

Ivy Avalos
Mayor

Ruben Reyes
At Large

Cesar Nevarez
District 1



Alejandro Garcia
District 2/ Mayor Pro Tem

Rudy Cruz, Jr.
District 3

Yvonne Colon- Villalobos
District 4

Adriana Rodarte
City Manager

NOTICE OF REGULAR MEETING
OF THE
BOARD OF ADJUSTMENT
OF THE
CITY OF SOCORRO, TEXAS

THE FACILITY IS WHEELCHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR ACCOMMODATION FOR INTERPRETIVE SERVICES MUST BE MADE 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT THE CITY CLERK'S OFFICE AT (915) 858-2915 FOR FURTHER INFORMATION.

LA INSTALACION ES ACCESIBLE PARA SILLAS DE RUEDAS Y HAY PLAZAS DE ESTACIONAMIENTOS DISPONIBLES. LAS SOLICITUDES DE ADAPTACION PARA SERVICIOS DE TRADUCCION DEBEN HACERSE 48 HORAS ANTES DE ESTA REUNION. COMUNIQUESE CON LA OFICINA DEL SECRETARIO DE LA CIUDAD AL (915) 858-2915 PARA OBTENER MAS INFORMACION.

NOTICE IS HEREBY GIVEN THAT A REGULAR MEETING OF THE BOARD OF ADJUSTMENT OF THE CITY OF SOCORRO, TEXAS WILL BE HELD ON THURSDAY THE 27TH, DAY OF JULY 2023 AT 6:00 P.M. AT THE CITY HALL CHAMBERS, 860 N. RIO VISTA RD., SOCORRO, TEXAS AT WHICH TIME THE FOLLOWING WILL BE DISCUSSED:

THIS WRITTEN NOTICE, THE MEETING AGENDA, AND THE AGENDA PACKET, ARE POSTED ONLINE AT [HTTP://COSTX.US/BOARD-OF- ADJUSTMENTS/](http://costx.us/board-of-adjustments/)

THE PUBLIC CAN ALSO ACCESS THE MEETING BY CALLING TOLL FREE NUMBER 844-854-2222 ACCESS CODE 579797 BY 5:30 PM MOUNTAIN STANDARD TIME (MST) ON July 27, 2023, TO SIGN UP FOR PUBLIC COMMENT AND THE AGENDA ITEM THEY WISH TO COMMENT ON. THE PUBLIC THAT SIGNED UP TO SPEAK WILL BE CALLED UPON BY THE PRESIDING OFFICER DURING THE MEETING.

Notice is hereby given that a regular meeting of the Board of Adjustment of the City of Socorro, Texas will be held **July 27th, 2023**, at 6:00 p.m. at Council Chambers, 860 N. Rio Vista, Socorro, Texas at which time the following will be discussed:

1. Call to order.
2. Establishment of quorum.

Approved by: LQ

**REGULAR MEETING AGENDA- CITY OF SOCORRO BOARD OF ADJUSTMENTS,
JULY 27TH 2023, at 6:00 PM**

3. Excuse absent commission members.
4. Reading of the Board of Adjustment Statement.
5. Swearing of all persons giving testimony.
6. **Consider and Take Action** on the approval of meeting minutes for MAY 25, 2023.
7. **Consider and Take Action** on the proposed variance request to Municode Chapter 46-293(2)D related to the minimum side setback required on 10425 Ethyl Hart, Socorro Texas, 79927.
8. **Consider and Take Action** on the proposed variance request to Municode Chapter 46-293(2)D related to the minimum side and rear setback required on 11661 Yamaha Dr., Socorro Texas, 79927.

EXECUTIVE SESSION

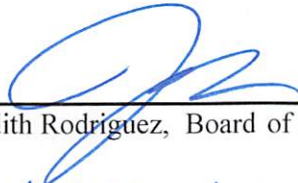
The Board of Adjustments of the City of Socorro may retire into EXECUTIVE SESSION pursuant to Texas Government Code, Section 551, Subchapter D, to discuss any of the following: (The items listed below are matters of the sort routinely discussed in Executive Session, but the Board of Adjustments of the 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	CONSULTATION WITH ATTORNEY
Section 551.072	DELIBERATION REGARDING REAL PROPERTY
Section 551.073	DELIBERATION REGARDING PROSPECTIVE GIFT
Section 551.074	PERSONNEL MATTERS
Section 551.075	DELIBERATION REGARDING SECURITY
Section 551.076	DELIBERATION REGARDING SECURITY
Section 551.087	DELIBERATION REGARDING ECONOMIC DEVELOPMENT

9. 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 July 24, 2023.



Judith Rodriguez, Board of Adjustments Secretary

DATE & TIME POSTED: 7/24/23 4:20pm / BY: JR

Approved by: LQ

Ivy Avalos
Mayor

Ruben Reyes
At Large

Cesar Nevarez
District 1



Alejandro Garcia
District 2/ Mayor Pro-Tem

Rudy Cruz, JR.
District 3

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

CITY OF SOCORRO BOARD OF ADJUSTMENT
Regular Meeting Minutes
May 25, 2023

Members Present	Members Absent	Staff Present	Others Present
Jesus Miguel Chaidez Jesus Ruiz Albert Lagunas Miriam Cruz	Ben Arras David Oropeza	Yadira Magaña Judith Rodriguez Lorraine Quimiro Joe Balderrama Jose Botello Estevan Gonzales Juan Espinoza	Merwan Bhatti

Items for discussion and action:

1. Call to order:

Jesus M. Chaidez called the meeting to order at 6:01 p.m.

2. Establishment of quorum:

Quorum was established with *four (4)* members present.

3. Excuse absent commission members:

A motion was made by Jesus Ruiz *to excuse* seconded by Jesus M Chaidez.

Motion carried.

Ayes: Albert Lagunas, Jesus M. Chaidez, and Jesus Ruiz.

Nays: Miriam Cruz

Abstain:

Absent: Ben Arras and David Oropeza

4. Reading of the Board of Adjustment Statement.

Jesus M. Chaidez read the statement out loud.

5. **Swearing of all persons giving testimony.**
All Applicants were sworn in by Jesus M. Chaidez.

6. **Consider and Take Action:**
Approval of meeting minutes of JULY 29 ,2021.

A motion was made by Jesus Ruiz *to approve* seconded by Albert Lagunas.

Motion carried.

Ayes: Albert Lagunas, Jesus M. Chaidez, and Jesus Ruiz.

Nays:

Abstain: Miriam Cruz

Absent: Ben Arras and David Oropeza

7. **Consider and Take Action:**
On the proposed variance request to Municode Chapter 46-293(2) D related to the minimum rear setback required on 10714 Shady Valley, Socorro Texas, 79927.

Speaker: Ms. Lopez, applicant's daughter.

A motion was made by Jesus Chaidez *to approve* seconded by Miriam Cruz.

Motion carried.

Ayes: Albert Lagunas, Jesus M. Chaidez, Jesus Ruiz, and Miriam Cruz

Nays:

Abstain:

Absent: Ben Arras and David Oropeza

8. **Consider and Take Action:**
On the proposed variance request to Municode Chapter 46-293(2) (D) related to the minimum side setback required on 10425 Ethyl Hart, Socorro Texas, 79927.

Speaker: Hector Vasquez, applicant.

A motion was made by Miriam Cruz *to table item until next Board of Adjustment meeting* seconded by Jesus Ruiz.

Motion carried.

Ayes: Albert Lagunas, Jesus M. Chaidez, Jesus Ruiz, and Miriam Cruz

Nays:

Abstain:

Absent: Ben Arras and David Oropeza

9. **Consider and Take Action** on the proposed variance request to Municode Chapter 46-293(2)D related to the minimum side and rear setback required on 11661 Yamaha Dr., Socorro Texas, 79927.

