

*Jesus Ruiz*  
Mayor

*Rene Rodriguez*  
At Large

*Sergio Cox*  
District 1



*Gloria M. Rodriguez*  
District 2

*Victor Perez*  
District 3/Mayor Pro Tem

*Joseph E. Bowling*  
District 4

NOTICE OF A REGULAR MEETING  
OF THE  
PLANNING AND ZONING COMMISSION  
OF THE  
CITY OF SOCORRO, TEXAS

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This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretative services must be made 48 hours prior to this meeting. Please contact the City Clerk's office at (915) 858-2915 or fax (915) 858-9288 for further information.

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Notice is hereby given that a regular meeting of the Planning and Zoning Commission of the City of Socorro, Texas will be held **Tuesday, January 7, 2014** at 6:30 p.m. at City Council Chambers, 860 N. Rio Vista, Socorro, Texas at which time the following will be discussed:

1. Call to order.
2. Establishment of quorum.
3. Excuse absent commission members.
4. Open Forum.
5. Consider and Take Action:

On the approval of the meeting minutes of November 19, 2013.

6. Consider and Take Action:

On the public hearing request for the proposed rezoning of Lot 46, Block 9, Friedman Estates Unit 1 at 11463 Socorro Rd., from R-1 Single Family Residential to C-1, Light Commercial.

REGULAR MEETING AGENDA - SOCORRO PLANNING & ZONING COMMISSION  
JANUARY 7, 2014 at 6:30 PM

7. Consider and Take Action:

On the public hearing request for the proposed rezoning of Tract 1-B, Block 28, Socorro Grant at 11000 Dindinger, from A-1 Agricultural to R-2, Medium Density Residential.

8. Consider and Take Action:

On the public hearing request for the proposed rezoning of Lot 11, Block 2, Santa Martina Subdivision at 11806 North Loop, from R-1, Single Family Residential to R-2, Medium Density Residential.

9. Public hearing on the proposed rezoning of Tract 4-K-6, Block 3, Socorro Grant from R-1, Single Family Residential to C-2 General Commercial with a Conditional Use Permit for a mechanic shop at 10883 Thunder Rd.

10. Consider and Take Action:

On the proposed rezoning of Tract 4-K-6, Block 3, Socorro Grant from R-1, Single Family Residential to C-2 General Commercial with a Conditional Use Permit for a mechanic shop at 10883 Thunder Rd.

11. Public hearing on the proposed rezoning of Lot 1, Block 4, San Ysidro Subdivision from R-1, Single Family Residential to R-2, Medium Density Residential.

12. Consider and Take Action:

On the proposed rezoning of Lot 1, Block 4, San Ysidro Subdivision from R-1, Single Family Residential to R-2, Medium Density Residential.

13. Consider and Take Action:

On the proposed revision of Ordinance 76 Amendment 1A Section 8, to include "Mobile Office Structures."

REGULAR MEETING AGENDA - SOCORRO PLANNING & ZONING COMMISSION  
JANUARY 7, 2014 at 6:30 PM

14. Consider and Take Action:

On the proposed revision of Ordinance 76, Amendment 1-A, Section 8,  
related to shade structures setbacks.

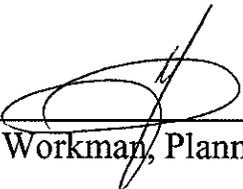
15. Planning Commissioner's report.

16. Planning Department report.

17. Consider and Take Action: Adjournment

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

Dated this 3<sup>RD</sup> day of January of 2014.

  
\_\_\_\_\_  
Myrna Workman, Planning Commission Secretary

DATE & TIME POSTED: 1/3/14 @ 2:37 pm. BY: M. Workman

**SOCORRO PLANNING AND ZONING COMMISSION**

Regular Meeting Minutes

November 19, 2013

<b>Members Present</b>	<b>Members Absent</b>	<b>Staff Present</b>	<b>Others Present</b>
Arnulfo Salazar Tommy Faulkner Joe DeTuro Richard Lara Jorge Perez		Sam Leony Myrna Workman	

**Items for discussion and action:**

**1. Call to order:**

Chairperson Mr. Arnulfo Salazar called the meeting to order at 6:30 p.m.

**2. Establish quorum:**

Quorum was established with 6 members present.

**3. Excuse absent commission members.**

Upon motion of Mr. Tommy Faulkner to delete the item and second of Mr. Joe DeTuro with all commissioners voting "aye" motion was carried.

**4. Open Forum**

Maria G. Fresquez Morales with address at 12108 New World in El Paso, Texas 79936, spoke of an easement that was destroyed by the developer between Place Rd. and Bovee Rd.

Lupe Vargas Velasquez with address at 557 Bovee Rd. in Socorro, Texas 79927 spoke on the same easement issue.

**5. Consider and take action on the approval of meeting minutes of November 5, 2013.**

Upon motion of Mr. Joe DeTuro to approve the meeting minutes and second of Mr. Tommy Faulkner with all commissioners voting "aye" motion was carried.

**6. Consider and take action on the public hearing request on the proposed rezoning of Tract 4-K-6, Block 3, Socorro Grant from R-1, Single Family Residential to C-2 General Commercial with a Conditional Use Permit for a mechanic shop at 10883 Thunder Rd.**

Upon motion of Mr. Joe DeTuro to approve the item and second of Mr. Richard Lara with all commissioners voting "aye" motion was carried.

- 7. Consider and take action on the public hearing request on the proposed rezoning of Lot 1, Block 4, San Ysidro Subdivision from R-1, Single Family Residential to R-2, Medium Density Residential.**

Upon motion of Mr. Joe DeTuro to approve the item and second of Mr. Richard Lara with all commissioners voting "aye" motion was carried.

