

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 25TH, DAY OF APRIL 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 APRIL 25, 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 **April 25, 2024**, at 6:00 p.m. at Council Chambers, 860 N. Rio Vista Rd., 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 FEBRUARY 22, 2024.
7. **Consider and Take Action** on the variance request from the Municipal Code Section 46-236 (7) to allow a single wide mobile home instead of the double wide mobile home requirement at 421 Valle del Paseo Dr., Socorro, TX.
8. **Consider and Take Action** on the variance request from the August 12, 2016, Archive Municipal Code Section 46-293-2 (d) to allow a reduced rear yard setback of 5'- 0" for an existing structure at 10359 Toreador Pl., Socorro, TX.
9. **Consider and Take Action** on the variance requests from the municipal code section 46-634 (12), section 46-634 (24 b), section 46-634 (24 d), and section 46-634 (24 e) to allow a canopy, monument, wall, and directional signs that exceed the square footage, location and number of signs allowed instead of the requirements outlined under the municipal code section 46-634 - signs at 9909 North Loop Dr., Socorro, TX.
10. **Consider and Take Action** on the variance requests from the Former municipal code section 46-634 (12), section 46-634 (18), section 46-634 (23 c), and section 46-634 (23 d) to allow a monument sign, wall signs, and a directional sign that exceeds the maximum square footage, height and number of signs allowed instead of the requirements outlined under the municipal code section 46-634 - signs at 11340 Gateway Blvd East., Socorro, TX.
11. **Consider and Take Action** on the variance request from the municipal code section 46-639 (1) to allow the keeping of a large animal in a 0.383-acre property instead of the minimum 0.5-acre area requirement at 10946 E. Burt Rd., 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.

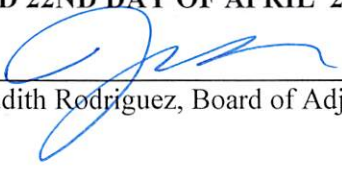
Approved by: 

| | |
|-----------------|---|
| 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 |

12. 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 22ND DAY OF APRIL 2024.

BY: .
Judith Rodriguez, Board of Adjustments Secretary.

DATE & TIME POSTED: 4/22/24 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

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
February 22, 2024.

| Members Present | Members Absent | Staff Present | Others Present |
|--|-----------------------------------|--|---|
| Miriam Cruz Jesus Ruiz David Oropeza Albert Lagunas | Jesus Miguel Chaidez Ben Arras | Lorraine Quimiro Jose Botello Myrian Duron Judith Rodriguez | Merwan Bhatti Alfredo Ferando Diana Rodriguez |

Items for discussion and action:

- 1. Call to order:**
Chair Miriam Cruz 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 David Oropeza *to excuse*, seconded by Jesus Ruiz.

Ayes: Jesus Ruiz, David Oropeza, and Albert Lagunas.
Nays: Miriam Cruz
Abstain:
Absent: Jesus M. Chaidez and Ben Arras.
Motion carried.
- 4. Reading of the Board of Adjustment Statement.**
Chair Miriam Cruz read the statement out loud.
- 5. Swearing of all persons giving testimony.**
All Applicants were sworn in by Chair Miriam Cruz.
- 6. Consider and Take Action** on the approval of meeting minutes of JANUARY 24, 2024.

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

Ayes: Miriam Cruz, Jesus Ruiz, 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 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.

Speaker: Jesse Montelongo

A motion was made by Jesus Ruiz *to approve as staff recommends*, seconded by David Oropeza.

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

Nays:

Abstain:

Absent: Jesus M. Chaidez and Ben Arras.

Motion carried.

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.

Speaker: Applicant Claudia Garcia.

Speaker: Mario Lerma

A motion was made by Jesus Ruiz *to approve the alternative*, seconded by David Oropeza.

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

Nays:

Abstain:

Absent: Jesus M. Chaidez and Ben Arras.

Motion carried.

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.

Speaker: Michael Faupel

A motion was made by Albert Lagunas *to approve with staff recommendation*, seconded by David Oropeza.

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

Nays:

Abstain:

Absent: Jesus M. Chaidez and Ben Arras.

Motion carried.

10. Adjournment:

A motion was made by Albert Lagunas *to adjourn* seconded by David Oropeza.

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

Nays:

Abstain:

Absent: Jesus M. Chaidez and Ben Arras.

Meeting adjourned at **6:56 PM.**

Miriam Cruz, Chairperson

Date minutes were approved.

Judith Rodriguez, Secretary

Date minutes were approved.



**CITY OF SOCORRO
BOARD OF ADJUSTMENTS
MEETING DATE: APRIL 25, 2024**

**VARIANCE REQUEST
STAFF REPORT**

SUBJECT:

VARIANCE REQUEST FROM THE MUNICIPAL CODE SECTION 46-236 (7) TO ALLOW A SINGLE WIDE MOBILE HOME INSTEAD OF THE DOUBLE WIDE MOBILE HOME REQUIREMENT AT 421 VALLE DEL PASEO DR., SOCORRO, TX.

PROPERTY ADDRESS: 421 VALLE DEL PASEO DR.

PROPERTY LEGAL DESCRIPTION: LOT 6, BLOCK 1, HACIEDAS DEL VALLE UNIT 1

PROPERTY OWNER: MARISELA MORALES

PROPERTY AREA: 20,000 S.F.

CURRENT ZONING: R-1 (SINGLE FAMILY RESIDENTIAL)

SUMMARY: The applicant is requesting a variance to allow a 14' - 0" single wide mobile home.

BACKGROUND: The applicant purchased the mobile home and is required to submit a permit for the placement of the mobile home in the property.

STATEMENT OF THE ISSUE: Section 46-236 (7) of the City of Socorro's Municipal Codes specifies a double wide mobile home as a regulation for the allowance of a mobile home in R-1 (Single-Family Residential) zoning districts.

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the variance request from the Municipal Code Section 46-236 (7) to allow a single wide mobile home instead of the double wide mobile home requirement as it complies with all other additional regulations outlined in the Ordinance and the request meets the spirit of the code.

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*: 421 Valle del Paseo dr
(Street address)

Subdivision: _____ Lot: 6 Block: _____

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

Property Owner: Marisela Morales 10601 Michelle Lane El Paso, TX 79924
(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: Marisela Morales 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>Double Wide</u> | <u>Single Wide</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:

To place a Single 2016 Mobile Home
is a double wide.

The mobile was already purchase wanty
to be move to property,
paid and been required to move it.
immediately, I purchase this land on Nov
17, 2023. I was told we could place mobile because one
was already there unfortunately we are not aware of this ordinance.

APPLICATION

WILL THIS REQUEST SERVE A PUBLIC INTEREST?

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?

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.

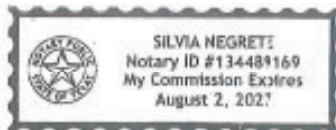
Mauricio Morales
Property Owner Signature (if different from Applicant)

Applicant's Signature

STATE OF TEXAS

COUNTY OF Socorro

Subscribed and sworn to before me this 21st day of march, 2024



Silvia Negrete
Notary Public

My Commission expires: August 2, 2027

(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:

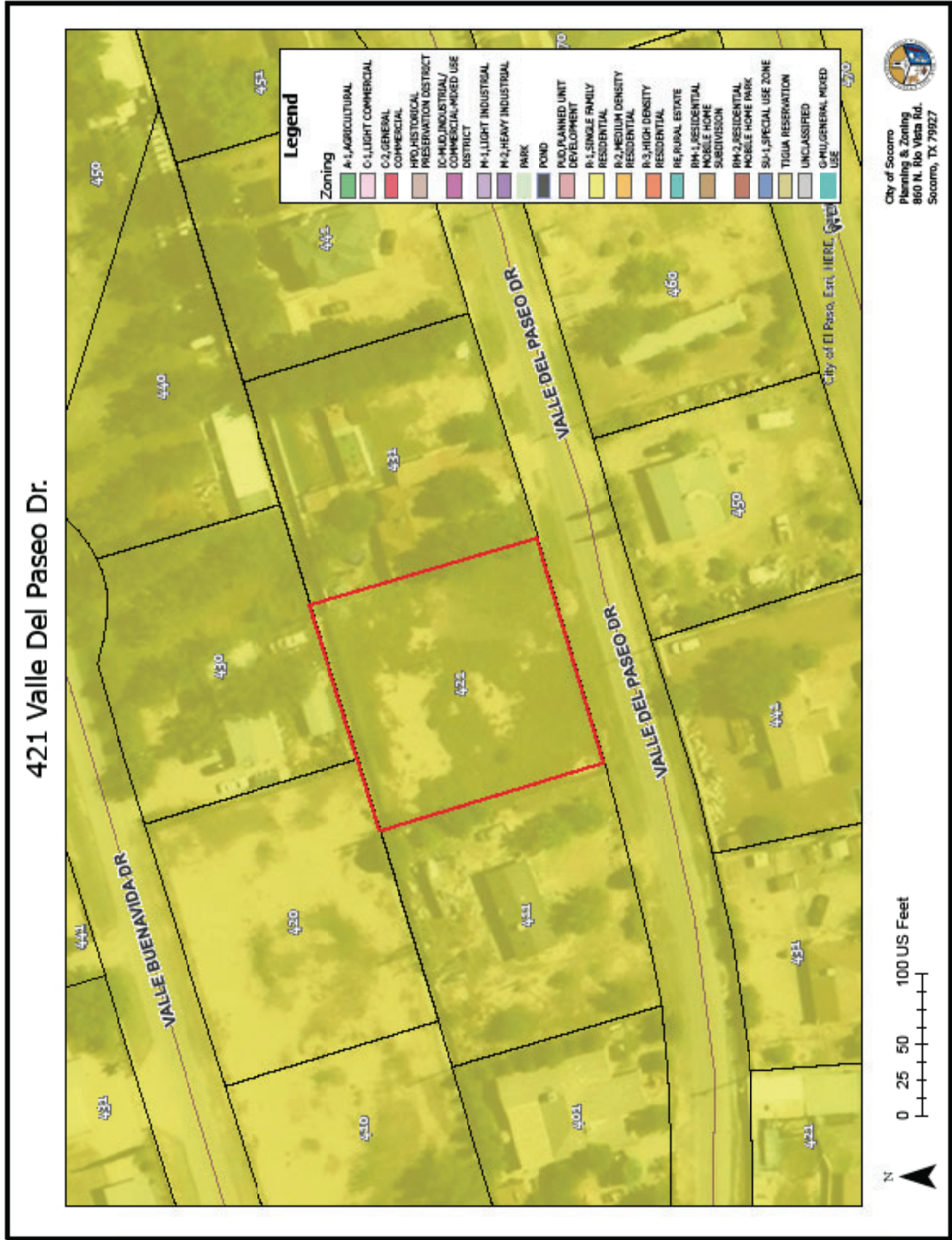
TOTAL FEE DUE: \$ (non-refundable)

Received by:

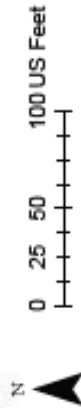
Signature:

Date:

ZONING MAP



421 Valle Del Paseo Dr.



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

Recorded November , 18, 1986

SITE PICTURES



View of property from Valle Del Paseo Dr.



MOBILE HOME PICTURES



SUPPLEMENTAL DOCUMENTS

MFG. Champion Home Builders Inc.
4055 US 401 South
Lillington, NC 27546

UNIT SER. # 023-AC0-H-A003275A

MODEL # 1448 N2SOUTH HUD SEAL # PFS1178135

☒ This manufactured home is designed to comply with the Federal Manufactured Home Construction and Safety Standards in force at the time of manufacture.*

OR:

☐ This manufactured home has been substantially completed in the accordance with the approved design and has been inspected (except for the components specifically identified in the instructions for completion on-site) in accordance with the Federal Manufactured Homes Construction and Safety Standards and the requirements of the Department of Housing and Urban Development (HUD) in effect at that date of manufacture.*

DATE OF MFG. 12-5-2016 *DESIGN APPROVED BY PFS*

| ITEMS | MANUFACTURER | MODEL NUMBER |
|--------------|-----------------|-----------------|
| Furnace /AC | BARD | W24A2-A10HPD107 |
| Water Heater | State | SHN40DORT 100 |
| Range | WHIRLPOOL | WEC31050FB0 |
| Refrigerator | WHIRLPOOL | WRT138FZDB00 |
| Washer | | |
| Dryer | | |
| Dishwasher | | |
| Disposal | | |
| Smoke Alarms | BRK FIRST ALERT | |
| Fireplace | WHIRLPOOL | WMC30516AB0 |

COMFORT HEATING

This manufactured home has been thermally insulated to conform with the requirements of the federal construction and safety standards for all locations within climate zone 3.
Heating equipment manufacturer and model (see list at left)
The above heating equipment has the capacity to maintain an average 70°F temperature in this home temperatures of -28 F.
To maximize furnace operating economy, and to conserve energy, it is recommended that this home outdoor winter design temperature (57 1/4°) is not higher than 4 degrees Fahrenheit.
The above information has been calculated assuming a maximum wind velocity of 15 MPH at static pressure.

COMFORT COOLING

☒ Air conditioner provided at factory (Alternate I)
Air conditioner manufacturer and model (see list at left)
Certified capacity 26,500 BTU/hour in accordance with the A/C Conditioning and Refrigeration Institute Standards.
The central air conditioning system provided in this home has been sized assuming an east (hatch end) of the home facing Any Direction. On this basis the maintain an indoor temperature of 75°F when outdoor temperatures are 100 F. wet bulb.

The temperature to which this home can be cooled will change depending upon the orientation of the windows of this home to the sun's radiant heat. Therefore, the home's heat gain upon its orientation to the sun and any permanent shading provided. Information concerning calculation of cooling loads at various locations, window exposures and shading are Handbook of Fundamentals, Inch-Pound Edition.

☐ Air conditioner not provided at factory (Alternate II)
The air distribution system of this home is suitable for the installation of central air conditioning.
The supply air distribution system installed in this home is sized for a manufactured home conditioning system of up to 26,500 BTU/hr rated capacity which are in accordance with the appropriate Air Conditioning and Refrigeration Institute Standards, when the air conditioners are rated at 0.3 inch water column static pressure or greater for the air conditioning system.
The manufactured home supply air duct system, the manufacturer's necessary to calculate cooling loads at various locations and orientations. Information necessary to calculate cooling loads at various locations and orientations is provided with this manufactured home.

MOBILE HOME BILL OF SALE

JOEL GOMEZ MORILLON (the seller) of, 3938 COUNTY RD 7-D HEREFORD, TX 79045
does hereby sell assign and transfer to (the buyer's) JESUS MORALES & MARISELA
NAPOLEZ MORALES of [REDACTED] the following
property:

PROPERTY: CHAMPION

SIZE: 14X50

LABEL NUMBER: 140150CHAM-1682BB2N-0170S

YEAR: 2016



**CITY OF SOCORRO
BOARD OF ADJUSTMENTS
MEETING DATE: APRIL 25, 2024**

**VARIANCE REQUEST
STAFF REPORT**

SUBJECT:

VARIANCE REQUEST FROM THE FORMER MUNICIPAL CODE SECTION 46-293 - 2 (d) TO ALLOW A REDUCED REAR YARD SETBACK OF 5' - 0" FOR AN EXISTING STRUCTURE AT 10359 TOREADOR PL., SOCORRO, TX.

PROPERTY ADDRESS: 10359 TOREADOR PL.

PROPERTY LEGAL DESCRIPTION: LOT 2, BLOCK 8, ALAMEDA ESTATES REPLAT

PROPERTY OWNER: BOBBIE JO CHAVEZ

PROPERTY AREA: 0.2652 ACRES (11,552 S.F.)

CURRENT ZONING: R-3 (HIGH DENSITY RESIDENTIAL)

SUMMARY: The applicant is requesting a variance to allow an existing structure to encroach the rear yard setback by 10' - 0", leaving a reduced rear yard setback of 5' - 0".

