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 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.

****

NOTICE IS HEREBY GIVEN THAT A REGULAR MEETING OF THE PLANNING AND ZONING COMISSION OF SOCORRO, TEXAS WILL BE HELD ON TUESDAY THE 5TH DAY OF SEPTEMBER 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/ 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 SEPTEMBER 5TH, 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.

****

Approved by: _____

1. **Call to order**

2. **Establishment of Quorum**

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

   The time is reserved for members of the public who would like to address the Commission on any items that are not on the Commission Agenda and that are within the jurisdiction of the Commission. No action shall be taken.

4. **Consent Agenda**

   a) Approval of Meeting minutes of August 15, 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 Lot 16, Block 1, Mary Lou Park, located at 10761 Lydia Road, Socorro, TX from R-1 (Single Family Residential) to C-2 (General Commercial) to allow for a commercial development.

6. **Consider and Take Action** on the proposed amendment to the City of Socorro's Master Plan and rezoning of Lot 16, Block 1, Mary Lou Park, located at 10761 Lydia Road, Socorro, TX from R-1 (Single Family Residential) to C-2 (General Commercial) to allow for a commercial development.

7. Public hearing request for the proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 11, Robert E. Nix Survey No. 302, located along Gateway Blvd. West, Socorro, TX from Unclassified to IC-MUD (Industrial/Commercial Mixed-Use

Developments) to allow for the development of distribution and manufacturing facilities, a fueling station, and a sub-station to enhance the electrical power to the surrounding area.

8. **Consider and Take Action** the proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 11, Robert E. Nix Survey No. 302, located along Gateway Blvd. West, Socorro, TX from Unclassified to IC-MUD (Industrial/Commercial Mixed-Use Developments) to allow for the development of distribution and manufacturing facilities, a fueling station, and a sub-station to enhance the electrical power to the surrounding area.

9. **Consider and Take Action** on the proposed approval of Preliminary Plat for Valley Quail Estates Subdivision located at 420 S. San Elizario Rd. (2-Mile ETJ), being a portion of Tract 11A, Block 19, San Elizario Grant.

10. **Consider and Take Action** on the proposed approval of the Eastwind Hills Master Plan of the City of Socorro Municipal Code.

11. **Consider and Take Action** on the proposed approval of Preliminary Plat for Eastwind Unit 1 Subdivision located at Gateway East Blvd., being H.D Camp Survey No. 408-C, and Tract 1, Block 23, San Elizario Grant, El Paso County, TX.

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

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

14. **Adjournment**

EXECUTIVE SESSION

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

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

Approved by: ____

NOTICE TO PROPERTY OWNER

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

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

DATED 11TH DAY OF SEPTEMBER 1, 2023.

By: _____
Judith Rodriguez, Planning & Zoning Secretary

DATE &TIME POSTED: 9/01/23 /BY: JR

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

(HTTP://COSTX.US/PLANNING-ZONING/)

Approved by: ___

Ivy Avalos
Mayor

Ruben Reyes
At Large

Cesar Nevarez
District 1

Alejandro García
District 2 / Mayor ProTem

Rudy Cruz Jr.
District 3

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

PLANNING AND ZONING COMMISSION MEETING MINUTES
AUGUST 15, 2023 @ 5:30 P.M.

MEMBERS PRESENT:
Andrew Arroyos
David Estrada
Enrique Cisneros
Osvaldo Reza

MEMBERS ABSENT:
Julie Dominguez

STAFF PRESENT
Yadira Magana, Planning and Zoning Clerk
Judith Rodriguez, Planning and Zoning Clerk
Merwan Bhatti, City Attorney- *Via Zoom*
Lorrine Quimiro, City Planner Director of Development
Jose Botello, Planner
Lizbeth Castro, Recreation Coordinator
Estevan Gonzales, Information Technology Director

1. **Call to Order**
   Mr. Andrew Arroyos called to order at **5:31** pm

2. **Establishment of Quorum**
   Quorum with 4 commissioners present.

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

   None

4. Consent Agenda

a) Public hearing request for the proposed amendment to the City of Socorro's Master Plan and rezoning of Lot 16, Block 1, Mary Lou Park, located at 10761 Lydia Road, Socorro, TX from R-1 (Single Family Residential) to C-2 (General Commercial) to allow for a commercial development.

b) Public hearing request for the proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 11, Robert E. Nix Survey No. 302, located along Gateway Blvd. West, Socorro, TX from Unclassified to IC-MUD (Industrial/Commercial Mixed-Use Developments) to allow for the development of distribution and manufacturing facilities, a fueling station, and a sub-station to enhance the electrical power to the surrounding area.

a) Approval of Meeting minutes of August 1, 2023.

A motion was made by Andrew Arroyos *to approve* seconded by Osvaldo Reza.
Motion carried.

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

REGULAR AGENDA-DISCUSSION AND ACTION

5. Public hearing request for the proposed amendment to the City of Socorro's Master Plan and Rezoning of Lot 18, Block 3, Friedman Estates Unit 1, located at 11531 Ernest Road, Socorro, TX from R-1 (Single Family Residential) to R-2 (Medium Density Residential) to allow for a Multi-Family Residential Development.

Public Hearing opened at **5:32** pm

Public Hearing closed at **5:32** pm

6. **Consider and Take Action** on the proposed amendment to the City of Socorro's Master Plan and Rezoning of Lot 18, Block 3, Friedman Estates Unit 1, located at 11531 Ernest Road, Socorro, TX from R-1 (Single Family Residential) to R-2 (Medium Density Residential) to allow for a Multi-Family Residential Development.

A motion was made by Enrique Cisneros *to deny* seconded by Andrew Arroyos.
Motion carried.

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

Nays:
Abstain:
Absent: Julie Dominguez

7. Public hearing request for the proposed amendment to the City of Socorro's Master Plan and Rezoning of the west 2/3 of Tract 30 and all of Tracts 31-39, Leigh Clark Survey 298, located at 12400 Gateway Blvd. East, Socorro, TX from Unclassified to IC-MUD (Industrial/Commercial Mixed-Use Developments) to allow for the development of an industrial park.

Public Hearing opened at **6:22** pm

Public Hearing closed at **6:22** pm

8. **Consider and Take Action** the proposed amendment to the City of Socorro's Master Plan and Rezoning of the west 2/3 of Tract 30 and all of Tracts 31-39, Leigh Clark Survey 298, located at 12400 Gateway Blvd. East, Socorro, TX from Unclassified to IC-MUD (Industrial/Commercial Mixed-Use Developments) to allow for the development of an industrial park.

A motion was made by Enrique Cisneros *to approve* seconded by Andrew Arroyos. ***Motion carried.***

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

9. **Planning and Zoning Commissioners Report.**

Nothing to report.

10. **Planning and Zoning Department Report.**

Ms. Quimiro announced the City of Socorro 2040 Comprehensive Plan meeting scheduled for August 16, 2023, in which a small group of people would participate to help us for the larger events as the progress for the plan continues and, Ms. Quimiro announced the city-wide kickoff event scheduled for the first week of October.

11. **Adjournment**

A motion was made by Andrew Arroyos *to adjourn* seconded by Osvaldo Rios. ***Motion carried.***

Ayes: Andrew Arroyos, David Estrada, Enrique Cisneros, and Osvaldo Reza.
Nays:
Abstain:

Absent: Julie Dominguez

Meeting adjourned at **6:33** pm.

Andrew Arroyos, Chairman	Date minutes were approved.
Judith Rodriguez, Secretary	Date minutes were approved.

CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: SEPTEMBER 5, 2023

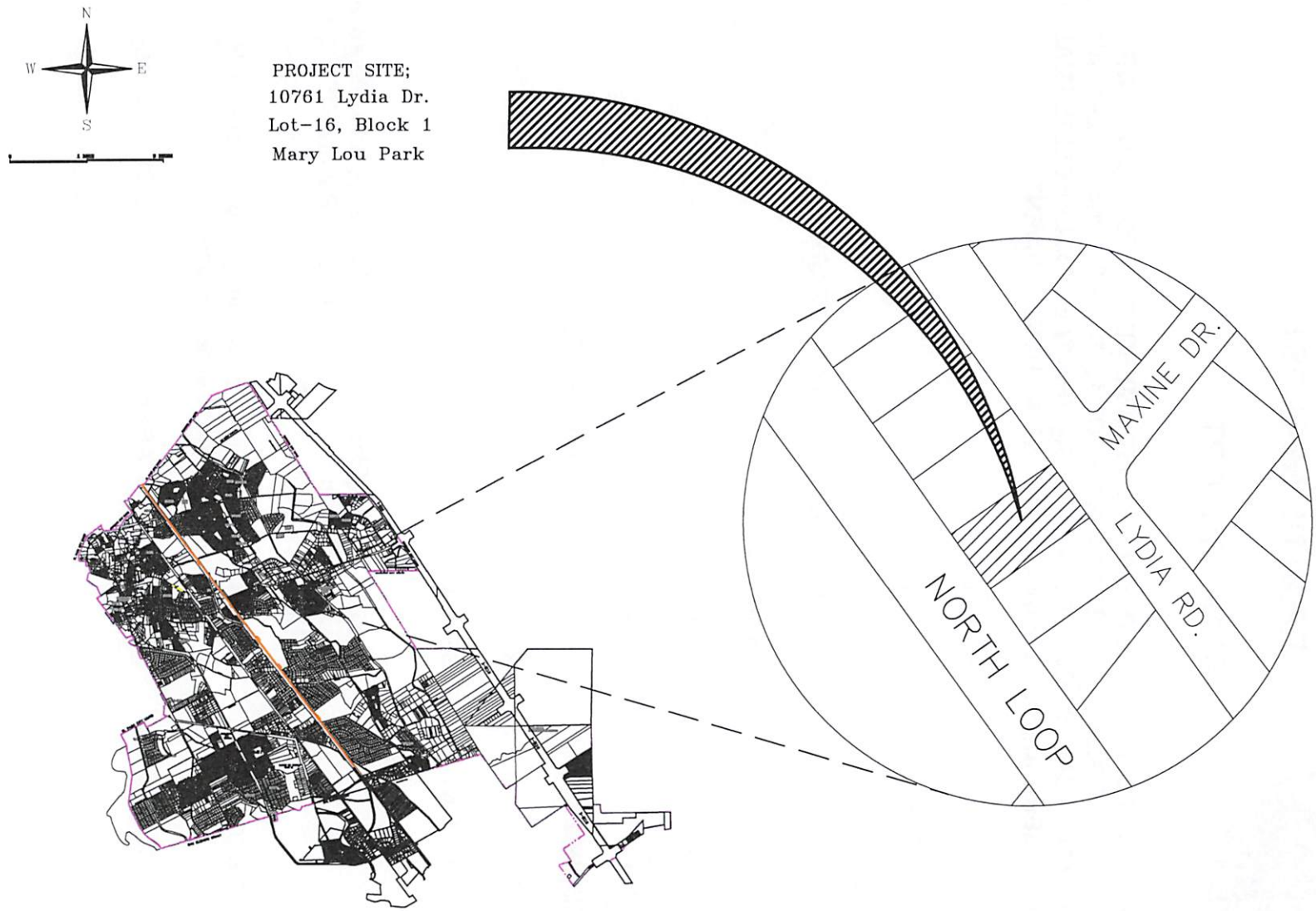
REZONING REQUEST

STAFF REPORT

SUBJECT:
PUBLIC HEARING REQUEST FOR THE PROPOSED AMENDMENT TO THE CITY OF SOCORRO'S MASTER PLAN AND REZONING OF LOT 16, BLOCK 1, MARY LOU PARK LOCATED AT 10761 LYDIA ROAD, SOCORRO, TX FROM R-1 (SINGLE FAMILY RESIDENTIAL) TO C-2 (GENERAL COMMERCIAL) TO ALLOW A COMMERCIAL DEVELOPMENT.

NAME:	10761 Lydia Rd.
PROPERTY ADDRESS:	10761 Lydia Rd.
PROPERTY LEGAL DESCRIPTION:	LOT 16, BLOCK 1, MARY LOU PARK
PROPERTY OWNER:	Gabriela Ibarra
REPRESENTATIVE:	Gabriela Ibarra
PROPERTY AREA:	9,230 S.F.
CURRENT ZONING:	R-1 (SINGLE FMAILY RESIDENIAL)
CURRENT LAND USE:	Residential
FUTURE LAND USE MAP:	SINGLE FAMILY RESIDENTIAL
FLOOD MAP:	According to the Flood Insurance Rate Maps, the referenced property lies within Zone X; (Community Panel # 480212 0250-B/ FEMA, September 4, 1991).
SUMMARY OF REQUEST:	Request for APPROVAL of Rezoning of property from R-1 to C-2 to allow commercial development.
STAFF RECOMMENDATION:	Staff recommend **APPROVAL** of the rezoning request.

LOCATION MAP



LOCATION MAP

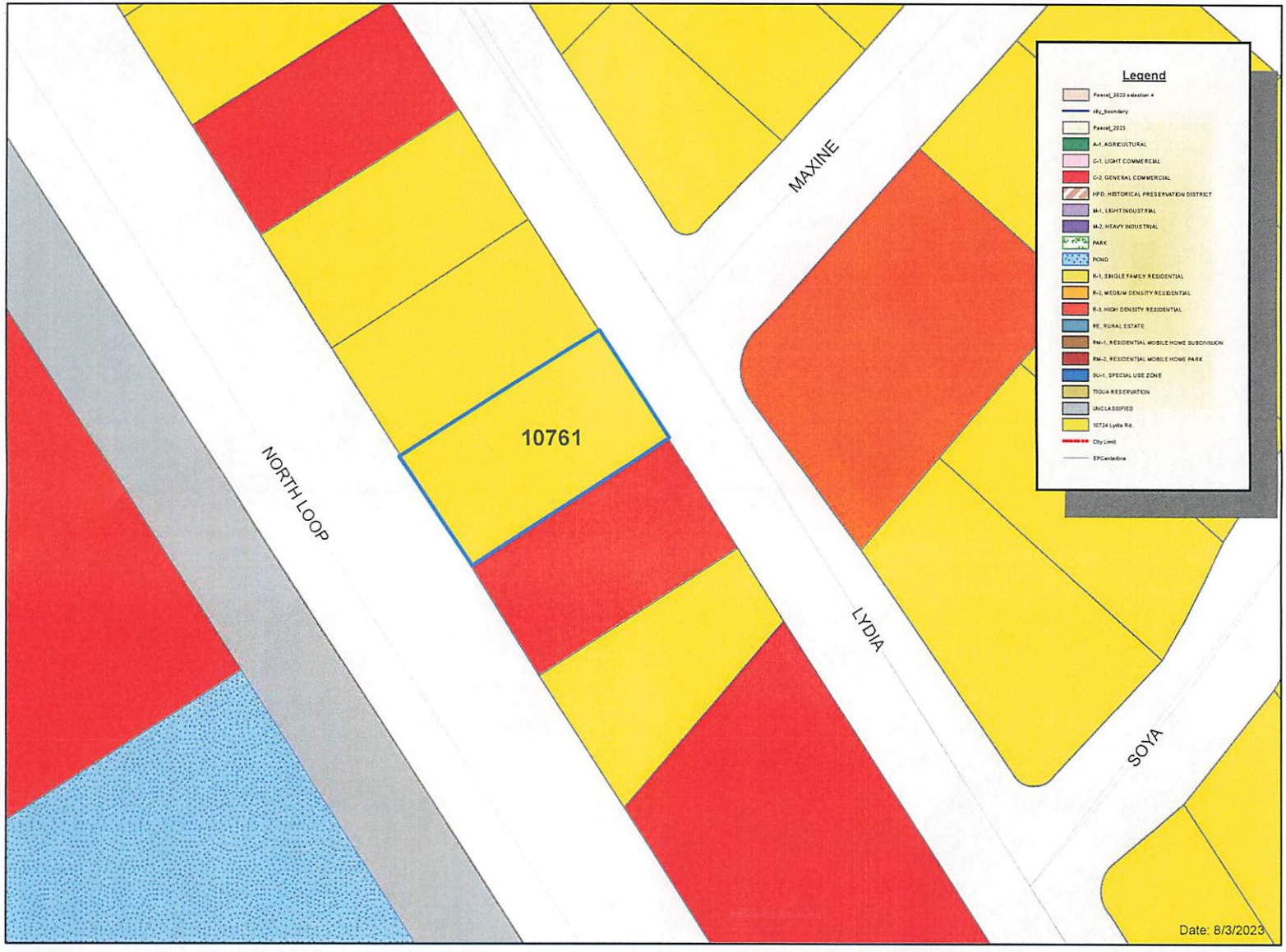
Scale: AS SHOWN

Planning and Zoning Department

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

ZONING MAP

Zoning 10761 Lydia Dr.