- 8. Consider and take action on the proposed revision of Ordinance 76 Amendment 1A Section 8, to include "Mobile Office Structures."**

Upon motion of Mr. Joe DeTuro to table the item and second of Mr. Tommy Faulkner with all commissioners voting "aye" motion carried.

- 9. Planning Commissioner's report.**

No Action

- 10. Planning Department report.**

No Action

- 11. Consider and take action on adjournment.**

Upon the motion of Mr. Tommy Faulkner to adjourn, and second of Mr. Richard Lara with all commissioners voting "aye", motion carried.

Meeting adjourned at 6:53 p.m.

**ATTEST:**

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ARNULFO SALAZAR, CHAIRPERSON

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MYRNA WORKMAN, SECRETARY

Item # 6

*Jesus A. Ruiz*  
Mayor

*Rene Rodriguez*  
At Large

*Sergio Cox*  
District 1



*Gloria M. Rodriguez*  
District 2

*Victor Perez*  
District 3 / Mayor Pro-Tem

*Joseph E. Bowling*  
District 4

*Willie Norfleet Jr.*  
City Manager

**DATE:** January 6, 2014.

**TO:** PLANNING AND ZONING COMMISSION

**FROM:** Sam Leony, Planning and Zoning Director.

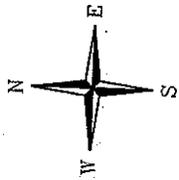
**SUBJECT:** Public hearing request for the proposed rezoning of Lot 46, Block 9, Friedman Estates Unit I Subdivision, City of Socorro, Texas, from R-1 (Single Family Residential), to C-1 (Light Commercial).

**LOCATION:** The property is located at 10463 Socorro Rd., Northwesterly located at 150 feet from the intersection of Socorro Rd. and Dindinger Rd.

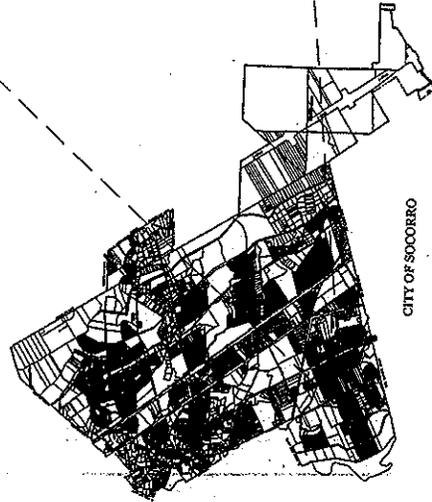
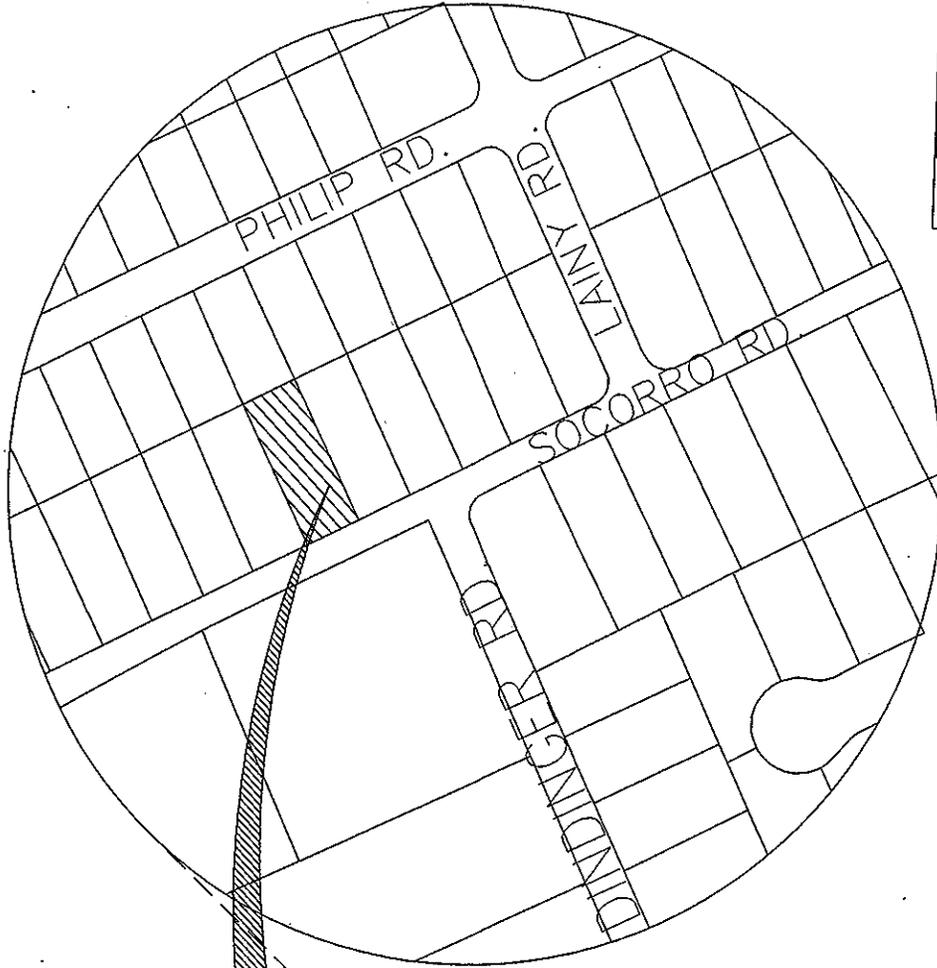
**OWNER:** Carlos Lara Sr.  
1197 Antler Peak Ct.  
Las Vegas, Nevada 89110  
(702) 985-2042

**REMARKS:** Existing land use: Residential (one dwelling).  
Proposed land use: C-1 (Light Commercial).

**RECOMMENDATION:** In order to initiate the full investigation, the Planning and Zoning Department recommends APPROVAL.



PROJECT SITE:  
11463 SOCORRO RD  
LOT 46, BLOCK 9  
FRIEDMAN ESTATES I



CITY OF SOCORRO



DATE: ..... JANUARY 2014

Planning and Zoning Department  
1000 North Main Street, Socorro, NM 87901  
Tel: (505) 725-2171 Fax: (505) 725-2170

# LOCATION MAP

Scale: N.T.S.