BACKGROUND: The applicant's reason for the variance request is to comply with the City of Socorro's Municipal Code setback requirements for a future addition to the residence.

STATEMENT OF THE ISSUE: *Section 6-121. - Application referral to the planning and zoning department for approval -- Permits not issued for work in violation of ordinances. (b) states, "A permit shall not be issued for any work which would involve a violation of the zoning ordinance or any other law or ordinance, and any permit so issued shall be void. The encroachment of the principal structure in the rear setback violates the August 12, 2016 Archived Municipal Code Section 46-293 - 2(d) setback ordinance which prevents the issuance of a residential permit due to non-compliance.*

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the variance request to allow a reduced rear yard setback of 5' - 0".

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*: 10359 Toreador Pl

(Street address)

Subdivision: _____ Lot: _____ Block: _____

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

Property Owner: Bobbie Jo Chavez 10359 Toreador Pl Socorro TX.

(City, State, & Zip Code)
915-873-3116

(Email)

(Phone)

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

(Applicant Name)

Property Owner Printed Name: _____ Property Owner Signature: _____

Applicant: Bobbie Jo Chavez 10359 Toreador Pl Socorro TX.

(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 | 15' setback | 15' setback | 5' setback |
| 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: The intent is to legalize the property in question due to current non-compliant setbacks in the rear yard.

The existing residence is encroaching into the rear setback.

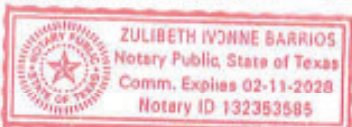
Planning & Zoning Department

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

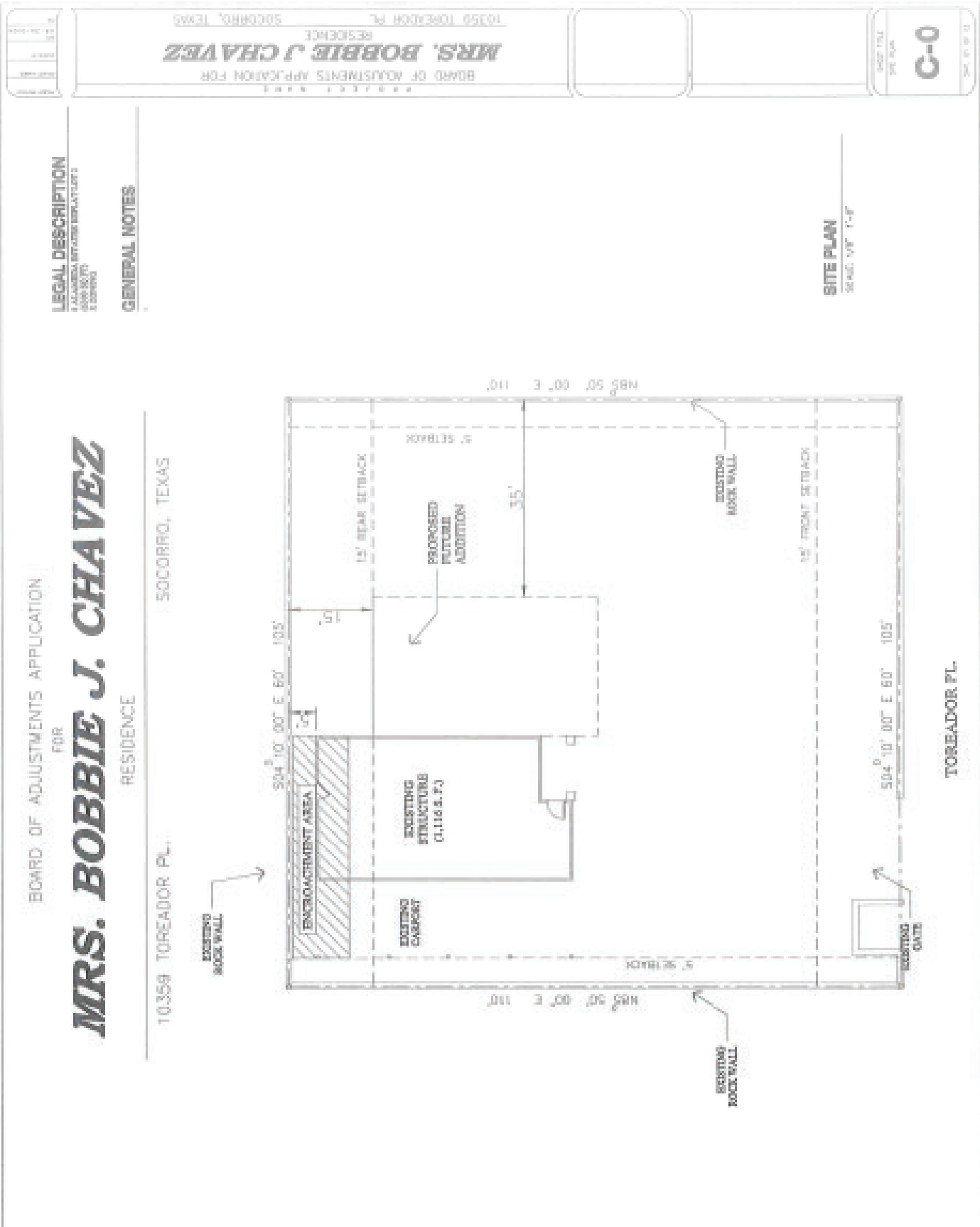
Website: <https://costx.us/>

Updated: 9/16/2020

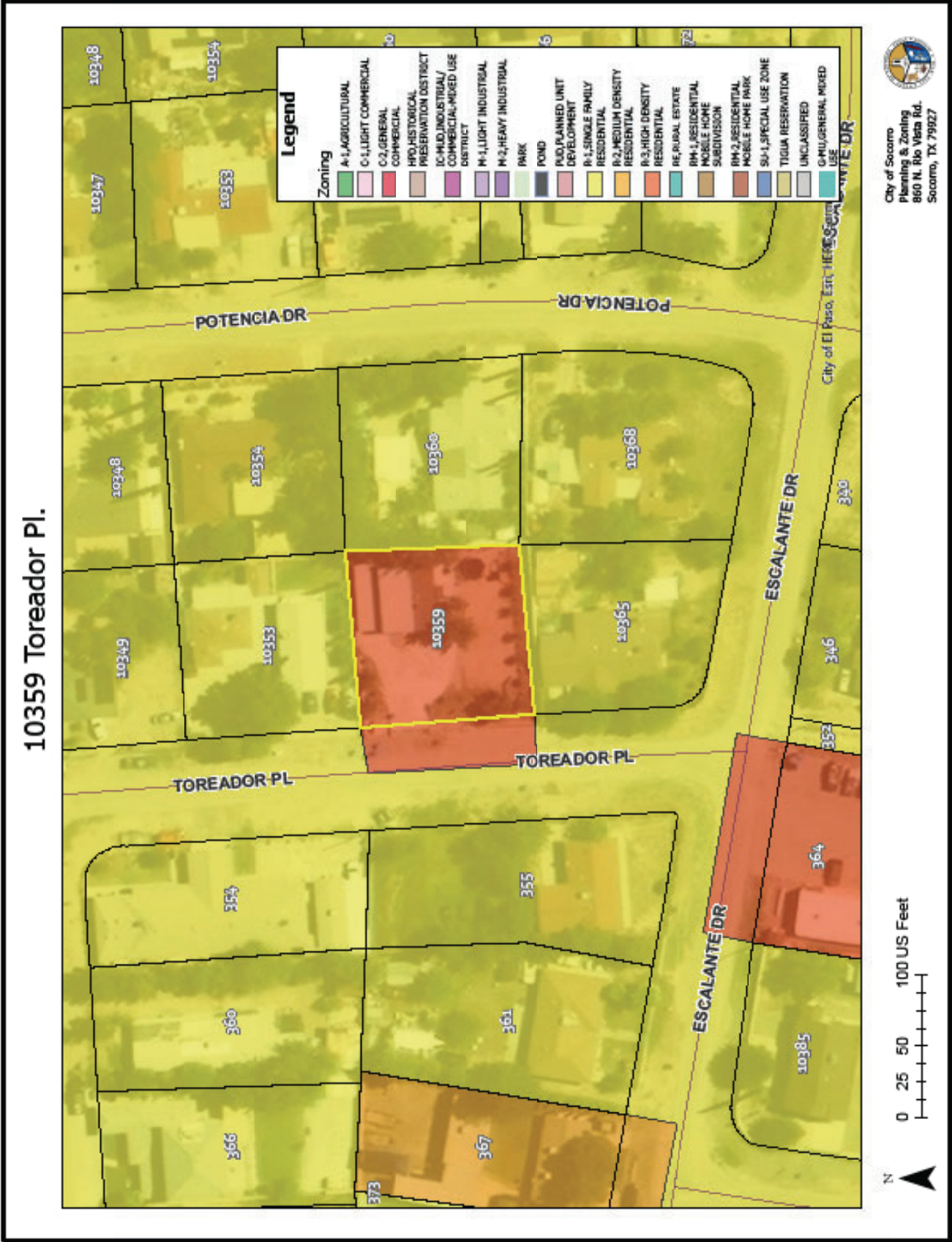
APPLICATION

| | |
|--|--|
| WILL THIS REQUEST SERVE A PUBLIC INTEREST? | |
| No | |
| | |
| | |
| WILL LITERAL ENFORCEMENT OF THE CODE CREATE A HARDSHIP? | |
| Yes | |
| | |
| | |
| DOES THIS REQUEST MEET THE SPIRIT OF THE CODE? | |
| No, but owner wants to pursue the process to legalize existing conditions to comply with the City of Socorro | |
| | |
| | |
| WILL SUBSTANTIAL JUSTICE BE MADE WITH THIS REQUEST? | |
| Yes | |
| | |
| | |
| | |
| 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. | |
| <u>Bauer & Clark</u> 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>15</u> day of <u>March</u> , 20 <u>24</u> | |
| <u>[Signature]</u> Notary Public | |
| (seal) NOTICE: | My Commission expires: <u>02-11-2028</u> |
|  | |
| This application can be made available upon request. Requests can be made by calling (915) 872-8531 (Voice) or email p&z@costx.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: _____ |

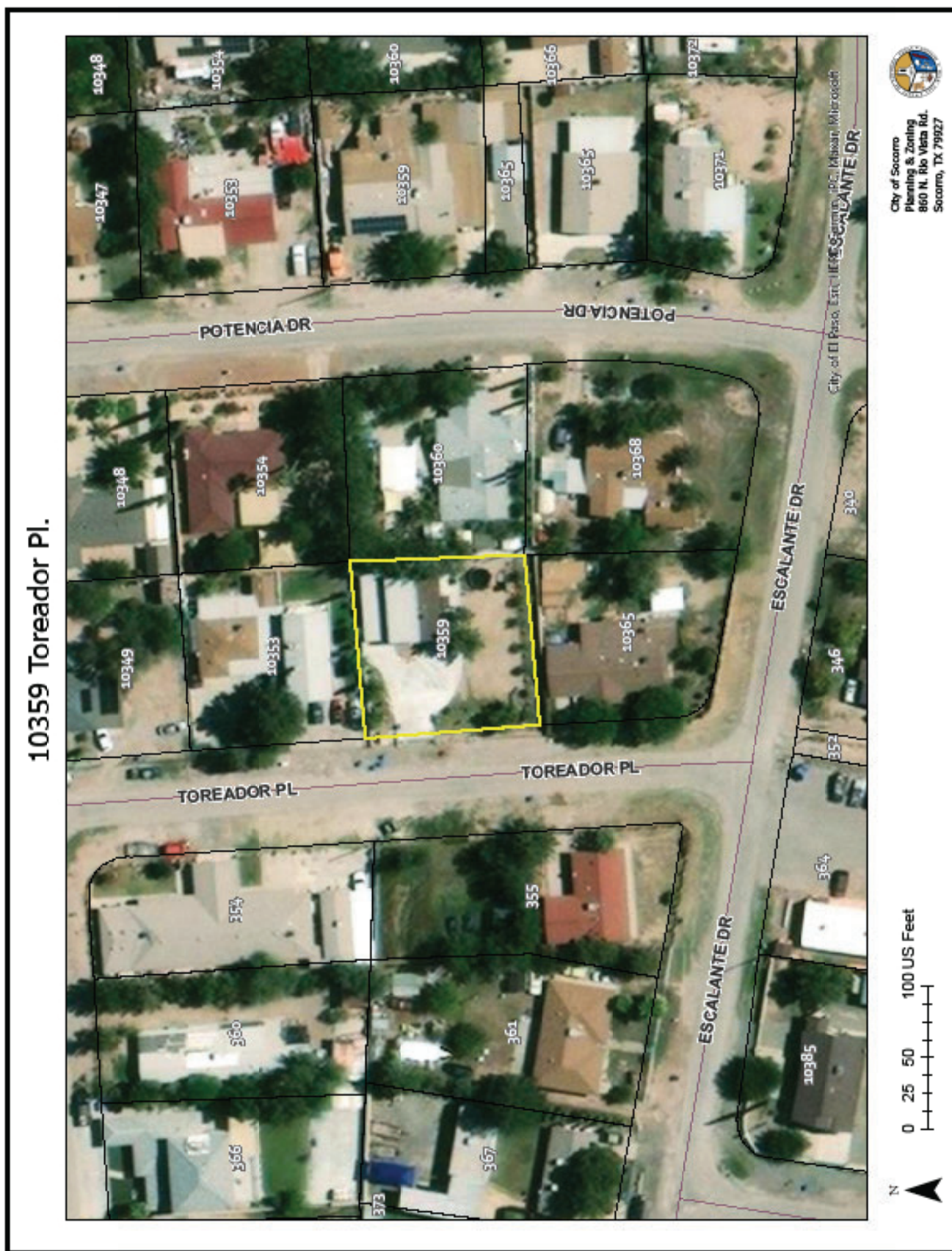
SITE PLAN



ZONING MAP



AERIAL IMAGE



SITE PICTURES



View of property from Toreador Pl.





**CITY OF SOCORRO
BOARD OF ADJUSTMENTS
MEETING DATE: APRIL 25, 2024**

**VARIANCE REQUEST
STAFF REPORT**

SUBJECT:

VARIANCE REQUESTS FROM THE MUNICIPAL CODE SECTION 46-634 (12), SECTION 46-634 (24 B), SECTION 46-634 (24 D), AND SECTION 46-634 (24 E) TO ALLOW A CANOPY, MONUMENT, WALL, AND DIRECTIONAL SIGNS THAT EXCEED THE SQUARE FOOTAGE, LOCATION AND NUMBER OF SIGNS ALLOWED INSTEAD OF THE REQUIREMENTS OUTLINED UNDER THE MUNICIPAL CODE SECTION 46-634 - SIGNS AT 9909 NORTH LOOP DR., SOCORRO, TX.

| | |
|------------------------------------|---|
| PROPERTY ADDRESS: | 9909 NORTH LOOP DR. |
| PROPERTY LEGAL DESCRIPTION: | LOT 7, BLOCK 5, VALLE NUEVO COMMERCIAL CENTER UNIT 1 |
| PROPERTY OWNER: | RYAN DARBY |
| PROPERTY AREA: | 43,626 S.F. |
| CURRENT ZONING: | IC-MUD (INDUSTRIAL/COMMERCIAL MIXED-USE DEVELOPMENTS) |
| SUMMARY: | The applicant is requesting multiple variances to allow signs for Mister Car Wash. |
| BACKGROUND: | N/A |
| STATEMENT OF THE ISSUE: | Section 46-634 - Signs of the City of Socorro's Municipal Codes outlines the restrictions for all districts regarding the size, location, type and quantity of signs permitted that affect the signage proposal for Mister Car Wash. |
| STAFF RECOMMENDATION: | Staff recommends APPROVAL of the variance requests from the Municipal Code Sections 46-634 (12), 46-634 (24 B), 46-634 (24 D), and 46-634 (24 E) to allow a canopy, monument, wall, and directional signs that exceed the square footage, location and number of signs allowed instead of the requirements outlined under the Municipal Code Section 46-634 - Signs at 9909 North Loop Dr. |
| ALTERNATIVE: | The alternative is to DENY the variance request. |

APPLICATION



BOARD OF ADJUSTMENT APPLICATION

APPEAL ☐ SPECIAL EXCEPTION ☐ VARIANCE ☒ TODAY'S DATE: 04/16/2024

CONTACT INFORMATION

PROPERTY LOCATION*: 9909 North Loop Dr Socorro, TX

Subdivision: Valle Nuevo Commercial Center #1 Lot: 7 Block: 5

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

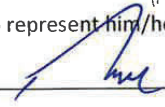
Property Owner: CWPS Corp 222 E 5th St Tucson AZ 85705

(Name) (Address) (City, State, & Zip Code)

(Email) (Phone)

Property Owner is giving Professional Permits % Garry Potts authority to represent him/her at meeting.

