

*Gloria M Rodriguez*  
Mayor

*Rene Rodriguez*  
At Large/  
Mayor Pro Tem

*Maria Reyes*  
District 1



*Alejandro Garcia*  
District 2

*Victor Perez*  
District 3

*Yvonne Colon-Villalobos*  
District 4

*Adriana Rodarte*  
City Manager

NOTICE OF A REGULAR MEETING  
OF THE  
BOARD OF ADJUSTMENTS  
OF THE  
CITY OF SOCORRO, TEXAS

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

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Notice is hereby given that a regular meeting of the Board of Adjustments of the City of Socorro, Texas will be held **Thursday, February 23, 2017** at 6:00 p.m. at City Council Chambers, 860 N. Rio Vista, Socorro, Texas at which time the following will be discussed:

1. Call to order.
2. Establishment of quorum.
3. Excuse absent commission members.
4. Open Forum.
5. Consider and Take Action:  
Approval of meeting minutes for September 22, 2016.
6. Consider and Take Action:  
On the approval of the 2017 Scheduled Meetings Calendar.
7. Consider and Take Action:  
On the Bi-laws and Procedures for Board of Adjustments Meetings, Attendance and Meeting Procedures.
8. Consider and Take Action:  
On the proposed variance of the minimum setbacks for a Garage to be built in front of the primary residence on Ely Part of Lot 27, Block 5, Lynn Park Replat located at 10704 Donna Marie, Socorro, Texas 79927.

9. Consider and Take Action:  
On the proposed variance of the minimum setbacks for an Existing Accessory Structure on TR 1-J-1, Block 1, Socorro Grant located at 690 Anderson Rd, Socorro, Texas 79927.
10. Consider and Take Action:  
On the proposed variance of the minimum setbacks for an Existing Shade Structure on TR 4-C, Block 26, Socorro Grant located at 485 F E Jackson Rd, Socorro, Texas 79927
11. Consider and Take Action:  
On the designation of the new secretary for the Board of Adjustments Commission, Karla Montalvo.

**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             |
| Section 551.087 | DELIBERATION REGARDING ECONOMIC DEVELOPMENT |

8. 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 17th day of February 2017.



\_\_\_\_\_  
Sonia Olivas, Board of Adjustments Secretary

DATE & TIME POSTED: \_\_\_\_\_ /BY: \_\_\_\_\_

**7. On the proposed variance request related to the minimum setbacks required for Lot 7, Block 4, La Junta Addition located at 10244 Celedon Circle.**

Mr. Job Terrazas presented case. Mr. Gutierrez requested if any neighbors had any complaints, Mr. Terrazas confirmed no. Mr. Duran requested that the case be moved into executive session. Executive Session opened at 6:32 pm Mr. Guzman did advise that Socorro is doing their job by spotting these situations. Mr. Duran advised cannot make decision on financial burden to have them removed or not. Mr. Gutierrez explained that it will cost more to the customer to have them moved or removed than just to keep them where they are. Mr. Terrazas explained that the porch structure is 6" shy of the minimum setback. The sheds are in no way a fire hazard. Closed Executive Session at 6:35 pm. A motion to approve was made by Mr. Duran and 2nd by Mr. Gutierrez, with all members voting aye. Motion carried.

**8. Adjournment:**

A motion was made by Mr. Duran to adjourn the meeting at 6:52 p.m. and 2<sup>nd</sup> by Mr. Guzman with all commissioners voting "aye". Mr. Duran expressed that we add the executive session from now on forward on all agendas. Mr. Duran also expressed that we include two specific items on agenda, one in which will include rules for attendance to meetings and second to include Bi-laws and Procedures (rules and regulations) for conducting meetings. Motion carried.

ATTEST:

\_\_\_\_\_  
EUGENE TRUJILLO, CHAIRPERSON

\_\_\_\_\_  
SONIA OLIVAS, SECRETARY

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EUGENE TRUJILLO, CHAIRPERSON

