

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, May 24, 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

May 24th, 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 minimum yard setback along major arterial road requirement for Lot 1, Block 10, Delip Subdivision located at 10133 North Loop Drive, Socorro, Texas 79927
11. Consider and Take Action:
On the proposed variance request to section 46-238 (1) (b) area requirements and section 46-626 related to the minimum frontage required for Lot 6, Block 16, Bauman Estates Unit # 3 located at 11351 Hovey Drive for a proposed lot split.

EXECUTIVE SESSION

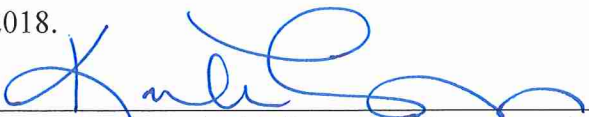
The Board of Adjustments of the City of Socorro may retire into EXECUTIVE SESSION pursuant to Texas Government Code, Section 551, Subchapter D, to discuss any of the following: (The items listed below are matters of the sort routinely discussed in Executive Session, but the Board of Adjustments of the 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

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 21st day of May, 2018.



Karla Montalvo, Board of Adjustments Secretary

DATE & TIME POSTED: 5/21/2018 @ 4:00 p.m. BY: K.M.

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 Liatri 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
Representative
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: May 24, 2018
TO: BOARD OF ADJUSTMENTS
FROM: Job Terrazas, Building Official
CC: Adriana Rodarte, City Manager

SUBJECT

Variance request on Ordinance 76 Amendment 1A § 8.3(c)(2) related to the minimum required 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 setback to allow for the construction of a new carport along the side property line of the subject property. The applicants are proposing to construct the new carport with a zero-foot setback from the exterior side 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 all interested utility companies that they have no objection with the construction of the proposed carport within the utility easement.

ALTERNATIVE

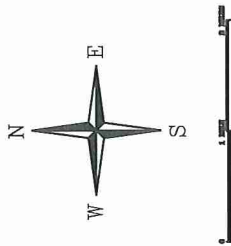
The applicant has the alternatives to reduce the size of the proposed carport, which would limit the effectiveness of the carport for protecting the applicant's vehicles. For this reason, the applicants are requesting the proposed variance before the Board of Adjustments.

STAFF RECOMMENDATION

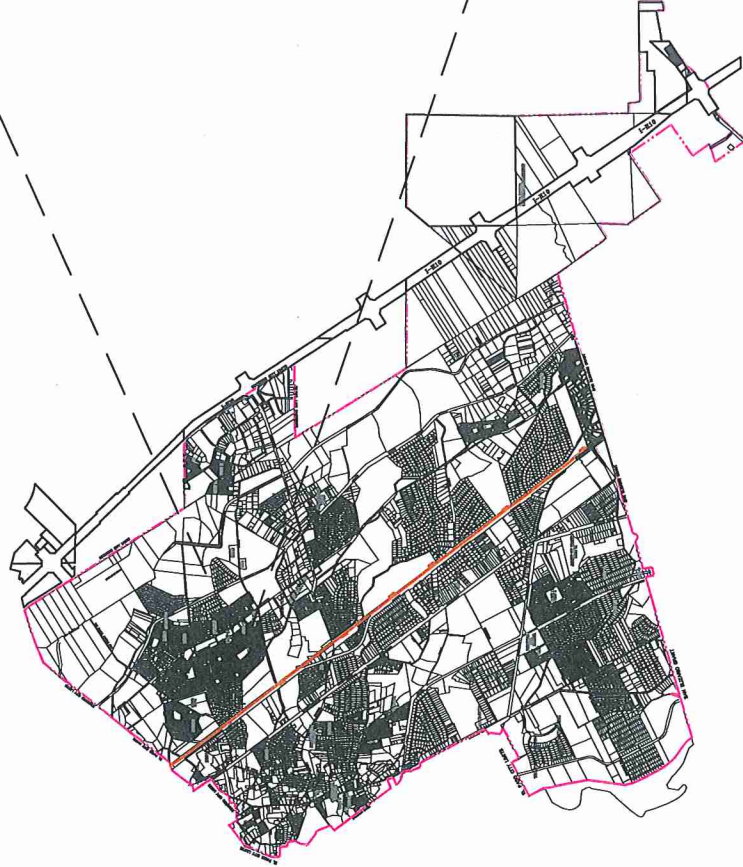
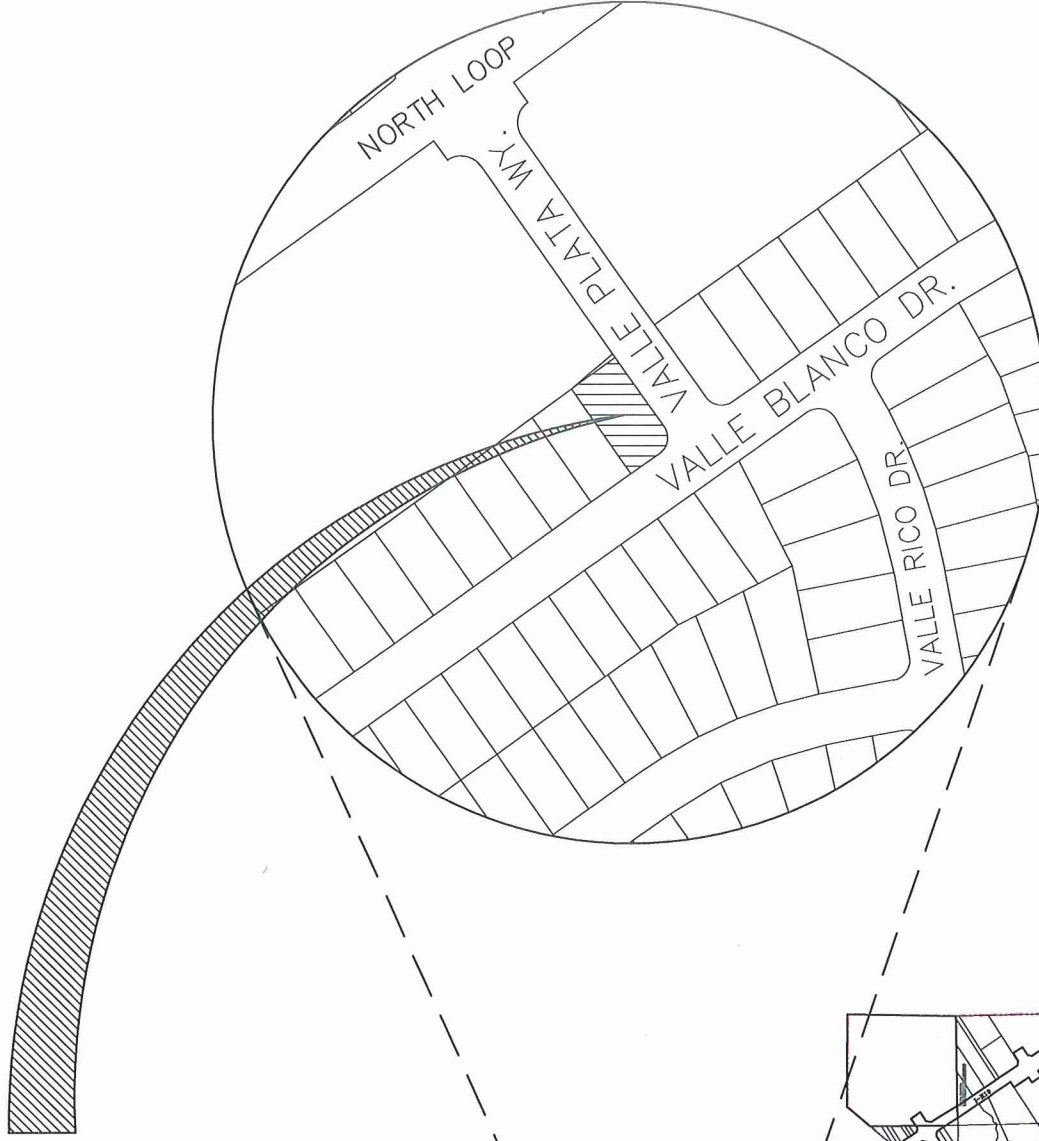
Because the driveway is located over an existing 10' utility easement and the proposed new carport would be constructed over a utility easement, the Planning and Zoning Department recommends DENIAL to prevent permanent construction over the existing easement.

Furthermore,

1. The request is contrary to the public interest.
2. Literal enforcement of the Ordinance does not result in undue hardship.
3. The spirit of the Ordinance is not observed to make substantial justice.



