

Elia Garcia
Mayor

Rene Rodriguez
At Large

Cesar Nevarez
District 1



Ralph Duran
District 2

Victor Perez
District 3/
Mayor Pro Tem

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.

Notice is hereby given that a regular meeting of the Board of Adjustment of the City of Socorro, Texas will be held **Thursday, March 22, 2018** 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. Reading of the Board of Adjustment Statement.
5. Swearing in of all persons giving testimony.
6. Consider and Take Action:
Approval of meeting minutes for February 22, 2018.
7. Consider and Take Action:
On the proposed variance to the minimum secondary front yard setback for a proposed new carport to be built on Lot 1, Block 14, Valle del Sol #2 located at 10441 Valle Blanco Drive, Socorro, Texas 79927.
8. Consider and Take Action:
On the proposed variance to the minimum lot size requirement for the purpose of keeping large animals on Lot 2, Block 1, La Jolla Subdivision located at 10506 Santa Paula Drive, Socorro, Texas 79927.

REGULAR MEETING AGENDA - CITY OF SOCORRO BOARD OF ADJUSTMENTS

March 22, 2018 at 6:00 PM

9. Consider and Take Action:
On the proposed variance to the minimum front yard setback to construct an addition to the front of the existing dwelling on Lot 12 and a portion of Lot 13, Block 1, Aljo Estates Subdivision located at 147 Nooch Road, Socorro, Texas 79927.
10. Consider and Take Action:
On the proposed variance to the maximum building size requirement for an accessory structure to be constructed on Lot 12, Block 3, Ellen Park Subdivision at 10628 Falk Drive.

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

11. 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 19th day of March 2018.



Karla Montalvo, Board of Adjustments Secretary

DATE & TIME POSTED: 3/18/18 @ 4:16pm /BY: KM

Elia Garcia
Mayor

Rene Rodriguez
At Large

Cesar Nevarez
District 1



Ralph Duran
District 2

Victor Perez
District 3/ Mayor Pro-Temp

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

CITY OF SOCORRO BOARD OF ADJUSTMENT COMMISSION

Regular Meeting Minutes

February 22, 2018

Members Present	Members Absent	Staff Present	Others Present
Eugene Trujillo David Oropeza Oscar Gutierrez Cynthia Gutierrez Miguel Martinez Rodolfo Cruz	Juan Castaneda	Adam Ochoa Karla Montalvo Adriana Rodarte John S. Birkelbach	

Items for discussion and action:

1. Call to order.

Mr. Trujillo called the meeting to order at 6:03 p.m.

2. Establish quorum.

Quorum was established with six members present.

3. Excuse absent commission members.

A motion made by Eugene Trujillo to excuse absent commission member (Juan Castaneda) seconded by Miguel Martinez. Motion Passed

Ayes: Eugene Trujillo, Oscar Gutierrez, Cynthia Gutierrez, Miguel Martinez, David Oropeza, Rodolfo Cruz

Nays:

4. Open Forum.

Mr. Edgar Segura singed up to speak but waited until his item (#6) came up.

5. Approval of meeting minutes for the June 22, 201, Board of Adjustments Commission meeting.

A motion made by Eugene Trujillo to approve, seconded by Cynthia Gutierrez. Motion passed to approved

Ayes: Eugene Trujillo, Oscar Gutierrez, Cynthia Gutierrez, Miguel Martinez, David Oropeza, Rodolfo Cruz

Nays:

Abstain:

6. Consider and Take Action:

On the proposed variance of the minimum setbacks for a shade structure to be built on the back of the primary residence on Lot 7, Block 5, Jardin De Flores #1 located at 11425 Flor Liatris Drive, Socorro, Texas 79927

A motion to approve item #6 made by Oscar Gutierrez, seconded by Eugene Trujillo. Motion passed to approved

Ayes: Eugene Trujillo, Oscar Gutierrez, Cynthia Gutierrez, Miguel Martinez, David Oropeza, Rodolfo Cruz

Nays:

7. Consider and Take Action:

On the proposed variance to the minimum setbacks for a two-story commercial structure to be built on Tract 8, Block 7, Socorro Grant located at 9907 Alameda Avenue, Socorro, Texas 79927.

A motion to **deny** item #7 made by Eugene Trujillo, seconded by Rodolfo Cruz. **Motion passed to deny**

Ayes: Eugene Trujillo, Oscar Gutierrez, Cynthia Gutierrez, Miguel Martinez, David Oropeza, Rodolfo Cruz

Nays:

8. Consider and Take Action:

On the proposed variance to the minimum setback for a secondary front carport to be built at the primary residence on Lot 1, Block 14, Valle del Sol #2 located at 10441 Valle Blanco, Socorro, Texas 79927

A motion to **approve** item #8 made by Oscar Gutierrez, seconded by Miguel Martinez. **Motion failed**

Ayes: Oscar Gutierrez, Miguel Martinez, David Oropeza

Nays: Eugene Trujillo, Cynthia Gutierrez, Rodolfo Cruz

A motion to **reconsider** item #8 made by Cynthia Gutierrez, seconded by Eugene Trujillo.

Motion passed to reconsider

Ayes: Oscar Gutierrez, Miguel Martinez, David Oropeza, Eugene Trujillo, Cynthia Gutierrez, Rodolfo Cruz

Nays:

Abstain

A motion to **table** item #8 made by Cynthia Gutierrez, seconded by Eugene Trujillo. **Motion passed to table**

Ayes: Oscar Gutierrez, Miguel Martinez, David Oropeza, Eugene Trujillo, Cynthia Gutierrez, Rodolfo Cruz

Nays:

Abstain

9. Consider and Take Action:

On the Bi-laws and Procedures for Board of Adjustments Meetings, Attendance and Meeting Procedures.

A motion to **approve** item #9 made by Oscar Gutierrez, seconded by Eugene Trujillo. **Motion passed to approve**

Ayes: Eugene Trujillo, David Oropeza, Oscar Gutierrez, Cynthia Gutierrez, Miguel Martinez, Rodolfo Cruz.

Nays:

Abstain

10. Consider and take action on adjournment.

A motion to adjourn at 6:50 p.m. made by Cynthia Gutierrez, seconded by David Oropeza. **Motion Passed.**

Ayes: Eugene Trujillo, David Oropeza, Cynthia Gutierrez, Miguel Martinez, Rodolfo Cruz

Nays:

Abstain

ATTEST:

Eugene Trujillo, Chairperson

Karla Montalvo, Secretary

Elia Garcia
Mayor

Rene Rodriguez
At Large

Cesar Nevarez
District 1



Item #7

Ralph Duran
District 2

Victor Perez
District 3 / Mayor Pro-Tem

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

DATE: March 22, 2018
TO: BOARD OF ADJUSTMENTS
FROM: Adam Ochoa, Planning & Zoning Director
CC: Adriana Rodarte, City Manager

SUBJECT

Variance request on Municode Section 46-623 related to the minimum required secondary front yard setback for Lot 1, Block 14, Valle del Sol #2 at 10441 Valle Blanco Drive to build a new attached shade structure to the existing dwelling on the property.

SUMMARY

The subject property is located on the northwest corner of Valle Blanco Drive and Valle Plata Way. The subject property has an estimated area of 5,963 square feet, and it is owned by Victor & Martha Gomez, 10441 Valle Blanco Drive, Socorro, TX 79927.

BACKGROUND

According to records from the EPCAD, the home was constructed in 2003. The main dwelling encompasses approximately 1,328 sq. ft.

STATEMENT OF THE ISSUE

The applicants are requesting a variance to the minimum required 10-foot secondary front yard setback to allow for the construction of a new carport along the secondary front property line of the subject property. The applicants are proposing to construct the new carport with a zero-foot setback from the secondary front property line. The applicants have stated that the proposed area for the new carport has an existing gas meter that limits their options to construct the carport at the desired area.

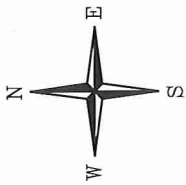
On February 20, 2018 the Board of Adjustments voted to postpone the proposed variance and directed staff and the applicants to obtain information from any and all affected utility companies about the issue of building the proposed carport over an existing 10-foot utility easement on the property. Staff has obtained confirmation from Texas Gas Services and the El Paso Electric Company that neither company has any objection with the construction of the proposed carport within the utility easement. Staff is still pending confirmation from the Lower Valley Water District.

