

Ivy Avalos
Mayor

Ruben Reyes
At Large

Cesar Nevarez
District 1



Alejandro Garcia
District 2

Rudy Cruz, Jr.
District 3/ Mayor ProTem

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 22ND, DAY OF FEBRUARY 2024 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 FEBRUARY 22, 2024, 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 **February 22ND, 2024**, 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 JANUARY 24, 2024.
7. **Consider and Take Action** on the variance request from the Municipal Code Section 46-622 (a) to allow a solid wall fence over 2'-6" above the street curb level within the clear triangle at 257 Wewoka Dr., Socorro, TX., 79927.
8. **Consider and Take Action** on the variances requested from the Municipal Code Section 46-622 (a) to allow a solid wall fence over 2'-6" above the street curb level within the clear sight triangle at 400 Valle Los Coronados Dr., Socorro, TX., 79927.
9. **Consider and Take Action** on the variances requested from the Municipal Code Section 46-263 (b) to allow a 1,200 s.f. structure that exceeds 50% of the footage of the 1114 s.f. principal structure at 851 Walcott Rd., 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

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 16TH DAY OF FEBRUARY 2024.

BY: 
for Judith Rodriguez, Board of Adjustments Secretary.

DATE & TIME POSTED: 2/16/24 4:15pm/BY: Myrica Daron.

**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

Rudy Cruz, JR.
District 3/ Mayor Pro-Tem

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

CITY OF SOCORRO BOARD OF ADJUSTMENT
Regular Meeting Minutes
January 24, 2024.

Members Present	Members Absent	Staff Present	Others Present
Jesus Ruiz Miriam Cruz David Oropeza Albert Lagunas	Jesus Miguel Chaidez Ben Arras	Lorraine Quimiro Jose Botello Myrian Duron Judith Rodriguez	Merwan Bhatti Estevan Gonzales

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 Miriam Cruz *to not excuse* seconded by Jesus Ruiz.

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

Nays:

Abstain:

Absent: Jesus M. Chaidez and Ben Arras.

Motion carried.

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 on the approval of meeting minutes of October 5, 2023.

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

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

Nays:

Abstain:

Absent: Jesus M. Chaidez and Ben Arras.

Motion carried.

7. **Consider and Take Action** on the variance request from Municode Chapter 46-238(2) related to allow a residential addition with a reduced rear yard setback to 5' 2" instead of the required 25' 0" rear yard setback on 490 El Salto Dr., Socorro, TX., 79927.

Speaker: Applicant Terrie Esparza

A motion was made by Jesus Ruiz *to approve with the staff recommendation* seconded by Miriam Cruz.

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

Nays: Ben Arras

Abstain:

Absent: Jesus M. Chaidez and Ben Arras.

Motion carried.

8. **Consider and Take Action** on the variances requested from the Municode to allow an accessory structure in the front yard setback, and to allow the accessory structure with a reduced front yard setback of 13' - 6" instead of the required 35' - 0" rear yard setback and a reduced side yard setback of 8' - 0" instead of the required 15' - 0" side yard setback on 10646 Horn Circle, Socorro, TX., 79927.

Speaker: Applicant Claudia Garcia.

First Motion:

A motion was made by Albert Lagunas *to approve the alternate decision* seconded by David Oropeza.

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

Nays:

Abstain: Miriam Cruz

Absent: Jesus M. Chaidez and Ben Arras.

Motion failed.

Second Motion:

A motion was made by Jesus Ruiz *to approve the staff's alternative recommendation which reads the alternative is to approve the variances requested with the conditions that the owner pay the permit fees at 200% in accordance with Section 6-187* seconded by David Oropeza.

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

Nays:

Abstain: Miriam Cruz

Absent: Jesus M. Chaidez and Ben Arras.

Motion failed.

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

9. Consider and Take Action on the Election of officers for Board of Adjustments Commission.

A motion was made by Jesus Ruiz *to recommend Ms. Miriam Cruz to be the Chair and Mr. lagunas to be the Vice-Chair* seconded by David Oropeza.

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

Nays:

Abstain:

Absent: Jesus M. Chaidez and Ben Arras.

Motion carried.

10. Consider and Take Action on the Bylaws of the Board of Adjustments Commission.

A motion was made by Jesus Ruiz *to approve the Bylaws of the Board of Adjustments Commission as it is* seconded by David Oropeza.

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

Nays:

Abstain:

Absent: Jesus M. Chaidez and Ben Arras.

Motion carried.

11. Consider and Take Action on the 2024 Meeting Calendar.

A motion was made by Jesus Ruiz *to approve the 2024 Meeting Calendar of the Board of Adjustments Commission as it is* seconded by David Oropeza.

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

Nays:

Abstain:

Absent: Jesus M. Chaidez and Ben Arras.

Motion carried.

12. Adjournment:

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

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

Nays:

Abstain:

Absent: Jesus M. Chaidez and Ben Arras.

Meeting adjourned at **6:35 PM.**

Miriam Cruz, Chairperson

Date minutes were approved.

Judith Rodriguez, Secretary

Date minutes were approved.



**CITY OF SOCORRO
BOARD OF ADJUSTMENTS
MEETING DATE: FEBRUARY 22, 2024**

**VARIANCE REQUEST
STAFF REPORT**

SUBJECT:

VARIANCE REQUEST FROM THE MUNICIPAL CODE SECTION 46-622 (a) TO ALLOW A SOLID WALL FENCE OVER 2' - 6" ABOVE THE STREET CURB LEVEL WITHIN THE CLEAR SIGHT TRIANGLE AT 257 WEWOKA DR., SOCORRO, TX., 79927

PROPERTY ADDRESS: 257 WEWOKA DR.