\_\_\_\_\_  
SONIA OLIVAS, SECRETARY



# CITY OF SOCORRO 2017 SCHEDULED MEETINGS CALENDAR



<p>2 New Year's Day Observed</p> <p>3 P &amp; Z</p> <p>5 City Council</p> <p>11 HLC</p> <p>16 M. Luther King Jr.</p> <p>17 P &amp; Z</p> <p>19 City Council</p> <p>23 Civil Service</p> <p>25 Museum</p> <p>26 BOA</p>	<p><b>JANUARY '17</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr><th>S</th><th>M</th><th>T</th><th>W</th><th>Th</th><th>F</th><th>S</th></tr> </thead> <tbody> <tr><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td><td>6</td><td>7</td></tr> <tr><td>8</td><td>9</td><td>10</td><td>11</td><td>12</td><td>13</td><td>14</td></tr> <tr><td>15</td><td>16</td><td>17</td><td>18</td><td>19</td><td>20</td><td>21</td></tr> <tr><td>22</td><td>23</td><td>24</td><td>25</td><td>26</td><td>27</td><td>28</td></tr> <tr><td>29</td><td>30</td><td>31</td><td></td><td></td><td></td><td></td></tr> </tbody> </table>	S	M	T	W	Th	F	S	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31					<p><b>FEBRUARY '17</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr><th>S</th><th>M</th><th>T</th><th>W</th><th>Th</th><th>F</th><th>S</th></tr> </thead> <tbody> <tr><td></td><td></td><td></td><td>1</td><td>2</td><td>3</td><td>4</td></tr> <tr><td>5</td><td>6</td><td>7</td><td>8</td><td>9</td><td>10</td><td>11</td></tr> <tr><td>12</td><td>13</td><td>14</td><td>15</td><td>16</td><td>17</td><td>18</td></tr> <tr><td>19</td><td>20</td><td>21</td><td>22</td><td>23</td><td>24</td><td>25</td></tr> <tr><td>26</td><td>27</td><td>28</td><td></td><td></td><td></td><td></td></tr> </tbody> </table>	S	M	T	W	Th	F	S				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28					<p>2 City Council</p> <p>7 P &amp; Z</p> <p>8 HLC</p> <p>13 Park</p> <p>16 City Council</p> <p>20 Presidents Day</p> <p>21 P &amp; Z</p> <p>22 Museum</p> <p>23 BOA</p> <p>27 Civil Service</p>							
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<p>2 City Council</p> <p>7 P &amp; Z</p> <p>8 HLC</p> <p>10 Veteran's Day Observed</p> <p>16 City Council</p> <p>21 P &amp; Z</p> <p>23 Thanksgiving Day</p> <p>24 After Thanksgiving Day</p> <p>27 Civil Service</p> <p>29 Museum</p>	<p><b>NOVEMBER '17</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr><th>S</th><th>M</th><th>T</th><th>W</th><th>Th</th><th>F</th><th>S</th></tr> </thead> <tbody> <tr><td></td><td></td><td></td><td>1</td><td>2</td><td>3</td><td>4</td></tr> <tr><td>5</td><td>6</td><td>7</td><td>8</td><td>9</td><td>10</td><td>11</td></tr> <tr><td>12</td><td>13</td><td>14</td><td>15</td><td>16</td><td>17</td><td>18</td></tr> <tr><td>19</td><td>20</td><td>21</td><td>22</td><td>23</td><td>24</td><td>25</td></tr> <tr><td>26</td><td>27</td><td>28</td><td>29</td><td>30</td><td></td><td></td></tr> </tbody> </table>	S	M	T	W	Th	F	S				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30			<p><b>DECEMBER '17</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr><th>S</th><th>M</th><th>T</th><th>W</th><th>Th</th><th>F</th><th>S</th></tr> </thead> <tbody> <tr><td></td><td></td><td></td><td></td><td></td><td>1</td><td>2</td></tr> <tr><td>3</td><td>4</td><td>5</td><td>6</td><td>7</td><td>8</td><td>9</td></tr> <tr><td>10</td><td>11</td><td>12</td><td>13</td><td>14</td><td>15</td><td>16</td></tr> <tr><td>17</td><td>18</td><td>19</td><td>20</td><td>21</td><td>22</td><td>23</td></tr> <tr><td>24</td><td>25</td><td>26</td><td>27</td><td>28</td><td>29</td><td>30</td></tr> <tr><td>31</td><td></td><td></td><td></td><td></td><td></td><td></td></tr> </tbody> </table>	S	M	T	W	Th	F	S						1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31							<p>5 P &amp; Z</p> <p>11 Park</p> <p>13 HLC</p> <p>25 Christmas Day</p> <p>26 Christmas Day After</p> <p>27 Museum</p>
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BOARD OF ADJUSTMENT

SOCORRO, TEXAS

BY-LAWS AND RULES OF PROCEDURE

DUTIES

Article 1. The Board of Adjustment is designed as a mechanism to introduce some flexibility into the zoning ordinance and to provide a means by which disputes may be quickly resolved. This is why parties have only ten days to appeal a decision of the Board to a district court.

MEMBERSHIP

Article 2. The Board of Adjustment shall consist of five members and four alternate members, each appointed by City Representatives places 1, 2, 3, 4, and 5. Each member shall serve for a term of two years, unless removed by the appointing authority for cause, after written charges and public hearing. Vacancies shall be filled for the unexpired term of any seat which may become vacant in the same manner as for original appointments.

OFFICERS

Article 3. The Officers for the Board of Adjustment shall be a Chairman, and a Vice-Chairman. Their duties shall be those usually pertaining to their respective offices.

The Officers shall be regularly appointed members of the Board of Adjustment, the Secretary shall be provided by the Public Inspection Department.

The Officers shall be elected annually at the first regular meeting in January, and shall hold office until their successors have been elected and qualified. The Officers shall assume office on the day of election, immediately following the election.

MEETINGS

Article 4. Regular meetings of the Board of Adjustment shall be held on the third Thursday of each month, beginning at 6:00 P.M., in the City Hall, unless otherwise determined and announced by the Board. No notice shall be required to be given to the members of such regular meetings.

All meetings of the Board shall be open to the public. L.G.C. §211.008(e). Compliance with the opening meetings act is mandatory. Open meetings notices must be posted at least 72 hours prior to each meeting in a place accessible to the public 24 hours a day. The notices must clearly identify each topic of discussion. Emergency sessions must be real emergencies, and not due simply to someone's poor planning or lack of

PROCEDURES

(Filing)

Article 8. A. Each application or appeal to the Board of Adjustment shall be made on forms provided by the Department of Planning, and shall be complete in all respects before being acted upon. An incomplete application or one not made in the prescribed form shall be regarded only as a notice of intent to appeal, and shall not be acted upon by the Board.

- Applications may be filed only by the owner of the property concerned, or his verified agent.