(Applicant Name)

Property Owner Printed Name: Ryan Darby Property Owner Signature: 

Applicant: Professional Permits % Garry Potts 58171 Dragonfly Court Osceola, IN 46561

(Name) (Address) (City, State, & Zip Code)

gpotts@professionalpermits.com 574-229-0635

(Email) (Phone)

REQUEST

Please list types requested:


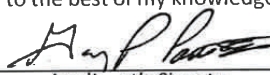
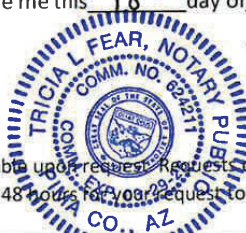
| Description | Ordinance Requirements | Requested Dimensions | Variance from Ordinance |
|----------------|--------------------------|----------------------|-------------------------|
| Lot Size | | | |
| Lot Width | | | |
| Lot Depth | | | |
| Side Yard | | | |
| Side Yard | | | |
| Side at Corner | | | |
| Front Yard | | | |
| Rear Yard | | | |
| Driveway | | | |
| Other | see attached 'Exhibit A' | | |

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:

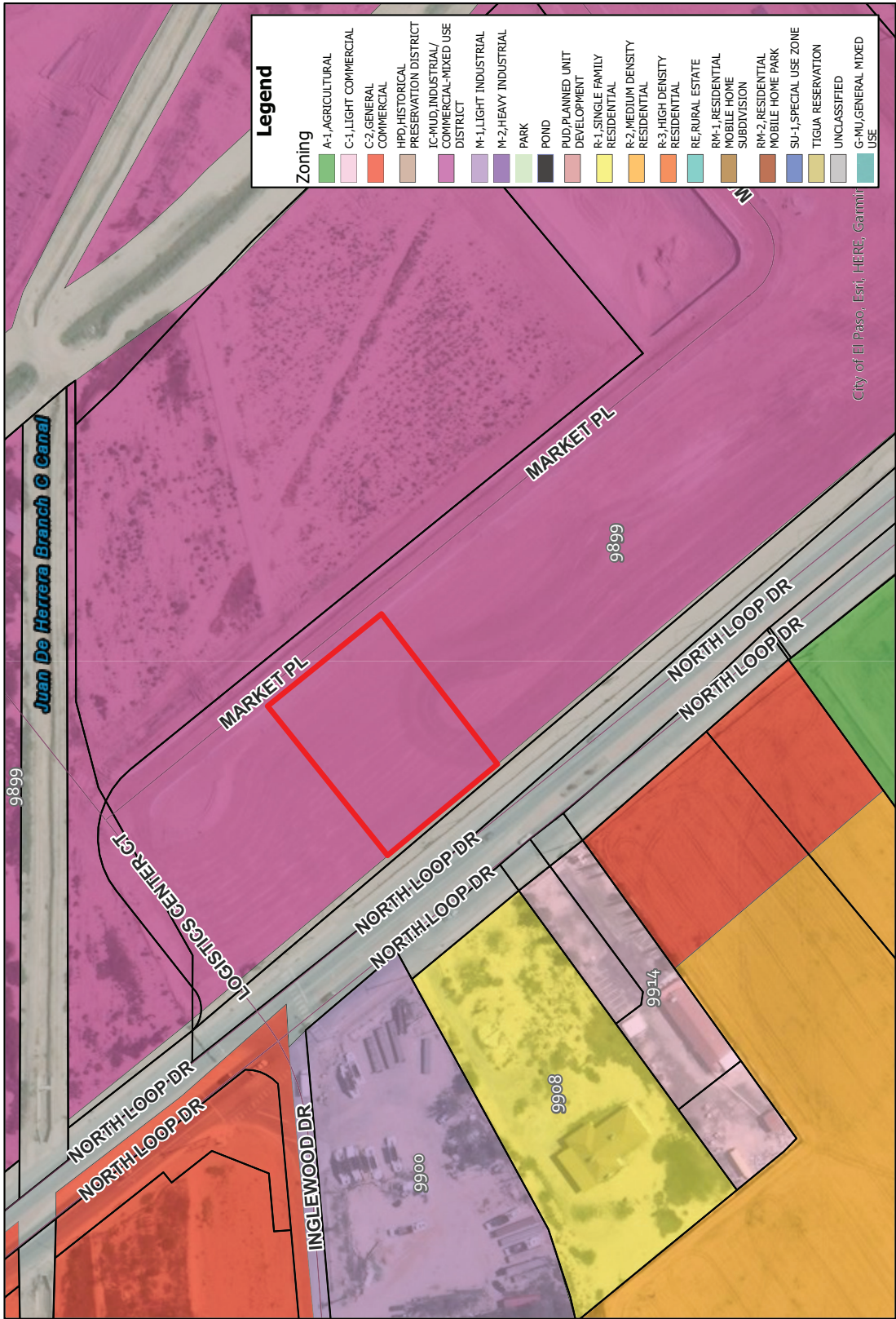
Applicant is seeking variance approval to install the exterior signs for the business. The signs are needed in the size and quantity requested to provide adequate wayfinding and proper visibility for the site

APPLICATION

| | |
|--|---|
| WILL THIS REQUEST SERVE A PUBLIC INTEREST? | |
| Yes. The request will allow for sufficient motorists wayfinding to the site and on the site thus providing adequate wayfinding and assisting with traffic flow. | |
| WILL LITERAL ENFORCEMENT OF THE CODE CREATE A HARDSHIP? | |
| Yes, the lack of adequate legible signage creates wayfinding concerns for the motorists trying to locate the site and navigate on the site causing confusion and creating a safety concern | |
| DOES THIS REQUEST MEET THE SPIRIT OF THE CODE? | |
| Yes, the code allows for variances when conditions are present that allow for relief. | |
| WILL SUBSTANTIAL JUSTICE BE MADE WITH THIS REQUEST? | |
| Yes. The request is the amount necessary to provide signs that allow adequate wayfinding | |
| 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 <u>ARIZONA</u> COUNTY OF <u>Pima</u> |  Applicant's Signature |
| Subscribed and sworn to before me this <u>18th</u> day of <u>April</u> , 20 <u>24</u> | |
|  (seal) My Commission expires: <u>03.29.2026</u> | |
| NOTICE: This application can be made available upon request. Requests can be made by calling (915) 872-8531 (Voice) or email p&z@costx.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 - 9909 North Loop Dr.



AERIAL IMAGE



SITE PICTURES



View of property from North Loop Dr.



SITE PICTURES



View of property from Market Pl.



SUPPLEMENTAL DOCUMENTS



TX 1356 Nuevo Hueco
9909 North Loop Dr Socorro TX 79927

Site Plan

Dimensions are Approximate and Subject to Change Pending Review by Dualite Engineering.

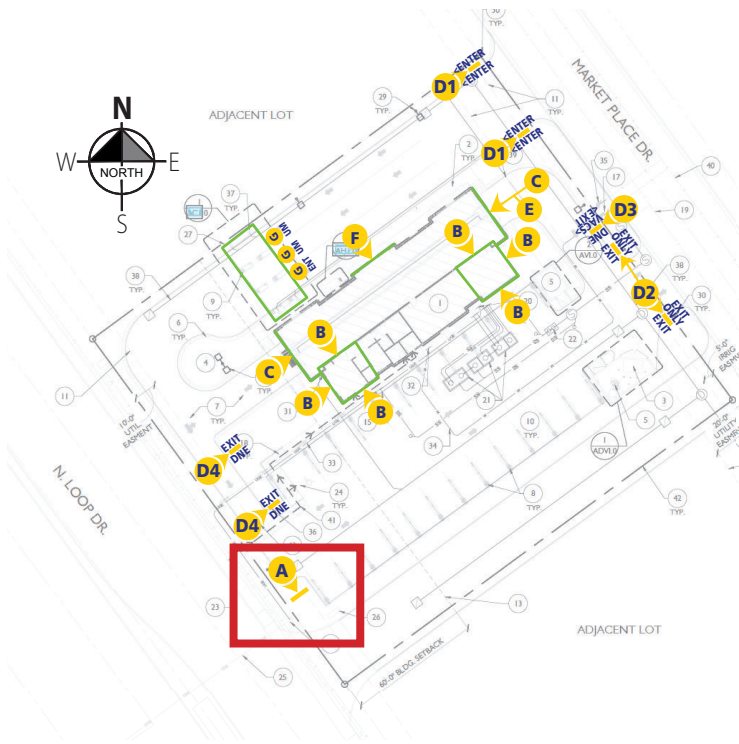


| | | |
|-------------------------|----------------|--------------------------------|
| FILE# 23-8-76-F-MSTR-S3 | JY | Customer Approval or Comments: |
| Scale: NTS | Date: 3-8-2024 | |

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SUPPLEMENTAL DOCUMENTS



Variance request to allow an 89 s.f. monument sign instead of the 80 s.f. maximum area requirement (Section. 46-634. - Signs [24-b]) and a variance request to allow a sign closer than five feet from the property line (Section. 46-634. - Signs [24-d]).



TX 1356 Nuevo Hueco
9909 North Loop Dr Socorro TX 79927

SIGN - A

4'-8" x 7'-0" Sparkle Sign DF-CP Sign @ 15' OAH - 46 sq. ft.

Dimensions are Approximate and Subject to Change Pending Review by Dualite Engineering.

NOTE: Lower end of sign arch to be installed toward the street.

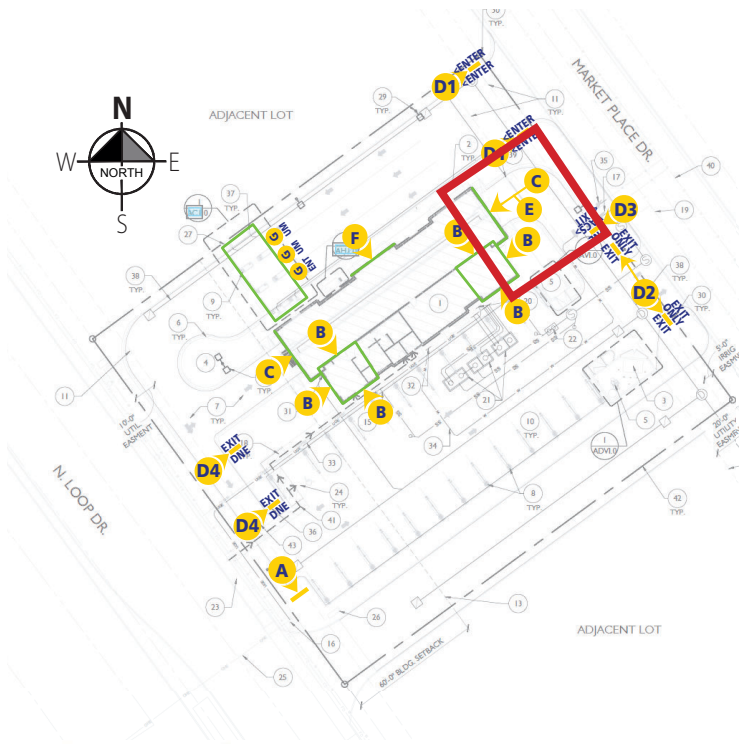
NOTE: Center sparkle in 2'-4" x 1'-10" Sparkle Set on Shroud has an Arlon 140 Opaque Gray Vinyl center to match the Gray Shroud Area it is mounted to.



| CORPORATE COLORS: | | |
|-------------------|----------------|---------------------------|
| PMS | PMS 123 C | PMS 2955 C |
| VINYL | 3630-125 | Custom Vinyl 3630-8119 |
| FLEX | Match 3M Color | Match 3M Color |

SUPPLEMENTAL DOCUMENTS

Variance request to allow multiple wall signs totaling 113 s.f. instead of the single 50 s.f. maximum sign allowed (Section. 46-634. - Signs [24-e])



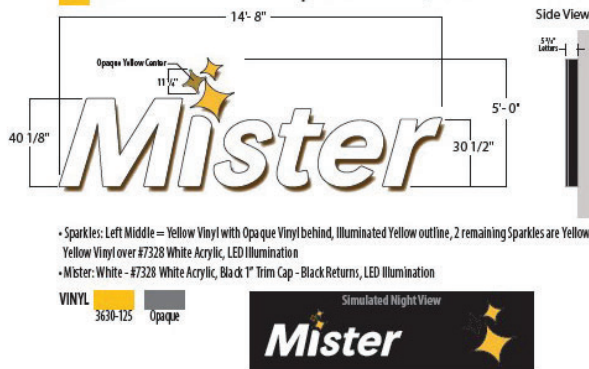
TX 1356 Nuevo Huevo
9909 North Loop Dr Socorro TX 79927

SIGNS - B, C & E 4'-5" x 13'-0 1/4" Mister Channel Letters - 7'-0" x 5'-7" Sparkle Accent Lighting - 15" EXIT Letters

Dimensions are Approximate and Subject to Change Pending Review by Dualite Engineering.

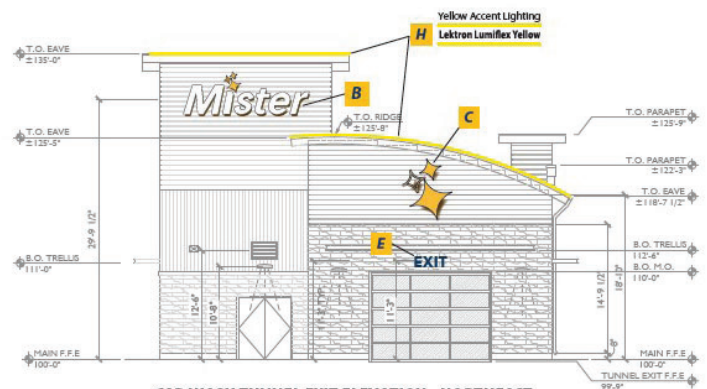
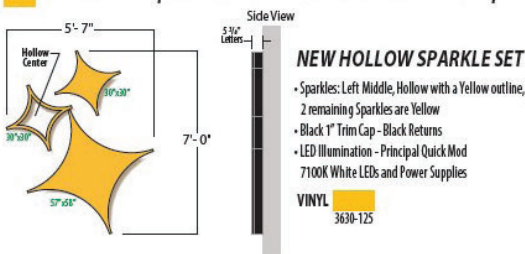
All Mister Letter Sets on Towers need to be on the same continuous plain (bottoms lined up).

B M40 5'-0" x 14'-8" - 73 sq. ft. - NEW OPAQUE CENTER SPARKLE



Sparkles should be centered up and down and left to right on the tunnel exit/entrance.