# PLANNING AND ZONING DEPARTMENT

## Request for Rezoning

1. Name: CARLOS LARA SR.  
 Address: 1197 ANTLER PKWY. LAS VEGAS NV 89110 Phone: 702-985-2042  
 Representative: GRACIELA LARA  
 Address: \_\_\_\_\_ Phone: 915-694-0691

2. Property Location: 11463 SOCORRO RD.  
 Legal Description: \_\_\_\_\_

If legal description is not available, a metes and bounds description will be required.

<u>6877</u> Area (Sq. ft. or Acreage)	<u>RESIDENTIAL</u> Current Zoning	_____ Current Land Use
<u>C1</u> Proposed Zoning	_____ Proposed Land Use	<u>COMMERCIAL</u> Proposed Land Use

3. All owners of record must sign document.

<u>CARLOS LARA</u>	<u>Carl Lara</u>
<u>Rosalia Lara</u>	<u>Rosalia Lara</u>

Each item on this form must be completed and all exhibits must be submitted before this request can be scheduled for a public hearing.

Rezoning per parcel/tract: Less than one acre - \$650.00  
 1 to 10 acres - \$750.00  
 10 or more acres - \$750.00 + \$10.00 each additional acre

Item # 7

*Jesus A. Ruiz*  
Mayor

*Rene Rodriguez*  
At Large

*Sergio Cox*  
District 1



*Gloria M. Rodriguez*  
District 2

*Victor Perez*  
District 3 / Mayor Pro-Tem

*Joseph E. Bowling*  
District 4

*Willie Norfleet Jr.*  
City Manager

**DATE:** January 6, 2014.

**TO:** PLANNING AND ZONING COMMISSION

**FROM:** Sam Leony, Planning and Zoning Director.

**SUBJECT:** Public hearing request for the proposed rezoning of Tract 1B, Block 28, Socorro Grant, City of Socorro, Texas, from A-1 (Agricultural), to R-2 (Medium Density Residential).

**LOCATION:** The property is located at Southwest boundary of the City of Socorro, abutting the City of San Elizario.

**OWNER:** Paso del Norte Land Investments, LP  
11930 Vista del Sol # C  
El Paso, Texas 79936

**REMARKS:** Existing land use: Agricultural.  
Proposed land use: Residential (R-2, Medium Density).

**RECOMMENDATION:** In order to initiate the full investigation, the Planning and Zoning Department recommends APPROVAL.





# PLANNING AND ZONING DEPARTMENT

## Request for Rezoning

1. Name: Paso Del Norte Land Investments, LP  
 Address: 11930 Vista del Sol #C El Paso, TX 79936 Phone: (915) 855-0622  
 Representative: Del Rio Engineering, Inc. / Sal Masoud  
 Address: P.O. Box 220251 El Paso, TX 79913 Phone: (915) 833-2400

2. Property Location: 11000 Block Dindinger Road  
 Legal Description: Tract 1B, Block 28, Socorro Grant, City of Socorro, El Paso County Texas  
 If legal description is not available, a metes and bounds description will be required.

<u>10 Acres</u> Area (Sq. ft. or Acreage)	<u>A-1</u> Current Zoning	<u>Agricultural</u> Current Land Use
<u>R-2</u> Proposed Zoning	<u>Residential</u> Proposed Land Use	

3. All owners of record must sign document.

[Signature] For Paso Del Norte Land Inv. LP  
 \_\_\_\_\_  
 \_\_\_\_\_

Each item on this form must be completed and all exhibits must be submitted before this request can be scheduled for a public hearing.

Rezoning per parcel/tract: Less than one acre - \$650.00  
 1 to 10 acres - \$750.00  
 10 or more acres - \$750.00 + \$10.00 each additional acre

Item #

*Jesus A. Ruiz*  
Mayor

*Rene Rodriguez*  
At Large

*Sergio Cox*  
District 1



*Gloria M. Rodriguez*  
District 2

*Victor Perez*  
District 3 / Mayor Pro-Tem

*Joseph E. Bowling*  
District 4

*Willie Norfleet Jr.*  
City Manager

**DATE:** January 6, 2014.

**TO:** PLANNING AND ZONING COMMISSION

**FROM:** Sam Leony, Planning and Zoning Director.

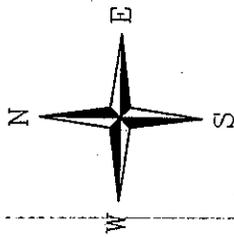
**SUBJECT:** Public hearing request for the proposed rezoning of Lot 11, Block 2, Santa Martina Subdivision, City of Socorro, Texas, from R-1 (Single Family Residential) to R-3 (High Density Residential).

**LOCATION:** The property is located at 11806 North Loop Dr., right at the intersection of North Loop Dr. and Huereque Dr.