ALTERNATIVE

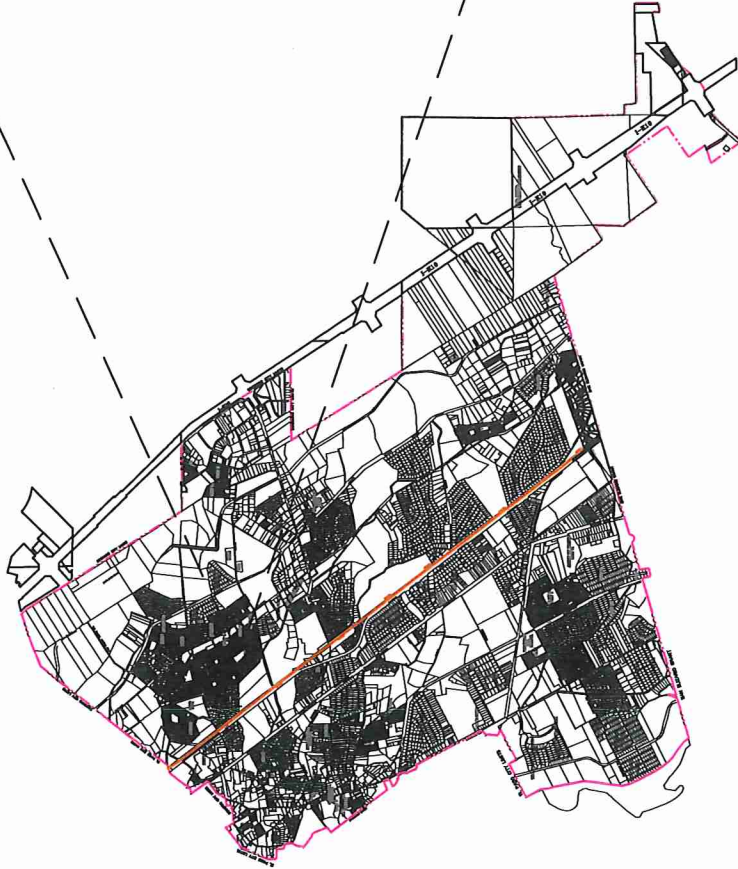
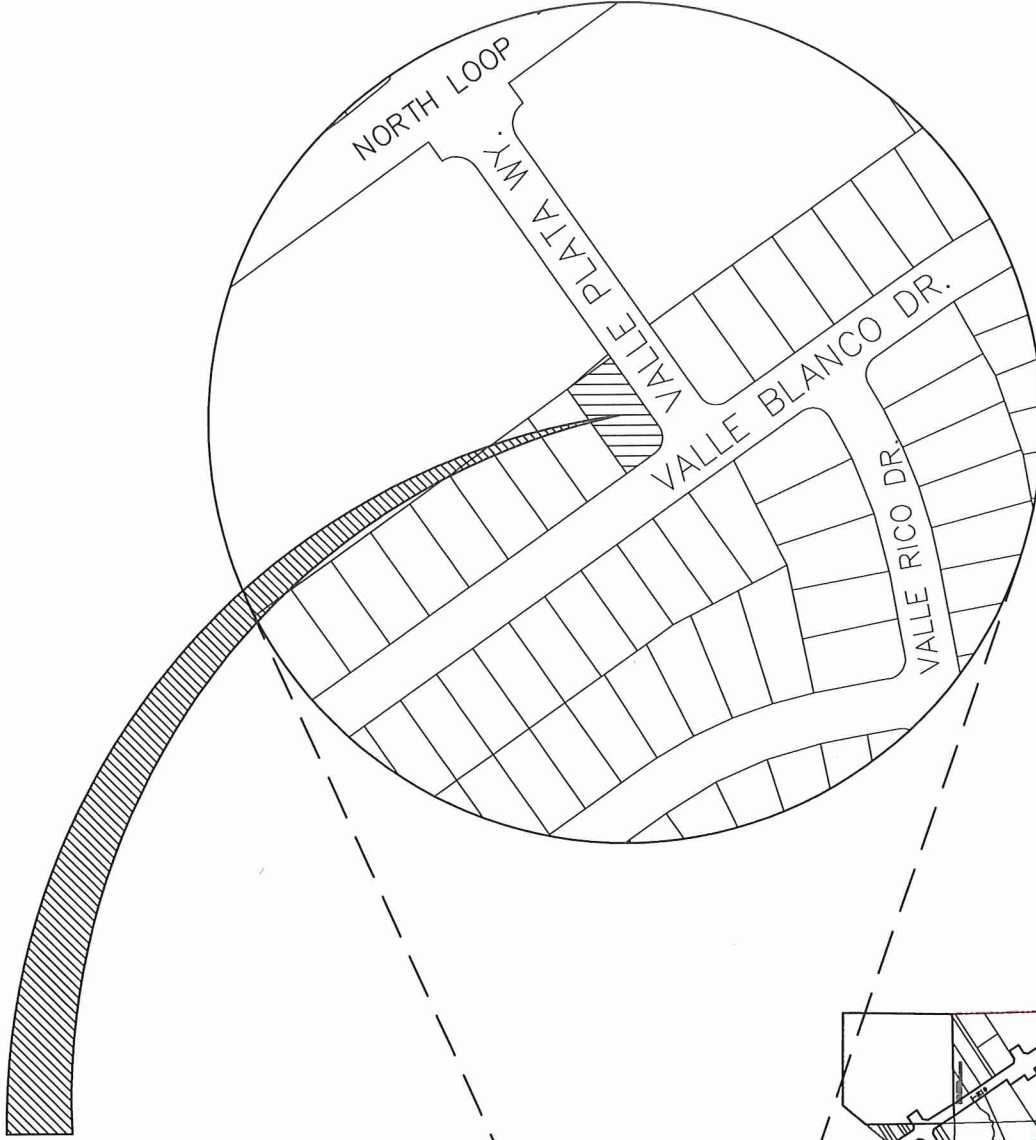
The applicant has the alternatives to reduce the size of the proposed carport, which would limit the effectiveness of the carport for protecting the applicant's vehicles. For this reason, the applicants are requesting the proposed variance before the Board of Adjustments.

STAFF RECOMMENDATION

Due to the fact that the driveway is located over an existing 10' utility easement and the proposed new carport would be constructed over this utility easement, the Planning and Zoning Department recommends DENIAL to prevent permanent construction over the existing easement.



PROJECT SITE;
10441 Valle Blanco Dr.
Lot 1, Blk. 14
Valle Del Sol # 2

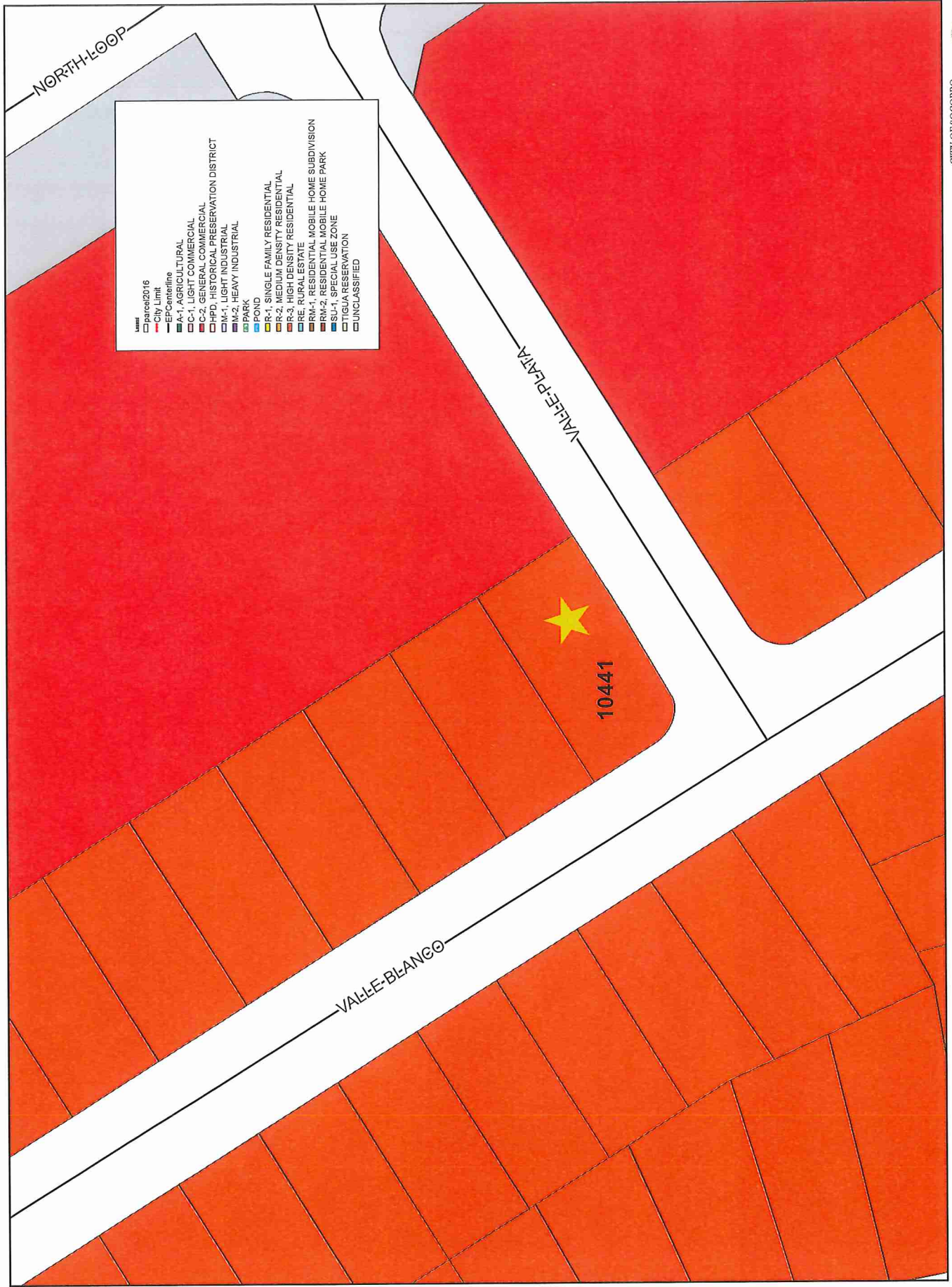


CITY OF SOCORRO

LOCATION MAP

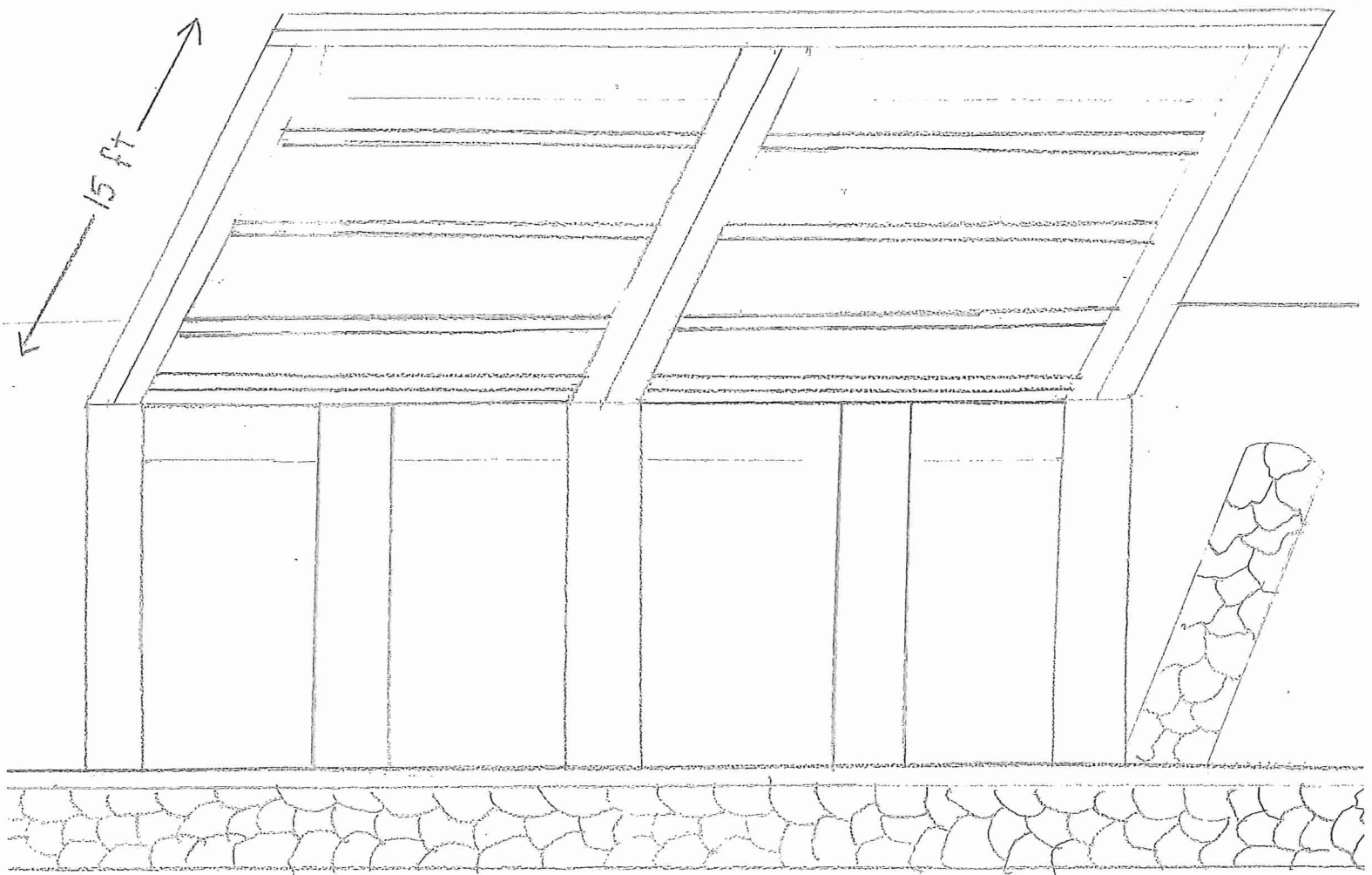
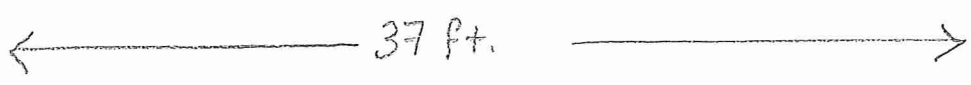
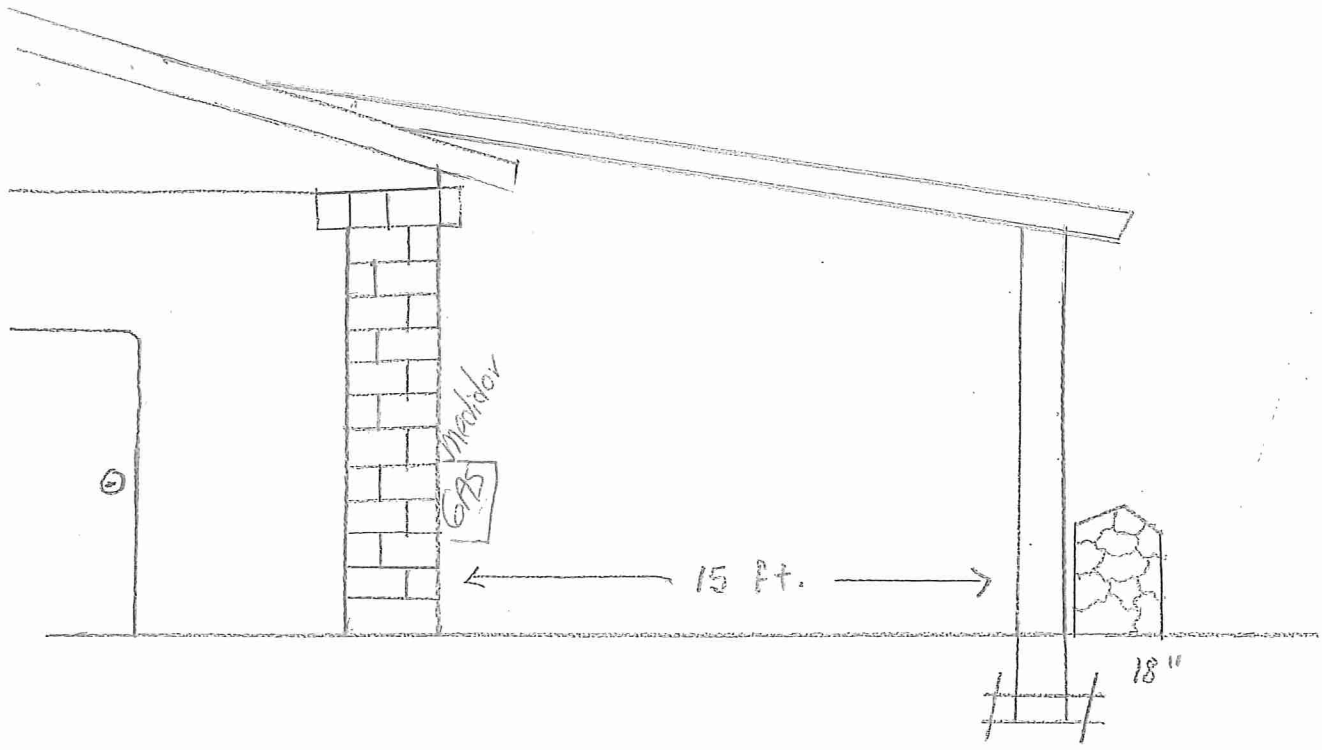
Scale: AS SHOWN