PROPERTY LEGAL DESCRIPTION: LOT 4, BLOCK 2, ALJO ESTATES SUBDIVISION

PROPERTY OWNER: JESSE JAMES MONTELONGO

PROPERTY AREA: 20,000 S.F.

CURRENT ZONING: R-1 (SINGLE FAMILY RESIDENTIAL)

SUMMARY: The applicant is requesting a variance to allow a solid privacy fence on the front yard.

BACKGROUND: The applicant's reason for petition is that the neighbor is sexually harrassing his daughter and wife.

STATEMENT OF THE ISSUE: N/A

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the variance request to allow a solid wall fence over 2' - 6" above the street curb level within the clear sight triangle with the condition that the applicant pay the permit fees at 200% of the established fee and pay for re-inspection fees in accordance with the City of Socorro's Municipal Codes *Section 6-184 (Re-Inspection fees)* and *Section 6-187 (Homeowner starting work without a permit - Residential)*.

ALTERNATIVE: The alternative is to DENY the variance request and modify the solid wall to comply with Section 46-622 (a) of the City of Socorro's Municipal Codes.

APPLICATION

DONALDSON



BOARD OF ADJUSTMENT APPLICATION

APPEAL SPECIAL EXCEPTION VARIANCE TODAY'S DATE: 16 Oct 2020

****CONTACT INFORMATION****

PROPERTY LOCATION*: 257 Wewoka
(Street address)

Subdivision: 4120 Estates Lot: 4 Block: 2
*Application not applicable in the ETJ (Extra Territorial Jurisdiction)

Property Owner: [REDACTED] (City, State, & Zip Code)
(Email) (Phone) E/1125 TX 79927

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

Property Owner Printed Name: _____ Property Owner Signature: _____

Applicant: _____
(Name) (Address) (City, State, & Zip Code)
(Email) (Phone)

****REQUEST****

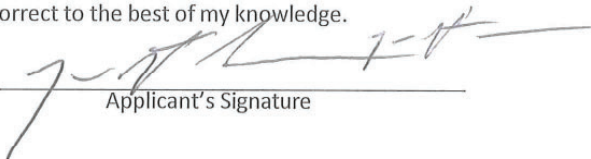

Please list types requested:

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 <u>Privacy fence 3ft solid</u> <u>3ft v. side solid</u>		<u>All</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: Neighbor sexual harassment
daily of daughter & wife please check
socorro pd CAD reports

APPLICATION

WILL THIS REQUEST SERVE A PUBLIC INTEREST?	
N/A	
WILL LITERAL ENFORCEMENT OF THE CODE CREATE A HARDSHIP?	
NO	
DOES THIS REQUEST MEET THE SPIRIT OF THE CODE?	
YES	
WILL SUBSTANTIAL JUSTICE BE MADE WITH THIS REQUEST?	
N/A	
Items Submitted: Completed application and fee <input checked="" 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.	
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>16</u> day of <u>October</u> , 20 <u>23</u>	
	Notary Public My Commission expires: <u>1-3-2024</u>
(seal) 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: _____

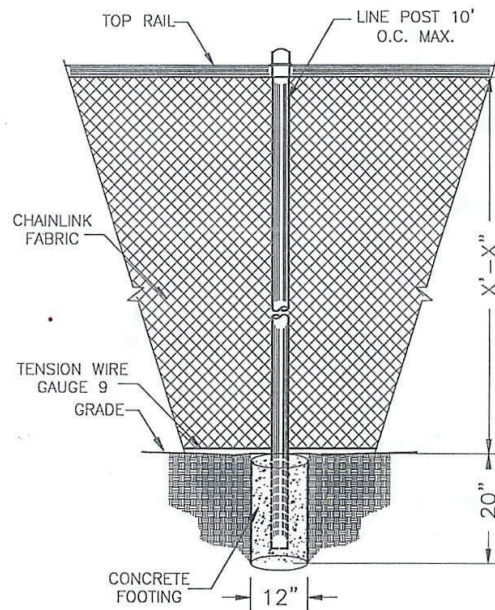
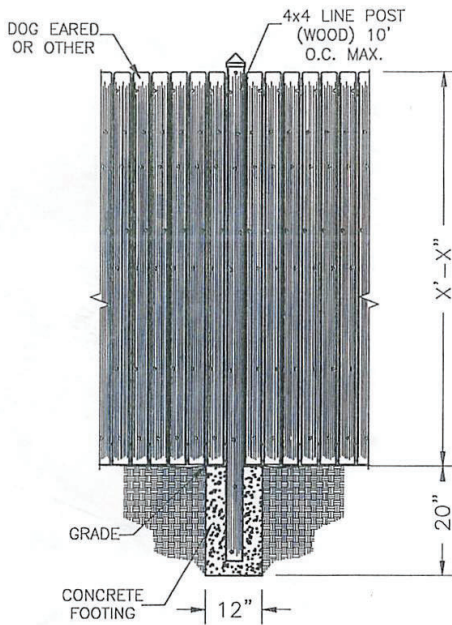
INITIAL APPLICATION



CITY OF SOCORRO PLANNING & ZONING DEPT.

CHAINLINK/WOODEN FENCE PERMIT NUMBER: _____

(THIS PERMIT MUST BE DISPLAYED AT JOBSITE)



NAME Jesse Montelongo
 ADDRESS 257 WENOKA
 SUBDIVISION ALGO ESTATES
 BLOCK No. _____
 LOT No. _____
 OWNER Jesse Montelongo
 CONTRACTOR JC Welding
 PHONE NUMBER: _____

NOTES:

- LINE POST 1 7/8" 16 GAUGE
- TERMINAL POST 2-3" 16 GAUGE
- TOP RAIL 1 3/8" 16 GAUGE
- CHAIN LINK FABRIC RES. 11.5 GAUGE
- CHAIN LINK FABRIC IND/COMM. 9 GAUGE
- IND/COMM. POST SCHEDULE 20 PIPE
- MAX. HEIGHT ON BACK: 8'
- MAX. HEIGHT ON SIDES: 6'
- MAX. HEIGHT ON FRONT: SEE SPECS.

