

Ivy Avalos
Mayor

Ruben Reyes
At Large

Cesar Nevarez
District 1



Alejandro Garcia
District 2

Rudy Cruz, Jr.
District 3/Mayor ProTem

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 TRADUCCIÓN 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 19TH DAY OF DECEMBER 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 DECEMBER 19, 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 December 5, 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. **Consider and Take Action** on the approval of a proposed Preliminary and Final Plat for Figueroa Subdivision, located at 11686 Socorro Rd., being a portion of Tract 16D, Block 27, Socorro Grant, Socorro TX.
6. **Consider and Take Action** on the approval of Horizon Park Master Plan as per section 38-7 of the City of Socorro Municipal Code.
7. **Consider and Take Action** on the approval of a proposed Final Plat for Horizon Park Unit One Subdivision, located at Horizon Blvd., being all of Tracts 2A, 3B1, 4C1L, and 9A2, Block 3, Socorro Grant, Socorro TX.
8. **Consider and Take Action** on the approval of Horizon Estates Master Plan as per section 38-7 of the City of Socorro Municipal Code.

Approved by: _____



9. **Consider and Take Action** on the approval of a proposed Preliminary and Final Plat for Horizon Estates Subdivision, located at 975 S. Horizon Blvd., being Tract 4C6B, Block 3, Socorro Grant, Socorro TX.
10. **Planning and Zoning Commissioners Report.**
11. **Planning and Zoning Department Report.**
12. **Adjournment**

EXECUTIVE SESSION


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

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

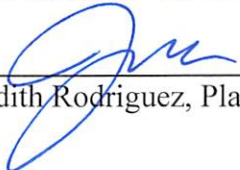
NOTICE TO PROPERTY OWNER

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

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

Approved by: 


DATED 15TH DAY OF DECEMBER 2023.

By: 
Judith Rodriguez, Planning & Zoning Secretary

DATE & TIME POSTED: 12/15/2023 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: 

Ivy Avalos
Mayor

Ruben Reyes
At Large

Cesar Nevarez
District 1



Alejandro García
District 2

Rudy Cruz Jr.
District 3/ Mayor ProTem

Yvonne Colon-Villalobos
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Adriana Rodarte
City Manager

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

MEMBERS PRESENT:

Andrew Arroyos
David Estrada
Yolanda Rodriguez

MEMBERS PRESENT VIA ZOOM:

Julie Dominguez

MEMBERS ABSENT:

Enrique Cisneros
Osvaldo Reza

STAFF PRESENT

-Judith Rodriguez, Planning and Zoning Clerk.
-Yadira Magana, Planning and Zoning Clerk.
-Lorraine Quimiro, City Planner Director of Development.
-Jose Botello, Planner.
-Merwan Bhatti, City Attorney *Via ZOOM*.
-Lizbeth Castro, Recreation Coordinator.
-Raul Estrada, IT Technician.

1. Call to Order

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

2. Establishment of Quorum

Quorum with 3 commissioners present and 1 via zoom.

3. Notice to the Public-Open Forum

None

4. Consent Agenda

- a) Approval of Meeting minutes of November 21, 2023.

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

Ayes: Andrew Arroyos, David Estrada, Yolanda Rodriguez, and Julie Dominguez.

Nays:

Abstain:

Absent: Enrique Cisneros and Osvaldo Reza.

Motion carried.

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 1, Block 1, Vinedo Acres Replat "T", located at 342 F. E. Jackson Rd., Socorro, TX from RM-1 (Residential Mobile Home Subdivision) to R-1 (Single Family Residential) to allow for a single-family home.

Chairman Mr. Arroyos: Public Hearing opened at **5:33** pm

Public Hearing closed at **5:33** pm

- 6. Consider and Take Action** on the approval of a proposed amendment to the City of Socorro's Master Plan and rezoning of Lot 1, Block 1, Vinedo Acres Replat "T", located at 342 F. E. Jackson Rd., Socorro, TX from RM-1 (Residential Mobile Home Subdivision) to R-1 (Single Family Residential) to allow for a single-family home.

A motion was made by Andrew Arroyos *to approve* seconded by Yolanda Rodriguez.

Ayes: Andrew Arroyos, David Estrada, Yolanda Rodriguez, and Julie Dominguez.

Nays:

Abstain:

Absent: Enrique Cisneros and Osvaldo Reza.

Motion carried.

- 7. Public hearing** request for the proposed amendment to the City of Socorro's Master Plan and rezoning of Lot 19, Block 1, Delip Subdivision, located at 634 Burma Pl. Socorro, TX from R-1 (Single Family Residential) to R-2 (Medium Density Residential) to allow for a duplex.

Chairman Mr. Arroyos: Public Hearing opened at **5:38 pm**

Public Hearing closed at **5:50 pm**

1st Speaker Irene Montoya:

Ms. Montoya said she was concerned about the cleanliness of this property and the traffic it will cause in a small street.

2nd Speaker Irma Aguirre:

Ms. Aguirre said she was against the construction of this duplex on this property; it will be more traffic and more people that do not even know who the applicant is going to rent to. Also, she mentioned the lack of light bulbs on the streets and sidewalks.

3rd Speaker Jorge Estrada:

Mr. Estrada mentioned he is opposed to the changes that may come with this proposed approval. He said that the people who live on this street are good people. Also, he mentioned that there are people speeding down that street all the time and for that reason residents would need and want speed bumps, lights, and sidewalks.

- 8. Consider and Take Action** on the approval of a proposed amendment to the City of Socorro's Master Plan and rezoning of Lot 19, Block 1, Delip Subdivision, located at 634 Burma Pl. Socorro, TX from R-1 (Single Family Residential) to R-2 (Medium Density Residential) to allow for a duplex.

A motion was made by Julie Dominguez *to deny* seconded by Yolanda Rodriguez.

Ayes: David Estrada, Yolanda Rodriguez, and Julie Dominguez.

Nays:

Abstain: Andrew Arroyos

Absent: Enrique Cisneros and Osvaldo Reza.

Motion carried.

- 8. Public hearing** request for the proposed amendment to the City of Socorro's Master Plan and rezoning of a portion out of Tract 16D, Block 27, Socorro Grant, located at 11686 Socorro Rd., Socorro, TX from C-1 (Light Commercial) to R-2 (Medium Density Residential) to allow for a duplex.

Chairman Mr. Arroyos: Public Hearing opened at **5:38 pm**

Public Hearing closed at **5:50 pm**

- 9. Consider and Take Action** on the approval of a proposed amendment to the City of Socorro's Master Plan and rezoning of a portion out of Tract 16D, Block 27, Socorro Grant, located at 11686 Socorro Rd., Socorro, TX from C-1 (Light Commercial) to R-2 (Medium Density Residential) to allow for a duplex.

A motion was made by Andrew Arroyos *to approve* a portion out of Tract 16D, Block 27, Socorro Grant which is a proposed lot 3 with 12,500 sq ft seconded by David Estrada.

Ayes: Andrew Arroyos, David Estrada, Yolanda Rodriguez, and Julie Dominguez.

Nays:

Abstain:

Absent: Enrique Cisneros and Osvaldo Reza.

Motion carried.

11. Planning and Zoning Commissioners Report.

Commissioner David Estrada requested to Planning and Zoning Staff a spreadsheet or database to know the number of duplexes or lot splits within a particular subdivision, knowing that would help to decide on what would be the best thing to vote either to deny or to approve. Ms. Quimiro answered that she will make sure to double check the staff reports to ensure the information is relevant and important.

Commissioner Yolanda Rodriguez requested that Planning and Zoning should hold the property owners of a rezoning request certain standard to ensure property maintenance. Ms. Quimiro answered that more information will be given to neighbors around the area that a rezoning request was made. Commissioner Andrew Arroyos reaffirmed that such information would be helpful for both Commissioners and residents.

12. Planning and Zoning Department Report.

Ms. Quimiro gave some updates on all the different projects. Rio Vista bridge replacement is still underway. The Comprehensive Plan is still moving forward; staff are wrapping up the first portion of public involvement with the questionnaires and mapping the issues. The Passmore share use path is also continuing to work. The sidewalk construction project phase two is already completed on Moon Rd. and Old Hueco Tanks and now they're on Stedham; the progress has been about 24% way complete. The consultants are planning to be in town this week to visit the sites for phase three. Arterial One is continuing, staff are trying to have a meeting with some constituents who still have questions regarding our Arterial One.

Commissioner Mr. Estrada asked staff about the schedule for the next Planning and Zoning meeting and Ms. Quimiro answered it will be on December 19, 2023. Ms. Dominguez informed she won't be able to assist to this meeting for which Ms. Quimiro asked the commissioners if anyone is going to be absent that day. Mr. Estrada asked if we would have a lot of cases for the next Planning and Zoning meeting and Ms. Quimiro responded yes, it would be several plats. Commissioner Julie Dominguez confirmed her assistance. Mr. Bhatti suggested calling commissioners on Monday to assure quorum.

14. Adjournment

A motion was made by Andrew Arroyos *to adjourn* seconded by Yolanda Rodriguez.