10441 Valle Blanco Dr.



- parcel 2016
- City Limit
- EP Centerline
- A-1, AGRICULTURAL
- C-1, LIGHT COMMERCIAL
- C-2, GENERAL COMMERCIAL
- HPD, HISTORICAL PRESERVATION DISTRICT
- IM-1, LIGHT INDUSTRIAL
- IM-2, HEAVY INDUSTRIAL
- PARK
- PD
- R-1, SINGLE FAMILY RESIDENTIAL
- R-2, MEDIUM DENSITY RESIDENTIAL
- R-3, HIGH DENSITY RESIDENTIAL
- RE, RURAL ESTATE
- RM-1, RESIDENTIAL MOBILE HOME SUBDIVISION
- RM-2, RESIDENTIAL MOBILE HOME PARK
- SU-1, SPECIAL USE ZONE
- TIGUA RESERVATION
- UNCLASSIFIED





Set Nail

S35°31'12"E 55.00'

Lot Line
Rockwall

110.00'

Rockwall
39.4'

90.00'

LOT 2

Lot Line

6.1' 32.7' 16.2'

10441

ONE STORY
BRICK & SIDING

R.O.W. Line

S54°28'48"W

VALLE PLATA WAY

(52.0' R. O. W.)

THIS SURVEY PLAT HAS BEEN
REVIEWED BY THE UNDERSIGNED
AND CONDITIONS HEREBY NOTED.

[Signature]
[Signature]

N54°28'48"E

10.0' Utility
Easement

Set 5/8"
Rebar w/Cap

R.O.W. Line
N35°31'12"W
35.00'

Set 5/8"
Rebar w/Cap

Set 5/8"
Rebar w/Cap

VALLE BLANCO DRIVE

(52.0' R. O. W.)

IMPORTANT!

This is a lawful copy only if affixed
with original signature and embossed
with "Registered Professional Land
Surveyor" seal.

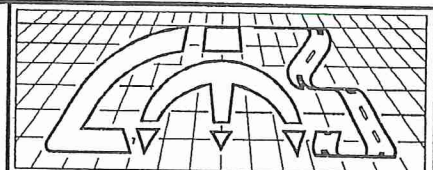
© 2004 All Rights Reserved

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	20.00'	31.42'	28.28'	N80°31'12"W	90°00'00"

I hereby certify that the foregoing
boundary and improvement survey
was made by me or under my
supervision and that there are no
encroachments except as shown.
Only platted easements are shown.

Plat of Survey

LOT 1, BLOCK 14,
VALLE DEL SOL UNIT TWO
CITY OF SOCORRO
EL PASO COUNTY, TEXAS.



Land-Mark Professional
Surveying, Inc.

1420 Bessemer Drive, Suite 'A'
El Paso, Texas 79936

(915) 598-1300

email: Lmsurvey@swbell.net

"Serving Texas and New Mexico"

Larry L. Drewes, R.P.L.S.
Texas 4869 N.M. 11402

Plat Reference: Vol./Bk. 78, Page 43

Job No. 04-02-18751

Scale: 1" = 20'

Date: FEBRUARY 10, 2004.



CITY OF SOCORRO, TEXAS
Application for Board of Adjustments

FOR OFFICE USE ONLY

Submittal Date: 2/14/18
Case Number: _____
Fee: 5000

Received By: km
Receipt Number: 28255

Please type or print

Description of property the following information shall be provided:

Legal Description: Subdivision: Valle del Sol Unit Two
Block: 14 Lot/Tract: 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: 10441 Valle Blanco Dr

General location of property: _____

Please type or print

Owner(s): Victor M. Gomez
Address: 10441 Valle Blanco
Phone #: 915) 491-85-90

Applicant: Martha A. Saenz de Gomez
Address: 10441 Valle Blanco
Phone #: 915) 861-27-19

APPEAL OF AN ADMINISTRATIVE DECISION

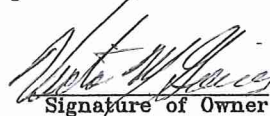
(Check appropriate request)

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

Existing condition vs proposed condition: Extender Car Port hasta la linea de la Propiedad. Solicito Autorizacion de menos de 5 pies de Linea de Propiedad (por Medidor de Gas) en esa area

In lieu of representing this request myself as owner of the property, I hereby authorize the person designated below to act in 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 the request.

Victor M. Gomez
Printed or Typed Name


Signature of Owner

Martha A. Saenz de Gomez
Printed or Typed Name of Agent

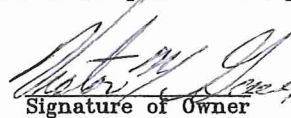

Signature of Agent

Address of Agent: _____

Telephone Number of Agent: (915) 861-27-19

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

Victor M. Gomez
Printed or Typed Name


Signature of Owner

Fee, Non Refundable

860 N. Rio Vista Rd. * Socorro, Texas* Office (915) 872-8531

Elia Garcia
Mayor

Rene Rodriguez
At Large

Cesar Nevarez
District 1



Item #8

Ralph Duran
District 2

Victor Perez
District 3 / Mayor Pro-Tem

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

DATE: March 22, 2018
TO: BOARD OF ADJUSTMENTS
FROM: Adam Ochoa, Planning & Zoning Director
CC: Adriana Rodarte, City Manager

SUBJECT

Variance request on Municode Section 46-639(1) related to the minimum lot size requirement for the keeping of large animals for Lot 2, Block 1, La Jolla Subdivision, 10506 Santa Paula Drive.

SUMMARY

The subject property is located on the south side of Santa Paula Drive, 152 ± feet east of its intersection with Buford Road. The subject property has an estimated area of 20,005 square feet (0.459 acres), and it is owned by Raul Ochoa, 10506 Santa Paula Drive, Socorro, TX. 79927.

BACKGROUND

According to records from the EPCAD, the home on the subject property was constructed in 1993 and encompasses approximately 809 sq. ft.

STATEMENT OF THE ISSUE

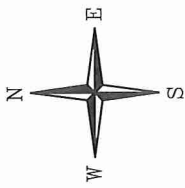
The applicant is requesting a variance to the minimum 0.50-acre lot size requirement for the keeping of large animals. The applicant is currently keeping two horses on the 0.459-acre subject property and has stated that horses have been kept on the property for over 20 years, but the 0.50-acre minimum lot size requirement for the keeping of large animals has been in effect in the City of Socorro since 1989. The subject property currently encompasses 0.459 acres in size, 0.041 acres (1,786 square feet) under the minimum lot size requirement. The applicant is requesting permission to keep the horses on the property as has been for the past 20 years. The applicant has submitted a letter of justification for the proposed variance and has also submitted letters of support from adjacent property owners who have stated that they have no issues with the keeping of the horses on the subject property.

