

*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

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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.

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**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 24TH, DAY OF AUGUST 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 AUGUST 24, 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 **August 24th, 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: 

### **REGULAR MEETING AGENDA**

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 JULY 27, 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 46-623(4) related to the minimum front yard setback required on 10646 Horn Circle, Socorro, TX., 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 21<sup>ST</sup> DAY OF AUGUST, 2023.

BY: .  
Judith Rodriguez, Board of Adjustments Secretary.

DATE & TIME POSTED: 8/21/23 4pm /BY: JR.

**ALL BOARD OF ADJUSTMENT AGENDAS ARE PLACED ON THE  
INTERNET AT THE ADDRESS BELOW**

**[HTTP://COSTX.US/BOARD-OF-ADJUSTMENTS/](http://costx.us/board-of-adjustments/)**

Approved by: 



**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**  
July 27, 2023

Members Present	Members Absent	Staff Present	Others Present
Jesus Ruiz Ben Arras David Oropeza Albert Lagunas Miriam Cruz <i>arrived 6:05pm</i>	Jesus Miguel Chaidez	Yadira Magaña Judith Rodriguez Lorraine Quimiro Joe Balderrama Jose Botello Juan Espinoza Diana Rodriguez	Merwan Bhatti

**Items for discussion and action:**

**1. Call to order:**

Chairman, Jesus Ruiz called the meeting to order at 6:00 p.m.

**2. Establishment of quorum:**

Quorum was established with *five (5)* members present.

**3. Excuse absent commission members:**

A motion was made by Ben Arras *to excuse* seconded by Albert Lagunas.

**Motion carried.**

Ayes: Jesus Ruiz, Ben Arras, David Oropeza, and Albert Lagunas.

Nays:

Abstain:

Absent: Miriam Cruz and Jesus M. Chaidez

**4. Reading of the Board of Adjustment Statement.**

Chairman, Jesus Ruiz read the statement out loud.



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

6. **Consider and Take Action:**  
Approval of meeting minutes of May 25 ,2023.

A motion was made by Jesus Ruiz *to approve* seconded by David Oropeza.  
**Motion carried.**

Ayes: Jesus Ruiz, Ben Arras, David Oropeza, and Albert Lagunas.  
Nays:  
Abstain:  
Absent: Miriam Cruz and Jesus M. Chaidez.

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.

***First Motion:***

A motion was made by David Oropeza *to table item until next Board of Adjustment meeting* seconded by Ben Arras.  
**Motion failed.**

Ayes: David Oropeza, Ben Arras, and Albert Lagunas.  
Nays: Jesus Ruiz  
Abstain: Miriam Cruz  
Absent: Jesus M. Chaidez

***Second Motion:***

A motion was made by David Oropeza *to table item for next month, next Board of Adjustment meeting* seconded by Ben Arras.  
**Motion carried.**

Ayes: David Oropeza, Ben Arras, and Albert Lagunas.  
Nays: Jesus Ruiz and Miriam Cruz.  
Abstain:  
Absent: Jesus M. Chaidez.

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.

Speaker: Clara Campuzano  
Susana Dominguez

A motion was made by David Oropeza *to deny* seconded by Albert Lagunas.  
**Motion carried.**

Ayes: Jesus Ruiz, Ben Arras, David Oropeza, and Albert Lagunas.

Nays:

Abstain: Miriam Cruz

Absent: Jesus M. Chaidez

**9. Adjournment:**

A motion was made by Ben Arras *to adjourn* seconded by Albert Lagunas.

**Motion carried.**

Ayes: Jesus Ruiz, Ben Arras, David Oropeza, Albert Lagunas, and Miriam Cruz.

Nays:

Abstain:

Absent: Jesus M. Chaidez

Meeting adjourned at **6:39 PM.**

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Jesus Ruiz, Chairman

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Date minutes were approved.

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Judith Rodriguez, Secretary

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Date minutes were approved.



**CITY OF SOCORRO  
BOARD OF ADJUSTMENTS  
MEETING DATE: AUGUST 24, 2023**

**VARIANCE REQUEST  
STAFF REPORT**

**SUBJECT:**

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

**PROPERTY ADDRESS:** 10425 ETHYL HART

**PROPERTY LEGAL DESCRIPTION:** LOT 13, BLOCK 1, ROBLES DEL VALLE

**PROPERTY OWNER:** HECTOR VASQUEZ

**PROPERTY AREA:** 5,045.65 S.F.

**CURRENT ZONING:** R-3 (HIGH DENSITY RESIDENTIAL)

**SUMMARY:** The applicant is requesting a variance from the required front and side yard setback. The code requires a 5'-0" side setback and a 15'-0" front setback and the variance requested is to allow a 0'-0" on both the side and front setbacks.

**BACKGROUND:** The property contains a single family house. The applicant has built shading structures to the side and front of the house. Code Enforcement issued a Notice of Violation on 09/2019 and 04/2021 for building w/out permits. BOA application was submitted on 11/2021.