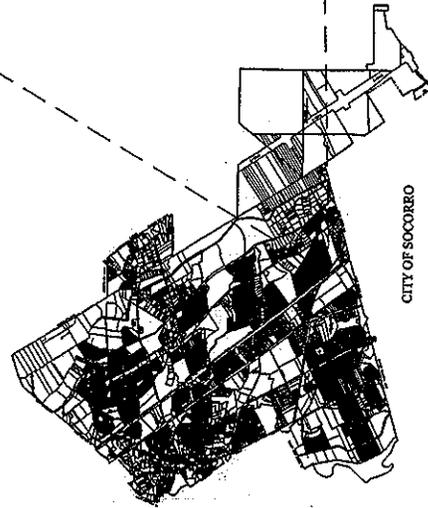
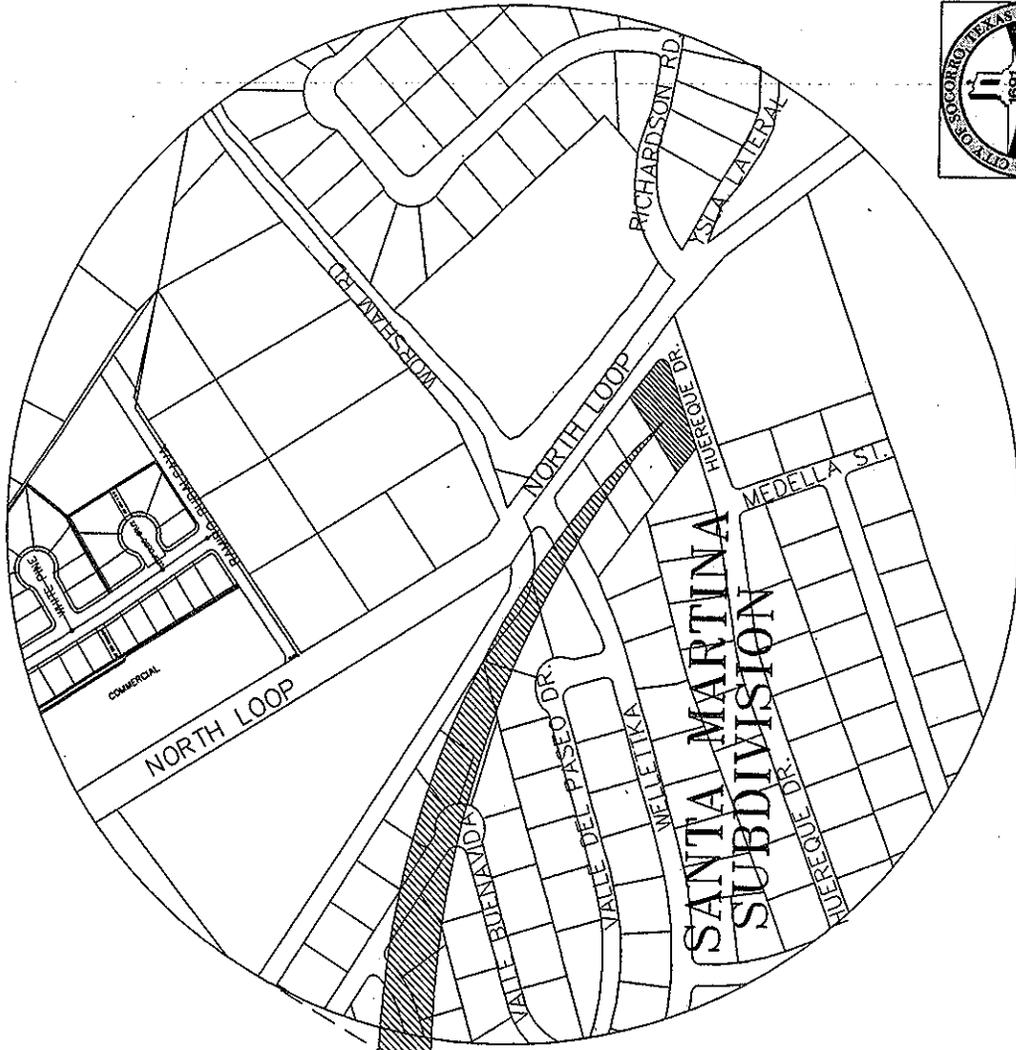
**OWNER:** Jorge & Maria Bernal  
11800 North Loop Dr.  
Socorro, Texas 79927

**REMARKS:** Existing land use: Residential (one mobile home).  
Proposed land use: R-3 (Apartment Complex).

**RECOMMENDATION:** In order to initiate the full investigation, the Planning and Zoning Department recommends APPROVAL.



**PROJECT SITE:  
11806 NORTH LOOP  
LOT 11, BLOCK 2  
SANTA MARTINA SUB.**



CITY OF SOCORRO



DATE: JANUARY 2014

Planning and Zoning Department  
100 N. 1st Street, Socorro, NM 87901

## LOCATION MAP

Scale: N.T.S.



# PLANNING AND ZONING DEPARTMENT

## Request for Rezoning

1. Name: Jorge & Maria Bernal  
 Address: 11800 North Loop Phone: \_\_\_\_\_  
 Representative: \_\_\_\_\_  
 Address: 11206 S.L. Phone: \_\_\_\_\_

2. Property Location: 11800 North Loop  
 Legal Description: 2 Santa Martina Lot 11, 27250.35 sq ft, El Paso County Tx.

If legal description is not available, a metes and bounds description will be required.

<u>27250.35</u> Area (Sq. ft. or Acreage)	<u>R1</u> Current Zoning	<u>single family residential</u> Current Land Use
<u>R3 zone</u> Proposed Zoning	<u>high density residential</u> Proposed Land Use	

3. All owners of record must sign document.

Jorge H. Bernal  
Maria R. Bernal

Each item on this form must be completed and all exhibits must be submitted before this request can be scheduled for a public hearing.