PERMIT FEE

[Signature] 04/24/2023
 SIGNATURE OF APPLICANT DATE

FOOTING INSPECTIONS: / /

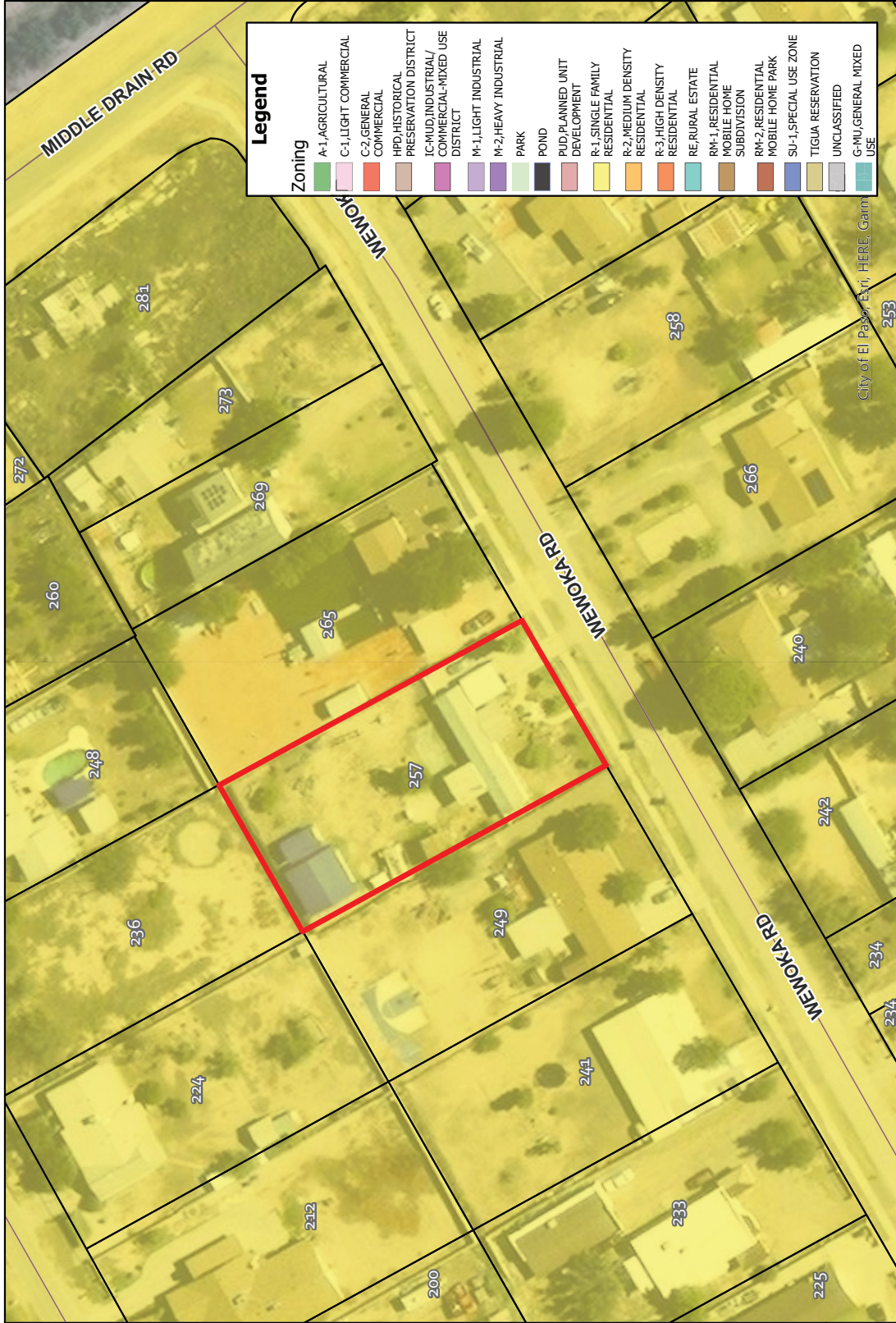
FINAL INSPECTIONS: / /

PLANNING DEPARTMENT APPROVAL

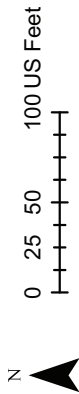
Note: Property owner is responsible for verifying that there are no utility or irrigation easements within the property. If a home owner fails to verify that there are no easements and a Rockwall permit is issued, the permit may be revoked if the city or other entity proves that an easement exists and **no refund will be given.**
 860 N. Rio Vista, Socorro, Texas 79927 * Office (915) 872-8531 Fax (915) 872-8673

ZONING MAP

Zoning Map - 257 Wewoka Dr.



City of Socorro
 Planning & Zoning
 860 N. Rio Vista Rd.
 Socorro, TX 79927



AERIAL IMAGE



SITE PICTURES





**CITY OF SOCORRO
BOARD OF ADJUSTMENTS
MEETING DATE: FEBRUARY 22, 2024**

**VARIANCE REQUEST
STAFF REPORT**

SUBJECT:

VARIANCE REQUEST FROM THE MUNICIPAL CODE SECTION 46-622 (a) TO ALLOW A SOLID WALL FENCE OVER 2' - 6" ABOVE THE STREET CURB LEVEL WITHIN THE CLEAR SIGHT TRIANGLE AT 400 VALLE LOS CORONADOS DR., SOCORRO, TX., 79927

PROPERTY ADDRESS: 400 VALLE LOS CORONADOS DR.