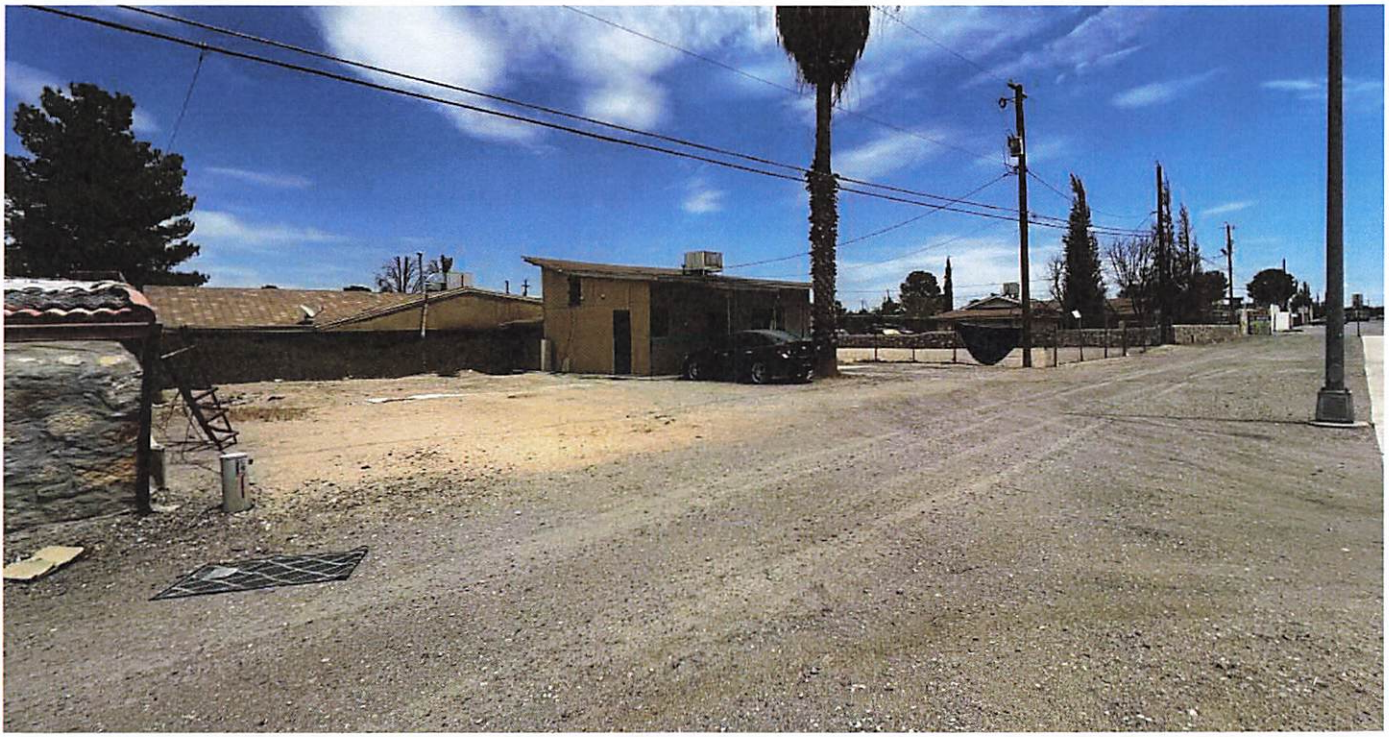


0 20 40 80 Feet

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

SITE PICTURES

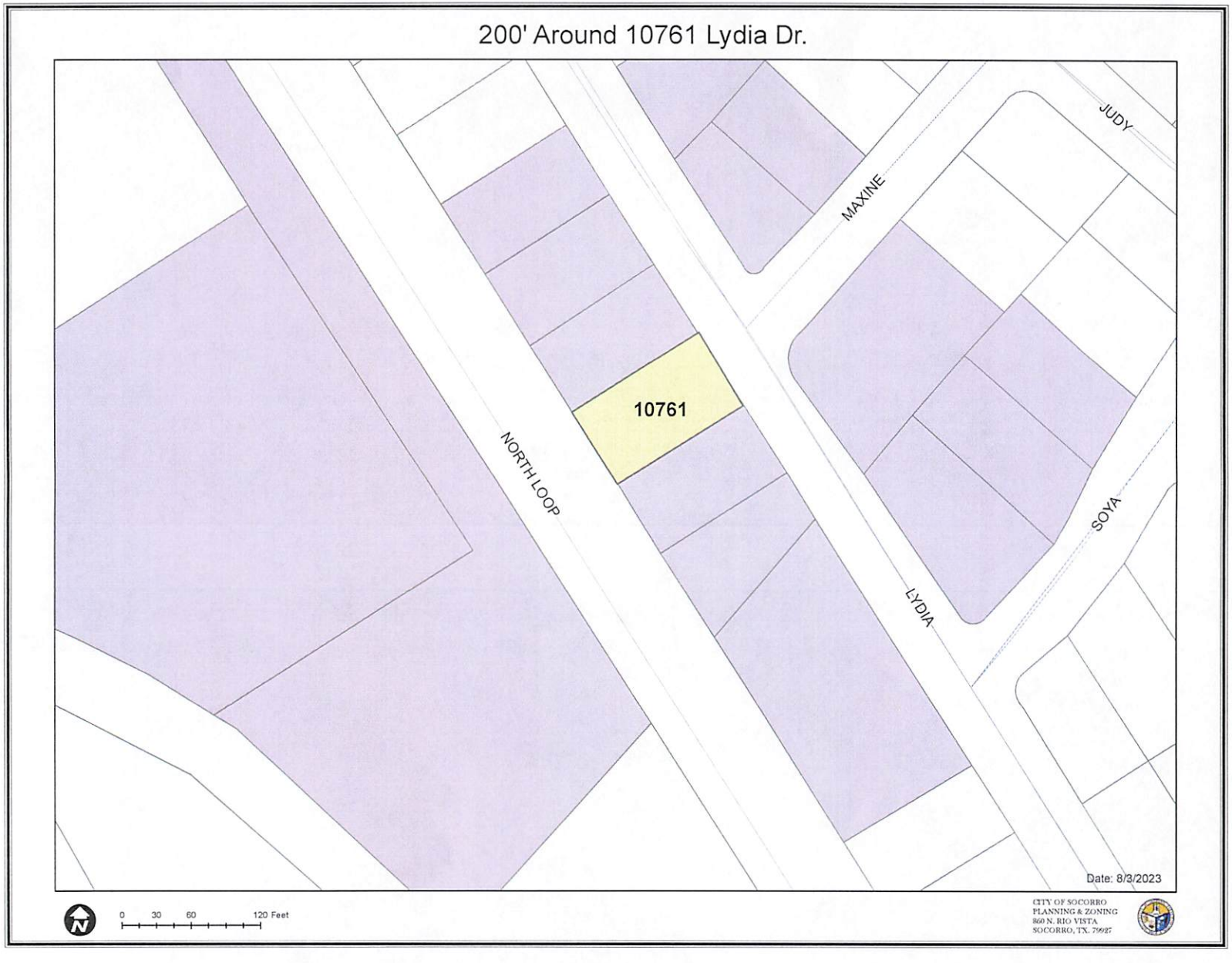
View of property from North Loop Dr.



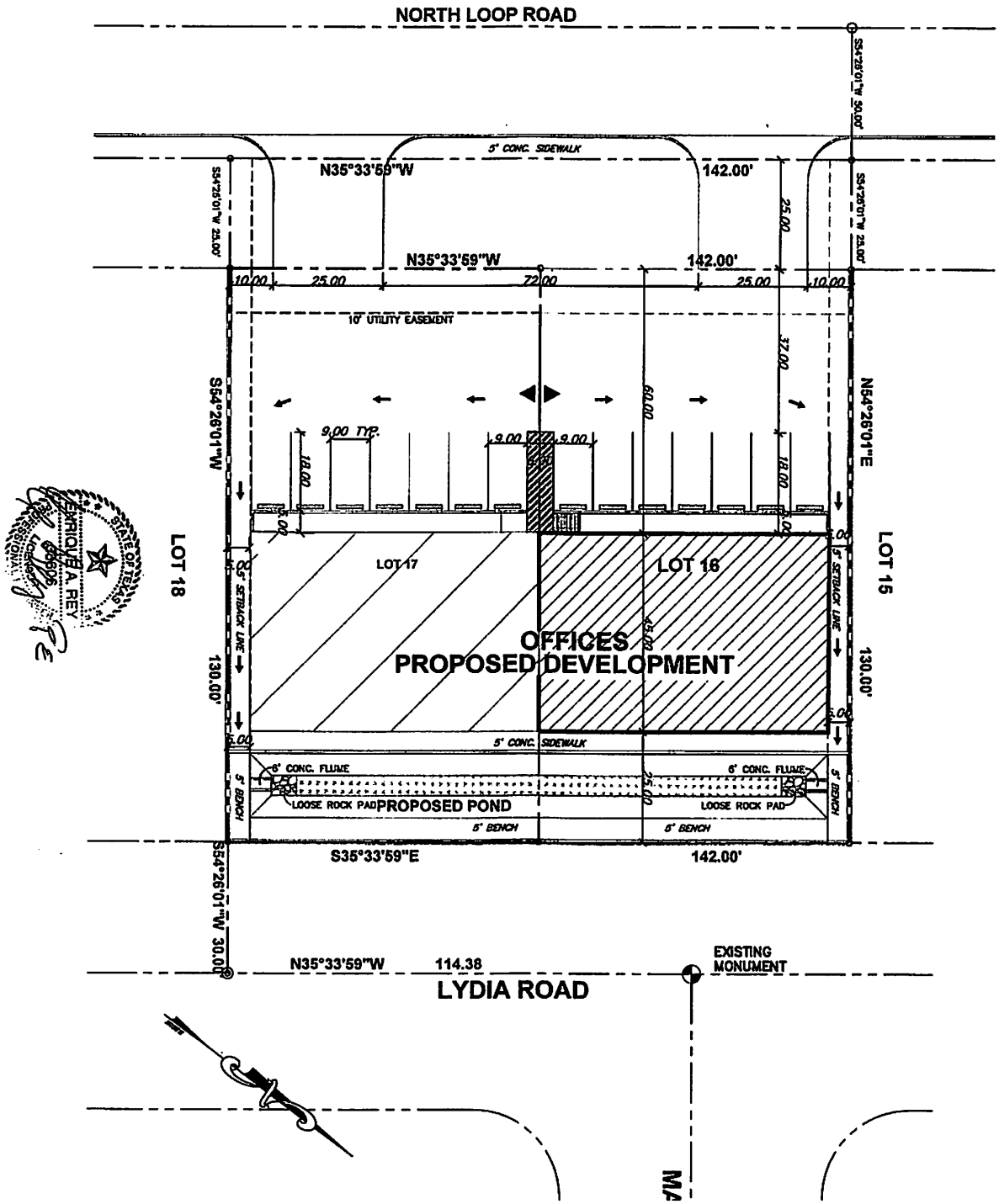
View of property from Lydia Rd.

AERIAL PHOTO

PUBLIC HEARING



SITE PLAN


NORTH LOOP ROAD
5' CONC. SIDEWALK
N35°33'59"W
142.00'
S54°26'01"W 30.00'
S54°26'01"W 25.00'
N35°33'59"W
142.00'
10.00
25.00
72.00
25.00
10.00
10' UTILITY EASEMENT
25.00
37.00
60.00
9.00 TYP.
9.00
9.00
18.00
18.00
S54°26'01"W
N54°26'01"E
LOT 18
LOT 15
LOT 17
LOT 16
5' SETBACK LINE
5' SETBACK LINE
OFFICES
PROPOSED DEVELOPMENT
130.00'
130.00'
5' CONC. SIDEWALK
6' CONC. FLUME
6' CONC. FLUME
5' BENCH
5' BENCH
LOOSE ROCK PAD
PROPOSED POND
LOOSE ROCK PAD
5' BENCH
6' BENCH
S35°33'59"E
142.00'
S54°26'01"W 30.00'
N35°33'59"W
114.38
EXISTING MONUMENT
LYDIA ROAD
ENRIQUE A. REY
STATE OF TEXAS
PROFESSIONAL

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

August 8, 2023

Dear property owner,

A **PUBLIC HEARING** will be held on **September 5**, 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 Lot 16, Block 1, Mary Lou Park, located at 10761 Lydia Road, Socorro, TX from R-1 (Single Family Residential) to C-2 (General Commercial) to allow for a commercial development.

You have been notified because you own a property located within the 200-foot radius mandated by Municode Chapter 46-53 (c).
Although you are not obliged to attend, interested parties are advised to attend the hearing to voice their concerns and/or comments. If you are unable to attend the hearing, your written comments will be considered. Written comments must be delivered to the City of Socorro Planning and Zoning Department during regular working hours, on or before the day of the hearing.

The public 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 September 5, 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

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

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

8 de agosto, 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 **5 de septiembre**, 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 la rezonificación del Lote 16, Bloque 1, Mary Lou Park, ubicado en 10761 Lydia Road, Socorro, TX de R-1 (Residencial Unifamiliar) a C-2 (Comercial General) para permitir un desarrollo comercial.

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 accesar a la reunión llamando al 844-854-2222 y usar el código de acceso 579797 antes de las 5:00 p.m. del 5 de septiembre 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.

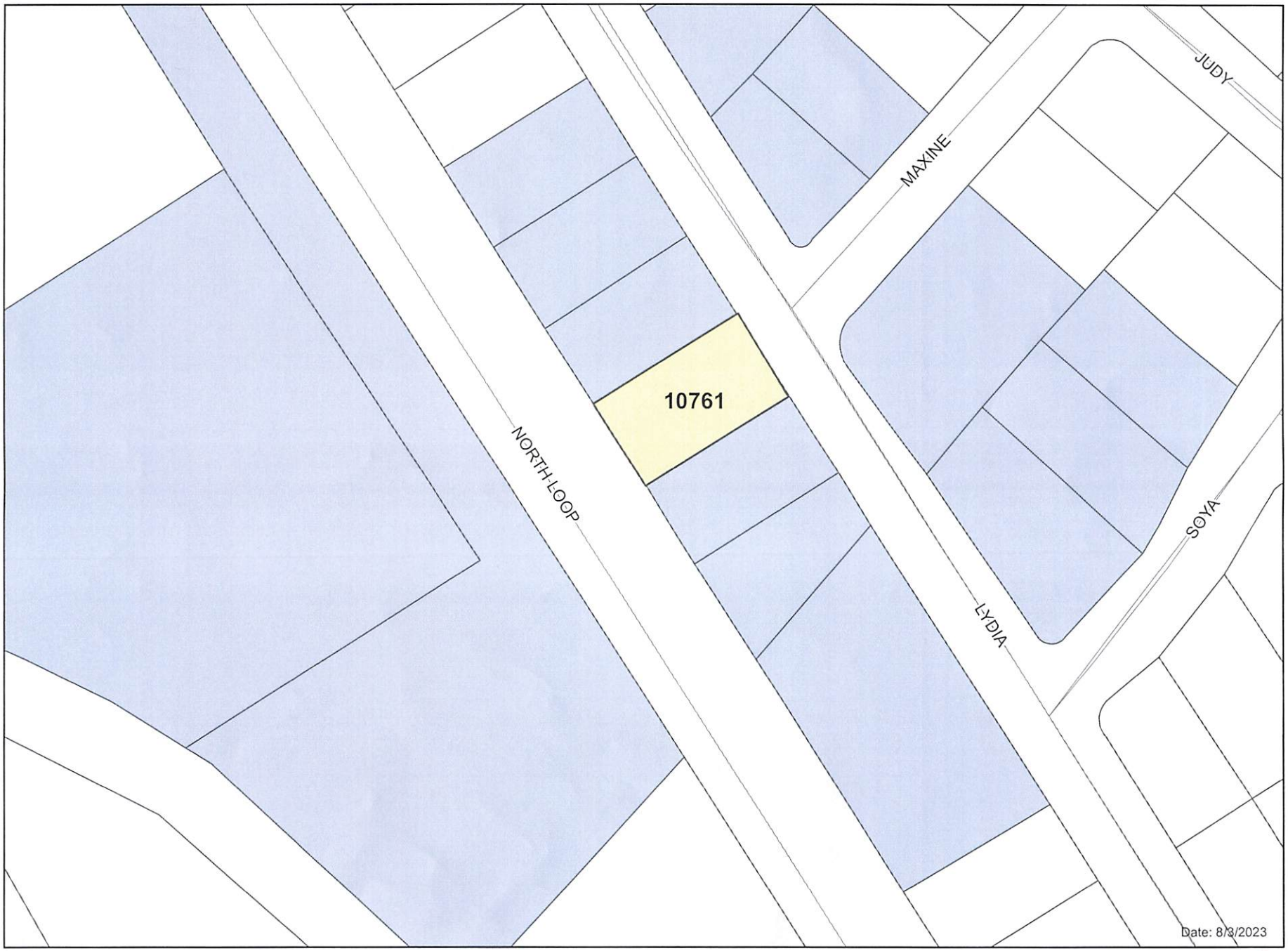
Atentamente,

Judith Rodriguez
Secretaria de la Comisión de Planeación y Zonificación

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

FILE_AS_NA	ADDR_LINE2	ADDR_CIT	ADD	ADDR_ZIP
NAVA RICARDO & MARISELA	700 BUNDALA DR	SOCORRO	TX	79927-4711
DE LA RIVA CRUZ	10759 LYDIA RD	SOCORRO	TX	79927-4487
DEL TORO ANITA L & JORGE & 1	615 SOYA DR	EL PASO	TX	79927-4459
IBARRA GABRIELA	10974 LYDIA RD	SOCORRO	TX	79927-4479
FLORES RITO & MARIA	619 SOYA DR	EL PASO	TX	79927-4459
IBARRA GABRIELA	10974 LYDIA RD	SOCORRO	TX	79927-4479
APODACA ALEJANDRA	623 SOYA DR	EL PASO	TX	79927-4459
QUINTERO RAMON & ROSA	10757 LYDIA RD	SOCORRO	TX	79927-4487
DE LA RIVA CRUZ	10759 LYDIA RD	SOCORRO	TX	79927-4487
ZAMARRIPA MARTIN	10852 LYDIA RD	SOCORRO	TX	79927-4455
REZA CESAR	8309 QUIVAS WAY	DENVER	CO	80221-4629
DE LA FUENTE LUIS & ALICIA	603 MAXINE DR	SOCORRO	TX	79927-4440
RAMIREZ LUIS F & DAISY & 1	11145 IDA COLDWELL LN	EL PASO	TX	79927-6500
MOLINA FELIBERTO & IVANA Y	464 VALLE SUAVE DR	SOCORRO	TX	79927-3891
PPI-NORTH LOOP LIMITED PARTNER	2325 SAN PEDRO DR NE	ALBUQUER	NM	87110-4120
PEOPLE OF THE STATE OF TEXAS	125 E 11TH STREET	AUSTIN	TX	78701-2409

200' Around 10761 Lydia Dr.



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

CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: SEPTEMBER 5, 2023

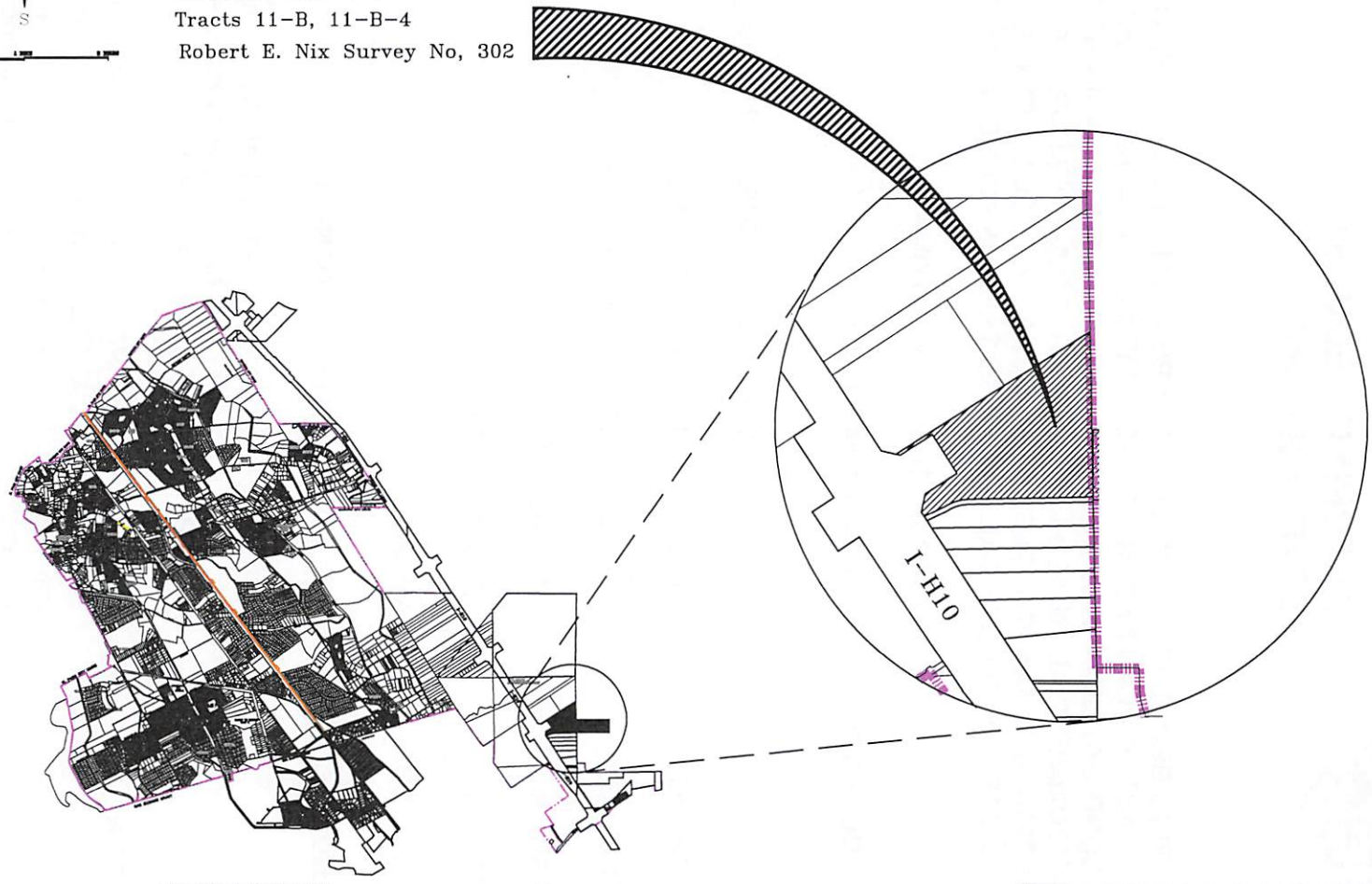
REZONING REQUEST
STAFF REPORT

SUBJECT:
PUBLIC HEARING REQUEST FOR THE PROPOSED AMENDMENT TO THE CITY OF SOCORRO'S MASTER PLAN AND REZONING OF TRACT 11, ROBERT E. NIX SURVEY NO. 302, LOCATED ALONG GATEWAY BLVD WEST, SOCORRO, TX FROM UNCLASSIFIED TO IC-MUD (INDUSTRIAL/COMMERCIAL - MIXED USE DISTRICT) TO ALLOW FOR THE DEVELOPMENT OF DISTRIBUTION AND MANUFACTURING FACILITIES, A FUELING STATION, AND A SUB-STATION TO ENHANCE THE ELECTRICAL POWER TO THE SURROUNDING AREA.