C 7'-0" x 5'-7" Sparkle on Tower of Tunnel Entrance - 40 sq ft



CAR WASH TUNNEL EXIT ELEVATION - NORTHEAST

E 15" Illuminated Exit Letters - 8.4 sq ft

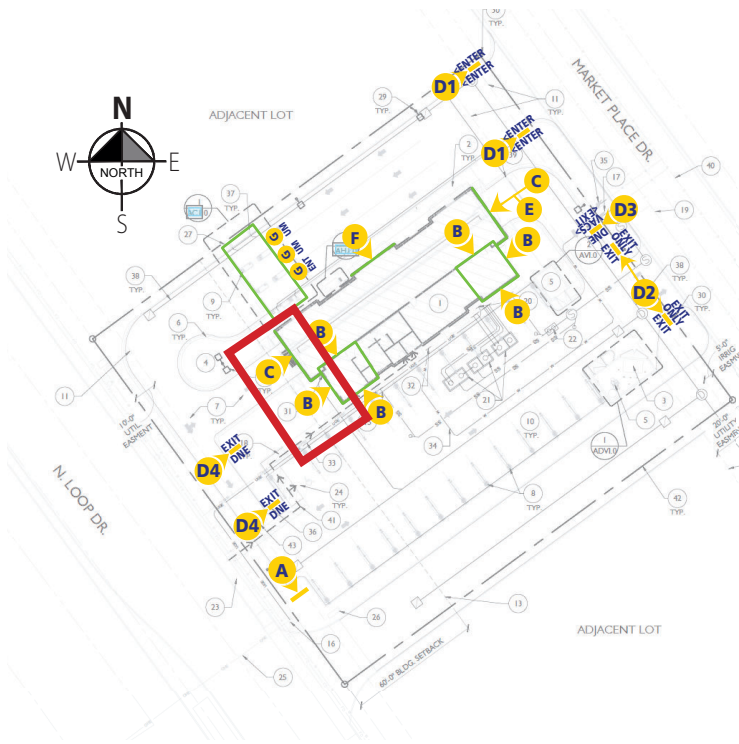


| CORPORATE COLORS: | | |
|-------------------|----------------|----------------|
| PMS | PMS 123 C | PMS 2955 C |
| VINYL | 3630-125 | 3630-8119 |
| FLEX | Match 3M Color | Match 3M Color |

| BUILDING COLORS: | |
|------------------|-------------|
| SW 6255 | Morning Fog |
| SW 7665 | Wall Street |
| SW 9178 | In The Navy |

SUPPLEMENTAL DOCUMENTS

Variance request to allow multiple wall signs totaling 113 s.f. instead of the single 50 s.f. maximum sign allowed (Section. 46-634. - Signs [24-e])



TX 1356 Nuevo Huevo
9909 North Loop Dr Socorro TX 79927

SIGNS - B, C 4'-5" x 13'-0 1/4" Mister Channel Letters - 7'-0" x 5'-7" Sparkle Accent Lighting

Dimensions are Approximate and Subject to Change Pending Review by Dualite Engineering.

All Mister Letter Sets on Towers need to be on the same continuous plain (bottoms lined up).

B M40 5'-0" x 14'-8" - 73 sq. ft. - NEW OPAQUE CENTER SPARKLE

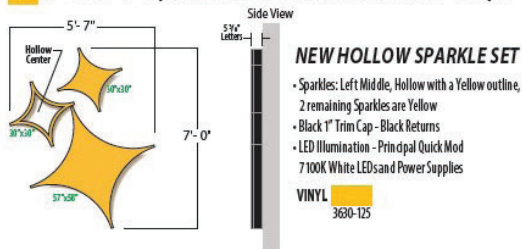


- Sparkles: Left Middle = Yellow Vinyl with Opaque Vinyl behind, Illuminated Yellow outline, 2 remaining Sparkles are Yellow Yellow Vinyl over #7328 White Acrylic, LED Illumination
- Mister: White - #7328 White Acrylic, Black 1" Trim Cap - Black Returns, LED Illumination



Sparkles should be centered up and down and left to right on the tunnel exit/entrance.

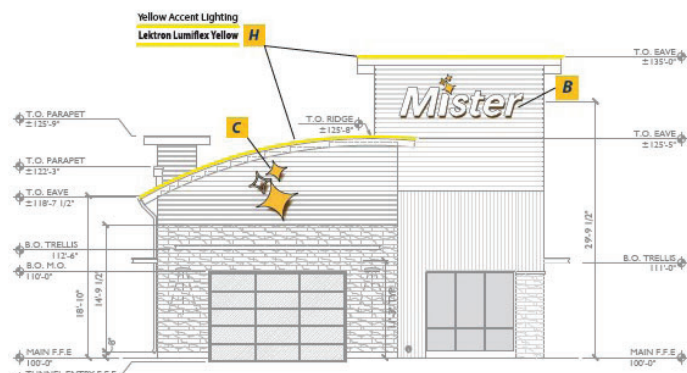
C 7'-0" x 5'-7" Sparkle on Tower of Tunnel Entrance - 40 sq ft



NEW HOLLOW SPARKLE SET

- Sparkles: Left Middle, Hollow with a Yellow outline, 2 remaining Sparkles are Yellow
- Black 1" Trim Cap - Black Returns
- LED Illumination - Principal Quick Mod 7 100K White LEDs and Power Supplies

VINYL
3630-125



CAR WASH TUNNEL ENTRY ELEVATION - SOUTHWEST

1/16" = 1'-0"

CORPORATE COLORS:

| | | |
|-------|----------------|---------------------------|
| PMS | PMS 123 C | PMS 2955 C |
| VINYL | 3630-125 | Custom Vinyl 3630-8119 |
| FLEX | Match 3M Color | Match 3M Color |

BUILDING COLORS:

| | |
|---------|-------------|
| SW 6255 | Morning Fog |
| SW 7665 | Wall Street |
| SW 9178 | In The Navy |

FILE# 23-8-76-F-MISTR-C1

JY

Customer Approval
or Comments:

Scale: 3/16" = 1'-0"

Date: 8-28-2023

Dimensions are Approximate and Subject to Change Pending Review by Dualite Engineering.

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Variance request to allow multiple wall signs totaling 146 s.f. instead of the single 50 s.f. maximum sign allowed (Section. 46-634. - Signs [24-e])



SIGNS - B

Dimensions are Approximate and Subject to Change Pending Review by Dualite Engineering.



BUILDING COLORS:

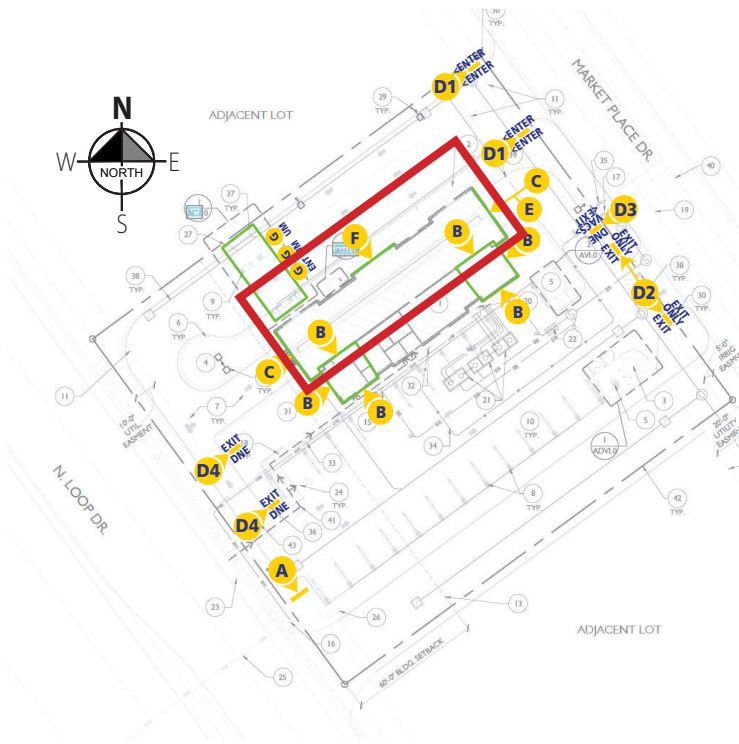
- SW 6255 Morning Fog
- SW 7665 Wall Street
- SW 9178 In The Navy

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Dualite.

SUPPLEMENTAL DOCUMENTS

Variance request to allow multiple wall signs totaling 230 s.f. instead of the single 50 s.f. maximum sign allowed (Section. 46-634. - Signs [24-e])

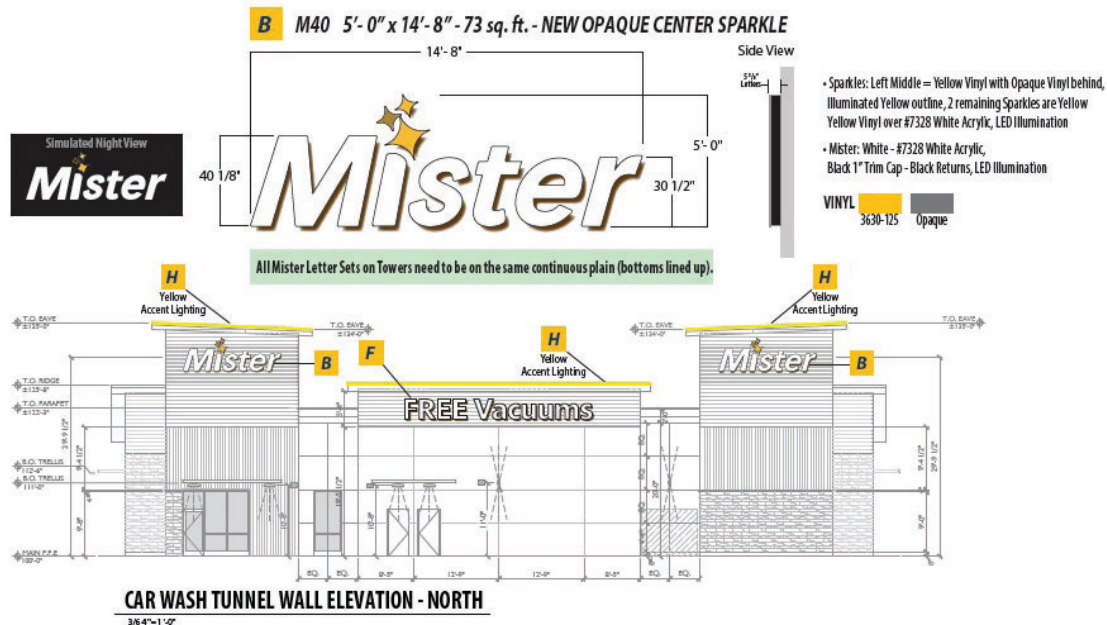


TX 1356 Nuevo Huevo
9909 North Loop Dr Socorro TX 79927

SIGNS - B, F

5'-0" x 14'-8" (40"M) Mister - 3'-0" x 28'-1" FREE Vacuums Channel Letters

Dimensions are Approximate and Subject to Change Pending Review by Dualite Engineering.



F 36" x 28'-1" White FREE Vacuums Channel Letters 84 sq. ft.



Yellow LED Accent Lighting
Lektron Lumiflex Yellow

| CORPORATE COLORS: | | |
|-------------------|----------------|----------------|
| PMS | PMS 123 C | PMS 2955 C |
| VINYL | 3630-125 | 3630-8119 |
| FLEX | Match 3M Color | Match 3M Color |

| BUILDING COLORS: | |
|------------------|-------------|
| SW 6255 | Morning Fog |
| SW 7665 | Wall Street |
| SW 9178 | In The Navy |

FILE# 23-8-76-F-MISTR-E1

JY

Customer Approval
or Comments:

Scale: 3/16" = 1'-0"

Date: 8-28-2023

Dimensions are Approximate and Subject to Change Pending Review by Dualite Engineering.

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SUPPLEMENTAL DOCUMENTS



Variance request to allow multiple directional signs totaling 16.6 s.f. instead of the single 4 s.f. maximum area allowed for directional signs (Section. 46-634. - Signs [12])



TX 1356 Nuevo Hueco
9909 North Loop Dr Socorro TX 79927

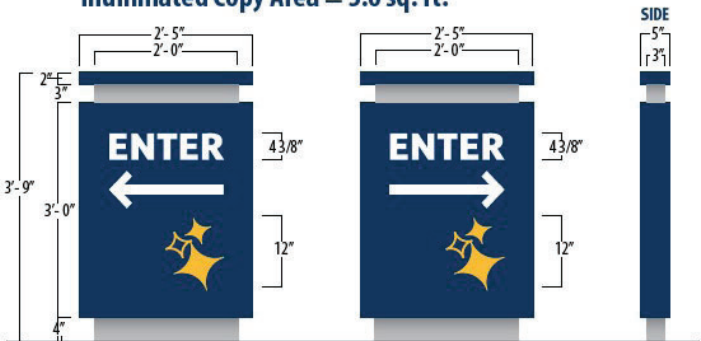
SIGN - D1

3'- 9" x 2'- 5" Directional Sign - 3.6 sq. ft.

Dimensions are Approximate and Subject to Change Pending Review by Dualite Engineering.

Directional Sign conduit should be stubbed down through match plate and stubbed out towards electrical connection. Sign contractor responsible for connecting wires within 5' of sign.

Illuminated Copy Area = 3.6 sq. ft.



DESCRIPTION

- White LED Glow under top Blue cap of sign
- Directional Copy and/or Arrows = White Vinyl First Surface Routed and Backed.
- DO NOT ENTER Symbol = Red Vinyl First Surface Routed and Backed.
- Sparkle Logo = Yellow Vinyl First Surface Routed and Backed.
- Main Cabinet = Painted Blue - .090 Aluminum - LED Illumination
- Cabinet Insets = Painted 7C Cool Gray - .090 Aluminum
- Sign Top = Painted Blue - .090 Aluminum

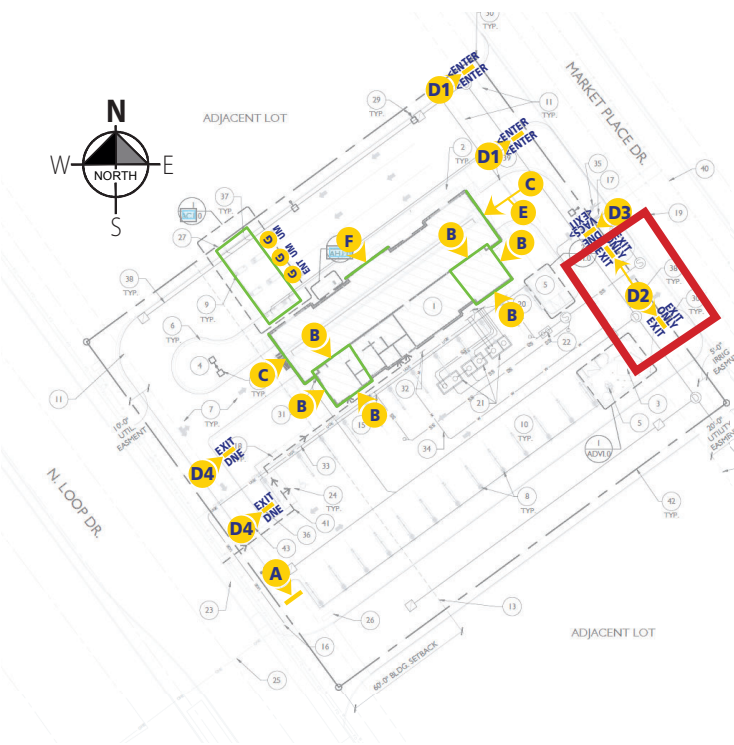
CORPORATE COLORS:

| | | |
|--------------|--|--|
| PMS | | |
| VINYL | | |
| FLEX | | |

BUILDING COLORS:

| | |
|--|---------------------|
| | SW 6255 Morning Fog |
| | SW 7665 Wall Street |
| | SW 9178 In The Navy |

SUPPLEMENTAL DOCUMENTS



Variance request to allow multiple directional signs totaling 16.6 s.f. instead of the single 4 s.f. maximum area allowed for directional signs (Section. 46-634. - Signs [12])



TX 1356 Nuevo Huevo
9909 North Loop Dr Socorro TX 79927

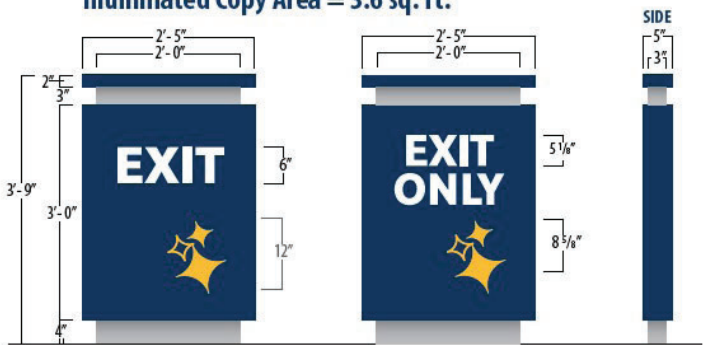
SIGN - D2

3'- 9" x 2'- 5" Directional Sign - 3.6 sq. ft.