PROPERTY LEGAL DESCRIPTION: LOT 28, BLOCK 1, HACIEDAN DEL VALLE UNIT 2

PROPERTY OWNER: MARIO JUAN LERMA

PROPERTY AREA: 0.507 ACRES

CURRENT ZONING: R-1 (SINGLE FAMILY RESIDENTIAL)

SUMMARY: The applicant is requesting a variance to allow a solid privacy fence on the front/side yard.

BACKGROUND: The applicant's reason for the variance request is that his dogs would jump over the 3' - 0" fence.

STATEMENT OF THE ISSUE: Applicant only requested the initial footing inspection (9/15/2020), No final inspection was requested for the solid wall and was issued a Notice of Violation for the wall.

STAFF RECOMMENDATION: Staff recommends **DENIAL** of the variance request to allow a solid wall fence over 2' - 6" above the street curb level within the clear sight triangle due to non-compliance with Section 46-622 (a) of the City of Socorro's Municipal Codes.

ALTERNATIVE: The alternative is to APPROVE the variance request with the condition that the Owner pay the permit fees at 200% of the established fee and pay for re-inspection fees in accordance with the City of Socorro's Municipal Codes *Section 6-184 (Re-Inspection fees)* and *Section 6-187 (Homeowner starting work without a permit - Residential)*.

APPLICATION



BOARD OF ADJUSTMENT APPLICATION

APPEAL SPECIAL EXCEPTION VARIANCE TODAY'S DATE: 8/15/24

****CONTACT INFORMATION****

PROPERTY LOCATION*: 400 VALLE LOS CONRADOS
(Street address)

Subdivision: HACIENDA DEL VALLE #2 Lot: 28 Block: _____
*Application not applicable in the ETJ (Extra Territorial Jurisdiction)

Property Owner: MARTO JOAN LEMMA 400 VALLE LOS CONRADOS SOCORRO, TX 79927
(Name) (Address) (City, State, & Zip Code)

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

Property Owner Printed Name: _____ Property Owner Signature: _____

Applicant: MARTO JOAN LEMMA 400 VALLE LOS CONRADOS SOCORRO, TX 79927
(Name) (Address) (City, State, & Zip Code)
LEM.MARTO16@HOTMAIL.COM (309) 540-0976
(Email) (Phone)

****REQUEST****

Please list types requested:


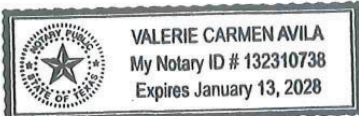
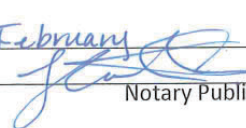
Description	Ordinance Requirements	Requested Dimensions	Variance from Ordinance
Lot Size			
Lot Width			
Lot Depth			
Side Yard			
Side Yard			
Side at Corner			
Front Yard			
Rear Yard			
Driveway			
Other	<u>FRONT YARD - FENCE 3FT</u>	<u>6FT FENCE</u>	<u>3FT DIFFERENCE</u>

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:

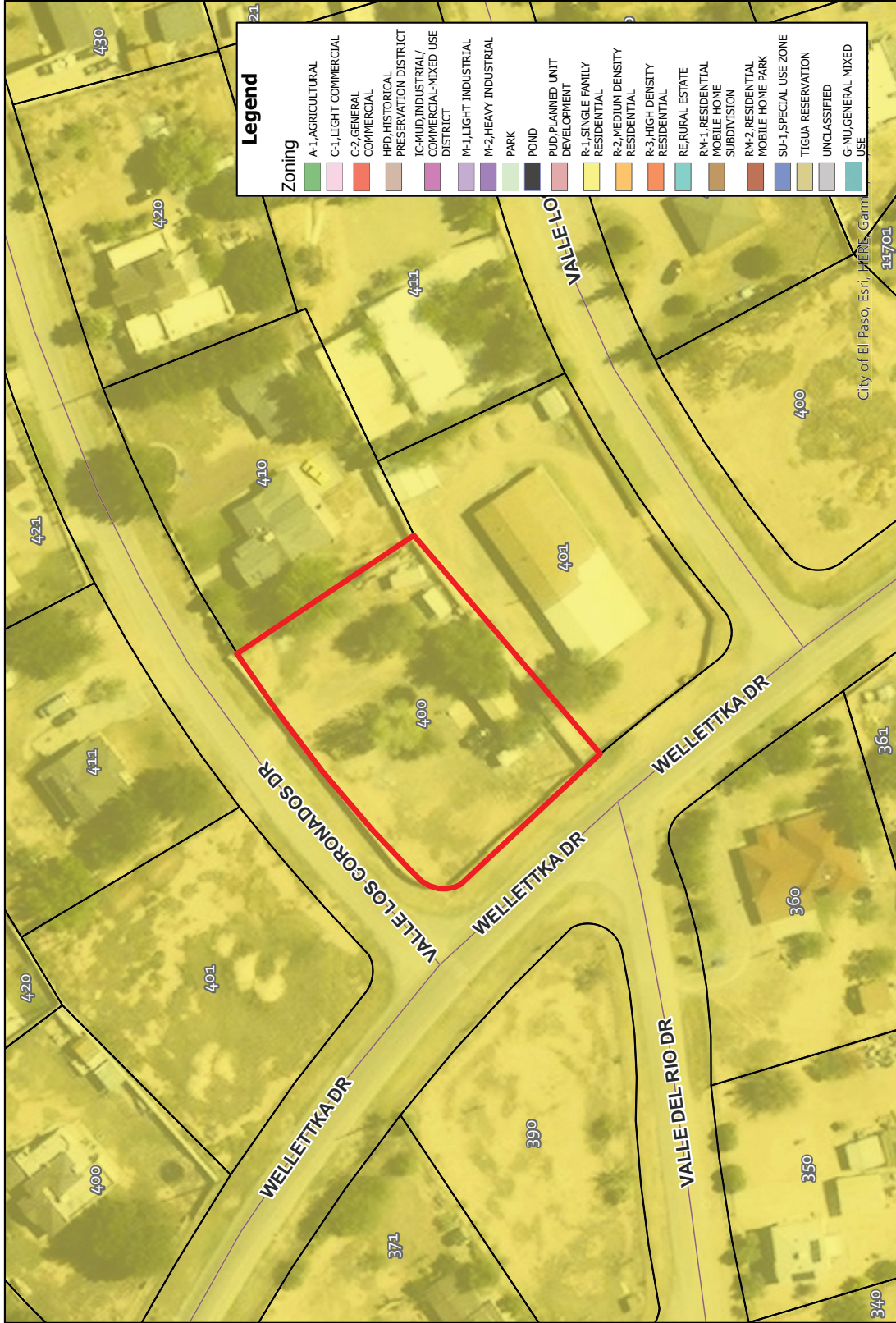
APPLICANT OWNS 3 BLUE HEELER DOGS - DOGS JUMP OVER 3FT FENCE.
APPLICANT HAD DOGS PICKED UP BY ANIMAL CONTROL ON SEVERAL OCCASIONS
DUE TO DOGS JUMPING OVER FENCE - APPLICANT INSTALLED 6FT FENCE
IN FRONT AREA OF PROPERTY - APPLICANT IS REQUESTING A SPECIAL
EXCEPTION TO HAVE A 6FT FENCE AROUND PROPERTY INSTEAD OF A 3FT
FENCE - TO AVOID DOGS JUMPING OVER FENCE