The application must be filed with the Secretary to the Board at least ten (10) working days before the scheduled hearing at which it is to be heard (i.e., by 5:00 P.M. on the tenth working day).

The Secretary shall review each application before filing same.

(Hearing)

B. Before deciding any application or appeal, the Board of Adjustment shall: cause to be made and reported to them an investigation of the facts, give all interested parties an opportunity to be heard, make a finding of fact, and give reasons for its finding or decision. The public hearing shall be held within 45 days of the date of filing.

(Right to Administer oath & subpoena witnesses)

C. The Chairman of the Board, or in his absence the Acting Chairman, may administer the following oath and compel attendance of witnesses:

(OATH)

The Board of Adjustment of the City of Socorro is now in session. This Board is established under Article 211.008 of the Local Government Code to permit the correction of inequities in the application of the Zoning Ordinance, according to specific legal rules.

Your application will be decided only after you have had the chance to present evidence before the Board for its consideration. Other parties interested in your case may also be heard at this time. No consultation among Board members has been held in advance regarding your case.

This Board does not act in an arbitrary manner. You may feel that this application of the Zoning Ordinance to your situation will result in hardship to you but this does not necessarily mean that this Board has the power to grant you relief unless the facts of your case are such that the Board must act on them.

Item # 8

*Gloria M. Rodriguez*  
Mayor

*Rene Rodriguez*  
At Large  
Mayor Pro Tem

*Maria Reyes*  
District 1



*Alejandro Garcia*  
District 2

*Victor Perez*  
District 3

*Yvonne Colon-Villalobos*  
District 4

*Adriana Rodarte*  
City Manager

**DATE:** February 23, 2017  
**TO:** BOARD OF ADJUSTMENTS  
**FROM:** Sam Leony, Planning and Zoning Director  
**CC:** Adriana Rodarte, City Manager

**SUBJECT:**

Variance request on Municode Chapter 46-238 (2), related to the minimum setbacks required for ELY PT of Lot 27, Block 5, Lynn Park, located at 10704 Donna Marie Dr. currently zoned as R-1 (Single Family Residential) for a shade structure.

**SUMMARY:**

The property matter of this request is located at 63' feet southeasterly from Horizon Blvd along Donna Marie Dr. This property has an estimated area of 7,022 sf. (0.1612 acres), and it is owned by Arturo & Patty Robles, 10704 Donna Marie Dr., Socorro, TX 79927.

**STATEMENT OF THE ISSUE:**

According to the information provided by the applicant, they are trying to build a car port that will encroach into the required setbacks for this property.

**BACKGROUND:**

Lynn Park Subdivision was recorded in 1972. Per EPCAD records, this property was improved in 1987.

**ALTERNATIVE:**

N/A

**STAFF RECOMMENDATION:**

Due to the fact that this property can't comply with the abovementioned setbacks, it is necessary for this case to be presented to the Board of Adjustments.



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

Sec. 46-238. - Area requirements.

Area requirements for this zone shall include:

- (1) Minimum lot area:
  - a. 8,500 square feet for areas with public 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)

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.

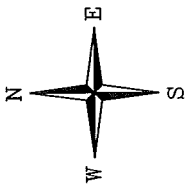
(Ord. No. 76, § 8, 5-1-1989; Ord. of 12-21-1992, § II; Ord. of 7-6-1993, §§ I, II; Ord. of 10-8-1996, § II; Ord. of 11-7-2002, § 8; Ord. of 5-2-2007; Ord. of 11-17-2008; Ord. of 1-13-2011, § II; Ord. of 6-30-2011, § 3)

Sec. 46-240. - Height requirements.

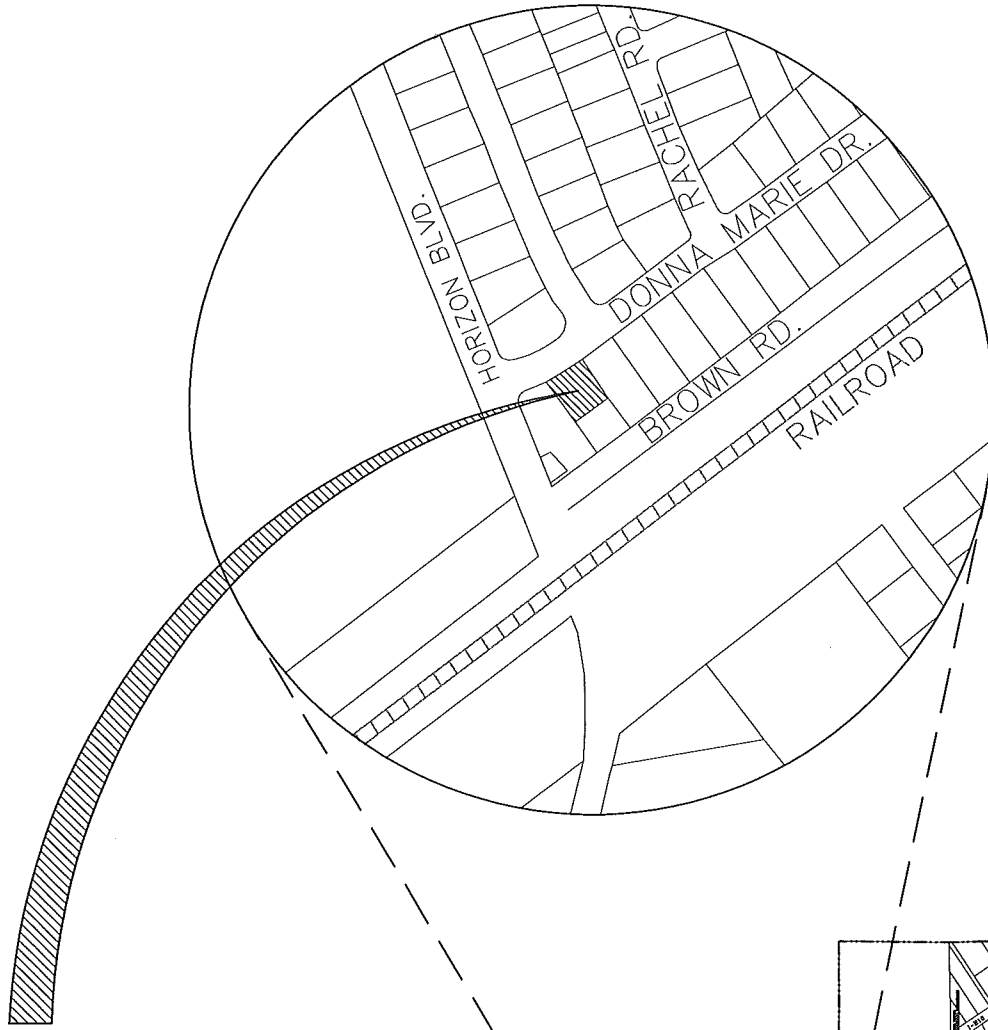
No building or structure shall exceed 35 feet in height; except, however, accessory objects usually required to be placed above the roof level and not intended for human occupancy may exceed this height.