Rezoning per parcel/tract: Less than one acre - \$650.00  
 1 to 10 acres - \$750.00  
 10 or more acres - \$750.00 + \$10.00 each additional acre

*Items # 9 & 10*

*Jesus A. Ruiz  
Mayor*

*Rene Rodriguez  
At Large*

*Sergio Cox  
District 1*



*Gloria M. Rodriguez  
District 2*

*Victor Perez  
District 3 / Mayor Pro-Tem*

*Joseph E. Bowling  
District 4*

*Willie Norfleet Jr.  
City Manager*

**DATE:** November 19, 2013.

**TO:** PLANNING AND ZONING COMMISSION

**FROM:** Sam Leony, Planning and Zoning Director.

**SUBJECT:** Public hearing for the proposed Rezoning of Tract 4-K-6, Block 3, Socorro Grant, City of Socorro, Texas, from R-1 (Single Family Residential) to C-2 (General Commercial) plus a Conditional Use Permit for Mechanic Shop.

**LOCATION:** The property is located at 10883 Thunder Rd., Northerly located at 300 feet from the intersection of Horizon Blvd. and Thunder Rd., and it has an approximate area of 1.683 acres.

**OWNER:** Carlos S. Cisneros  
11346 Montana Ave.  
El Paso, Texas 79936

**HISTORY:** According to our Future Land Use map, the projected land use for this property is: Residential.

Adjacent Land Uses:

North: R-1 (Single Family Residential)  
South: C-2 (General Commercial) / R-1 (Single Family Residential)  
East: Empty land Unclassified  
West: A-1 (Agricultural)

**REMARKS:** According to the Flood Insurance Rate Maps, the referenced property lies within an area that is a combination of **Zone X** (determined to be outside of the 500-year flood plain), and **AO** (area subject to be flooded by an average of 1 foot depth) (Community Panel # 480212 0237-B / FEMA, September 4, 1991).

**RECOMMENDATION:**

Due to the fact that this property is clearly subject to be flooded, special provisions shall be taken to prevent that running water enters into the property sending chemical residues from this property to adjacent properties, the Planning

and Zoning Department recommends to APPROVE this request contingent to the following:

- 1) A perimeter solid wall must be built to avoid external running water from entering the property;
- 2) A ponding area shall be prepared to properly manage vertical rain water inside the property, not horizontal or running water from arroyos in the area;
- 3) The parking area shall be graded in such a manner that the slope be conducted to the ponding area, and
- 4) The body shop activities shall comply with the conditions and regulations stipulated on Section 8.7.3.f of the Ord. 76 Amendment 1A (attached).

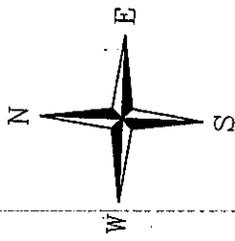
**8.7 C-2. General Commercial.** The purpose of this zone is to allow those commercial activities that serve the general community on a day-to-day basis.

**8.7.2 PERMITTED USES:**

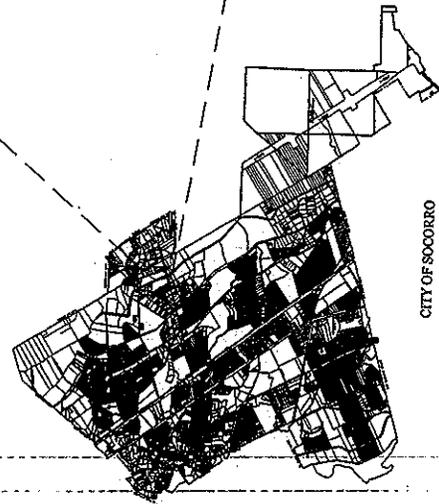
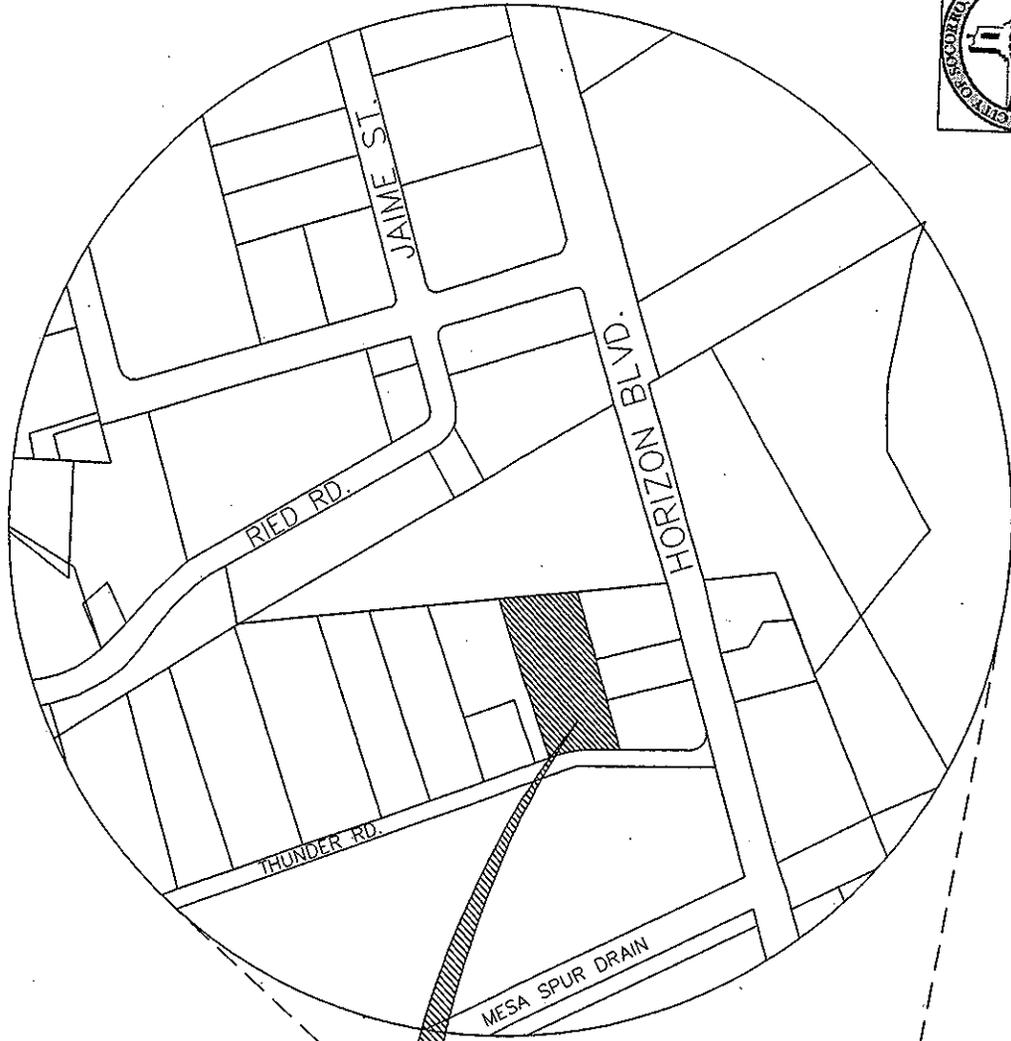
- (a) All retail sales of goods and services conducted entirely within a building as well as the incidental display of merchandise wholly under a permanent part of a main building, such as a marquee.
- (b) Movie theaters, bowling alleys and skating rinks; pool tables allowed as an accessory and secondary use to such permitted uses;
- (c) Churches, post offices, fire stations, libraries and public buildings;
- (d) Offices;
- (e) Commercial kennels and veterinary clinics;
- (f) Cafes, restaurants, cafeterias, and drive through eating establishments;
- (g) Clubs and lodges without alcoholic beverages sale to members or the public;
- (h) Child care institutions, day care centers, nursing homes, and halfway houses;
- (i) Service establishments, including filling or service stations;
- (j) Ambulance service with or without outdoor storage of ambulances;
- (k) Spas, health studios or fitness centers, without outdoor activities.

