

*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

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

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

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NOTICE IS HEREBY GIVEN THAT A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF SOCORRO, TEXAS WILL BE HELD ON TUESDAY THE 16TH 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 16TH, 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 Conditional Use Permit at the property being Block D, Lot 9C, Vinedo Acres Replat B, located at 11115 Perlette Street, Socorro, TX to allow for a Commercial Tow Truck to be parked inside the property in accordance with Section 46-237.- Conditional Uses.
  
- a) Approval of Meeting minutes of May 2,2023.

### 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, 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.
6. **Consider and Take Action** on 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.
7. 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)

Approved by: 

8. **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)
9. **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.
10. **Planning and Zoning Commissioners Report.**
11. **Planning and Zoning Department Report.**
12. **Adjournment**

### EXECUTIVE SESSION


The Planning and Zoning Commission of the City of Socorro may retire into EXECUTIVE SESSION pursuant to Section 3.08 of the City of Socorro Charter and the Texas Government Code, Sections 551, Subchapter D to discuss any of the following: (The items listed below are matters of the sort routinely discuss in Executive Session, but the Planning and Zoning Commission of the City of Socorro may move to Executive Session any of the items on this agenda, consistent with the terms of the Open Meetings Act.) The Planning and Zoning Commission will return to open session to take any final action and may also, at any time during the meeting, bring forward any of the following items for public discussion, as appropriate.

Section 551.071 CONSULTATIONS WITH ATTORNEY  
Section 551.072 DELIBERATION REGARDING REAL PROPERTY  
Section 551.073 DELIBERATION REGARDING PROSPECTIVE GIFT  
Section 551.074 PERSONNEL MATTERS  
Section 551.076 DELIBERATION REGARDING SECURITY  
Section 551.087 DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATION

### NOTICE TO PROPERTY OWNER

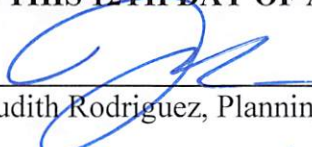
**The Commission Policy requires that the applicant or representative be present at the public hearing for their item(s). Failure of the applicant or his/her/its representative to be present may result in the deletion of the matter from the agenda or such matter may be tabled until such time as the applicant 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

Approved by: 


seventy-two (72) hours preceding the scheduled meeting at City Council Chambers, 860 N. Rio Vista, Socorro, Texas.

**DATED THIS 12TH DAY OF APRIL 2023.**

By:   
Judith Rodriguez, Planning & Zoning Secretary

DATE & TIME POSTED: 5/12/23 4pm /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

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*Yvonne Colon-Villalobos*  
District 4

*Adriana Rodarte*  
City Manager

**PLANNING AND ZONING COMMISSION MEETING MINUTES  
MAY 2, 2023 @ 5:30 P.M.**

**MEMBERS PRESENT:**

Andrew Arroyos  
Enrique Cisneros  
Julie Dominguez  
David Estrada  
Osvaldo Reza

**MEMBERS ABSENT:**

Maria Martinez

**STAFF PRESENT**

Myrian Duron, Planning and Zoning Clerk  
Judith Rodriguez, Planning and Zoning Clerk  
Merwan Bhatti, City Attorney  
Lorraine Quimiro, City Planner  
Jose Botello, Planner  
Isabela F Perez Recreation leader  
Juan Espinoza, IT Technician

**1. Call to Order**

Mr. Andrew Arroyos called to order at 5:31pm

**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 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.

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

***Motion carried***

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

Nays:

Abstain:

Absent: Maria Martinez

#### **REGULAR AGENDA-DISCUSSION AND ACTION**

- 5. Public hearing request for the proposed amendment to the City of Socorro’s Master Plan and Rezoning of Block 1, Lot 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.

Mr. Arroyos: Open Public Hearing: 5:32pm

Close Public Hearing: 5:33pm

- 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.

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

***Motion carried***

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

Nays:

Abstain:

Absent: Maria Martinez

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.

Mr. Arroyos:      Open Public Hearing: 5:39pm      Close Public Hearing: 5:47pm

**Speakers:** -Albert Ortiz spoke in regards traffic.  
                  -Pat Gardea requested information in regards this project concerning how many buildings will be built, size, and time frame for construction.  
                  -Sandy Saucedo spoke in regards traffic and rockwalls.  
                  -Arturo spoke in regards security.

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.

**Speaker:** Applicant Javier Carrera

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

***Motion carried***

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

Nays:

Abstain:

Absent: Maria Martinez

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.

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

***Motion carried***

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

Nays:

Abstain:

Absent: Maria Martinez

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.

\*Mr. Botello requested commissioners to postpone this item for the next Planning and Zoning meeting May 16, 2023.

A motion was made by David Estrada *to move to Executive Session*. Seconded by Enrique Cisneros.

***Motion carried***

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

Abstain:

Absent: Maria Martinez

Mr. Arroyos opened Executive session at 6:35pm

Mr. Arroyos closed Executive Session at 7pm and made a motion to postpone this item to next Planning and Zoning meeting May 16, 2023. Seconded by Osvaldo Reza.

***Motion carried***

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

Abstain:

Absent: Maria Martinez

- 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.

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

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

Abstain:

Absent: Maria Martinez

**12. Planning and Zoning Commissioners Report.**

Mr. Arroyos questioned TIA time frame to be valid and information about TXDOT. David Estrada requested TIA reports to be included in the backup agenda as well as presentation showing the entire subdivision and the original intent of the subdivision for each case.

Enrique Cisneros mentioned decelaration and commissioner Julie Dominguez requested copies of the Ordinances and Subdivisions of the City of Socorro, TX.

**13. Planning and Zoning Department Report.**

Ms. Lorraine gave information regarding the city comprehensive plan and the availability of the City of Socorro website to access city ordinances.

**14. Adjournment:**

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

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

Nays:

Abstain:

Absent: Maria Martinez

Meeting adjourned at **7:29pm.**

\_\_\_\_\_  
Andrew Arroyos, Chairman

\_\_\_\_\_  
Date minutes were approved.

\_\_\_\_\_  
Judith Rodriguez, Secretary

\_\_\_\_\_  
Date minutes were approved.





**CITY OF SOCORRO  
PLANNING & ZONING COMMISSION  
MEETING DATE: MAY 16, 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, LOT 2, SOMBRA DE PIRO LOCATED AT 566 BUFORD ROAD, SOCORRO, TX FROM R-1 (SINGLE FAMILY RESIDENTIAL) TO C-1 NEIGHBORHOOD COMMERCIAL (LIGHT COMMERCIAL) TO ALLOW FOR A PARKING AREA.**

**NAME:** 566 BUFORD RD REZONING

**PROPERTY ADDRESS:** 566 BUFORD RD.

**PROPERTY LEGAL DESCRIPTION:** BLOCK 1, LOT 2, SOMBRA DE PIRO

**PROPERTY OWNER:** MARIA ESTELA PADILLA, MAGDALENA IMELDA MAUREIRA, MARIA REBECCA MCWHORTER, AND RALPH LOYA

**REPRESENTATIVE:** MARIA ESTELA PADILLA

**PROPERTY AREA:** 29,534.49 S.F.

**CURRENT ZONING:** R-1

**CURRENT LAND USE:** VACANT

**FUTURE LAND USE MAP:** HISTORIC DISTRICT

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

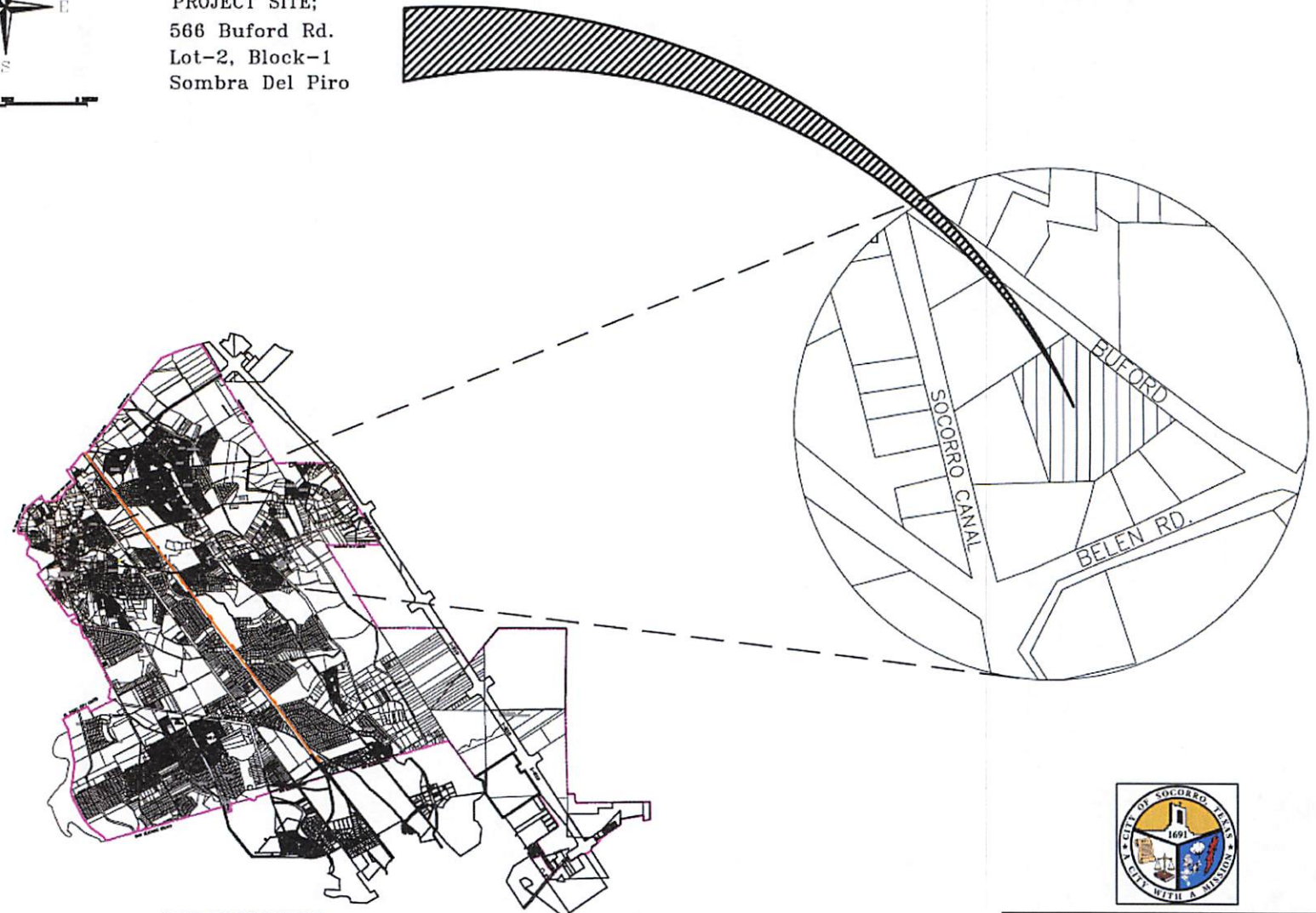
**SUMMARY OF REQUEST:** Request for **APPROVAL** of Rezoning of property from R-1 to C-1 to allow for a parking area.

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

# LOCATION MAP



PROJECT SITE;  
566 Buford Rd.  
Lot-2, Block-1  
Sombra Del Piro



CITY OF SOCORRO

## LOCATION MAP

Scale: AS SHOWN

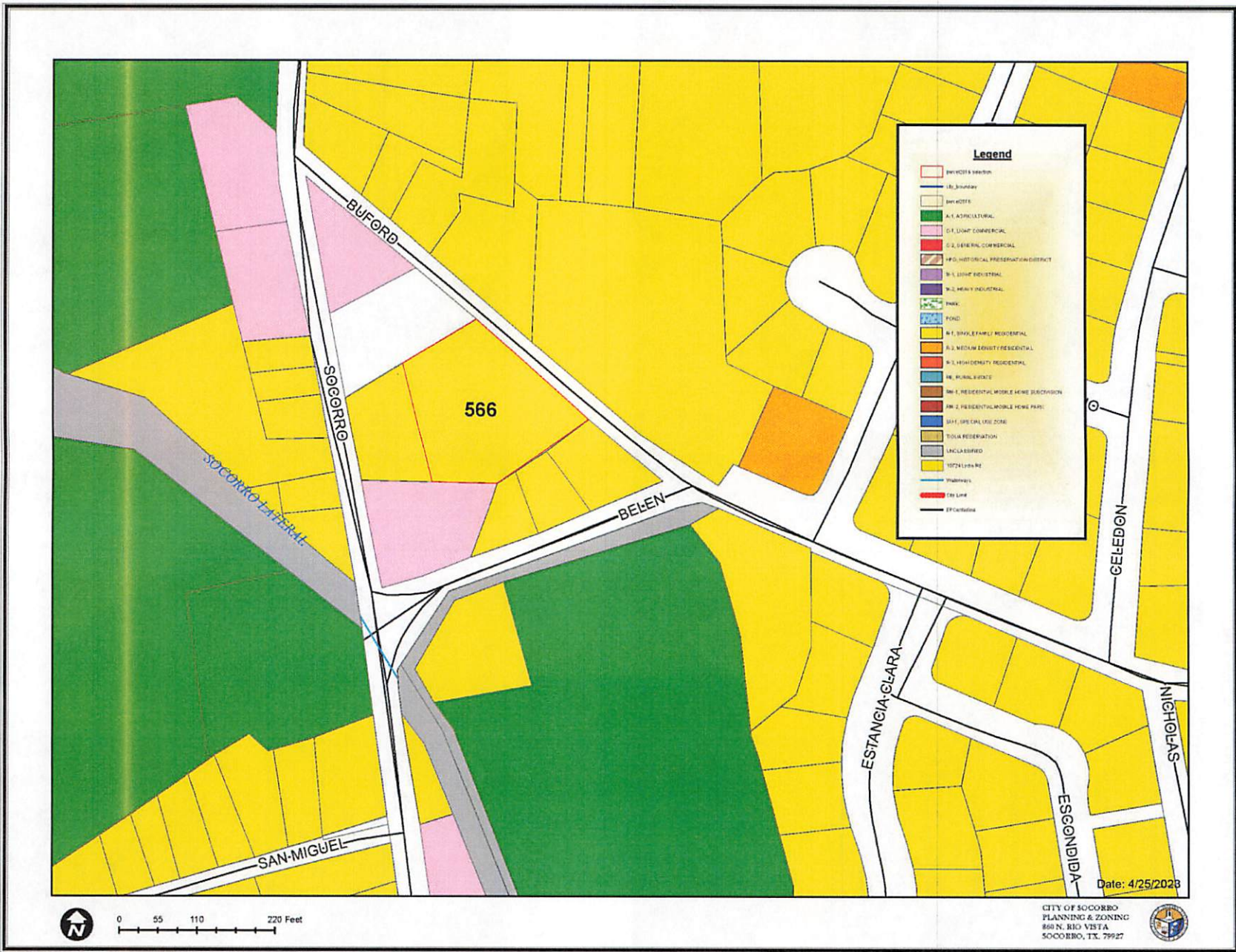


Planning and Zoning Department

805. Rio Vista Socorro, Texas 79027 TEL: (915) 472-2011 FAX: (915) 472-4671



# ZONING MAP



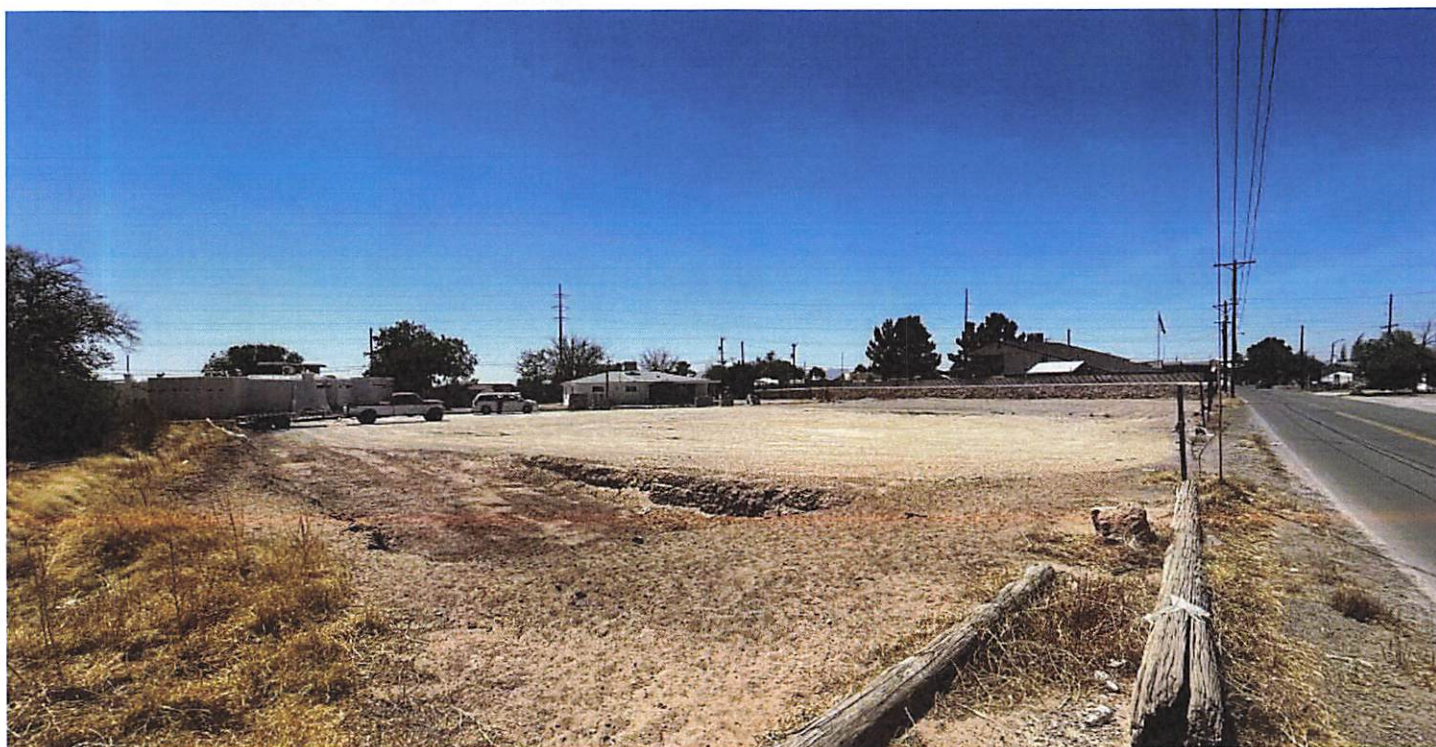


# SITE PICTURES

View towards property from Belen Rd.



View of property/ponding area from Buford Rd.