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

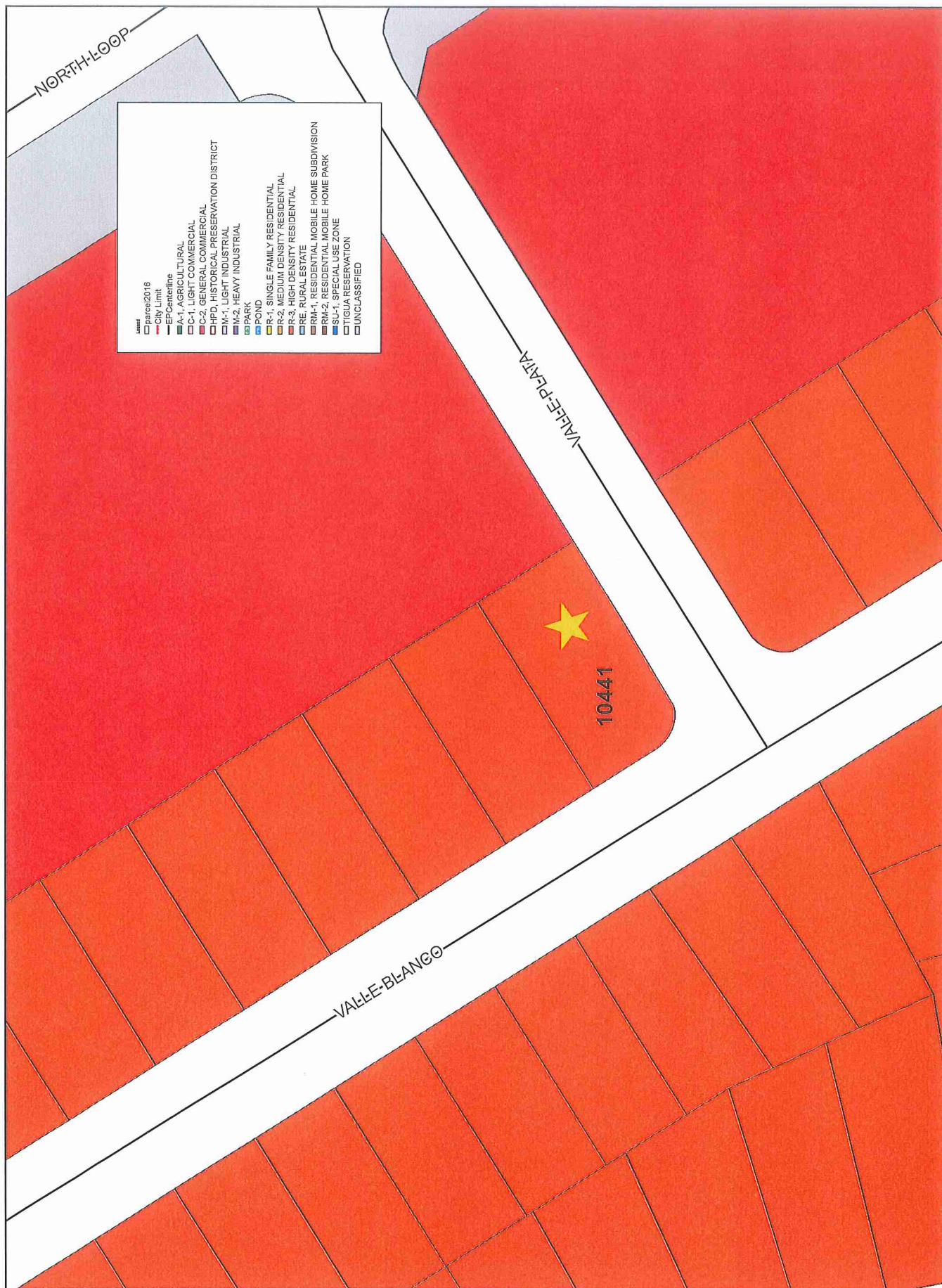


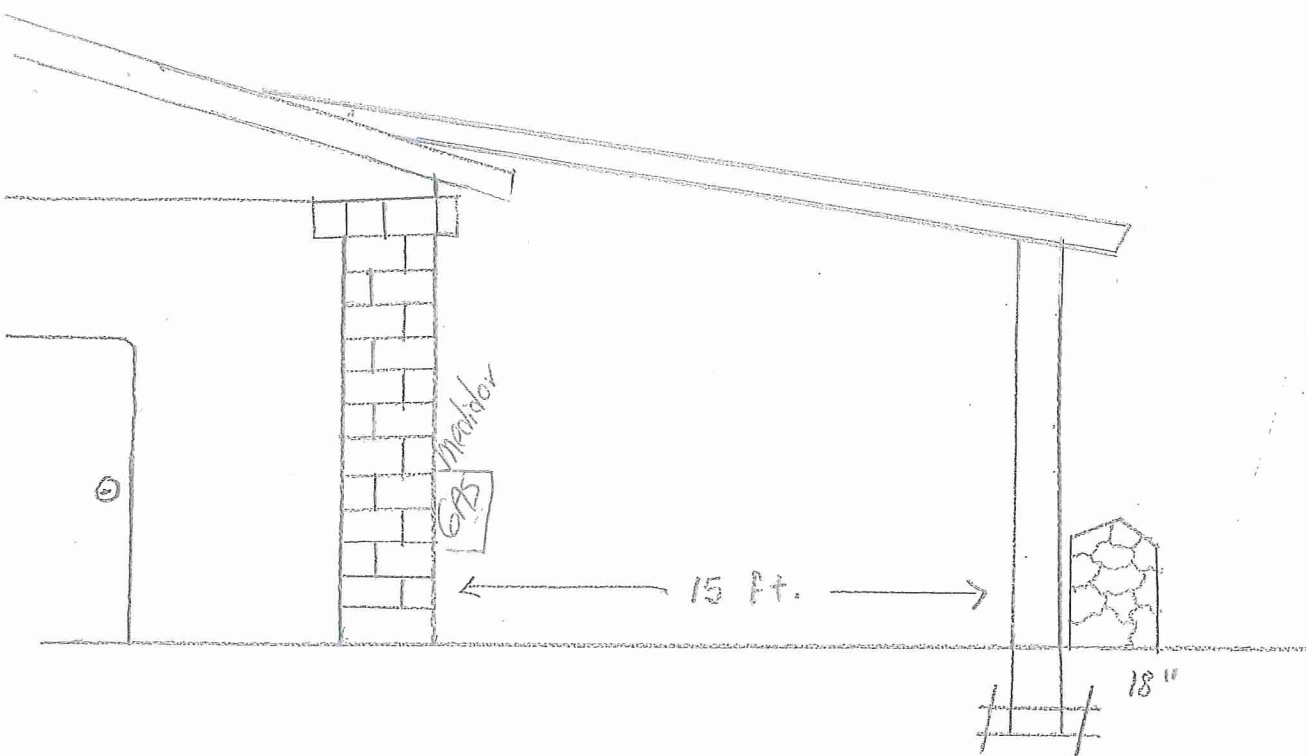
CITY OF SOCORRO

LOCATION MAP

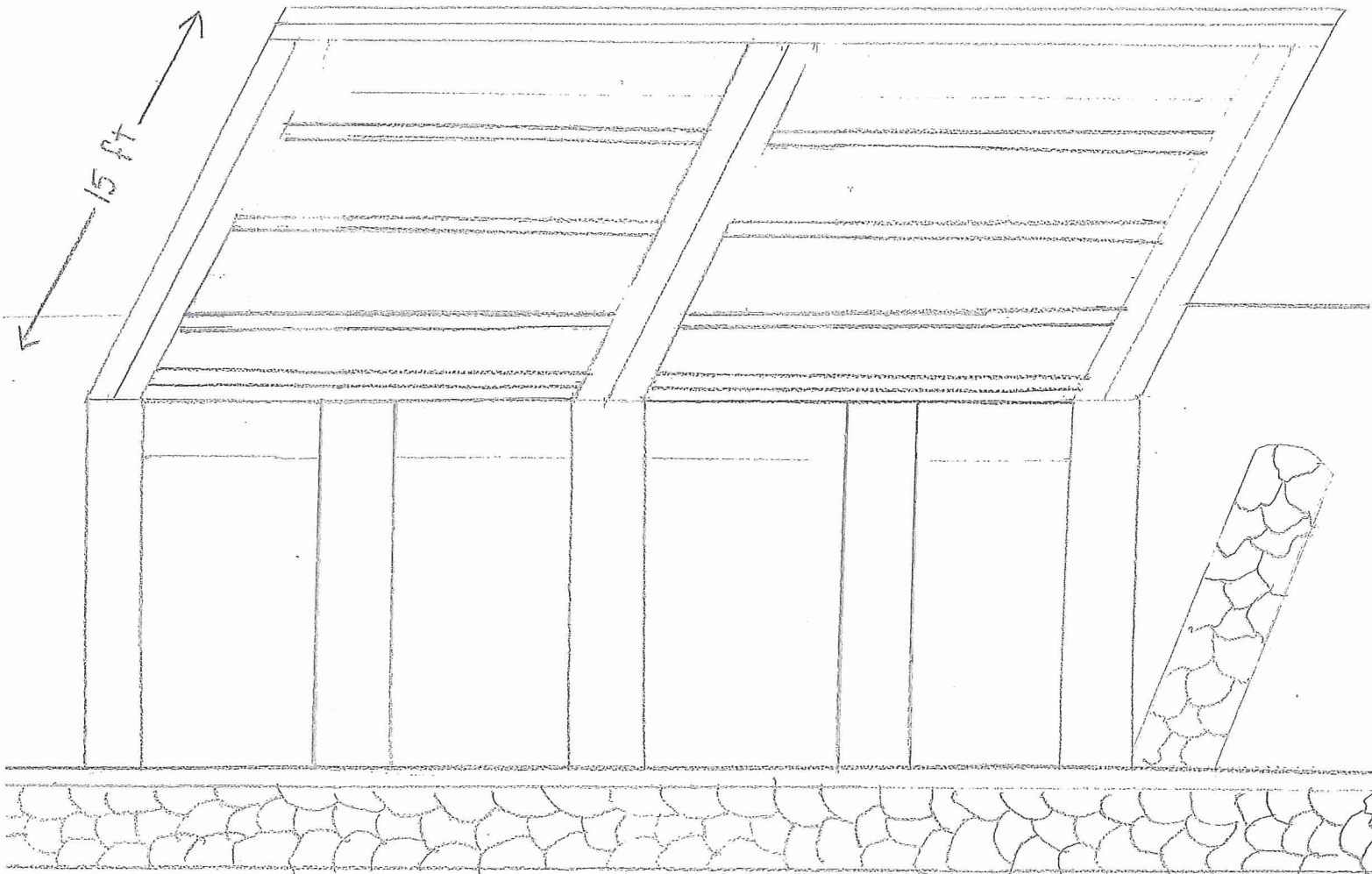
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10441 Valle Blanco Dr.



