

*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 SPECIAL 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 SPECIAL MEETING OF THE BOARD OF ADJUSTMENT OF THE CITY OF SOCORRO, TEXAS WILL BE HELD ON THURSDAY THE 5TH, DAY OF OCTOBER 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 OCTOBER 5, 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 special meeting of the Board of Adjustment of the City of Socorro, Texas will be held **October 5th, 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 AUGUST 24, 2023.
7. **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.
8. **Consider and Take Action** on the proposed variance request to Municode Chapter 46-634(23-a) related to the allowable square footage of signs on 10610 N Loop Drive, Socorro, TX., 79927.
9. **Consider and Take Action** on the proposed variance request to Municode Chapter 46-623(4) related to the minimum front setbacks required on 9941 Market Place, Socorro TX.

### **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.

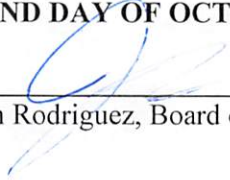
Section 551.071	CONSULTATION WITH ATTORNEY
Section 551.072	DELIBERATION REGARDING REAL PROPERTY
Section 551.073	DELIBERATION REGARDING PROSPECTIVE GIFT
Section 551.074	PERSONNEL MATTERS
Section 551.075	DELIBERATION REGARDING SECURITY
Section 551.076	DELIBERATION REGARDING SECURITY
Section 551.087	DELIBERATION REGARDING ECONOMIC DEVELOPMENT

Approved by: 

**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 2ND DAY OF OCTOBER 2023.**

**BY:** \_\_\_\_\_  
Judith Rodriguez, Board of Adjustments Secretary.

**DATE & TIME POSTED:** 10/2/23 4:40pm /**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**  
August 24, 2023

Members Present	Members Absent	Staff Present	Others Present
Jesus Ruiz Ben Arras Albert Lagunas Miriam Cruz	Jesus Miguel Chaidez David Oropeza	Yadira Magaña Judith Rodriguez Lorraine Quimiro 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 *four (4)* 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, Albert Lagunas, Miriam Cruz  
Nays:  
Abstain:  
Absent: Jesus M. Chaidez and David Oropeza.

**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 July 27 ,2023.

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

**Motion carried.**

Ayes: Jesus Ruiz, Ben Arras, Albert Lagunas, Miriam Cruz

Nays:

Abstain:

Absent: Jesus M. Chaidez and David Oropeza.

**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.

A motion was made by Ben Arras *to deny* seconded by Jesus Ruiz.

**Motion carried.**

Ayes: Jesus Ruiz, Ben Arras, Albert Lagunas, Miriam Cruz

Nays:

Abstain:

Absent: Jesus M. Chaidez and David Oropeza.

**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.

A motion was made by David Oropeza *to table item to the next Board of Adjustments meeting* seconded by Jesus Ruiz.

**Motion carried.**

Ayes: Jesus Ruiz, Ben Arras, Albert Lagunas, Miriam Cruz

Nays:

Abstain:

Absent: Jesus M. Chaidez and David Oropeza.

**9. Adjournment:**

A motion was made by Ben Arras *to adjourn* seconded by Miriam Cruz.

**Motion carried.**

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

Nays:

Abstain:

Absent: Jesus M. Chaidez and David Oropeza.

Meeting adjourned at **6:58 PM.**

---

Jesus Ruiz, Chairman

---

Date minutes were approved.

---

Judith Rodriguez, Secretary

---

Date minutes were approved.



**CITY OF SOCORRO  
BOARD OF ADJUSTMENTS  
MEETING DATE: OCTOBER 5, 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~~ front encroach front setback

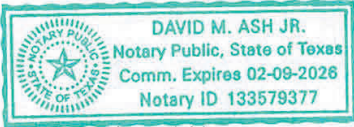
Planning & Zoning Department

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)