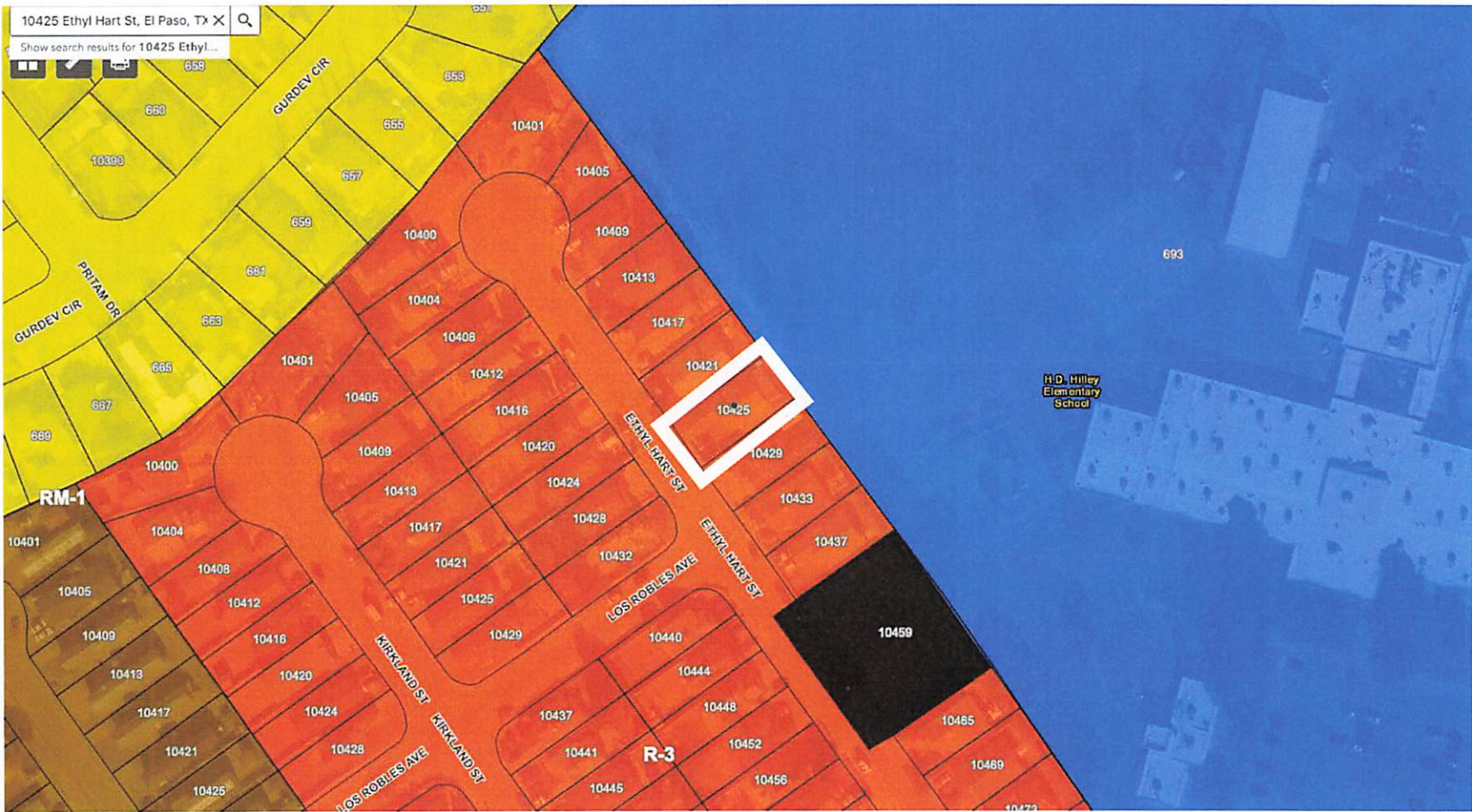
**STATEMENT OF THE ISSUE:** 1.) Permits for the structures were NOT acquired prior to the start of construction for both structures. 2.) The structure was built on an the existing driveway without the proper spot footing for the columns.

**STAFF RECOMMENDATION:** Staff recommends **DENIAL** of the variance request.

**ALTERNATIVE:** The alternative is to **APPROVE** the variance request with the condition that the owner pay the permit fees at 200% in accordance with *Section 6-187. - Homeowner starting work without a permit - Residential*