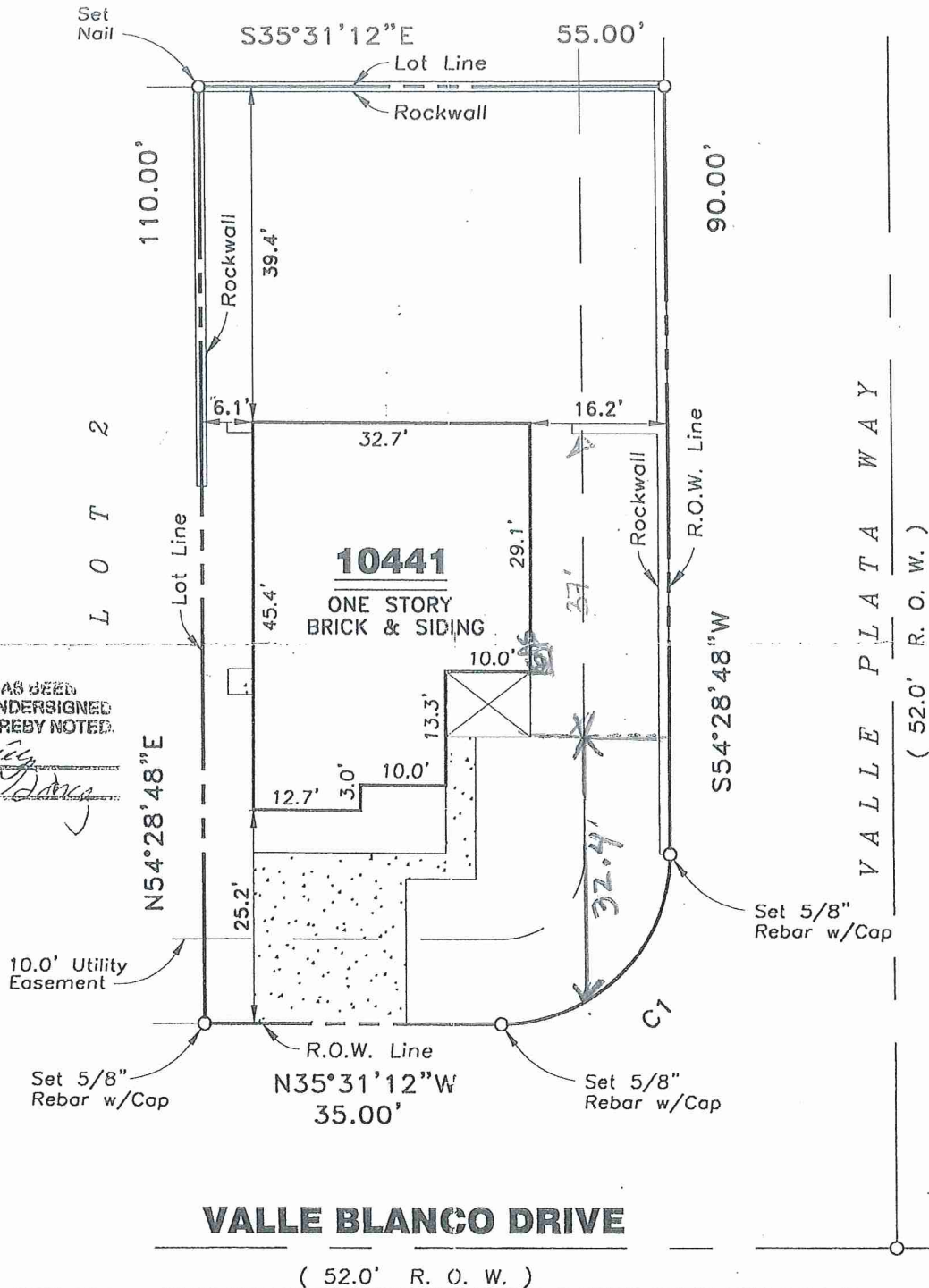


← 37 ft. →



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

Mark A. Dancy
Mark A. Dancy



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"

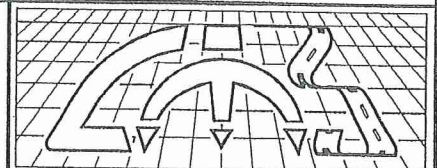
I hereby certify that the foregoing boundary and improvement survey was made by me or under my supervision and that there are no encroachments except as shown. Only platted easements are shown.

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

Plat of Survey

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

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



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"

Job No. 04-02-18751

Scale: 1" = 20'

Date: FEBRUARY 10, 2004.

TRACT 13A
VOL. 4036 / PG. 177

VALLE PLATA

VALLE BLANCO DR.

PROP. CITY MON.

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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: 2855

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) X
- 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

Victor M. Gomez
Signature of Owner

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

Martha A. Sainz de Gomez
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

Victor M. Gomez
Signature of Owner

Fee. Non Refundable

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

Elia Garcia
Mayor

Rene Rodriguez
Representative
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: May 24, 2018
TO: BOARD OF ADJUSTMENTS
FROM: Job Terrazas, Building Official
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 \pm 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.

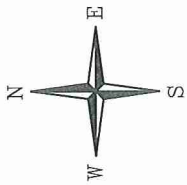
ALTERNATIVE

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.

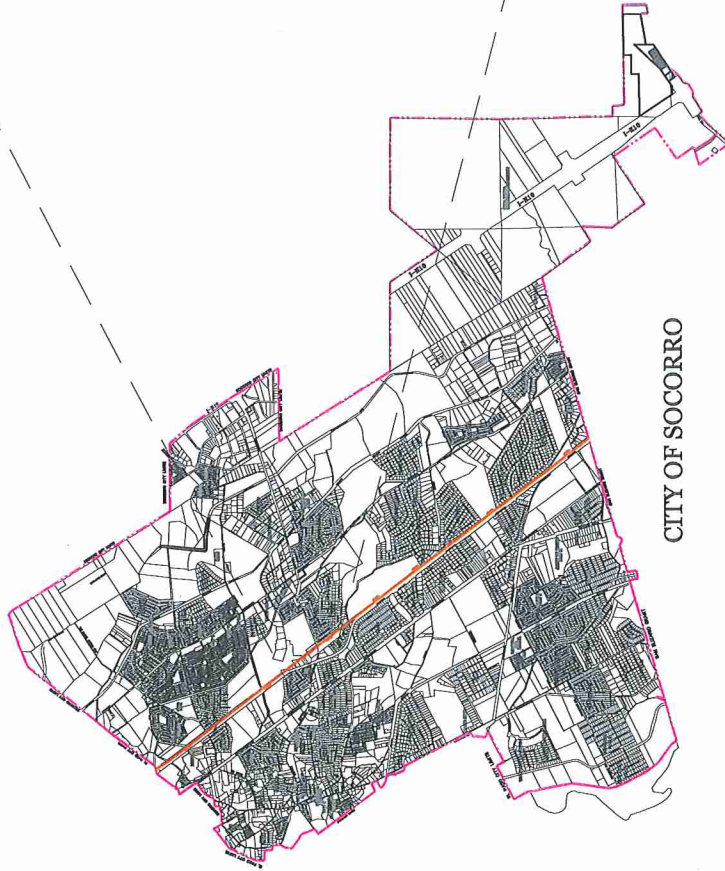
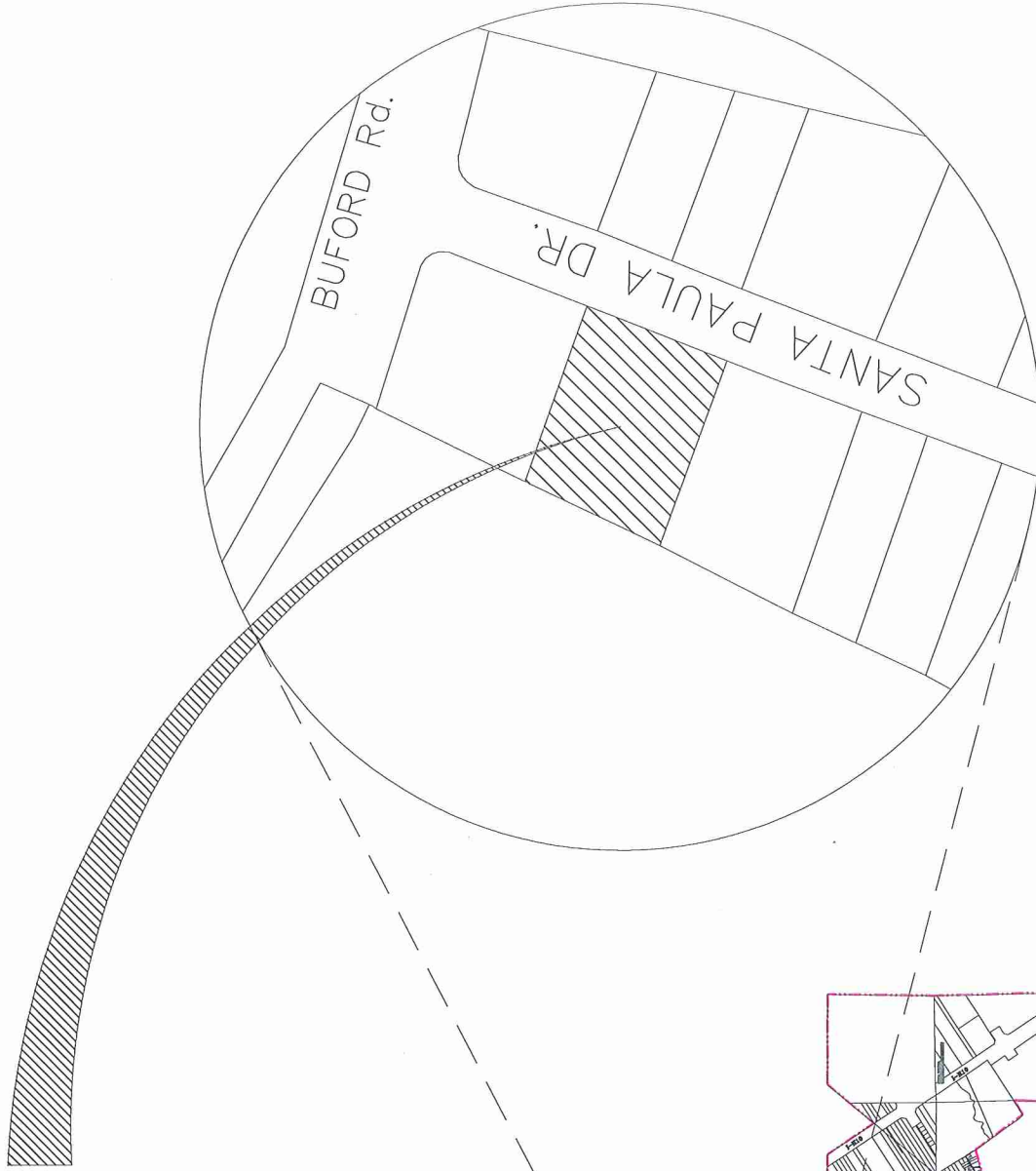
STAFF RECOMMENDATION

The Planning and Zoning Department recommends APPROVAL for the proposed variance and allow the applicant to keep the large animals in their property because:

1. This request is not contrary to the public interest.
 - a. Several letters of support have been provided from the neighbors expressing their support for this request.
2. Literal enforcement of the Ordinance would result in unnecessary hardship.
 - a. The applicant has provided photographic evidence that this condition has been in existence for a long time. Oldest photo dates back to 1998.
3. The intent of the Ordinance is observed and substantial justice can be done.