NAME:	EASTWIND HILLS REZONING
PROPERTY ADDRESS:	GATEWAY WEST BLVD.
PROPERTY LEGAL DESCRIPTION:	TRACT 11, ROBERT E. NIX SURVEY NO. 302, SOCORRO, TX.
PROPERTY OWNER:	CLINT LAND HOLDING CO., LLC.
REPRESENTATIVE:	JORGE AZCARATE | CEA GROUP
PROPERTY AREA:	66.44 ACRES
CURRENT ZONING:	UNCLASSIFIED
CURRENT LAND USE:	VACANT
FUTURE LAND USE MAP:	MEDIUM DENSITY RESIDENTIAL
FLOOD MAP:	According to the Flood Insurance Rate Maps, the referenced property lies within Zone X; (Community Panel # 480212 0277-B & 0281-B/ FEMA, September 4, 1991).
SUMMARY OF REQUEST:	Request is for APPROVAL of the Rezoning of the property from UnclassifiedtoIC-MUDtoallowforthedevelopmentofdistribution and manufacturing facilities, a fueling station, and a sub-station to enhance the electrical power to the surrounding area.
STAFF RECOMMENDATION:	Staff recommends **APPROVAL** of the rezoning.

LOCATION MAP

PROJECT SITE;
Eastwind Hills U-1
Tracts 11-B, 11-B-4
Robert E. Nix Survey No, 302



CITY OF SOCORRO

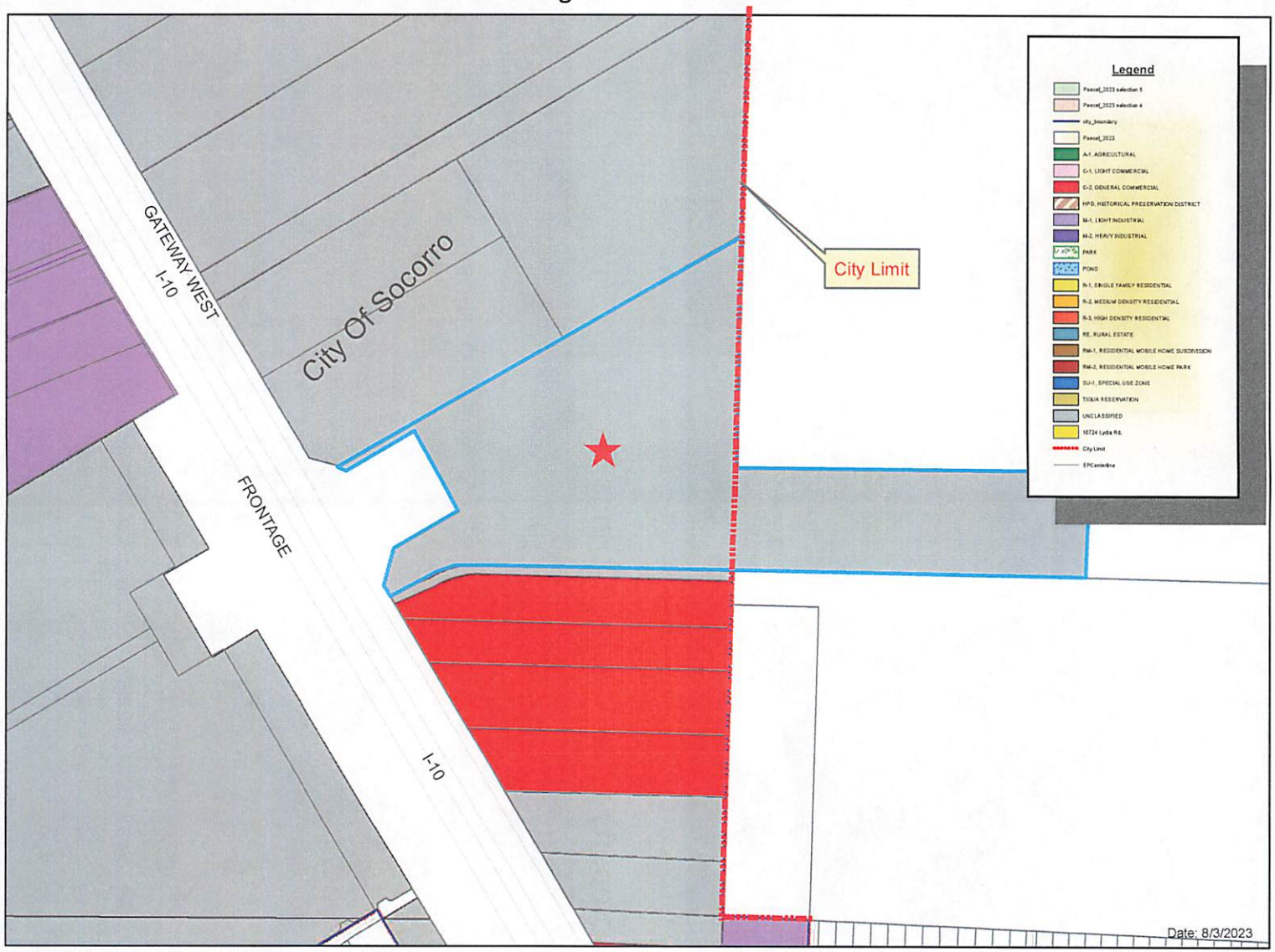
LOCATION MAP

Scale: AS SHOWN

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

ZONING MAP

Zoning Eastwind Hills U-1

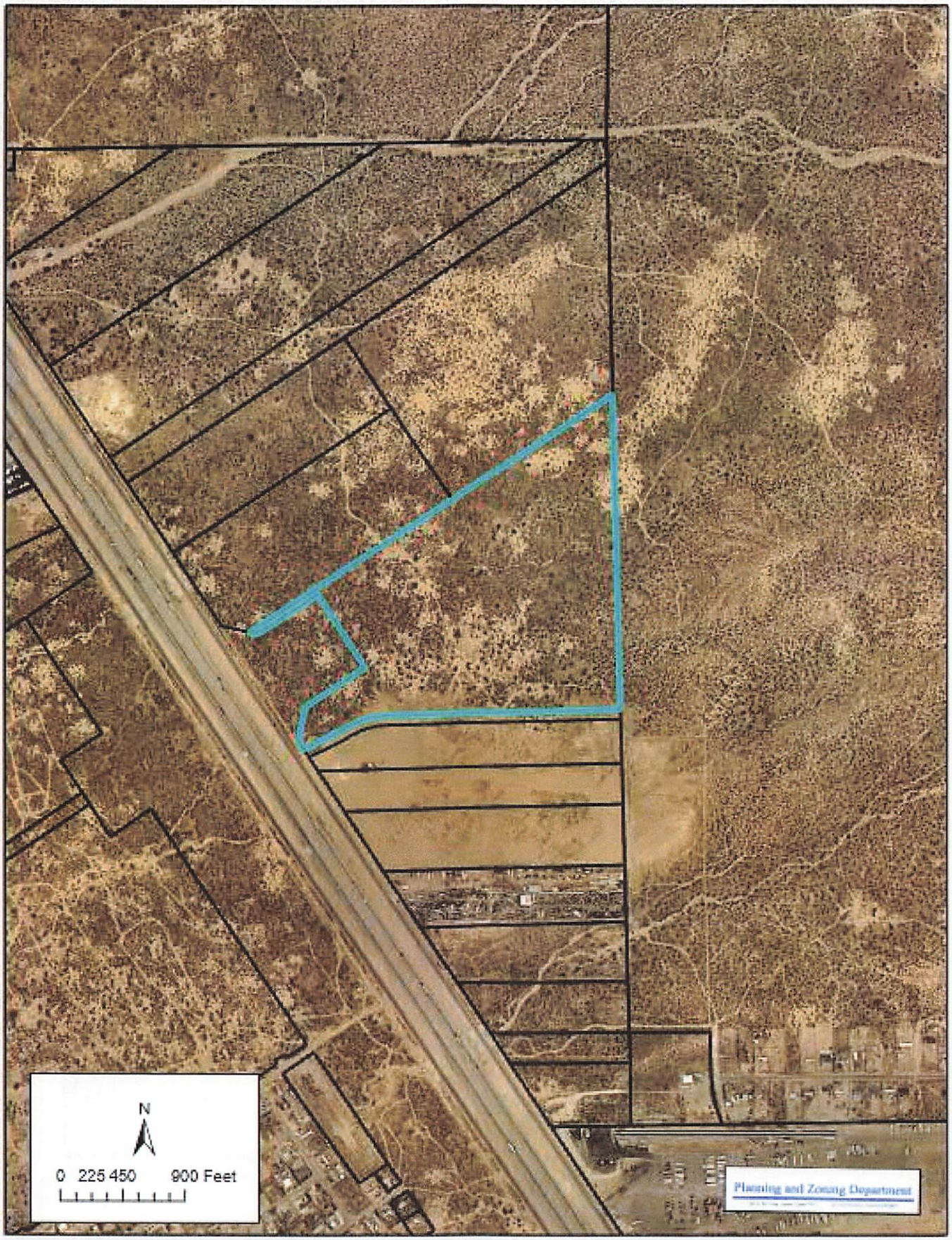


SITE PICTURES

View of property from Gateway West Blvd.

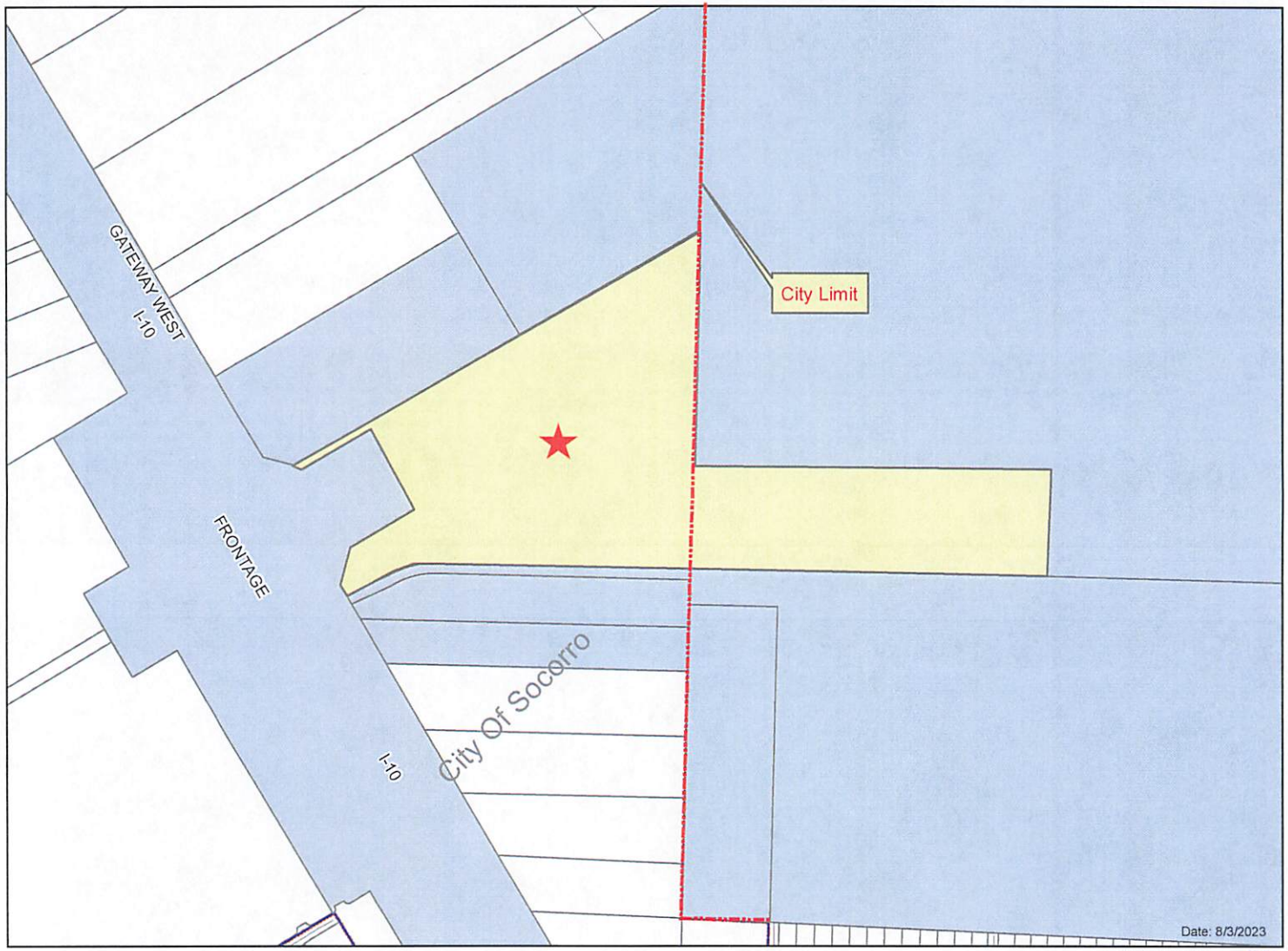
View of property from Roaring Springs Dr.

AERIAL PHOTO

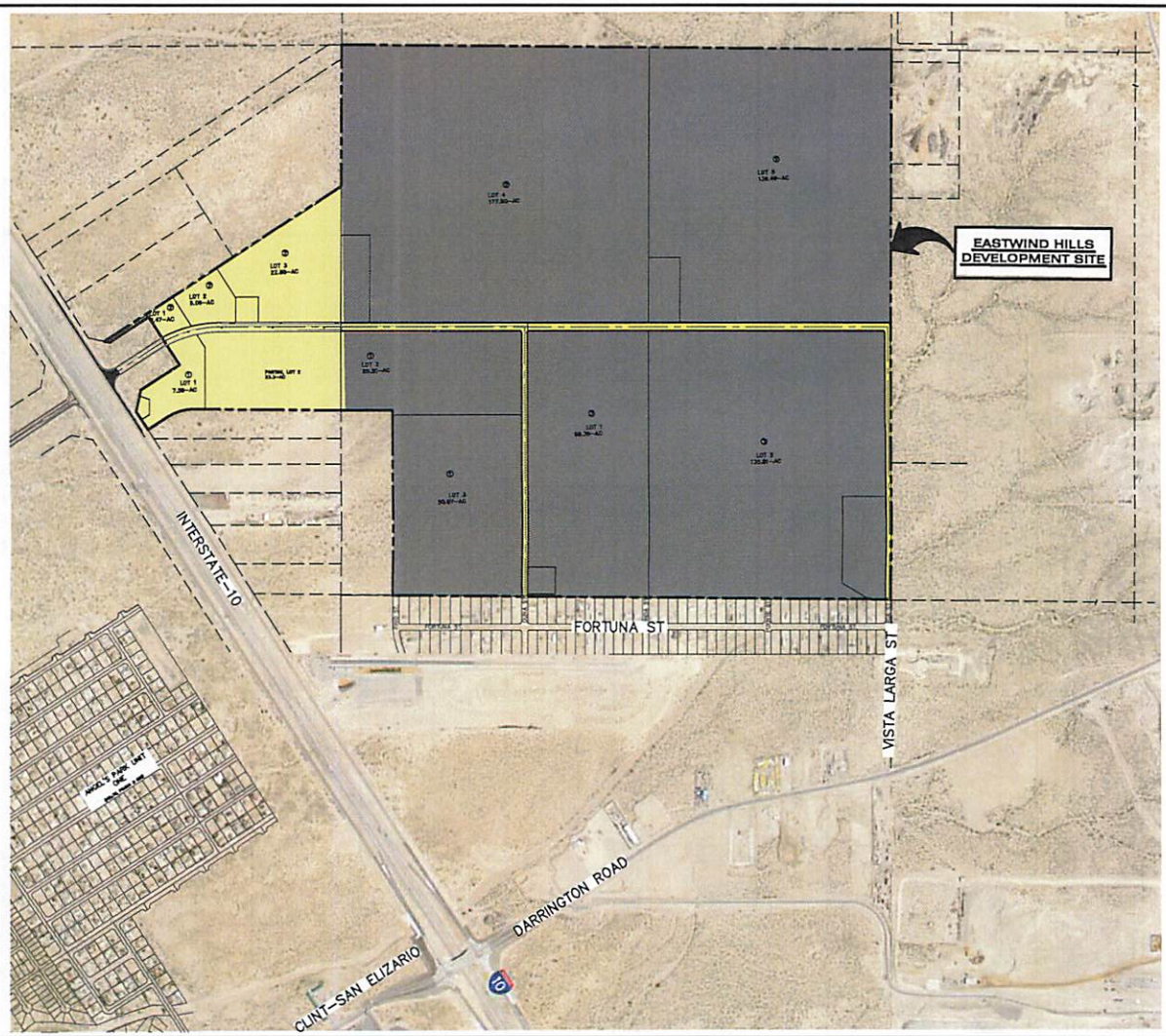


PUBLIC NOTICE

200' Around Eastwind Hills U-1



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



LEGEND:

EASTWIND HILLS INITIAL DEVELOPMENT

EASTWIND HILLS FUTURE DEVELOPMENT

SCALE: 1" = 1000'

FIGURE 2

LOCATION MAP

EASTWIND HILLS
TRAFFIC IMPACT ANALYSIS

cea group
813 N. Kansas St.
Suite 300
El Paso, TX 79902
915.544.8232
www.ceagroup.net
Texas Registered Engineering Firm F-4064