APPLICATION

WILL THIS REQUEST SERVE A PUBLIC INTEREST?	
YES - FENCE WOULD RESTRICT DOGS FROM ESCAPING AND POSSIBLY CAUSING AN BITING INCIDENT WITH PUBLIC - / EXTENSION OF FENCE WOULD BE IN THE PUBLIC INTEREST	
WILL LITERAL ENFORCEMENT OF THE CODE CREATE A HARDSHIP?	
YES - APPLICANT WOULD INCUR FINANCIAL HARDSHIP IF HE WERE TO RECEIVE CITATIONS FOR THE DOGS ESCAPING. / APPLICANT PAID TO HAVE FENCE INSTALLED OUT OF POCKET / APPLICANT WOULD INCUR FINANCIAL HARDSHIP IF CITED FOR ENFORCEMENT.	
DOES THIS REQUEST MEET THE SPIRIT OF THE CODE?	
YES - A SPECIAL EXCEPTION WOULD NOT GO AGAINST THE SPIRIT OF THE CODE. IT WOULD BENEFIT PUBLIC SAFETY	
WILL SUBSTANTIAL JUSTICE BE MADE WITH THIS REQUEST?	
YES - APPLICANT BELIEVES THE SAFETY OF THE PUBLIC WILL BENEFIT BY GRANTING SPECIAL EXCEPTION.	
Items Submitted: Completed application and fee <input checked="" 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.	
 _____ Property Owner Signature (If different from Applicant)	_____ Applicant's Signature
STATE OF TEXAS	
COUNTY OF <u>El Paso</u>	
Subscribed and sworn to before me this <u>13th</u> day of <u>February</u> , 20 <u>24</u>	
(seal) 	 _____ Notary Public My Commission expires: <u>01/13/2028</u>
NOTICE: This application can be made available upon request. Requests can be made by calling (915) 872-8531 (Voice) or email iterrazas@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

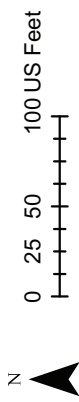
Zoning Map - 400 Valle Los Coronados Dr.



Legend	
[Green Box]	A-1, AGRICULTURAL
[Light Green Box]	C-1, LIGHT COMMERCIAL
[Red Box]	C-2, GENERAL COMMERCIAL
[Brown Box]	HPD, HISTORICAL PRESERVATION DISTRICT
[Purple Box]	IC-MID, INDUSTRIAL/COMMERCIAL-MIXED USE DISTRICT
[Light Purple Box]	M-1, LIGHT INDUSTRIAL
[Dark Purple Box]	M-2, HEAVY INDUSTRIAL
[Light Green Box]	PARK
[Dark Green Box]	POND
[Light Blue Box]	PUD, PLANNED UNIT DEVELOPMENT
[Yellow Box]	R-1, SINGLE FAMILY RESIDENTIAL
[Orange Box]	R-2, MEDIUM DENSITY RESIDENTIAL
[Red-Orange Box]	R-3, HIGH DENSITY RESIDENTIAL
[Light Blue Box]	RE, RURAL ESTATE
[Light Green Box]	RM-1, RESIDENTIAL MOBILE HOME SUBDIVISION
[Dark Green Box]	RM-2, RESIDENTIAL MOBILE HOME PARK
[Light Blue Box]	SU-1, SPECIAL USE ZONE
[Light Green Box]	TIGUA RESERVATION
[Light Blue Box]	UNCLASSIFIED
[Light Green Box]	G-MU, GENERAL MIXED USE



City of Socorro
 Planning & Zoning
 860 N. Rio Vista Rd.
 Socorro, TX 79927



AERIAL IMAGE



SITE PICTURES





**CITY OF SOCORRO
BOARD OF ADJUSTMENTS
MEETING DATE: FEBRUARY 22, 2024**

**VARIANCE REQUEST
STAFF REPORT**

SUBJECT:

VARIANCE REQUEST FROM THE MUNICIPAL CODE SECTION 46-263 (b) TO ALLOW A 1,200 S.F. STRUCTURE THAT EXCEEDS 50% OF THE SQUARE FOOTAGE OF THE 1,114 S.F. PRINCIPAL STRUCTURE AT 851 WALCOTT RD., SOCORRO, TX., 79927

PROPERTY ADDRESS: 851 WALCOTT RD.