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



CITY OF SOCORRO

LOCATION MAP

Scale: AS SHOWN

10506 Santa Paula Dr.



Date: 3/19/2018



Feb. 22-18

A quien corresponda:

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 hyos 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

Yo 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 2/12/18

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 INFORMATI

cion se LA puedo DAR

atentamente

PARA servirle

Concepción Medina

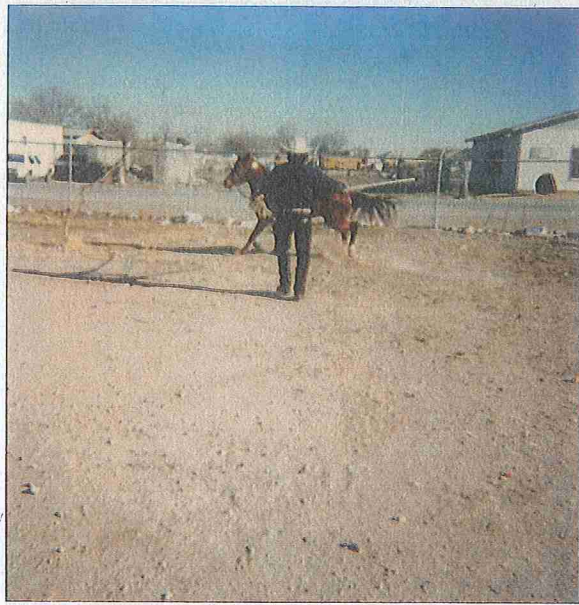
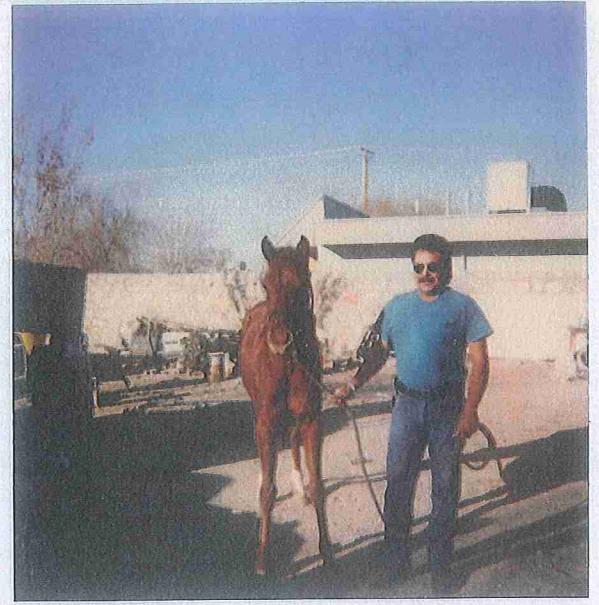
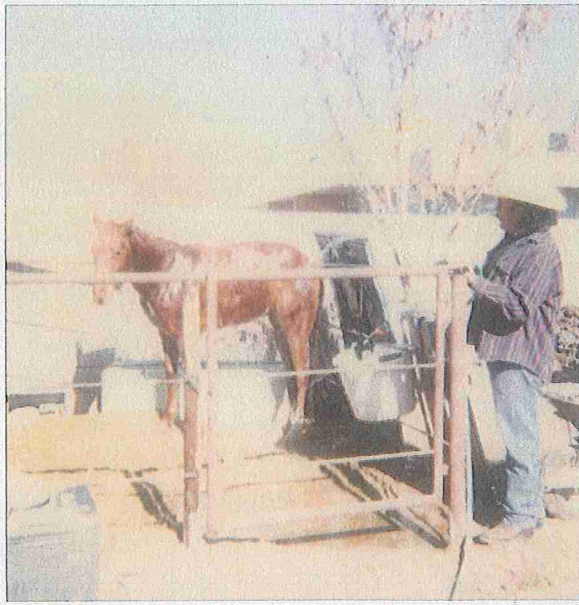
2 - 26 - 2018

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

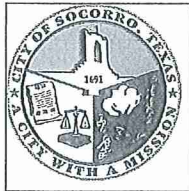
Thank you
Maria L. Jang

10512 Sta Paula









CITY OF SOCORRO, TEXAS
Application for Board of Adjustments

FOR OFFICE USE ONLY

Submittal Date: 2/28/18

Received By: 10

Case Number: _____

Receipt Number: _____

Fee: 100.00

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

Isma Ochoa
Printed or Typed Name of Agent

Raul Ochoa
Signature of Owner

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
Representative
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: May 24, 2018
TO: BOARD OF ADJUSTMENTS
FROM: Job Terrazas, Building Official
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 installed in 1971 and encompasses approximately 924 square feet. The mobile home has had several additions done 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

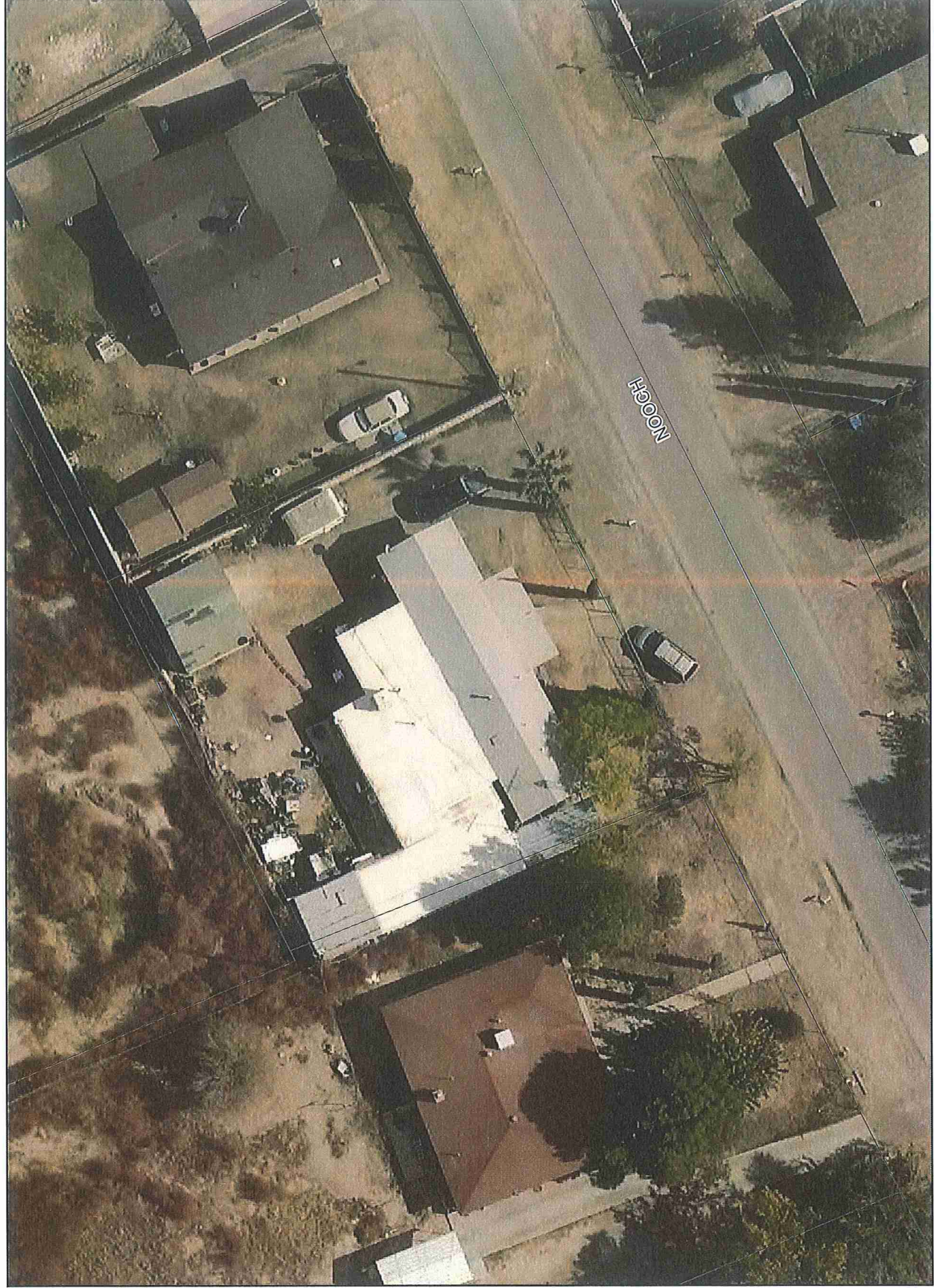
The applicants have the alternative to construct the new addition on a different side of the existing mobile home where the proposed addition would meet the required setbacks of the R-1 zoning district.

