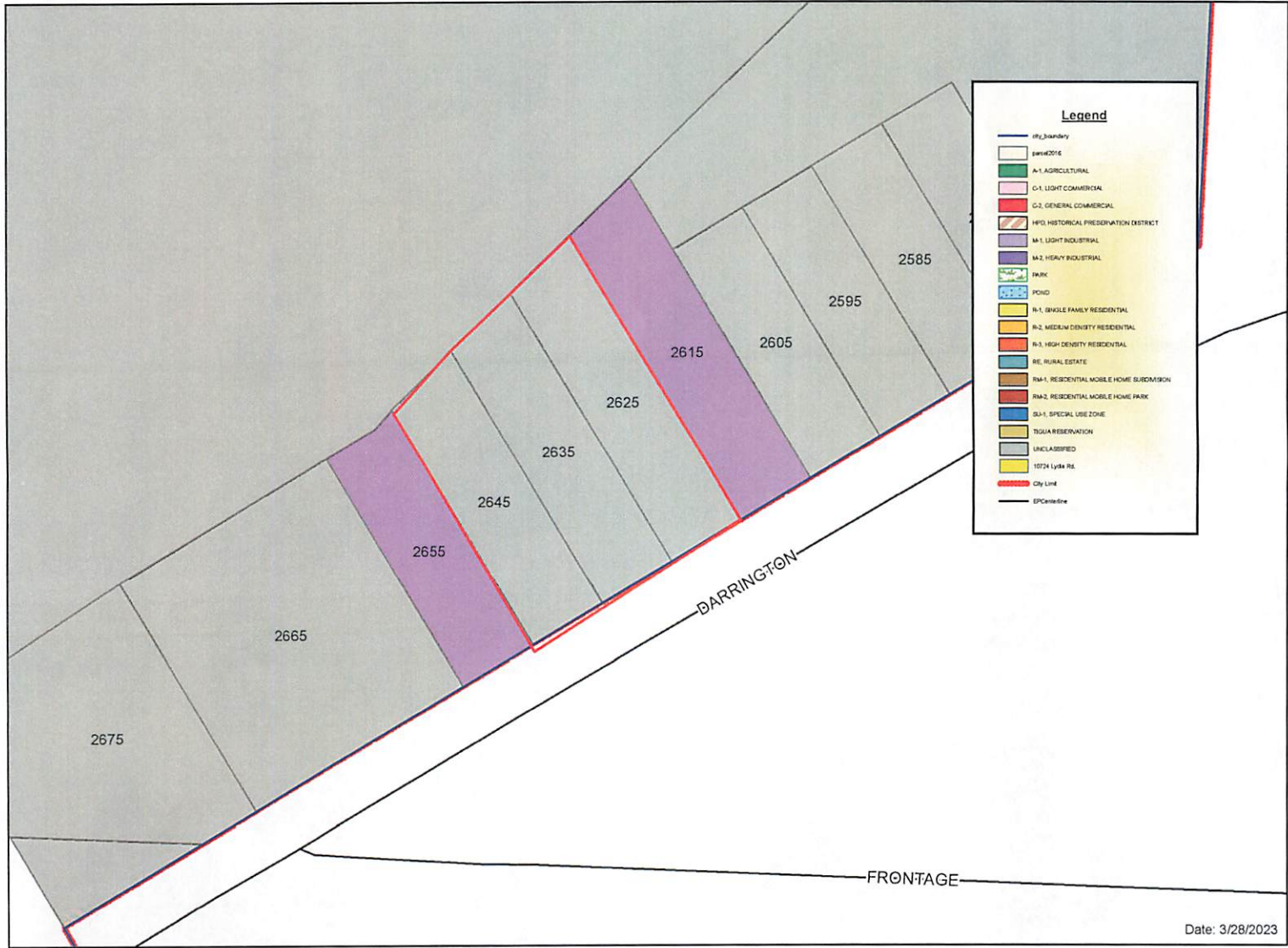
Scale: AS SHOWN

Planning and Zoning Department

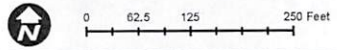
800 N. Rio Vista Socorro, Texas 79021 Tel: (915) 872-8331 Fax: (915) 872-8673

ZONING MAP

Zoning Map 2625, 2635 & 2645



Date: 3/28/2023



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



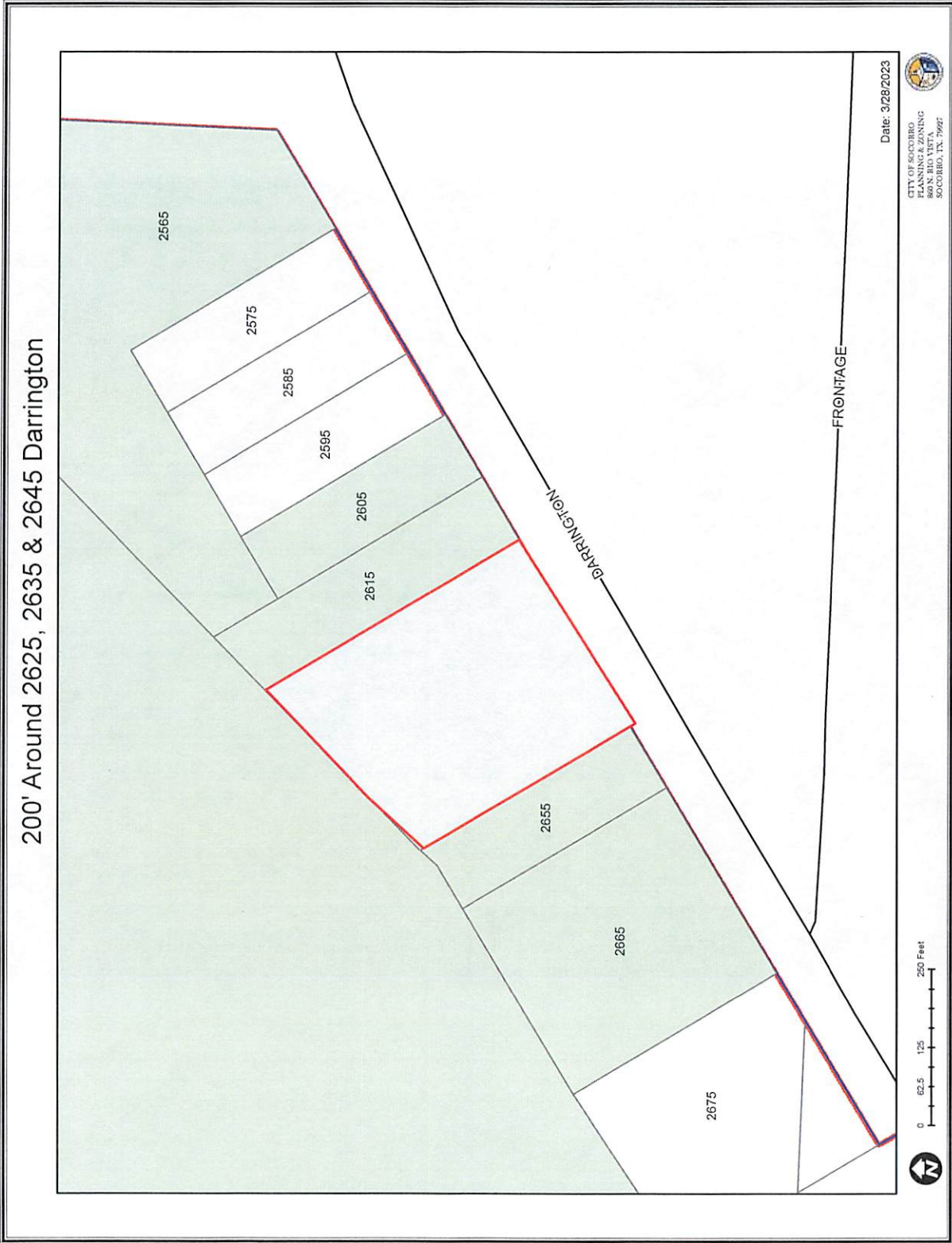
SITE PICTURES



AERIAL PHOTO



PUBLIC HEARING



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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

March 31, 2023

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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.

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.

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Solicitud de audiencia pública para la enmienda propuesta al Plan Maestro de la Ciudad de Socorro y Rezonificación del Bloque 1, Lote 5, Clint Venture Commercial #4 y Bloque 1, Lote 3 y 4, Clint Venture Commercial #3, ubicada en el 2625, 2635, y 2645 Darrington Road., Socorro, Texas de una zona no clasificada a una C-2 (comercial general) así como la aprobación para un permiso condicional para permitir un servicio de estacionamiento de camiones y remolques.

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.

