

**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

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THE FACILITY IS WHEELCHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR ACCOMMODATION FOR INTERPRETIVE SERVICES MUST BE MADE 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT THE CITY CLERK'S OFFICE AT (915) 858-2915 FOR FURTHER INFORMATION.

LA INSTALACION ES ACCESIBLE PARA SILLAS DE RUEDAS Y HAY PLAZAS DE ESTACIONAMENTOS DISPONIBLES. LAS SOLICITUDES DE ADAPTACION PARA SERVICIOS DE TRADUCCION DEBEN HACERSE 48 HORAS ANTES DE ESTA REUNION. COMUNIQUESE CON LA OFICINA DEL SECRETARIO DE LA CIUDAD AL (915) 858-2915 PARA OBTENER MAS INFORMACION.

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**NOTICE IS HEREBY GIVEN THAT A REGULAR MEETING OF THE BOARD OF ADJUSTMENT OF THE CITY OF SOCORRO, TEXAS WILL BE HELD ON THURSDAY THE 22<sup>ND</sup> DAY OF AUGUST 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 <https://costx.us/boards-commission/>**

**THE PUBLIC CAN ALSO ACCESS THE MEETING BY CALLING TOLL FREE NUMBER 844-854-2222 ACCESS CODE 579797 BY 5:30 PM MOUNTAIN STANDARD TIME (MST) ON AUGUST 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 **August 22, 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: LG.


## **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 May 30, 2024.
7. **Consider and Take Action** on the variance requests from the Municipal Code Section 46-238 (2 a & d) to allow a reduced rear yard setback of 9' – 10 ½" instead of the 25' – 0" setback requirement and a reduced front yard setback of 11' – 0" instead of the 25' – 0" setback requirement for an addition at 771 Lupe Anna Ln., Socorro, TX.
8. **Consider and Take Action** on the variance request from the Municipal Code Section 46-634 (23a) to allow three wall signs that total 160 s.f. instead of the 150 s. f. maximum area requirement at 12300 Gateway East Blvd., Socorro, TX.
9. **Consider and Take Action** on the variance request from the Municipal Code Section 46-238 (2 a & d) to allow a reduced rear yard setback of 10' – 0" instead of the 25' – 0" setback requirement and a reduced front yard setback of 14' – 0" instead of the 25' – 0" setback requirement for the placement of a mobile home at 645 Gurdev Cir., Socorro, TX.

## **EXECUTIVE SESSION**

The Board of Adjustments of the City of Socorro may retire into EXECUTIVE SESSION pursuant to Texas Government Code, Section 551, Subchapter D, to discuss any of the following: (The items listed below are matters of the sort routinely discussed in Executive Session, but the Board of Adjustments of the City of Socorro may move to Executive Session any of the items on this agenda, consistent with the terms of the Open Meeting Act.) The Board of Adjustments will return to open session to take any final action and may also, at any time during the meeting, bring forward any of the following items for public discussion, as appropriate.

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

Approved by: 

**10. Adjournment.**

I, the undersigned authority, hereby certifies that the above notice of meeting of the Board of Adjustments of Socorro, Texas is a correct copy and that I posted this notice at least seventy-two (72) hours preceding the scheduled meeting at City Council Chambers, 860 N. Rio Vista, Socorro, Texas.

**DATED 19TH DAY OF AUGUST, 2024.**

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

**DATE & TIME POSTED:** August 19, 2024 at 4:45 pm **/BY:** Judith Rodriguez.

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

**<https://costx.us/boards-commission/>**

Approved by: LG.

**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**  
May 30, 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 Yadira Magana Judith Rodriguez	Merwan Bhatti Alfredo Ferando

**Items for discussion and action:**

**1. Call to order:**

Chair Miriam Cruz called the meeting to order at 6:01 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 move the item towards the end of the meeting*, 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.**

**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 APRIL 25, 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 46-634 (12), section 46-634 (24 B), 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.

Speaker: Garry Potts, Applicant.

Kevin Buntyn, Century Signs.

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

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

Nays: Miriam Cruz

Abstain:

Absent: Jesus M. Chaidez and Ben Arras.

**Motion failed.**

A second motion was made by Miriam Cruz *to approve with staff recommendation except for exhibit C, it would be to include the alternative which is to deny the variance for exhibit C which it would permit only one wall sign*, seconded by Jesus Ruiz.

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 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.

Speakers: Bardo Contreras, General Contractor.  
Krystal Montoya., Century Signs.

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

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

Nays:

Abstain:

Absent: Jesus M. Chaidez and Ben Arras.

**Motion carried.**

**9. Excuse absent commission members:**

Item number 3 was reintroduced for consideration under the designation of item number 9. A motion was made by Miriam Cruz *to not excuse*, seconded by Jesus Ruiz.