STAFF RECOMMENDATION

The Planning and Zoning Department recommends DENIAL for the proposed variance for the following reasons:

1. The proposed improvement is contrary to the public interest
2. Literal enforcement of the Ordinance does not create undue hardship
3. The spirit of the Ordinance is not met
 - a. This variance would be a violation of section 46-141 (1)

147 NOOCH



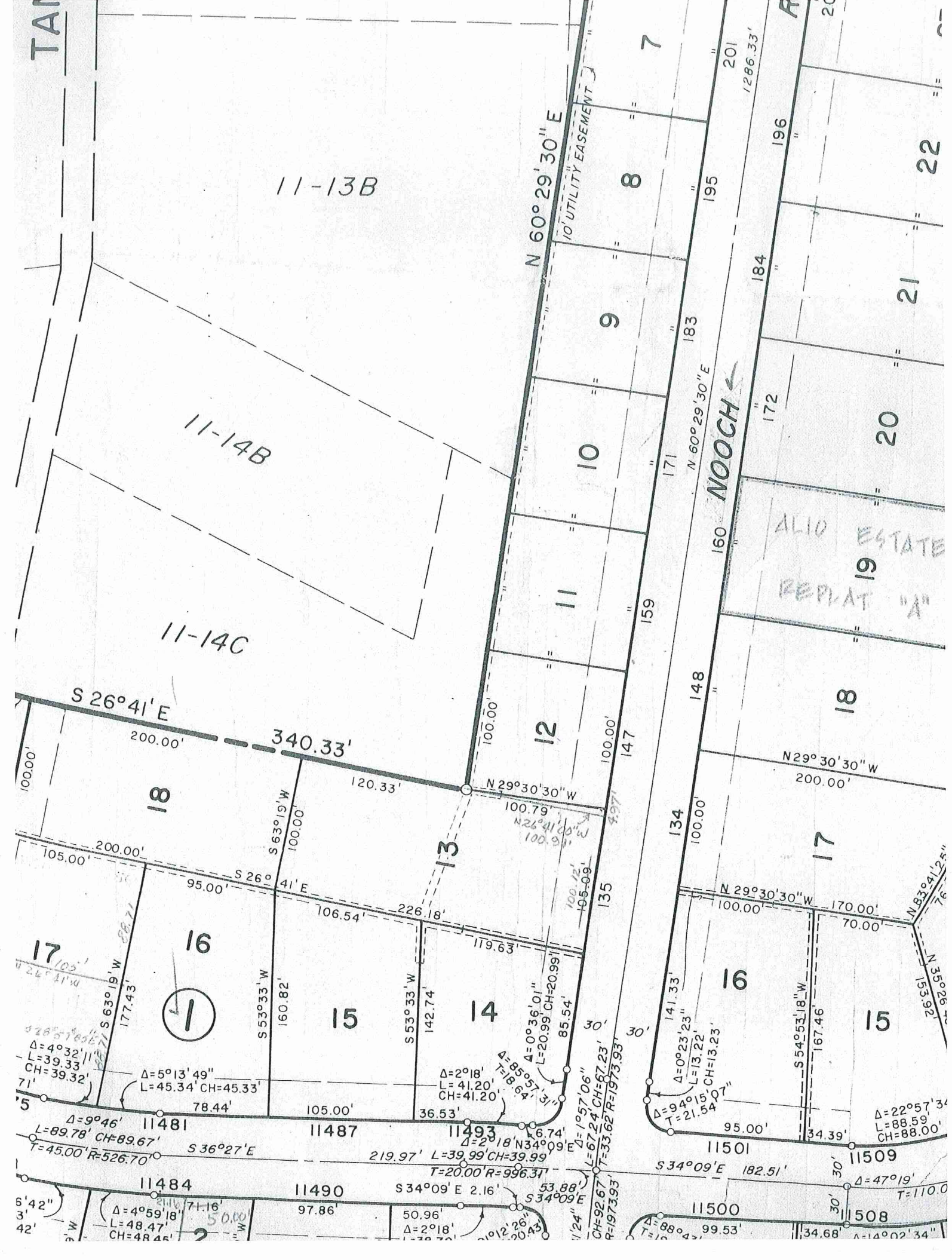
0 10 20 40 Feet

Gabriel Estrada
(915) 667-5165



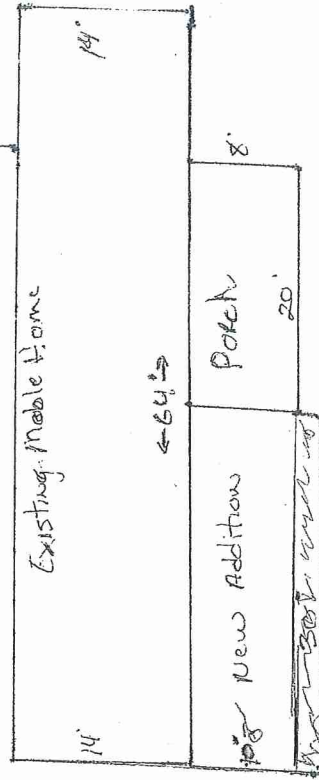
Date: 5/21/2018

TAI

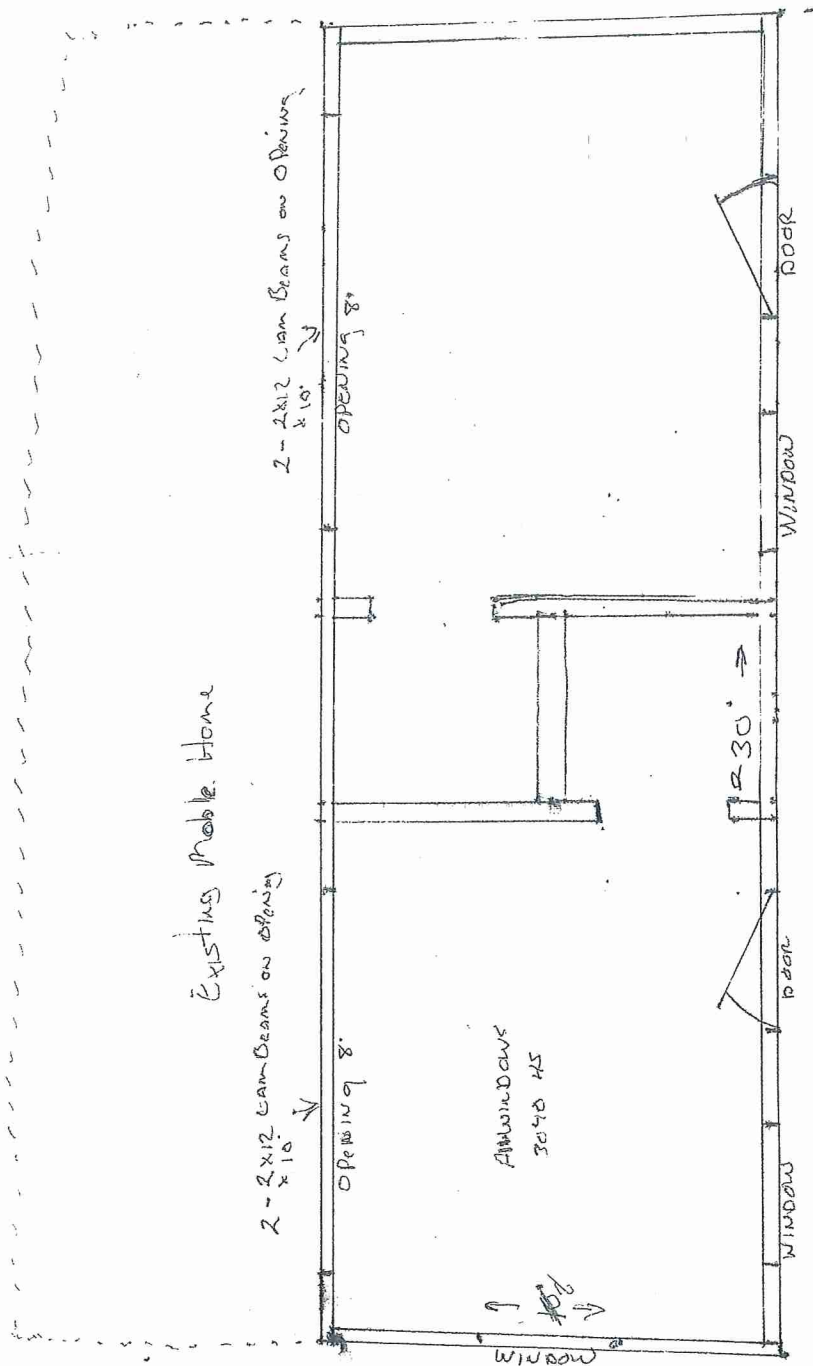


100'00

100.79'



147 NOOCH

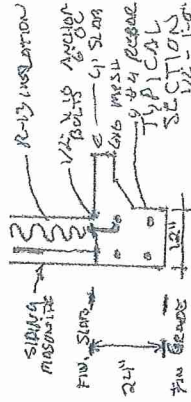


147 NOOCH
New Addition
3/8 = 1'-0"

147 Nooch

Hand-drawn diagram of a rectangular slab. The dimensions are labeled as 10'-0" (width) and 30'-0" (length). The material specifications are labeled as 4" slab and 6x6 mesh. The text "AC Pier Retention" is written vertically along the right edge of the slab.

For definition 2





CITY OF SOCORRO, TEXAS
Application for Board of Adjustments

FOR OFFICE USE ONLY

Submittal Date: 3/13/18
Case Number: 20180318
Fee: 150.00

Received By: 80
Receipt Number: _____

R-1
Please type or print

Description of property the following information shall be provided:

Legal Description:

Subdivision: ALTO ESTATES

Block: 1

Lot/Tract: 1/2 + 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
Mobile Home - to be 240 sq. ft. To Accommodate
70 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'Eon
Printed or Typed Name

[Signature]
Signature of Owner

Luiz Mendonça
Printed or Typed Name of Agent

[Signature]
Signature of Agent

Address of Agent:

8800 Viscount #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'Eon
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
Representative
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: May 24, 2018
TO: BOARD OF ADJUSTMENTS
FROM: Job Terrazas, Building Official
CC: Adriana Rodarte, City Manager

SUBJECT

Variance request to Municode Section 46-238 (3)(c) related to the minimum yard setback along major arterial road requirement for Lot 1, Block 10, Delip, 10133 North Loop to allow construction on a nonconforming lot.

