

Ivy Avalos
Mayor

Ruben Reyes
Representative
At Large

Cesar Nevarez
District 1
Mayor Pro-Tem



Ralph Duran
District 2

Victor Perez
District 3

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

NOTICE OF A REGULAR MEETING
OF THE
BOARD OF ADJUSTMENT
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.

SUPPLEMENTAL NOTICE OF MEETING BY VIRTUAL SERVICES

IN ACCORDANCE WITH ORDER OF THE OFFICE OF THE GOVERNOR ISSUED MARCH 16, 2020, THE BOARD OF ADJUSTMENT COMMISSION OF THE CITY OF SOCORRO WILL CONDUCT THE MEETING SCHEDULED FOR THURSDAY, MAY 27, 2021, AT 6:00 PM BROADCASTED FROM COUNCIL CHAMBERS, 860 RIO VISTA RD., SOCORRO, TEXAS VIA TELEPHONE CONFERENCE AND LIVE STREAMED IN ORDER TO ADVANCE THE PUBLIC HEALTH GOAL OF LIMITING THE NUMBER OF PEOPLE PHYSICALLY PRESENT AT OUR LOCATION (ALSO CALLED "SOCIAL DISTANCING") TO SLOW THE SPREAD OF THE CORONAVIRUS (COVID-19). THERE WILL BE NO PHYSICAL PUBLIC ACCESS TO THE LOCATION DESCRIBED ABOVE.

THIS WRITTEN NOTICE, THE MEETING AGENDA, AND THE AGENDA PACKET, ARE POSTED ONLINE AT [HTTP://CI.SOCORRO.TX.US/BOARD-OF-ADJUSTMENTS/](http://ci.socorro.tx.us/board-of-adjustments/)

THE PUBLIC MUST CALL IN 844-854-2222 ACCESS CODE 579797 BY 5:30 PM MOUNTAIN STANDARD TIME (MST) ON MAY 27, 2021 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.

Notice is hereby given that a regular meeting of the Board of Adjustment of the City of Socorro, Texas will be held **Thursday, MAY 27, 2021** at 6:00 p.m. at 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. Reading of the Board of Adjustment Statement.
5. Swearing of all persons giving testimony.
6. Consider and Take Action:
Approval of meeting minutes for MARCH 25, 2021.

**REGULAR MEETING AGENDA – CITY OF SOCORRO BOARD OF ADJUSTMENTS
MAY 27, 2021 at 6:00 PM**

7. Consider and Take Action:

On the proposed variance request to Municode Chapter 46-236(7)(a) related to the age of mobile homes allowed in Lot 6, Block 11, El Gran Valle, at 11551 Riverside Rd. to allow the installation of a 2011 double-wide mobile home.

8. Consider and Take Action:

On the proposed variance request to Municode Chapter 46-238(2)(d) related to the rear property setbacks required for Lot 13, Block 2, Socorro Village, at 744 Ortiz Ln. to allow an addition.

9. Consider and Take Action:

On the proposed variance request to Ordinance 76, Amendment 1A, Amendment 1, Section 3 Area Requirements (2)(b) related to the side property setbacks required for Tract 5C12 & 6D1, Block 27, Socorro Grant, at 420 Figueroa to allow existing horse stalls to remain as built.

10. Consider and Take Action:

On the proposed variance request to Municode Chapter 46-236(7)(a) related to the age of mobile homes allowed in Lot 2, Block 8, El Gran Valle, at 11611 Valle Bonito Rd. to allow an existing 2003 mobile home to remain installed.

11. Consider and Take Action:

On the proposed variance request to Municode Chapter 46-238(2)(c) related to the property setbacks required for Lot 22, Block 3, Hillcrest Manor & Tract 4C6D, Block 3, Socorro Grant, at 901 Horizon Blvd. to allow an accessory structure to remain in the existing location.

EXECUTIVE SESSION

The Board of Adjustments of the City of Socorro may retire into EXECUTIVE SESSION pursuant to Texas Government Code, Section 551, Subchapter D, to discuss any of the following: (The items listed below are matters of the sort routinely discussed in Executive Session, but the Board of Adjustments of the City of Socorro may move to Executive Session any of the items on this agenda, consistent with the terms of the Open Meeting Act.) The Board of Adjustments 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

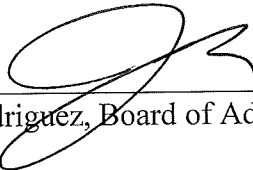
**REGULAR MEETING AGENDA - CITY OF SOCORRO BOARD OF ADJUSTMENTS
MAY 27, 2021 at 6:00 PM**

Section 551.087 DELIBERATION REGARDING ECONOMIC DEVELOPMENT

12. Adjournment.

I, the undersigned authority hereby certifies that the above notice of meeting of the Board of Adjustments 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 MAY 24, 2021.



Judith Rodriguez, Board of Adjustments Secretary

DATE & TIME POSTED: 5/24/21 at 11:00am /BY: JR

Ivy Avalos
Mayor

Ruben Reyes
Representative
At Large

Cesar Nevarez
District 1
Mayor Pro-Tem



Ralph Duran
District 2

Victor Perez
District 3

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

CITY OF SOCORRO BOARD OF ADJUSTMENT
Regular Meeting Minutes
March 25, 2021

Members Present	Members Absent	Staff Present	Others Present
Jorge Dominguez Robert Renteria David Oropeza Jesus Miguel Chaidez Eugene Trujillo Ben Arras	None	Job Terrazas Judith Rodriguez Esteban Gonzalez Diana Rodriguez	Merwan Bhatti

Items for discussion and action:

- 1. Call to order:**
Mr. Trujillo called the meeting to order at 6:08 p.m.
- 2. Establishment of quorum:**
Quorum was established with *six (6)* members present.
- 3. Excuse absent commission members:**
There were nobody absent
- 4. Reading of the Board of Adjustment Statement.**
Eugene Trujillo (chairperson) read statement out loud.
- 5. Swearing of all persons giving testimony.**
All Applicants were sworn in.
- 6. Consider and Take Action:**
Approval of meeting minutes for January 28,2021.

Motion to approve made by Eugene Trujillo, seconded by Roberto Renteria. ***Motion Carried***

Ayes: Robert Renteria, David Oropeza, Jorge Dominguez, Eugene Trujillo, Ben Arras.

Nays:

7. **Consider and Take Action:**

On the proposed variance request to Municode Chapter 46-236(7)(a) related to the age of mobile homes allowed in Lot 6, Block 11, El Gran Valle, at 11551 Riverside Rd. to allow the installation of a 2011 double-mobile home.

Meeting was cancelled due to technical difficulties at 6:40pm.

Ivy Avalos
Mayor

Ruben Reyes
Representative
At Large

Cesar Nevarez
District 1
Mayor Pro-Tem



Ralph Duran
District 2

Victor Perez
District 3

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

DATE: May 27, 2021
TO: BOARD OF ADJUSTMENTS
FROM: Job Terrazas, Building Official
CC: Adriana Rodarte, City Manager

SUBJECT:

Variance request to Municode Chapter 46-236(7)/(a) related to the age of mobile homes allowed in Lot 6, Block 11, El Gran Valle, at 11551 Riverside Rd. to allow the installation of a 2011 double-wide mobile home.

SUMMARY:

The property matter of this request is about 4,000' feet westerly located from Socorro Rd. This property has an estimated area of 21,931 sf. (0.50 ac.). It is owned by Lydia (Leyva) Bueno, per EPCAD records.

BACKGROUND:

The property is currently vacant. An old single-wide mobile home was removed in 2020 with the intention of replacing it with a new one. Petitioner is asking for a variance to the year of the mobile home allowed in the property. The owner claims that they should be granted a variance due to an unexpected sickness.

STATEMENT OF THE ISSUE:

The issue is that the Zoning Ordinance does not allow mobile homes older than 8 years. There are no permits found within our records for the removal of the old mobile home.

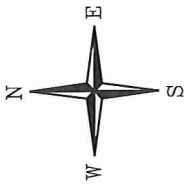
ALTERNATIVE:

An alternative is to follow the requirements under section 46-236 for the R-1 zones.

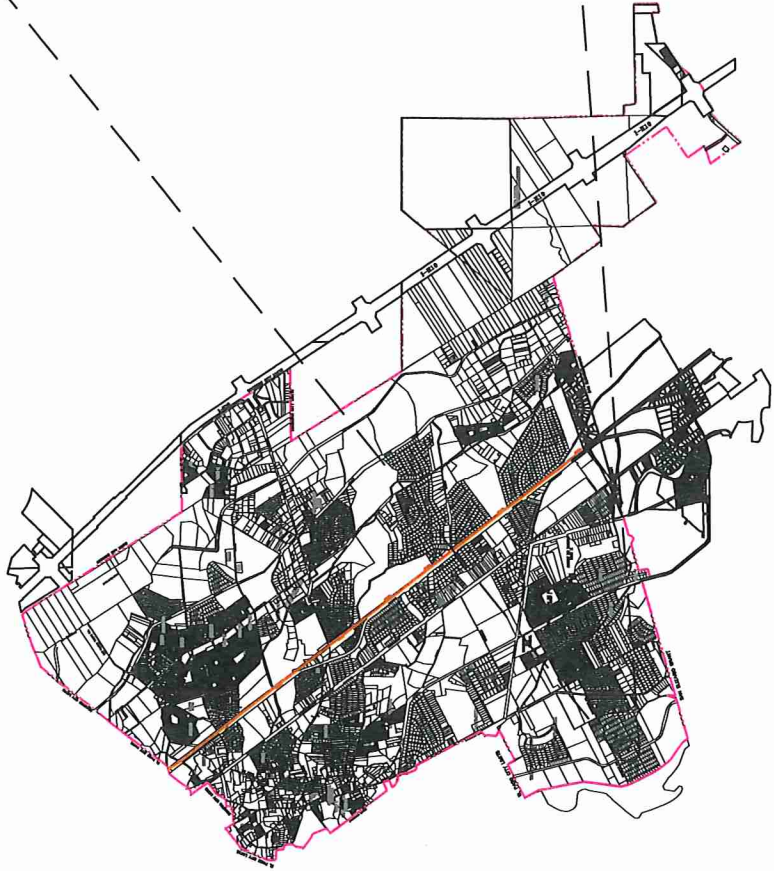
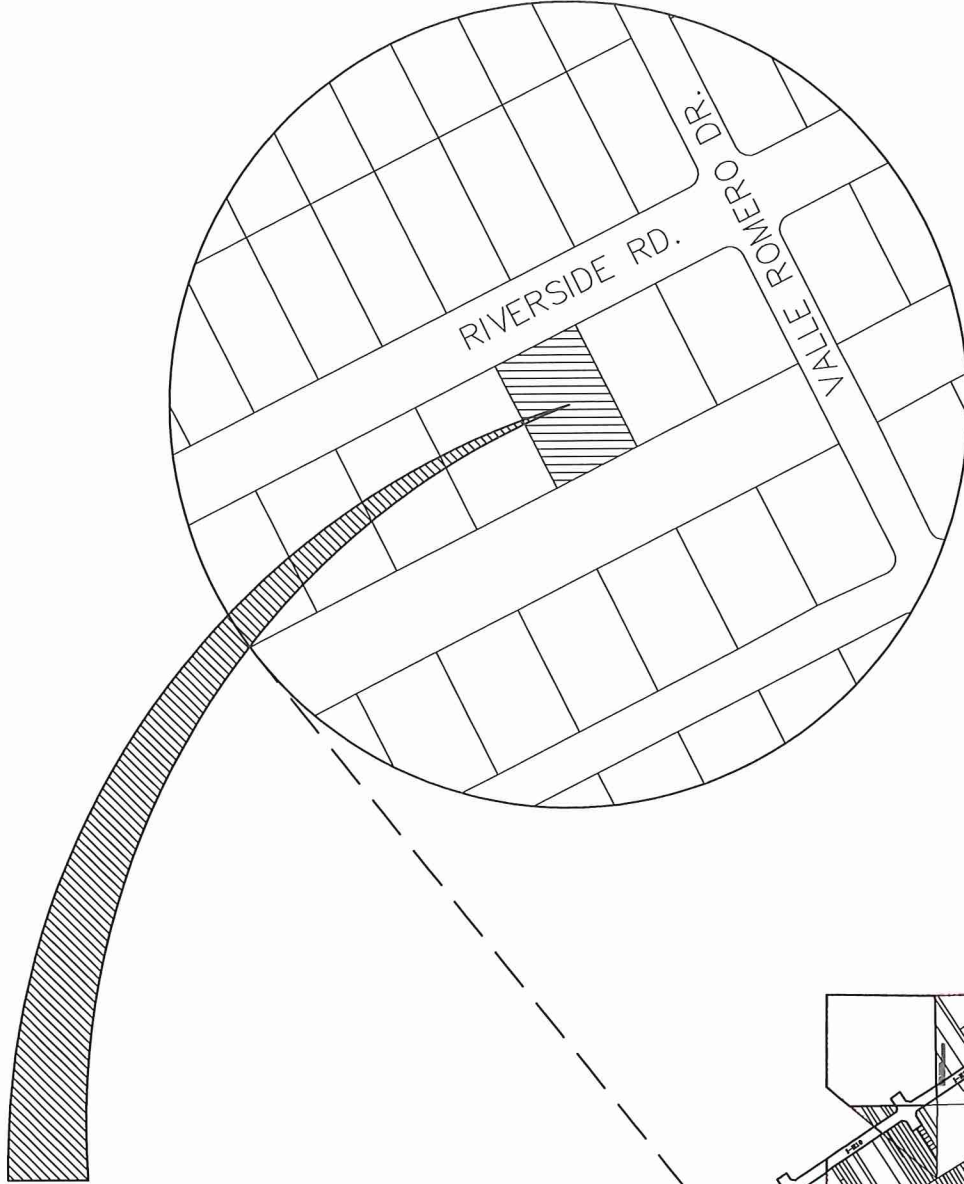
STAFF RECOMMENDATION:

The Planning and Zoning Department recommends APPROVAL because the following reasons:

1. Literal enforcement of the ordinance will result in unnecessary hardship.



PROJECT SITE;
11551 Riverside Rd.
Lots 6, Block 11
El Gran Valle



CITY OF SOCORRO

LOCATION MAP

Scale: AS SHOWN

DIVISION 3. - R-1 - SINGLE-FAMILY RESIDENTIAL DISTRICT

Sec. 46-235. - Purpose.

The purpose of this zone is for single-family dwelling units and other uses which maintain the low-density residential nature of the district.

(Ord. No. 76, § 8, 5-1-1989; Ord. of 12-21-1992, § II; Ord. of 7-6-1993, §§ I, II; Ord. of 10-8-1996, § II; Ord. of 11-7-2002, § 8; Ord. of 5-2-2007; Ord. of 11-17-2008; Ord. of 1-13-2011, § II; Ord. of 6-30-2011, § 3)

Sec. 46-236. - Permitted uses.

Permitted uses in this zone shall include:

- (1) One single-family dwelling unit per lot. Only conventional building materials listed in the approved building codes will be used for structural and finish materials.
- (2) Accessory structures and uses including garages, carports, private workshop, greenhouses, home occupations, and other structures that are customarily incidental to the principal structures.
- (3) Storage of one boat, one camper, or one other recreational vehicle, shall be limited to the side or rear yard separated by at least ten feet from any property line.
- (4) Public park, playground, or ball fields.
- (5) Private kennels.
- (6) Swimming pool. Permitted only when a protective fence, minimum five feet in height, is provided around the yard, lot, or pool area. The pool shall be no closer than five feet from any property line, and approval from all utilities is required to ensure overhead safety.
- (7) Manufactured homes of two sections (double wide) or more, which maintain the predominantly residential nature of the district. Manufactured homes will only be permitted in those subdivisions that were approved by the city prior to the year 2000, and will be subject to the following regulations. In addition to the other requirements under this section, all manufactured homes shall comply with the following standards:
 - a. Manufactured homes must be no older than eight years, measured from the date of manufacture to the date the permit application is filed with the city.
 - b. Maximum number of manufactured homes permitted per lot: one.
 - c. Minimum square footage of the manufactured home 700 square feet and not less than ten feet in width.
 - d. The wheels, axles, and tongue of the mobile or manufactured home shall be removed prior to the tie down process.
 - e. Mobile or manufactured home undercarriages shall be skirted with permanent skirting. The skirt or apron shall be continually and properly maintained between the bottom of the unit and the ground, and obtain a certificate of completion from the zoning department.
 - f. Utility connections, foundation specifications, tie-down specifications, and all other installation requirements shall be done at time of placement in accordance with the Texas Department of Labor and Standards' (or successor agency) Texas Mobile Home Tie-Down Standards.
 - g. All manufactured homes shall be constructed according to the National Manufactured Housing Construction and Safety Standard Act of 1974, 42 USC 5401, et seq.

- h. Designated driveway area constructed of reinforced concrete, and of a size to comply with [section 46-631] off-street parking regulations.

(Ord. No. 76, § 8, 5-1-1989; Ord. of 12-21-1992, § II; Ord. of 7-6-1993, §§ I, II; Ord. of 10-8-1996, § II; Ord. of 11-7-2002, § 8; Ord. of 5-2-2007; Ord. of 11-17-2008; Ord. of 1-13-2011, § II; Ord. of 6-30-2011, § 3; Ord. No. 76, Amd. 1A, Amd. No. 1, § 1, 11-17-2008)

Sec. 46-237. - Conditional uses (requires permit).

Conditional uses in this zone shall include:

- (1) Churches, hospitals, schools, and religious and philanthropic institutions provided, however, that such uses shall be located on sites of sufficient size to meet off-street parking requirements of this article and to provide setback from all property as required of this article and to provide setback for all property lines a distance of at least one foot for each foot of building height or yard setback minimums as set out in [section 46-238], whichever is greater.
- (2) Real estate sales office in connection with a specific development, allowable only as a renewable condition for six months at a time.
- (3) Recreational facility (non-profit) such as a community center, swimming pool, or tennis club.
- (4) Child care homes.

(Ord. No. 76, § 8, 5-1-1989; Ord. of 12-21-1992, § II; Ord. of 7-6-1993, §§ I, II; Ord. of 10-8-1996, § II; Ord. of 11-7-2002, § 8; Ord. of 5-2-2007; Ord. of 11-17-2008; Ord. of 1-13-2011, § II; Ord. of 6-30-2011, § 3; Ord. No. 76, Amd. 1A, Amd. No. 1, § 1, 11-17-2008)

Sec. 46-238. - Area requirements.