PROPERTY LEGAL DESCRIPTION: LOT 2, BLOCK 1, GALLARDO SUBDIVISION

PROPERTY OWNER: MICHAEL FAUPEL

PROPERTY AREA: 14,475 S.F.

CURRENT ZONING: R-2 (MEDIUM DENSITY RESIDENTIAL)

SUMMARY: The applicant is requesting a variance to allow an accessory structure over 50% of the square footage of the principal structure.

BACKGROUND: The applicant's reason for the variance request is to store and utilize his wife's special needs equipment.

STATEMENT OF THE ISSUE: N/A

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the variance request to allow a 1,200 s.f. structure that exceeds the 50% of the square footage of the 1,114 s.f. principal structure with a condition that the structure be utilized for residential use only.

ALTERNATIVE: The alternative is to DENY the variance request.

APPLICATION

BOA24-003



BOARD OF ADJUSTMENT APPLICATION

APPEAL SPECIAL EXCEPTION VARIANCE TODAY'S DATE: _____

****CONTACT INFORMATION****

PROPERTY LOCATION*: 851 Walcott Rd
(Street address)

Subdivision: GALLARDO Lot: 2 Block: 1
*Application not applicable in the ETJ (Extra Territorial Jurisdiction)

Property Owner: Michael Faupe 851 Walcott Rd Socorro TX 79927
(Name) (Address) (City, State, & Zip Code)

[REDACTED] [REDACTED]
(Email) (Phone)

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

Property Owner Printed Name: Michael Faupe Property Owner Signature: [Signature]

Applicant: Michael Faupe 851 Walcott Rd Socorro TX 79927
(Name) (Address) (City, State, & Zip Code)

[REDACTED] [REDACTED]
(Email) (Phone)

****REQUEST****

Please list types requested:

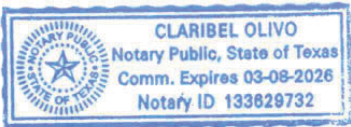
Description	Ordinance Requirements	Requested Dimensions	Variance from Ordinance
Lot Size		<u>0.33 acres</u>	
Lot Width		<u>Front 136' Rear 108'</u>	
Lot Depth		<u>130'</u>	
Side Yard		<u>north 120'</u>	
Side Yard		<u>south 111'</u>	
Side at Corner			
Front Yard		<u>136'</u>	
Rear Yard		<u>108'</u>	
Driveway			
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:

I would like to Request permission to build a 1200 sq ft metal garage. I would like to attest that the building will be solely for Residential use, and at no time will it be used for commercial purposes.

APPLICATION

WILL THIS REQUEST SERVE A PUBLIC INTEREST?	
<i>Please see attached letter</i>	
WILL LITERAL ENFORCEMENT OF THE CODE CREATE A HARDSHIP?	
DOES THIS REQUEST MEET THE SPIRIT OF THE CODE?	
WILL SUBSTANTIAL JUSTICE BE MADE WITH THIS REQUEST?	
<p>Items Submitted: Completed application and fee <input type="checkbox"/> Plot/Site Plan or Survey drawn to scale <input type="checkbox"/></p> <p>I hereby certify that the above statements are true and correct to the best of my knowledge.</p> <p>_____ Property Owner Signature (if different from Applicant)</p> <p style="text-align: center;"><i>[Signature]</i> _____ Applicant's Signature</p> <p>STATE OF TEXAS COUNTY OF <u>El Paso Tx</u></p> <p>Subscribed and sworn to before me this <u>9th</u> day of <u>February</u>, 20 <u>24</u></p> <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;"> <p>(seal)</p>  <p>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.</p> </div> <div style="text-align: center;"> <p><i>[Signature]</i> _____ Notary Public</p> <p>My Commission expires: <u>03/08/26</u></p> </div> </div>	
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: _____

APPLICANT LETTER

Michael Faupel
851 Walcott Road
Socorro, Texas 79927



Board of Adjustments
Planning and Zoning Department
City of Socorro
860 N. Rio Vista Rd.
Socorro, Texas 79927

Dear, Board Members

I have recently retired and purchased a home for my wife and myself in Socorro Texas. The property we purchased is a 1200 sq. ft home on .33 acres at 851 Walcott Rd. The property is divided down the middle by a stone wall. The home is located on the left side of the property. I would like to request a variance and be allowed to build a 1200 sq. ft. manufactured metal building. Current regulations only allow me to build a 600 sq. ft. garage.

The garage needs to be large enough to house 4 vehicles, 2 UTVs and a tractor. Additional building uses are a small hobby shop (wood working) and most importantly we require a space to store and use special needs equipment, items include a lift gate standing frame, Hoyer Lift and a physical therapy table, Ect.

