

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 3RD DAY OF SEPTEMBER 2024 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 SEPTEMBER 3, 2024 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) Public hearing request for the proposed Conditional Use Permit to allow for a mechanic shop in a C-2 (General Commercial) zoning district on Tract 1-A-9, Leigh Clark Survey 293 ABST 6257 located at 1121 Robin Rd., Socorro, TX-
- b) Public hearing request for the proposed amendment to the City of Socorro's Master Plan and rezoning of Robert E Nix Survey 305, located at Gateway West Blvd. from Unclassified to IC-MUD (Industrial/Commercial Mixed-Use Developments) with a variance request for the maximum allowable building height of 50' – 0" and a reduction in parking spaces of 1 space per 400 s.f. of net leasable office space and 1 space per 5,000 s.f. of net leasable warehouse area to allow for a logistics warehouse/distribution facility.
- c) Approval of Meeting minutes of August 20, 2024.

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** of the approval of a replat for Athena West Replat "G" Subdivision, being all of Lot 17 and 18, Block 9, Athena West Subdivision, El Paso County, TX, located at 12309 Sugden Rd.

Approved by: .

6. **Consider and Take Action** of the approval of a preliminary and final plat for Chavez Acres Subdivision, being all of Tract 9D, Block 32, San Elizario Grant, El Paso County, TX, located at Crisantemo Dr.
7. **Consider and Take Action** of the approval of a preliminary plat for Sun Valley Estates Unit Three Subdivision, being a portion of Tract 6-A, Block 11, Socorro Grant, Socorro, TX, located at Sunset Valley Ave.
8. **Consider and Take Action** on the approval of a final plat and variance request for a 46' – 0" maximum allowable building height and reduced parking space requirement of 1 space per 850 s.f. of net leasable warehouse area for Horizon 10 Phase One Subdivision, being a portion of Tract 35 and a portion of Tract 36, and all of Tracts 37 to 39, Leigh Clark Survey 298, Socorro, TX, located at 12400 Gateway East Blvd.
9. **Consider and Take Action** on the approval of a preliminary plat resubmission and final plat for Eastwind Hills Unit Two Subdivision, Robert E. Nix Survey No. 301, El Paso County, TX, located at Gateway West Blvd.
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

Approved by: LQ.

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 agenda, sent 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 30TH DAY OF AUGUST 2024.

By: Judith Rodriguez
Judith Rodriguez, Planning & Zoning Secretary.

DATE & TIME POSTED: 8/30/2024 at 4:15 pm /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

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Adriana Rodarte
City Manager

PLANNING AND ZONING COMMISSION MEETING MINUTES AUGUST 20, 2024 @ 5:30 P.M.

1. Call to Order

The meeting was called to order at 5:36 pm by Chairman Mr. Arroyos.

2. Establishment of Quorum

Quorum was established with 4 commissioners present.

Members Present:

Andrew Arroyos
Enrique Cisneros
David Estrada
Julie Dominguez

Members Absent:

Osvaldo Reza
Yolanda Rodriguez

Staff Present:

Lorraine Quimiro, City Planner Director of Development.
Jose Botello, Planner.
Judith Rodriguez. Planning Clerk.
Yadira Magana, Planning Clerk.
Alfredo Ferando, IT Technician.
Angel Casillas, IT Technician
Merwan Bhatti, City Attorney

3. Notice to the Public-Open Forum

No speakers for the Public-Open Forum.

4. Consent Agenda

- a) Approval of Meeting minutes of August 6, 2024.

A motion was made by Andrew Arroyos seconded by Julie Dominguez *to approve the Consent Agenda*. Motion carried.

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

Nays:

Abstain:

Absent: Osvaldo Reza and Yolanda Rodriguez.

REGULAR AGENDA-DISCUSSION AND ACTION

- 5. Public hearing** request for the proposed Conditional Use Permit to allow for a paddle ball/tennis facility in a C-2 (General Commercial) zoning district on Lot 1, Block 16, Eastlake Valley Unit Two Subdivision, located at 10081 Judge Coldwell Dr., Socorro, TX.

Public Hearing opened at **5:38 pm**

Speakers Via telephone:

Angel Johnson inquired about the noise the project might produce and whether it would involve a fence, be enclosed, or remain open and he confirmed to be opposed to this rezoning.

Priscila Alvarez stated her opposition to the project because it faces her backyard.

Victoria Juarez requested details about the proposed rezoning for this property.

Eduardo Modosh expressed opposition to the project, stating that it would be in front of his backyard and pose a huge problem for him.

Speakers in Person:

Linda Vargas requested details about the project and expressed concerns about the meeting schedule and mailing information.

Public Hearing closed at **5:47 pm**

- 6. Consider and Take Action** on the approval of a proposed Conditional Use Permit to allow for a paddle ball/tennis facility in a C-2 (General Commercial) zoning district on Lot 1, Block 16, Eastlake Valley Unit Two Subdivision, located at 10081 Judge Coldwell Dr., Socorro, TX.

A motion was made by Andrew Arroyos seconded by Julie Dominguez *to approve item six (6)*. Motion carried.

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

Nays:

Abstain:

Absent: Osvaldo Reza and Yolanda Rodriguez.

- 7. Public hearing** request for the proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 16-A, Tract 16-D, Tract 16-B and Tract 16-C, Block 7, Socorro Grant, located at 9977 and 9987 Alameda Ave., Socorro, TX from R-1 (Single Family

Residential) and C-1 (Light Commercial) to C-2 (General Commercial) to allow for a parking lot and future shopping center.

Public Hearing opened at **6:22 pm**
No speakers for Public Hearing

Public Hearing closed at **6:23 pm**

- 8. Consider and Take Action** on the approval of a proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 16-A, Tract 16-D, Tract 16-B and Tract 16-C, Block 7, Socorro Grant, located at 9977 and 9987 Alameda Ave., Socorro, TX from R-1 (Single Family Residential) and C-1 (Light Commercial) to C-2 (General Commercial) to allow for a parking lot and future shopping center.

A motion was made by Enrique Cisneros seconded by Andrew Arroyos *to approve item eight (8)*. Motion carried.

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

Nays:

Abstain:

Absent: Osvaldo Reza and Yolanda Rodriguez.

- 9. Public hearing** request for the proposed amendment to the City of Socorro's Master Plan and rezoning of Lot 14, Block 8, Alameda Estates Replat Subdivision, located at 10368 Potencia Dr., Socorro, TX from R-1 (Single Family Residential) to R-2 (Medium Density Residential) to allow for a multifamily dwelling.

Public Hearing opened at **6:28 pm**

Speakers:

Arturo Calderon expressed opposition to this rezoning. He read a letter he listed his reasons for opposing the rezoning: the first the loss of privacy, and the second is that the property is originally zoned R-1. Additionally, he asked the audience how they would feel if a multi-family dwelling were built right next to their home. He mentioned that he has been living there for over 30 years. He also noted that the previous tenants kept the property very dirty.

After presenting these reasons, the allotted speaking time (3 minutes) ended, and Mr. Arroyos granted 1 more minute. Mr. Calderon continued to explain his opposition, stating that if apartments were approved in the area, the value of all nearby homes would decrease, and the drainage capacity would be insufficient.

Arturo Rodriguez expressed his opposition, noting that there are four apartment units behind his house where there are unsavory individuals. Another reason for his opposition is the traffic that rezoning would cause.

Lino Carrera, the applicant, said that his father bought the house for a better life. He stated that the purpose of the rezoning was to comply legally with the zoning

requirements, not to build more apartments. He mentioned that he would keep an eye on future tenants

The Chairman granted an additional minute to Mr. Arturo Calderon to speak during the public hearing.

Arturo Calderon said that if Mr. Carrera did not want to build more apartments, then why was he seeking a zoning change? He suggested that Mr. Carrera should hire a lawyer instead.

Public Hearing closed at **6:43** pm

- 10. Consider and Take Action** of a proposed amendment to the City of Socorro's Master Plan and rezoning of Lot 14, Block 8, Alameda Estates Replat Subdivision, located at 10368 Potencia Dr., Socorro, TX from R-1 (Single Family Residential) to R-2 (Medium Density Residential) to allow for a multifamily dwelling.

A motion was made by Enrique Cisneros seconded by Andrew Arroyos *to approve item ten (10) with the caveat that it's only a duplex and that it forms to conform to the site plan that was submitted.* Motion carried.

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

Nays:

Abstain:

Absent: Osvaldo Reza and Yolanda Rodriguez

- 11. Public hearing** request for the proposed amendment to the City of Socorro's Master Plan and rezoning of Lot 12, Block 2, Grijalva Gardens Subdivision, located at 793 Grijalva Dr., Socorro, TX from R-1 (Single Family Residential) to R-2 (Medium Density Residential) to allow for a duplex.

Public Hearing opened at **7:03** pm

No speakers for Public Hearing.

Public Hearing closed at **7:03** pm

- 12. Consider and Take Action** of a proposed amendment to the City of Socorro's Master Plan and rezoning of Lot 12, Block 2, Grijalva Gardens Subdivision, located at 793 Grijalva Dr., Socorro, TX from R-1 (Single Family Residential) to R-2 (Medium Density Residential) to allow for a duplex.

A motion was made by Andrew Arroyos seconded by Julie Dominguez *to approve item twelve (12).* Motion carried.

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

Nays:

Abstain:

Absent: Osvaldo Reza and Yolanda Rodriguez.

- 13. Public hearing** request for the proposed amendment to the City of Socorro's Master Plan and rezoning of Block 1, Mary Lou Park, Lot 12, located at 10745 Lydia Rd., Socorro, TX from R-1 (Single Family Residential) to C-2 (General Commercial) to allow for a commercial office.

Public Hearing opened at **7:11 pm**
No speakers for Public Hearing.

Public Hearing closed at **7:11 pm**

- 14. Consider and Take Action** of a proposed amendment to the City of Socorro's Master Plan and rezoning of Block 1, Mary Lou Park, Lot 12, located at 10745 Lydia Rd., Socorro, TX from R-1 (Single Family Residential) to C-2 (General Commercial) to allow for a commercial office.

A motion was made by Andrew Arroyos seconded by Julie Dominguez to approve item fourteen (14) with the recommendation applicant submit a change of address to North Loop instead of Lydia Rd. and they only operate from North Loop not through the back from Lydia Rd. Motion carried.

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

Nays:

Abstain:

Absent: Osvaldo Reza and Yolanda Rodriguez.

- 15. Consider and Take Action** on the approval of a proposed Replat for Horizon Park Unit One Replat "A" Subdivision, being a Replat of all of Lot 3, Block 1, Horizon Park Unit 1, Socorro, TX. located at Horizon Blvd.

After the item was read, the meeting was recessed for three minutes to wait for Mr. Cisneros to come back. 7:20 PM.
Meeting resumed at 7:22 PM.

A motion was made by Enrique Cisneros seconded by Julie Dominguez to approve item fifteen (15). Motion carried.

Ayes: Enrique Cisneros, David Estrada, and Julie Dominguez.

Nays:

Abstain: Andrew Arroyos

Absent: Osvaldo Reza and Yolanda Rodriguez.

- 16. Planning and Zoning Commissioners Report.**

Nothing to report.

17. Planning and Zoning Department Report.

Ms. Quimiro asked the commissioners to reserve September 17th and 18th for a workshop with the Planning and Zoning Commission, City Council, and Historic Landmark Commission. This workshop will serve as the kickoff for developing the Unified Development Code and will provide an opportunity to ask questions about the process and what to expect.

18. Adjournment

A motion was made by Andrew Arroyos seconded by David Estrada *to adjourn at 7:28 pm*. Motion carried.

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

Nays:

Abstain:

Absent: Osvaldo Reza and Yolanda Rodriguez.

Andrew Arroyos, Chairman

Date minutes were approved.

Judith Rodriguez, Secretary

Date minutes were approved.



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: SEPTEMBER 3, 2024**

**REPLAT APPLICATION
STAFF REPORT**

SUBJECT:
REQUEST IS FOR APPROVAL OF A REPLAT FOR ATHENA WEST REPLAT "G" SUBDIVISION.

NAME: ATHENA WEST REPLAT "G" SUBDIVISION

PROPERTY ADDRESS: 12309 SUGDEN RD.

PROPERTY LEGAL DESCRIPTION: BEING ALL OF LOT 17 AND 18, BLOCK 9, ATHENA WEST SUBDIVISION

PROPERTY OWNER: BERTHA A. MARTINEZ

REPRESENTATIVE: BERTHA A. MARTINEZ

PROPERTY AREA: 5.08 ACRES

CURRENT ZONING: N/A (CITY OF SOCORRO'S 2-MILE ETJ)

CURRENT LAND USE: RESIDENTIAL

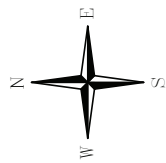
FUTURE LAND USE MAP: N/A (CITY OF SOCORRO'S 2-MILE ETJ)

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 is for approval of a Replat for Athena West Replat "G" Subdivision.