Area requirements for this zone shall include:

- (1) Minimum lot area:
 - a. 8,500 square feet [for] areas with ponding.
 - b. 10,000 square feet [for] areas without public ponding.
- (2) Minimum yard setbacks:
 - a. Front: 25 feet;
 - b. Side ([interior]): five feet;
 - c. Side ([exterior]), street: ten feet;
 - d. Rear: 25 feet.
- (3) Minimum front setbacks for all properties facing:
 - a. Collector streets: 35 feet;
 - b. Minor arterials: 55 feet;
 - c. Major arterials: 60 feet.

(Ord. No. 76, § 8, 5-1-1989; Ord. of 12-21-1992, § II; Ord. of 7-6-1993, §§ I, II; Ord. of 10-8-1996, § II; Ord. of 11-7-2002, § 8; Ord. of 5-2-2007; Ord. of 11-17-2008; Ord. of 1-13-2011, § II; Ord. of 6-30-2011, § 3; Ord. No. 76, Amd. 1A, Amd. No. 1, § 4, 11-17-2008)

Sec. 46-239. - Accessory structures.

- (a) No accessory structure, excluding fences, patios, porches or walls, shall be closer to any property line than the required yard setback; however, an accessory structure may be as close as ten feet to any rear property line.
- (b) An accessory structure shall not exceed the interior square footage of the principal structure.

(Ord. No. 76, § 8, 5-1-1989; Ord. of 12-21-1992, § II; Ord. of 7-6-1993, §§ I, II; Ord. of 10-8-1996, § II; Ord. of 11-7-2002, § 8; Ord. of 5-2-2007; Ord. of 11-17-2008; Ord. of 1-13-2011, § II; Ord. of 6-30-2011, § 3)

Sec. 46-240. - Height requirements.

No building or structure shall exceed 35 feet in height; except, however, accessory objects usually required to be placed above the roof level and not intended for human occupancy may exceed this height.

(Ord. No. 76, § 8, 5-1-1989; Ord. of 12-21-1992, § II; Ord. of 7-6-1993, §§ I, II; Ord. of 10-8-1996, § II; Ord. of 11-7-2002, § 8; Ord. of 5-2-2007; Ord. of 11-17-2008; Ord. of 1-13-2011, § II; Ord. of 6-30-2011, § 3)

Secs. 46-241—46-258. - Reserved.

ARTICLE III. - NONCONFORMING STRUCTURES AND USES

Sec. 46-137. - Defined; policy, purpose and intent.

- (a) Lots, structures, uses of land and structures and characteristics of use that were lawful before this chapter was passed or amended, but which would be prohibited, regulated, or restricted under the terms of this chapter or future amendment, are nonconforming. It is the intent of this chapter to permit these nonconformities to continue until they are removed, but not to encourage their survival. It is further the intent of this chapter that nonconformities shall not be enlarged upon, expanded or extended, nor be used as grounds for adding other structures or uses prohibited elsewhere in the same district. It is not the intent of this chapter to authorize, and this chapter shall not be construed to authorize, uses which constitute public or private nuisances or are otherwise prohibited by law or regulations.
- (b) Nonconforming uses are declared by this chapter to be incompatible with, or not within the meaning of, permitted uses in the district in which located a nonconforming use of a structure, a nonconforming use of land, or a nonconforming use of structure and land in combination shall not be extended or enlarged after passage of this chapter by attachment or additions on a building or premises or by placement of additional signs intended to be seen from off premises or by the addition of other uses, of a nature which would not be permitted generally in the district involved.

(Ord. No. 76, § 6(1), 5-1-1989; Ord. of 12-21-1995, § I; Ord. of 11-7-2002, § 6)

Sec. 46-138. - Construction in progress.

- (a) To avoid undue hardship, nothing in this chapter shall be deemed to require a change in the plans, construction, or designated use of any building on which actual construction was lawfully begun prior to the effective date of the adoption or amendment from which this chapter is derived and upon which actual building construction has been carried on diligently according to the city's building inspector and within the timeframe outline in the required permits.
- (b) The term "actual construction," for purposes of this section, means the placing of construction materials in permanent position and fastened in a permanent manner. Where excavation, demolition, or removal of an existing building has been substantially begun preparatory to rebuilding, such excavation, demolition, or removal shall be deemed to be actual construction, provided that work shall be carried on diligently as determined by the city's building inspector.

(Ord. No. 76, § 6(1), 5-1-1989; Ord. of 12-21-1995, § I; Ord. of 11-7-2002, § 6)

Sec. 46-139. - Lots of record.

- (a) In any district in which single-family dwellings are permitted, a single-family dwelling and customary accessory buildings may be erected on any single lot of record at the effective date of adoption of this chapter. Such lots must be in separate ownership. This provision shall apply even though such lots fail to meet the requirements for the area, width, or both, that are generally applicable in the district, provided that yard dimensions and requirements other than those applying to area, width, or both, of the lot shall conform to the regulations for the district in which such lot is located.
- (b) Variance of yard requirements shall be obtained only through action of the board of adjustment. All commercial nonconforming lots structures and uses shall apply for a business registration in order to maintain their nonconforming status.
- (c) If two or more lots or combinations of lots and portions of lots with continuous frontage in single ownership are of record at the time of passage or amendment of this chapter, and if all or part of the lots do not meet the requirements established for lot width and area, the lands involved shall be considered to be an undivided parcel for the purposes of this chapter, and no portion of the parcel

shall be used or sold in a manner which diminishes compliance with lot width and area requirements established by this chapter, nor shall any division of any parcel be made which creates a lot with width or area below the requirements stated in this chapter.

(Ord. No. 76, § 6(2), 5-1-1989; Ord. of 12-21-1995, § I; Ord. of 11-7-2002, § 6)

Sec. 46-140. - Uses.

- (a) If lawful use involving individual structures, or structures and premises in combination, exists at the effective date of adoption or amendment of terms of this chapter, the lawful use may be continued until the compliance date as established by the board of adjustment. The use must cease on that date and it may not operate thereafter unless it becomes a conforming use.
- (b) The board of adjustment shall, in accordance with the law, provide a compliance date for the nonconformity under a plan whereby the owner's actual investment before the time that the nonconformity was created can be amortized within a definite time period. The board will consider the following factors in determining a reasonable amortization period:
 - (1) The owners capital investment in nonconforming structures, fixed equipment and other assets (excluding inventory and other assets that may be feasibly transferred to another site) on the property before the time the nonconformity was created by passage of this chapter or an amendment to it.
 - (2) Any costs that are directly attributable to the establishment of compliance date, including demolition expenses, relocation expenses, termination of leases, and discharge of mortgages.
 - (3) Any return on investment since inception of the use, including net income and depreciation.
 - (4) The anticipated annual recovery of investment, including net income and depreciation.

(Ord. No. 76, § 6(3), 5-1-1989; Ord. of 12-21-1995, § I; Ord. of 11-7-2002, § 6)

Sec. 46-141. - Continuance of nonconformities.

Until the compliance date, the nonconformity may continue so long as it remains otherwise lawful, subject to the following provisions:

- (1) No existing structure devoted to a use not permitted by this chapter in the district in which it is located shall be enlarged, extended, constructed, reconstructed, moved, or structurally altered except in changing the use of the structure to a use permitted in the district in which it is located.
- (2) Any nonconforming use may be extended throughout any parts of a building which were manifestly arranged or designed for such use at the time of adoption of this chapter, but no such use shall be extended to occupy any land outside such building.
- (3) Any structure, or structure and land in combination, in or on which a nonconforming use is superseded by a permitted use shall thereafter conform to the regulations for the district, and the nonconforming use may not thereafter be resumed.
- (4) When a nonconforming use of a structure, or structure and premises in combination, is discontinued or abandoned for six consecutive months or for 18 months during any three-year period (except when government action impedes access to the premises), the structure, or structure and premises in combination, shall not thereafter be used except in conformity with the regulations of the district in which it is located.
- (5) Where nonconforming use status applies to a structure and premises in combination, removal or destruction of the structure shall eliminate the nonconforming status of the land. Destruction for the purpose of this subsection is defined as damage to an extent of more than 50 percent of the replacement cost at time of destruction.

(Ord. No. 76, § 6(4), 5-1-1989; Ord. of 12-21-1995, § I; Ord. of 11-7-2002, § 6)

Sec. 46-142. - Repairs and maintenance.

Work may be done on any nonconforming structure or portion of a structure or conforming structure or portion of a structure containing a nonconforming use in any period of 12 consecutive months on repairs, including, without limitation, repair or replacement of nonbearing walls, fixtures, wiring, or plumbing, to an extent not exceeding 25 percent of the current replacement cost of the nonconforming structure or nonconforming portion of the structure, provided that the enclosed area existing when it became nonconforming shall not be increased.

(Ord. No. 76, § 6(5), 5-1-1989; Ord. of 12-21-1995, § I; Ord. of 11-7-2002, § 6)

Sec. 46-143. - Conditional uses may not be classified as nonconforming uses.

Any use that is permitted as a conditional use shall not be deemed a nonconforming use in such district, but shall without further action be considered a conforming use.

(Ord. No. 76, § 6(6), 5-1-1989; Ord. of 12-21-1995, § I; Ord. of 11-7-2002, § 6)

Secs. 46-144—46-169. - Reserved.



BOARD OF ADJUSTMENT APPLICATION

APPEAL SPECIAL EXCEPTION VARIANCE TODAY'S DATE:

CONTACT INFORMATION

PROPERTY LOCATION*: 11551 Riverside El Paso TX 79927
 (Street address) Lot: _____ Block: _____

Subdivision: _____
 *Application not applicable in the ETJ (Extra Territorial Jurisdiction)

Property Owner: Lydia Bueno 11551 Riverside El Paso TX (City, State, & Zip Code)
 (Name) (Address) (915) 478-6524 (Phone)

(Email) _____

Property Owner is giving Lydia Bueno authority to represent him/her at meeting.
 (Applicant Name)

Property Owner Printed Name: Lydia Bueno Property Owner Signature: Lydia Bueno

Applicant: _____ (Name) _____ (Address) _____ (City, State, & Zip Code)
 (Email) _____ (Phone) _____

REQUEST

Please list types requested:

Description	Ordinance Requirements	Requested Dimensions	Variance from Ordinance
Lot Size			
Lot Width			
Lot Depth			
Side Yard			
Side Yard			
Side at Corner			
Front Yard			
Rear Yard			
Driveway			
Other			

PLEASE DESCRIBE THE REASON(S) YOU ARE REQUESTING TO BE HEARD BY THE BOARD OF ADJUSTMENT. YOU MAY ATTACH ADDITIONAL INFORMATION TO SUPPORT YOUR REQUEST.

REASON FOR PETITION: My nombre es Lydia Bueno yo tengo un terreno en la 11551 Riverside en Socorro, ch acuerdo del 2019 fue que sacar la traida por motivos de salud me dio Cancer, y no pude continuar con el permiso el Sr. Laverdas ya me avia dicho que si la podia meter pero ahora me cita segun el permiso es una traida doble, 2 años mas vieja que la que requiere meter la ciudad por favor ayudarme

Planning & Zoning Department
 860 N. Rio Vista Rd. • Socorro, Texas 79927 • Tel: (915) 872-8531 • Fax (915) 872-8746
 Website: www.ci.socorro.tx.us

Updated: 9/16/2020



CITY OF SOCORRO
 PLANNING & ZONING DEPARTMENT
 860 N. RIO VISTA ROAD
 SOCORRO, TEXAS 79927
 (915) 872-8531

34770

DATE: 2/18/21

RECEIVED FROM Lydia Bueno \$ 100.00
One hundred dils and 00/100 DOLLARS

FOR BOA @ 11551 Riverside

AMOUNT OF ACCOUNT 100.00
 THIS PAYMENT 100.00
 BALANCE DUE 0

DEBIT
 CREDIT
 CHECK
 M.O.

BY [Signature] *Thank You*

Ivy Avalos
Mayor

Ruben Reyes
Representative
At Large

Cesar Nevarez
District 1
Mayor Pro-Tem



Ralph Duran
District 2

Victor Perez
District 3

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

DATE: May 27, 2021
TO: BOARD OF ADJUSTMENTS
FROM: Job Terrazas, Building Official
CC: Adriana Rodarte, City Manager

SUBJECT:

Variance request to Municode Chapter 46-238(2)(d) related to the rear property setbacks required for Lot 13, Block 2, Socorro Village, at 744 Ortiz Ln. to allow an addition.

SUMMARY:

The property matter of this request is about 1,300' feet westerly located from Socorro Rd. This property has an estimated area of 9,438 sf. (0.22 ac.). It is owned by Julian & Norma Urbina, per EPCAD records.

BACKGROUND:

The main structure was built in 1984 per EPCAD records. An addition was made to the garage in 1992 per permit issued by the city. A utility permit was issued for a sewer connection in 1998. The owner provided a letter from an engineer to certify a footing in November 2000 and a building permit for an addition was issued by the city. The inspection card shows that the final inspections were never approved.

STATEMENT OF THE ISSUE:

The issue is that the Zoning Ordinance requires a 25' foot setback in the rear of this property. The zoning classification is R-1.

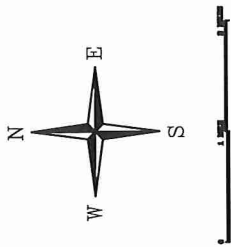
ALTERNATIVE:

An alternative is to follow the requirements under section 46-236 for the R-1 zones.

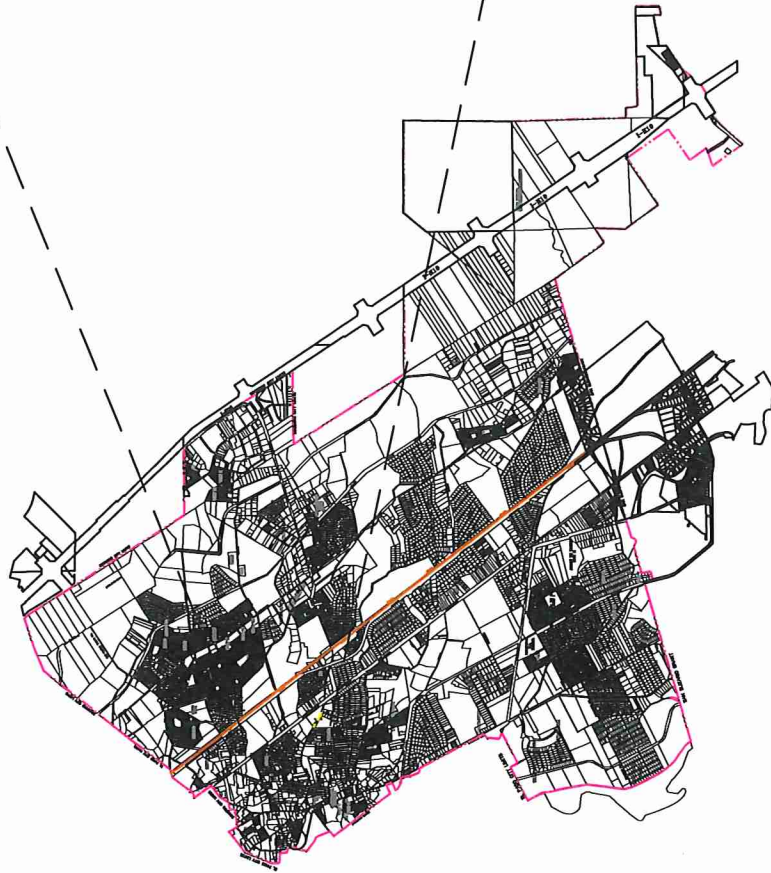
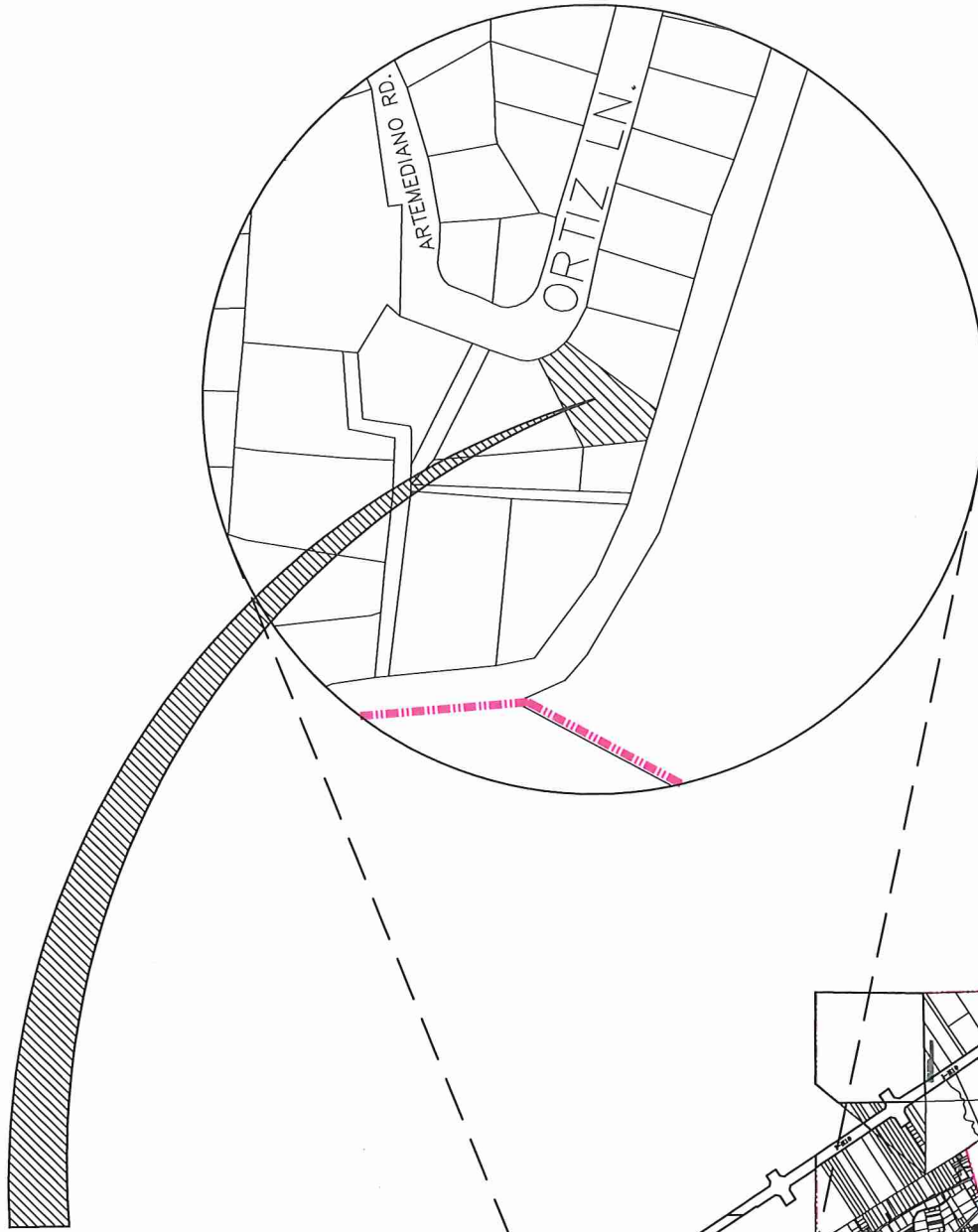
STAFF RECOMMENDATION:

The Planning and Zoning Department recommends DENIAL because the following reasons:

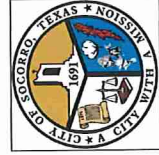
1. Contrary to the public interest,
2. Literal enforcement of the ordinance will NOT result in unnecessary hardship. The owner claims that due to the shape of the lot they are limited in the area that can be improved.
3. The spirit of the ordinance is NOT observed, and substantial justice is NOT done.



