

Elia Garcia
Mayor

Rene Rodriguez
At Large

Cesar Nevarez
District 1



Ralph Dura
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 ADJUSTMENTS
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 Adjustments of the City of Socorro, Texas will be held **Thursday, February 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. Open Forum.
5. Consider and Take Action:
Approval of meeting minutes for June 22, 2017.
6. Consider and Take Action:
On the proposed variance to 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.
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 9901 Alameda Avenue, Socorro, Texas 79927.

REGULAR MEETING AGENDA - CITY OF SOCORRO BOARD OF ADJUSTMENTS

February 22, 2018 at 6:00 PM

- 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 Drive, Socorro, Texas 79927

- 9. Consider and Take Action:
On the Bi-laws and Procedures for Board of Adjustments Meetings, Attendance and Meeting Procedures.

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

- 10. 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 16th day of February 2018.



Karla Montalvo, Board of Adjustments Secretary

DATE & TIME POSTED: 2/16/18 @ 3:02 p.m. /BY: KM

Vacant
Mayor

Rene Rodriguez
At Large/
Mayor Pro Tem

Maria Reyes
District 1



Vacant
Alejandro Garcia
Victor Perez
District 3

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

CITY OF SOCORRO BOARD OF ADJUSTMENT COMMISSION

Regular Meeting Minutes

June 22, 2017

Members Present	Members Absent	Staff Present	Others Present
Eugene Trujillo Ralph Duran Oscar Gutierrez Cynthia Gutierrez Miguel Martinez Juan Castaneda	Cristhyan Guzman	Myrna Workman Karla Montalvo Adriana Rodarte John S. Birkelbach Rene Rodriguez	

Items for discussion and action:

1. Call to order.

Mr. Trujillo called the meeting to order at 6:06 p.m.

2. Establish quorum.

Quorum was established with 6 members present.

3. Excuse absent commission members.

A motion made by Mr. Ralph Duran to deny excuse absent commission member (Christhyan Guzman) seconded by Mr. Juan Castaneda. **Motion passed.**

Ayes: Eugene Trujillo, Ralph Duran, Oscar Gutierrez, Cynthia Gutierrez, Miguel Martinez, Juan Castaneda

Nays:

Abstain:

4. Open Forum.

Two constituents signed up to speak. (Arturo Robles Item #8) (Blanca Reyes Item # 7)

5. Approval of meeting minutes for the May 25, 2017 Board of Adjustments Commission meeting.

A motion to **approve** with correction on item #7 made by Ralph Duran, seconded by Ms. Cynthia Gutierrez.

Motion carried.

Ayes: Eugene Trujillo, Ralph Duran, Oscar Gutierrez, Cynthia Gutierrez, Miguel Martinez, Juan Castaneda

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 Liatrix Drive, Socorro, Texas 79927

Ms. Myrna Workman presented the case.

A motion to table item #6 made by Mr. Eugene Trujillo, seconded by Miguel Martinez. Motion carried.

Ayes: Eugene Trujillo, Ralph Duran, Oscar Gutierrez, Cynthia Gutierrez, Miguel Martinez, Juan Castaneda

Nays:

Abstain:

7. Consider and Take Action:

On the proposed variance request on Municode Chapter 46-348 Permitted Uses and Chapter 45-350 for Leight Clark Survey Tract 7 located at 1112 Horizon Blvd space 4, to allow a mobile home to remain placed without a HUD Label.

Ms. Myrna Workman Presented the case.

Motion made by Oscar Gutierrez to approve item #7, seconded by Miguel Martinez.

Motion was denied with 5 members *yes*, 1 Member voting *no*.

Ayes: Ralph Duran, Oscar Gutierrez, Cynthia Gutierrez, Miguel Martinez, Juan Castaneda

Nays: Eugene Trujillo

Abstain:

8. Consider and Take Action:

On the reconsideration of 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.

Ms. Myrna Workman presented the case.

A motion to suspend the rule and allow Rene Rodriguez (At Large) to speak made by Mr. Ralph Duran, seconded by Cynthia Gutierrez. Motion carried with all six commissioners in favor.

Mr. Rodriguez addressed to all commission members the importance of Robert's Rules of Order.

A motion to delete item #8 made by Mr. Ralph Duran, seconded by Cynthia Gutierrez. Motion carried

Ayes: Eugene Trujillo, Ralph Duran, Oscar Gutierrez, Cynthia Gutierrez, Miguel Martinez, Juan Castaneda

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 table item #9 made by Mr. Ralph Duran, seconded by Cynthia Gutierrez. Motion carried

Ayes: Eugene Trujillo, Ralph Duran, Oscar Gutierrez, Cynthia Gutierrez, Miguel Martinez, Juan Castaneda

Nays:

Abstain

10. Consider and take action on adjournment.

A motion to adjourn at 7:20p.m made by Mr. Ralph Duran seconded by Eugene Trujillo. Motion carried.

Ayes: Eugene Trujillo, Ralph Duran, Cynthia Gutierrez, Miguel Martinez, Juan Castaneda

Nays:

Abstain

ATTEST:

Eugene Trujillo, Chairperson

Karla Montalvo, Secretary

Elia Garcia
Mayor

Rene Rodriguez
Representative At Large

Cesar Nevarez
District 1



Item #6

Ralph Duran
District 2

Victor Perez
District 3
Mayor Pro-Tem

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

DATE: February 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 yard setbacks, for Lot 7, Block 5, Jardin de Flores #1 at 11425 Flor Liatriis Dr. to build a shade structure.

SUMMARY

The property matter of this request is located 65 feet southeasterly from Passmore Road. The subject property has an estimated area of 7,841 sq. ft., and it is owned by Edgar Segura, 11425 Flor Liatriis Drive, Socorro, TX. 79927.

BACKGROUND

This case was heard by the Board of Adjustments on April 27, 2017 and it was tabled to allow the applicant time to speak to their representative. It was discussed again on May 25, 2017 and later in June 22, 2017 and was tabled once again.

STATEMENT OF THE ISSUE

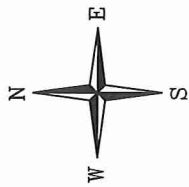
According to the information provided by the applicant, the proposed shade structure will be 3 feet from the rear and the side property lines of the property. The minimum required setback is 5 feet from the side property line and 10 feet from the rear property line for an accessory structure.