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the Athena West Replat "G" with the condition that Engineering review comments are met before recording of replat.

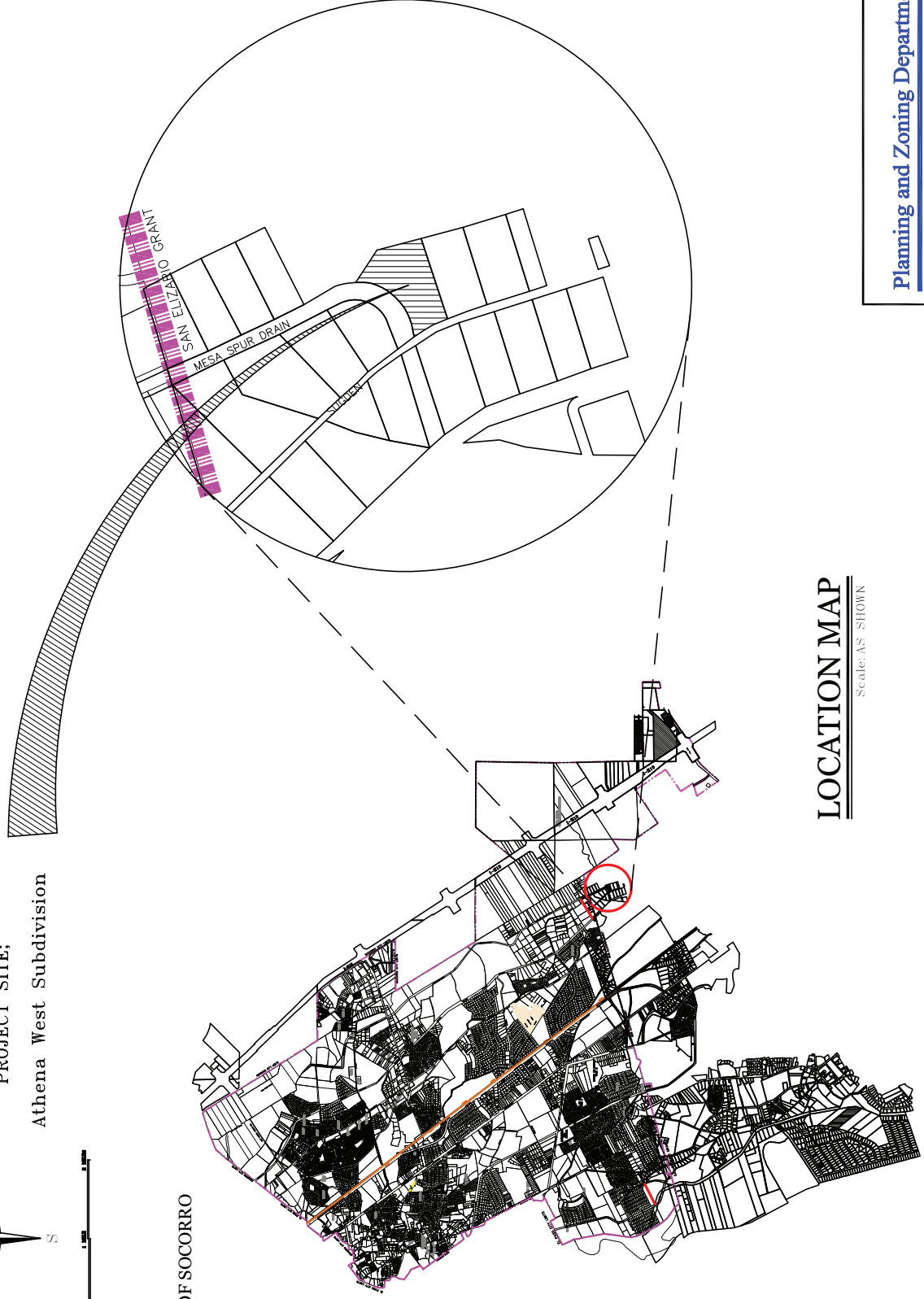
LOCATION MAP



PROJECT SITE;
Athena West Subdivision



CITY OF SOCORRO



LOCATION MAP

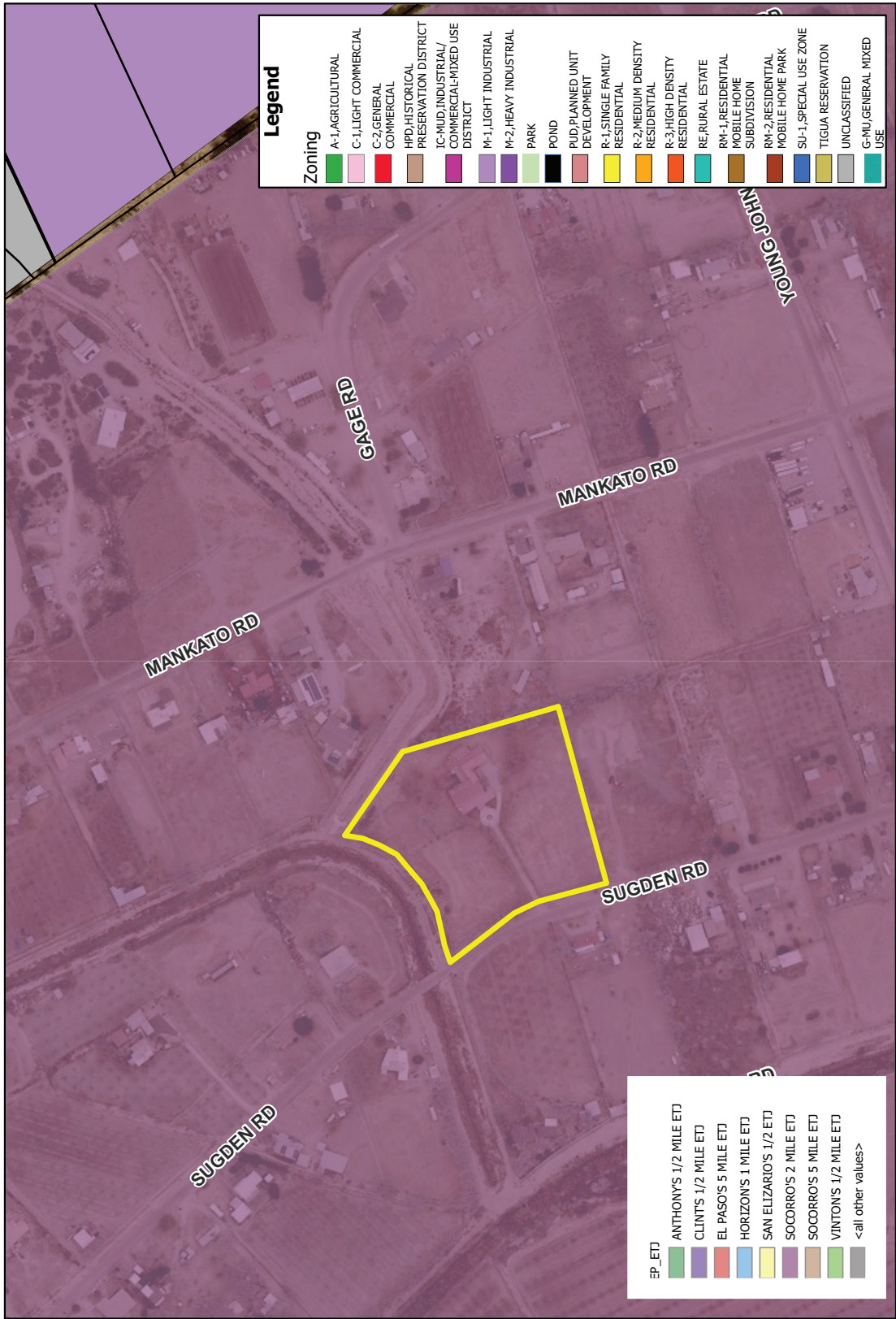
Scale: AS SHOWN

Planning and Zoning Department

800 N. Rio Vista, Socorro, Texas 79027 Tel: (915) 872-4511 Fax: (915) 872-8673

ZONING MAP

Athena West Replat "G"



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

SITE PICTURES



View of property from Sugden Rd.



AERIAL PHOTO

Athena West Replat "G"



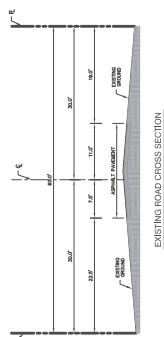
City of Socorro
Planning & Zoning
860 N. Rio Vista Rd.
Socorro, TX 79927

0 115 230 460 US Feet



Athena West Subdivision Replat G Preliminary Plat

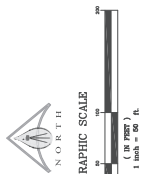
BEING ALL OF TRACTS 17 AND 18, BLOCK 9, ATHENA WEST SUBDIVISION
AS FILED IN VOLUME 40, PAGE 1, 1A, 1B AND 1C, PLAT RECORDS, EL PASO,
COUNTY TEXAS
CONTAINING IN ALL 221.143 sq. ft. OR 5.08 acres OF LAND MORE OR LESS.



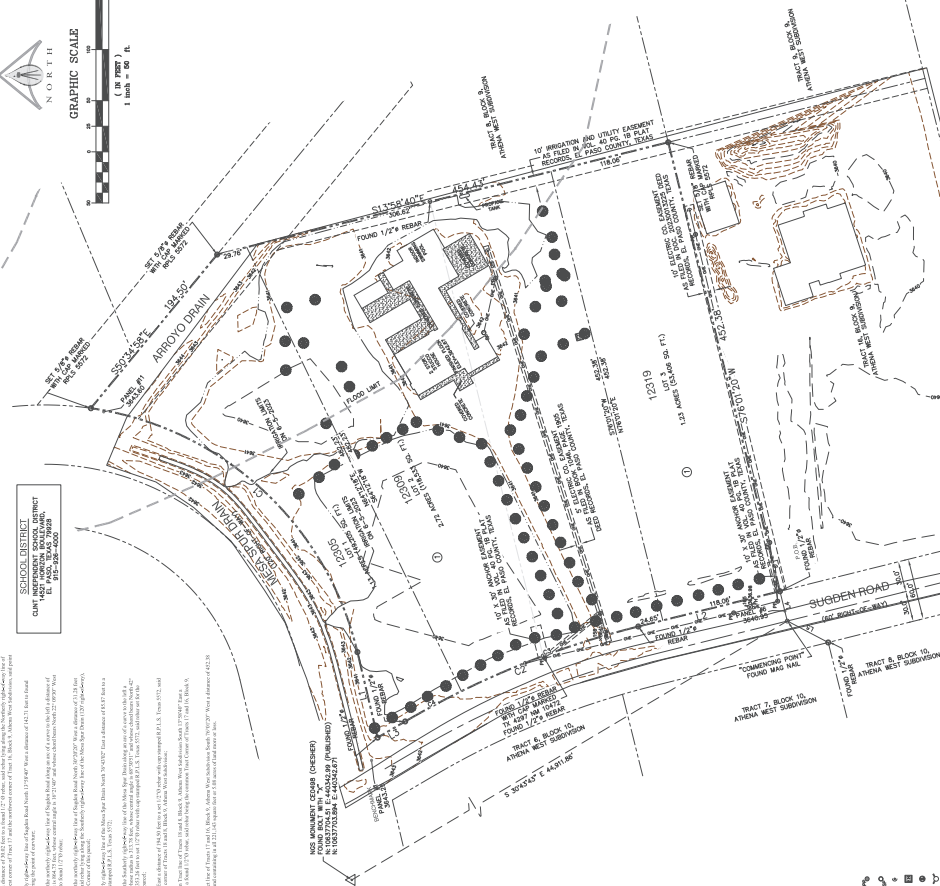
SURVEY CONTROL				
CONTROL POINT	POINT DESCRIPTION	COORDINATES		ELEVATION (MAD 85)
		NORTHING	EASTING	
PLP 1	PANEL POINT 1/2" REBAR	10569654.28	43155.27	3643.25
PLP 6	PANEL POINT 1/2" NAIL	10590100.16	43330.29	3640.95
PLP 11	PANEL POINT 1/2" NAIL	10590788.19	43346.03	3643.05

[illegible]

PREPARED: MAY 24 2024 SHEET 1 OF 1



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTERIOR JURISDICTION OF A MUNICIPALITY:
ATHENA WEST REPLAT C SUBDIVISION IS LOCATED WITHIN EL PASO COUNTY, TEXAS,
APPROXIMATELY 2.4 MILES SOUTHWEST FROM THE CITY LIMITS OF THE TOWN OF HORIZON CITY,
APPROXIMATELY 6.5 MILES EAST FROM THE EL PASO CITY LIMITS, AND WITHIN THE CITY OF
CORPO 2 MILE EXTERIOR JURISDICTION (E.L.J.) UNDER LOCAL GOVERNMENT CODE 212.001