(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.



PROJECT SITE;  
10704 Donna Marie Dr.  
ELY PT Of Lot 27, Block 5  
Lynn Park Replat



CITY OF SOCORRO

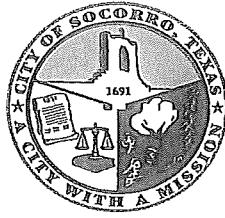
# LOCATION MAP

Scale: AS SHOWN



Planning and Zoning Department

601 N. Elm Villa Socorro, Texas 79087 Tel. (505) 872-5831 Fax (505) 872-6673



RECEIVED FEB 09 2017  
Km

CITY OF SOCORRO, TEXAS

Application for Board of Adjustments

FOR OFFICE USE ONLY

Submittal Date: 2/9/2017

Received By: Km

Case Number: 020917

Receipt Number: 26060

Fee: 100.00

Please type or print

Description of property the following information shall be provided:

Legal Description: Subdivision: LYNN PARK REPLAT

Block: 5 Lot/Tract: ELY PT OF 27

Property survey: Attach a current survey plat or a metes and bounds description and survey if property is currently not platted.

Address of property: 10701 DONNA MARIE

General location of property: \_\_\_\_\_

Please type or print

Owner(s): Arturo & PATTY ROBLES

Applicant: Arturo I ROBLES

Address: 10701 DONNA MARIE  
EI PASO, TX 79927

Address: 10701 DONNA MARIE  
EI PASO TX 79927

Phone #: (915) 549-6166

Phone #: (915) 549-5599

APPEAL OF AN ADMINISTRATIVE DECISION

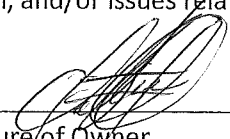
(Check appropriate request)

- 1.) Variance (Non-Use)
- 2.) Non-Conforming Use or Structure

Existing condition vs proposed condition: VARIANCE ON MUNICIPAL CHAPTER 46  
SECTION 46-238 (2)  
RELATED TO SETBACKS

In lieu of representing this request myself as owner of the property, I hereby authorize the person designated below to act in the capacity as my agent for the application, processing, representation and/or presentation of this request. The designated agent shall be the principal contact person with the City (and vice versa) in processing and responding to requirements, information, and/or issues relative to this request.

Arturo I Robles  
Printed or Typed Name

  
Signature of Owner

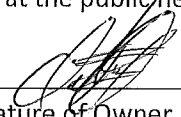
\_\_\_\_\_  
Printed or Typed Name of Agent

\_\_\_\_\_  
Signature of Agent

Address of Agent: \_\_\_\_\_  
Telephone Number of Agent: (915) 549-6166

I understand that it is necessary for me or my authorized agent to be present at the public hearing.

Arturo I Robles  
Printed or Typed Name

  
Signature of Owner

*Item #9*

*Gloria M. Rodriguez  
Mayor*

*Rene Rodriguez  
At Large  
Mayor Pro Tem*

*Maria Reyes  
District 1*



*Alejandro Garcia  
District 2*

*Victor Perez  
District 3*

*Yvonne Colon-Villalobos  
District 4*

*Adriana Rodarte  
City Manager*

**DATE:** February 23, 2017  
**TO:** BOARD OF ADJUSTMENTS  
**FROM:** Sam Leony, Planning and Zoning Director  
**CC:** Adriana Rodarte, City Manager

**SUBJECT:**

Variance request on Municode Chapter 46-262 (2) and Chapter 46-263 (a) related to the minimum yard setbacks required for an accessory structure. Required for Tract 1-J-1, Block 1, Socorro Grant, at 690 Anderson Rd. currently zoned as LNC R-2 (Medium Density Residential).

**SUMMARY:**

The property matter of this request is located at 1,530' feet northeasterly from North Loop along Anderson Rd. This property has an estimated area of 8,242 sf. (0.1892 acres), and it is owned by Jorge Balderas, 690 Anderson Rd., Socorro, TX 79927.

