

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 6TH DAY OF JUNE 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 JUNE 6TH, 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: *LQ*

### 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 2, 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 Tract 1-A-8, Leigh Clark Survey #293 ABST 6257, located at 1221 Jaime Road, Socorro, TX from R-1 (Single Family Residential) to C-2 (General Commercial) with a Conditional Use Permit to allow for Commercial Truck Parking.
- c) Public hearing request for the proposed amendment to the City of Socorro’s Master Plan and Rezoning of Block E, Lot 4, Vinedo Acres Subdivision, located at 345 Tokay Avenue, Socorro, TX from R-1 (Single Family Residential) to RM-1 (Mobile Home Subdivision District) to allow for the placement of Mobile Homes and to subdivide property.
- a) Approval of Meeting minutes of May 16,2023.

### 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 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.

Approved by: *LQ*

6. **Consider and Take Action** on 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.
7. **Consider and Take Action** on the proposed approval of the Socorro Logistics Center Unit #3 Final Plat located at North Loop and Logistics Center Court, being a portion of Tract 13A, Block 5, Socorro Grant, Socorro TX.
8. **Consider and Take Action** on the proposed approval of Preliminary and Final Plat for Vanguard Subdivision located at 11340 Gateway East Blvd., being Tracts 1Y and 1Y1, Leigh Clark Survey No. 293 ABST 6257, Socorro TX.
9. **Consider and Take Action** on the proposed approval of a Final Plat for Sendero Flores Village Subdivision located at Sylvia Court, being all of Tracts 4B and 4C, Block 27, Socorro Grant, Socorro TX.
10. **Consider and Take Action** on the proposed approval of a Preliminary Plat for Vista Bonita Estates Unit 2, being a portion of Tract 5, Block 24, San Elizario Grant, El Paso County, Texas.
11. **Consider and Take Action** on a recommendation to City Council on the development of a Uniform Development Code to replace existing Zoning, Subdivision, and Development related Ordinances to encourage the development of strong healthy communities.
12. **Planning and Zoning Commissioners Report.**
13. **Planning and Zoning Department Report.**
14. **Adjournment**

### EXECUTIVE SESSION

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

Section 551.071 CONSULTATIONS WITH ATTORNEY  
Section 551.072 DELIBERATION REGARDING REAL PROPERTY

Approved by: LQ

Section 551.073 DELIBERATION REGARDING PROSPECTIVE GIFT  
Section 551.074 PERSONNEL MATTERS  
Section 551.076 DELIBERATION REGARDING SECURITY  
Section 551.087 DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATION

**NOTICE TO PROPERTY OWNER**

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

I, the undersigned authority hereby, certify that the above notice of meeting of the Planning and Zoning Commission of Socorro, Texas is a correct copy and that I posted this notice at least seventy-two (72) hours preceding the scheduled meeting at City Council Chambers, 860 N. Rio Vista, Socorro, Texas.

DATED THIS 2ND DAY OF JUNE 2023.

By:   
Judith Rodriguez, Planning & Zoning Secretary

DATE & TIME POSTED: 6/2/23 4:20pm /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: LQ

*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

**PLANNING AND ZONING COMMISSION MEETING MINUTES  
MAY 16, 2023 @ 5:30 P.M.**

**MEMBERS PRESENT:**

Andrew Arroyos  
David Estrada  
Julie Dominguez  
Maria Martinez- *via Zoom*

**MEMBERS ABSENT:**

Enrique Cisneros and Osvaldo Reza.

**STAFF PRESENT**

Myrian Duron, Planning and Zoning Clerk  
Judith Rodriguez, Planning and Zoning Clerk  
Merwan Bhatti, City Attorney  
Lorraine Quimiro, City Planner Director of Development  
Jose Botello, Planner  
Lizbeth Castro, Recreation Coordinator  
Juan Espinoza, IT Technician

**1. Call to Order**

Mr. Andrew Arroyos called to order at 5:33pm

**2. Establishment of Quorum**

Quorum with 3 commissioners present and 1 via Zoom.

**3. Notice to the Public-Open Forum**

**Speaker:** Fernie Salcido: Spoke in regard to problems about the 18 wheelers in their residential area. He said there's no enforcement of ordinances regarding parking of these types of vehicles that are causing a hazardous condition for the drivers in their community.

#### 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.

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

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

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

- 5. Public hearing request for the proposed amendment to the City of Socorro's Master Plan and Rezoning of Block 2, 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.

Mr. Arroyos: Open Public Hearing: 5:38pm                      Close Public Hearing: 5:43pm

**Speaker:** Dany Sanchez and Anna Sanchez had questions and concerns regarding zoning, lot size, lot maintenance, and traffic in response to this proposed rezoning.

- 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.

**Speakers:** Applicants Maria Estela Padilla and Marty Loya.

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

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

Nays:  
Abstain:  
Absent: Enrique Cisneros and Osvaldo Reza.

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)

Mr. Arroyos: Open Public Hearing: 5:55pm

Close Public Hearing: 5:55pm

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)

**Speaker:** Applicant Matt Williamson

A motion was made by David Estrada *to deny* Seconded by Maria Martinez.

**Motion carried**

Ayes: David Estrada, Julie Dominguez, and Maria Martinez.

Nays:

Abstain: Andrew Arroyos

Absent: Enrique Cisneros and Osvaldo Reza

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.

After this item was read, Mr. David Estrada decided to remove himself from the meeting at 6:23pm. After that, the meeting was resumed, and Mr. Botello made the presentation on this item.

**Speaker:** Applicant Roberto Romero

**Speakers:**

- Fernie Salcido mentioned that this case has been an issue for several years since the applicant wants to gain access through Tres Caballos and accommodate 500 homes resulting in traffic issues. He said that current residents will not have any benefit from this project and that they will be deprived of their streets. He mentioned that this area was annexed to the City of Socorro, and nothing has ever been done in their area, they are self-controlled. He said he is totally against opening Tres Caballos.

- Jesus Cabrera mentioned that this area is a very quiet subdivision, and the existing Subdivision Vista Bonita Unit 1 is not doing what they are supposed to do, and it is a trashy area. He does not want all the traffic that it will cause.

- Jesus Morales said that they are a close-knit community. He mentioned that giving access to traffic into Rancho Viejo to Tres Caballos will be a hazard for the community and it's just too much traffic.

-Ellen Faifer, who has been living in Rancho Miraval for almost 30 years, said it is a nice and quiet subdivision. She mentioned that traffic on North Loop has been growing and it's so bad that sometimes she has to wait five minutes to get out of her subdivision. She mentioned that having more lots and homes will be a great hardship for their community.

-Tony Valdez mentioned there's a fight against opening up these roadways impacting their main roadway which is Rancho Viejo Dr; his main concern is security. He said Rancho Viejo is a great community with a good quality of life.

-Guadalupe Salcido said she was speaking on behalf of the people of Rancho Miraval that we're not able to attend the meeting. She presented a letter signed by each of the residents stating they do not want Tres Caballos in Rancho Viejo streets to be opened to traffic for the proposal of Vista Bonita development, their major concern safety.

-Debra Boulden complained about all the construction trucks coming in and out the entire day and night.

-Jose Luis Gomez said he was opposed to this proposal and the traffic that it will cause.

- Jesus Pinon mentioned he bought his property because of the dead end, peacefulness, and quietness. He complains about the traffic it will cause if this proposal gets approved.

- Denise Garcia addressed some concerns about safety and traffic.

- Raquel Gomez said they are a very united community, and they take a lot of pride in their neighborhood. She asked commissioners to hear their plea and take their community concerns into consideration.

-Ernie Gomez stated there's peace and unity in their community. He said allowing what could possibly be a thousand cars to come through their streets daily would tear their community apart.

- Ofelia Garrete asked commissioners to take into consideration all community's concerns about safety and traffic, a community that has been there for a long time, a community that is very self-dependent. She asked the commissioners to consider not opening that street.

A motion was made by Andrew Arroyos *to approve* with staff recommendations for the TIA and that the applicant is recommending that he will close off traffic to Tres Caballos except for emergency services. No one Seconded the motion.

***Motion dies***

Second motion *to deny* made by Julie Dominguez. Maria Martinez abstained. No one Seconded the motion.

***Motion dies***

Chairman Andrew Arroyos asked the staff if they can come to an agreement will this go straight to city council and Ms. Lorraine answered we can check with legal. Mr. Bhatti stated if it's not approved, it's denied and it still goes to city council because action needs to be taken so if there's no motion right now if there's an abstaining member then we do not have enough to have a vote, it needs at least three commissioners.



A motion to *not approve and leave it* to city council was made by Andrew Arroyos. Ms. Lorraine suggested that the applicant would like the chairman to consider postponing it to the next Planning and zoning meeting.

Chairman, Mr. Arroyos retracted his previous motion and made a new motion *to postpone* for next Planning and Zoning meeting. Seconded by Julie Dominguez.

Ayes: Andrew Arroyos and Julie Dominguez.

Nays:

Abstain: Maria Martinez

Absent: Enrique Cisneros and Osvaldo Reza. David Estrada removed himself from this item.

No action could be taken, and the item automatically moved to the next Planning & Zoning meeting.

**10. Planning and Zoning Commissioners Report.**

Commissioner David Estrada joined the meeting at 7:35pm.

Commissioner Maria Martinez left the meeting at 7:35pm

Nothing to report.

**11. Planning and Zoning Department Report.**

Nothing to report.

**12. Adjournment:**

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

*Motion carried.*

Ayes: Andrew Arroyos, David Estrada, and Julie Dominguez

Nays:

Abstain:

Absent: Maria Martinez, Enrique Cisneros, and Osvaldo Reza.

Meeting adjourned at **7:36pm**.

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Andrew Arroyos, Chairman

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Date minutes were approved.

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Judith Rodriguez, Secretary

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Date minutes were approved.





**CITY OF SOCORRO  
CITY COUNCIL  
MEETING DATE: JUNE 6, 2023**

**CONDITIONAL USE PERMIT REQUEST**

**STAFF REPORT**

**SUBJECT:**  
CONDITIONAL USE PERMIT REQUEST TO ALLOW FOR THE PARKING OF A COMMERCIAL VEHICLE INSIDE THE PROPERTY.

**NAME:** 11115 PERLETTE ST. CONDITIONAL USE PERMIT

**PROPERTY ADDRESS:** 11115 PERLETTE ST.

**PROPERTY LEGAL DESCRIPTION:** BLOCK D, LOT 9 C, VINEDO ACRES SUBDIVISION

**PROPERTY OWNER:** DANIEL CARDENAS SANCHEZ

**REPRESENTATIVE:** DANIEL CARDENAS SANCHEZ

**PROPERTY AREA:** 0.6072 ACRES

**CURRENT ZONING:** R-1

**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:** Request for **APPROVAL** of a Conditional Use Permit to allow for the parking of a commercial vehicle inside the property.

**STAFF RECOMMENDATION:** Staff recommends **APPROVAL** of the Conditional Use Permit to allow for a the parking of a commercial vehicle inside the property with the condition that the Owner abide by *Section 46-237 (5) Parking of commercial vehicles.*

# **CH. 46 - ZONING**

## **ARTICLE IV. DISTRICT REGULATIONS**

### **DIVISION 3. R-1 - SINGLE FAMILY RESIDENTIAL**

#### **Sec. 46-237. - Conditional uses (requires permit).**

Conditional uses in this zone shall include:

(1) Churches, hospitals, schools, and religious and philanthropic institutions provided, however, that such uses shall be located on sites of sufficient size to meet off-street parking requirements of this article and to provide setback from all property as required of this article and to provide setback for all property lines a distance of at least one foot for each foot of building height or yard setback minimums as set out in section 46-238, whichever is greater.

(2) Real estate sales office in connection with a specific development, allowable only as a renewable condition for six months at a time.

(3) Recreational facility (non-profit) such as a community center, swimming pool, or tennis club.

(4) Child care homes.

(5) Parking of commercial vehicles provided that:

a.) The property on which the vehicle is parked consists of a lots of one-half an acre or more in size.

b.) No mechanical work shall be allowed at such property.

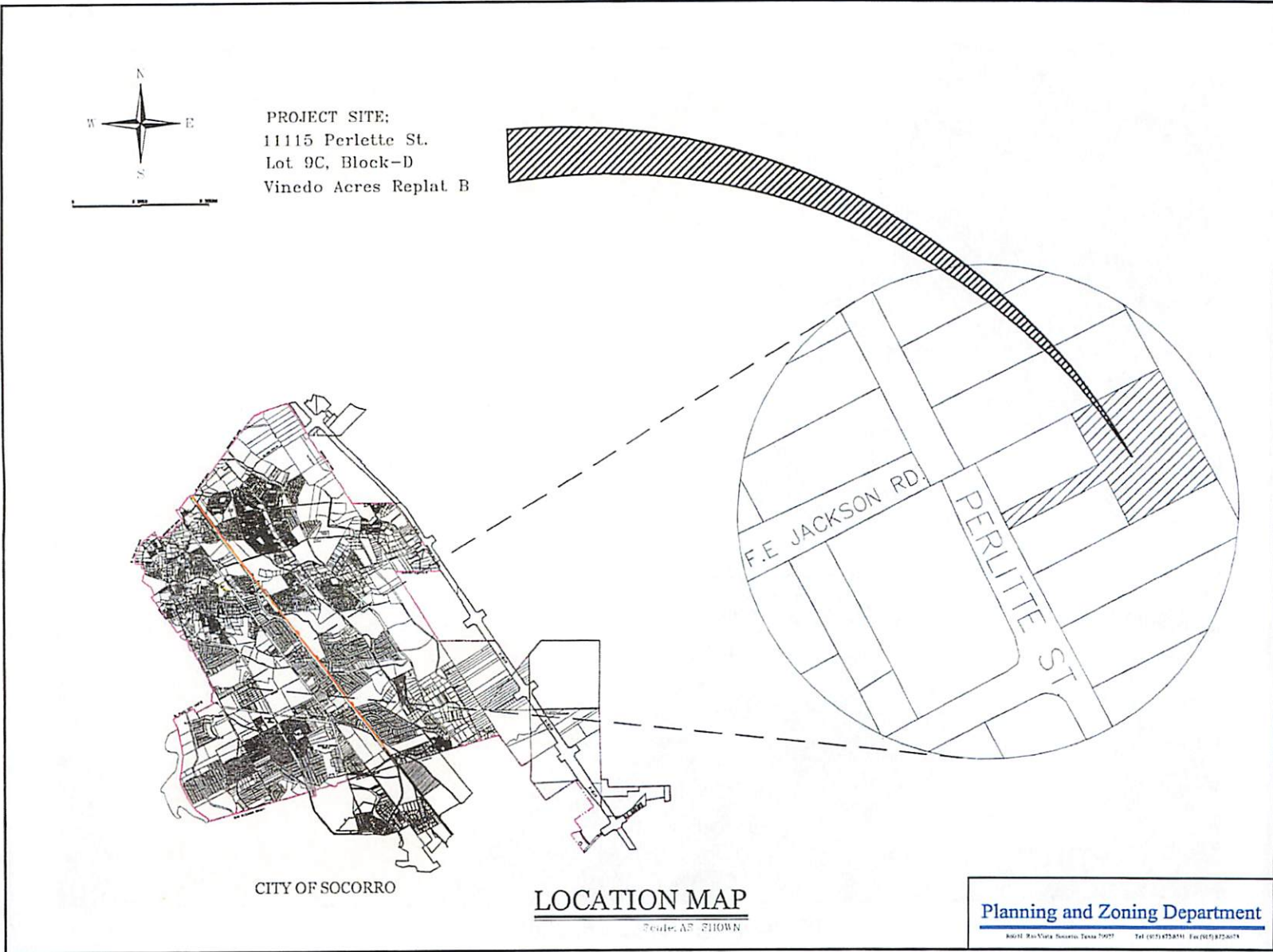
c.) Vehicles must be parked on a concrete slab. The location of the slab cannot interfere with onsite ponding areas.

d.) Vehicles shall not idle for more than 15 minutes at any time.

e.) Only one vehicle may be allowed per lot. The vehicle must stay onsite and at no time, shall it be parked on the public street or right-of-way.

f.) At no time, shall tractor trailers be allowed to be stored on a residential lot.