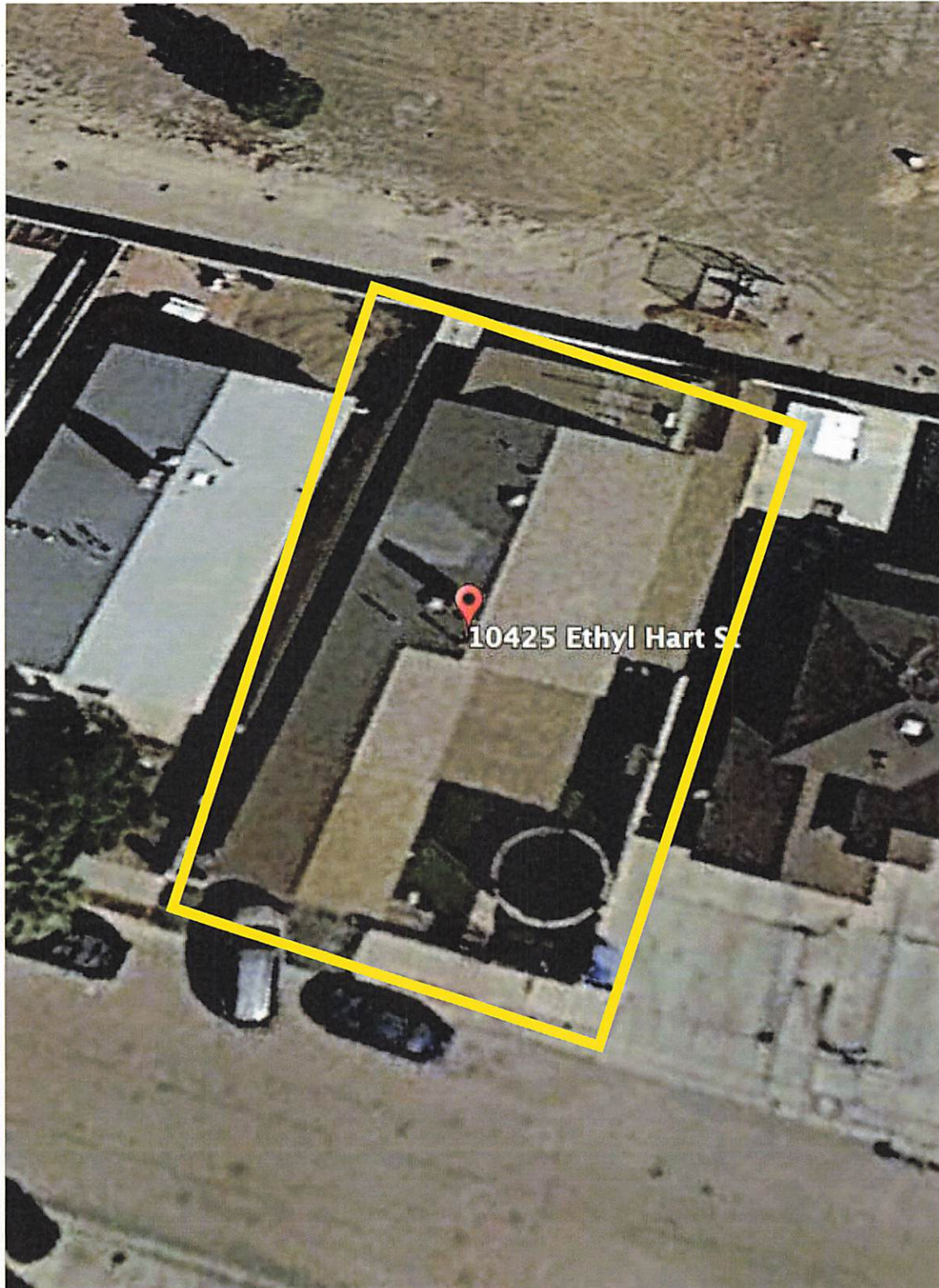


# ZONING MAP





# AERIAL PHOTO





# APPLICATION



BOA21-010

## BOARD OF ADJUSTMENT APPLICATION

APPEAL ☐

SPECIAL EXCEPTION ☐

VARIANCE ☐

☒

TODAY'S DATE:

11-09-2021

### \*\*CONTACT INFORMATION\*\*

PROPERTY LOCATION\*: 1 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 mi Leoni que fue la perasana 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 pasaren 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 lejos del código.

WILL SUBSTANTIAL JUSTICE BE MADE WITH THIS REQUEST?

para nosotros seria, muy terrible. que quisieran tirarme algo que se construyo con Carino 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, 20 21

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](mailto: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:



# ENGINEER LETTER



SERGIO J. ADAME, P.E.  
1361 DESERT CANYON DR.  
EL PASO, TEXAS 79912  
(915) 256-5500  
FUTADAME@ME.COM  
TBPE REG. NO. F-19016

August 7, 2023

VIA EMAIL: HECTORV0714@GMAIL.COM

Mr. Hector Vasquez  
10425 Ethyl Hart St.  
Socorro, Texas 79927

RE: 10425 Ethyl Hart St., Socorro, Texas  
Canopies Structural Assessment

Dear Mr. Vasquez and City of Socorro Building Official:

I reviewed the construction of the canopies at the above referenced property. I verified the structural elements for capacity to support and withstand the expected loading conditions. Although construction is not perfect, in my professional opinion the canopies are structurally sound.

Should you have any questions, please feel free to contact me with any questions at my mobile (915) 256-5500 or email: futadame@me.com.