Speaker: Clara Campuzano

A motion was made by Jesus Ruiz *to table item until next Board of Adjustment meeting pending City staff to go out there and verify the information* seconded by Miriam Cruz.

Motion carried.

Ayes: Albert Lagunas, Jesus M. Chaidez, Jesus Ruiz, and Miriam Cruz

Nays:

Abstain:

Absent: Ben Arras and David Oropeza

10. Consider and Take Action on the Election of officers for Board of Adjustment.

Chairperson:

A motion was made by Jesus Chaidez *to nominate Jesus Ruiz as chairman* seconded by Miriam Cruz.

Motion carried.

Ayes: Albert Lagunas, Jesus M. Chaidez, and Miriam Cruz.

Nays:

Abstain: Jesus Ruiz

Absent: Ben Arras and David Oropeza

Vice-Chair:

A motion was made by Albert Lagunas *to nominate Miriam Cruz as Vice-Chair* seconded by Jesus Ruiz.

Motion carried.

Ayes: Albert Lagunas, Jesus M. Chaidez, and Jesus Ruiz.

Nays:

Abstain: Miriam Cruz

Absent: Ben Arras and David Oropeza

Secretary:

A motion was made by Miriam Cruz *to nominate Judith Rodriguez as Secretary* seconded by Jesus Ruiz.

Motion carried.

Ayes: Albert Lagunas, Jesus M. Chaidez, Jesus Ruiz, and Miriam Cruz.

Nays:

Abstain:

Absent: Ben Arras and David Oropeza

11. Consider and Take Action on the Bylaws of the Board of Adjustment Commission.

Ms. Lorraine Quimiro spoke on this item.

A motion was made by Jesus Ruiz *to approve the Bylaws of the Board of Adjustment Commission* seconded by Jesus Chaidez.

Motion carried.

Ayes: Albert Lagunas, Jesus M. Chaidez, Jesus Ruiz, and Miriam Cruz.

Nays:

Abstain:

Absent: Ben Arras and David Oropeza

12. Consider and Take Action on the 2023 Meeting Calendar.

A motion was made by Jesus Ruiz *to approve 2023 Meeting Calendar* seconded by Albert Lagunas.

Motion carried.

Ayes: Albert Lagunas, Jesus M. Chaidez, Jesus Ruiz, and Miriam Cruz.

Nays:

Abstain:

Absent: Ben Arras and David Oropeza

13. Adjournment:

A motion to *adjourn at 7:24 p.m.* made by Miriam Cruz, seconded by Jesus Ruiz.

Motion Carried

Ayes: Albert Lagunas, Jesus M. Chaidez, Jesus Ruiz, and Miriam Cruz.

Nays:

Abstain:

Absent: Ben Arras and David Oropeza

_____, 1st Chairman
Jesus M Chaidez

_____, Secretary
Judith Rodriguez



**CITY OF SOCORRO
BOARD OF ADJUSTMENT
MEETING DATE: JULY 27, 2023**

**VARIANCE REQUEST TO THE SIDE AND
FRONT YARD SETBACKS**

STAFF REPORT

SUBJECT:

VARIANCE REQUEST TO ALLOW A REDUCTION IN THE SIDE AND FRONT YARD SETBACKS.

PROPERTY ADDRESS: 10425 Ethyl Hart

SUMMARY:

Property located at 10425 Ethyl Hart. The applicant is requesting a variance from the required side AND front yard setbacks. The property is zoned R-3. The code requires 5' side setback and 15' front setback. The applicant is requesting a variance to allow 0' on both the side and front setbacks.

BACKGROUND:

The property contains a single family house. It is a 5,000 SQFT lot in an R-3 zoning district. The applicant has built shading structures to the side and front of the house.

STATEMENT OF THE ISSUE:

The R-3 zoning district requires a 5' side setback and a 15' front setback. The shade structures encroach on both of these two setbacks. Applicant is seeking to remedy the encroachment through the Board of Adjustments.

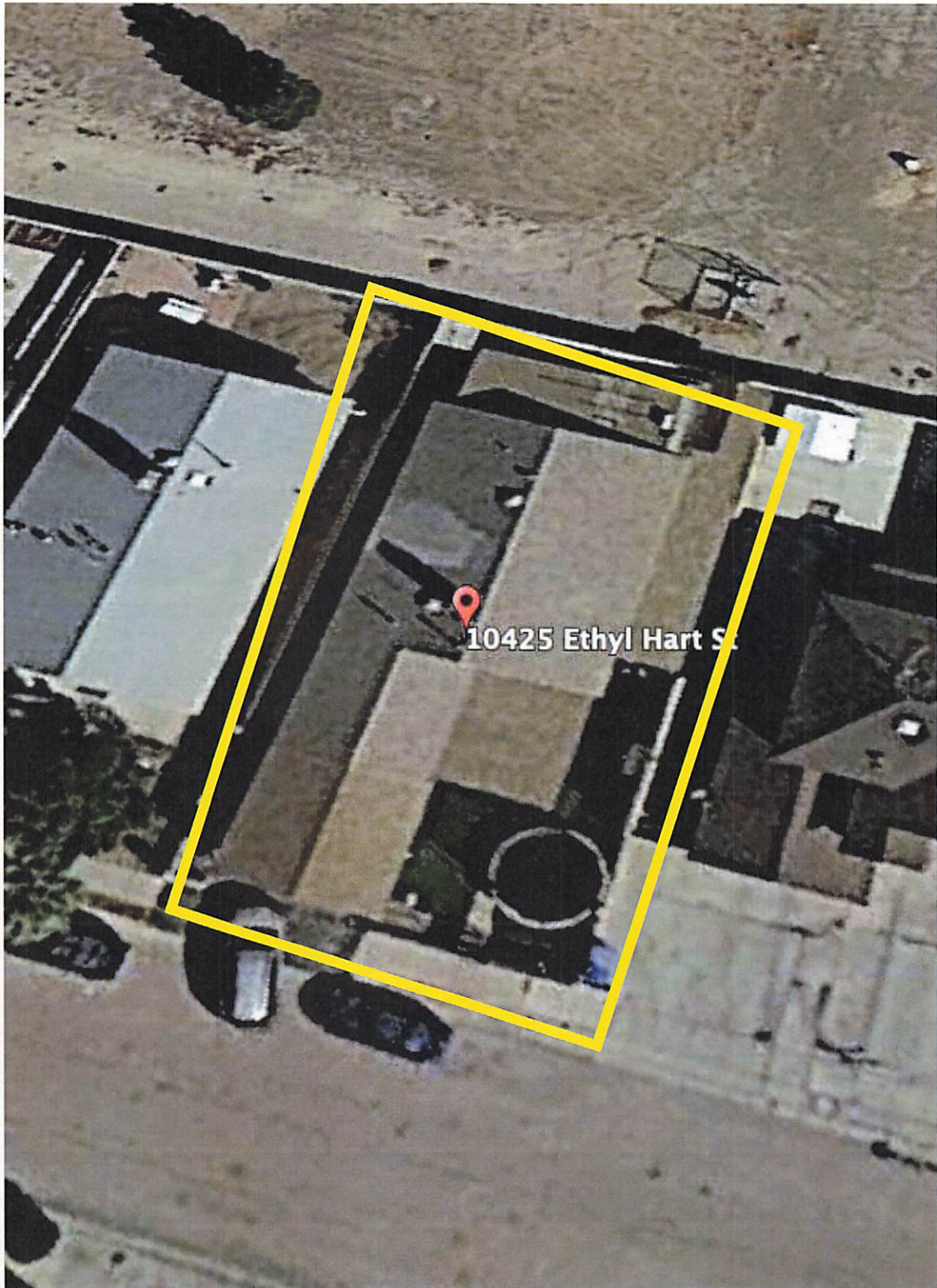
ALTERNATIVE:

The alternative is for the applicant to tear down the structures.