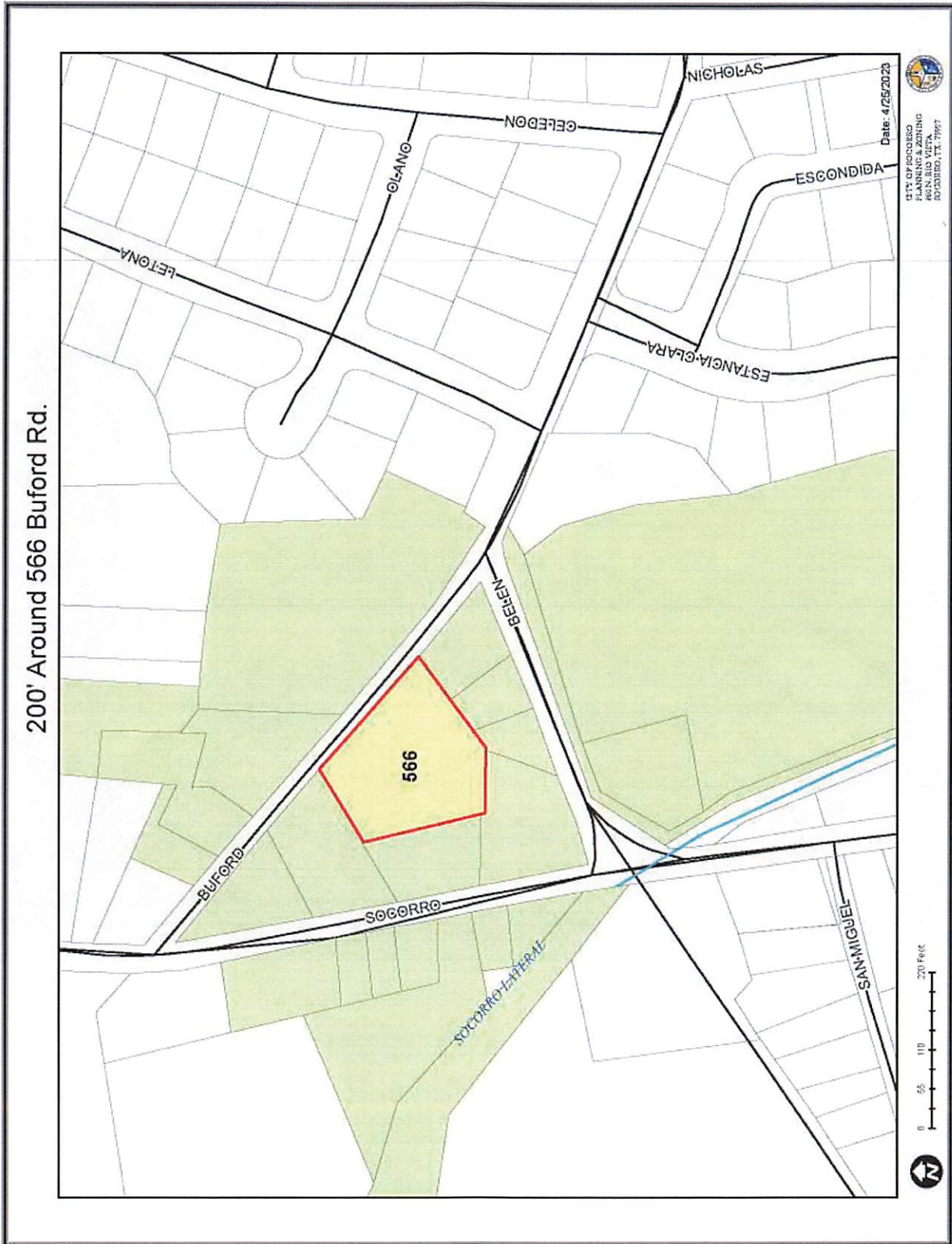
# AERIAL PHOTO



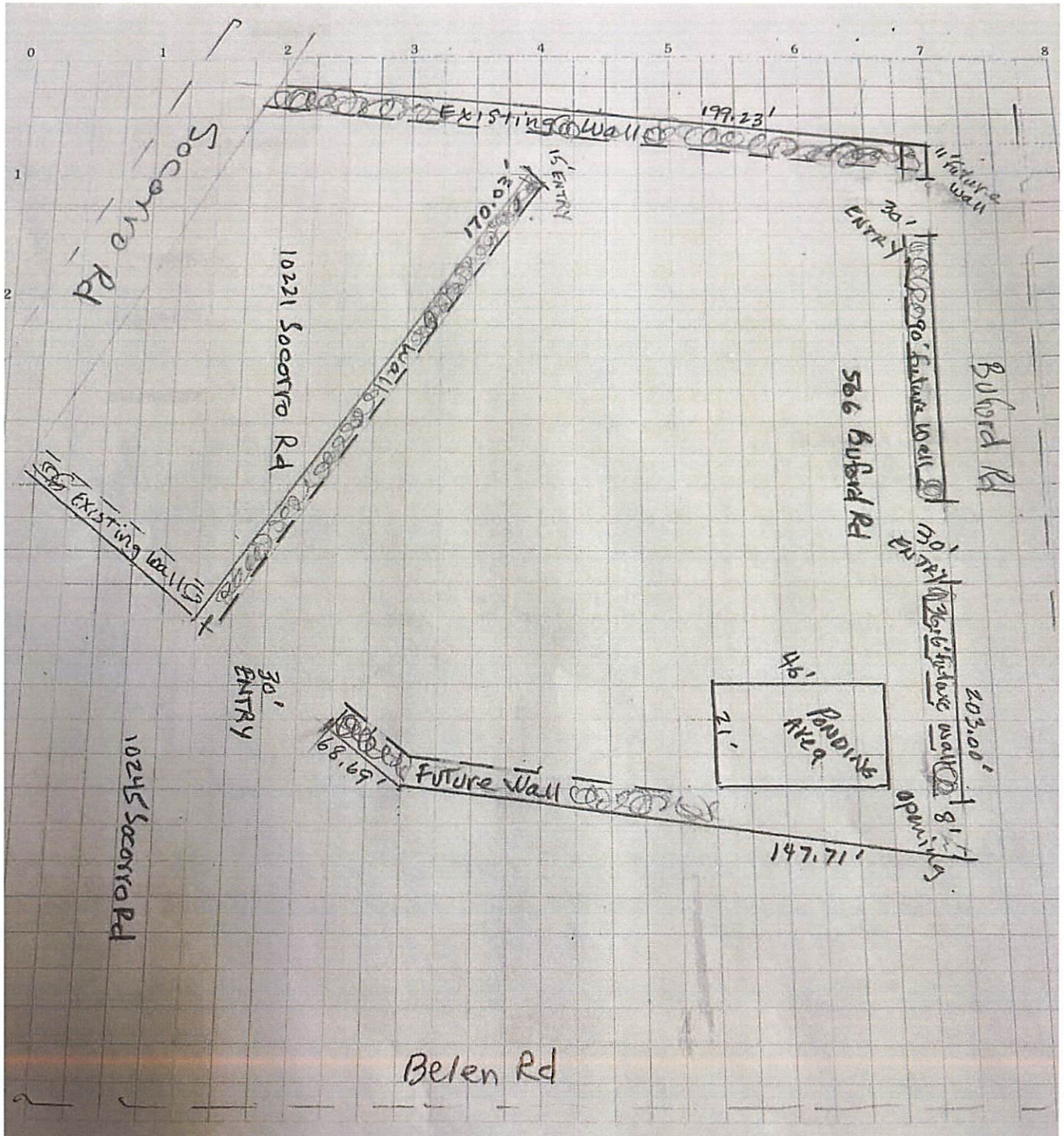


# PUBLIC HEARING

No correspondence, comments or concerns were received for the rezoning request.



# SITE PLAN





*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 28, 2023

Dear property owner,

A **PUBLIC HEARING** will be held on May 16, 2023, at 5:30 p.m. during the Planning and Zoning Commission meeting at the City of Socorro City Council Chambers, 860 N. Rio Vista Road, Socorro, Texas 79927. 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, 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.

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 can also access the meeting by calling 844-854-2222 and use access code 579797 by 5:00 p.m. mountain standard time (MST) on May 16th, 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

28 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 16 de mayo, del año 2023 a las 5:30 p.m. en las Cámaras del Concejo Municipal de la Ciudad de Socorro, Texas 79927. El propósito de la audiencia pública es recibir comentarios públicos sobre lo siguiente:

- a) Solicitud de audiencia pública para la enmienda propuesta al Plan Maestro de la Ciudad de Socorro y Rezonificación del Bloque 2, Lote 1, Subdivision Sombra de Piro, ubicada en el 566 Buford Road, Socorro, Texas de R-1, (Residencial unifamiliar) a un C-1 (Comercial ligera) para permitir un area de estacionamiento.

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 también puede acceder a la reunión llamando al 844-854-2222 y usar el código de acceso 579797 antes de las 5:00 p.m. del 16 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,

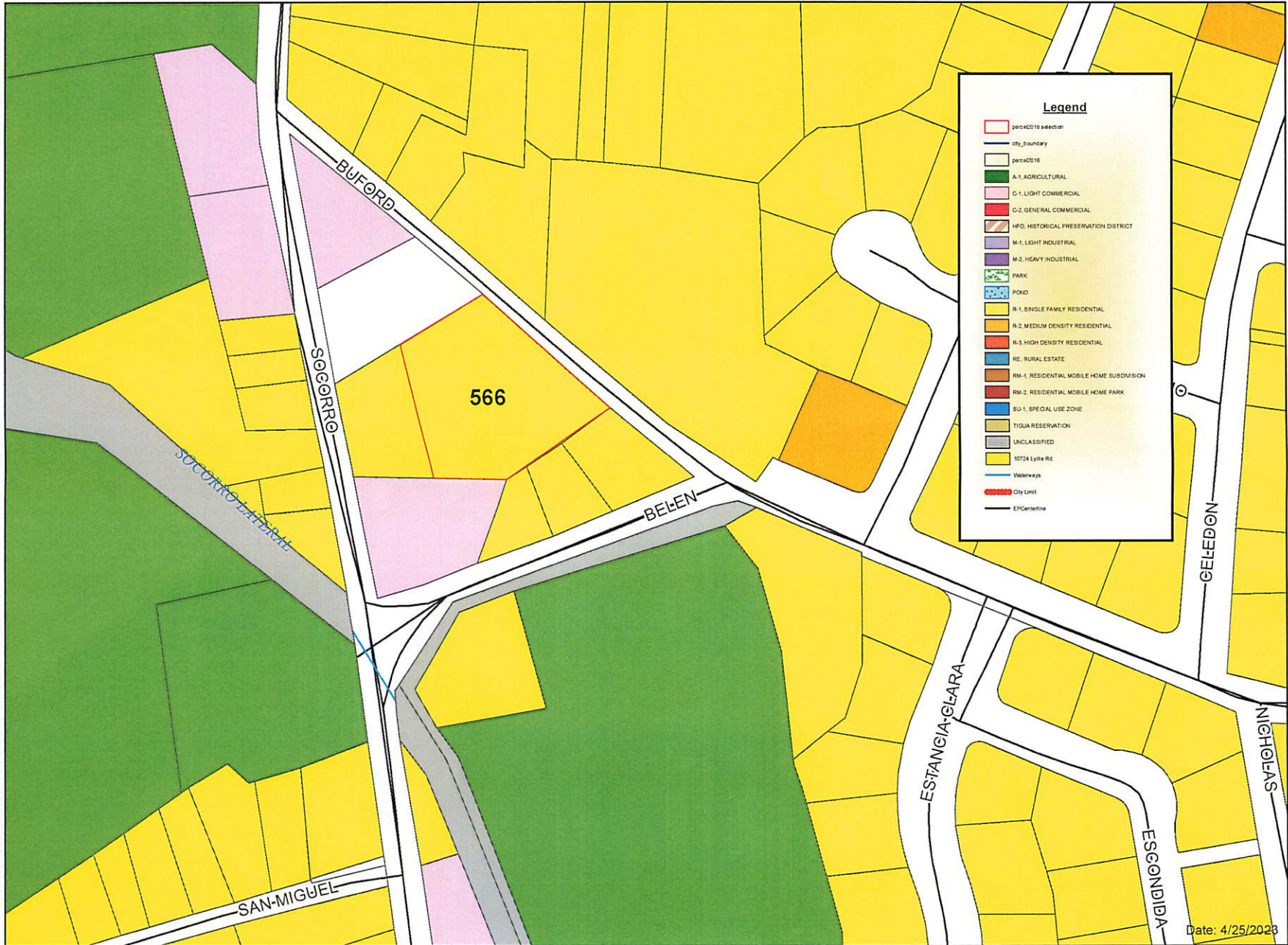
*Judith Rodriguez*

Secretaria de la Comisión de Planeación y Zonificación

<b>FILE_AS_NA</b>	<b>ADDR_LINE2</b>	<b>ADDR_CITY</b>	<b>ADI</b>	<b>ADDR_ZIP</b>
CHAVEZ NACIANCENO	10257 SOCORRO RD	EL PASO	TX	79927-2337
VIDALES PEDRO M & ROSA V	12929 GARCIA ST	CLINT	TX	79836-6149
LOYA RALPH & PADILLA MARIA E & 2	10245 SOCORRO RD	EL PASO	TX	79927-2358
EL PASO ELECTRIC CO	PO BOX 982	EL PASO	TX	79960-0001
LOYA RALPH	558 BUFORD RD	EL PASO	TX	79927
BARRAZA ALEX H	562 BUFORD RD	SOCORRO	TX	79927-1625
LOYA RALPH & PADILLA MARIA E & 2	10221 SOCORRO RD	EL PASO	TX	79927-2358
SANCHEZ ARTURO D & JULIE	565 BUFORD RD	SOCORRO	TX	79927-1625
ORTIZ OLIVIA M	10145 SOCORRO RD	EL PASO	TX	79927-2353
SANCHEZ CHRISTINA K	710 BLACKER AVE	EL PASO	TX	79902-2713
SANCHEZ MARIA LOURDES & 4	16019 HOMESTEAD DR	EL PASO	TX	79928-6524
HZ VENTURES LLC SERIES F - PLAZA MARIACHIS SC	421 FREDERICK RD	EL PASO	TX	79905-1808
DURAN ELENA V	PO BOX 856	CLINT	TX	79836-0856
CARRASCO ROSA M	10236 SOCORRO RD	EL PASO	TX	79927-2324
PEPPERDINE ROSEMARIE N	10228 SOCORRO RD	EL PASO	TX	79927-2324
NELSON ROSELIN (LE) & PEPPERDINE ROSEMARIE	10228 SOCORRO RD	SOCORRO	TX	79927-2324
SOCORRO INDEPENDENT SCHOOL DIST	12300 EASTLAKE BLVD	EL PASO	TX	79928-5400
PEREA ANNA S	598 BUFORD RD	SOCORRO	TX	79927-1625
SANCHEZ FERNANDO & MARTHA S	10209 SOCORRO RD	EL PASO	TX	79927-2358
PEREA ANNA S	598 BUFORD RD	SOCORRO	TX	79927-1625
SANCHEZ FERNANDO & MARTHA S	10209 SOCORRO RD	EL PASO	TX	79927-2358
LOYA MARTA C	549 BELEN ST	SOCORRO	TX	79927-1610
BALDERRAMA SANDRA L N	600 VILLA PL	EL PASO	TX	79907-6856



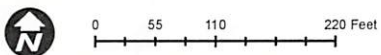
# 200' Around 566 Buford Rd.



**Legend**

- parcel to selection
- city boundary
- parcel ID
- A-1, AGRICULTURAL
- C-1, LIGHT COMMERCIAL
- C-2, GENERAL COMMERCIAL
- HPD, HISTORICAL PRESERVATION DISTRICT
- M-1, LIGHT INDUSTRIAL
- M-2, HEAVY INDUSTRIAL
- PARK
- POND
- R-1, SINGLE FAMILY RESIDENTIAL
- R-2, MEDIUM DENSITY RESIDENTIAL
- R-3, HIGH DENSITY RESIDENTIAL
- RE, RURAL ESTATE
- RM-1, RESIDENTIAL MOBILE HOME SUBDIVISION
- RM-2, RESIDENTIAL MOBILE HOME PARK
- SU-1, SPECIAL USE ZONE
- TIGUA RESERVATION
- UNCLASSIFIED
- 10724 Lydie Rd
- Waterways
- City Limit
- EPCenteline

Date: 4/25/2023



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





**CITY OF SOCORRO  
PLANNING & ZONING COMMISSION  
MEETING DATE: MAY 16, 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 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) TO ALLOW FOR ENCLOSED MANUFACTURING (WAREHOUSES), COMPOUNDING, ASSEMBLING OR TREATMENT OF ARTICLES.**

**NAME:** 11051 NORTH LOOP REZONING

**PROPERTY ADDRESS:** 11051 NORTH LOOP DRIVE

**PROPERTY LEGAL DESCRIPTION:** BLOCK 2, TRACTS 6 AND 6A, SOCORRO GRANT

**PROPERTY OWNER:** HERMANOS FARMS, LTD.

**REPRESENTATIVE:** MATT WILLIAMSON | PINCHAL & COMPANY LLC.

**PROPERTY AREA:** 99.332 ACRES

**CURRENT ZONING:** A-1

**CURRENT LAND USE:** AGRICULTURAL

**FUTURE LAND USE MAP:** AGRICULTURAL

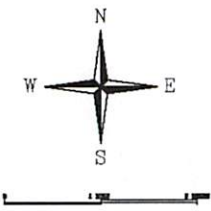
**FLOOD MAP:** According to the Flood Insurance Rate Maps, the referenced property lies within Zone X; (Community Panel # 480212 250-B & 0239-B/ FEMA, September 4, 1991).

**SUMMARY OF REQUEST:** Request for **APPROVAL** of Rezoning of property from A-1 to IC-MUD to allow for enclosed manufacturing (Warehouses), compounding, assembling or treatment of articles.

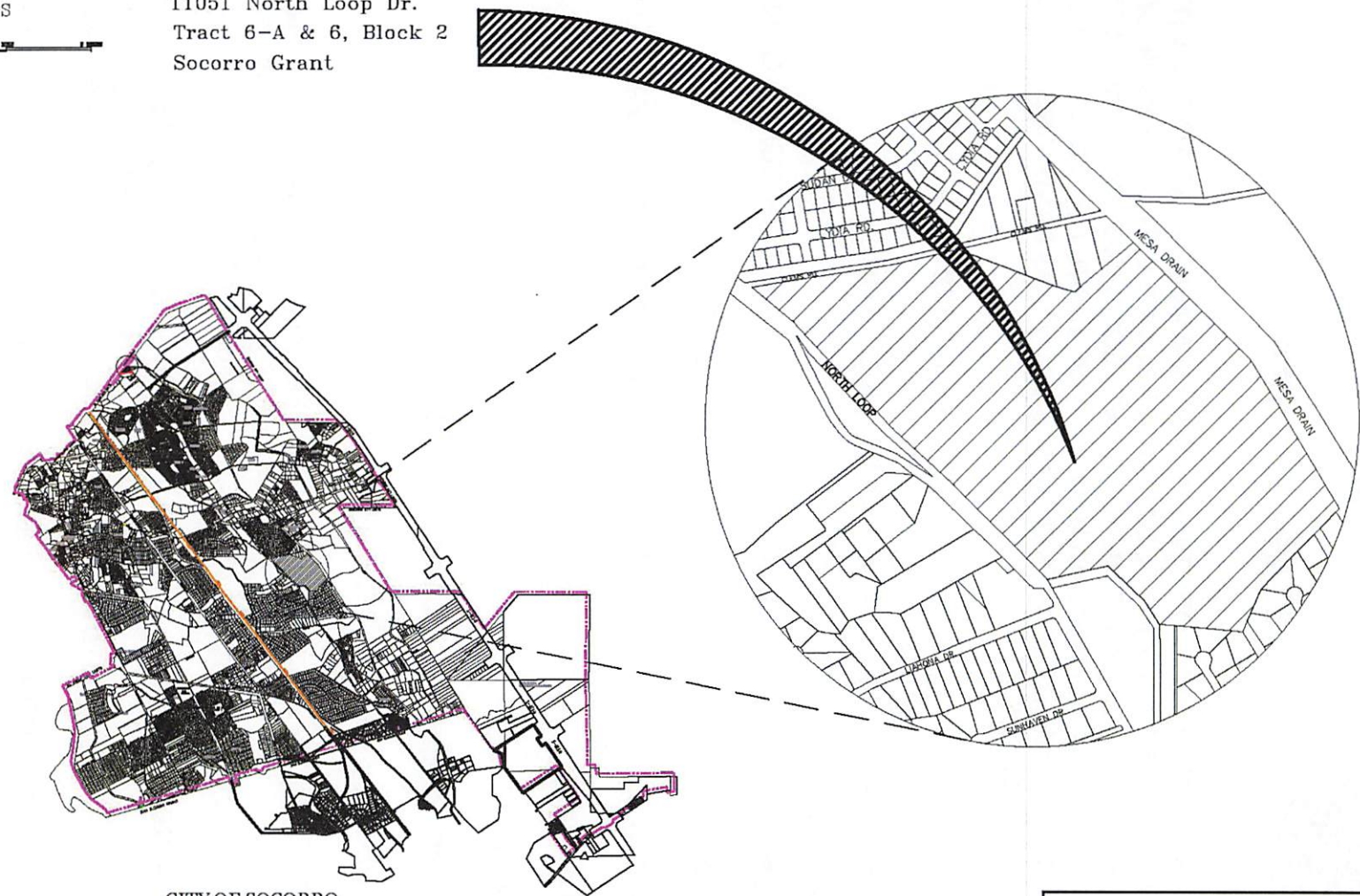
**STAFF RECOMMENDATION:** Staff recommends **DENIAL** of the Rezoning request.