Sincerely,

Sergio J. Adame, P.E.  
Texas PE No. 88423



# SITE PICTURE



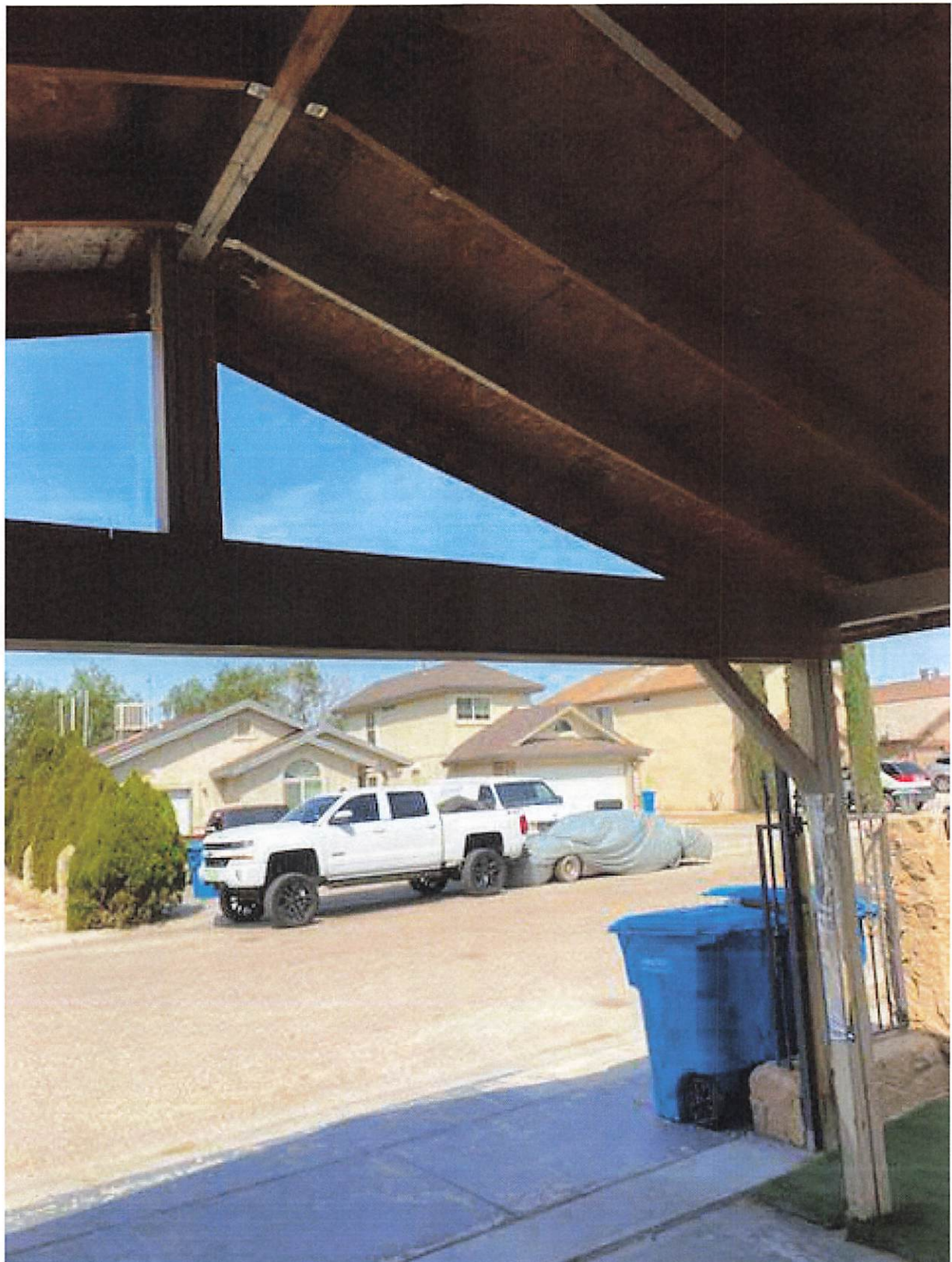


# SITE PICTURE





# SITE PICTURE



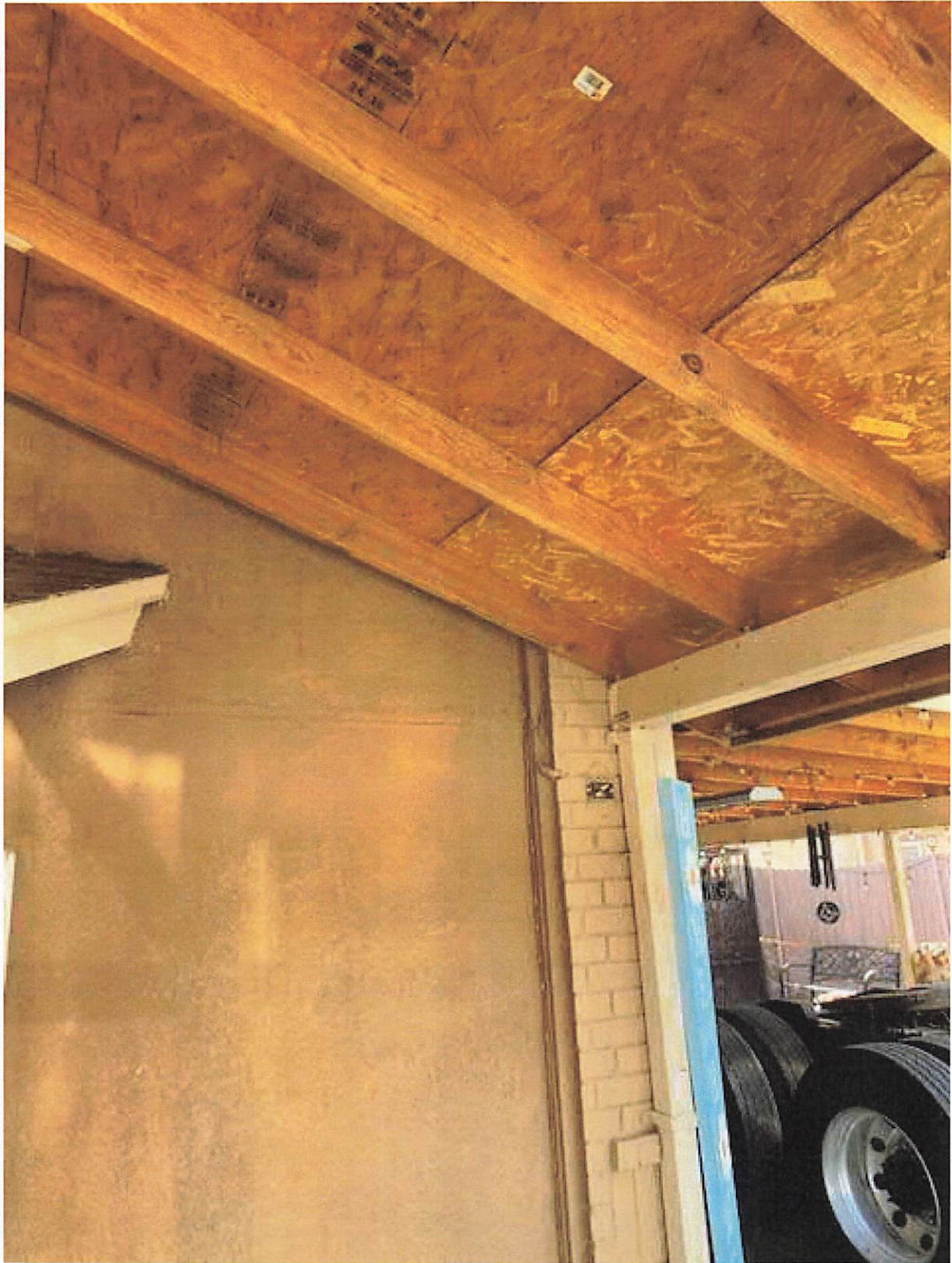


# SITE PICTURE





# SITE PICTURE





# SITE PICTURE



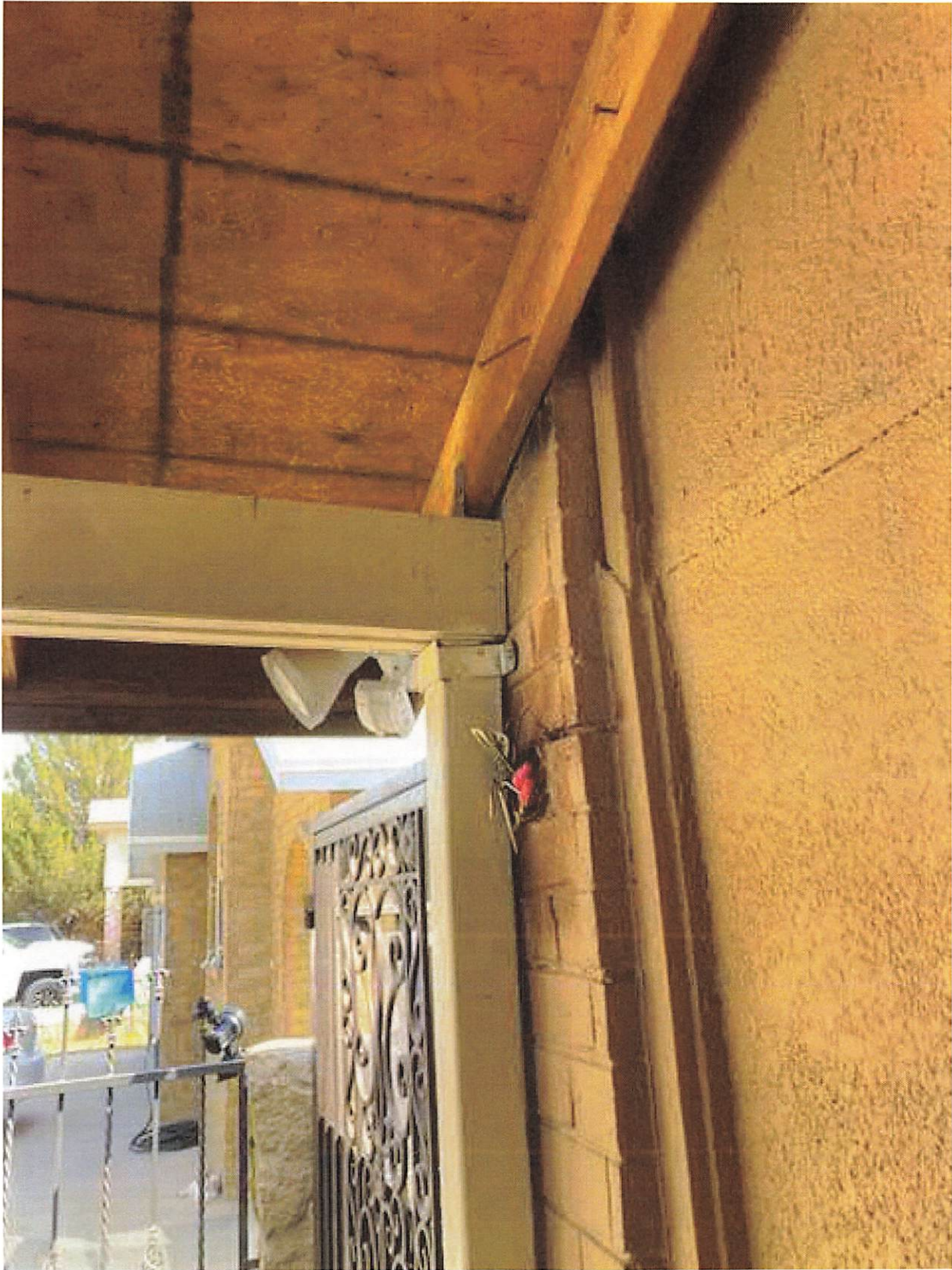


# SITE PICTURE





# SITE PICTURE





# SITE PICTURE



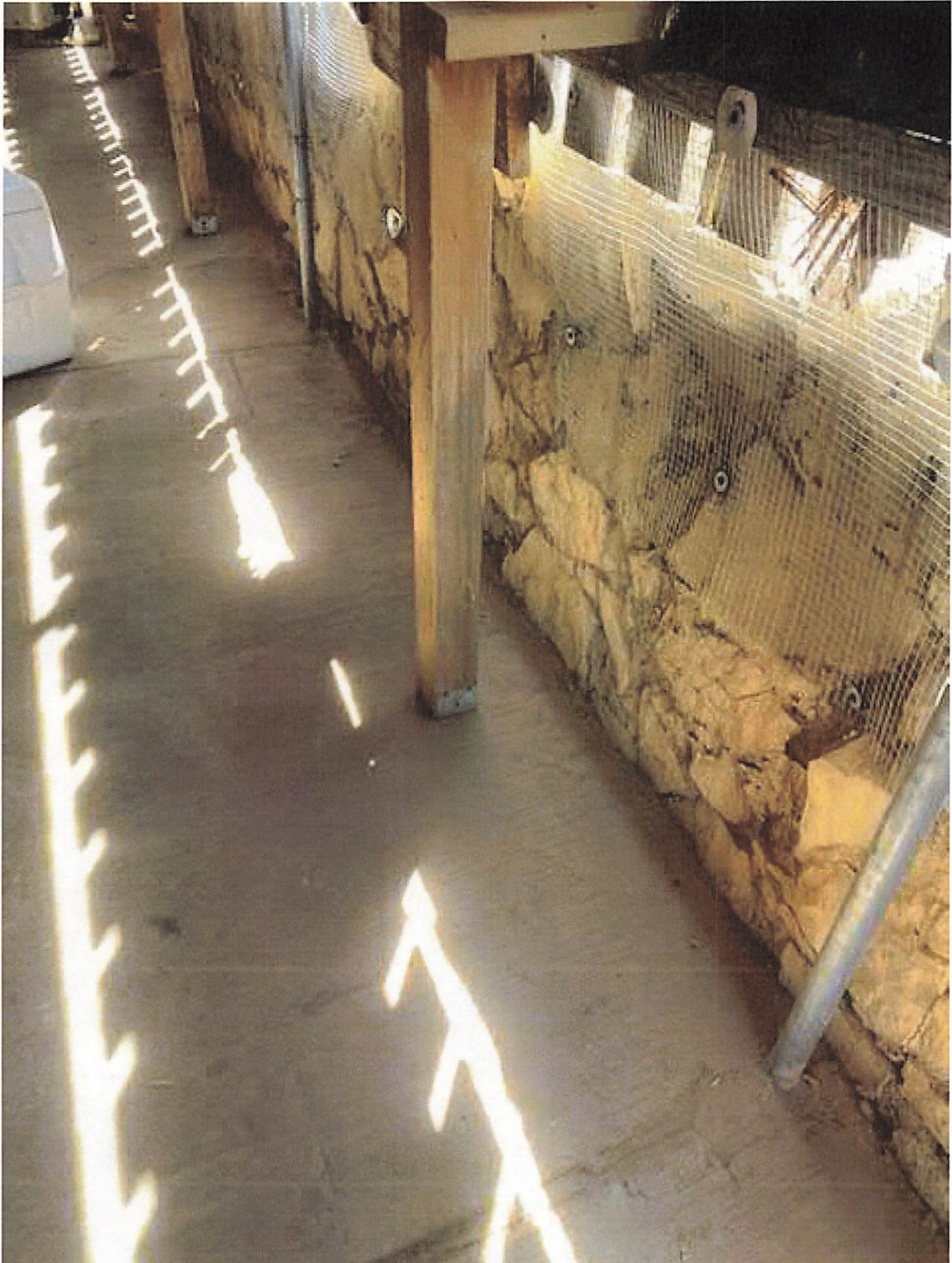


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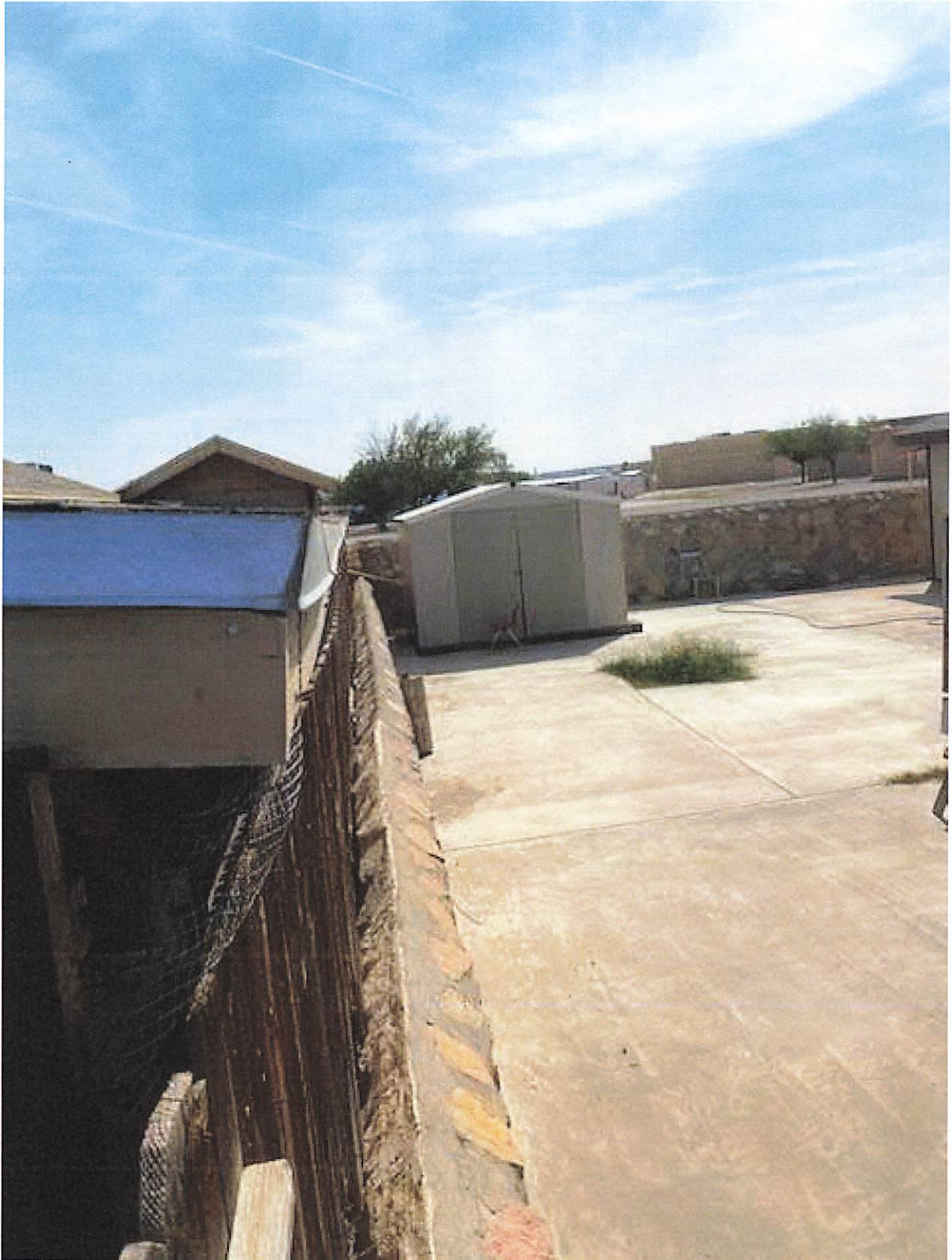


# SITE PICTURE





# SITE PICTURE





**CITY OF SOCORRO  
BOARD OF ADJUSTMENTS  
MEETING DATE: AUGUST 24, 2023**