ZONING MAP



AERIAL PHOTO



APPLICATION



BOA21-010

BOARD OF ADJUSTMENT APPLICATION

APPEAL ☐

SPECIAL EXCEPTION ☐

VARIANCE ☐

☒

TODAY'S DATE:

11-09-2021

CONTACT INFORMATION

PROPERTY LOCATION*: Los Robles del Valle Lot 13 Socorro TX 79927
(Street address)

Subdivision: _____ Lot: 13 Block: _____

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

Property Owner: Hector Vasquez Fernandez 10425 Socorro TX 79927
(Name) (Address) (City, State, & Zip Code)

Hector V0714@Gmail.com 915 540-8091 (915) 433-3571
(Email) (Phone)

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

Property Owner Printed Name: Hector Vasquez Property Owner Signature: Hector Vasquez

Applicant: Hector Vasquez 10425 ETHYI Hart Socorro TX 79927
(Name) (Address) (City, State, & Zip Code)

Hector V0714@Gmail.com (915) 540-8091
(Email) (Phone)

REQUEST

Please list types requested:

Description	Ordinance Requirements	Requested Dimensions	Variance from Ordinance
Lot Size			
Lot Width			
Lot Depth			
#3 Side Yard	5'	0	5'
Side Yard			
Side at Corner			
Front Yard			
Rear Yard			
Driveway			
Other			

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

REASON FOR PETITION: La Razon de mi peticion para que me permitan una audiencia es para explicar que yo desgraciadamente confie en una persona que en ese tiempo trabajaba dentro del sistema aqui en Socorro y deposite mi confianza entregandole planos y dinero en sus manos y pues pasaron estos 6 años y yo confie porque nunca hubo ningun reclamo ni nada ahora llegaron a pedirme planos y Resulta que esos planos que yo pague no aparecen y tampoco Mr. Leon que fue la persona que tuve la confianza de Entregarle y la razon que se le entrego a el fue porque line dijo que el tenia que modificar esos planos y arreglarlos de manera que no hubiera problema. Y Como pasaron 6 años nunca desconfie que fue un fraude.

APPLICATION

WILL THIS REQUEST SERVE A PUBLIC INTEREST?

En realidad esto no serviria o beneficiaria a otras personas solo a nuestra familia porque esta dentro de nuestra propiedad del sol. peligroso

WILL LITERAL ENFORCEMENT OF THE CODE CREATE A HARDSHIP?

para nosotros seria un golpe muy fuerte en la Economia si no me permitieran conservar estos proyectos ya que fueron hechos con mucho esfuerzo, dinero, y desgraciadamente el coronavirus nos afecto mucho.

DOES THIS REQUEST MEET THE SPIRIT OF THE CODE?

Esta pandemia me tubo a mi que soy la cabeza del hogar 8 meses fuera del trabajo estoy muy atrasado en pagos de casa, biles de Hospital, se perdieron Carros, biles de agua, luz, gas fue terrible entonces no pienso que este del código.

WILL SUBSTANTIAL JUSTICE BE MADE WITH THIS REQUEST?

para nosotros seria, muy terrible que quisieran tirarme algo que se construyo con cariño y esfuerzo pero obrando de buena fe y confianza desgraciadamente en personas que no tienen escrupulos. que no piensan en perjudicar a personas. que quieren vivir mejor. progresar. pero la pandemia ha sido otro problema mayor.

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

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

Property Owner Signature (if different from Applicant)

Applicant's Signature

STATE OF TEXAS

COUNTY OF Socorro

Subscribed and sworn to before me this 11 day of November, 2021

Notary Public

(seal)

My Commission expires: _____

NOTICE:

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

OFFICE USE ONLY

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

BOA Number:

TOTAL FEE DUE: \$ (non-refundable)

Received by:

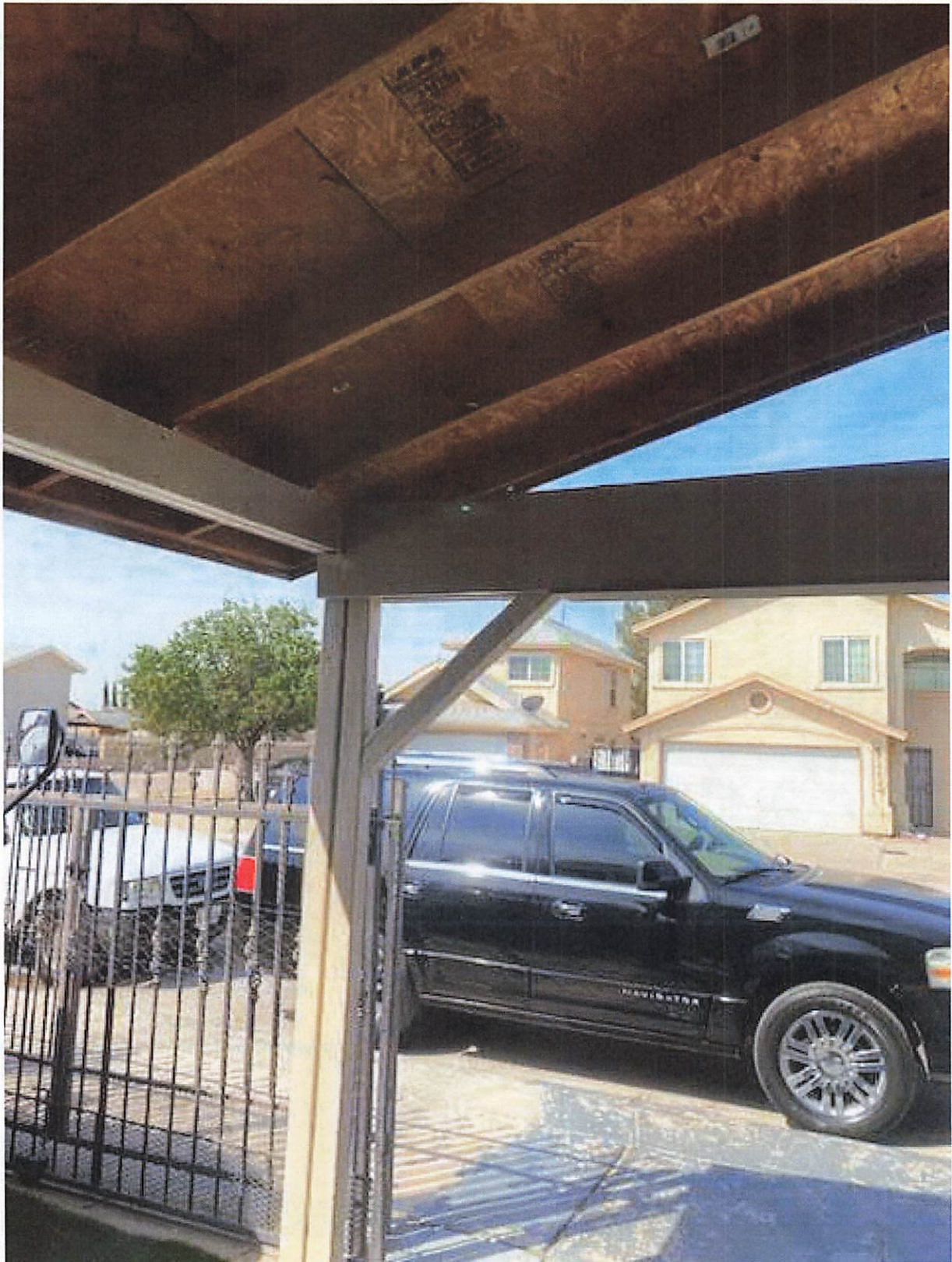
Signature:

Date:

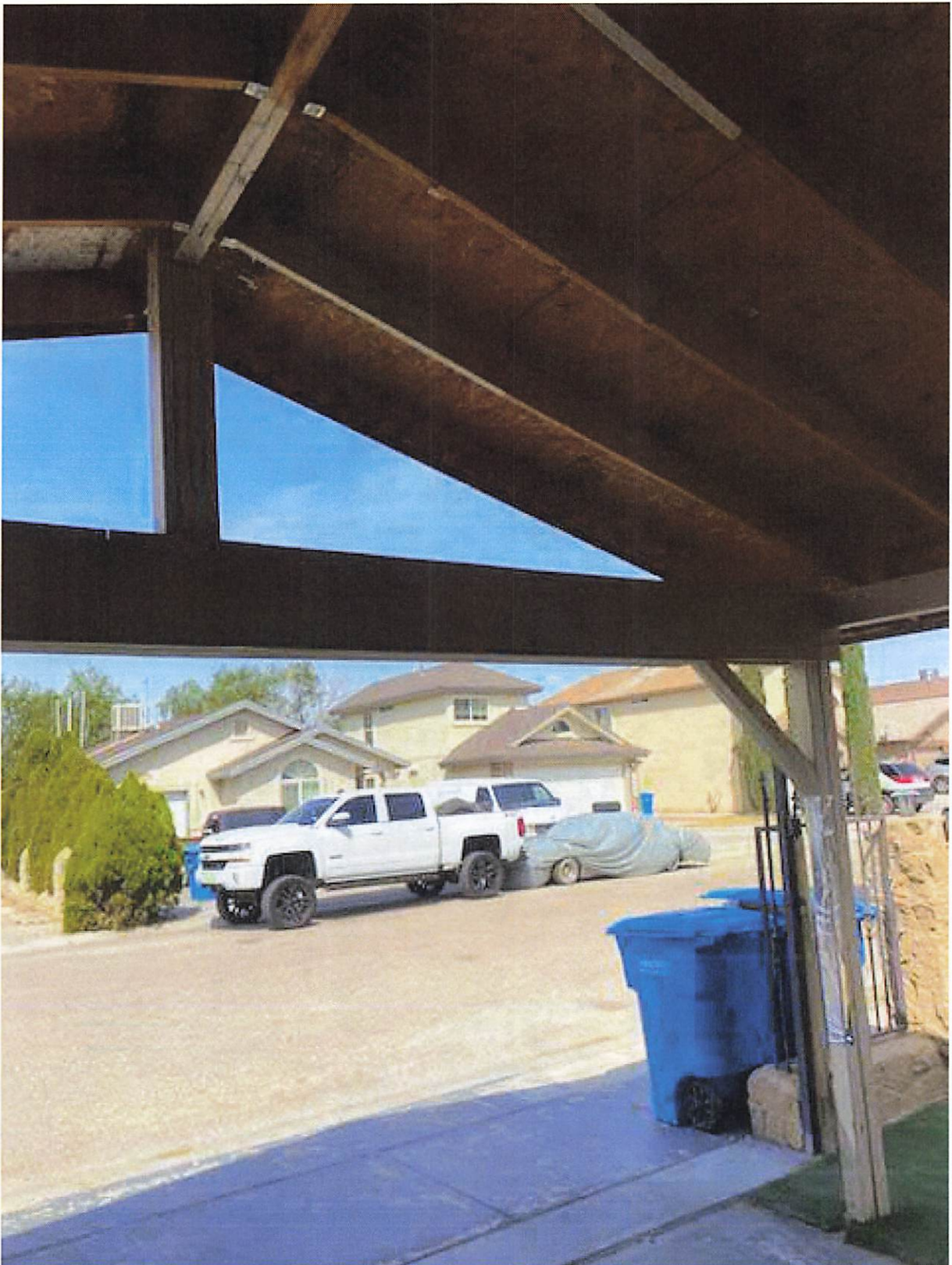
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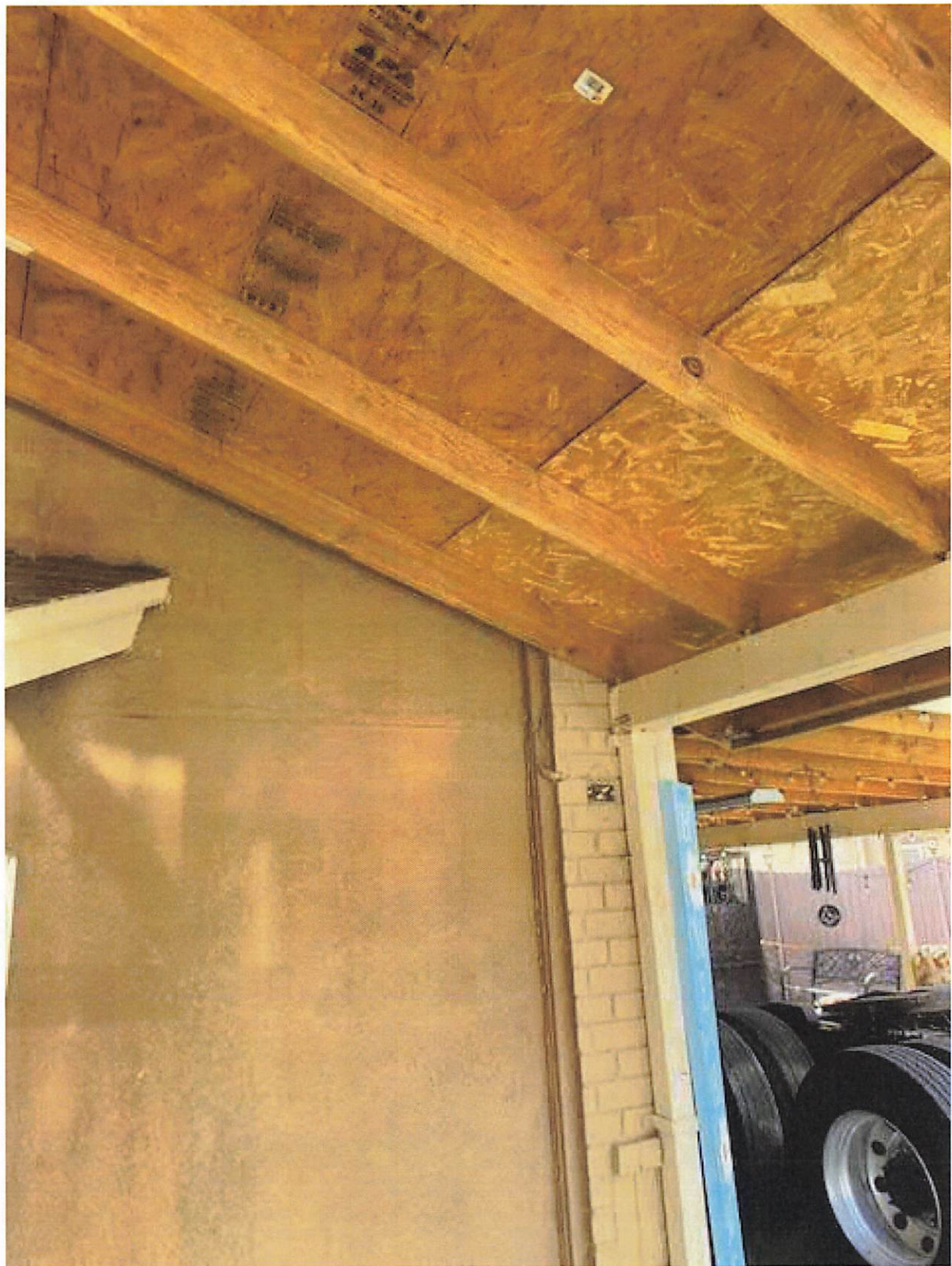
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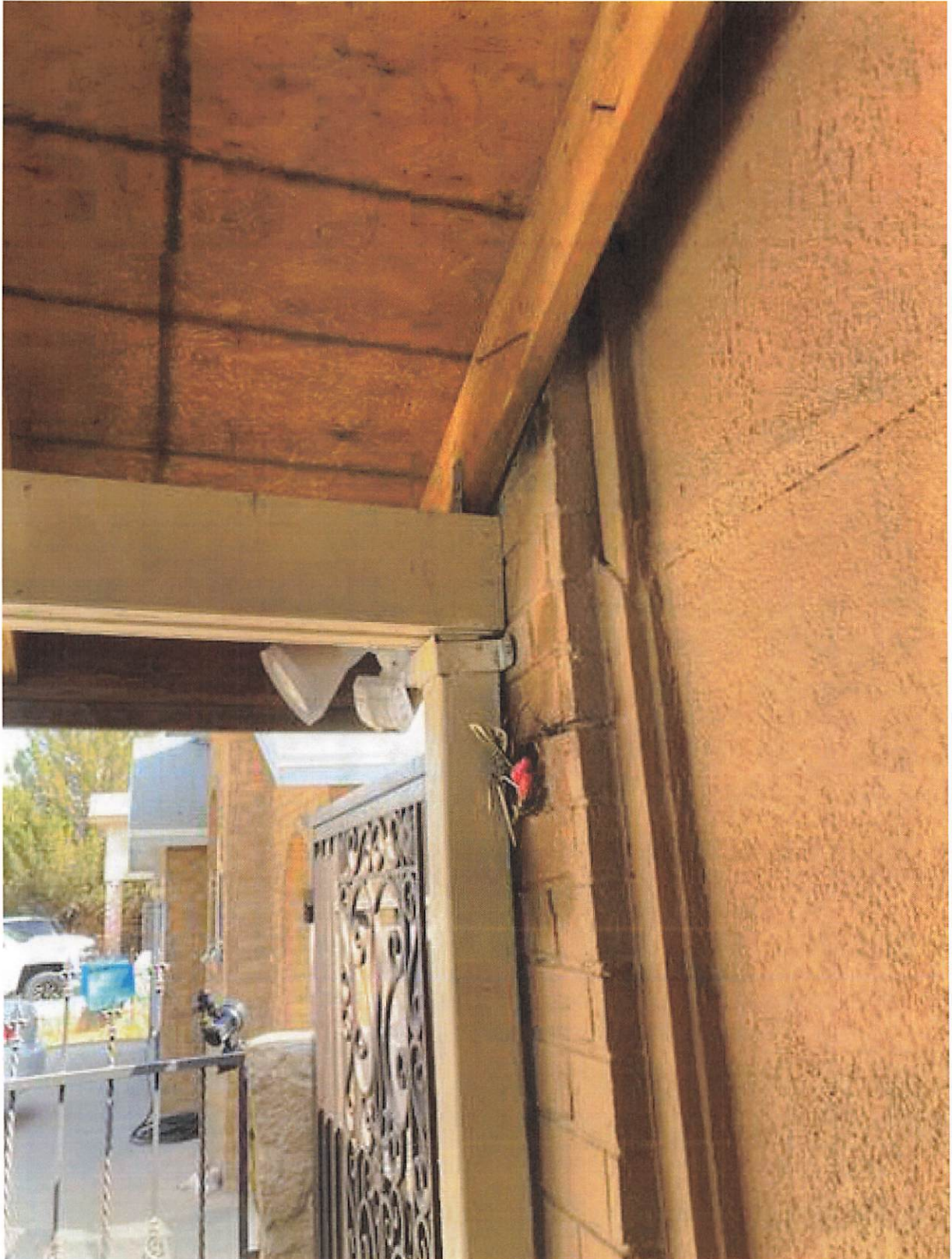
