

*Gloria M. Rodriguez*  
Mayor

*Rene Rodriguez*  
At Large / Mayor Pro Tem

*Maria Reyes*  
District 1



*Alejandro Garcia*  
District 2

*Victor Perez*  
District 3

*Yvonne Colon-Villalobos*  
District 4

*Adriana Rodarte*  
City Manager

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

---

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.

---

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 3rd, 2017 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 meeting minutes for the November 1, 2016 Planning and Zoning Commission meeting.

6. Consider and Take Action:

On the approval of meeting minutes for the December 3, 2016 Planning and Zoning Commission meeting.

**REGULAR MEETING AGENDA – SOCORRO PLANNING & ZONING COMMISSION**  
**January 3<sup>rd</sup>, 2017 at 6:30 PM**

7. Public hearing for the proposed amendment to the City of Socorro Master Plan, and rezoning of Lot 2, Block 6, Aldama Estates Subdivision, at 116 Midnight Sun Dr., from C-1 (Light Commercial) to M-1 (Light Industrial) to store vehicles for exportation.

8. Consider and Take Action:

On the public hearing for the proposed amendment to the City of Socorro Master Plan, and rezoning of Lot 2, Block 6, Aldama Estates Subdivision, at 116 Midnight Sun Dr., from C-1 (Light Commercial) to M-1 (Light Industrial) to store vehicles for exportation.

9. Consider and Take Action:

On the proposed rezoning of all of Tracts 1A, 1B, 1C, 1C1, 1D, 2A, and 2E, Block 10, and all of Tracts 5A, 5B, 6A, and 7B1, Block 11, Socorro Grant, located on the 11000 Block of North Loop, from R-2 (Medium Density Residential), to R-3 (High Density Residential).

10. Public hearing for the proposed amendment to the City of Socorro Master Plan, and rezoning of Lot 2, Block 1, El Campestre Subdivision, at 748 Dindinger Rd., from R-1 (Single Family Residential) to R-2 (Medium Density Residential) to build a Duplex.

11. Consider and Take Action:

On the public hearing for the proposed amendment to the City of Socorro Master Plan, and rezoning of Lot 2, Block 1, El Campestre Subdivision, at 748 Dindinger Rd., from R-1 (Single Family Residential) to R-2 (Medium Density Residential) to build a Duplex.

12. Public hearing for the proposed amendment to the City of Socorro Master Plan, and rezoning of Tract 26, Block 8, Socorro Grant, at 125 N. Rio Vista, from R-1 (Single Family Residential) to C-1 (Light Commercial) for an adult daycare business.

**REGULAR MEETING AGENDA – SOCORRO PLANNING & ZONING COMMISSION**  
**January 3<sup>rd</sup>, 2017 at 6:30 PM**

13. Consider and Take Action:

On the public hearing for the proposed amendment to the City of Socorro Master Plan, and rezoning of Tract 26, Block 8, Socorro Grant, at 125 N. Rio Vista, from R-1 (Single Family Residential) to C-1 (Light Commercial) for an adult daycare business.

14. Public hearing for the proposed amendment to the City of Socorro Master Plan, and rezoning of Lot 8, Block 11, Friedman Estates #2 Subdivision, at 11460 Datsun Dr., from R-1 (Single Family Residential) to R-2 (Medium Density Residential), to build a Duplex.

15. Consider and Take Action:

On the public hearing for the proposed amendment to the City of Socorro Master Plan, and rezoning of Lot 8, Block 11, Friedman Estates #2 Subdivision, at 11460 Datsun Dr., from R-1 (Single Family Residential) to R-2 (Medium Density Residential), to build a Duplex.

16. Public hearing for the proposed amendment to the City of Socorro Master Plan, and rezoning of Lot 11, Block 2, Santa Martina Subdivision, at 11806 North Loop, from R-2 (Medium Density Residential) to C-1 (Light Commercial), for a mobile home transportation business.

17. Consider and Take Action:

On the public hearing for the proposed amendment to the City of Socorro Master Plan, and rezoning of Lot 11, Block 2, Santa Martina Subdivision, at 11806 North Loop, from R-2 (Medium Density Residential) to C-1 (Light Commercial), for a mobile home transportation business.

18. Consider and take action:

On the Final plat approval for Leonor Estates Subdivision, being all Pinecrest Estates Unit #1 Replat A.

**REGULAR MEETING AGENDA – SOCORRO PLANNING & ZONING COMMISSION**  
**January 3<sup>rd</sup>, 2017 at 6:30 PM**

- 19. Planning and Zoning Commissioners Report:
- 20. Planning and Zoning Department Report:

**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.

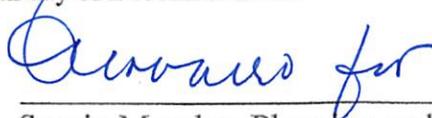
Section 551.071 CONSULTATIONS WITH ATTORNEY  
Section 551.072 DELIBERATION REGARDING REAL PROPERTY  
Section 551.073 DELIBERATION REGARDING PROSPECTIVE GIFT  
Section 551.074 PERSONNEL MATTERS  
Section 551.076 DELIBERATION REGARDING SECURITY  
Section 551.087 DELIBERATION REGARDING ECONOMIC DEVELOPMENT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

- 21. 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 30th day of December 2016.



Sergio Morales, Planning and Zoning Commission Secretary

DATE & TIME POSTED:

12-30-16 @ 9:52

/BY:

bm

*Items # 7, 8*  
**Gloria M. Rodriguez**  
Mayor

**Rene Rodriguez**  
At Large  
Mayor Pro Tem

**Maria Reyes**  
District 1



**Alejandro Garcia**  
District 2

**Victor Perez**  
District 3

**Yvonne Colon-Villalobos**  
District 4

**Adriana Rodarte**  
City Manager

**DATE:** January 3, 2016  
**TO:** PLANNING AND ZONING COMMISSION  
**FROM:** Sam Leony, Planning and Zoning Director  
**CC:** Adriana Rodarte, City Manager

**SUBJECT:**

Public hearing for the proposed amendment to the City of Socorro Master Plan, and rezoning of Lot 2, Block 6, Aldama Estates, at 116 Midnight Sun Dr. from C-1 (Light Commercial) to M-1 (Light Industrial) to store vehicles for exportation.

**SUMMARY:**

The property matter of this request is located at the intersection of Alameda Ave. and Midnight Sun Dr. This property has an estimated area of 26,000 sq. ft. (0.60 acres), owned by Norma Rubio, 116 Midnight Sun., Socorro, TX 79927.

**BACKGROUND:**

Aldama Estates was recorded in 1972 with 46 residential lots classified as R-1 (SFR) after the City's reactivation in 1986.

Per the Flood Insurance Rate Maps, the referenced property is described as **Zone X**.  
The current use of the property is: Commercial  
The proposed use of the property: Industrial

Adjacent Land Uses: North: R-1 (SFR), South: M-1 (LI), East: R-1 (SFR), West: C-2 (GC).

**STATEMENT OF THE ISSUE:**

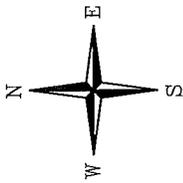
Petitioner is asking for M-1 zoning classification to store junked vehicles that will be exported. The location of this business abuts a residential subdivision and all means of ingress or egress are along the residential zone.