ALTERNATIVE

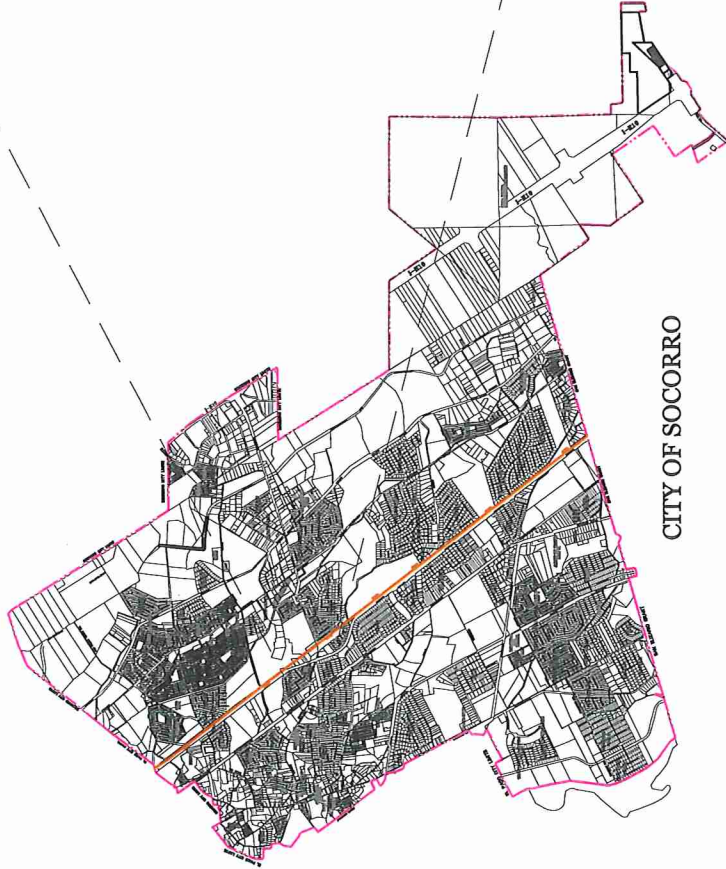
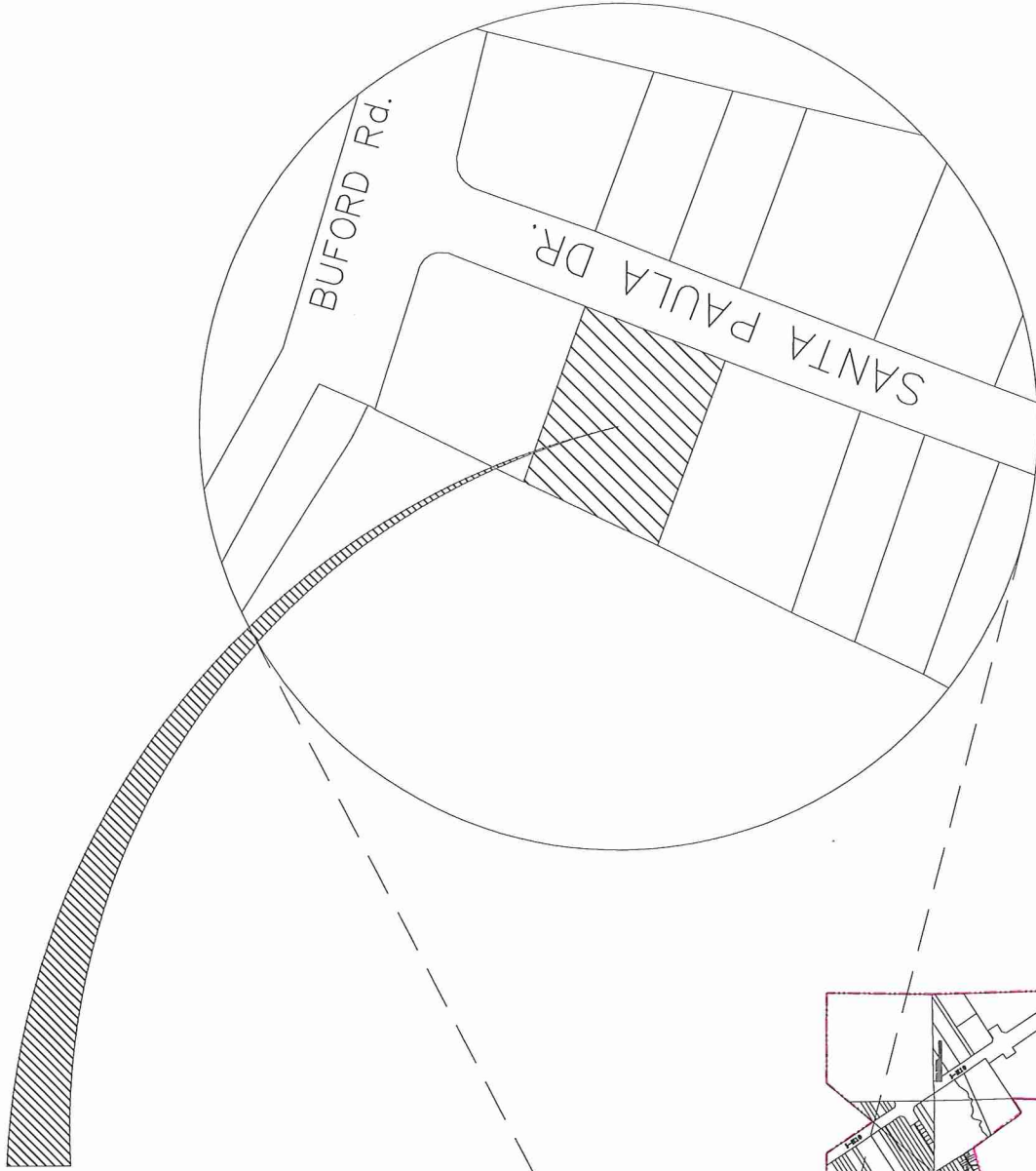
The applicant has the alternative to purchase a portion of the adjacent property owner's property and replat the two properties to increase the lot size of the subject property to the minimum required 0.50 acres. The applicant has stated that the adjacent property owner is not interested at this time of selling any portion of the property.

STAFF RECOMMENDATION

The Planning and Zoning Department recommends DENIAL for the proposed variance.



PROJECT SITE;
10506 Santa Paula Dr.
Lot 1, Block 3
La Jolla



CITY OF SOCORRO

LOCATION MAP

Scale: AS SHOWN

10506 Santa Paula Dr.

BUFORD

SANTA PAULA

UNNAMED

Legend	
[Yellow Box]	Zoning Subdivision
[Green Box]	A-1, AGRICULTURAL
[Light Green Box]	C-1, LIGHT COMMERCIAL
[Red Box]	C-2, GENERAL COMMERCIAL
[White Box]	HPD, HISTORICAL PRESERVATION DISTRICT
[Light Blue Box]	M-1, LIGHT INDUSTRIAL
[Dark Blue Box]	M-2, HEAVY INDUSTRIAL
[Blue Box]	PARK
[Light Blue Box]	POND
[Yellow Box]	R-1, SINGLE FAMILY RESIDENTIAL
[Orange Box]	R-2, MEDIUM DENSITY RESIDENTIAL
[Red Box]	R-3, HIGH DENSITY RESIDENTIAL
[Light Blue Box]	RE, RURAL ESTATE
[Dark Blue Box]	RM-1, RESIDENTIAL MOBILE HOME SUBDIVISION
[Light Blue Box]	RM-2, RESIDENTIAL MOBILE HOME PARK
[Light Blue Box]	SU-1, SPECIAL USE ZONE
[Light Blue Box]	TIGUA RESERVATION
[Light Blue Box]	UNCLASSIFIED
[White Box]	Parish



10506

Date: 3/19/2018



CITY OF SOCORRO
PLANNING & ZONING
800 N. RIO HSTA
SOCORRO, TX. 79997



Feb. 22-18

A quien correspondo:

por medio de esta carta, el sr. Raul Ochoa y yo Irma Ochoa, estamos pidiendo se nos permita seguir conservando nuestros caballos, ya que tenemos desde el año 98 a la fecha hemos tenido diferentes caballos primero fue Centella, despues Rubi y aqui nacio su hya llamada muñeca, hace poco compramos a Secreto ya que es un caballo mansito y lo compro mi esposo para mi hijo ya que el tiene una discapacidad y el saber montar le ha ayudado en su auto estima, tambien eso le ha ayudado a mi esposo en su enfermedad de diabetes y alta presion porque le levanta mucho el animo encargarse de sus caballos.

Nunca a habido una queja de nuestros vecinos al contrario han venido vecinitos a que los pasee en los caballos, mis hijos mis nietos se criaron asi con sus caballos, de antemano les agradecemos y les pedimos nos dejen seguir con esta bonita costumbre. Gracias

Irma Ochoa

feb. 22, 2018

quien corresponda mi nombre
es Leticia De la Torre mi direccion
2509 Santa Paula tengo 15 años
de conocer a Irma y Raul
choa y siempre en visto los
caballos con ellos yo no
tengo problema en que los
tengan si tienen alguna pregunta
o quieren mas informacion me
pueden buscar en mi direccion

Atte.

Leticia De la Torre
Leticia De la Torre

Feb 2/22/18

dando fe de lo que corresponda
A Los vecinos RAUL e Irma
de los CABALLOS que tienen
EN Frente de mi CASA EN 10507
STA PAULA Le doy testimonio de
que tengo 13 Años AQUI Y
Siempre Los he visto EN SU
domicilio

Creo que PARA mi no es molestia
si necesita MAS informa
cion se LA puedo dar
atentamente
PARA servirle

Concepción Medina

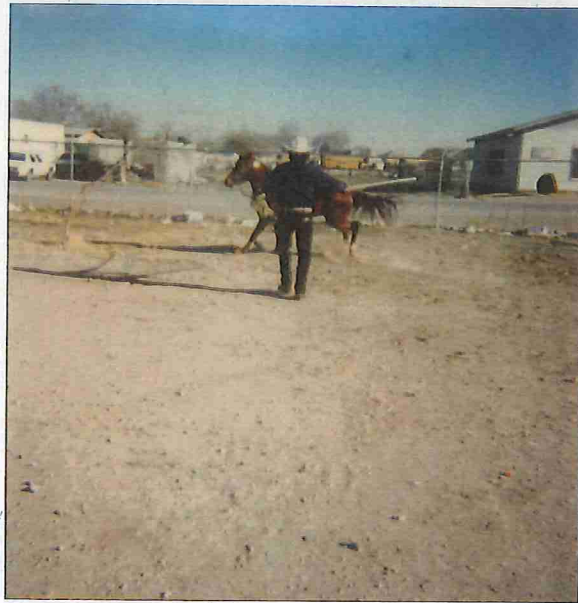
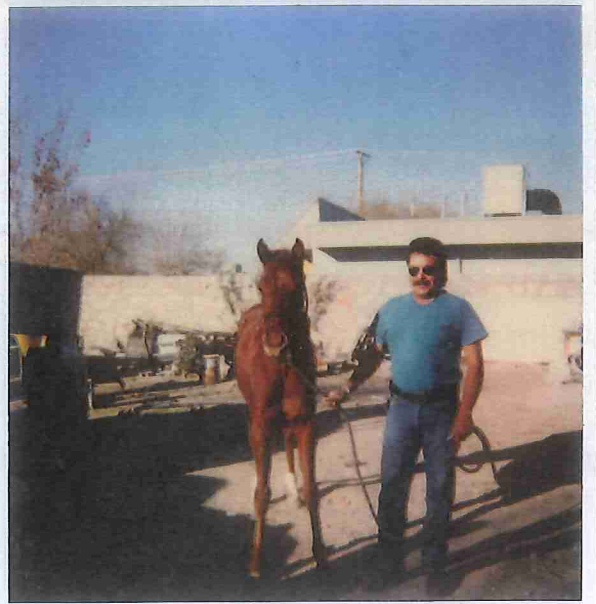
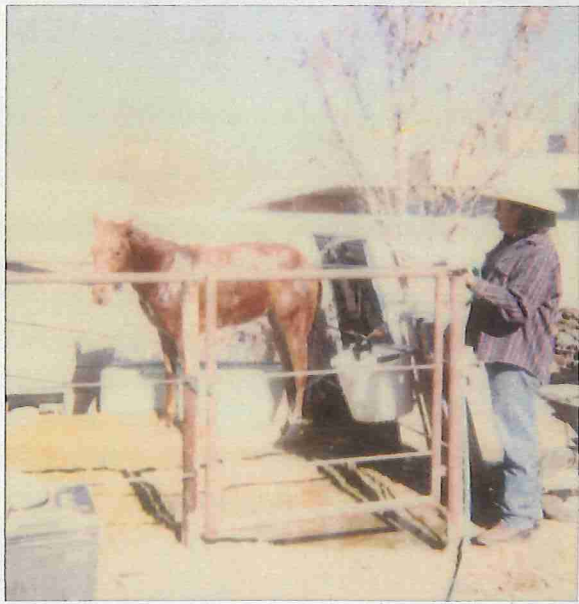
2 - 26 - 2018