Ayes: Andrew Arroyos, David Estrada, Yolanda Rodriguez, and Julie Dominguez.

Nays:

Abstain:

Absent: Enrique Cisneros and Osvaldo Reza.

Motion carried.

Meeting adjourned at **6:49** pm.

Andrew Arroyos, Chairman

Date minutes were approved.

Judith Rodriguez, Secretary

Date minutes were approved.



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: DECEMBER 19, 2023**

**PRELIMINARY AND FINAL PLAT
STAFF REPORT**

SUBJECT:

REQUEST IS FOR APPROVAL OF A PRELIMINARY AND FINAL PLAT FOR FIGUEROA SUBDIVISION.

NAME: FIGUEROA SUBIDIVISION

PROPERTY ADDRESS: 11686 SOCORRO RD.

PROPERTY LEGAL DESCRIPTION: A PORTION OF TRACT 16D, BLOCK 27, SOCORRO GRANT

PROPERTY OWNER: ELIBORIO FIGUEROA

REPRESENTATIVE: ELIBORIO FIGUEROA

PROPERTY AREA: 0.788 ACRES

CURRENT ZONING: C-1 (Light Commercial)

CURRENT LAND USE: RESIDENTIAL

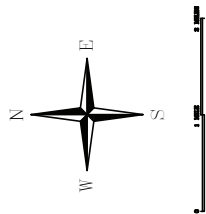
FUTURE LAND USE MAP: HIGH DENSITY RESIDENTIAL

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).

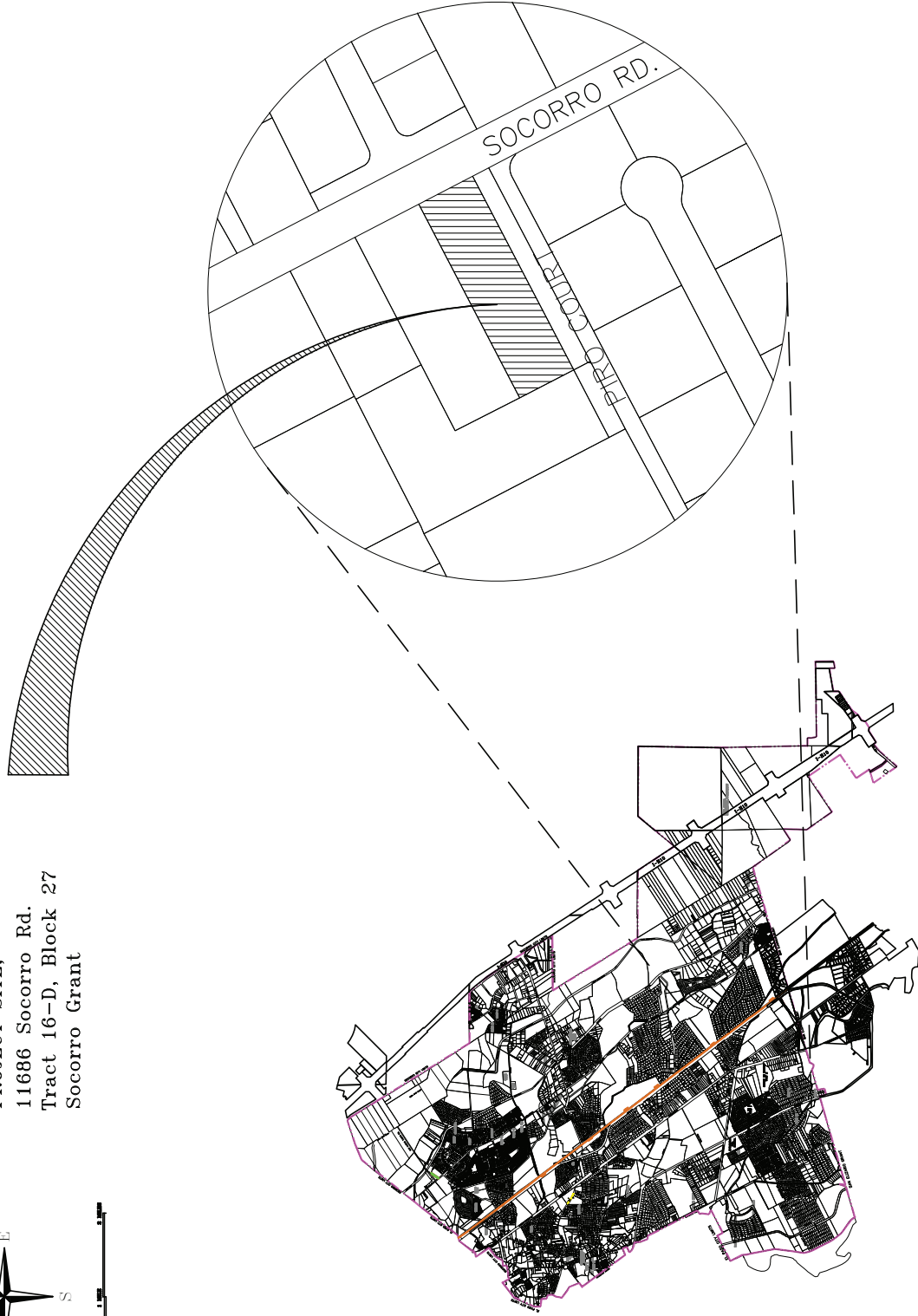
SUMMARY OF REQUEST: Request is for approval of a Preliminary and Final Plat for Figueroa Subdivision.

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the Preliminary and Final Plat

LOCATION MAP



PROJECT SITE;
11686 Socorro Rd.
Tract 16-D, Block 27
Socorro Grant



CITY OF SOCORRO

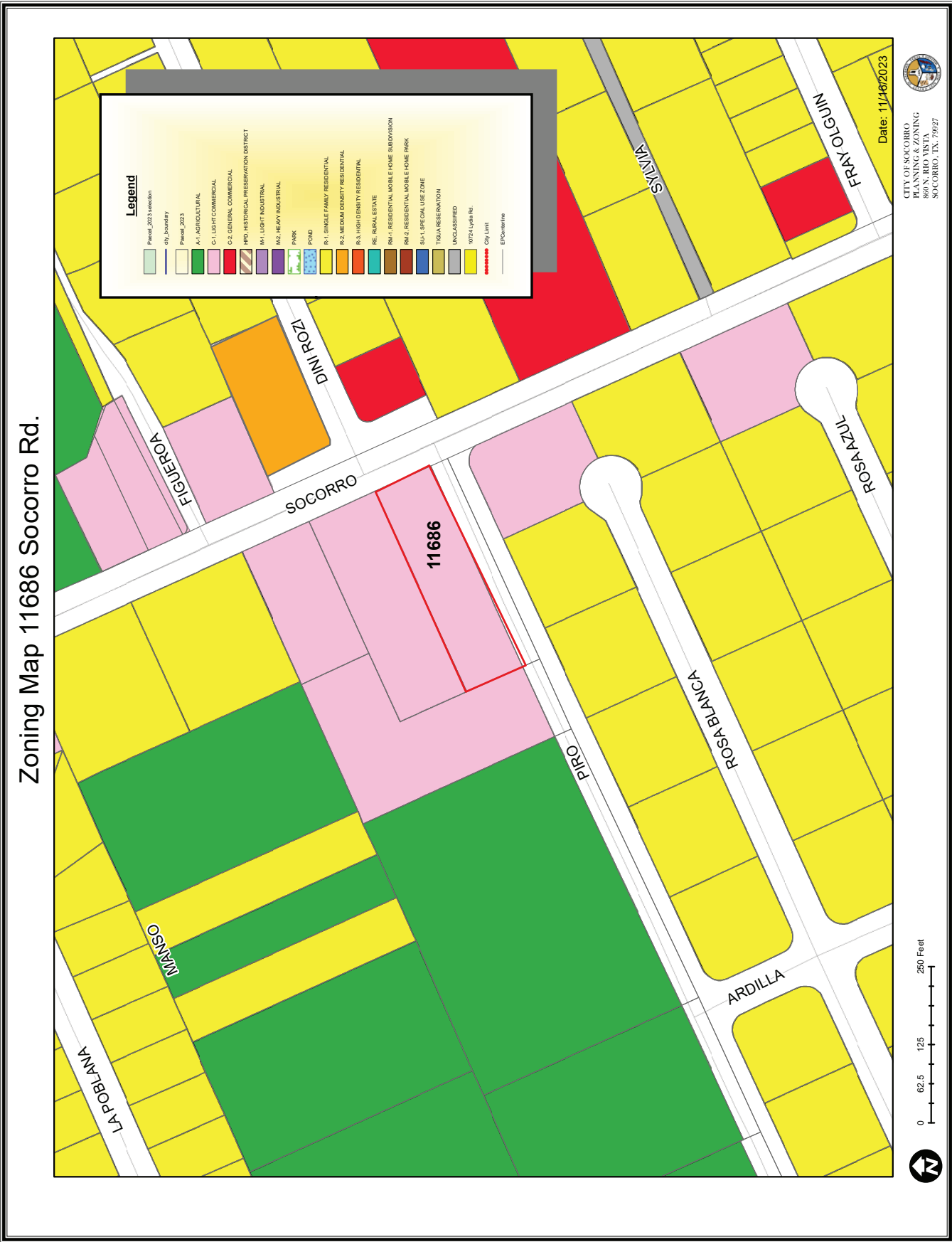
LOCATION MAP

Scale: AS SHOWN

Planning and Zoning Department

860 N. Rio Vista Socorro, Texas 79927 Tel: (505) 872-4531 Fax: (505) 872-8673

ZONING MAP



SITE PICTURES




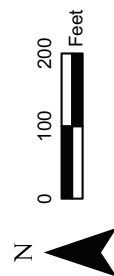
View of property from Piro Ct.