LINE TABLE		
LINE	BEARING	LENGTH
L1	N78°43'02"E	85.87'
L2	N13°58'40"W	142.71'
L3	N30°20'20"W	31.28'
L4	N78°14'03"E	30.02'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	313.70'	375.22'	124.30'	353.38'	N42°22'57"E	68°30'51"
C2	864.75'	246.83'	214.73'	246.10'	N22°05'30"W	16°21'40"
C3	864.75'	184.81'	92.66'	364.43'	N20°05'37"W	12°13'35"
C4	864.75'	62.33'	31.18'	364.60'	N28°12'27"W	43°27'43"

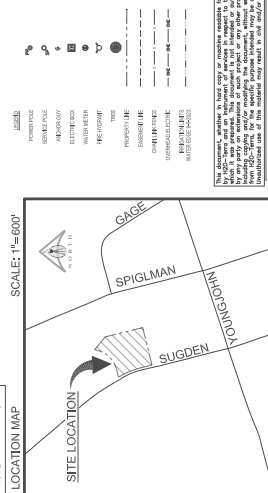
H₂Terra
ENGINEERING, SURVEYING, SOLUTIONS.
OFFICE FIRM NO. F-2103 TBPUS FIRM NO. 10060700
2020 E. MILLS AVENUE El Paso, TX 79901

2020 E. MILLS AVENUE El Paso, TX 79901

PLAT NOTES AND RESTRICTIONS:

- [illegible]

SUBDIVISION AREA TABLE		
PARCEL DESIGNATION	SQUARE FOOTAGE	ACRES
RESIDENTIAL	118,533 SQ.FT.	2.72 AC.
AGRICULTURAL	102,611 SQ.FT.	2.36 AC.

TOTAL NUMBER OF PLOTS

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**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: SEPTEMBER 3, 2024**

**PRELIMINARY AND FINAL PLAT APPLICATION
STAFF REPORT**

SUBJECT:

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

NAME:

CHAVEZ ACRES SUBDIVISION

PROPERTY ADDRESS:

CRISANTEMO DR.

**PROPERTY LEGAL
DESCRIPTION:**

BEING ALL OF TRACT 9D, BLOCK 32, SAN ELIZARIO GRANT,
EL PASO COUNTY, TX

PROPERTY OWNER:

EDUARDO AND RAFAEL CHAVEZ

REPRESENTATIVE:

SERGIO CASTILLO | SER GROUP, LLC.

PROPERTY AREA:

9.507 ACRES

CURRENT ZONING:

N/A (CITY OF SOCORRO'S 2-MILE ETJ)

CURRENT LAND USE:

VACANT

FUTURE LAND USE MAP:

N/A (CITY OF SOCORRO'S 2-MILE ETJ)

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).

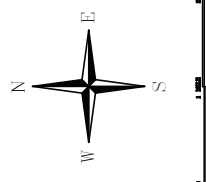
SUMMARY OF REQUEST:

Request is for approval of a Preliminary and Final Plat for Chavez Acres Subdivision.

STAFF RECOMMENDATION:

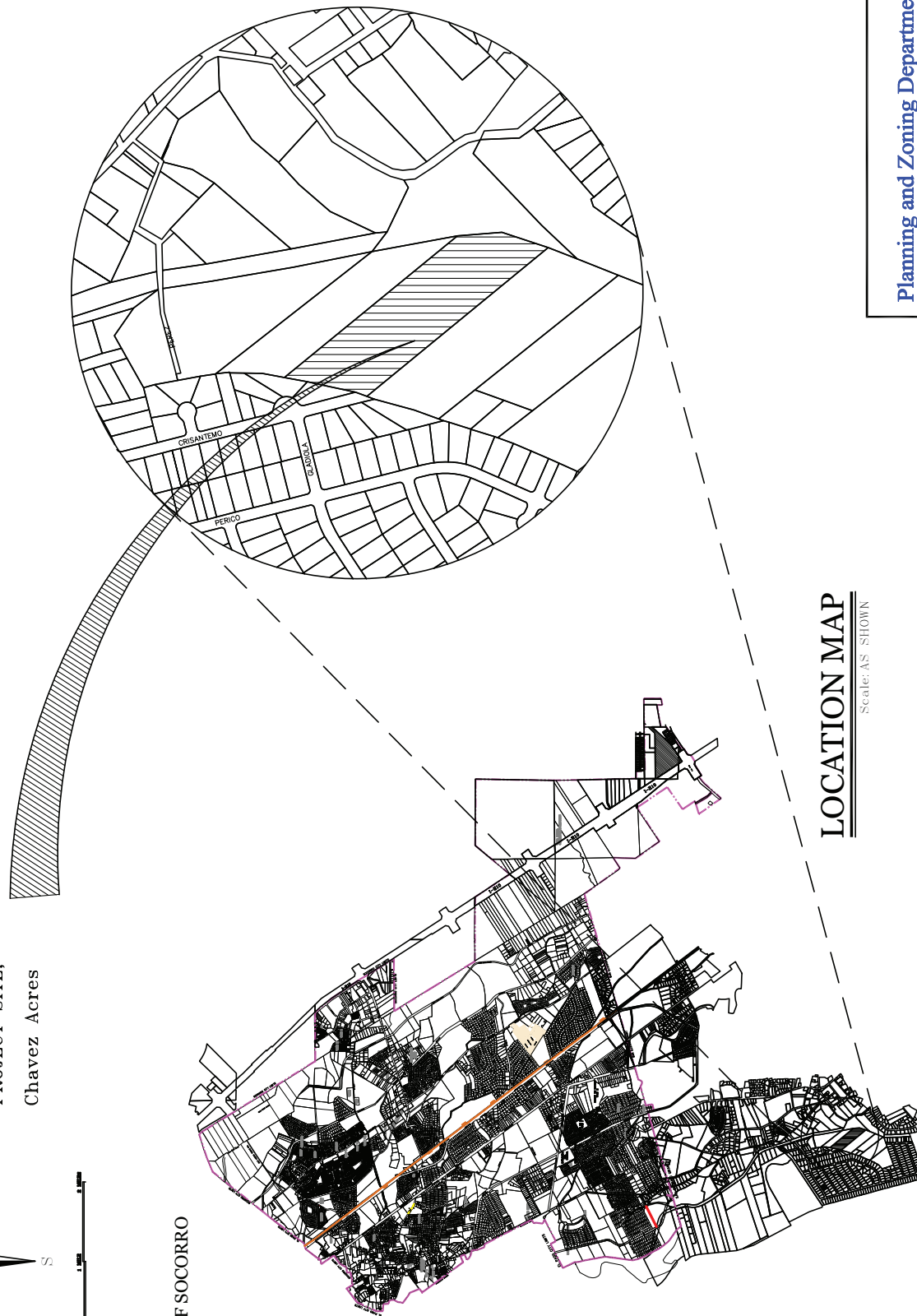
Staff recommends **APPROVAL** of the Preliminary and Final Plat for Chavez Acres Subdivision with the condition that Engineering review comments are met before recording of final plat.

LOCATION MAP



PROJECT SITE;
Chavez Acres

CITY OF SOCORRO

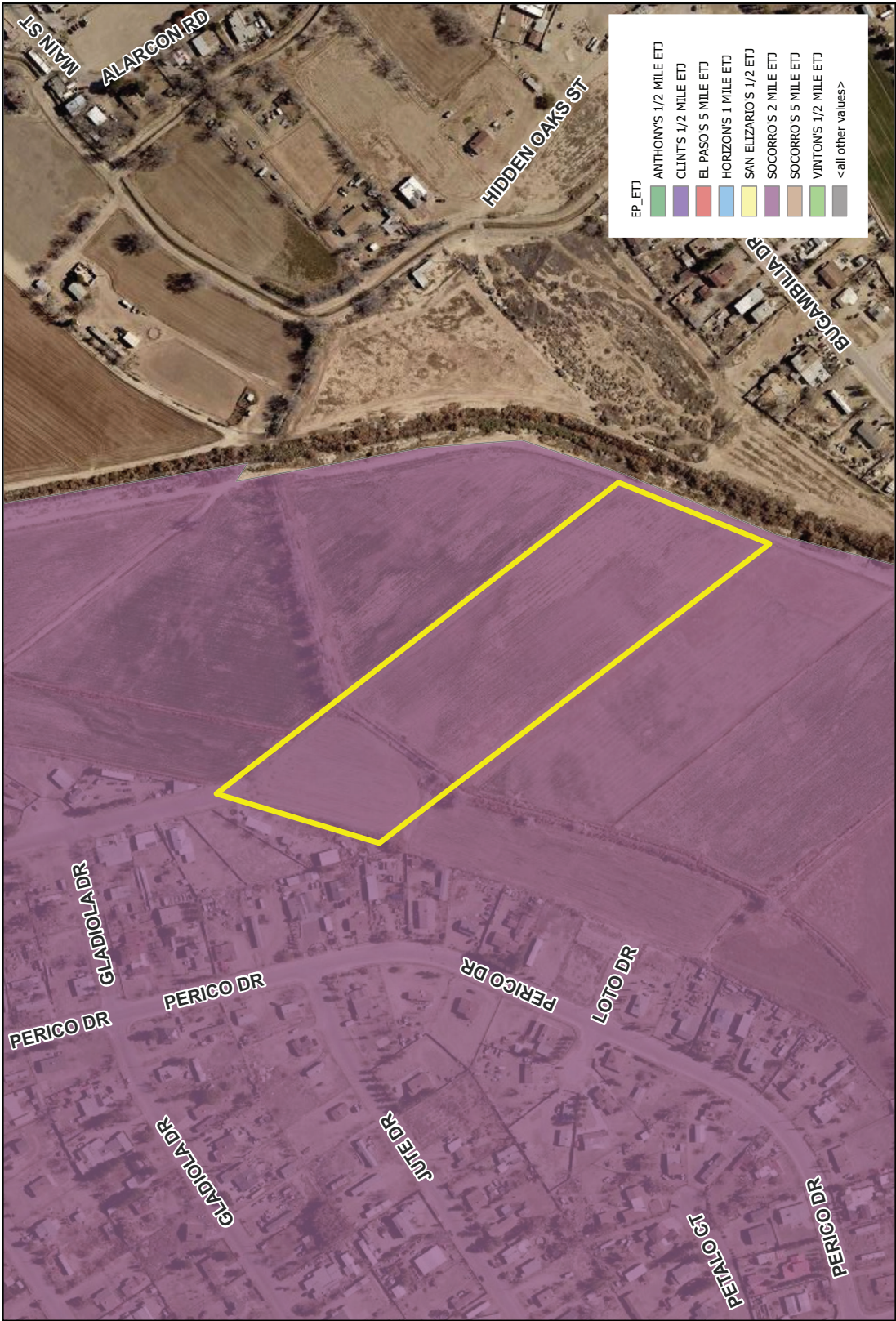


LOCATION MAP
Scale: AS SHOWN

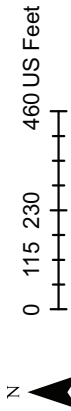
Planning and Zoning Department
860 N. Rio Vista Socorro, Texas 79027 Tel: (505) 872-4531 Fax: (505) 872-8673

ZONING MAP

Chavez Acres Subdivision



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



SITE PICTURES



View of property from Crisantemo Dr.

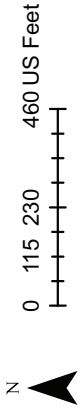


AERIAL PHOTO

Chavez Acres Subdivision



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



[illegible]



CITY OF SOCORRO PLANNING & ZONING COMMISSION MEETING DATE: SEPTEMBER 3, 2024

PRELIMINARY PLAT APPLICATION STAFF REPORT

SUBJECT:

REQUEST IS FOR APPROVAL OF A PRELIMINARY PLAT PLAT FOR SUNSET VALLEY ESTATES UNIT THREE SUBDIVISION.

NAME: SUNSET VALLEY ESTATES UNIT THREE

PROPERTY ADDRESS: SUNSET VALLEY AVE.

PROPERTY LEGAL DESCRIPTION: BEING A PORTION OF TRACT 6-A, BLOCK 11, SOCORRO GRANT, SOCORRO, TX.

PROPERTY OWNER: SSV SUN VALLEY, LLC.

