

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 26TH, 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 26, 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 **October 26th, 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 OCTOBER 5, 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.

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: 

8. 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 23RD DAY OF OCTOBER 2023.

BY: .
Judith Rodriguez, Board of Adjustments Secretary.

DATE & TIME POSTED: 10/23/26 4:20pm 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: 

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CITY OF SOCORRO BOARD OF ADJUSTMENT
Special Meeting Minutes
October 5, 2023

Members Present	Members Absent	Staff Present	Others Present
Jesus Ruiz Ben Arras Albert Lagunas Miriam Cruz	Jesus Miguel Chaidez David Oropeza	Judith Rodriguez Yadira Magaña Myrian Duron Lorraine Quimiro Joe Balderrama Esteban Gonzales Diana Rodriguez	Merwan Bhatti

Items for discussion and action:

1. Call to order:

Chairman, Jesus Ruiz allowed 15 minutes to wait to have full quorum at 6pm.
Chairman, Jesus Ruiz called the meeting to order at 6:02 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 Ben Arras.
Motion carried.

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

Nays:

Abstain: Miriam Cruz

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 August 24 ,2023.

A motion was made by Jesus Ruiz *to approve* seconded by Miriam Cruz.
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 46-623(4) related to the minimum front yard setback required on 10646 Horn Circle, Socorro, TX., 79927.

First Motion:

A motion was made by Jesus Ruiz *to deny* seconded by Miriam Cruz.
Motion failed.

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

Second Motion:

A motion was made by Ben Arras *to approve according to staff recommendation to pay the permit fee at 200%* seconded by Albert Lagunas.
Motion failed.

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

Third Motion:

A motion was made by Jesus Ruiz *to approve according to staff recommendation to pay the permit fee at 200%* seconded by Ben Arras.
Motion failed.

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

Fourth Motion:

A motion was made by Miriam Cruz *to table item to the next Board of Adjustments meeting* seconded by Albert Lagunas.

Motion carried.

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

Nays:

Abstain:

Absent: Jesus M. Chaidez and David Oropeza.

- 8. Consider and Take Action** on the proposed variance request to Municode Chapter 46-634(23-a) related to the allowable square footage of signs on 10610 N Loop Drive, Socorro, TX., 79927.

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

Motion carried.

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

Nays:

Abstain:

Absent: Jesus M. Chaidez and David Oropeza.

- 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.

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

Motion Failed.

Ayes: Jesus Ruiz and Albert Lagunas.

Nays: Miriam Cruz and Ben Arras.

Abstain:

Absent: Jesus M. Chaidez and David Oropeza.

The variance request is **denied** since it was not approved.

10. Adjournment:

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

Motion carried.

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

Nays:

Abstain:

Absent: Jesus M. Chaidez and David Oropeza.

Meeting adjourned at **7:17 PM.**

Jesus Ruiz, Chairman

Date minutes were approved.

Judith Rodriguez, Secretary

Date minutes were approved.



**CITY OF SOCORRO
BOARD OF ADJUSTMENTS
MEETING DATE: OCTOBER 26, 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.) Accessory buildings shall only be allowed in the rear or side of the principal structure (Sec. 46-623. - *Accessory Building*)

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

ALTERNATIVE: The alternative is to APPROVE the variance request with the conditions that the owner 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)

(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 m Garcia

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

(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

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 W. Garcia</u> Property Owner Signature (if different from Applicant)	<u>Claudia W. Garcia</u> Applicant's Signature
STATE OF TEXAS	
COUNTY OF <u>El Paso</u>	
Subscribed and sworn to before me this <u>19th</u> day of <u>May</u> , 20 <u>23</u>	
<u>David M. Ash Jr.</u> Notary Public	
(seal) NOTICE:	My Commission expires: <u>02/09/2025</u>
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:

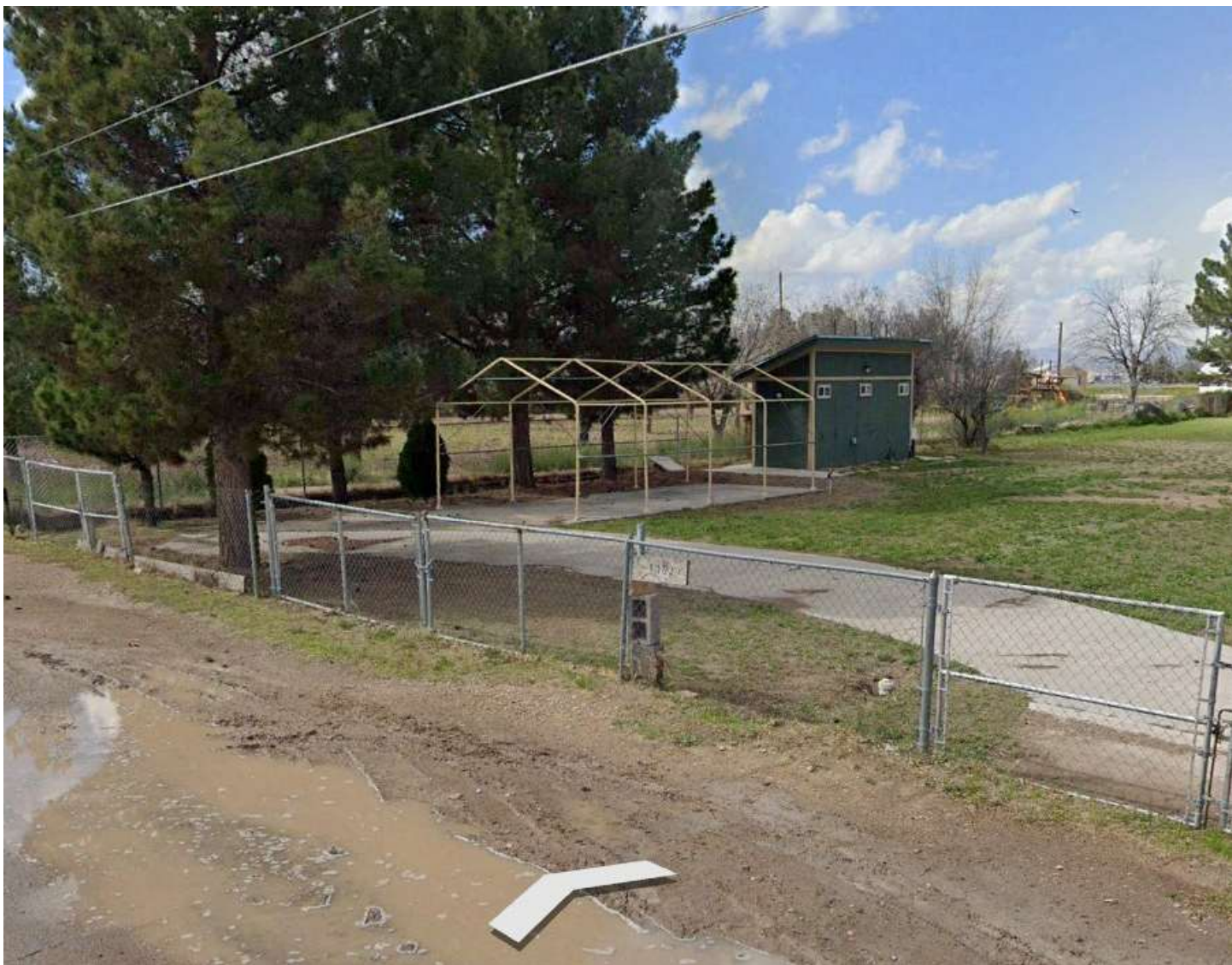
ZONING MAP



AERIAL PHOTO



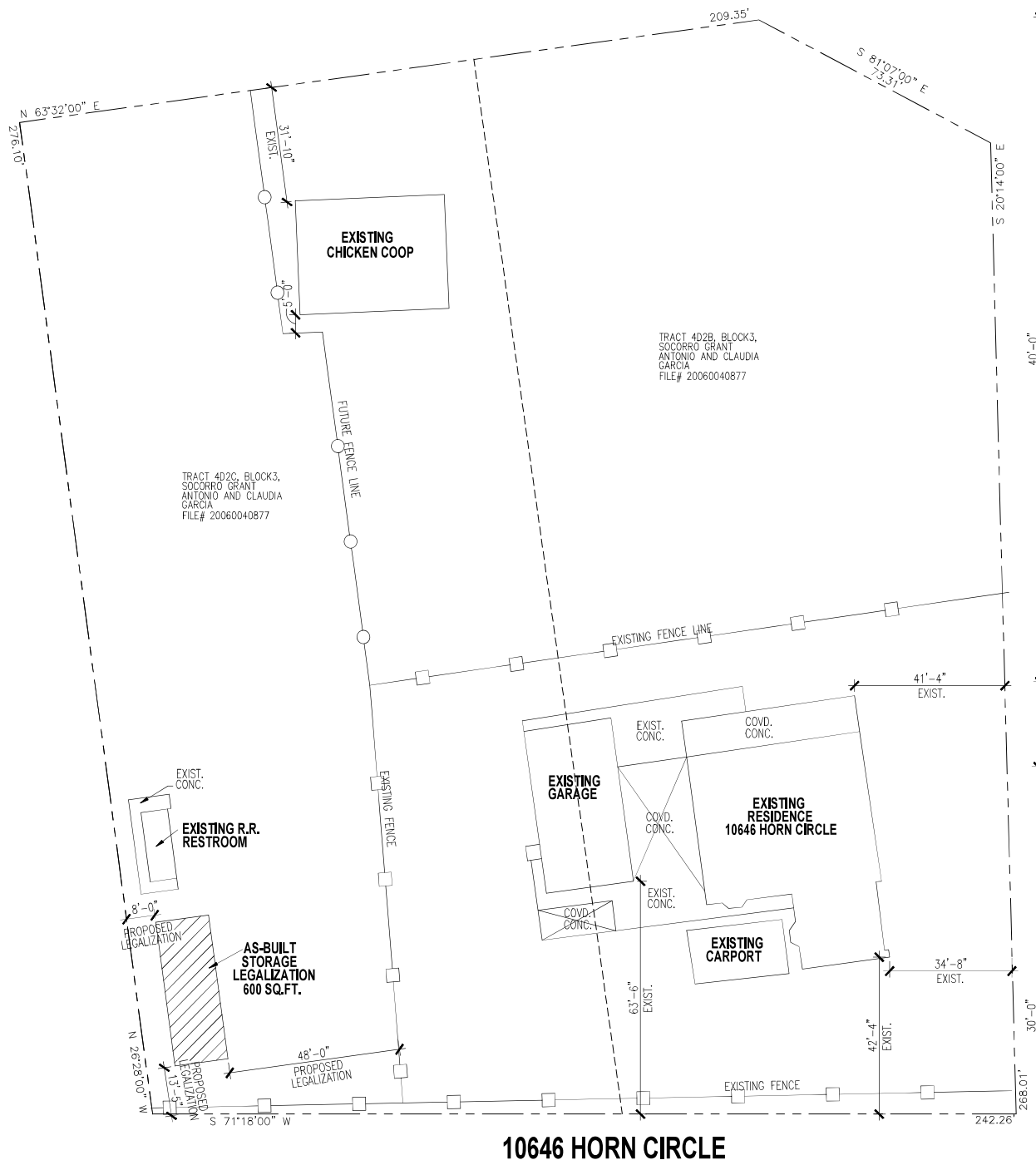
SITE PICTURES



SITE PICTURES



SITE PLAN



SITE PLAN

SCALE: 1" = 20'-0"

AREA OF CALCULATION

AS BUILT STORAGE LEGALIZATION 600 SQ.FT.