**ALTERNATIVE:**

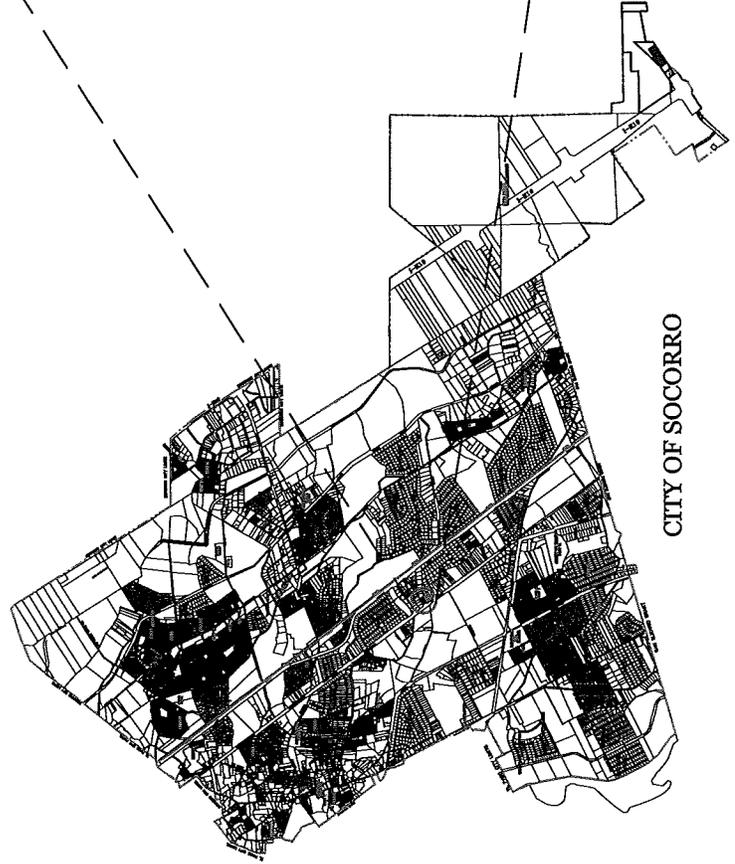
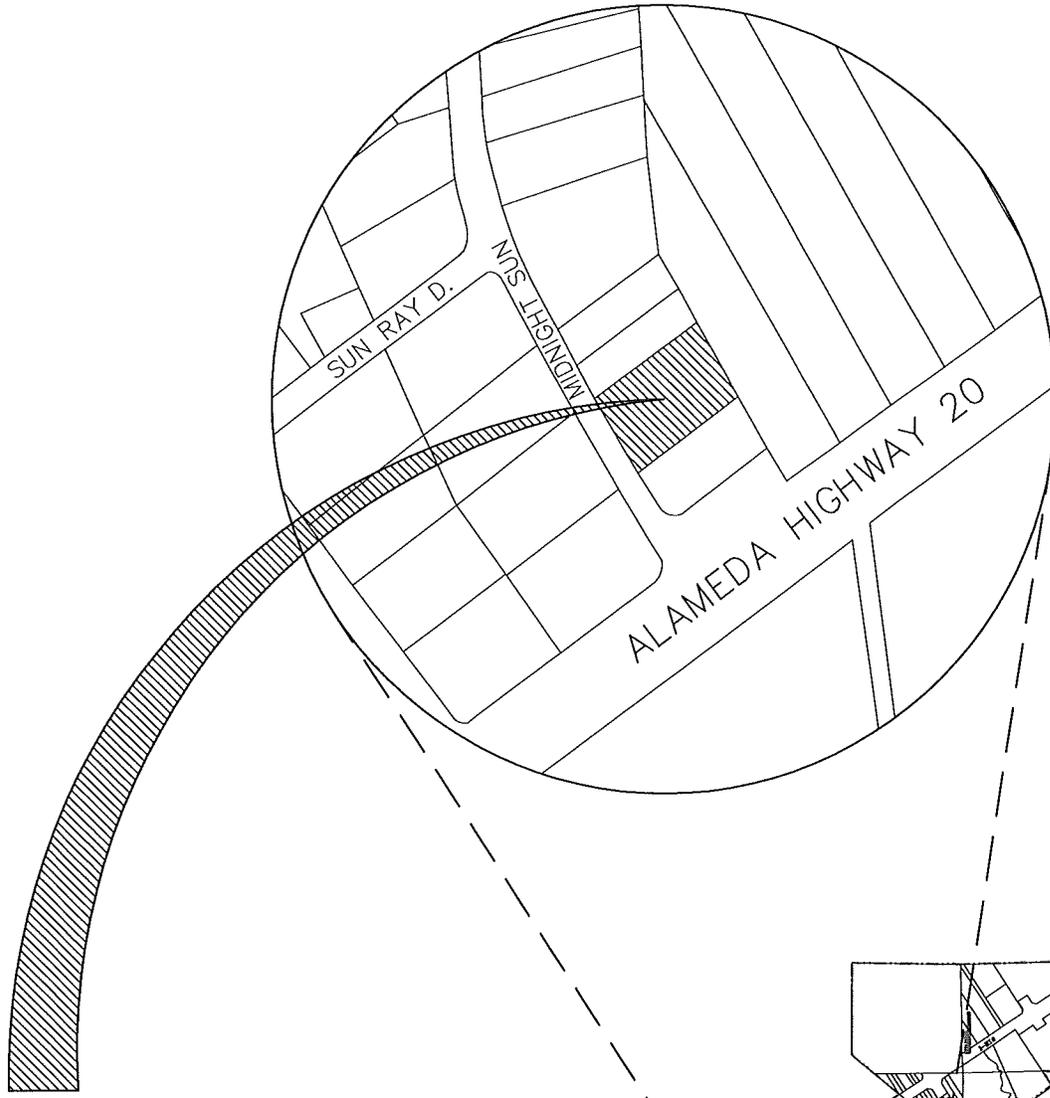
N/A

**STAFF RECOMMENDATION:**

The Planning and Zoning Department recommends DENIAL.



PROJECT SITE;  
116 Midnight Sun Dr.  
Lot 2, Block 6  
Aldama Estates



CITY OF SOCORRO



# LOCATION MAP

Scale: AS SHOWN



REC'D OCT 24 2016 *2*

PLANNING AND ZONING DEPARTMENT  
REQUEST TO AMEND ZONING MAP AND/OR  
CITY OF SOCORRO MASTER PLAN

1. Name: Norma Rubio And José Rubio  
Address: 116 midnight Sun Dr Phone: (915) 256-34-62  
Representative: \_\_\_\_\_  
Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

2. Property Location: 116 midnight sun dr  
Legal Description: # 6 aldama Estates Lot 2

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

26,000 Area (Sq. ft. or Acreage)      CJ-1 Current Zoning      Comercial use Current Land Use  
M-1 Proposed Zoning      industrial Proposed Land Use

3. All owners of record must sign document.

Norma Rubio  
\_\_\_\_\_  
\_\_\_\_\_

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

Norma Rubio Representative/Owner      10-19-16 Date

**ALL FEES ARE NON-REFUNDABLE**

Item #9

*Gloria M. Rodriguez*  
Mayor

*Rene Rodriguez*  
At Large  
Mayor Pro Tem

*Maria Reyes*  
District 1



*Alejandro Garcia*  
District 2

*Victor Perez*  
District 3

*Yvonne Colon-Villalobos*  
District 4

*Adriana Rodarte*  
City Manager

**DATE:** January 3, 2016  
**TO:** PLANNING AND ZONING COMMISSION  
**FROM:** Sam Leony, Planning and Zoning Director  
**CC:** Adriana Rodarte, City Manager

**SUBJECT:**

Consider and Take Action on the proposed rezoning of all of Tracts 1A, 1B, 1C, 1C1, 1D, 2A, and 2E, Block 10 and all of Tracts 5A, 5B, 6A and 7B1, Block 11, Socorro Grant, located in the 11000 Block of North Loop from R-2 (Medium Density Residential) to R-3 (High Density Residential).

**SUMMARY:**

The property matter of this request is located at 656 feet southwest from the intersection of Bauman Rd. and North Loop. This property has an estimated area of 3,593,700 sq. ft. (82.5 acres), owned by Rasette Homes, Inc., P.O. Box 220251 El Paso, TX. 79913.

**BACKGROUND:**

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

The current use of this land is: Agricultural

The proposed use of the property: Residential

Adjacent Land Uses: North: R-1 (SFR), South: R-1 (SFR), East: R-1 & A-1 West: SU

**STATEMENT OF THE ISSUE:**

This City of Socorro Master Plan was amended on January 2013 and rezoned all of these parcels of land to R-2 (MDR). The petitioner is now asking for an R-3 (HDR) classification to subdivide the land into smaller lots. No preliminary plats have been presented at the moment of application.

**ALTERNATIVE:**

N/A

**STAFF RECOMMENDATION:**

The Planning and Zoning Department recommends APPROVAL.



# PLANNING AND ZONING DEPARTMENT

## Request for Rezoning

1. Name: RASSETTE HOMES, INC.  
 Address: 604 Grls MAGIC DR EL PASO TX 79932 Phone: (915) 585-3330  
 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 NORTH LOOP DRIVE  
ALL OF TRACKS 1C, 1C1, 2E AND PARTIAL OF TRACKS 1A, 1D, 2A AND 2C BLOCK 11  
 Legal Description: AND ALL OF TRACKS 6A, 7B1, AND PARTIAL OF TRACK 5A BLOCK 11  
SOCORRO GRANT, CITY OF SOCORRO, EL PASO COUNTY, TEXAS  
 If legal description is not available, a metes and bounds description will be required.

<u>82.5 ACRES</u>	<u>R-2</u>	<u>AGRICULTURAL</u>
Area (Sq. ft. or Acreage)	Current Zoning	Current Land Use
<u>R-3</u>	<u>RESIDENTIAL</u>	
Proposed Zoning	Proposed Land Use	

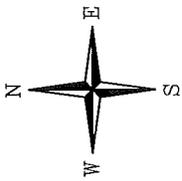
3. All owners of record must sign document.

<u>DONALD RASSETTE</u>	<u>Donald Rasette</u>
<u>CHERYL RASSETTE</u>	<u>Cheryl Rasette</u>
_____	_____

OK for  
 prices  
 S. Keary  
 9/29/16

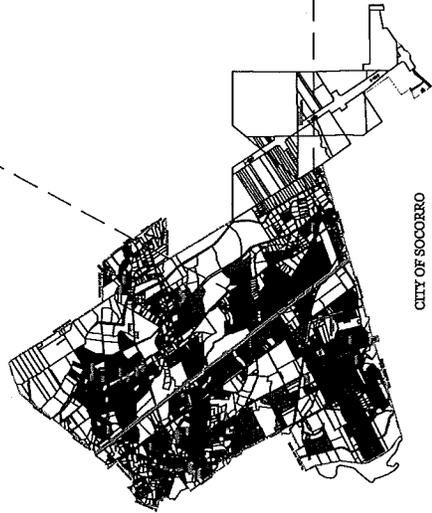
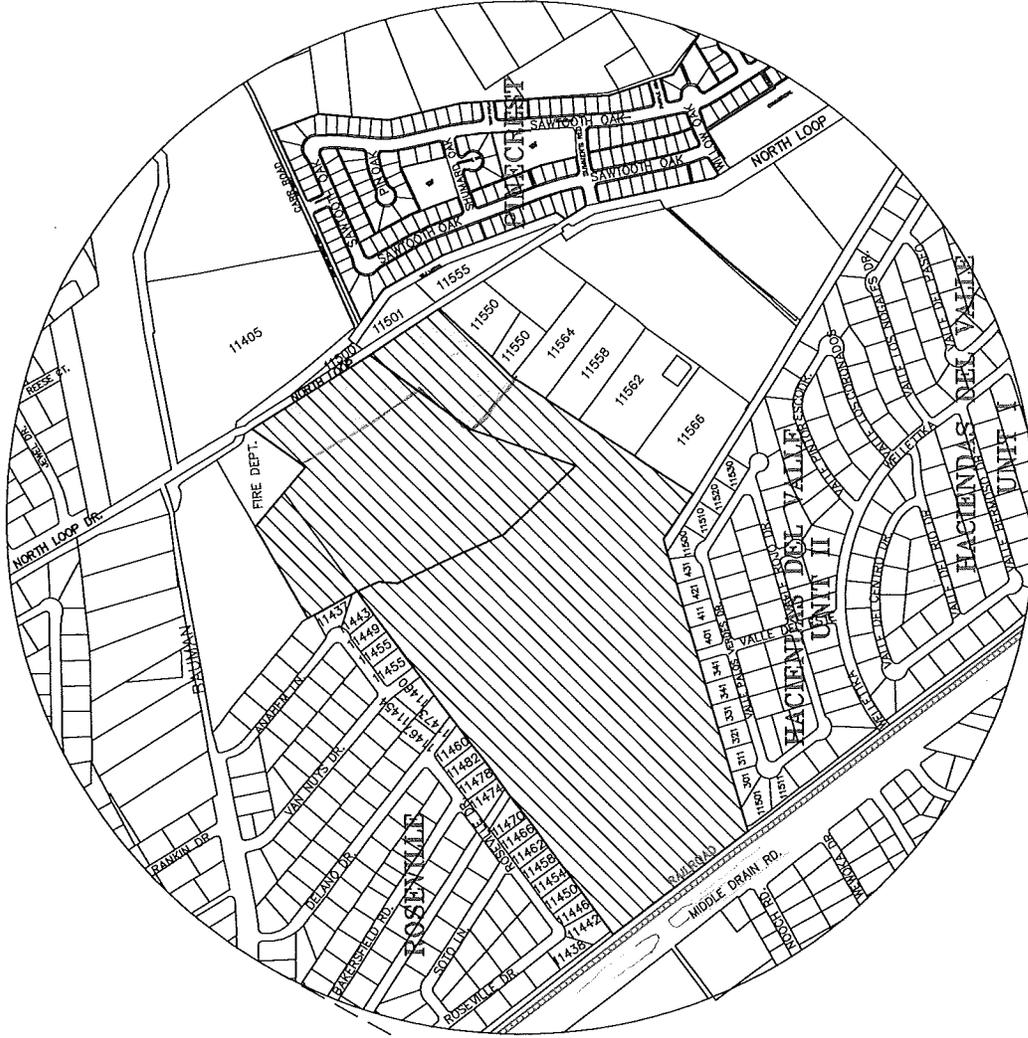
Each item on this form must be completed and all exhibits must be submitted before this request can be scheduled for a public hearing.