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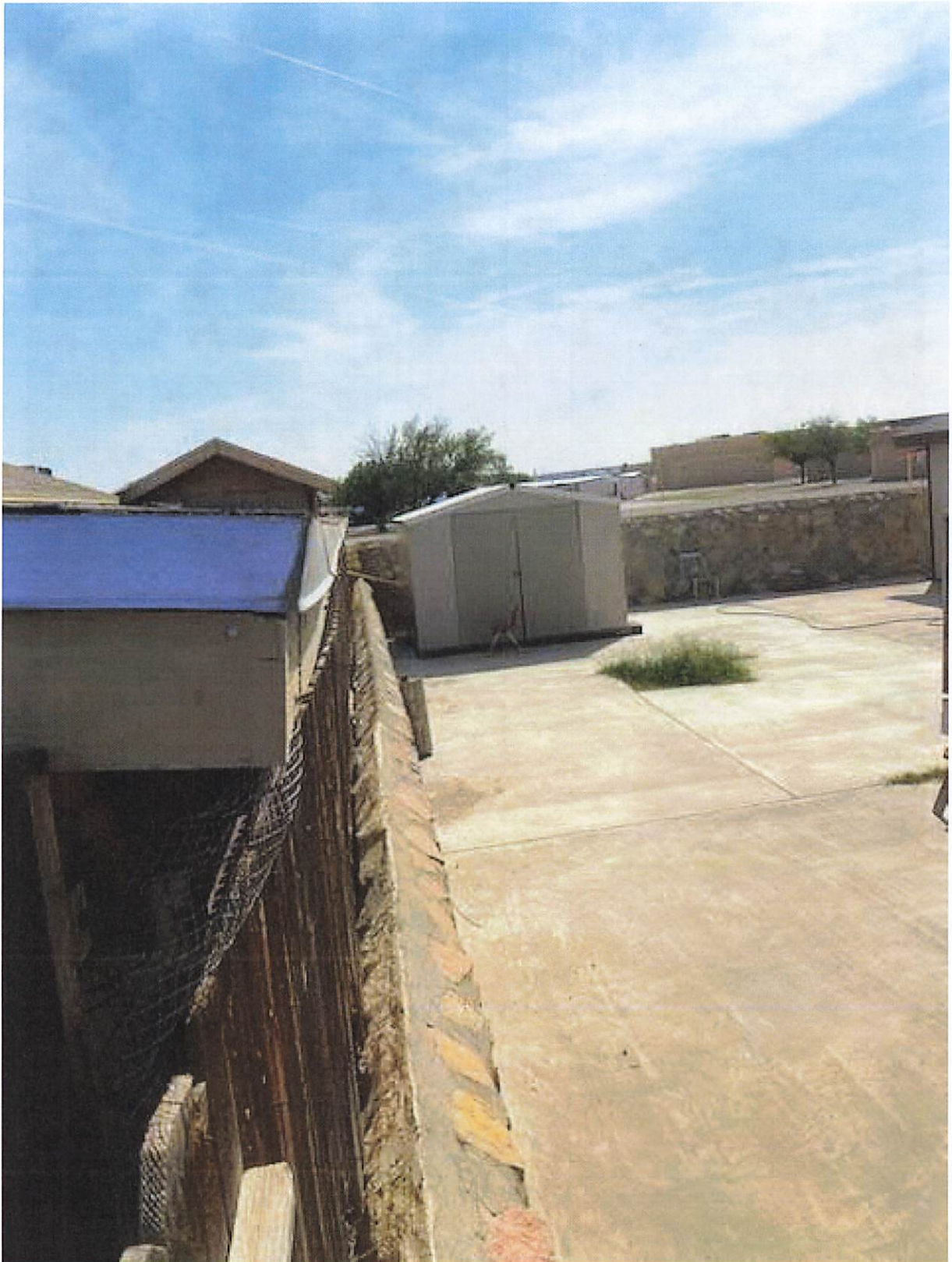
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**CITY OF SOCORRO
BOARD OF ADJUSTMENT MEETING
DATE: JULY 27, 2023**