Dimensions are Approximate and Subject to Change Pending Review by Dualite Engineering.

Directional Sign conduit should be stubbed down through match plate and stubbed out towards electrical connection. Sign contractor responsible for connecting wires within 5' of sign.

Illuminated Copy Area = 3.6 sq. ft.



DESCRIPTION

- White LED Glow under top Blue cap of sign
- Directional Copy and/or Arrows = White Vinyl First Surface Routed and Backed.
- DO NOT ENTER Symbol = Red Vinyl First Surface Routed and Backed.
- Sparkle Logo = Yellow Vinyl First Surface Routed and Backed.
- Main Cabinet = Painted Blue - .090 Aluminum - LED Illumination
- Cabinet Insets = Painted 7C Cool Gray - .090 Aluminum
- Sign Top = Painted Blue - .090 Aluminum

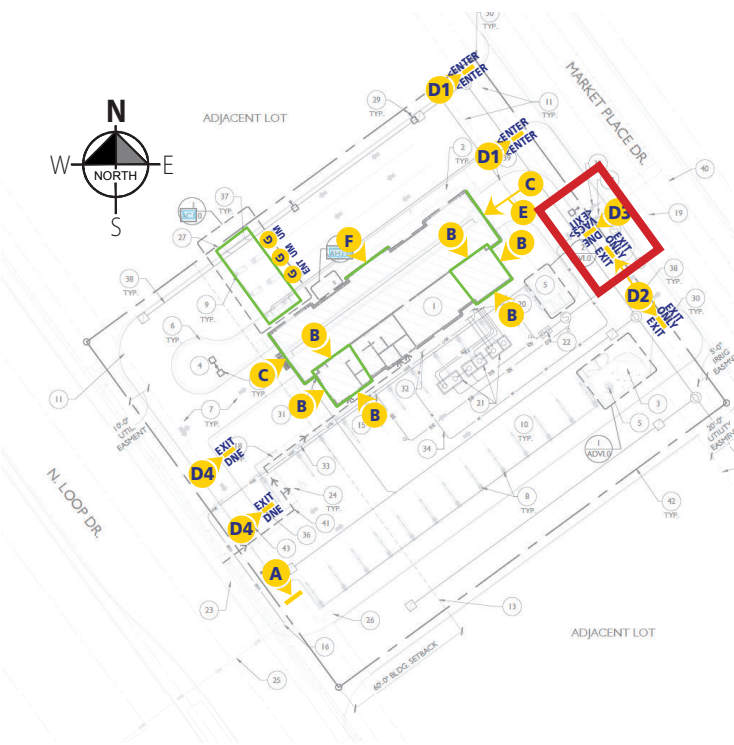
CORPORATE COLORS:

| | | |
|--------------|-----------------------|-----------------------|
| PMS | PMS 123 C | PMS 2955 C |
| VINYL | 3630-125 | 3630-8119 |
| FLEX | Match 3M Color | Match 3M Color |

BUILDING COLORS:

| | |
|----------------|--------------------|
| SW 6255 | Morning Fog |
| SW 7665 | Wall Street |
| SW 9178 | In The Navy |

SUPPLEMENTAL DOCUMENTS



Variance request to allow multiple directional signs totaling 16.6 s.f. instead of the single 4 s.f. maximum area allowed for directional signs (Section. 46-634. - Signs [12])



TX 1356 Nuevo Huevo
9909 North Loop Dr Socorro TX 79927

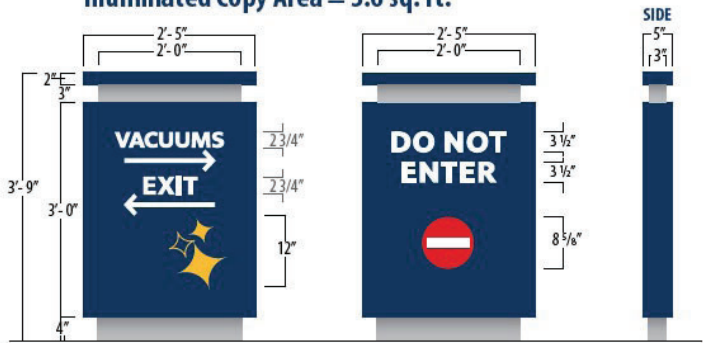
SIGN - D3

3'-9" x 2'-5" Directional Sign - 3.6 sq. ft.

Dimensions are Approximate and Subject to Change Pending Review by Dualite Engineering.

Directional Sign conduit should be stubbed down through match plate and stubbed out towards electrical connection. Sign contractor responsible for connecting wires within 5' of sign.

Illuminated Copy Area = 3.6 sq. ft.



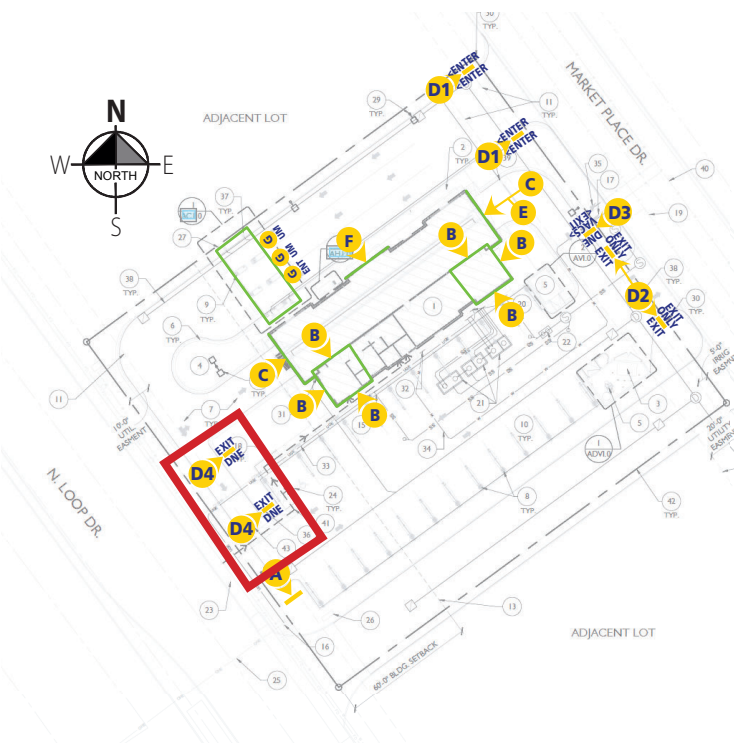
DESCRIPTION

- White LED Glow under top Blue cap of sign
- Directional Copy and/or Arrows = White Vinyl First Surface Routed and Backed.
- DO NOT ENTER Symbol = Red Vinyl First Surface Routed and Backed.
- Sparkle Logo = Yellow Vinyl First Surface Routed and Backed.
- Main Cabinet = Painted Blue - .090 Aluminum - LED Illumination
- Cabinet Insets = Painted 7C Cool Gray - .090 Aluminum
- Sign Top = Painted Blue - .090 Aluminum

| CORPORATE COLORS: | | |
|-------------------|----------------|---------------------------|
| PMS | PMS 123 C | PMS 2955 C |
| VINYL | 3630-125 | Custom Vinyl 3630-8119 |
| FLEX | Match 3M Color | Match 3M Color |

| BUILDING COLORS: | |
|------------------|-------------|
| SW 6255 | Morning Fog |
| SW 7665 | Wall Street |
| SW 9178 | In The Navy |

SUPPLEMENTAL DOCUMENTS



Variance request to allow multiple directional signs totaling 16.6 s.f. instead of the single 4 s.f. maximum area allowed for directional signs (Section. 46-634. - Signs [12])



TX 1356 Nuevo Huevo
9909 North Loop Dr Socorro TX 79927

SIGN - D4

3'-9" x 2'-5" Directional Sign - 3.6 sq. ft.

Dimensions are Approximate and Subject to Change Pending Review by Dualite Engineering.

Directional Sign conduit should be stubbed down through match plate and stubbed out towards electrical connection. Sign contractor responsible for connecting wires within 5' of sign.

Illuminated Copy Area = 3.6 sq. ft.



DESCRIPTION

- White LED Glow under top Blue cap of sign
- Directional Copy and/or Arrows = White Vinyl First Surface Routed and Backed.
- DO NOT ENTER Symbol = Red Vinyl First Surface Routed and Backed.
- Sparkle Logo = Yellow Vinyl First Surface Routed and Backed.
- Main Cabinet = Painted Blue - .090 Aluminum - LED Illumination
- Cabinet Insets = Painted 7C Cool Gray - .090 Aluminum
- Sign Top = Painted Blue - .090 Aluminum

CORPORATE COLORS:

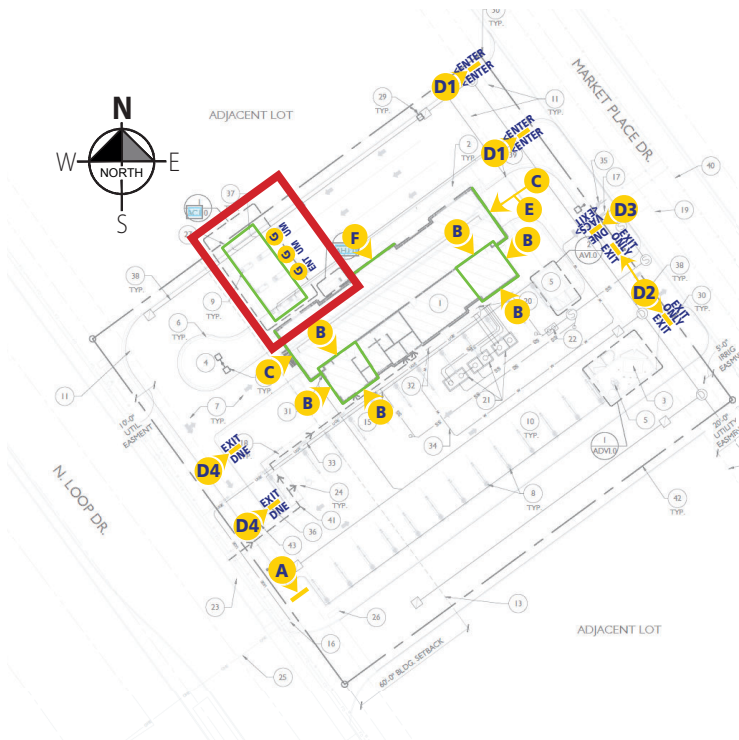
| | | |
|--------------|----------------|----------------|
| PMS | | |
| | PMS 123 C | PMS 2955 C |
| VINYL | | |
| | 3630-125 | 3630-8119 |
| FLEX | | |
| | Match 3M Color | Match 3M Color |

BUILDING COLORS:

| | |
|--|---------------------|
| | SW 6255 Morning Fog |
| | SW 7665 Wall Street |
| | SW 9178 In The Navy |

SUPPLEMENTAL DOCUMENTS

Variance request to allow a canopy sign totaling 150 s.f. instead of the 80 s.f. maximum area requirement for signs (Section. 46- 634. - Signs [24-e]) and a variance request to allow a sign closer than five feet from the property line (Section. 46-634. - Signs [24-d]).

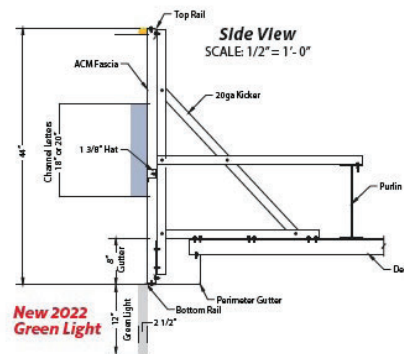
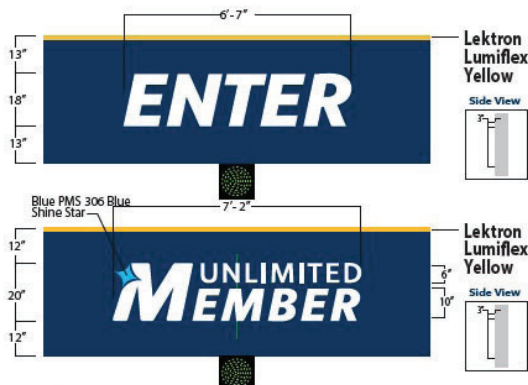


TX 1356 Nuevo Huevo
9909 North Loop Dr Socorro TX 79927

SIGN - G

NEW 2021 - 1 qty., 18" ENTER and 2 qty., 20" UNLIMITED MEMBER LANE LETTERS WITH GREEN INDICATOR DOT (Under Mount) - YELLOW LED ACCENT LIGHTING

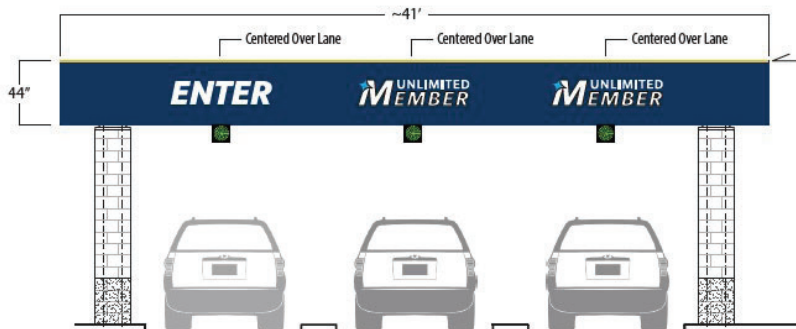
Dimensions are Approximate and Subject to Change Pending Review by Dualite Engineering.



| CORPORATE COLORS: | | |
|-------------------|----------------|----------------|
| PMS | PMS 123 C | PMS 2955 C |
| VINYL | 3630-125 | 3630-8119 |
| FLEX | Match 3M Color | Match 3M Color |

| BUILDING COLORS: | |
|------------------|-------------|
| SW 6255 | Morning Fog |
| SW 7665 | Wall Street |
| SW 9178 | In The Navy |

NEW 1-21 CHANNEL LETTER FONT STYLE: SOLITAIRE MVB PRO HEAVY ITALIC
White Letters with Black Sides and Trim-Cap - 3" deep Centered on 44" tall Canopy - Under Canopy Mounted Green Lights



CANOPY ELEVATION

1/8" = 1'-0"

H Yellow LED Accent Lighting
Lektron Lumiflex Yellow
ALL FOUR SIDES

FILE# 23-8-76-F-MISTR-J1

JY

Customer Approval
or Comments:

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

Date: 8-28-2023

Dimensions are Approximate and Subject to Change Pending Review by Dualite Engineering.

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**CITY OF SOCORRO
BOARD OF ADJUSTMENTS
MEETING DATE: APRIL 25, 2024**

**VARIANCE REQUEST
STAFF REPORT**

SUBJECT:

VARIANCE REQUESTS FROM THE MUNICIPAL CODE SECTION 46-634 (12), SECTION 46-634 (18), SECTION 46-634 (23 C), AND SECTION 46-634 (23 D) TO ALLOW A MONUMENT SIGN, WALL SIGNS, AND A DIRECTIONAL SIGN THAT EXCEED THE MAXIMUM SQUARE FOOTAGE, HEIGHT AND NUMBER OF SIGNS ALLOWED INSTEAD OF THE REQUIREMENTS OUTLINED UNDER THE MUNICIPAL CODE SECTION 46-634 - SIGNS AT 11340 GATEWAY BLVD EAST, SOCORRO, TX.