SUMMARY

The subject property is located at the intersection with North Loop and Poona. The subject property has an estimated area of 6,618 square feet (0.15 acres), and it is owned by RGR Construction whose address is 604 Poona, Socorro, TX. 79927.

BACKGROUND

According to records from the EP Public Records, a one-story stucco building was demolished in 2008 after the widening of North Loop pursuant to EP County deed 20080029739. The reason is that it was encroaching 13 feet into the adjacent property that was required for the expansion of the highway. Therefore, the land is vacant and the lot size does not meet the minimum required area for an R-1 zone.

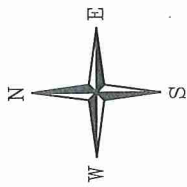
STATEMENT OF THE ISSUE

Petitioner is requesting a variance to the minimum required yard setback for constructing a 400 sf. commercial office building.

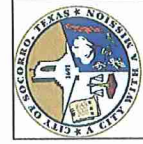
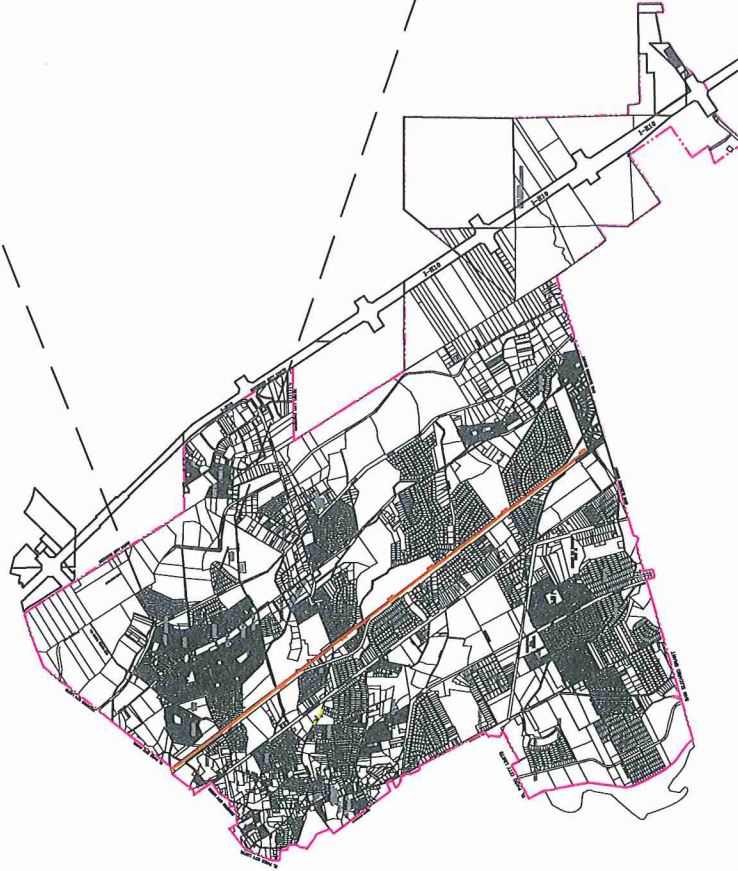
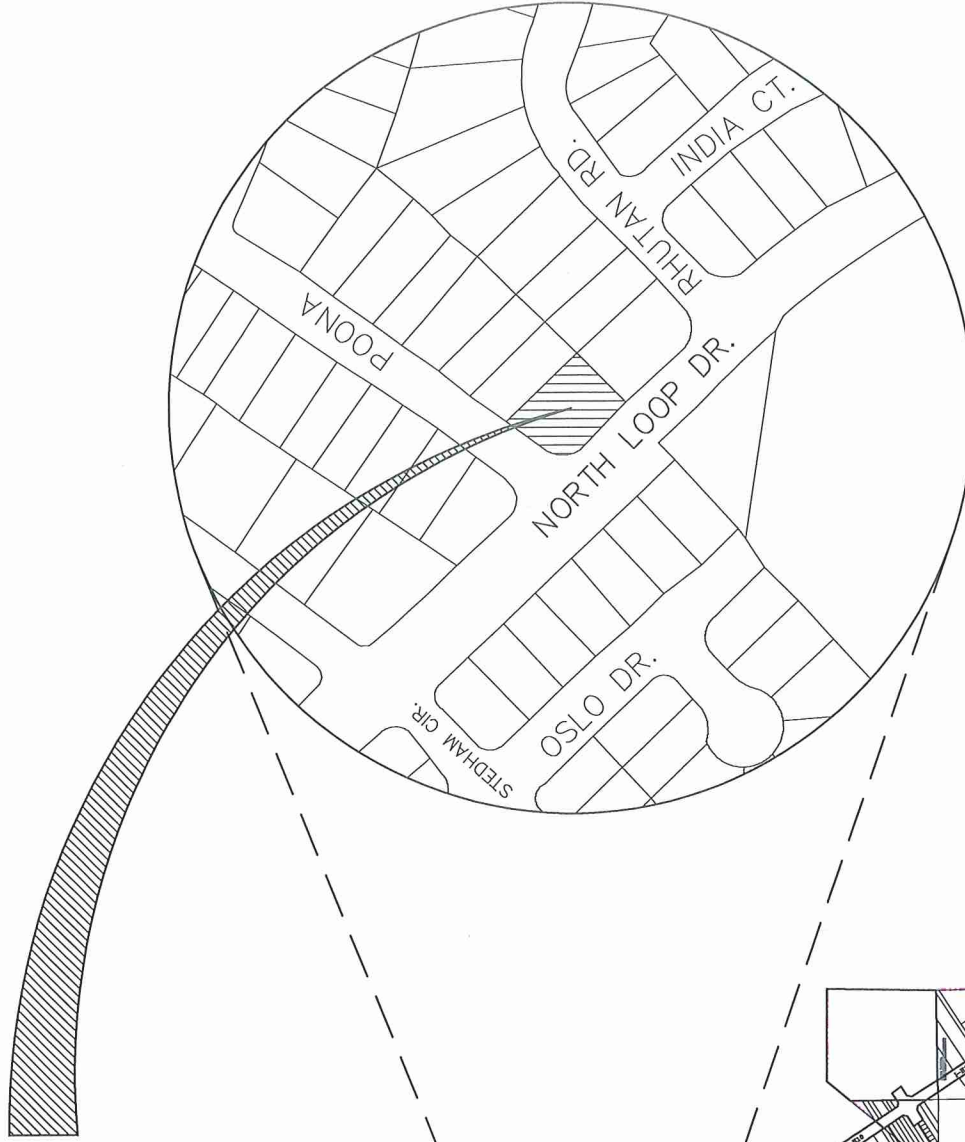
STAFF RECOMMENDATION

The Planning and Zoning Department recommends APPROVAL for the proposed variance for the following reasons:

1. The proposed improvement is not contrary to the public interest
2. Literal enforcement of the Ordinance will create undue hardship
3. The spirit of the Ordinance is met but substantial justice can be made