**STATEMENT OF THE ISSUE:**

The City of Socorro is currently working on a systematic approach to identify and correct all violations in private properties. This property has multiple dwellings and a modified RV considered LNC R-2. A Code Enforcement Officer detected several violations; a NOV was issued for lack of building permits and a modified RV being used as a dwelling.

- 1) There are two other storage structures erected without the minimum required setback, apparently built prior to the City's reactivation in 1986.
- 2) No building permit was issued for the modification of the RV that is in violation of the setbacks.
- 3) No building permit was issued for any kind of improvement on the property.

**BACKGROUND:**

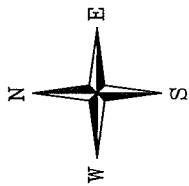
Socorro Grant was recorded in 1927. Per EPCAD records, this property was improved in 1967 with multiple dwellings, hence the classification of LNC R-2 (MDR).

**ALTERNATIVE:**

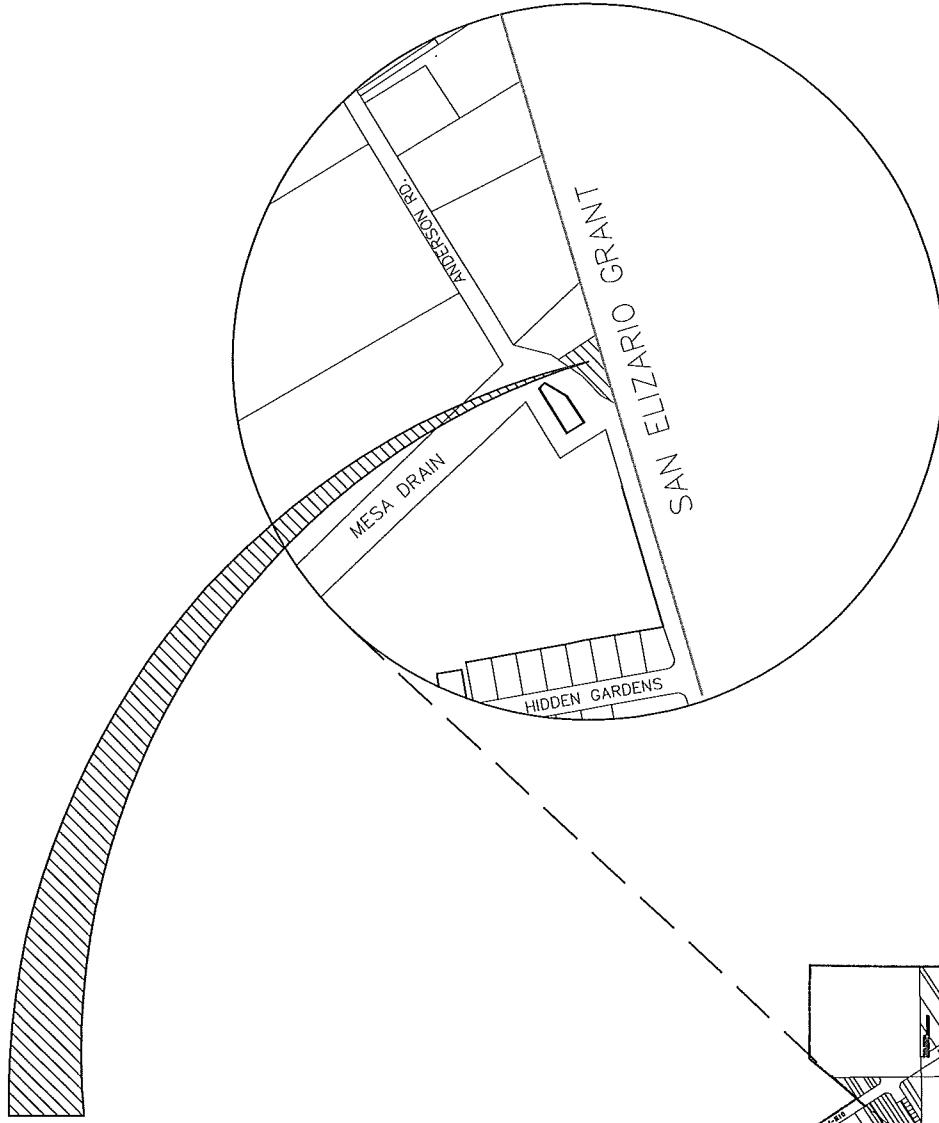
Due to the size of this property, there is no alternative to approve the setback violation on the RV and the addition made to it.

**STAFF RECOMMENDATION:**

The Planning and Zoning Department recommends DENIAL because a RV structure can't be used as a dwelling and the minimum setback can't be met.



PROJECT SITE;  
690 Anderson Rd.  
Tract 1-J-1, Block 1  
Socorro Grant



CITY OF SOCORRO



# LOCATION MAP

Scale: AS SHOWN

Planning and Zoning Department

800 N. Rio Vista Socorro, Texas 78797 Tel. (512) 672-4531 Fax (512) 672-4675

Due 2/17/2017

12:00 pm



CITY OF SOCORRO, TEXAS

Application for Board of Adjustments

FOR OFFICE USE ONLY

Submittal Date: 2/13/2017

Received By: Km

Case Number: \_\_\_\_\_

Receipt Number: 26079

Fee: 100.00

Please type or print

Description of property the following information shall be provided:

Legal Description: Subdivision: Socorro

Block: 1 Lot/Tract: 1-3-1

Property survey: Attach a current survey plat or a metes and bounds description and survey if property is currently not platted.