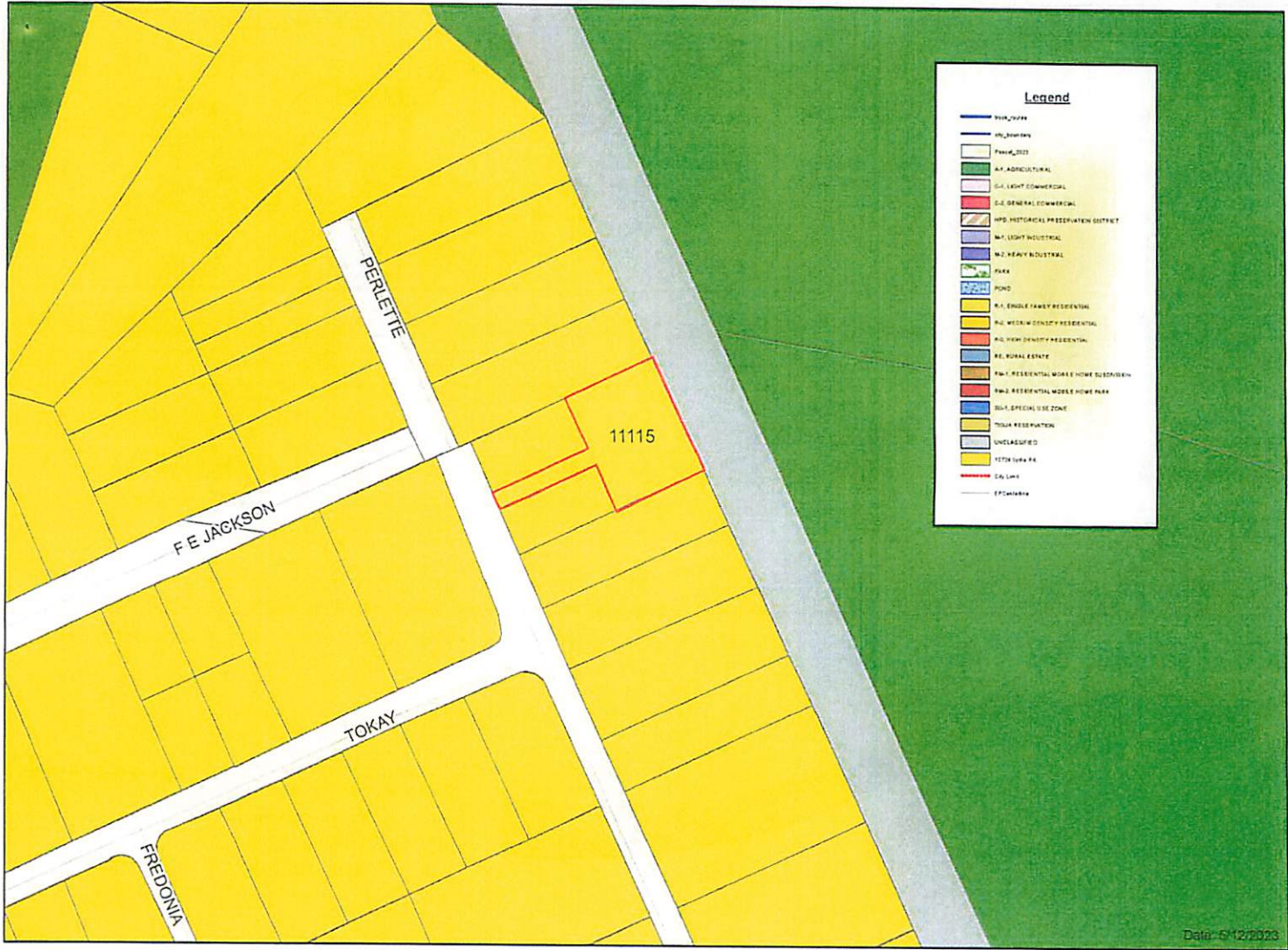
# LOCATION MAP



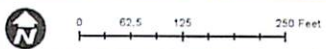
11115 PERLETTE ST

# ZONING MAP

## Zoning Map 11115 Perlette St.



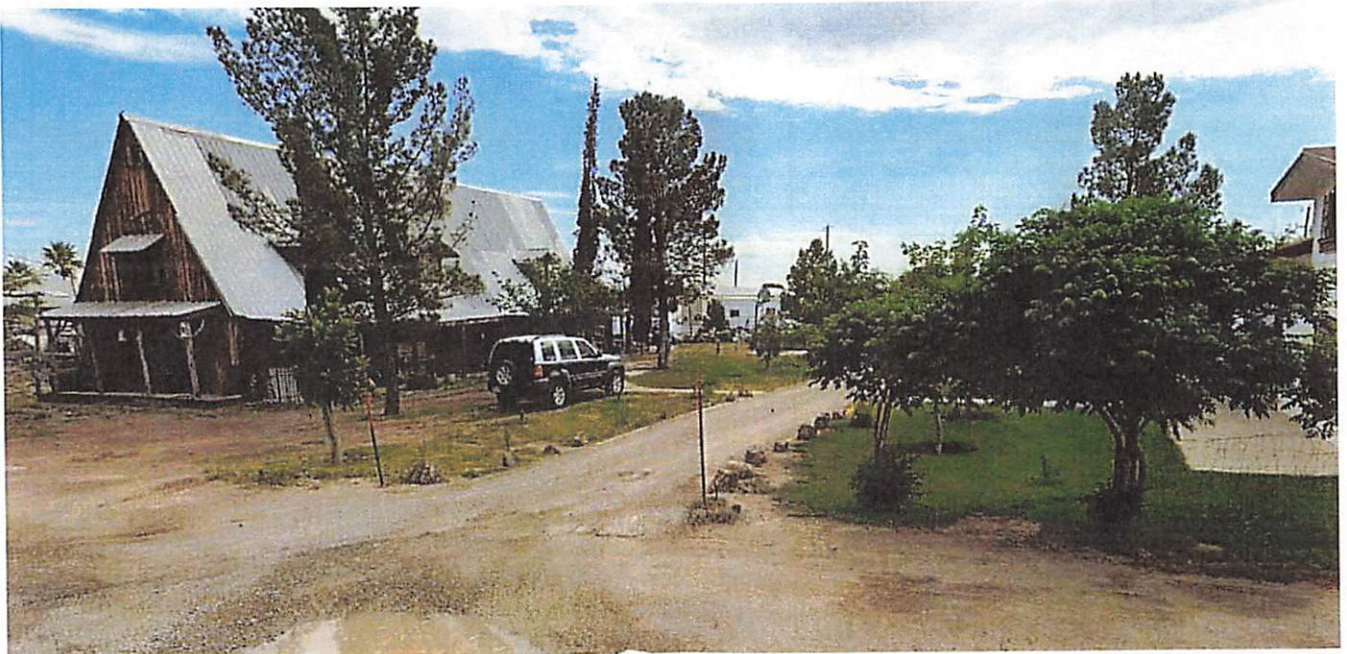
Date: 6/12/2023



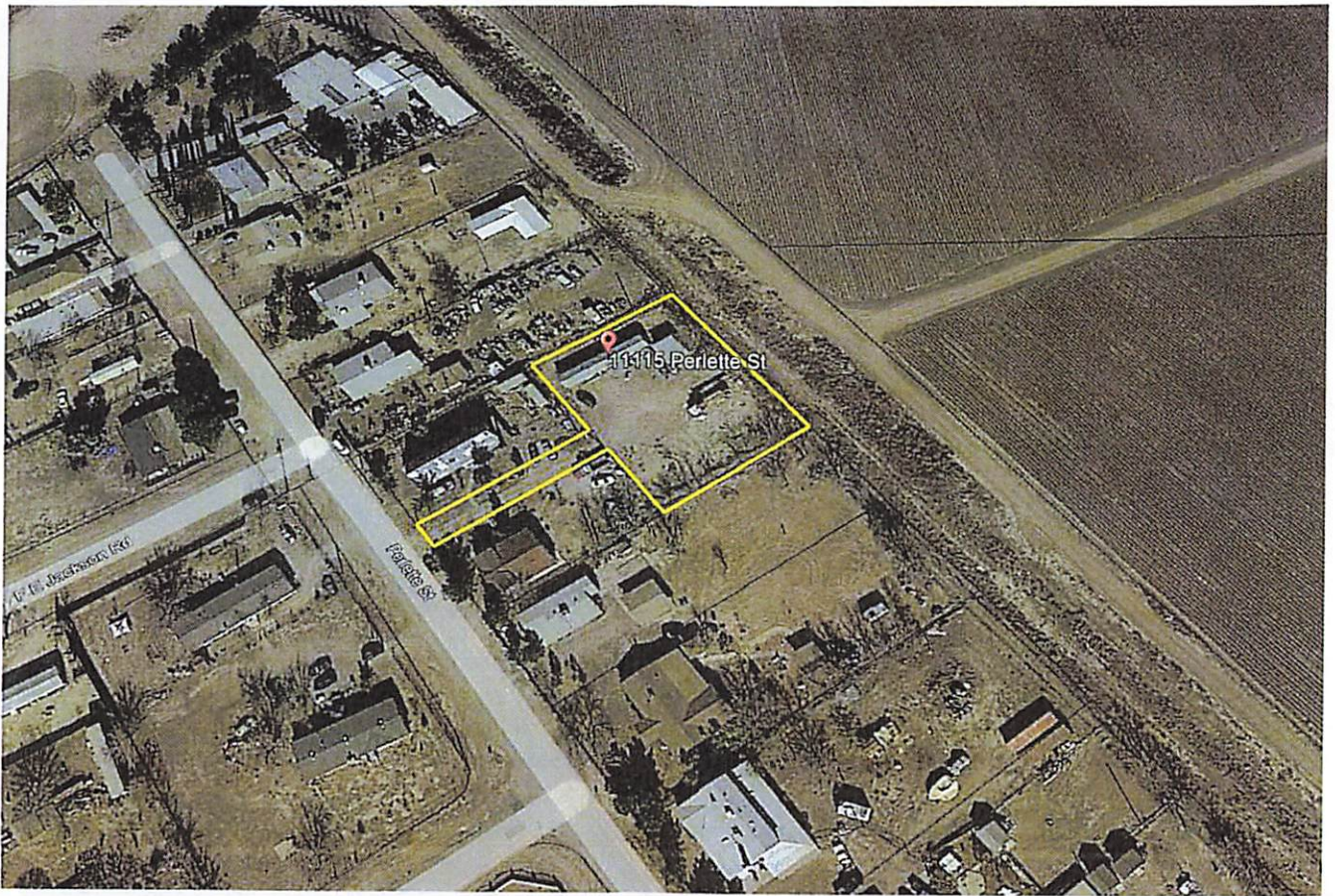
CITY OF SOCOBRO  
PLANNING & ZONING  
860 N. RIO VISTA  
SOCOBRO, TN, 37927



# SITE PICTURES



# AERIAL PHOTO





# PUBLIC NOTICE





**CITY OF SOCORRO  
 PLANNING & ZONING COMMISSION  
 MEETING DATE: JUNE 6, 2023**

**FINAL PLAT SUBDIVISION APPLICATION  
 STAFF REPORT**

**SUBJECT:** REQUEST FOR APPROVAL OF THE SOCORRO LOGISTICS CENTER UNIT 3 FINAL PLAT.

**NAME:** SOCORRO LOGISTICS UNIT 3 FINAL PLAT

**PROPERTY ADDRESS:** NORTH LOOP AND LOGISTICS CENTER COURT

**PROPERTY LEGAL DESCRIPTION:** BEING A PORTION OF TRACT 13A, BLOCK 5, SOCORRO GRANT, SOCORRO, TX.

**PROPERTY OWNER:** SOCORRO LOGISTICS LAND, LLC.

**REPRESENTATIVE:** JORGE GRAJEDA | CEA GROUP

**PROPERTY AREA:** 6.52 ACRES

**CURRENT ZONING:** IC-MUD (INDUSTRIAL/COMMERCIAL MIXED-USE DEVELOPMENTS)

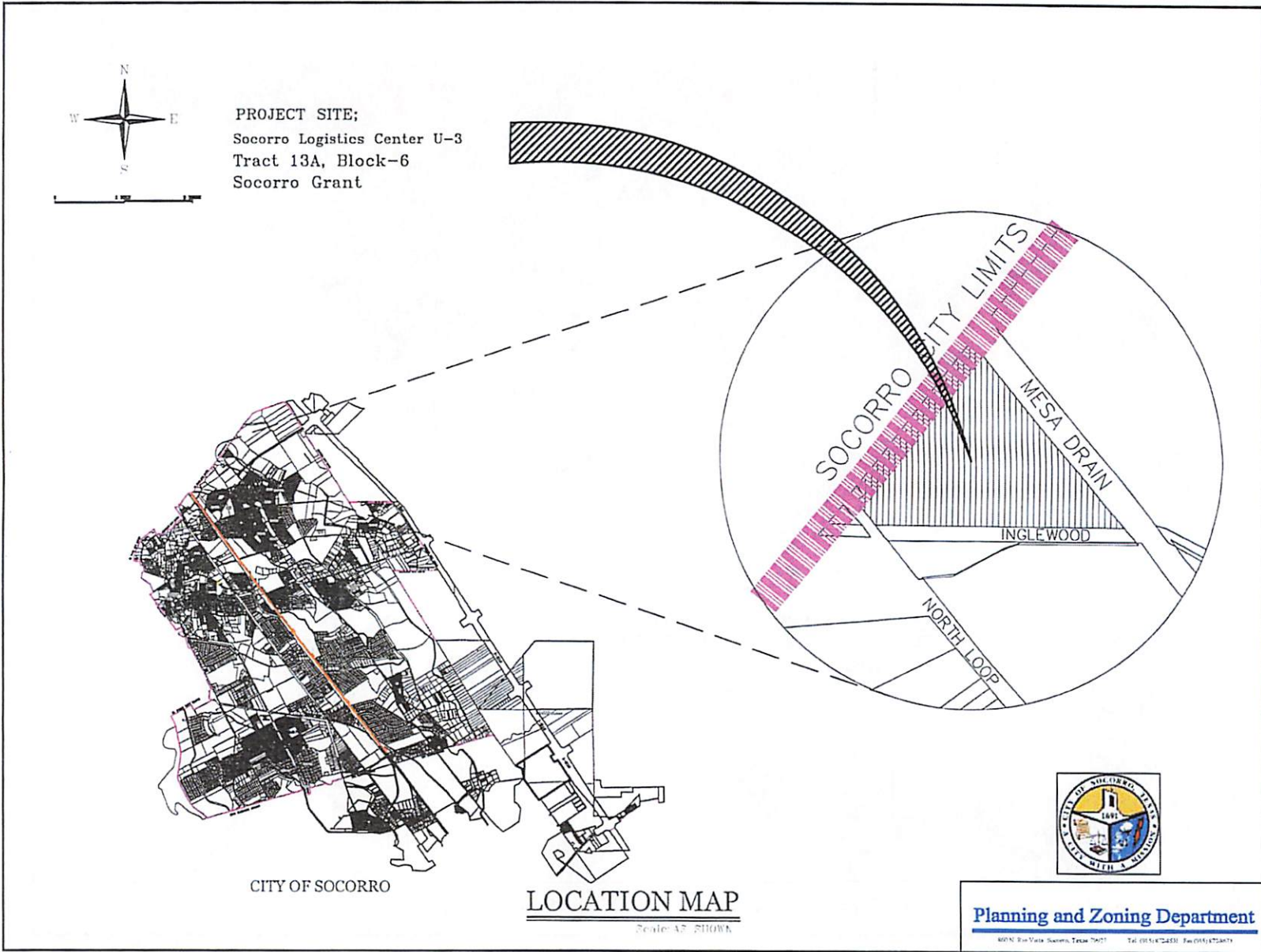
**CURRENT LAND USE:** VACANT

**FLOOD MAP:** According to the Flood Insurance Rate Maps, the referenced property lies within Zone X; (Community Panel # 480212 0236-B/ FEMA, September 4, 1991).

**SUMMARY OF REQUEST:** Request is for approval of the Final Plat.

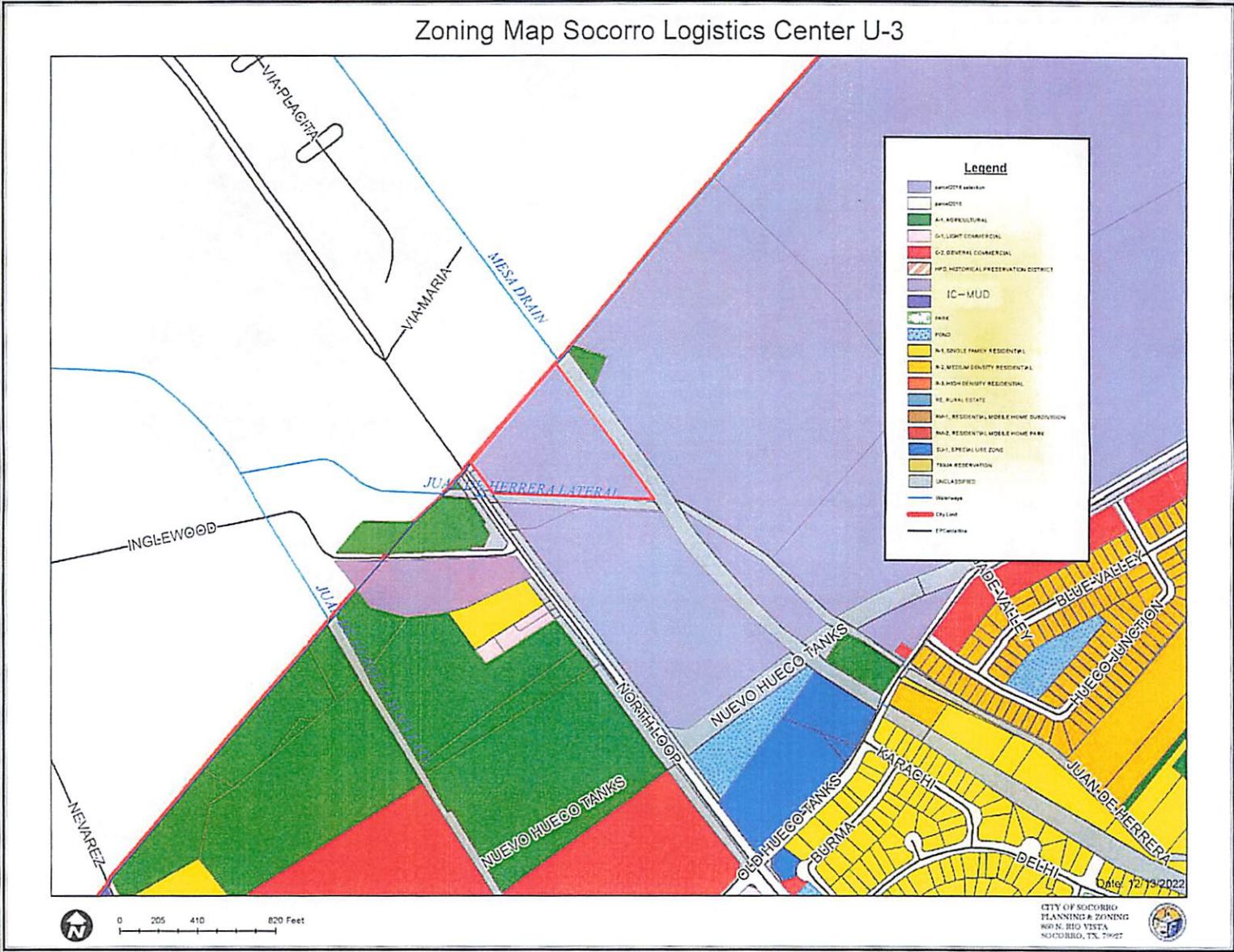
**STAFF RECOMMENDATION:** Staff recommends **APPROVAL** of the Final Plat. The Preliminary Plat was Approved by City Council on January 5, 2023.

# LOCATION MAP

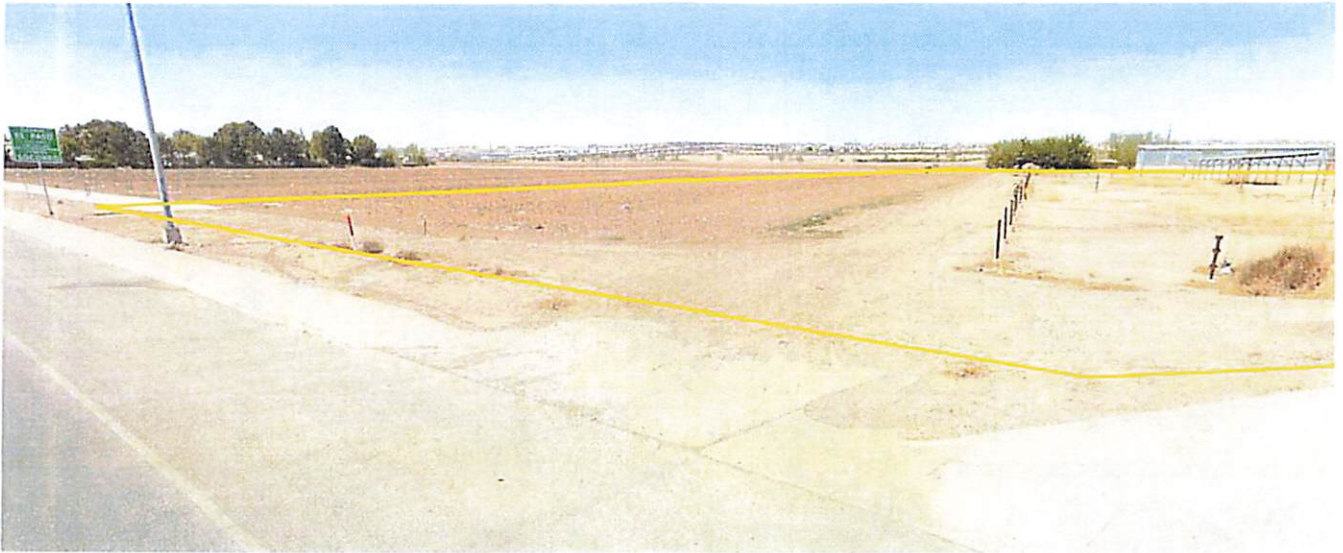


# ZONING MAP

Zoning Map Socorro Logistics Center U-3



# SITE PICTURES



# AERIAL PHOTO













**CITY OF SOCORRO  
 PLANNING & ZONING COMMISSION  
 MEETING DATE: JUNE 6, 2023**

**PRELIMINARY AND FINAL PLAT SUBDIVISION  
 STAFF REPORT**

**SUBJECT:** REQUEST FOR APPROVAL OF THE VANGUARD SUBDIVISION  
 PRELIMINARY AND FINAL PLAT.

**NAME:** VANGUARD SUBDIVISION

**PROPERTY ADDRESS:** GATEWAY BLVD EAST AND ALYSSA ROAD

**PROPERTY LEGAL DESCRIPTION:** BEING TRACTS 1Y AND 1Y1, LEIGH CLARK SURVEY NO.293  
 ABST 6257

**PROPERTY OWNER:** VANGUARD 11340 GATEWAY, LLC.

**REPRESENTATIVE:** BROCK & BUSTILLOS INC.

**PROPERTY AREA:** 18.37 ACRES

**CURRENT ZONING:** M-1 (LIGHT INDUSTRIAL)

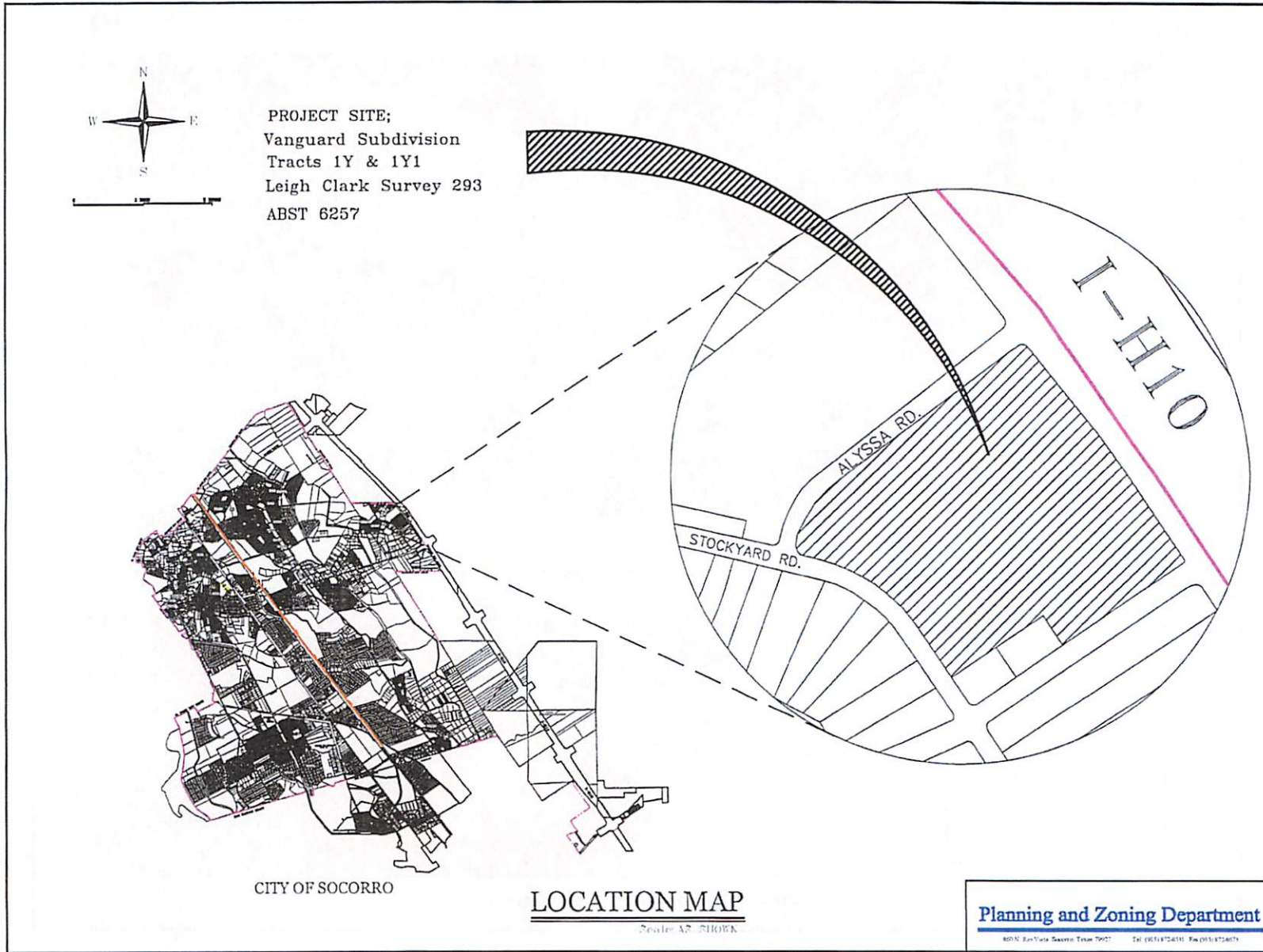
**CURRENT LAND USE:** VACANT

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

**SUMMARY OF REQUEST:** Request is for approval of the Vanguard Subdivision Preliminary  
 and Final Plat.

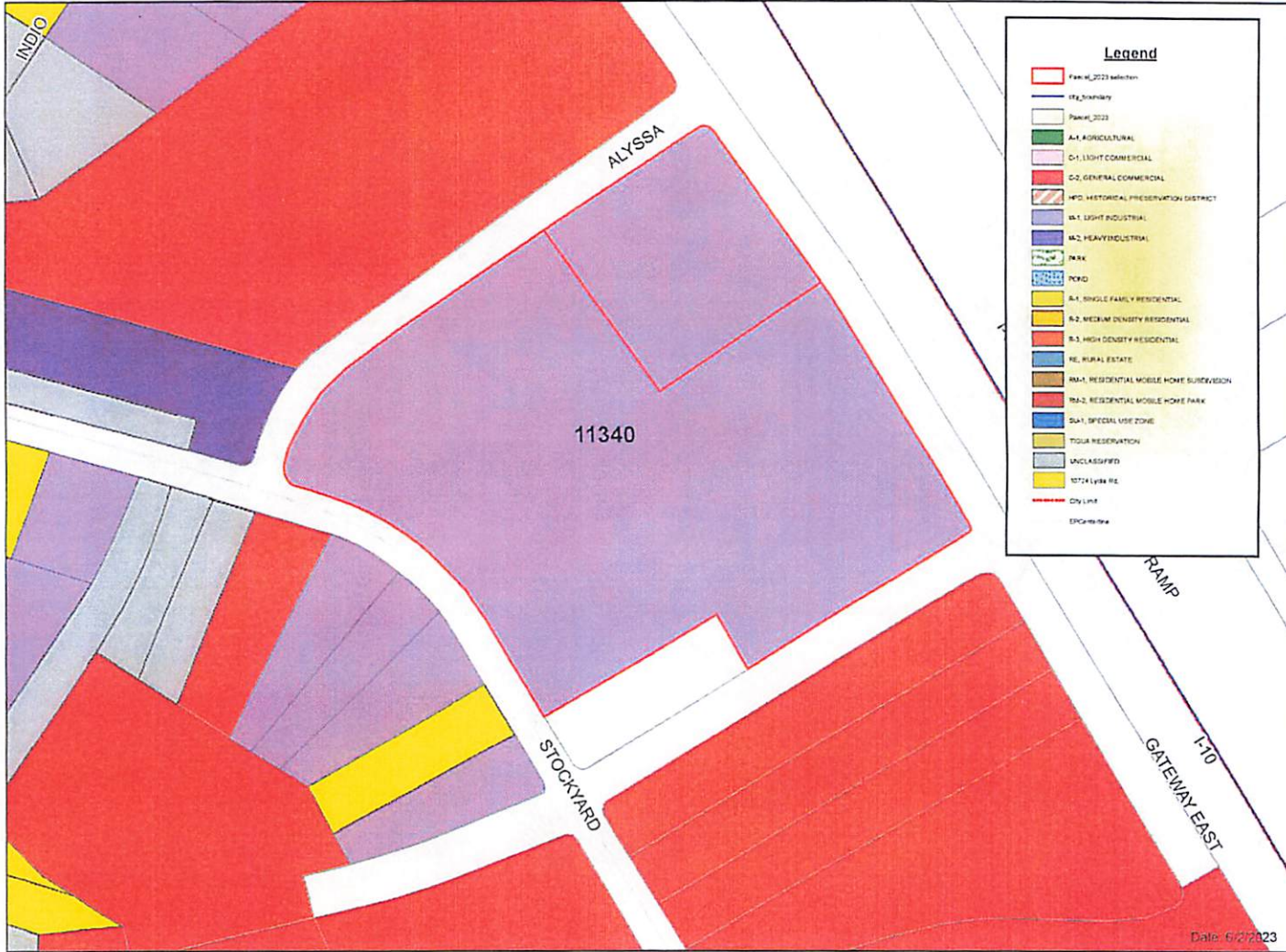
**STAFF RECOMMENDATION:** Staff recommends **APPROVAL** of the Preliminary and Final Plat.  
 The subdivision has no public improvements proposed.