ALTERNATIVE

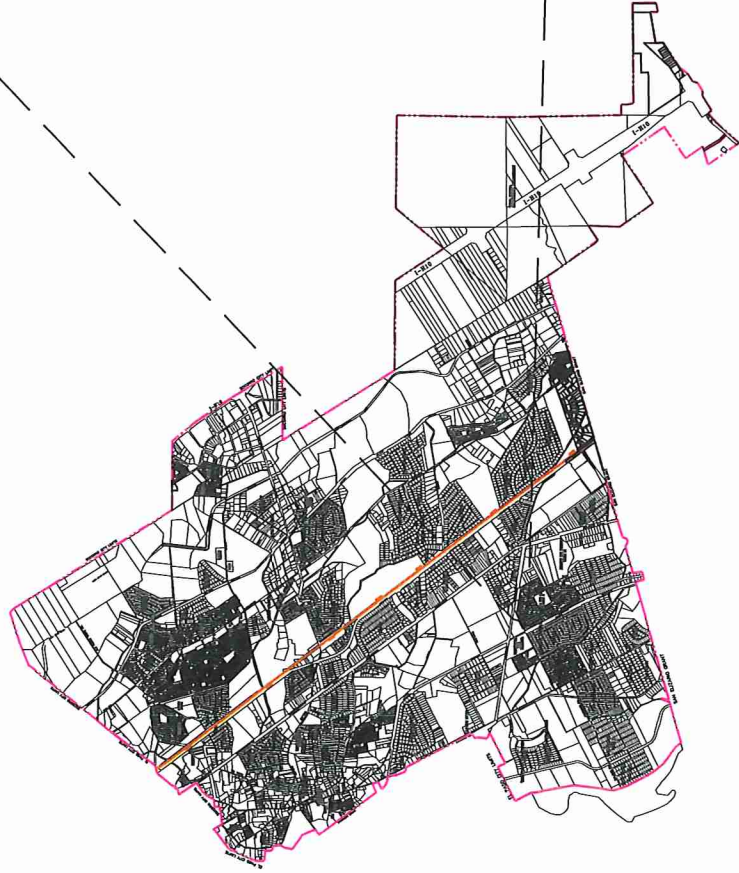
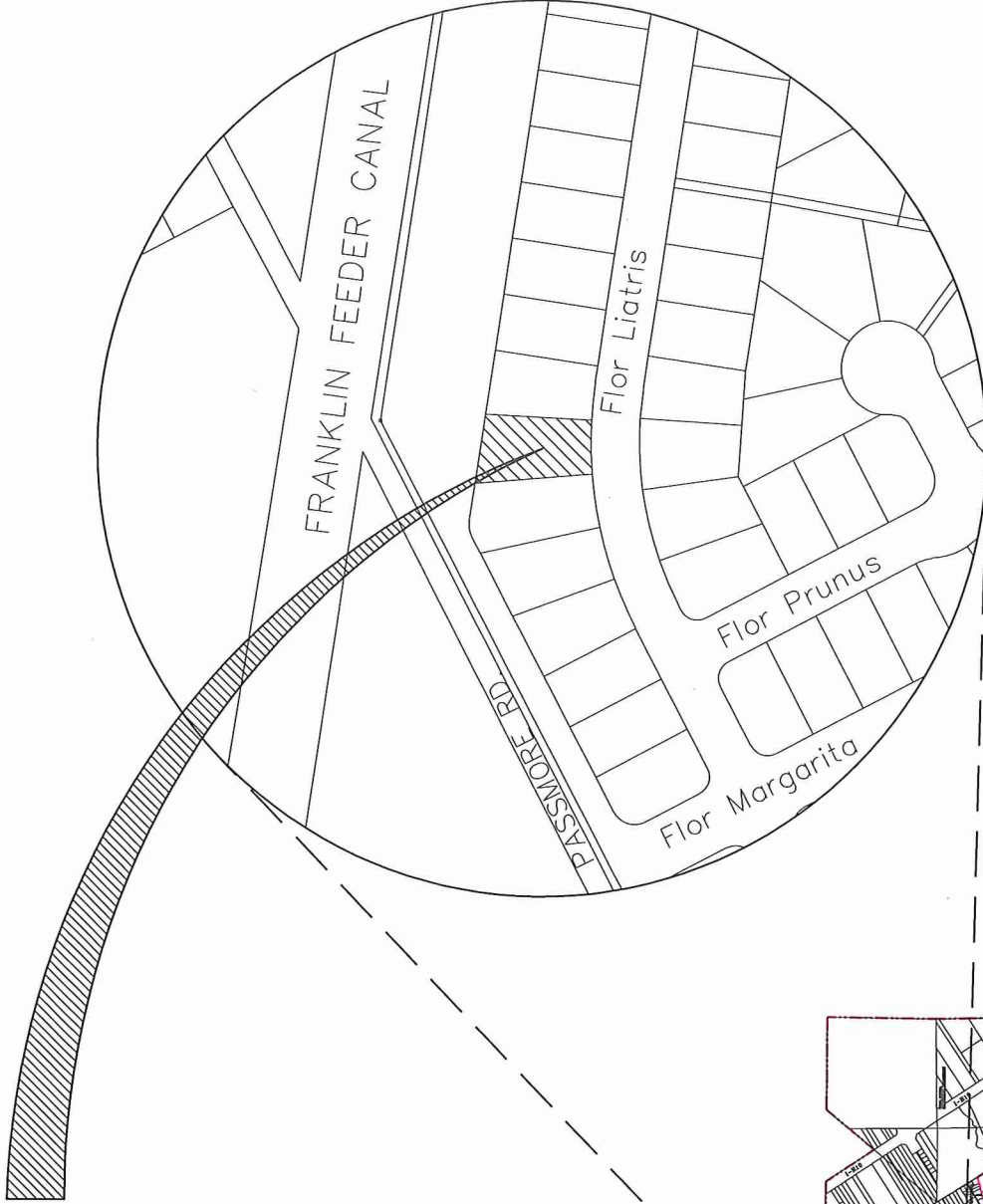
There are several other residents going through the same situation with the minimum required setbacks for shade structures, an Ordinance needs to be created by the City to adjust the setbacks for accessory structures. The proposed ordinance is being reviewed by staff and will be presented to City Council soon. An alternative is to delete this case and wait for a resolution from City Council.

STAFF RECOMMENDATION

Due to the fact that there will be no future land development behind the property, the Planning and Zoning Department recommends APPROVAL to allow the applicant to build the proposed shade structure.



PROJECT SITE;
11425 Flor Liatris
Lot 7, Blk. 5
Jardin De Flores



CITY OF SOCORRO



LOCATION MAP

Scale: AS SHOWN





JARDIN DE FLORES
SUBDIVISION UNIT
ONE

5

LOT 6
INST. NO. 20140039062
*R.P.R.E.P.C.

LOT 7
INST. NO. 20120061119
*R.P.R.E.P.C.

LOT 8
INST. NO. 20120061119
*R.P.R.E.P.C.

HOUSE

CONCRETE DRIVEWAY

C1

SIDEWALK

11425
FLOR LIATRIS DRIVE

(52' R.O.W.)

FLOR GENTIANA DRIVE

FLOR PRUNUS LANE

(BEARING BASIS)
N62°22'56"E 336.00'

N71°06'47"E 209.40'

S04°37'20"E 26.00'

N04°37'22"W 124.63'

S03°02'32"W 112.55'

S81°23'04"E 73.79'

FOUND NAIL

SET NAIL

10' UTILITY EASEMENT
AS PER FILED PLAT

SET 1/2" REBAR



CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	CHORD
C1	56.99'	426.00'	28.54'	7°39'53"	S89°12'36"W	56.94'

LEGEND

- CALCULATED POINT (NOT SET)
- FOUND 1/2" REBAR
- ROCK WALL
- COVERED AREA

*R.P.R.E.P.C. = REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS
NOTES:

1. PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE "X", PER F.I.R.M. PANEL NUMBER 480212 0250 B, LAST REVISION DATE 09/04/1991. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.
2. BEARINGS SHOWN ARE BASED ON FILED PLAT FOR JARDIN DE FLORES SUBDIVISION UNIT ONE.
3. PROPERTY MAY BE SUBJECT TO EASEMENTS WHETHER OF RECORD OR NOT, (NOT SHOWN).
4. PROPERTY OWNERS ARE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL TITLE COMMITMENT PROVISIONS AND CONFIRMING THE SIZE AND USE OF ALL RECORDED EASEMENTS PERTAINING TO THIS PROPERTY, IN SPITE OF THE ACCURACY OR DEFECTS OF THIS PLAT

PER



CITY OF SOCORRO, TEXAS

Application for Board of Adjustments

FOR OFFICE USE ONLY

Submittal Date: 3/31/2017

Received By: dkm

Case Number: _____

Receipt Number: 26670

Fee: \$100.00

Please type or print

Description of property the following information shall be provided:

Legal Description: Subdivision: Jardin De Flores

Block: 5 Lot/Tract: 7

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

Address of property: 11425 Flor liatris Socorro, Tx, 79927

General location of property: _____

Please type or print

Owner(s): Edgar Segura

Applicant: _____

Address: 11425 Flor liatris Socorro, Tx, 79927

Address: _____

Phone #: (915) 2159491

Phone #: _____

APPEAL OF AN ADMINISTRATIVE DECISION

(Check appropriate request)

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

Existing condition vs proposed condition: Solicito una variacion ala Regla de 10ft de separado de la parte trasera de mi propiedad para construir una estructura de sombra, y poderla hacer a 3FT

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.