Address of property: 690 Anderson

General location of property: \_\_\_\_\_

Please type or print

Owner(s): Jorge Balderez

Applicant: Jorge Balderez

Address: 690 Anderson

Address: 690 Anderson

Phone #: 915-260 7025

Phone #: 915 260 7025



APPEAL OF AN ADMINISTRATIVE DECISION

(Check appropriate request)

- { } 1.) Variance (Non-Use)
- { } 2.) Non-Conforming Use or Structure

Existing condition vs proposed condition: La distancia de aprobacion  
Solidancias y aprobacion de ARBY como  
~~segundo~~ Storich.

In lieu of representing this request myself as owner of the property, I hereby authorize the person designated below to act in the capacity as my agent for the application, processing, representation and/or presentation of this request. The designated agent shall be the principal contact person with the City (and vice versa) in processing and responding to requirements, information, and/or issues relative to this request.

Jorge Belderes  
Printed or Typed Name

Jorge Belderes  
Signature of Owner

N/A  
Printed or Typed Name of Agent

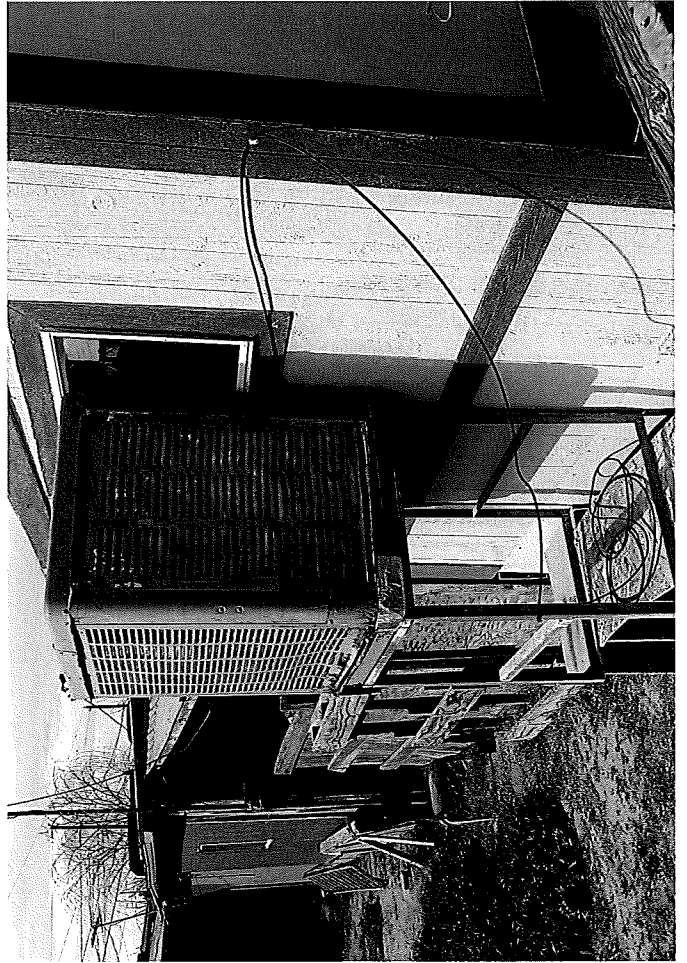
N/A  
Signature of Agent

Address of Agent: N/A  
Telephone Number of Agent: N/A

I understand that it is necessary for me or my authorized agent to be present at the public hearing.

Jorge Belderes  
Printed or Typed Name

Jorge Belderes  
Signature of Owner







# NOTICE OF VIOLATION

## Planning & Zoning Department

Code Compliance

860 N. Rio Vista

(915) 872-8531

Socorro, TX 79927

3365

Date: 2/8/17 Time: 4:31 PM

Name: Property owner / Tenant Phone: \_\_\_\_\_

Location of Violation: 690 Anderson

You have 7 days to comply with this Notice of Violation

<input checked="" type="checkbox"/>	Ord. #30	No building permit
<input checked="" type="checkbox"/>	Ord. #74	Illegal dumping (weeds, grass, trash or tires)
<input checked="" type="checkbox"/>	Ord. #76	Zoning <u>Use of RV as living quarter</u> Residential used for commercial More than one dwelling per lot Mobile home (no placement permit, no transport permit, no skirting) Junked /inoperable vehicles stored on property Violation of large animals ordinance
<input type="checkbox"/>	Ord. #96	Burning of trash, vegetation or tires without permit
<input type="checkbox"/>	Ord. #106	Vendors without permits Vendor in unauthorized location/operating garage sale without permit
<input type="checkbox"/>	Ord. #109	Unkempt yard, overgrowth of weeds or grass, abundance of trash/debris etc.
<input type="checkbox"/>	Ord. #146	Health and safety code violations
<input type="checkbox"/>	Ord. #170	Violation of truck route ordinance (operating in residential areas) Parking of tractor and/or trailer in residential areas without permit
<input type="checkbox"/>	Ord. #254-A	Prohibited vehicle sales
<input type="checkbox"/>	Ord. #309	Violation of animal regulations (registrations, nuisances, sanitary conditions, etc.)
<input type="checkbox"/>	Ord. #316	No address or house number visible from street (min. 4 in.-max. 9 in. reflective material)
<input type="checkbox"/>	Ord. #	

If you are unable to comply within the time given, the Code Compliance Inspector may grant a one-time extension.