PROJECT SITE;
10133 North Loop Dr.
Lot 1, Block 10
Delip 1 Subdivision

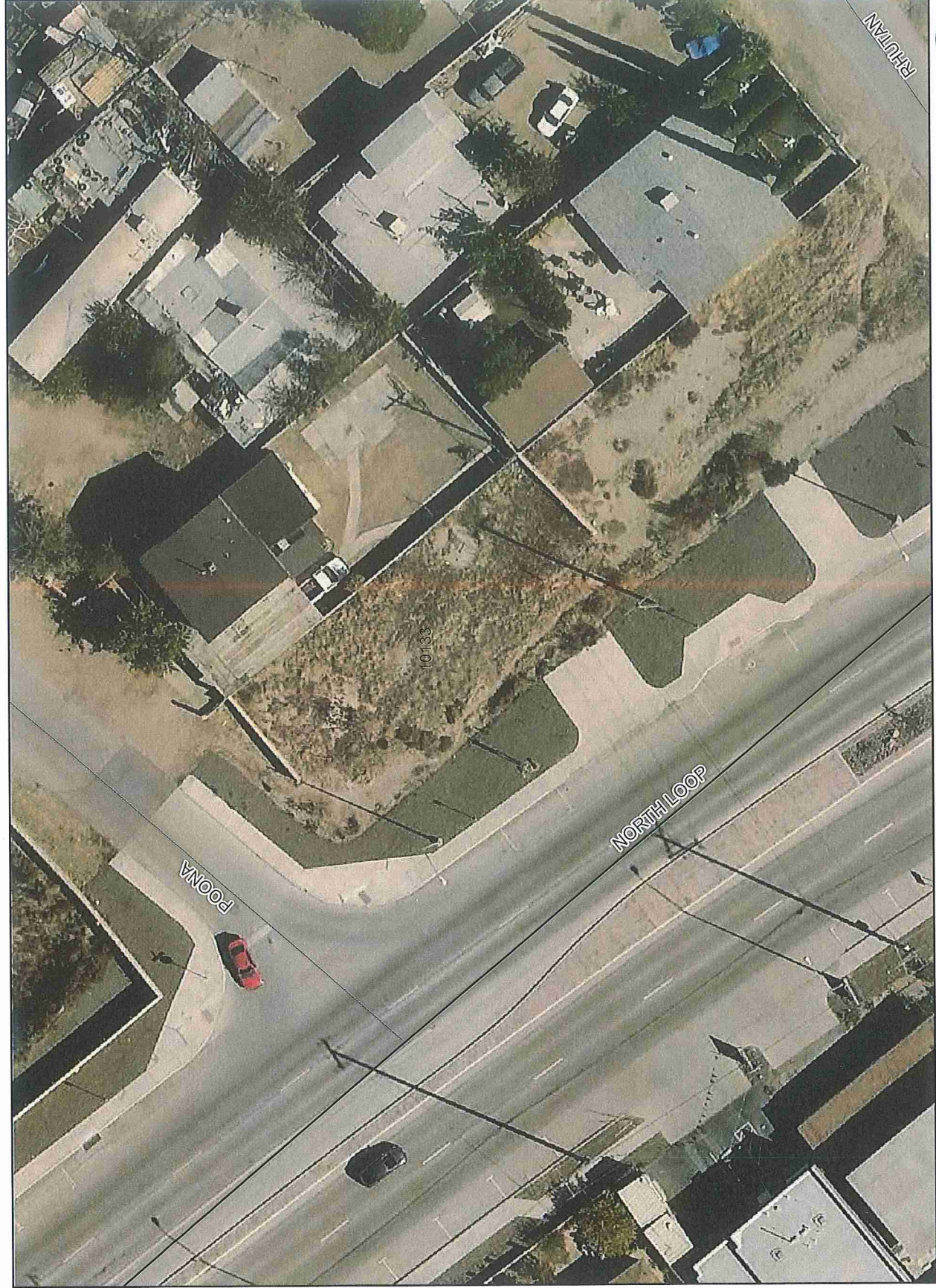


CITY OF SOCORRO

LOCATION MAP

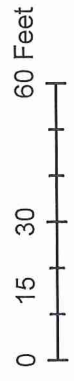
Scale: AS SHOWN

10133 NORTH LOOP DR.



Date: 5/15/2018

Jesus Jaime
(915) 329-4346

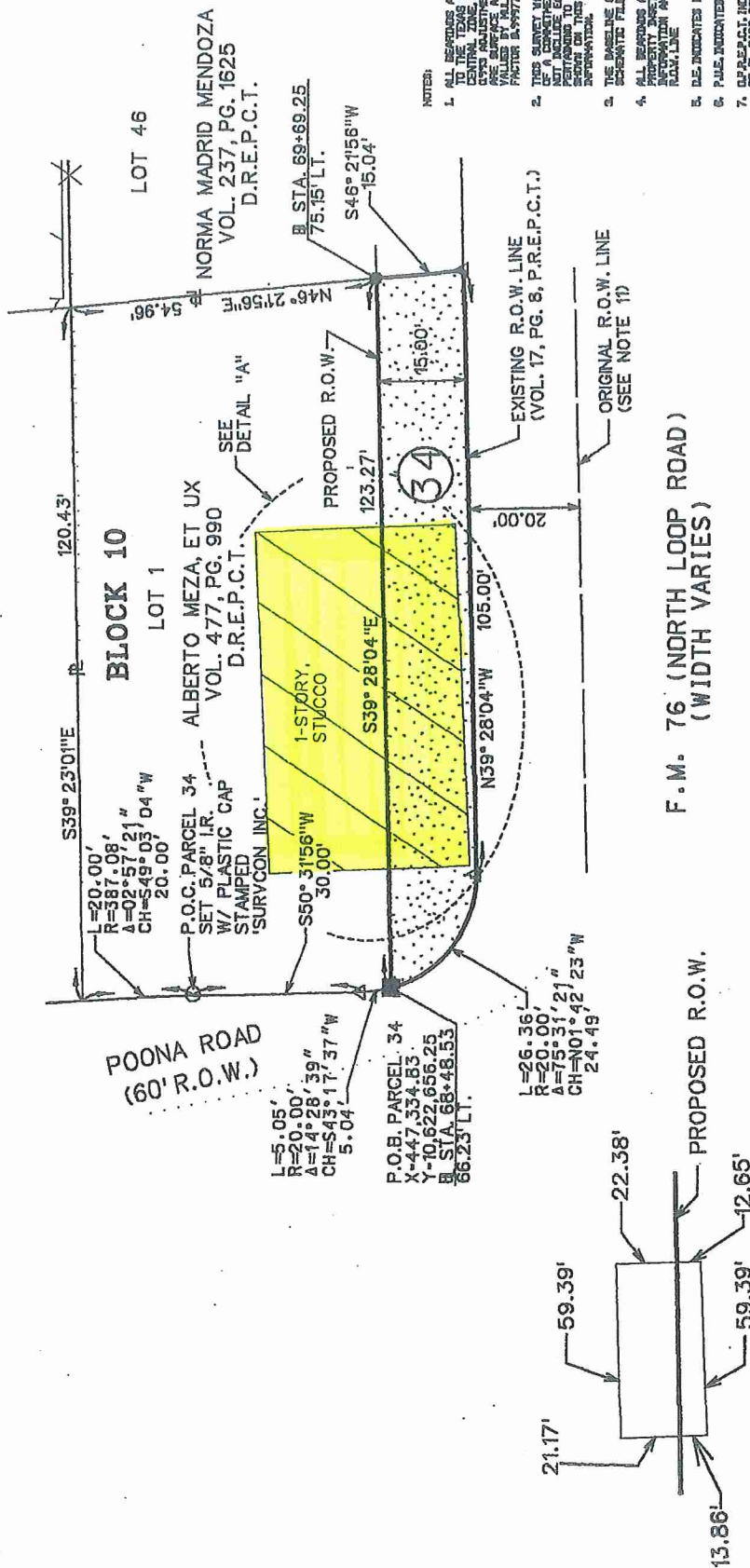


SURVEY LEGEND

- = FOUND TxDOT BRONZE DISK IN CONCRETE
- = SET 1/2" I.R. W/TXDOT ALUM. CAP (TO BE RECORDED W/TXDOT BRONZE DISK IN CONCRETE AFTER ACQUISITION IS COMPLETE)
- = SET 1/2" IRON ROD W/TXDOT ALUM. CAP UNLESS OTHERWISE NOTED
- = FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- ⊗ = FOUND 4" x 4" CONCRETE MONUMENT
- △ = SET 1/2" I.R. W/PLASTIC CAP STAMPED 'SURVCON INC.'
- 2. = PROPERTY LINE
- 1. = BASELINE
- U. = UTILITY POLE

SOCORRO GRANT- BLOCK 4

**DELIP SUBDIVISION
TRACT 16 - C & A.
PORTION OF TRACT 17
VOL. 17, PG. 8 P.R.E.P.C.T.**



DETAIL "A"
N.T.S.

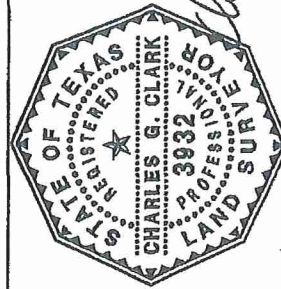
**LEGAL: PART OF LOT 1 BLOCK 10
DELIP SUBDIVISION**

WHOLE:

- = 0.193
- = 8,407 SQ. FT.

REQUIRED:

- = 0.0409
- = 1,782 SQ. FT.
- = 0.1921
- = 8,625 SQ. FT.



I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THE PLAT OF THIS SURVEY WAS FILED AND RECORDED AT THE TIME OF SAID SURVEY.

Charles G. Clark
CHARLES G. CLARK
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 3932

SURVCON, INC.
PROFESSIONAL SURVEYORS
400 WEST AVENUE #1, SUITE 1000
EL PASO, TEXAS 79901
TEL: (915) 437-7070
FAX: (915) 437-7070

RIGHT-OF-WAY ACQUISITION
OVER LANDS NOW OR LATE OF
ALBERTO MEZA, ET UX

SITUATED IN: CITY OF SOCORRO EL PASO COUNTY, TEXAS

Rev.	Description	Date	By
1	ROW CSJ	06/22/01	058
2	Parcel:	P-34	
3	FB	Pg.	
4	Date	January 2002	
5	Drawn By	DT	Checked
6	Sheet	1	of 1

- NOTES:**
- ALL BEARINGS AND DISTANCES ARE APPROXIMATE. THE SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THE PLAT OF THIS SURVEY WAS FILED AND RECORDED AT THE TIME OF SAID SURVEY.
 - THIS SURVEY WAS PERFORMED UNDER THE 17TH OF A COMMITMENT FOR TITLE INSURANCE AND NOT INCLUDE EASEMENTS AND INCUMBRANCES. SURVEY TO THESE TRACTS ACCORDING TO THE SURVEY RECORDS OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS.
 - THE BASELINE STATION HEREIN IS FOR A DESIGN INDICATED FILE PROVIDED BY TADOT EL PASO COUNTY, TEXAS.
 - ALL BEARINGS AND DISTANCES ARE BASED ON THE PROPERTY MONUMENTS AND ARE BASED ON THE RECORD INFORMATION AND INTENTED TO MATCH PROPOSED ROAD LINE.
 - DE INDICATES DRAINAGE EASEMENT
 - PAVE INDICATES PUBLIC UTILITY EASEMENT
 - UPPER CASE INDICATES OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS
 - RETRACT INDICATES DEED RECORDS OF EL PASO COUNTY, TEXAS
 - PARCELS INDICATES PLAT RECORDS OF EL PASO COUNTY, TEXAS
 - THIS PLAT IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION
 - FOR TEXAS STATE HIGHWAY DEPARTMENT ROAD MAP S-1, 75, CSJ, 574-1-5, DATED JANUARY 1945.



CITY OF SOCORRO, TEXAS
Application for Board of Adjustments

FOR OFFICE USE ONLY

Submittal Date: 5/17/18
Case Number: 051718
Fee: 200.50

Received By: Solinas
Receipt Number: 29060

Please type or print

Description of property the following information shall be provided:

Legal Description:

Subdivision: Delip
Block: 10 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: 10133 North Loop Dr C-2

General location of property: Lower Valley Socorro, Texas

Please type or print

Owner(s): RGR Construction

Applicant: Robert Renteria

Address: 604 Poona El Paso TX 79927

Address: 604 Poona El Paso TX 79927

Phone #: 915-867-5927

Phone #: 915-867-5927

APPEAL OF AN ADMINISTRATIVE DECISION

(Check appropriate request)

1.) Variance (Non Use) ☒

2.) Non-Conforming Use or Structure ☐

Existing condition vs proposed condition: Proposed Construction set-backs will be closer to what is requested by city.

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.