REPRESENTATIVE: SAL MASOUD | DEL RIO ENGINEERING

PROPERTY AREA: 33.48 ACRES

CURRENT ZONING: R-2 (MEDIUM DENSITY RESIDENTIAL)

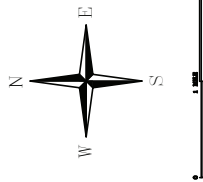
CURRENT LAND USE: VACANT

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

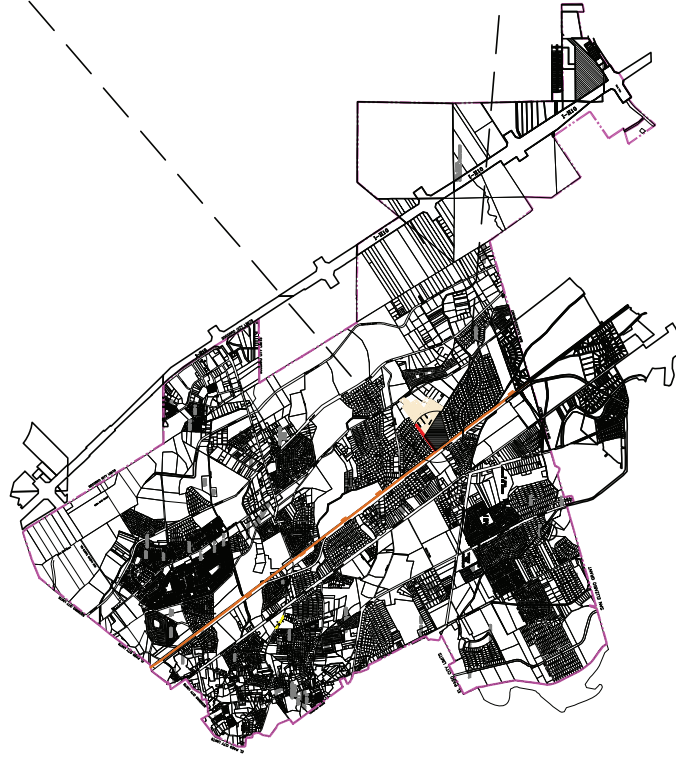
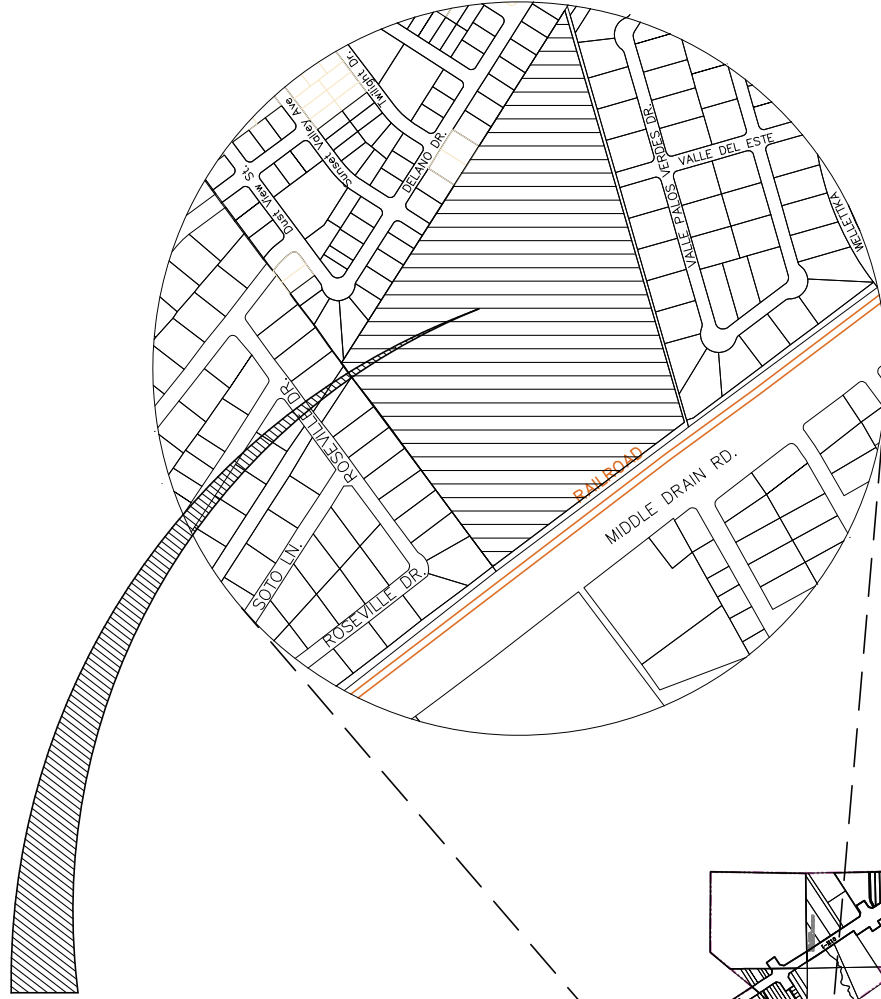
SUMMARY OF REQUEST: Request is for approval of a Preliminary Plat for Sunset Valley Estates Unit Three Subdivision.

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the Preliminary Plat for Sunset Valley Estates Unit Three Subdivision with the condition that the T.I.A. be provided prior to submitting the Final Plat.

LOCATION MAP



PROJECT SITE;
Sunset Valley U-3



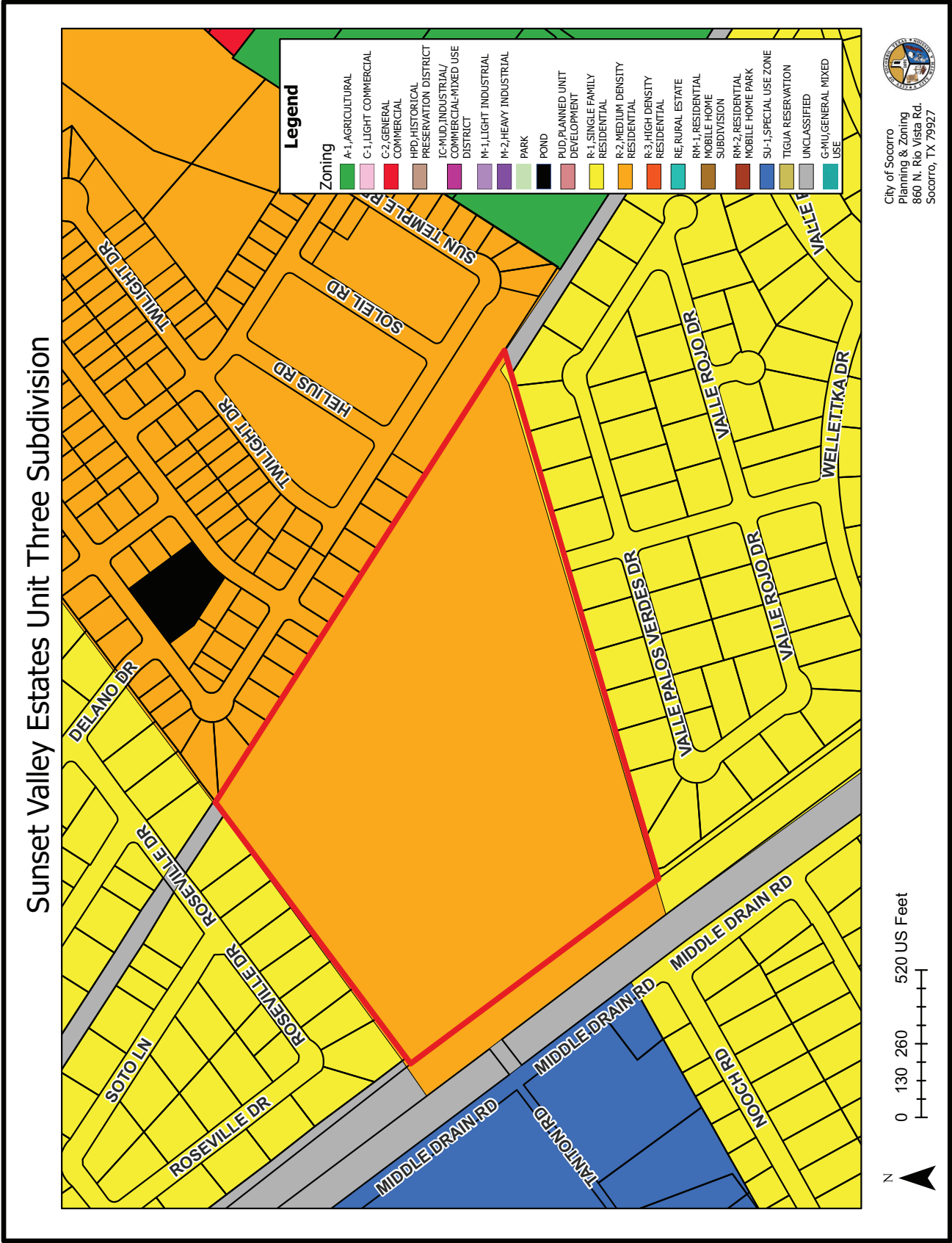
CITY OF SOCORRO

LOCATION MAP
Scale: AS SHOWN

Planning and Zoning Department

800 N. Rio Vista, Socorro, Texas 79027
Tel. (915) 872-8851 Fax (915) 872-8675

ZONING MAP



SITE PICTURES



View of property from Sunset Valley Ave.



SITE PICTURES

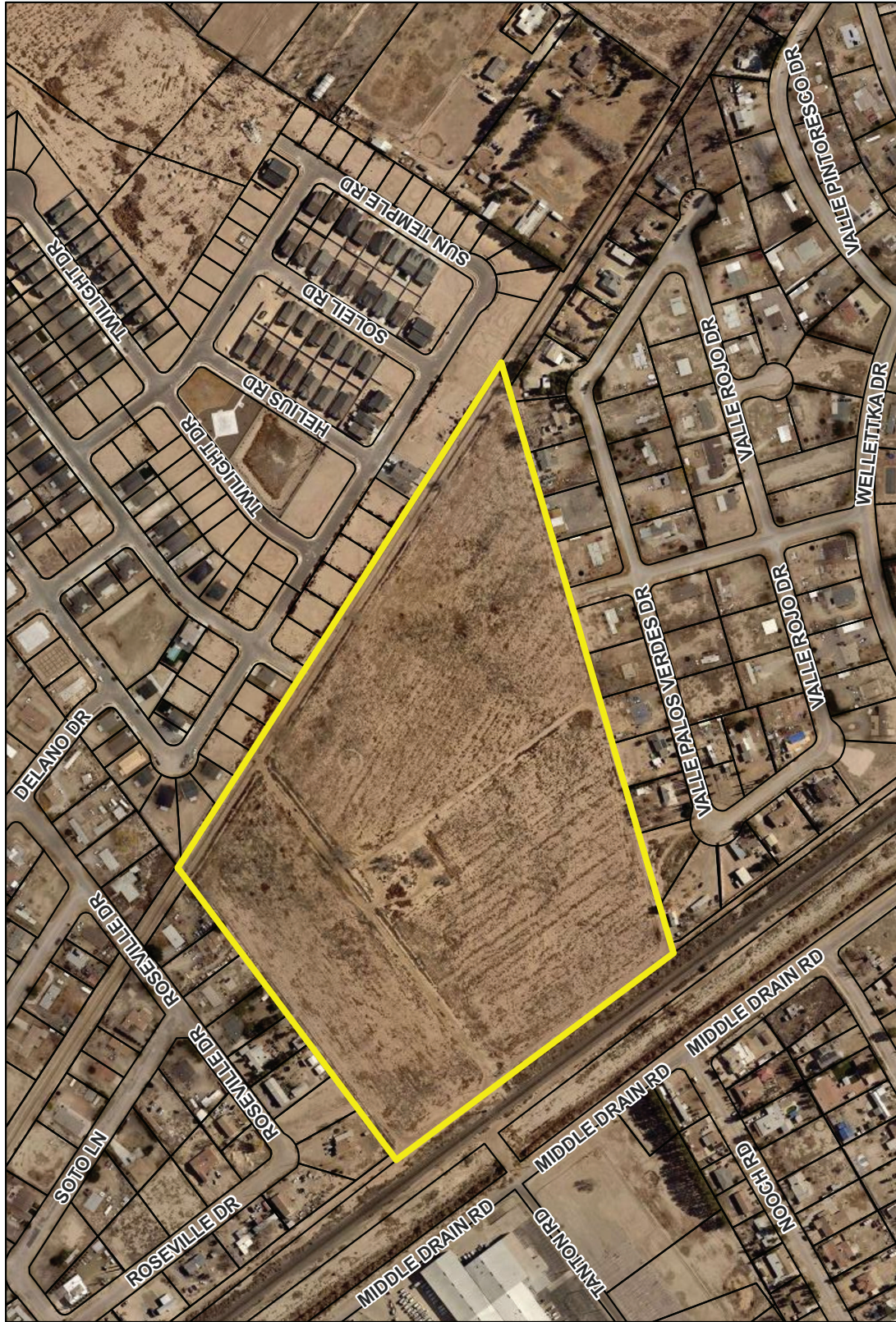


View of property from Valle Del Este Dr.