PROPERTY ADDRESS: 11340 GATEWAY BLVD. EAST

PROPERTY LEGAL DESCRIPTION: LOT 1, BLOCK 1, VANGUARD SUBDIVISION

PROPERTY OWNER: WILL BLUE

PROPERTY AREA: 11.2081 ACRES

CURRENT ZONING: M-1 (LIGHT INDUSTRIAL)

SUMMARY: The applicant is requesting multiple variances to allow signs for a Vanguard, Mack and Volvo commercial development.

BACKGROUND: N/A

STATEMENT OF THE ISSUE: Section 46-634 - Signs of the City of Socorro's Municipal Codes outlines the restrictions for all districts including the size, height, type and quantity of signs permitted that affect the signage proposal for Vanguard, Mack and Volvo.

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the variance requests from the Municipal Code Sections 46-634 (12), 46-634 (18), 46-634 (23 C), and 46-634 (23 D) to allow a monument sign, wall signs, and a directional sign that exceed the square footage, height and number of signs allowed instead of the requirements outlined under the Municipal Code Section 46-634 - Signs at 11340 Gateway Blvd. East.

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*: 11340 Gateway Blvd. East, Socorro Texas 79927

(Street address)

Subdivision: Parcel 2, Tract IYI DOC No. 20190086268 E.P.C.D.R

Lot: _____ Block: _____

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

Property Owner: Vanguard Truck Centers

34 Old Ivy Road

Atlanta, Georgia 30342

(Name)

(Address)

(City, State, & Zip Code)


(Email)

(Phone)

Property Owner is giving Bardo E. Contreras (Banes General Contractors) authority to represent him/her at meeting.

(Applicant Name)

Property Owner Printed Name: Will Blue

Property Owner Signature: 

Applicant: Bardo E. Contreras

6001 Doniphan Drive

El Paso Texas 79932

(Name)

(Address)

(City, State, & Zip Code)

bardo@banes-gc.com

915-584-0404

(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 | | 679 Sq. ft Total | 5 Signs Total |

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:

There are 3 Separate Entries that will operate from this Building as follows:

Vanguard Truck Centers, they represent both Volvo and MACK, two separate companies.

Volvo

Mack


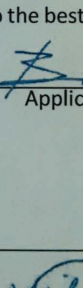
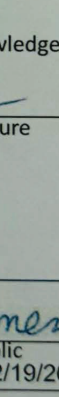
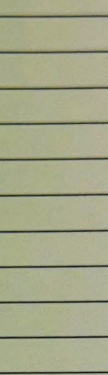
Planning & Zoning Department

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

Website: <https://costx.us/>

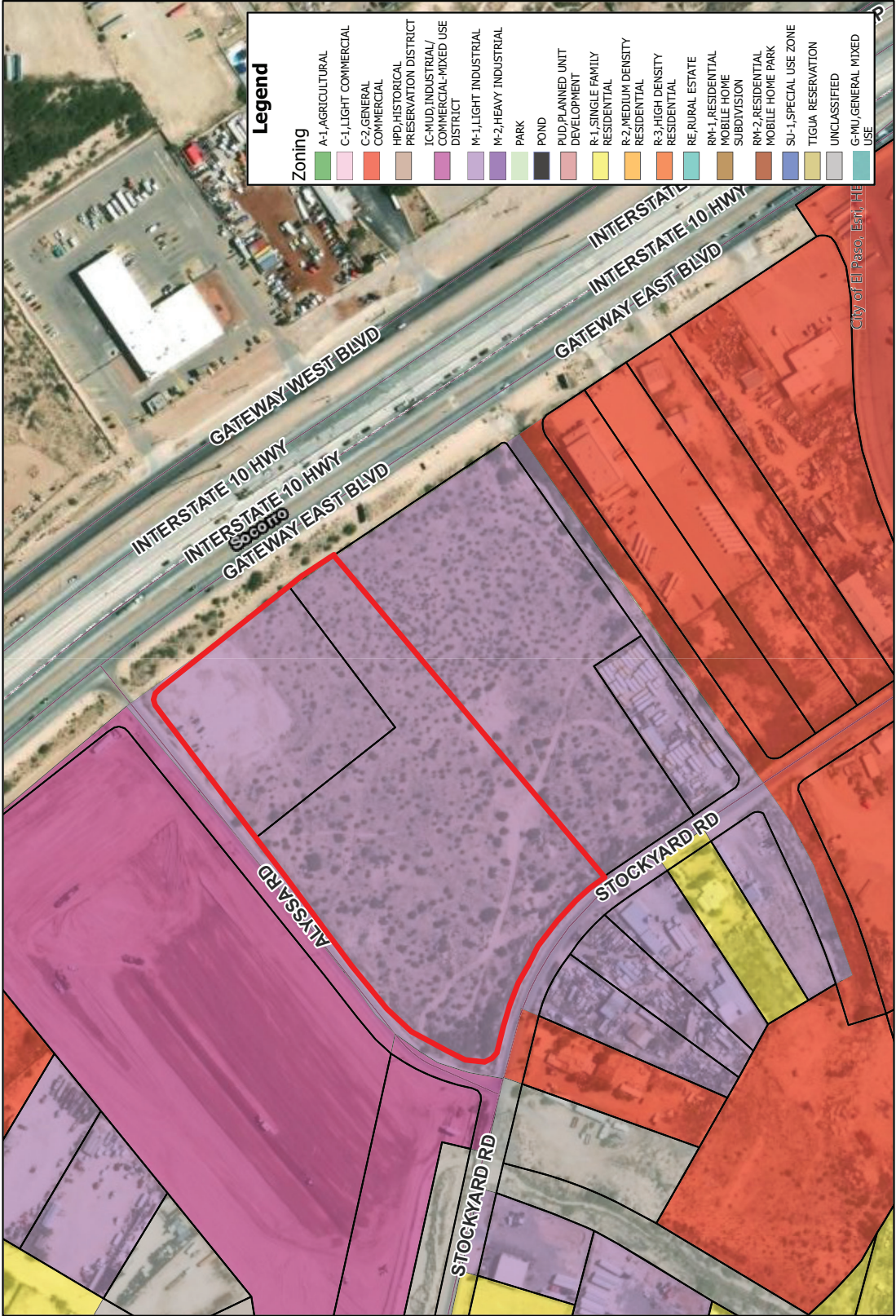
Updated: 9/16/2020

APPLICATION

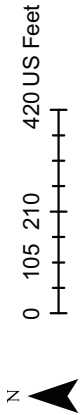
| | |
|--|---|
| WILL THIS REQUEST SERVE A PUBLIC INTEREST? | |
| Traffic from business will create revenue for the city. | |
| WILL LITERAL ENFORCEMENT OF THE CODE CREATE A HARDSHIP? | |
| No. | |
| DOES THIS REQUEST MEET THE SPIRIT OF THE CODE? | |
| Yes. | |
| WILL SUBSTANTIAL JUSTICE BE MADE WITH THIS REQUEST? | |
| N/A | |
| Items Submitted: Completed application and fee <input checked="" type="checkbox"/> Plot/Site Plan or Survey drawn to scale <input checked="" type="checkbox"/> | |
| I hereby certify that the above statements are true and correct to the best of my knowledge. | |
| <u></u> Property Owner Signature (If different from Applicant) STATE OF TEXAS COUNTY OF <u>El Paso</u> | <u></u> Applicant's Signature |
| Subscribed and sworn to before me this <u>19th</u> day of <u>April</u> , 20 <u>2024</u> | |
| (seal) NOTICE: | <u></u> Notary Public My Commission expires: <u>12/19/2024</u> |
|  | |
| This application can be made available upon request. Requests can be made by calling (915) 872-8531 (Voice) or email p&z@costx.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 - 11340 Gateway Blvd. East



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



AERIAL IMAGE



SITE PICTURES

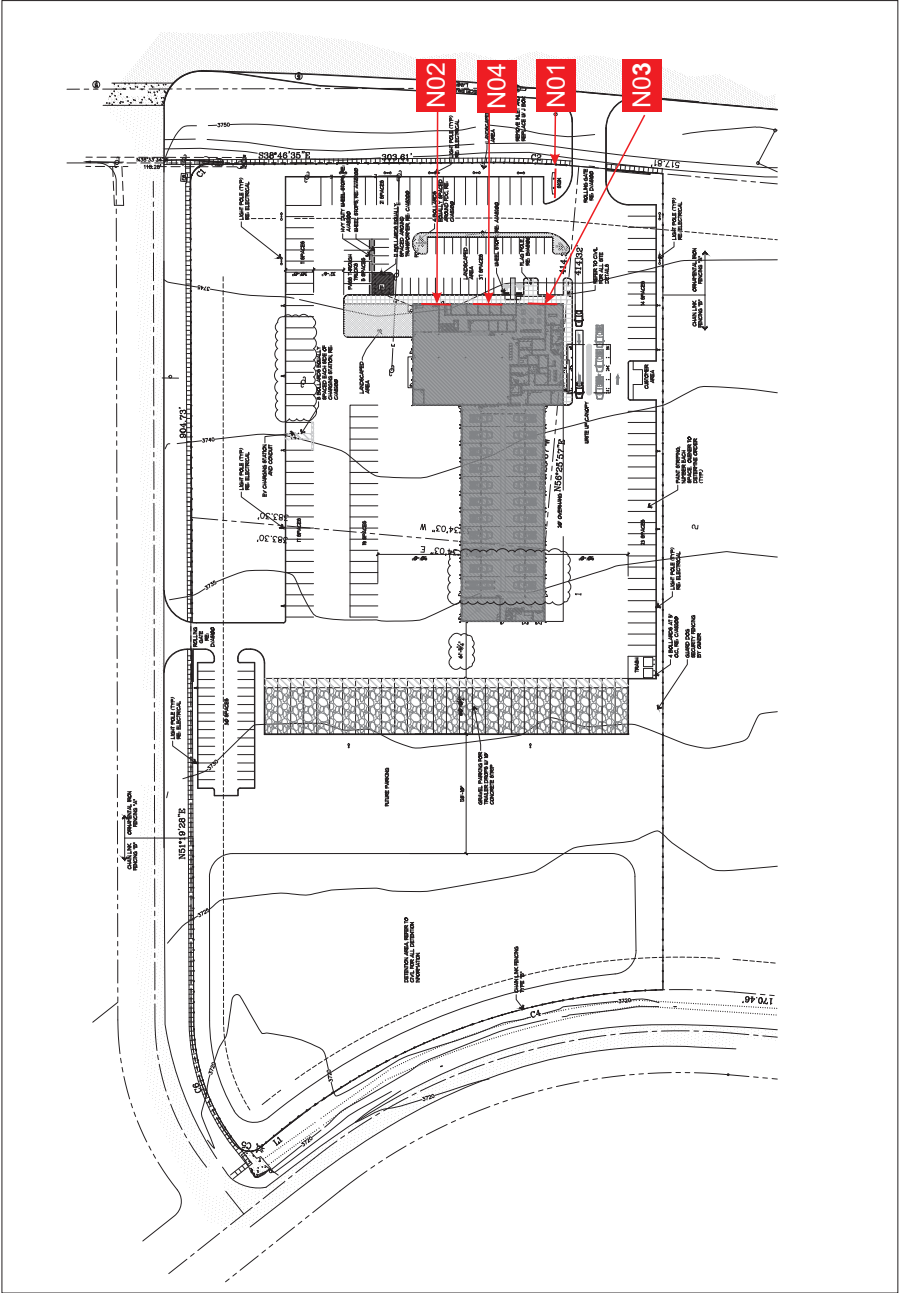


View of property from Gateway Blvd East (TOP) and from Alyssa Rd (BOTTOM)

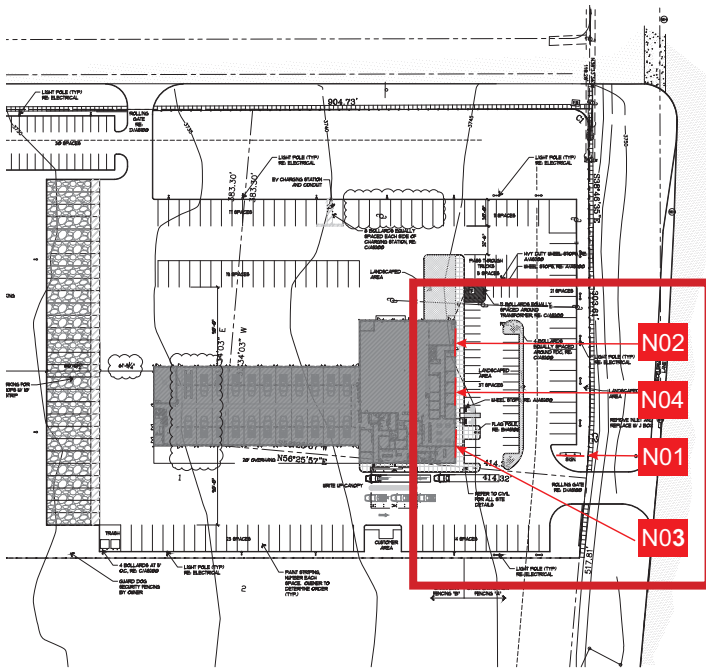


SUPPLEMENTAL DOCUMENTS

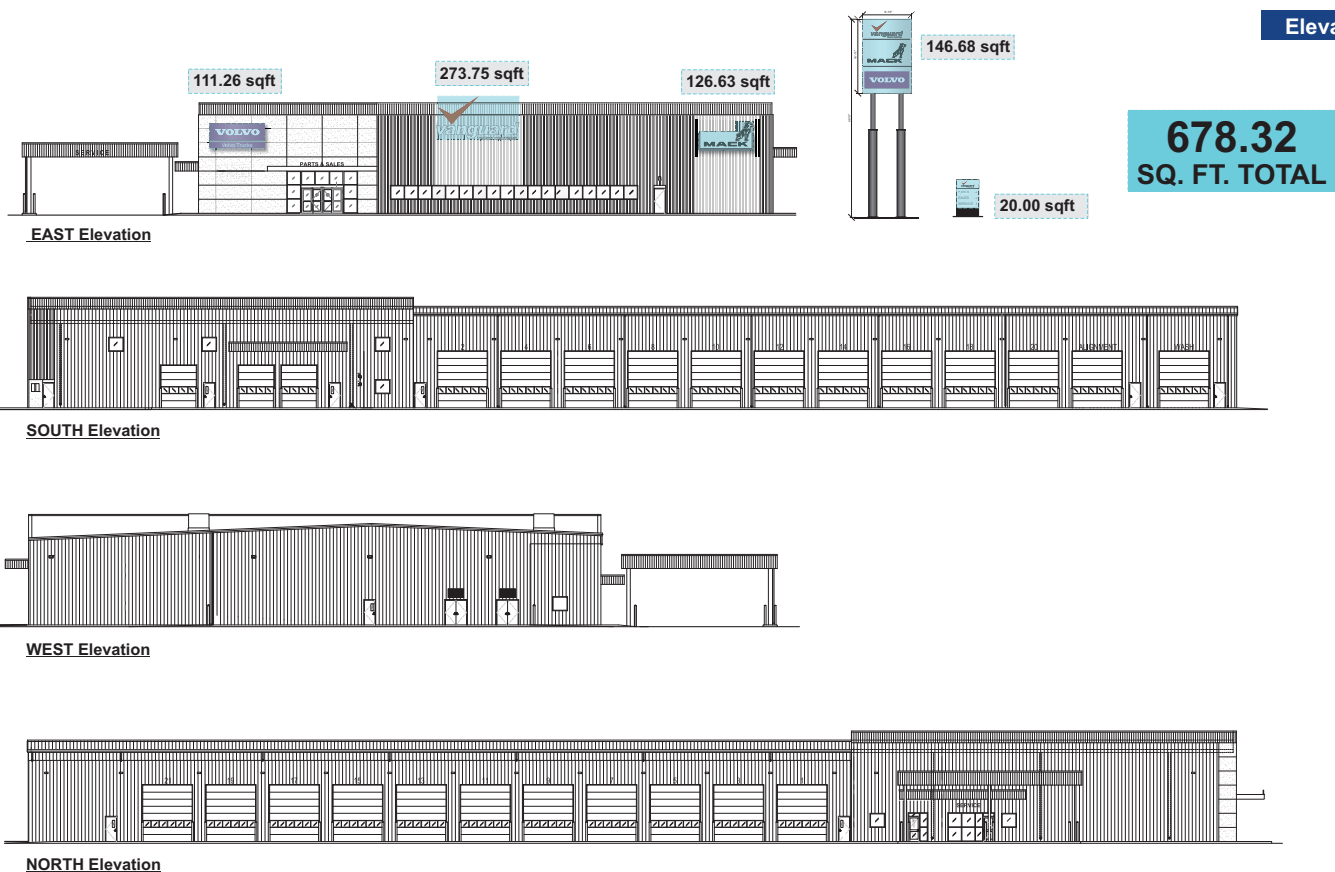
- Reference:
- N01** Pylon: Multi Brand Monolith - 40'-0"
 - N02** Building Signs - Right Side - MACKWALL 120
 - N03** Building Signs - Left Side - VOLVO SF 4786+1
 - N04** Building Signs - Center - Vanguard Truck Center
 - N05** Directional - (TBD)