To whom it may concern

My husband Genaro + Maria Jang
have known Mr. + Mrs Ochoa
for more than 20 yrs. They
are very nice neighbors for
all this years since that they
have had horses in their property
horses are not a problem
for us

Thank you
Maria L. Jang

10512 Sta Paula









CITY OF SOCORRO, TEXAS
Application for Board of Adjustments

FOR OFFICE USE ONLY

Submittal Date: 2/28/18

Received By: D

Case Number: _____

Receipt Number: _____

Fee: 100⁰⁰

Please type or print

R-1 / 0.4593 acres

Description of property the following information shall be provided:

Legal Description:

Subdivision: La Jolla

Block: 01

Lot/Tract: 02

Property survey:

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

Address of property: 10506 Santa Paula

General location of property: _____

Please type or print

Owner(s): Raul Ochoa

Applicant: Raul Ochoa

Address: 10506 Santa Paula

Address: 10506 Santa Paula

Phone #: (915) 545-3771 ✓

Phone #: (915) 545-3771

APPEAL OF AN ADMINISTRATIVE DECISION

(Check appropriate request)

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

Existing condition vs proposed condition: _____

see attached.

In lieu of representing this request myself as owner of the property, I hereby authorize the person designated below to act in 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 the request.

Raul Ochoa
Printed or Typed Name

Raul Ochoa
Signature of Owner

Isma Ochoa
Printed or Typed Name of Agent

Isma Ochoa
Signature of Agent

Address of Agent: _____

Telephone Number of Agent: _____

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

Raul Ochoa
Printed or Typed Name

Raul Ochoa
Signature of Owner

Fee, Non Refundable

860 N. Rio Vista Rd. * Socorro, Texas* Office (915) 872-8531

Elia Garcia
Mayor

Rene Rodriguez
At Large

Cesar Nevarez
District 1



Item #9

Ralph Duran
District 2

Victor Perez
District 3 / Mayor Pro-Tem

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

DATE: March 22, 2018
TO: BOARD OF ADJUSTMENTS
FROM: Adam Ochoa, Planning & Zoning Director
CC: Adriana Rodarte, City Manager

SUBJECT

Variance request on Municode Section 46-238(2) related to the minimum front yard setback requirement for Lot 12 and a portion of Lot 13, Block 1, Aljo Estates, 147 Nooch Road.

SUMMARY

The subject property is located on the west side of Nooch Road, 455 ± feet north of its intersection with Alameda Avenue. The subject property has an estimated area of 10,329.60 square feet (0.237 acres), and it is owned by Blanca E. and Gabriel Estrada, 147 Nooch Road, Socorro, TX. 79927.

BACKGROUND

According to records from the EPCAD, the mobile home was built in 1971 and encompasses approximately 924 square feet. The mobile home has had several additions do to it bringing the total size of the dwelling to 1,748 square feet.

STATEMENT OF THE ISSUE

The applicants are requesting a variance to the minimum required front yard setback for the purpose of constructing an addition to the existing mobile home on the subject property which is currently zoned R-1 (Single Family Residential). The proposed addition will be the same distance from the front property line as an existing attached legal non-conforming porch. The proposed addition would be an expansion of the existing non-conforming 15-foot front yard setback. The proposed addition would be 15 feet from the front property line, 10 feet within the required 25-foot front yard setback of the R-1 zoning district.

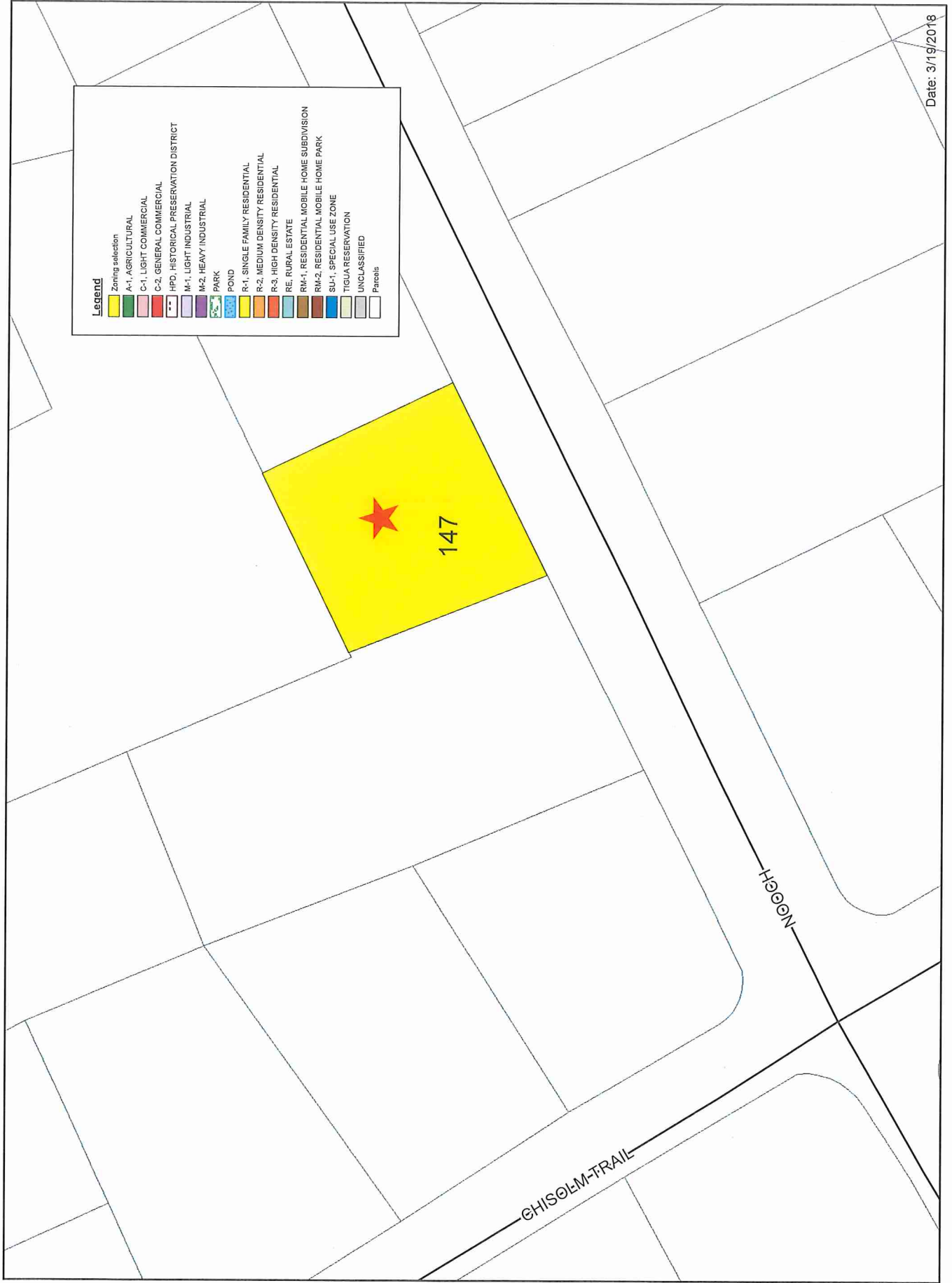
ALTERNATIVE

The applicants have the alternative to construct the new addition on a different side of the existing mobile home where the proposed addition would meet the required setbacks of the R-1 zoning district.

STAFF RECOMMENDATION

The Planning and Zoning Department recommends DENIAL for the proposed variance to not allow the expansion of an existing non-conforming issue on the subject property.

147 Nooch Rd.



Legend	
	Zoning selection
	A-1, AGRICULTURAL
	C-1, LIGHT COMMERCIAL
	C-2, GENERAL COMMERCIAL
	HPD, HISTORICAL PRESERVATION DISTRICT
	M-1, LIGHT INDUSTRIAL
	M-2, HEAVY INDUSTRIAL
	PARK
	POND
	R-1, SINGLE FAMILY RESIDENTIAL
	R-2, MEDIUM DENSITY RESIDENTIAL
	R-3, HIGH DENSITY RESIDENTIAL
	RE, RURAL ESTATE
	RM-1, RESIDENTIAL MOBILE HOME SUBDIVISION
	RM-2, RESIDENTIAL MOBILE HOME PARK
	SU-1, SPECIAL USE ZONE
	TIGUAR RESERVATION
	UNCLASSIFIED
	Parcels

Date: 3/19/2018



TAN

11-13B

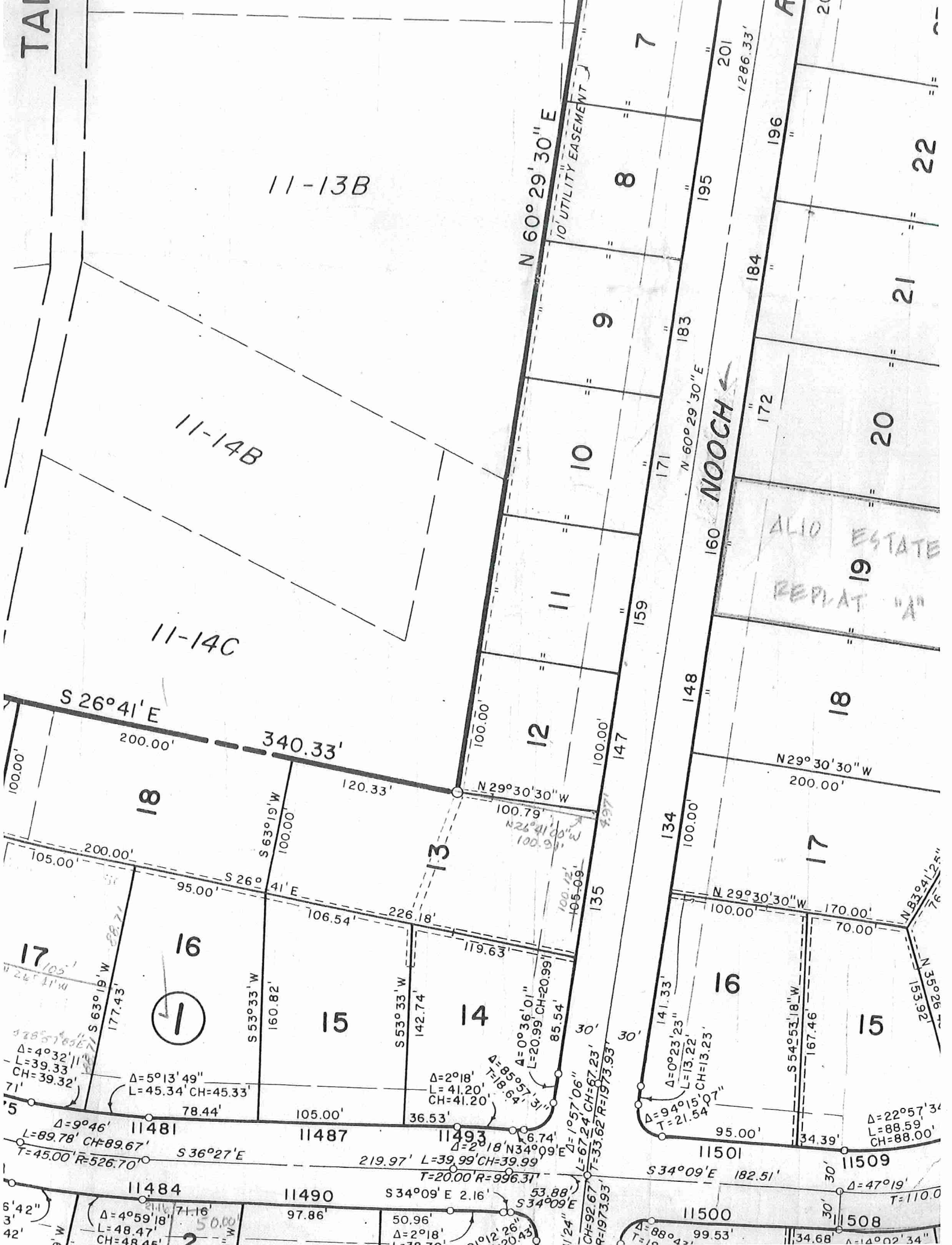
11-14B

11-14C

N 60° 29' 30" E
10' UTILITY EASEMENT

NOOCH

ALIO ESTATE
REPLAT "A"