# LOCATION MAP



PROJECT SITE;  
11051 North Loop Dr.  
Tract 6-A & 6, Block 2  
Socorro Grant



CITY OF SOCORRO

## LOCATION MAP

Scale: AS SHOWN

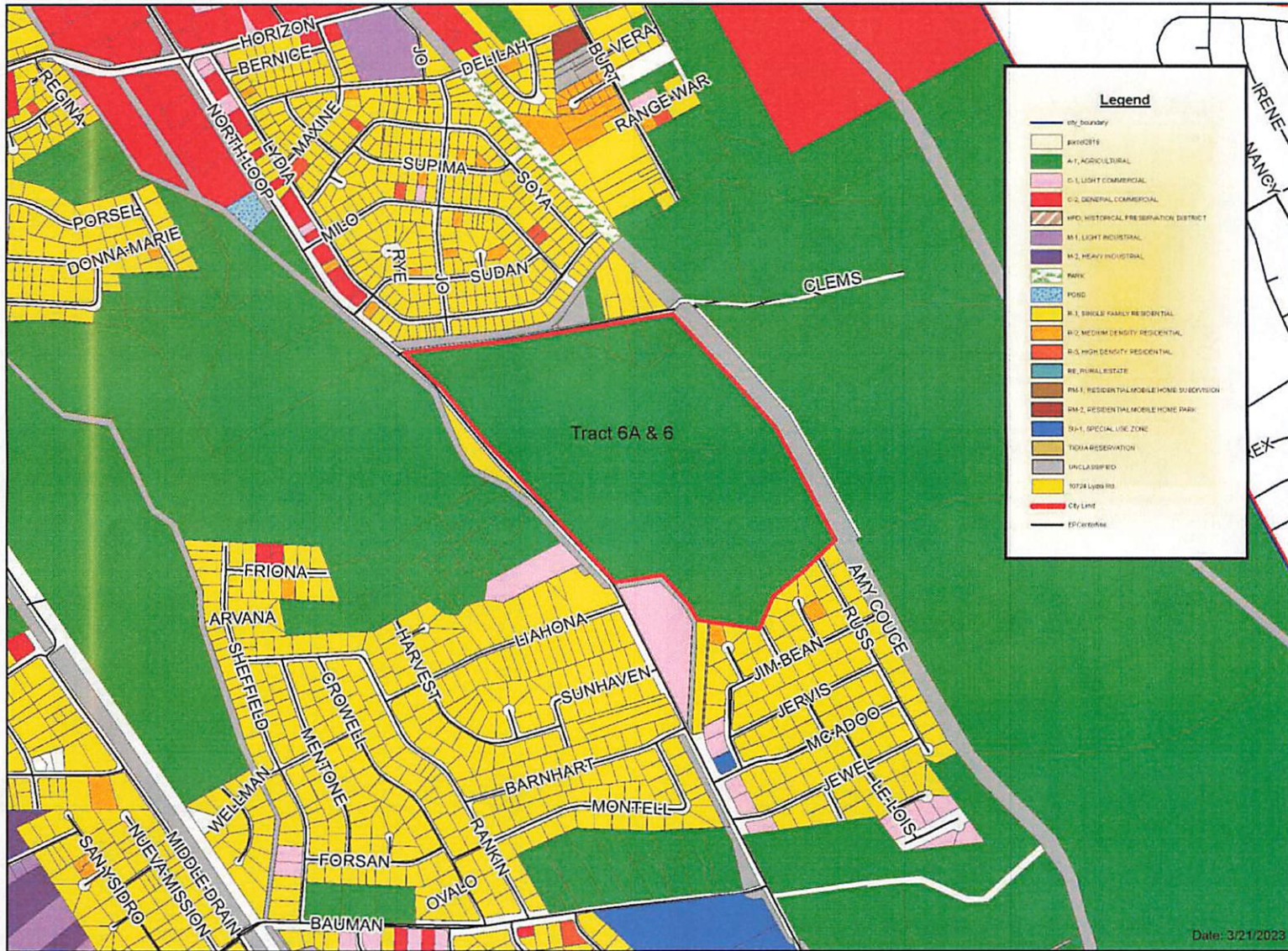
**Planning and Zoning Department**

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



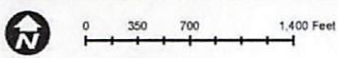
# ZONING MAP

## Zoning Map 11051 North Loop Dr.



Tract 6A & 6

Date: 3/21/2023



CITY OF SOCORBO  
PLANNING & ZONING  
866 N. RIO VISTA  
SOCORBO, TX. 79927



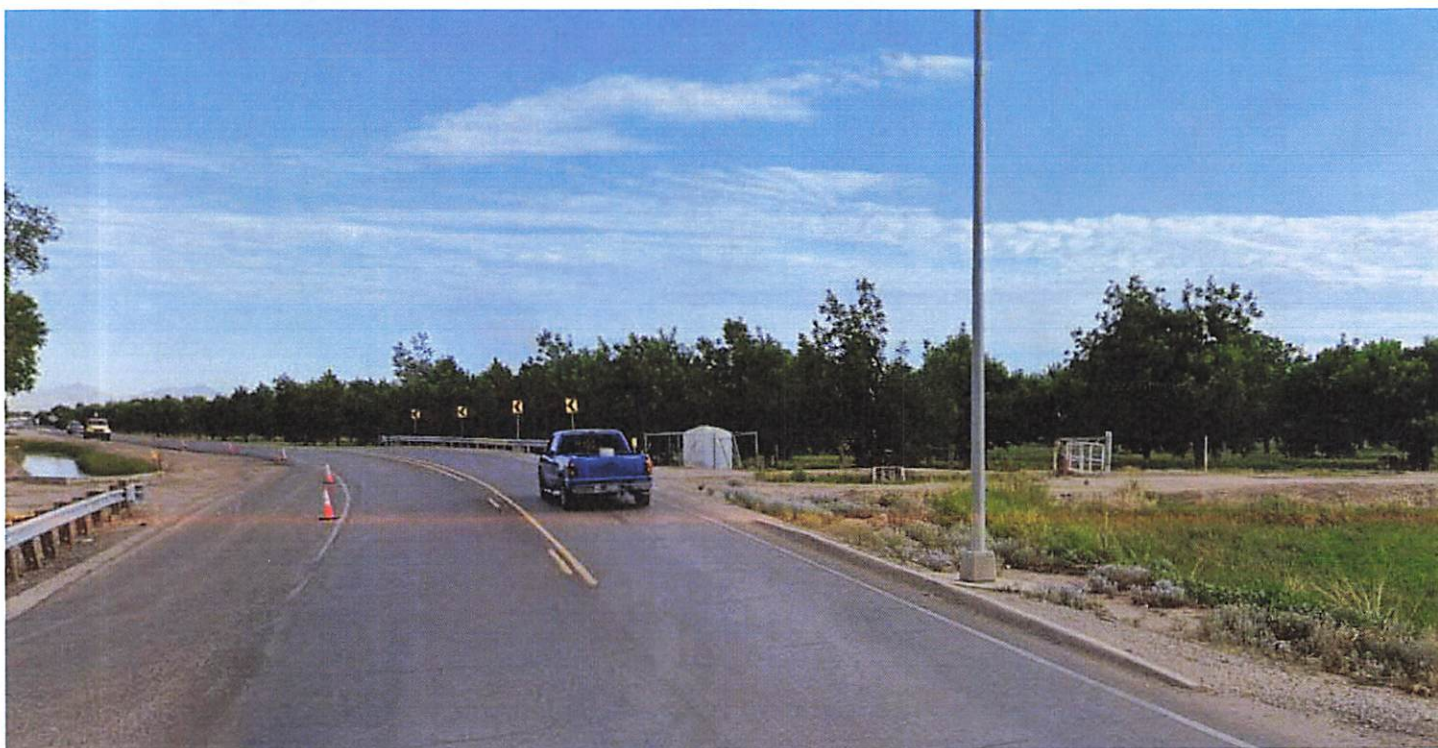


# SITE PICTURES

View towards property from North Loop with Clems Rd visible.



View towards property from North Loop (north bound).





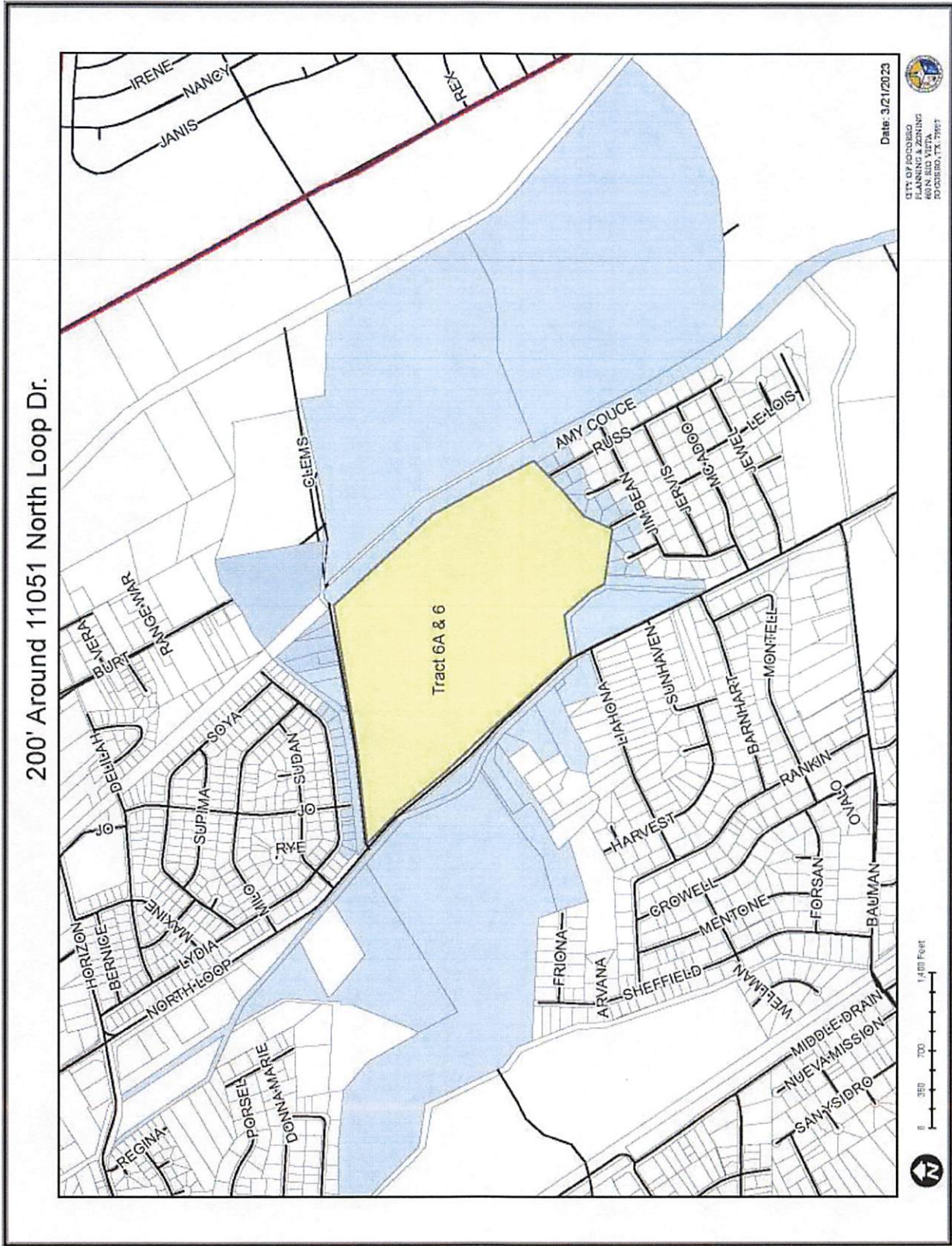
# AERIAL PHOTO





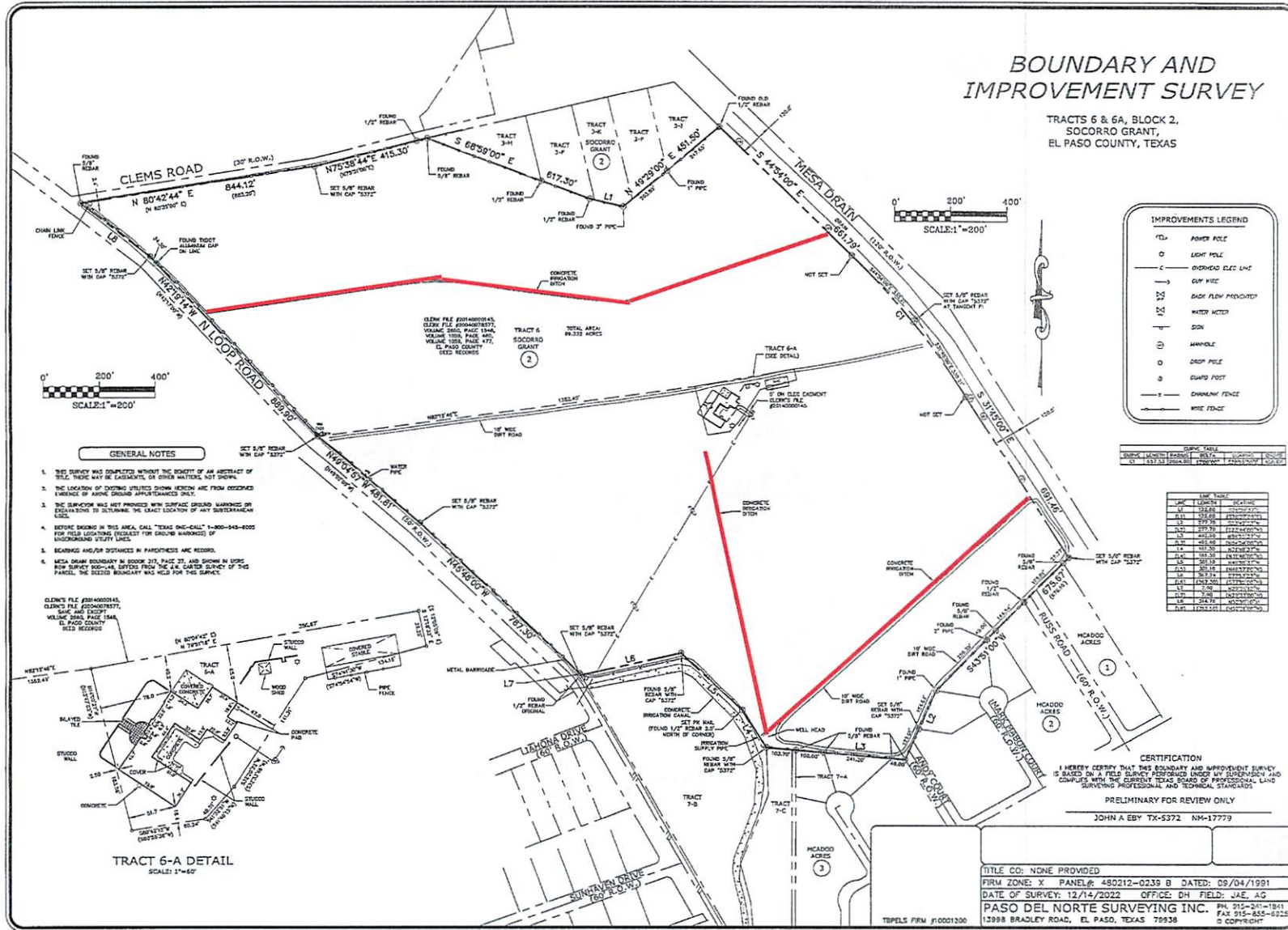
# PUBLIC HEARING

In-person comments were received for the rezoning request.