**8.7.3 CONDITIONAL USES (require permits)**

- (a) Shopping centers and shopping malls and all other commercial, office, retail and service uses requiring over 50,000 square feet.
- (b) Bars, Liquor stores, and adult businesses, provided that:
  1. No such businesses shall be located within 1,500 feet of the nearest point of a lot on which is located a religious and /or educational institution, a public park or recreation facility.
  2. No such business shall be located within 1,500 feet of any lot within any residential zone.
  3. No such business shall operate between the hours of 2:00 a.m. and 9:00 a m
- (c) Amusement parks
- (d) Hospitals
- (e) Colleges and Universities
- (f) Motor vehicle body shops, parts manufacturing, repair and maintenance facilities provided that:
  1. All body and fender repairing must be done within a completely enclosed building or room with stationary windows that may be opened only at intervals necessary for ingress and egress
  2. No spray painting may be done except in a completely enclosed spray booth especially designed for that purpose.
  3. All other auto repairing, etc. must be conducted within a building enclosed on at least three sides.



PROJECT SITE:  
10883 THUNDER RD.  
TRACT 4K6, BLOCK 3  
SOCORRO GRANT



CITY OF SOCORRO

# LOCATION MAP

Scale: N.T.S.



DATE: JANUARY 2014

Planning and Zoning Department  
1000 N. Main Street, Suite 200  
Socorro, NM 87789



PLANNING AND ZONING DEPARTMENT

Request for Rezoning

1. Name: CARLOS S CISNEROS
Address: 11346 MONTANA Phone: (915) 274-4600
Representative:
Address: Phone:

2. Property Location: 10883 THUNDER ROAD
Legal Description: SOCORRO GRANT BLK3 TR 4-K-6

If legal description is not available, a metes and bounds description will be required.

Table with 3 columns: Area (Sq. ft. or Acreage), Current Zoning, Current Land Use. Row 1: 1.683, RESIDENTIAL, N/A. Row 2: C2-CUP MECH, GEN-COMM.

3. All owners of record must sign document.

Signatures and dates: Carlos A. Cisneros Oct-22-13, Maria J. Cisneros Oct-22-13

Each item on this form must be completed and all exhibits must be submitted before this request can be scheduled for a public hearing.

- Rezoning per parcel/tract: Less than one acre - \$650.00
1 to 10 acres - \$750.00
10.1 to 30 acres- \$950.00
30.1 to 50 acres- \$1,150.00
50.1 to 75 acres- \$1,400.00
75.1 or more - \$1,400.00

REC'D OCT 29 2013
M.W

ALL FEES ARE NONREFUNDABLE

Items 11 & 12

*Jesus A. Ruiz*  
Mayor

*Rene Rodriguez*  
At Large

*Sergio Cox*  
District 1



*Gloria M. Rodriguez*  
District 2

*Victor Perez*  
District 3 / Mayor Pro-Tem

*Joseph E. Bowling*  
District 4

*Willie Norfleet Jr.*  
City Manager

**DATE:** January 6, 2014.

**TO:** PLANNING AND ZONING COMMISSION

**FROM:** Sam Leony, Planning and Zoning Director.

**SUBJECT:** Public hearing for the proposed rezoning of Lot 1, Block 4, San Ysidro Subdivision, City of Socorro, Texas, from R-1 (SFR) to R-2 (MDR).

**LOCATION:** The property is located at 11300 De Lucio Rd., southerly located at 200 feet from the intersection of De Lucio Rd. and Bauman St., and it has an approximate area of 23,195 sq. ft. (0.5325 ac.)

**OWNER:** Guadalupe Eduardo Sandoval  
11300 De Lucio Rd., Socorro, TX 79927

**HISTORY:** San Ysidro Subdivision was recorded in 1988 with 37 residential lots classified as R-1, Single Family Residential.

According to our Future Land Use map, the projected land use for this property is: Residential.