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



BLOCK 10,  
TRACTS 1A, 1B,  
1C, 1C1, 1D,  
2A, 2C AND 2E

BLOCK 11,  
TRACTS 5A, 5B,  
6A AND 7B1



PROJECT SITE:  
BLOCK 10 AND 11  
SOCORRO GRANT

## LOCATION MAP

Scale: N.T.S.



TOTAL AREA: 14,014,000 SQ. FT.  
DATE: 10/15/2001

Planning and Zoning Department  
100 N. 1st St., Socorro, NM 87801

Items #10, 11, 12

*Gloria M. Rodriguez*  
Mayor

*Rene Rodriguez*  
At Large  
Mayor Pro Tem

*Maria Reyes*  
District 1



*Alejandro Garcia*  
District 2

*Victor Perez*  
District 3

*Yvonne Colon-Villalobos*  
District 4

*Adriana Rodarte*  
City Manager

**DATE:** January 3, 2016  
**TO:** PLANNING AND ZONING COMMISSION  
**FROM:** Sam Leony, Planning and Zoning Director  
**CC:** Adriana Rodarte, City Manager

**SUBJECT:**

Public hearing for the proposed amendment to the City of Socorro Master Plan, and rezoning of Lot 2, Block 1, El Campestre, at 748 Dindinger Rd. from R-1 (Single Family Residential) to R-2 (Medium Density Residential) to build a duplex.

**SUMMARY:**

The property matter of this request is located at 1,740 feet southwest from the intersection of Dindinger Rd. and Socorro Rd. This property has an estimated area of 10,042 sq. ft. (0.23 acres), owned by Reymundo F. Resendez 707 Camichin Pl., Socorro, TX 79927.

**STATEMENT OF THE ISSUE:**

Petitioner is requesting a Medium Density Residential zoning to build a duplex.

**BACKGROUND:**

El Campestre Subdivision was recorded in 1974 with 221 residential lots classified as R-1 (SFR) after the City's reactivation in 1986.

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 **Zone X**.

The current use of the property is: Vacant  
The proposed use of the property: Residential (duplex)

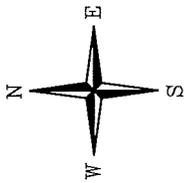
Adjacent Land Uses: North: A-1 (AGR), South: R-1 (SFR), East: R-1 (SFR), West: R-1 (SFR.).

**ALTERNATIVE:**

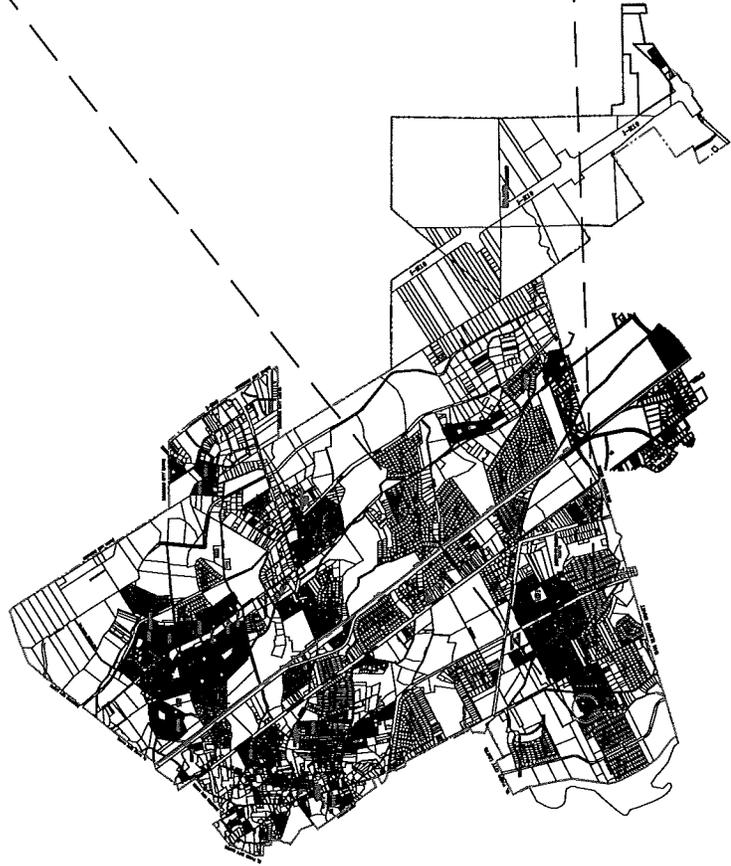
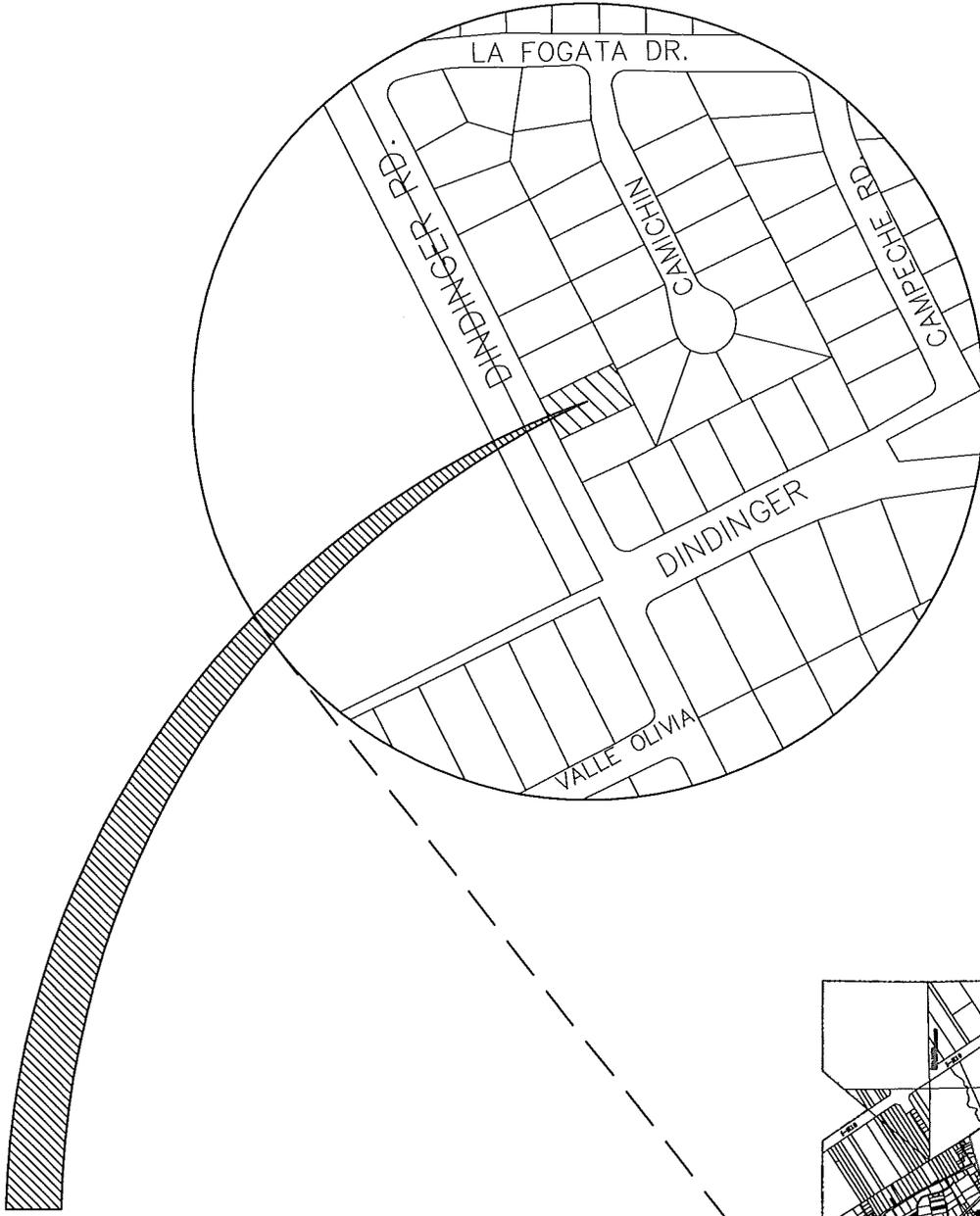
N/A

**STAFF RECOMMENDATION:**

The Planning and Zoning Department recommends APPROVAL.