# LOCATION MAP



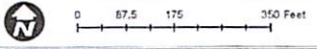
# ZONING MAP

Zoning Map Vanguard Subdivision



**Legend**

- Fm-4(2023) selection
- IFA boundary
- Pave(2023)
- A-1 AGRICULTURAL
- C-1 LIGHT COMMERCIAL
- C-2 GENERAL COMMERCIAL
- HD HISTORICAL PRESERVATION DISTRICT
- I-1 LIGHT INDUSTRIAL
- I-2 HEAVY INDUSTRIAL
- PARK
- RPD
- 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
- S-1 SPECIAL USE ZONE
- TOLA RESERVATION
- UNCLASSIFIED
- UTZ LVR RE
- CIV LINE
- EPOB/RE



Date: 6/27/23

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

# SITE PICTURES

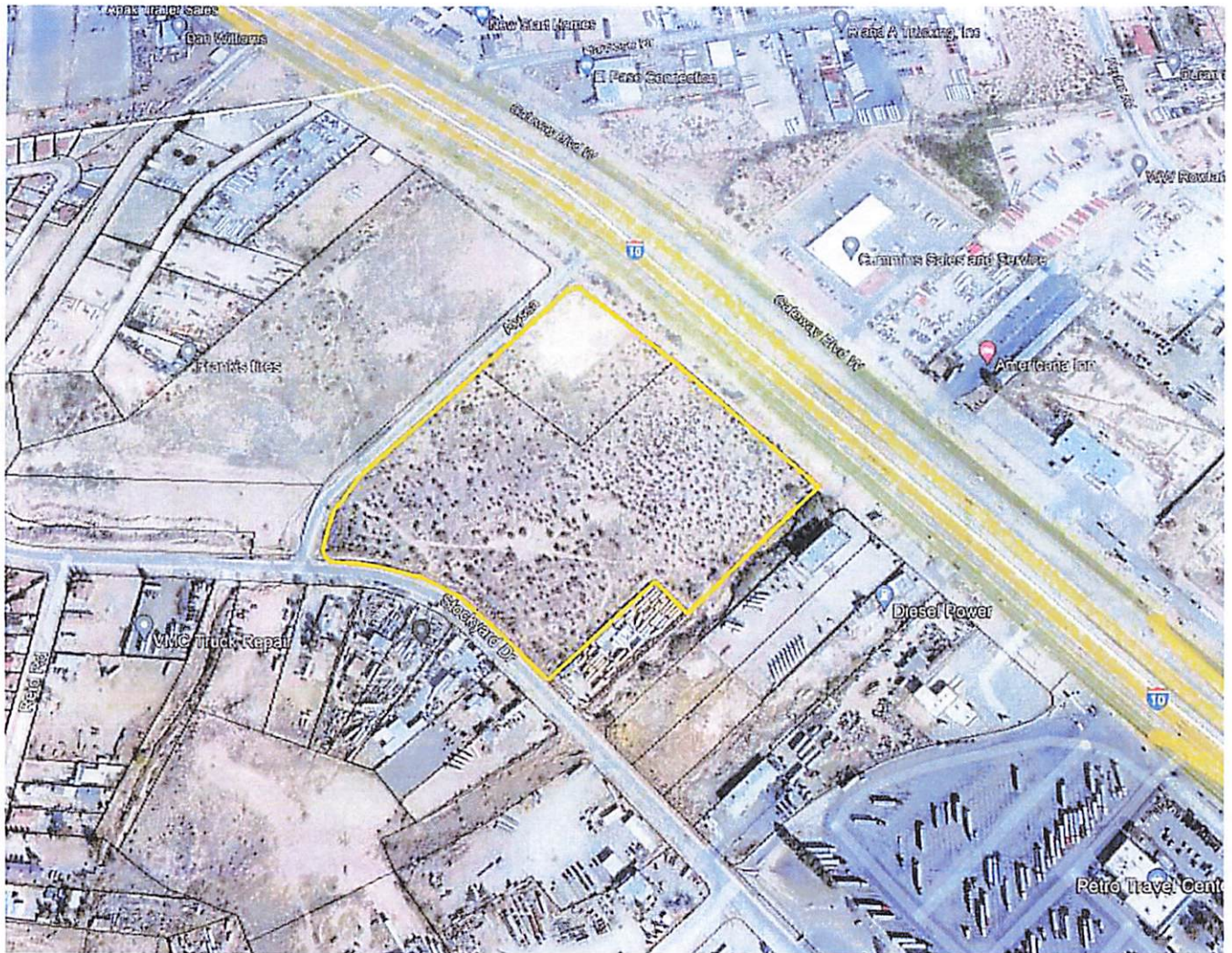
View of property from corner of Gateway Blvd East and Alyssa Rd.



View of property from corner of Alyssa Rd and Stockyard Dr.


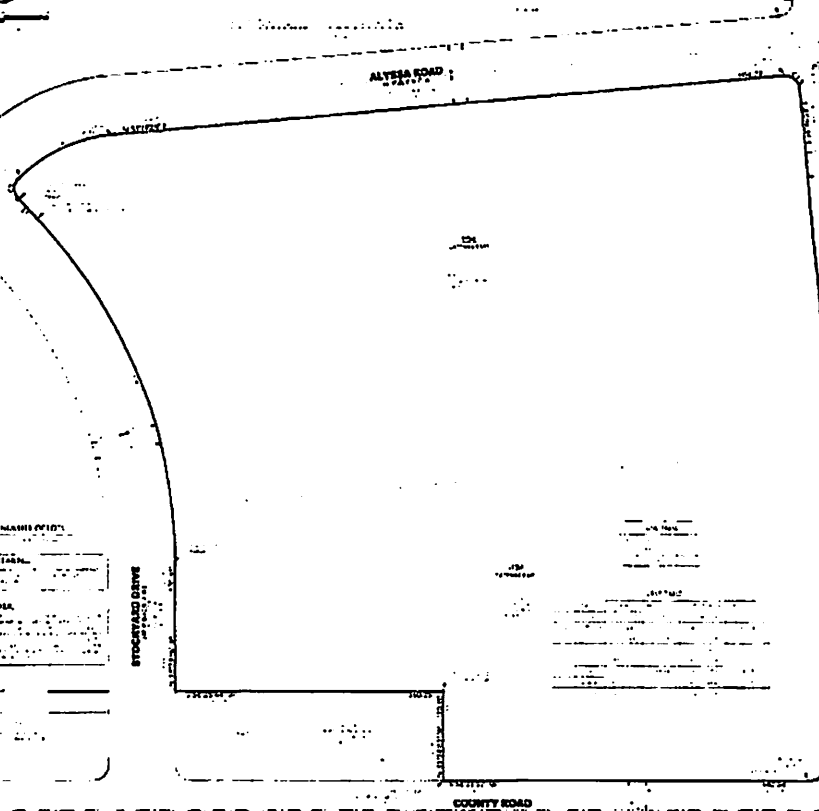


# AERIAL PHOTO





# FINAL PLAT

<p>VICINITY MAP SCALE: 1"=600'</p>  <p>PAT NORTH AND SOUTHERN</p>	 <p>ALVLESS ROAD</p> <p>COUNTY ROAD</p> <p>GATEWAY EAST DRIVE</p>	<h2>VANGUARD SUBDIVISION</h2> <p>BEING TRACTS IV AND IVL, EIGHTH CLARK SURVEY NO. 273, CITY OF SOCORRO, EL PASO COUNTY, TEXAS, CONTAINING 18.1797 ACRES ±</p> <p>STATE OF TEXAS COUNTY OF EL PASO OWNER'S DECLARATION, CERTIFICATION, AND ATTESTATION</p> <p>STATE OF TEXAS COUNTY OF EL PASO</p> <p>CITY OF SOCORRO PLANNING DEPARTMENT</p> <p>CITY OF SOCORRO CERTIFICATE OF PLAT APPROVAL UNIVERSAL CONTINGENT COPY (ARTICLE 21)</p> <p>COUNTY CLERK'S RECORDING CERTIFICATE</p> <p>CERTIFICATION</p>
<p>STATEMENT OF ASSURANCE</p> <p>NETS AND BOUNDARY DESCRIPTION</p> <p>MANE OF LOT</p> <p>MARKER EARTH</p> <p>ENDORSEMENT</p> <p>LEGEND</p>	<p>VANGUARD SUBDIVISION</p> <p>PRINCIPAL CONTACT:</p> <p>DATE OF SEPARATION: FEBRUARY 2021</p>	<p><b>BROCK &amp; BUSTILLOS INC.</b></p>





**CITY OF SOCORRO  
 PLANNING & ZONING COMMISSION  
 MEETING DATE: JUNE 6, 2023**

**FINAL PLAT SUBDIVISION  
 STAFF REPORT**

**SUBJECT:** REQUEST FOR APPROVAL OF THE SENDERO FLORES VILLAGE SUBDIVISION FINAL PLAT.

**NAME:** SENDERO FLORES VILLAGE SUBDIVISION

**PROPERTY ADDRESS:** SYLVIA COURT

**PROPERTY LEGAL DESCRIPTION:** BEING ALL OF TRACTS 4B AND 4C, BLOCK 27, SOCORRO GRANT

**PROPERTY OWNER:** RAUL FLORES

**REPRESENTATIVE:** RAUL FLORES

**PROPERTY AREA:** 4.00 ACRES

**CURRENT ZONING:** R-1

**CURRENT LAND USE:** RESIDENTIAL

**FLOOD MAP:** According to the Flood Insurance Rate Maps, the referenced property lies within Zone X; (Community Panel # 480212 0300-B/ FEMA, September 4, 1991).

**SUMMARY OF REQUEST:** Request is for approval of the Final Plat.

**STAFF RECOMMENDATION:** Staff recommends **APPROVAL** of the Final Plat.

The Preliminary Plat was Approved by City Council on July 1, 2021 with the condition that all pending reports be submitted prior to recording the final plat:  
 1) Soil Analysis 2) Schedule of Development 3) Covenants and restrictions 4) Traffic Impact Analysis

# PENDING REPORTS

## Geotechnical Engineering Study

2005 Sendero Flores Village Development - North Block 4  
 10000 S. Highway 170, Socorro, Texas

Prepared by:

Mr. Ross Hines

Principal

11132 Eastway Drive

El Paso, Texas 79924

Prepared by:

LOI ENGINEERS

2101 E. Mission Avenue, Suite B

El Paso, Texas 79903

January 2021



May 3, 2023

Red Hines

11132 Eastway

El Paso, Texas 79924

Re: Sendero Flores Village Development - North Block 4

Dear Mr. Hines:

Please refer to the letter from the City of Socorro regarding the development of the Sendero Flores Village Development - North Block 4. The City of Socorro has requested the installation of gas valves and gas lines. The City of Socorro has provided the following information for your reference:

Should you have any questions or require additional information, please contact the undersigned by telephone at (915) 727-6393 or via email at [info@integrating.com](mailto:info@integrating.com).

Sincerely,

*Mylena J. Garcia*  
 Project Engineer

Integrating Gas Services  
 11132 Eastway Drive, Suite B  
 El Paso, Texas 79924

[www.integrating.com](http://www.integrating.com)

# COVENANTS AND RESTRICTIONS

PENDING



11305 James Watt Dr., Suite B-13  
 El Paso, Texas 79938  
 915-351-6701  
 Fax: 915-243-6010  
[www.integratingengineersolutions.com](http://www.integratingengineersolutions.com)

## TECHNICAL MEMORANDUM

GRV Project No: 20-005 Sendero Flores Village Development  
 To: Lorene Quimro, MPA, AICP - City of Socorro Development Department  
 From: Marvin H. Gomez, P.E., PTOE - GRV Integrated Engineering Solutions, LLC  
 CC: Maria Robles - GRV Integrated Engineering Solutions, LLC  
 Date: May 17, 2023  
 Re: 20-005 Sendero Flores Village Development Trip Generation and Traffic Impact Analysis Requirement

GRV has analyzed the need for a possible traffic impact analysis (TIA) to be done for the Sendero Flores Village Development, tract 4-B and 4-C, Block 27 in the City of Socorro, Texas. The development is expected to have a total of 15 single family residential lots with a ponding area located within the block. The City of Socorro does have regulations regarding the minimum amount of trips generated to determine the requirement for a TIA per Section 30-59.2 - "Applicability section (a) (2) if a development project will generate more than 50 peak hour trips." This code requires a TIA to be developed if the peak hour trip generation is 50 vehicles or more.

To analyze the amount of trips the development is expected to generate, the Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition) was utilized. The development is expected to generate an AM peak hour generation of 11 trips and a PM peak hour generation of 15 trips. As the development is expected to generate less than 50 vehicle trips during both AM and PM peak hours, the development does not support the need for a TIA to be performed, as per Section 30-59.2 - "Applicability section (a) (2) of the City of Socorro.

GRV recommends to the City of Socorro that they rescind the requirement for a TIA for this development, since far fewer than 50 peak-hour vehicle trips are expected from the development.

Please let us know if there are any questions.