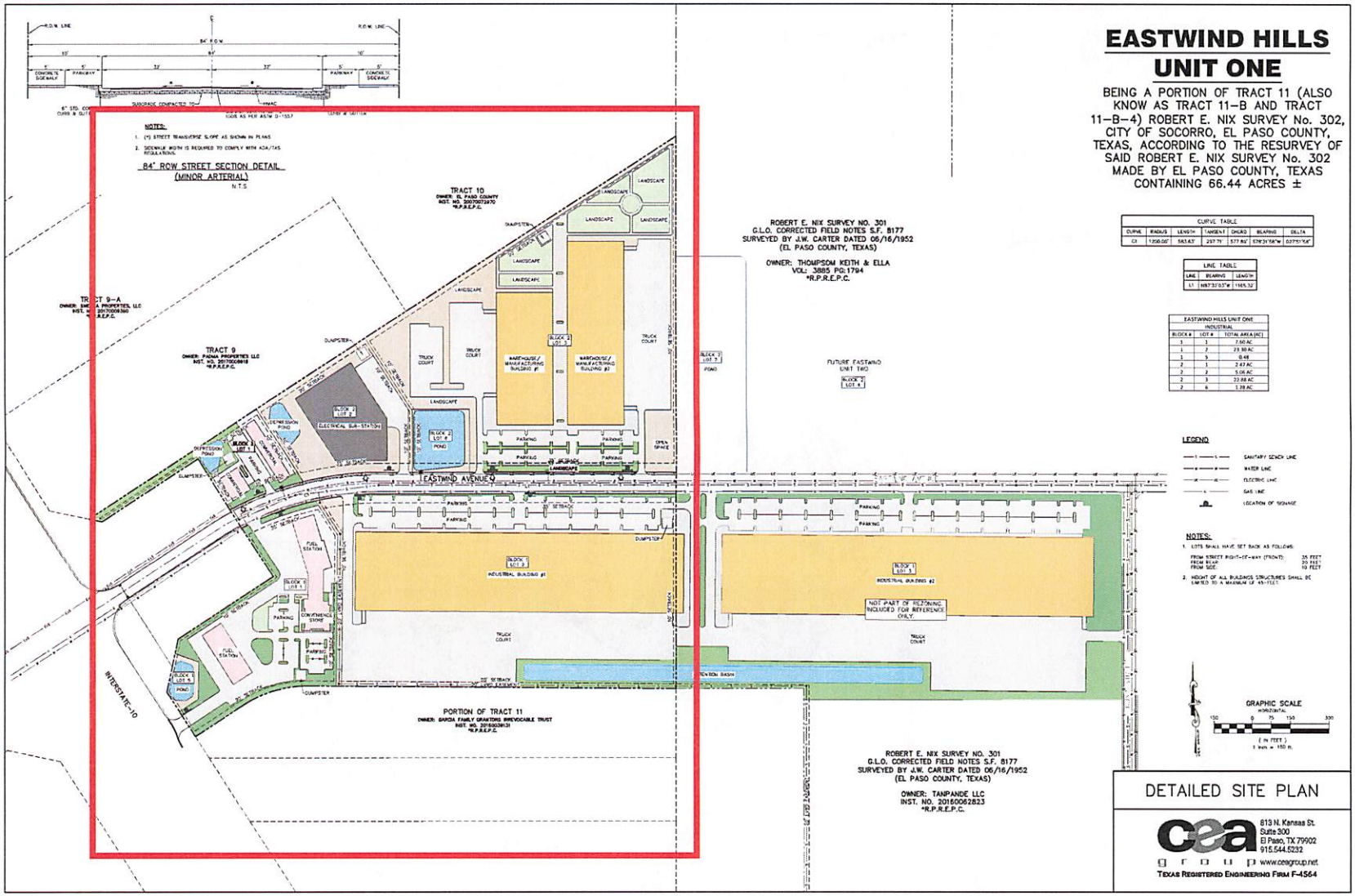
DEVELOPMENT SCHEDULE

EASTWIND HILLS UNIT ONE

DATE	7/27/2023
SUBDIVISION:	EASTWIND HILLS UNIT ONE
DEVELOPER:	
NO. OF LOTS:	5
NO. OF ACRES:	66.08 (+/-)

ITEM	STARTING DATE	COMPLETION DATE	NOTES
PRELIMINARY PLAT	8/21/2023	8/21/2023	
SIP	9/15.2023	9/15/2023	
APPROVAL OF SIP	10/31/2023	10/31/2023	
PLAT FILING	11/1/2024	11/1/2024	
GRADING	11/1/2023	12/31/2023	
CURB & GUTTER	5/1/2024	5/31/2024	
STORM DRAIN	3/1/2024	4/30/2024	
WATER & SEWER MAINS	1/1/2024	2/28/2024	
WATER SERVICES	4/1/2024	4/15/2024	
SEWER SERVICES	5/15/2024	6/1/2024	
ELECTRIC	6/1/2024	7/15/2024	
CABLE			
TELEPHONE			
GAS	7/15/2024	8/15/2024	
PAVING	8/15/2024	10/1/2024	
STREET LIGHTS			
MONUMENTS	10/1/2024	10/15/2024	
PROPERTY PINS			
CITY ACCEPTANCE			

DEVELOPMENT PLAN



EASTWIND HILLS UNIT ONE

BEING A PORTION OF TRACT 11 (ALSO KNOW AS TRACT 11-B AND TRACT 11-B-4) ROBERT E. NIX SURVEY No. 302, CITY OF SOCORRO, EL PASO COUNTY, TEXAS, ACCORDING TO THE RESURVEY OF SAID ROBERT E. NIX SURVEY No. 302 MADE BY EL PASO COUNTY, TEXAS CONTAINING 66.44 ACRES ±

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1200.00'	583.63'	297.71'	577.84'	S76°31'58"W	027°51'54"

LINE TABLE		
LINE	BEARING	LENGTH
L1	N87°32'03"W	1165.32'

EASTWIND HILLS UNIT ONE		
INDUSTRIAL		
BLOCK #	LOT #	TOTAL AREA (AC)
1	1	7.60 AC
1	2	23.30 AC
1	5	0.48
2	1	2.47 AC
2	2	5.06 AC
2	3	32.88 AC
2	6	1.39 AC

LEGEND

- SANITARY SEWER LINE
- WATER LINE
- ELECTRIC LINE
- GAS LINE
- LOCATION OF SIGNAGE

NOTES:

1. LOTS SHALL HAVE SET BACK AS FOLLOWS:

FROM STREET RIGHT-OF-WAY (FRONT):	35 FEET
FROM REAR:	20 FEET
FROM SIDE:	10 FEET

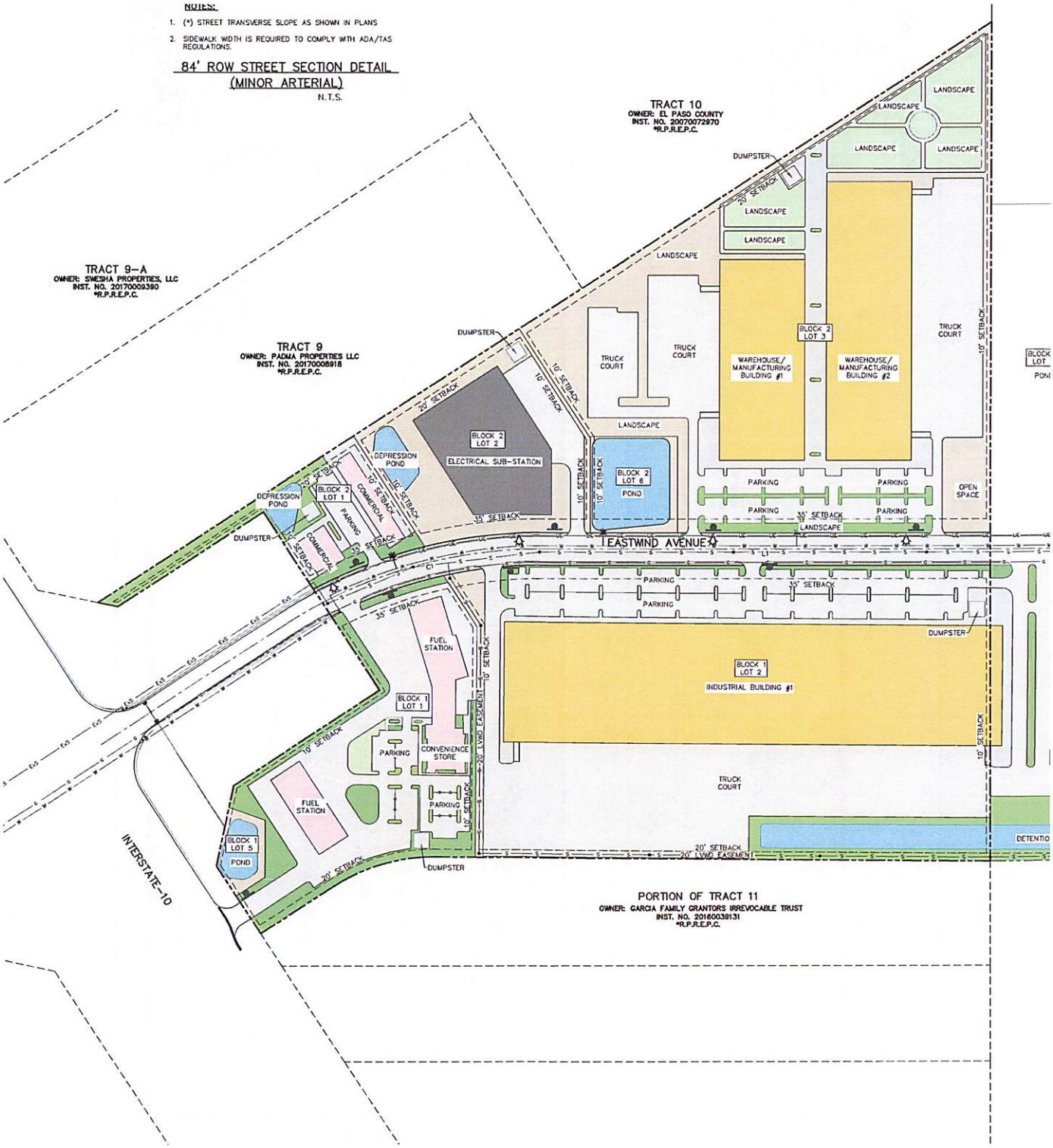
2. HEIGHT OF ALL BUILDING STRUCTURES SHALL BE LIMITED TO A MAXIMUM OF 45-FEET.

GRAPHIC SCALE
HORIZONTAL
150 0 75 150 300
(IN FEET)
1 inch = 150 ft.

DETAILED SITE PLAN

cea group
813 N. Kansas St.
Suite 300
El Paso, TX 79902
915.544.5232
www.ceagroup.net
TEXAS REGISTERED ENGINEERING FIRM F-4564

DEVELOPMENT 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

August 8, 2023

Dear property owner,

A **PUBLIC HEARING** will be held on **September 5**, 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 Tract 11, Robert E. Nix Survey No. 302, located along Gateway Blvd. West, Socorro, TX from Unclassified to IC-MUD (Industrial/Commercial Mixed-Use Developments) to allow for the development of distribution and manufacturing facilities, a fueling station, and a sub-station to enhance the electrical power to the surrounding 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 September 5, 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

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

Ivy Avalos
Mayor

Ruben Reyes
At Large

Cesar Nevarez
District 1

Alejandro Garcia
District 2 /Mayor Pro Tem

Rudy Cruz, Jr.
District 3

Yvonne Coloń-Villalobos
District 4

Adriana Rodarte
City Manager

8 de agosto, 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 **5 de septiembre**, 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 la rezonificación del Traque 11, Robert E. Nix Survey No. 302, ubicado a lo largo de Gateway Blvd. West, Socorro, TX de No clasificado a IC-MUD (Desarrollos de uso mixto industrial / comercial) para permitir el desarrollo de instalaciones de distribución y fabricación, una estación de servicio y una subestación para mejorar la energía eléctrica en el área circundante.

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 accesar a la reunión llamando al 844-854-2222 y usar el código de acceso 579797 antes de las 5:00 p.m. del 5 de septiembre 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.

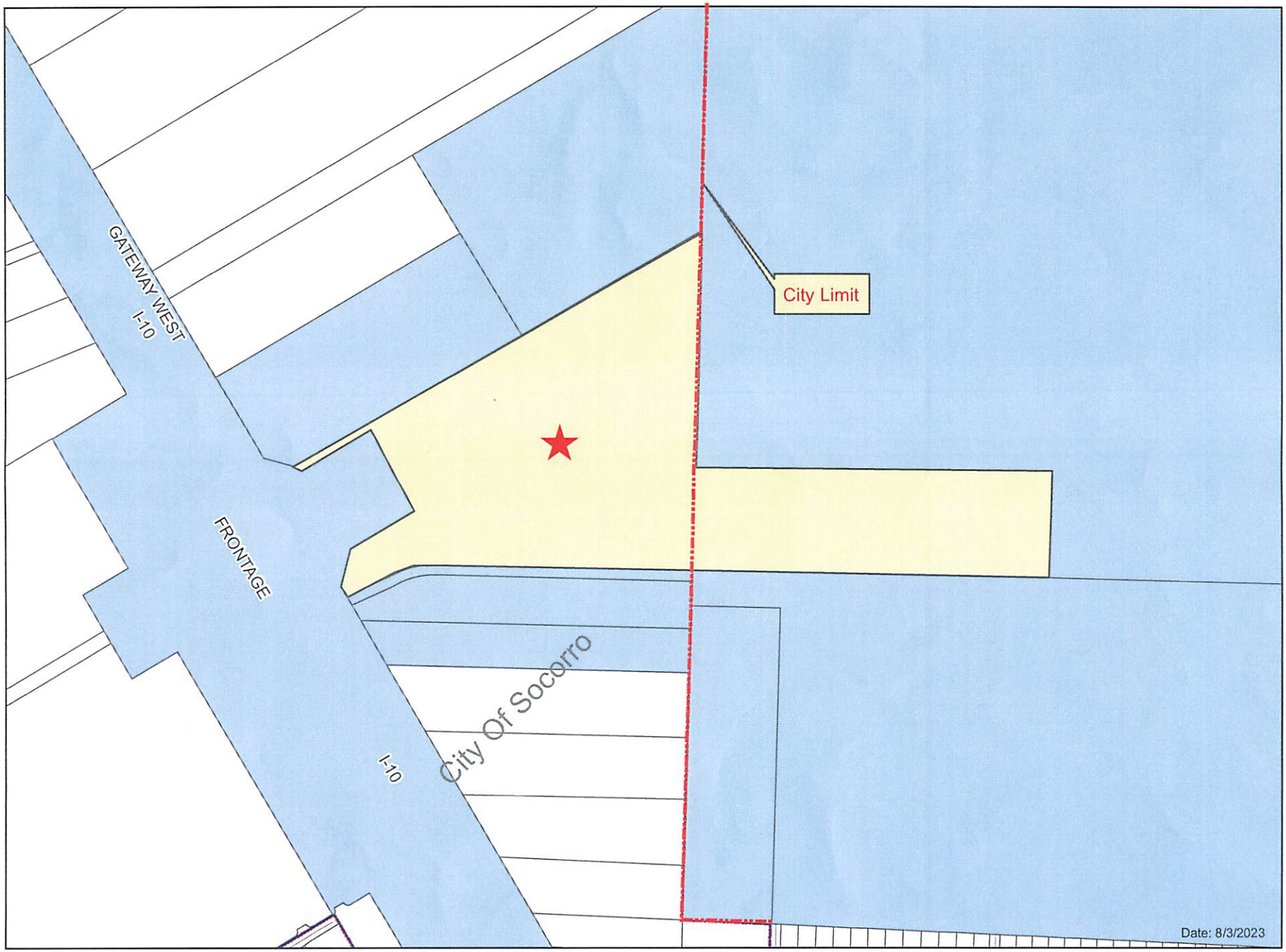
Por favor póngase en contacto con nuestra oficina el día de la junta para confirmar que la junta se llevará a cabo.

Atentamente,

Judith Rodriguez
Secretaria de la Comisión de Planeación y Zonificación

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

200' Around Eastwind Hills U-1



0 245 490 980 Feet

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

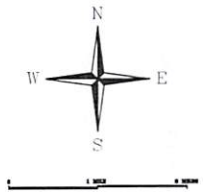
FILE_AS_NA	ADDR_LINE2	ADDR_CI	ADDI	ADDR_ZIP
COUNTY OF EL PASO	500 E SAN ANTONIO AVE	EL PASO	TX	79901-2419
CLINT LAND HOLDING CO II LLC	2505 E MISSOURI AVE STI	EL PASO	TX	79903
GARCIA FAMILY GRANTORS IRREVOCABLE TRUST	1353 MARTA DURON LN	EL PASO	TX	79936-6869
GARCIA FAMILY GRANTORS IRREVOCABLE TRUST	1353 MARTA DURON LN	EL PASO	TX	79936-6869
CLINT LAND HOLDING CO II LLC	2505 E MISSOURI AVE STI	EL PASO	TX	79903-3918
VILLALOBOS ENRIQUE AND SILVA DE VILLALOBOS ELI	9140 ALAMEDA AVE	EL PASO	TX	79907-6602
CLINT LAND HOLDING CO II LLC	2505 E MISSOURI AVE STI	EL PASO	TX	79903
CLINT LAND HOLDING CO II LLC	2505 E MISSOURI AVE STI	EL PASO	TX	79903
PADMA PROPERTIES LLC	1369 DESERT NIGHT ST	EL PASO	TX	79912-7551

CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: SEPTEMBER 5, 2023

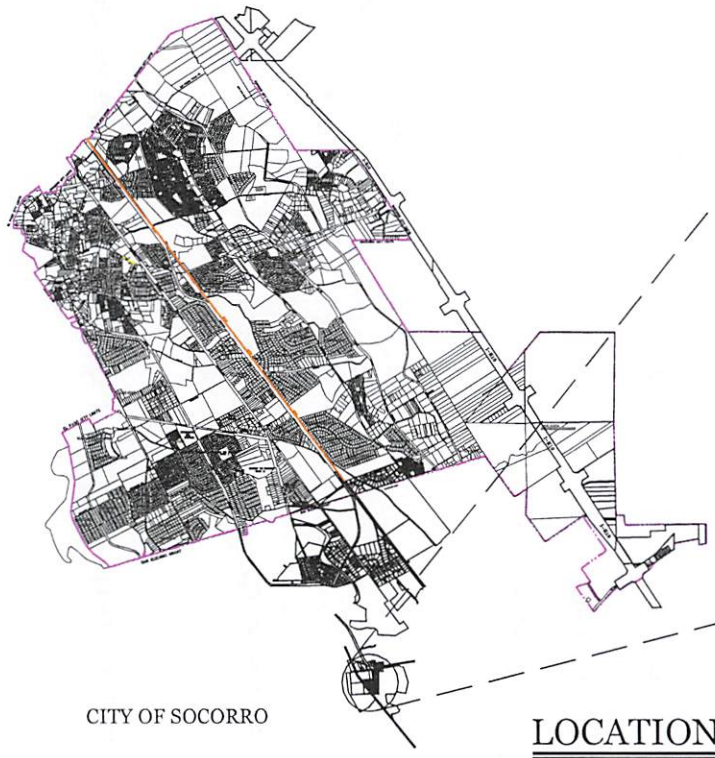
PRELIMINARY PLAT
STAFF REPORT

SUBJECT:	**REQUEST FOR APPROVAL OF A PRELIMINARY PLAT FOR VALLEY QUAIL ESTATES SUBDIVISION.**
NAME:	VALLEY QUAIL ESTATES SUBDIVISION
PROPERTY ADDRESS:	420 S. SAN ELIZARIO RD. (2-MILE ETJ)
PROPERTY LEGAL DESCRIPTION:	BEING A PORTION OF TRACT 11A, BLOCK 19, SAN ELIZARIO GRANT.
PROPERTY OWNER:	VALLEY QUAIL ESTATES, L.L.C.
REPRESENTATIVE:	SAL MASOUD | DEL RIO ENGINEERING
PROPERTY AREA:	17.08 ACRES
CURRENT ZONING:	N/A (2-MILE ETJ)
CURRENT LAND USE:	VACANT
FLOOD MAP:	According to the Flood Insurance Rate Maps, the referenced property lies within Zone X; (Community Panel # 480212 0279-B/ FEMA, September 4, 1991).
SUMMARY OF REQUEST:	Request is for approval of the Preliminary Plat for Valley Quail Estates Subdivision.
STAFF RECOMMENDATION:	Staff recommends **APPROVAL** of the Preliminary Plat.