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Judith Rodriguez
Secretaria de la Comisión de Planeación y Zonificación

file_as_name	addr_line2	addr_city	addr	addr_zip
PERRY INVESTMENTS LTD	141 CAMINO BARRANCA	EL PASO	TX	79912-3435
PERRY INVESTMENTS LTD	141 CAMINO BARRANCA	EL PASO	TX	79912-3435
GINITHAN OBED A & ELOISE F	769 SPARKS CIR	EL PASO	TX	79927-4679
BUENDIA INOCENTE & CARMEN S	11305 PRATT AVE	EL PASO	TX	79936-2418
MURILLO ESPERANZA	642 HORIZON BLVD	SOCORRO	TX	79927-4463
PEOPLE OF THE STATE OF TEXAS				
GOMEZ ARTURO & YOLANDA S	655 BERNICE CT	SOCORRO	TX	79927-4491
PEOPLE OF THE STATE OF TEXAS				
SOTO SANJUANA E F	662 BERNICE CT	SOCORRO	TX	79927-9927
LOPEZ IVAN & CONCEPCION	678 HORIZON BLVD	SOCORRO	TX	79927-4463
THE PERRY FAMILY PARTNERSHIP	141 CAMINO BARRANCA	EL PASO	TX	79912-3435
DESERT CAR WASH L.L.C	2630 E YANDELL DR	EL PASO	TX	79903-3725
MC ELROY D L & 1	808 LOMALAND DR	EL PASO	TX	79907-2429
MC ELROY D L & JEWELL	647 HORIZON BLVD	SOCORRO	TX	79927-4402
D L MCELROY FAMILY TRUST	808 LOMALAND DR	EL PASO	TX	79907-2429
NANEZ GROUP L P	1900 VICTORY DR	SUNLAND I NM		88063-9123
RUMANAS L P	6500 MONTANA AVE	EL PASO	TX	79925-2129
ALMEIDA JORGE L	5460 SOLEDAD LN	EL PASO	TX	79932-2035
ALMEIDA JORGE L	5460 SOLEDAD LN	EL PASO	TX	79932-2035
DIAZ J DAHUL B & MARIA DE JESUS REYES	1613 GEORGIA PL	EL PASO	TX	79902-2811



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: APRIL 18th, 2023**

**SUBDIVISION REPLAT APPLICATION
STAFF REPORT**

SUBJECT: REQUEST FOR APPROVAL OF SUBDIVISION REPLAT

NAME: HORN SUBDIVISION REPLAT "A"

PROPERTY ADDRESS: 10678, 10680, 10682 AND 10684 HORN CIRCLE

PROPERTY LEGAL DESCRIPTION: BEING A REPLAT OF LOTS 1, 2, 3, AND 4, BLOCK 1, HORN SUBDIVISION

PROPERTY OWNER: PUNTA DE AGUA, LLC.

REPRESENTATIVE: JUAN BAQUERA

PROPERTY AREA: 1.7268 ACRES

CURRENT ZONING: R-2 (MEDIUM DENSITY RESIDENTIAL)

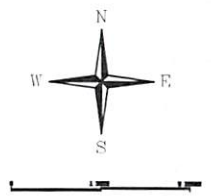
CURRENT LAND USE: VACANT

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).

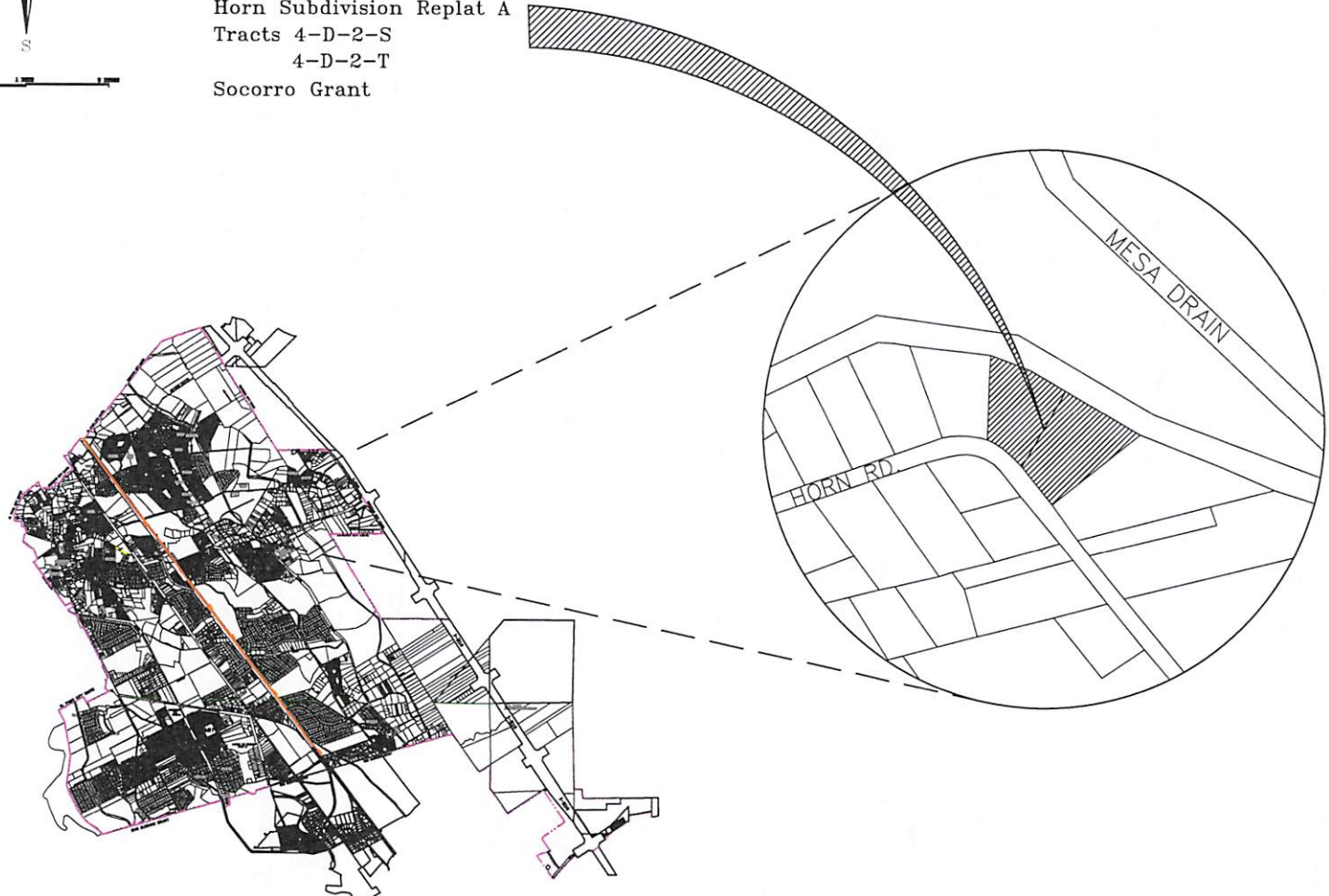
SUMMARY OF REQUEST: Replat: Applicant is requesting for approval of a Replat to create one lot from four current lots. Request is to **APPROVE** Replat.

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the Replat. The Replat complies with all code provisions of the City of Socorro's Municipal Code.

LOCATION MAP



PROJECT SITE;
Horn Subdivision Replat A
Tracts 4-D-2-S
4-D-2-T
Socorro Grant



CITY OF SOCORRO

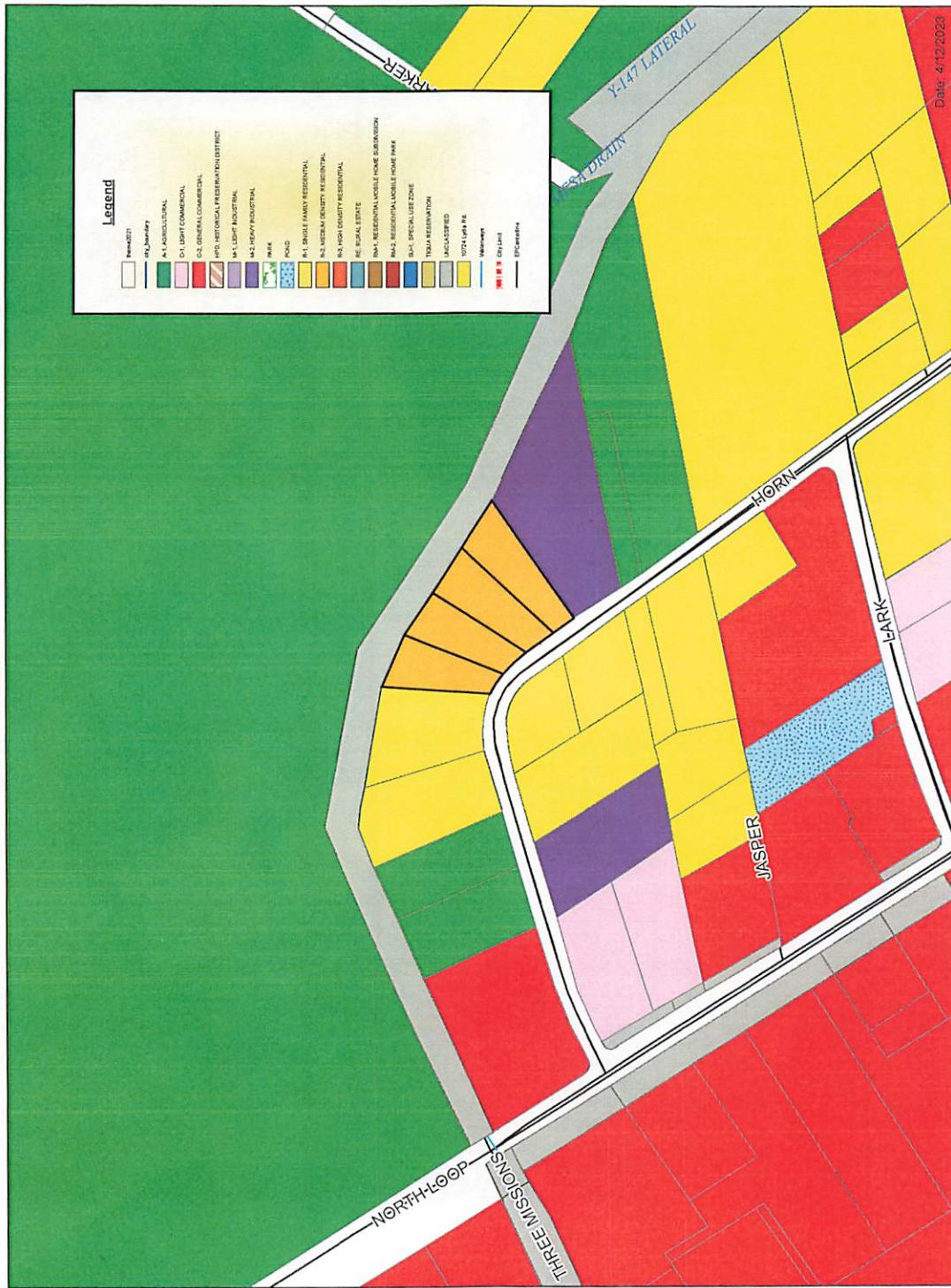
LOCATION MAP

Scale: AS SHOWN

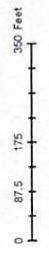
Planning and Zoning Department
800 N. Rio Vista Socorro, Texas 79021 Tel. (915) 872-8531 Fax (915) 872-8673

ZONING MAP

Zoning Map Horn Subdivision



Date: 4/12/2023



SITE PICTURES



AERIAL PHOTO



ORIGINAL PLAT

REPLAT



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: APRIL 18th, 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)

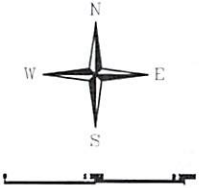
CURRENT LAND USE: VACANT

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).