Respectfully,

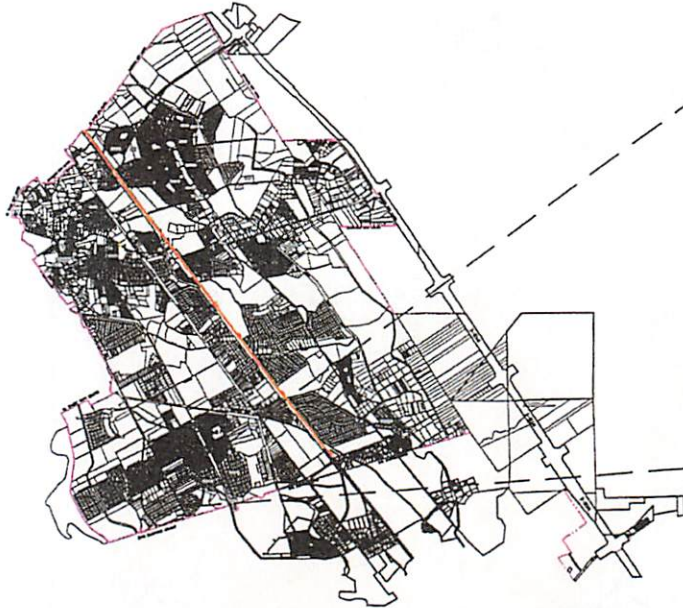
*Marvin H. Gomez*

Marvin Gomez, P.E., PTOE

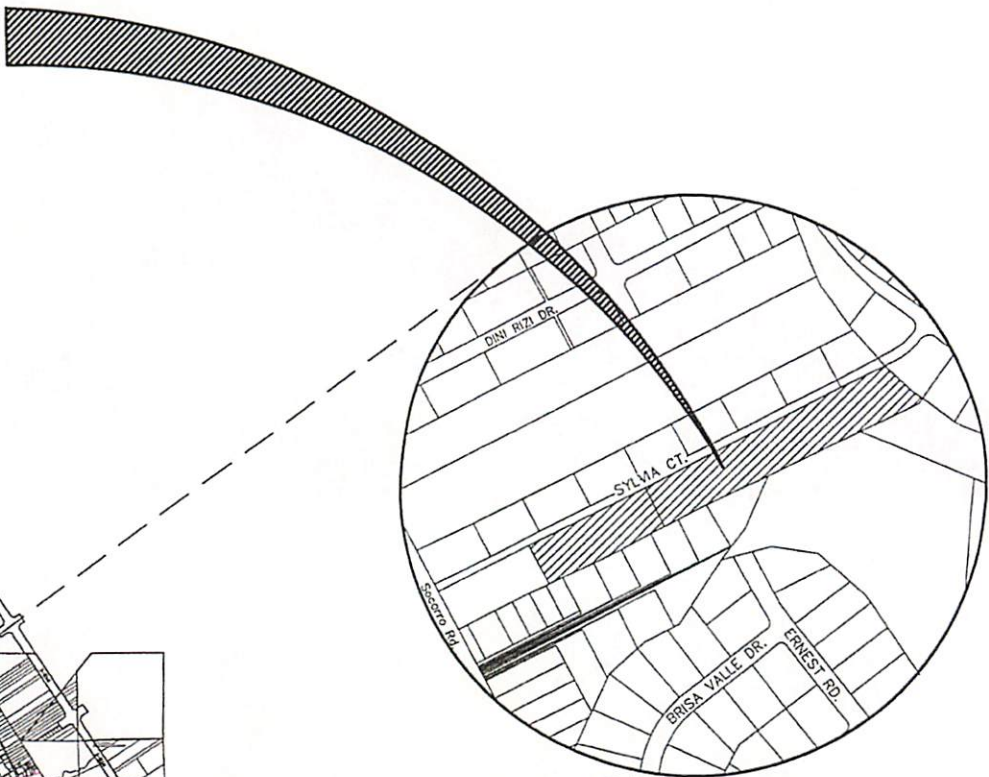
# LOCATION MAP



PROJECT SITE;  
Sendero Flores  
Tracts 4-C & 4-B  
Socorro Grant



CITY OF SOCORRO



## LOCATION MAP

Scale: AS SHOWN

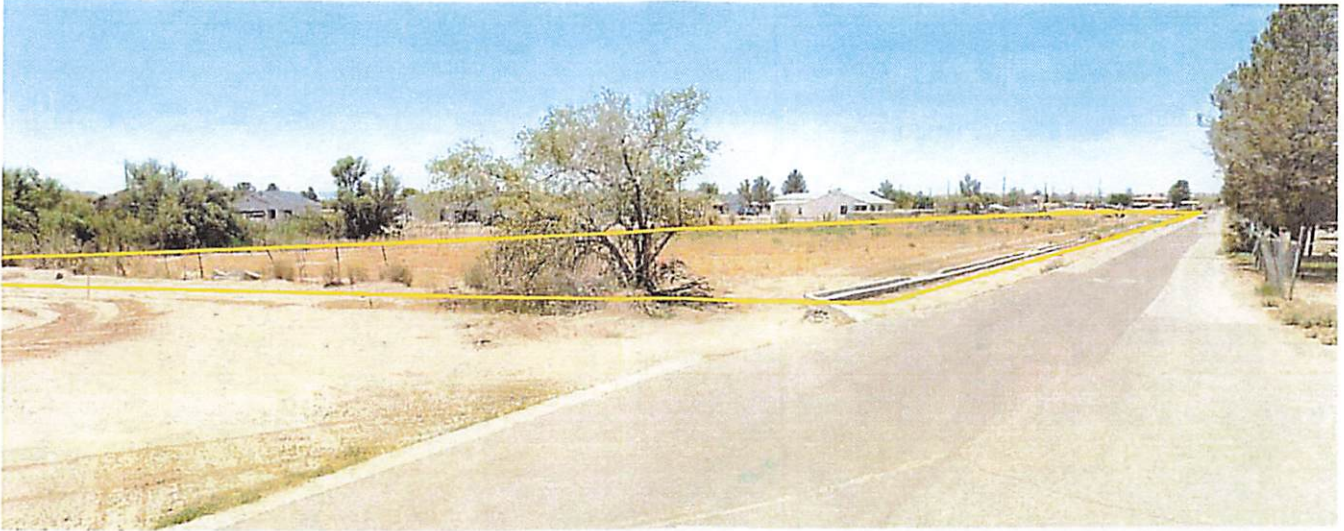


Planning and Zoning Department

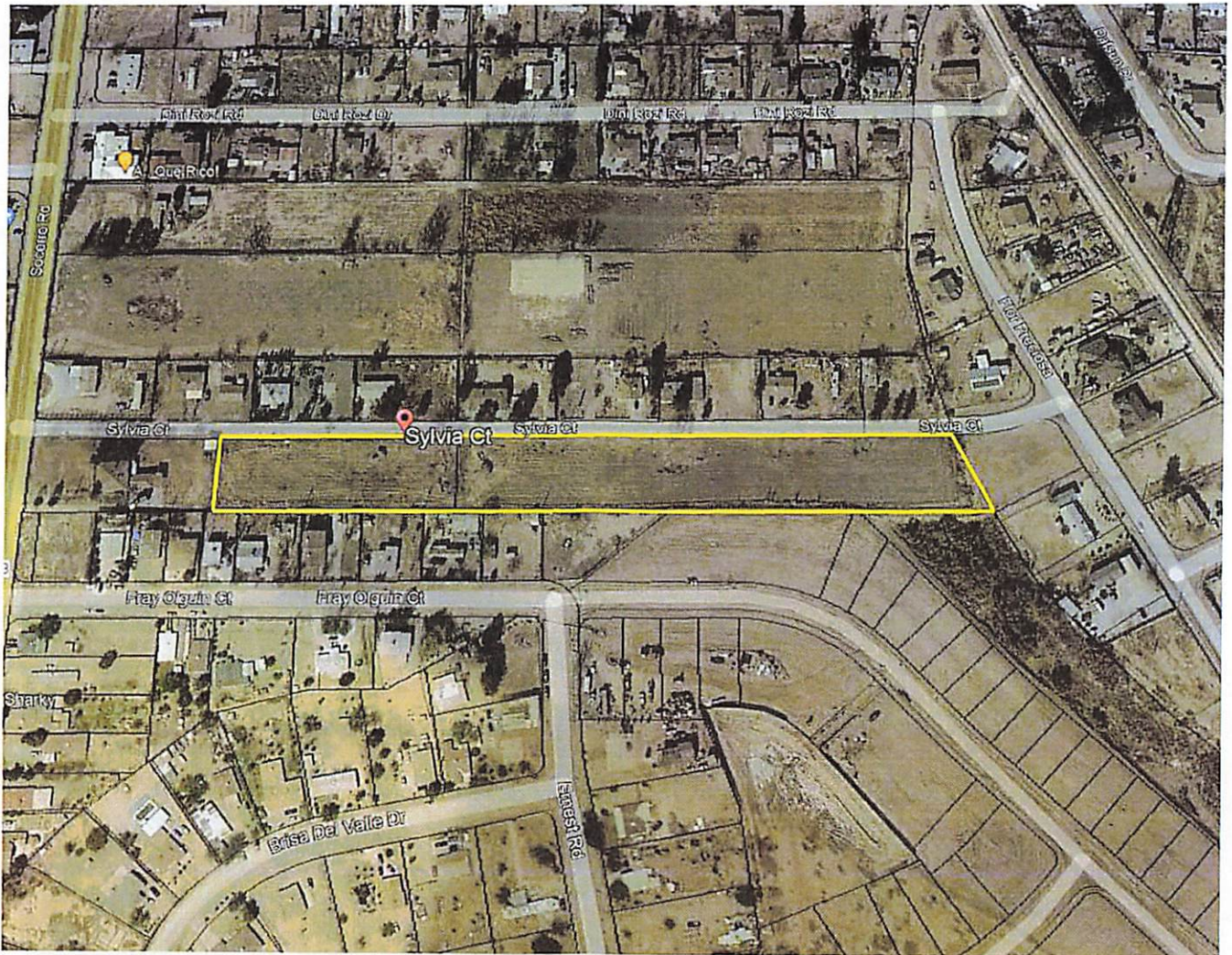
300 N. Rio Verde, Socorro, Texas 78727 Tel: (512) 758-3311 Fax: (512) 758-3379



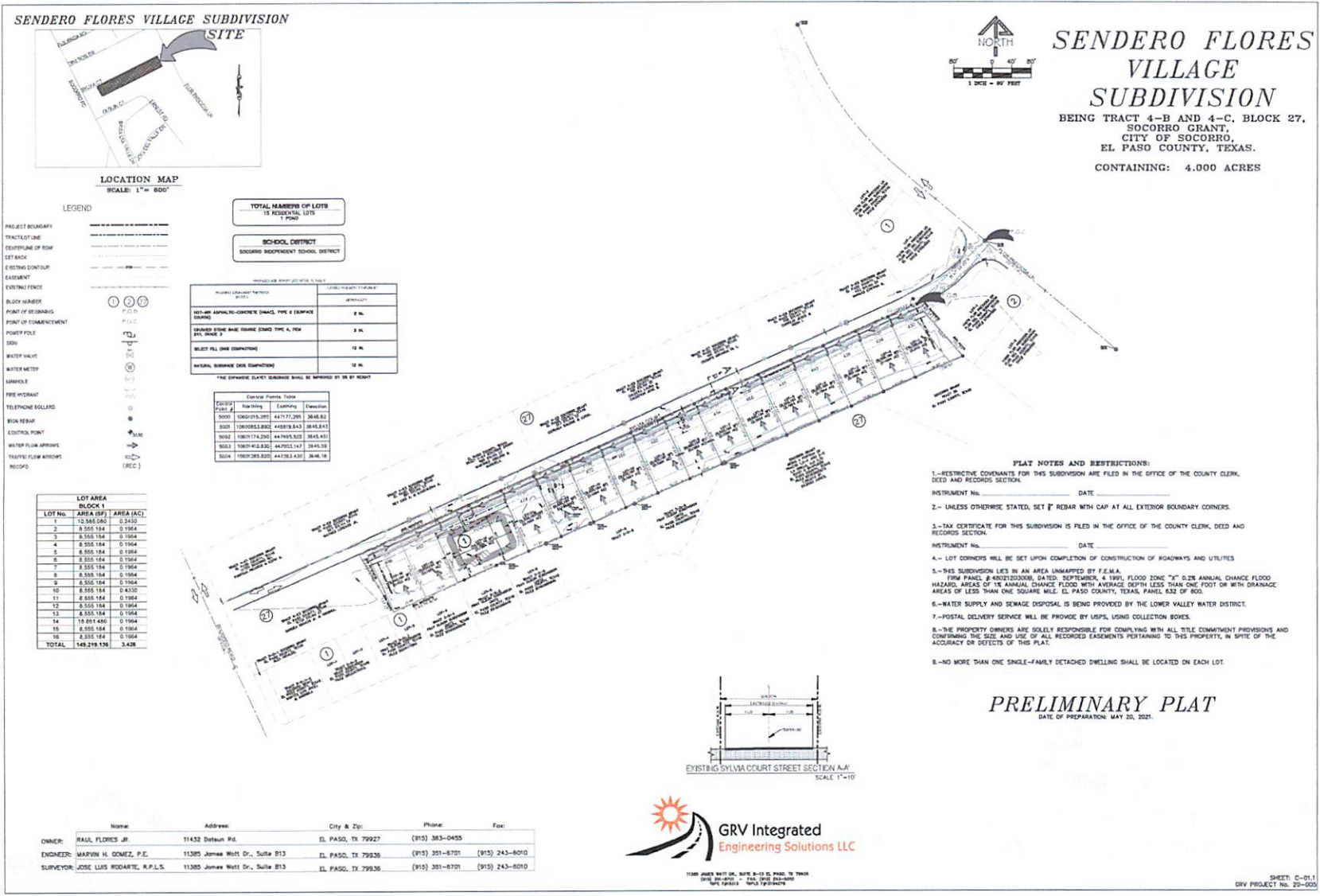
# SITE PICTURES



# AERIAL PHOTO



# PRELIMINARY PLAT



**SENDERO FLORES VILLAGE SUBDIVISION**  
 BEING TRACT 4-B AND 4-C, BLOCK 27,  
 SOCORRO GRANT,  
 CITY OF SOCORRO,  
 EL PASO COUNTY, TEXAS.  
 CONTAINING: 4.000 ACRES

**SENDERO FLORES VILLAGE SUBDIVISION**



LOCATION MAP  
SCALE: 1" = 800'

**LEGEND**

PROJECT BOUNDARY: ---  
 TRACT/LOT LINE: ---  
 CENTERLINE OF ROAD: ---  
 SET BACK: ---  
 EXISTING CONTOUR: ---  
 EASEMENT: ---  
 EXISTING FENCE: ---  
 BLOCK NUMBER: (1) (2)  
 POINT OF BEGINNING: P.O.B.  
 POINT OF COMMENCEMENT: P.O.C.  
 POWER POLE: (P)  
 SEW: (S)  
 WATER VALVE: (W)  
 WATER METER: (M)  
 SANITARY: (SA)  
 FIRE HYDRANT: (F)  
 TELEPHONE EOLLARD: (T)  
 SIGN REBAR: (R)  
 CONTROL POINT: (C)  
 WATER FLOW ARROWS: (WA)  
 TRAFFIC FLOW ARROWS: (TA)  
 RECORD: (REC)

TOTAL NUMBER OF LOTS  
18 RESIDENTIAL LOTS  
1 POOL

SCHOOL DISTRICT  
SOCORRO INDEPENDENT SCHOOL DISTRICT

PROPOSED LOT AREA (ACRES) 1.0000

NUMBER OF LOTS	AREA (ACRES)	PERCENTAGE
18	3.8400	96.00%
1	0.1600	4.00%
<b>TOTAL</b>	<b>4.0000</b>	<b>100.00%</b>

Control Points Table

POINT #	Northing	Easting	Elevation
0000	1080795.200	44777.200	3848.82
0001	1080788.800	44888.844	3848.84
0002	1080774.200	44995.820	3848.451
0003	1080740.800	44995.147	3848.58
0004	1080728.820	44783.430	3848.78

**LOT AREA BLOCK 1**

LOT No.	AREA (SQ. FT.)	AREA (AC.)
1	10,545,680	0.2432
2	8,555,184	0.1964
3	8,555,184	0.1964
4	8,555,184	0.1964
5	8,555,184	0.1964
6	8,555,184	0.1964
7	8,555,184	0.1964
8	8,555,184	0.1964
9	8,555,184	0.1964
10	8,555,184	0.1964
11	8,555,184	0.1964
12	8,555,184	0.1964
13	8,555,184	0.1964
14	19,891,480	0.4544
15	8,555,184	0.1964
16	8,555,184	0.1964
17	8,555,184	0.1964
18	8,555,184	0.1964
<b>TOTAL</b>	<b>148,219,136</b>	<b>3.428</b>

- PLAT NOTES AND RESTRICTIONS:**
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.  
INSTRUMENT No. \_\_\_\_\_ DATE \_\_\_\_\_
  - UNLESS OTHERWISE STATED, SET 2" REBAR WITH CAP AT ALL EXTERIOR BOUNDARY CORNERS.  
INSTRUMENT No. \_\_\_\_\_ DATE \_\_\_\_\_
  - TAX CERTIFICATE FOR THIS SUBDIVISION IS BEING FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.  
INSTRUMENT No. \_\_\_\_\_ DATE \_\_\_\_\_
  - LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES
  - THIS SUBDIVISION LIES IN AN AREA UNMAPPED BY F.E.M.A. FIRM PANEL # 8402230308, DATED: SEPTEMBER, 4 1991, FLOOD ZONE "X" 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE. EL PASO COUNTY, TEXAS, PANEL 832 OF 800.
  - WATER SUPPLY AND SEWAGE DISPOSAL IS BEING PROVIDED BY THE LOWER VALLEY WATER DISTRICT.
  - POSTAL DELIVERY SERVICE WILL BE PROVIDED BY USPS, USING COLLECTION BOXES.
  - THE PROPERTY OWNERS ARE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL TITLE COMMITMENT PROVISIONS AND CONFIRMING THE SIZE AND USE OF ALL REQUIRED EASEMENTS PERTAINING TO THIS PROPERTY, IN SPITE OF THE ACCURACY OR DEFECTS OF THIS PLAT.
  - NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.

**PRELIMINARY PLAT**  
DATE OF PREPARATION: MAY 20, 2021.

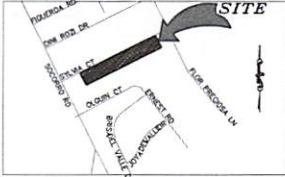


Name	Address	City & Zip	Phone	Fax
OWNER: RAUL FLORES JR.	11432 Datsun Rd.	EL PASO, TX 79927	(915) 383-0455	
ENGINEER: MARVIN H. GOMEZ, P.E.	11395 James Watt Dr., Suite 813	EL PASO, TX 79936	(915) 351-8701 (915) 243-8010	
SURVEYOR: JOSE LUIS RODRIGUEZ, R.P.L.S.	11385 James Watt Dr., Suite 813	EL PASO, TX 79936	(915) 351-8701 (915) 243-8010	



11385 JAMES WATT DR., SUITE 813 EL PASO, TX 79936  
 (915) 351-8701 - FAX: (915) 243-8010  
 www.grvintegrated.com

**SENDERO FLORES VILLAGE SUBDIVISION**



**LOCATION MAP**  
SCALE: 1" = 800'

## SENDERO FLORES VILLAGE SUBDIVISION

BEING TRACT 4-B AND 4-C, BLOCK 27,  
SOCORRO GRANT,  
CITY OF SOCORRO,  
EL PASO COUNTY, TEXAS.

CONTAINING: 4.000 ACRES  
**DEDICATION**

I, RAIL FLORES, JR., AS PROPERTY OWNER OF THE 4.000 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SENDERO FLORES VILLAGE SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS PLAT AND DEDICATE TO PUBLIC USE, THE STREET, POND AND UTILITY EASEMENTS SHOWN HEREON.

- I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT:
- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
  - (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
  - (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
  - (D) GAS CONNECTION, IF AVAILABLE, PROVIDED TO THE LOTS, MEET OR WILL MEET THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

RAIL FLORES, JR. \_\_\_\_\_ DATE \_\_\_\_\_

### ACKNOWLEDGEMENT

STATE OF TEXAS  
COUNTY OF EL PASO  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RAIL FLORES JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS THE ACT AND DEED OF SAID CORPORATION FOR THE PURPOSE AND CONSIDERATIONS HEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC IN AND FOR THE COUNTY OF EL PASO \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

### CITY OF SOCORRO PLANNING DEPARTMENT

THIS SUBDIVISION IS HEREBY APPROVED AS TO THE PLATING AND AS TO THE CONDITION OF THE DEDICATION IN ACCORDANCE WITH CHAPTER 212.0095 OF THE TEXAS LOCAL GOVERNMENT CODE, MADE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

ATTEST: \_\_\_\_\_ DATE \_\_\_\_\_  
CITY PLANNER OF THE CITY OF SOCORRO SECRETARY DATE

### CITY OF SOCORRO CERTIFICATE OF PLAT APPROVAL UNDER TEXAS LOCAL GOVERNMENT CODE 212.009(C) AND 212.0115(B)

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SENDERO DEL VALLE FLORES SUBDIVISION WAS REVIEWED AND APPROVED BY THE MAYOR OF THE CITY OF SOCORRO ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
MAYOR OF THE CITY OF SOCORRO DATE

ATTEST: \_\_\_\_\_ DATE \_\_\_\_\_  
SECRETARY OF THE CITY OF SOCORRO

### FILING

FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 A.D. IN VOLUME \_\_\_\_\_ OF THE PLAT RECORDS, PAGE \_\_\_\_\_ FILE NO. \_\_\_\_\_

EL PASO COUNTY CLERK \_\_\_\_\_ BY DEPUTY \_\_\_\_\_

## FINAL PLAT

DATE OF PREPARATION: JANUARY 12, 2022.



This plat represents a survey made on the ground by me or under my supervision and complies with the current Texas Board of Professional Land Survey Professional and Technical Standards.



Prepared by and under the supervision of Marvin H. Gomez Licensed Professional Engineer

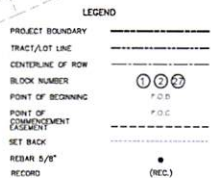
JOSE LUIS RODARTE, R.P.L.S.  
Registered Professional Land Surveyor Texas License No. 3513

MARVIN H. GOMEZ, Texas PE No. 8820

- PLAT NOTES AND RESTRICTIONS:**
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.  
INSTRUMENT NO. \_\_\_\_\_ DATE \_\_\_\_\_
  - UNLESS OTHERWISE STATED, SET 5' REBAR WITH CAP AT ALL EXTERIOR BOUNDARY CORNERS.
  - TAX CERTIFICATE FOR THIS SUBDIVISION IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.  
INSTRUMENT NO. \_\_\_\_\_ DATE \_\_\_\_\_
  - LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADS/WAYS AND UTILITIES
  - THIS SUBDIVISION LIES IN AN AREA MARKED BY F.E.S.A. FIRM PANEL #0825230006 DATED SEPTEMBER 4, 1991. UNSHADDED FLOOD ZONE "X", AREAS DETERMINED TO BE OUT OF THE 500-YEAR FLOOD PLANE, EL PASO COUNTY, TEXAS.
  - WATER SUPPLY AND SEWAGE DISPOSAL IS BEING PROVIDED BY THE LOWER VALLEY WATER DISTRICT.
  - POSTAL DELIVERY SERVICE WILL BE PROVIDED BY USPS, USING COLLECTION BOXES.
  - THE PROPERTY OWNERS ARE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL TITLE COMMITMENT PROVISIONS AND CONFIRMING THE SIZE AND USE OF ALL RECORDED EASEMENTS PERTAINING TO THIS PROPERTY, IN SPITE OF THE ACCURACY OR DEFECTS OF THIS PLAT.
  - NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.

TOTAL NUMBER OF LOTS IN RESIDENTIAL LOTS 1 POND

SCHOOL DISTRICT: SOCORRO INDEPENDENT SCHOOL DISTRICT



LOT AREA			
BLOCK 1			
LOT No.	AREA(SF)	AREA(AC)	
1	10,585,000	0.2430	
2	8,555,184	0.1964	
3	8,555,184	0.1964	
4	8,555,184	0.1964	
5	8,555,184	0.1964	
6	8,555,184	0.1964	
7	8,555,184	0.1964	
8	8,555,184	0.1964	
9	8,555,184	0.1964	
10	8,555,184	0.1964	
11	8,555,184	0.1964	
12	8,555,184	0.1964	
13	8,555,184	0.1964	
14	18,861,480	0.4330	
15	8,555,184	0.1964	
16	8,555,184	0.1964	
TOTAL	148,218,138	3.428	

Name	Address	City & Zip	Phone	Fax
OWNER: RAIL FLORES JR.	11432 Deltan Rd.	EL PASO, TX 79927	(915) 383-0450	
ENGINEER: MARVIN H. GOMEZ, P.E.	11385 James Watt Dr., Suite 813	EL PASO, TX 79936	(915) 351-8701 (915) 243-8010	
SURVEYOR: JOSE LUIS RODARTE, R.P.L.S.	11385 James Watt Dr., Suite 813	EL PASO, TX 79936	(915) 351-8701 (915) 243-8010	







**CITY OF SOCORRO  
PLANNING & ZONING COMMISSION  
MEETING DATE: JUNE 6, 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)

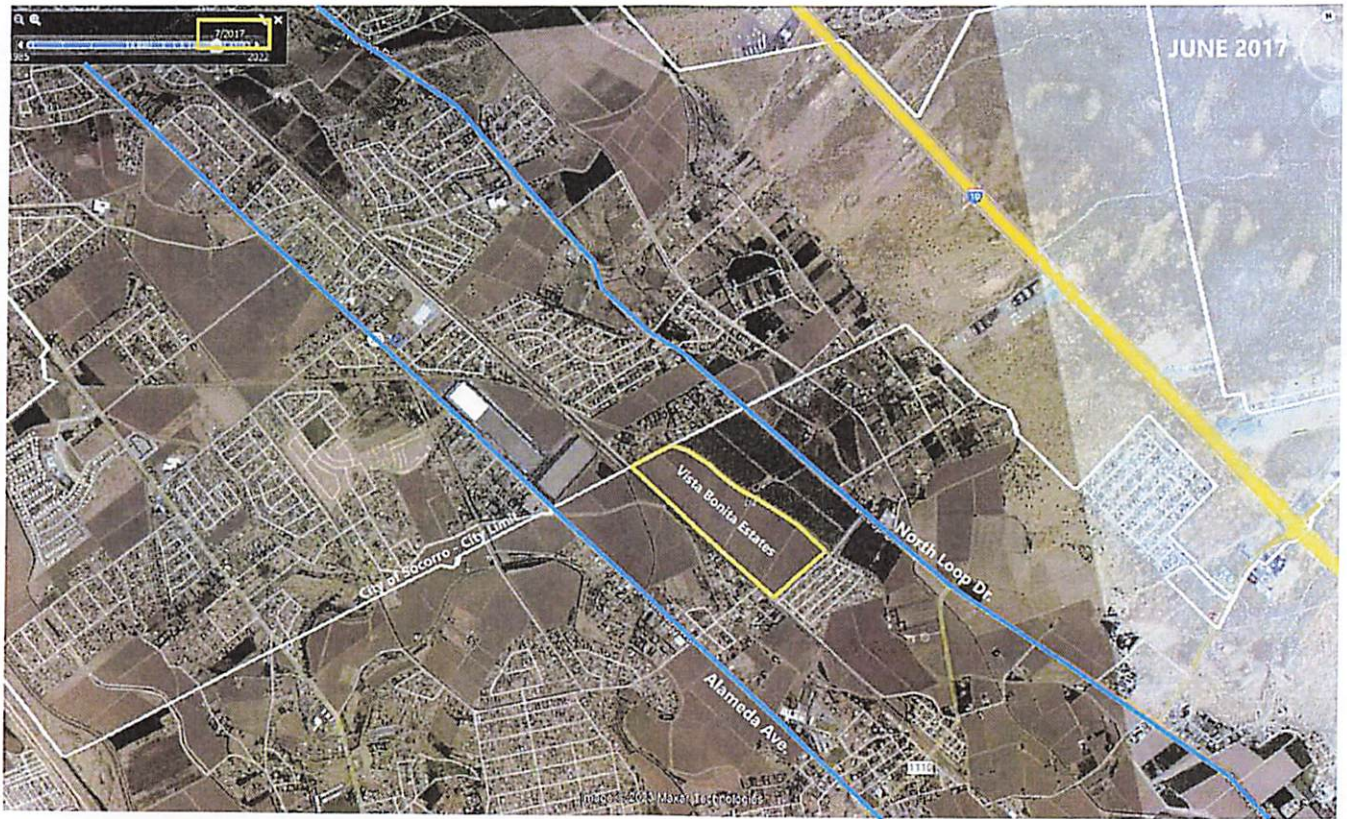
**CURRENT LAND USE:** VACANT (IN SOCORRO'S 2-MILE ETJ)