Robert Renteria
Printed or Typed Name

[Signature]
Signature of Owner

Printed or Typed Name of Agent

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

Robert Renteria
Printed or Typed Name

[Signature]
Signature of Owner

Fee, Non Refundable

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

Page 2 of 2



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

29060

DATE 5/17/18

RECEIVED FROM REJR CONSTRUCTION
TWO HUNDRED + 00/100 \$ 200.00

FOR BDA APP@ 10/33 N. LOOP (C-2) DOLLARS

AMOUNT OF ACCOUNT	500.00
THIS PAYMENT	300.00
BALANCE DUE	200.00

☒ DEBIT
☐ CREDIT
☐ CHECK
☐ M.O.

BY

[Signature]

Thank You

Elia Garcia
Mayor

Rene Rodriguez
Representative
At Large

Cesar Nevarez
District 1



Item #11

Ralph Duran
District 2

Victor Perez
District 3
Mayor Pro-Tem

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

DATE: May 24, 2018
TO: BOARD OF ADJUSTMENTS
FROM: Job Terrazas, Building Official
CC: Adriana Rodarte, City Manager

SUBJECT

Variance request to Municode Section 46-238(1)(b) related to the area requirement and section 46-626 related to the minimum frontage required for Lot 6, Block 16, Bauman Estates Unit Three located at 11351 Hovey Dr. for a proposed lot split.

SUMMARY

The subject property is located on Hovey, about 250 feet north of Bauman Rd. The subject property has an estimated area of 25,267 square feet (0.58 acres), and it is owned by Teresa de Jesus de la Cruz, 11351 Hovey Dr, Socorro, TX. 79927.

BACKGROUND

According to records from the EPCAD, the main dwelling was built in 1992. There are no records of other structures built or improvements made within the property.

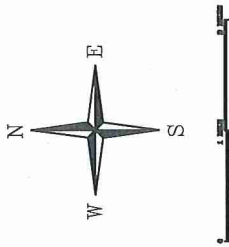
STATEMENT OF THE ISSUE

Petitioner is requesting a variance to the minimum required area for a lot. Pursuant to section 46-238(1)(b), the minimum required lot size is 10,000 square feet for a property with onsite ponding. In addition, the minimum required frontage is 40' feet pursuant to section 46-626.

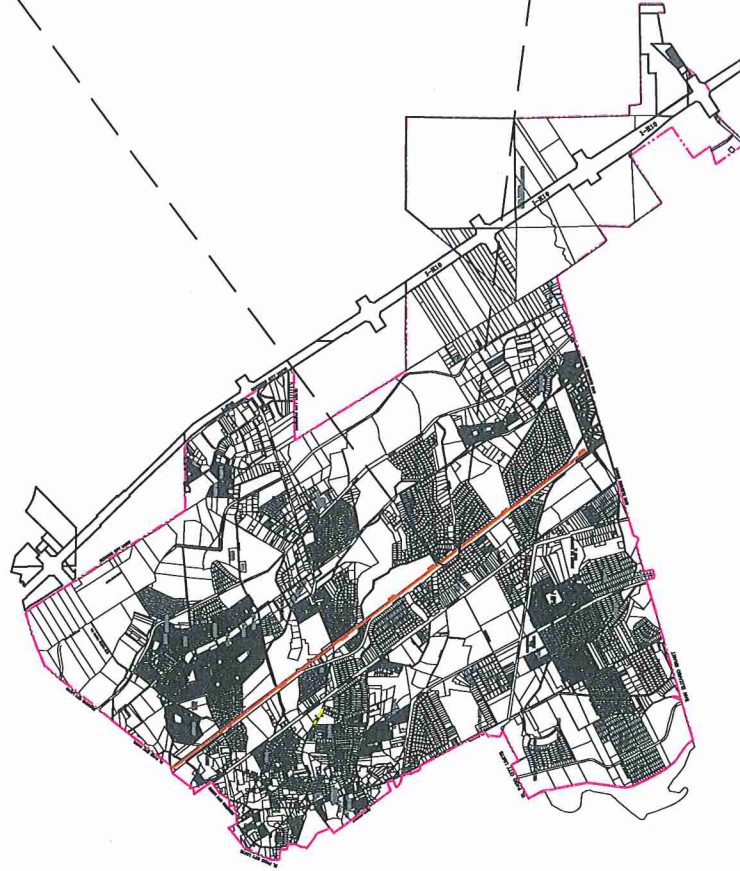
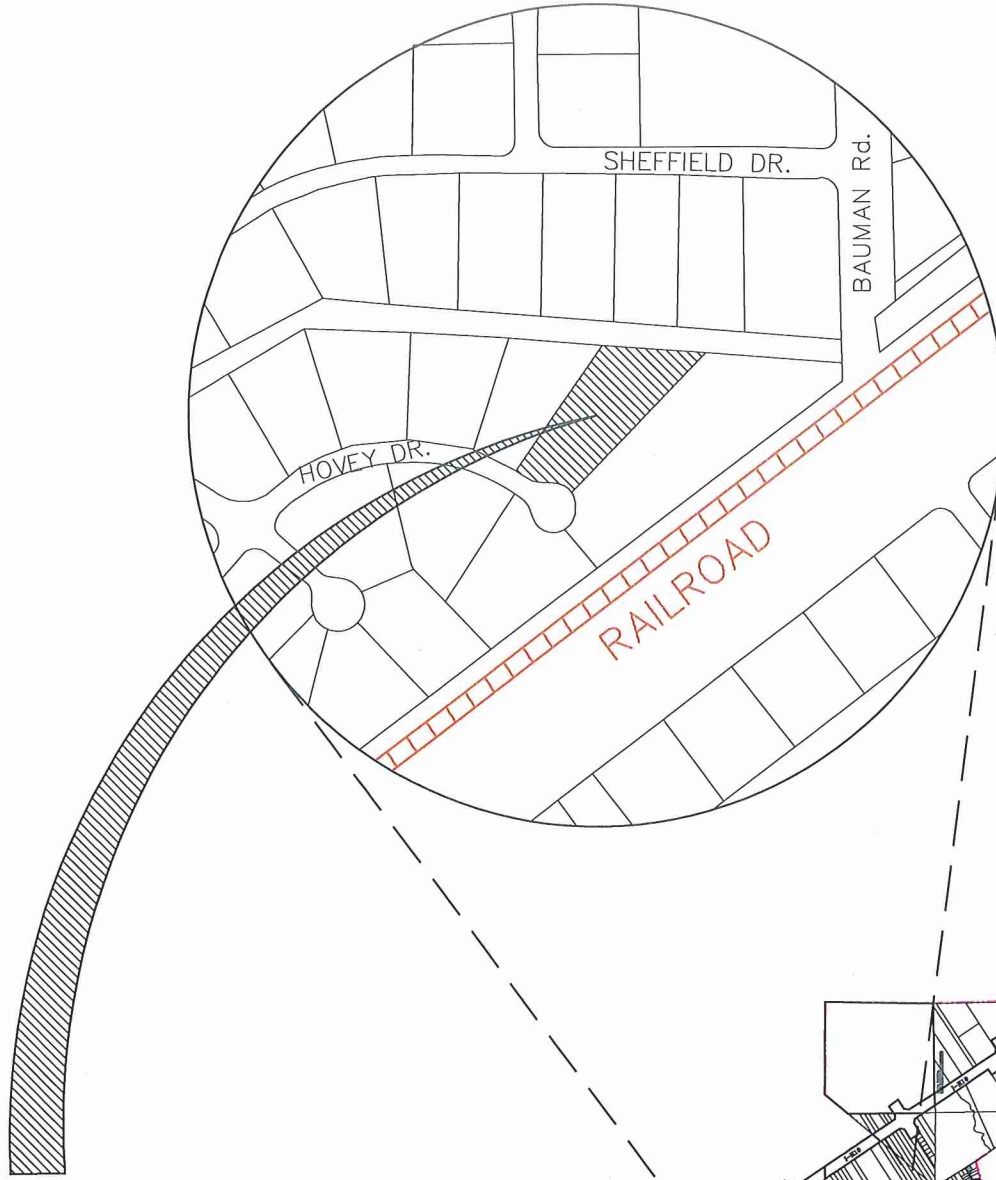
STAFF RECOMMENDATION

The Planning and Zoning Department recommends DENIAL for the proposed variance for the following reasons:

1. The proposed improvement is contrary to the public interest
2. Literal enforcement of the Ordinance will create undue hardship
 - a. However this is due to poor planning and failure to report to the City and obtain the necessary building permits
3. The spirit of the Ordinance is not met and substantial justice can't be done



PROJECT SITE;
11351 Hovey Drive
Lot 6, Block 16
Bauman Estates #3



CITY OF SOCORRO



LOCATION MAP

Scale: AS SHOWN

Existing condition vs proposed condition:

Property is currently 26266 sq.ft. (R-1 – Single Family Residential District). Proposed subdivision to split tract in two, with one lot at 19000 sq.ft and the second lot at 6900 sq.ft. approximately. Due to the unusual shape and size of this property along with the existing structures would constitute a substantial monetary hardship. The variance requested would apply to the second lot of 6900 sq.ft. approximately, as it does not meet with the minimum area requirements in Sec. 46-238, Division 3, Article IV, Chapter 46 of the current code of ordinance for the City of Socorro, Texas. Each property has a single story home with its own service connection for water, sewer, gas and electricity. I would like to formally request Socorro City Council to vary these requirements, so that I may be allowed to develop this property in a reasonable manner, but at the same time knowing that the public welfare and interests of the city are protected and the general intent and spirit of this chapter are preserved.



CITY OF SOCORRO, TEXAS
Application for Board of Adjustments

FOR OFFICE USE ONLY

Submittal Date: _____

Received By: _____

Case Number: _____

Receipt Number: _____

Fee: _____

Please type or print

Description of property the following information shall be provided:

Legal Description: Subdivision: Bauman Estates Unit Three

Block: 16 Lot/Tract: 6

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

Address of property: 11351 Hovey Dr.

General location of property: _____

Please type or print

Owner(s): Teresa de Jesus de la Cruz

Applicant: Teresa de Jesus de la Cruz

Address: 11351 Hovey Dr.

Address: 11351 Hovey Dr.

Phone #: 915-872-0213

Phone #: 915-872-0213

(Check appropriate request)

- Page 2 of 2