PROJECT SITE;  
748 Dindinger  
Lot 2, Block 1  
El Campestre



CITY OF SOCORRO

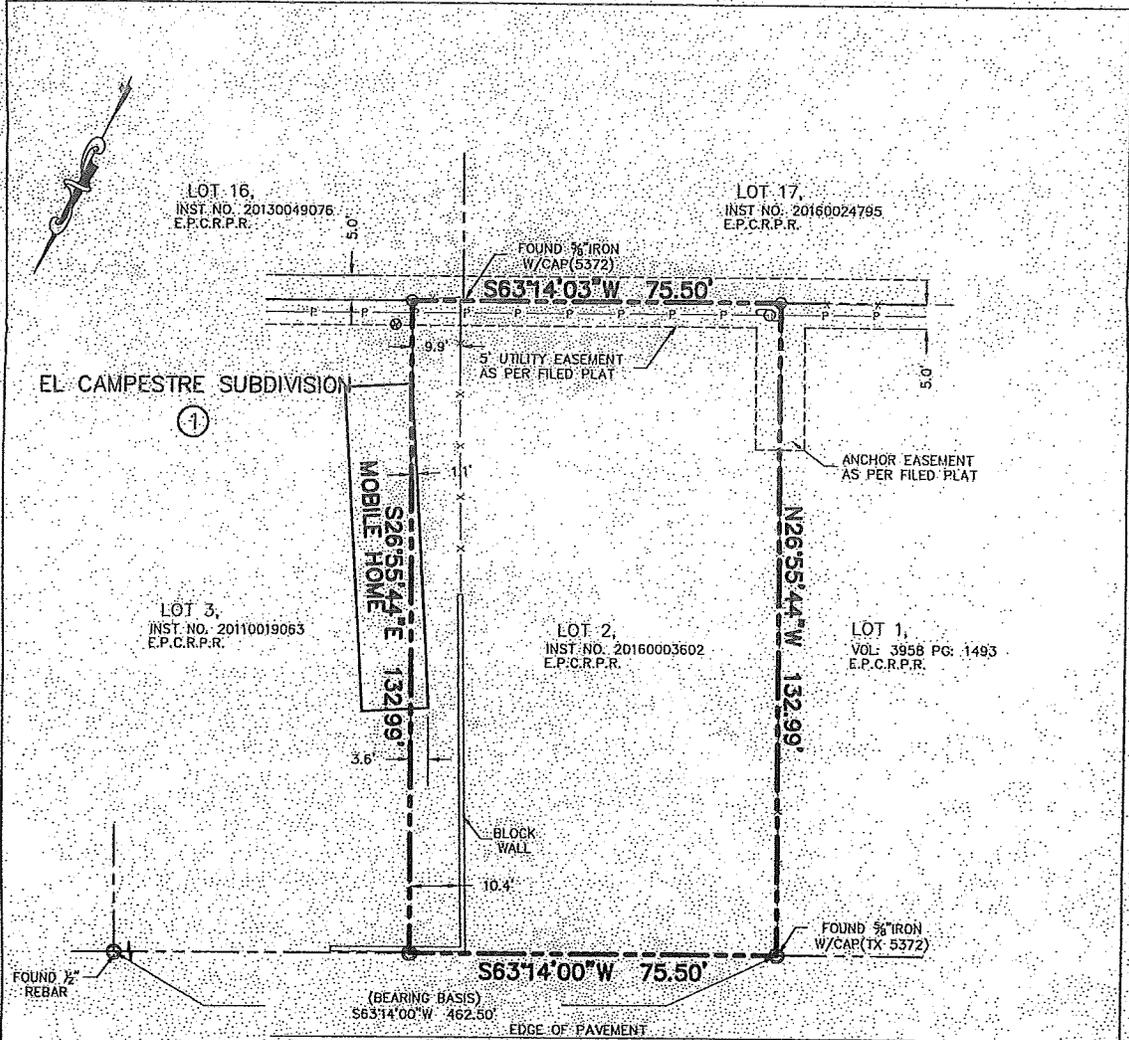


# LOCATION MAP

Scale: AS SHOWN

Planning and Zoning Department

800 N. Main Street, Socorro, Texas 78787 Tel. (512) 872-8331 Fax (512) 872-8678



**LEGEND**

- p — OVERHEAD POWER LINE
- x — CHAIN LINK FENCE
- ⊙ POWER POLE
- UNABLE TO SET
- ⊙ PEDESTAL
- ⊙ SET 1/2" IRON WITH CAP STAMPED "B&A INC" UNLESS OTHERWISE SHOWN

1. PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE "X" PER F.L.R.M. COMMUNITY PANEL NUMBER 480212.0300 B. LAST REVISION DATE 09-04-1991. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.
2. BEARINGS SHOWN ARE BASED ON FILED PLAT FOR EL CAMPESTRE SUBDIVISION.
3. PROPERTY MAY BE SUBJECT TO EASEMENTS WHETHER OF RECORD OR NOT. (NOT SHOWN). NO ADDITIONAL RESEARCH WAS PERFORMED BY B&A INC. FOR ANY RESERVATIONS, RESTRICTIONS, BUILDING LINES AND OR EASEMENTS WHICH MAY OR MAY NOT AFFECT SUBJECT PARCEL.
4. PROPERTY OWNERS ARE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL TITLE COMMITMENT PROMISONS AND CONFIRMING THE SIZE AND USE OF ALL RECORDED EASEMENTS PERTAINING TO THIS PROPERTY, IN SPITE OF THE ACCURACY OR DEFECTS OF THIS PLAT.
5. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS ONLY TO BE USED FOR TITLE INSURANCE BY THE HEREON NAMED BORROWER, MORTGAGE COMPANY, AND/OR TITLE COMPANY.
6. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

**B** Barragan & Associates Inc.

LAND PLANNING & SURVEYING  
10950 Pellicano Dr. Building-F,  
El Paso, Tx 79935  
Phone (915) 591-5709 Fax (915) 591-5706

**Plat of Survey**

LOT 2, BLOCK 1,  
EL CAMPESTRE SUBDIVISION,  
CITY OF SOCORRO,  
EL PASO COUNTY, TEXAS.  
AREA 0.23 ACRES ±

Plat Reference Vol/Bk 44 Pages 20

Scale: 1"=30' Date: 10-05-2016 Drawn By: JM

I hereby certify that the foregoing survey was made on the ground and under my supervision and is true and correct to the best of my knowledge and belief.

JOSE HERNDON JR. SURVEYOR NO. 1558  
PLS FIRM  
Job No. 161004-09 Copy Rights ©



PLANNING AND ZONING DEPARTMENT  
REQUEST TO AMEND ZONING MAP AND/OR  
CITY OF SOCORRO MASTER PLAN

1. Name: Raymundo F Resendez  
Address: 707 Camichin Pl Phone: 915-920-8231  
Representative: \_\_\_\_\_  
Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
Email Address: rromegaac@gmail.com

2. Property Location: 748 Pindinger  
Legal Description: 1 E1 campestre Lot 2

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

<u>10,042</u> Area (Sq. ft. or Acreage)	<u>R-1</u> Current Zoning	<u>Vacant</u> Current Land Use
<u>R-2</u> Proposed Zoning		<u>Duplex</u> Proposed Land Use

3. All owners of record must sign document.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

[Signature] \_\_\_\_\_ 11-14-16 \_\_\_\_\_  
Representative/Owner Date

**ALL FEES ARE NON-REFUNDABLE**

Items # 12, 13

*Gloria M. Rodriguez*  
Mayor

*Rene Rodriguez*  
At Large  
Mayor Pro Tem

*Maria Reyes*  
District 1



*Alejandro Garcia*  
District 2

*Victor Perez*  
District 3

*Yvonne Colon-Villalobos*  
District 4

*Adriana Rodarte*  
City Manager

**DATE:** January 3, 2016  
**TO:** PLANNING AND ZONING COMMISSION  
**FROM:** Sam Leony, Planning and Zoning Director  
**CC:** Adriana Rodarte, City Manager

**SUBJECT:**

Public hearing for the proposed amendment to the City of Socorro Master Plan, and rezoning of Tract 26, Block 8, Socorro Grant, at 125 N. Rio Vista from R-1 (Single Family Residential) to C-1 (Light Commercial) for an adult daycare business.

**SUMMARY:**

The property matter of this request is located at 213 feet northeast from the intersection of Alameda Ave. and Rio Vista Rd. This property has an estimated area of 69,260 sq. ft. (1.59 acres), owned by Robert Tipton, 125 N. Rio Vista Rd., Socorro, TX. 79927.

**BACKGROUND:**

According to the Flood Insurance Rate Maps, the referenced property lies within **Zone X**. Per our Future Land Use Map, the projected land use for this property is: Rural Residential

The current land use: Rural Residential  
Proposed land use: Residential/Commercial for a Daycare Business

Adjacent Land Uses: North: A-1 (AGR), South: C-2 (GC), East: A-1 (AGR), West: C-1 (LC)

**STATEMENT OF THE ISSUE:**

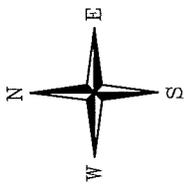
Petitioner is asking for a C-1 (Light Commercial) zoning classification to install an adult daycare business.