**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).

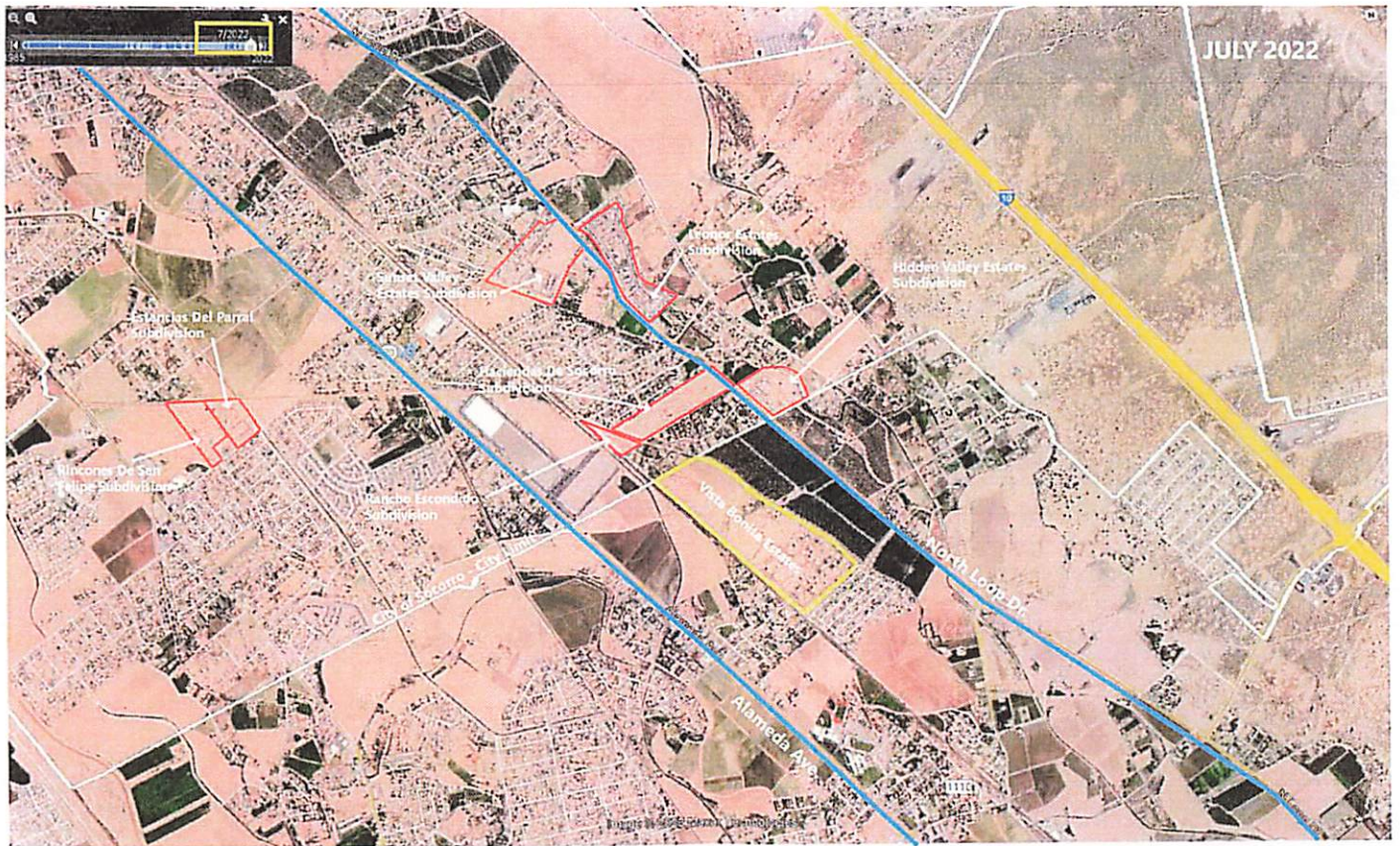
**SUMMARY OF REQUEST:** Request to **APPROVE** Preliminary Plat.

**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

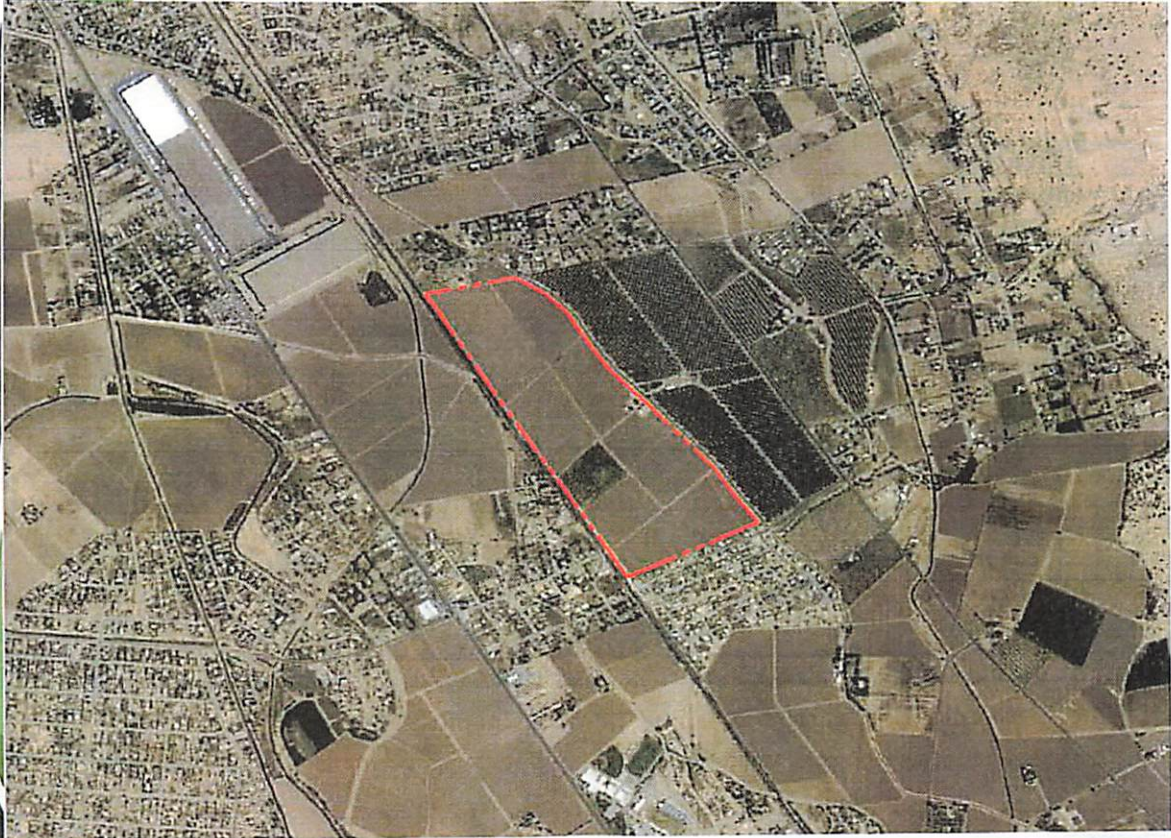


# AERIAL VIEW - JULY 2022



# TRAFFIC IMPACT ANALYSIS

# Vista Bonita Estates Traffic Impact Study



PREPARED FOR:

T 4 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

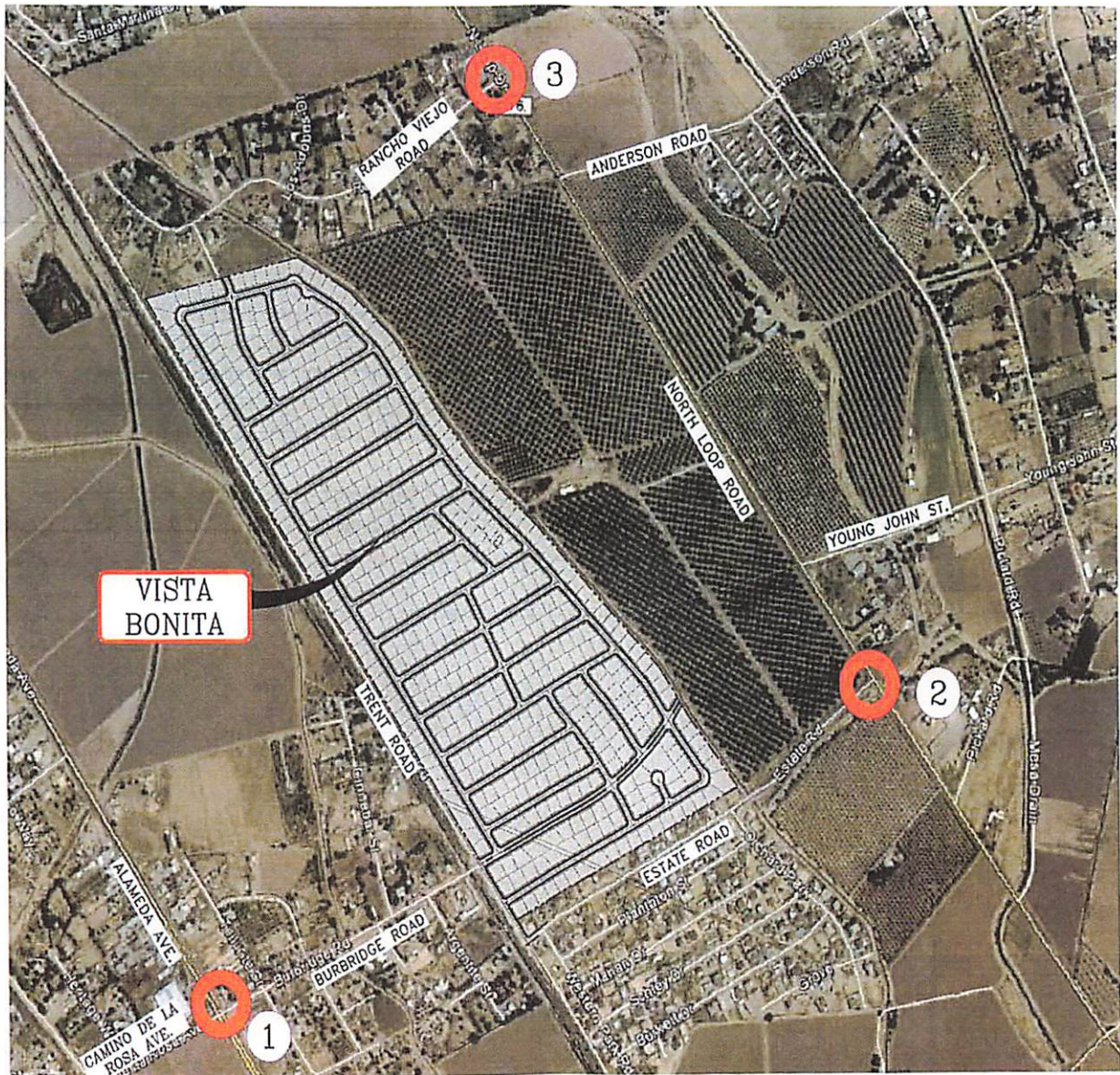


Figure 2-2: Intersection Identification Map

**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.

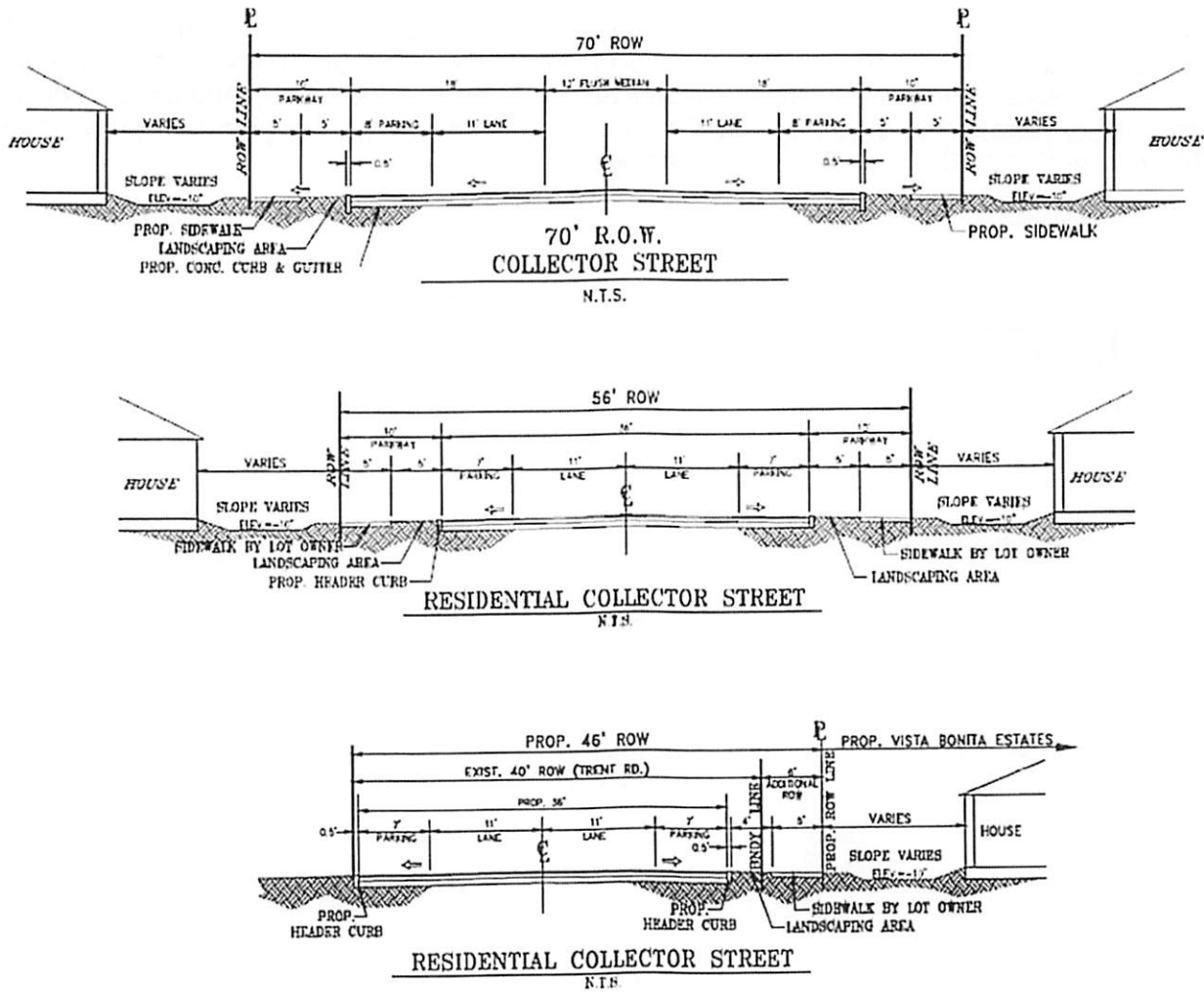


Figure 2-3: Proposed Typical Cross Sections

**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.

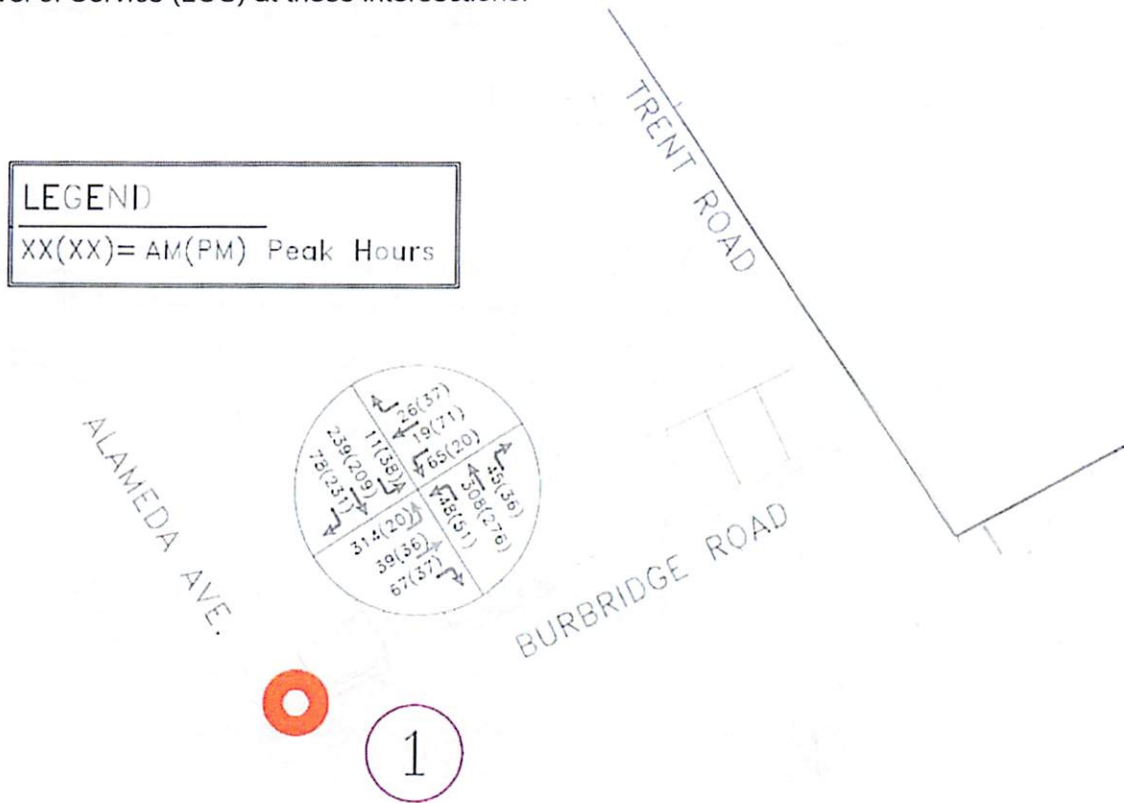


Figure 2-4: Existing A.M. and P.M. Turning Movements (1 of 3)

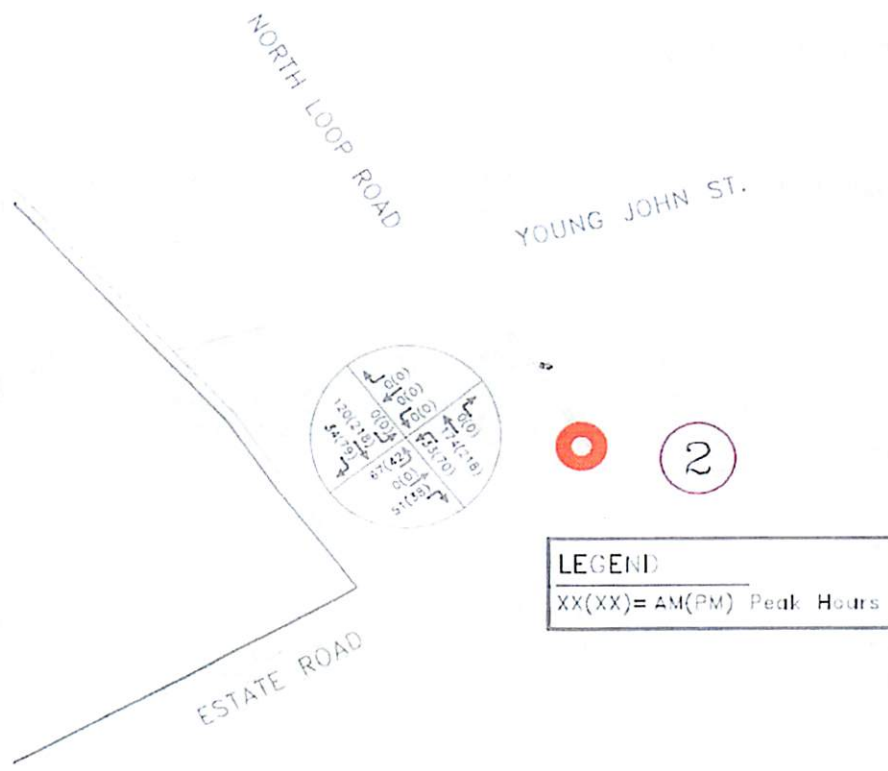


Figure 2-5: Existing A.M. and P.M. Turning Movements (2 of 3)

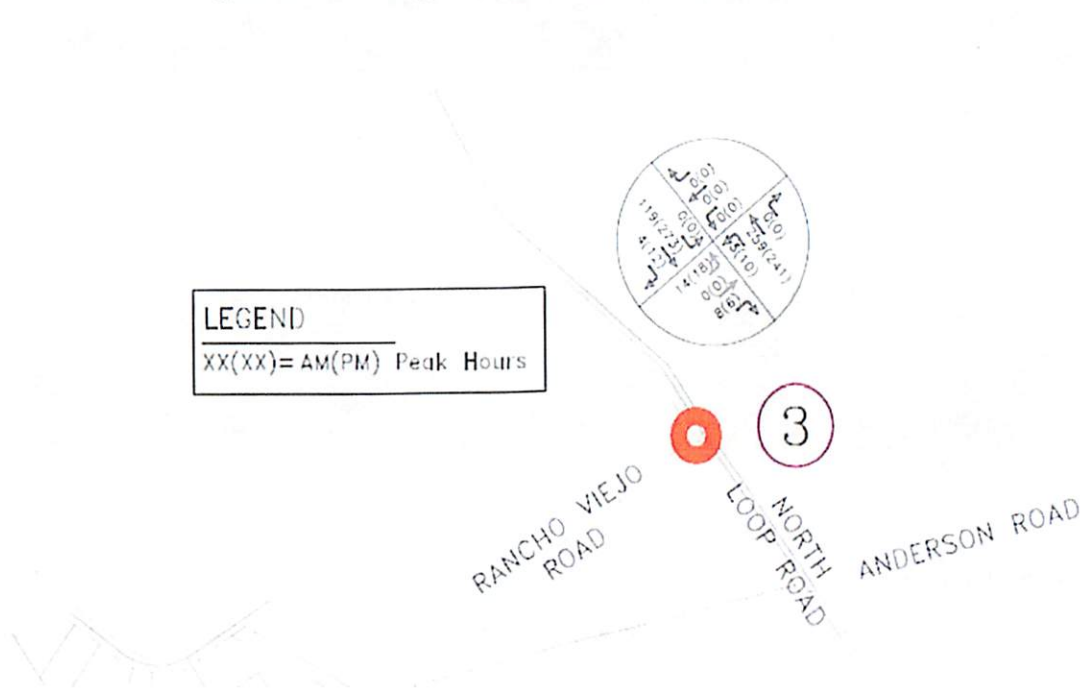


Figure 2-6: Existing A.M. and P.M. Turning Movements (3 of 3)