# IMPROVEMENT SURVEY

— Concrete Irrigation Ditch





# SITE PLAN



**ADB DESIGN SERVICES**  
 3007 FIVE STAR DRIVE, SUITE 100, AUSTIN, TX 78746  
 TEL: 512.453.1100

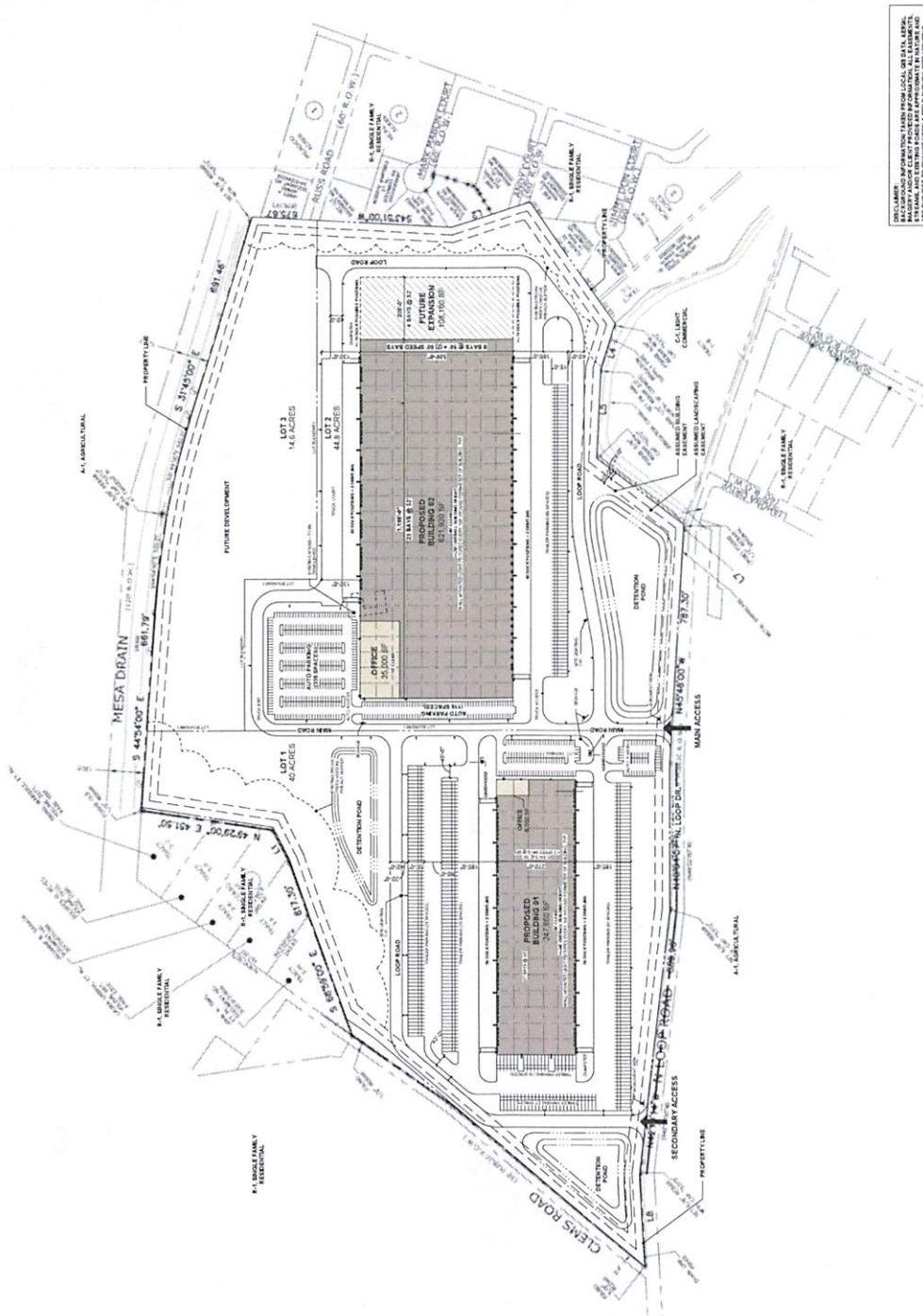
PINCHAL EL PASO

11261 N. Loop Dr., Suite 100, TX 79627

PRESENTATION  
 SITE PLAN

P-01

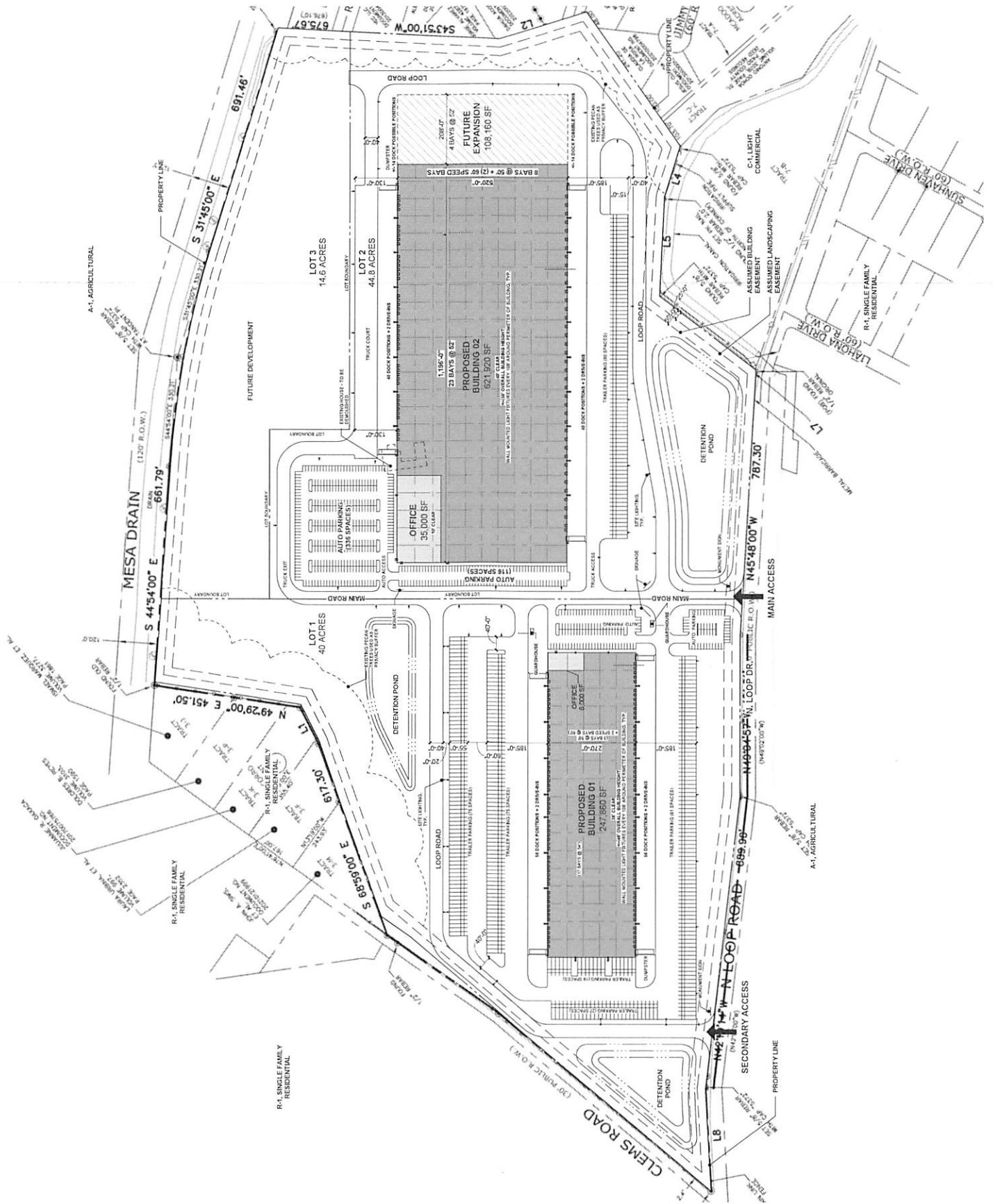
Date: 03/16/23



**DISCLAIMER:** THIS SITE PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT AND ARCHITECT ASSUME ALL RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION AND DATA PROVIDED HEREON. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION AND DATA PROVIDED BY OTHER SOURCES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION AND DATA PROVIDED BY OTHER SOURCES.



# SITE PLAN (ENLARGED)



*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 **PUBLIC HEARING** scheduled on April 18<sup>th</sup>, 2023, at 5:30 pm at the Planning and Zoning Commission meeting has been requested to be **postponed** by the applicant to May 16<sup>th</sup>, 2023, at 5:30 pm. **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 May 16th, 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 la **AUDIENCIA PUBLICA** de la junta de la Comisión de Planeación y Zonificación programada para el 18 de abril del año 2023, ha sido requerida por el aplicante ser **pospuesta** y reprogramada para el 16 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:

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 16 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*

Secretaria de la Comisión de Planeación y Zonificación

file_as_name	addr_line2	addr_city	addr_	addr_zip
TORRES DIANA	650 MCADOO DR	SOCORRO	TX	79927-452
FRANCO JUAN A & VIOLA	11280 JIMMY DON CT	SOCORRO	TX	79927-401
MALDONADO JAVIER & BLANCA	11291 ANDY CT	SOCORRO	TX	79927-453
DE LA ROSA IRIGOYEN CLAUDIA CRISTINA	11281 JIMMY DON CT	SOCORRO	TX	79927-401
RODRIGUEZ JOSE L	11280 ANDY CT	SOCORRO	TX	79927-453
MC ADOO ACRES JOINT VENTURE	PO BOX 221528	EL PASO	TX	79913-452
CUANDA JESUS	10221 BLACKWOOD AVE	EL PASO	TX	79925-435
OCHOA ANTONIO	200 MCFARLAND PKWY	ALPHARETTA	GA	30004-358
OCHOA ANTONIO	200 MCFARLAND PKWY	ALPHARETTA	GA	30004-358
SATARAIN JOSE L & MONICA	11281 ANDY CT	SOCORRO	TX	79927-453
ORTEGA RAMON	10372 MANZANA RD	EL PASO	TX	79927-992
J2M3 PROPERTIES LLC	11281 ANDY CT	SOCORRO	TX	79927-453
APODACA ANTONIO	PO BOX 1485	RUIDOSO	NM	88355-148
SALAZAR JOEL & HILDA	11270 RUSS RD	EL PASO	TX	79927-453
ALVAREZ JORGE	11260 MARK MABON CT	SOCORRO	TX	79927-402
MARTINEZ ALBERTO & MARIA T	11271 MARK MABON CT	SOCORRO	TX	79927-402
CHURCH OF JESUS CHRIST L D S	50 E NORTH TEMPLE RM 222	SALT LAKE CIT	UT	84150-900
RICHARDSON TEDD F	11174 NORTH LOOP	SOCORRO	TX	79927-992
VARGAS MARTIN & ARACELY	11271 RUSS RD	EL PASO	TX	79927-453
YEC LLC	1150 BURGUNDY DR	EL PASO	TX	79907-346
MOWAD JAMES A	12258 AMSTATER CIR	EL PASO	TX	79936-024
ORNELAS RENE N	11172 N LOOP DR	SOCORRO	TX	79927-456
PARKS ROGER G & MARGARITA	11164 N LOOP DR	SOCORRO	TX	79927-450
BECERRA RAUL & MANUELA T	11144 N LOOP DR	SOCORRO	TX	79927-450
GUERRA PAUL & ANN M	11108 N LOOP DR	SOCORRO	TX	79927-450
APODACA WENCESLAO G	11104 N LOOP DR	SOCORRO	TX	79927-450
HERMANOS FARMS LTD	PO BOX 515	CLINT	TX	79836-051
MILlicAN IRREVOCABLE TRUST	15341 WOODHILL CT	HORIZON CITY	TX	79928-701
HERMANOS FARMS LTD	PO BOX 515	CLINT	TX	79836-051
HERMANOS FARMS LTD	PO BOX 515	CLINT	TX	79836-051
HERMANOS FARMS LTD	PO BOX 515	CLINT	TX	79836-051
MILlicAN IRREVOCABLE TRUST	15341 WOODHILL CT	HORIZON CITY	TX	79928-701
VASQUEZ GRACIELA & NOE	10936 LYDIA RD	SOCORRO	TX	79927-447
SIMS JAMES E SR & PEGGY J	900 CLEMS RD	SOCORRO	TX	79927-440
EL PASO COUNTY TRUSTEE	500 E SAN ANTONIO AVE	EL PASO	TX	79901-241
ROMO MIGUEL A	10934 LYDIA RD	SOCORRO	TX	79927-447
CASTANEDA DAVID & ERICA	475 OVALO WAY	EL PASO	TX	79927-352
MILlicAN IRREVOCABLE TRUST	15341 WOODHILL CT	HORIZON CITY	TX	79928-701
RESENDIZ NANCY	475 OVALO WAY	EL PASO	TX	79927-352
CAMPOS RAFAEL	122 S VALENCIA PL TRLR 24	EL PASO	TX	79905-494
URBINA GUADALUPE & LAURA	5928 NECHES AVE	EL PASO	TX	79905-542
RODRIGUEZ ELOISA	10946 LYDIA RD	SOCORRO	TX	79927-447
SALCIDO IVAN & ROBERTO A	109 LA FE AVE	MESQUITE	NM	88048-951
RODRIGUEZ ELOISA	10946 LYDIA RD	SOCORRO	TX	79927-447
DODSON PEARL E	10950 LYDIA RD	SOCORRO	TX	79927-447



OAXACA BERTHA A	7930 RODEO AVE	EL PASO	TX	79915-2211
HERNANDEZ JUAN & YOLANDA	10952 LYDIA RD	SOCORRO	TX	79927-4471
RIOS DANIEL & MARIA M	10954 LYDIA RD	SOCORRO	TX	79927-4471
BUSTAMANTE DOLORES	771 CLEMS RD	SOCORRO	TX	79927-4401
ALVAREZ RUBEN & ANGELICA	10956 LYDIA RD	SOCORRO	TX	79927-4471
HERNANDEZ SILVIA E	11341 TENAHA AVE	EL PASO	TX	79936-1331
MARQUEZ ISMAEL & MARTA	781 CLEMS RD # 11	SOCORRO	TX	79927-4401
HERMANOS FARMS LTD	PO BOX 515	CLINT	TX	79836-0511
MARTINEZ ARMANDO & ROSA	10960 LYDIA RD	SOCORRO	TX	79927-4471
OLIVAS ANA C	10130 ADOBE CREEK CT	COLORADO SF CO		80920-1441
CHAGOLLA LIONSO & EVA	10964 LYDIA RD	SOCORRO	TX	79927-4471
HERNANDEZ DANIEL	PO BOX 12294	EL PASO	TX	79913-0291
CHAVIRA MARTHA (CS)	10970 LYDIA RD	SOCORRO	TX	79927-4471
SIMS JAMES E SR & PEGGY J	900 CLEMS RD	SOCORRO	TX	79927-4401
MILlicAN IRREVOCABLE TRUST	15341 WOODHILL CT	HORIZON CITY TX		79928-7011
SIMS JAMES E & PEGGY J	900 CLEMS RD	SOCORRO	TX	79927-4401
MTG LP	120 E FM 544 STE 72-318	MURPHY	TX	75094-4031



**CITY OF SOCORRO  
PLANNING & ZONING COMMISSION  
MEETING DATE: MAY 16, 2023**

**PRELIMINARY PLAT APPROVAL  
STAFF REPORT**

**SUBJECT:** REQUEST TO APPROVE VISTA BONITA ESTATES UNIT 2  
PRELIMINARY PLAT

**NAME:** VISTA BONITA ESTATES UNIT 2 (PRELIMINARY PLAT)

**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)

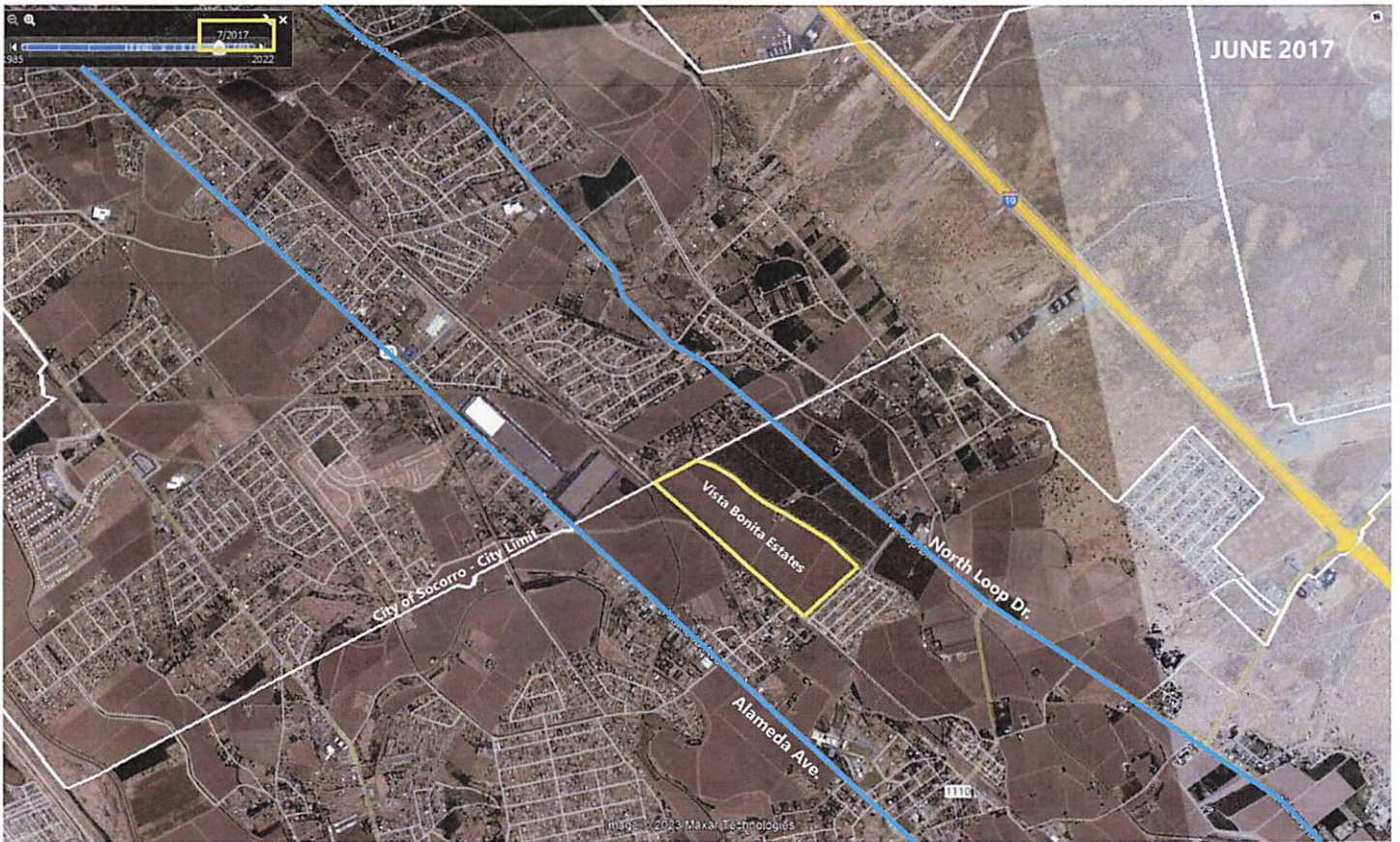
**FLOOD MAP:** According to the Flood Insurance Rate Maps, the referenced property lies within Zone X; (Community Panel # 480212 0277-B/ FEMA, September 4, 1991).

**SUMMARY OF REQUEST:** Request to **APPROVE** Preliminary Plat.

**STAFF RECOMMENDATION:** Staff recommends **APPROVAL** of the Preliminary Plat with the condition that the T.I.A. be updated prior to Final Plat approval.



# AERIAL VIEW - JUNE 2017





# AERIAL VIEW - JULY 2022





# TRAFFIC IMPACT ANALYSIS

# Vista Bonita Estates Traffic Impact Study



PREPARED FOR:

T<sub>4</sub>S, LLC.

Date: June 22, 2017



**CONDE INC.**  
ENGINEERING / PLANNING  
SURVEYING / GPS  
6080 SURETY DR., STE 100  
EL PASO, TEXAS 79905





**APPENDIX A**  
**VISTA BONITA ESTATES LAND STUDY**

## 1.0 INTRODUCTION

### OBJECTIVE

The objective of this traffic impact analysis is to determine the impact by the proposed development, Vista Bonita, within ½ mile radius of the proposed development. The analysis will determine if the existing transportation system will accommodate the generated traffic volumes by the proposed development, and in addition, the analysis will determine the level of service of the projected traffic before and after the opening day of the proposed development. This traffic impact analysis will evaluate the generated traffic during both the morning and afternoon peak hours.

### PROJECT APPROACH

In order to determine the impact of Vista Bonita on the existing intersections, it was necessary to analyze the existing traffic volumes in the area. A field inventory of the area was analyzed and studied to determine some of the neighborhood sensitivities. The inventory of the existing conditions is as follow:

- Number of Lanes
- Traffic control devices
- Peak period turning movement counts
- Primary traffic control devices
- Roadway configurations, geometric features and lane usage
- Existing access in vicinity of site
- Adjacent land use
- Pedestrian and bicycle facilities
- Posted speed limits
- Safety hazards and vertical and lateral clearances
- Right-of-way data
- Train crossing

For this T.I.A., 3 intersections are to be analyzed.

Of the 3 intersections, traffic counts where obtained at all 3 intersections. Traffic count information is provided in appendix E. The traffic movements were collected at the weekday's time of peak periods in the morning (7:00 to 9:00 am) and evening (4:00 to 6:00 pm) excluding Mondays and Fridays. The peak hour is the sum of the four busiest consecutive fifteen minute intervals on an intersection. The levels of service for the intersections were evaluated with and without the development in order to verify the conditions of the intersections and compare the traffic impact of the proposed development. See Section 4 for details.

The intersections to be analyzed are as follows:

- Alameda Ave. and Camino De La Rosa Ave./ Burbridge Rd.
- North Loop Rd and Estate Rd.
- North Loop Rd. and Rancho Viejo Rd.



## 2.0 EXISTING CONDITIONS ANALYSIS

### SITE LOCATION AND STUDY AREA

Vista Bonita Estates is located in the Southeast part of El Paso County, Texas between Texas state highway 20 "Alameda Ave." and Texas State highway 76 "North Loop Dr." and northwest of FM 110. The northwest boundary line of Vista Bonita Estates is also the southeast city limits of the city of Socorro, Texas whose 5 mile extraterritorial jurisdiction (ETJ) does include Vista Bonita Estates. It is further described as being tract 5, block 24, San Elizario Grant, El Paso County, Texas containing approximately 170.456 acres. The traffic impact study will include information to the full build out year 2019.