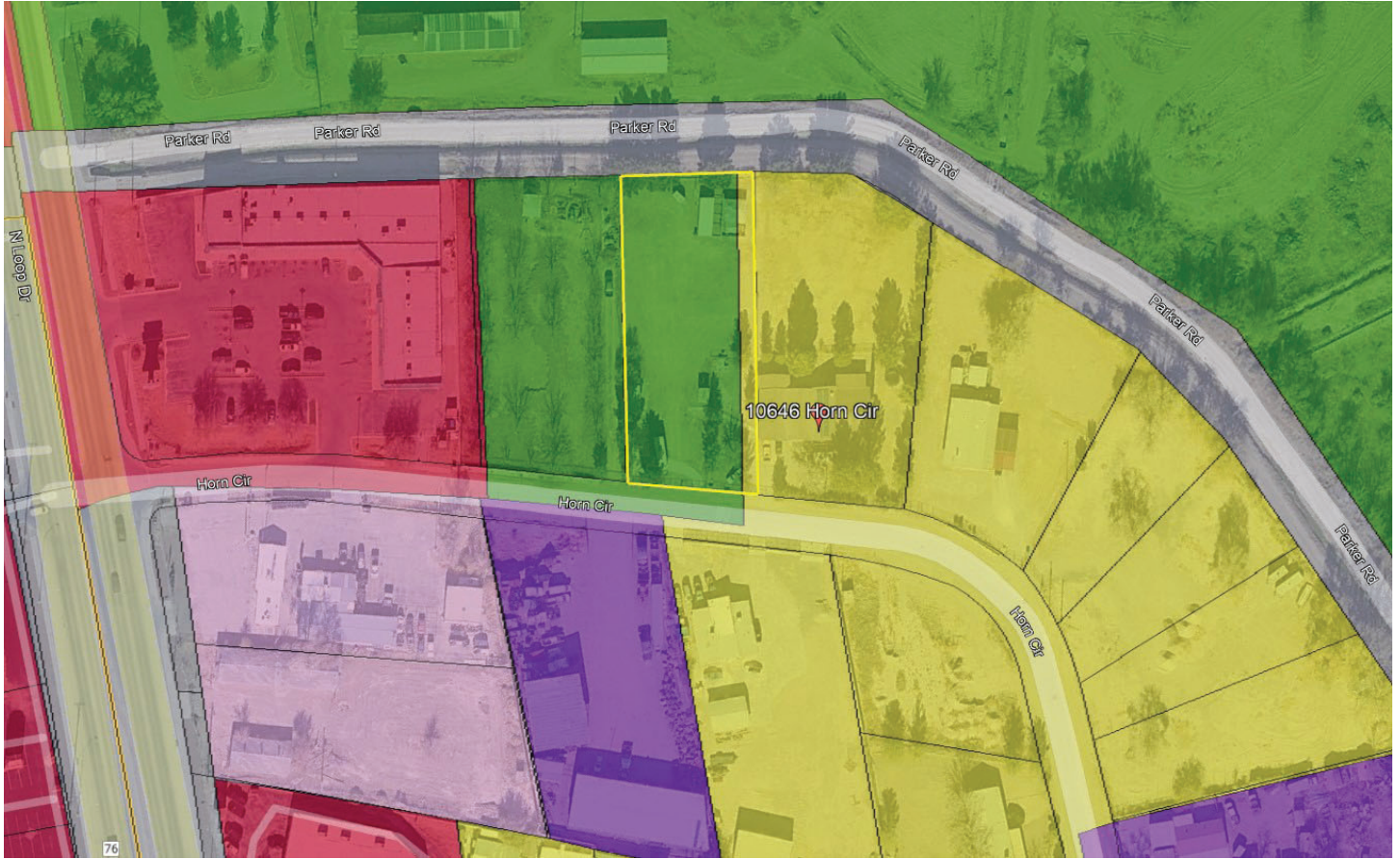
Updated: 9/16/2020

# APPLICATION

WILL THIS REQUEST SERVE A PUBLIC INTEREST? <u>no</u>	
WILL LITERAL ENFORCEMENT OF THE CODE CREATE A HARDSHIP?	
<u>yes</u>	
DOES THIS REQUEST MEET THE SPIRIT OF THE CODE?	
WILL SUBSTANTIAL JUSTICE BE MADE WITH THIS REQUEST?	
Items Submitted:    Completed application and fee <input type="checkbox"/> Plot/Site Plan or Survey drawn to scale <input type="checkbox"/>	
I hereby certify that the above statements are true and correct to the best of my knowledge.	
<u>Claudia N. Garcia</u> Property Owner Signature (if different from Applicant)	<u>Claudia N. Garcia</u> Applicant's Signature
STATE OF TEXAS	
COUNTY OF <u>El Paso</u>	
Subscribed and sworn to before me this <u>19<sup>th</sup></u> day of <u>May</u> , 20 <u>23</u>	
	<u>David M. Ash Jr.</u> Notary Public
(seal) NOTICE:	My Commission expires: <u>02/09/2026</u>
This application can be made available upon request. Requests can be made by calling (915) 872-8531 (Voice) or email <a href="mailto:jterrazas@ci.socorro.tx.us">jterrazas@ci.socorro.tx.us</a> 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: _____



# ZONING MAP





# AERIAL PHOTO





# SITE PICTURES



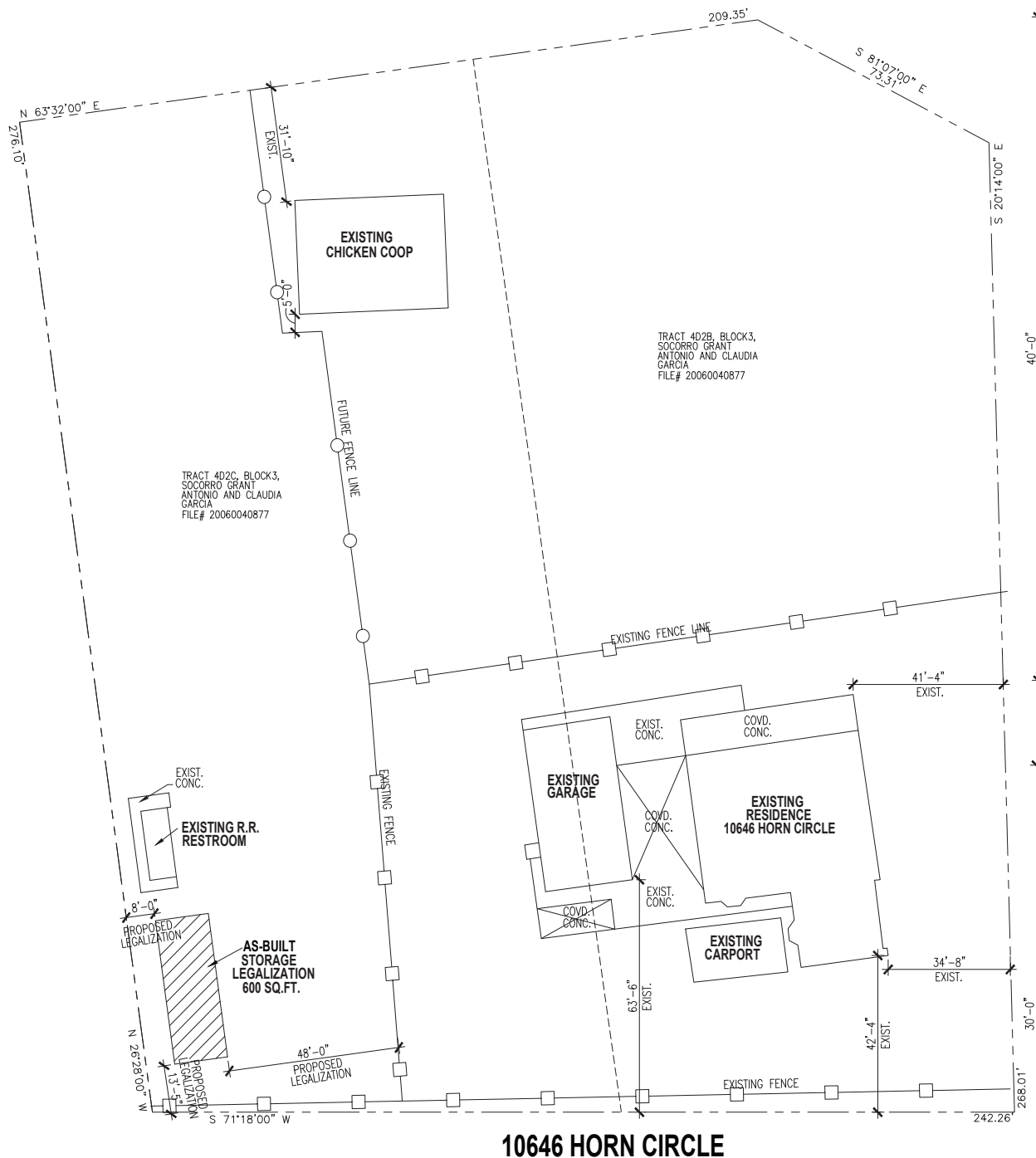


# SITE PICTURES





# SITE PLAN



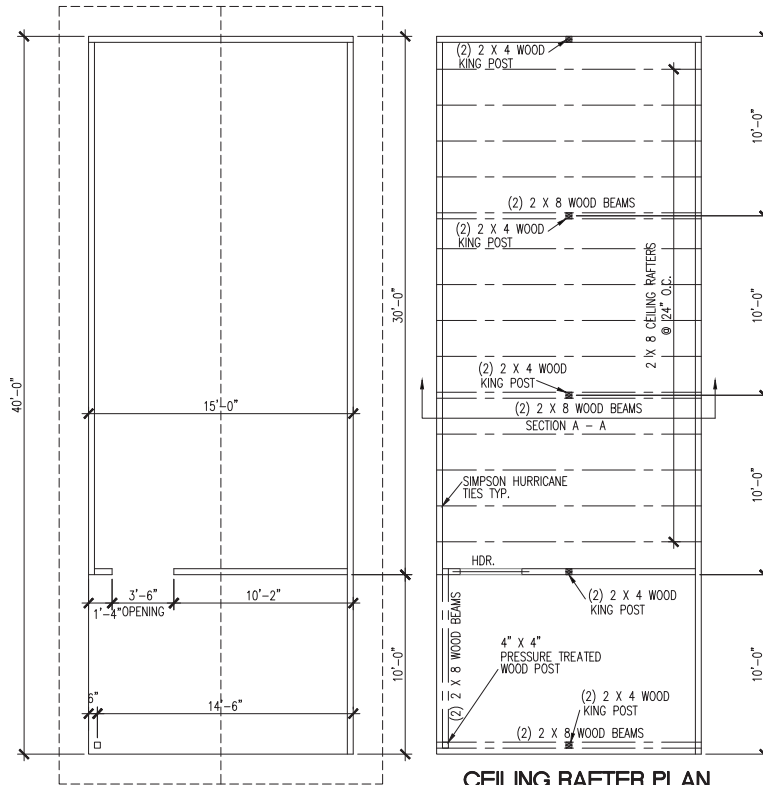
## SITE PLAN

SCALE: 1" = 20'-0"