AERIAL PHOTO




City of Socorro
Planning & Zoning Department
860 N. Rio Vista Rd.
Socorro, TX 79927
Date prepared: 12/1/2023



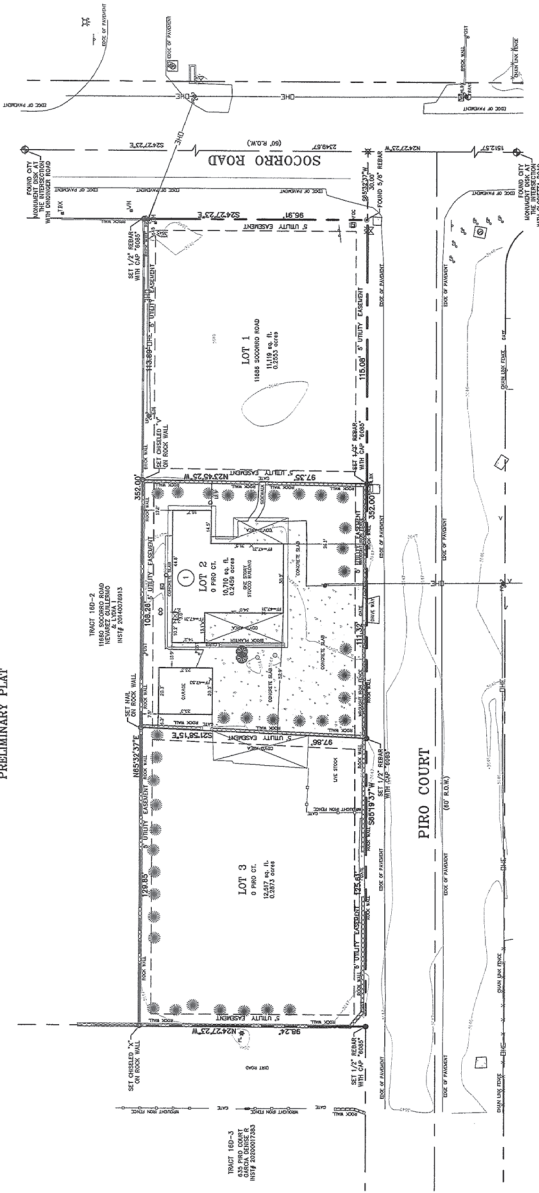
PRELIMINARY PLAT

FIGUEROA SUBDIVISION

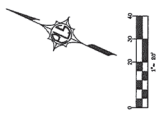
BEING A PORTION OUT OF TRACT 18D, CONTAINING 1.03 ACRES, MORE OR LESS,
BLOCK 27, SOCORRO GRANT, IN THE CITY OF SOCORRO, EL PASO COUNTY, TEXAS,
MADE BY EL PASO COUNTY, TEXAS.

TOTAL CONTAINING: 0.7865 ACRES

PRELIMINARY PLAT



- NOTES:
1. VERTICAL ACCESS TO LOTS IS THROUGH SOCORRO ROAD.
 2. PURPOSE FOR THIS PLAT IS TO SUBDIVIDE ONE LOT INTO THREE LOTS.
 3. ALL LOTS SHOWN HEREIN ARE TO BE SHOWN WITHIN EACH LOT.
 4. ALL LOTS SHOWN HEREIN ARE TO BE SHOWN WITHIN EACH LOT.
 5. LOTS 1 & 2 ARE TO BE SHOWN WITHIN EACH LOT.
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DATE OF PREPARATION

PREPARED BY: [Signature]

DATE OF REPEAT

REPEAT IN: [Signature]

OWNER

FIGUEROA SUBDIVISION

FIGUEROA SUBDIVISION

FIGUEROA SUBDIVISION

SYMBOL LEGEND

FIGUEROA SUBDIVISION

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FIGUEROA SUBDIVISION

LOCATION MAP SCALE: 1" = 600'

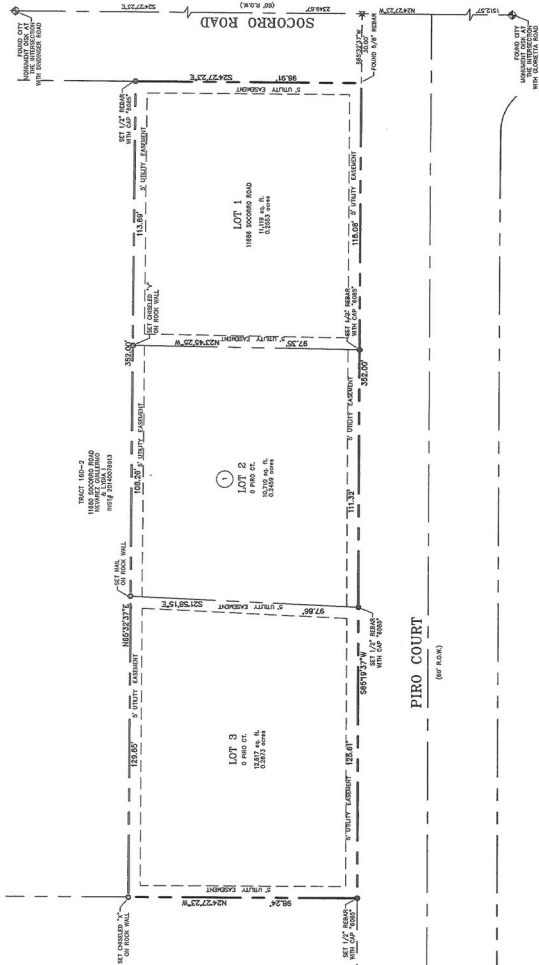


FINAL PLAT

FIGUEROA SUBDIVISION

BEING A PORTION OUT OF TRACT 140, CONTAINING 1.03 ACRES, MORE OR LESS,
BLOCK 27, SOCORRO GRANT, IN THE CITY OF SOCORRO, EL PASO COUNTY, TEXAS,
MADE BY EL PASO COUNTY, TEXAS.

TOTAL CONTAINING: 0.7885 ACRES
JANUARY 10, 2023



- NOTES:
1. VEHICULAR ACCESS TO LOTS IS THROUGH SOCORRO ROAD.
 2. IMPROVE THIS PLAT IS TO DRAINAGE ONE LOT INTO THREE LOTS.
 3. THE PLAT IS TO BE RECORDED IN THE PUBLIC RECORDS.
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SCHOOL DISTRICT
19400 ROAD, EL PASO, TEXAS 79901

SYMBOL LEGEND	
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LOCATION MAP SCALE: 1" = 600'



OTHERS
GEO 01533000070000
ALTERNATE REGISTRATION
RECORDED IN 2023-2024
2023-2024

DATE OF PREPARATION
JANUARY 10, 2023

PREPARED BY
EL PASO COUNTY, TEXAS

RECORDED IN 2023-2024
2023-2024

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RECORDED IN 2023-2024
2023-2024



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: DECEMBER 19, 2023**

**MASTER PLAN APPLICATION
STAFF REPORT**

SUBJECT:

REQUEST IS FOR APPROVAL OF HORIZON PARK MASTER PLAN AS PER SECTION 38-7 OF THE CITY OF SOCORRO MUNICIPAL CODE.

NAME: HORIZON PARK MASTER PLAN

PROPERTY ADDRESS: HORIZON BLVD.

PROPERTY LEGAL DESCRIPTION: BEING ALL OF TRACTS 2, 2A, 3B, 3B1, 3B5, 4C1L, 4E1A, AND 9A2, BLOCK 3, SOCORRO GRANT, SOCORRO, TX.

PROPERTY OWNER: BOWLING BROTHERS DEVELOPMENT COMPANY, LLC./ FIESTA PALMS LTD.