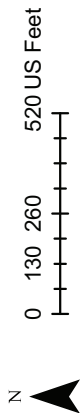


AERIAL IMAGE

Sunset Valley Estates Unit Three Subdivision



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



DEVELOPMENT SCHEDULE

Sunset Valley Unit III - Development schedule				
No.	Task	Days	Start	Finish
1	Improvement plans review and approvals	81	9/10/2024	11/30/2024
2	Bidding and Award	27	12/10/2024	1/6/2025
3	Mobilization, silt fence & construction entrance	2	1/6/2025	1/8/2025
4	Earth Work			
5	-Cut and fill to balance	22	1/8/2025	1/30/2025
6	-Road grading and subgrade	29	1/30/2025	2/28/2025
7	-Curb & Gutter installation	23	4/30/2025	5/23/2025
8	-Lots Grading	21	5/23/2025	6/13/2025
9	Domestic Water System	29	4/1/2025	4/30/2025
10	Sanitary Sewer System	14	3/21/2025	4/4/2025
11	Storm Drainage and pond construction	28	2/28/2025	3/28/2025
12	Dry Utilities Installation			
13	-Electrical network installation	29	6/26/2025	7/25/2025
14	-Phone and Cable	29	6/26/2025	7/25/2025
15	-Gas line installation	31	5/26/2025	6/26/2025
16	Paving	6	7/25/2025	7/31/2025
17	Side walks and ramps	6	7/25/2025	7/31/2025
18	Final acceptance by City	1	8/4/2025	8/4/2025

210 Days start to finish

PASO DEL NORTE SURVEYING INC.
1008 BRADLEY ROAD, EL PASO, TEXAS 79934
TEL. 915-241-1841
FAX 915-855-6925
TBP&S FIRM #00091200



CITY OF SOCORRO PLANNING & ZONING COMMISSION MEETING DATE: SEPTEMBER 3, 2024

FINAL PLAT APPLICATION STAFF REPORT

SUBJECT:
REQUEST IS FOR APPROVAL OF A FINAL PLAT AND VARIANCE REQUEST FOR A 46' - 0" MAXIMUM ALLOWABLE BUILDING HEIGHT AND REDUCED PARKING SPACE REQUIREMENT OF 1 SPACE PER 850 S.F. OF NET LEASABLE WAREHOUSE AREA FOR HORIZON 10 PHASE ONE SUBDIVISION.

NAME: HORIZON 10 PHASE ONE SUBDIVISION

PROPERTY ADDRESS: 12400 GATEWAY EAST BLVD.

PROPERTY LEGAL DESCRIPTION: A PORTION OF TRACT 35 AND A PORTION OF TRACT 36 AND ALL OF TRACTS 37 TO 39, LEIGH CLARK SURVEY 298

PROPERTY OWNER: HORIZON 10 PARTNERS, LLC.

REPRESENTATIVE: GEORGES HALLOUL | SLI ENGINEERING, INC.

PROPERTY AREA: 63.971 ACRES

CURRENT ZONING: IC-MUD

CURRENT LAND USE: VACANT

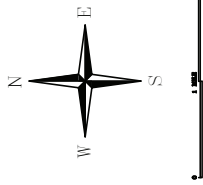
FLOOD MAP: According to the Flood Insurance Rate Maps, the referenced property lies within Zone X; (Community Panel # 480212 0239-B / FEMA, September 4, 1991).

SUMMARY OF REQUEST: Request is for approval of a Final Plat and variance request for Horizon 10 Phase One Subdivision

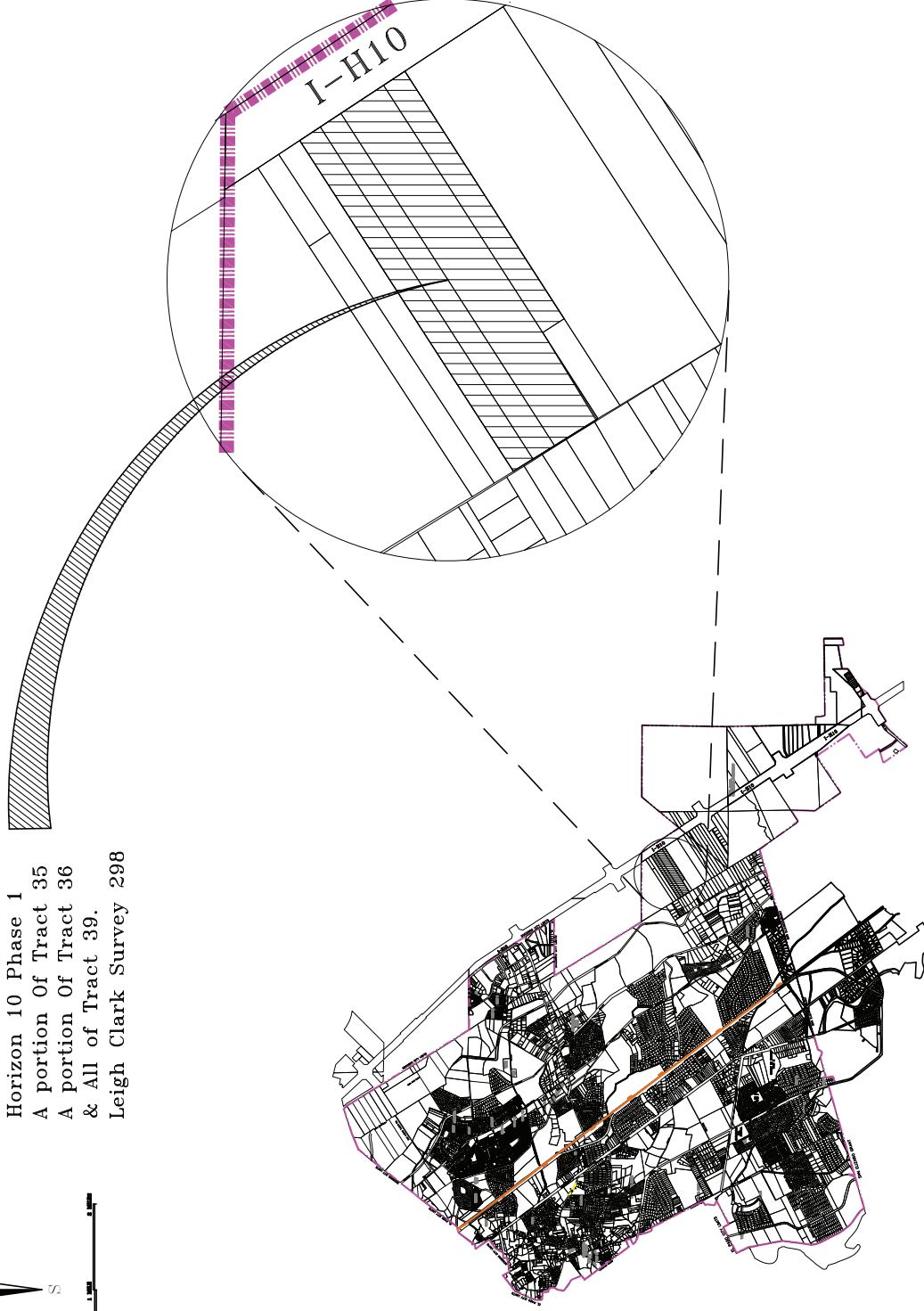
STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the Final Plat and variance request for a 46' - 0" maximum allowable building height and reduced parking space requirement of 1 space per 850 s.f. of net leasable warehouse area for Horizon 10 Phase One Subdivision.

City Council approved the Preliminary Plat for Horizon 10 Phase One on August 15, 2024.

LOCATION MAP



PROJECT SITE;
Horizon 10 Phase 1
A portion Of Tract 35
A portion Of Tract 36
& All of Tract 39.
Leigh Clark Survey 298