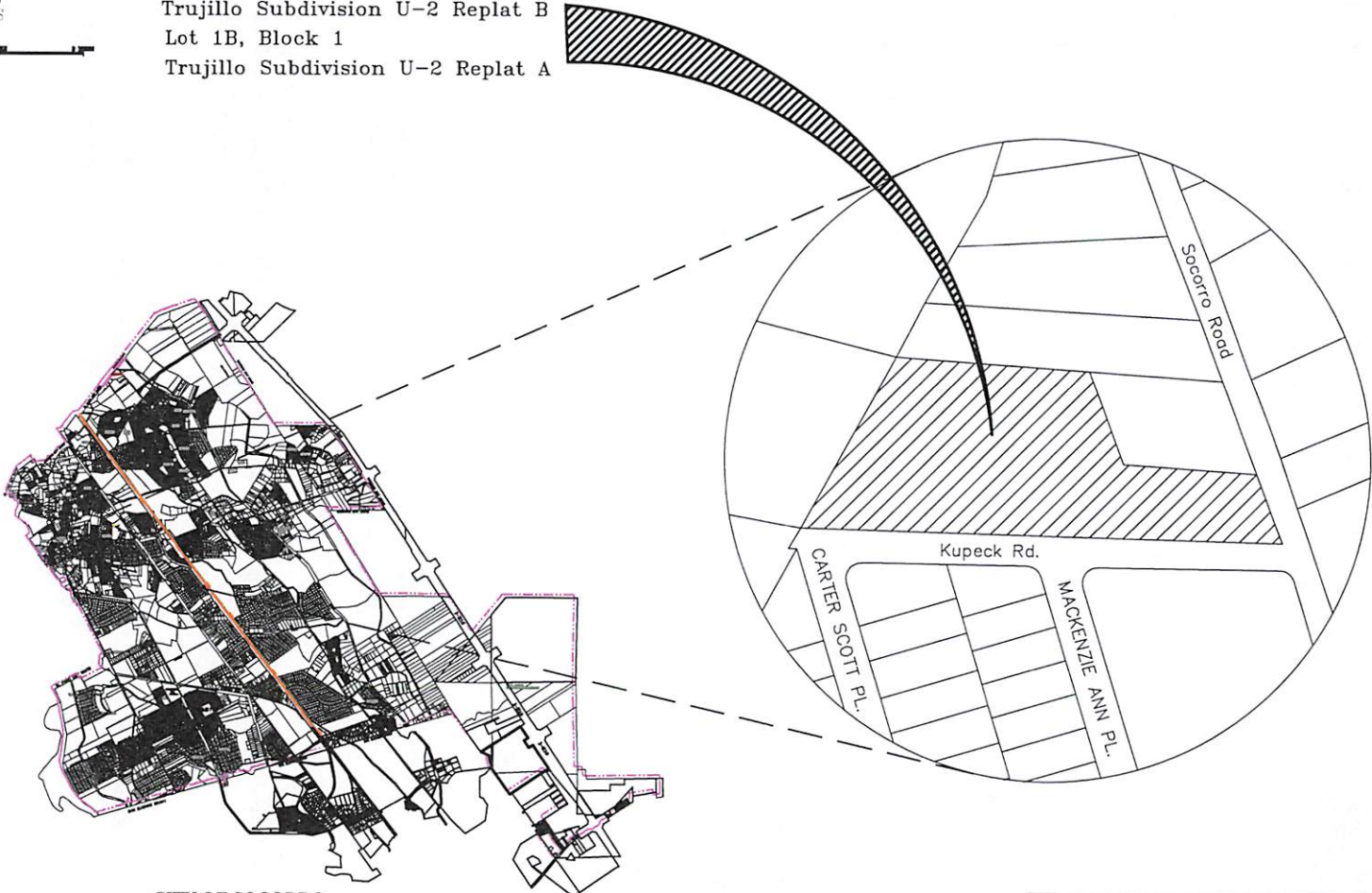
SUMMARY OF REQUEST: Replat: Applicant is requesting for approval of a Replat to create ten lots from one current lot. Request is to **APPROVE** Replat.

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the Replat. The Replat complies with all code provisions of the City of Socorro's Municipal Code.