## AREA OF CALCULATION

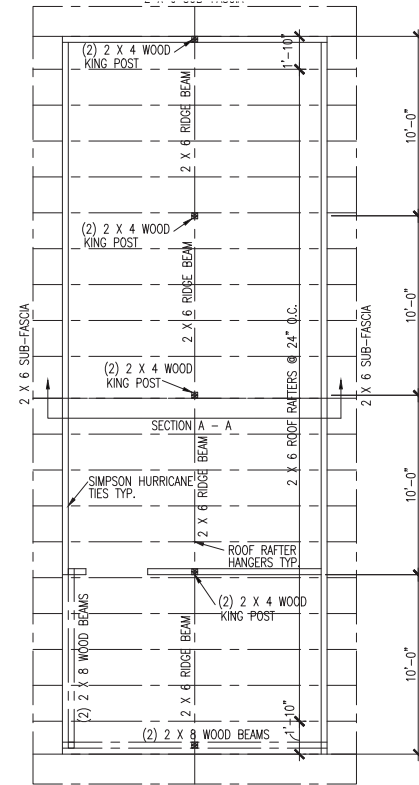
AS BUILT STORAGE LEGALIZATION 600 SQ.FT.

# AS-BUILT PLANS



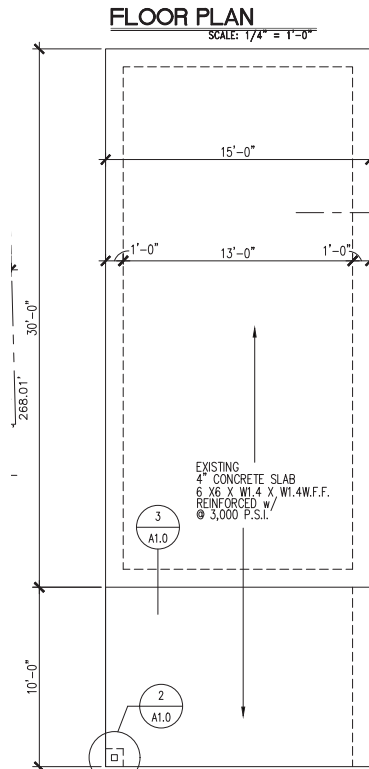
**CEILING RAFTER PLAN**

SCALE: 1/4" = 1'-0"



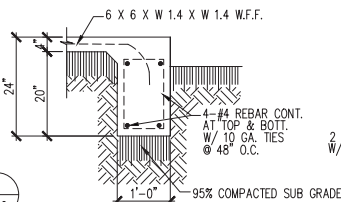
**ROOF FRAMING PLAN**

SCALE: 1/4" = 1'-0"



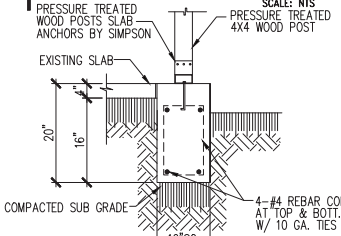
**FLOOR PLAN**

SCALE: 1/4" = 1'-0"



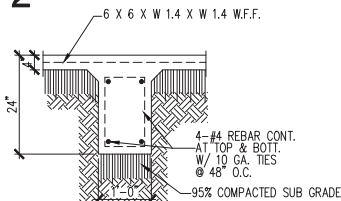
**1 EXTERIOR BEAM**

SCALE: NTS



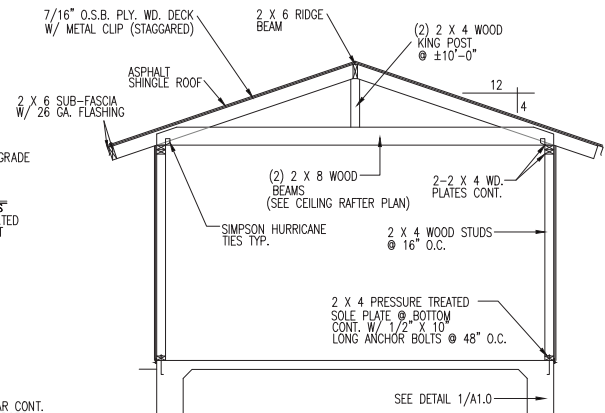
**2 SPOT FOOTING**

SCALE: NTS



**3 INTERIOR BEAM**

SCALE: NTS



**TYPICAL WALL SECTION**

SECTION A-A

SCALE: 3/8" = 1'-0"



## AS BUILT STORAGE LEGALIZATION

10646 HORN CIRCLE  
SOCORRO, TEXAS

ISSUED DATE  
DATE: 2-22-2023

CHECKED BY: T.V. III  
DRAWN BY: T.V. III

**A - 10**  
FLOOR PLAN

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**CITY OF SOCORRO  
BOARD OF ADJUSTMENTS  
MEETING DATE: OCTOBER 5, 2023**

**VARIANCE REQUEST  
STAFF REPORT**

**SUBJECT:**

**VARIANCE REQUEST TO ALLOW A SIGN THAT EXCEEDS THE 80 S.F. MAXIMUM ALLOWABLE AREA.**

**PROPERTY ADDRESS:** 10610 NORTH LOOP DRIVE

**PROPERTY LEGAL  
DESCRIPTION:**

1 HORIZON SHOPPING CENTER PT OF 1 & 2 & 3 BEG 52.43'  
SW OF NEC OF 1 (237.08' ON NELY-291.47' ON SELY-IRREG  
ON SWLY-308.89' ON NWLY

**PROPERTY OWNER:** DBB HOLDINGS, INC.

**PROPERTY AREA:** 80,508 S.F.

**CURRENT ZONING:** C-2 (GENERAL COMMERCIAL)

**SUMMARY:**

The applicant is requesting a variance from the maximum allowable area for signs. Section 46-634 of the code allows an 80 s.f. maximum sign. The request is to allow a 230 s.f. sign.

**BACKGROUND:** N/A

**STATEMENT OF THE ISSUE:** N/A

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

**ALTERNATIVE:** The alternative is to DENY the variance request.



# APPLICATION



## BOARD OF ADJUSTMENT APPLICATION

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

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

PROPERTY LOCATION\*: 10610 North Loop, Socorro, TX  
(Street address)

Subdivision: LOWER VALLEY -- Socorro  
(City, State, & Zip Code)

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

Property Owner: DBB Holdings, Inc Po Box 18087,  
(Name) (Address)

robin@archerbc.com  
(Email)

Reno, NV 89511  
(City, State, & Zip Code)

915-603-7733  
(Phone)

Property Owner is giving Century Signs, LLC - Kevin Buntyn authority to represent him/her at meeting.  
(Applicant Name)

Property Owner Printed Name: Selena Cerrantes

Property Owner Signature: Selena CF

Applicant: Century Signs, LLC - Kevin Buntyn 11512 Rebel Ct  
(Name) (Address)

2lcsignsinc@elpbizclass.com  
(Email)

El Paso, TX 79936  
(City, State, & Zip Code)

(915) 775-8514  
(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 Sign	<u>80 sq ft</u>	<u>230</u>	

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:

Customer is requesting sign that exceeds the allowable sq ft

WILL THIS REQUEST SERVE A PUBLIC INTEREST?