**VARIANCE REQUEST  
STAFF REPORT**

**SUBJECT:**

**VARIANCE REQUEST TO ALLOW AN ACCESSORY STRUCTURE TO ENCROACH THE FRONT YARD SETBACK.**

**PROPERTY ADDRESS:** 10646 HORN CIR.

**PROPERTY LEGAL DESCRIPTION:** TRACT 4-D-2-C, BLOCK 3, SOCORRO GRANT

**PROPERTY OWNER:** CLAUDIA M. GARCIA

**PROPERTY AREA:** 0.851 ACRES

**CURRENT ZONING:** A-1(AGRICULTURAL)

**SUMMARY:** The applicant is requesting a variance from the required front yard setback. The code requires a 35'-0" front yard setback. The request is to allow an accessory dwelling to encroach the front yard setback by 21' - 6".

**BACKGROUND:** The applicant began building the accessory structure on an existing concrete slab.

**STATEMENT OF THE ISSUE:** 1.) Permits for the accessory structure were NOT acquired prior to the start of construction. 2.) The structure was built on an existing concrete slab without the proper perimeter footing for the load-bearing walls. 3.) No permits may be issued for any building or structure on a property until a plat as been approved and/or filed for record (*under Sec. 38-1. - Applicability*). 4.) Accessory buildings shall only be allowed in the rear or side of the principal structure (*Sec. 46-623. - Accessory Building*) 5.) Lot does not contain a principal structure.