Notes: Remove all utility connection from RV.  
Obtain building permit  
inc addition

Signature: Posted  
Signature is not an admission of guilt

Issued by: WORKMAN

*Gloria M. Rodriguez*  
Mayor

*Rene Rodriguez*  
At Large  
Mayor Pro Tem

*Maria Reyes*  
District 1



*Alejandro Garcia*  
District 2

*Victor Perez*  
District 3

*Yvonne Colon-Villalobos*  
District 4

*Adriana Rodarte*  
City Manager

**DATE:** February 23, 2017  
**TO:** BOARD OF ADJUSTMENTS  
**FROM:** Sam Leony, Planning and Zoning Director  
**CC:** Adriana Rodarte, City Manager

**SUBJECT:**

Variance request on Municode Chapter 46-238 (2), related to the minimum setbacks required for Tract 4-C, Block 26, Socorro Grant, located at 485 F.E. Jackson Rd. currently zoned as R-1 (Single Family Residential) for a shade structure.

**SUMMARY:**

The property matter of this request is located at 400' feet northeasterly from Socorro Rd along F.E. Jackson Rd. This property has an estimated area of 39,557 sf. (0.9081 acres), and it is owned by Jose & Juana M. Betancourt, 485 F.E. Jackson Rd., Socorro, TX 79927.

**STATEMENT OF THE ISSUE:**

This property was detected with a shade structure that was built with no building permit and is not in compliance with the minimum required setbacks, existing setback: 2 feet, required setback: 5 feet.

**BACKGROUND:**

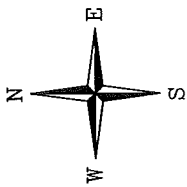
Socorro Grant was recorded in 1927. Per EPCAD records, this property was improved in 1987.

**ALTERNATIVE:**

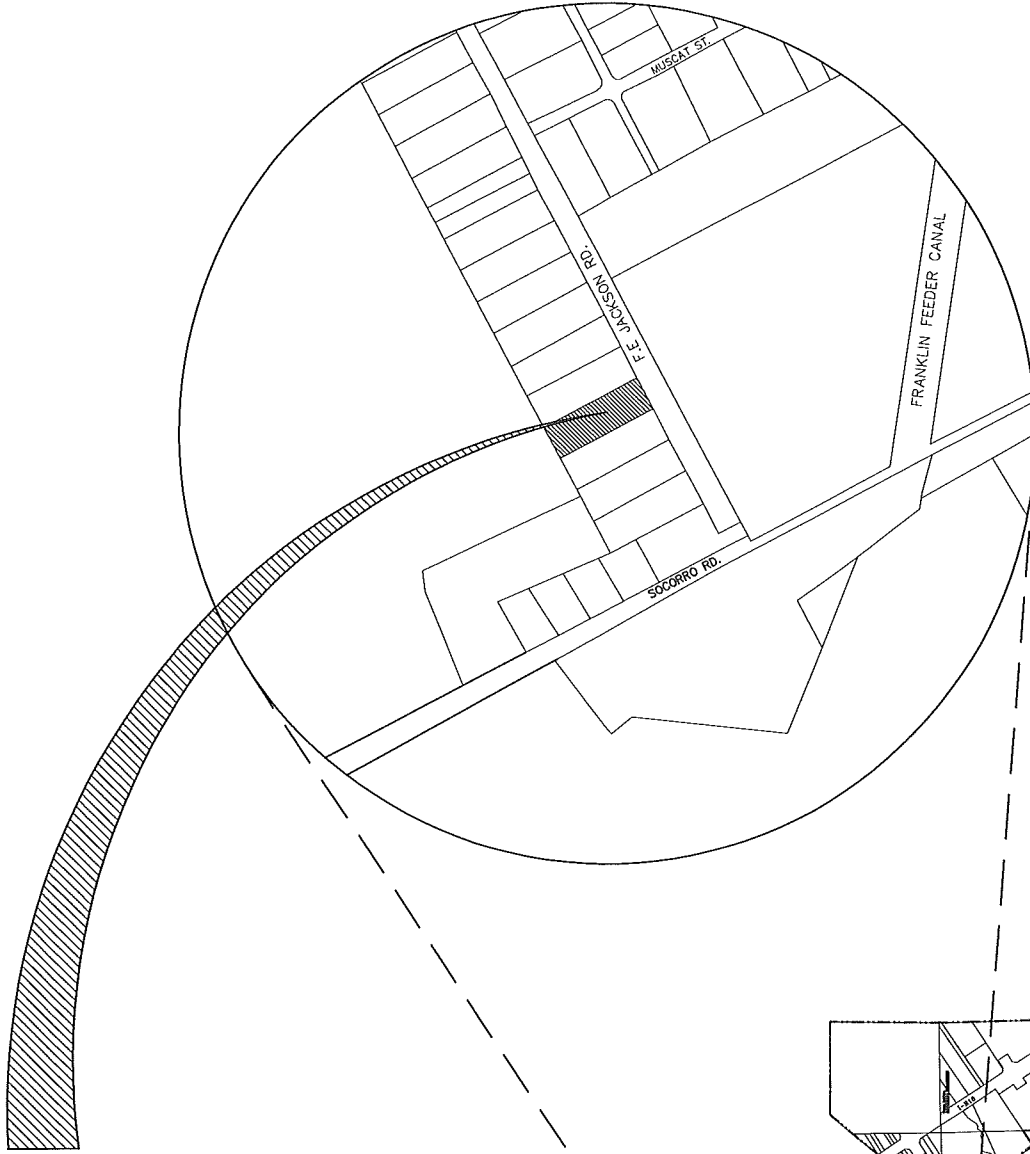
The property matter of this request has sufficient acreage to comply with the minimum setback required for this structure, a possible alternative could be the relocation of the structure to comply with the setbacks.