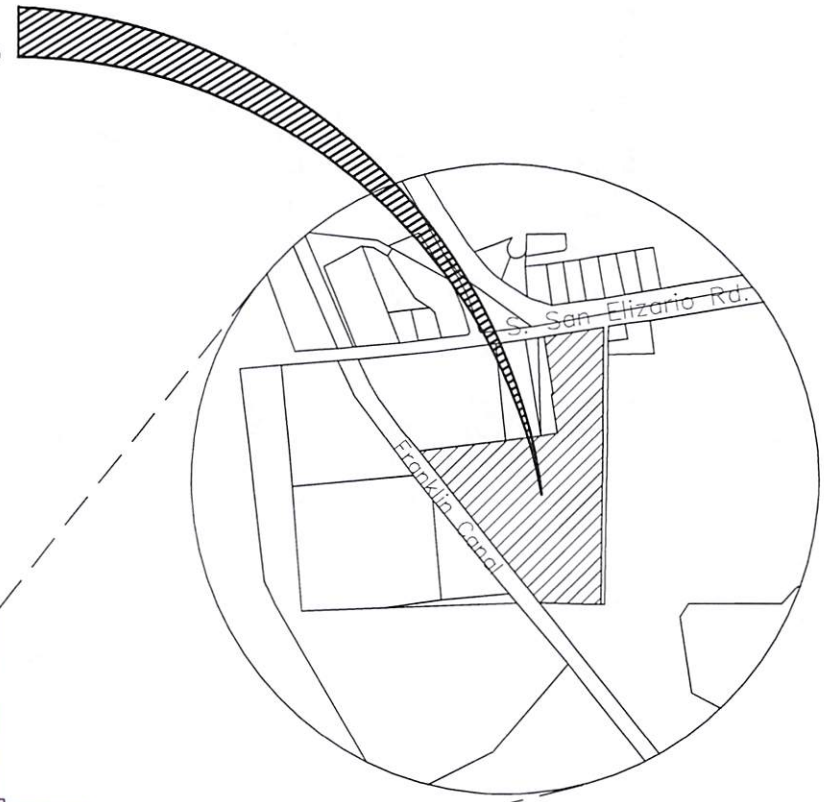
LOCATION MAP



PROJECT SITE;
Valley Quail Estates
Portion Of Tract 11A, Block-19
San Elizario Grant



CITY OF SOCORRO



LOCATION MAP

Scale: AS SHOWN

Planning and Zoning Department
860 N. Rio Vista Socorro, Texas 79927 Tel. (915) 873-4531 Fax (915) 873-4673

SITE PICTURES

View of property from San Elizario Rd.

AERIAL PHOTO

PRELIMINARY PLAT

VALLEY QUAIL ESTATES

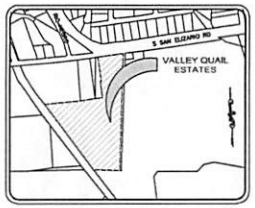
PRELIMINARY PLAT

BEING A PORTION OF TRACT 11-A, BLOCK 19
SAN ELIZARIO GRANT
EL PASO COUNTY, TEXAS

CONTAINING IN ALL 744,256 sq. ft. OR
17.0857 acres OF LAND MORE OR LESS

CLINT INDEPENDENT SCHOOL DISTRICT

LOCATION MAP SCALE: 1" = 600'



LOCATION MAP AND ETJ STATUS

Valley Quail Subdivision is located in the El Paso County limits, more specifically located approximately one quarter mile in a northerly direction from the intersection of Rio Negro and Clint Chico Road. The nearest municipalities is Clint, Texas and the City Socorro, Texas. According to the 2004 U.S. Census Bureau records the Clint, has a population 3,129 and the City of El Paso has a population 592,099.

Valley Quail Subdivision is located within El Paso county adjoining the corporate limits of Clint, Texas on the west and the corporate limit of the City of Socorro the south, and within the 5-mile extraterritorial jurisdiction (E.T.J.) of the City Socorro (local government code §212.001).

SCHOOL DISTRICT
CLINT INDEPENDENT SCHOOL DISTRICT

TOTAL NUMBER OF LOTS
RESIDENTIAL = 26 LOTS
PONDING = 1

Curve Table					
Curve No	Length	Radius	Delta	Chord Direction	Chord Length
C1	98.94	57.00	99°52'00"	N42° 18' 42"E	80.81
C2	34.77	20.00	99°36'00"	N46° 20' 00"W	30.58
C3	29.50	20.00	84°30'46"	N42° 35' 04"E	26.90
C4	25.07	30.00	47°53'18"	S68° 13' 54"E	24.35
C5	84.70	35.00	57°33'46"	S61° 27' 37"W	81.03
C6	180.28	55.00	187°46'30"	S49° 56' 31"E	109.74
C7	56.29	55.00	58°38'24"	N28° 47' 31"W	53.87
C8	66.24	55.00	71°55'13"	S66° 20' 19"W	63.95
C9	12.33	55.00	12°50'28"	S40° 22' 27"W	12.30
C10	25.07	30.00	47°53'18"	S63° 33' 51"W	24.35
C11	33.33	20.00	95°29'11"	N44° 34' 06"W	29.61
C12	47.12	30.00	90°00'00"	S49° 18' 40"W	42.43
C13	25.07	30.00	47°53'18"	N62° 43' 42"W	24.35
C14	31.58	55.00	32°53'55"	N53° 14' 02"W	31.15
C15	204.73	55.00	212°46'30"	S3° 18' 40"W	73.78
C16	35.82	55.00	37°06'22"	N34° 34' 01"E	35.00
C17	81.81	55.00	85°45'33"	N10° 51' 58"W	48.73
C18	73.19	55.00	76°13'34"	N76° 34' 32"W	68.47
C19	17.75	55.00	18°29'13"	S34° 41' 02"W	17.67
C20	25.07	30.00	47°53'18"	S68° 23' 02"W	24.35
C21	10.72	30.00	20°28'30"	N76° 28' 10"W	10.66
C22	128.33	65.00	110°28'29"	N58° 32' 50"E	108.80

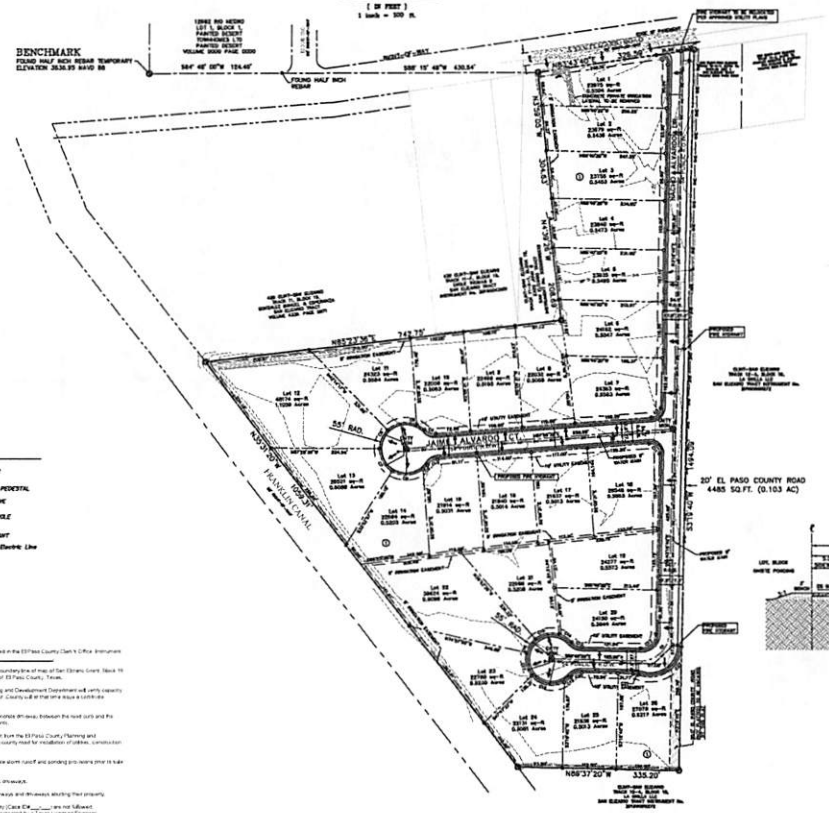
Parcel Line Table		
Line No.	Direction	Length
L1	N79° 17' 55.99"E	10.24'

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

BENCHMARK
FOUND HALF INCH REBAR TEMPORARY
ELEVATION 3836.95 NAVD 88

LEGEND

- GAS METER
- TELEPHONE PEDESTAL
- WATER VALVE
- ELECTRIC POLE
- FIRE HYDRANT
- Over Head Electric Line



PROPOSED ROADWAY

STREET NAME	LENGTH
JAIME ALVARADO COURT	900.00'
NACHO ALVARADO DRIVE	1400.00'

NOTES:

1. THE BASIS OF BEARING CONFORMS TO THOSE BEARINGS FOUND ON THE MAP OF SAN ELIZARIO GRANT, BLOCK 19 PLAT RECORDS OF EL PASO COUNTY, LOCATED IN THE CITY OF EL PASO, EL PASO COUNTY, TEXAS.
2. THIS PROPERTY LIES WITHIN FLOOD HAZARD ZONE "X", AS DESIGNATED BY THE F.I.R.M. FLOOD INSURANCE RATE MAP, CITY OF EL PASO, SEPTEMBER 4, 1985, COMMUNITY No. 480214, PANEL NUMBER 0015 B.
3. VISIBLE UTILITIES WERE LOCATED AND ARE SHOWN HEREON WHERE PUBLIC OR PRIVATE.
4. E.P.C.D.A. DENOTES LOCATED IN THE EL PASO COUNTY CLERK'S DEEDS AND RECORDS OFFICE, CITY OF EL PASO, EL PASO COUNTY, TEXAS
5. THIS PLAT OF SURVEY CONFORMS TO THE RULES AND PROCEDURES PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS CITED IN THE TEXAS ADMINISTRATIVE CODE, TITLE 22, PART 5.
6. LAND SURVEYING IS UNDER THE JURISDICTION OF TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. COMPLAINTS REGARDING SURVEYING SERVICES MAY BE ADDRESSED TO: 1917 S. INTERSTATE 35, AUSTIN, TEXAS 78741-3702, PHONE (512) 440-7723.

DEVELOPER / OWNERS
Valley Quail Estates LLC
Contact: Jaime Alvarado
14190 Horizon Blvd, suite A
office: 915-852-0500
Email: jaimealvaradobsv@yahoo.com

ENGINEER - SURVEYOR
Del Rio Engineering, Inc.
Sal Mascuol, P.E.
Fermin Dorado, R.P.L.S.
2717 Yandell Drive ,
El Paso, Texas 7990
Office: (915) 562-0003
Email doradoengineering@sbcglobal.net

PLAT NOTES AND RESTRICTIONS

1. Buildings shall be set back as follows: Setbacks from curb and right-of-ways shall be a minimum of 20 feet, from adjacent property lines shall be a minimum of 10 feet, side property lines shall be 5 feet, side street (corner) and rightof-way shall be a minimum of 10 feet and from back property line shall be 20 feet. These setback distances shall not conflict with separation or buffer distances required by rules governing public utilities, onsite sewage facilities, or drinking water supplies.
2. Property corners will be set upon completion of construction of roadways and utilities.
3. Set 1/2 inch reinforcing bar with a plastic cap stamped in "PLPS4750" unless otherwise shown
4. The finished floor elevation of any residence shall be at least 18" above the average height of the curb in front of the lot, or at least 12" above the natural ground level surrounding the foundation, whichever is higher.
5. No more than one single-family detached dwelling shall be located on each lot.
6. The Property lies in Zone X, as designated by F.E.M.A., County #480214(El Paso), Community Panel No. 480214 0015 B, DATED SEPTEMBER 4, 1985. Construction of residential housing within any area of the subdivision that is in the 100-year flood plain is prohibited unless the housing qualifies for insurance under the National Flood Insurance Act of 1968 42 U.S.C., Sections 4001 through 4127.
7. *VALLEY QUAIL ESTATES* is subject to onsite ponding of storm water runoff. lot owners are responsible for maintaining adequate provisions to accommodate all stormwater runoff generated from their respective lot, plus one-half of the runoff generated from all abutting street rights-of-way directly fronting the lot.
8. In accordance with Texas Local Government Code 232.0035, it is hereby expressed that all purchase contracts made between and a purchaser of land in this subdivision will contain a statement describing when water, sewer, electricity, and gas services will be made available to this subdivision.
9. The subdivision shall provide for postal delivery service. The subdivider will coordinate installation and centralization with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service."
10. Tax Certificates for VALLEY QUAIL ESTATES are filed in the El Paso County Clerk's Office. Instrument No. _____ Clerk's Office.
11. Basis of bearing continues the northerly subdivision boundary line of map of San Elizario Grant, Block 19 Plat recorded in volume ___, page ___, plat records of El Paso County, Texas.
12. Prior to home occupancy, the El Paso County Planning and Development Department will verify capacity for the onsite ponding at the rear of the residential lot. County will at that time issue a certificate compliance.
13. VALLEY QUAIL ESTATES LLC has constructed a concrete driveway between the road curb and the property line as part of the construction of improvements.
14. VALLEY QUAIL ESTATES LLC has obtained a permit from the El Paso County Planning and Development Department prior to cutting an existing county road for installation of utilities, construction of driveways, or any other purposes.
15. VALLEY QUAIL ESTATES LLC has provided adequate storm runoff and ponding pro-visions prior to sale of any lots.
16. Developer is responsible for constructing sidewalks & driveways.
17. Lot owner responsible for maintaining sidewalks, pathways and driveways abutting their property.

If grading and drainage plans consumed by the County (Case #_____) are not followed, the lot owner shall have a grading and drainage plan prepared by a Texas Licensed Engineer for their lot and submit it to the County Planning & Development Department for review and approval. The design plan shall be designed to retain 100% of the runoff onsite. In addition, onsite ponding shall be designed to accept and retain the runoff from half of the right-of-way abutting their property.

PREPARATION DATE: 07-13-2023

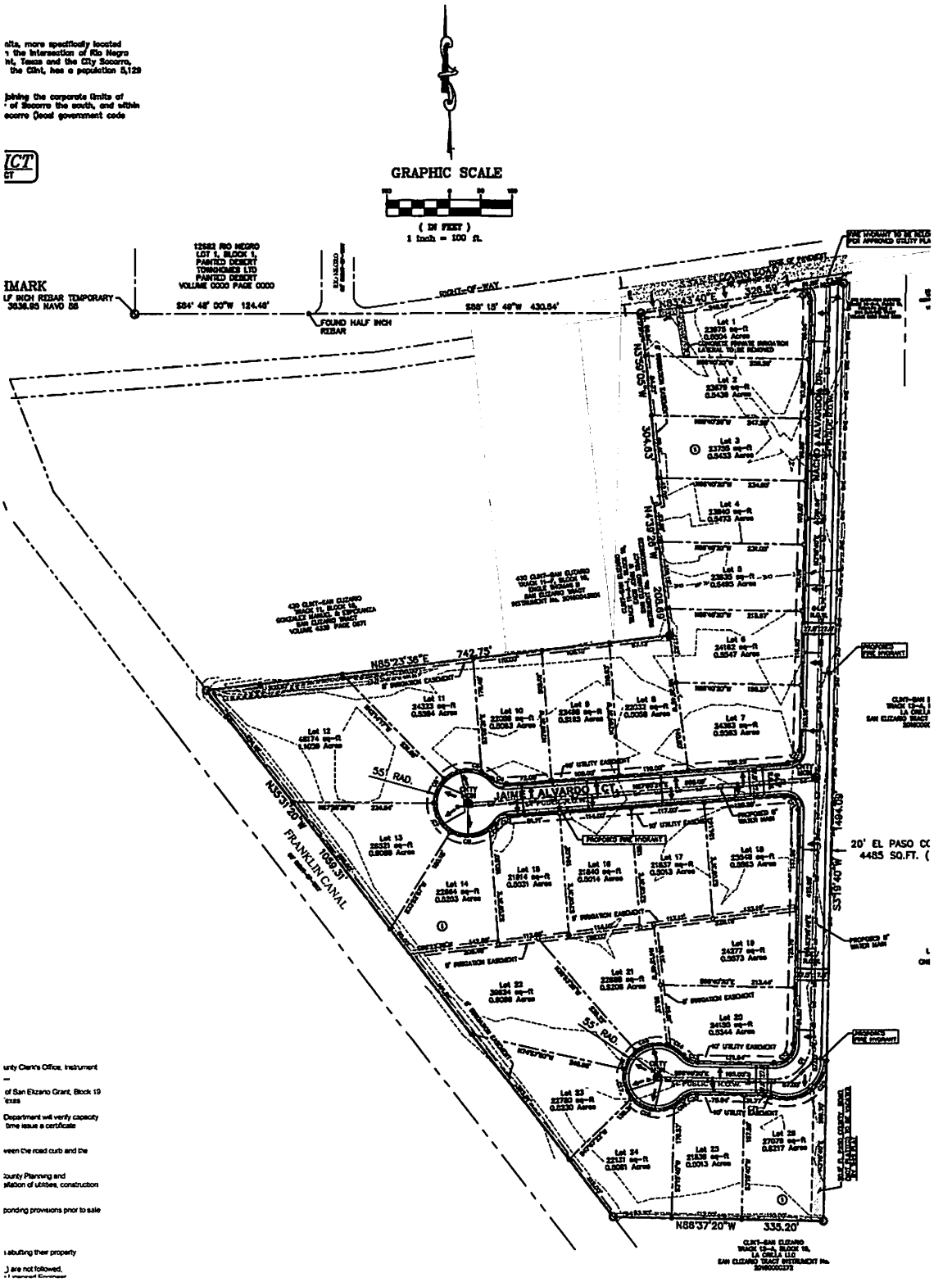
PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	VALLEY QUAIL ESTATES LLC	14190 HORIZON BLVD	HORIZON CITY 79928	(915) 241-4065	
SURVEYOR:	DORADO ENGINEERING	2717 YANDELL DR	EL PASO, TEXAS 79902	(915) 562-0003	
ENGINEER:	DEL RIO ENGINEERING	718 N. ST. VRAIN STREET	EL PASO, TEXAS 79903	(915) 533-2400	(915) 845-1472

DRE Del Rio Engineering, Inc.
718 N. ST. Vrain Street El Paso, Texas 79903 915/533-2400 TBPE Firm # F-1091

SHEET 1 OF 1

PRELIMINARY PLAT (ENLARGED)