REPRESENTATIVE: JORGE AZCARATE | CEA GROUP

PROPERTY AREA: 62.01 ACRES

CURRENT ZONING: C-2 & R-2

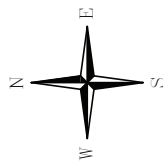
CURRENT LAND USE: VACANT

FLOOD MAP: According to the Flood Insurance Rate Maps, the referenced property lies within Zone X; (Community Panel # 480212 0239-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])

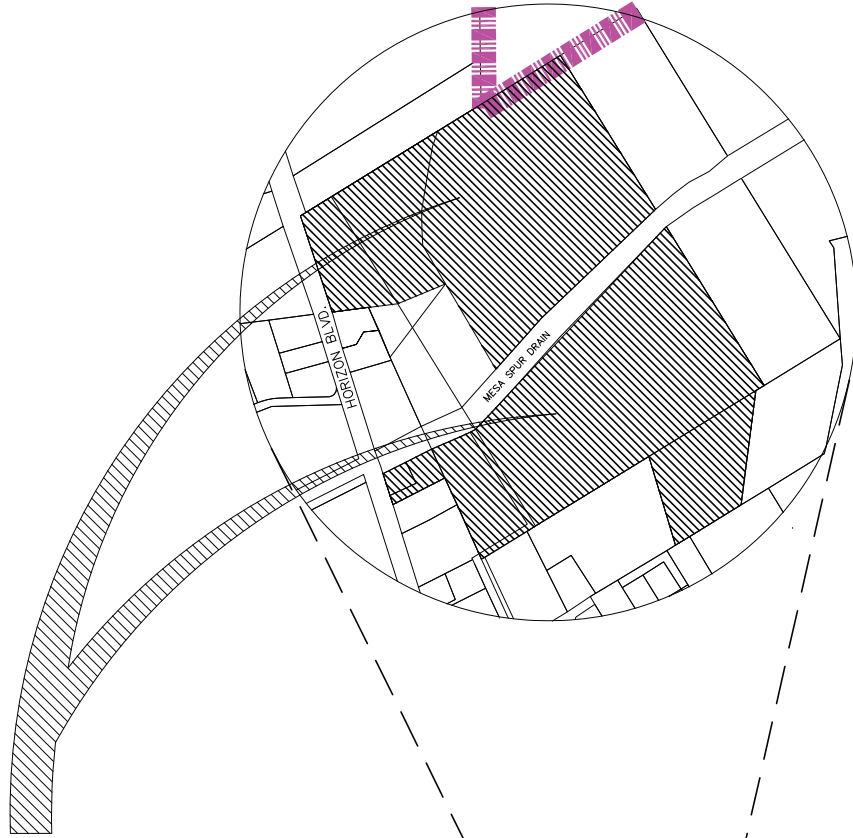
STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the Master Plan.

LOCATION MAP



PROJECT SITE;

Tracts 2,2A,3B,3B1,3B5,4C1L,4E1A,9A2
Block 3, Socorro Grant



CITY OF SOCORRO



LOCATION MAP

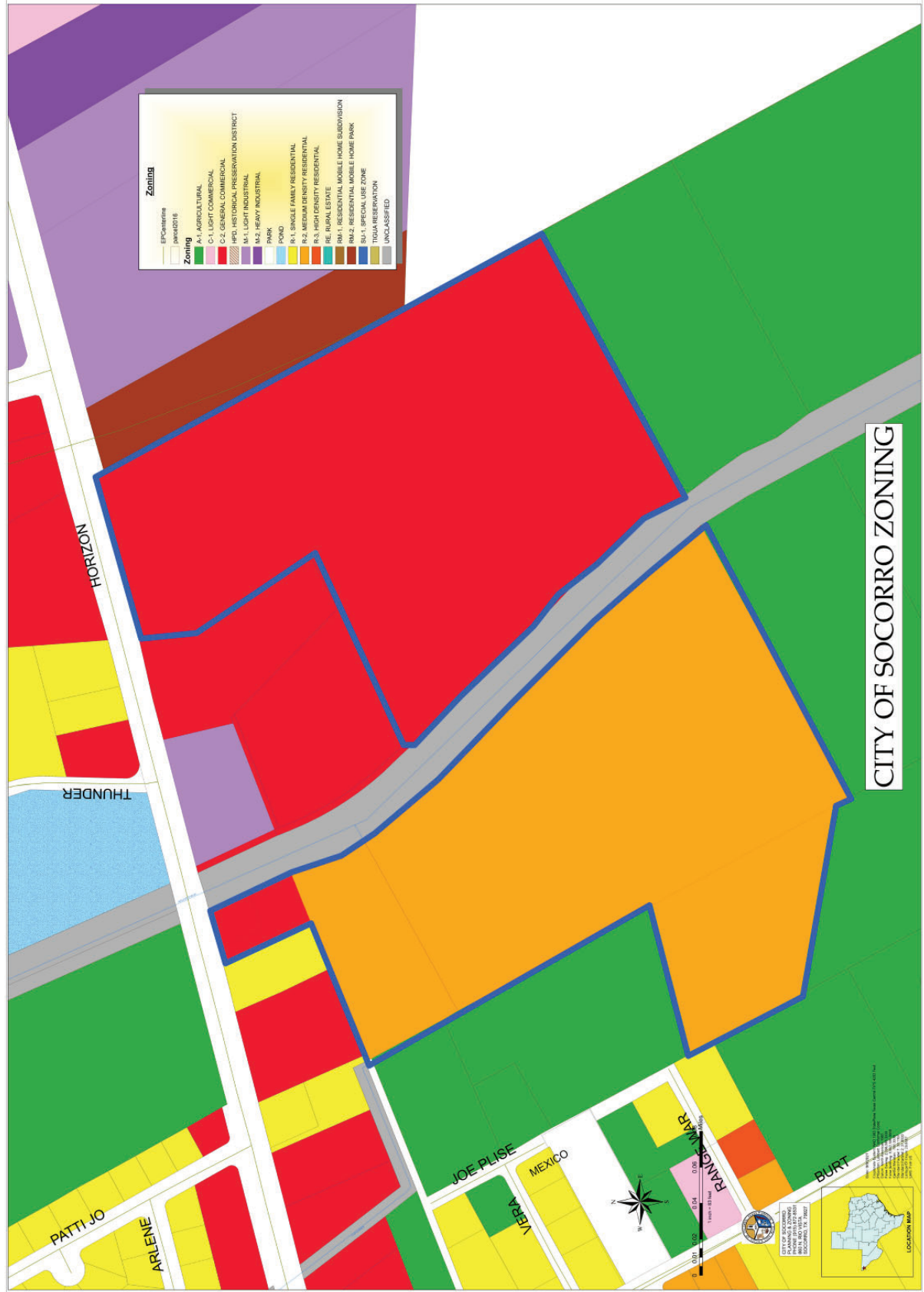
Scale: AS SHOWN

Planning and Zoning Department

860 N. Rio Vista Socorro, Texas 79027 Tel: (505) 872-4331 Fax: (505) 872-8673

ZONING MAP

Tracts 2, 2A, 3B, 3B1, 3B5, 4C1L, 4E1A and 9A2, B-3
Socorro Grant



SITE PICTURES

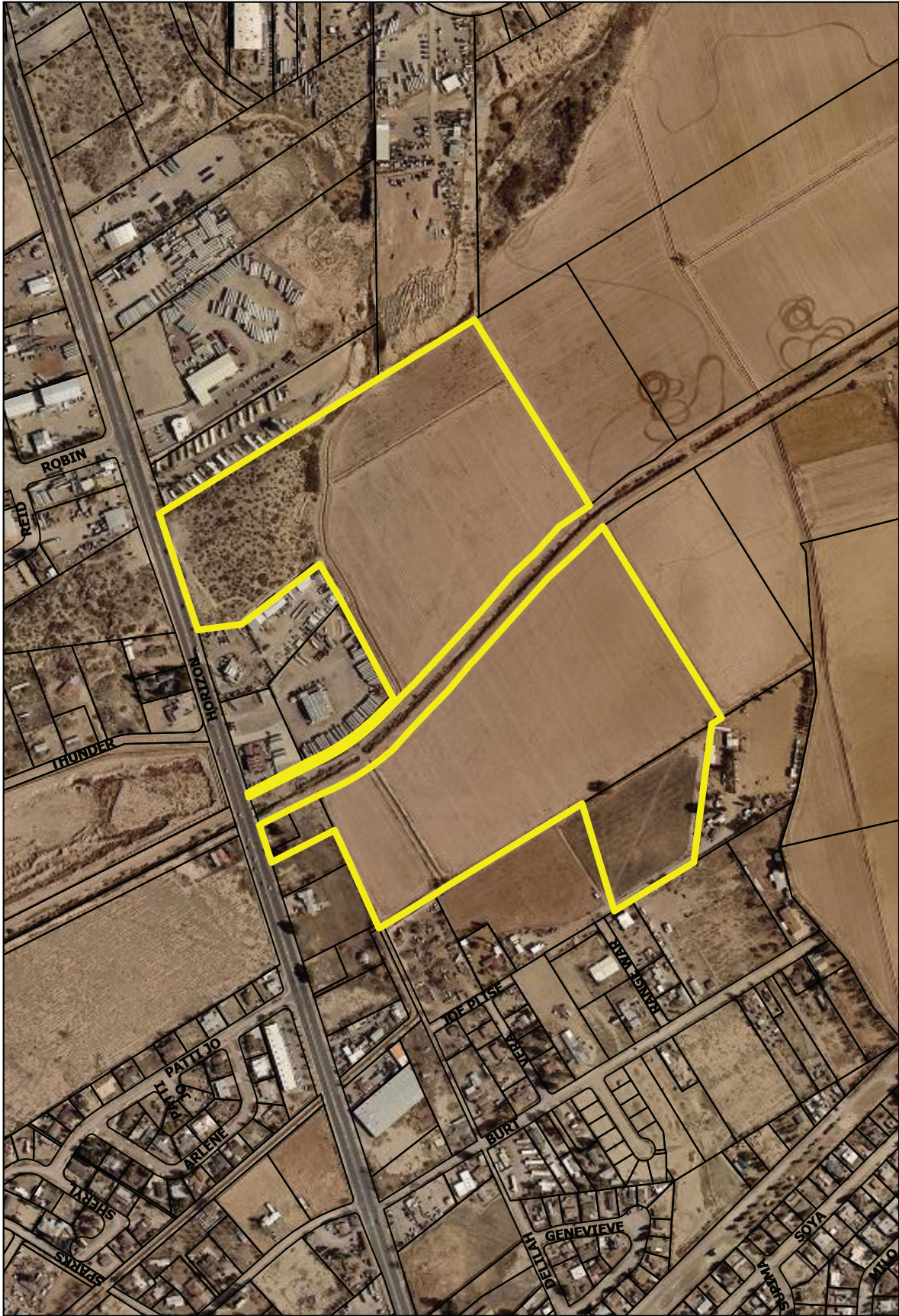
View of property from Horizon Blvd.