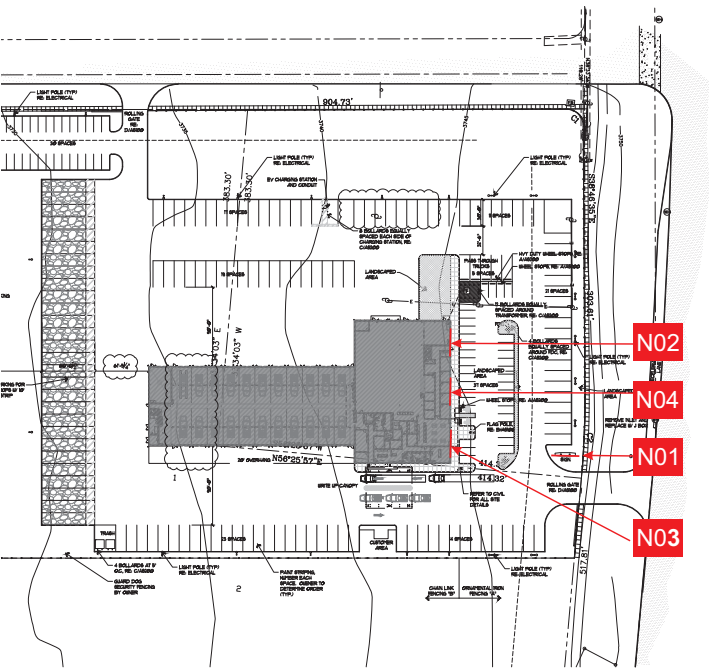
SUPPLEMENTAL DOCUMENTS



Variance request to allow wall mounted signs exceeding the 80 s.f. maximum allowable area (Section. 46-634. - Signs [18]) and a variance request to allow multiple wall signs totaling 678.3 s.f. instead of the single sign (150 s.f. maximum area) allowed (Section. 46-634. - Signs [23 c])

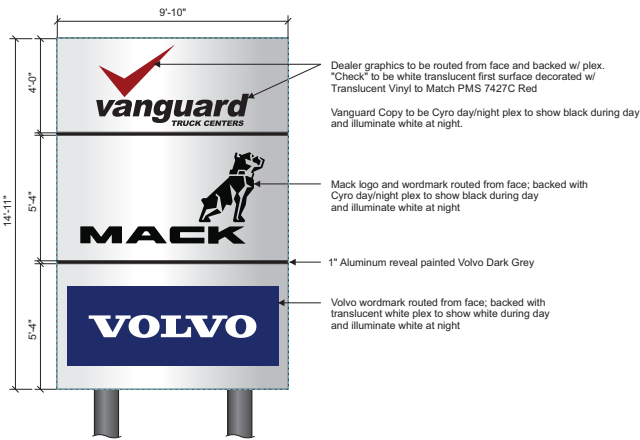


SUPPLEMENTAL DOCUMENTS



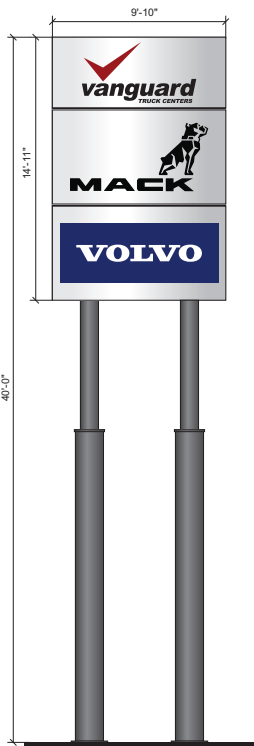
Variance request to allow a monument sign exceeding 25' - 0" in height instead of the 25' - 0" maximum height restriction (Section. 46-634. - Signs [23 d])

N01 Multi Brand - Monolith
Elevation View



Front View
Scale 1/4" = 1'-0"

- Project Colors:**
- Volvo Blue: SW 16740 to match Volvo Blue (gloss level 65-75)
 - Silver Metallic DC111A-2005 DG5000 (gloss level 40-50)
 - Gray Blue DC111B-2044 DG5000 (gloss level 30-40)
 - Translucent Vinyl to match PMS 7427C Red

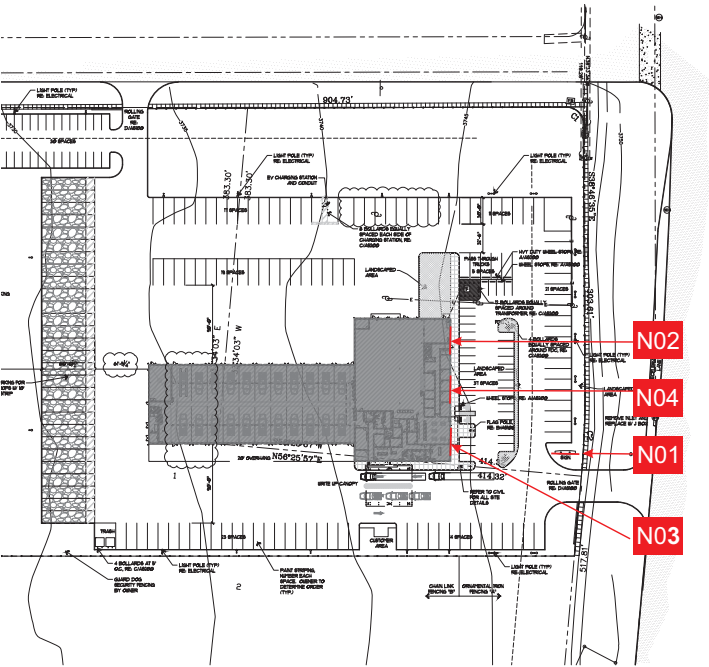


Front View
Scale 3/16" = 1'-0"



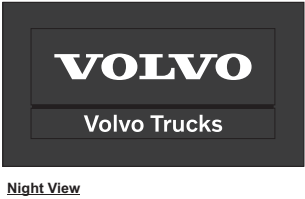
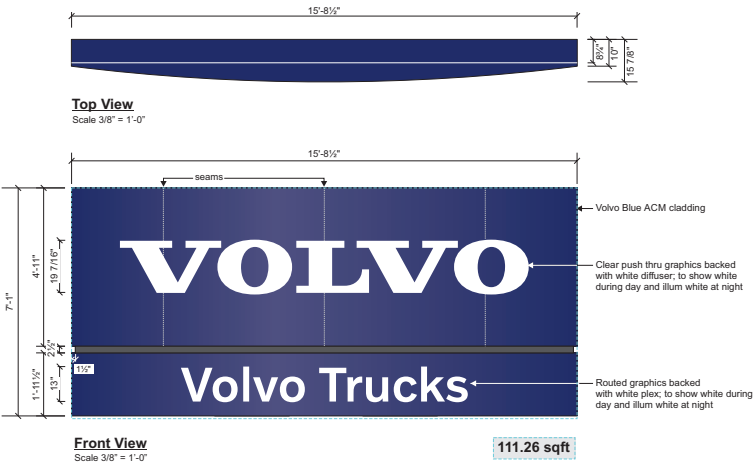
Night View

SUPPLEMENTAL DOCUMENTS



Variance request to allow wall mounted signs exceeding the 80 s.f. maximum allowable area (Section. 46-634. - Signs [18]) and a variance request to allow multiple wall signs totaling 678.3 s.f. instead of the single sign (150 s.f. maximum area) allowed (Section. 46-634. - Signs [23 c])

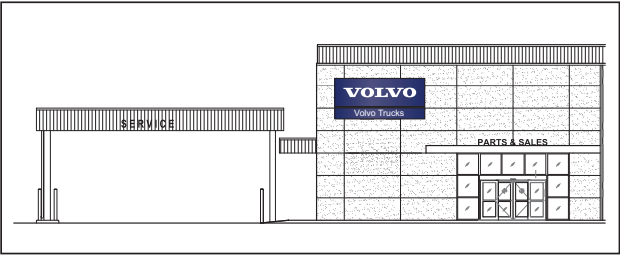
N02 Volvo 4786+1 Wall sign



Night View

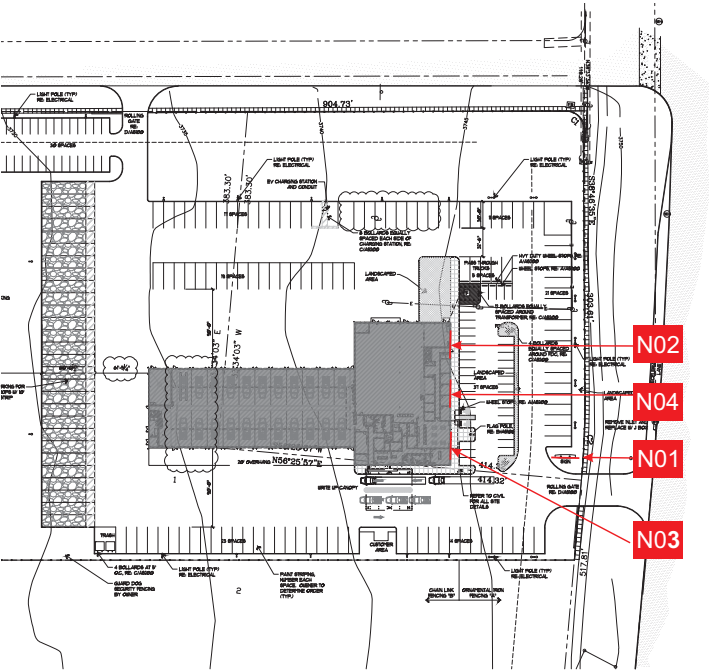
Project Colors:

- Volvo Blue:** SW 16740 to match Volvo Blue (gloss level 65-75)
- Volvo Dark Grey:** Primer: EP-200 Phosphate primer 0652 code 41CJ0001 AKZO NOBEL. Top Coat Poly fin dark grey code SC-BK-20618 Gloss 30+/-5



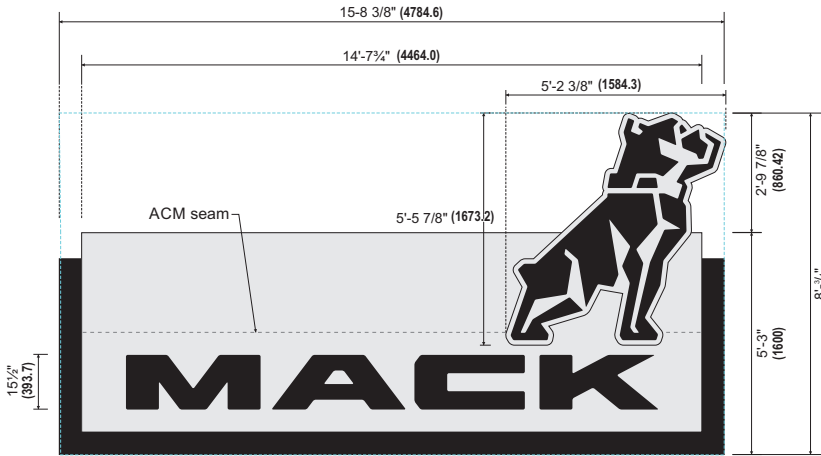
EAST Elevation

SUPPLEMENTAL DOCUMENTS



Variance request to allow wall mounted signs exceeding the 80 s.f. maximum allowable area (Section. 46-634. - Signs [18]) and a variance request to allow multiple wall signs totaling 678.3 s.f. instead of the single sign (150 s.f. maximum area) allowed (Section. 46-634. - Signs [23 c])

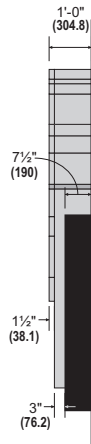
N03 MACKWALL 120 Wall Mtd Sign



MACKWALL120 Wall Mtd Sign
Scale 3/16" = 1'-0"

- Project Colors:**
- Alpolic 4mm 4TSZ3.5 MTLT TSZ SILVER
 - Alko Noble paint match for Alpolic 4TSZ3.5 MTLT TSZ SILVER (70% gloss)
 - Alpolic 4mm 4TBL3.5 TBL BLACK
 - Alko Noble paint match for Alpolic 4TBL3.5 TBL BLACK (70% gloss)
 - Cyro Day/Night Acrylic
 - White Acrylic

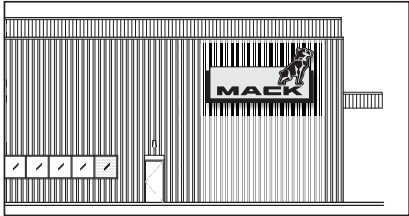
- ACM Sheet Dimensions:**
- 4'-2" x 16'-0" (1270 x 4877) - Alpolic 4mm 4TSZ3.5 MTLT TSZ SILVER
 - 5'-2" x 16'-0" (1575 x 4877) - Alpolic 4mm 4TBL3.5 TBL BLACK



Side View

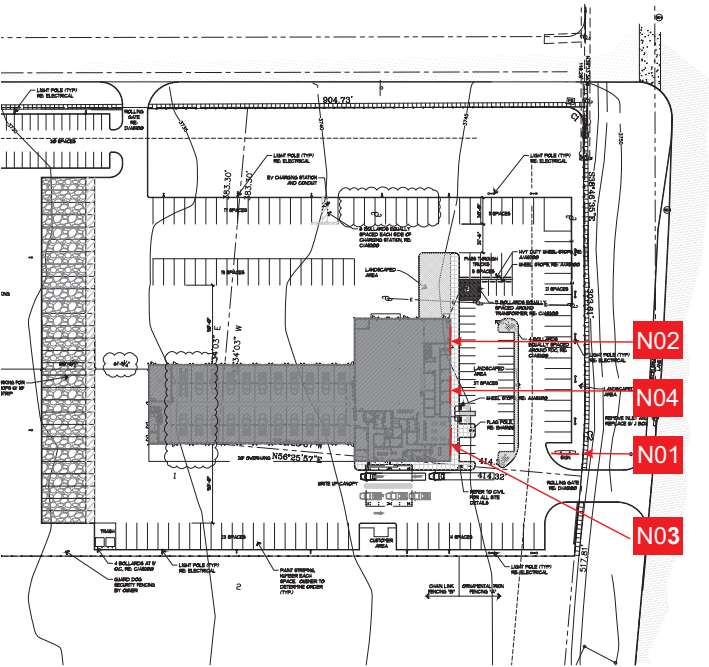


Night View



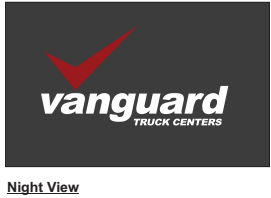
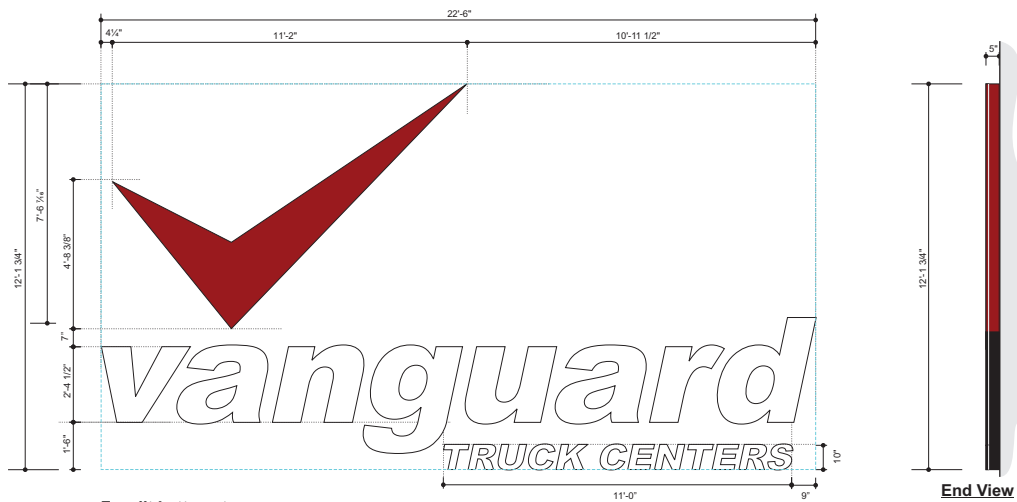
EAST Elevation