I would like to explain that my wife is significantly physically impaired due to an illness. She is paralyzed from the shoulders down and requires daily physical therapy to help her physically improve. We currently have to store the equipment at different locations and have limited access due to environmental factors. Due to my wife's condition she does not regulate her body temperature well and we cannot do therapy if it is too hot or too cold. (medical documentation can be presented if requested)

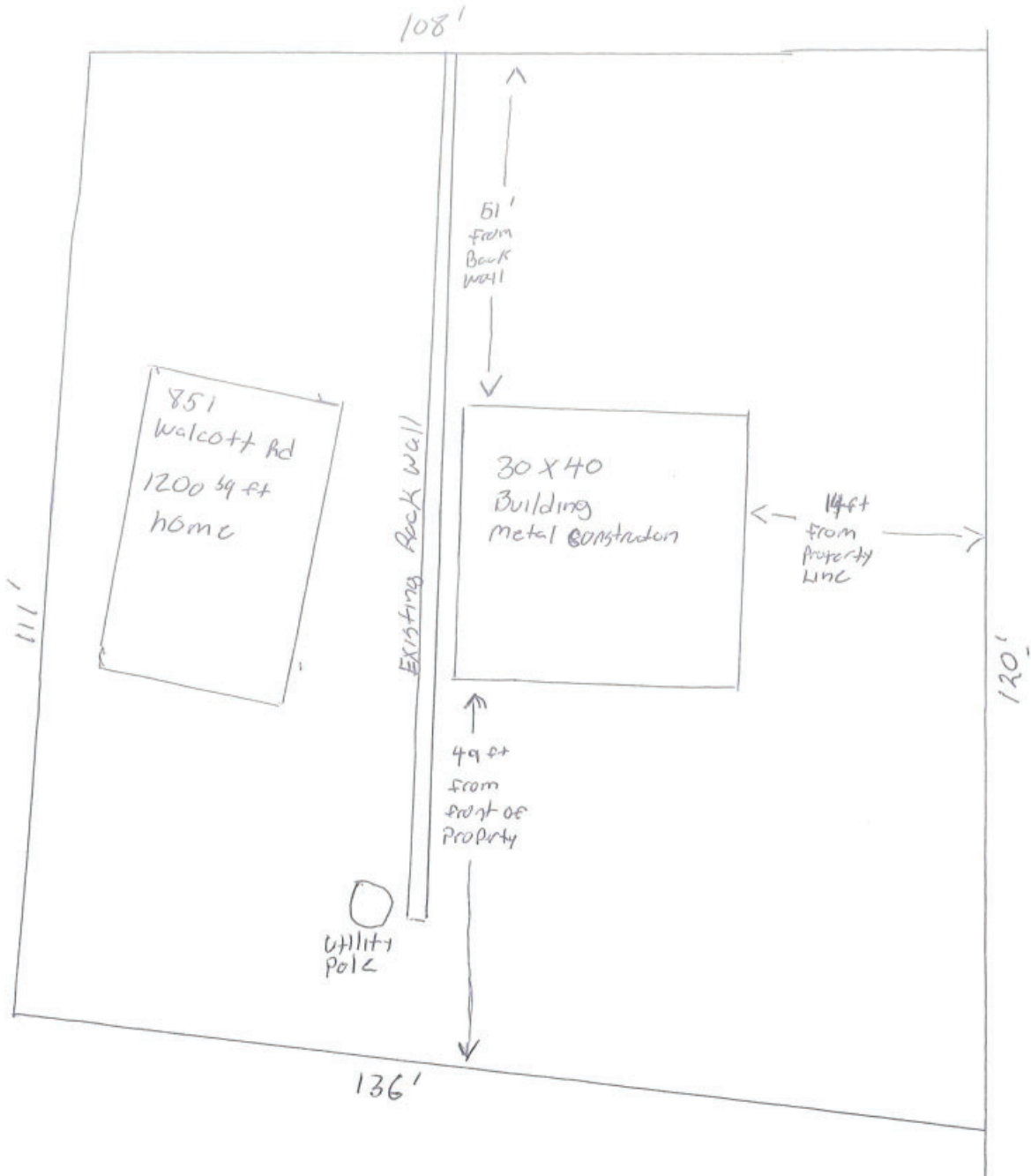
In closing I would like to assure the building will be for the sole residential use of my family. At no time will the property be used for commercial purposes. The building will be professionally installed and will not be an eyesore to the community.