View of property from Range War Ct.

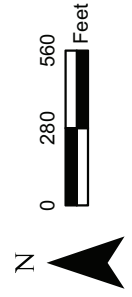


AERIAL PHOTO



City of Socorro
Planning & Zoning Department
860 N. Rio Vista Rd.
Socorro, TX 79927

Date prepared: 12/15/2023



T.I.A.

HORIZON PARK SUBDIVISION

TRAFFIC IMPACT ASSESSMENT

Prepared for:

BOWLING BROTHERS DEVELOPMENT COMPANY, LLC

Date:

October 18, 2023

Prepared by:



813 N. Kansas Street, Ste. 300
El Paso, Texas 79902
TEXAS FIRM REGISTRATION NO. 4564

DEVELOPMENT PLAN

[illegible]



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: DECEMBER 19, 2023**

**FINAL PLAT
STAFF REPORT**

SUBJECT:

REQUEST IS FOR APPROVAL OF A FINAL PLAT FOR HORIZON PARK UNIT ONE SUBDIVISION.

NAME: HORIZON PARK UNIT ONE

PROPERTY ADDRESS: HORIZON BLVD.

PROPERTY LEGAL DESCRIPTION: BEING ALL OF TRACTS 2A, 3B1, 4C1L, AND 9A2, BLOCK 3, SOCORRO GRANT, SOCORRO, TX.

PROPERTY OWNER: BOWLING BROTHERS DEVELOPMENT COMPANY, LLC., FIESTA PALMS LTD.

REPRESENTATIVE: JORGE AZCARATE | CEA GROUP

PROPERTY AREA: 31.70 ACRES

CURRENT ZONING: R-2 (MEDIUM DENSITY RESIDENTIAL) & C-2 (GENERAL COMMERCIAL)

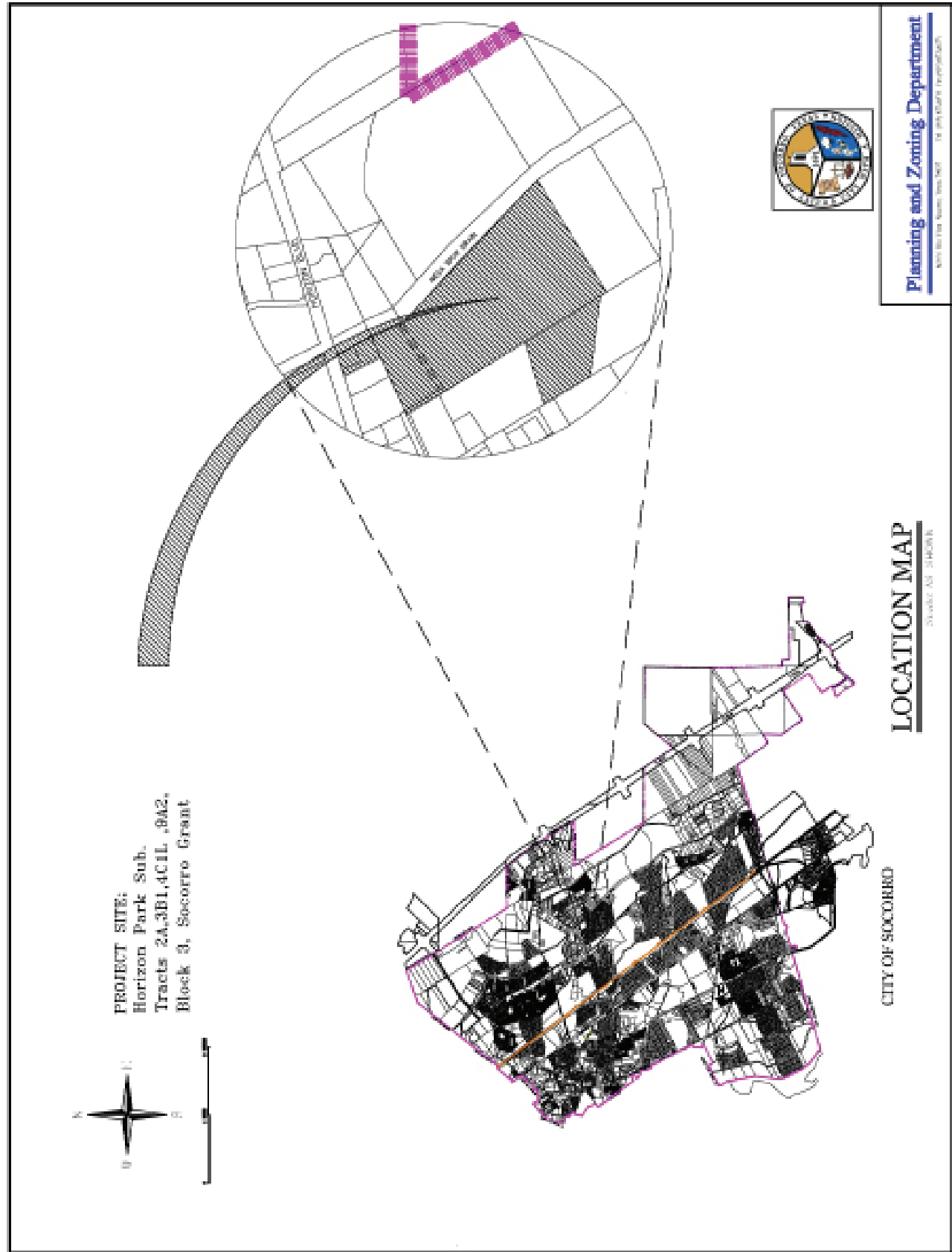
CURRENT LAND USE: VACANT

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 for Horizon Park Unit One.

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

LOCATION MAP



Horizon Park Unit One Zoning Map

Legend

- Residential Single-Family
- Residential Medium-Density
- Residential Low-Density
- Commercial
- Industrial
- Office
- Public Use
- Community Center
- Religious
- Health Care
- Education
- Government
- Transportation
- Utilities
- Recreation
- Conservation
- Historic
- Special Use
- Other