CITY OF SOCORRO

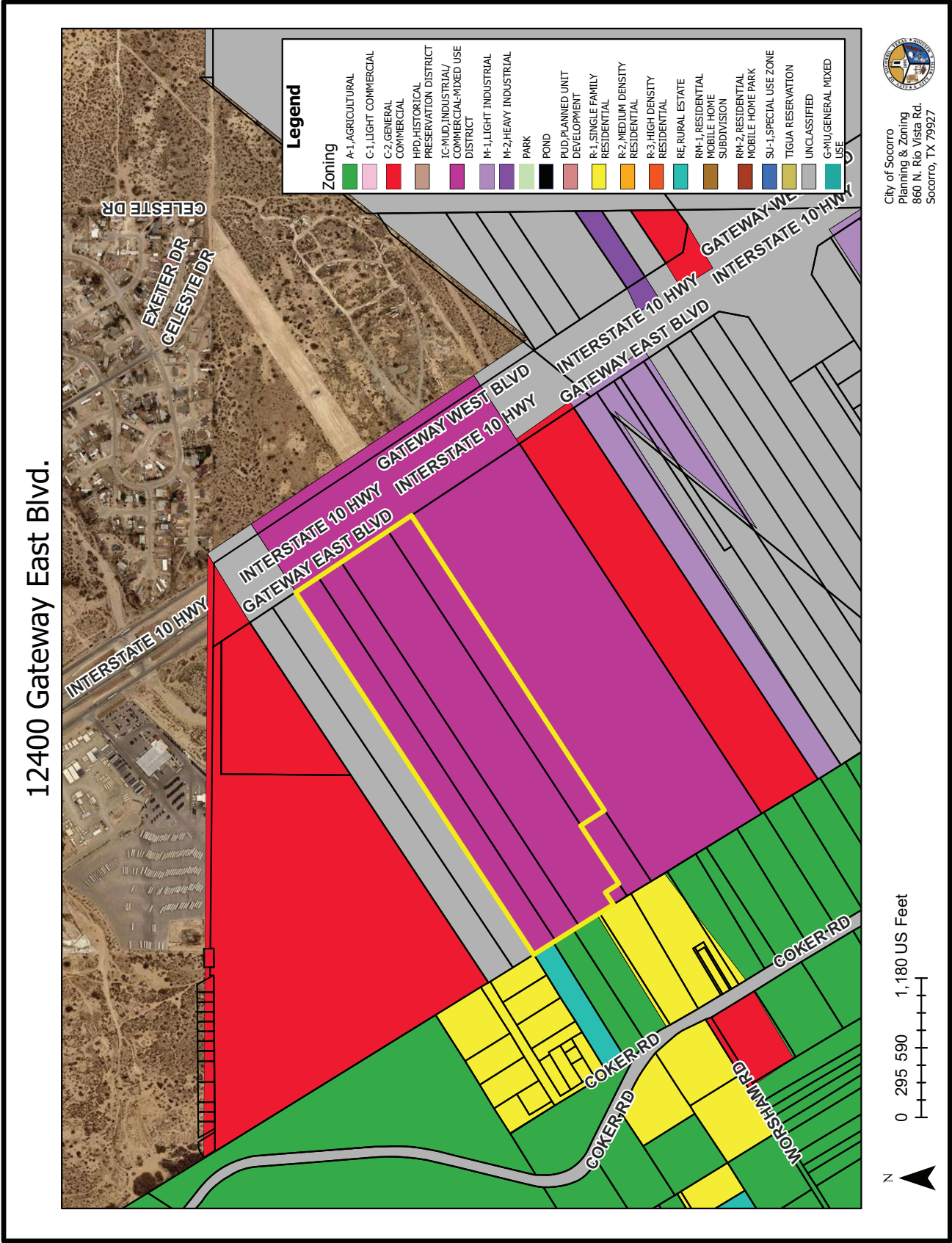
LOCATION MAP

Scale: AS SHOWN

Planning and Zoning Department

800 N. Rio Vista Socorro, Texas 79927 Tel: (505) 872-8831 Fax: (505) 872-8673

ZONING MAP



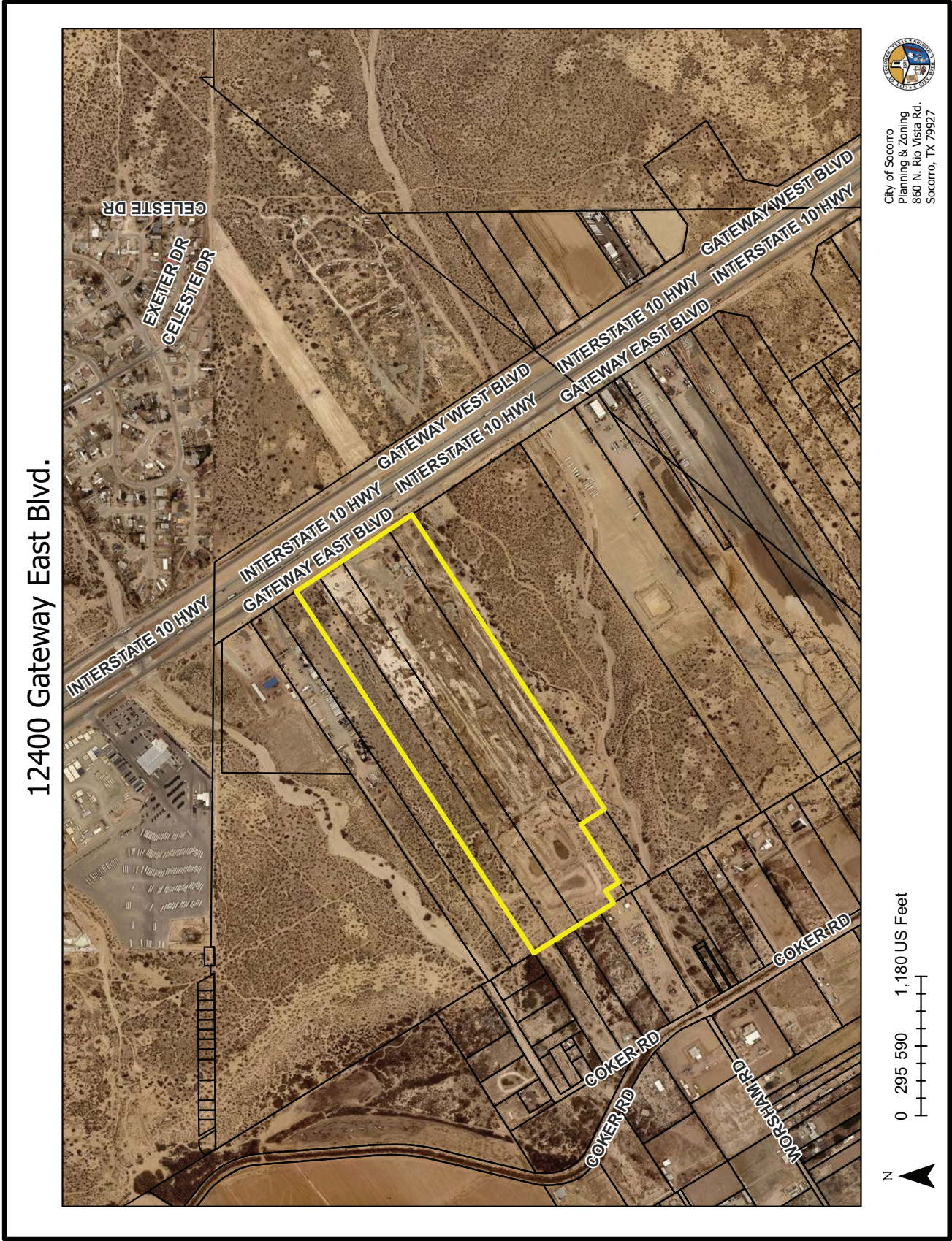
SITE PICTURES



View of property from Gateway East Blvd.



AERIAL IMAGE

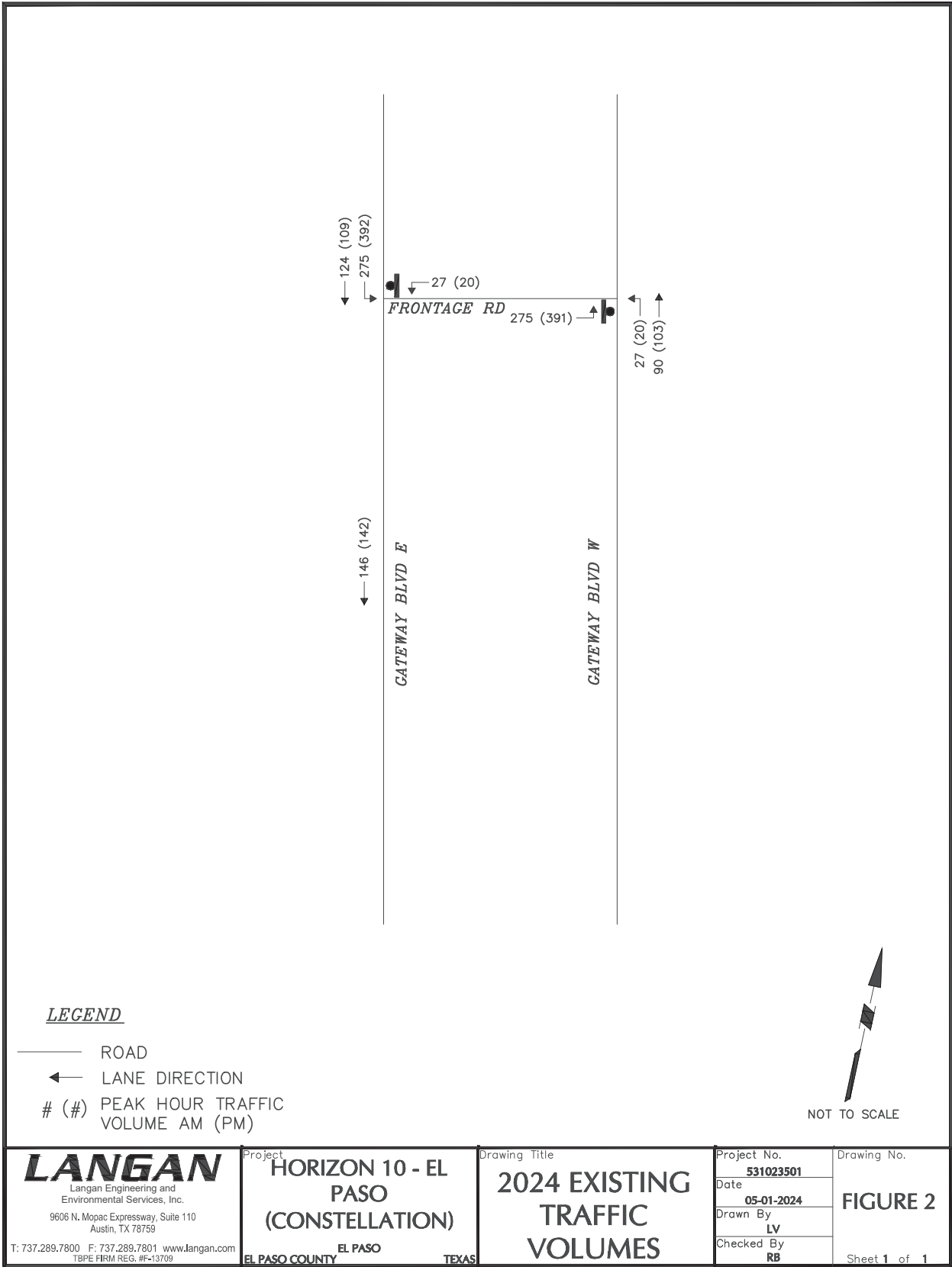


VICINITY MAP



T.I.A. (SUMMARY - pg 9 of 41)

2024 EXISTING TRAFFIC VOLUMES



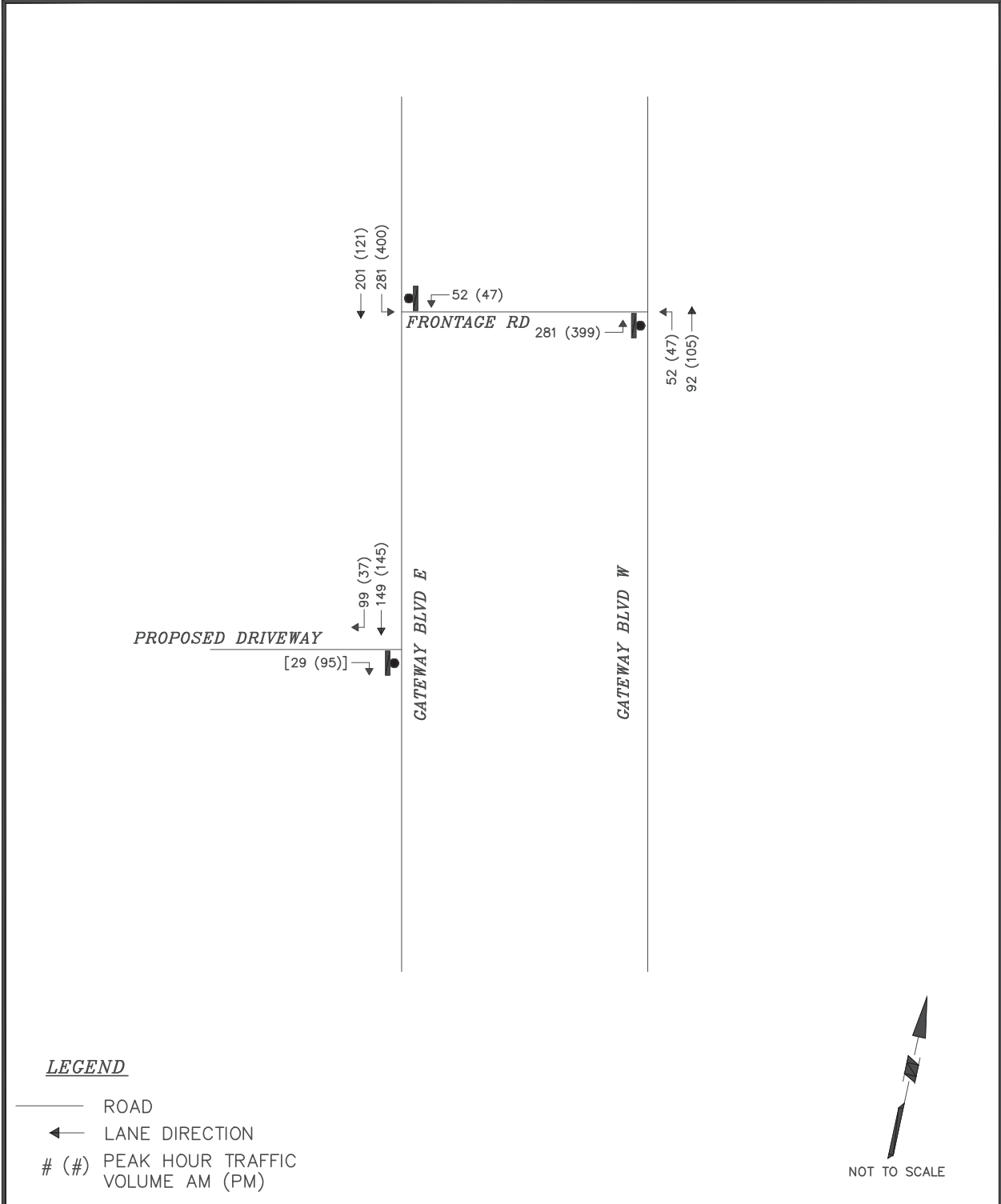
LANGAN

Project No. 531023501

© 2023 Langan

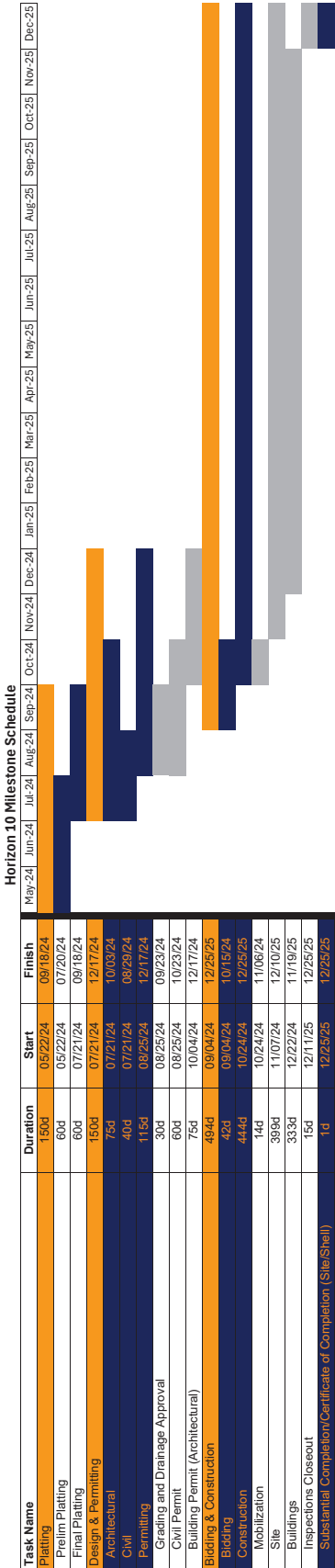
T.I.A. (SUMMARY - pg 15 of 41)