**ALTERNATIVE:**

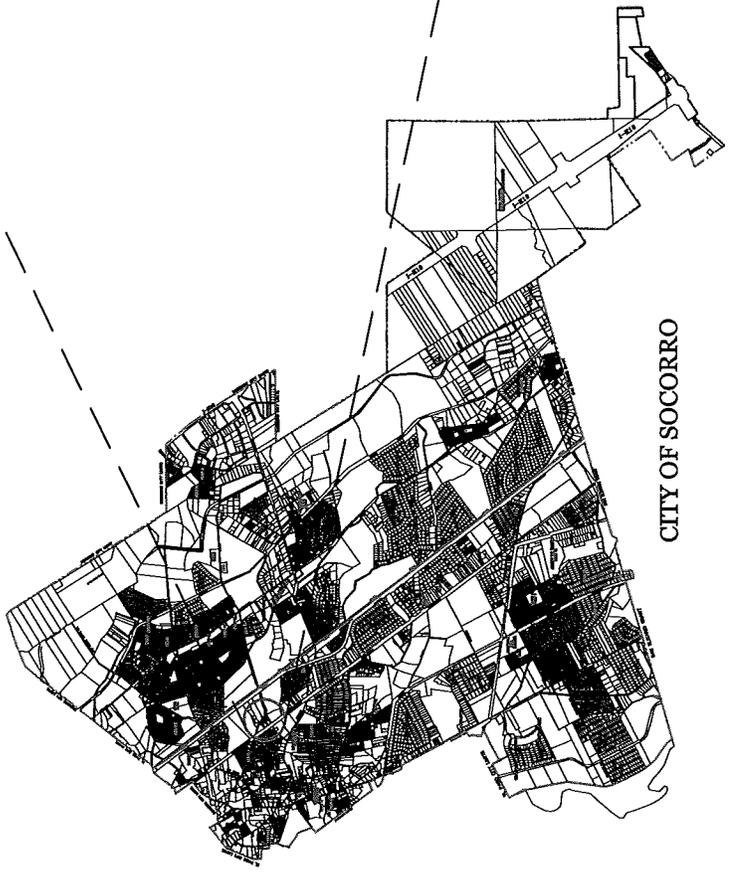
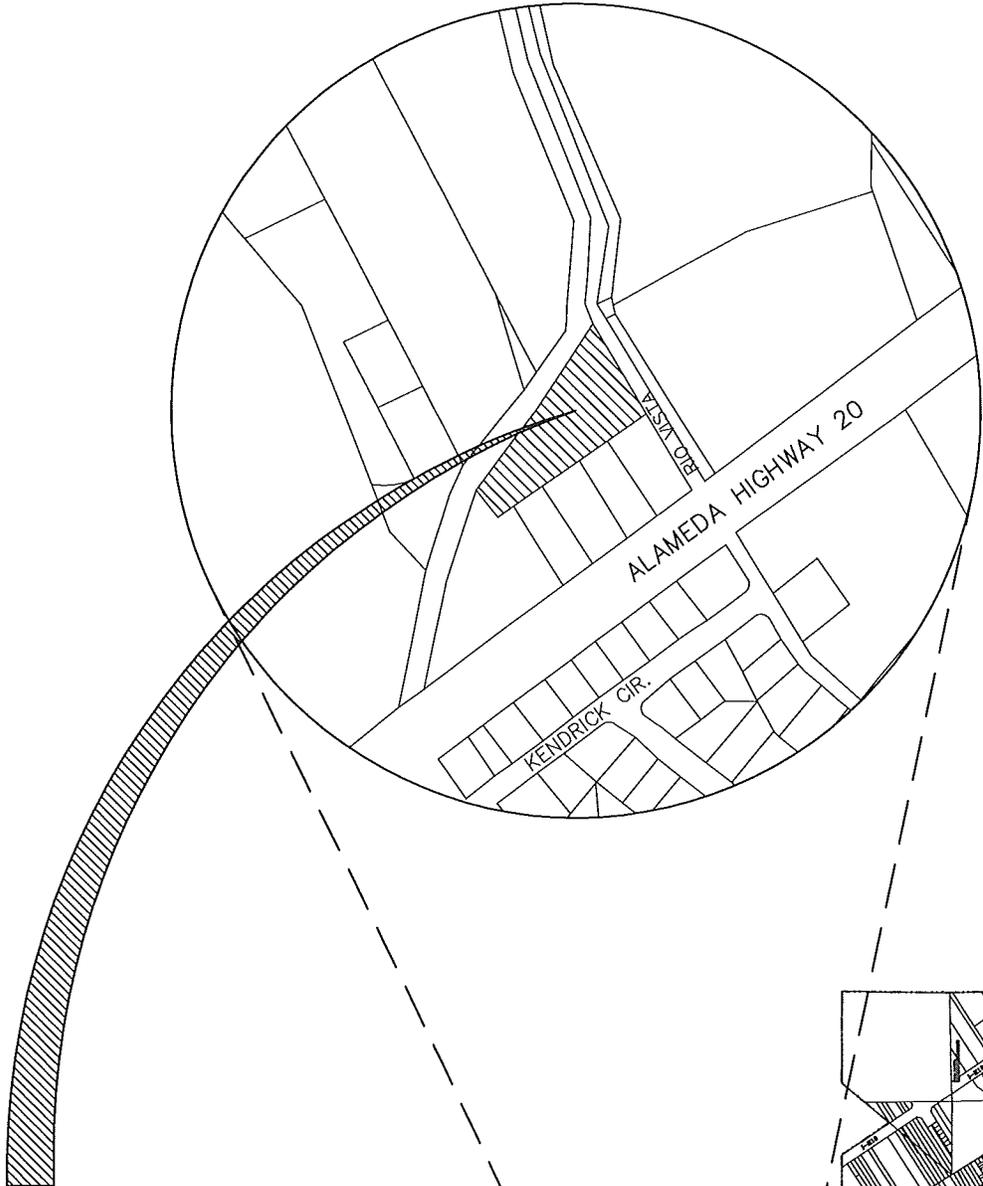
N/A

**STAFF RECOMMENDATION:**

The Planning and Zoning Department recommends APPROVAL.



PROJECT SITE;  
125 N. Rio Vista Rd.  
Tr. 26, Block 8  
Socorro Grant



CITY OF SOCORRO



# LOCATION MAP

Scale: AS SHOWN

Planning and Zoning Department

840 N. Rio Vista Socorro, Texas 79027 Tel: (915) 872-4531 Fax: (915) 872-4673



REC'D NOV 02 2016

PLANNING AND ZONING DEPARTMENT  
REQUEST TO AMEND ZONING MAP AND/OR  
CITY OF SOCORRO MASTER PLAN

1. Name: ROBERT G TIPTON

Address: 125 N RIO VISTA RD EL PASO TX 99927 Phone: 915 857 5562

cell 342 8540

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

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

Email Address: ROB-TIPTON125@ATT.NET

2. Property Location: 125 N RIO VISTA RD SOCORRO TX 79938

Legal Description: 8 SOCORRO LOT 26

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

<u>1.59</u> Area (Sq. ft. or <u>Acreage</u> )	<u>Homestead</u> Current Zoning	<u>Residence</u> Current Land Use
<u>C-1 RT</u> Proposed Zoning	<u>Light Commercial</u> Proposed Land Use	<u>(Adult Day Care)</u>

3. All owners of record must sign document.

\_\_\_\_\_  
\_\_\_\_\_

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

ROBERT GENE TIPTON

Representative Owner

Date

ALL FEES ARE NON-REFUNDABLE

Items # 14 & 15

*Gloria M. Rodriguez*  
Mayor

*Rene Rodriguez*  
At Large  
Mayor Pro Tem

*Maria Reyes*  
District 1



*Alejandro Garcia*  
District 2

*Victor Perez*  
District 3

*Yvonne Colon-Villalobos*  
District 4

*Adriana Rodarte*  
City Manager

**DATE:** January 3, 2016  
**TO:** PLANNING AND ZONING COMMISSION  
**FROM:** Sam Leony, Planning and Zoning Director  
**CC:** Adriana Rodarte, City Manager

**SUBJECT:**

Public hearing for the proposed amendment to the City of Socorro Master Plan, and rezoning of Lot 8, Block 11, Friedman Estates #2, at 11460 Datsun Dr. from R-1 (Single Family Residential) to R-2 (Medium Density Residential) to build a duplex.

**STATEMENT OF THE ISSUE:**

According to information provided by the applicant, they are asking for a Medium Density Residential zoning classification to build a duplex.

**SUMMARY:**

The property matter of this request is located at 580 feet southeast from Passmore Rd. and Datsun Dr. This property has an estimated area of 10,546 sq. ft. (0.2421 acres), owned by Reymundo F. Resendez, 707 Camichin Rd., Socorro, TX 79927.

**BACKGROUND:**

Friedman Estates #2 Subdivision was recorded in 1976 with 280 lots classified as R-1, Single Family Residential after the City's reactivation in 1986.

The current use of the property is: Vacant Land  
The proposed use of the property: Residential (duplex)

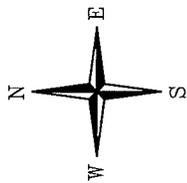
Adjacent Land Uses: North: R-1, (SFR), South: R-1, (SFR) East: R-1, (SFR), West: R-1, (SFR)