Edgar Segura
Printed or Typed Name


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 me or my authorized agent to be present at the public hearing.

Printed or Typed Name

Signature of Owner

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

SUBJECT

Variance request on Municode Section 46-381 related to the minimum required yard setbacks for Tract 8, Block 7, Socorro Grant at 9901 Alameda Avenue to allow a two-story commercial building.

SUMMARY

The property matter of this request is located at the intersection of Alameda Aveue and Nevarez Road. This property has an estimated area of 1,204 sq. ft. (0.0276 ac.), and it is owned by Martha Lopez de Muñoz, 481 Borrego Road, San Elizario, TX. 79849.

BACKGROUND

This property was rezoned to C-1 (Light Commercial) in April of 2014 to allow a small business on the existing concrete slab.

STATEMENT OF THE ISSUE

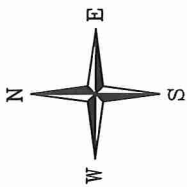
The front of the property is along a major arterial roadway (Alameda Avenue) and a building is required to have a minimum 60-foot front yard setback. The applicant is unable to comply with this requirement due to the fact that the depth of the lot is only 40 ± feet. The applicant is also proposing the new building with a zero-foot setback along the rear property line. Finally, the new building is proposed to be constructed six inches from the side property line. The proposed new building shall be constructed on an existing concrete slab on the subject property.

ALTERNATIVE

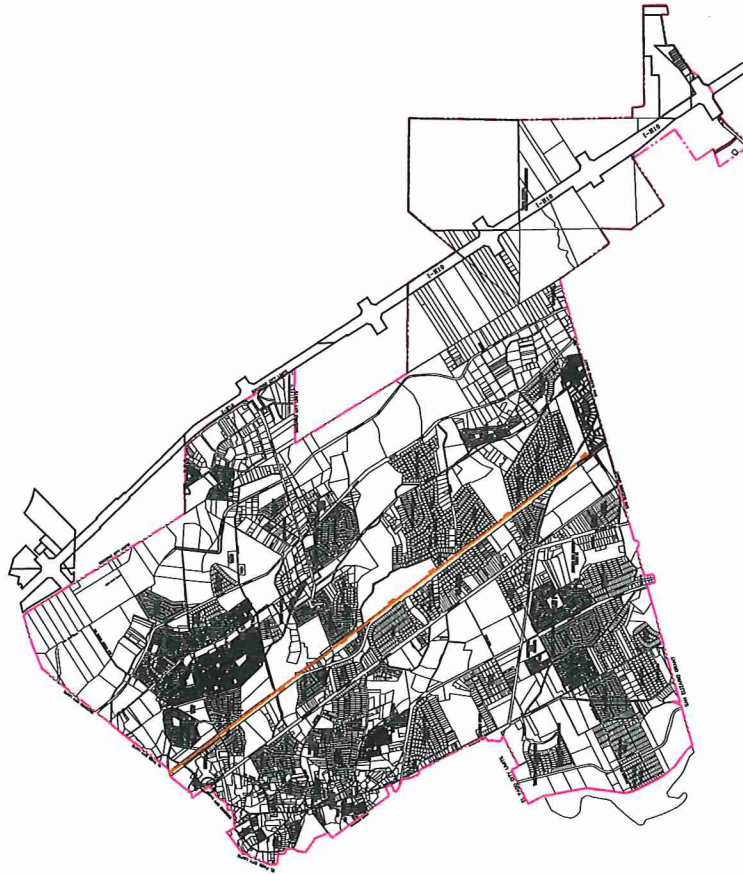
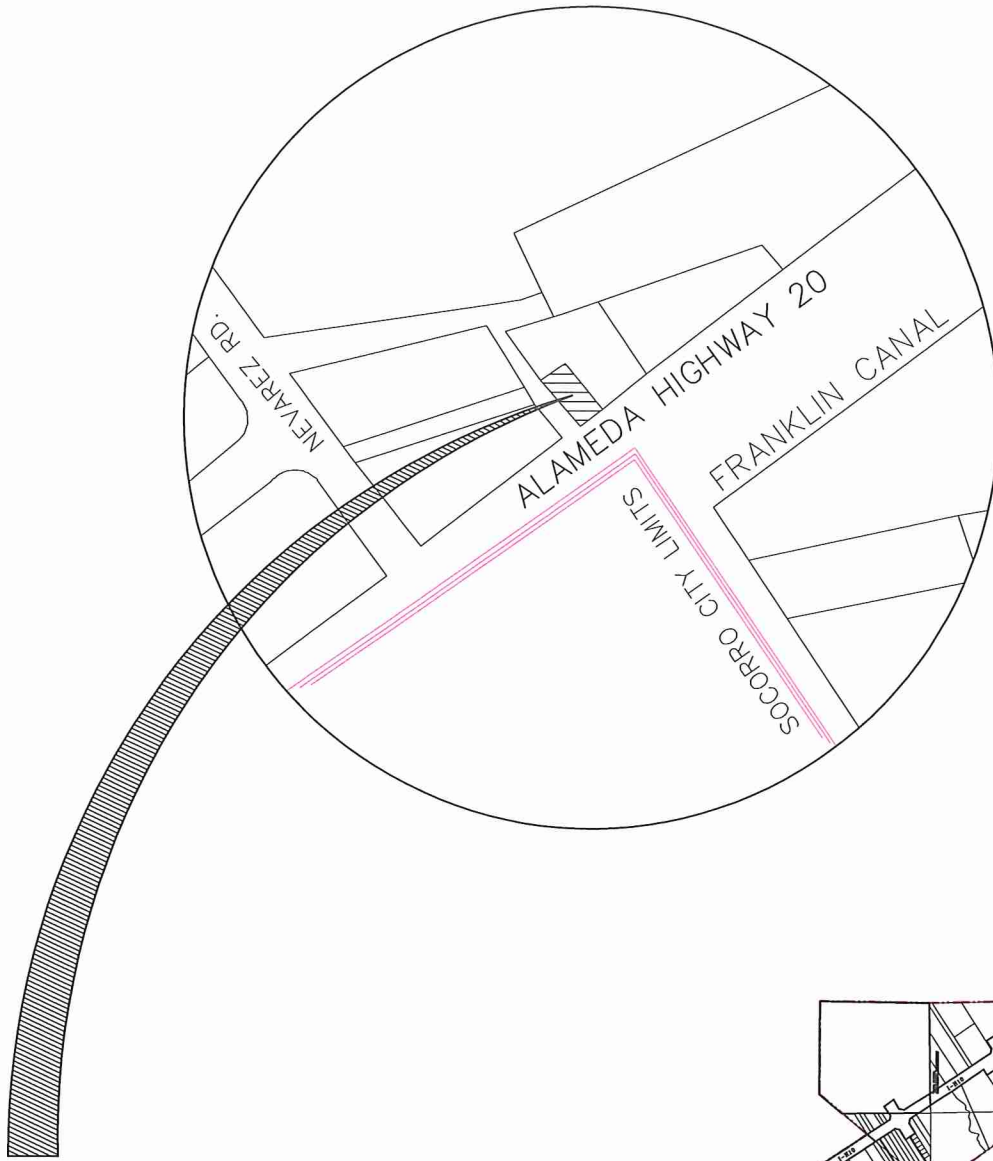
The owner originally requested a rezoning for the subject property to C-1 (Light Commercial) to establish a small food stand or something similar. The Planning and Zoning Commission and City Council agreed to grant this rezoning to allow for the establishing of this small business. The applicant can still utilize the subject property as originally intended and follow the requirements and regulations of the City of Socorro.