LOCATION MAP



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



CITY OF SOCORRO

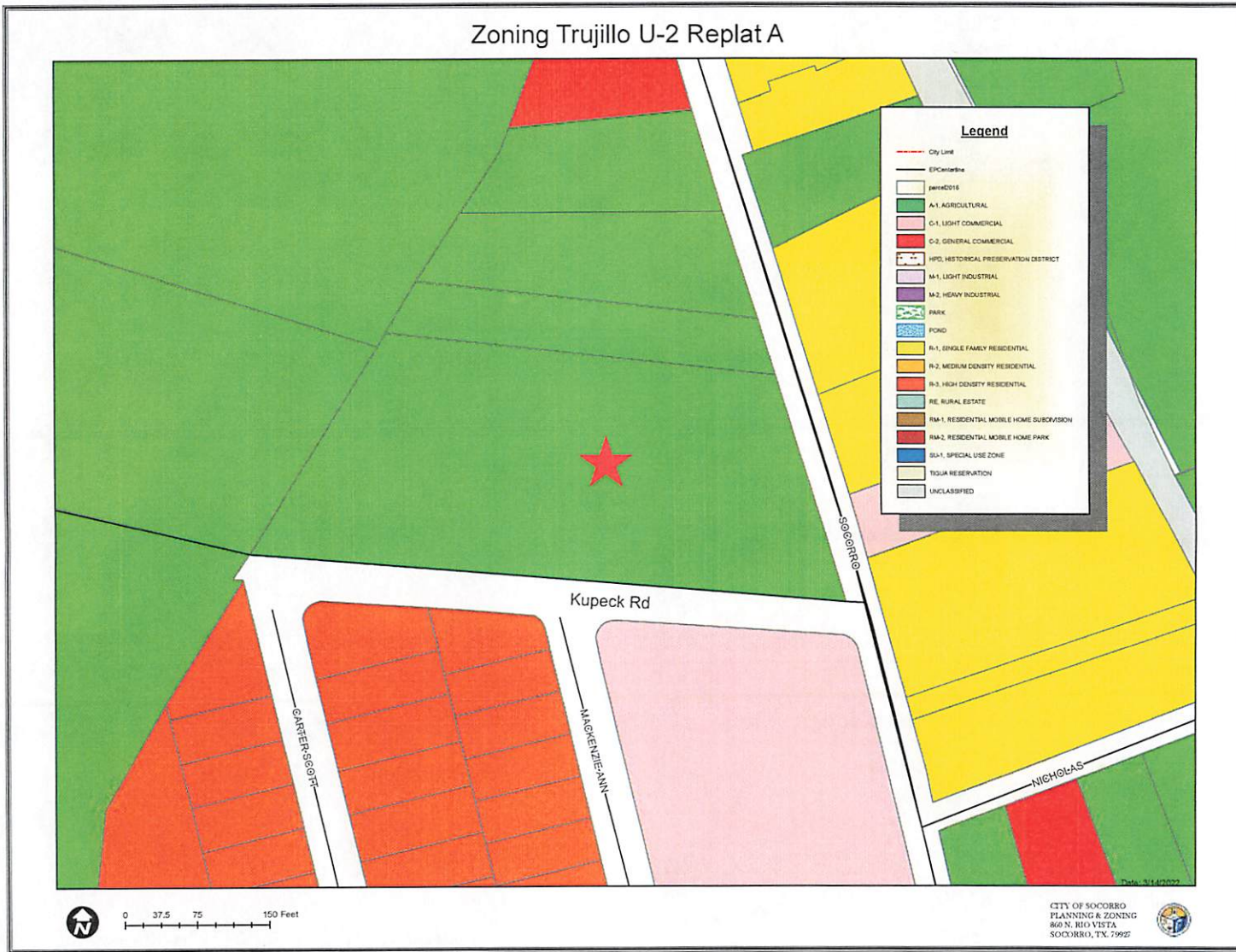
LOCATION MAP

Scale: AS SHOWN

Planning and Zoning Department

800 N. Rio Vista Socorro, Texas 79021 Tel: (915) 872-4531 Fax: (915) 872-4673

ZONING MAP



SITE PICTURES



AERIAL PHOTO

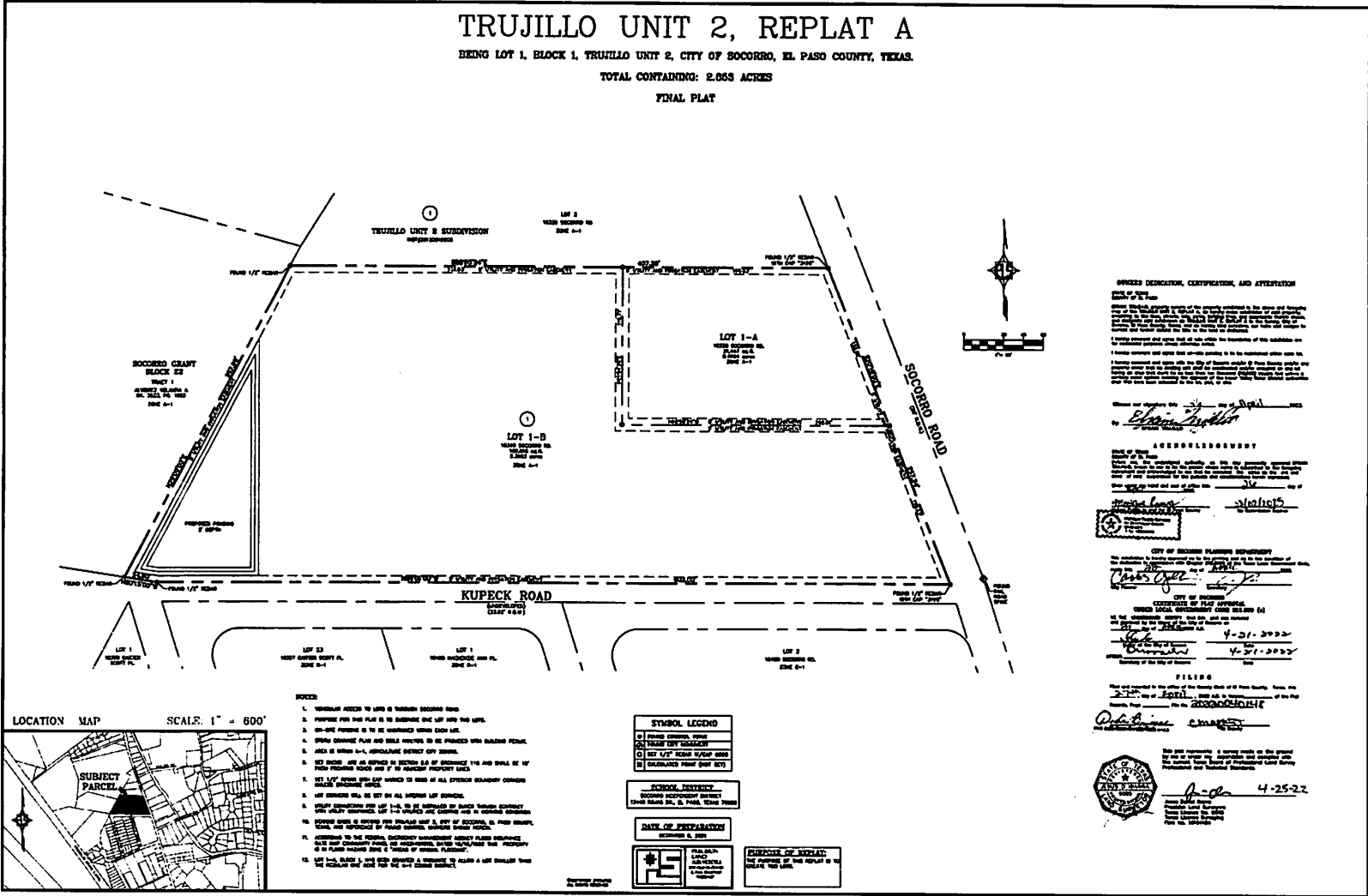


TRUJILLO UNIT 2, REPLAT A

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

TOTAL CONTAINING: 2.663 ACRES

FINAL PLAT



SWORN DECLARATION, CERTIFICATION, AND ATTESTATION
 STATE OF TEXAS
 COUNTY OF EL PASO
 I, the undersigned, being a duly qualified and sworn Surveyor of the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original plat as the same appears on the records of the County Clerk of the County of El Paso, Texas, and that the same is a true and correct copy of the original plat as the same appears on the records of the County Clerk of the County of El Paso, Texas, and that the same is a true and correct copy of the original plat as the same appears on the records of the County Clerk of the County of El Paso, Texas.

Witness my hand and seal of office this 4th day of April, 2022.

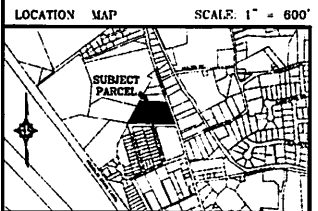
 Surveyor

ACKNOWLEDGEMENT
 I, the undersigned, being a duly qualified and sworn Surveyor of the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original plat as the same appears on the records of the County Clerk of the County of El Paso, Texas, and that the same is a true and correct copy of the original plat as the same appears on the records of the County Clerk of the County of El Paso, Texas.

CITY OF SOCORRO PLANNING DEPARTMENT
 I, the undersigned, being a duly qualified and sworn Surveyor of the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original plat as the same appears on the records of the County Clerk of the County of El Paso, Texas, and that the same is a true and correct copy of the original plat as the same appears on the records of the County Clerk of the County of El Paso, Texas.

FILED
 This plat was filed in the office of the County Clerk of El Paso County, Texas, on the 4th day of April, 2022, at 10:00 AM, in the presence of the undersigned, County Clerk of El Paso County, Texas.

NOTICE OF RECORDING
 This plat was recorded in the office of the County Clerk of El Paso County, Texas, on the 4th day of April, 2022, at 10:00 AM, in the presence of the undersigned, County Clerk of El Paso County, Texas.



- NOTES**
1. VERIFIABLE ACCESS TO LOTS IS THROUGH SOCORRO ROAD.
 2. PROPOSED FOR THIS PLAT IS TO SUBDIVIDE THE LOT INTO THE SPOTS.
 3. ON-LOT PARKING IS TO BE PROVIDED UNDER COVER.
 4. DRIVEWAY CORNER PLANS AND WILLS ACCESS TO BE PROVIDED WITH BUILDING PERMITS.
 5. AREA IS WITHIN A-1, ZONING DISTRICT CITY 2008A.
 6. SEE NOTES AND AS SHOWN IN SECTION 24 OF SUBDIVISION 110 AND SHALL BE BY OTHER PROCEEDING MAPS AND IF IN ADJACENT PROPERTY LINES.
 7. SET 1/2" FROM THE LOT CORNER TO ROAD AT ALL STREET BOUNDARY CORNERS (CALCULATED FROM SURV. DATA).
 8. SET CORNERS WILL BE SET ON ALL INTERIOR LOT BOUNDARIES.
 9. ADJUT CORNERING FOR LOT 1-A TO BE PROVIDED BY ADJUT WAREHOUSE CORNERING WITH ADJUT WAREHOUSE LOT 1-B UNLESS THE CORNERING IS A WAREHOUSE CORNERING.
 10. CORNERING SHALL BE PROVIDED FOR ADJUT LOT 2, CITY OF SOCORRO, EL PASO COUNTY, TEXAS, AND ADJUT WAREHOUSE CORNERING SHALL BE PROVIDED BY ADJUT WAREHOUSE CORNERING.
 11. ACCORDING TO THE RECORD, SURVEYING MANAGEMENT ADJUT PLANS ADJUT WAREHOUSE CORNERING SHALL BE PROVIDED BY ADJUT WAREHOUSE CORNERING.
 12. LOT 1-A, BLOCK 1, AND LOT 2 ARE SUBJECTS TO A RESUBDIVISION TO ADJUT A LOT SMALLER THAN THE SQUARE AND SHALL BE BY THE CITY CLERK'S OFFICE.

SYMBOL LEGEND

- FENCED CORNER POINT
- SURVEY POINT
- SET 1/2" FROM SURV. DATA
- CALCULATED FROM SURV. DATA

SCHOOL DISTRICT
 SOCORRO INDEPENDENT SCHOOL DISTRICT
 1200 SOCORRO BL., & PARK, SOCORRO TEXAS

DATE OF PREPARATION
 OCTOBER 5, 2021

PREPARED BY
 TRUJILLO UNIT 2, REPLAT A

RECORD OF RECORD
 THE APPROVAL OF THIS REPLAT IS TO BE MADE BY THE CITY.

REPLAT



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: APRIL 18th, 2023**

**SUBDIVISION REPLAT APPLICATION
STAFF REPORT**

SUBJECT: REQUEST FOR APPROVAL OF SUBDIVISION REPLAT

NAME: BAUMAN ESTATES UNIT TWO REPLAT "L"

PROPERTY ADDRESS: 11198 RANKIN DR.

PROPERTY LEGAL DESCRIPTION: BLOCK 5, LOT 3, BAUMAN ESTATES UNIT TWO

PROPERTY OWNER: ERICK BERUMEN

REPRESENTATIVE: CARLOS M. JIMENEZ | CAD CONSULTING

PROPERTY AREA: 0.5154 ACRES

CURRENT ZONING: R-1 (SINGLE FAMILY RESIDENTIAL)

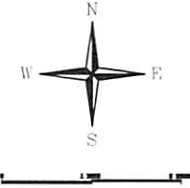
CURRENT LAND USE: RESIDENTIAL

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).