Yes, a larger sign will benefit by bringing attention to the store, which in turn will bring revenue increase

WILL LITERAL ENFORCEMENT OF THE CODE CREATE A HARDSHIP?

NO

DOES THIS REQUEST MEET THE SPIRIT OF THE CODE?

WILL SUBSTANTIAL JUSTICE BE MADE WITH THIS REQUEST?


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.

Selena Cervantes  
Property Owner Signature (if different from Applicant)  
STATE OF ~~TEXAS~~ Nevada  
COUNTY OF Washoe

[Signature]  
Applicant's Signature

Subscribed and sworn to before me this 28th day of July, 2023  
by Selena Cervantes

 JENNIFER A DEBENHAM  
Notary Public  
State of Nevada  
Appt. No 06-107123-2  
My Appt. Expires Mar. 1, 2026

Jennifer A Debenham  
Notary Public

My Commission expires: March 01, 2026

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

\*\*\*OFFICE USE ONLY\*\*\*

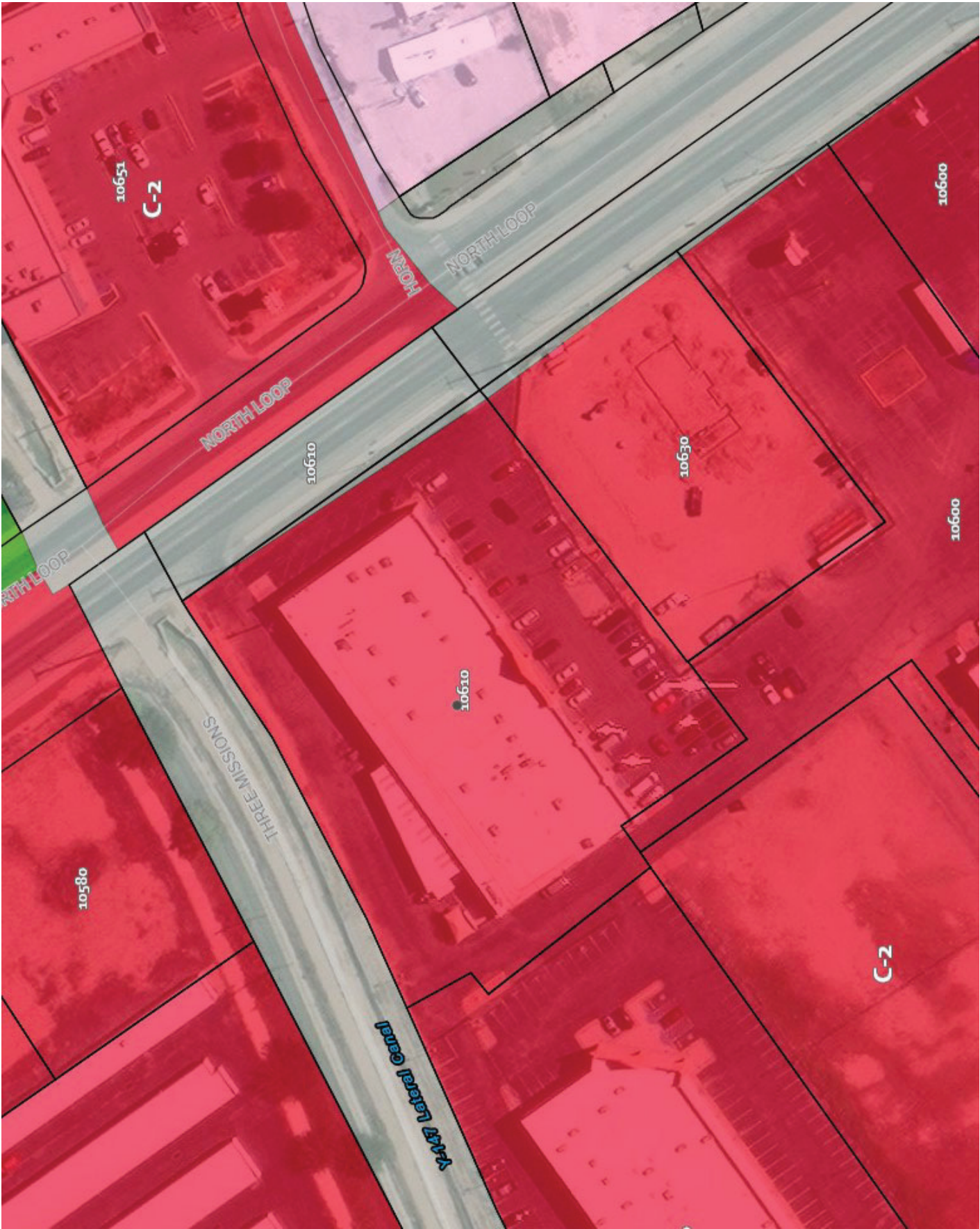
Seeking an appeal from the Municipality, City of Socorro Zoning Ordinance, Section No:

BOA Number: TOTAL FEE DUE: \$ (non-refundable)

Received by: Signature: Date:



# ZONING MAP



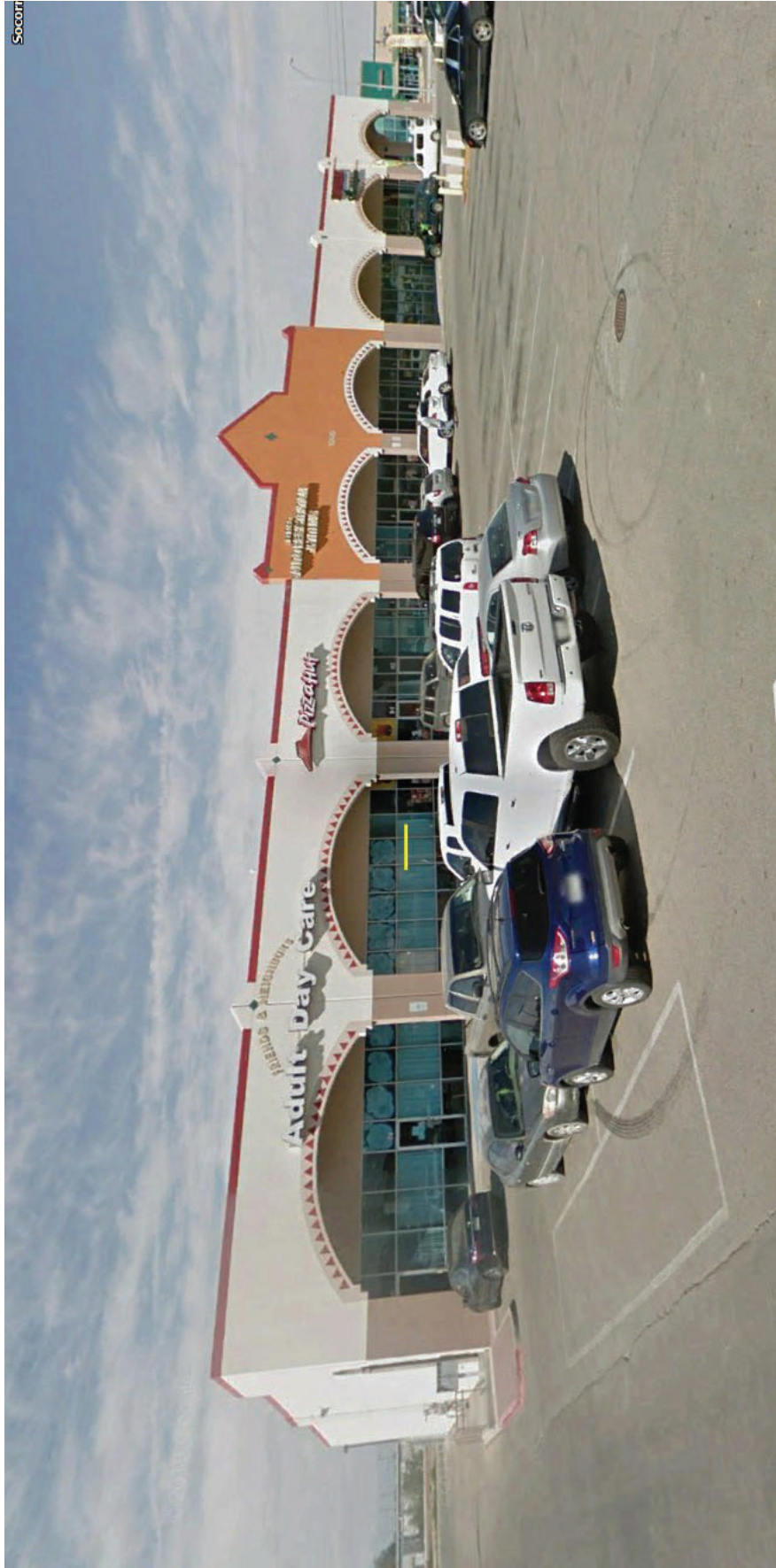


# AERIAL PHOTO





# SITE PICTURE





**ILLUMATECH, INC.**  
1491 Hwy 115 W, Suite B, Bunkie, LA 71322  
T: 225 775 7400 F: 678-868-2047  
**SIGNS & LIGHTING**

1491 Hwy 115 W, Suite B, Bunkie, LA 71322 T: 225 775 7400 F: 678-868-2047

**1491 Hwy 115 W, Suite B, Bunkie, LA 71322**

**T: 225 775 7400**

**F: 678-868-2047**

## SIGNS & LIGHTING



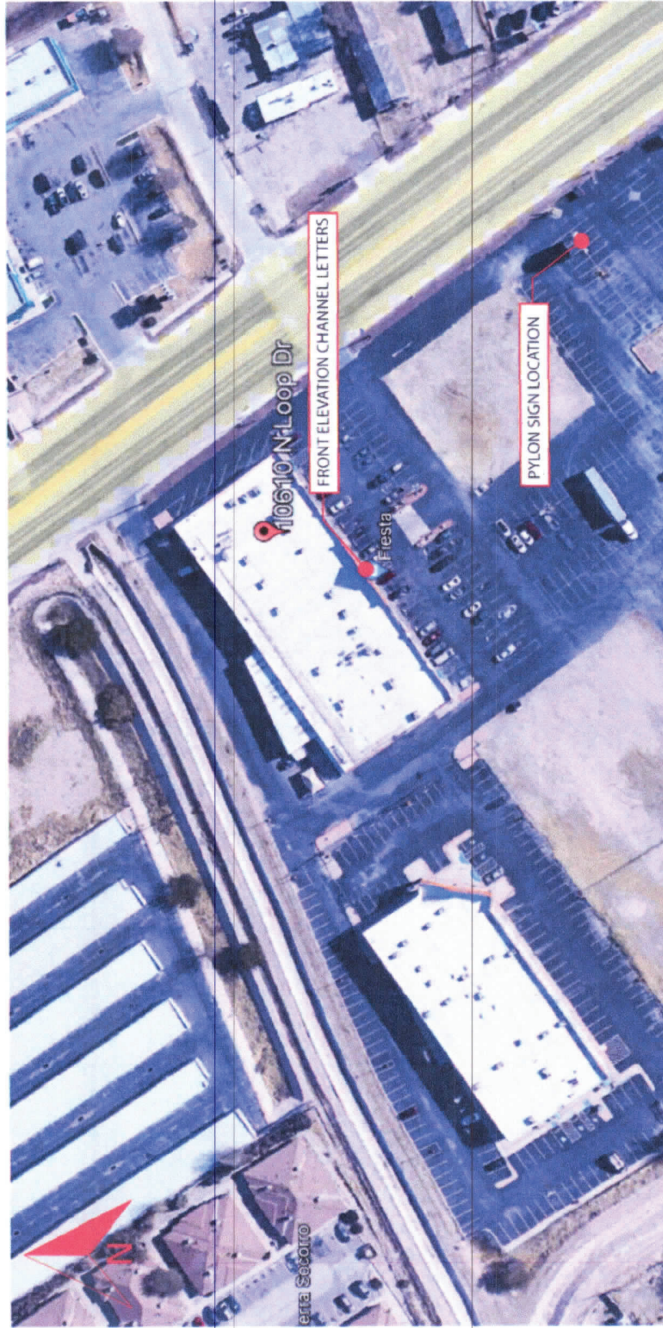
Sign & Lighting Maintenance  
LED Sign Lighting  
Parking Lot Light Maintenance  
Sign Maintenance and Conversion  
Sign Construction & Engineering  
Sign Replacement & Erection  
Replacement Faces



# AUTO PARTS

This is an original drawing created by Illumatech, Inc. It is submitted for your personal use; however, it shall at ALL times remain the property of Illumatech, Inc. It may only be used in connection with the project being planned for you by Illumatech, Inc. You are NOT authorized to show these drawings to anyone outside of your organization; nor are they to be reproduced, used, copied or exhibited in any other fashion.

CLIENT	NAPA
LOCATION	19610 North Loop, Sucooma TX
PURPOSE	Conceptual For Approval
SALES REP	
FILENAME	
DESIGNER	DDR
DATE	07/02/23
APPROVAL	
SCALE	
PAGE #	1 of 4
NOTES	



Description:

## Site Plan

**Location:**

10610 North Loop, Socorro TX

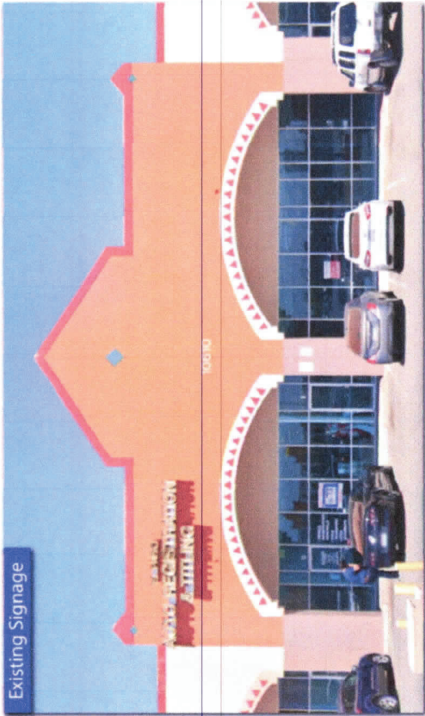
Customer Approval: \_\_\_\_\_

Date: \_\_\_\_\_



# SIGN - DOCUMENTS

ILLUMATECH, INC. 1491 Hwy 115 W, Suite B, Burnie, LA 71322 T: 225 775 7400 F: 678-868-2047 SIGNS & LIGHTING