STAFF RECOMMENDATION

A field inspection revealed that there are overhead lines crossing over the proposed building site and a permanently constructed building may not be permitted by the utility company in this area. The Planning and Zoning Department recommends DENIAL of the variance to the setbacks.



PROJECT SITE;
Alameda & Nevarez
Tract 8, Block 7
Socorro Grant

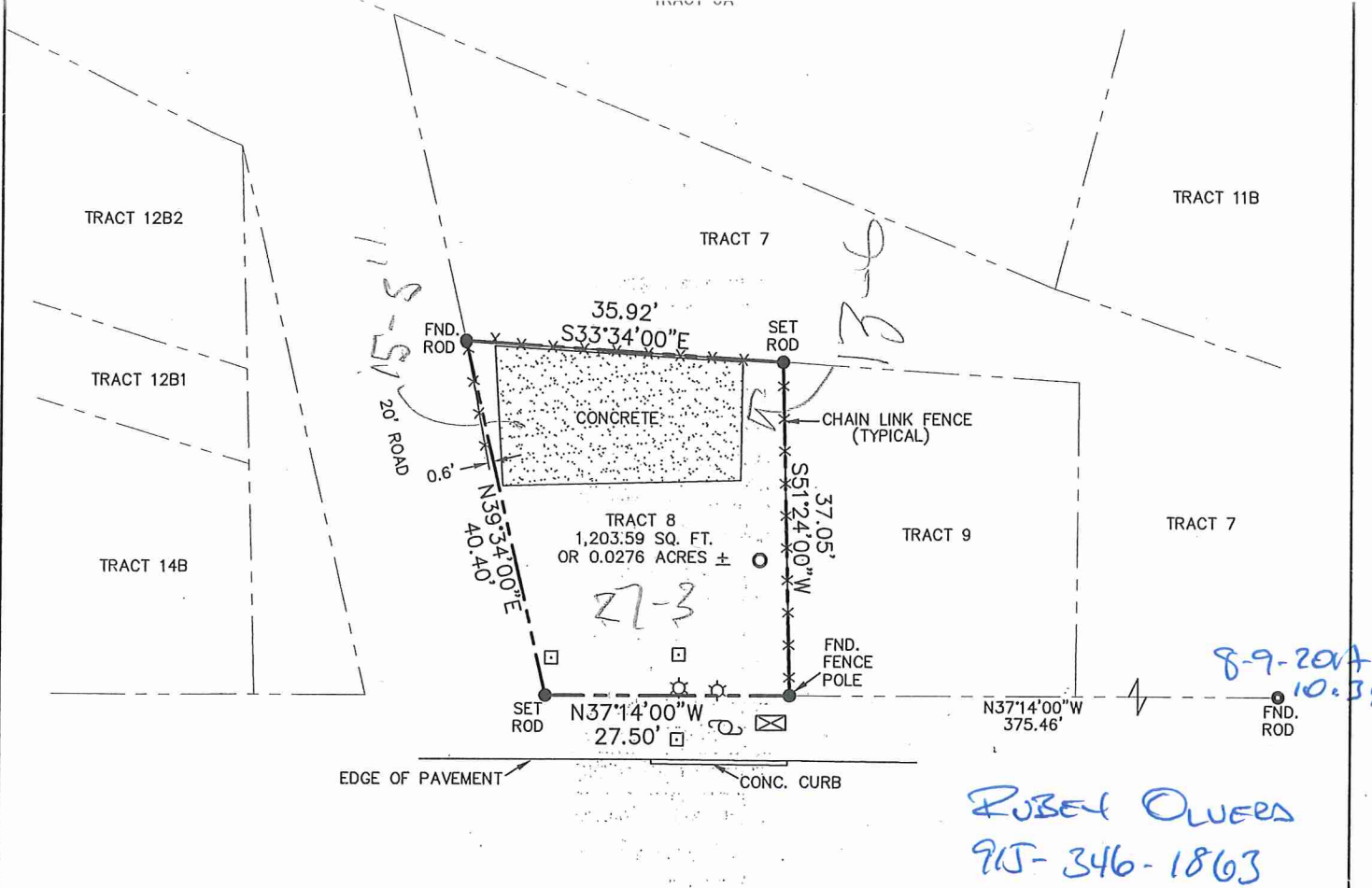


CITY OF SOCORRO



LOCATION MAP

Scale: AS SHOWN

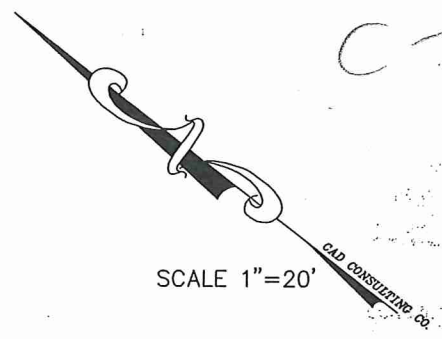


8-9-2014
10.34

ROBERT OLIVERA
915-346-1863

ALAMEDA AVENUE

9901
C-1



LEGEND

- ☼ = TRAFFIC LIGHTS
- ⊕ = POWER POLE
- ⊠ = ELECTRIC BOX
- ⊞ = TRANSFORMER
- = SERVICE POLE

NOTE:
THIS SURVEY WAS
DONE WITHOUT THE
BENEFIT OF A
TITLE COMMITMENT.

COPYRIGHT © 2015 CAD CONSULTING CO. ALL RIGHTS RESERVED

<p>CERTIFICATION</p> <p>I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY SURVEY WAS MADE ON THE GROUND AND UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN HEREON.</p>	<p>JOB # 15- DATE: 03-25-15 FIELD: JM OFFICE: EA FILE: NET:\ENRIQUE\2015\15-</p>
	<p>LOCATED IN ZONE x PANEL # 480212-0236-B DATED 09-04-91</p>
<p>RECORDED IN VOLUME N/A PAGE N/A , PLAT RECORDS, EL PASO COUNTY, TX</p>	<p>9901 ALAMEDA AVENUE TRACT 8, BLOCK 7 SOCORRO GRANT CITY OF SOCORRO, EL PASO COUNTY, TEXAS</p>
<p>CARLOS M. JIMENEZ R.P.L.S. No. 3950</p>	<p>CD CONSULTING COMPANY 1790 LEE TREVINO DRIVE SUITE 503 EL PASO, TEXAS 79936 (915) 633-6422</p>
<p>FIRM# 10099300</p>	



CITY OF SOCORRO, TEXAS

Application for Board of Adjustments

FOR OFFICE USE ONLY

Submittal Date: 8/18/17

Received By: Km

Case Number: _____

Receipt Number: 27588

Fee: \$100

Please type or print

Description of property the following information shall be provided:

Legal Description: Subdivision: Socorro Grant.

Block: 7 Lot/Tract: 8

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

Address of property: 9901 Alameda.

General location of property: _____

Please type or print

Owner(s): Martha Lopez de Muñoz

Applicant: _____

Address: 481 Borrego Rd.