Figure 2-1: Vista Bonita Estates Study Area



Intersection	Street
ID	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**



- Burbridge Road is a 20-foot asphalt paved road located at the southwest corner of the proposed subdivision. The posted speed limit is 30 mph. There is no curb and the shoulders are flat with gravel and dirt. There is no striping on the road and the road has significant cracking. The road is approximately 2,200 feet in length from the proposed subdivision to Alameda Avenue. The new development will have minimal impact to the existing roadway. It is recommended to add additional signage at the railroad tracks at the intersection of Trent Road and Burbridge Road "DO NOT STOP ON TRACKS" and additional striping for stop bars.
- Tres Caballos Road is a 27-foot asphalt paved road with concrete header curb located at the northern end of the proposed subdivision. There is no posted speed limit along the 400 foot section from the proposed subdivision to Rancho Viejo Drive. There is not striping, curb and gutter and no shoulder for the existing road. There is a concrete irrigation canal approximately 5 feet from the south edge of the road. The new development will have minimal impact to the existing roadway. Recommendations are to install a 30 mph sign for both directions of travel.
- Estate Road is a 36-foot asphalt paved road with a concrete header curb located at the south end of the proposed subdivision and runs adjacent to the subdivision from east to west. The posted speed limit is 30 mph. There is no striping on the road and some cracking. There is a shoulder approximately 5 feet to the existing property lines on both sides. The new development will have minimal impact to the existing roadway.
- Trent Road is a dirt road 40 feet wide located along the west end of the property. The railroad is west of Trent Road. Improvements to Trent Road will be provided from Burbridge Road to Estate Drive. The type of improvements are a paved road section per the cross section provided in figure 2-3.

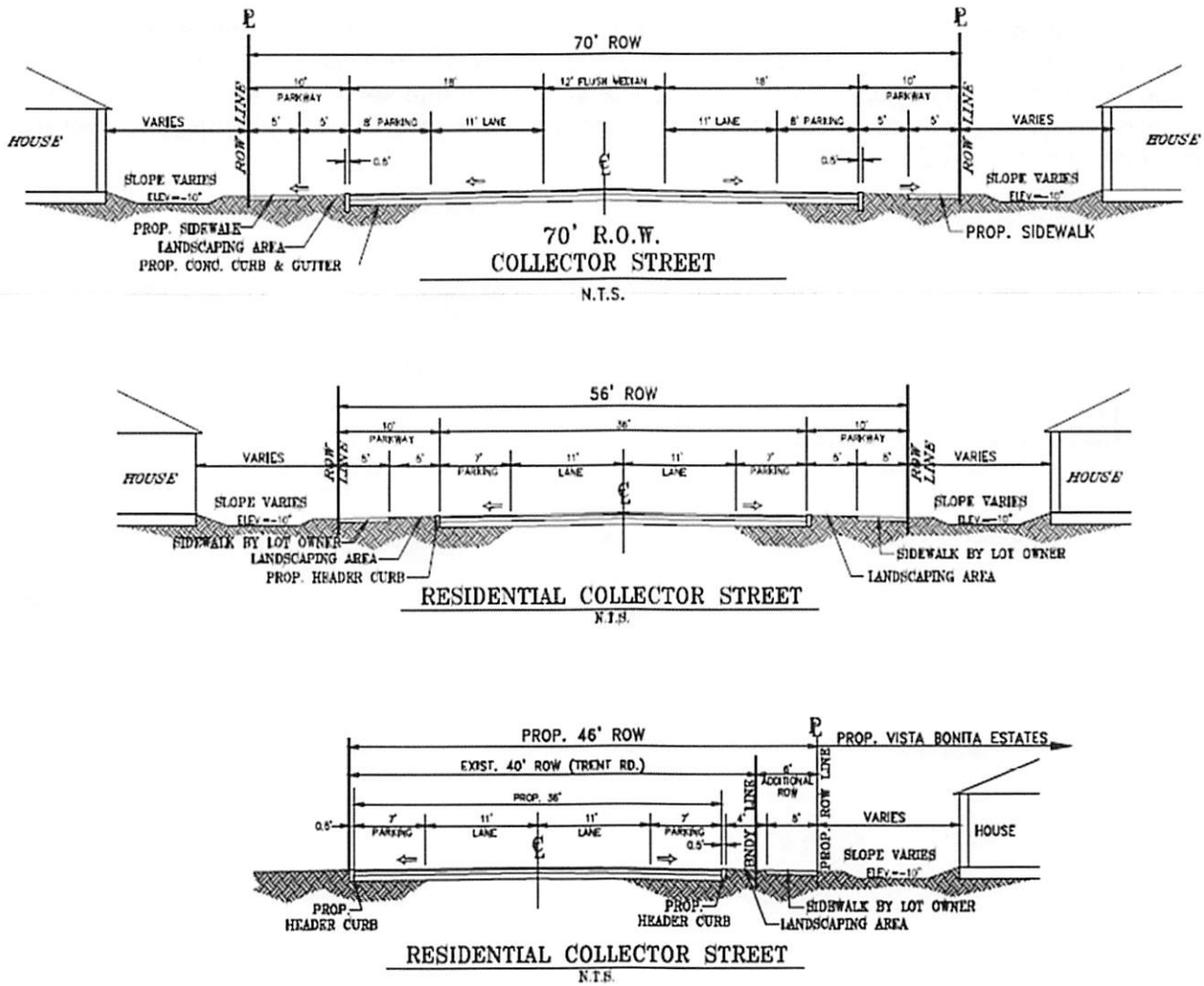


Figure 2-3: Proposed Typical Cross Sections



**EXISTING, ADJUSTED AND PROJECTED TRAFFIC MOVEMENTS**

The traffic movements were collected at the weekday's time of peak periods in the morning (7:00 to 9:00 am) and evening (4:00 to 6:00 pm) excluding Mondays and Fridays. The peak hour is the sum of the four busiest consecutive fifteen minute intervals on an intersection. See the attachments for the existing traffic movements collected. These existing traffic counts were also used to determine the Level of Service (LOS) at these intersections.

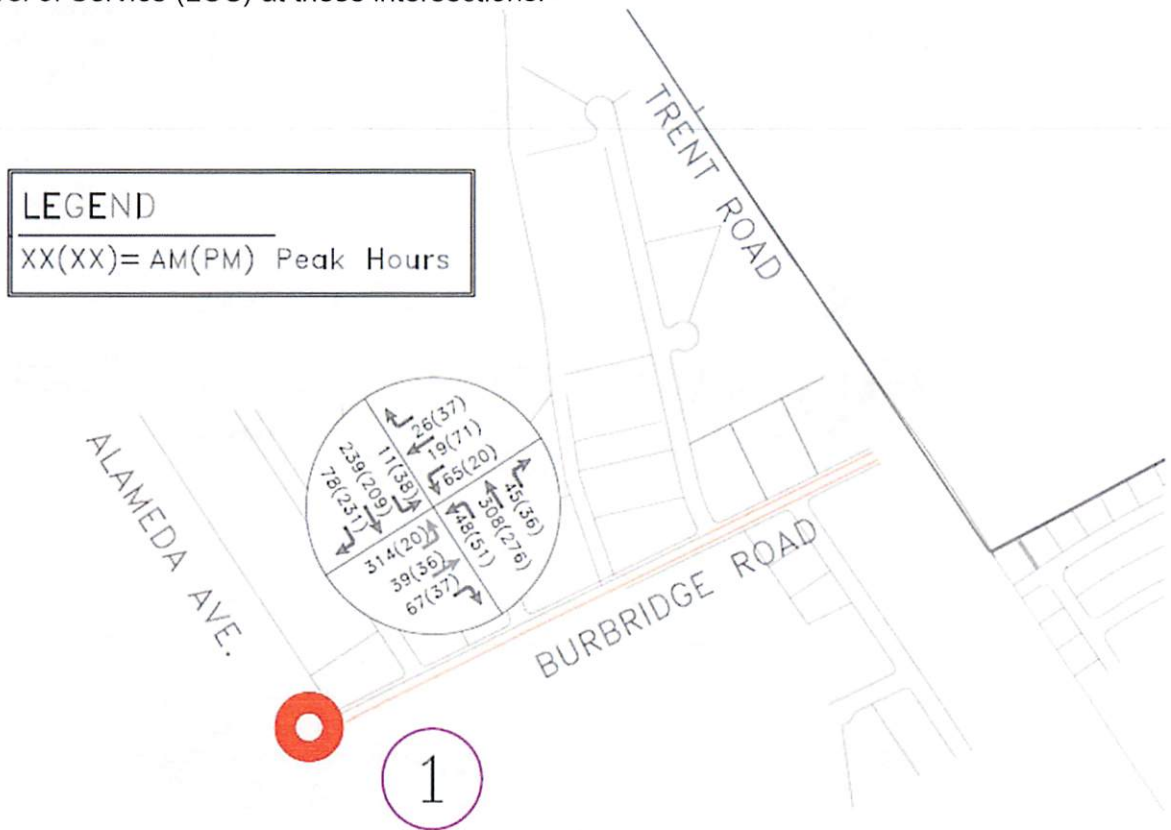


Figure 2-4: Existing A.M. and P.M. Turning Movements (1 of 3)

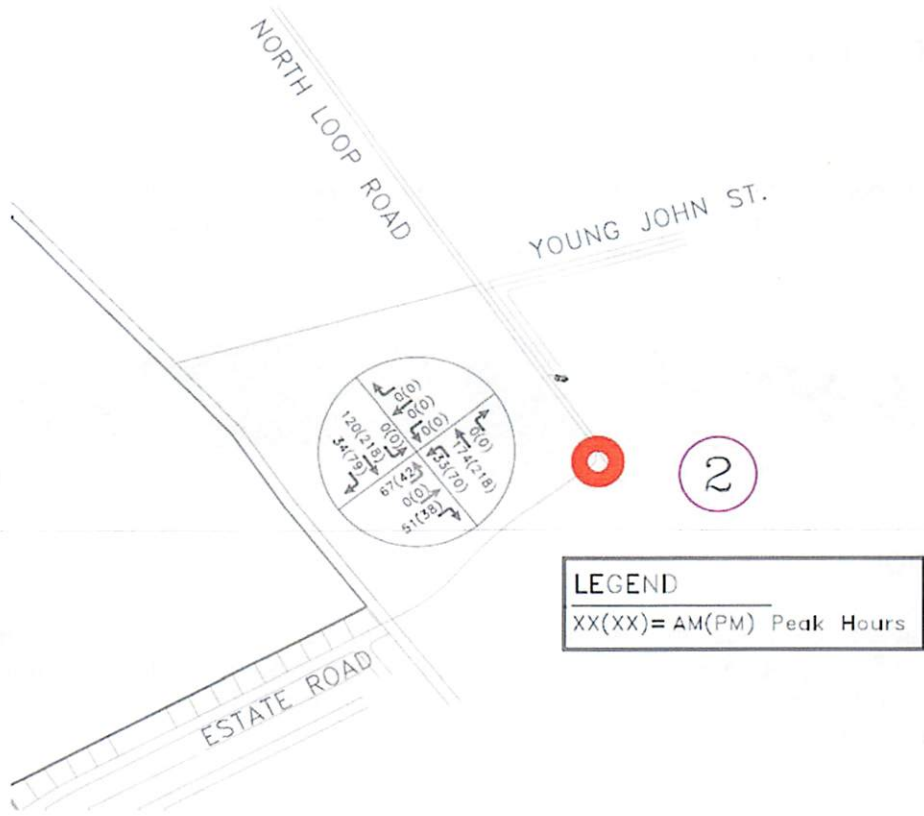


Figure 2-5: Existing A.M. and P.M. Turning Movements (2 of 3)

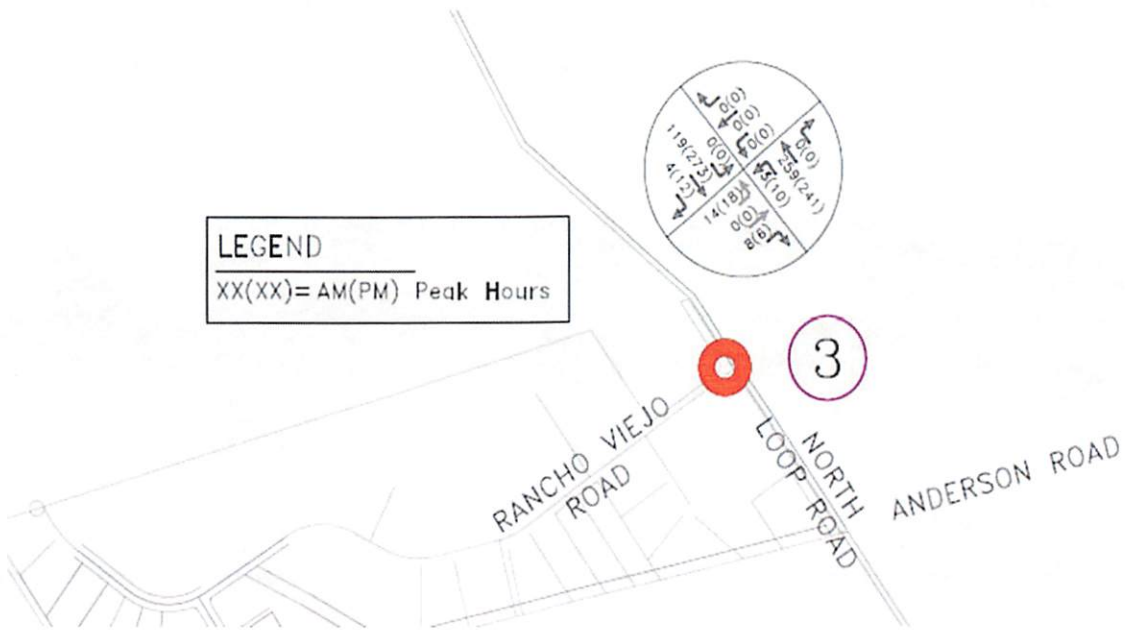


Figure 2-6: Existing A.M. and P.M. Turning Movements (3 of 3)



### 3.0 TRIP CHARACTERISTICS

#### LAND USE

The proposed development has an approximate total area of 170.456 acres, with approximately 520 lots. Table 3-1 shows the total trip generation rates for the weekday, morning, and evening peak hours derived from the Institute of Transportation Engineers Trip Generation Book, Ninth Edition.

**Table 3-1: Proposed Development Land Use**

LAND USE			ITE CODE
Single Family Units	520	Lots	210

#### TRIP GENERATION

The proposed development has an area of 170.456 acres. Table 3-2 shows the Vista Bonita trip generation fitted curve equation for the weekday, morning, and evening peak hours derived from the Institute of Transportation Engineers Trip Generation Book Ninth Edition. The requirements for parking, landscaping and setbacks will vary per land use.

**Table 3-2: Trip Generation**

Land Use	ITE CODE	Fitted Curve Equations		
		Average Weekday	AM Peak Hour	PM Peak Hour
Single Family	210	$\ln(T)=0.92\ln(X)+2.71$	$T=0.70(X)+12.12$	$\ln(T)=0.88\ln(X)+0.62$

Source: Institute of Transportation Engineers (ITE), Trip Generation 9<sup>th</sup> Edition, 2003.

**Table 3-3: Proposed Development Trip Generation Values**

Land Use	Trip Generation								
	Average Weekday			AM Peak Hour			PM Peak Hour		
	In	Out	Total	In	Out	Total	In	Out	Total
Single Family Units	2,369	2,369	4,739	94	282	376	288	169	456
<b>Total</b>			4,739			376			456
<b>Total with 2% growth rate for 2 years</b>			<b>4,930</b>			<b>391</b>			<b>475</b>

**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.

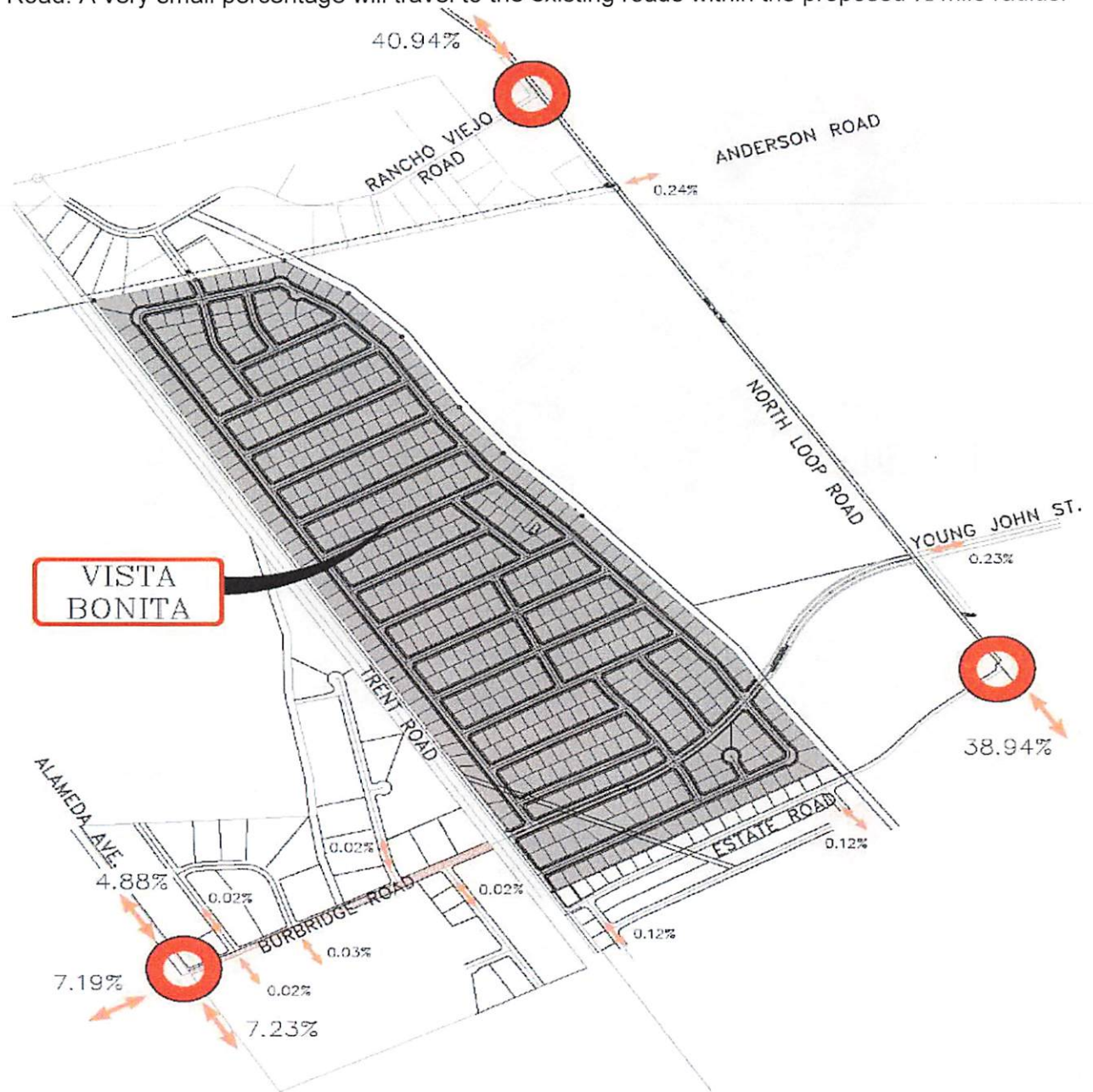
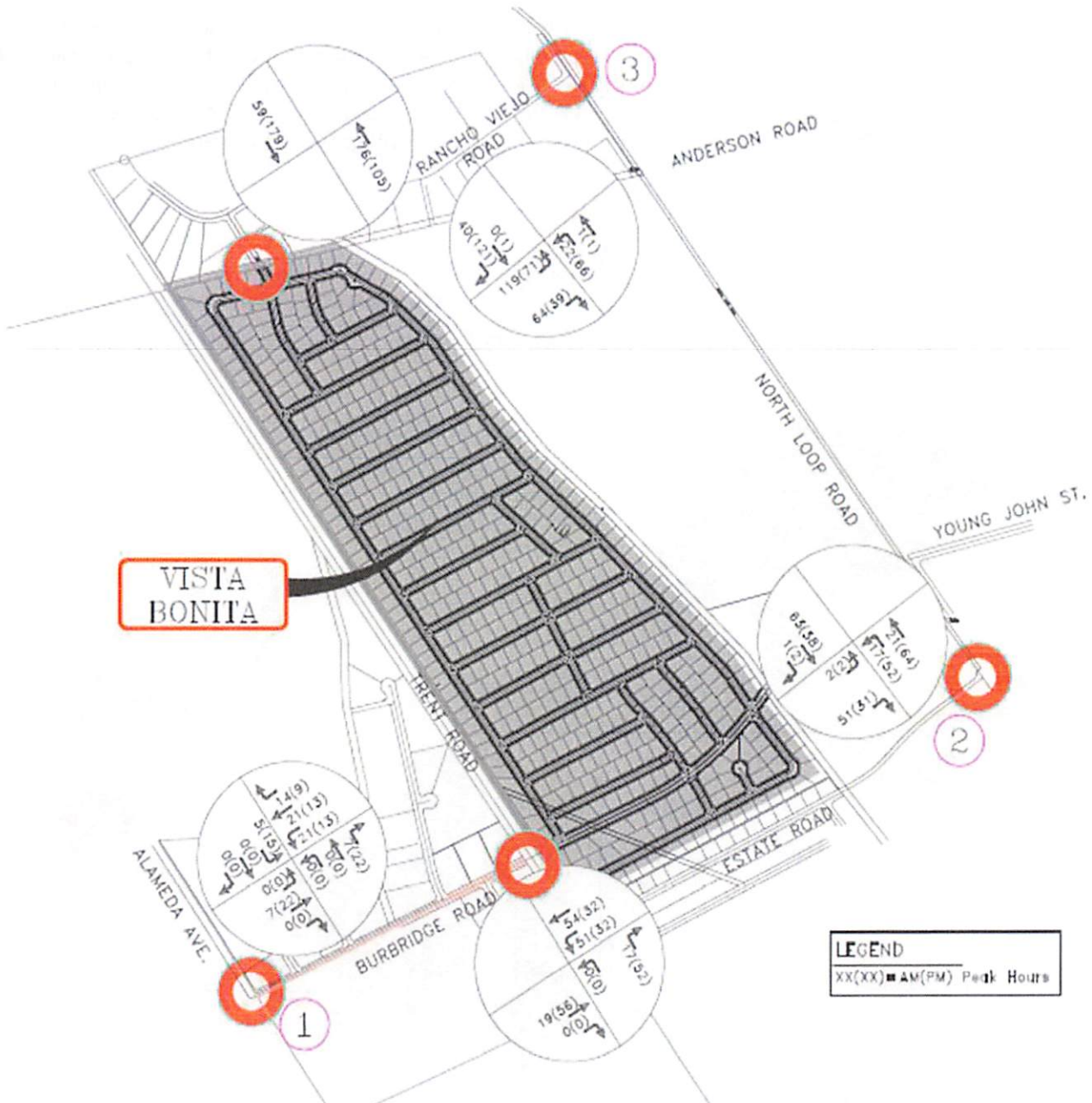