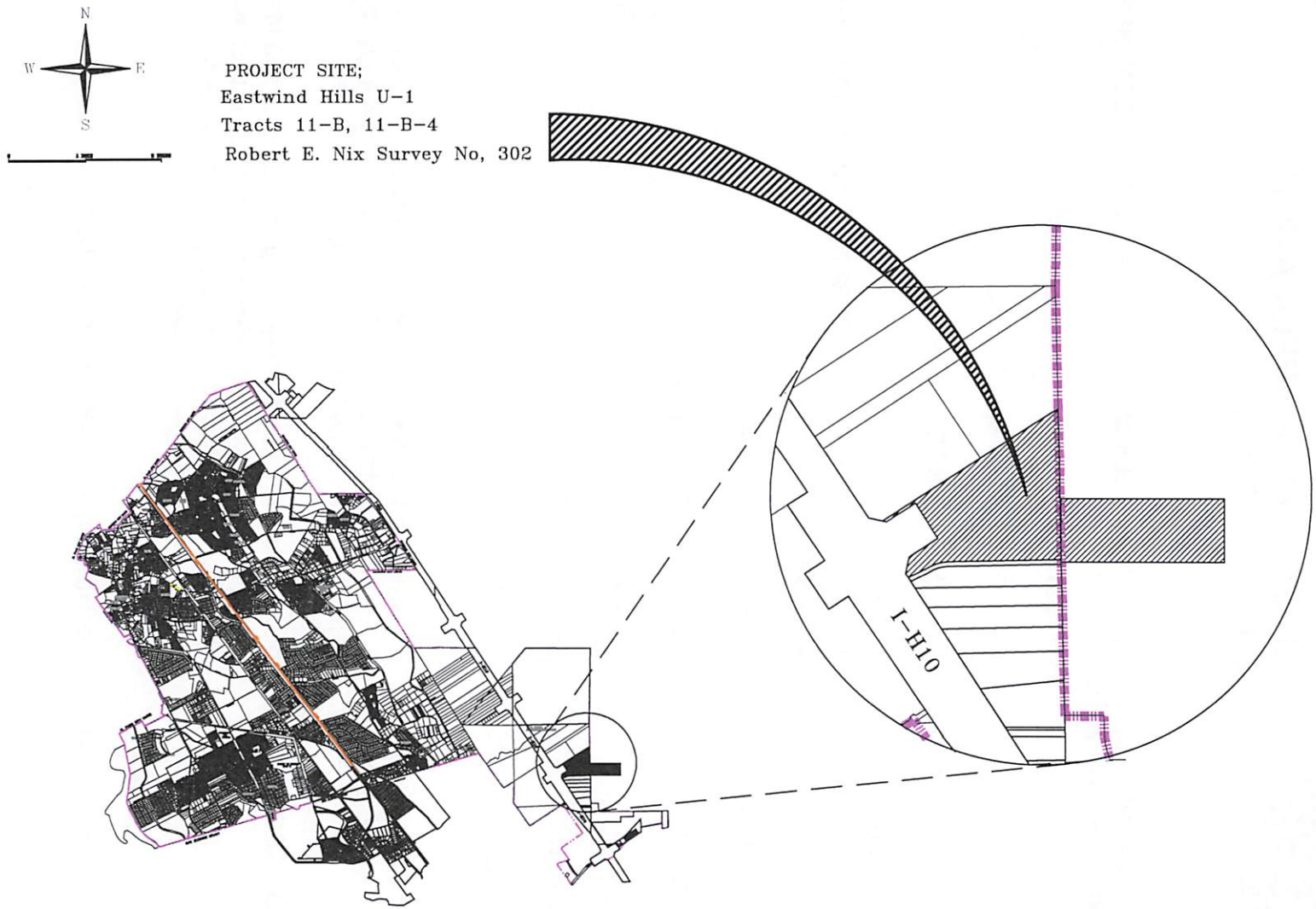
CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: SEPTEMBER 5, 2023

MASTER PLAN APPLICATION
STAFF REPORT

SUBJECT:
REQUEST FOR APPROVAL OF EASTWIND HILLS MASTER PLAN AS PER SECTION 38-7 OF THE CITY OF SOCORRO MUNICIPAL CODE

NAME:	EASTWIND HILLS MASTER PLAN
PROPERTY ADDRESS:	GATEWAY WEST BLVD.
PROPERTY LEGAL DESCRIPTION:	TRACTS 11-B AND 11-B-4, ROBERT E. NIX SURVEY NO. 302, SOCORRO, TX.
PROPERTY OWNER:	CLINT LAND HOLDING CO., LLC.
REPRESENTATIVE:	JORGE AZCARATE | CEA GROUP
PROPERTY AREA:	66.44 ACRES
CURRENT ZONING:	UNCLASSIFIED
CURRENT LAND USE:	VACANT
FLOOD MAP:	According to the Flood Insurance Rate Maps, the referenced property lies within Zone X; (Community Panel # 480212 0277-B & 0281-B/ FEMA, September 4, 1991).
SUMMARY OF REQUEST:	Master Plan: Applicant is requesting the approval of a Master Plan. A Master Plan is required when a development is proposing a zoning change of property over five acres in size. (*Sec. 38-7.3 - Master Plan -- Required. [2]*)
STAFF RECOMMENDATION:	Staff recommends **APPROVAL** of the Master Plan.

LOCATION MAP



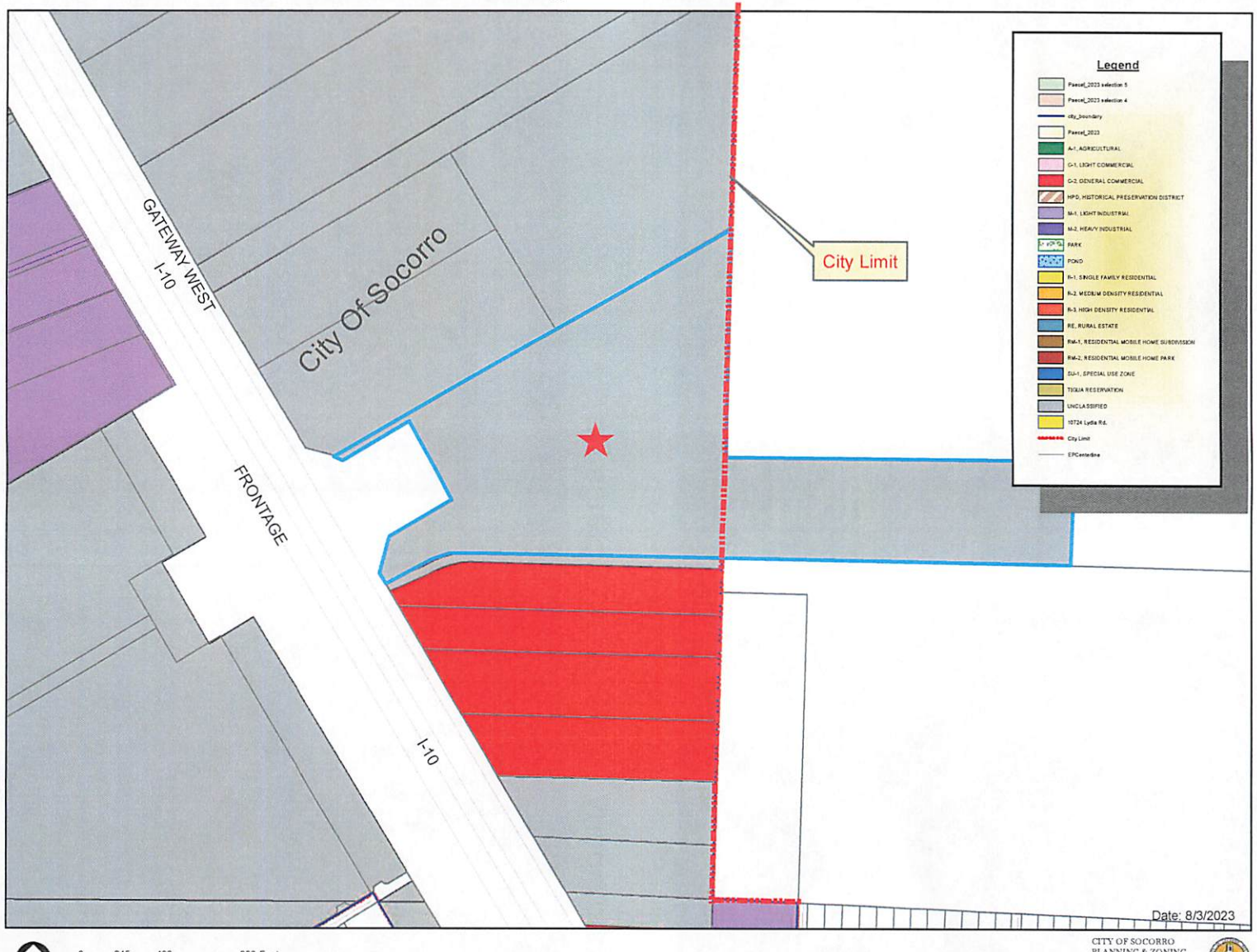
LOCATION MAP

Scale: AS SHOWN

Planning and Zoning Department
860 N. Rio Vista Socorro, Texas 79927 Tel. (915) 872-8831 Fax (915) 872-8673

ZONING MAP

Zoning Eastwind Hills U-1

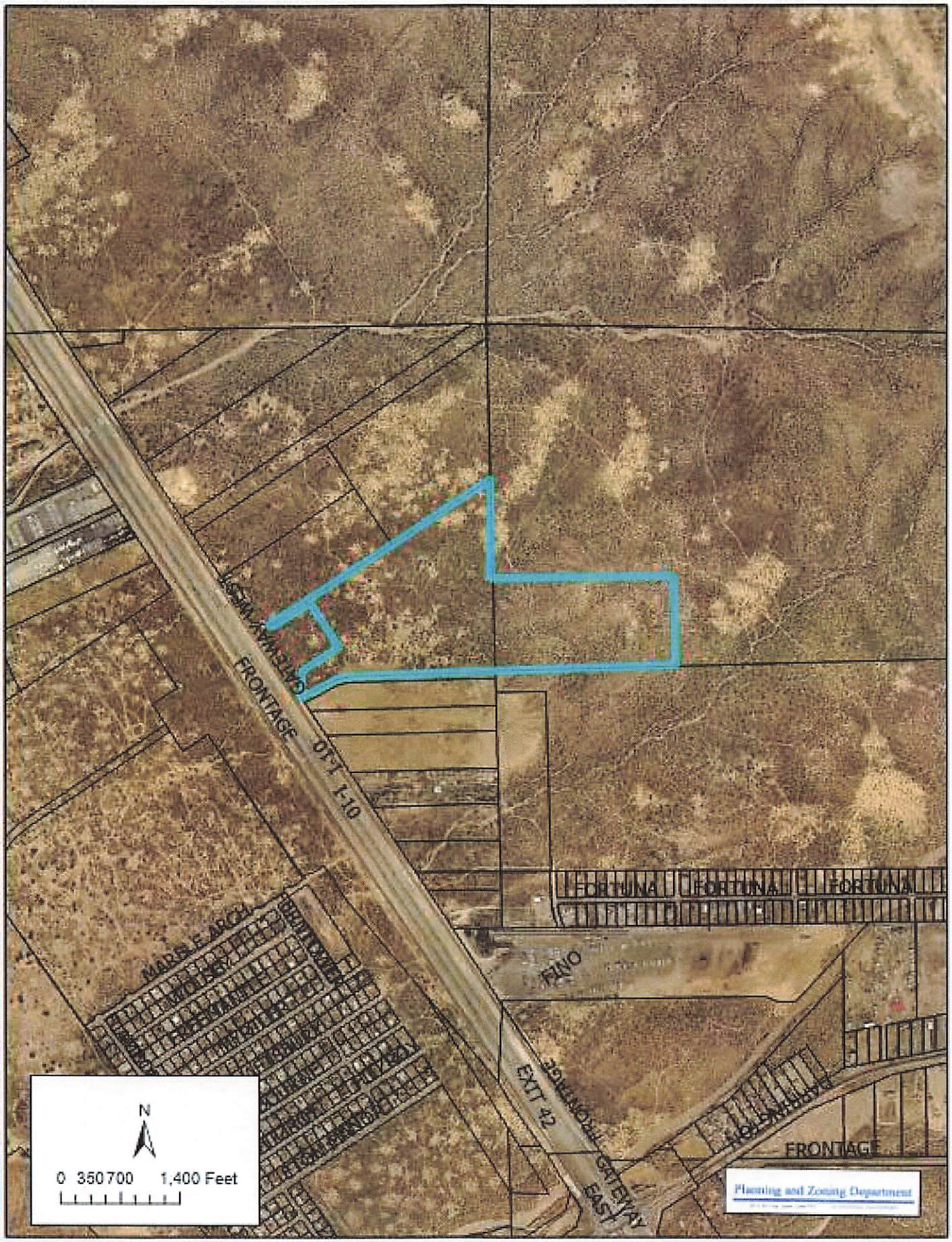


SITE PICTURES

View of property from Gateway West Blvd.

View of property from Roaring Springs Dr.

AERIAL PHOTO



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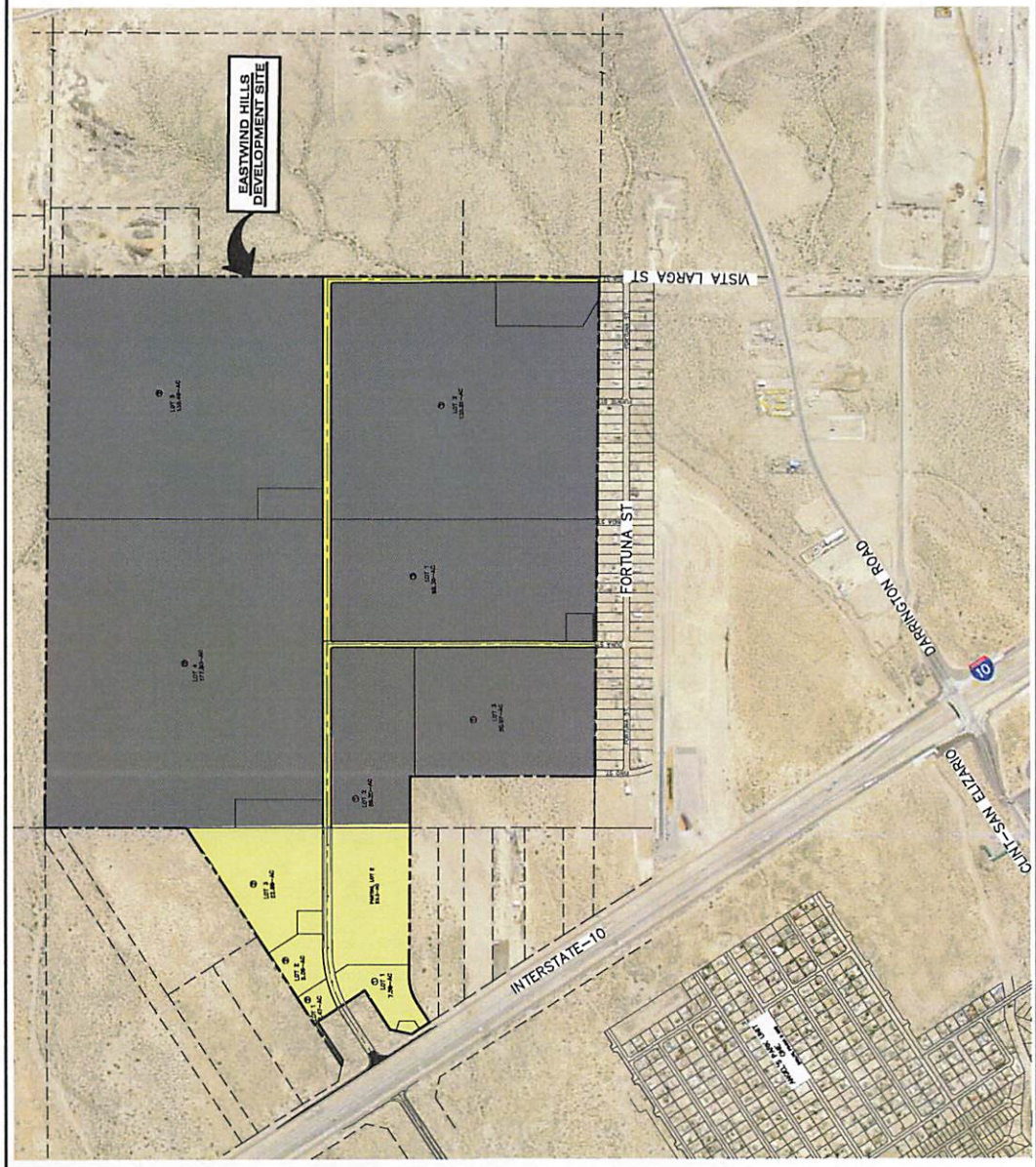


LEGEND:

EASTWIND HILLS INITIAL DEVELOPMENT

EASTWIND HILLS FUTURE DEVELOPMENT

SCALE: 1" = 1000'

FIGURE 2

LOCATION MAP

EASTWIND HILLS
TRAFFIC IMPACT ANALYSIS

cea GROUP
819 N. Upper St.
Suite 207
El Paso, TX 79902
915.541.0222
www.ceagroup.net
TBPE Registered Businesses Panel F-4964

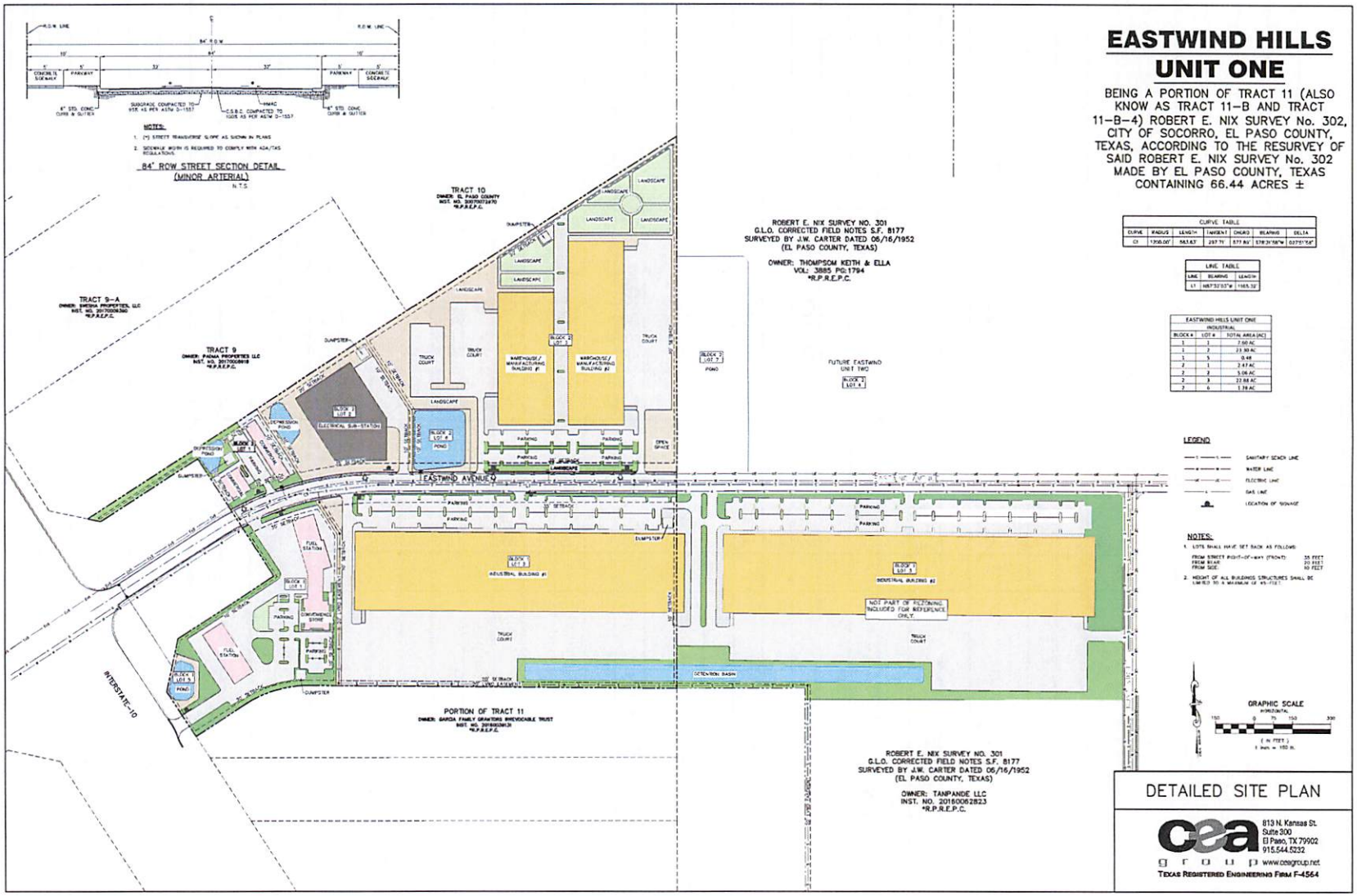
DEVELOPMENT SCHEDULE

EASTWIND HILLS UNIT ONE

DATE	7/27/2023
SUBDIVISION:	EASTWIND HILLS UNIT ONE
DEVELOPER:	
NO. OF LOTS:	5
NO. OF ACRES:	66.08 (+/-)