Address: _____

San Elizario Tx. 79549

Phone #: (915) 226-5868

Phone #: _____

APPEAL OF AN ADMINISTRATIVE DECISION

(Check appropriate request)

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

Existing condition vs proposed condition: _____

No existing construction, We Need to allow the space.
 (biggest) to build 2 floor Local
 Comercial / Habitat.

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.

X Martha Lopez de Muñoz
 Printed or Typed Name

X Martha Lopez de Muñoz
 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 me or my authorized agent to be present at the public hearing.

Printed or Typed Name

Signature of Owner

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: February 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 yard setbacks for Lot 1, Block 14, Valle del Sol #2 at 10441 Valle Blanco Dive to build a new shade structure.

SUMMARY

The property matter of this request is located on the northwest corner of Valle Blanco Drive and Valle Plata Way. The subject property has an estimated area of 5,963 sq. ft., 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

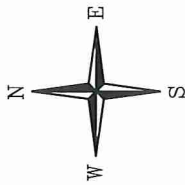
The applicants are requesting for a variance to the minimum required 10' setback to allow the construction of a carport along the secondary front property line of the subject property. The applicants are proposing to construct the new carport with a zero-foot setback from the secondary front property 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.

ALTERNATIVE

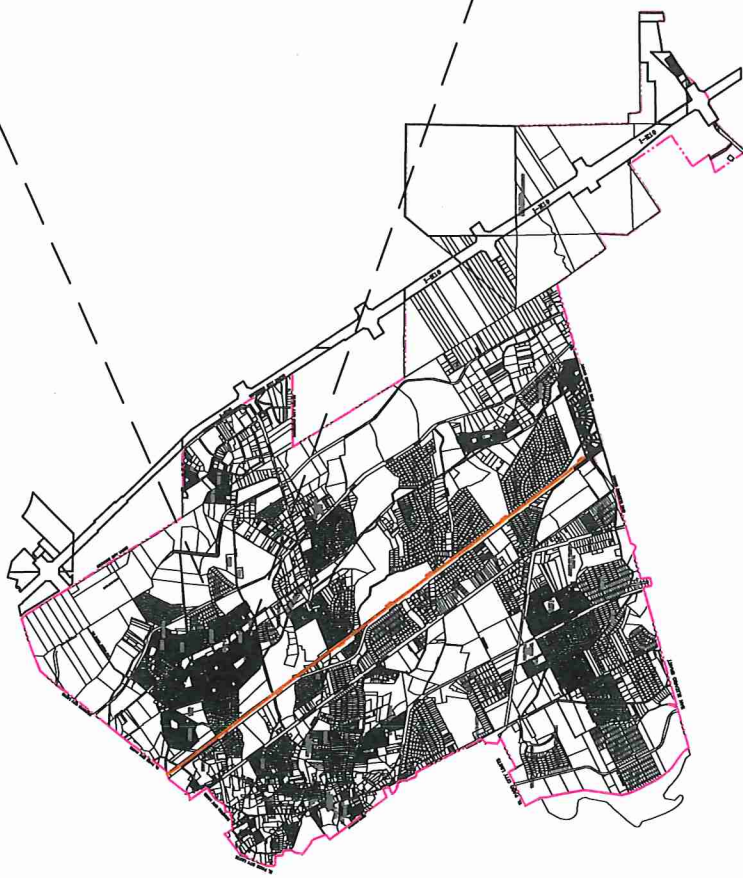
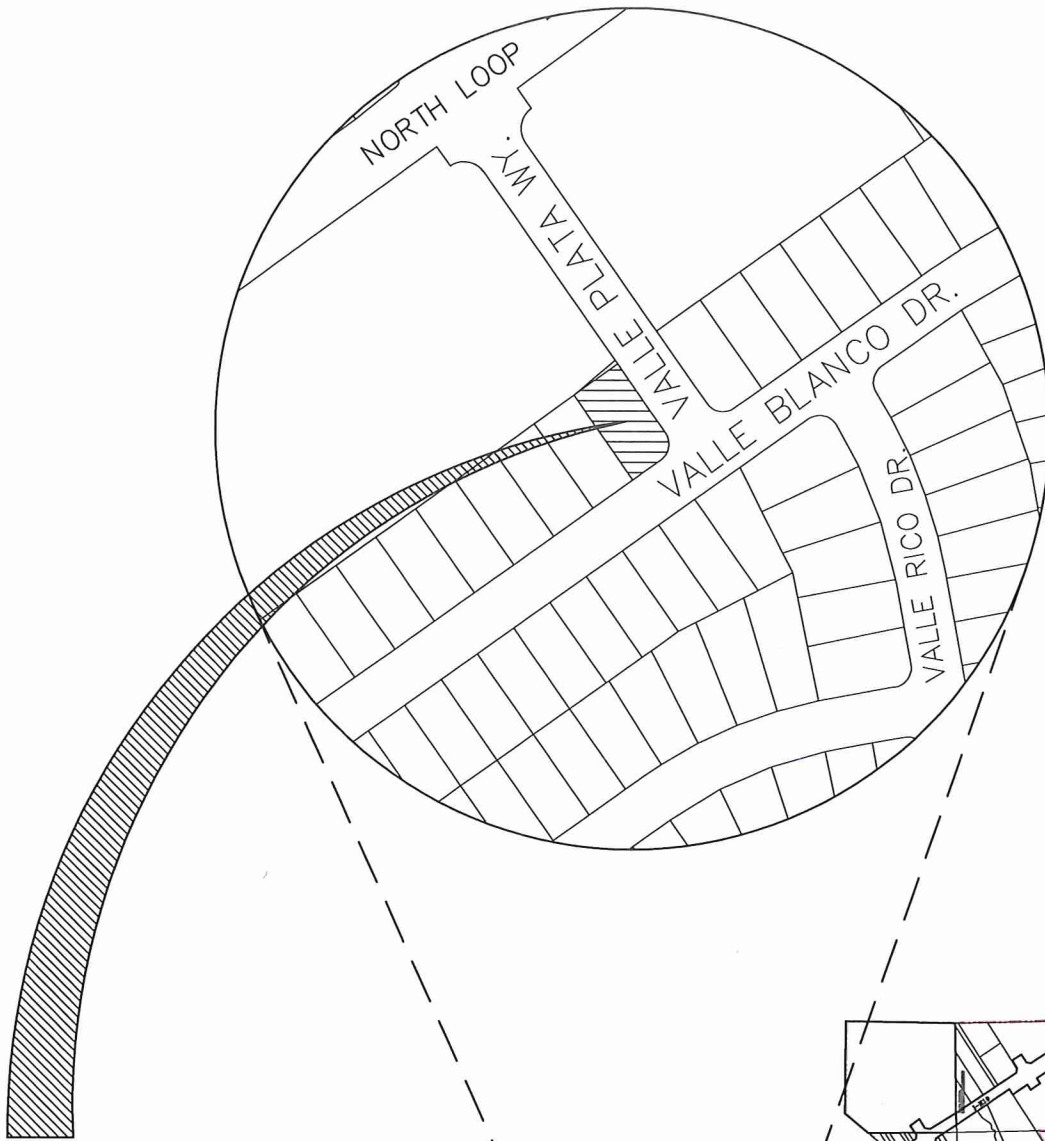
The only alternative for the applicant is to reduce the size of the proposed carport, which would limit the effectiveness of the carport for protecting the applicant's vehicles. For this reason, the applicants are requesting the proposed variance before the Board of Adjustments.

STAFF RECOMMENDATION

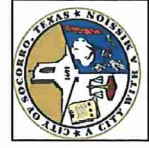
Due to the fact that the driveway is located over an existing 10' utility easement and the proposed new carport would be constructed over this utility easement, the Planning and Zoning Department recommends DENIAL to prevent permanent construction over the existing easement.