PROJECT SITE;
744 Ortiz Ln.
Lot 13, Block 2
Socorro Village



CITY OF SOCORRO



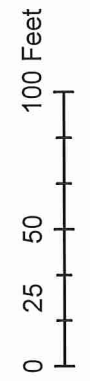
LOCATION MAP

Scale: AS SHOWN

CITY OF SOCORRO



Date: 3/22/2021



POST THIS CARD ON JOB

CITY APPROVED PLAN
MUST BE ON JOB DURING
CONSTRUCTION



APPROVED:
M. Lane
Town of Socorro
Planning Department
11-17-00
Date

BUILDING PERMIT CARD

BUILDING PERMIT NUMBER R1100-5
JOB ADDRESS 744 Ortiz
LOT 13 BLOCK 2 SUBDIVISION Socorro Village
WORK AUTHORIZED Addition 888 sq. ft.

INSPECTION RECORD

PLUMBING ROUGH _____ SEWER _____
UNDERSLAB DUCTS _____
ELECTRICAL SLAB _____
FOOTING _____ FOUNDATION _____
MONOLITHIC 4-19-01 MM SLAB _____

POUR NO CONCRETE UNTIL ABOVE IS APPROVED

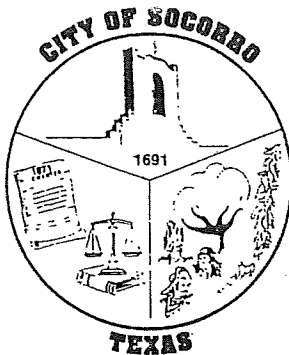
DUCTS AND VENTS _____
PLUMBING TOP OUT _____
ELECTRICAL ROUGH IN 12-8-00/H
FIRE PLACE _____
STRUCTURAL 12-8-00/H

COVER NO WORK UNTIL ABOVE IS APPROVED

ELECTRICAL FINAL _____
PLUMBING FINAL _____
AIR COND. AND HEATING FINAL _____
COMMERCIAL REFRIGERATION FINAL _____
BUILDING FINAL _____

DO NOT OCCUPY BUILDING WITHOUT A CERTIFICATE OF OCCUPANCY

FOR INSPECTION CALL ~~872-8531~~; INSPECTIONS CALLED IN BEFORE 9:00 A.M.
WILL BE DONE THAT DAY. 872-8531



Permit NO.: R1100-5

BUILDING PERMIT APPLICATION

1. NAME OF APPLICANT: Julian Urbina
2. ADDRESS OF APPLICANT: 744 Ortiz
3. PHONE NUMBER: 858-4267 CONSTRUCTION ADDRESS: same
4. LEGAL DESCRIPTION: TRACT _____ LOT 13 BLOCK 2
NAME OF SUBDIVISION: Socorro Village
5. NAME OF GENERAL CONTRACTOR: Homeowner
6. APPROXIMATE VALUE OF BUILDING: \$33,193.44
7. BUILDING WILL BE USED AS: Addition
8. ZONING: R-1 SQUARE FOOTAGE: 888
9. SPECIAL CONDITIONS: One dwelling per lot.

THE PERMIT IS ISSUED ON THE EXPRESS CONDITION THAT THE WORK AUTHORIZED SHALL CONFIRM IN ALL RESPECTS TO THE STATEMENTS CERTIFIED IN THE BUILDING & SITE PLANS. ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE PROVISIONS SET FORTH IN THE ORDINANCES OF THE CITY OF SOCORRO, TEXAS.

Julian Urbina
SIGNATURE OF APPLICANT
Monica Lara
BUILDING OFFICIAL/INSPECTOR

\$92.57
PERMIT FEE 11-17-00
M.H.
RECORDED BY

NOTE: 50% REFUND PRIOR TO ANY INSPECTIONS UPON WRITTEN REQUEST. NO REFUNDS AFTER FIELD INSPECTION.

R. Collins Holt. P.E. TX. 47006
1822 Hamillton St.
El Paso, Texas.

To whom it may concern :

Upon inspection of the footing at 744 Ortiz we found that
the footing are according to plans.

BUILDER NAME MIGUEL HOMES

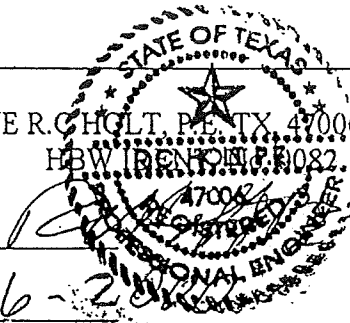
Home Builder's I.D. 3700-_____

BUILDER REPRESENTATIVE R. COLLINS HOLT, P.E. TX. 47006

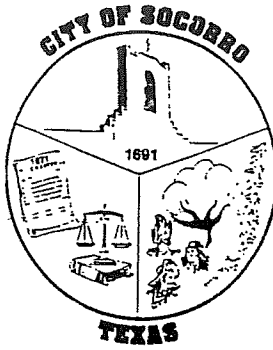
HBW IDENTIFICATION # 082

SIGNATURE _____

DATE 11-16-2011



If there are any questions concerning the above information please
contact me at (915) 562-6103.



UTILITY PERMIT

- 1. NAME: Julian Urbina
- 2. ADDRESS OF APPLICANT: 744 Ortiz
- 3. PHONE NUMBER: 858-4267
- 4. UTILITY: Sewer NAME OF CONTRACTOR: Homeowner
- 5. JOB LOCATION: Same
- 6. ZONING: R-1 STRUCTURE TYPE: House
- 7. SPECIAL CONDITIONS: _____

8. THIS PERMIT IS ISSUED ON THE EXPRESS CONDITION THAT THE WORK AUTHORIZED SHALL CONFORM IN ALL RESPECTS TO THE STATEMENTS CERTIFIED IN THE APPLICATION. ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE PROVISIONS SET FORTH IN ORDINANCES OF THE CITY OF SOCORRO, TEXAS.

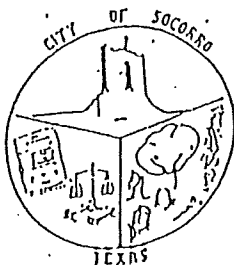
THIS APPLICATION BECOMES A PERMIT UPON RECEIPT OF THE PERMIT FEE AND THE SIGNED APPROVALS.

<u>Julian Urbina</u>	<u>\$30.00</u>	<u>4-6-98</u>
SIGNATURE OF APPLICANT	PERMIT FEE	DATE

<u>Marica Lane</u>	<u>M.L.</u>
PLANNING DEPT. APPROVAL	RECORDED BY

OFFICE USE ONLY

_____ RELEASE #	_____ INSPECTOR	_____ DATE RELEASED
--------------------	--------------------	------------------------



Permit No.: R492-13

124 South Horizon Boulevard
Socorro, Texas 79927
Telephone 858-2915

BUILDING PERMIT
TOWN OF SOCORRO, TEXAS

1. NAME OF APPLICANT: Julian Urbina
2. ADDRESS OF APPLICANT: 744 Ortiz
3. PHONE NUMBER: 858-4267 CONSTRUCTION ADDRESS: Same as above
El Paso, TX 79927
4. LEGAL DESCRIPTION: LOT NO. 13 BLOCK NO. 2
NAME OF ADDITION OR TRACT: Socorro Village & Socorro Grant 37C
5. NAME OF GENERAL CONTRACTOR PERFORMING WORK: Homeowner
6. APPROXIMATE VALUE OF BUILDING OR WORK TO BE DONE: \$9,000
7. BUILDING WILL BE USED AS: Addition to existing garage
GARAGE: N/A # BEDROOMS: N/A ROOF TYPE: Gable
STRUCTURE TYPE: Cinder Block
8. ZONING: R-1 SQUARE FOOTAGE: 600
9. TYPE OF PERMIT: Building (General)
10. THIS APPLICATION MUST BE ACCOMPANIED BY THE BUILDING PLANS AND SPECIFICATIONS OF WORK TO BE DONE.
11. SPECIAL CONDITIONS: Must comply with City/County Health Dept. private sewage system & have one dwelling per lot only.

THIS PERMIT IS ISSUED ON THE EXPRESS CONDITION THAT THE WORK AUTHORIZED SHALL CONFIRM IN ALL RESPECTS TO THE STATEMENTS CERTIFIED IN THE APPLICATION. ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE PROVISIONS SET FORTH IN THE ORDINANCES OF THE TOWN OF SOCORRO, TEXAS AND THE UNIFORM BUILDING CODES.

THIS APPLICATION BECOMES A PERMIT UPON RECEIPT OF THE PERMIT FEE AND THE SIGNED APPROVALS BELOW.

Julian Urbina
SIGNATURE OF APPLICANT

4-21-92
DATE

EPCAD - Print View for Property 245965

Property

Account			
Type:	R	Geo ID:	S5400000021300
Prop ID:	245965	Legal Description:	2 SOCORRO VILLAGE LOT 13 (9438.46 SQ FT)
Agent Code:	-	Property Use	-
Property Use Code:	-	Description:	
Location			
Address:	744 ORTIZ LN SOCORRO, TX		
Neighborhood:	-		
Neighborhood CD:	NS54014160		
Mapsco:	741F		
Map ID:	SEA97		
Owners			
Name:	URBINA JULIAN & NORMA		
Mailing Address:	744 ORTIZ LN EL PASO TX 79927-2316		
Owner ID:	35057		
Ownership (%):	100.00		
Exemptions	HS, OTHER		

Values (2021)

No values are currently available for this property for the selected year.

Taxing Jurisdiction (2021)

No tax information exists for this property for the currently selected year.

Improvements/Building (2021)

Type:	Residential				
State Code:	A1				
Living Area:	1840.00 sqft				
Value:	N/A				
Type CD:	Description:	Class CD:	Exterior Wall:	Year Built:	Square Footage:
M-	ADDITION (NO HEAT OR AIR)	*	-	0	630.00
RG1	GARAGE (DETACHED)	2	-	0	468.00
ME	ENCLOSED	*	-	0	200.00
MA	MAIN AREA	R2	%	1984	1010.00
O	OPEN PORCH	*	-	0	90.00

Land (2021)

#	Type:	Description:	Acres:	Square Footage:	Eff Front:	Eff Depth:	Market Value:	Prod Value:
1	S540R14160	S540R14160	0.22	9438.46	0.00	0.00	N/A	N/A

Roll Value History

Year:	Improvements:	Land Market:	Ag Valuation:	Appraised:	HS Cap:	Assessed:
2021	N/A	N/A	N/A	N/A	N/A	N/A
2020	\$65,784.00	\$14,818.00	\$0.00	\$80,602.00	\$0.00	\$80,602.00
2019	\$65,784.00	\$14,818.00	\$0.00	\$80,602.00	\$0.00	\$80,602.00
2018	\$65,147.00	\$14,818.00	\$0.00	\$79,965.00	\$0.00	\$79,965.00
2017	\$64,832.00	\$14,818.00	\$0.00	\$79,650.00	\$0.00	\$79,650.00
2016	\$64,953.00	\$14,818.00	\$0.00	\$79,771.00	\$0.00	\$79,771.00

Deed History

#	Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/1/2000	UNK	UNKNOWN	URBINA, JULIAN & NORMA	FRESQUEZ, VIDAL	0000	0000	-
2	4/28/1989	W	Warranty Deed	-	URBINA, JULIAN & NORMA	2567	0009	-

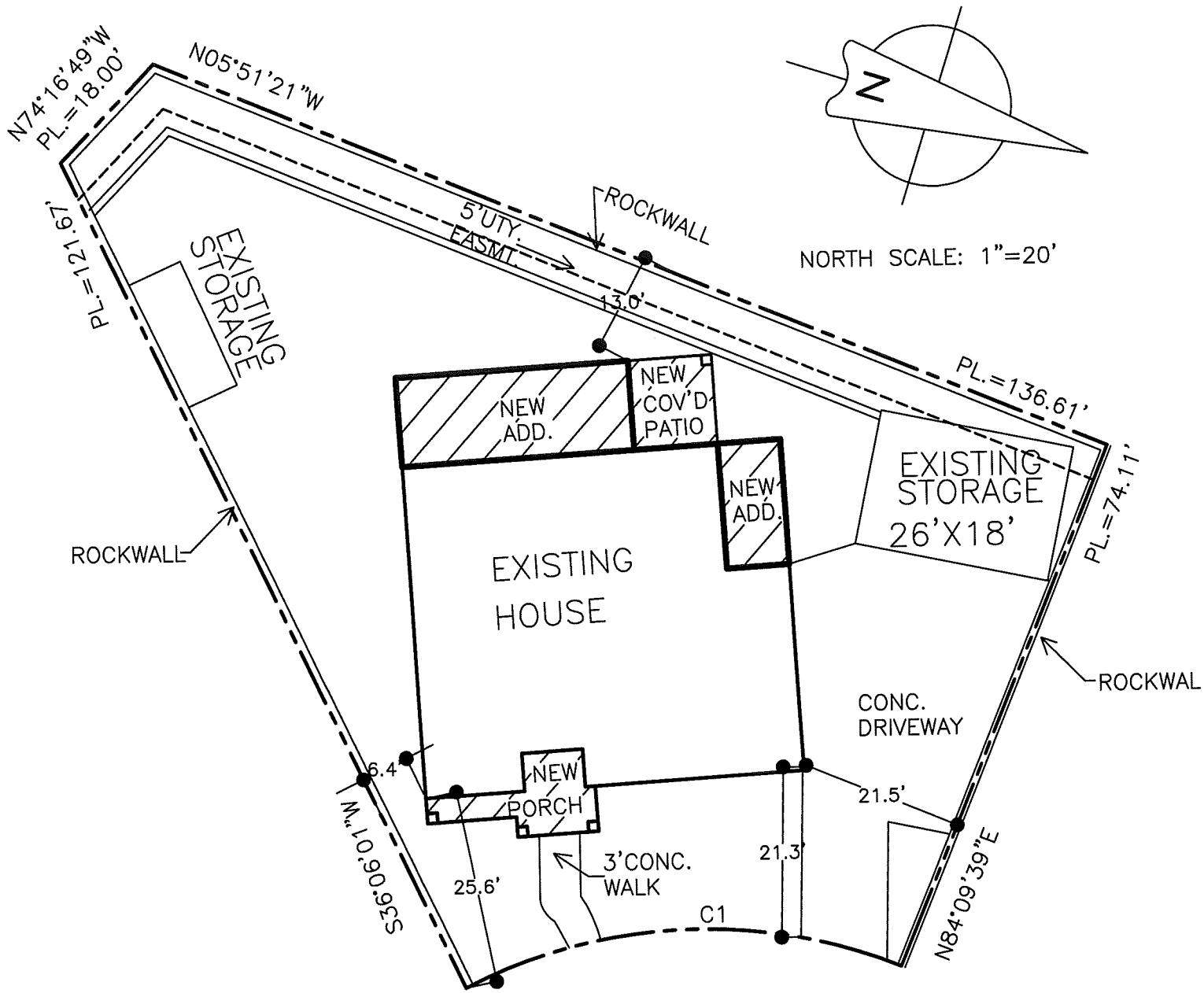
Executive Director/Chief Appraiser

Dinah L. Kilgore, R.P.A.
Location:
 5801 Trowbridge Dr.
 El Paso, TX 79925
 P: (915) 780-2000
 F: (915) 780-2130

General Information:

(915) 780-2131
Email us: admin@epcad.org
Webmaster: webmaster@epcad.org

© 2021 - El Paso Central Appraisal District



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	70.00'	59.74'	31.83'	57.95'	S30°18'12"E	48°53'58"

SOCORRO VILLAGE ADDITION

744 ORTIZ LANE
 LOT 13 BLOCK 2

- h. Designated driveway area constructed of reinforced concrete, and of a size to comply with [section 46-631] off-street parking regulations.

(Ord. No. 76, § 8, 5-1-1989; Ord. of 12-21-1992, § II; Ord. of 7-6-1993, §§ I, II; Ord. of 10-8-1996, § II; Ord. of 11-7-2002, § 8; Ord. of 5-2-2007; Ord. of 11-17-2008; Ord. of 1-13-2011, § II; Ord. of 6-30-2011, § 3; Ord. No. 76, Amd. 1A, Amd. No. 1, § 1, 11-17-2008)

Sec. 46-237. - Conditional uses (requires permit).

Conditional uses in this zone shall include:

- (1) Churches, hospitals, schools, and religious and philanthropic institutions provided, however, that such uses shall be located on sites of sufficient size to meet off-street parking requirements of this article and to provide setback from all property as required of this article and to provide setback for all property lines a distance of at least one foot for each foot of building height or yard setback minimums as set out in [section 46-238], whichever is greater.
- (2) Real estate sales office in connection with a specific development, allowable only as a renewable condition for six months at a time.
- (3) Recreational facility (non-profit) such as a community center, swimming pool, or tennis club.
- (4) Child care homes.

(Ord. No. 76, § 8, 5-1-1989; Ord. of 12-21-1992, § II; Ord. of 7-6-1993, §§ I, II; Ord. of 10-8-1996, § II; Ord. of 11-7-2002, § 8; Ord. of 5-2-2007; Ord. of 11-17-2008; Ord. of 1-13-2011, § II; Ord. of 6-30-2011, § 3; Ord. No. 76, Amd. 1A, Amd. No. 1, § 1, 11-17-2008)

Sec. 46-238. - Area requirements.