**ALTERNATIVE:**

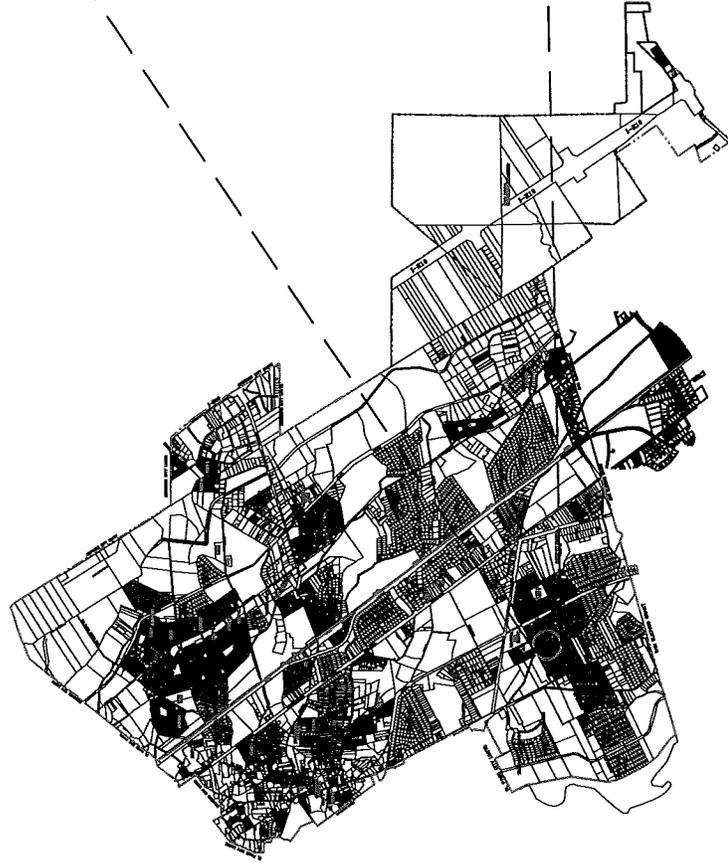
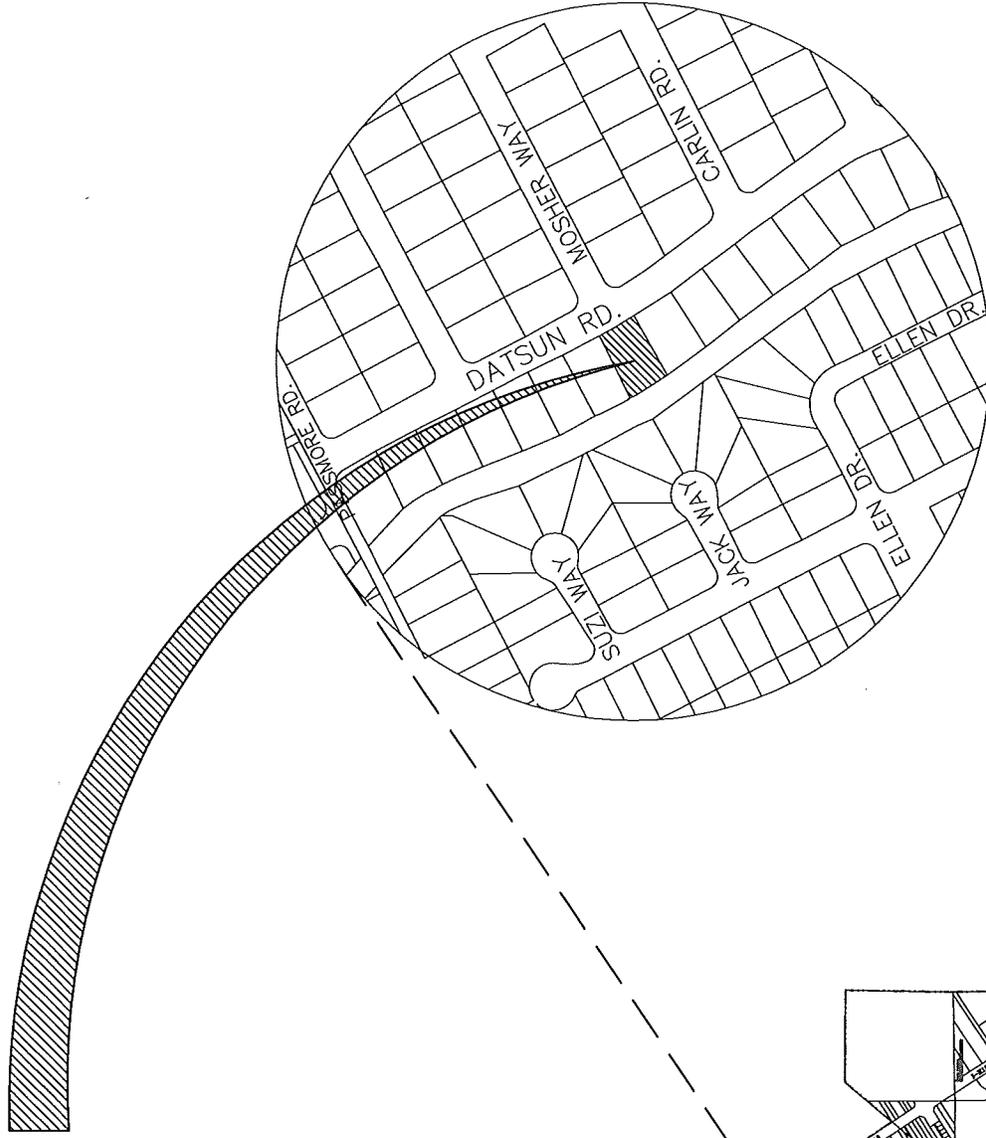
N/A

**STAFF RECOMMENDATION:**

The Planning and Zoning Department recommends APPROVAL.



PROJECT SITE;  
11460 Datsun Dr.  
Lot 8, Block 11  
Friedman Estates # 2



CITY OF SOCORRO



# LOCATION MAP

Scale: AS SHOWN



**PLANNING AND ZONING DEPARTMENT  
REQUEST TO AMEND ZONING MAP AND/OR  
CITY OF SOCORRO MASTER PLAN**

1. Name: Raymundo F Resendez

Address: 707 Camichin Pl Phone: 915-920-8231

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

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

Email Address: Homogaa@gmail.com

2. Property Location: 11460 ~~11640~~ Datsun Dr

Legal Description: 11 Friedman Estates #2 Lot 8

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

<u>10,674</u>	<u>R-1</u>	<u>Vacant</u>
Area (Sq. ft. or Acreage)	Current Zoning	Current Land Use
<u>R-2</u>		<u>Duplex</u>
Proposed Zoning		Proposed Land Use

3. All owners of record must sign document.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

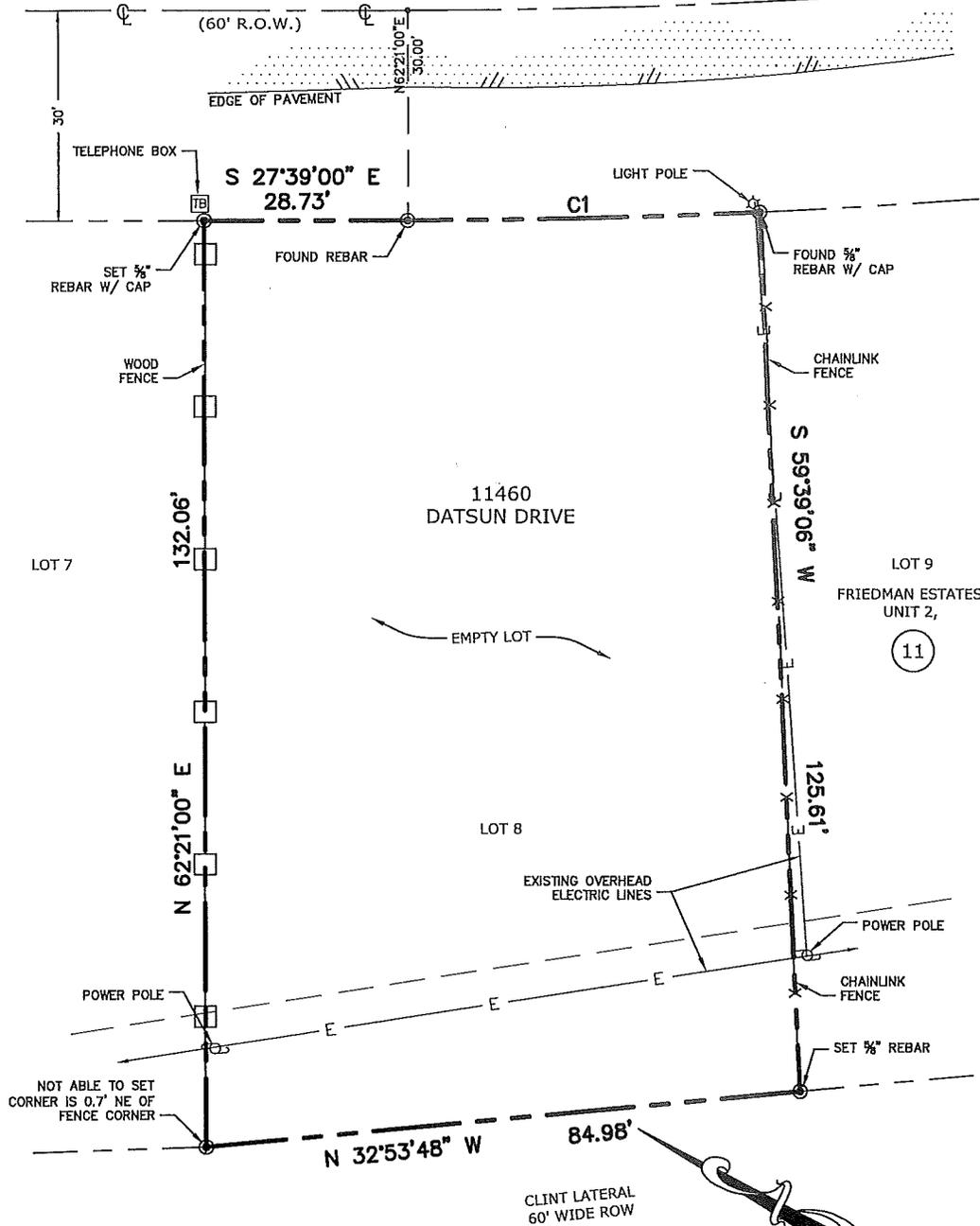
Note: Each item on this form must be completed and all supporting documentation must be submitted before this request can be scheduled for a public hearing.

[Signature]  
Representative/Owner

11-14-16  
Date

**ALL FEES ARE NON-REFUNDABLE**

DATSUN DRIVE



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	50.00	1061.75	2°41'54"	S28°59'57"E	50.00



SCALE: 1" = 20'

**CERTIFICATION**  
 I HEREBY CERTIFY THAT THIS BOUNDARY AND IMPROVEMENT SURVEY IS BASED ON A FIELD SURVEY PERFORMED UNDER MY SUPERVISION AND COMPLIES WITH THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYING PROFESSIONAL AND TECHNICAL STANDARDS

*[Signature]*  
 JOHN A. EBY TX-5372 NM-17779

NOTE: THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS, OR OTHER MATTERS, NOT SHOWN.