**STAFF RECOMMENDATION:** Staff recommends **DENIAL** of the variance request.

**ALTERNATIVE:** The alternative is to **APPROVE** the variance request with the conditions that the owner plat the property and pay the permit fees at 200% in accordance with *Section 6-187. - Homeowner starting work without a permit - Residential*



# APPLICATION



## BOARD OF ADJUSTMENT APPLICATION

APPEAL ☐ SPECIAL EXCEPTION ☒ VARIANCE ☐ TODAY'S DATE: \_\_\_\_\_

### \*\*CONTACT INFORMATION\*\*

PROPERTY LOCATION\*: 10646 Horn Circle  
(Street address)

Subdivision: \_\_\_\_\_ Lot: \_\_\_\_\_ Block: \_\_\_\_\_

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

Property Owner: Claudia m Garcia 10646 Horn Circle Socorro, TX 79927  
(Name) (Address) (City, State, & Zip Code)

claudia3232@msn.com \_\_\_\_\_  
(Email) (Phone)

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

Property Owner Printed Name: Claudia m Garcia Property Owner Signature: Claudia Garcia

Applicant: Claudia m. Garcia 10646 Horn Circle Socorro, TX 79927  
(Name) (Address) (City, State, & Zip Code)

claudia3232@msn.com (915) 269-4521  
(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			
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:

Variance to approach from encroach front setback

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](http://www.ci.socorro.tx.us)