Figure 3-1: Tierra Del Este Phase VI Trip Distribution





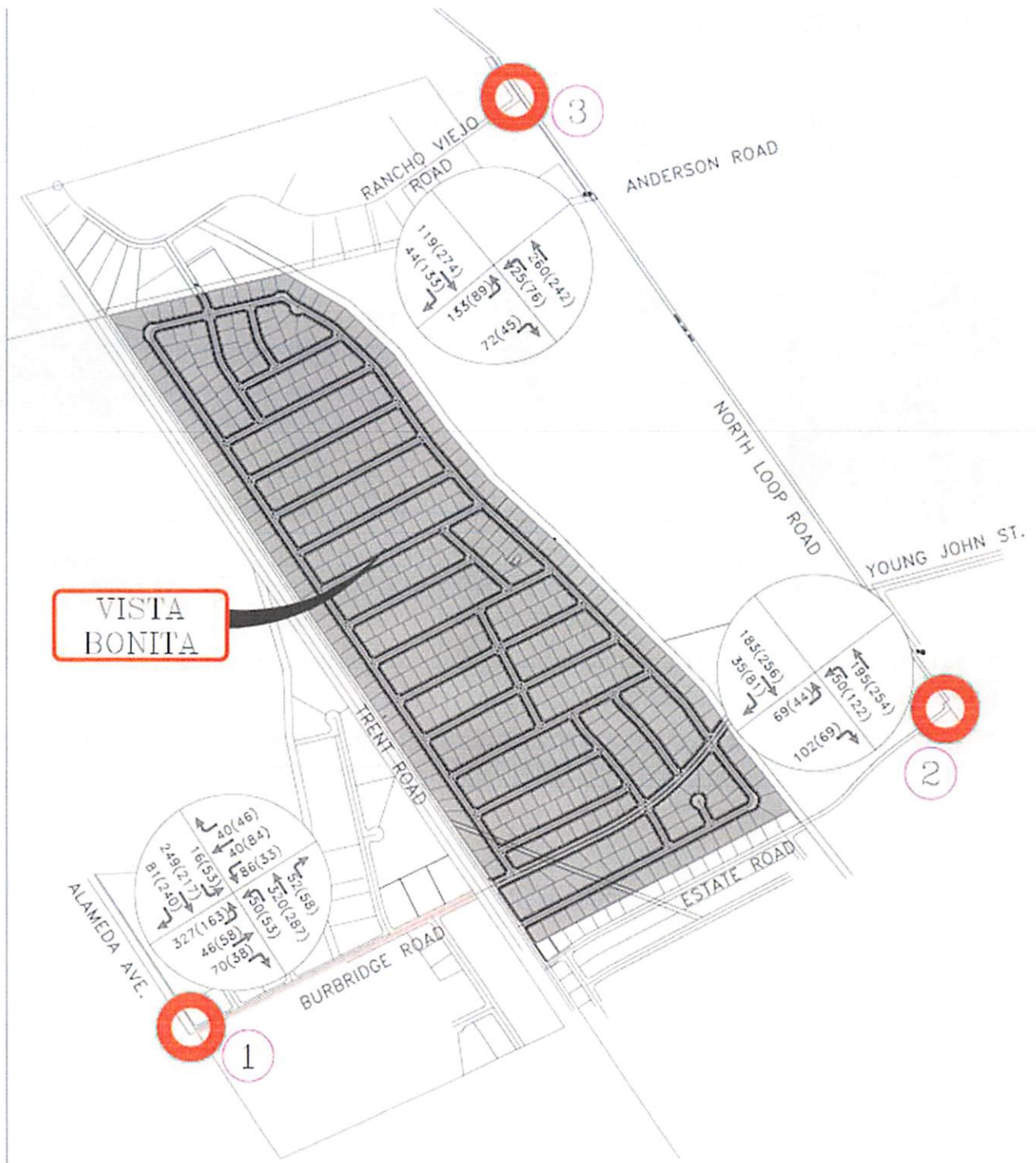


Figure 3-3: Traffic Movements - Opening Year with Full Development



### 4.0 INTERSECTION ANALYSIS

Traffic version 8.0 software was used to perform the analysis for the proposed intersection during the peak hours of operation. Both the morning and evening peak hours were used to perform the analysis. In order to analyze the impact from the proposed development to the proposed intersections, it was necessary to analyze the intersections with and without the proposed Vista Bonita Estates Development.

Intersection Identification Number	Existing A.M.-2017	
	Intersection Avg. Delay (sec/veh)	Level of Service (LOS)
1	24.1	C
2	12.1	B
3	11	B

**Table 4-1: A.M. Intersection Level of Service Table (2017)**

Intersection Identification Number	Existing P.M.-2017	
	Intersection Avg. Delay (sec/veh)	Level of Service (LOS)
1	22.9	B
2	13.1	B
3	11.3	B

**Table 4-2: P.M. Intersection Level of Service Table (2017)**

It has been estimated that the completion of the development, Vista Bonita Estates, will be at the year 2019.

Table 4-1 and Table 4-2 shows the Level of Service (LOS) at the existing intersections, while Tables 4-3 and 4-4 compares the LOS both with and without the proposed development.

Intersection Identification Number	2019 A.M.							
	Without Vista Bonita		With Vista Bonita		Mitigation Required			LOS
	Inter. Avg. Delay (sec/veh)	Level of Service (LOS)	Inter. Avg. Delay (sec/veh)	Level of Service (LOS)	YES/No	Type		
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			LOS
	Inter. Avg. Delay (sec/veh)	Level of Service (LOS)	Inter. Avg. Delay (sec/veh)	Level of Service (LOS)	YES/No	Type		
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.



**5.0 SEGMENT ANALYSIS**

The objective of this segment analysis is to determine the level of service for the major roadways within the Vista Bonita Estates. The Traffix Model 8.0 was used to determine the trip assignments based off of the trip generation rates from the ITE handbooks. Traffic counts included in the model were taken at the intersections of Alameda Avenue and Camino De La Rosa Avenue/Burbridge Road; Estate Road and North Loop Road; North Loop Road and Rancho Viejo Drive.

In order to determine the congestion for the predicted traffic volume, it is necessary to determine the level of service (LOS). An appropriate level of service is related to the physical characteristics of the arterial and the different operating characteristics that can occur when the arterial carries different volumes and conditions. A map showing the location of the development and cross-sections has been provided separately.

The roadway types are classified as:

1. Burbridge Road. – “Collector Arterial” Proposed 70’ ROW, 1 driving lane in each direction with flush median and on-street parking.
2. Tres Caballos Drive. – “Sub-collector Arterial” 56’ ROW – 1 driving lane in each direction with on-street parking.

**Table 5.1 Road Class Recommended Capacities**

Arterial Type	# Lanes, Divided, Non-Divided	Speed	veh/hr/ln	ADT Cap
Collector Arterial	(2 & 4 lane)	35 mph	670	6,700
Minor Arterial	(Residential 2 lane)	30 mph	625	6,250

**Table 5.2 Level of Service (LOS)**

LOS	V/C Range
A	0.00 - 0.30
B	0.31 - 0.45
C	0.46 - 0.60
D	0.61 - 0.85
E	0.86 - 1.00
F	> 1.00

*Tables referenced from the 2000 Highway Capacity Manual, U.S. Department of Transportation Federal Highway Administration and 2011 Highway Performance Monitoring Data System Report*

The table below shows the Street name, vehicles per hour and the vehicles per hour per lane for the AM and PM scenarios. It also shows the V/C ratio to compare directly to get the level of service according to table 5.2.

**Table 5.3 Level of Service for Proposed Conditions**

Street Name	AM (veh/hr)	PM (veh/hr)	AM (veh/hr/ln)	PM (veh/hr/ln)	V/C AM	V/C PM	LOS AM	LOS PM
Burbridge - West Bound (1 lane)	114	163	114	163	0.17	0.24	A	A
Burbridge - East Bound (1 lanes)	166	163	166	163	0.25	0.24	A	A
Tres Caballos Dr. - North Bound (1 lanes)	205	134	205	134	0.33	0.21	B	A
Tres Caballos Dr - South Bound (1 lanes)	69	209	69	209	0.11	0.33	A	B

**Table 5.4 Percent Capacity of each road**

Proposed Conditions	
	% Capacity
Burbridge Road	24.78%
Tres Caballos Drive	32.80%

All roadway segments within Vista Bonita Estates operate at an acceptable level of service A or B based on capacity for the proposed conditions. Tables 5.4 shows the percent capacity for each worst case scenario for the proposed conditions.



## 6.0 CONCLUSIONS AND RECOMENDATIONS

Based on the Intersection Analysis, an intersection with a LOS B to a C is acceptable. The LOS for the proposed intersection described in Section 4, indicates that the traffic generated from the proposed development, Vista Bonita Estates, will not increase the delay to an unacceptable level. No mitigation will be required.

All roadway segments within Vista Bonita Estates operate at an acceptable level of service A based on capacity for the proposed conditions. Tables 5.4 shows the percent capacity for each worst case scenario for the proposed conditions.

### References

*Institute of Transportation Engineers. (2003). Trip Generation (9<sup>th</sup> ed.). Washington D.C.: Author.*

*Highway Capacity Manual 2000 by the National Academy of Sciences*

*U.S. Department of Transportation Federal Highway Administration*

*2011 Highway Performance Monitoring System Report*

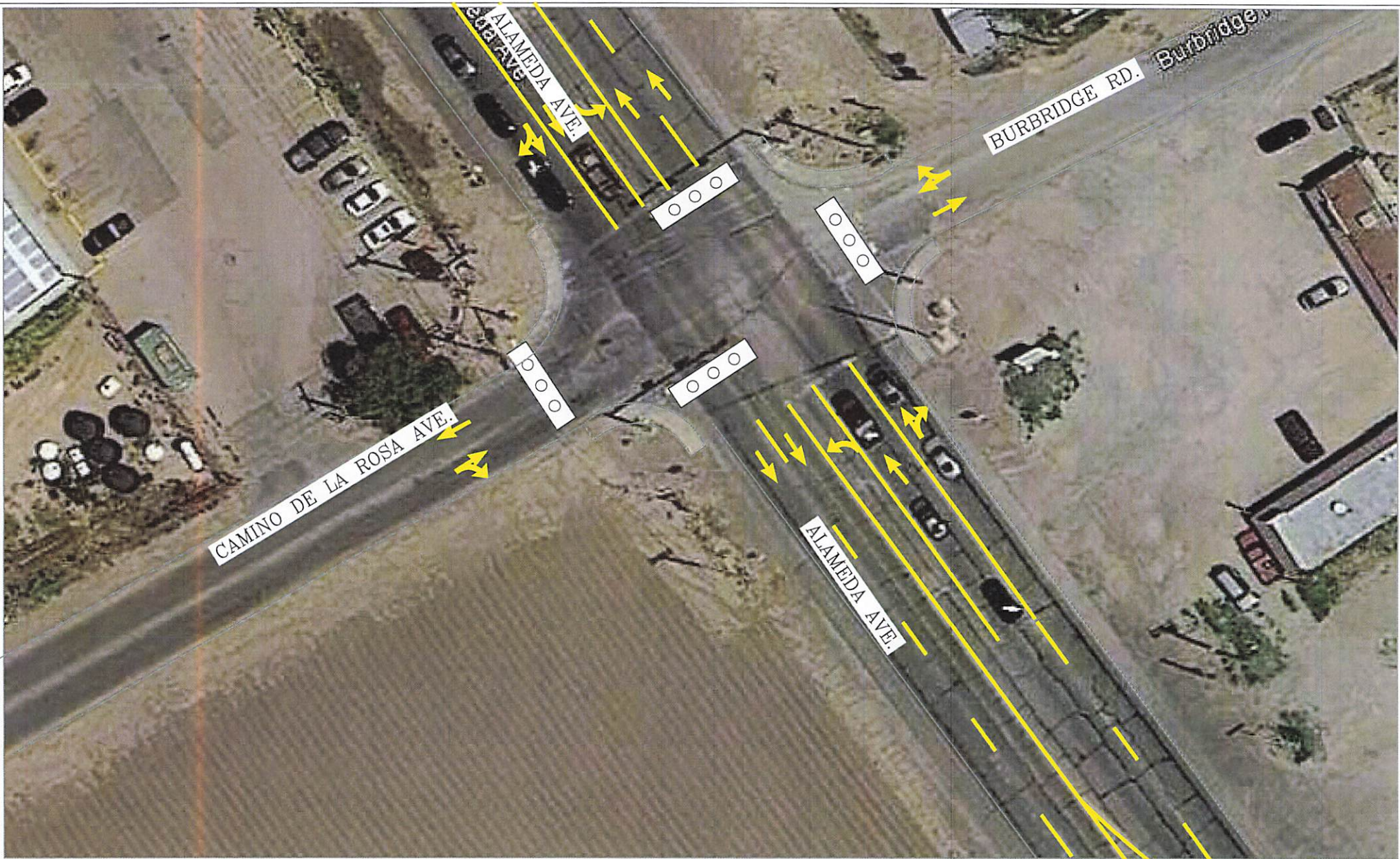
*Trafix 8.0 Dowling and Associates*



# APPENDIX B

## EXISTING LANE CONFIGURATIONS





**CONDE INC.**

ENGINEERING / PLANNING  
SURVEYING / GPS

6080 SURETY DR. STE. 100  
EL PASO, TEXAS 79905

CONDE INC.

PROJECT NAME

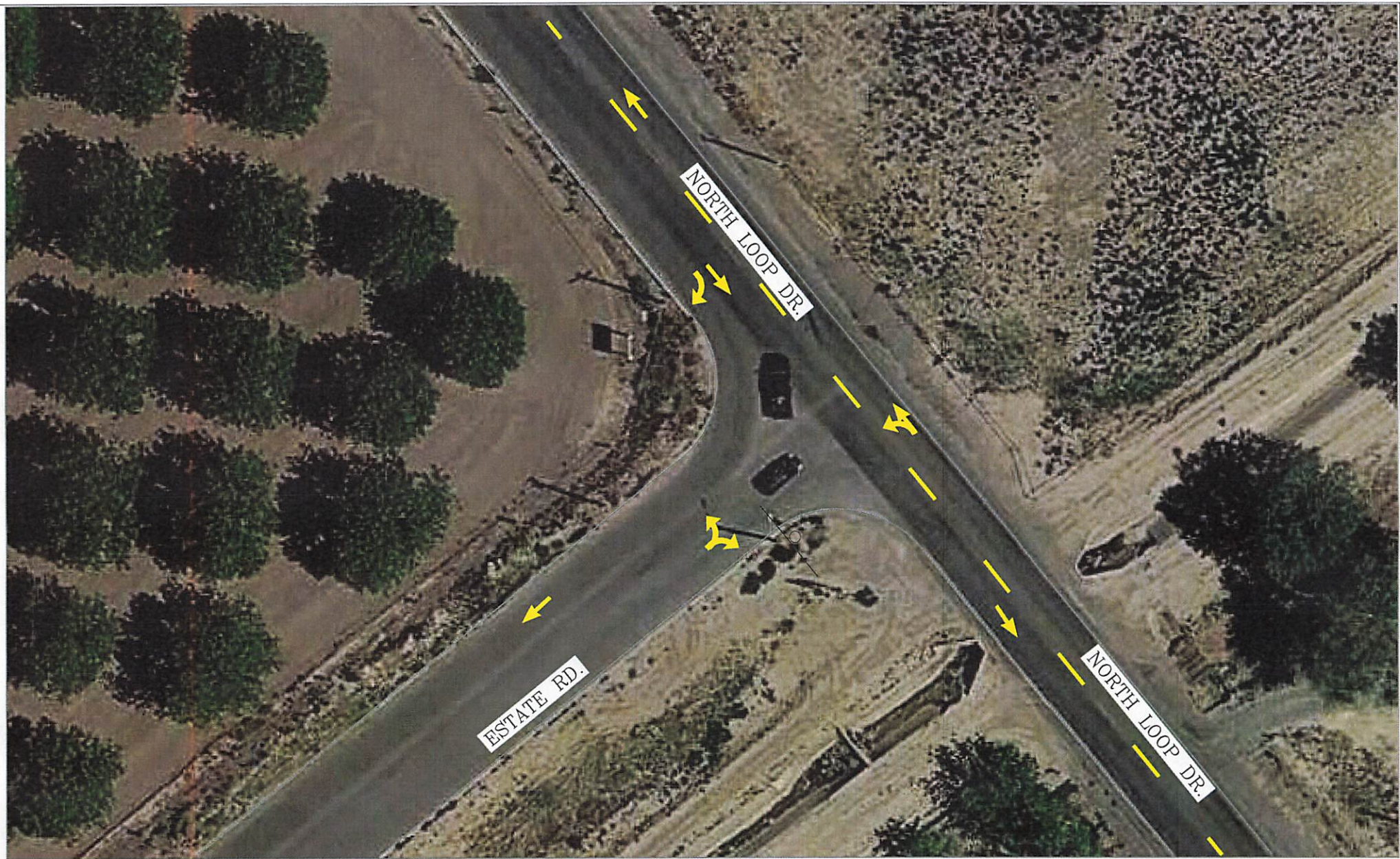
**VISTA BONITA  
TRAFFIC IMPACT ANALYSIS**

Existing Lane Configuration  
& Traffic Devices

**INTERSECTION ID #1**

Street Intersection of  
Alameda Ave. and Camino De  
La Rosa Ave./Burbridge Rd.