0 150 300 450 600 Feet

CITY OF ROCKLEDGE
PLANNING & ZONING
MAIN: 320-3811
FACSIMILE: 320-3812

SITE PICTURES

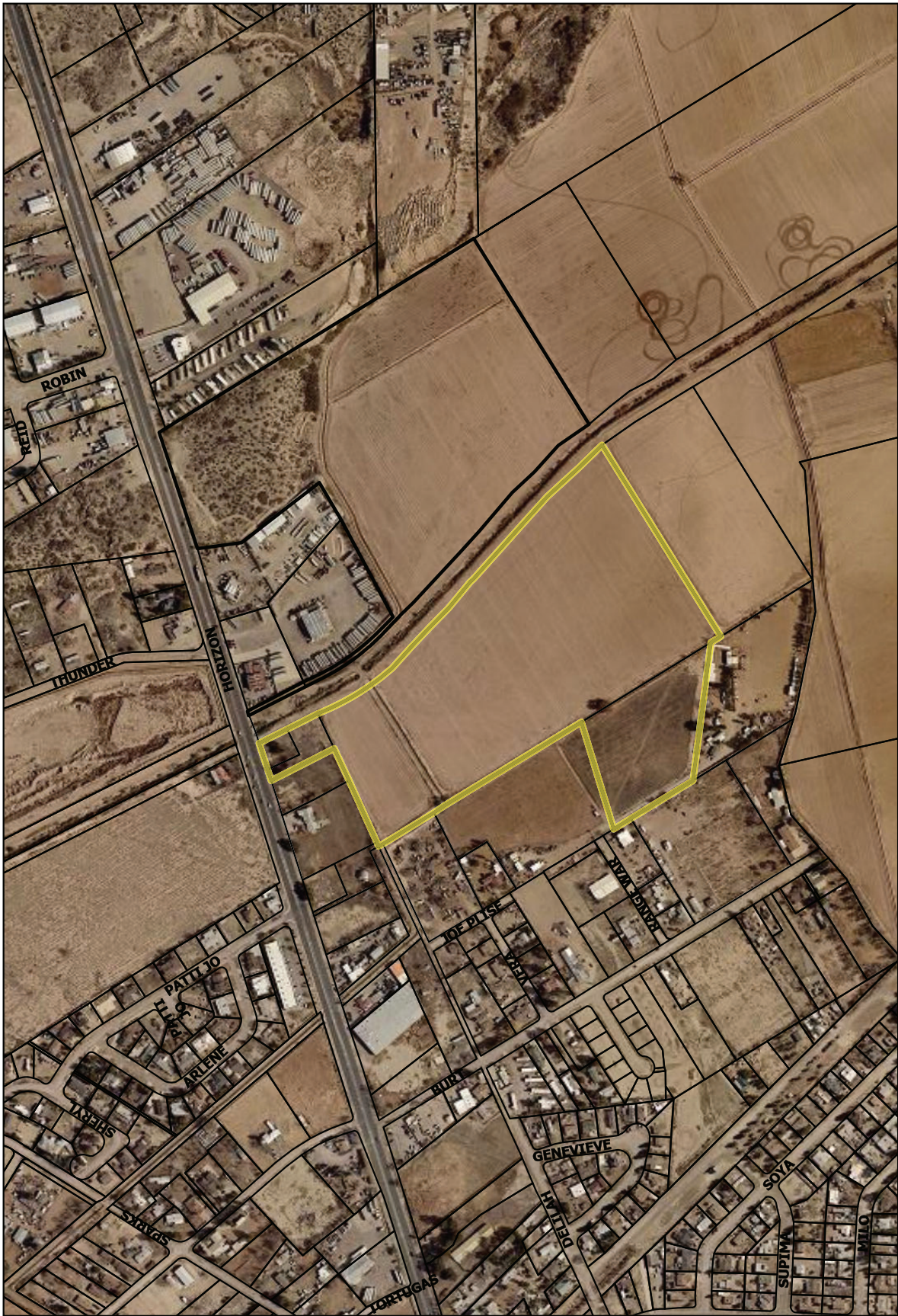
View of property from Horizon Blvd.



View of property from Range War Ct.

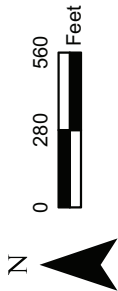


AERIAL PHOTO



City of Socorro
Planning & Zoning Department
860 N. Rio Vista Rd.
Socorro, TX 79927

Date prepared: 12/15/2023



[illegible]



CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: DECEMBER 19, 2023

MASTER PLAN APPLICATION
STAFF REPORT

SUBJECT:

REQUEST IS FOR APPROVAL OF HORIZON ESTATES MASTER PLAN AS PER SECTION 38-7 OF THE CITY OF SOCORRO MUNICIPAL CODE.

NAME: HORIZON ESTATES MASTER PLAN

PROPERTY ADDRESS: 975 S. HORIZON BLVD.

PROPERTY LEGAL DESCRIPTION: TRACT 4C6B, BLOCK 3, SOCORRO GRANT, SOCORRO, TX.

PROPERTY OWNER: ARH HORIZON ESTATES, LLC.

REPRESENTATIVE: JAVIER CARRERA | CARRERA GROUP INC.

PROPERTY AREA: 17.99 ACRES

CURRENT ZONING: R-2 (MEDIUM DENSITY RESIDENTIAL)

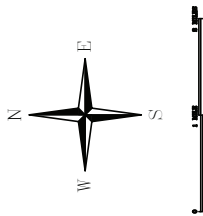
CURRENT LAND USE: VACANT

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

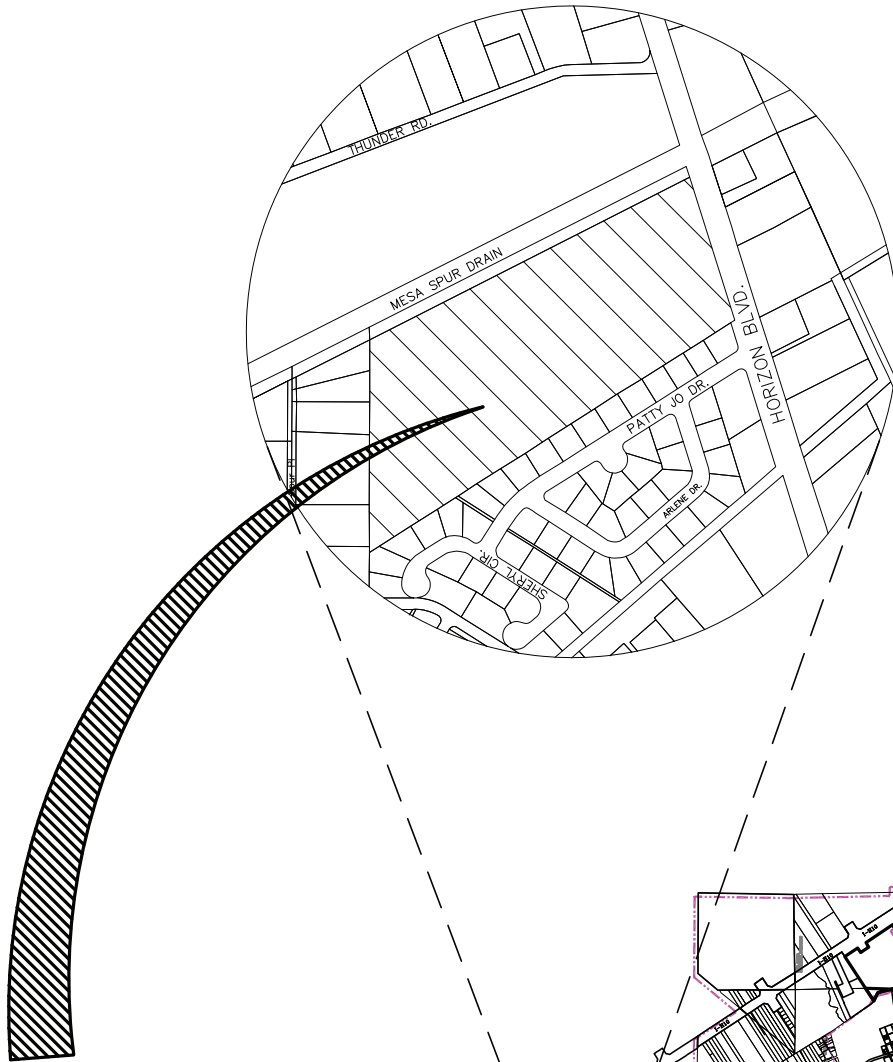
SUMMARY OF REQUEST: Master Plan: Applicant is requesting the approval of a Master Plan. A Master Plan is required when a development is proposing a zoning change of property over five acres in size. (Sec. 38-7.3 - Master Plan -- Required. [2])

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the Master Plan.