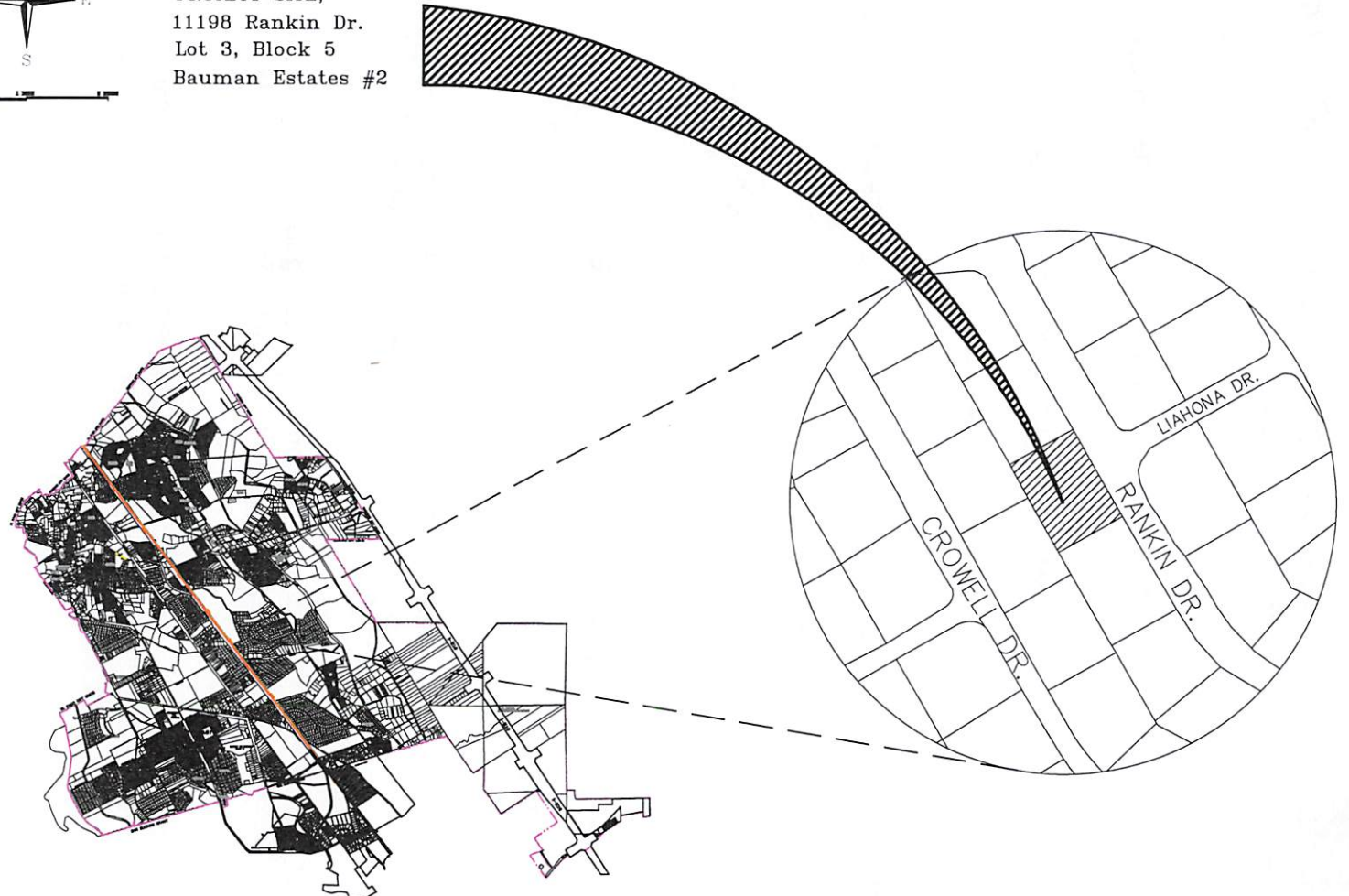
SUMMARY OF REQUEST: Replat: Applicant is requesting for approval of a Replat to create two lots from one current lot. Request is to **APPROVE** Replat.

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the Replat. The Replat complies with all code provisions of the City of Socorro's Municipal Code.

LOCATION MAP



PROJECT SITE;
11198 Rankin Dr.
Lot 3, Block 5
Bauman Estates #2



CITY OF SOCORRO

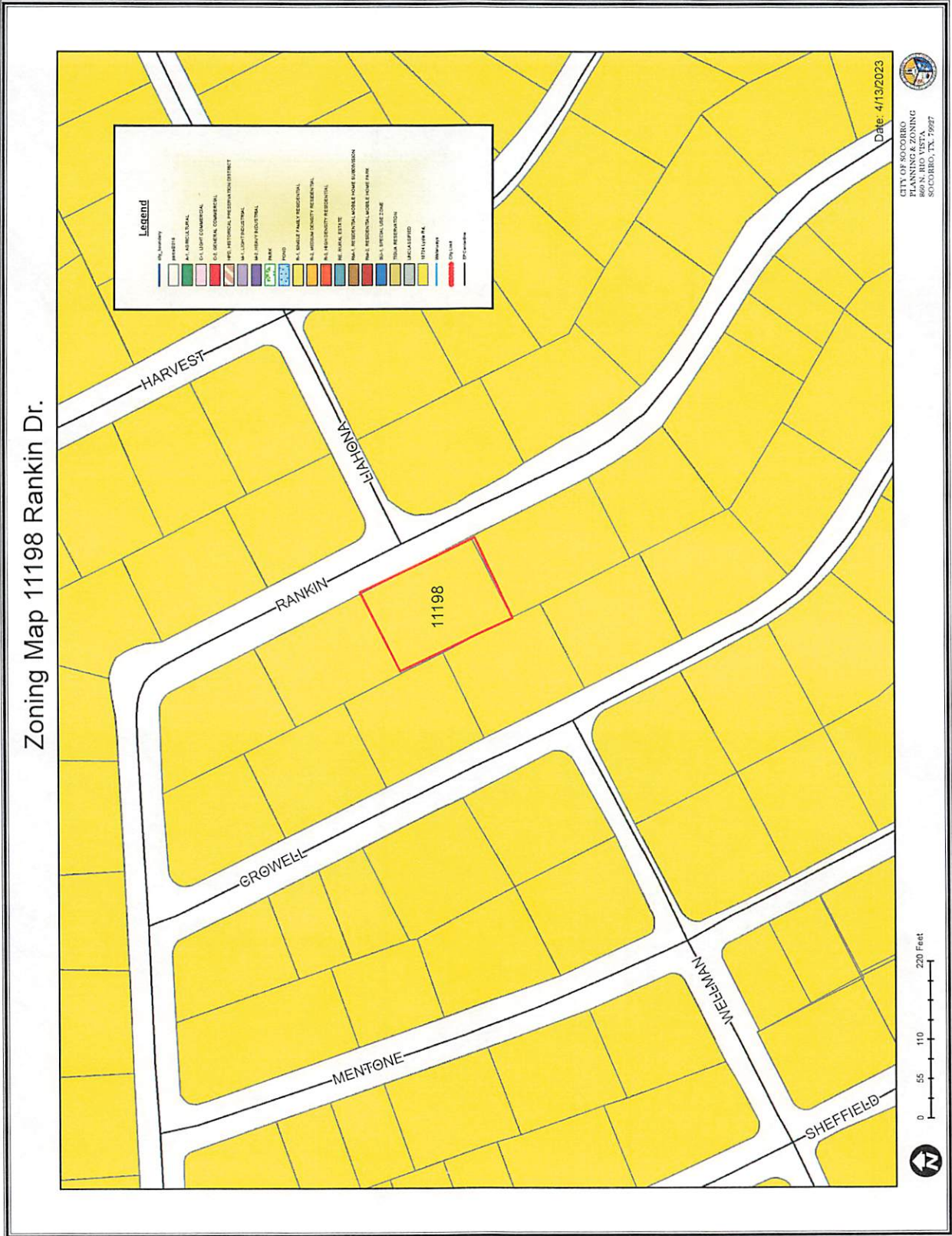
LOCATION MAP

Scale: AS SHOWN

Planning and Zoning Department

800 N. Rio Vista Socorro, Texas 79027 Tel: (915) 872-4331 Fax: (915) 872-4673

ZONING MAP (SOCORRO'S 2-MILE ETJ)



SITE PICTURES



AERIAL PHOTO



ORIGINAL PLAT

BAUMAN ESTATES UNIT TWO

BEING ALL THE TRACT 54 OF BLOCK 9 AND
 BLOCK 10, SAUBERLY'S ADDITION, IN
 A SACHSBO COUNTY, ILL. TOWNSHIP, RANGE 10,
 CONTAINING SEVERAL ACRES

BAUMAN ESTATES UNIT TWO

SECTION 1
 BEING ALL THE TRACT 54 OF BLOCK 9 AND
 BLOCK 10, SAUBERLY'S ADDITION, IN
 A SACHSBO COUNTY, ILL. TOWNSHIP, RANGE 10,
 CONTAINING SEVERAL ACRES

SECTION 2
 BEING ALL THE TRACT 54 OF BLOCK 9 AND
 BLOCK 10, SAUBERLY'S ADDITION, IN
 A SACHSBO COUNTY, ILL. TOWNSHIP, RANGE 10,
 CONTAINING SEVERAL ACRES