### 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>			4,930			391			475

**TRIP DISTRIBUTION AND TRIP ASSIGNMENT**

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

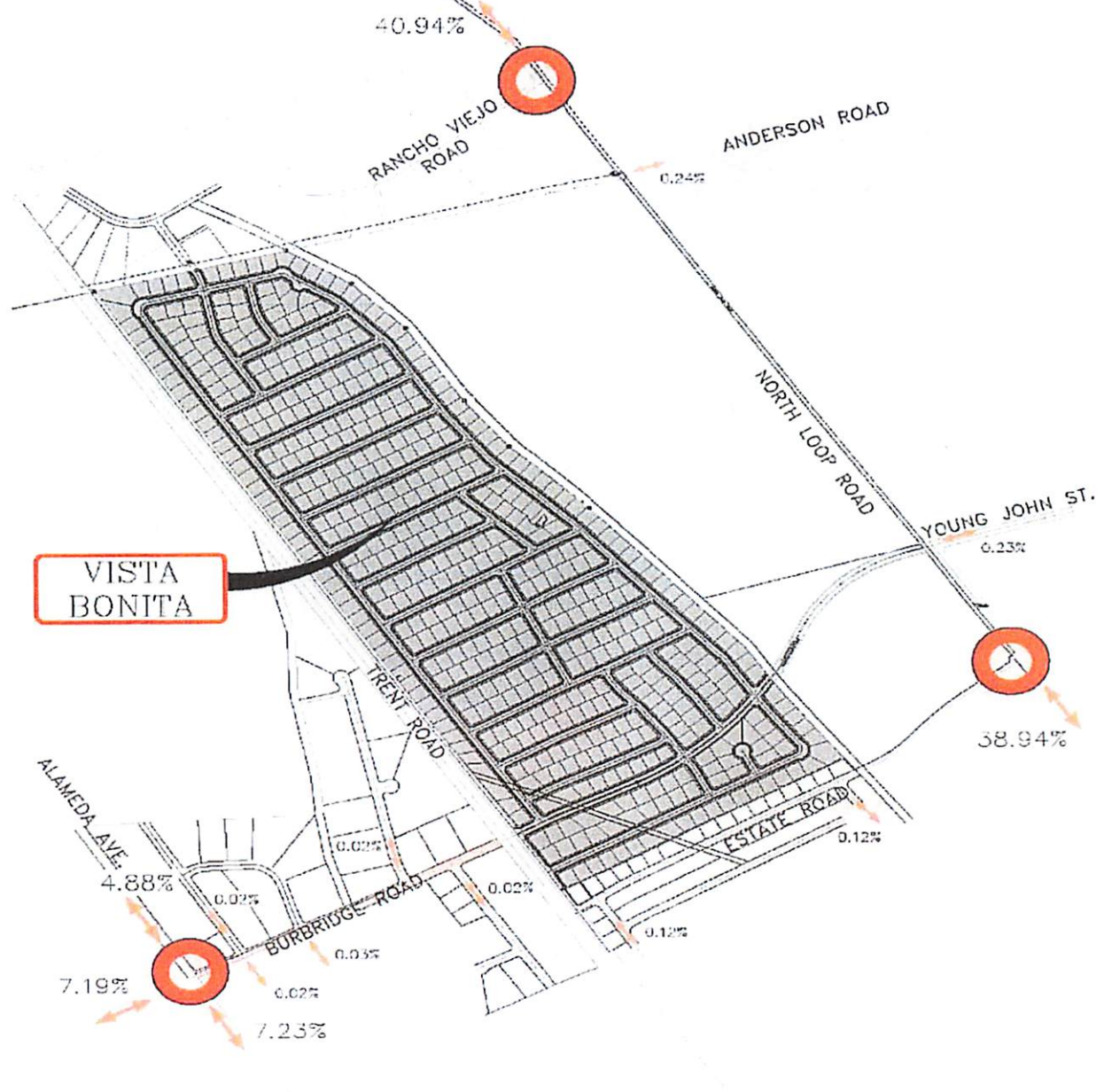


Figure 3-1: Tierra Del Este Phase VI Trip Distribution

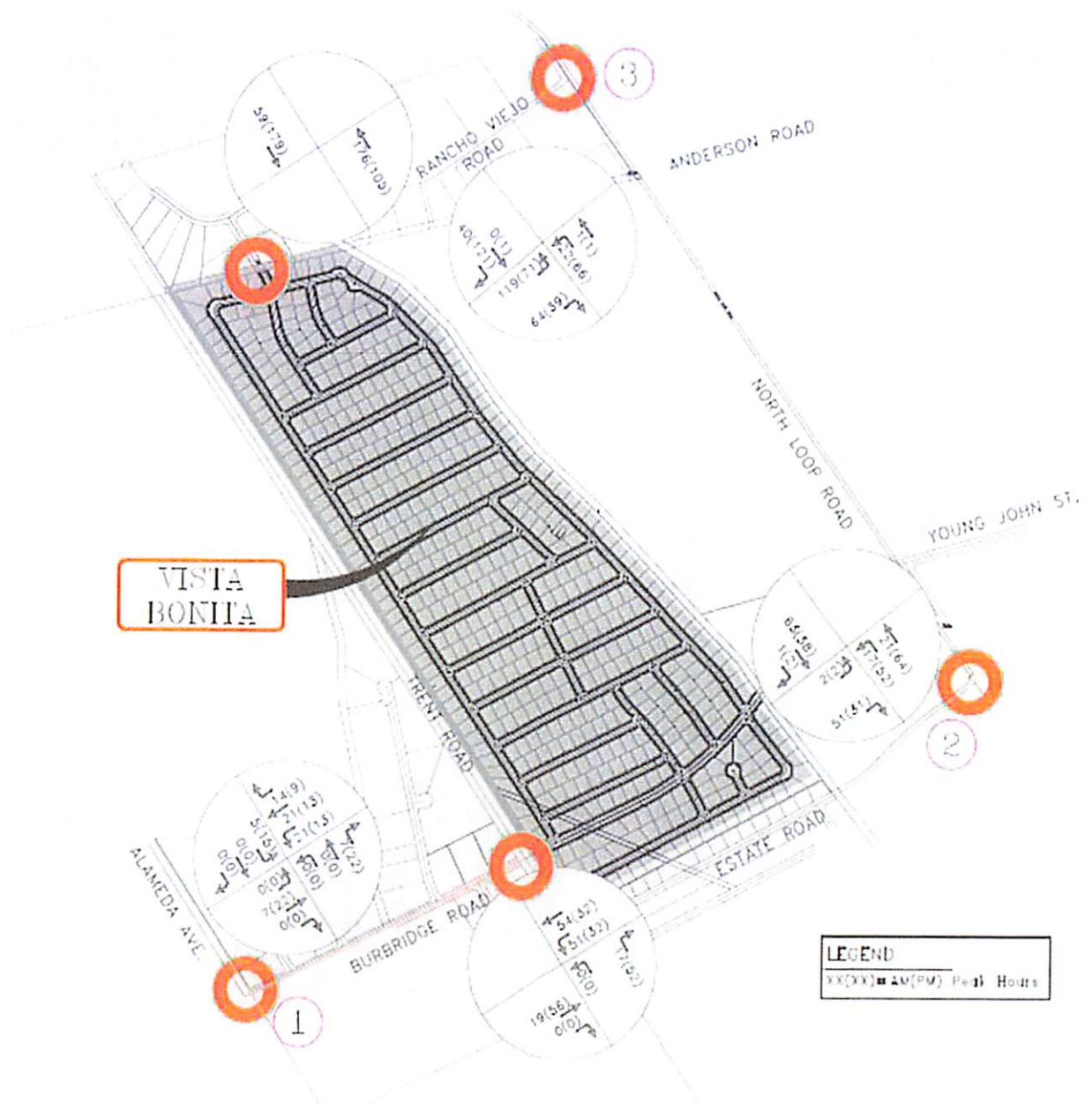


Figure 3-2: Trip Assignments



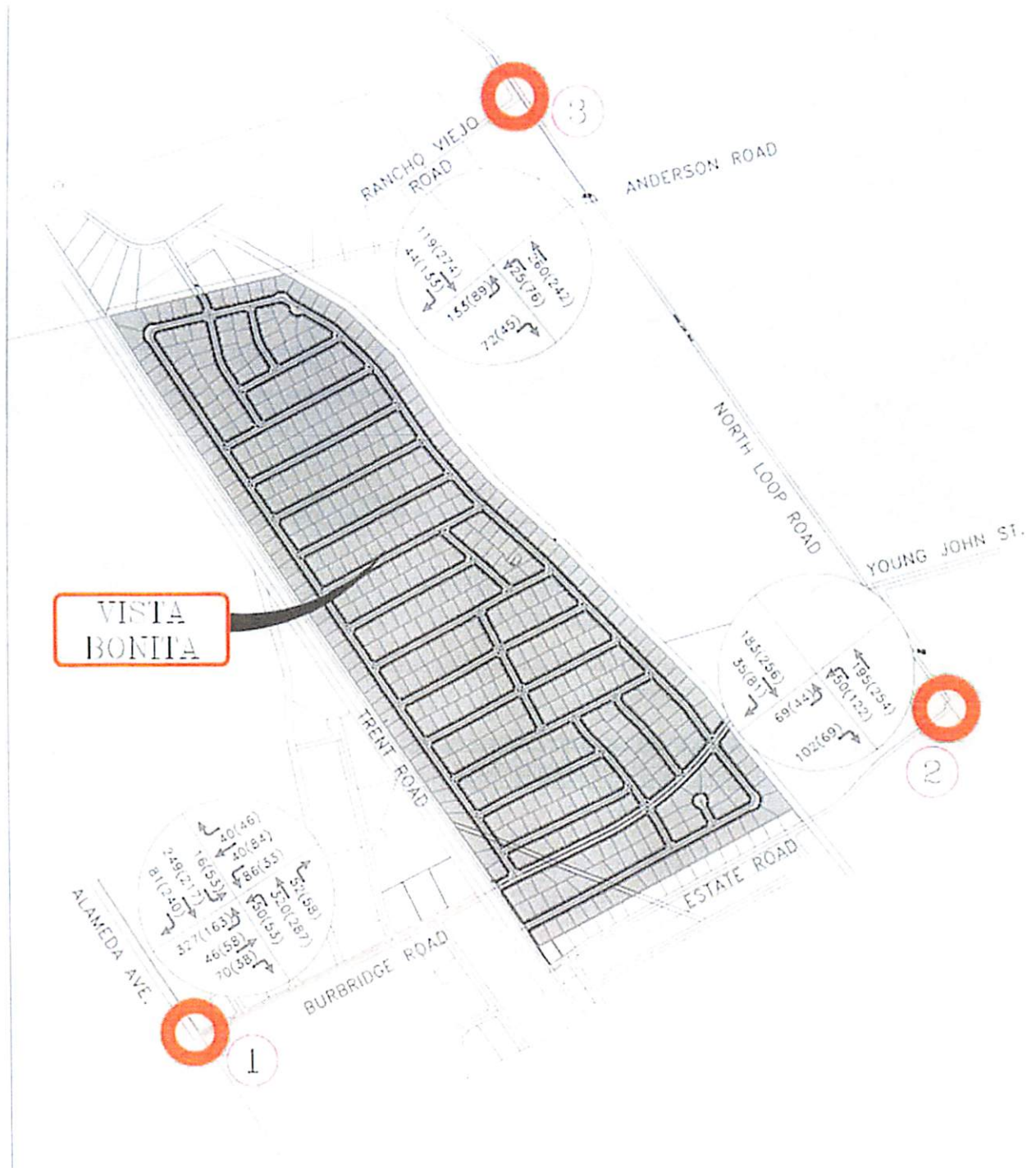


Figure 3-3: Traffic Movements - Opening Year with Full Development

### 4.0 INTERSECTION ANALYSIS

Trafix 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			
	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.

### 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*

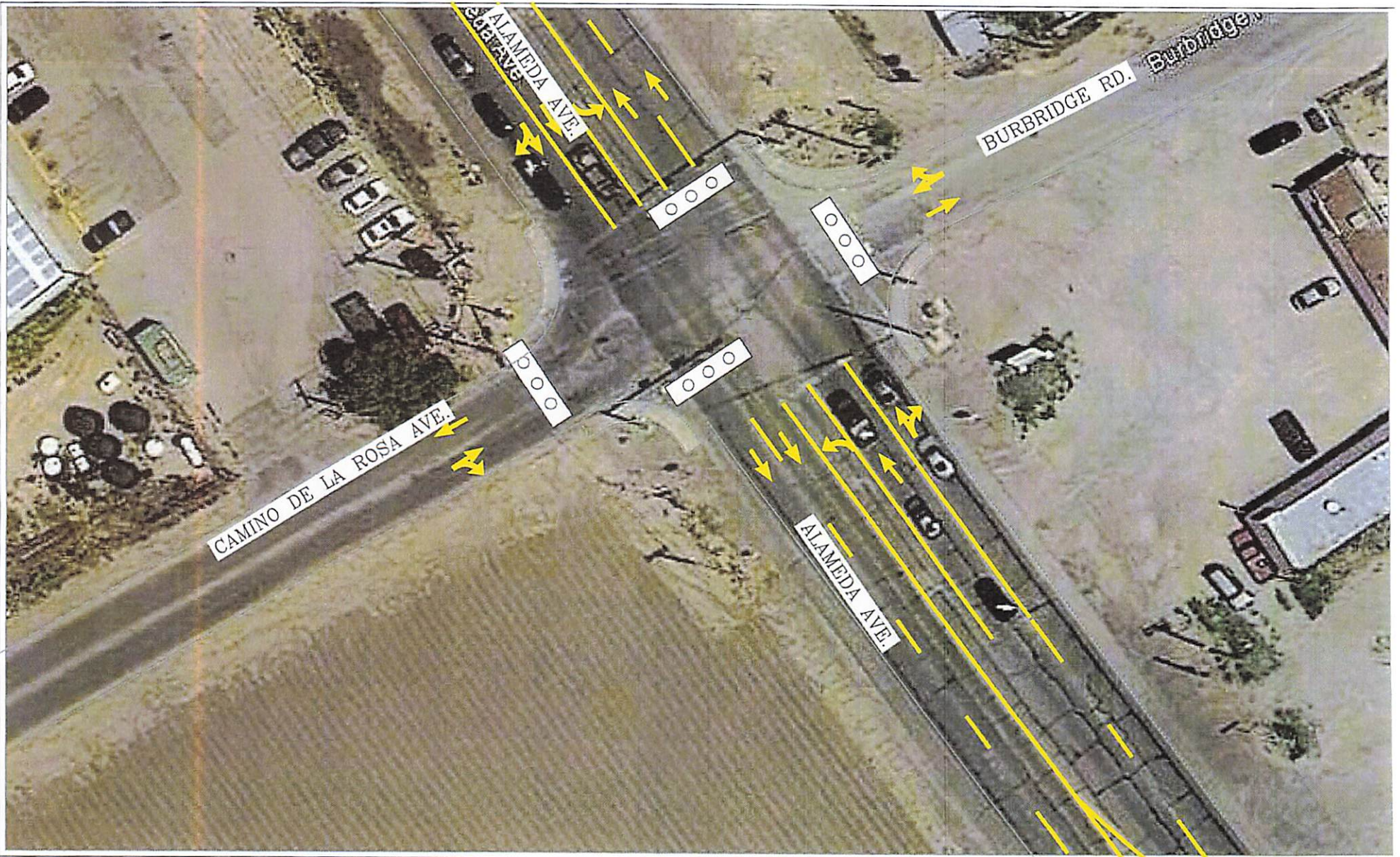
*2011 Highway Performance Monitoring System Report*

*Trafix 8.0 Dowling and Associates*



# APPENDIX B

## EXISTING LANE CONFIGURATIONS



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.



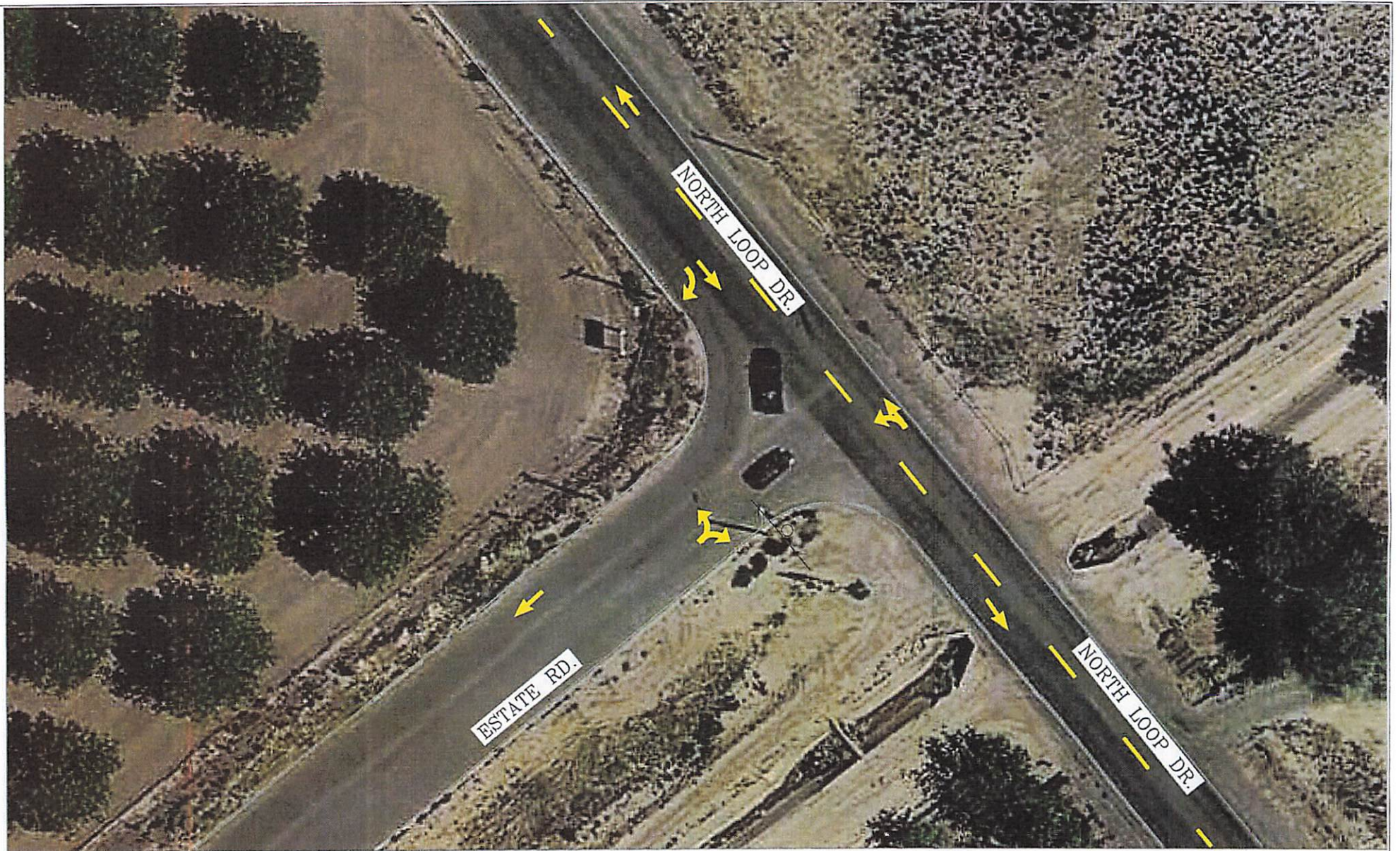
CONDE INC.

**CONDE INC.**

ENGINEERING / PLANNING  
SURVEYING / GPS

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





PROJECT NAME

**VISTA BONITA  
TRAFFIC IMPACT ANALYSIS**

Existing Lane Configuration  
& Traffic Devices

**INTERSECTION ID #2**

Street Intersection of  
North Loop Rd. and  
Estate Rd.