LOCATION MAP



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

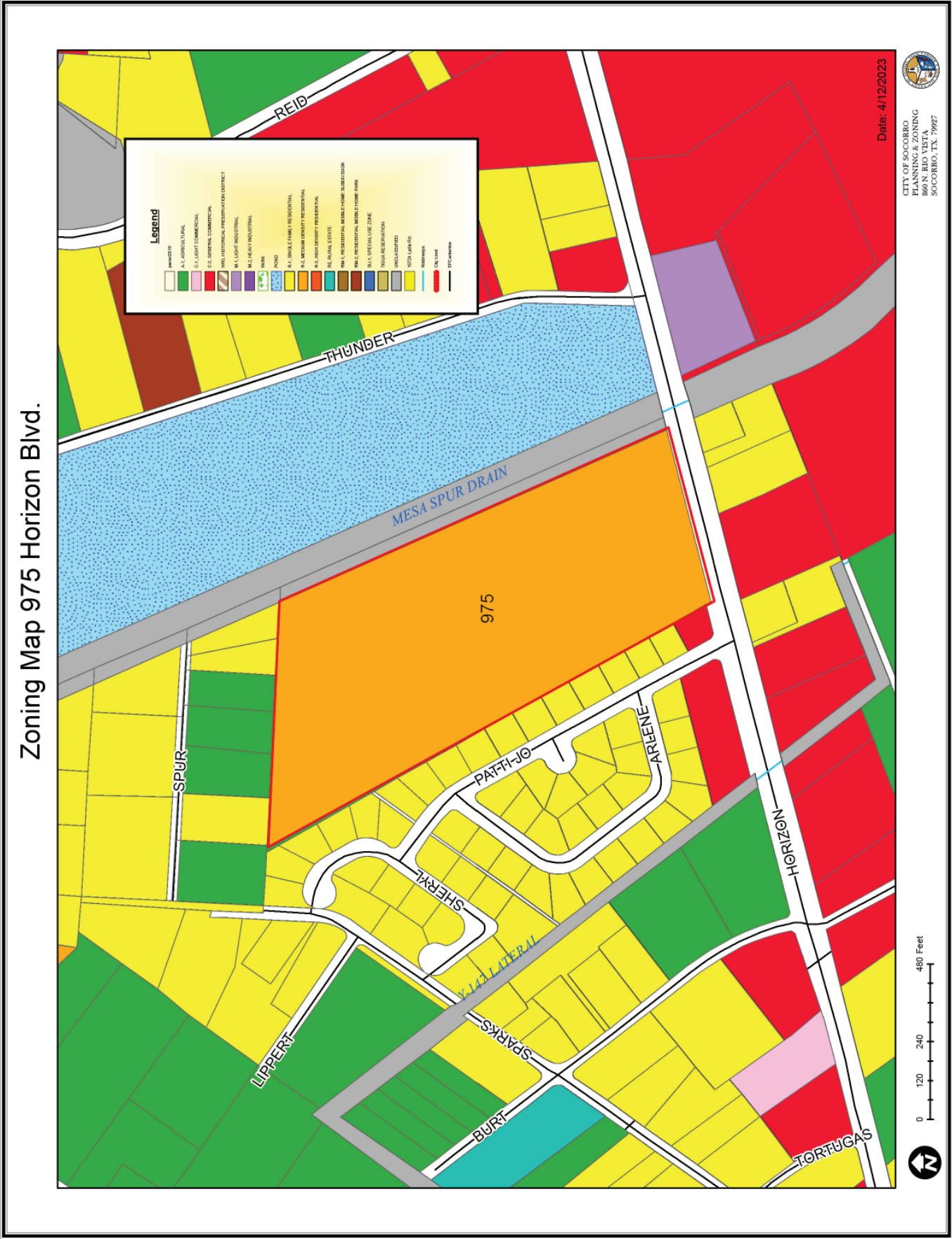


LOCATION MAP
Scale: AS SHOWN

Planning and Zoning Department

860 N. Rio Vista Socorro, Texas 79027
Tel: (505) 872-4331 Fax: (505) 872-8673

ZONING MAP



SITE PICTURES



View of property from Horizon Blvd.

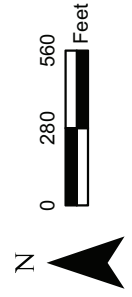


AERIAL PHOTO



City of Socorro
Planning & Zoning Department
860 N. Rio Vista Rd.
Socorro, TX 79927

Date prepared: 12/15/2023



T.I.A.

**District of Horizon
Apartments
975 Horizon Blvd.
Traffic Impact Analysis**

City of Socorro, Texas

GRV Project No. 22-040

Prepared by:

GRV Integrated Engineering Solutions LLC

TBPE F#15313 TBPLS F#10194278



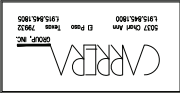
October 14th, 2022

(Revised November 14, 2023)

FINAL REPORT

This report is not intended for environmental clearance, design, bidding or construction purposes.

DEVELOPMENT PLAN



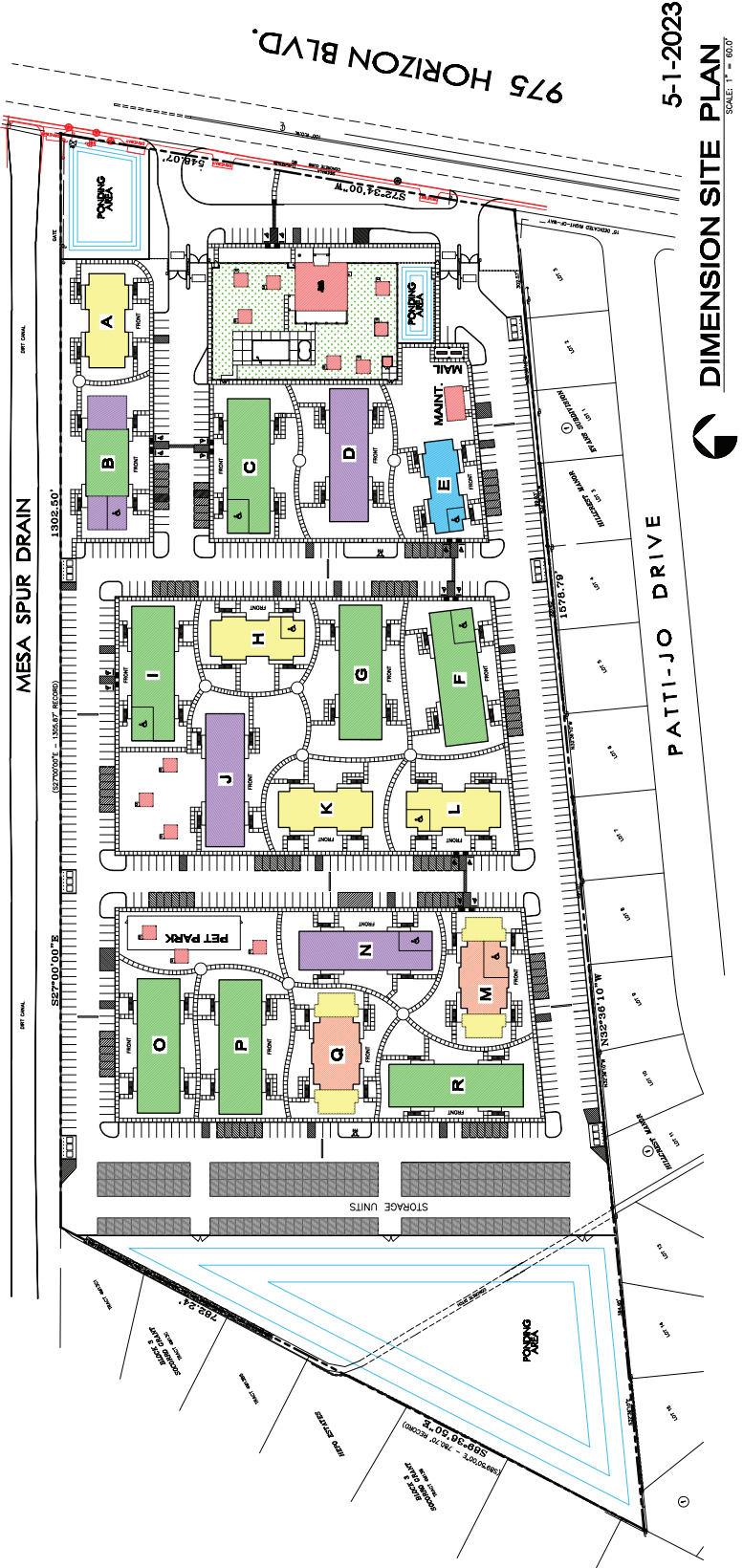
DISTRICT OF HORIZON
APARTMENTS
975 HORIZON BLVD.
SOCORRO, TEXAS

DATE: 05/11/2023
DRAWN BY: J. HERRERA
OVERALL SITE PLAN
A-1

975 HORIZON BLVD.
LAND AREA: 869, 900.42
19.9702 +/- AC.
SUMMARY APARTMENTS
TOTAL APARTMENT
BUILDINGS 18
TOTAL UNITS 288
EXISTING ZONING : A-1
PROPOSED ZONING : R-2
DENSITY : 15 UNITS PER ACRE

LEGAL DESCRIPTION
BEING ALL OF TRACT 4C6B,
BLOCK 3,
SOCORRO GRANT
CITY OF SOCORRO,
EL PASO COUNTY, TX.
SUMMARY STORAGE
UNITS 10X20 153
STORAGE
AREA: 30,600 S.F.

SUMMARY									
SUMMARY PARKING		SUMMARY STORAGE		SUMMARY APARTMENTS		SUMMARY TOTALS		SUMMARY NOTES	
EFFICIENCY = 1 X 1 PARKING		UNITS 10X20 153		TOTAL UNITS 288		TOTAL UNITS 288		EXISTING ZONING : A-1	
16 UNITS X 1 = 16 PARKING		STORAGE AREA: 30,600 S.F.		TOTAL UNITS 288		TOTAL UNITS 288		PROPOSED ZONING : R-2	
1 BED = 1 X 1.5 PARKING				TOTAL UNITS 288		TOTAL UNITS 288		DENSITY : 15 UNITS PER ACRE	
80 UNITS X 1.5 = 120 PARKING				TOTAL UNITS 288		TOTAL UNITS 288			
2 BED = 1 X 2 PARKING				TOTAL UNITS 288		TOTAL UNITS 288			
176 UNITS X 2 = 352 PARKING				TOTAL UNITS 288		TOTAL UNITS 288			
3 BED = 1 X 2 PARKING				TOTAL UNITS 288		TOTAL UNITS 288			
16 UNITS X 2 = 32 PARKING				TOTAL UNITS 288		TOTAL UNITS 288			
520 PARKING REQUIRED				TOTAL UNITS 288		TOTAL UNITS 288			
582 PARKING PROVIDED				TOTAL UNITS 288		TOTAL UNITS 288			



5-1-2023
DIMENSION SITE PLAN
SCALE: 1" = 60.0'



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: DECEMBER 19, 2023**

**PRELIMINARY AND FINAL PLAT APPLICATION
STAFF REPORT**

SUBJECT:

REQUEST FOR APPROVAL OF A PRELIMINARY AND FINAL PLAT FOR HORIZON ESTATES SUBDIVISION.