Area requirements for this zone shall include:

- (1) Minimum lot area:
 - a. 8,500 square feet [for] areas with ponding.
 - b. 10,000 square feet [for] areas without public ponding.
- (2) Minimum yard setbacks:
 - a. Front: 25 feet;
 - b. Side ([interior]): five feet;
 - c. Side ([exterior]), street: ten feet;
 - d. Rear: 25 feet.
- (3) Minimum front setbacks for all properties facing:
 - a. Collector streets: 35 feet;
 - b. Minor arterials: 55 feet;
 - c. Major arterials: 60 feet.

(Ord. No. 76, § 8, 5-1-1989; Ord. of 12-21-1992, § II; Ord. of 7-6-1993, §§ I, II; Ord. of 10-8-1996, § II; Ord. of 11-7-2002, § 8; Ord. of 5-2-2007; Ord. of 11-17-2008; Ord. of 1-13-2011, § II; Ord. of 6-30-2011, § 3; Ord. No. 76, Amd. 1A, Amd. No. 1, § 4, 11-17-2008)

DIVISION 3. - R-1 - SINGLE-FAMILY RESIDENTIAL DISTRICT

Sec. 46-235. - Purpose.

The purpose of this zone is for single-family dwelling units and other uses which maintain the low-density residential nature of the district.

(Ord. No. 76, § 8, 5-1-1989; Ord. of 12-21-1992, § II; Ord. of 7-6-1993, §§ I, II; Ord. of 10-8-1996, § II; Ord. of 11-7-2002, § 8; Ord. of 5-2-2007; Ord. of 11-17-2008; Ord. of 1-13-2011, § II; Ord. of 6-30-2011, § 3)

Sec. 46-236. - Permitted uses.

Permitted uses in this zone shall include:

- (1) One single-family dwelling unit per lot. Only conventional building materials listed in the approved building codes will be used for structural and finish materials.
- (2) Accessory structures and uses including garages, carports, private workshop, greenhouses, home occupations, and other structures that are customarily incidental to the principal structures.
- (3) Storage of one boat, one camper, or one other recreational vehicle, shall be limited to the side or rear yard separated by at least ten feet from any property line.
- (4) Public park, playground, or ball fields.
- (5) Private kennels.
- (6) Swimming pool. Permitted only when a protective fence, minimum five feet in height, is provided around the yard, lot, or pool area. The pool shall be no closer than five feet from any property line, and approval from all utilities is required to ensure overhead safety.
- (7) Manufactured homes of two sections (double wide) or more, which maintain the predominantly residential nature of the district. Manufactured homes will only be permitted in those subdivisions that were approved by the city prior to the year 2000, and will be subject to the following regulations. In addition to the other requirements under this section, all manufactured homes shall comply with the following standards:
 - a. Manufactured homes must be no older than eight years, measured from the date of manufacture to the date the permit application is filed with the city.
 - b. Maximum number of manufactured homes permitted per lot: one.
 - c. Minimum square footage of the manufactured home 700 square feet and not less than ten feet in width.
 - d. The wheels, axles, and tongue of the mobile or manufactured home shall be removed prior to the tie down process.
 - e. Mobile or manufactured home undercarriages shall be skirted with permanent skirting. The skirt or apron shall be continually and properly maintained between the bottom of the unit and the ground, and obtain a certificate of completion from the zoning department.
 - f. Utility connections, foundation specifications, tie-down specifications, and all other installation requirements shall be done at time of placement in accordance with the Texas Department of Labor and Standards' (or successor agency) Texas Mobile Home Tie-Down Standards.
 - g. All manufactured homes shall be constructed according to the National Manufactured Housing Construction and Safety Standard Act of 1974, 42 USC 5401, et seq.

Sec. 46-239. - Accessory structures.

- (a) No accessory structure, excluding fences, patios, porches or walls, shall be closer to any property line than the required yard setback; however, an accessory structure may be as close as ten feet to any rear property line.
- (b) An accessory structure shall not exceed the interior square footage of the principal structure.

(Ord. No. 76, § 8, 5-1-1989; Ord. of 12-21-1992, § II; Ord. of 7-6-1993, §§ I, II; Ord. of 10-8-1996, § II; Ord. of 11-7-2002, § 8; Ord. of 5-2-2007; Ord. of 11-17-2008; Ord. of 1-13-2011, § II; Ord. of 6-30-2011, § 3)

Sec. 46-240. - Height requirements.

No building or structure shall exceed 35 feet in height; except, however, accessory objects usually required to be placed above the roof level and not intended for human occupancy may exceed this height.

(Ord. No. 76, § 8, 5-1-1989; Ord. of 12-21-1992, § II; Ord. of 7-6-1993, §§ I, II; Ord. of 10-8-1996, § II; Ord. of 11-7-2002, § 8; Ord. of 5-2-2007; Ord. of 11-17-2008; Ord. of 1-13-2011, § II; Ord. of 6-30-2011, § 3)

Secs. 46-241—46-258. - Reserved.

ARTICLE III. - NONCONFORMING STRUCTURES AND USES

Sec. 46-137. - Defined; policy, purpose and intent.

- (a) Lots, structures, uses of land and structures and characteristics of use that were lawful before this chapter was passed or amended, but which would be prohibited, regulated, or restricted under the terms of this chapter or future amendment, are nonconforming. It is the intent of this chapter to permit these nonconformities to continue until they are removed, but not to encourage their survival. It is further the intent of this chapter that nonconformities shall not be enlarged upon, expanded or extended, nor be used as grounds for adding other structures or uses prohibited elsewhere in the same district. It is not the intent of this chapter to authorize, and this chapter shall not be construed to authorize, uses which constitute public or private nuisances or are otherwise prohibited by law or regulations.
- (b) Nonconforming uses are declared by this chapter to be incompatible with, or not within the meaning of, permitted uses in the district in which located a nonconforming use of a structure, a nonconforming use of land, or a nonconforming use of structure and land in combination shall not be extended or enlarged after passage of this chapter by attachment or additions on a building or premises or by placement of additional signs intended to be seen from off premises or by the addition of other uses, of a nature which would not be permitted generally in the district involved.

(Ord. No. 76, § 6(1), 5-1-1989; Ord. of 12-21-1995, § I; Ord. of 11-7-2002, § 6)

Sec. 46-138. - Construction in progress.

- (a) To avoid undue hardship, nothing in this chapter shall be deemed to require a change in the plans, construction, or designated use of any building on which actual construction was lawfully begun prior to the effective date of the adoption or amendment from which this chapter is derived and upon which actual building construction has been carried on diligently according to the city's building inspector and within the timeframe outline in the required permits.
- (b) The term "actual construction," for purposes of this section, means the placing of construction materials in permanent position and fastened in a permanent manner. Where excavation, demolition, or removal of an existing building has been substantially begun preparatory to rebuilding, such excavation, demolition, or removal shall be deemed to be actual construction, provided that work shall be carried on diligently as determined by the city's building inspector.

(Ord. No. 76, § 6(1), 5-1-1989; Ord. of 12-21-1995, § I; Ord. of 11-7-2002, § 6)

Sec. 46-139. - Lots of record.

- (a) In any district in which single-family dwellings are permitted, a single-family dwelling and customary accessory buildings may be erected on any single lot of record at the effective date of adoption of this chapter. Such lots must be in separate ownership. This provision shall apply even though such lots fail to meet the requirements for the area, width, or both, that are generally applicable in the district, provided that yard dimensions and requirements other than those applying to area, width, or both, of the lot shall conform to the regulations for the district in which such lot is located.
- (b) Variance of yard requirements shall be obtained only through action of the board of adjustment. All commercial nonconforming lots structures and uses shall apply for a business registration in order to maintain their nonconforming status.
- (c) If two or more lots or combinations of lots and portions of lots with continuous frontage in single ownership are of record at the time of passage or amendment of this chapter, and if all or part of the lots do not meet the requirements established for lot width and area, the lands involved shall be considered to be an undivided parcel for the purposes of this chapter, and no portion of the parcel

shall be used or sold in a manner which diminishes compliance with lot width and area requirements established by this chapter, nor shall any division of any parcel be made which creates a lot with width or area below the requirements stated in this chapter.

(Ord. No. 76, § 6(2), 5-1-1989; Ord. of 12-21-1995, § I; Ord. of 11-7-2002, § 6)

Sec. 46-140. - Uses.

- (a) If lawful use involving individual structures, or structures and premises in combination, exists at the effective date of adoption or amendment of terms of this chapter, the lawful use may be continued until the compliance date as established by the board of adjustment. The use must cease on that date and it may not operate thereafter unless it becomes a conforming use.
- (b) The board of adjustment shall, in accordance with the law, provide a compliance date for the nonconformity under a plan whereby the owner's actual investment before the time that the nonconformity was created can be amortized within a definite time period. The board will consider the following factors in determining a reasonable amortization period:
 - (1) The owners capital investment in nonconforming structures, fixed equipment and other assets (excluding inventory and other assets that may be feasibly transferred to another site) on the property before the time the nonconformity was created by passage of this chapter or an amendment to it.
 - (2) Any costs that are directly attributable to the establishment of compliance date, including demolition expenses, relocation expenses, termination of leases, and discharge of mortgages.
 - (3) Any return on investment since inception of the use, including net income and depreciation.
 - (4) The anticipated annual recovery of investment, including net income and depreciation.

(Ord. No. 76, § 6(3), 5-1-1989; Ord. of 12-21-1995, § I; Ord. of 11-7-2002, § 6)

Sec. 46-141. - Continuance of nonconformities.

Until the compliance date, the nonconformity may continue so long as it remains otherwise lawful, subject to the following provisions:

- (1) No existing structure devoted to a use not permitted by this chapter in the district in which it is located shall be enlarged, extended, constructed, reconstructed, moved, or structurally altered except in changing the use of the structure to a use permitted in the district in which it is located.
- (2) Any nonconforming use may be extended throughout any parts of a building which were manifestly arranged or designed for such use at the time of adoption of this chapter, but no such use shall be extended to occupy any land outside such building.
- (3) Any structure, or structure and land in combination, in or on which a nonconforming use is superseded by a permitted use shall thereafter conform to the regulations for the district, and the nonconforming use may not thereafter be resumed.
- (4) When a nonconforming use of a structure, or structure and premises in combination, is discontinued or abandoned for six consecutive months or for 18 months during any three-year period (except when government action impedes access to the premises), the structure, or structure and premises in combination, shall not thereafter be used except in conformity with the regulations of the district in which it is located.
- (5) Where nonconforming use status applies to a structure and premises in combination, removal or destruction of the structure shall eliminate the nonconforming status of the land. Destruction for the purpose of this subsection is defined as damage to an extent of more than 50 percent of the replacement cost at time of destruction.

(Ord. No. 76, § 6(4), 5-1-1989; Ord. of 12-21-1995, § I; Ord. of 11-7-2002, § 6)

Sec. 46-142. - Repairs and maintenance.

Work may be done on any nonconforming structure or portion of a structure or conforming structure or portion of a structure containing a nonconforming use in any period of 12 consecutive months on repairs, including, without limitation, repair or replacement of nonbearing walls, fixtures, wiring, or plumbing, to an extent not exceeding 25 percent of the current replacement cost of the nonconforming structure or nonconforming portion of the structure, provided that the enclosed area existing when it became nonconforming shall not be increased.

(Ord. No. 76, § 6(5), 5-1-1989; Ord. of 12-21-1995, § I; Ord. of 11-7-2002, § 6)

Sec. 46-143. - Conditional uses may not be classified as nonconforming uses.

Any use that is permitted as a conditional use shall not be deemed a nonconforming use in such district, but shall without further action be considered a conforming use.

(Ord. No. 76, § 6(6), 5-1-1989; Ord. of 12-21-1995, § I; Ord. of 11-7-2002, § 6)

Secs. 46-144—46-169. - Reserved.



BOARD OF ADJUSTMENT APPLICATION

APPEAL SPECIAL EXCEPTION VARIANCE TODAY'S DATE: 3/17/2021

CONTACT INFORMATION

PROPERTY LOCATION*: 744 Ortiz Ln
(Street address)

Subdivision: Socorro Village Addition Lot: 13 Block: 2
*Application not applicable in the ETJ (Extra Territorial Jurisdiction)

Property Owner: Julian + Norma Urbina 744 Ortiz, Socorro Tx 79927
(Name) (Address) (City, State, & Zip Code)

julianurbina52@gmail.com (915) 999-9363
(Email) (Phone)

Property Owner is giving _____ authority to represent him/her at meeting.
(Applicant Name)

Property Owner Printed Name: _____ Property Owner Signature: _____

Applicant: _____
(Name) (Address) (City, State, & Zip Code)

(Email) (Phone)

REQUEST

Please list types requested:

Description	Ordinance Requirements	Requested Dimensions	Variance from Ordinance
Lot Size			
Lot Width			
Lot Depth			
Side Yard			
Side Yard			
Side at Corner			
Front Yard			
Rear Yard	<u>25ft</u>	<u>13ft</u>	<u>12ft</u>
Driveway			
Other			

PLEASE DESCRIBE THE REASON(S) YOU ARE REQUESTING TO BE HEARD BY THE BOARD OF ADJUSTMENT. YOU MAY ATTACH ADDITIONAL INFORMATION TO SUPPORT YOUR REQUEST.

REASON FOR PETITION: La peticion se pide por el terreno uniforme. Cuando se hizo la casa se saco permiso de la ciudad de El Paso Tx, la cual tenia diferentes codigos al inicio de empezar a fincar en 1976.

Ivy Avalos
Mayor

Ruben Reyes
Representative
At Large

Cesar Nevarez
District 1
Mayor Pro-Tem



Ralph Duran
District 2

Victor Perez
District 3

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

DATE: May 27, 2021
TO: BOARD OF ADJUSTMENTS
FROM: Job Terrazas, Building Official
CC: Adriana Rodarte, City Manager

SUBJECT:

Variance request to Ordinance 76, Amendment 1A, Amendment 1, Section 3 Area Requirements (2)(b) related to the side property setbacks required for Tract 5C12 & 6D1, Block 27, Socorro Grant, at 420 Figueroa to allow existing horse stalls to remain as built.

SUMMARY:

The property matter of this request is about 1,470' feet easterly located from Socorro Rd. This property has an estimated area of 27,909 sf. (0.6407 ac.). It is owned by Rafaela Hernandez, per EPCAD records.

BACKGROUND:

The property currently has horse stalls that were built along the property line. These stalls were built in the latter part of 2019.

STATEMENT OF THE ISSUE:

Petitioner is asking for a variance to the setbacks required for structures that are built along the property line. The Ordinance requires a 15' feet setback in agricultural zones.

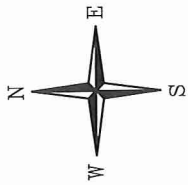
ALTERNATIVE:

An alternative is to comply with the required setbacks.

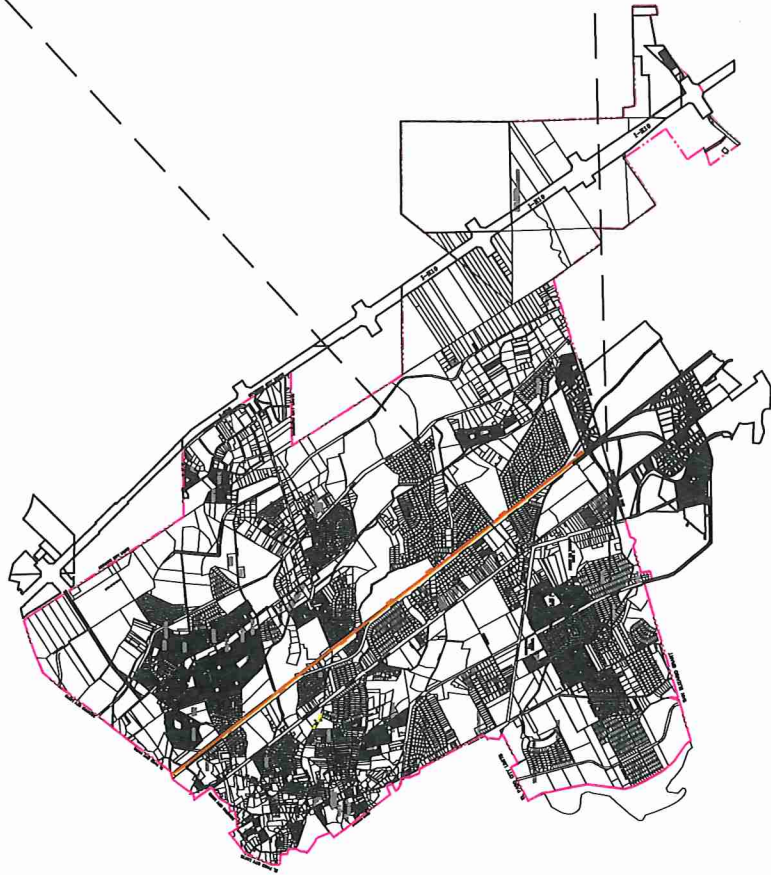
STAFF RECOMMENDATION:

The Planning and Zoning Department recommends APPROVAL because the following reasons:

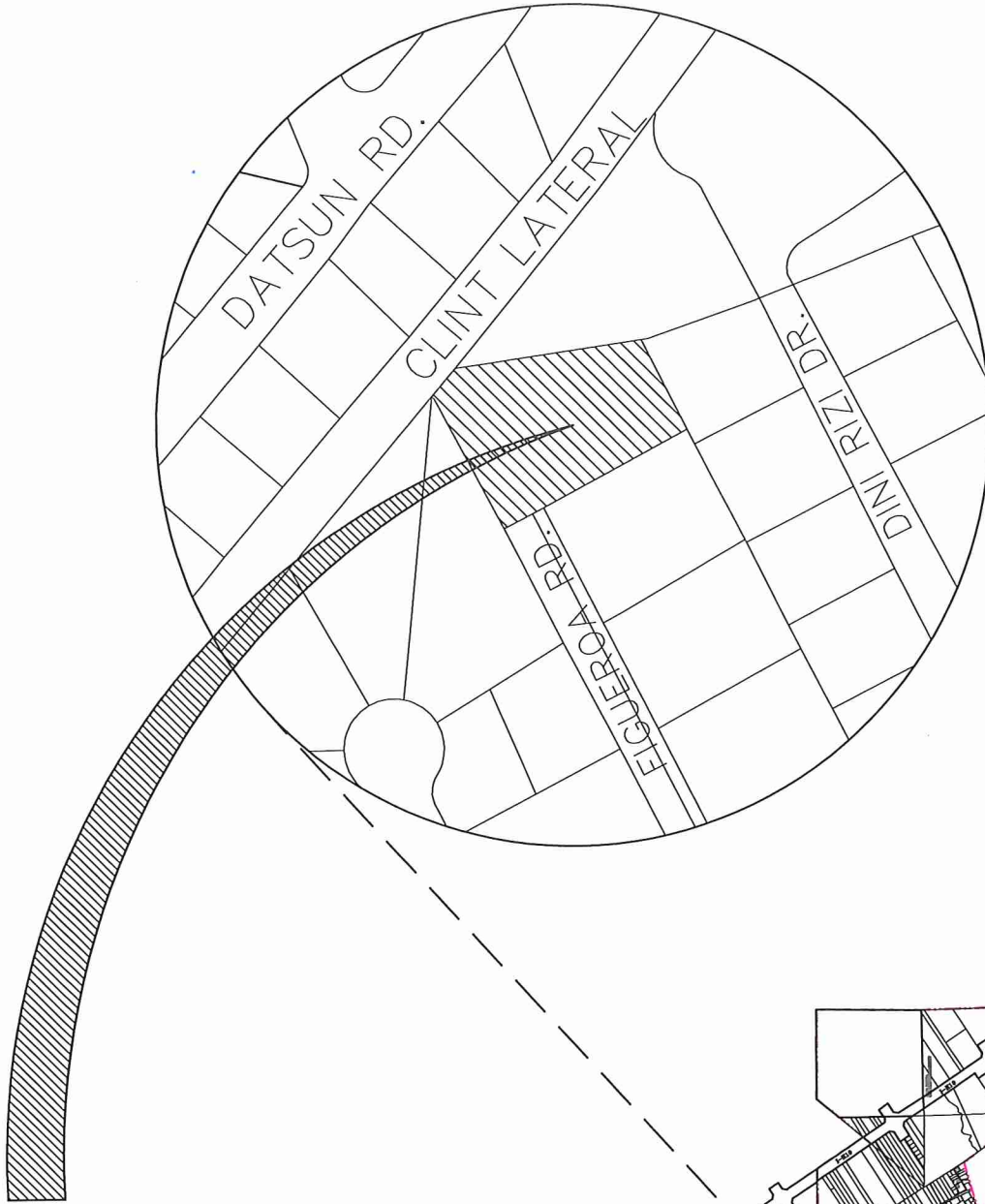
1. Literal enforcement of the ordinance will result in unnecessary hardship since the stalls were built in consensus with the neighbor to separate their property lines, according to the applicant.