Sign & Lighting Maintenance  
LED Sign Lighting  
Parking Lot Light Maintenance  
Sign Maintenance and Conversion  
Sign Construction & Engineering  
Sign Replacement & Erection  
Replacement Faces



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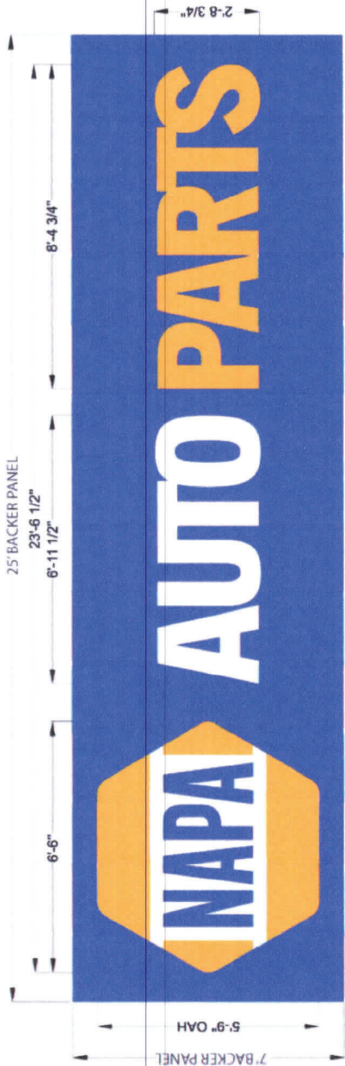
CLIENT	NAPA
LOCATION	10610 North Loop, Socorro TX
PURPOSE	Conceptual - For Approval
SALES REP	
FILENAME	
DESIGNER	DDR
DATE	07/02/23
APPROVAL	
SCALE	
PAGE #	2 of 4
NOTES	

Description: Front Elevation - Option A Location: 10610 North Loop, Socorro TX Customer Approval: Date:

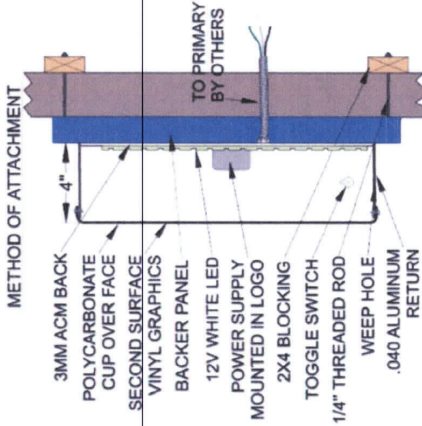
SIGN - DOCUMENTS

ILLUMATECH, INC. 1491 Hwy 115 W, Suite B, Bunkie, LA 71322 T: 225 775 7400 F: 678-868-2047 SIGNS & LIGHTING

Qty: 1 - LED Illuminated BOLT & Letterset Mounted with Backer Panel



231.3 BOXED SQUARE FT.



Sign & Lighting Maintenance  
LED Sign Lighting  
Parking Lot Light Maintenance  
Sign Maintenance and Conversion  
Sign Construction & Engineering  
Sign Replacement & Erection  
Replacement Faces



This is an original drawing created by Illumatech, Inc. It is submitted for your personal use; however, it shall at ALL times remain the property of Illumatech, Inc. It may only be used in connection with the project being planned for you by Illumatech, Inc. You are NOT authorized to show these drawings to anyone outside of your organization, nor are they to be reproduced, used, copied or exhibited in any other fashion.

CLIENT	NAPA
LOCATION	10160 North Loop, Socorro TX
PURPOSE	Conceptual - For Approval
SALES REP	
FILENAME	
DESIGNER	DDR
DATE	07/02/23
APPROVAL	
SCALE	
PAGE #	3 of 4
NOTES	

Description: Front Elevation - Sign Specs - Option A

Location: 10610 North Loop, Socorro TX

Customer Approval:

Date:



# SIGN - DOCUMENTS

ILLUMATECH, INC. 1491 Hwy 115 W. Suite B, Bunkie, LA 71322 T: 225 775 7400 F: 678-868-2047 SIGNS & LIGHTING

ROAD SIGN #1 - SIDE A



ROAD SIGN #1 - SIDE B



ROAD SIGN #2 - SIDE A



ROAD SIGN #2 - SIDE B



5'1" Setback from Curb



QTY: 2 - REPLACEMENT VINYL GRAPHICS ONLY  
VO - 17 3/4" X 79 3/4"

5'1" Setback from Curb



QTY: 2 - REPLACEMENT VINYL GRAPHICS ONLY  
VO - 25 1/4" X 108 1/4"



Sign & Lighting Maintenance  
LED Sign Lighting  
Parking Lot Light Maintenance  
Sign Maintenance and Conversion  
Sign Construction & Engineering  
Sign Replacement & Erection  
Replacement Faces



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CLIENT	NAPA
LOCATION	10160 North Loop, Socorro TX
PURPOSE	Conceptual - For Approval
SALES REP	
FILENAME	
DESIGNER	DDR
DATE	07/02/23
APPROVAL	
SCALE	
PAGE #	4 of 4
NOTES	

Description: Road Sign Elevations

Location: 10610 North Loop, Socorro TX

Customer Approval:

Date:



**CITY OF SOCORRO  
BOARD OF ADJUSTMENTS  
MEETING DATE: OCTOBER 5, 2023**

**VARIANCE REQUEST  
STAFF REPORT**

**SUBJECT:**

**VARIANCE REQUEST TO ALLOW A FUELING STATION CANOPY TO ENCROACH THE FRONT SETBACK.**

**PROPERTY ADDRESS:** 9941 MARKET PLACE

**PROPERTY LEGAL DESCRIPTION:** LOT 3, BLOCK 5, VALLE NUEVO COMMERCIAL CENTER #1

**PROPERTY OWNER:** LOWER EAST VALLEY HOLDING CO., LLC.

**PROPERTY AREA:** 70,530 S.F.

**CURRENT ZONING:** IC-MUD  
(INDUSTRIAL/COMMERCIAL MIXED-USE DEVELOPMENTS)

**SUMMARY:** The applicant is requesting a variance from the required front setback. The code requires a 60'-0" front setback on Major Arterials. The request is to allow a fueling station canopy to encroach the front yard setback by roughly 22' - 6".

**BACKGROUND:** N/A

**STATEMENT OF THE ISSUE:** N/A

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

**ALTERNATIVE:** The alternative is to DENY the variance request.



# APPLICATION



## BOARD OF ADJUSTMENT APPLICATION

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

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

**PROPERTY LOCATION\*:** 9941 Market Place Socorro, TX 79927

(Street address)

Subdivision: Valle Nuevo Commercial Center Unit 1 Lot: 3 Block: 5

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

Property Owner: Lower East Valley Holding CO LLC 2505 E Missouri Ave STE 300 El Paso, TX 79903

(Name)

(Address)


(City, State, & Zip Code)

(Email)

(Phone)

Property Owner is giving Carlos Gutierrez & Wesley Miller authority to represent him/her at meeting.