NAME:

HORIZON ESTATES SUBDIVISION

PROPERTY ADDRESS:

975 S. HORIZON BLVD.

**PROPERTY LEGAL
DESCRIPTION:**

TRACT 4C6B, BLOCK 3, SOCORRO GRANT, SOCORRO, TX.

PROPERTY OWNER:

ARH HORIZON ESTATES, LLC.

REPRESENTATIVE:

JAVIER CARRERA | CARRERA GROUP INC.

PROPERTY AREA:

17.99 ACRES

CURRENT ZONING:

R-2 (MEDIUM DENSITY RESIDENTIAL)

CURRENT LAND USE:

VACANT

FLOOD MAP:

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

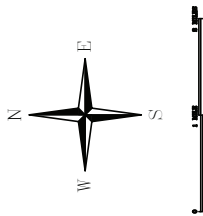
SUMMARY OF REQUEST:

Request is for approval of a Preliminary and Final Plat for Horizon Estates Subdivision.

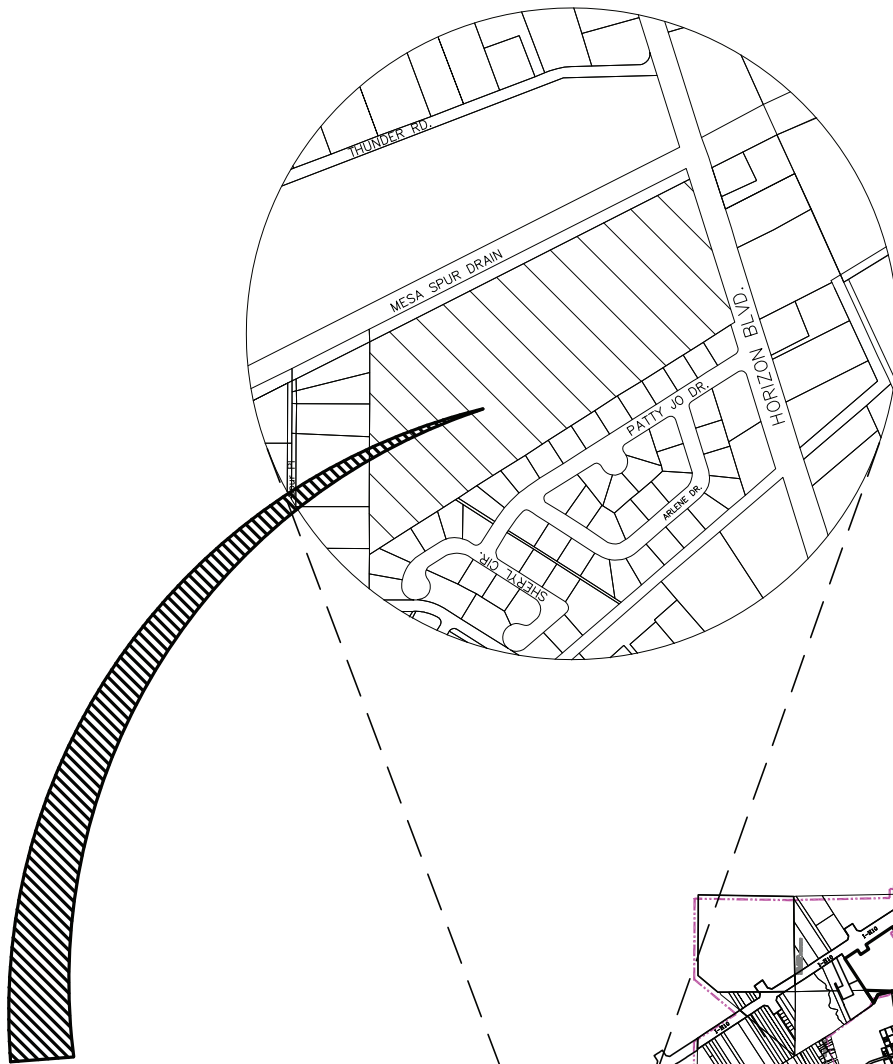
STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of the Preliminary and Final Plats.

LOCATION MAP



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



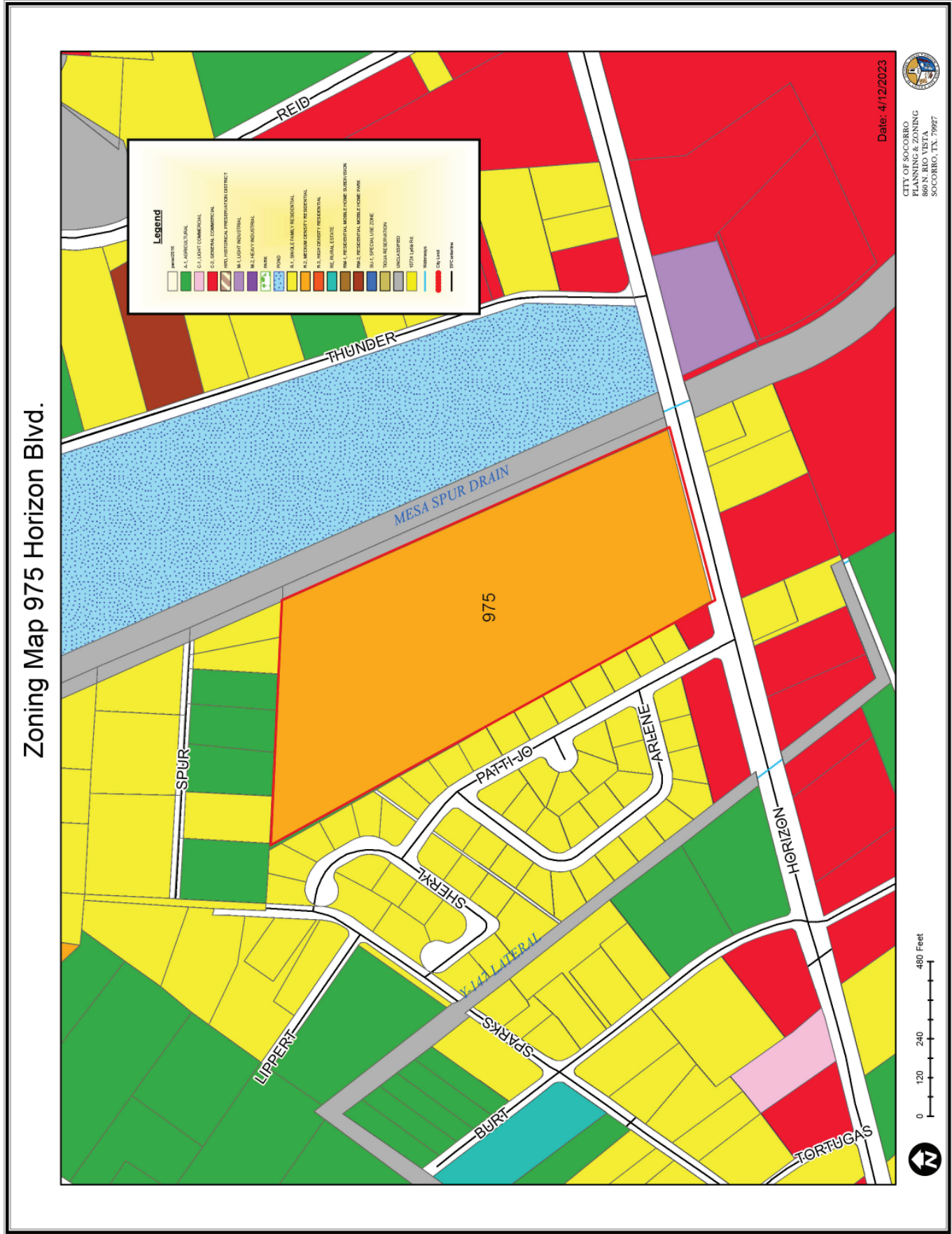
CITY OF SOCORRO

LOCATION MAP
Scale: AS SHOWN

Planning and Zoning Department

860 N. Rio Vista Socorro, Texas 79027
Tel: (505) 872-4331 Fax: (505) 872-8673

ZONING MAP



SITE PICTURES



View of property from Horizon Blvd.

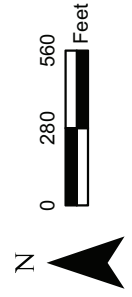


AERIAL PHOTO



City of Socorro
Planning & Zoning Department
860 N. Rio Vista Rd.
Socorro, TX 79927

Date prepared: 12/15/2023



PRELIMINARY PLAT