TBPLS FIRM #10001200

LOT 8, BLOCK 11,  
 FRIEDMAN ESTATES UNIT 2,  
 EL PASO COUNTY, TEXAS

PLAT RECORD:  
 VOLUME: 47  
 PAGE: 17

TITLE CO: TEXAS TITLE FILE#: 16877 DATED: 4/04/2016  
 FIRM ZONE: X PANEL#: 480212-0300 B DATED: 9/04/1991  
 DATE OF SURVEY: 4/14/2016 OFFICE: EA FIELD: JAE, AG, JC

**PASO DEL NORTE SURVEYING INC.** PH. 915-241-1841  
 13998 BRADLEY ROAD, EL PASO, TEXAS 79938 FAX 915-855-6925  
 © COPYRIGHT

*I items # 16 & 17*  
**Gloria M. Rodriguez**  
Mayor

**Rene Rodriguez**  
At Large  
Mayor Pro Tem

**Maria Reyes**  
District 1



**Alejandro Garcia**  
District 2

**Victor Perez**  
District 3

**Yvonne Colon-Villalobos**  
District 4

**Adriana Rodarte**  
City Manager

**DATE:** January 3, 2016  
**TO:** PLANNING AND ZONING COMMISSION  
**FROM:** Sam Leony, Planning and Zoning Director  
**CC:** Adriana Rodarte, City Manager

**SUBJECT:**

Public hearing for the proposed amendment to the City of Socorro Master Plan, and rezoning of Lot 11, Block 2, Santa Martina Subdivision, at 11806 North Loop from R-2 (Medium Density Residential) to C-1 (Light Commercial) for a mobile home transportation business.

**STATEMENT OF THE ISSUE:**

The applicant is requesting a light commercial zoning classification to establish a mobile home transportation business.

**SUMMARY:**

The property matter of this request is in the corner of North Loop and Huereque Dr. This property has an estimated area of 27,250 sq. ft. (0.6256 acres), owned by Rebecca Delgado, 12399 Orchard Park, Clint, TX. 79836.

**BACKGROUND:**

Santa Martina Subdivision was recorded in 1987 with 76 residential lots classified as R-1 (SFR) after the City's reactivation in 1986.

According to our Future Land Use map, the projected land use for this property is: Commercial  
According to the Flood Insurance Rate Maps, the referenced property is described as **Zone X**.

The current use of the property is: Vacant Lot

The proposed use of the property: Commercial (Mobile Home Transportation Business)

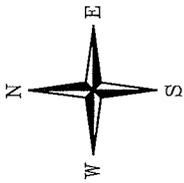
Adjacent Land Uses: North: R-1 (SFR), South: R-1 (SFR), East: R-1 (SFR), West: R-1 (SFR).

**ALTERNATIVE:**

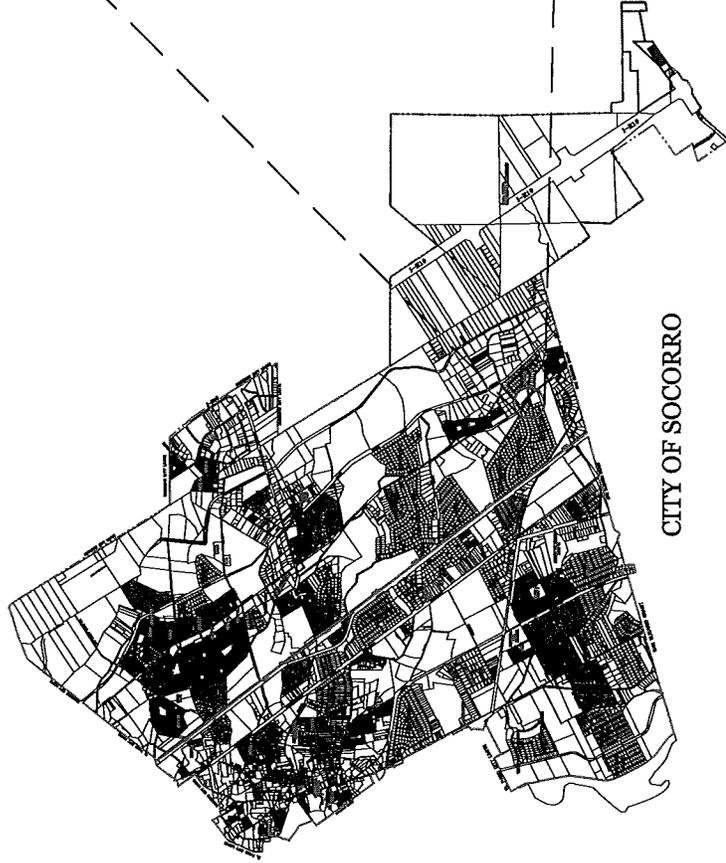
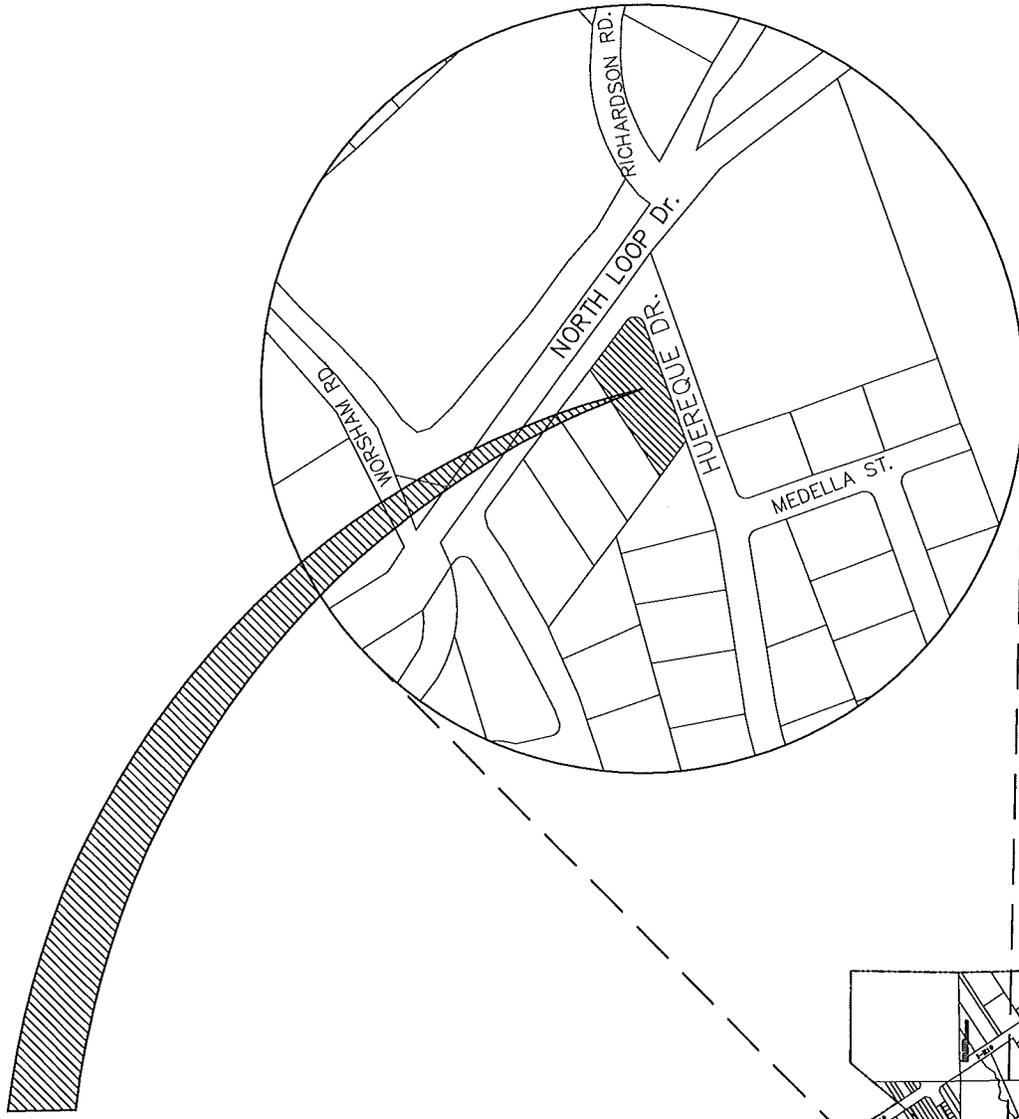
N/A

**STAFF RECOMMENDATION:**

The Planning and Zoning Department recommends APPROVAL.



PROJECT SITE;  
11806 North Loop Dr.  
Lot 11, Block 2  
Santa Martina



CITY OF SOCORRO



# LOCATION MAP

Scale: AS SHOWN



Item # 18

*Gloria M. Rodriguez*  
Mayor

*Rene Rodriguez*  
At Large  
Mayor Pro Tem

*Maria Reyes*  
District 1



*Alejandro Garcia*  
District 2

*Victor Perez*  
District 3

*Yvonne Colon-Villalobos*  
District 4

*Adriana Rodarte*  
City Manager

**DATE:** January 3, 2016  
**TO:** PLANNING & ZONING COMMISSION  
**FROM:** Sam Leony, Planning and Zoning Director  
**CC:** Adriana Rodarte, City Manager

**SUBJECT:**

Final Plat Approval for Leonor Estates Subdivision, being all Pinecrest Estates Unit 1 Replat A.

**SUMMARY:**

The property matter of this request is located at 2500 feet southeast from the intersection of North Loop and Bauman Rd. This property has an estimated area of 52.82 acres, owned by Silvers and Land, LLC, 11395 James Watt Dr., El Paso, TX. 79936.

**BACKGROUND:**

Per 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 0239-B / FEMA, September 4, 1991).