PROJECT NAME

**VISTA BONITA  
TRAFFIC IMPACT ANALYSIS**

Existing Lane Configuration  
& Traffic Devices

**INTERSECTION ID #2**

Street Intersection of  
North Loop Rd. and  
Estate Rd.



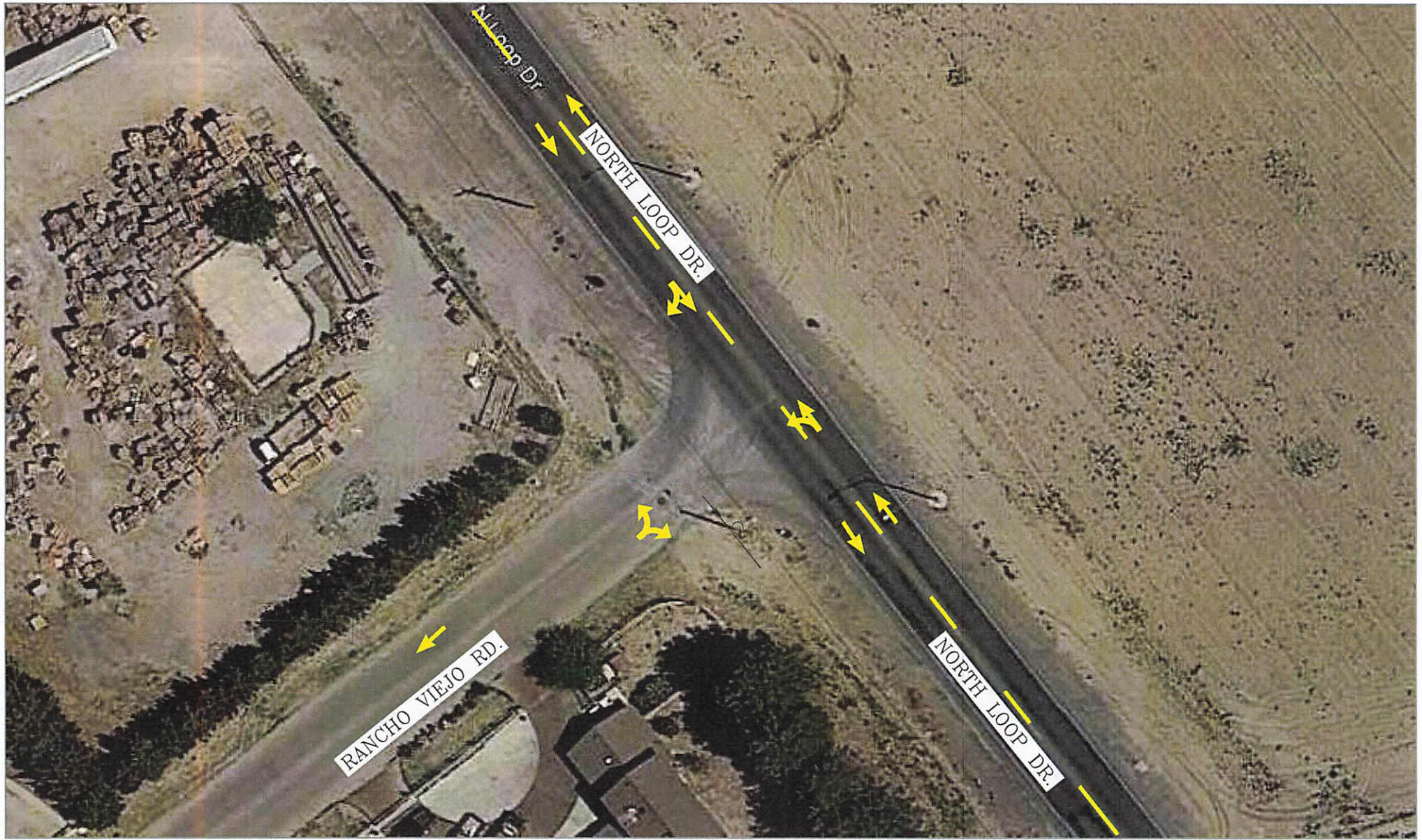
**CONDE INC.**

ENGINEERING / PLANNING  
SURVEYING / GPS

6080 SURETY DR. STE. 100  
EL PASO, TEXAS 79905

CONDE INC.





PROJECT NAME

## VISTA BONITA TRAFFIC IMPACT ANALYSIS

Existing Lane Configuration  
& Traffic Devices

INTERSECTION ID #3

Street Intersection of  
North Loop Rd. and  
Rancho Viejo Rd.



CONDE INC.

CONDE INC.

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SURVEYING / GPS

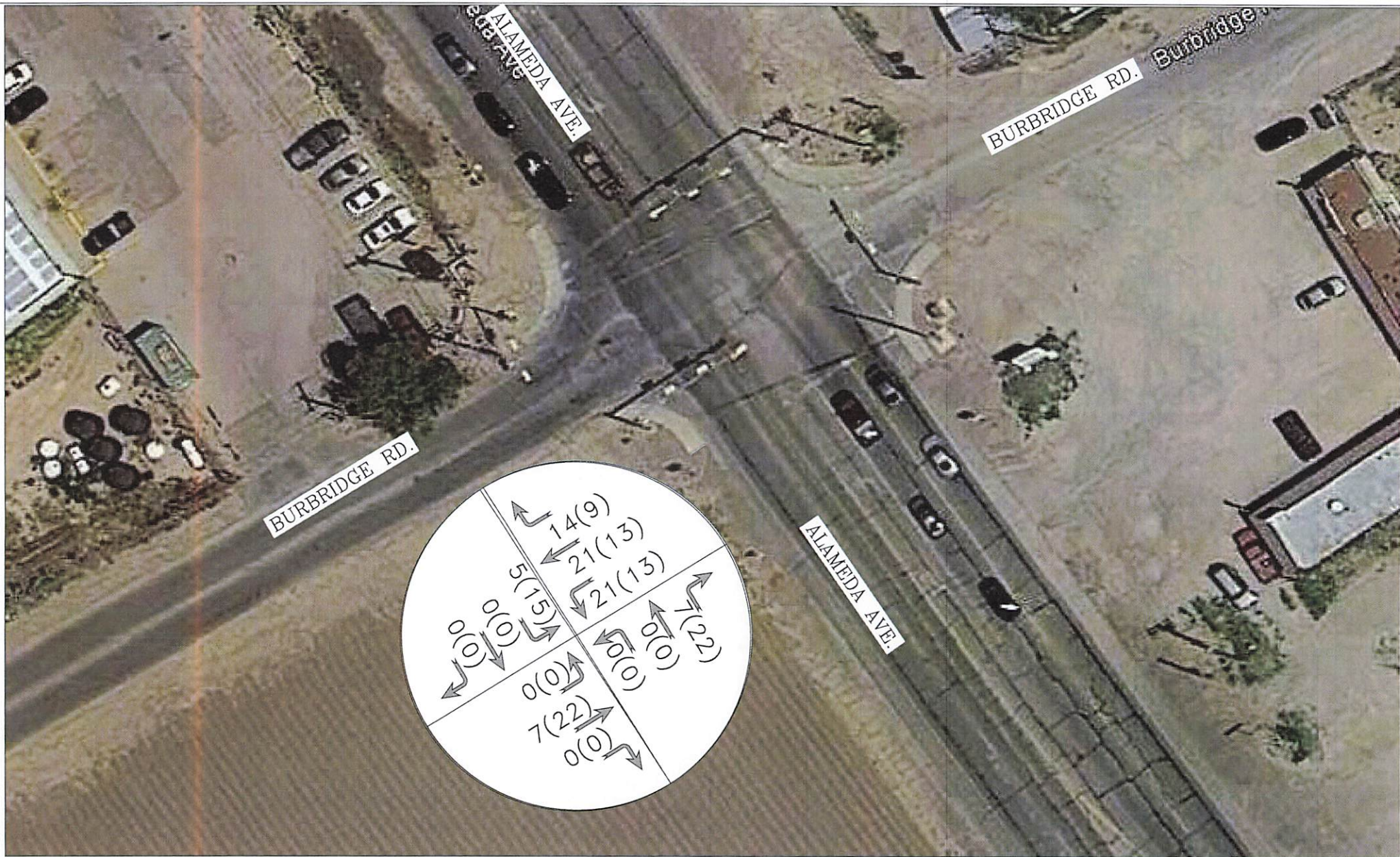
6080 SURETY DR. STE. 100  
EL PASO, TEXAS 79905





**APPENDIX C**  
TRIP ASSIGNMENTS





**CONDE INC.**

ENGINEERING / PLANNING  
SURVEYING / GPS

6080 SURETY DR. STE. 100  
EL PASO, TEXAS 79905

CONDE INC.

PROJECT NAME

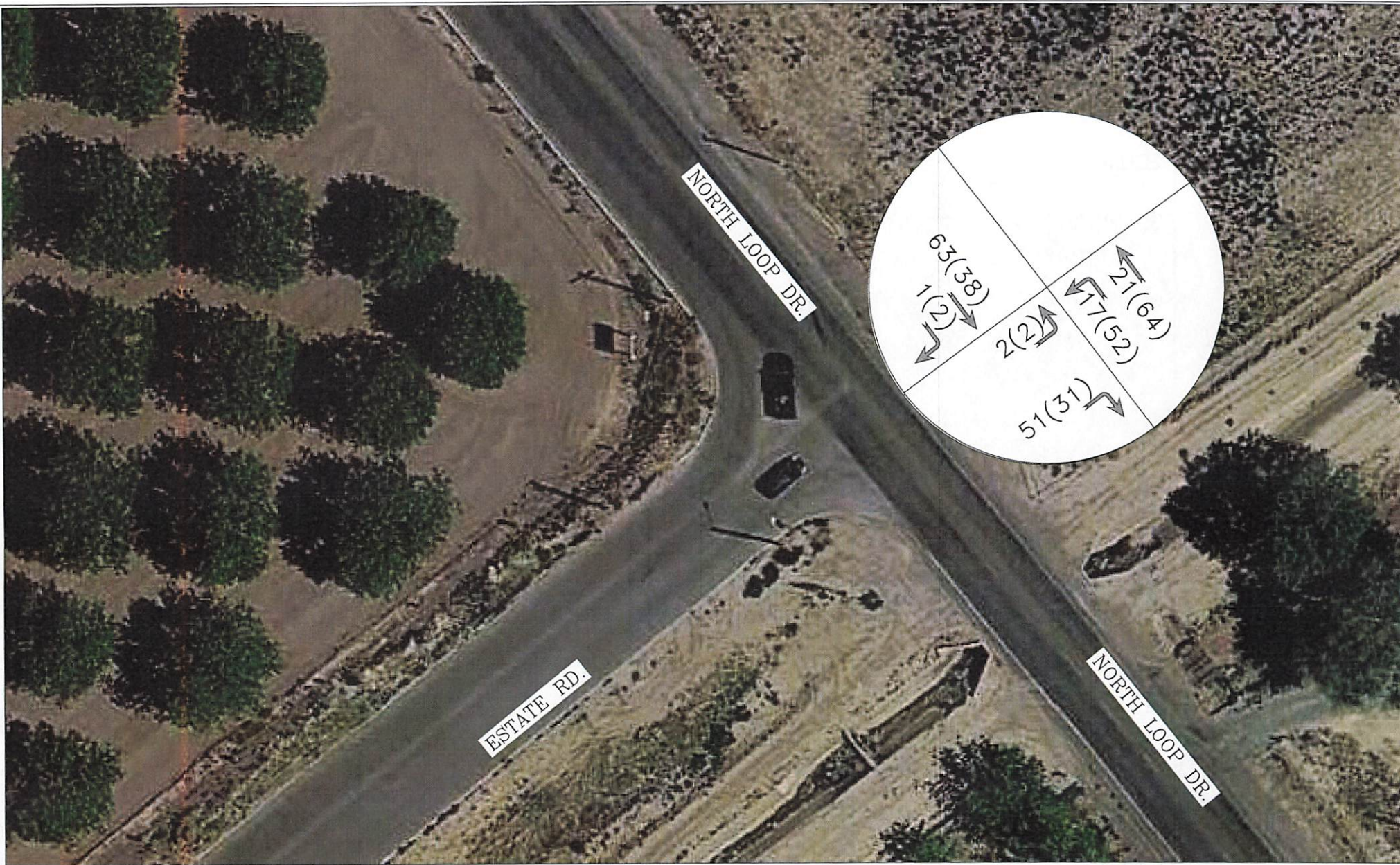
**VISTA BONITA  
TRAFFIC IMPACT ANALYSIS**

Trip Assignments

**INTERSECTION ID #1**

Street Intersection of  
Alameda Ave. and  
Burbridge Rd.





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6080 SURETY DR. STE. 100  
EL PASO, TEXAS 79905

PROJECT NAME

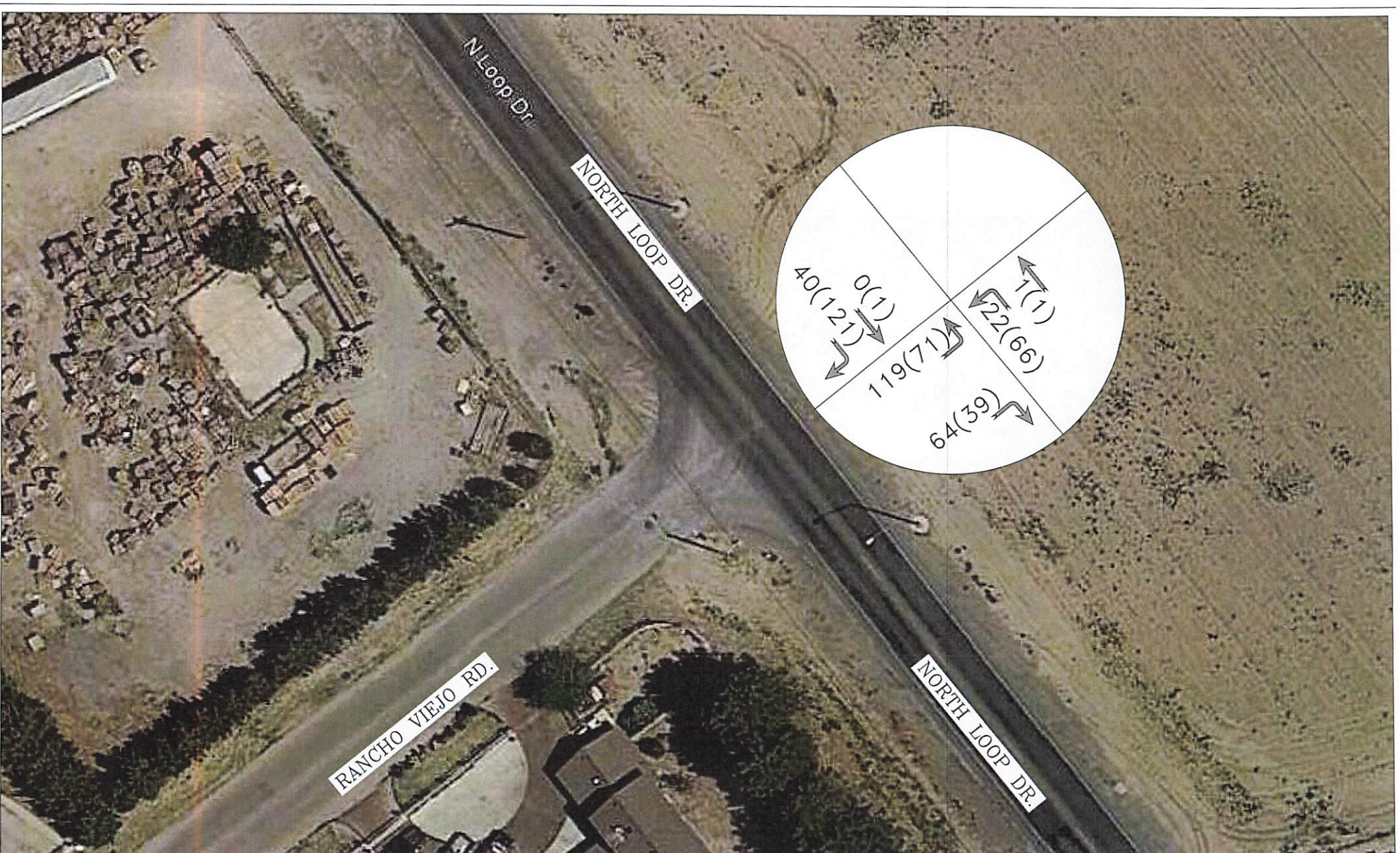
**VISTA BONITA  
TRAFFIC IMPACT ANALYSIS**

Trip Assignments

**INTERSECTION ID #2**

Street Intersection of  
North Loop Rd. and  
Estate Rd.





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6080 SURETY DR. STE. 100  
EL PASO, TEXAS 79905

PROJECT NAME

**VISTA BONITA  
TRAFFIC IMPACT ANALYSIS**

Trip Assignments

**INTERSECTION ID #3**

Street Intersection of  
North Loop Rd. and  
Rancho Viejo Rd.





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SURVEYING / GPS

6080 SURETY DR., STE 100  
EL PASO, TEXAS 79905



# 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.

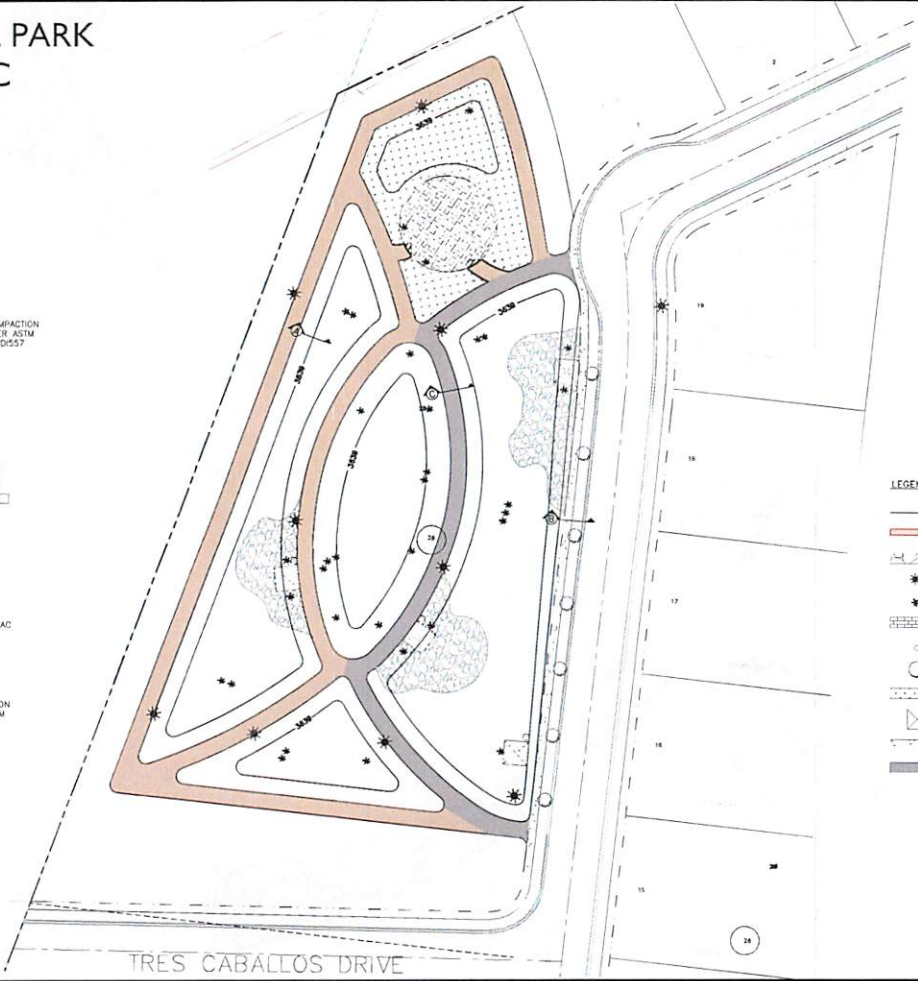
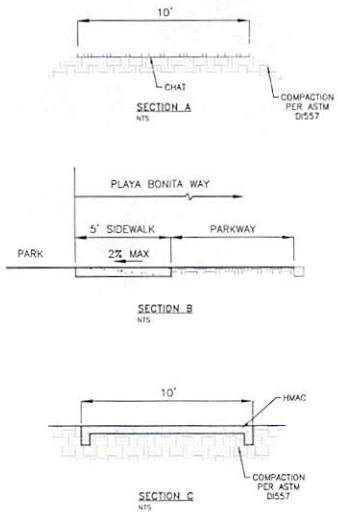
Please let me know if you have any further questions or concerns.