**VARIANCE REQUEST TO REAR YARD
SETBACK**

STAFF REPORT

SUBJECT:

VARIANCE REQUEST TO ALLOW A REDUCTION IN THE REAR YARD SETBACK.

PROPERTY ADDRESS: 11661 Yamaha Drive

SUMMARY:

Property located at 11661 Yamaha Drive. The applicant is requesting a variance from the required rear yard setback. The property is zoned R-1. The code requires 25' rear yard setback. The applicant is requesting a variance to allow 0' setback.

BACKGROUND:

The property contains a single family house. The applicant has built a detached garage encroaching on the rear yard setback.

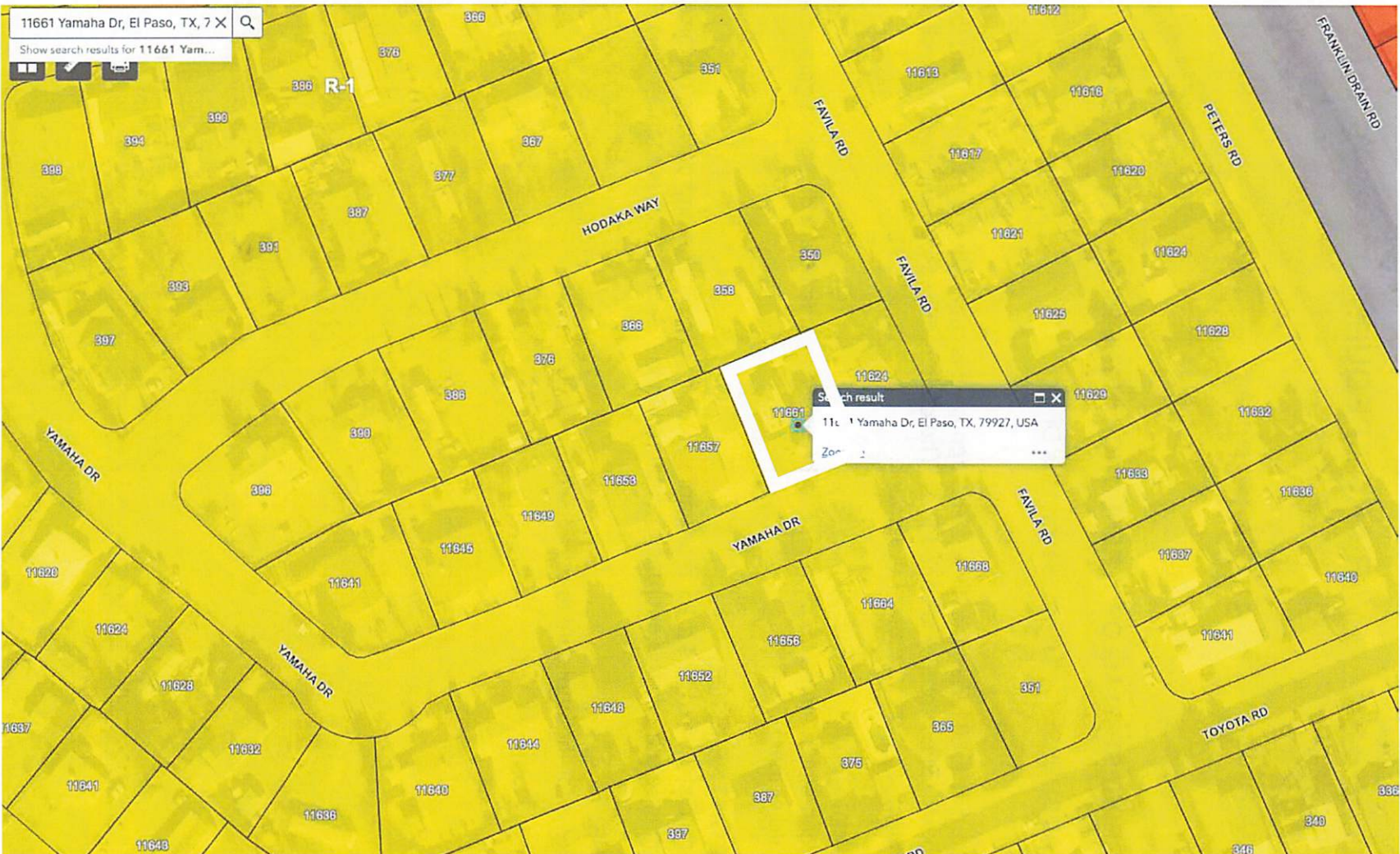
STATEMENT OF THE ISSUE:

The R-1 zoning district requires a 25' rear yard setback. The garage encroaches on the setback. Applicant is seeking to remedy the encroachment through the Board of Adjustments.

ALTERNATIVE:

The alternative is for the applicant to tear down the structures.

ZONING MAP



AERIAL PHOTO



APPLICATION



BOARD OF ADJUSTMENT APPLICATION

APPEAL ☐ SPECIAL EXCEPTION ☐ VARIANCE ☐ TODAY'S DATE: 4-7-22

CONTACT INFORMATION

PROPERTY LOCATION*: 11661 Yamaha Dr Socorro TX 79927

Subdivision: _____ Lot: _____ Block: _____

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

Property Owner: Jose A. Gondorilla / Clara Campuzano 11661 Yamaha Dr. Socorro TX 79927
(Name) (Address) (City, State, & Zip Code)
Clara OS campuzano@hotmail.com 9156918145
(Email) (Phone)

Property Owner is giving _____ authority to represent him/her at meeting.

Property Owner Printed Name: Clara / Jose A Gondorilla (Applicant Name)
Property Owner Signature: _____

Applicant: Jose/Clara Gondorilla 11661 Yamaha Dr. Socorro TX. 79927
(Name) (Address) (City, State, & Zip Code)
Clara OS campuzano@hotmail.com 9156918145
(Email) (Phone)

REQUEST

Please list types requested:

Description	Ordinance Requirements	Requested Dimensions	Variance from Ordinance
Lot Size			
Lot Width			
Lot Depth			
Side Yard			
Side Yard			
Side at Corner			
Front Yard			
Rear Yard	No Permiso	5' del Borde	
Driveway			
Other			

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

REASON FOR PETITION: Solicitamos a esta junta nos permita mantener nuestro garage construido en donde queda. No tenemos ningun interes de ser vecinos conflictivos ni molestos ignoramos los pasos que debimos tomar para pegarnos al borde en nuestra barda pero estamos en toda la disposicion de hacer los arreglos que mas necesite a peticion de no causar ningun disturbio basura etc. a nuestro vecino pero a removerlo seria un costo muy alto para nosotros y ademas desperdiciamos que es algo muy bien hecho y esta presentable

Planning & Zoning Department

860 N. Rio Vista Rd. • Socorro, Texas 79927 • Tel: (915) 872-8531 • Fax (915) 872-8746

Website: www.ci.socorro.tx.us

Porque nuestra comunidad no podemos de hacer nada que afete solo de hacer un lugar digno para nosotros y vecinos.

Updated: 9/16/2020

APPLICATION

WILL THIS REQUEST SERVE A PUBLIC INTEREST?

pues claro q' ayudaría a un interes público de ver que son cosas que suelen pasar y todos tenemos derecho a una oportunidad si no, esforzamos en vivir decentemente

WILL LITERAL ENFORCEMENT OF THE CODE CREATE A HARDSHIP?

si, sería una gran dificultad ya que fue un esfuerzo muy grande de jornadas intensas sin descanso para lograrla y no de un costo alto y no contamos para removerlo aparte el desperdicio de nuestro esfuerzo

DOES THIS REQUEST MEET THE SPIRIT OF THE CODE?

Claro que cumple con su propósito el código. De supone que este comité fue creado para establecer una comunidad limpia, progresiva y en armonía.

WILL SUBSTANTIAL JUSTICE BE MADE WITH THIS REQUEST?