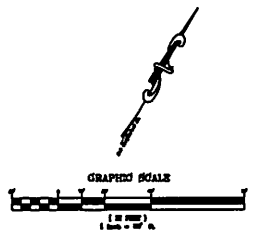
SCANNED
 B-237-UP
 2 of 2

BAUMAN ESTATES
 UNIT TWO

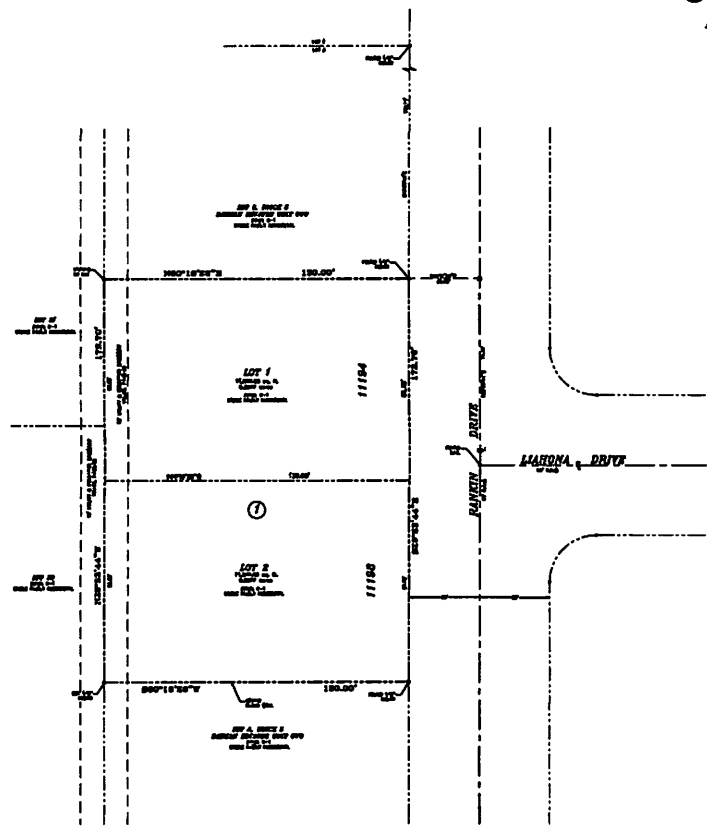
REPLAT

BAUMAN ESTATES UNIT TWO REPLAT "L"

BEING A REPLAT OF LOT LOT 3, BLOCK 5
BAUMAN ESTATES UNIT TWO
BL PASO COUNTY, TEXAS
CONTAINING:
22,451.09 SQ. FT. OR 0.5164 ACRES ±



Survey by _____
and _____
of _____
Professional Land Surveyors
No. _____ State of Texas



DEDICATION
THIS CERTIFICATE, property owners of this land, hereby present this plat as
between the signs designed.

Given our signatures this _____ day of _____, 2012.

_____ DATE

ATTEST: Not required

ACKNOWLEDGEMENT
STATE OF TEXAS
COUNTY OF BL PASO

BEFORE ME, the undersigned authority, on this day personally appeared _____, 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.

Given under my hand and seal of office this _____ day of _____, 2012.

Notary Public in and for Bl Paso County _____ My Commission Expires _____

CITY OF DALLAS DEPARTMENT
The subdivision is hereby approved as to the platting and as to the compliance of
the plat with the provisions of Chapter 252.003 of the Local Government Code
which are in effect on the date of this approval, 2012 A.M.

City Planner _____ Secretary _____

CITY OF DALLAS
COMMISSIONER OF PLAT SERVICES
MAYOR TOMMY LEE CRISWELL (214) 671-3422

BE THE APPROVED CERTIFY that this plat of Bauman Estates Unit Two Replat "L" has
been adopted and approved by the City of Dallas on _____ day of _____, 2012 A.M.

Mayor of the City of Dallas _____ Date _____

ATTEST: _____ Secretary of the City of Dallas _____ Date _____

FILING
Plat and recorded in the office of the County Clerk of Bl Paso County,
Texas, this _____ day of _____, 2012, A.M. in
File No. _____

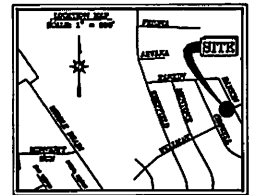
County Clerk _____ By Deputy _____

STATE OF TEXAS
COUNTY OF BL PASO

I, _____, a Notary Public in and for the County of Bl Paso, State of Texas,
do hereby certify and acknowledge that the above and foregoing is a true and correct
copy of the original as the same appears on the records of the County Clerk of Bl Paso
County, Texas.

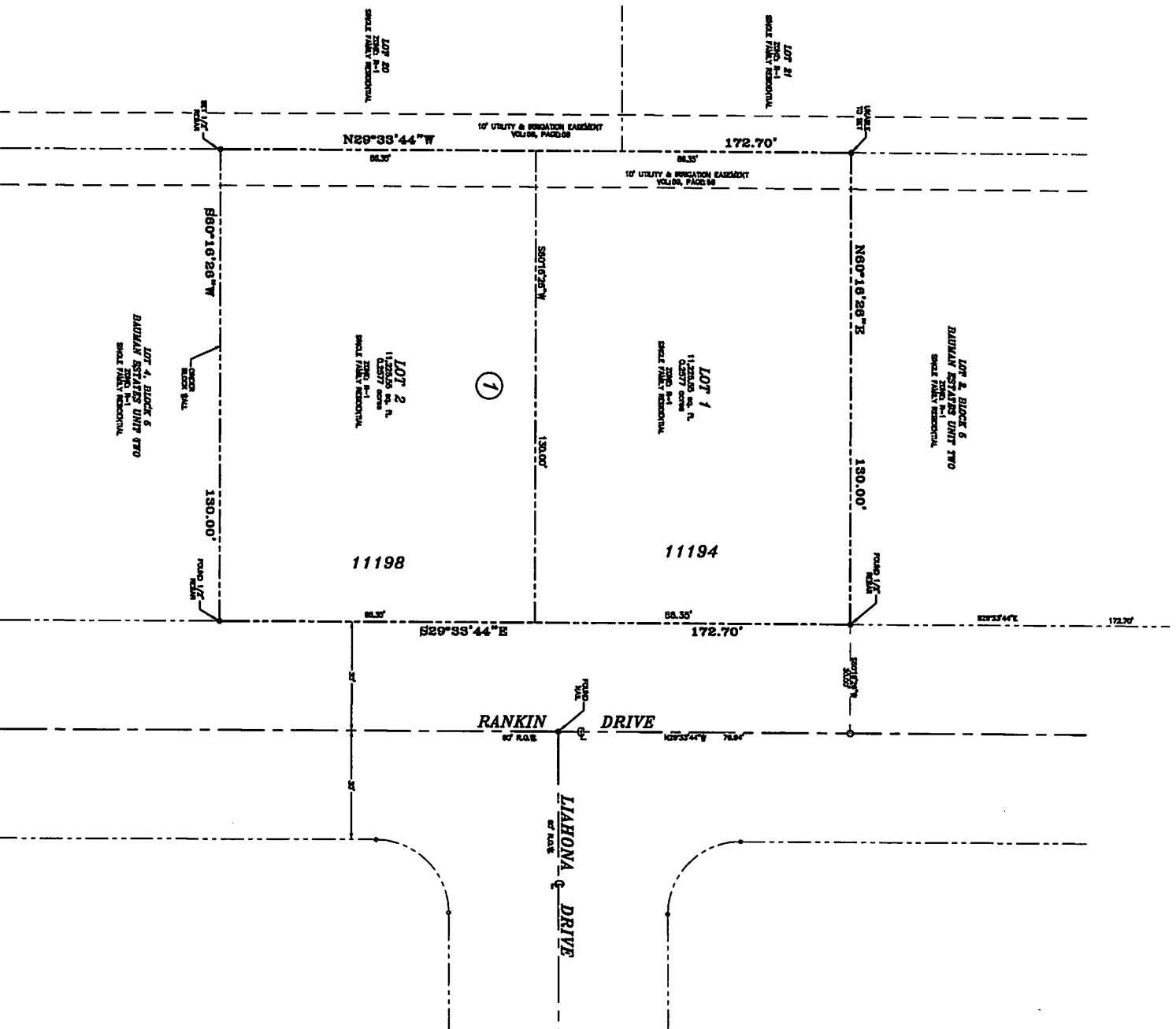
Notary Public _____ Date _____

NOTES
1. THE INFORMATION CONTAINED HEREON IS FOR INFORMATION ONLY AND IS NOT TO BE USED AS A BASIS FOR ANY OTHER PURPOSE.
2. THE INFORMATION CONTAINED HEREON IS FOR INFORMATION ONLY AND IS NOT TO BE USED AS A BASIS FOR ANY OTHER PURPOSE.
3. THE INFORMATION CONTAINED HEREON IS FOR INFORMATION ONLY AND IS NOT TO BE USED AS A BASIS FOR ANY OTHER PURPOSE.
4. THE INFORMATION CONTAINED HEREON IS FOR INFORMATION ONLY AND IS NOT TO BE USED AS A BASIS FOR ANY OTHER PURPOSE.
5. THE INFORMATION CONTAINED HEREON IS FOR INFORMATION ONLY AND IS NOT TO BE USED AS A BASIS FOR ANY OTHER PURPOSE.
6. THE INFORMATION CONTAINED HEREON IS FOR INFORMATION ONLY AND IS NOT TO BE USED AS A BASIS FOR ANY OTHER PURPOSE.
7. THE INFORMATION CONTAINED HEREON IS FOR INFORMATION ONLY AND IS NOT TO BE USED AS A BASIS FOR ANY OTHER PURPOSE.
8. THE INFORMATION CONTAINED HEREON IS FOR INFORMATION ONLY AND IS NOT TO BE USED AS A BASIS FOR ANY OTHER PURPOSE.
9. THE INFORMATION CONTAINED HEREON IS FOR INFORMATION ONLY AND IS NOT TO BE USED AS A BASIS FOR ANY OTHER PURPOSE.
10. THE INFORMATION CONTAINED HEREON IS FOR INFORMATION ONLY AND IS NOT TO BE USED AS A BASIS FOR ANY OTHER PURPOSE.