(Applicant Name)

Property Owner Printed Name: Lower East Valley Holding CO LLC Property Owner Signature: 

Applicant: Carlos Gutierrez 200 Peach Street EL Dorado, AR 71730

(Name)

(Address)

(City, State, & Zip Code)

Carlos.Gutierrez@murphyusa.com

870-918-4329

(Email)

(Phone)

### \*\*REQUEST\*\*

Please list types requested:



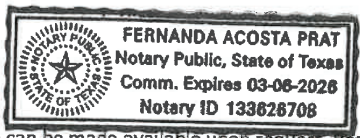
Description	Ordinance Requirements	Requested Dimensions	Variance from Ordinance
Lot Size			
Lot Width			
Lot Depth			
Side Yard			
Side Yard			
Side at Corner			
Front Yard	60' Major Arterial		
Rear Yard			
Driveway			
Other			

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.

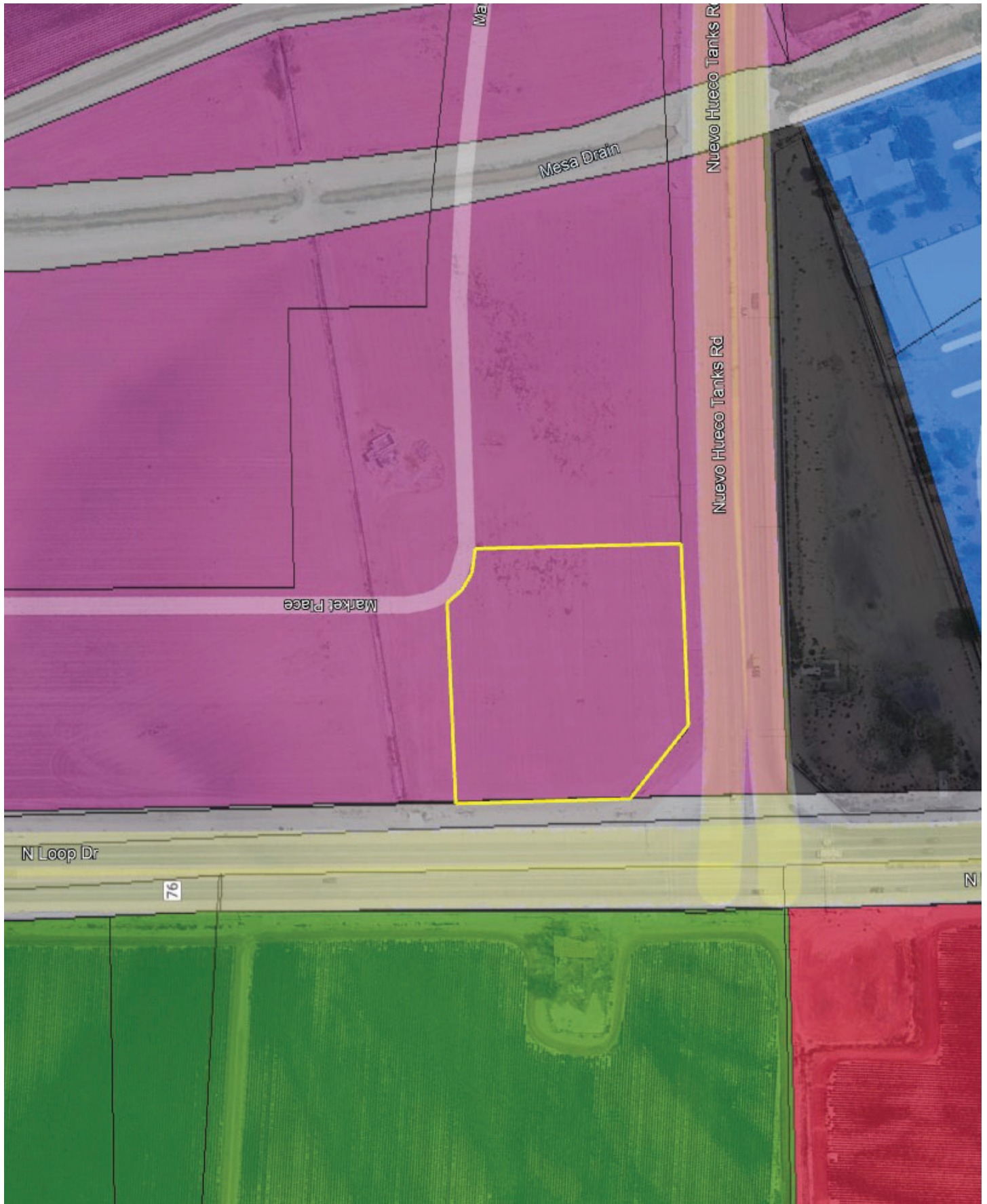
#### REASON FOR PETITION:

See attached Exhibit "A".