ITEM	STARTING DATE	COMPLETION DATE	NOTES
PRELIMINARY PLAT	8/21/2023	8/21/2023	
SIP	9/15.2023	9/15/2023	
APPROVAL OF SIP	10/31/2023	10/31/2023	
PLAT FILING	11/1/2024	11/1/2024	
GRADING	11/1/2023	12/31/2023	
CURB & GUTTER	5/1/2024	5/31/2024	
STORM DRAIN	3/1/2024	4/30/2024	
WATER & SEWER MAINS	1/1/2024	2/28/2024	
WATER SERVICES	4/1/2024	4/15/2024	
SEWER SERVICES	5/15/2024	6/1/2024	
ELECTRIC	6/1/2024	7/15/2024	
CABLE			
TELEPHONE			
GAS	7/15/2024	8/15/2024	
PAVING	8/15/2024	10/1/2024	
STREET LIGHTS			
MONUMENTS	10/1/2024	10/15/2024	
PROPERTY PINS			
CITY ACCEPTANCE			

DEVELOPMENT PLAN

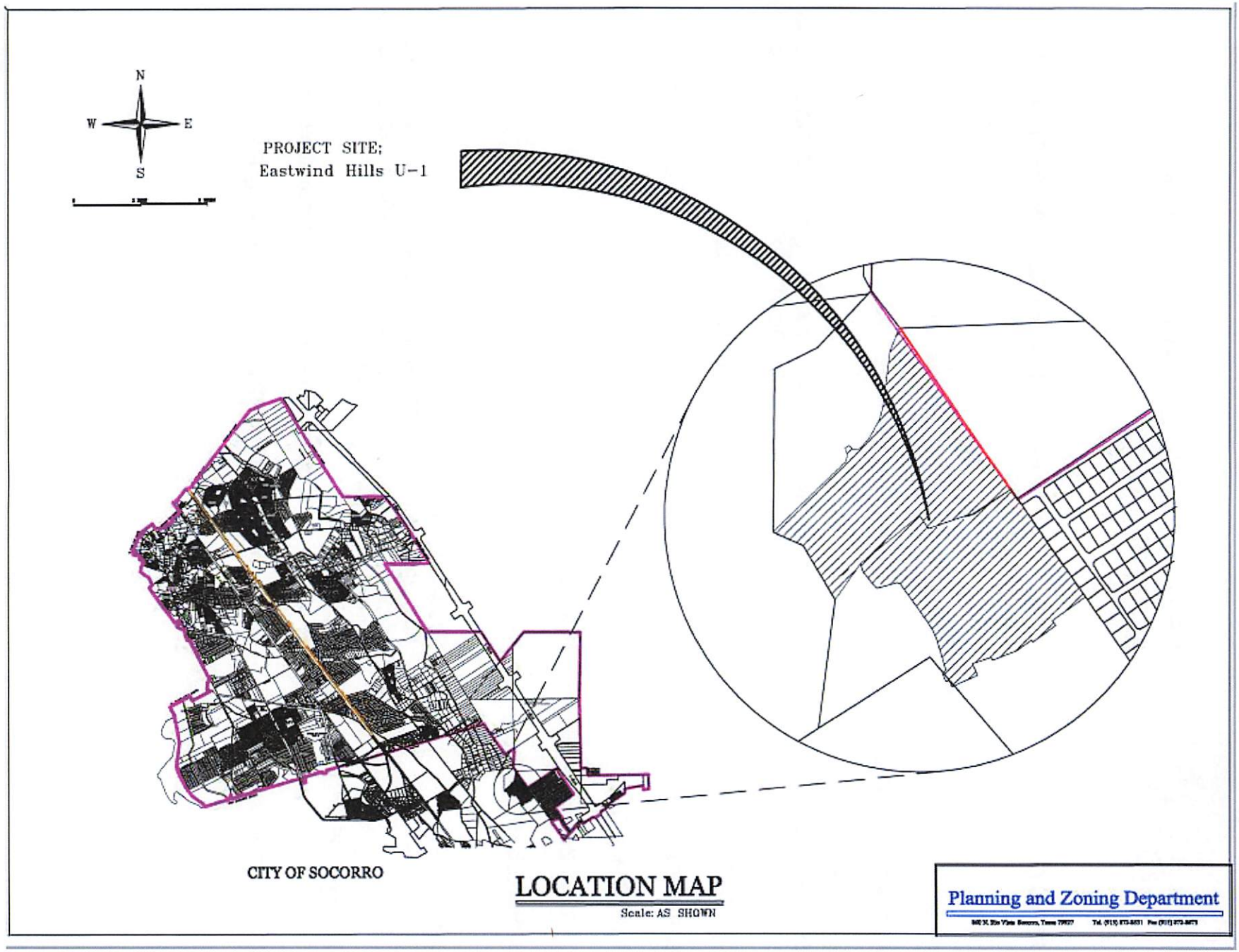


CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: SEPTEMBER 5, 2023

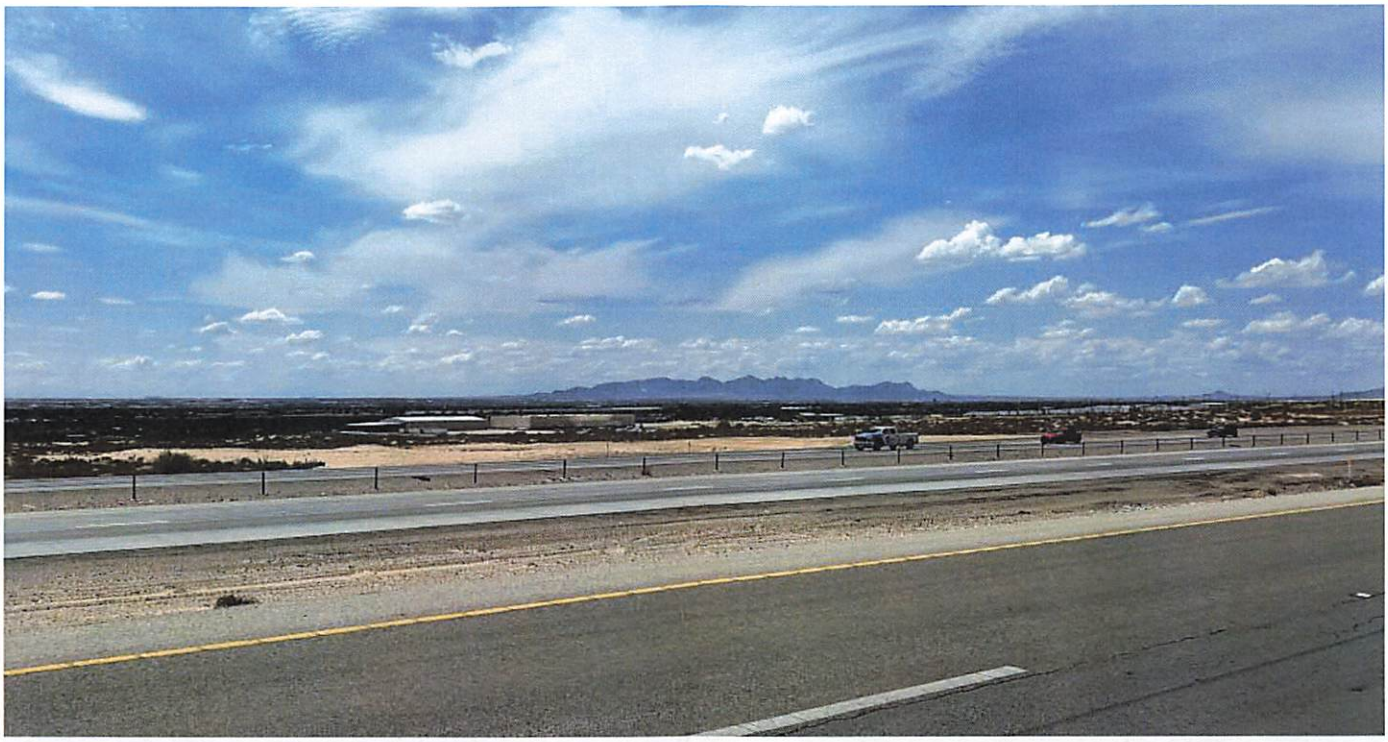
PRELIMINARY PLAT APPLICATION
STAFF REPORT

SUBJECT:	**REQUEST FOR APPROVAL OF A PRELIMINARY PLAT FOR EASTWIND UNIT 1 SUBDIVISION.**
NAME:	EASTWIND UNIT 1 SUBDIVISION
PROPERTY ADDRESS:	GATEWAY EAST BLVD.
PROPERTY LEGAL DESCRIPTION:	H.D. CAMP SURVEY NO. 408-C, AND TRACT 1, BLOCK 23, SAN ELIZARIO GRANT, EL PASO COUNTY, TX
PROPERTY OWNER:	LOWER VALLEY EAST HOLDING CO., LLC.
REPRESENTATIVE:	JORGE AZCARATE | CEA GROUP
PROPERTY AREA:	66.47 ACRES
CURRENT ZONING:	N/A (IN SOCORRO'S 2-MILE ETJ)
CURRENT LAND USE:	VACANT
FLOOD MAP:	**Eastwind Hills U-1** **According to the Flood Insurance Rate Maps, the referenced property lies within Zone X; (Community Panel # 480212 0277-B & 0281 B/ FEMA, September 4, 1991 }**
SUMMARY OF REQUEST:	Request is for approval of the Preliminary Plat for Eastwind Unit 1.
STAFF RECOMMENDATION:	Staff recommends **APPROVAL** of the Preliminary Plat.

LOCATION MAP

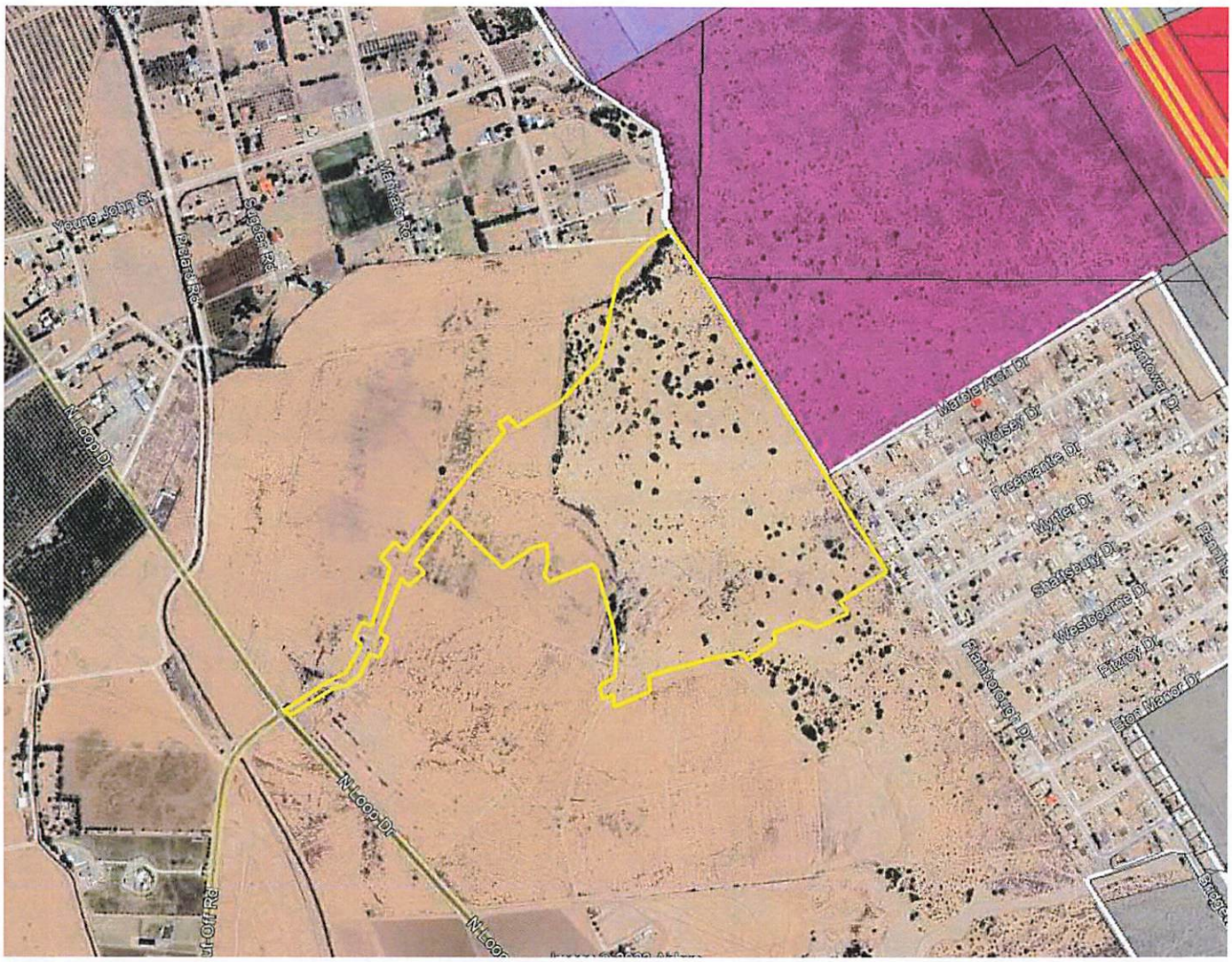


SITE PICTURES

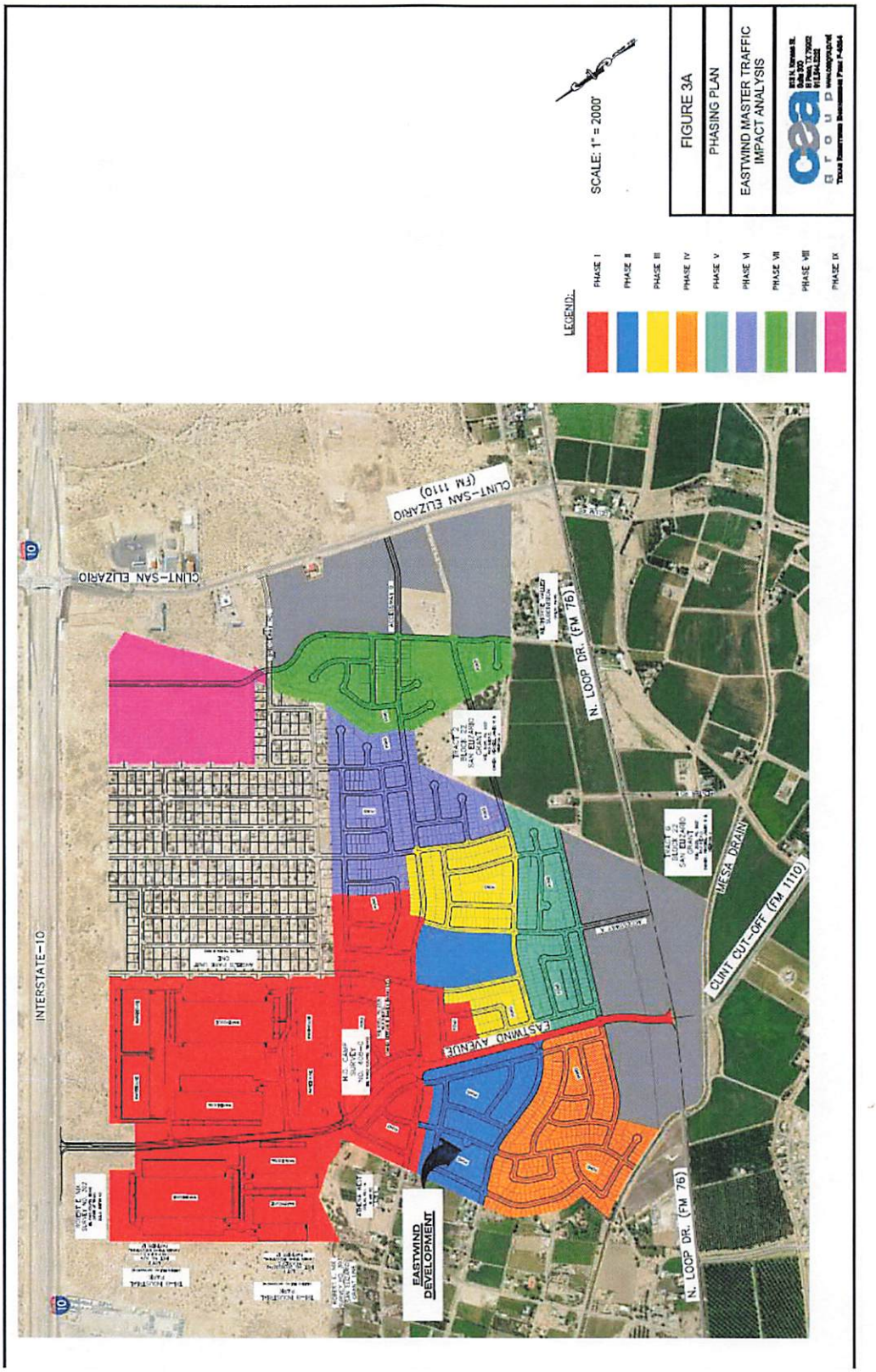


View of property from Gateway East Blvd.