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.

NORTH LOOP

- Parcel 2016
- City Limit
- EPCenterline
- A-1, AGRICULTURAL
- CC-1, LIGHT COMMERCIAL
- CC-2, GENERAL COMMERCIAL
- HPD, HISTORICAL PRESERVATION DISTRICT
- IM-1, LIGHT INDUSTRIAL
- IM-2, HEAVY INDUSTRIAL
- PARK
- POND
- RR-1, SINGLE FAMILY RESIDENTIAL
- RR-2, MEDIUM DENSITY RESIDENTIAL
- RR-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

VALLE PLATA

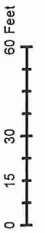


10441

VALLE-BLANCO



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



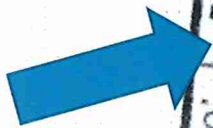
TRACT 13A
VOL. 4036 / PG. 177

S54°28'48"

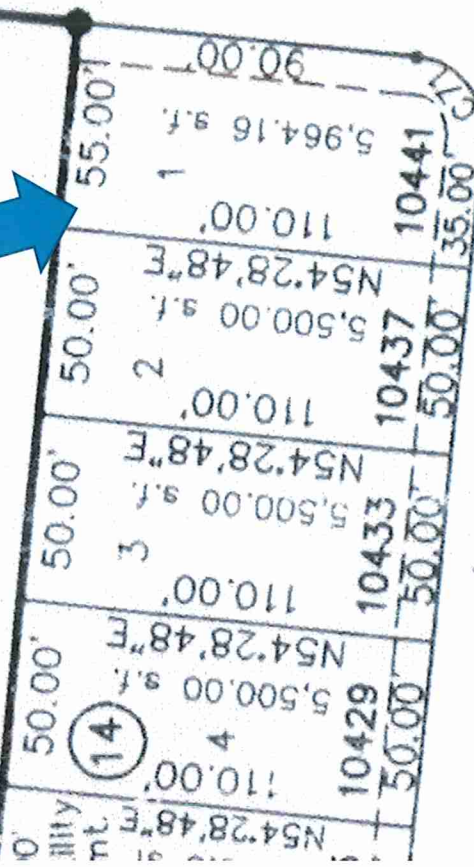
VALLE PLATA

N54°28'48"E

N54°28'4"

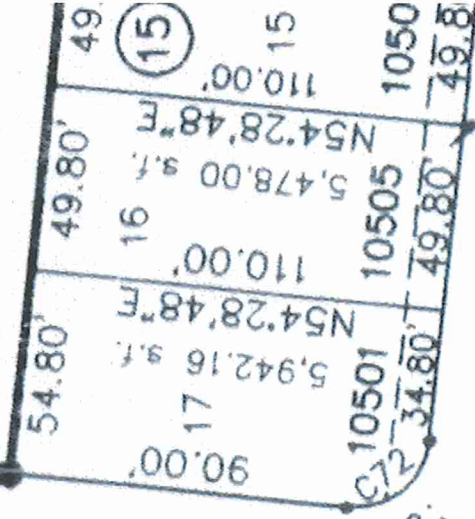


13'



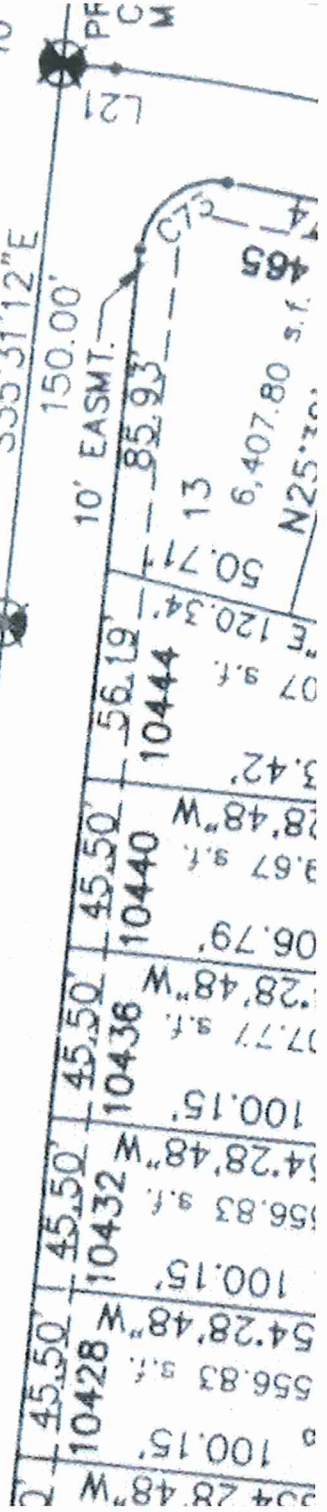
VALLE BLANCO DR.

570.72'



PROP. CITY MON.

S35°31'12"E



10' EASMT.

150.00'

PF C M

465

13

6,407.80 sq. ft.

N25°28'48"E

50.71'

E 120.34'

07 sq. ft.

3.42'

28'48"W

3.67 sq. ft.

06.79'

28'48"W

17.77 sq. ft.

100.15'

54'28'48"W

556.83 sq. ft.

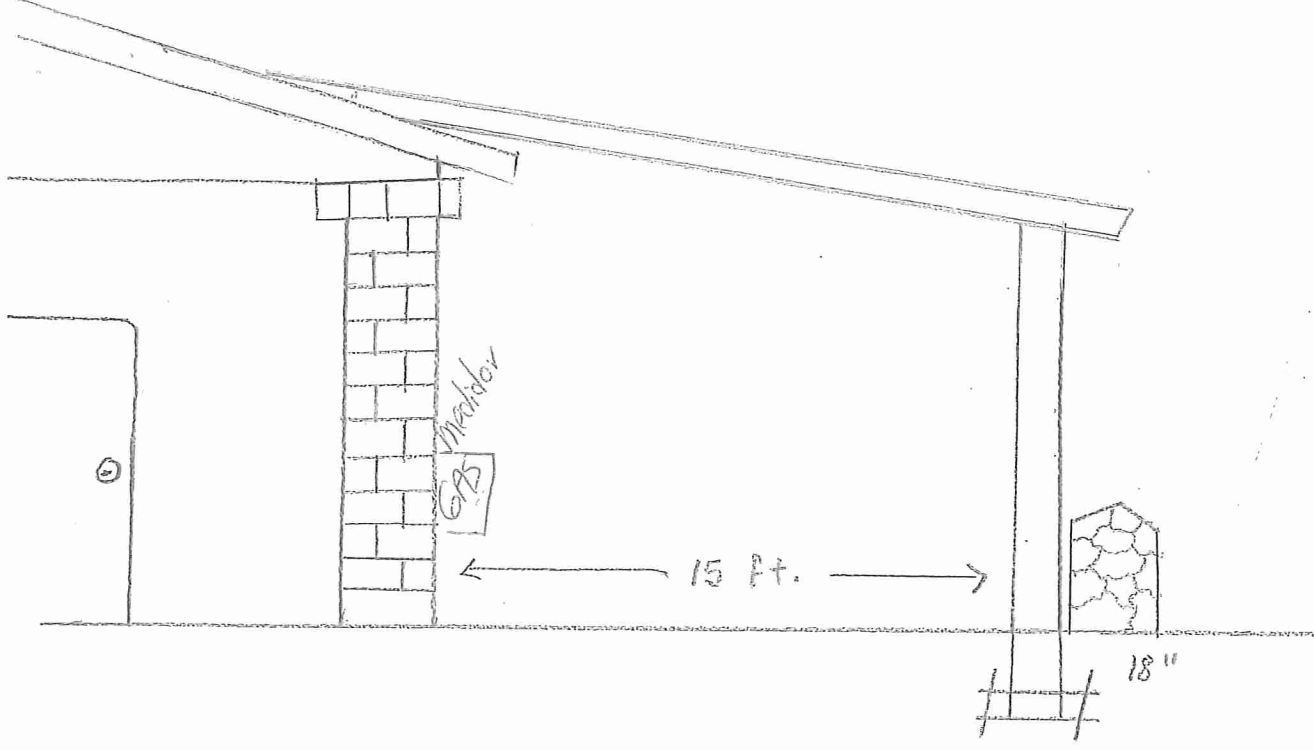
100.15'