# APPLICATION

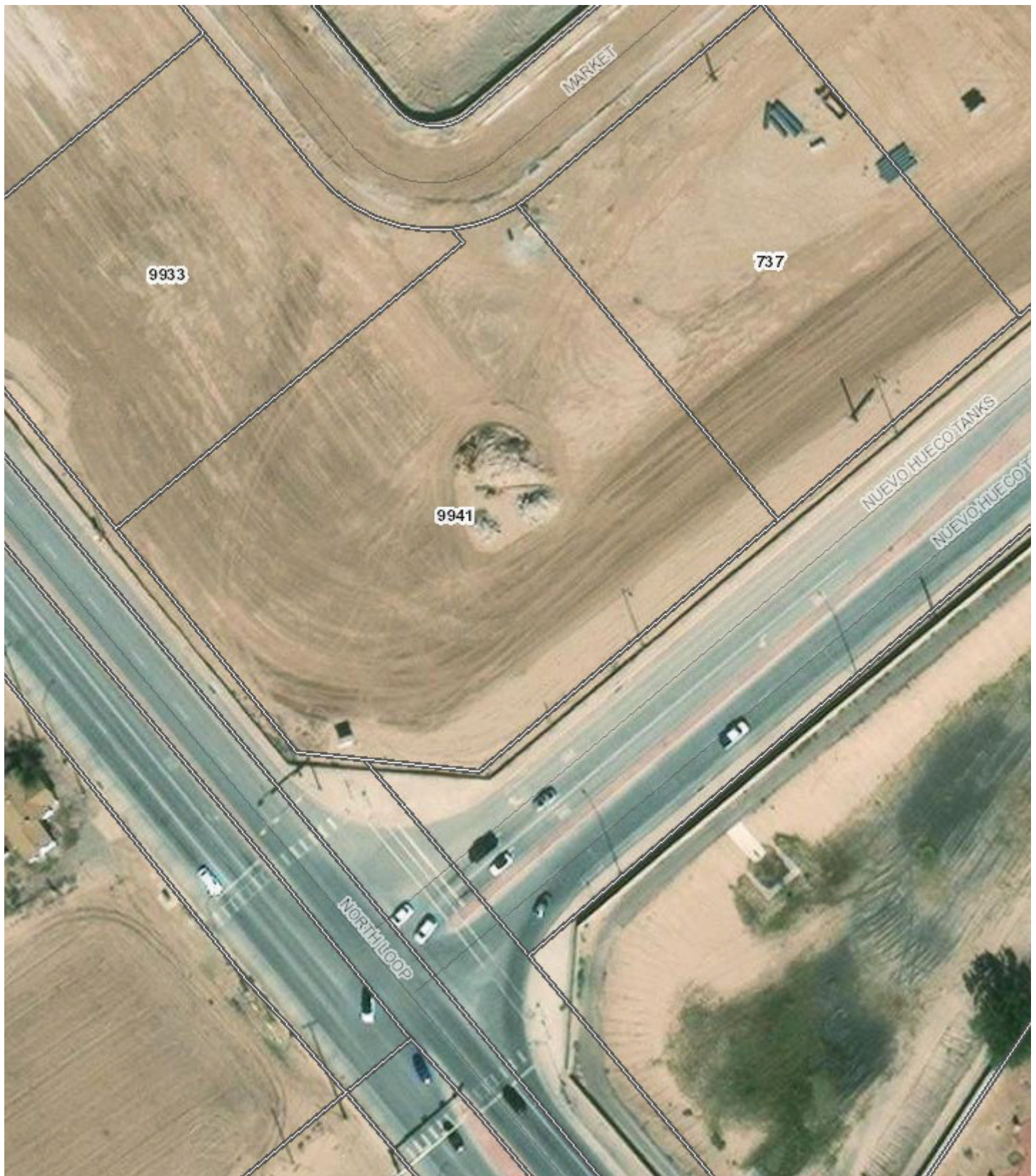
<b>WILL THIS REQUEST SERVE A PUBLIC INTEREST?</b>	
Yes	
<b>WILL LITERAL ENFORCEMENT OF THE CODE CREATE A HARDSHIP?</b>	
Yes	
<b>DOES THIS REQUEST MEET THE SPIRIT OF THE CODE?</b>	
Yes	
<b>WILL SUBSTANTIAL JUSTICE BE MADE WITH THIS REQUEST?</b>	
Yes	
<b>Items Submitted:</b> Completed application and fee <input checked="" type="checkbox"/> Plot/Site Plan or Survey drawn to scale <input checked="" type="checkbox"/>	
I hereby certify that the above statements are true and correct to the best of my knowledge.	
 _____ Property Owner Signature (if different from Applicant) STATE OF TEXAS COUNTY OF <u>EL PASO</u>	 _____ Applicant's Signature
Subscribed and sworn to before me this <u>1<sup>st</sup></u> day of <u>September</u> , 20 <u>23</u>	
(seal) <b>NOTICE:</b> This application can be made available upon request. Requests can be made by calling (915) 872-8531 (Voice) or email <a href="mailto:p&amp;z@costx.us">p&amp;z@costx.us</a> Please allow at least 48 hours for your request to be processed.	 <b>FERNANDA ACOSTA PRAT</b> Notary Public, State of Texas Comm. Expires <b>03-06-2026</b> Notary ID <b>133626708</b>
My Commission expires: <u>3-6-2026</u>	
<b>***OFFICE USE ONLY***</b>	
Seeking an appeal from the Municode, City of Socorro Zoning Ordinance, Section No:	
BOA Number:	TOTAL FEE DUE: \$ _____ (non-refundable)
Received by:	Signature: _____ Date: _____

# ZONING MAP





# AERIAL PHOTO





# SITE PICTURES





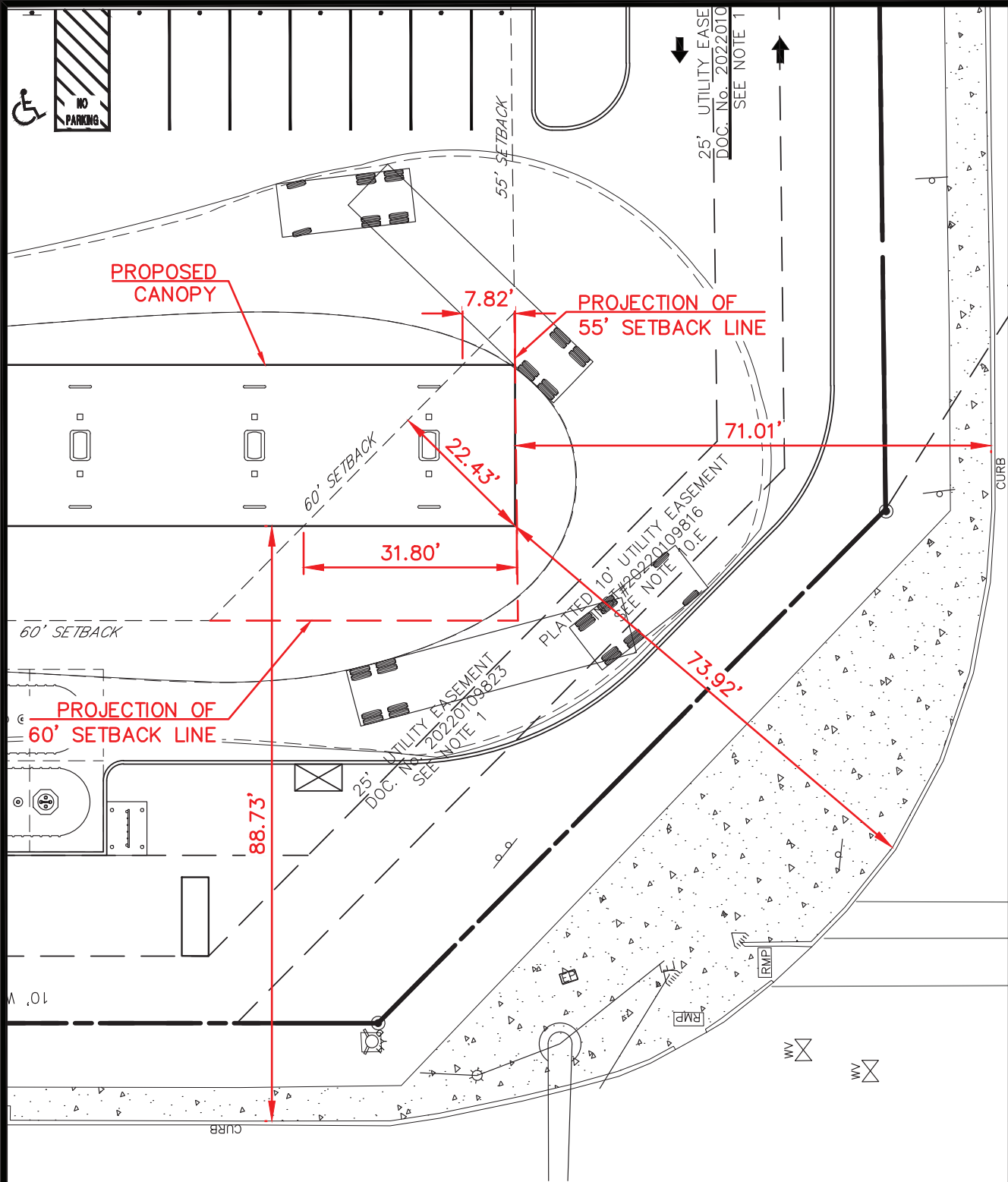
**MURPHY OIL USA, INC.**  
200 PEACH STREET  
EL DORADO, AR 71730

**PAN AMERICAN ENGINEERS, LLC**  
3717 JACKSON STREET  
ALEXANDRIA, LA 71301  
CONTACT: WILEY MILLER

**VARIANCE EXHIBIT**  
MURPHY USA (NT) #7936  
5941 MARKET PLACE  
SOCORRO TEXAS

**SHEET NO. 1**

# SITE PLAN



## SETBACK EXHIBIT

SCALE: 1"=20'