Thank you for your consideration, Sincerely



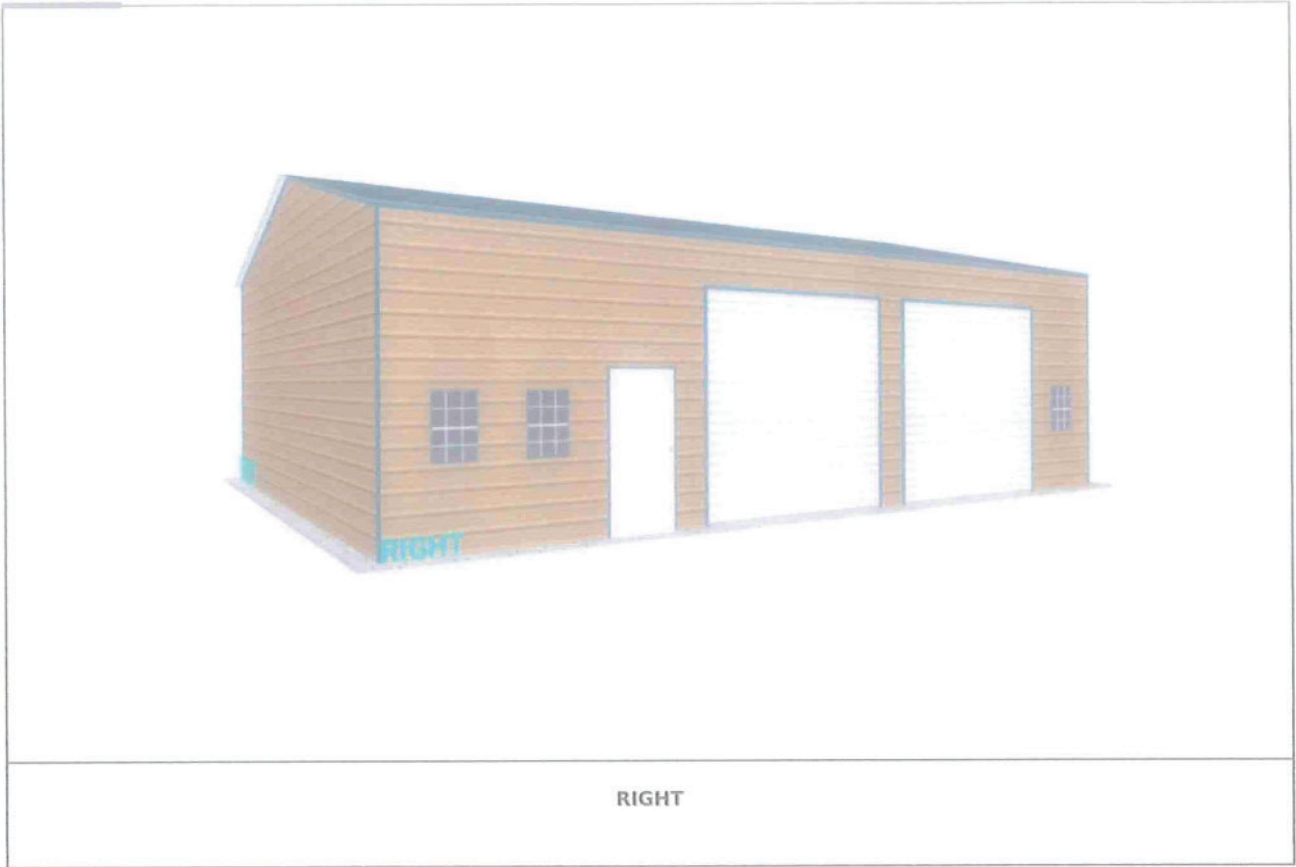
Michael and Alma Faupel

SITE PLAN



RENDER OF STRUCTURE

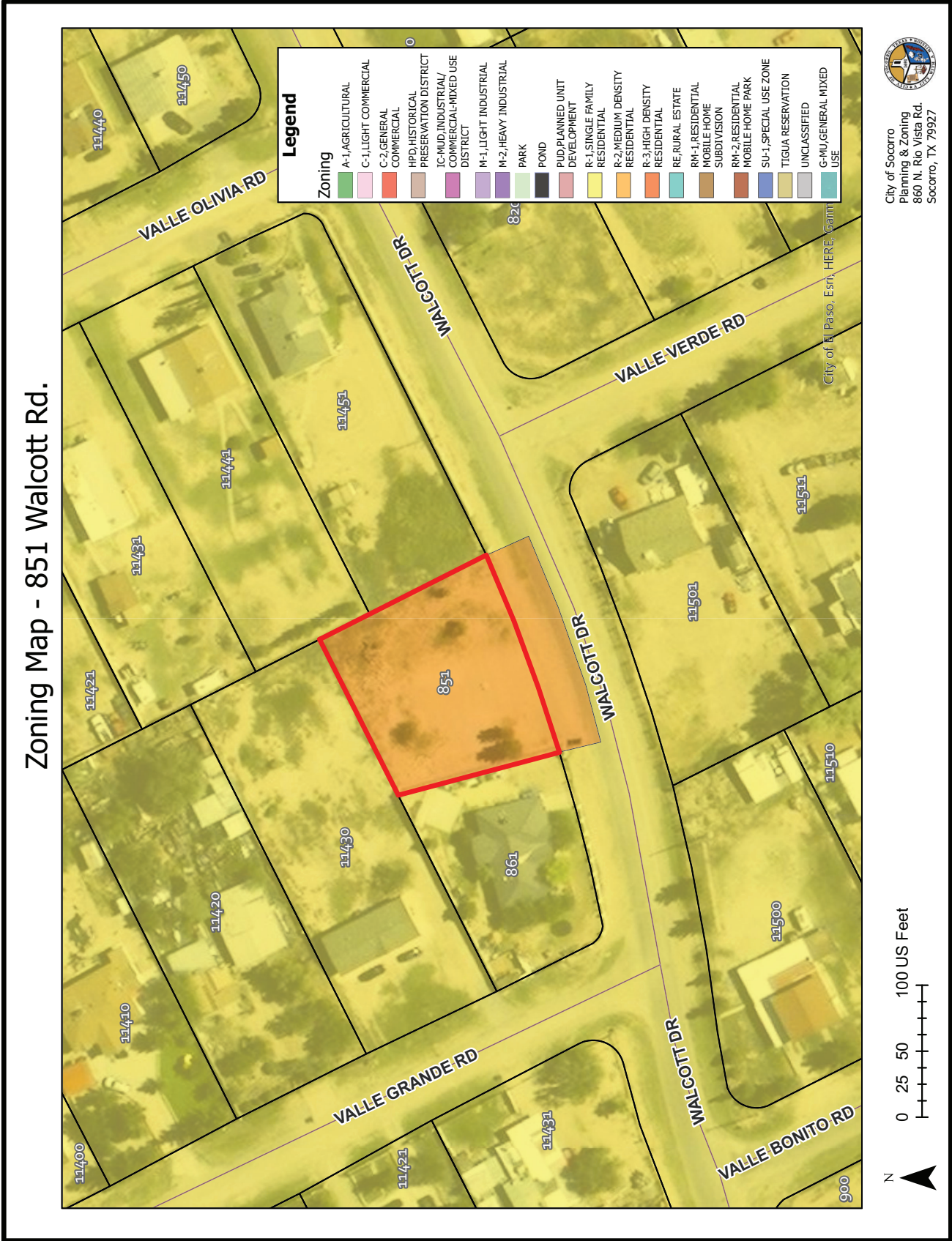
BUILDING VIEW



[Handwritten signature]

ZONING MAP

Zoning Map - 851 Walcott Rd.



SITE PICTURES