$\Delta = 4^{\circ} 32' 11''$
 $L = 39.33'$
 $CH = 39.32'$
 $71'$

$\Delta = 5^{\circ} 13' 49''$
 $L = 45.34'$ $CH = 45.33'$
 $78.44'$

$\Delta = 2^{\circ} 18'$
 $L = 41.20'$
 $CH = 41.20'$

$\Delta = 85^{\circ} 57' 33''$
 $L = 18.82'$
 $T = 18.82'$

$\Delta = 0^{\circ} 36' 10''$
 $L = 20.99'$ $CH = 20.99'$
 $85.54'$

$\Delta = 1^{\circ} 57' 06''$
 $L = 67.24'$ $CH = 67.23'$
 $T = 33.62'$ $R = 1973.93'$

$\Delta = 0^{\circ} 23' 23''$
 $L = 13.22'$
 $CH = 13.23'$
 $T = 21.54'$

$\Delta = 22^{\circ} 57' 34''$
 $L = 88.59'$
 $CH = 88.00'$

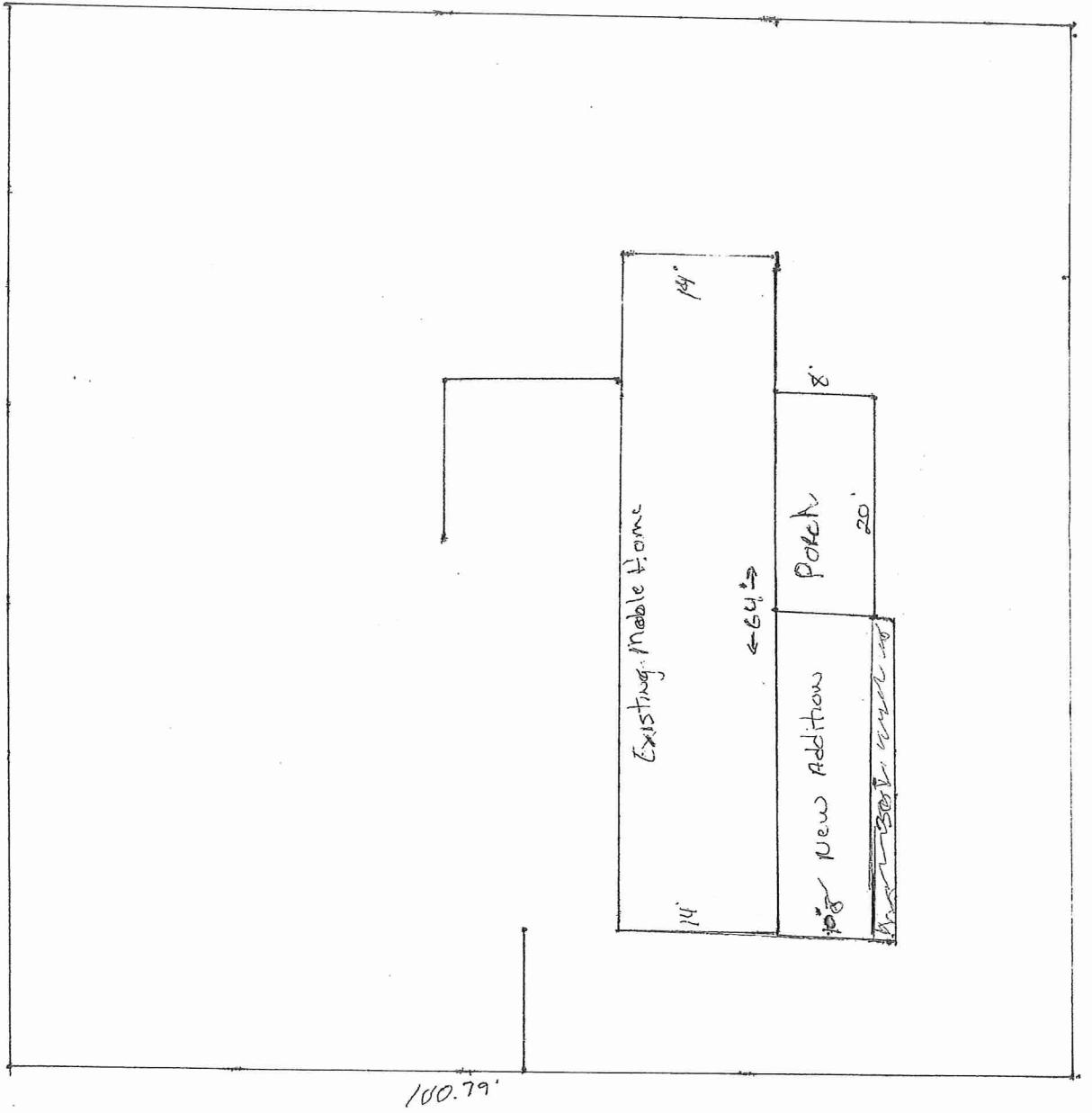
$\Delta = 4^{\circ} 59' 18''$
 $L = 48.47'$
 $CH = 48.46'$