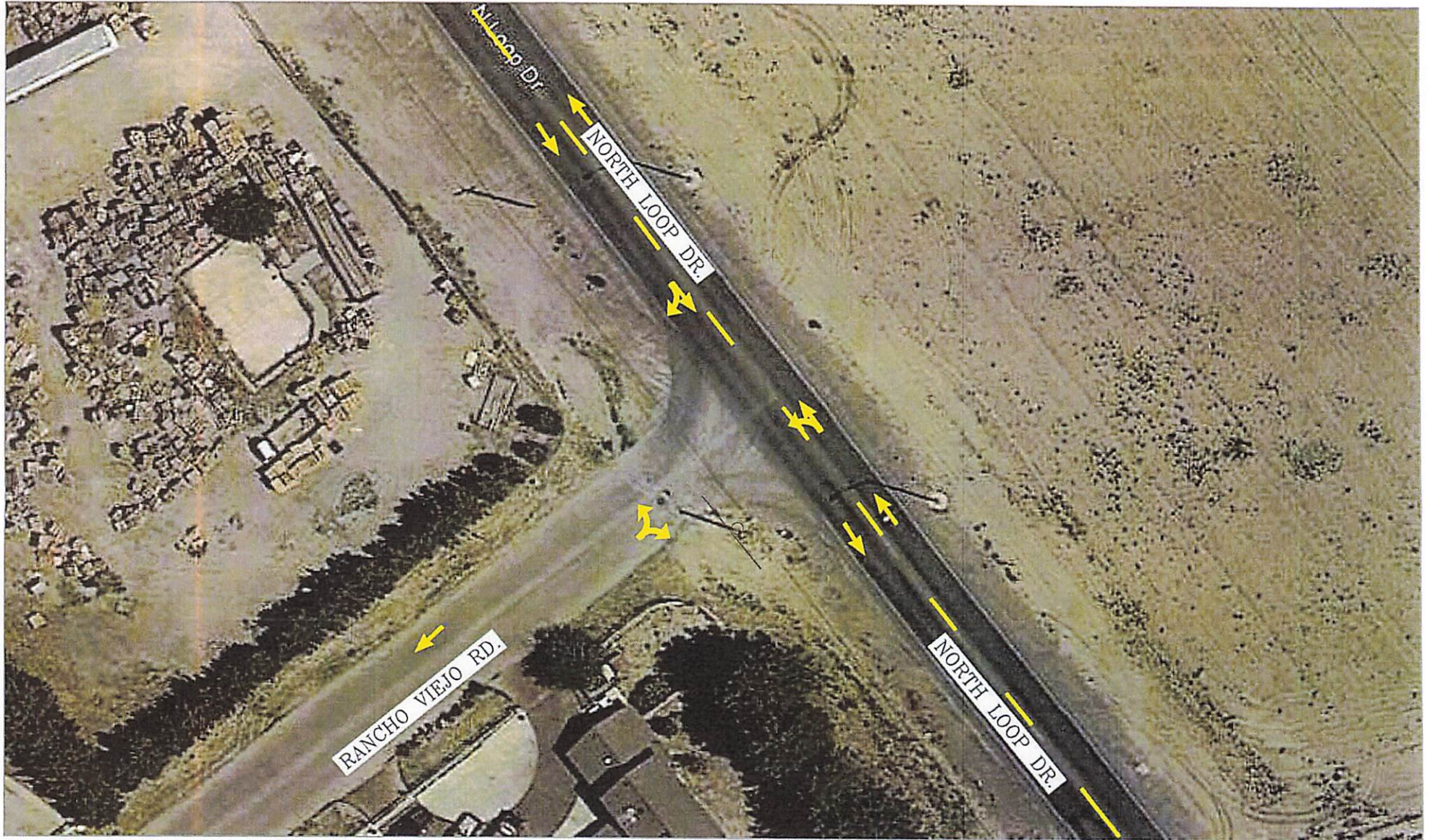


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SURVEYING / GPS

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



**CONDE INC.**

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SURVEYING / GPS

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

PROJECT NAME

**VISTA BONITA  
TRAFFIC IMPACT ANALYSIS**

Existing Lane Configuration  
& Traffic Devices

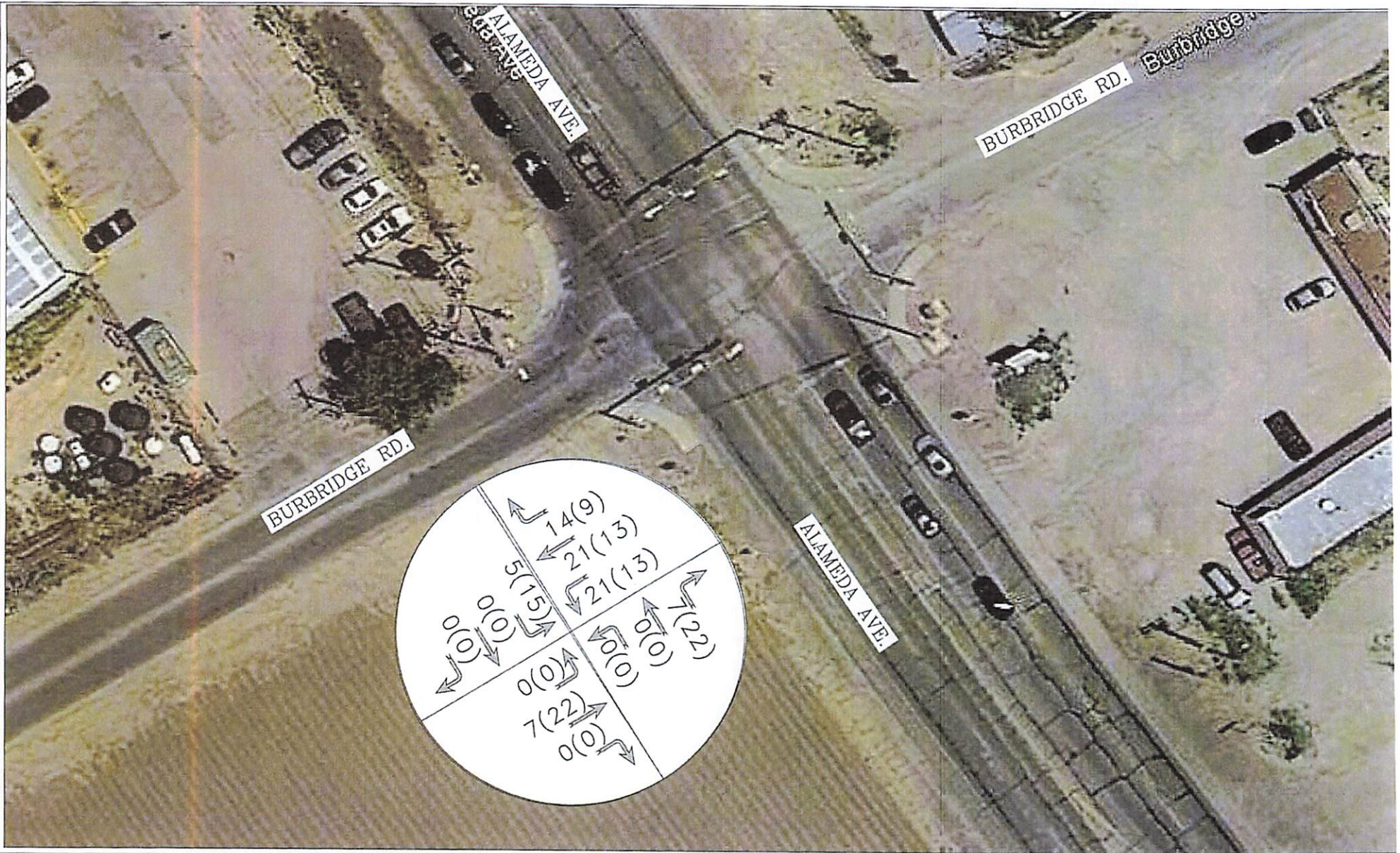
**INTERSECTION ID #3**

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



# APPENDIX C

## TRIP ASSIGNMENTS



CONDE INC.

**CONDE INC.**

ENGINEERING / PLANNING  
SURVEYING / GPS

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

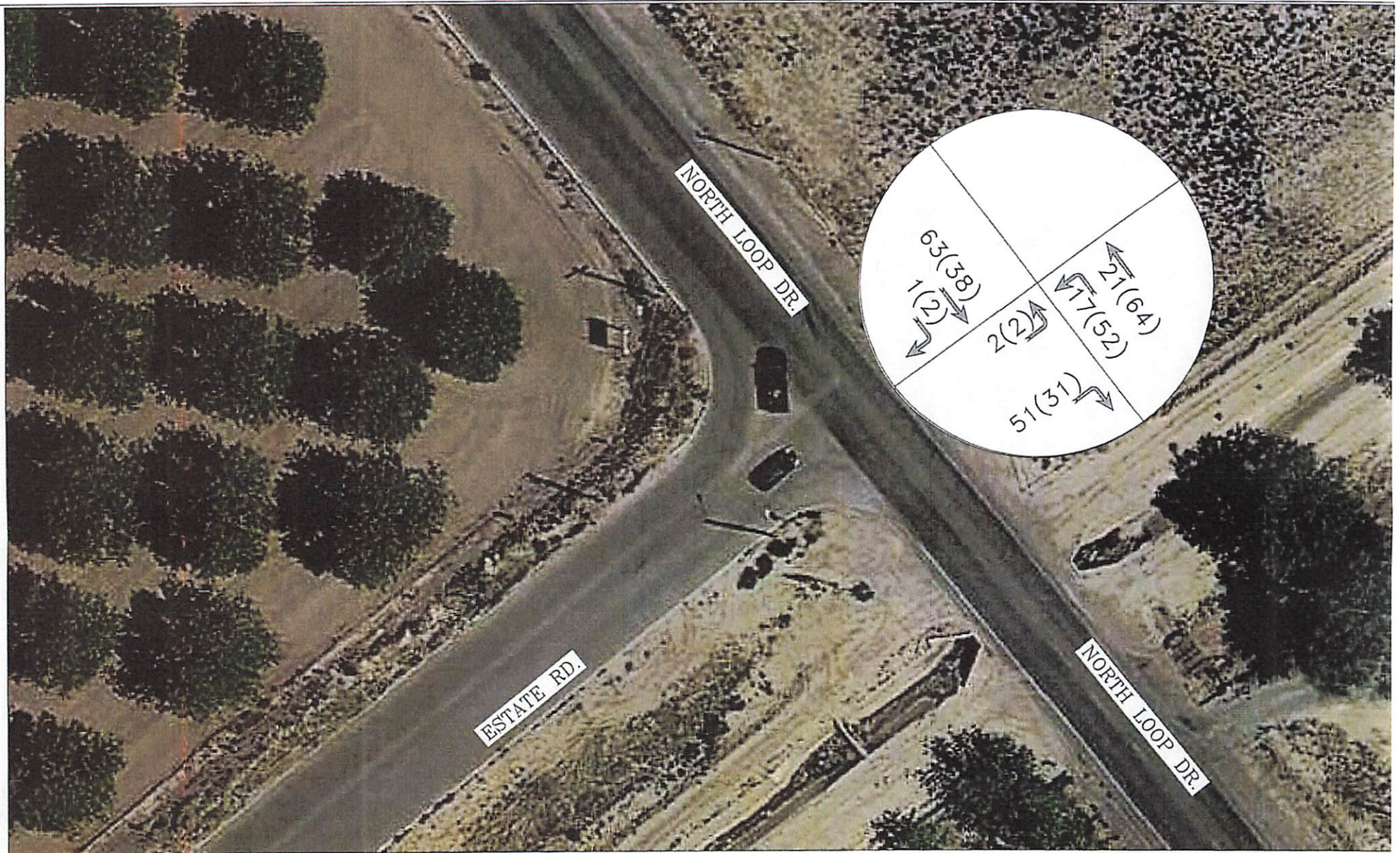
PROJECT NAME

**VISTA BONITA  
TRAFFIC IMPACT ANALYSIS**

Trip Assignments

INTERSECTION ID #1

Street Intersection of  
Alameda Ave. and  
Burbridge Rd.



PROJECT NAME

**VISTA BONITA  
TRAFFIC IMPACT ANALYSIS**

Trip Assignments

**INTERSECTION ID #2**

Street Intersection of  
North Loop Rd. and  
Estate Rd.

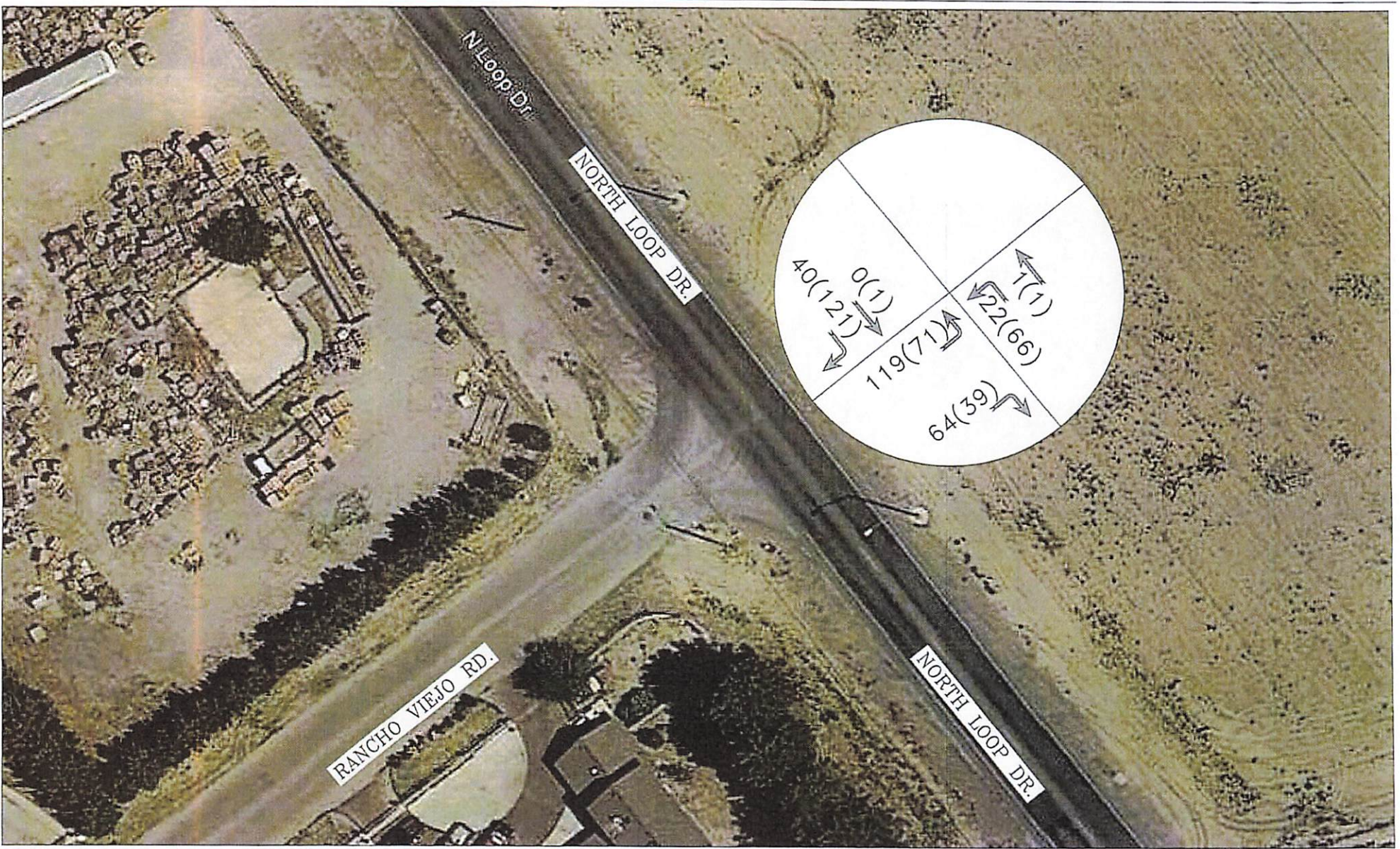


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SURVEYING / GPS

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



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SURVEYING / GPS

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

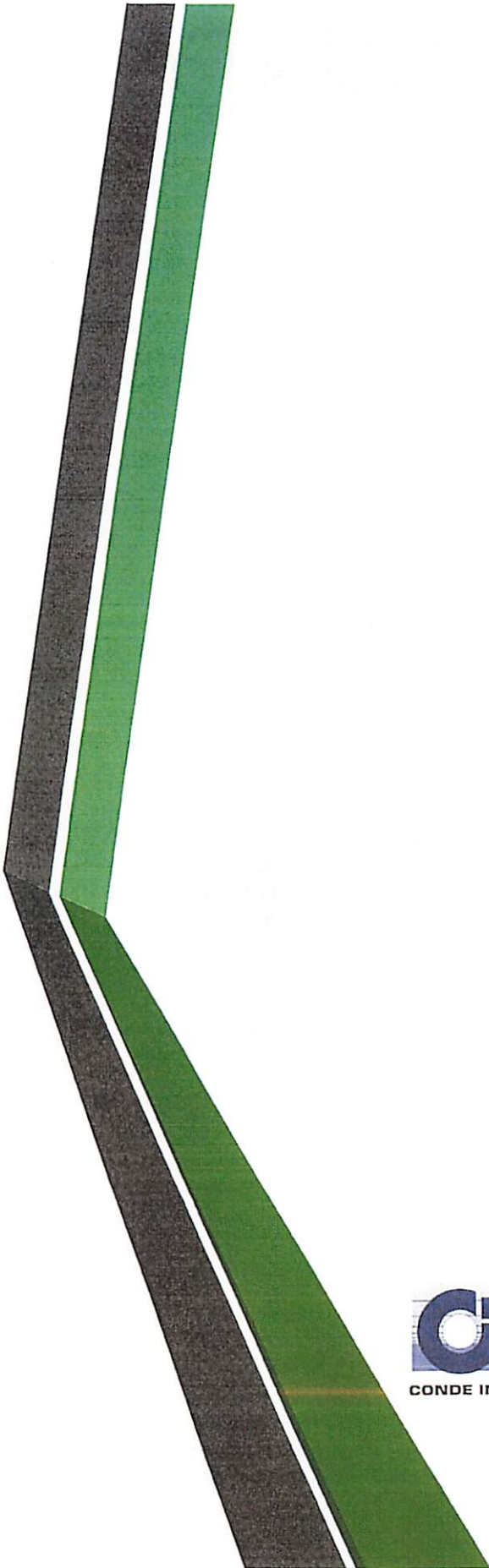
PROJECT NAME

**VISTA BONITA  
TRAFFIC IMPACT ANALYSIS**

Trip Assignments

**INTERSECTION ID #3**

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



**CONDE INC.**  
ENGINEERING / PLANNING  
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.

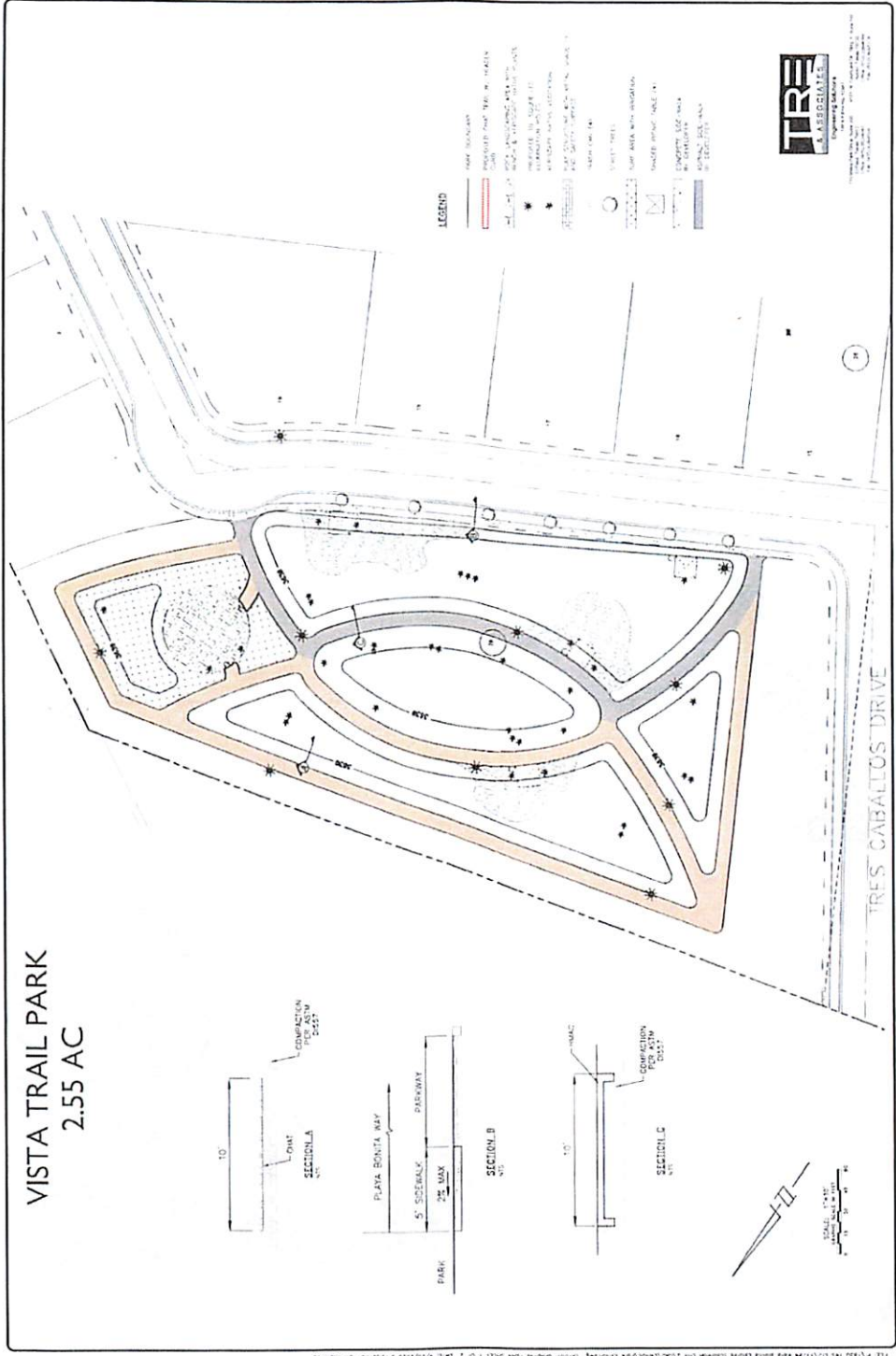
Regards,

A handwritten signature in blue ink, appearing to read "Norma Rivera Palacios".