**STAFF RECOMMENDATION:**

The Planning and Zoning Department recommends APPROVAL with the condition that the building permits be paid to the City of Socorro.



PROJECT SITE;  
485 F.E. Jackson Rd.  
Tract 4-C, Block 26  
Socorro Grant



CITY OF SOCORRO

# LOCATION MAP

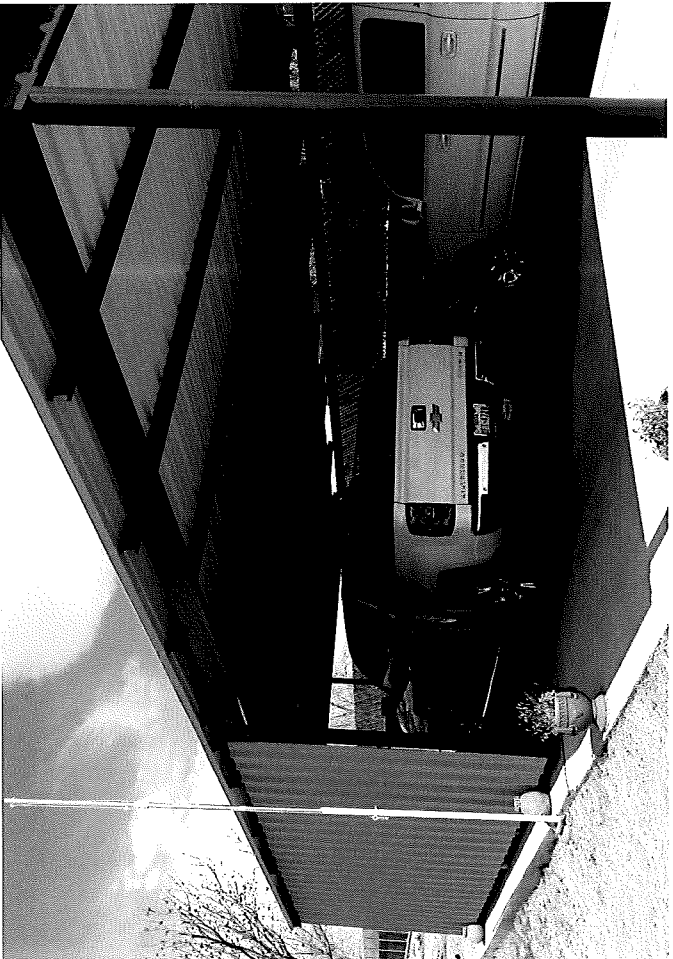
Scale: AS SHOWN



Planning and Zoning Department

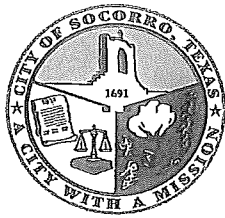
600 N. Rio Vista Socorro, Texas 78787 Tel. (512) 972-8331 Fax (512) 972-8675







RECEIVED FEB 16 2017 80



CITY OF SOCORRO, TEXAS  
Application for Board of Adjustments

FOR OFFICE USE ONLY

Submittal Date: 2/16/17  
Case Number: 021617  
Fee: 100.00

Received By: 80  
Receipt Number: 26108

Please type or print

Description of property the following information shall be provided:

Legal Description: Subdivision: Socorro  
Block: 26 Lot/Tract: 4-C

Property survey: Attach a current survey plat or a metes and bounds description and survey if property is currently not platted.

Address of property: 485 FE JACKSON RD.

General location of property: \_\_\_\_\_

Please type or print

Owner(s): Jose + Juana M Betancourt Applicant: \_\_\_\_\_

Address: 485 FE JACKSON  
EL PASO TX 79927 Address: \_\_\_\_\_

Phone #: 915-858-4771 Phone #: \_\_\_\_\_

(Check appropriate request)

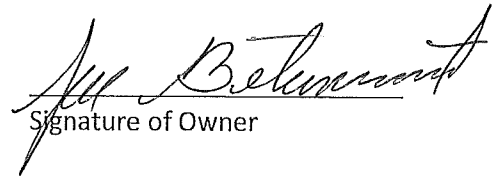
- 1.) Variance (Non-Use)
- 2.) Non-Conforming Use or Structure

Existing condition vs proposed condition: Variance on Side Set backs  
shade structure does not meet minimum  
5 feet set back.

In lieu of representing this request myself as owner of the property, I hereby authorize the person designated below to act in the capacity as my agent for the application, processing, representation and/or presentation of this request. The designated agent shall be the principal contact person with the City (and vice versa) in processing and responding to requirements, information, and/or issues relative to this request.

Jose M Betancourt

Printed or Typed Name



Signature of Owner

Printed or Typed Name of Agent

Signature of Agent

Address of Agent: H85 FE JACKSON RD

Telephone Number of Agent: 915-858-4711

I understand that it is necessary for me or my authorized agent to be present at the public hearing.

Printed or Typed Name

Signature of Owner