$\Delta = 2^{\circ} 18'$
 $L = 50.96'$

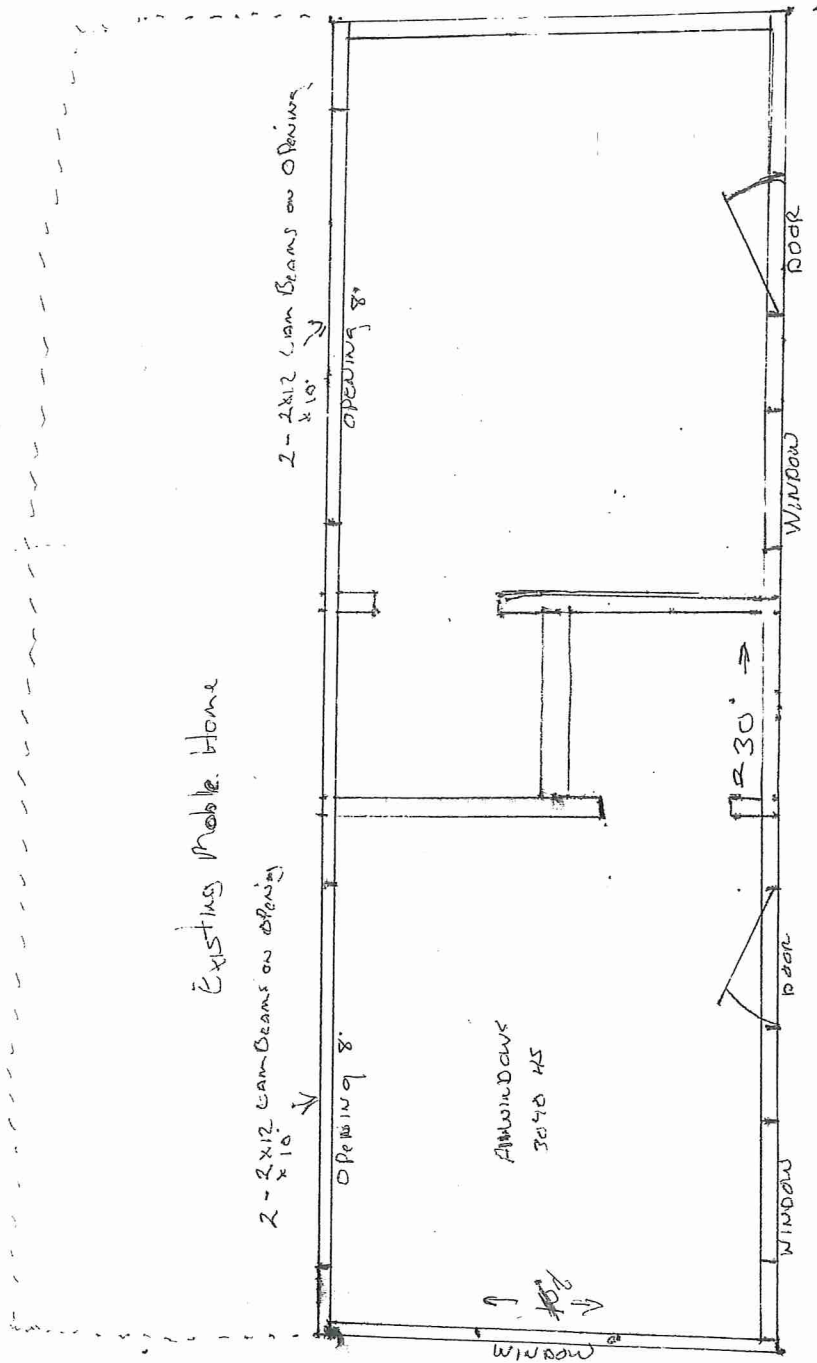
$\Delta = 88^{\circ} 42'$
 $L = 99.53'$

$\Delta = 14^{\circ} 02' 34''$

100'00

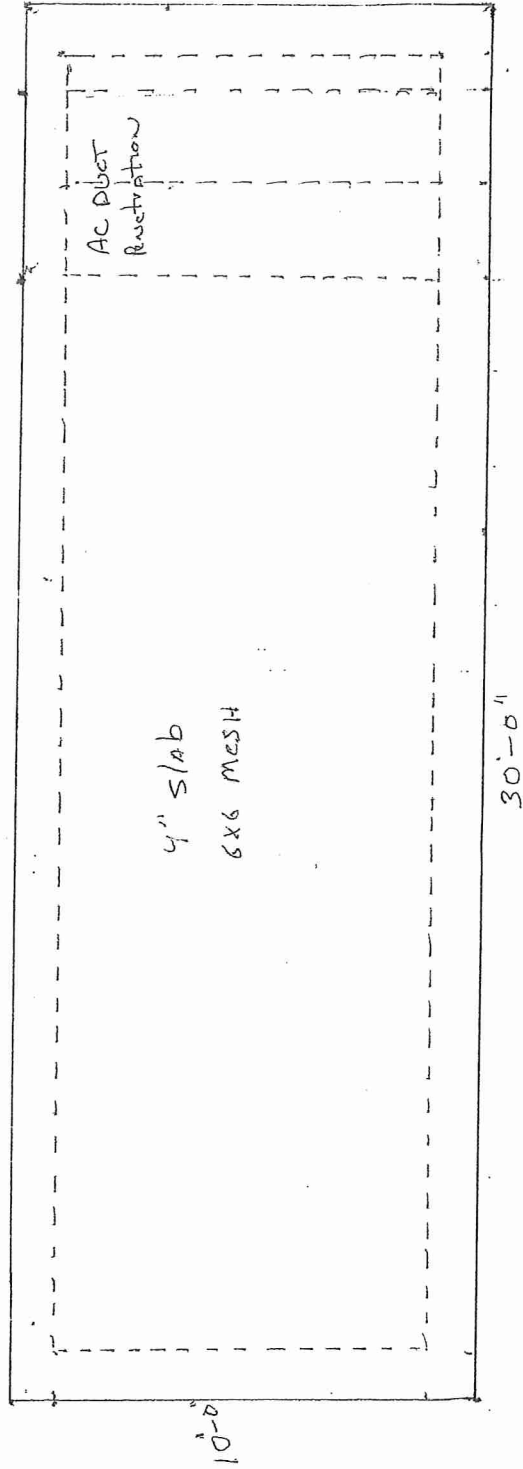
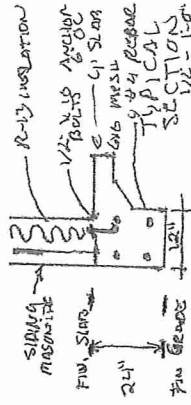


147 NOOCH



147 NOCH
 New Addition
 $3/8 = 1'-0"$

Proposed
Addition
147 Noochn
3/8 - 1'-0"



Foundation Plan



CITY OF SOCORRO, TEXAS
Application for Board of Adjustments

FOR OFFICE USE ONLY

Submittal Date: 3/13/18
Case Number: 20180318
Fee: 150⁰⁰

Received By: SO
Receipt Number: _____

Please type or print

Description of property the following information shall be provided:

Legal Description: Subdivision: ALTO ESTATES
Block: 1 Lot/Tract: 12+TRIA IN SEC 0713

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

Address of property: 147 Nooch

General location of property: SOCORRO

Please type or print

Owner(s): Gabriel Estrada
Blanca Estrada
Address: 147 Nooch
Phone #: (915) 667-5165

Applicant: Gabriel Estrada
Blanca Estrada
Address: 147 Nooch
Phone #: SAME

APPEAL OF AN ADMINISTRATIVE DECISION

(Check appropriate request)

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

Existing condition vs proposed condition:

Extension of Existing
Middle Home - to be 240 square ft. To Accomodate
to Bedrooms and Two Closets.

In lieu of representing this request myself as owner of the property, I hereby authorize the person designated below to act in 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 the request.

Gabe D. Escobar
Printed or Typed Name

[Signature]
Signature of Owner

Luis Mendora
Printed or Typed Name of Agent

[Signature]
Signature of Agent

Address of Agent: 8500 USCOAST #9A

Telephone Number of Agent: (915) 262-6376

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

Gabe D. Escobar
Printed or Typed Name

[Signature]
Signature of Owner

Fee, Non Refundable

860 N. Rio Vista Rd. * Socorro, Texas* Office (915) 872-8531

Elia Garcia
Mayor

Rene Rodriguez
At Large

Cesar Nevarez
District 1



Item #10

Ralph Duran
District 2

Victor Perez
District 3 / Mayor Pro-Tem

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

DATE: March 22, 2018
TO: BOARD OF ADJUSTMENTS
FROM: Adam Ochoa, Planning & Zoning Director
CC: Adriana Rodarte, City Manager

SUBJECT

Variance request on Municode Section 46-239(b) related to the maximum building size requirement for an accessory structure for Lot 12 and, Block 3, Ellen Park Subdivision, 10628 Falk Drive.

SUMMARY

The subject property is located on the south side of Falk Drive, 188 ± feet west of its intersection with Gohman Street. The subject property has an estimated area of 9,548 square feet (0.2192 acres), is owned by Ramon Paz Jr., 7877 West Drive, El Paso, TX. 79915 and is being represented by Jose Garcia, 10632 Falk Drive, Socorro, TX. 79927.

BACKGROUND

According to records from the EPCAD, the existing mobile home on the subject property was built in 1979 and encompasses approximately 672 square feet.

STATEMENT OF THE ISSUE

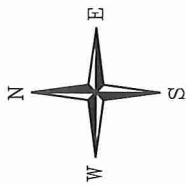
The applicant is requesting a variance to the maximum building size requirement for a new proposed accessory structure to be constructed on the subject property. The existing mobile home on the subject property encompasses 672 square feet and Section 46-239(b) of the Municode limits the size of an accessory structure on a residential property to the square footage of the primary structure, therefore, limiting any accessory structure to 672 square feet on the subject property. The applicant is proposing to construct a new accessory structure on the property that will measure 1,200 square feet in size, 528 square feet larger than the existing primary structure and larger than what is permitted. The applicant is proposing to utilize the proposed accessory structure as a shop/garage.

ALTERNATIVE

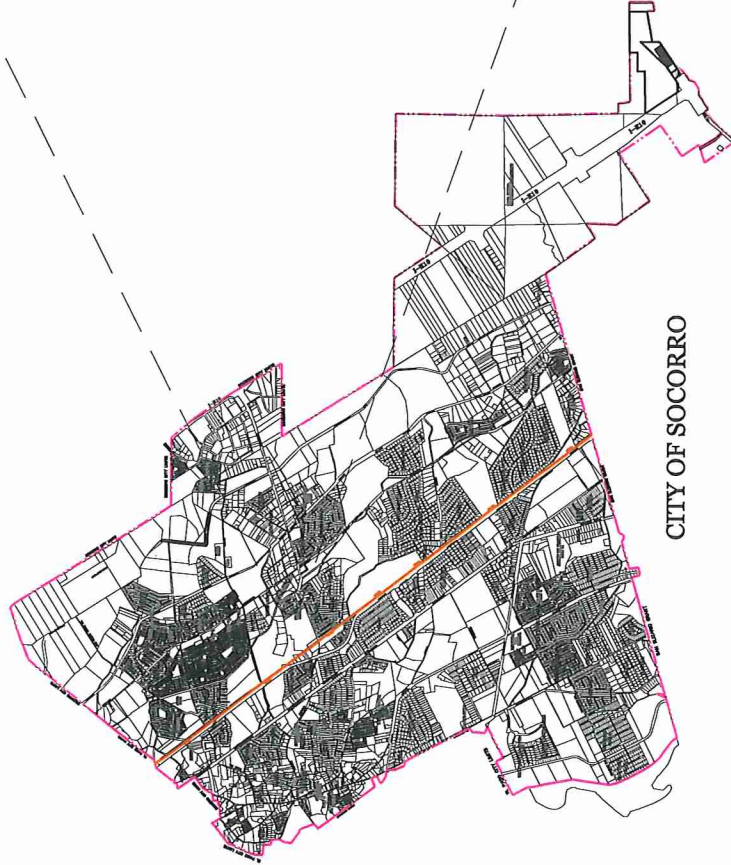
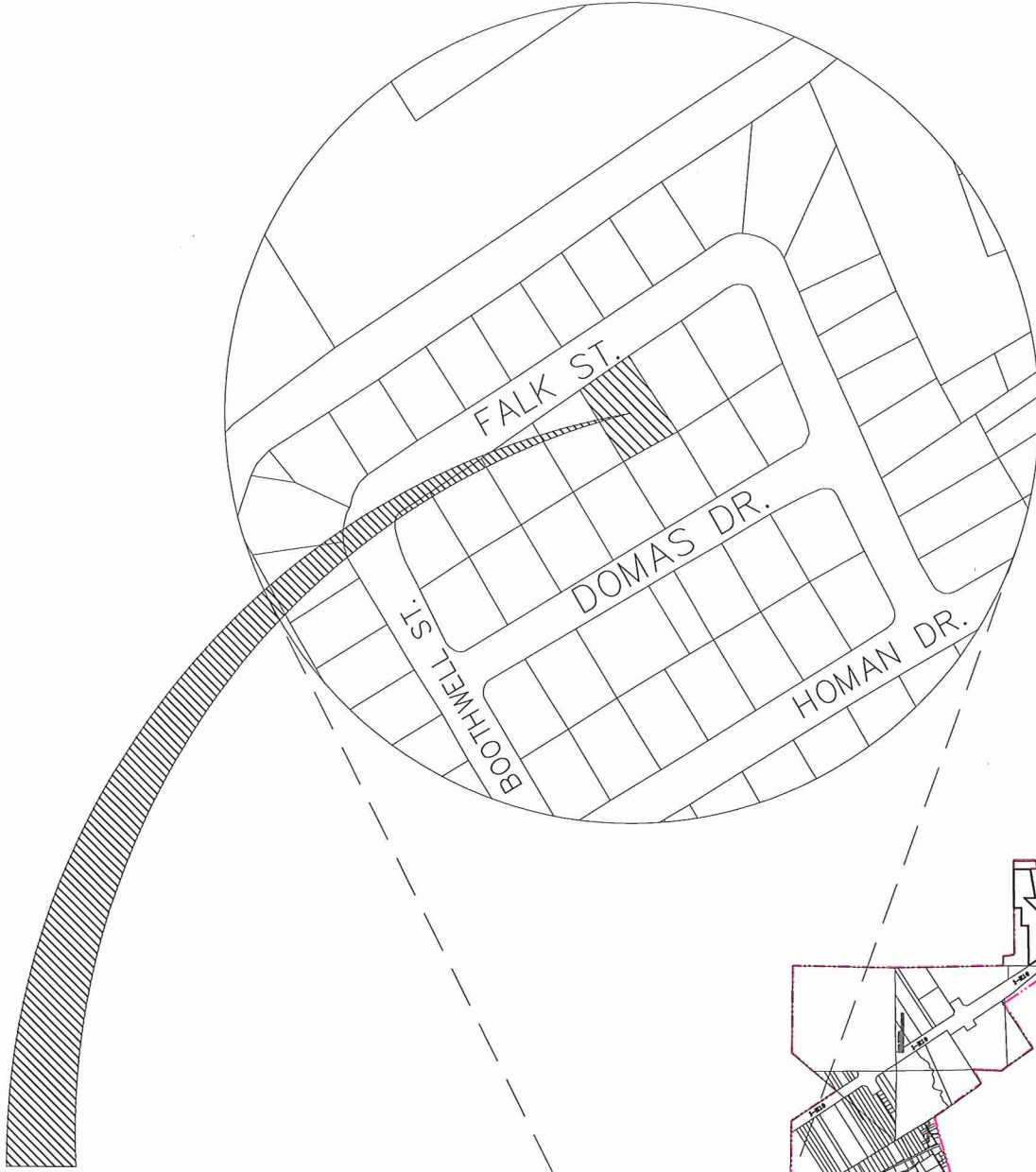
The applicant has the alternative to construct a smaller accessory structure on the subject property to meet the requirements of the City of Socorro.