Es lo que sus servidores deseamos y esperamos ya que no fue nada facil reunir para lograr como todas las familias un sueño de tener una casa digna y limpia para nuestros hijos y verlo derrumbado por un pequeño error q' tiene solución

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

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

Jose A Oantarella
Property Owner Signature (If different from Applicant)

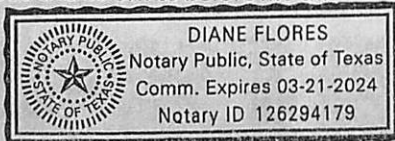
[Signature]
Applicant's Signature

STATE OF TEXAS

COUNTY OF Texas

Subscribed and sworn to before me this 24 day of May, 2022

(seal)



[Signature]
Notary Public

My Commission expires: 3/21/2024

NOTICE:

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

OFFICE USE ONLY

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

BOA Number:

TOTAL FEE DUE: \$ (non-refundable)

Received by:

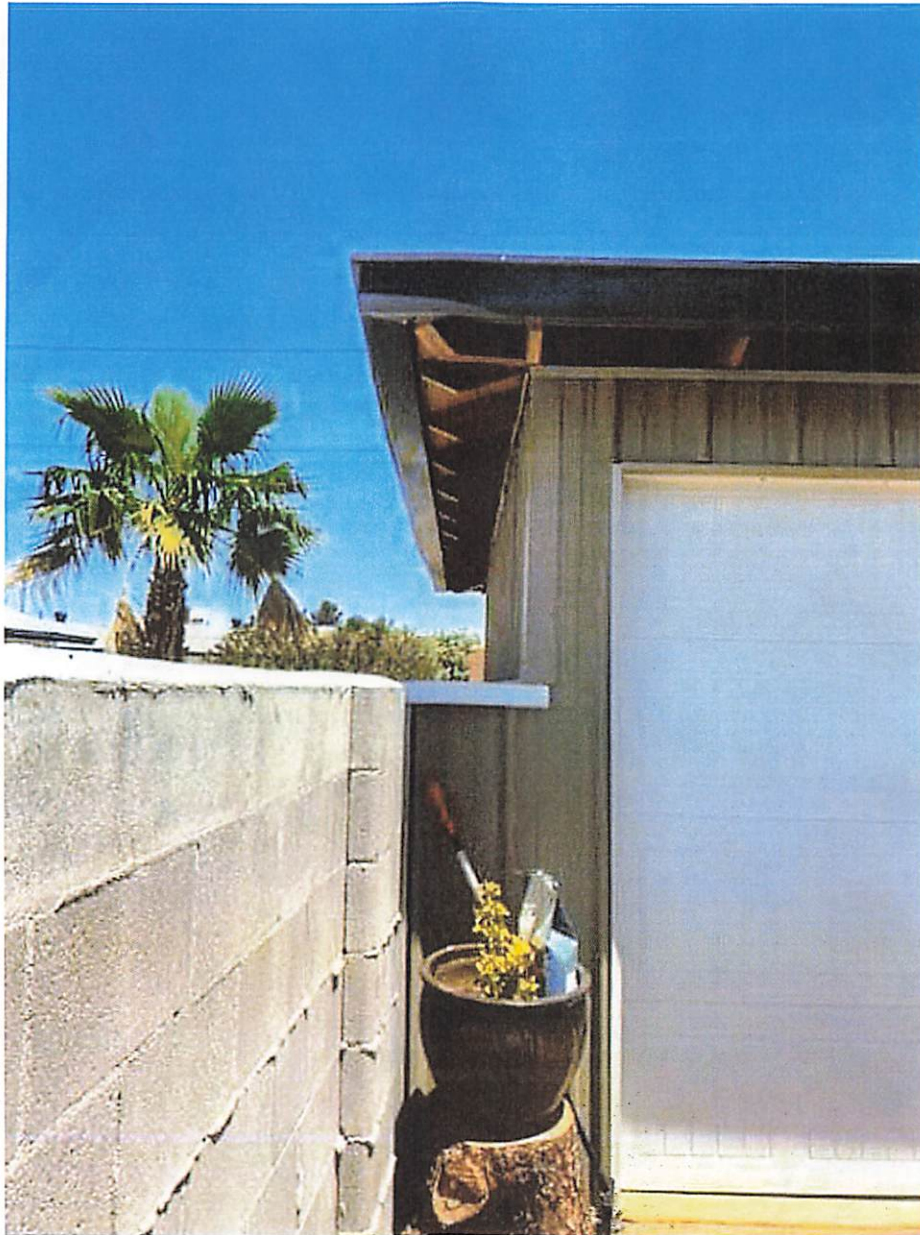
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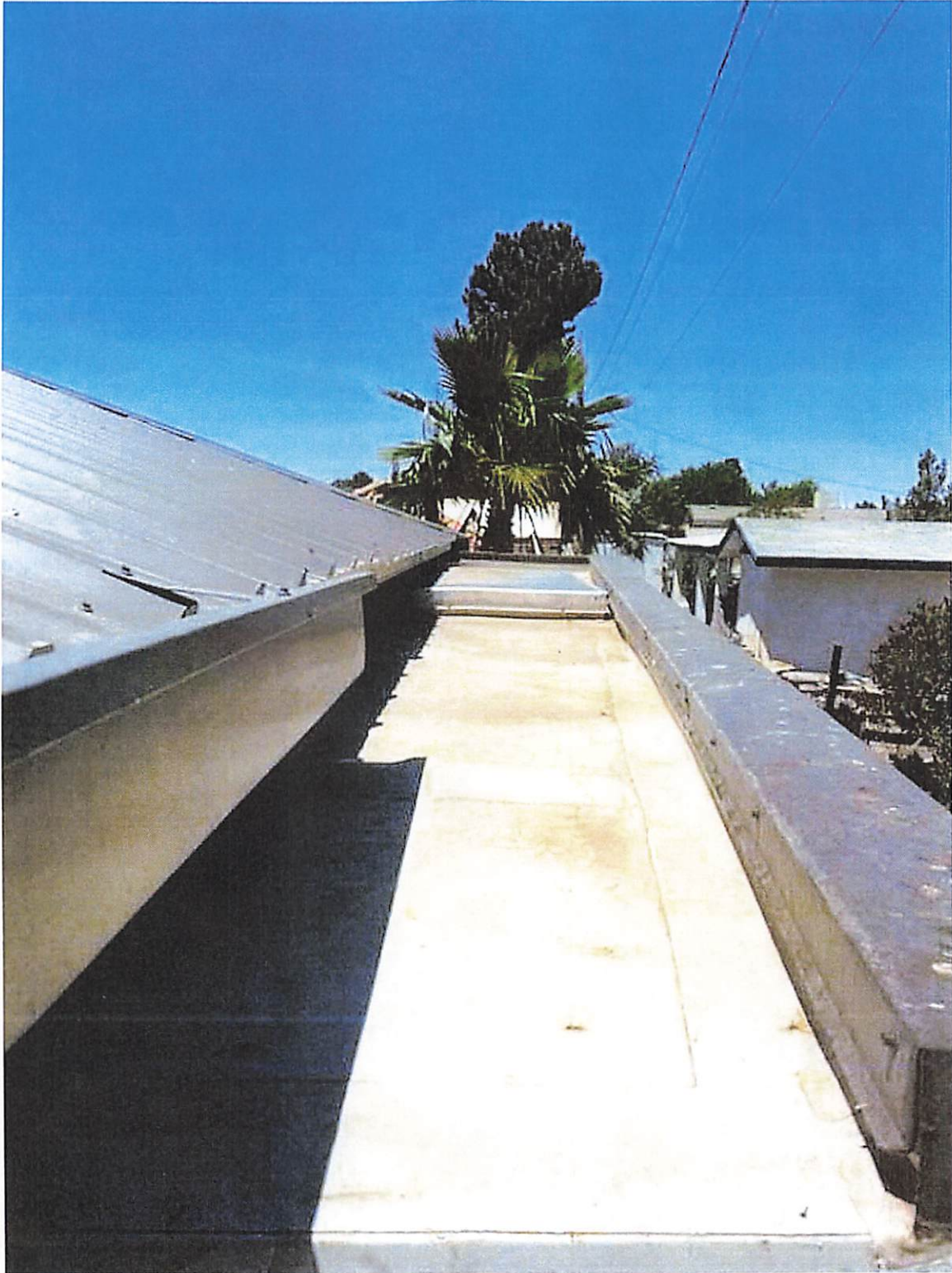
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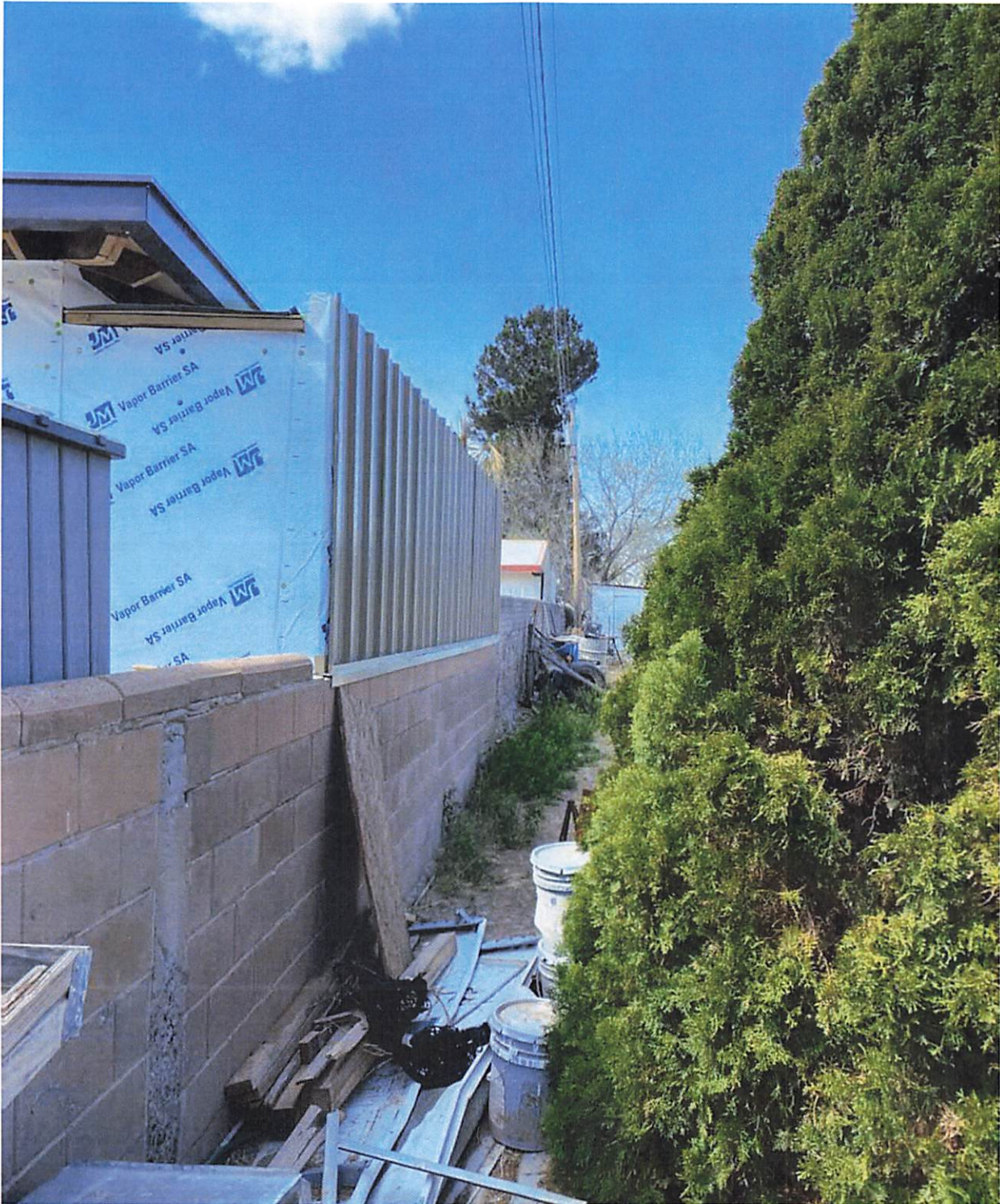
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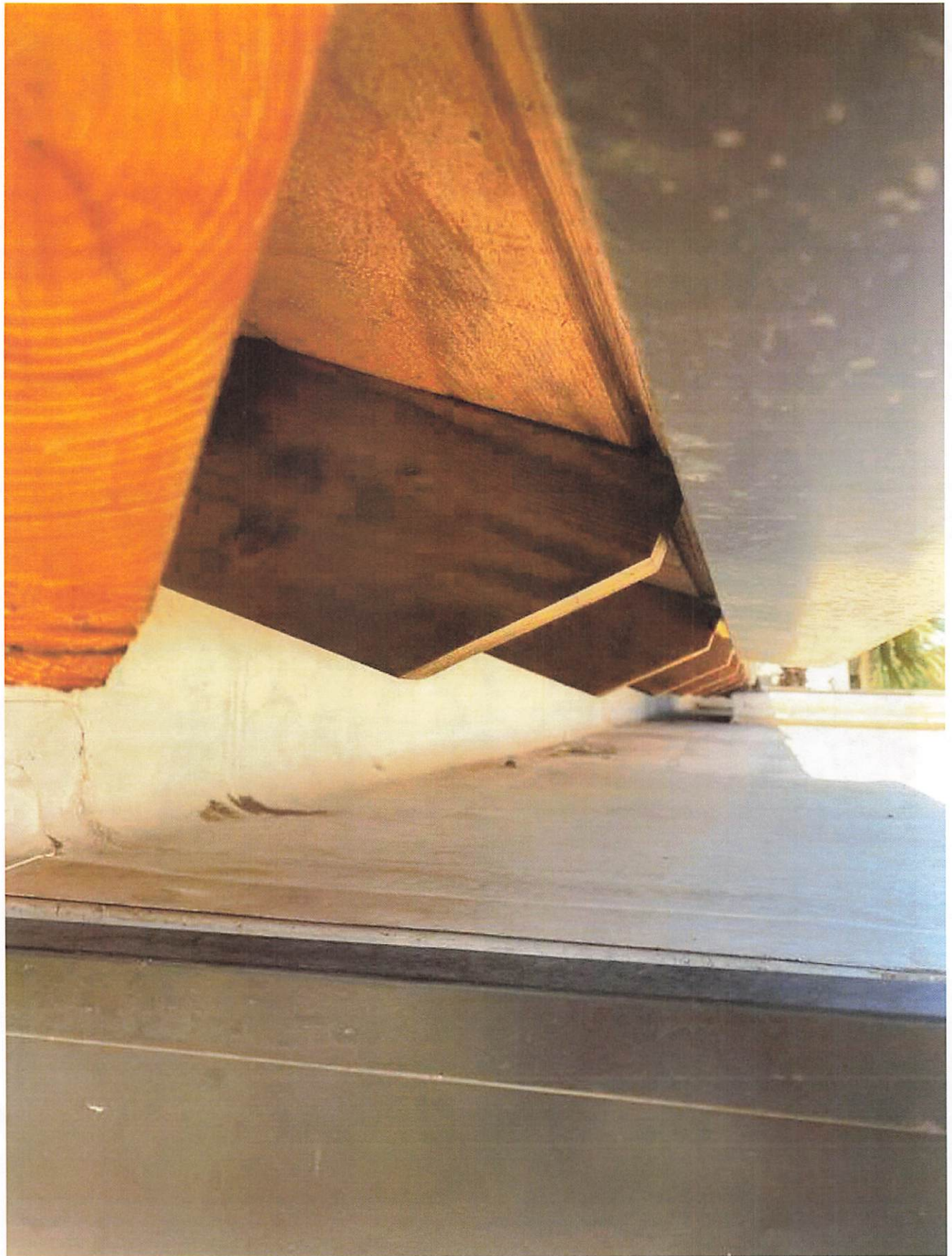
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