54'28'48"W

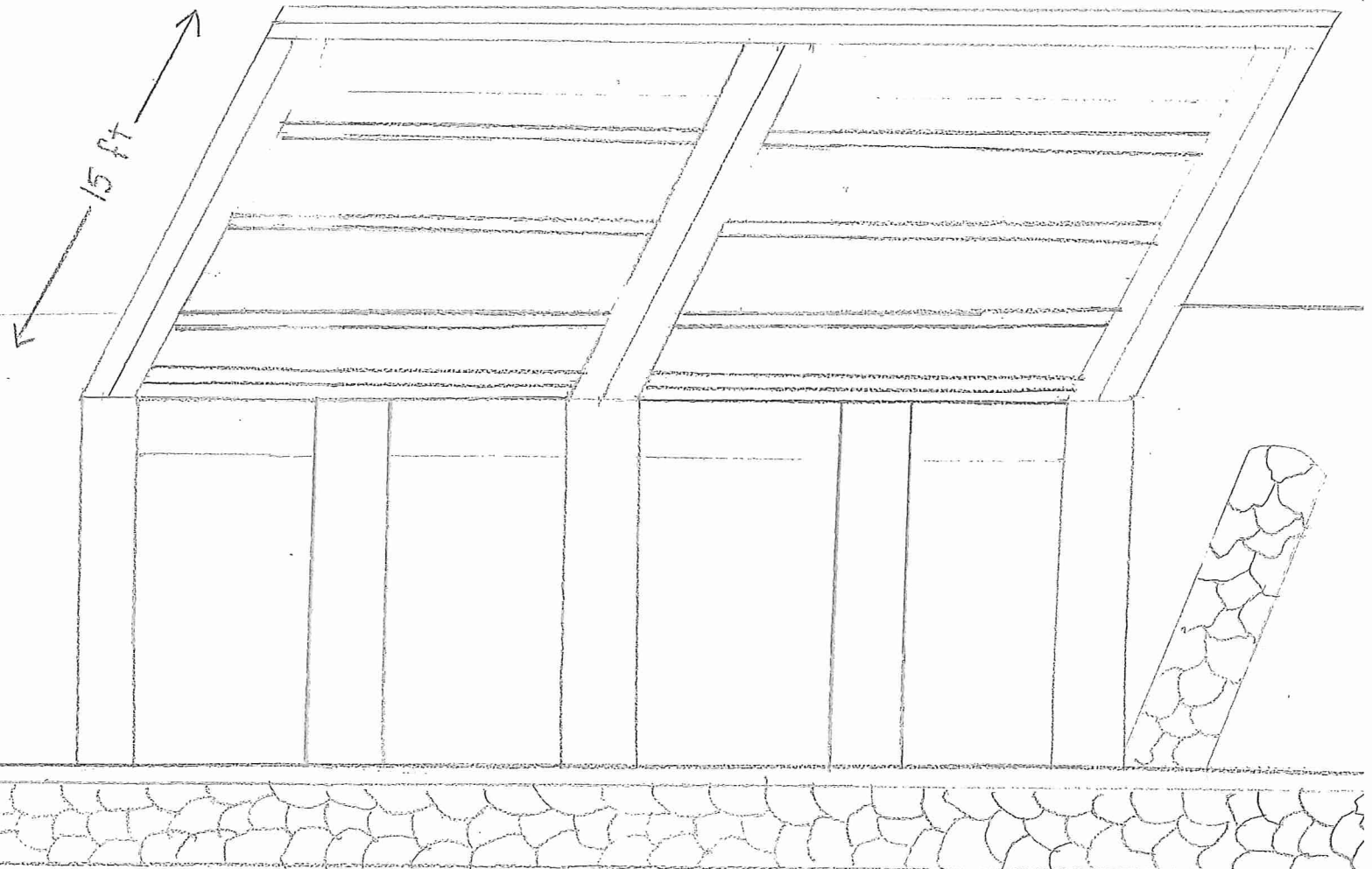
556.83 sq. ft.

100.15'

54'28'48"W



← 37 ft. →



Set Nail

S35°31'12"E 55.00'

Lot Line

Rockwall

110.00'

39.4'

90.00'

LOT 2

Lot Line

6.1'

32.7'

16.2'

R.O.W. Line

10441

ONE STORY BRICK & SIDING

29.1'

Rockwall

S54°28'48"W

VALLE PLATA WAY

(52.0' R. O. W.)

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

[Signature]
[Signature]

N54°28'48"E

45.4'

12.7'

3.0'

10.0'

13.3'

10.0'

10.0'

32.4'

C1

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.

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

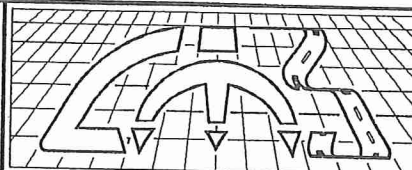
I hereby certify that the foregoing boundary and improvement survey was made by me or under my supervision and that there are no encroachments except as shown. Only platted easements are shown.

Plat of Survey

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

79927

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.



CITY OF SOCORRO, TEXAS
Application for Board of Adjustments

FOR OFFICE USE ONLY

Submittal Date: 2/14/18

Received By: km

Case Number: _____

Receipt Number: 28255

Fee: 5000

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

Applicant: Martha A. Saenz de Gomez

Address: 10441 Valle Blanco

Address: 10441 Valle Blanco

Phone #: 915) 491-85-90

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]
Signature of Owner

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

[Signature]
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]
Signature of Owner

Fee, Non Refundable

**BYLAWS OF THE BOARD OF ADJUSTMENT
Socorro, Texas**

REVISED DRAFT 5/23/17 (10:45 a.m.)

Article 1. Purpose

The purpose of these bylaws is to provide general guidance to the Board in the performance of its duties as defined in the Code of Ordinances of Socorro, Texas, Chapter 2, **Article IV**, Division 3 (the "Ordinance"). As such, these bylaws shall be considered supplementary to the Ordinance. No action of the Board which is otherwise valid shall be invalidated solely by reason of the Board's failure to follow these bylaws.

Article 2. Membership

The Board shall consist of seven (7) regular members and two (2) alternate members. The regular members of the Board shall be appointed by City Representatives, Places 1, 2, 3, 4 and 5; and two (2) board members shall be appointed by the mayor. Two (2) alternate members may be appointed by the mayor and shall serve in the absence of regular members when requested. Each regular member and each alternate member shall serve for a term of two (2) years, unless removed by the City Council, on a written charge after a public hearing. Vacancies shall be filled for the unexpired term of any member which may become vacant in the same manner as for such member's original appointment.