On July 14, 2016, a replat of Pinecrest was filed in the EP County to vacate the old subdivision. On September 1, 2016, a request to rezone this property from R-2 and C-1 to R-3 and C-2, was denied by City Council, leaving the property with its original zoning (R-2/C-1).

**STATEMENT OF THE ISSUE:**

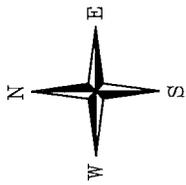
The proposed project will consist of 197 residential lots classified as R-2, in three phases. The approximate residential area is 48.76 acres as described in the survey (see exhibit A). This project will also consist of a commercial portion classified as C-1. The approximate commercial area is 4.06 acres as described in the survey (see exhibit B).

In the Preliminary Plat Approval stage, the following recommendations were imposed:

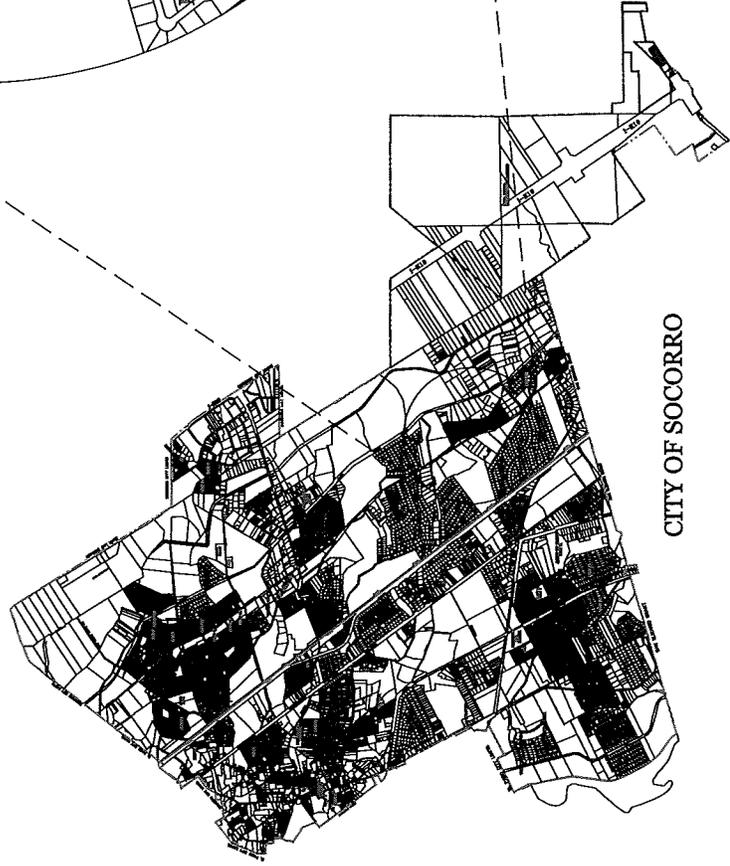
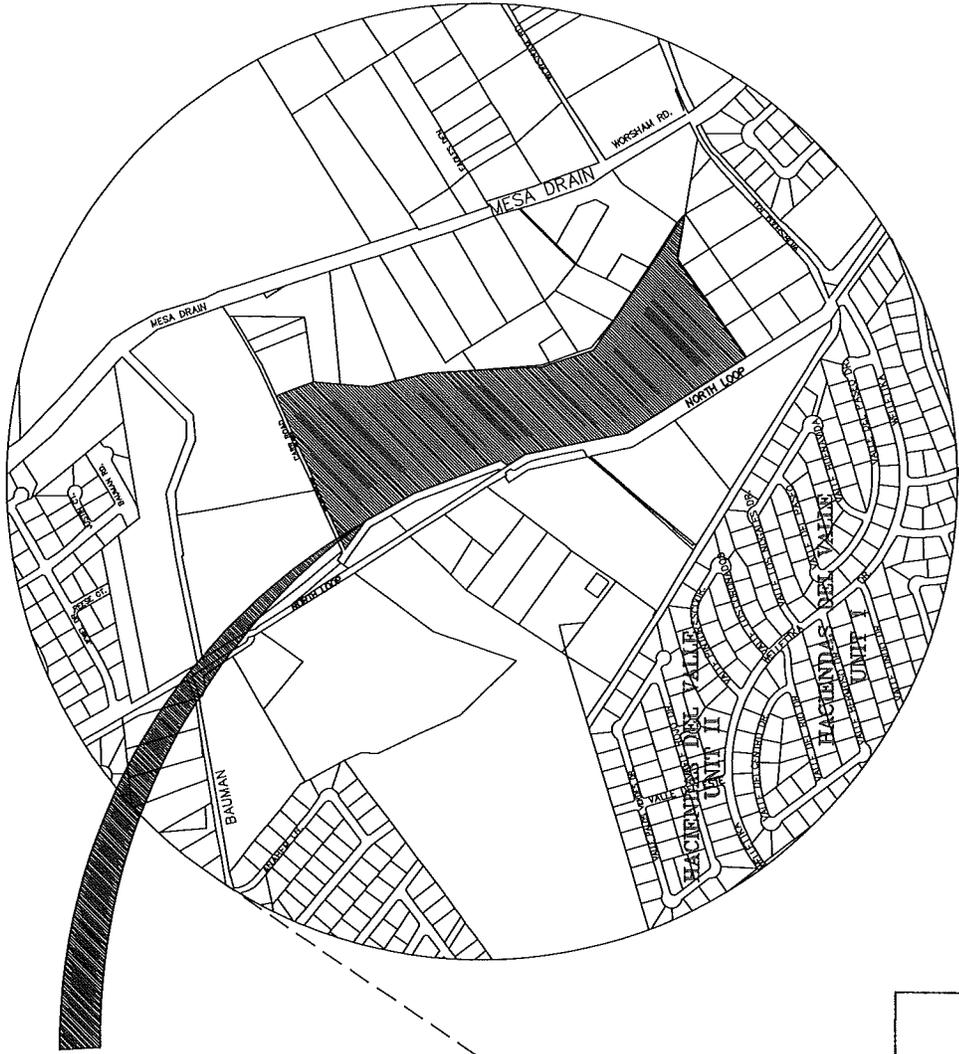
1. In order to create provisions for future connectivity behind the subdivision, two road connections (stub-outs) are recommended in block #3.....Done
2. For future road widening on FM-76 (North Loop Dr.), additional ROW is required.....Done
3. Provide Traffic Impact Analysis.....Done
4. Provide the Soil Analysis Report.....Done
5. Provide the Storm Drainage Report.....Done
6. Provide Environmental Site Assessment Phase-I.....Done
7. Provide Construction Schedule.....Done

**STAFF RECOMMENDATION:**

The Planning and Zoning Department recommends APPROVAL.



**PROJECT SITE:**  
Leonor Estates  
All of Pinecrest Estates  
Unit 1 Replat A



CITY OF SOCORRO



# LOCATION MAP

Scale: AS SHOWN



REC'D OCT 21 2016-80

# PLANNING AND ZONING DEPARTMENT

## APPLICATION FOR SUBDIVISION APPROVAL

Date: 10/21/2016

### REQUIRED DOCUMENTS

1. Plat of proposed subdivision done by a registered land surveyor showing easements.
2. Title guarantee by a Certified Abstractor showing that the applicant owns or controls the proposed property and that the property is free from any liens or other encumbrances.
3. Property deed of proposed subdivision.
4. Property Tax Certificate.

**Application must be completed and validated prior to subdivision processing.**

Subdivision Name: Leonor Estates

1. Legal description of Area: Benyal of Pinecrest Estates  
Unit One Replat A El Paso County, Texas.

2. Proposed Land Uses:

	Acres	Sites		Acres	Sites
Single Family			Office		
Duplex			Street & Alley		
Apartment			Ponding/Drainage		
Mobile Home			Institutional		
P.U.D.			Other (Specify)		
Park/Pond					
School					
Commercial			Total No. Sites		
Industrial			Total Acreage		

3. What is existing zoning of the above described property? R-2

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s). Yes  No

5. Which of the following public improvements will be installed in this development:

Pavement	<input checked="" type="checkbox"/>	Water Lines	<input checked="" type="checkbox"/>
Sidewalks, Curb and Gutter	<input checked="" type="checkbox"/>	Street Name Signs	<input checked="" type="checkbox"/>
Storm Sewer	<input checked="" type="checkbox"/>	Protective Fence	
Flood Retention Pond	<input checked="" type="checkbox"/>	Guardrails	
Fire Protection		Street Lights	<input checked="" type="checkbox"/>
Survey Monuments	<input checked="" type="checkbox"/>	U/G Electric Lines	<input checked="" type="checkbox"/>
Sanitary Sewer	<input checked="" type="checkbox"/>	Other (Specify)	

6. Are sidewalks proposed along all dedicated streets? Yes  No   
 If only along some streets, which ones? \_\_\_\_\_

7. What type of telephone easements are proposed?  
 Underground  Overhead  Both

What type of electrical easements are proposed?  
 Underground  Overhead  Both

What type of cable T.V. easements are proposed?  
 Underground  Overhead  Both

8. What type of drainage is proposed?  
Storm

9. Remarks and/or explanation of special circumstances:  
 \_\_\_\_\_  
 \_\_\_\_\_

10. Owner of record: Silversand Land 11395 Jones Well Suite A-11 79936  
Name & address Zip Phone (915) 633-8002

11. Developer: INC Land Development 12300 Montwood 79938 (915) 855-1005  
Name & address Zip Phone (915)

12. Engineer: CEA Engineering 4712 Woodrow Bean Ste F. 79929 544-5232  
Name & address Zip Phone

Applicant's Signature:  Francisco Arroyos III

Capacity: President / Silversand Ltd

## SUBDIVISION FEES

Application Fee	\$150.00 or \$5.00 per lot (whichever is greater)
Preliminary Plat Review	\$100.00
Variance Request	\$100.00
Eng. Report Review	\$200.00
Construction Plans & Spec. Review	\$100.00
Final Plat Review	\$100.00
Capital Improvement Fee	\$400.00 per lot
Parkland Fee (if no physical park is provided)	2.5% of the total project cost