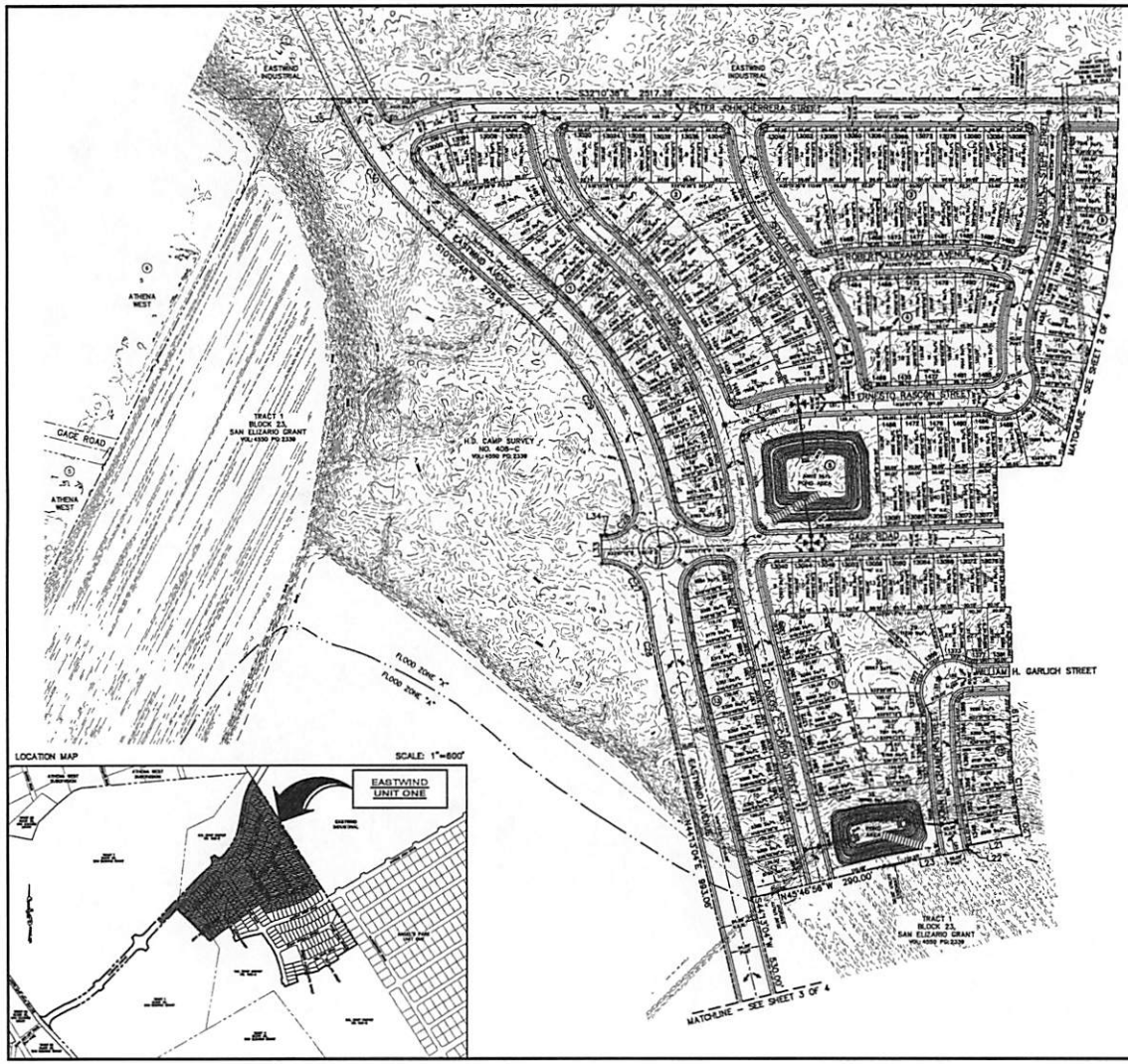
AERIAL PHOTO



T.I.A.


INTERSTATE-10
CLINT-SAN ELIZARIO
CLINT-SAN ELIZARIO (FM 1110)
N. LOOP DR. (FM 76)
N. LOOP DR. (FM 76)
EASTWIND AVENUE
MESA DRAIN
CLINT CUT-OFF (FM 1110)
EASTWIND DEVELOPMENT
LEGEND:
PHASE I
PHASE II
PHASE III
PHASE IV
PHASE V
PHASE VI
PHASE VII
PHASE VIII
PHASE IX
SCALE: 1" = 2000'
FIGURE 3A
PHASING PLAN
EASTWIND MASTER TRAFFIC IMPACT ANALYSIS
cea group

PRELIMINARY PLAT (SHEET 1 OF 4)



EASTWIND UNIT ONE

BEING A PORTION OF H.D. CAMP SURVEY NO. 408-C, AND TRACT 1, BLOCK 23, SAN ELIZARIO GRANT, EL PASO COUNTY, TEXAS.
CONTAINING 66.47± ACRES
(SHEET 1 OF 4)

LEGEND

- SUBDIVISION BOUNDARY LINE
- STREET RIGHT OF WAY
- TOP OF CURB
- SIDEWALK
- PROPERTY LINE
- STREET CENTERLINE
- 10' UTILITY EASEMENT (10' U.E.)
- LOT AND BLOCK NUMBER
- PROPOSED INLET & STORM SEWER PIPE
- DRAINAGE FLOW
- HIGH POINT
- LOW POINT
- PROPOSED MONUMENT
- EXISTING MAJOR CONTOUR LINES
- EXISTING MINOR CONTOUR LINES
- RESTRICTED ACCESS EASEMENT
- EXISTING OVERHEAD POWER LINE

SCHOOL DISTRICT

CLINT INDEPENDENT SCHOOL DISTRICT
14521 HORIZON BOULEVARD, EL PASO, TEXAS 79928

TOTAL LOTS

RESIDENTIAL	=242
S.D.S.	=1
POND	=3
TOTAL	=246

BENCHMARK:

FOUND BRASS CAP
ELEVATION: 3636.87 (NAVD 88)
N: 10,308,205.06 (GRID)
E: 463,363.27 (GRID)

FLOOD ZONE:

THIS SUBDIVISION LIES WITHIN UNSHADED ZONE "X", ZONE "AO", AND ZONE "A", AS DESIGNATED IN PANEL NO. 48059E 0277 G, DATED SEPTEMBER 4, 1991 OF THE FLOOD INSURANCE RATE MAPS, EL PASO COUNTY, TEXAS. UNSHADED ZONE "X" INDICATES AREAS OUTSIDE 500-YEAR FLOODPLAIN. ZONE "AO" INDICATES AREAS WITH FLOOD DEPTHS OF 1' TO 2' (USUALLY SHEET FLOW ON SLOPING TERRAIN). AVERAGE DEPTHS DETERMINED. FOR AREAS OF ALLUVIAL FAN FLOODING, VELOCITIES ALSO DETERMINED. ZONE "A" INDICATES AREAS WITH NO BASE FLOOD ELEVATIONS DETERMINED.

PRELIMINARY PLAT

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

OWNER/DEVELOPER

LOWER EAST VALLEY HOLDING CO., LLC.
2505 E. MISSOURI AVE., STE. 300
EL PASO, TEXAS 79903
VOICE: 915-607-3950
CONTACT: ENRIQUE ESCOBAR

ENGINEER

cea group
813 N. Kansas St.
Suite 300
El Paso, TX 79902
915.544.3232
www.ceagroup.net
TEXAS REGISTERED ENGINEERING FIRM F-8564
CONTACT: JORGE L. AZCARATE, P.E.

SURVEYOR

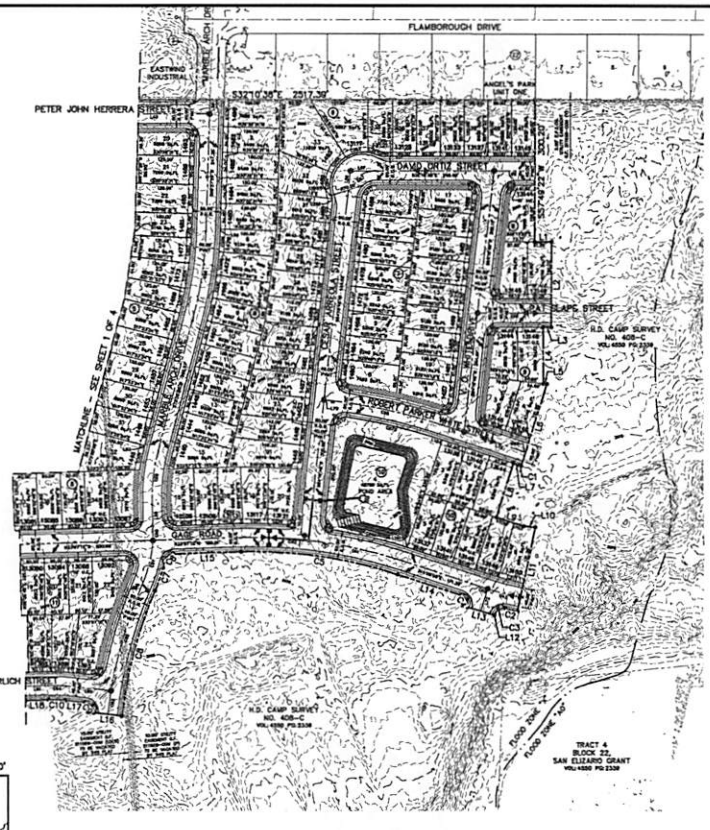
Barragan & Associates Inc.
LAND PLANNING & LAND SURVEYING
10050 Pathfinder Dr., Bldg. F - El Paso TX 79935
Phone (915) 591-5704 Fax (915) 591-5706
CONTACT: BENITO BARRAGAN, R.P.L.S.

DATE OF PREPARATION: FEBRUARY 2023

PRELIMINARY PLAT (SHEET 2 OF 4)

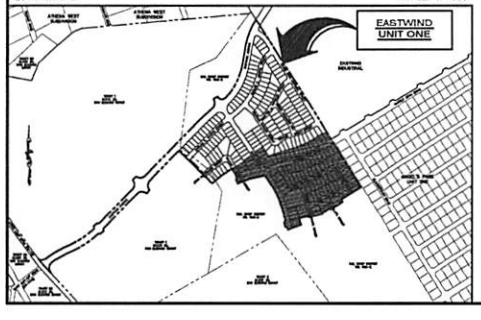
PLAT NOTES AND RESTRICTIONS:

1. THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO EASTWIND UNIT ONE SUBDIVISION BY THE LOWER VALLEY WATER DISTRICT IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE. WATER AND SEWER SERVICES WILL BE EXTENDED TO THE SUBDIVISION FROM EXISTING FACILITIES LOCATED ON ANGEL'S PARK UNIT ONE AND WILL BE CONSTRUCTED TO SERVE THE SUBDIVISION WITHIN TWO YEARS OF THE DATE OF FILING THE SUBDIVISION PLAT.
2. TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
   INSTRUMENT No. _____ DATE _____
3. RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
   INSTRUMENT No. _____ DATE _____
4. INTERIOR LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.
5. U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.
6. VEHICULAR ACCESS TO THOSE RESIDENTIAL LOTS ABUTTING EASTWIND AVENUE SHALL BE FROM OTHER DEDICATED STREETS ONLY. THE INSTRUMENT ASSURING RELEASE OF ACCESS IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
   INSTRUMENT No. _____ DATE _____
7. ● DENOTES PROPOSED MONUMENT. (FOR EXACT LOCATION CONTACT COUNTY OF EL PASO)
8. BUILDINGS SHALL BE SET BACK AS FOLLOWS: FROM ROADS AND RIGHTS-OF-WAY, SETBACK SHALL BE A MINIMUM OF 20 FEET, FROM SIDE PROPERTY LINES, SETBACK SHALL BE A MINIMUM OF 5 FEET, SIDE PROPERTY LINES ABUTTING A PUBLIC ROAD, SETBACK SHALL BE A MINIMUM OF 15 FEET, AND FROM REAR PROPERTY LINES, SETBACK SHALL BE 20 FEET. THESE SETBACK DISTANCES SHALL NOT COINCIDE WITH SEPARATION OR SETBACK DISTANCES REQUIRED BY RULES GOVERNING PUBLIC UTILITIES, ON-SITE SEWAGE FACILITIES, OR DRINKING WATER SUPPLIES.
9. THE FINISHED FLOOR ELEVATION OF ANY RESIDENCE SHALL BE AT LEAST 12" ABOVE THE AVERAGE HEIGHT OF THE CURB IN FRONT OF THE LOT, OR AT LEAST 12" ABOVE THE NATURAL GROUND LEVEL SURROUNDING THE FOUNDATION, WHICHEVER IS HIGHER.
10. NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
11. THE DEVELOPER HAS OBTAINED A PERMIT FROM THE COUNTY PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO CUTTING ANY EXISTING COUNTY ROAD FOR INSTALLATION OF UTILITIES, OR ANY OTHER PURPOSE.
12. THIS SUBDIVISION LIES WITHIN UNSHADED ZONE "X", ZONE "AO", AND ZONE "A", AS DESIGNATED IN PANEL NO. 48231 0277 B, DATED SEPTEMBER 4, 1991 OF THE FLOOD INSURANCE RATE MAPS, EL PASO COUNTY, TEXAS. UNSHADED ZONE "X" INDICATES AREAS OUTSIDE 500-YEAR FLOODPLAIN. ZONE "AO" INDICATES AREAS WITH FLOOD DEPTHS OF 1' TO 3' (USUALLY SHEET FLOW ON SLOPING TERRAIN). AVERAGE DEPTHS DETERMINED. FOR AREAS OF ALLUVIAL FAN FLOODING, VELOCITIES ALSO DETERMINED. ZONE "A" INDICATES AREAS WITH NO BASE FLOOD ELEVATIONS DETERMINED.
13. THE DEVELOPER HAS PROVIDED ADEQUATE STORM RUNOFF AND PONDING PROVISIONS PRIOR TO SALE OF ANY LOTS.
14. THE DEVELOPER OF EASTWIND UNIT ONE HAS INSTALLED ALL UTILITY SERVICE LINES TO THE PROPERTY LINES UNLESS OTHERWISE APPROVED, IN WRITING, BY THE COUNTY PLANNING AND DEVELOPMENT DEPARTMENT.
15. IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE 232.0029(E), IT IS HEREBY EXPRESSED THAT ALL PURCHASE CONTRACTS MADE BETWEEN THE DEVELOPER AND A PURCHASER OF LAND IN THIS SUBDIVISION WILL CONTAIN A STATEMENT DESCRIBING WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THIS SUBDIVISION.
16. THE DEVELOPER HAS OBTAINED A PERMIT FROM THE COUNTY PLANNING AND DEVELOPMENT DEPARTMENT FOR INSTALLATION OF UTILITIES, CONSTRUCTION OF DRIVEWAYS, OR ANY OTHER PURPOSE.
17. ROADS WILL NOT BE MAINTAINED BY THE COUNTY OF EL PASO UNTIL PAVED BY DEVELOPER, AND LEGALLY APPROVED AND ACCEPTED BY THE COUNTY.
18. LOT OWNER IS RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS AND SIDEWALKS.
19. LOT OWNER IS RESPONSIBLE FOR MAINTAINING SIDEWALKS, PARKWAYS, ROCKWALLS/RETAINING WALLS AND DRIVEWAYS ABUTTING THEIR PROPERTY, INCLUDING DOUBLE FRONTAGE LOTS.
20. LOT 1, BLOCK 5, LOT 4, BLOCK 10, AND LOT 20, BLOCK 11 WILL BE DESIGNATED AS PUBLIC PONDING AREAS.
21. ● DENOTES A SET 1/2" REBAR W/CAP "BAA, INC." UNLESS OTHERWISE SHOWN.
22. ALL LOTS WITHIN EASTWIND UNIT ONE ARE RESTRICTED TO RESIDENTIAL PURPOSES ONLY.



LOCATION MAP

SCALE: 1"=600'



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(SHEET 2 OF 4)

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PRELIMINARY PLAT

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(IN FEET)
1 inch = 100 ft.

OWNER/DEVELOPER
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EL PASO, TEXAS 79903
VOICE: 915-821-2000
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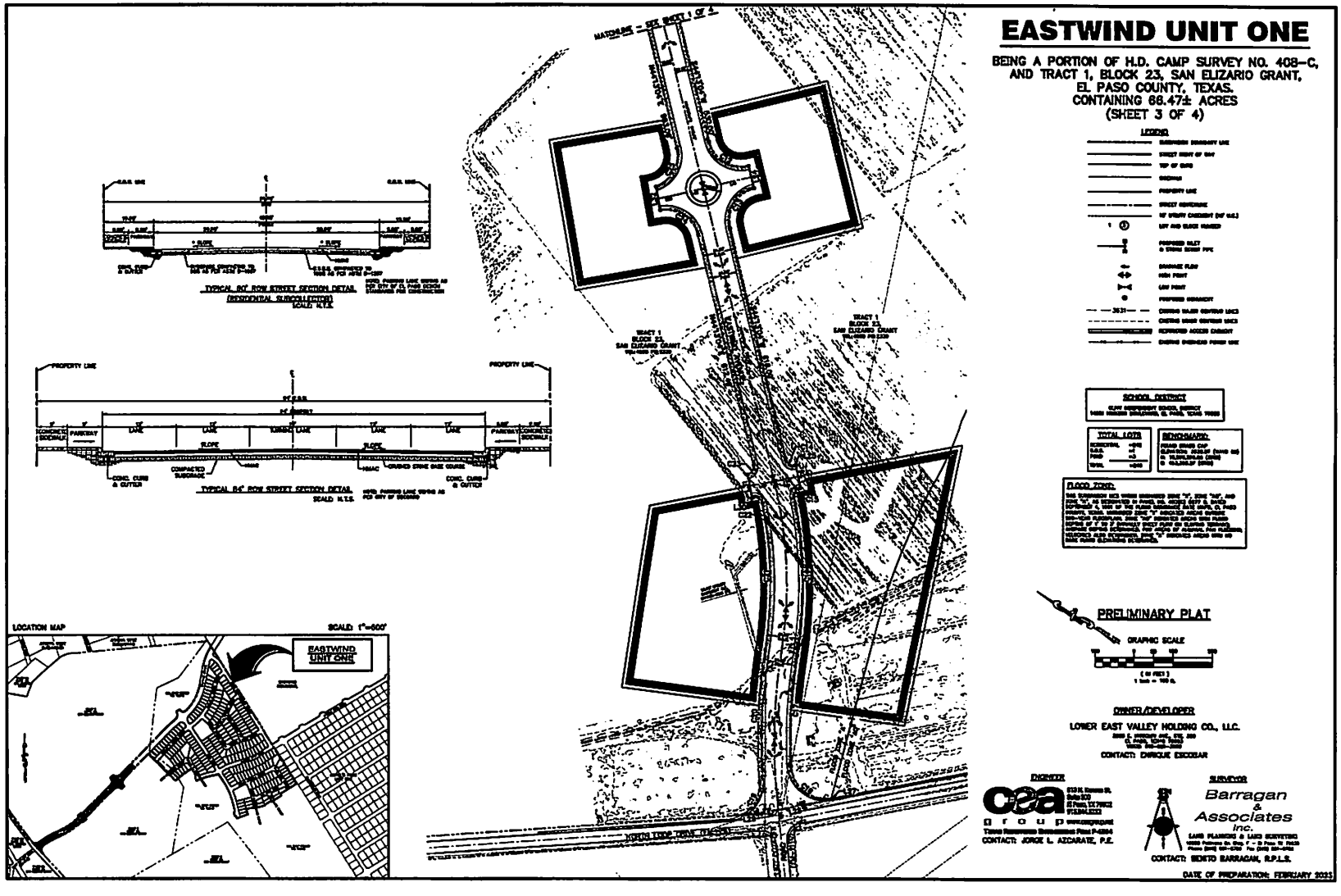
10950 Pellicano Dr. Bldg. F - El Paso TX 79935
Phone (915) 591-5708 Fax (915) 591-5704
CONTACT: BENITO BARRAGAN, R.P.L.S.

DATE OF PREPARATION: FEBRUARY 2023

PRELIMINARY PLAT (SHEET 3 OF 4)



PRELIMINARY PLAT (SHEET 4 OF 4)

EASTWIND UNIT ONE

BEING A PORTION OF H.D. CAMP SURVEY NO. 408-C, AND TRACT 1, BLOCK 23, SAN ELIZARIO GRANT, EL PASO COUNTY, TEXAS. CONTAINING 66.47± ACRES (SHEET 4 OF 4)

LINE TABLE

LINE	BEARING	LENGTH
[illegible]	[illegible]	[illegible]

LINE TABLE

LINE	BEARING	LENGTH
[illegible]	[illegible]	[illegible]

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

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CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

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CURVE TABLE

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[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

OWNER/DEVELOPER

LOWER EAST VALLEY HOLDING CO., LLC.

CONTACT: ENRIQUE ESCOBAR

ENGINEER

cea group

CONTACT: JORGE L. AZCARATE, P.E.

SURVEYOR

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DATE OF PREPARATION: FEBRUARY 2023