SUPPLEMENTAL DOCUMENTS



Variance request to allow wall mounted signs exceeding the 80 s.f. maximum allowable area (Section. 46-634. - Signs [18]) and a variance request to allow multiple wall signs totaling 678.3 s.f. instead of the single sign (150 s.f. maximum area) allowed (Section. 46-634. - Signs [23 c])

N04 Facelit Letterset & Logo
Plastic Face LED Illuminated Letterforms

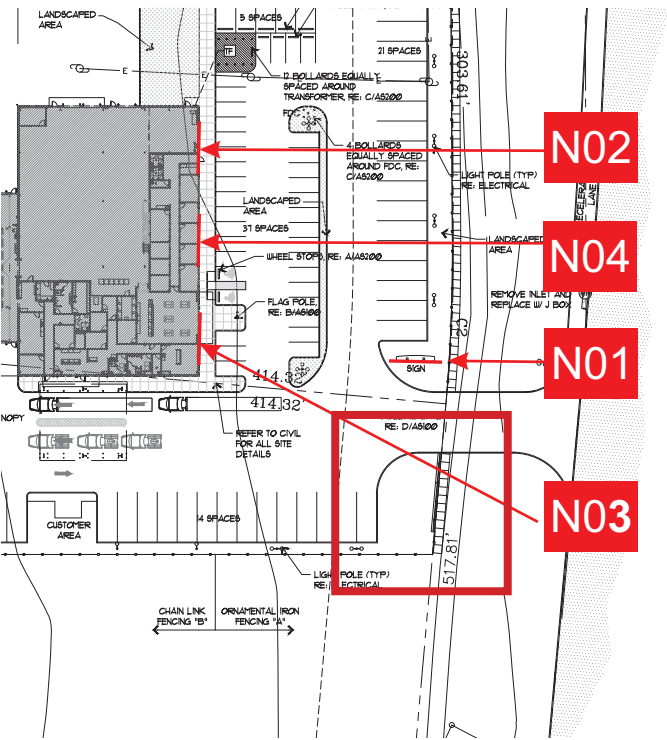


Facelit Letterset
Scale 3/8" = 1'-0" **273.75 sqft**

- SPECIFICATIONS:**
- Facelit channel letters with white led illumination, 5"D. Letters to have prefinished black .043" aluminum returns stapled to .060" backs. Check to be .063" returns welded to .080" back. Check to have additional bracing if required.
 - Check face to be Clear acrylic 2nd surface painted to match PMS Red 7427C with 1" fabricated aluminum retainer. Check returns to be painted PMS Red 7427C.
 - Letter faces to be 3/16" white acrylic in black jewelle retainer.
 - Mount to existing facade with mechanical fasteners as required per wall conditions.
 - Check illumination provided by red LED's, letter illumination by white LED's, remote power supplies.

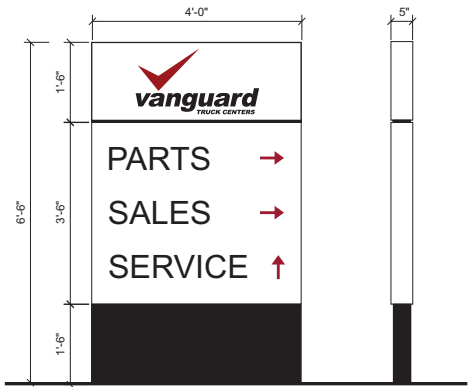
| COLOR SPECIFICATIONS | |
|----------------------|--------------------|
| | PMS 7427C Red |
| | 7328 White Acrylic |

SUPPLEMENTAL DOCUMENTS



Variance request to allow a directional sign totaling 20 s.f. instead of the 4 s.f. maximum allowed (Section. 46-634. - Signs [12])

N05 Double Sided Directional Sign
Non-Illuminated Directional



Front View
Scale 1/2" = 1'-0"

20.00 sqft

GENERAL SPECIFICATIONS:

- Face: .080" Aluminum
- Copy: 3M 180 C-22 Matte Black Vinyl
- Cabinet: Alum. Angle Welded Construction w/ .080" Alum. Skin - Painted White
- Pole Cover: .080" Alum. Painted Black
- Illum: Non-Illuminated
- Quantity: (1) ONE

Project Colors:

- 3M 180C-22 Matte Black Vinyl
- Translucent Vinyl to match PMS 7427C Red
- Akzo Noble White
- Akzo Noble Black



**CITY OF SOCORRO
BOARD OF ADJUSTMENTS
MEETING DATE: APRIL 25, 2024**

**VARIANCE REQUEST
STAFF REPORT**

SUBJECT:

VARIANCE REQUEST FROM THE MUNICIPAL CODE SECTION 46-639 (1) TO ALLOW THE KEEPING OF A LARGE ANIMAL IN A 0.383 ACRE PROPERTY INSTEAD OF THE MINIMUM 0.5 ACRE AREA REQUIREMENT AT 10946 E. BURT RD., SOCORRO, TX.

PROPERTY ADDRESS: 10946 E. Burt Rd.

PROPERTY LEGAL DESCRIPTION: TRACT 10-G, BLOCK 3, SOCORRO GRANT

PROPERTY OWNER: ALEJANDRO AVILA

PROPERTY AREA: 0.383 ACRES

CURRENT ZONING: R-1 (SINGLE FAMILY RESIDENTIAL)

SUMMARY: The applicant is requesting a variance to allow the keeping of a large animal (horse) on a property under half an acre.

BACKGROUND: N/A

STATEMENT OF THE ISSUE: Section 46-639 (1) of the City of Socorro's Municipal Codes specifies a minimum area requirement of half an acre lot for the keeping of large animals.

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the variance request from the Municipal Code Section 46-639 (1) to allow the keeping of a large animal in a 0.383 acre property instead of the minimum 0.5 acrea area requirement at 10946 E. Burt Rd. with a condition that only one large animal be allowed on the property.

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*: 10946 E. Burt 79927
(Street address)

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

Property Owner: Alejandro Avila 10946 E. Burt Socorro 79927
(Name) (Address) (City, State, Zip Code)

(Email) _____ (Phone) _____

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

Property Owner Printed Name: Alejandro Avila Property Owner Signature: [Signature]

Applicant: Alejandro Avila 8445 New Haven El Paso tx 79907
(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 | <u>Corral</u> | <u>10X10 Ft.</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 corral for my horse.

Planning & Zoning Department

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

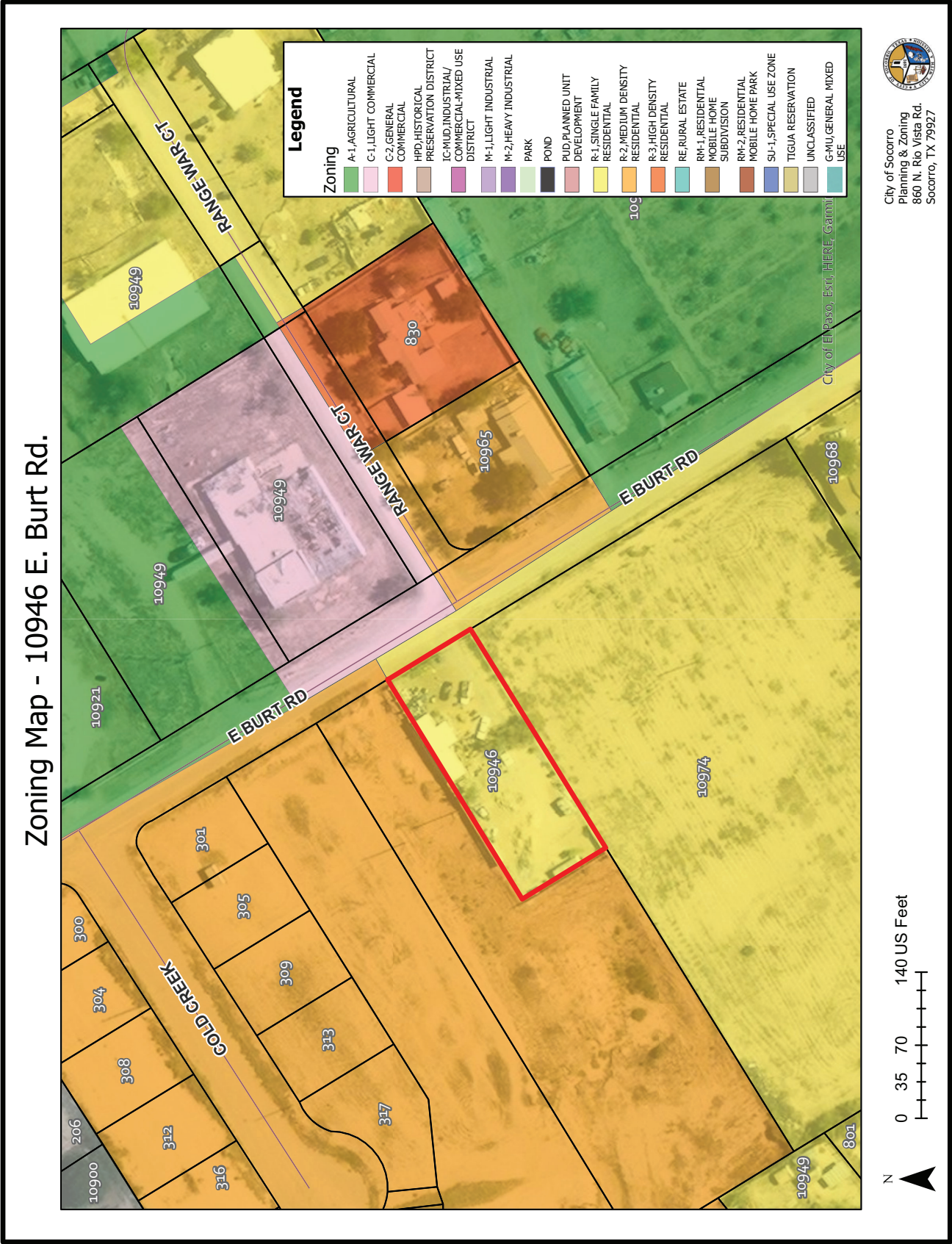
Website: www.ci.socorro.tx.us

25 de abril.

Updated: 9/16/2020

| | |
|---|---|
| <p>WILL THIS REQUEST SERVE A PUBLIC INTEREST?</p> | |
| <p>WILL LITERAL ENFORCEMENT OF THE CODE CREATE A HARDSHIP?</p> | |
| <p>DOES THIS REQUEST MEET THE SPIRIT OF THE CODE?</p> | |
| <p>WILL SUBSTANTIAL JUSTICE BE MADE WITH THIS REQUEST?</p> | |
| <p>Items Submitted: Completed application and fee <input checked="" 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> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p></p> <p>_____ Property Owner Signature (If different from Applicant)</p> <p>STATE OF TEXAS</p> <p>COUNTY OF <u>El Paso</u></p> </div> <div style="width: 45%;"> <p></p> <p>_____ Applicant's Signature</p> </div> </div> <p>Subscribed and sworn to before me this <u>18th</u> day of <u>April</u>, 20<u>24</u></p> <div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="width: 40%;"> <p>(seal)</p> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p><small>NOTARY PUBLIC</small></p> <p>DIANA LIZETH NUNEZ</p> <p><small>Notary Public, State of Texas</small></p> <p><small>Comm. Expires 05-24-2027</small></p> <p><small>Notary ID 132026706</small></p> </div> <p>NOTICE:</p> <p>This application can be made available upon request. Requests can be made by calling (915) 872-8531 (Voice) or email terrazas@ci.socorro.tx.us Please allow at least 48 hours for your request to be processed.</p> </div> <div style="width: 55%;"> <p>_____ Notary Public</p> <p>My Commission expires: <u>5-24-2027</u></p> </div> </div> | |
| <p>***OFFICE USE ONLY***</p> | |
| <p>Seeking an appeal from the Municode, City of Socorro Zoning Ordinance, Section No:</p> | |
| <p>BOA Number: _____</p> | <p>TOTAL FEE DUE: \$ _____ (non-refundable)</p> |
| <p>Received by: _____</p> | <p>Signature: _____ Date: _____</p> |

ZONING MAP



AERIAL IMAGE



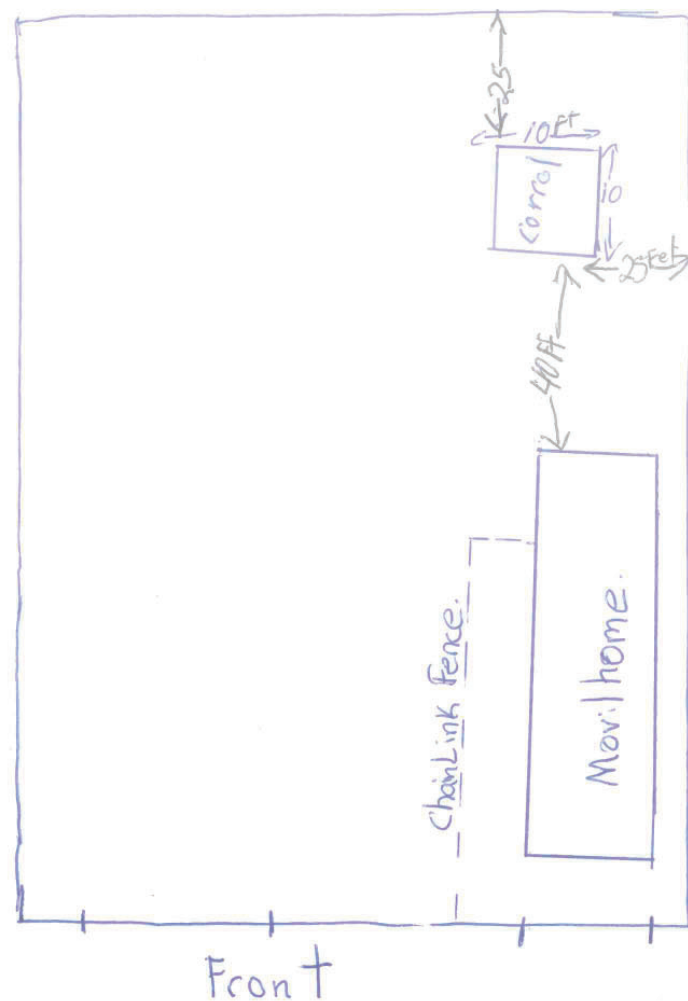
SITE PICTURES



View of property from E. Burt Rd.



SITE PLAN



- 1- Horse corral Panels
- 2- metal roofing corrugated Panels.
- 3- Moveable horse corral panels.