According to the Flood Insurance Rate Maps, the referenced property lies within an area determined to be outside of the 500-year flood plain, more particularly described as **Zone X**; this classification is the safest area with the less possibility of being flooded (Community Panel # 480212 0300-B / FEMA, September 4, 1991).

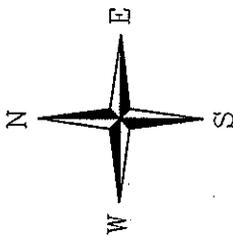
Adjacent Land Uses:  
North: C-1, Light Commercial  
South: R-1, Single Family Residential  
East: R-1, Single Family Residential  
West: C-1, Light Commercial / M-2, Heavy Industrial

**REMARKS:**  
Existing land use: R-1, SFR with one big structure.  
Proposed land use: R-2, MDR creating a duplex from the existing structure.

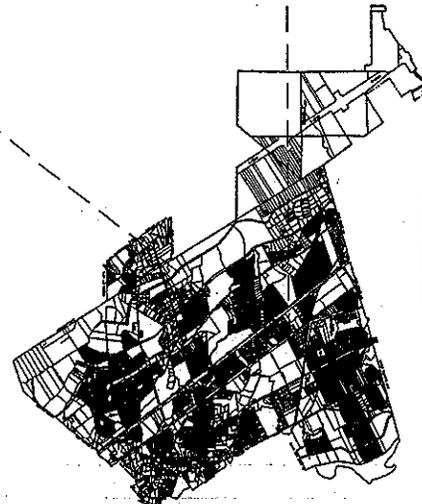
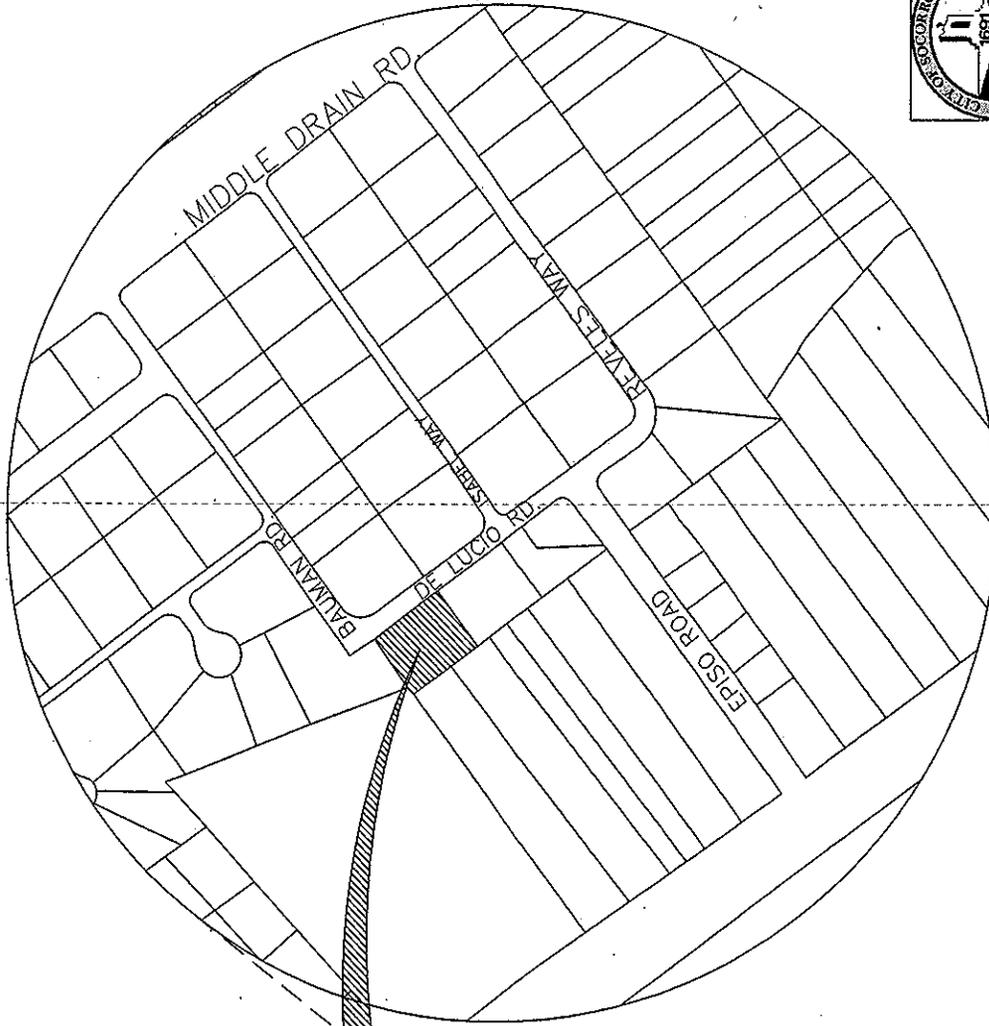
**RECOMMENDATION:**

The Planning and Zoning Commission recommends APPROVAL, contingent to:

- 1) Separate all utilities for each dwelling,
- 2) Obtain an Official Address Notification Letter to identify the two dwellings,
- 3) Not to build more dwellings inside the property, only the proposed duplex.



PROJECT SITE:  
11300 DE LUCIO RD  
LOT 1, BLOCK 4  
SAN YSIDRO SUB.