2025 BUILD TRAFFIC VOLUMES



LANGAN Langan Engineering and Environmental Services, Inc. 9606 N. Mopac Expressway, Suite 110 Austin, TX 78759 T: 737.289.7800 F: 737.289.7801 www.langan.com TBPB FIRM REG. #F-13709	Project: HORIZON 10 - EL PASO (CONSTELLATION) EL PASO COUNTY EL PASO TEXAS	Drawing Title: 2025 BUILD TRAFFIC VOLUMES	Project No. 531023501	Drawing No. FIGURE 7 Sheet 1 of 1
			Date 05-01-2024	
			Drawn By LV	
			Checked By RB	

DEVELOPMENT SCHEDULE





**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: SEPTEMBER 3, 2024**

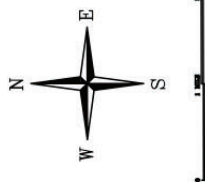
**PRELIMINARY PLAT RESUBMISSION AND
FINAL PLAT APPLICATION**

SUBJECT:
**REQUEST FOR APPROVAL OF A PRELIMINARY PLAT RESUBMISSION AND A FINAL PLAT
FOR EASTWIND HILLS UNIT TWO SUBDIVISION.**

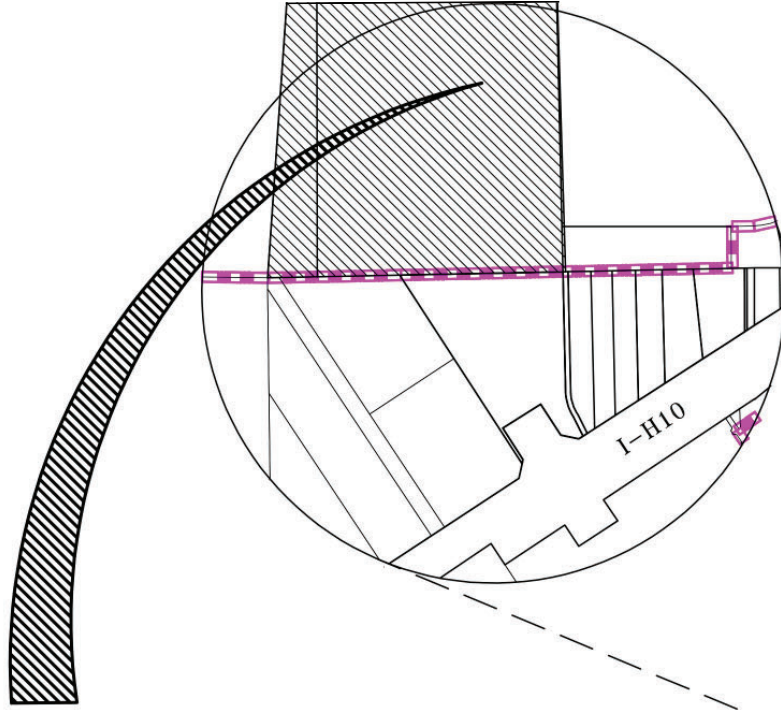
NAME:	EASTWIND HILLS UNIT TWO SUBDIVISION
PROPERTY ADDRESS:	GATEWAY WEST BLVD.
PROPERTY LEGAL DESCRIPTION:	ROBERT E. NIX SURVEY NO. 301, EL PASO COUNTY, TX.
PROPERTY OWNER:	CLINT LAND HOLDING CO. II, LLC.
REPRESENTATIVE:	JORGE AZCARATE CEA GROUP
PROPERTY AREA:	343.98 ACRES
CURRENT ZONING:	N/A (IN SOCORRO'S 2-MILE ETJ)
CURRENT LAND USE:	VACANT
FUTURE LAND USE MAP:	N/A (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 & 0281-B/ FEMA, September 4, 1991).
SUMMARY OF REQUEST:	Request is for approval of a Preliminary Plat resubmission and a Final Plat for Eastwind Hills Unit Two Subdivision.
STAFF RECOMMENDATION:	Staff recommends APPROVAL of the Preliminary Plat resubmission and Final Plat for Eastwind Hills Unit Two Subdivision with the condition that Engineering review comments are met before recording of final plat.

City Council approved the Preliminary Plat on September 28, 2023.

LOCATION MAP



PROJECT SITE;
Eastwind Hills U-2
Robert E. Nix Surv 301 ABST 9870

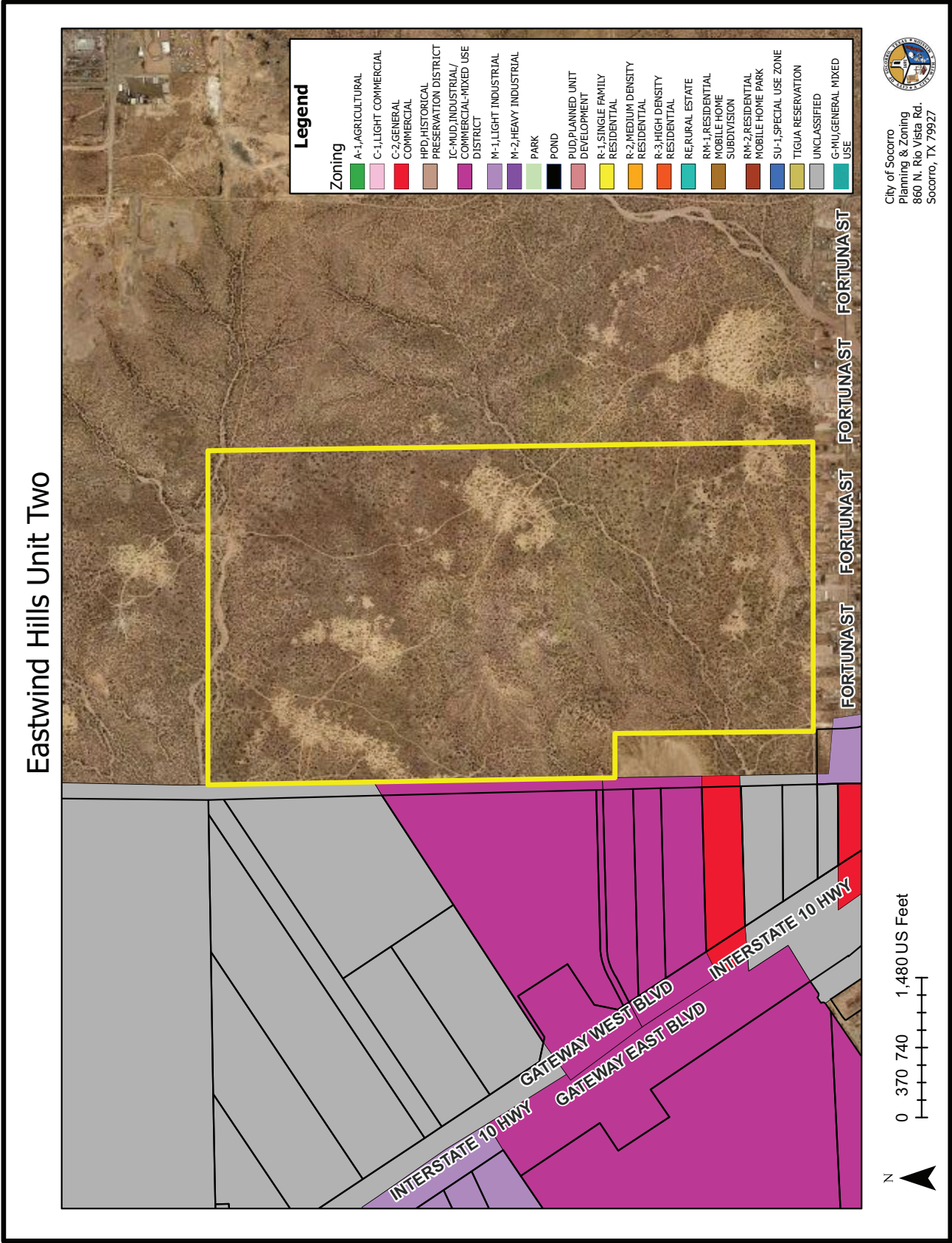


CITY OF SOCORRO

LOCATION MAP
Scale: AS SHOWN

Planning and Zoning Department
800 N. Elia Yule, Socorro, Texas 78777
Tel. (915) 872-4511 Fax (915) 872-4673

ZONING MAP



SITE PICTURES

View of property from Gateway West Blvd.

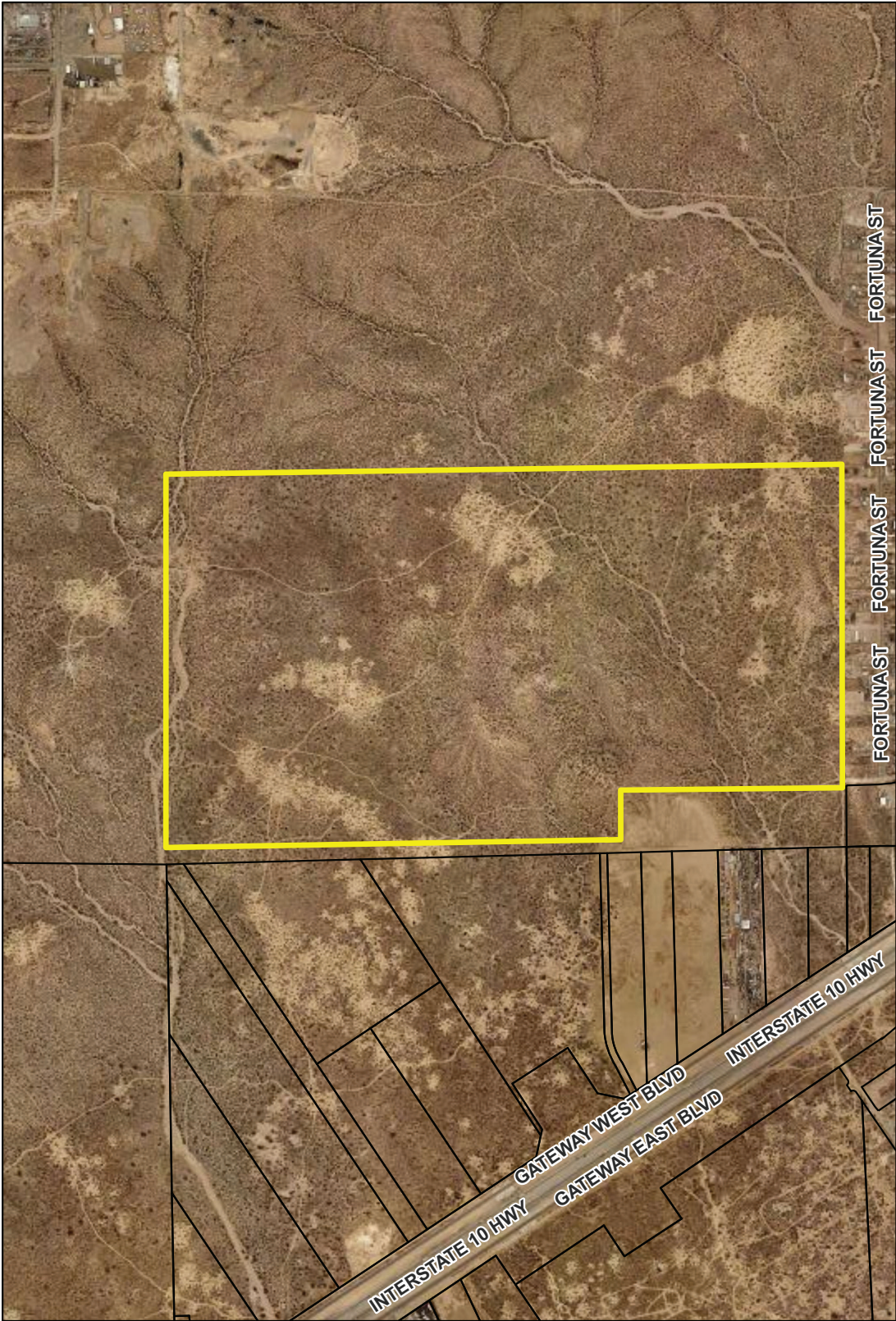


View of property from Roaring Springs Dr.