Article 3. Officers

A. ~~As t~~The officers of the Board shall be a Chair and a Vice-Chair. Their duties shall be those usually pertaining to their respective offices. The Chair shall preside at all meetings of the Board. In the absence of the Chair, the Vice-Chair shall preside. In the absence of the Chair and Vice-Chair, any regular member elected by the majority of the board members present and voting will act as Chair Pro-Tem. Officers shall be regular members of the Board. Officers shall serve one (1) year terms. Officers may serve consecutive terms without limit. The election of officers will take place at the first meeting in January of each year and shall be determined by a majority vote of those members present and voting. The Chair and Vice-Chair may be removed from office by a 2/3 majority vote of the entire Board. Vacancies in the Chair or Vice-Chair position shall be filled by a simple majority vote of the Board present and voting at any regular meeting.

B. The Secretary for the Board shall be staffed by the City Planning Department as designated by the Director for the City Planning Department and approved by the Board. The Secretary shall: (a) provide all members with a meeting schedule as established by the Board; (b) keep a written record of all meetings, examinations, resolutions, transactions, findings and determinations of the Board and other official actions; (c) prepare and post notices of meetings; and (d) keep appropriate forms for persons to file an application for a variance or special exception or to file an appeal of a decision of an administrative official.

Article 4. Meetings

A. Regular meetings of the Board shall be scheduled on the ~~fourth~~^{third} Thursday of each month, beginning at 6:00 p.m., in the City Council Chambers, 860 N. Rio Vista, Socorro, Texas, unless otherwise determined by the Board.

B. Special meetings may be called by the Chair, or in the absence of the Chair, by the Vice-Chair at the request of two or more regular members on five (5) days notice (oral or written) to all regular members.

C. All cases presented to the Board shall be heard by at least six (6) members or alternates.

D. All meetings shall be open to the public and shall be held in compliance with the Texas Open Meetings Act.

E. The minutes of the Board shall show the vote of each member on each question, or if absent or failing to vote, indicating such fact. The written records of the Board shall be public records and shall be available for inspection at the City Planning Department.

F. The presiding officer of the Board shall read the following statement at the meeting:

*"The Zoning Board of Adjustment of the City of Socorro is now in session. This Board is established under Article 211.008 of the Texas Local Government Code and Chapter 2, **Article IV**, Division **35** of the Code. In appropriate cases and subject to appropriate conditions and safeguards, this Board is empowered to make special exceptions or grant variances to the terms of the Zoning Ordinance that are consistent with the general purpose and intent of the ordinance and in accordance with any applicable rules contained in the ordinance and to hear appeals that allege an error on an order, requirement, decision or determination made by an administrative official in the enforcement of the Code.*

Your application or appeal will be decided only after you have had the opportunity 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 be sure full consideration will be given to your case and following this hearing you will be promptly notified of the Board's decision."

G. Following the reading of the statement in F above, the presiding officer shall (1) request that all persons who will give testimony or present evidence on any agenda item to please stand and raise your right hand; and (2) shall administer the following oath to such person(s):

*“Do you swear **or affirm** to tell the truth and nothing but the truth?”*

H. Items scheduled for public hearing at a regular or special meeting of the Board shall be presented in the following manner:

1. The staff shall present the issue to the Board and may provide a recommendation. Following the staff presentation, questions may be raised by the Board and directed to staff.
2. The presiding officer will then ask the applicant to present a concise statement of the request and submit any evidence in support of the request. Following the applicant's presentation, questions may be raised by the Board and directed to the applicant or staff.
3. The presiding officer will then ask other individuals interested in doing so to address the Board on the issue. Following these presentations, questions may be raised by Board members and directed to the individuals, the applicant or staff.
4. The presiding officer may then call on the applicant for a rebuttal. Following the applicant's rebuttal, questions may be raised by Board members and directed to the applicant or staff.
5. At the completion of the discussion, the presiding officer shall then request a motion and a vote on the issue.

I. The presiding officer shall preserve strict order and decorum at all regular and special meetings of the Board, shall restate questions coming before the Board as necessary for clarity, and shall announce the decision of the Board on all actions taken. All questions of order shall be decided by the presiding officer.

Article 5. Voting

A. Each regular member shall be entitled to one vote on any matter that may come before the Board. In the absence of the regular member, an alternate member shall serve in the regular member's stead when requested to do so by the City Manager or designee. Each qualified member of the Board, including the Chair and any alternate member serving in the absence of a regular member shall be entitled to vote on matters before the Board. A member may change his/her vote after the roll has been completed and before announcement of the result, but not thereafter.

B. The concurring vote of six (6) members of the Board shall be necessary to reverse any order, requirement, decision or determination of any administrative official; decide in favor of an applicant on a matter on which the Board is required to pass under a zoning ordinance; or, authorize a variation from the terms of a zoning ordinance.

- C. Proxies shall not be allowed.

Article 6. Procedural Rules

The Board hereby adopts the following procedural rules which shall govern meetings of the Board whenever procedure is not regulated by these Bylaws or by City Ordinance:

1. Every person desiring to speak shall address the presiding officer, shall be recognized by the presiding officer, and shall confine themselves to the question under consideration.

2. Every person shall have a reasonable opportunity to be heard at all public hearings of the Board in regard to matters to be considered at such hearings whose comments are germane and relative to the subject matter before the Board; provided, however, that the time allowed for each citizen's appearance before the Board may be limited to a fixed number of minutes at the discretion of the presiding officer.

3. A motion to table shall take precedence over all other motions, except the motion to adjourn, and a motion to table shall not be debatable.

4. A motion to reconsider any action taken by the Board may be made at any time prior to adjournment of the same meeting at which such action was taken.

5. The Board shall keep records of its examinations and other official actions.

6. The minutes and records of the Board actions shall be filed immediately in the Board's office and are public records.

7. All witnesses shall testify under oath administered by the presiding officer and are subject to cross-examination.

8. All applications and appeals shall be decided within a reasonable time.

Article 7. Ethics

A. Any voting member of the Board who has a personal, professional or financial interest in any matter presented shall make full disclosure before the Board and may not participate in the discussion, or vote on that specific matter.

B. Any voting member of the Board who has a substantial interest in a matter before the Board as defined by Section 171.002 of the Texas Local Government Code shall file an affidavit so stating with the City Clerk before a vote on the matter is taken as is required by Section 171.004 of the Texas Local Government Code. Additionally, such voting member shall leave the room for discussion and action on the item in question.

C. All actions taken by the Board shall be in accordance with Chapter 2, **Article IV**, Division 3 of the **Ordinance Code**.

D. In the interest of fairness to the applicants and appellants appearing before the Board and those appearing in opposition to the same, no communication, direct or indirect, shall be held by a regular or alternate member of the Board with the applicant, appellant, or opposition concerning the application or other matter involving an applicant or appellant before the Board at any location or by any means, including, but not limited to in person, by telephone, letter or electronic communication. All such discussions shall be held during a meeting at which the item is posted for discussion so that all voting members shall have the full benefit of such a discussion. Nothing herein shall prevent a voting member from gathering information regarding pending matters from City staff.

E. When a regular or alternate member is called upon to voice opinions at public or private functions, he/she shall indicate whether he/she is speaking for himself/herself and not representing the Board unless a final action by the Board has been taken on the specific issue.

F. All actions taken by the Board members shall be in accordance with the Ethics Ordinance of the City of Socorro.

Article 8. Conflicts

To the extent that any of these Bylaws is in conflict with Section 2-176 of the Ordinance, the provisions of these Bylaws shall control.

Article 9. Amendments

The Board, by a majority vote of its regular members may adopt, amend, or rescind these bylaws, after fourteen (14) days notice of the proposed change has been provided each regular and alternate member.

Article 10. Prior Bylaws

These Bylaws supersede and replace any and all prior Bylaws of the Board.

ADOPTED this the ____ day of _____, 2017.

_____, Chair
Eugene Trujillo

_____, Vice-Chair
~~Ralph Duran~~

_____, Secretary
~~Karla Montalvo~~