STAFF RECOMMENDATION

The Planning and Zoning Department recommends DENIAL for the proposed variance.



PROJECT SITE;
10628 Falk St.
Lot 12, Block 3
Ellen Park



CITY OF SOCORRO

LOCATION MAP

Scale: AS SHOWN

10628 Falk St.



Legend	
	Zoning selection
	A-1, AGRICULTURAL
	C-1, LIGHT COMMERCIAL
	C-2, GENERAL COMMERCIAL
	HPD, HISTORICAL PRESERVATION DISTRICT
	M-1, LIGHT INDUSTRIAL
	M-2, HEAVY INDUSTRIAL
	PARK
	POND
	R-1, SINGLE FAMILY RESIDENTIAL
	R-2, MEDIUM DENSITY RESIDENTIAL
	R-3, HIGH DENSITY RESIDENTIAL
	RE, RURAL ESTATE
	RM-1, RESIDENTIAL MOBILE HOME SUBDIVISION
	RM-2, RESIDENTIAL MOBILE HOME PARK
	SU-1, SPECIAL USE ZONE
	TIGUA RESERVATION
	UNCLASSIFIED
	Parcels

Date: 3/19/2018

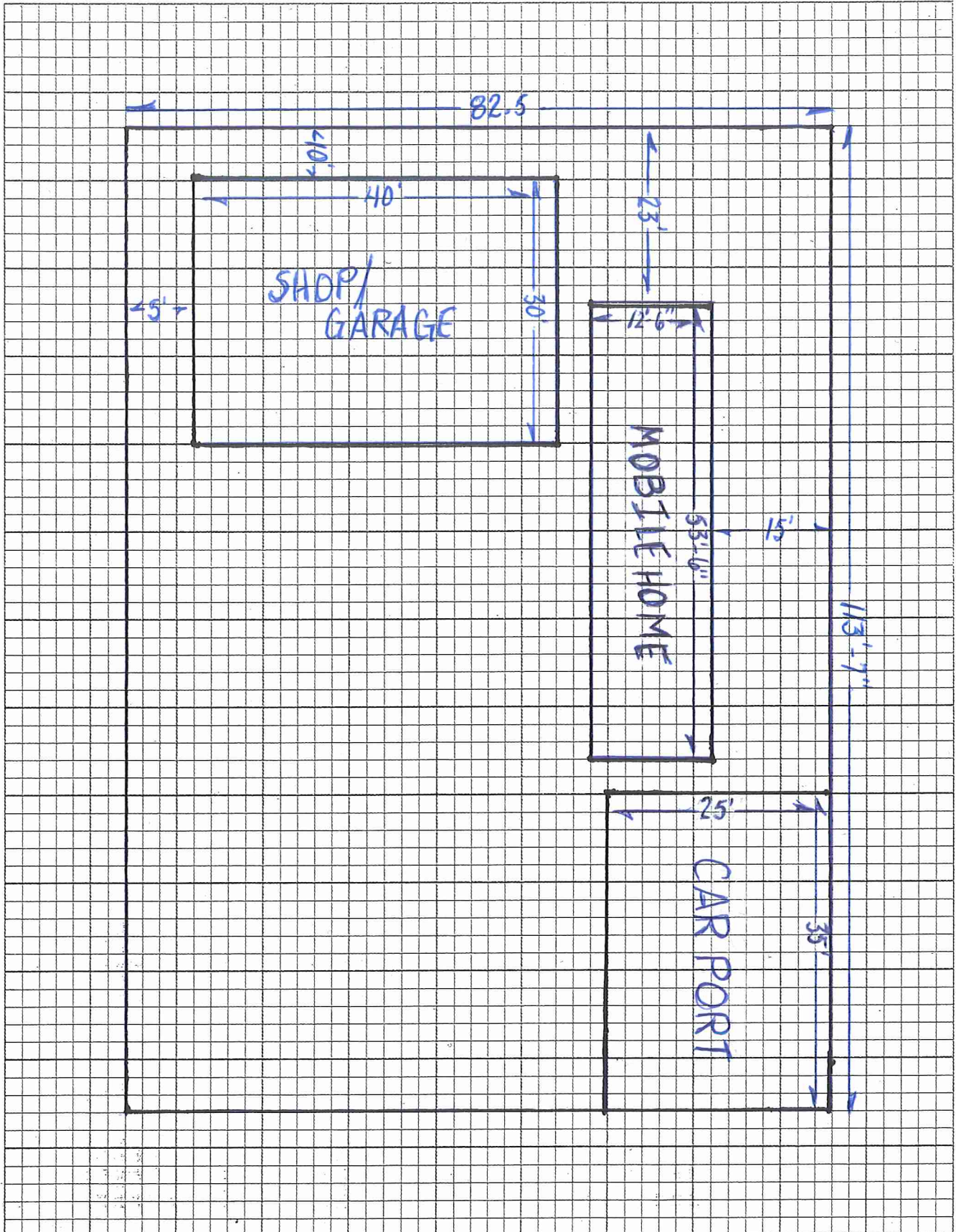


CITY OF SOCORRO
PLANNING & ZONING
860 N. RIO VISTA
SOCORRO, TX. 79927



Layout Graph Paper

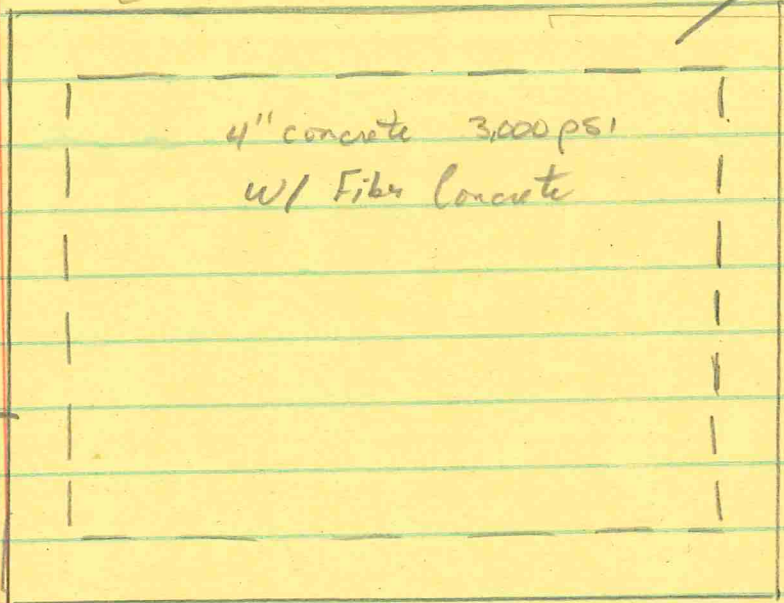
Graph Scale $\square = 2$ ft. $\square \square \square \square = 10$ ft.



40'-0"

A

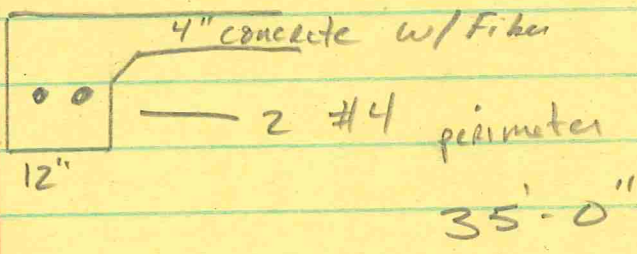
30'-0"
A



4" concrete 3000 psi
w/ Fiber concrete

Footing detail For both slabs

Detail A



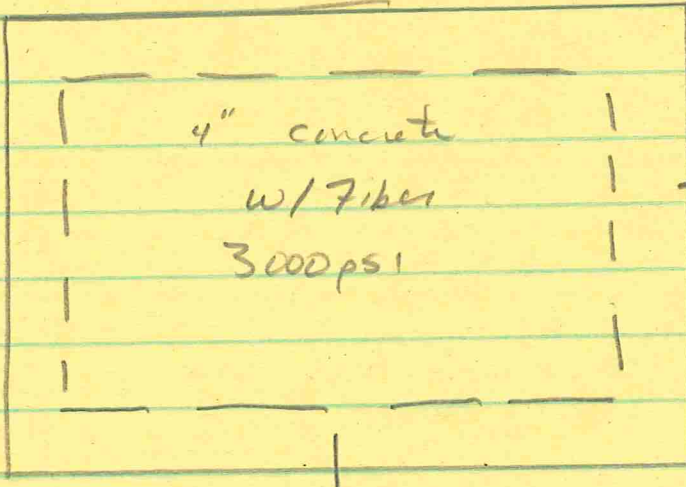
4" concrete w/ Fiber

2 #4 perimeter

12"

35'-0"

25'-0"



4" concrete
w/ Fiber
3000 psi

A

A

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[Click here to return to Mueller Inc. website](#)
877-2-MUELLER (877-268-3553)

[HELP](#)

Building Size

Color Selections

Ridge Vent

Wainscot

Lean-to

Gutter

Interior Framework

Add Doors and Windows

Rollup: Please Select

+ Add new

Walk Door (3x7)

View: [Custom](#) [Default](#)



You're not logged in. [LOG IN](#) [REGISTER](#) or

[Unsaved project](#) [SAVE](#) [SAVE AS](#) [DELETE](#) [SPEC SHEET](#)

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877-2-MUELLER (877-268-3553)

[HELP](#)

Building Size

Color Selections

Ridge Vent

Mainscot

Lean-to

Gutter

Interior Framework

Add Doors and Windows

Rollup: White

+ Add new

- Walk Door (3x7)
- Window (6x3)
- Walk Door (3x7)
- Rollup (8x10)

View: [Custom](#) [Default](#)





CITY OF SOCORRO, TEXAS
Application for Board of Adjustments

FOR OFFICE USE ONLY

Submittal Date: 3/9/18
Case Number: _____
Fee: 180.00

Received By: Km
Receipt Number: 28458

Please type or print

Description of property the following information shall be provided:

Legal Description: _____ Subdivision: _____

Block: _____ Lot/Tract: _____

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

Address of property: 10628 FALK ST.

General location of property: _____

Ramon Diaz Jr
Owner(s): Guadalupe Paz
Address: 7877 West 10r
Phone #: (915) 598-7853

Please type or print

Applicant: JOSE A. Garcia
Address: 10628 FALK ST.
Phone #: (915) 875-7708

APPEAL OF AN ADMINISTRATIVE DECISION

(Check appropriate request)

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

Existing condition vs proposed condition: REQUESTING OVERSIZE
GARAGE/STORAGE ON PROPERTY (DWELLING
AND OR RESIDENCE

In lieu of representing this request myself as owner of the property, I hereby authorize the person designated below to act in 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 the request.

JOSE A. GARCIA
Printed or Typed Name

Signature of Owner

Jose A. Garcia
Signature of Agent

Printed or Typed Name of Agent

Address of Agent: 10628 FAUK ST.

Telephone Number of Agent: (915) 875-7708 /raider_joe1@yahoo

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

Printed or Typed Name

Aman Puz Jr.
Guadalupe Puz
Signature of Owner

Fee, Non Refundable

860 N. Rio Vista Rd. * Socorro, Texas* Office (915) 872-8531