PROJECT SITE;
420 Figueroa Rd.
Tract 5-C, Block 27
Socorro Grant



CITY OF SOCORRO



LOCATION MAP

Scale: AS SHOWN

- (g) All manufactured homes shall be constructed according to the National Manufactured Housing Construction and Safety Standard Act of 1974, 42 USC 5401, et. seq.
- (h) Designated driveway area constructed of reinforced concrete, and of a size to comply with Section 9.2 off street parking regulations.

All subsections of Section 8.0 R-E Zoning District Regulations that are not amended herein will remain in full force and effect.

SECTION 3. PERMITTED USES UNDER A-1, ZONE DISTRICT REGULATION:

City of Socorro, Texas, Ordinance No. 76, Amendment 1A, A-1 Zone District Regulations are amended to read as follows:

Permitted Uses:

1. Single-family detached dwelling units. Tin, cardboard, and plywood will not be used as finish materials in any structure.
2. Manufactured homes of two (2) sections (double wide) or more, subject to the following regulations:

In addition to the other requirements under this Section, all manufactured homes shall comply with the following standards:

- (a) Manufactured homes must be no older than eight (8) years, measured from the date of manufacture to the date the permit application is filed with the City of Socorro.
- (b) Maximum number of manufactured homes permitted per lot: one (1).
- (c) Minimum square footage of the manufactured home: 700 square feet and not less than ten (10) feet in width.
- (d) The wheels, axles, and tongue of the mobile or manufactured home shall be removed prior to the tie down process.
- (e) Mobile or manufactured home undercarriages shall be skirted with permanent skirting. The skirt or apron shall be continually and properly maintained between the bottom of the unit and the ground, and obtain a Certificate of Completion from the Zoning Department.

- (f) Utility connections, foundation specifications, tie-down specifications, and all other installation requirements shall be done at time of placement in accordance with the Texas Department of Labor and Standards' (or successor agency) Texas Mobile Home Tie-Down Standards.
- (g) All manufactured homes shall be constructed according to the National Manufactured Housing Construction and Safety Standard Act of 1974, 42 USC 5401, et. seq.
- (h) *Designated driveway area constructed of reinforced concrete, and of a size to comply with Section 9.2 off street parking regulations.*

3. *Riding schools or stables.*

Conditional Uses (Require Special Use Permits)

- (1). *Manufactured homes of one section [single wide], subject to the following regulations.*

In addition to the other requirements under this Section, all manufactured homes shall comply with the following standards:

- (a) *Manufactured homes must be no older than eight (8) years, measured from the date of manufacture to the date the permit application is filed with the City of Socorro.*
- (b) *Maximum number of manufactured homes permitted per lot: one (1).*
- (c) *Minimum square footage of the manufactured home: 700 square feet and not less than ten (10) feet in width*
- (d) *The wheels, axles, and tongue of the mobile or manufactured home shall be removed prior to the tie down process.*
- (e) *Mobile or manufactured home undercarriages shall be skirted with permanent skirting. The skirt or apron shall be continually and properly maintained between the bottom of the unit and the ground, and obtain a Certificate of Completion from the Zoning Department.*
- (f) *Utility connections, foundation specifications, tie-down specifications, and all other installation requirements shall be done at time of placement in accordance with the Texas*

*Department of Labor and Standards' (or successor agency) Texas
Mobile Home Tie-Down Standards.*

- (g) *All manufactured homes shall be constructed according to the National Manufactured Housing Construction and Safety Standard Act of 1974, 42 USC 5401, et. seq.*
- (h) *Designated driveway area constructed of reinforced concrete, and of a size to comply with Section 9.2 off street parking regulations.*

Area Requirements:

1. Minimum lot area: two (2) acres.
2. Must comply with all setbacks required by the RE Zone District as follows:
 - a. Minimum yard setbacks:
 - a. Front – 35 feet;
 - b. Side – 15 feet;
 - c. Rear – 25 feet.
 - b. Minimum front setbacks for all properties facing
 - a. Collector streets – 35 feet;
 - b. Minor arterials – 55 feet;
 - c. Major arterials – 60 feet.

Accessory structures:

Height limitations: No building or structure shall exceed 35 feet in height, except that accessory objects usually required to be placed above the roof level, do not consume more than 1/3 of the total roof area, and are not intended for human occupancy, may exceed this height.

All subsections of the A-1 Zone District Regulations that are not amended herein will remain in full force and effect.

- h. *Feeding facilities.* Feeding facilities and boxes shall be provided in each corral and box stall located in such a manner so as to be maintained above ground, and such facilities shall be maintained accessible thereto by animals to be served thereby.
 - i. *Dust control.* All areas used as arenas for exercising, training or exhibition of animals shall be maintained in a dust-free manner at all times by dampening with an approved system or other acceptable means for the prevention of detrimental and nuisance affect of dust emission to surrounding properties.
 - j. *Cleaning and compliance with health regulations required.*
 - 1. The keeping and maintenance of large animals as provided for in this section shall comply with all regulations and provisions of the health and sanitation laws of the city, county and the state. All premises and facilities where animals are permitted to be kept shall be maintained in a clean, orderly, and sanitary condition at all times. All manure must be removed or spread so as not to constitute a nuisance at least once each week.
 - 2. The premises and facilities shall be treated regularly with environmental approved pesticides or other products for the control of odors, insects, and rodents. Failure to clean the area and control insects, odors and rodents can be considered a clear and present nuisance or detriment to the health, safety, comfort and welfare of the general public and may be cited and punished as a violation of this chapter, with each the violation constituting a separate offense.
 - k. *Distance requirement.* All livestock shall be kept in a secure pen or enclosure, which shall not be less than 60 feet from any private residence (except that of the owner or person keeping such animals) or any hotel, apartment house, tenement house, hospital, church or school.
- (4) *Maximum number of horses and cattle.*
- a. Except in A-1 and RE zone districts, no person shall keep an equine or bovine on any premises, the overall area of which is less than provided herein for each equine or bovine kept, nor keep more equines or bovines than is permitted herein, shall not create a public nuisance and shall not exceed the permitted number of adult equine or bovine, and their foals or calves up to six months of age.
 - b. Under no circumstance shall the number of equine or bovine permitted exceed animals per acre and area permitted herein. The persons in lawful possession of the premises, as owner or tenant, may keep thereon equine or bovine belonging to others, but limited to number of equine or bovine on the premises and the area and distance requirements of this chapter.

(Ord. No. 76, § 14, 5-1-1989; Ord. of 11-7-2002, § 14; Ord. of 9-2-2010, § 2; Ord. No. 467, § 20, 6-6-2019)

Sec. 46-639. - Keeping of large animals.

The following regulations are established for the keeping of large animals in all zoning districts, except within all commercial zones within the city:

- (1) *Area.* All lots shall have a minimum of half an acre for the keeping of large animals.
- (2) *Density per acre limitation for livestock.*
 - a. One-half acre or more. Horses, mules, donkeys, buffalo, alpaca, bovine and beefalo: Minimum square footage of open lot area (not including dwelling unit) shall be 9,000 square feet for the first animal and 6,000 square feet thereafter for each additional animal; provided the total number of such animals shall not exceed four animals per acre, two animals per one-half acre.
 - b. Swine shall not exceed two animals per acre, one animal per one-half acre.
 - c. Not applicable for animals below 12 months of age, which are the offspring of an animal maintained on the property.
 - d. For all animals not mentioned herein, the density per acre limitation shall be determined by the planning department after consultation with relevant agencies.
- (3) *Development standards.* The keeping of large animals shall be subject to the following development standards:
 - a. *Corral size.* Every corral to be provided shall have a minimum width or length of ten feet and shall contain not less than 100 square feet of area.
 - b. *Box stall.* Every box stall to be provided shall have a minimum of ten feet of length and width, and shall contain not less than 100 square feet of area. Box stalls shall be covered by a permanent weatherproof roof.
 - c. *Fence enclosure.* If requested by an adjacent neighbor or ordered [by] the building official, any section of the fence within 12 feet of a neighboring property line shall be covered so that the animal pen or corral area is totally screened from view of the adjoining property by a fence and fence covering not less than five feet high.
 - d. *Fencing.* Fencing to be provided shall be subject to the following:
 1. *Materials and construction.* Fencing may be constructed of wood, chainlink, masonry, metal, and materials with the structural strength required by the approved building code.
 2. *Fence post.* Fence posts may be constructed of wood, metal, concrete, or materials with the structural strength required by the approved building code.
 3. *Fence height.* Fences to be provided for enclosure shall be maintained not less than 4.5 feet in height, except that horse, donkey and mule stud stalls shall be not less than five feet in height.
 - e. *Shade.* All corrals shall contain a roofed area having minimum dimensions of not less than six feet in width and ten feet in length.
 - f. *Maintenance.* All stalls and corrals shall be continuously maintained with preservatives, fasteners, and other materials so as to maintain appearance and prevent deterioration and animal escapement.
 - g. *Locks and containment devices.* Substantial and acceptable locking or latching devices shall be provided and installed on all gates and doors to animal areas located thereon in such a manner so as to be inaccessible to animals and small children for the prevention of animal escape and unauthorized entry.

A quien corresponda:

4/19/21

Yo Ana Corralles informe que soy la vecina de la Señora Elizabeth Morales y el Señor Francisco Hernandez y que yo no tengo ningun problema con los establos/ los puestos de caballos que ellas hicieron pegados como cerco entre mi propiedad y la de ellas. Ellas mantienen todo muy limpio y a nadie afectan con los puestos de caballos. Al contrario son muy bonitos algo que no avia yo visto, estan muy bien hechos, gran amor que tienen a sus animales. Cualquiera pregunta mi numero es (915) 920-6205.

Att:
Ana Corralles

420 FIGUEROA



BOARD OF ADJUSTMENT APPLICATION

APPEAL
 SPECIAL EXCEPTION
 VARIANCE
 TODAY'S DATE: _____

****CONTACT INFORMATION****

PROPERTY LOCATION*: 420 Figueroa
(Street address)

Subdivision: _____ Lot: _____ Block: _____

*Application not applicable in the ETJ (Extra Territorial Jurisdiction)
 Property Owner: Elizabeth Morales 449 Dini Kazi Dr. Socorro, TX 79927
(Name) (Address) (City, State, & Zip Code)

fhernandez8488@yahoo.com (915) 270-0865
(Email) (Phone)

Property Owner is giving Elizabeth Morales authority to represent him/her at meeting.
(Applicant Name)

Property Owner Printed Name: Elizabeth Morales Property Owner Signature: Elizabeth Morales

Applicant: Elizabeth Morales 449 Dini Kazi Dr. Socorro, TX 79927
(Name) (Address) (City, State, & Zip Code)

fhernandez8488@yahoo.com (915) 270-0865
(Email) (Phone)

****REQUEST****

Please list types requested:

Description	Ordinance Requirements	Requested Dimensions	Variance from Ordinance
Lot Size			
Lot Width			
Lot Depth			
Side Yard			
Side Yard			
Side at Corner			
Front Yard			
Rear Yard			
Driveway			
Other			

PLEASE DESCRIBE THE REASON(S) YOU ARE REQUESTING TO BE HEARD BY THE BOARD OF ADJUSTMENT. YOU MAY ATTACH ADDITIONAL INFORMATION TO SUPPORT YOUR REQUEST.

REASON FOR PETITION:

we build some horse stalls ~~at the~~ right in the fence line of our property and neighbors, so it could have use as a privacy cover in metal sheets. Neighbor's agree, so we could both have privacy. we can't afford tearing the structure down. please help us keep our structure as it is.

WILL THIS REQUEST SERVE A PUBLIC INTEREST?

Yes, our horses have helped little nephews and family who suffer from autism, anxiety and depression.

WILL LITERAL ENFORCEMENT OF THE CODE CREATE A HARDSHIP?

No, this won't hurt nobody, ~~too~~ horse stalls were build nicely and neat to help Socorro look nice. Our neighbors agree with us, since it has no affect to no one.

DOES THIS REQUEST MEET THE SPIRIT OF THE CODE?

We understand its not in the code, they let us know that, but does not harm nobody. Animals deserve a good home too, horse stalls were build specially for them with lots of effort and love.

WILL SUBSTANTIAL JUSTICE BE MADE WITH THIS REQUEST?

No, no substantial justice. All who ever wants are welcome to have a look at the horse stalls to see with their own eyes that they are very nice build horse stalls. We just need your help to help us keep them

Items Submitted: Completed application and fee Plot/Site Plan or Survey drawn to scale

I hereby certify that the above statements are true and correct to the best of my knowledge.

Elizabeth Mj
Property Owner Signature (If different from Applicant)

Elizabeth Mj
Applicant's Signature

STATE OF TEXAS

COUNTY OF _____

Subscribed and sworn to before me this _____ day of _____, 20_____

Notary Public

(seal)

My Commission expires: _____

NOTICE:

This application can be made available upon request. Requests can be made by calling (915) 872-8531 (Voice) or email jterrasas@ci.socorro.tx.us Please allow at least 48 hours for your request to be processed.

*****OFFICE USE ONLY*****

Seeking an appeal from the Municode, City of Socorro Zoning Ordinance, Section No:

BOA Number: _____ TOTAL FEE DUE: \$ _____ (non- refundable)

Received by: _____ Signature: _____ Date: _____

Ivy Avalos
Mayor

Ruben Reyes
Representative
At Large

Cesar Nevarez
District 1
Mayor Pro-Tem



Ralph Duran
District 2

Victor Perez
District 3

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

DATE: May 27, 2021
TO: BOARD OF ADJUSTMENTS
FROM: Job Terrazas, Building Official
CC: Adriana Rodarte, City Manager

SUBJECT:

Variance request to Municode Chapter 46-236(7)/(a) related to the age of mobile homes allowed in Lot 2, Block 8, El Gran Valle, at 11611 Valle Bonito Rd. to allow an existing 2003 mobile to remain installed.

SUMMARY:

The property matter of this request is about 6,130' feet westerly located from Socorro Rd. This property has an estimated area of 20,013 sf. (0.46 ac.). It is owned by Susana Coronel, per EPCAD records.

BACKGROUND:

The property currently has a 2003 mobile home installed without a permit. There are no other improvements in record.

STATEMENT OF THE ISSUE:

The issue is that the Zoning Ordinance does not allow mobile homes older than 8 years. The applicant stated that due to the pandemic, they are limited in funds and are unable to move the mobile home.

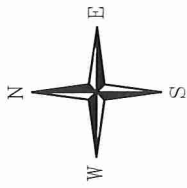
ALTERNATIVE:

An alternative is to follow the requirements under section 46-236 for the R-1 zones and allow only a mobile home that is not older than 8 years old.