# ZONING MAP





# AERIAL PHOTO





# SITE PICTURES



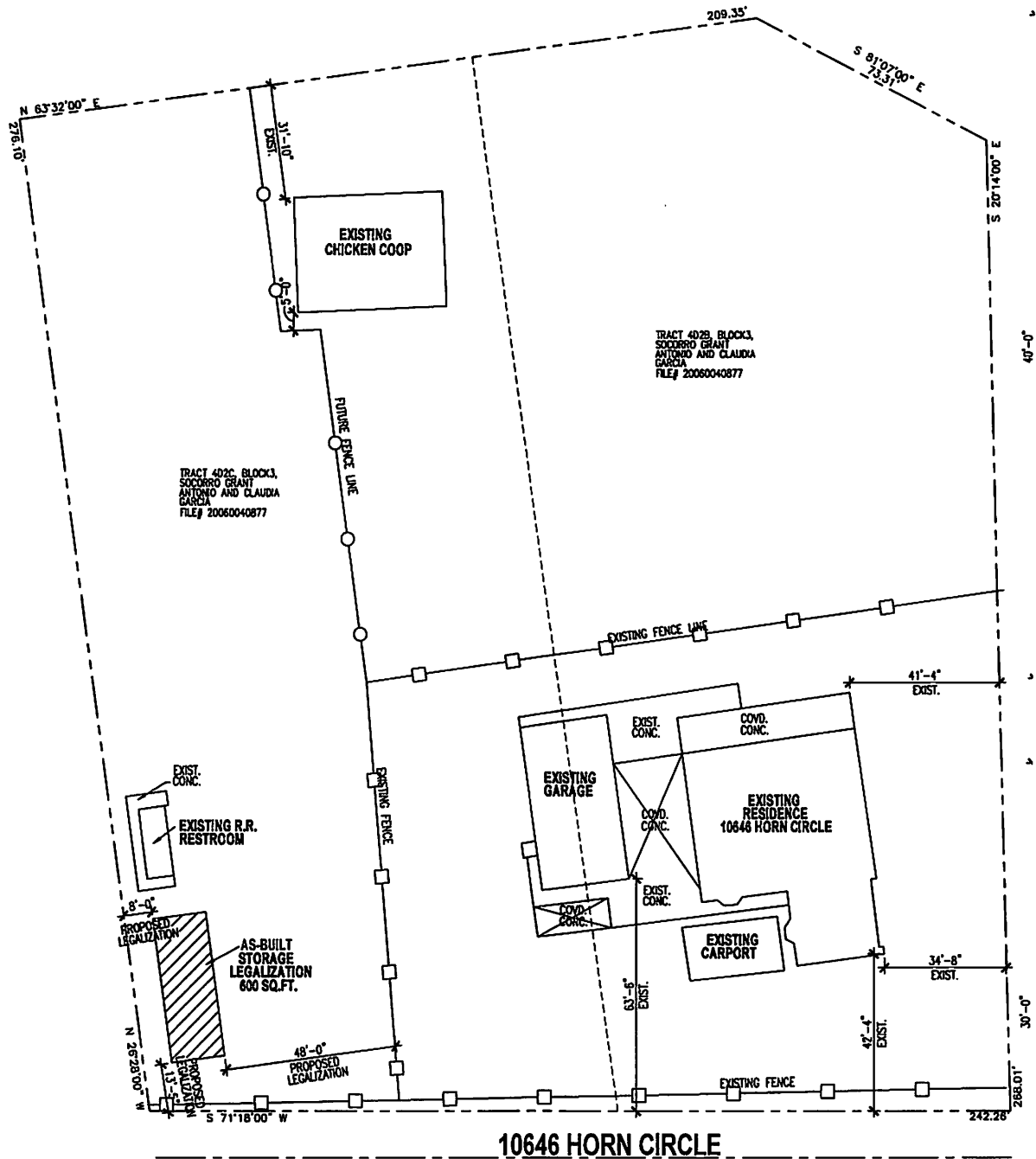


# SITE PICTURES





# SITE PLAN



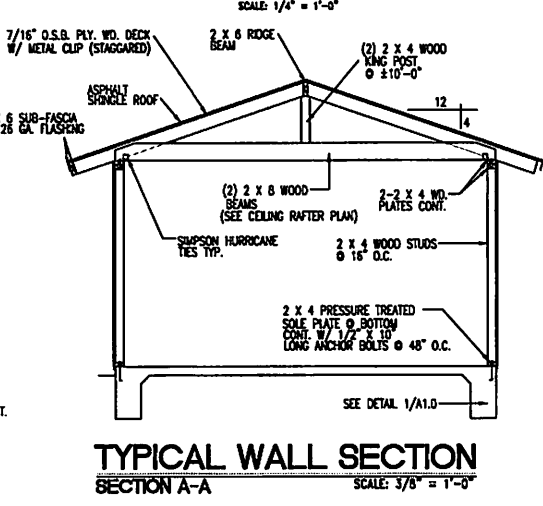
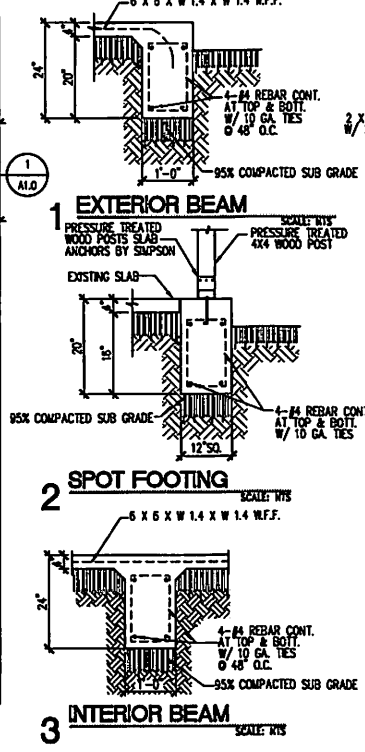
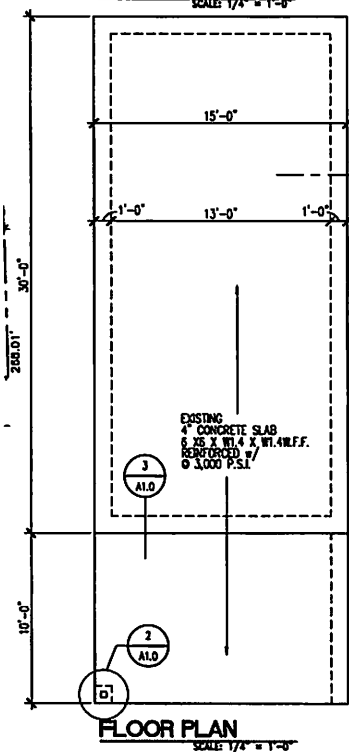
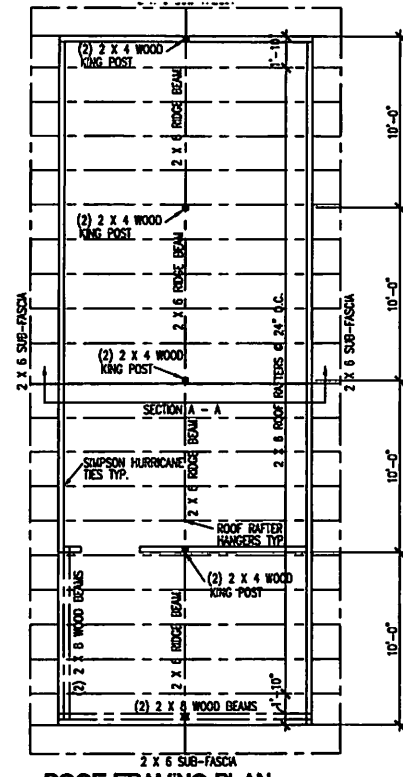
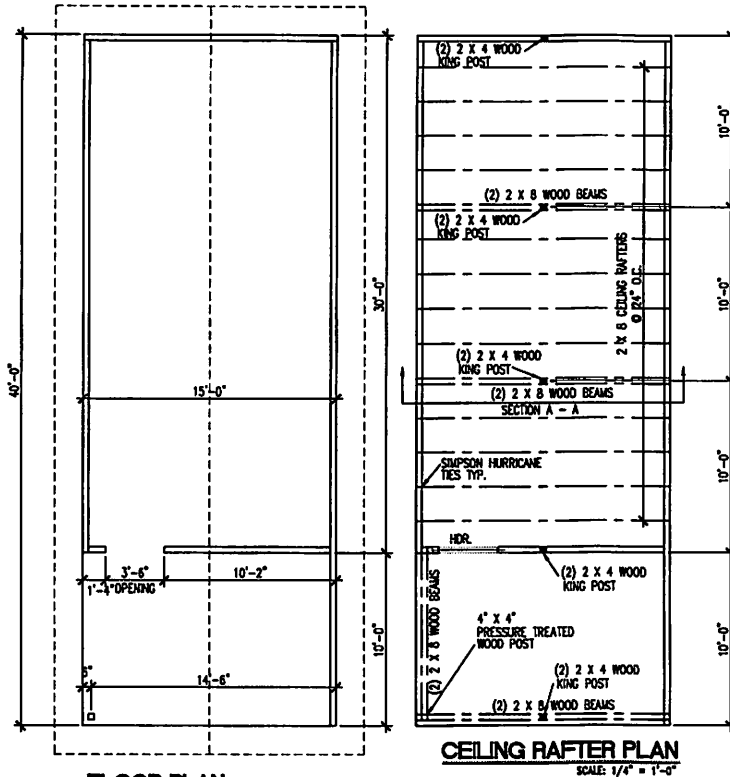
**SITE PLAN**

SCALE: 1" = 20'-0"

## AREA OF CALCULATION

AS BUILT STORAGE LEGALIZATION 600 SQ.FT.

# AS-BUILT PLANS



<b>AS BUILT STORAGE LEGALIZATION</b>	
30246 HORN CIRCLE ROCKPORT, TEXAS	
ISSUED DATE DATE: 2-22-2023	<b>A - 10</b> FLOOR PLAN
CHECKED BY: T.V.B.	
DRAWN BY: T.V.B.	
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