CITY OF SOCORRO

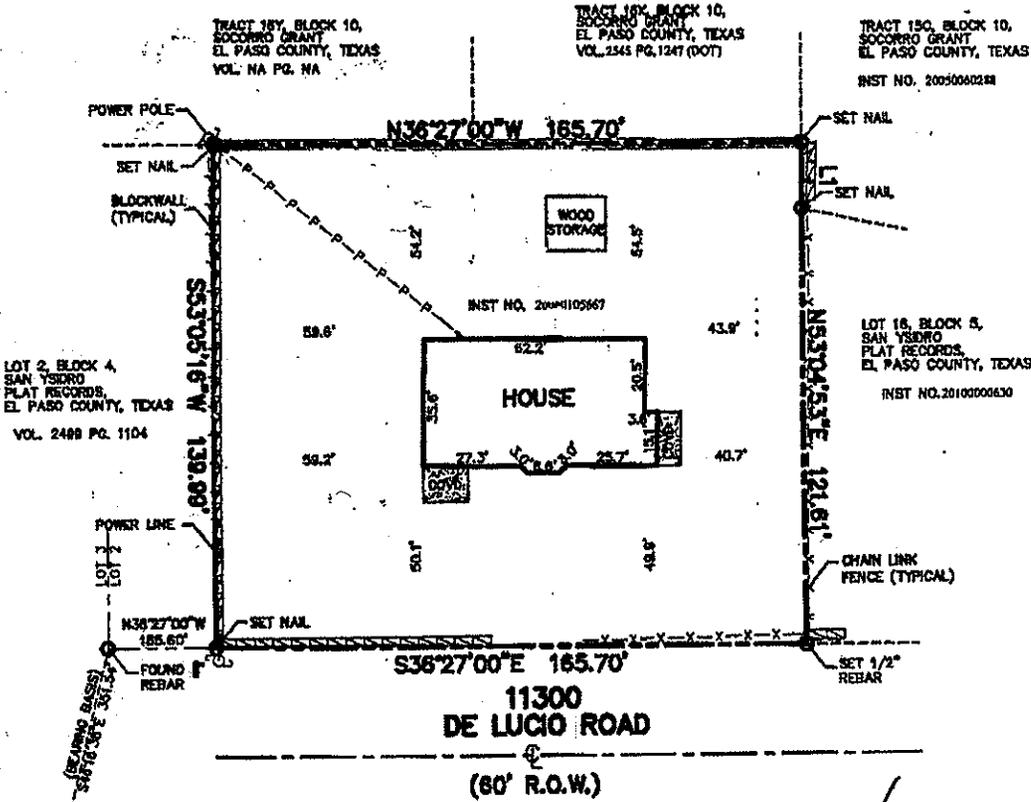


DATE: JANUARY 2014  
Planning and Zoning Department  
1000 N. Main Street, Socorro, NM 87801

# LOCATION MAP

Scale: N.T.S.

LINE TABLE		
LINE	LENGTH	BEARING
LI	18.36'	N83°07'45"E



*Guadalupe Eduardo Sandoval*

**N.O.T.E.**

- SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE 74 FOR F.L.M., PANEL NUMBER 2509, LAST REVISION DATE SEP. 1981. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.L.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.
- BEARINGS SHOWN ARE BASED ON THE FILED PLAT FOR SAN YSIDRO SUBDIVISION.
- THE PROPERTY MAY BE SUBJECT TO EASEMENTS WHETHER OF RECORD OR NOT. (NOT SHOWN)
- THE PROPERTY OWNERS ARE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL CITY ORDINANCES AND REGULATIONS. THE SURVEYOR IS NOT A CONTRACTOR AND DOES NOT GUARANTEE THE ACCURACY OF ANY CONSTRUCTION PERFORMED ON THIS PROPERTY.
- THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS ONLY TO BE USED FOR TITLE INSURANCE BY THE COMPANY NAMED HEREON, MORTGAGE COMPANY, AND/OR TITLE COMPANY.
- TITLE COMMITMENT PROVIDED BY SIERRA TITLE INSURANCE GUARANTEE COMPANY, INC. OF NO. 21533T DATED 8/1/2010, BORROWER GUADALUPE EDUARDO SANDOVAL.



**Barragan & Associates Inc.**

LAND PLANNING & SURVEYING  
10850 Pellicano Dr. Building-F,  
El Paso, TX 79933  
Phone (915) 561-5708 Fax (915) 561-5708

**Plat of Survey**

LOT 1, BLOCK 4,  
SAN YSIDRO SUBDIVISION,  
EL PASO COUNTY, TEXAS.  
AREA 0.53 ACRES ±

Plat reference vol./pk 63 pages 4 AND 4A  
Scale 1"=40' Date 7/15/2010 Drawn by A.D.

**CERTIFICATION:**  
I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECTION AND SUPERVISION AND THAT THE MAP CORRECTLY SHOWS HENCEON THE PASSES FOUND ON THE GROUND AT THE TIME OF THE SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Guadalupe Eduardo Sandoval*

Surveyor Barragan, N.P.L.S. Tex. No. 5815  
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## PLANNING AND ZONING DEPARTMENT

### Request for Rezoning

1. Name: Guadalupe Eduardo Sandoval

Address: 11300 De Lucio. Phone: 915 820 5222

Representative: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

2. Property Location: 11300 De Lucio.

Legal Description: 4 San Ysidro Lot 1 (23194.64 sq ft)

If legal description is not available, a metes and bounds description will be required.

<u>5325</u>	<u>Legal Acres</u>	<u>R1</u>	<u>Residential</u>
Area (Sq. ft. or Acreage)		Current Zoning	Current Land Use
<u>R2</u>		<u>Medium Residential</u>	
Proposed Zoning		Proposed Land Use	

3. All owners of record must sign document.

Guadalupe Sandoval \_\_\_\_\_

Norma Sandoval \_\_\_\_\_

Each item on this form must be completed and all exhibits must be submitted before this request can be scheduled for a public hearing.

Rezoning per parcel/tract: Less than one acre - \$650.00

1 to 10 acres - \$750.00

10.1 to 30 acres - \$950.00

30.1 to 50 acres - \$1,150.00

50.1 to 75 acres - \$1,400.00

75.1 or more - \$1,650.00

**ALL FEES ARE NONREFUNDABLE**

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