CONSULTING COMPANY
1700 W. 12th STREET DALLAS TEXAS 75208
TEL: (214) 623-6424 FAX: (214) 623-6424

REPLAT (ENLARGED)





**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: APRIL 18, 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)

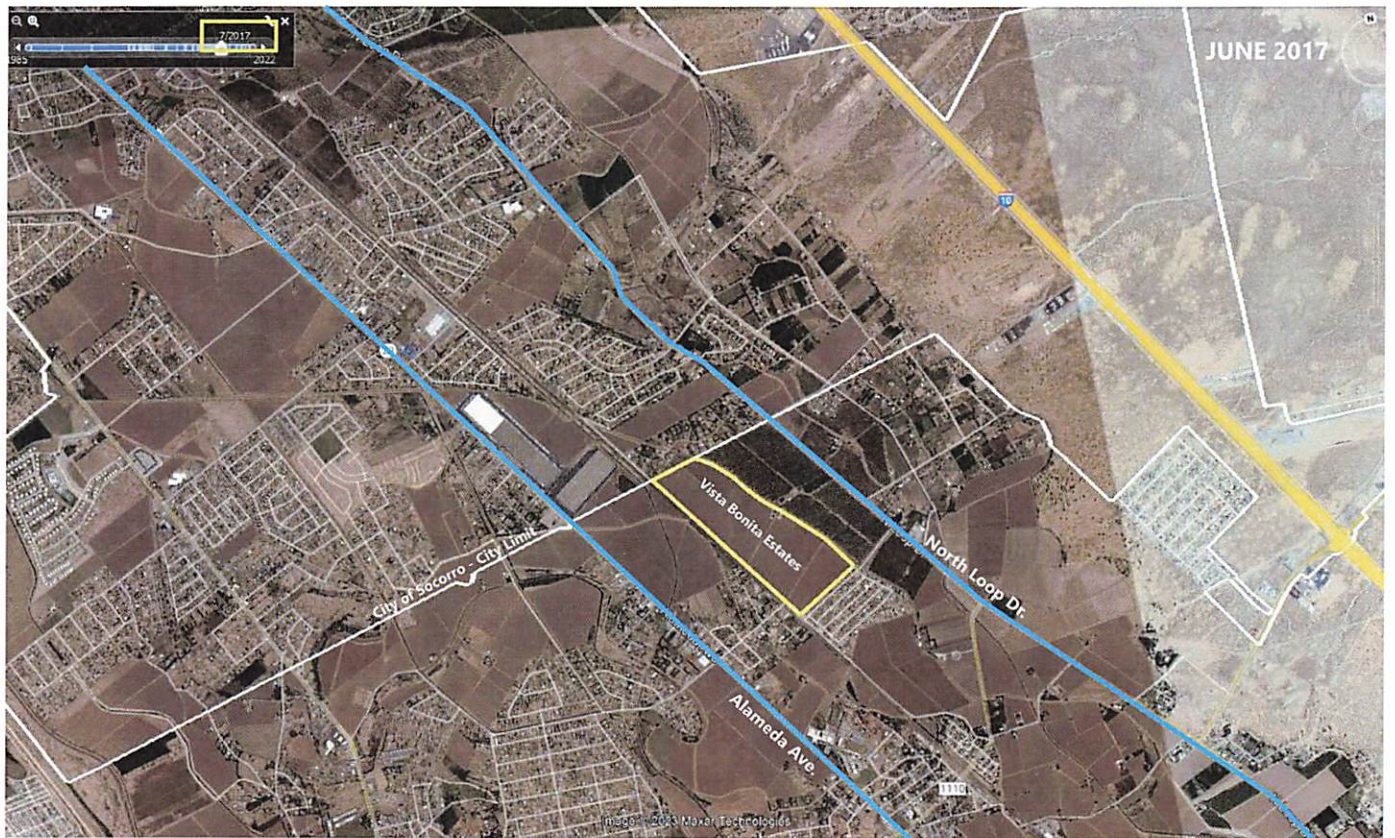
CURRENT LAND USE: VACANT (IN SOCORRO'S 2-MILE ETJ)

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

Vista Bonita Estates Traffic Impact Study



PREPARED FOR:
T 4 S, LLC.
Date: June 22, 2017



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

915-592-0283

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 ½ mile radius.

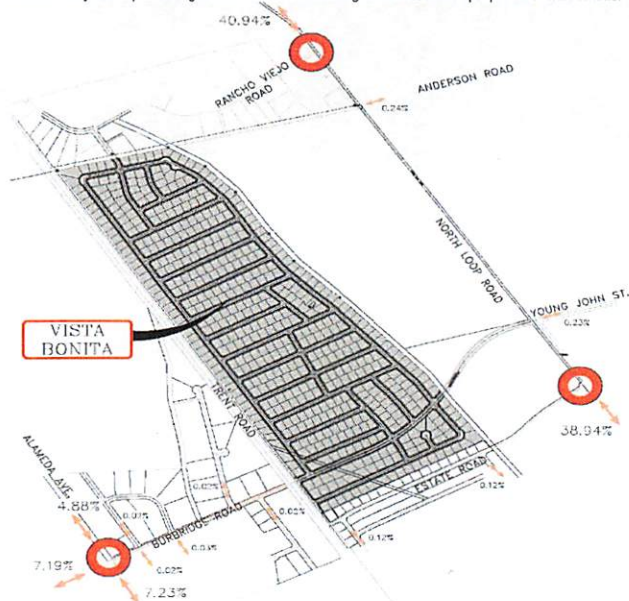


Figure 3-1: Tierra Del Este Phase VI Trip Distribution

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 ft 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

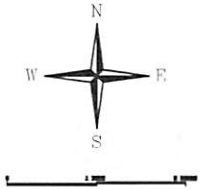
ARTICLE III. - TRAFFIC IMPACT ANALYSIS

SEC. 38-59.1. - PURPOSES AND FINDINGS.

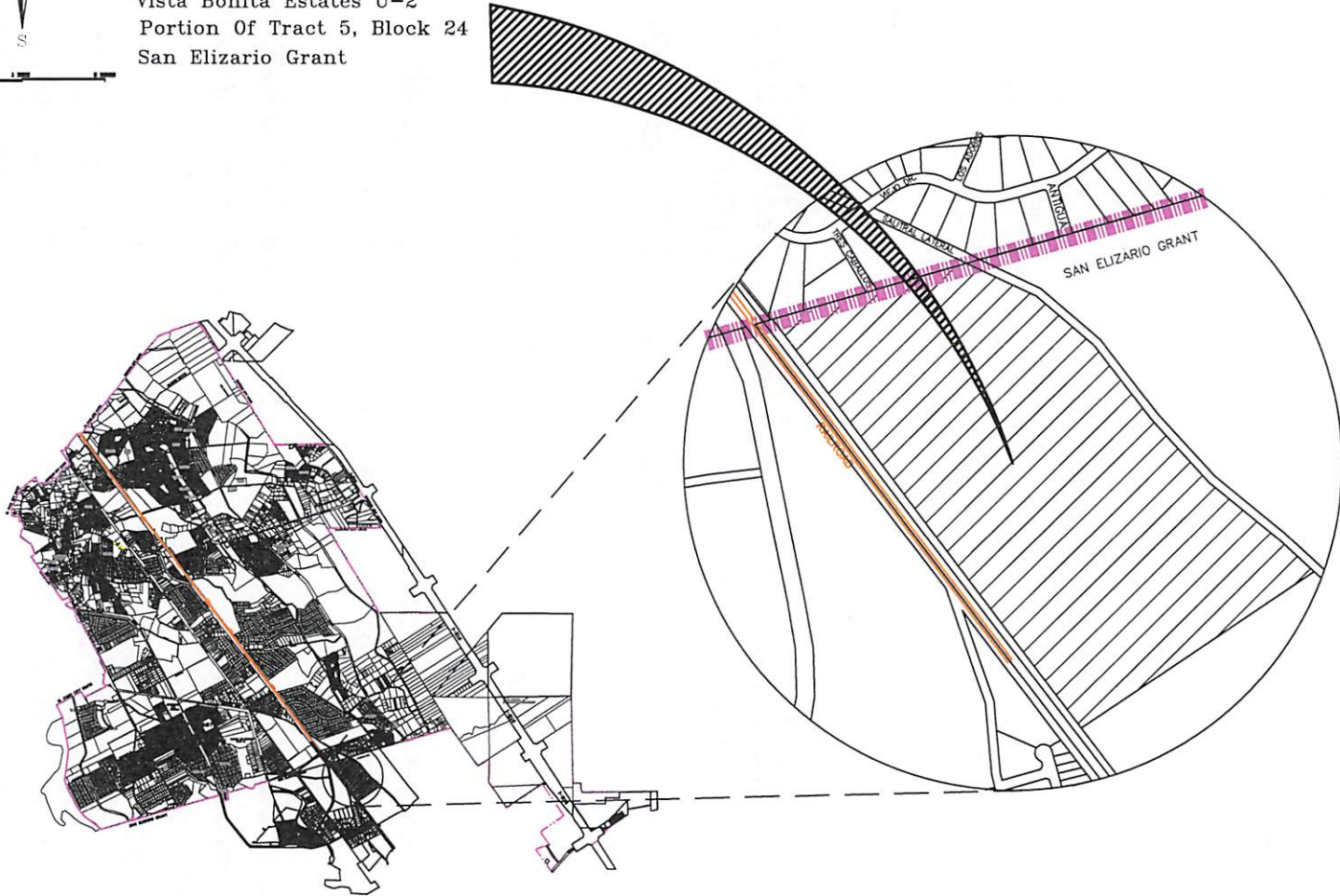
(a) New development must be served and supported by an adequate network of streets and thoroughfares.