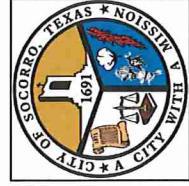
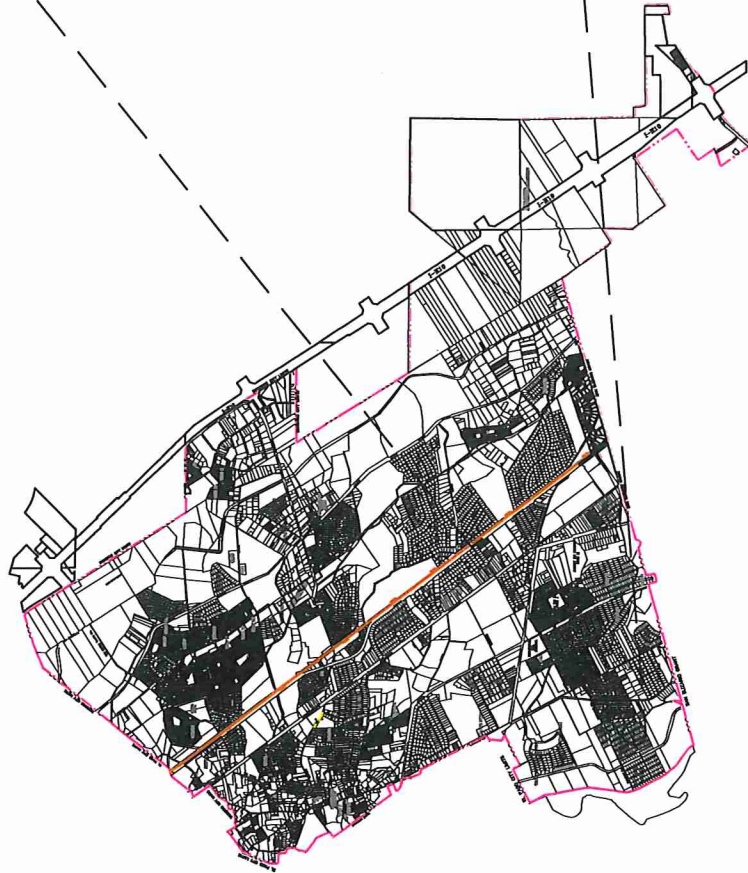
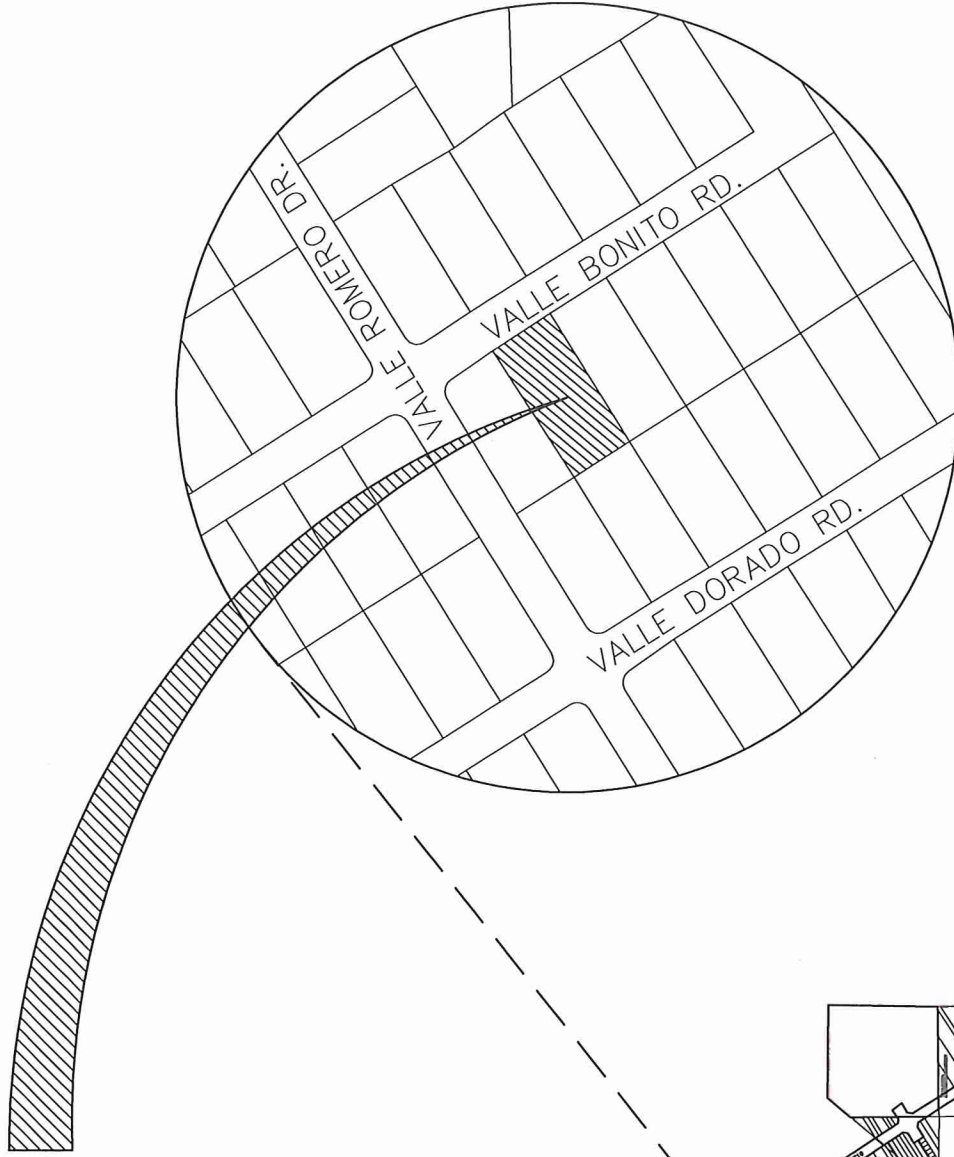
STAFF RECOMMENDATION:

The Planning and Zoning Department recommends DENIAL because the following reasons:

1. This request is contrary to the public interest.
2. There are no special conditions so that literal enforcement of the ordinance would result in unnecessary hardship.
3. The spirit of the code is not observed and there is no substantial justice made.



PROJECT SITE;
1611 Valle Bonito Rd.
Lot 2, Block 8
EL Gran Valle



CITY OF SOCORRO

LOCATION MAP

Scale: AS SHOWN

DIVISION 3. - R-1 - SINGLE-FAMILY RESIDENTIAL DISTRICT

Sec. 46-235. - Purpose.

The purpose of this zone is for single-family dwelling units and other uses which maintain the low-density residential nature of the district.

(Ord. No. 76, § 8, 5-1-1989; Ord. of 12-21-1992, § II; Ord. of 7-6-1993, §§ I, II; Ord. of 10-8-1996, § II; Ord. of 11-7-2002, § 8; Ord. of 5-2-2007; Ord. of 11-17-2008; Ord. of 1-13-2011, § II; Ord. of 6-30-2011, § 3)

Sec. 46-236. - Permitted uses.

Permitted uses in this zone shall include:

- (1) One single-family dwelling unit per lot. Only conventional building materials listed in the approved building codes will be used for structural and finish materials.
- (2) Accessory structures and uses including garages, carports, private workshop, greenhouses, home occupations, and other structures that are customarily incidental to the principal structures.
- (3) Storage of one boat, one camper, or one other recreational vehicle, shall be limited to the side or rear yard separated by at least ten feet from any property line.
- (4) Public park, playground, or ball fields.
- (5) Private kennels.
- (6) Swimming pool. Permitted only when a protective fence, minimum five feet in height, is provided around the yard, lot, or pool area. The pool shall be no closer than five feet from any property line, and approval from all utilities is required to ensure overhead safety.
- (7) Manufactured homes of two sections (double wide) or more, which maintain the predominantly residential nature of the district. Manufactured homes will only be permitted in those subdivisions that were approved by the city prior to the year 2000, and will be subject to the following regulations. In addition to the other requirements under this section, all manufactured homes shall comply with the following standards:
 - a. Manufactured homes must be no older than eight years, measured from the date of manufacture to the date the permit application is filed with the city.
 - b. Maximum number of manufactured homes permitted per lot: one.
 - c. Minimum square footage of the manufactured home 700 square feet and not less than ten feet in width.
 - d. The wheels, axles, and tongue of the mobile or manufactured home shall be removed prior to the tie down process.
 - e. Mobile or manufactured home undercarriages shall be skirted with permanent skirting. The skirt or apron shall be continually and properly maintained between the bottom of the unit and the ground, and obtain a certificate of completion from the zoning department.
 - f. Utility connections, foundation specifications, tie-down specifications, and all other installation requirements shall be done at time of placement in accordance with the Texas Department of Labor and Standards' (or successor agency) Texas Mobile Home Tie-Down Standards.
 - g. All manufactured homes shall be constructed according to the National Manufactured Housing Construction and Safety Standard Act of 1974, 42 USC 5401, et seq.

- h. Designated driveway area constructed of reinforced concrete, and of a size to comply with [section 46-631] off-street parking regulations.

(Ord. No. 76, § 8, 5-1-1989; Ord. of 12-21-1992, § II; Ord. of 7-6-1993, §§ I, II; Ord. of 10-8-1996, § II; Ord. of 11-7-2002, § 8; Ord. of 5-2-2007; Ord. of 11-17-2008; Ord. of 1-13-2011, § II; Ord. of 6-30-2011, § 3; Ord. No. 76, Amd. 1A, Amd. No. 1, § 1, 11-17-2008)

Sec. 46-237. - Conditional uses (requires permit).

Conditional uses in this zone shall include:

- (1) Churches, hospitals, schools, and religious and philanthropic institutions provided, however, that such uses shall be located on sites of sufficient size to meet off-street parking requirements of this article and to provide setback from all property as required of this article and to provide setback for all property lines a distance of at least one foot for each foot of building height or yard setback minimums as set out in [section 46-238], whichever is greater.
- (2) Real estate sales office in connection with a specific development, allowable only as a renewable condition for six months at a time.
- (3) Recreational facility (non-profit) such as a community center, swimming pool, or tennis club.
- (4) Child care homes.

(Ord. No. 76, § 8, 5-1-1989; Ord. of 12-21-1992, § II; Ord. of 7-6-1993, §§ I, II; Ord. of 10-8-1996, § II; Ord. of 11-7-2002, § 8; Ord. of 5-2-2007; Ord. of 11-17-2008; Ord. of 1-13-2011, § II; Ord. of 6-30-2011, § 3; Ord. No. 76, Amd. 1A, Amd. No. 1, § 1, 11-17-2008)

Sec. 46-238. - Area requirements.

Area requirements for this zone shall include:

- (1) Minimum lot area:
 - a. 8,500 square feet [for] areas with ponding.
 - b. 10,000 square feet [for] areas without public ponding.
- (2) Minimum yard setbacks:
 - a. Front: 25 feet;
 - b. Side ([interior]): five feet;
 - c. Side ([exterior]), street: ten feet;
 - d. Rear: 25 feet.
- (3) Minimum front setbacks for all properties facing:
 - a. Collector streets: 35 feet;
 - b. Minor arterials: 55 feet;
 - c. Major arterials: 60 feet.

(Ord. No. 76, § 8, 5-1-1989; Ord. of 12-21-1992, § II; Ord. of 7-6-1993, §§ I, II; Ord. of 10-8-1996, § II; Ord. of 11-7-2002, § 8; Ord. of 5-2-2007; Ord. of 11-17-2008; Ord. of 1-13-2011, § II; Ord. of 6-30-2011, § 3; Ord. No. 76, Amd. 1A, Amd. No. 1, § 4, 11-17-2008)

Sec. 46-239. - Accessory structures.

- (a) No accessory structure, excluding fences, patios, porches or walls, shall be closer to any property line than the required yard setback; however, an accessory structure may be as close as ten feet to any rear property line.
- (b) An accessory structure shall not exceed the interior square footage of the principal structure.

(Ord. No. 76, § 8, 5-1-1989; Ord. of 12-21-1992, § II; Ord. of 7-6-1993, §§ I, II; Ord. of 10-8-1996, § II; Ord. of 11-7-2002, § 8; Ord. of 5-2-2007; Ord. of 11-17-2008; Ord. of 1-13-2011, § II; Ord. of 6-30-2011, § 3)

Sec. 46-240. - Height requirements.

No building or structure shall exceed 35 feet in height; except, however, accessory objects usually required to be placed above the roof level and not intended for human occupancy may exceed this height.

(Ord. No. 76, § 8, 5-1-1989; Ord. of 12-21-1992, § II; Ord. of 7-6-1993, §§ I, II; Ord. of 10-8-1996, § II; Ord. of 11-7-2002, § 8; Ord. of 5-2-2007; Ord. of 11-17-2008; Ord. of 1-13-2011, § II; Ord. of 6-30-2011, § 3)

Secs. 46-241—46-258. - Reserved.

EPCAD - Print View for Property 407889

Property

Account

Type:	R	Geo ID:	E3250000800200
Prop ID:	407889	Legal Description:	8 EL GRAN VALLE LOT 2 20012.80 SQ FT
Agent Code:	222	Property Use	-
Property Use Code:	-	Description:	

Location

Address: 11611 VALLE BONITO RD SOCORRO, TX
 Neighborhood: EL GRAN VALLE RPL A
 Neighborhood CD: NE32531110
 Mapsco: 830V
 Map ID: SEA183

Owners

Name: CORONEL SUSANA
 Mailing Address: 11897 OAK CROSSING DR EL PASO TX 79936-2673
 Owner ID: 280657
 Ownership (%): 100.00
 Exemptions: -

Values (2021)

(+) Improvement Homesite Value:	\$0.00
(+) Improvement Non Homesite Value:	\$0.00
(+) Land Homesite Value:	\$0.00
(+) Land Non Homesite Value:	\$18,932.00
(+) Agricultural Market Valuation:	\$0.00
(+) Timber Market Valuation:	\$0.00
(=) Market Value:	\$18,932.00
(-) Agricultural Or Timber Use Value Reduction:	\$0.00
(=) Appraised Value:	\$18,932.00
(-) HS Cap:	\$0.00
(=) Assessed Value:	\$18,932.00

Taxing Jurisdiction (2021)

Owner: CORONEL SUSANA
 Ownership (%): 100.00
 Total Value: \$18,932.00

Entity:	Description:	Tax Rate:	Freeze Ceiling:	Appraised Value:	Taxable Value:	Estimated Tax:
CAD	CENTRAL APPRAISAL DISTRICT	0.000000	\$--	\$18,932.00	\$18,932.00	\$0.00
CSO	CITY OF SOCORRO	0.836995	\$--	\$18,932.00	\$18,932.00	\$158.46
G01	EL PASO COUNTY	0.488997	\$--	\$18,932.00	\$18,932.00	\$92.58
ISO	SOCORRO I.S.D.	1.343354	\$--	\$18,932.00	\$18,932.00	\$254.32
SCC	EPCC	0.139859	\$--	\$18,932.00	\$18,932.00	\$26.48
SF2	EMGCY SRVC #2	0.095097	\$--	\$18,932.00	\$18,932.00	\$18.00

Entity:	Description:	Tax Rate:	Freeze Ceiling:	Appraised Value:	Taxable Value:	Estimated Tax:
SHO	UNIV MED CTR	0.267747	\$---	\$18,932.00	\$18,932.00	\$50.69
SWL	LWR VALLEY WTR D	0.195033	\$---	\$18,932.00	\$18,932.00	\$36.92
Total Tax Rate:		3.367082				
Taxes With Current Exemptions:						\$637.45
Taxes Without Exemptions:						\$637.45

The El Paso Central Appraisal District makes no claims, promises or guarantees about the accuracy, completeness, or adequacy of this information and expressly disclaims liability for any errors and omissions. Data relating to tax rates and tax values is being provided as unofficial data. Please visit the City of El Paso Consolidated Tax Office website for official values.

Improvements/Building (2021)

No improvements exist for this property for the currently selected year.

Land (2021)

#	Type:	Description:	Acres:	Square Footage:	Eff Front:	Eff Depth:	Market Value:	Prod Value:
1	E325R31110	E325R31110	0.46	20012.80	0.00	0.00	\$18,932.00	\$0.00

Roll Value History

Year:	Improvements:	Land Market:	Ag Valuation:	Appraised:	HS Cap:	Assessed:
2021	\$0.00	\$18,932.00	\$0.00	\$18,932.00	\$0.00	\$18,932.00
2020	\$0.00	\$18,932.00	\$0.00	\$18,932.00	\$0.00	\$18,932.00
2019	\$0.00	\$18,932.00	\$0.00	\$18,932.00	\$0.00	\$18,932.00
2018	\$0.00	\$18,932.00	\$0.00	\$18,932.00	\$0.00	\$18,932.00
2017	\$0.00	\$16,070.00	\$0.00	\$16,070.00	\$0.00	\$16,070.00
2016	\$0.00	\$16,070.00	\$0.00	\$16,070.00	\$0.00	\$16,070.00

Deed History

#	Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	10/18/2007	W	Warranty Deed	PARADA BERTHA (CS)	CORONEL SUSANA	0	0	20070107792
2	9/26/1992	G	Contract of Sale	AGUIRRE, PEDRO	PARADA, BERTHA (CS)			-
3	8/27/1991	W	Warranty Deed	-	AGUIRRE, PEDRO	0000	0000	-

Executive Director/Chief Appraiser
 Dinah L. Kilgore, R.P.A.
Location:
 5801 Trowbridge Dr.
 El Paso, TX 79925
P: (915) 780-2000
F: (915) 780-2130

General Information:
 (915) 780-2131
Email us: admin@epcad.org
Webmaster: webmaster@epcad.org
 © 2021 - El Paso Central Appraisal District



BOARD OF ADJUSTMENT APPLICATION

APPEAL SPECIAL EXCEPTION VARIANCE TODAY'S DATE: 04-19-2021

CONTACT INFORMATION

PROPERTY LOCATION*: 11111 Valle Bonito Road
(Street address)

Subdivision: _____ Lot: 2 Block: 8
*Application not applicable in the ETJ (Extra Territorial Jurisdiction)

Property Owner: LESLIE DANIELA LOPEZ 1901 RICHARD WOOTEN PI EL PASO, TX 79938
(Name) (Address) (City, State, & Zip Code)
ldaniela880@gmail.com (915) 355-2510
(Email) (Phone)

Property Owner is giving DANIEL C. LOPEZ authority to represent him/her at meeting.
(Applicant Name)

Property Owner Printed Name: LESLIE D. LOPEZ Property Owner Signature: [Signature]

Applicant: DANIEL C. LOPEZ 1901 RICHARD WOOTEN PI EL PASO, TX 79938
(Name) (Address) (City, State, & Zip Code)
N/A (915) 301-6138
(Email) (Phone)

REQUEST

Please list types requested:

Description	Ordinance Requirements	Requested Dimensions	Variance from Ordinance
Lot Size		28' X 40'	
Lot Width		28'	
Lot Depth		40'	
Side Yard		40'	
Side Yard		40'	
Side at Corner		28'	
Front Yard			
Rear Yard			
Driveway		None	
Other			

PLEASE DESCRIBE THE REASON(S) YOU ARE REQUESTING TO BE HEARD BY THE BOARD OF ADJUSTMENT. YOU MAY ATTACH ADDITIONAL INFORMATION TO SUPPORT YOUR REQUEST.

REASON FOR PETITION:

TO Request permission to keep the trailer in the property mentioned above. The Trailer measures 28' X 40' and is on a lot 2 of 8 El Gran Valle Lot 2 because of the Covid 19 pandemic have limited funds and not able to move trailer. have recently become disabled.

WILL THIS REQUEST SERVE A PUBLIC INTEREST?

yes, it gives value to property. & neighborhood have kept up with area,

WILL LITERAL ENFORCEMENT OF THE CODE CREATE A HARDSHIP?

yes at this time it is a hardship due to Covid-19 pandemic, have worked limited time. have limited funds

DOES THIS REQUEST MEET THE SPIRIT OF THE CODE?

to a limited spirit

WILL SUBSTANTIAL JUSTICE BE MADE WITH THIS REQUEST?

yes. due to Covid-19 pandemic limited funds for money later at his time

Items Submitted: Completed application and fee Plot/Site Plan or Survey drawn to scale

I hereby certify that the above statements are true and correct to the best of my knowledge.