Norma Rivera Palacios  
Executive Director  
Public Works Department

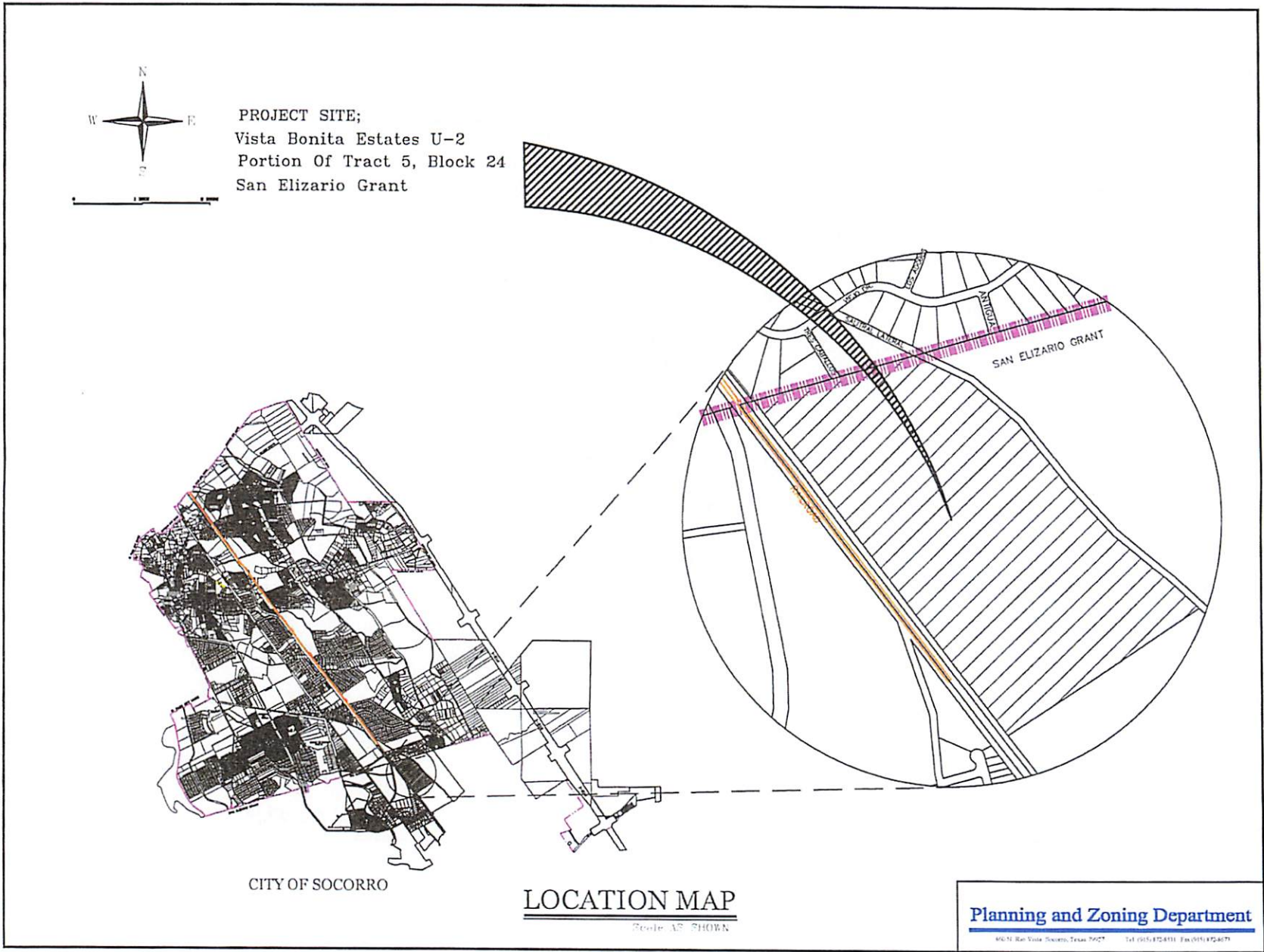


# DEDICATED PARKLAND

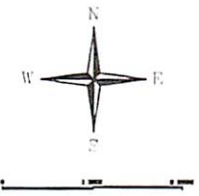


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# LOCATION MAP



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



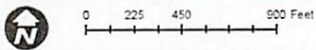
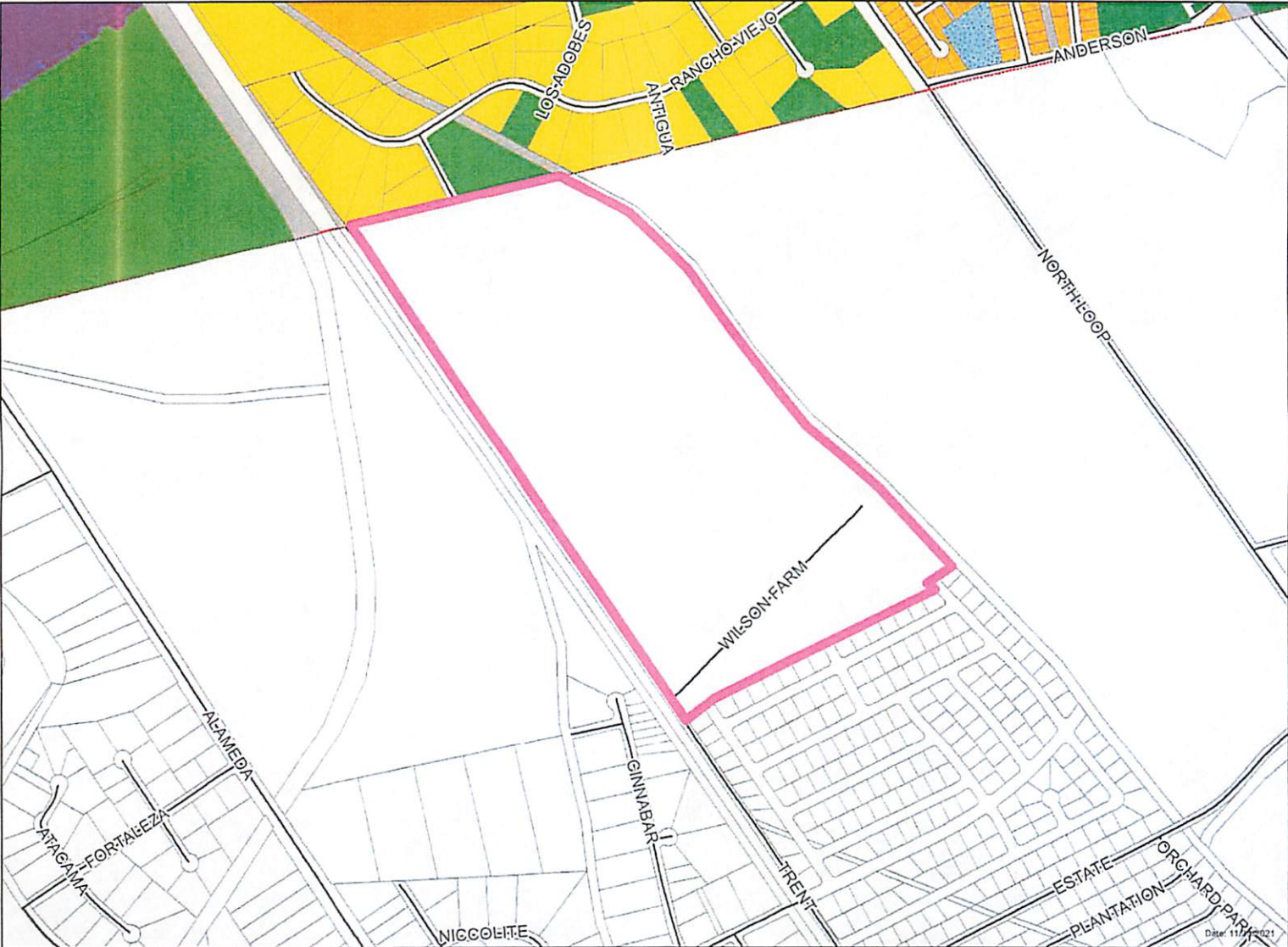
CITY OF SOCORRO

LOCATION MAP  
Scale AS SHOWN

Planning and Zoning Department  
MUNICIPALITY OF SOCORRO, TEXAS TRACT 5, BLOCK 24  
Tel: (505) 424-1111 Fax: (505) 424-1177

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

## Vista Bonita Estates U-2



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



# SITE PICTURES

Entrance at Burbridge Rd.

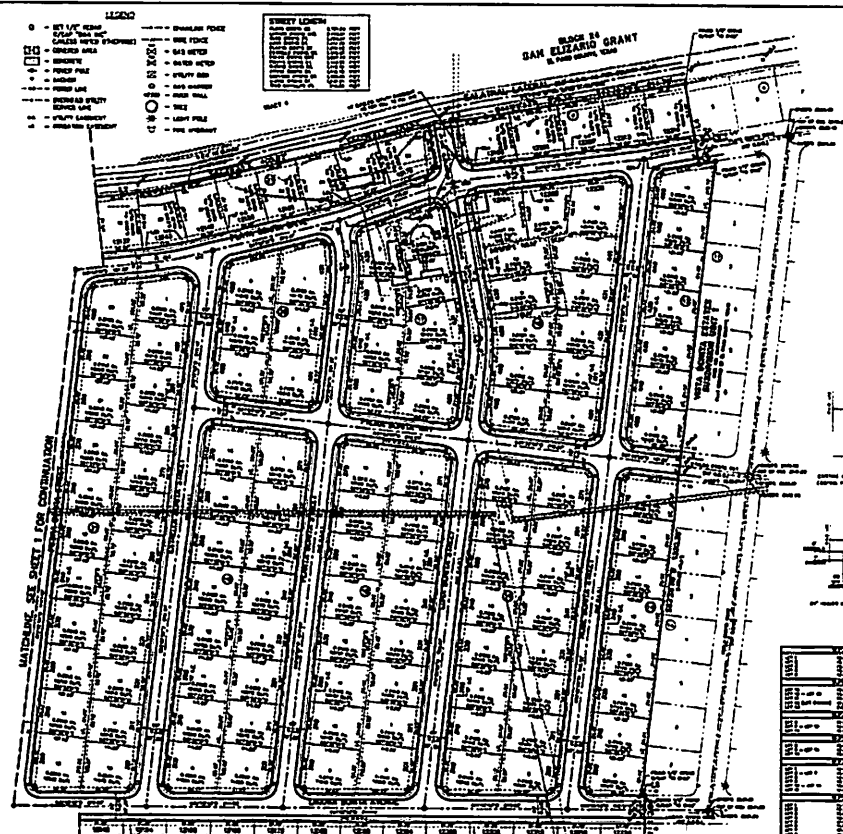


Entrance at Tres Caballos Dr.

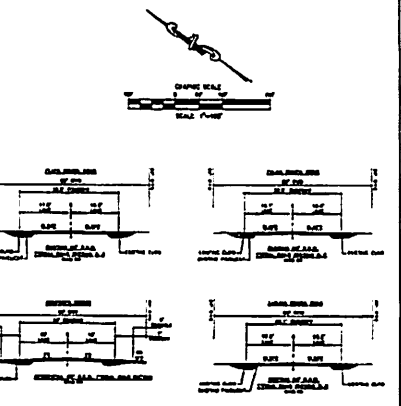




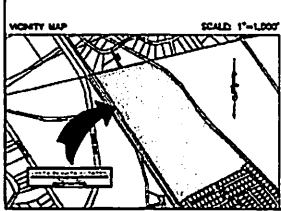
**PLAT NOTES AND RESTRICTIONS:**  
 1. THE SPECIFICATIONS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.  
 2. THE SUBDIVISION LIES WITHIN SOME UNIMPROVED LAND AS DESCRIBED IN PLAT NO. 100905 DATED MARCH 28, 1961 REFERRED TO BY TITLE OF THE PLAT APPROVED BY COURT IN 1968 GRANTED YEAR. THE UNIMPROVED LAND ACQUIRED UNDER AUTHORITY OF EL PASO COUNTY PLANNING COMMISSION.  
 3. THIS SUBDIVISION LIES WITHIN UNIMPROVED LAND, PROPERTY INTEREST OF EL PASO COUNTY TEXAS.  
 4. ALL LOTS SHOWN ARE AND SHALL REMAIN OPEN TO THE "CLASS GROUP" METHOD, REFERRED TO IN THE CLASS CONTRACTS DATED MAY 20, 1968, BEING PLAT NO. 100905.  
 5. EVIDENCES AND GRANTS ARE TO BE CONVEYED TO AND BY GRANTS OF RECORD.  
 6. EVIDENCES AND GRANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.  
 7. ALL LOTS SHALL BE CONVEYED BY DEED.  
 8. THE PROPERTY OF THIS SUBDIVISION IS TO BE CONVEYED BY DEED BY THE ORIGINAL GRANTOR OR HIS HEIR, EVIDENCES AND GRANTS TO BE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.  
 9. THIS SUBDIVISION HAS BEEN OFFERED TO THE COUNTY OF A TITLE DIVISION.  
 10. BALANCED SHALL BE INTAKE FROM PROPERTY LINES AS FOLLOWS:  
 (a) 15' TO 10' TO 15'  
 (b) 10' TO 10' TO 10'  
 (c) 10' TO 10' TO 10'  
 11. LOTS SHALL BE RESPONSIBLE TO MAINTAIN THE ORIGINAL, EXISTING AND EXISTING GRADING THEIR PROPERTY INCLUDING SLOPE PROTECTING CURB.  
 12. THE ORIGINAL GRADING SHALL BE MAINTAINED AS FAR AS POSSIBLE AND GRADING SHALL BE SUCH THAT THE LOTS SHALL BE MAINTAINED AS FAR AS POSSIBLE. THE ORIGINAL GRADING SHALL BE MAINTAINED AS FAR AS POSSIBLE.  
 13. LOTS SHALL BE RESPONSIBLE TO MAINTAIN THE ORIGINAL, EXISTING AND EXISTING GRADING THEIR PROPERTY INCLUDING SLOPE PROTECTING CURB.  
 14. LOTS SHALL BE RESPONSIBLE TO MAINTAIN THE ORIGINAL, EXISTING AND EXISTING GRADING THEIR PROPERTY INCLUDING SLOPE PROTECTING CURB.  
 15. THE LOTS SHALL BE RESPONSIBLE TO MAINTAIN THE ORIGINAL, EXISTING AND EXISTING GRADING THEIR PROPERTY INCLUDING SLOPE PROTECTING CURB.  
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 25. THE LOTS SHALL BE RESPONSIBLE TO MAINTAIN THE ORIGINAL, EXISTING AND EXISTING GRADING THEIR PROPERTY INCLUDING SLOPE PROTECTING CURB.



PRELIMINARY  
**VISTA BONITA ESTATES**  
**UNIT TWO**  
 BEING A PORTION OF TRACT 5,  
 BLOCK 24, SAN ELIZABDO GRANT,  
 EL PASO COUNTY, TEXAS,  
 CONTAINING 101.81 ACRES±  
 SHEET 2 OF 2



EASEMENTS		STREETS		ROADS		PARKS	
NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION
1	...	1	...	1	...	1	...
2	...	2	...	2	...	2	...
3	...	3	...	3	...	3	...
4	...	4	...	4	...	4	...
5	...	5	...	5	...	5	...
6	...	6	...	6	...	6	...
7	...	7	...	7	...	7	...
8	...	8	...	8	...	8	...
9	...	9	...	9	...	9	...
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18	...	18	...	18	...	18	...
19	...	19	...	19	...	19	...
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21	...	21	...	21	...	21	...
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23	...	23	...	23	...	23	...
24	...	24	...	24	...	24	...
25	...	25	...	25	...	25	...
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28	...	28	...	28	...	28	...
29	...	29	...	29	...	29	...
30	...	30	...	30	...	30	...



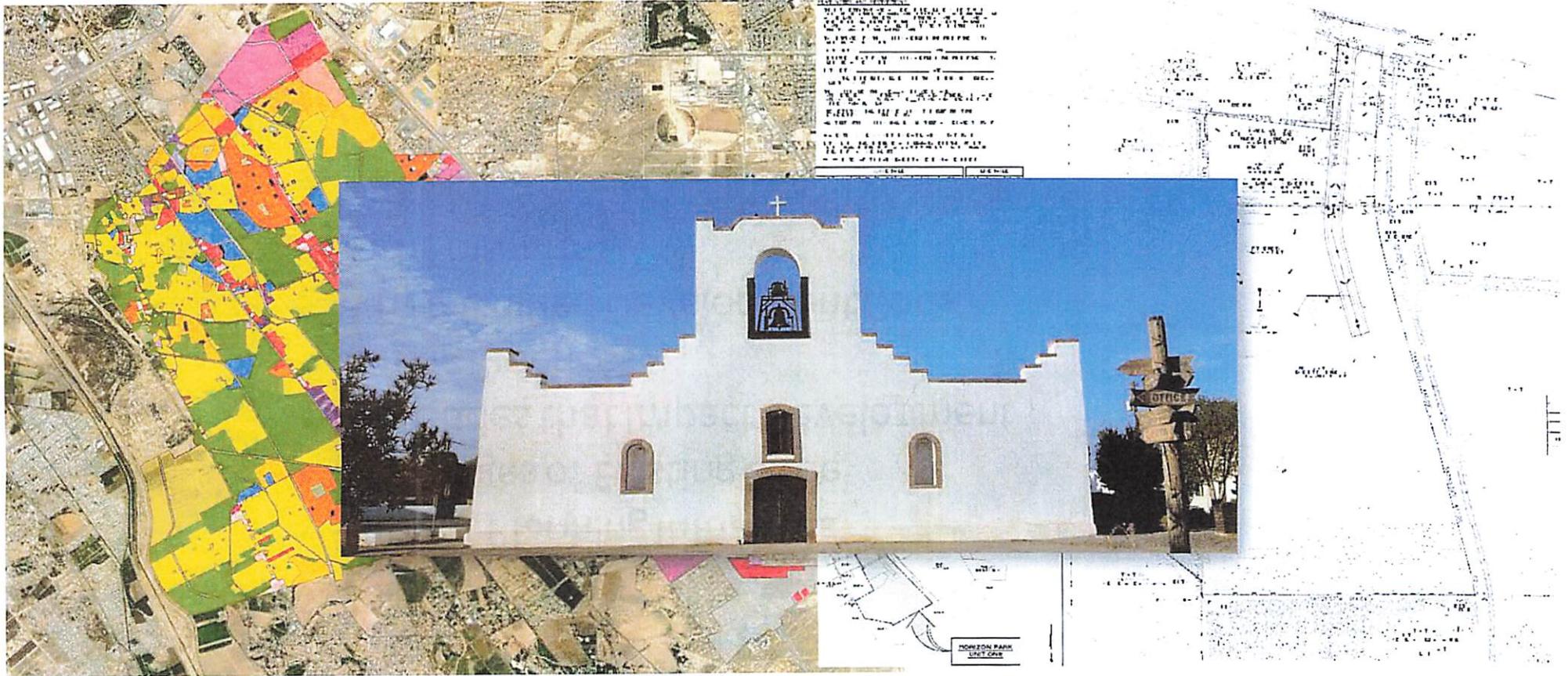
PRELIMINARY
SCHOOL DISTRICT
LAND USE
OTHER INFORMATION

**PRINCIPAL CONTACTS**

NAME	PHONE	ADDRESS
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**MARCE Barragan & Associates Inc.**  
 LAND SURVEYING & LAND ENGINEERING  
 TEXAS REGISTERED SURVEYORS  
 19880 Parkway Dr., Suite 200 - El Paso, TX 79924  
 PHONE: (915) 837-1314 - FAX: (915) 837-1315  
 www.marcebarragan.com  
 DATE OF PREPARATION: MARCH 2022



# Development Ordinance Rewrite

Planning & Zoning Commission Meeting

June 6, 2023



## OVERVIEW

- Current Planning Initiatives
- Challenges of Existing Code
- City Codes that Impact Development
- Zoning Practices
- Why a Unified Development Code?
- Path Forward





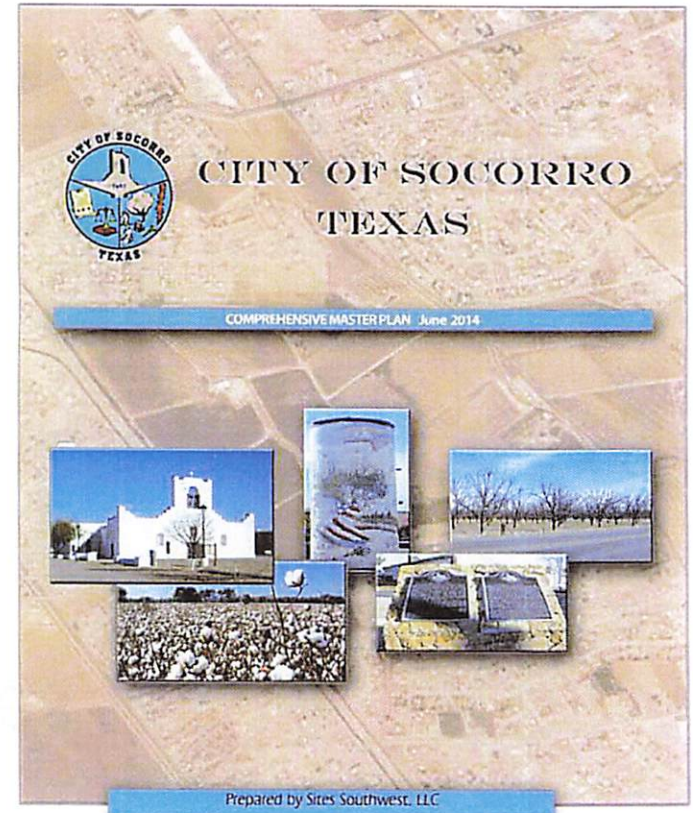
# Current Planning Initiatives

- Passmore Shared Use Path
- Rio Vista & Bovee Road Bridge Replacement
- Arterial 1 (1682 BLVD)
- Sparks Arroyo
- Implementation of Sidewalk Master Plan
- Historic Preservation Design Guideline Updates



# 2030 Comprehensive Master Plan

- Guiding Document for City Development
- Projected Growth & Development to 2030
- Completed in June 2014
- Update Awarded to Matrix
- Kickoff Summer 2023





# Challenges of the Existing Code of Ordinances

- Disconnect with Comprehensive Plan
- Limited Zoning Districts
- Outdated Practices
- Some misalignment with State Statutes
- Inconsistencies
- Vague Language
- Lengthy Development Review



# City Codes that Impact Development

Chapter 20 - Historical Landmarks

Chapter 26 - Manufactured and Mobile Homes

Chapter 38 - Subdivisions

Chapter 46 – Zoning

Mission Trail Historic Guidelines



# Zoning Practices

- Conventional Zoning — Zoning that only allows one to few kinds of land use per zoning district.
- Unified Development Code — A single document that includes all development-related regulations, including zoning and subdivision regulation.
- Form-Based Code or SmartCode — A code that outlines a specific urban form rather than zoning by use.
- Zoning Overlay — A set of zoning ordinances, optional or required, specifying land use and/or design standards for a designated portion of the underlying zoning within a defined district; typically used to keep architectural character and urban form consistent, make adjacent uses compatible, or accelerate the conversion of non-conforming land uses.
- Design Guidelines — Sets of recommendations on how to apply design principles to provide a positive user experience.
- Overlays — A regulatory tool that creates a special zoning district over an existing base zone, which identifies additional provisions.



## Why a unified development code (UDC)?

- A single regulatory document that guides development within a jurisdiction. This may include zoning and subdivision regulations, infrastructure requirements, design guidelines, landscaping standards, sign regulations, etc.



## Path Forward

- Define Purpose – Set Goals
- “Code Critique” (Evaluation)/”Community Character Analysis”
- City Staff Review
- Planning & Zoning & City Council Review
- Stakeholder Sessions Public Workshops
- Ordinance Draft
- First Public Review
- Ordinance Introduction
- Public Hearing
- Adoption