(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 development 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.

LOCATION MAP



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



CITY OF SOCORRO

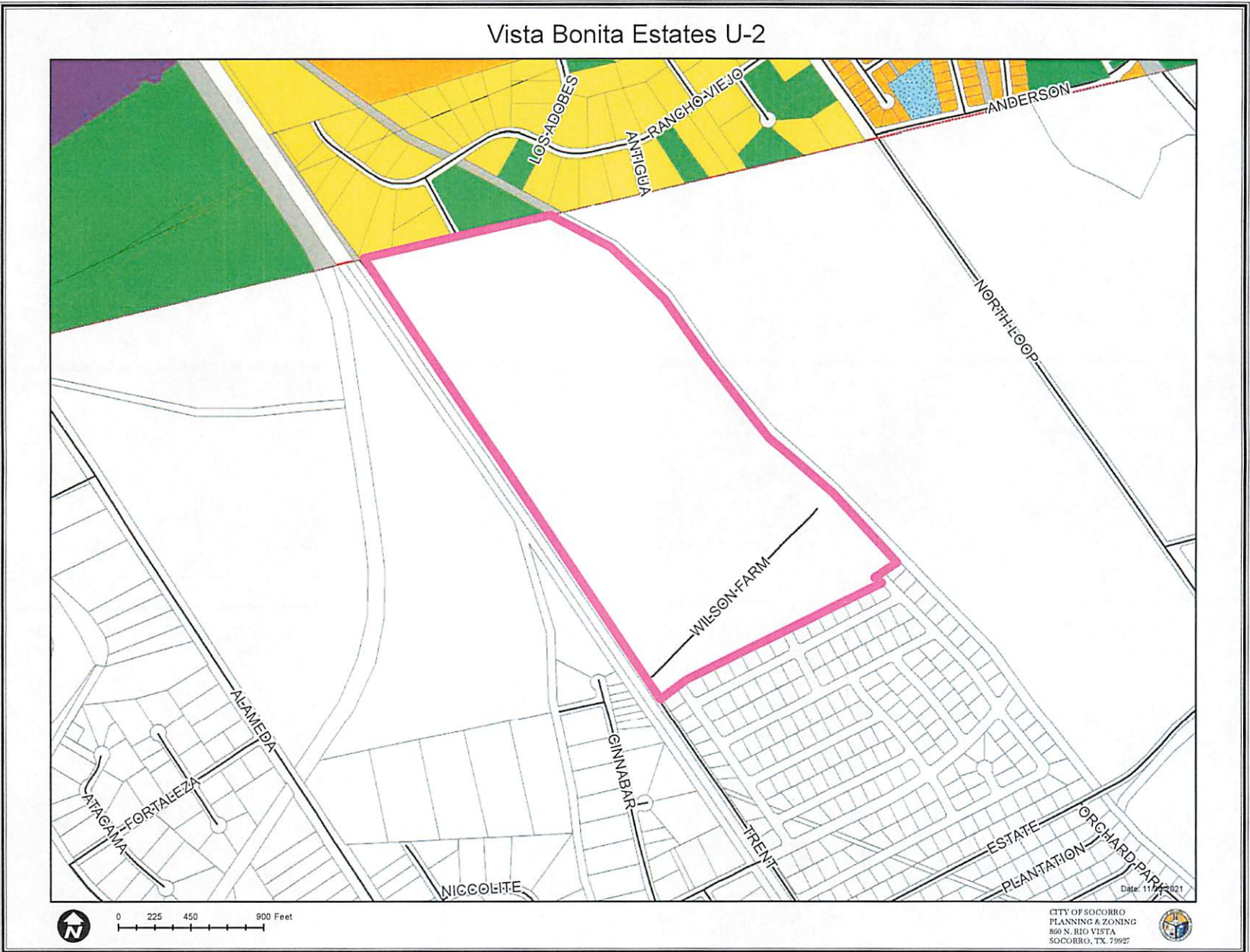
LOCATION MAP

Scale: AS SHOWN

Planning and Zoning Department

890 N. Rio Vista Socorro, Texas 79927 Tel: (915) 872-8331 Fax: (915) 872-8073

ZONING MAP (SOCORRO'S 2-MILE ETJ)



SITE PICTURES

Entrance at Burbridge Rd.



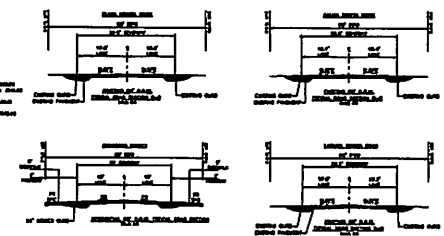
Entrance at Tres Caballos Dr.



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

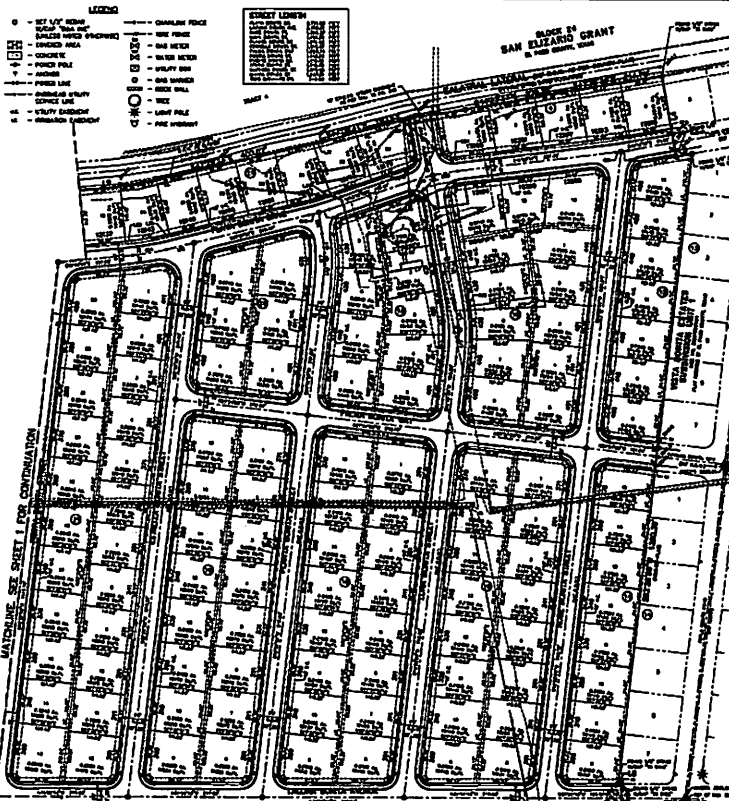


LOT 1		LOT 2		LOT 3		LOT 4	
AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA
10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000

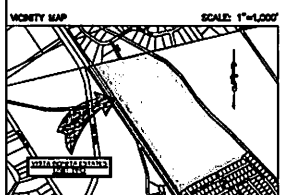


BARRAGAN
Associates Inc.
LAND PLANNERS & LAND SURVEYORS
SURVEY FIELD # 1055520
19999 Parkway Dr., Suite 7 - El Paso, TX 79910
PHONE: (915) 791-0000 FAX: (915) 651-0000
WWW.BARRAGANASSOCIATES.COM
DATE OF PREPARATION: MARCH 2022

- #### PLAY NOTES AND RESTRICTIONS
- ALL CONTRACTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD DEPARTMENT.
 - INSTRUMENT NO. _____ DATE _____
 - ALL SURVEYS AND OTHER SURVEYS PROVIDED TO BE CONDUCTED IN FULL AND ACCORDING TO THE RULES AND REGULATIONS OF THE PROFESSIONAL SURVEYORS BOARD, EL PASO COUNTY, TEXAS, AND THE RULES AND REGULATIONS OF THE PROFESSIONAL SURVEYORS BOARD, EL PASO COUNTY, TEXAS.
 - RESURVEYING AND OTHER SURVEYS PROVIDED TO BE CONDUCTED IN FULL AND ACCORDING TO THE RULES AND REGULATIONS OF THE PROFESSIONAL SURVEYORS BOARD, EL PASO COUNTY, TEXAS.
 - RESURVEYING AND OTHER SURVEYS PROVIDED TO BE CONDUCTED IN FULL AND ACCORDING TO THE RULES AND REGULATIONS OF THE PROFESSIONAL SURVEYORS BOARD, EL PASO COUNTY, TEXAS.
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- #### ON-SITE FLOODING REQUIREMENTS
- ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO FLOODING AND ARE RESPONSIBLE FOR FLOODING PROTECTION.
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PRELIMINARY

SCHOOL DISTRICT
CLAYTON COUNTY SCHOOL DISTRICT
CLAYTON COUNTY, TEXAS

LAND USE
RESIDENTIAL

TOTAL RESIDENTIAL LOTS
215

SUBDIVISION ACRES
101.81 ACRES ±

PRINCIPAL CONTACTS

Name: _____ Title: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ Fax: _____
E-mail: _____