[Signature]
Property Owner Signature (if different from Applicant)

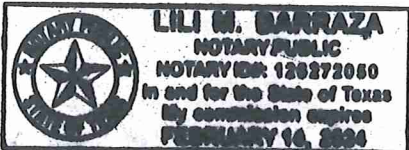
[Signature]
Applicant's Signature

STATE OF TEXAS

COUNTY OF SOCORRO

Subscribed and sworn to before me this 19 day of April, 2021

[Signature]
Notary Public



My Commission expires: 2/14/2024

(seal) NOTICE:

This application can be made available upon request. Requests can be made by calling (915) 872-8531 (Voice) or email jtarras@ci.socorro.tx.us Please allow at least 48 hours for your request to be processed.

OFFICE USE ONLY

Seeking an appeal from the Municode, City of Socorro Zoning Ordinance, Section No:

BOA Number: _____ TOTAL FEE DUE: \$ _____ (non-refundable)

Received by: _____ Signature: _____ Date: _____

Ivy Avalos
Mayor

Ruben Reyes
Representative
At Large

Cesar Nevarez
District 1
Mayor Pro-Tem



Ralph Duran
District 2

Victor Perez
District 3

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

DATE: May 27, 2021
TO: BOARD OF ADJUSTMENTS
FROM: Job Terrazas, Building Official
CC: Adriana Rodarte, City Manager

SUBJECT:

Variance request to Municode Chapter 46-238(2)(c) related to the side property setbacks required for Lot 22, Block 3, Hillcrest Manor & Tract 4C6D, Block 3, Socorro Grant, at 901 Horizon Blvd. to allow an accessory structure to remain in the existing location.

SUMMARY:

The property matter of this request is at the intersection of Horizon and Patti Jo. This property has an estimated area of 53,330 sf. (1.22 ac.). It is owned by Aber Dick, per EPCAD records.

BACKGROUND:

The main area was built in 2002 per EPCAD records. An accessory structure was added to the side of the building for storage. In July 2020, a code enforcer noticed the additional structure that was placed within the required setbacks and a noticed was issued.

STATEMENT OF THE ISSUE:

The issue is that the Zoning Ordinance requires a 10' foot setback in the side of this property.

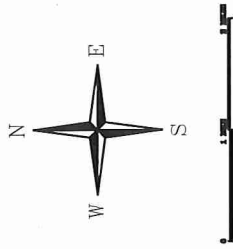
ALTERNATIVE:

An alternative is to follow the setback requirements under section 46-238(2)(c) for R-1 zones per section 46-415(2).

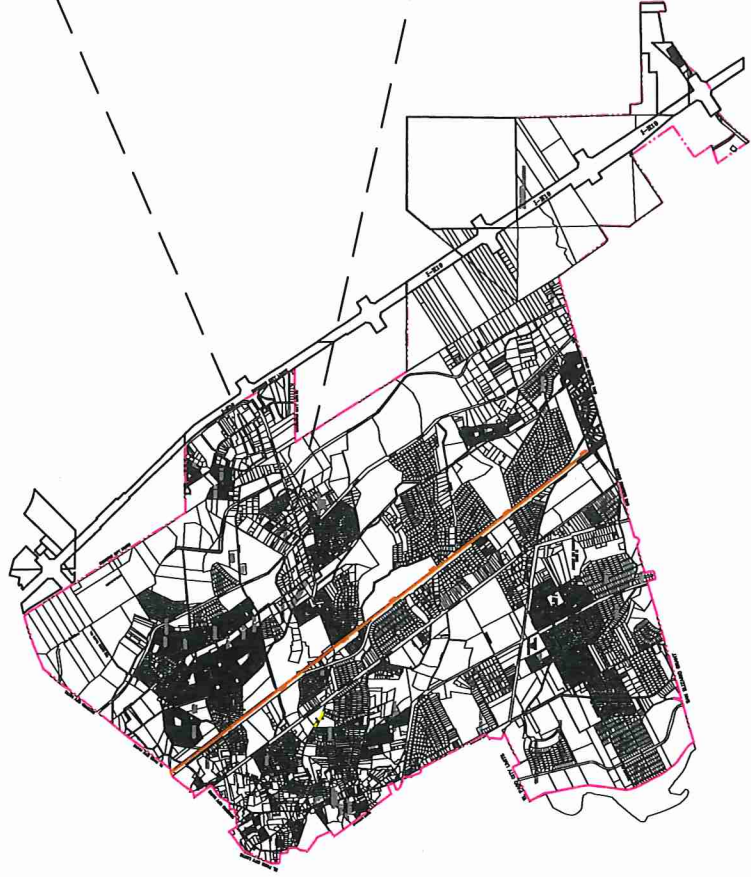
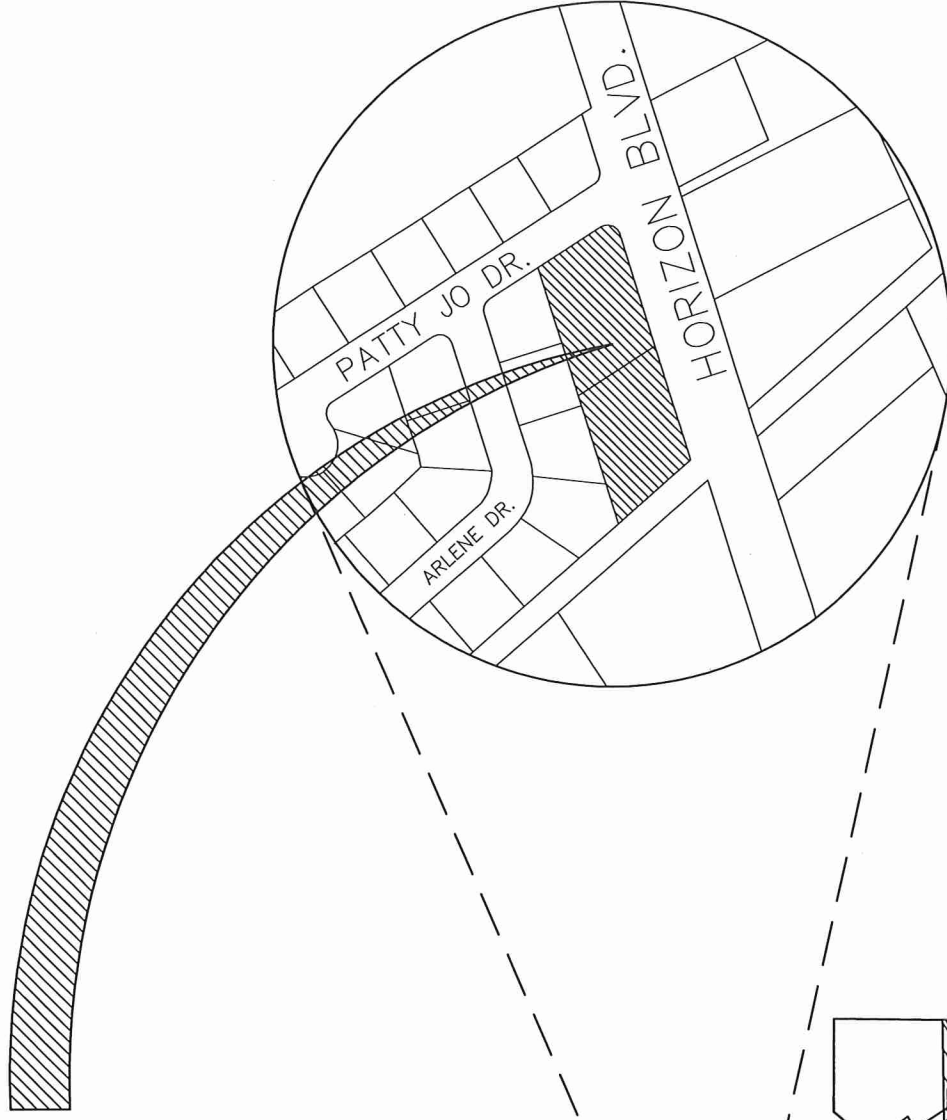
STAFF RECOMMENDATION:

The Planning and Zoning Department recommends APPROVAL because the following reasons:

1. Literal enforcement of the ordinance will result in unnecessary hardship. Moving the accessory structure closer to the building to meet the setbacks could potentially impact the drive thru traffic.



PROJECT SITE;
901 Horizon Blvd. Suite A
Lot 22, Block 3
Hill Crest Manor



CITY OF SOCORRO

LOCATION MAP

Scale: AS SHOWN

I would like to request a variance to reduce side setback to eight inches on placement of a storage container, otherwise known as a shipping container. I did not know that this would be classified as a building and didn't take out a building permit. The container is not attached to the ground in anyway, shape or form. First, they gave me a notice of violation for "unauthorized storage unit placed on side", then I got one for "no building permit". I am not sure if the inspector knows what to charge me with.

The container was placed on the property in a professional manor and the surrounding landscaping, including mature trees, were not disturbed. If anything, I have been complimented for the way it looks, since I even painted it to match the main building. In almost two years, I have never had a complaint from customers or people living in the surrounding neighborhood. The container does not interfere with customers view entering or existing the parking lot.

If forced to move the container, not only would it require me to remove the two of the three mature trees, but most importantly, it would interfere with my drive thru. My drive- thru is presently, and has been for over a year, my only means of doing business with my customers. If forced to move this container, it would cause great losses to my business and also leave me with no space to store my surplus inventory. The only space next to me is a Sweepstakes business and it has a long term lease.

Your help is greatly appreciated and I thank you in advance for a favorable outcome.

Thanks again,
Carlos Lazo

DIVISION 9. - C-2 - GENERAL COMMERCIAL DISTRICT

Sec. 46-412. - Purpose.

The purpose of this zone is to allow those commercial activities that serve the general community on a day-to-day basis.

(Ord. No. 76, § 8, 5-1-1989; Ord. of 12-21-1992, § II; Ord. of 7-6-1993, §§ I, II; Ord. of 10-8-1996, § II; Ord. of 11-7-2002, § 8; Ord. of 5-2-2007; Ord. of 11-17-2008; Ord. of 1-13-2011, § II; Ord. of 6-30-2011, § 3)

Sec. 46-413. - Permitted uses.

Permitted uses in this zone shall include:

- (1) 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.
- (2) Movie theaters, bowling alleys and skating rinks; pool tables allowed as an accessory and secondary use to such permitted uses.
- (3) Churches, post offices, fire stations, libraries and public buildings.
- (4) Offices.
- (5) Commercial kennels and veterinary clinics.
- (6) Cafes, restaurants, cafeterias, and drive through eating establishments.
- (7) Clubs and lodges without alcoholic beverages sale to members or the public.
- (8) Child care institutions, day care centers, nursing homes, and halfway houses.
- (9) Service establishments, including filling or service stations.
- (10) Ambulance service with or without outdoor storage of ambulances.
- (11) Spas, health studios or fitness centers, without outdoor activities.

(Ord. No. 76, § 8, 5-1-1989; Ord. of 12-21-1992, § II; Ord. of 7-6-1993, §§ I, II; Ord. of 10-8-1996, § II; Ord. of 11-7-2002, § 8; Ord. of 5-2-2007; Ord. of 11-17-2008; Ord. of 1-13-2011, § II; Ord. of 6-30-2011, § 3)

Sec. 46-414. - Conditional uses (requires permit).

Conditional uses in this zone shall include:

- (1) Shopping centers and shopping malls and all other commercial, office, retail and service uses requiring over 50,000 square feet.
- (2) Adult businesses, provided that:
 - a. 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.
 - b. No such business shall be located within 1,500 feet of any lot within any residential zone.
 - c. No such business shall operate between the hours of 2:00 a.m. and 9:00 a.m.
- (3) Amusement parks.
- (4) Hospitals.

- (5) Colleges and universities.
- (6) Motor vehicle body shops, parts manufacturing, repair and maintenance facilities, provided that:
 - a. 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.
 - b. No spray painting may be done except in a completely enclosed spray booth especially designed for that purpose.
 - c. All other auto repairing, etc., must be conducted within a building enclosed on at least three sides.
 - d. Service stations primarily for automobiles and petroleum gas for consumption but not for resale and including lubricating, minor repairs and associated activities that are conducted within a completely enclosed building. A solid wall or fence at least six feet high shall be erected between the activity and any abutting or contiguous residential zone, or other buffer as may be required by the planning and zoning commission.
 - e. Garage for automotive repair and painting provided it complies with the following:
 - 1. All activities shall be conducted within a completely enclosed building.
 - 2. Storage of not more than five inoperable automobiles intended for repair, owned by customers only, provided that the outdoor area in which such cars are stored shall be enclosed by a solid wall or fence at least six feet high.
 - f. Shopping centers and malls. Applications for conditional use shall be submitted according to the following requirements:
 - 1. An applicant shall submit a general development plat for the shopping center including drawings showing the approximate location of proposed buildings; lighting control; protective screening; landscaping; the general design of pedestrian and vehicular entrance, and circulation; and the general design or parking, loading, and traffic handling facilities and methods.
 - 2. The general development plan shall be accompanied by parking and traffic-engineering plan designed to accept traffic-engineering practices and laid out so as to be an integral part of the center development. Pick-up or unloading points must be designed so those vehicles stopped for this purpose do not create congestion on abutting public ways. No loading or unloading is to be conducted in a public street.
 - 3. Upon approval, the applicant is responsible for payment of cost for the necessary channelization, shelter, and vehicular turning movements into the shopping center or shopping center site. These responsibilities shall be reduced to written enforceable agreement and agreed upon between the applicant and the city at the time of approval of the general development plan.

(Ord. No. 76, § 8, 5-1-1989; Ord. of 12-21-1992, § II; Ord. of 7-6-1993, §§ I, II; Ord. of 10-8-1996, § II; Ord. of 11-7-2002, § 8; Ord. of 5-2-2007; Ord. of 11-17-2008; Ord. of 1-13-2011, § II; Ord. of 6-30-2011, § 3; Ord. No. 437, § 2, 3-15-2018)

Sec. 46-415. - Area requirements.

Area requirements for this zone shall include:

- (1) Minimum lot area: buffer zones may be required by the planning and zoning commission.
- (2) Minimum yards required: yard requirements shall meet the minimum setbacks of the adjacent zones.

(3) Minimum front setbacks for all properties facing:

- a. Collector streets: 35 feet;
- b. Minor arterials: 55 feet;
- c. Major arterials: 60 feet.

(Ord. No. 76, § 8, 5-1-1989; Ord. of 12-21-1992, § II; Ord. of 7-6-1993, §§ I, II; Ord. of 10-8-1996, § II; Ord. of 11-7-2002, § 8; Ord. of 5-2-2007; Ord. of 11-17-2008; Ord. of 1-13-2011, § II; Ord. of 6-30-2011, § 3)

Sec. 46-416. - Height restrictions.

No building or structure shall exceed 45 feet in height, except that accessory objects which are usually required to be placed above the roof level, that do not consume more than one-third of the total roof area, and are not intended for human occupancy, may exceed this height.

(Ord. No. 76, § 8, 5-1-1989; Ord. of 12-21-1992, § II; Ord. of 7-6-1993, §§ I, II; Ord. of 10-8-1996, § II; Ord. of 11-7-2002, § 8; Ord. of 5-2-2007; Ord. of 11-17-2008; Ord. of 1-13-2011, § II; Ord. of 6-30-2011, § 3; Ord. No. 412, § 3, 7-6-2017)

Sec. 46-417. - Off-street parking.

Requirements shall be as provided in section 46-631.

(Ord. No. 76, § 8, 5-1-1989; Ord. of 12-21-1992, § II; Ord. of 7-6-1993, §§ I, II; Ord. of 10-8-1996, § II; Ord. of 11-7-2002, § 8; Ord. of 5-2-2007; Ord. of 11-17-2008; Ord. of 1-13-2011, § II; Ord. of 6-30-2011, § 3)

Sec. 46-418. - Sign limitations.

Sign limitations shall be as provided in section 46-634.

(Ord. No. 76, § 8, 5-1-1989; Ord. of 12-21-1992, § II; Ord. of 7-6-1993, §§ I, II; Ord. of 10-8-1996, § II; Ord. of 11-7-2002, § 8; Ord. of 5-2-2007; Ord. of 11-17-2008; Ord. of 1-13-2011, § II; Ord. of 6-30-2011, § 3)

Secs. 46-419—46-449. - Reserved.

DIVISION 3. - R-1 - SINGLE-FAMILY RESIDENTIAL DISTRICT

Sec. 46-235. - Purpose.

The purpose of this zone is for single-family dwelling units and other uses which maintain the low-density residential nature of the district.

(Ord. No. 76, § 8, 5-1-1989; Ord. of 12-21-1992, § II; Ord. of 7-6-1993, §§ I, II; Ord. of 10-8-1996, § II; Ord. of 11-7-2002, § 8; Ord. of 5-2-2007; Ord. of 11-17-2008; Ord. of 1-13-2011, § II; Ord. of 6-30-2011, § 3)

Sec. 46-236. - Permitted uses.

Permitted uses in this zone shall include:

- (1) One single-family dwelling unit per lot. Only conventional building materials listed in the approved building codes will be used for structural and finish materials.
- (2) Accessory structures and uses including garages, carports, private workshop, greenhouses, home occupations, and other structures that are customarily incidental to the principal structures.
- (3) Storage of one boat, one camper, or one other recreational vehicle, shall be limited to the side or rear yard separated by at least ten feet from any property line.
- (4) Public park, playground, or ball fields.
- (5) Private kennels.
- (6) Swimming pool. Permitted only when a protective fence, minimum five feet in height, is provided around the yard, lot, or pool area. The pool shall be no closer than five feet from any property line, and approval from all utilities is required to ensure overhead safety.
- (7) Manufactured homes of two sections (double wide) or more, which maintain the predominantly residential nature of the district. Manufactured homes will only be permitted in those subdivisions that were approved by the city prior to the year 2000, and will be subject to the following regulations. In addition to the other requirements under this section, all manufactured homes shall comply with the following standards:
 - a. Manufactured homes must be no older than eight years, measured from the date of manufacture to the date the permit application is filed with the city.
 - b. Maximum number of manufactured homes permitted per lot: one.
 - c. Minimum square footage of the manufactured home 700 square feet and not less than ten feet in width.
 - d. The wheels, axles, and tongue of the mobile or manufactured home shall be removed prior to the tie down process.
 - e. Mobile or manufactured home undercarriages shall be skirted with permanent skirting. The skirt or apron shall be continually and properly maintained between the bottom of the unit and the ground, and obtain a certificate of completion from the zoning department.
 - f. Utility connections, foundation specifications, tie-down specifications, and all other installation requirements shall be done at time of placement in accordance with the Texas Department of Labor and Standards' (or successor agency) Texas Mobile Home Tie-Down Standards.
 - g. All manufactured homes shall be constructed according to the National Manufactured Housing Construction and Safety Standard Act of 1974, 42 USC 5401, et seq.