Regards,

Norma Rivera Palacios  
Executive Director  
Public Works Department

# DEDICATED PARKLAND

## VISTA TRAIL PARK 2.55 AC



- LEGEND**
- PARK BOUNDARY
  - PROPOSED CHAT TRAIL W/ HEADER (10')
  - ROCK LANDSCAPING AREA WITH BENCH & KERISCAPE NATIVE PLANTS
  - \* PROPOSED 15' SOLAR LED ILLUMINATION POLES
  - \* KERISCAPE NATIVE VEGETATION
  - ▭ PLAY STRUCTURE WITH METAL SHADE (1) AND SAFETY SURFACE
  - TRASH CAN (4)
  - STREET TREES
  - ▨ TURF AREA WITH IRRIGATION
  - ▭ SHADDED PICNIC TABLE (4)
  - ▨ CONCRETE SIDE-WALK BY DEVELOPER
  - ▨ ASPHALT SIDE-WALK BY DEVELOPER

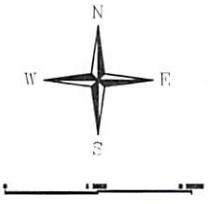


11000 Vista Verde Blvd, Suite 1000 • San Diego, CA 92121 • Phone: (619) 444-1100  
 11000 Vista Verde Blvd, Suite 1000 • San Diego, CA 92121 • Phone: (619) 444-1100  
 11000 Vista Verde Blvd, Suite 1000 • San Diego, CA 92121 • Phone: (619) 444-1100

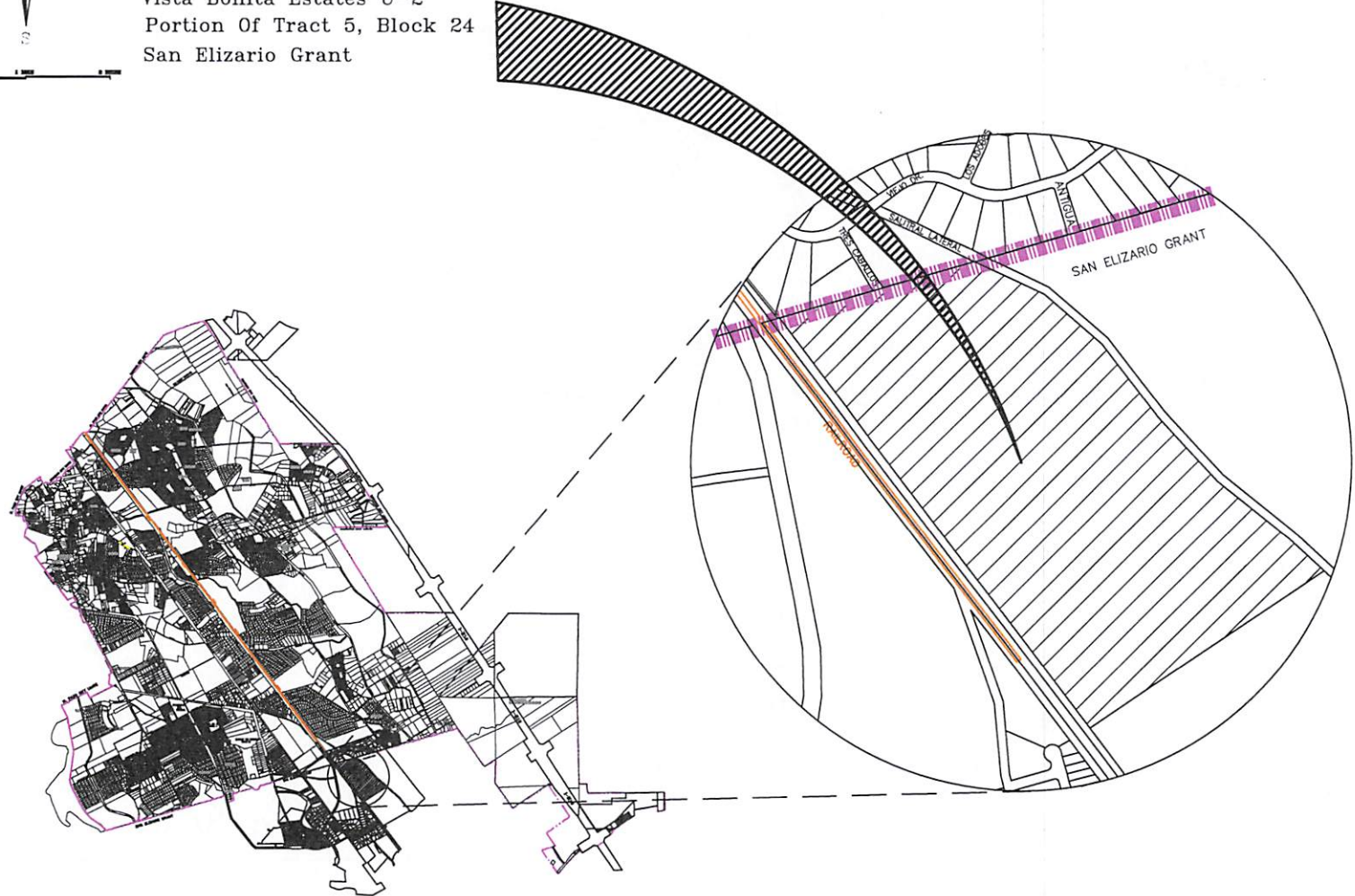
FILE: P:\1200-145\_127\11784\_Vista\_Trail\_Park\_Schedule\_100\_17020\12784\_Vista\_Trail\_Park\_Schedule\_100\_17020.dwg DATE: 4/29/2013 8:15:52 AM BY: JALMIRZ



# LOCATION MAP



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

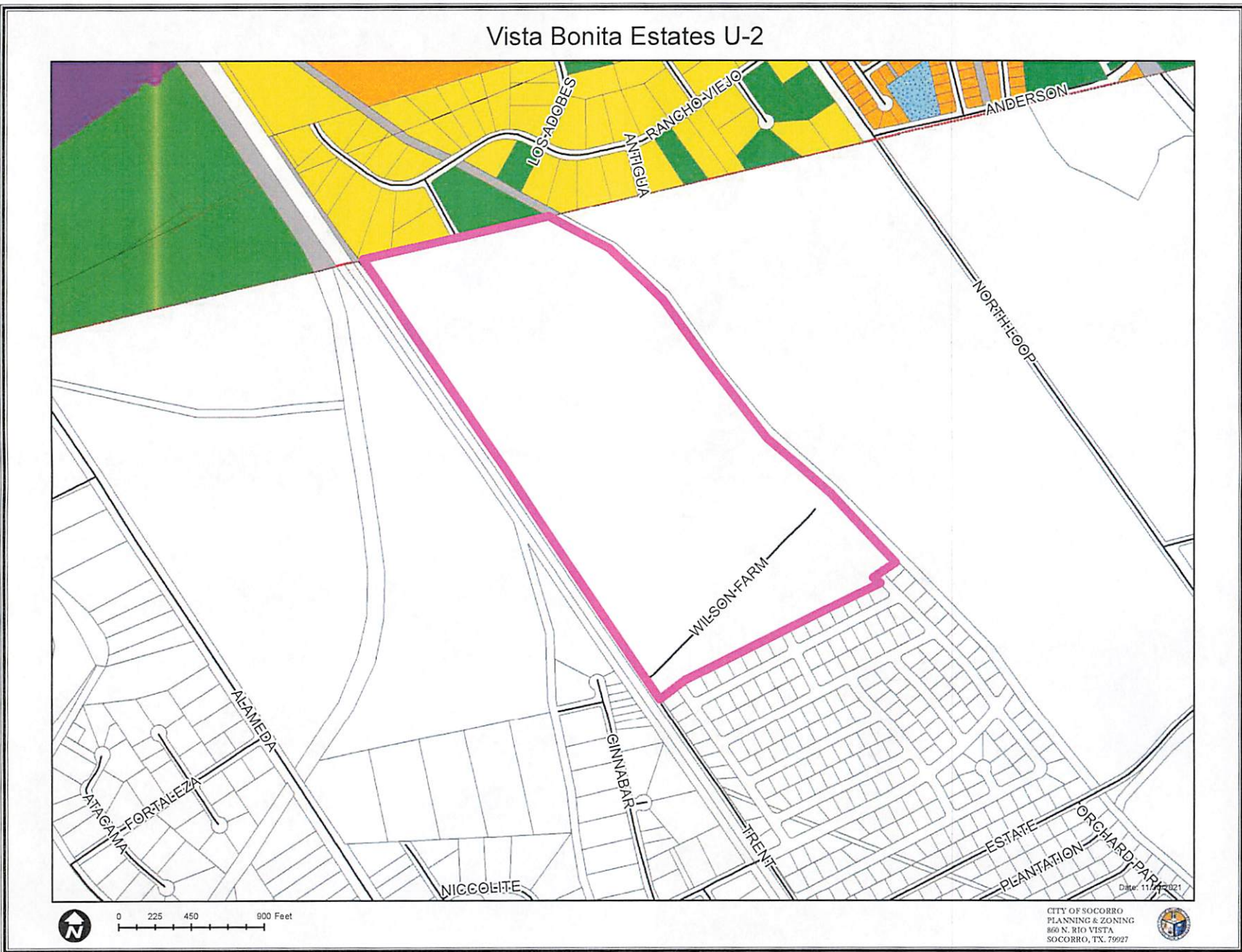


CITY OF SOCORRO

**LOCATION MAP**  
Scale: AS SHOWN

**Planning and Zoning Department**  
800 N. Rio Vista Socorro, Texas 79927 Tel: (915) 872-8531 Fax: (915) 872-8678

# ZONING MAP (SOCORRO'S 2-MILE ETJ)





# SITE PICTURES

Entrance at Burbridge Rd.



Entrance at Tres Caballos Dr.

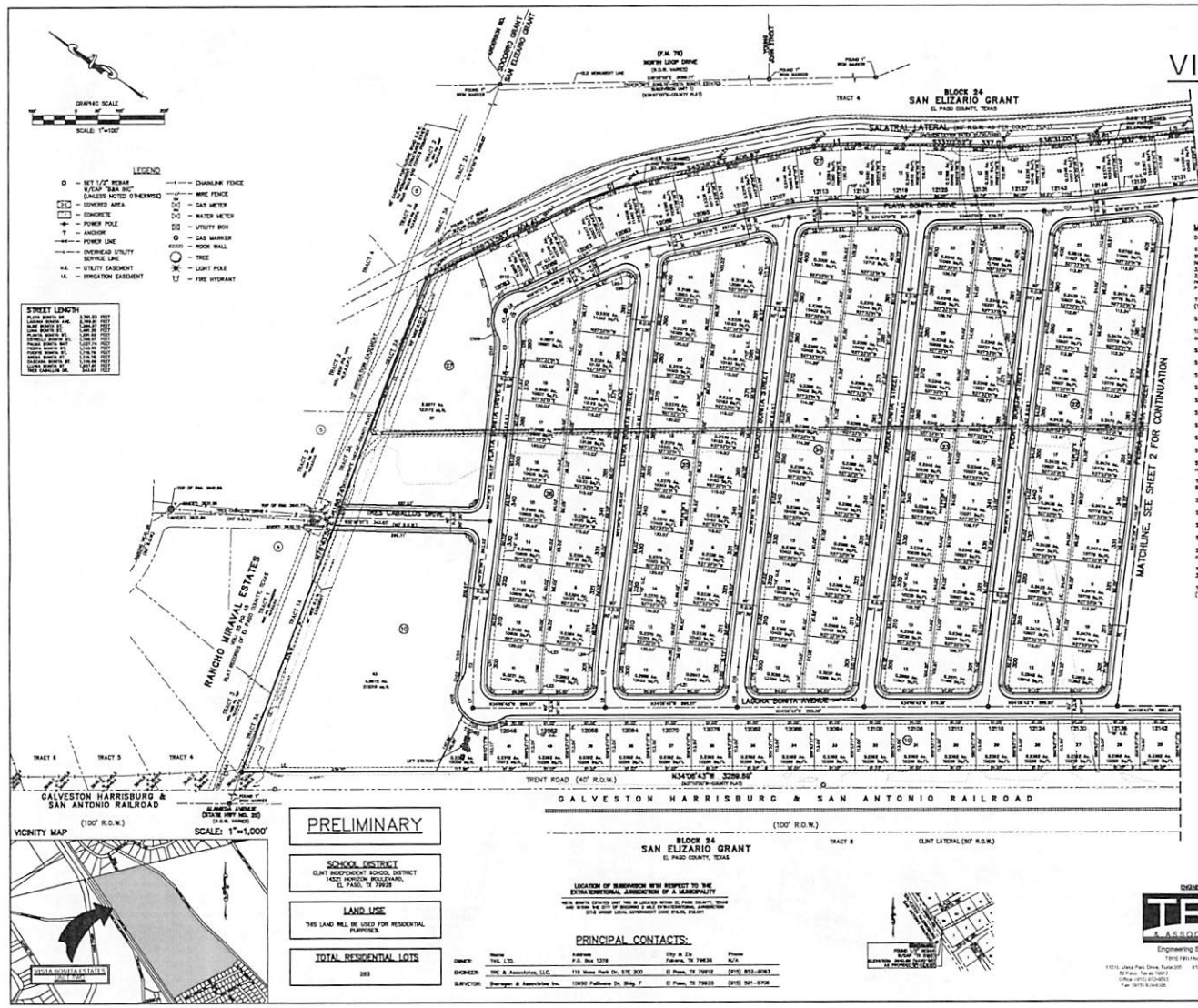




## PRELIMINARY VISTA BONITA ESTATES

### UNIT TWO

BEING A PORTION OF TRACT 5,  
BLOCK 24, SAN ELIZARIO GRANT,  
EL PASO COUNTY, TEXAS.  
CONTAINING 101.81 ACRES:  
SHEET 1 OF 2



**METS AND BOUNDS DESCRIPTION**  
Description of a portion of a parcel of land being Tract 5, Block 24, San Elizario Grant, El Paso County, Texas:

Reference for reference of a Round 1" iron marker at the intersection of the centerline of North Loop Road with the western line of Block 24, San Elizario Grant, marked: a Round 1" iron marker at the centerline intersection of North Loop Road and Young John Street, bears 3° 35' 02" 02" E (S 24° 27' 00" E-County Plat), a distance of 2,088.77 feet; "YOUNG JOHN" a 1" x 1" x 1" iron marker along the western line of said Block 24, San Elizario Grant, a distance of 2,088.83 feet to a point on the westerly right-of-way line of said Block 24, San Elizario Grant, and from that point bearing the north-south corner of said Block 24, San Elizario Grant, El Paso County, Texas, and from that point bearing the point of beginning of the description:

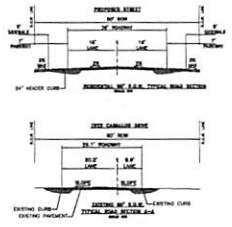
THENCE, along the westerly right-of-way line of said Block 24, San Elizario Grant, the following bearings (12) miles to:

- 3° 30' 35" E, a distance of 404.41 feet to a point of curvature;
- 108.24 feet, along an arc of a circle to the right with a radius of 400.00 feet, an interior angle of 13° 34' 34", and a chord which bears S 82° 30' 47" E, a distance of 104.80 feet to a point;
- 3° 42' 30' 24" E, a distance of 408.87 feet to a point;
- 3° 38' 35' 35" E, a distance of 102.83 feet to a point;
- 3° 35' 55' 35" E, a distance of 337.61 feet to a point;
- 3° 30' 35' 35" E, a distance of 292.81 feet to a point;
- 3° 40' 35' 35" E, a distance of 342.43 feet to a point;
- 3° 47' 35' 35" E, a distance of 402.03 feet to a point;
- 3° 48' 35' 35" E, a distance of 390.53 feet to a point;
- 3° 43' 17' 04" E, a distance of 121.50 feet to a point;
- 3° 44' 35' 35" E, a distance of 208.39 feet to a point;
- 3° 42' 35' 35" E, a distance of 214.70 feet to a Round 1/2" iron cap stamped "73 5152", for the most northerly corner of said Block 24, San Elizario Grant, El Paso County, Texas.

THENCE, leaving said westerly right-of-way line of said Block 24, San Elizario Grant, and along the northerly line of said Block 24, San Elizario Grant, the following bearings (12) miles:

- 3° 47' 35" E, a distance of 173.03 (173.85) feet to a Round 1/2" iron cap;
- 3° 44' 35" E, a distance of 24.84 (24.83) feet to a Round 1/2" iron cap stamped "73 5152";
- 3° 42' 35" E, a distance of 1,300.26 (1,300.00) feet to a Round 1/2" iron cap stamped "73 5152";
- 3° 34' 35" E, a distance of 7.08 feet to a Round 1/2" iron cap stamped "73 5152";
- 3° 30' 35" E, a distance of 173.04 (173.00) feet to a Round 1/2" iron cap stamped "73 5152", for the most northerly corner of said Block 24, San Elizario Grant, El Paso County, Texas.

THENCE, to 70° 42' 30" E (S 70° 30' E), along said westerly line of said Block 24, San Elizario Grant, a distance of 1188.74 (1187.20) feet to the point of beginning of the description, and containing 101.81 acres more or less.



**PRELIMINARY**

SCHOOL DISTRICT  
CLINT INDEPENDENT SCHOOL DISTRICT  
1422 HANCOCK HOLLOWARD,  
EL PASO, TX 79938

**LAND USE**  
THIS LAND WILL BE USED FOR RESIDENTIAL  
PURPOSES.

**TOTAL RESIDENTIAL LOTS**  
283

BLOCK 24  
SAN ELIZARIO GRANT  
EL PASO COUNTY, TEXAS

LOCATION OF NEARBY HIGHWAYS WITH REFERENCE TO THE  
EXTRA JURISDICTIONAL JURISDICTION OF EL PASO COUNTY, TEXAS

PRINCIPAL CONTACTS:

OWNER:	TRAC, LTD.	110 West 24th St., Suite 200, El Paso, TX 79938	City & St. El Paso, TX 79938	Phone (915) 833-8983
ENGINEER:	TRE & Associates, LLC	110 West 24th St., Suite 200, El Paso, TX 79938	City & St. El Paso, TX 79938	Phone (915) 833-8983
SURVEYOR:	Barragan & Associates Inc.	10905 Palfraden Dr., Suite F, El Paso, TX 79938	City & St. El Paso, TX 79938	Phone (915) 841-5108

**TRE & ASSOCIATES**  
Engineering Solutions

**Barragan & Associates Inc.**  
SURVEYING  
LAND PLANNING & LAND SURVEYING  
TEXAS REG. # 10332000  
10905 Palfraden Dr., Suite F - El Paso TX 79938  
Phone: (915) 841-5108 Fax: (915) 841-5109  
WWW.BARRAGANANDASSOCIATES.COM

DATE OF PREPARATION: MARCH 2022