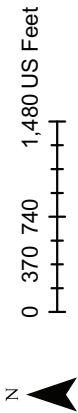


AERIAL IMAGE

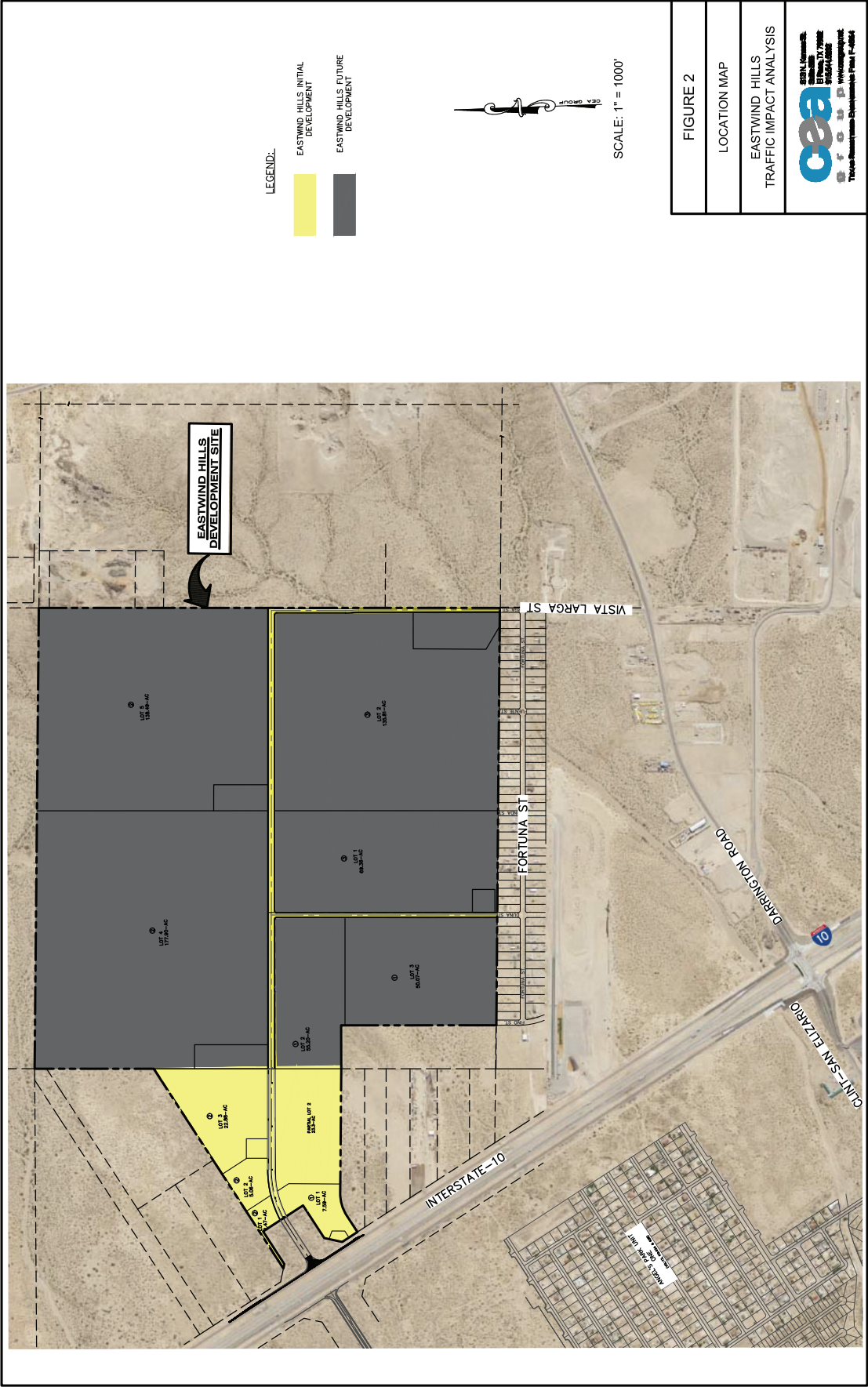
Eastwind Hills Unit Two



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



T.I.A.



(ORIGINAL 1 OF 3)



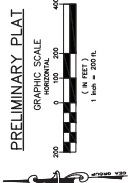
UNIT TWO

BEING A PORTION OF ROBERT E. NIX
SURVEY No. 301, EL PASO COUNTY,
TEXAS, ACCORDING TO THE RESURVEY
OF SAID ROBERT E. NIX SURVEY No. 301
MADE BY EL PASO COUNTY, TEXAS
CONTAINING 630.38 ACRES ±
(SHEET 1 OF 3)

SHEET 1 OF 3)

[illegible]

PRELIMINARY PLAT



NON-RESIDENTIAL = 6
LOTS
TOTAL = 6

OWNER	DEVELOPER
CLINT LAND HOLDING CO., LLC. 505 E. MISSOURI AVE. STE. 300 EL PASO TEXAS 79903 VOICE (915) 821-3550 FAX (915) 821-3550	CLINT LAND HOLDING CO., LLC. 505 E. MISSOURI AVE. STE. 300 EL PASO TEXAS 79903 VOICE (915) 821-3550 FAX (915) 821-3550

DEVELOPER
CLINT LAND HOLDING CO., LLC.
505 E. MISSOURI AVE. STE. 300
EL PASO TEXAS 79903
VOICE (915) 821-3550
FAX (915) 821-3550



SURVEYOR
Barragan & Associates Inc.
LAND PLANNING & LAND SURVEYING
TEXAS SURVEYING FIRM# 00151200
10090 Pedernales Dr., Bldg. F • D. D. Pao, TX 79035
Phone (957) 581-3528 Fax (957) 581-3106
CONTACT: BENITO BARRAGAN, R.P.L.S.

ENGINEER

C&A

2819 N. Kansas St.
Suite 600
El Paso, TX 79907
(915) 733-4444

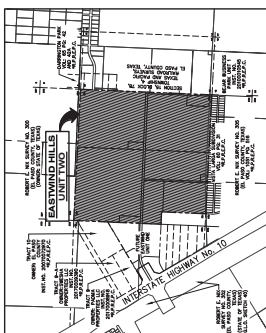
Tel: 403 333 3333 Website: www.candaa.com

This document contains information that is proprietary to C&A.

CONTACT: JORGE I. AZCARATE P.E.

LOCATION MAP

SCALE: 1"=2000'

[illegible]

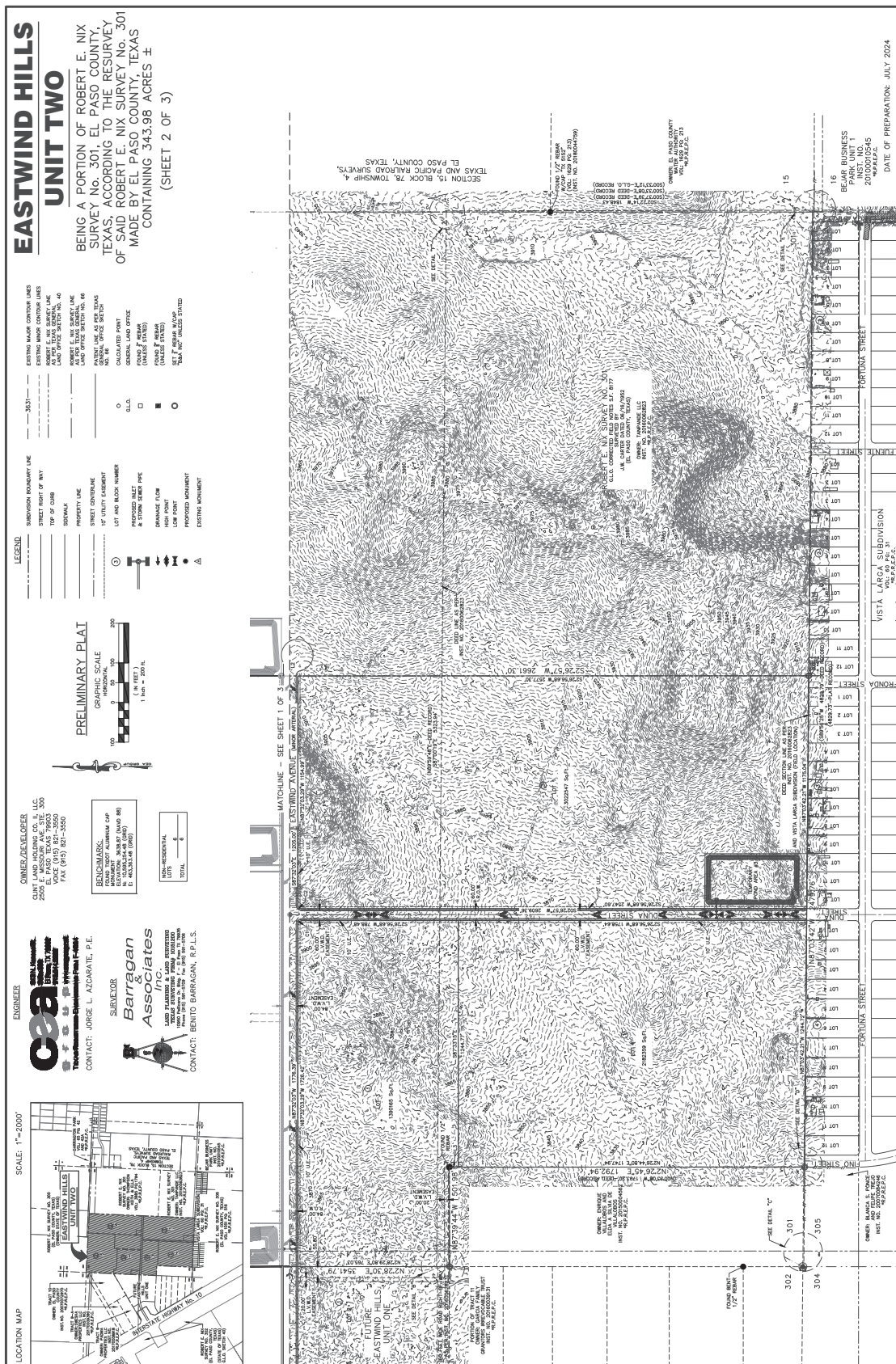
DATE OF PREPARATION: JUNE 2023

DATE OF PREPARATION: JUNE 2023

(RESUBMISSION 1 OF 3)



(RESUBMISSION 2 OF 3)

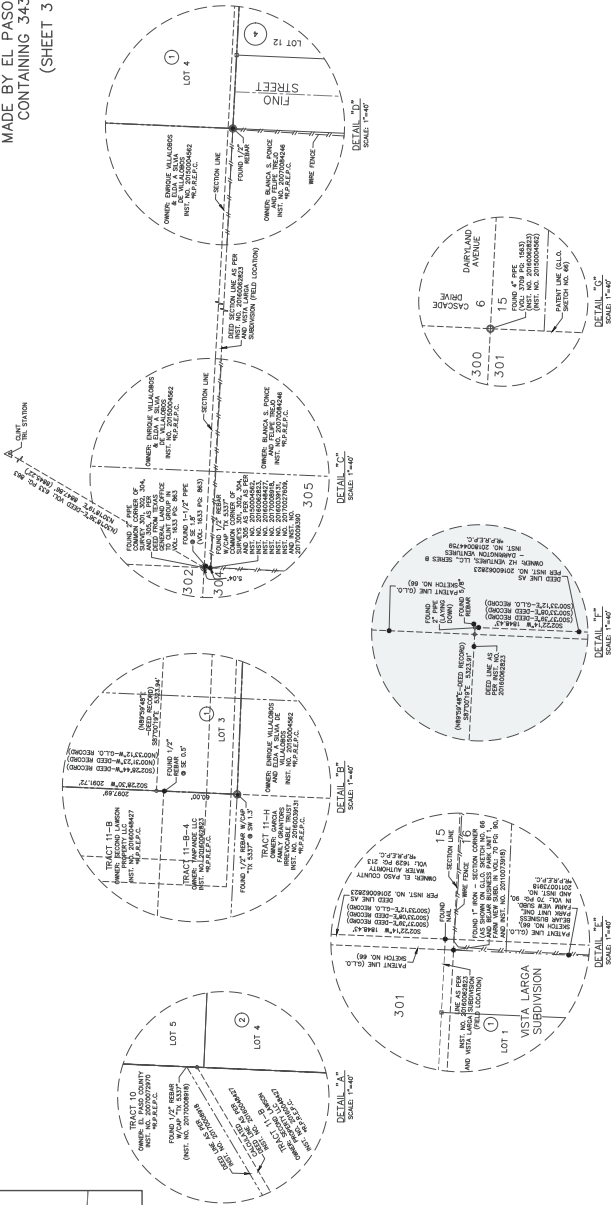
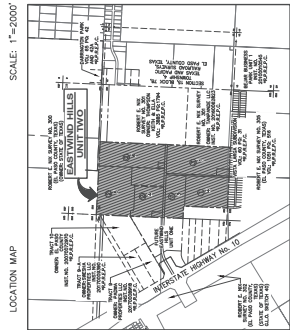


[illegible]

FINAL PLAT (SHEET 3 OF 4)

EASTWIND HILLS UNIT TWO

BEING A PORTION OF ROBERT E. NIX
SURVEY No. 301, EL PASO COUNTY,
TEXAS, ACCORDING TO THE RESURVEY
OF SAID ROBERT E. NIX SURVEY No. 301
MADE BY EL PASO COUNTY, TEXAS
CONTAINING 343.98 ACRES ±
(SHEET 3 OF 4)



[illegible]