- h. Designated driveway area constructed of reinforced concrete, and of a size to comply with [section 46-631] off-street parking regulations.

(Ord. No. 76, § 8, 5-1-1989; Ord. of 12-21-1992, § II; Ord. of 7-6-1993, §§ I, II; Ord. of 10-8-1996, § II; Ord. of 11-7-2002, § 8; Ord. of 5-2-2007; Ord. of 11-17-2008; Ord. of 1-13-2011, § II; Ord. of 6-30-2011, § 3; Ord. No. 76, Amd. 1A, Amd. No. 1, § 1, 11-17-2008)

Sec. 46-237. - Conditional uses (requires permit).

Conditional uses in this zone shall include:

- (1) Churches, hospitals, schools, and religious and philanthropic institutions provided, however, that such uses shall be located on sites of sufficient size to meet off-street parking requirements of this article and to provide setback from all property as required of this article and to provide setback for all property lines a distance of at least one foot for each foot of building height or yard setback minimums as set out in [section 46-238], whichever is greater.
- (2) Real estate sales office in connection with a specific development, allowable only as a renewable condition for six months at a time.
- (3) Recreational facility (non-profit) such as a community center, swimming pool, or tennis club.
- (4) Child care homes.

(Ord. No. 76, § 8, 5-1-1989; Ord. of 12-21-1992, § II; Ord. of 7-6-1993, §§ I, II; Ord. of 10-8-1996, § II; Ord. of 11-7-2002, § 8; Ord. of 5-2-2007; Ord. of 11-17-2008; Ord. of 1-13-2011, § II; Ord. of 6-30-2011, § 3; Ord. No. 76, Amd. 1A, Amd. No. 1, § 1, 11-17-2008)

Sec. 46-238. - Area requirements.

Area requirements for this zone shall include:

- (1) Minimum lot area:
 - a. 8,500 square feet [for] areas with ponding.
 - b. 10,000 square feet [for] areas without public ponding.
- (2) Minimum yard setbacks:
 - a. Front: 25 feet;
 - b. Side ([interior]): five feet;
 - c. Side ([exterior]), street: ten feet;
 - d. Rear: 25 feet.
- (3) Minimum front setbacks for all properties facing:
 - a. Collector streets: 35 feet;
 - b. Minor arterials: 55 feet;
 - c. Major arterials: 60 feet.

(Ord. No. 76, § 8, 5-1-1989; Ord. of 12-21-1992, § II; Ord. of 7-6-1993, §§ I, II; Ord. of 10-8-1996, § II; Ord. of 11-7-2002, § 8; Ord. of 5-2-2007; Ord. of 11-17-2008; Ord. of 1-13-2011, § II; Ord. of 6-30-2011, § 3; Ord. No. 76, Amd. 1A, Amd. No. 1, § 4, 11-17-2008)

Sec. 46-239. - Accessory structures.

- (a) No accessory structure, excluding fences, patios, porches or walls, shall be closer to any property line than the required yard setback; however, an accessory structure may be as close as ten feet to any rear property line.
- (b) An accessory structure shall not exceed the interior square footage of the principal structure.

(Ord. No. 76, § 8, 5-1-1989; Ord. of 12-21-1992, § II; Ord. of 7-6-1993, §§ I, II; Ord. of 10-8-1996, § II; Ord. of 11-7-2002, § 8; Ord. of 5-2-2007; Ord. of 11-17-2008; Ord. of 1-13-2011, § II; Ord. of 6-30-2011, § 3)

Sec. 46-240. - Height requirements.

No building or structure shall exceed 35 feet in height; except, however, accessory objects usually required to be placed above the roof level and not intended for human occupancy may exceed this height.

(Ord. No. 76, § 8, 5-1-1989; Ord. of 12-21-1992, § II; Ord. of 7-6-1993, §§ I, II; Ord. of 10-8-1996, § II; Ord. of 11-7-2002, § 8; Ord. of 5-2-2007; Ord. of 11-17-2008; Ord. of 1-13-2011, § II; Ord. of 6-30-2011, § 3)

Secs. 46-241—46-258. - Reserved.

EPCAD - Print View for Property 138972

Property

Account

Type: R
 Prop ID: 138972
 Agent Code: 560

Geo ID: H47000000300220
 Legal Description: 3 HILL CREST MANOR LOT 22 & TR 4-C-6-D
 BLK 3 SOCORRO (53330.95 SQ FT)

Property Use Code: -

Property Use Description: -

Location

Address: 901 S HORIZON BLVD SOCORRO, TX
 Neighborhood: LOWER VALLEY---SOCORRO
 Neighborhood CD: 910
 Mapsco: 802G
 Map ID: SEA122

Owners

Name: ABER DICK
 Mailing Address: 711 GATO RD EL PASO TX 79932-2611
 Owner ID: 48333
 Ownership (%): 100.00
 Exemptions: -

Values (2021)

(+) Improvement Homesite Value:	\$0.00
(+) Improvement Non Homesite Value:	\$740,382.00
(+) Land Homesite Value:	\$0.00
(+) Land Non Homesite Value:	\$159,993.00
(+) Agricultural Market Valuation:	\$0.00
(+) Timber Market Valuation:	\$0.00
(=) Market Value:	\$900,375.00
(-) Agricultural Or Timber Use Value Reduction:	\$0.00
(=) Appraised Value:	\$900,375.00
(-) HS Cap:	\$0.00
(=) Assessed Value:	\$900,375.00

Taxing Jurisdiction (2021)

Owner: ABER DICK
 Ownership (%): 100.00
 Total Value: \$900,375.00

Entity:	Description:	Tax Rate:	Freeze Ceiling:	Appraised Value:	Taxable Value:	Estimated Tax:
CAD	CENTRAL APPRAISAL DISTRICT	0.000000	\$-..	\$900,375.00	\$900,375.00	\$0.00
CSO	CITY OF SOCORRO	0.836995	\$-..	\$900,375.00	\$900,375.00	\$7,536.09
G01	EL PASO COUNTY	0.488997	\$-..	\$900,375.00	\$900,375.00	\$4,402.81
ISO	SOCORRO I.S.D.	1.343354	\$-..	\$900,375.00	\$900,375.00	\$12,095.22
SCC	EPCC	0.139859	\$-..	\$900,375.00	\$900,375.00	\$1,259.26
SF2	EMGCY SRVC #2	0.095097	\$-..	\$900,375.00	\$900,375.00	\$856.23

Entity:	Description:	Tax Rate:	Freeze Ceiling:	Appraised Value:	Taxable Value:	Estimated Tax:
SHO	UNIV MED CTR	0.267747	\$---	\$900,375.00	\$900,375.00	\$2,410.73
SWL	LWR VALLEY WTR D	0.195033	\$---	\$900,375.00	\$900,375.00	\$1,756.03
Total Tax Rate:		3.367082				
Taxes With Current Exemptions:						\$30316.37
Taxes Without Exemptions:						\$30316.37

The El Paso Central Appraisal District makes no claims, promises or guarantees about the accuracy, completeness, or adequacy of this information and expressly disclaims liability for any errors and omissions. Data relating to tax rates and tax values is being provided as unofficial data. Please visit the City of El Paso Consolidated Tax Office website for official values.

Improvements/Building (2021)

Type:	Commercial
State Code:	F1
Living Area:	13750.00 sqft
Value:	\$740,382.00

Type CD:	Description:	Class CD:	Exterior Wall:	Year Built:	Square Footage:
MA	MAIN AREA	MXCA	812	2002	13750.00
49R	SECURITY FENCING--ROCK	*	-	2002	1800.00
60P	PEDESTRIAN CANOPY	*	-	2002	2200.00
48M	LIGHT STANDARDS--MEDIUM	*	-	2002	3.00
45C	YARD PAVING--CONCRETE	*	-	2002	4864.00
45B	YARD PAVING--ASPHALT	*	-	2002	22687.00

Land (2021)

#	Type:	Description:	Acres:	Square Footage:	Eff Front:	Eff Depth:	Market Value:	Prod Value:
1	634	RETAIL BELOW AVG DISTRICT	1.22	53330.95	0.00	0.00	\$159,993.00	\$0.00

Roll Value History

Year:	Improvements:	Land Market:	Ag Valuation:	Appraised:	HS Cap:	Assessed:
2021	\$740,382.00	\$159,993.00	\$0.00	\$900,375.00	\$0.00	\$900,375.00
2020	\$635,007.00	\$159,993.00	\$0.00	\$795,000.00	\$0.00	\$795,000.00
2019	\$575,007.00	\$159,993.00	\$0.00	\$735,000.00	\$0.00	\$735,000.00
2018	\$575,007.00	\$159,993.00	\$0.00	\$735,000.00	\$0.00	\$735,000.00
2017	\$575,007.00	\$159,993.00	\$0.00	\$735,000.00	\$0.00	\$735,000.00
2016	\$575,007.00	\$159,993.00	\$0.00	\$735,000.00	\$0.00	\$735,000.00

Deed History

#	Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/29/2005	L	CAD/Other	CHAVEZ LEILANI L	ABER DICK			20060003296
2	4/26/2002	W	Warranty Deed	EVANS ANTHONY R & MARGARIT	CHAVEZ LEILANI L	4238	0136	-

#	Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
3	7/1/1992	W	Warranty Deed	-	EVANS ANTHONY R & MARGARIT	2457	0409	-

Executive Director/Chief Appraiser

Dinah L. Kilgore, R.P.A.

Location:

5801 Trowbridge Dr.

El Paso, TX 79925

P: (915) 780-2000

F: (915) 780-2130

General Information:

(915) 780-2131

Email us: admin@epcad.org

Webmaster: webmaster@epcad.org

© 2021 - El Paso Central Appraisal District



BOARD OF ADJUSTMENT APPLICATION

APPEAL SPECIAL EXCEPTION VARIANCE TODAY'S DATE: 5-14-21

****CONTACT INFORMATION****

PROPERTY LOCATION*: 901 Horizon Blvd. Suite A, Socorro, TX. 79927

Subdivision: Hillcrest MANOR (Street address) Lot: 22 Block: 3

*Application not applicable in the ETJ (Extra Territorial Jurisdiction)

Property Owner: Dick Aber (Name) 711 Gato Rd., El Paso, TX. 79932 (Address) (City, State, & Zip Code)

Property Owner is giving CARLOS LAZO (Applicant Name) authority to represent him/her at meeting.

Property Owner Printed Name: Dick Aber Property Owner Signature: _____

Applicant: CARLOS LAZO (Name) 13721 Paseo Del Mar Dr., El Paso, TX. 79928 (Address) (City, State, & Zip Code)
carloslazo8@yahoo.com (Email) 915-996-5197 (Phone)

****REQUEST****

Please list types requested:

Description	Ordinance Requirements	Requested Dimensions	Variance from Ordinance
Lot Size			
Lot Width			
Lot Depth			
Side Yard			
Side Yard			
Side at Corner	<u>10 feet</u>	<u>8 inches</u>	<u>9 Feet 4 inches</u>
Front Yard			
Rear Yard			
Driveway			
Other			

PLEASE DESCRIBE THE REASON(S) YOU ARE REQUESTING TO BE HEARD BY THE BOARD OF ADJUSTMENT. YOU MAY ATTACH ADDITIONAL INFORMATION TO SUPPORT YOUR REQUEST.

REASON FOR PETITION:

WILL THIS REQUEST SERVE A PUBLIC INTEREST? No

WILL LITERAL ENFORCEMENT OF THE CODE CREATE A HARDSHIP? Yes, it would interfere with my drive thru.

DOES THIS REQUEST MEET THE SPIRIT OF THE CODE? No

WILL SUBSTANTIAL JUSTICE BE MADE WITH THIS REQUEST? Yes

Items Submitted: Completed application and fee Plot/Site Plan or Survey drawn to scale

I hereby certify that the above statements are true and correct to the best of my knowledge.

Property Owner Signature (If different from Applicant)

Carh L. O.
Applicant's signature

STATE OF TEXAS

COUNTY OF _____

Subscribed and sworn to before me this _____ day of _____, 20____

Notary Public

(seal)

My Commission expires: _____

NOTICE:

This application can be made available upon request. Requests can be made by calling (915) 872-8531 (Voice) or email jterrazas@ci.socorro.tx.us Please allow at least 48 hours for your request to be processed.

*****OFFICE USE ONLY*****

Seeking an appeal from the Municode, City of Socorro Zoning Ordinance, Section No:

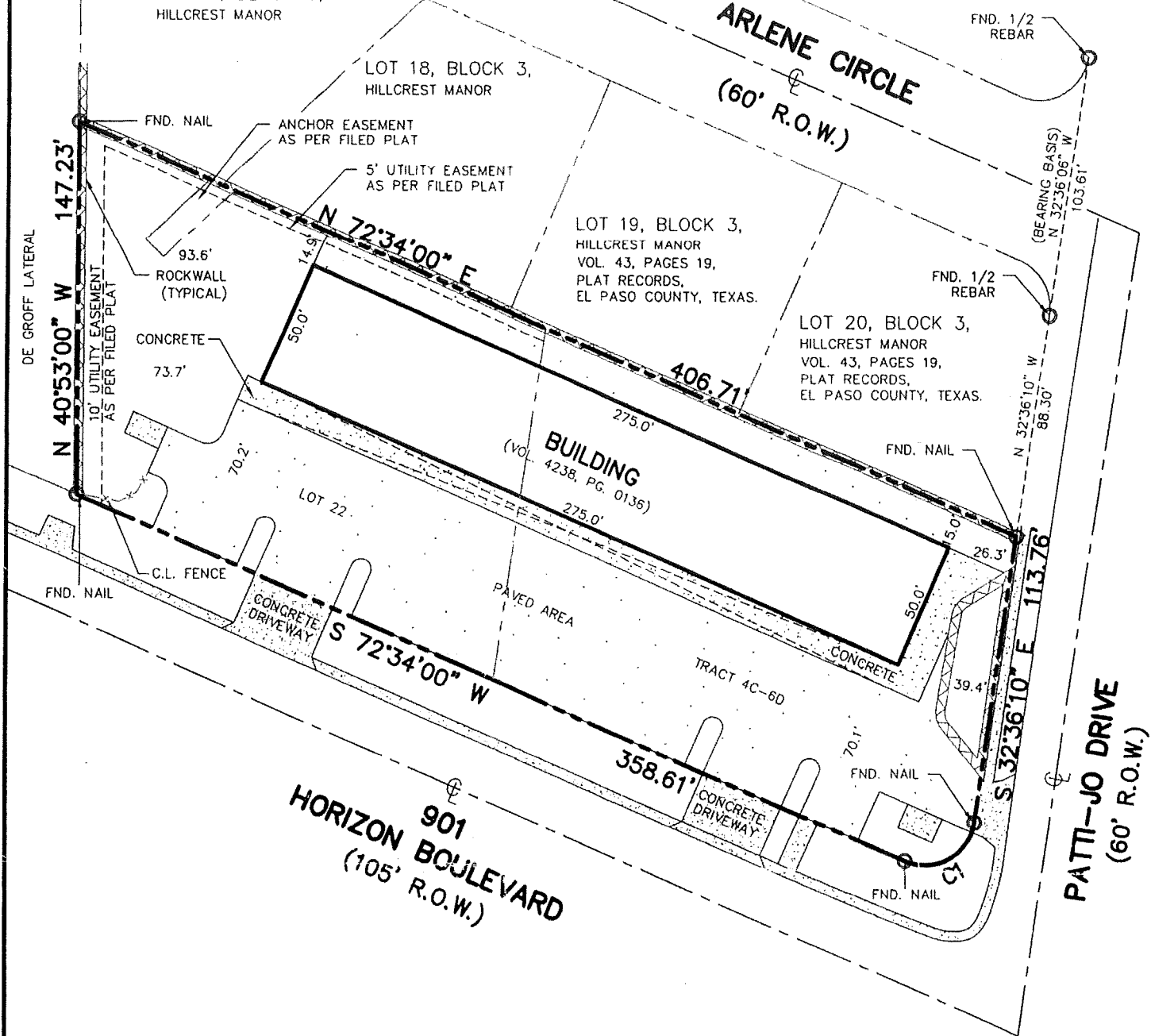
BOA Number:

TOTAL FEE DUE: \$ _____ (non-refundable)

Received by:

Signature:

Date:



NOTES:

1. THIS PROPERTY LIES WITHIN ZONE "X", AS DESIGNATED BY THE F.I.A. FLOOD INSURANCE RATE MAP, CITY OF EL PASO, SEPTEMBER 4, 1991, COMMUNITY No. 480212, PANEL NUMBER 250 B
2. BEARINGS SHOWN ARE BASED ON THE FILED PLAT FOR HILLCREST MANOR

Barragan & Associates
 LAND PLANNING & SURVEYING
 1450 Pendale Drive Suite B - El Paso Tx 79936
 Phone (915) 591-5709 Fax (915) 591-5706

Plat of Survey
 LOT 22, BLOCK 3, HILLCREST MANOR,
 A SUBDIVISION IN
 EL PASO COUNTY, TEXAS,
 AND TRACT 4C-6D, BLOCK 3,
 SOCORRO GRANT,
 (SEE EXHIBIT "A")
 IN EL PASO COUNTY, TEXAS.
 AREA 1.22 ACRES ±

Plat reference vol/bk 43 pages 19
 Scale 1" = 60' Date 12/23/05 Drawn by O.M.

I hereby certify that the foregoing Boundary and Improvement Survey was made by Me or under my supervision and that there are no encroachments as shown. Only platted easements are shown.

Benito Barragan, Registered Professional Surveyor, No. 5615
 Job No. 051221-08 Copy Rights ©



CITY OF SOCORRO
PLANNING & ZONING DEPARTMENT
860 N. RIO VISTA ROAD
SOCORRO, TEXAS 79927
(915) 872-8531

35800

DATE 5/17/21

RECEIVED FROM Carlos Lozo \$ 200⁰⁰
Two hundred dils and 00/100 DOLLARS

FOR BOA Appl. @ 901 Horizon Blvd. Ste. A
Thank You

AMOUNT OF ACCOUNT	200
THIS PAYMENT	200
BALANCE DUE	0

- DEBIT
- CREDIT
- CHECK
- M.O.

BY 