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

Nays:

Abstain:

Absent: Jesus M. Chaidez and Ben Arras.

**Motion carried.**

**10. Adjournment:**

Before the meeting became adjourned, Chair Ms. Cruz mentioned that she will not be available for the next meeting that is scheduled for June 27, 2024, other than by zoom. Commissioners discussed the vacancies in the board and the importance of having complete quorum. Ms. Quimiro thanked all commissioners for their commitment and service.

A motion was made by Miriam Cruz *to adjourn* seconded by Albert Lagunas.

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

Nays:

Abstain:

Absent: Jesus M. Chaidez and Ben Arras.

**Motion carried.**

Meeting adjourned at **7:38 PM.**

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Miriam Cruz, Chairperson  
approved.

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Date minutes were

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Judith Rodriguez, Secretary

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Date minutes were approved.



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

**VARIANCE REQUEST**  
**STAFF REPORT**

**SUBJECT:**

**VARIANCE REQUEST FROM THE MUNICIPAL CODE SECTION 46-238 (2 a & d) TO ALLOW A REDUCED REAR YARD SETBACK OF 9' - 10 ½" INSTEAD OF THE 25' - 0" SETBACK REQUIREMENT AND A REDUCED FRONT YARD SETBACK OF 11' - 0" INSTEAD OF THE 25' - 0" SETBACK REQUIREMENT FOR AN ADDITION AT 771 LUPE ANNA LN., SOCORRO, TX.**

**PROPERTY ADDRESS:** 771 LUPE ANNA LN.

**PROPERTY LEGAL DESCRIPTION:** LOT 21, BLOCK 4, GRIJALVA GARDENS

**PROPERTY OWNER:** EDUARDO SAMANIEGO

**PROPERTY AREA:** 10,000 S.F.

**CURRENT ZONING:** R-1 (SINGLE FAMILY RESIDENTIAL)

**SUMMARY:** The applicant is requesting a variance to allow a reduced rear and front yard setback for an addition to the existing residence.

**BACKGROUND:** The applicant requested a permit for the addition when staff noticed the plans showing the encroachment on the front and rear of the house.

**STATEMENT OF THE ISSUE:** Section 46-238 Minimum yard setbacks (2 a & d) of the City of Socorro's Municipal Codes detail the minimum yard setbacks required for R-1 - Single-Family Residential Districts which affects the applicant's plans for the residential addition.

**STAFF RECOMMENDATION:** Staff recommends **APPROVAL** of the variance request from the Municipal Code Section 46-238 (2 a & d) to allow a reduced rear yard setback of 9' - 10 1/2" instead of the 25' - 0" setback requirement and a reduced front yard setback of 11' - 0" instead of the 25' - 0" setback requirement for an addition at 771 Lupe Anna Ln., as it complies with all other additional regulations outlined in the Ordinance and the request meets the spirit of the code.

# APPLICATION



BOA24-004

## BOARD OF ADJUSTMENT APPLICATION

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

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

PROPERTY LOCATION\*: 771 Lupe Anna Ln  
(Street address)

Subdivision: 4 Grihana Gardens Lot: 21 Block: \_\_\_\_\_  
\*Application not applicable in the ETJ (Extra Territorial Jurisdiction)

Property Owner: Alfonso Samaniego 771 Lupe Anna Socorro Tx 79917  
(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: \_\_\_\_\_ Property Owner Signature: \_\_\_\_\_

Applicant: Eddie Samaniego 771 Lupe Anna 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	<u>100x100' (10,000 sq ft)</u>	—	—
Lot Width	<u>100'</u>	—	—
Lot Depth	<u>100'</u>	—	—
Side Yard	<u>5'</u>	—	—
Side Yard	<u>5'</u>	—	—
Side at Corner	—	—	—
Front Yard	<u>116' 10'</u>	—	—
Rear Yard	<u>20'</u>	<u>9.875'</u>	<u>10.5'</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:

House is build with Rear Dimensions 9'10 1/2"  
from Property Line

# APPLICATION

WILL THIS REQUEST SERVE A PUBLIC INTEREST? NO

WILL LITERAL ENFORCEMENT OF THE CODE CREATE A HARDSHIP? NO

DOES THIS REQUEST MEET THE SPIRIT OF THE CODE? NO

WILL SUBSTANTIAL JUSTICE BE MADE WITH THIS REQUEST? NO

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.

Edurdo Samaniego  
Property Owner Signature (If different from Applicant)


Edhe  
Applicant's Signature

STATE OF TEXAS

COUNTY OF Socorro

Subscribed and sworn to before me this 4<sup>th</sup> day of March, 2024

Melissa Saenz  
Notary Public

(seal)  My Commission expires: 7/17/26

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

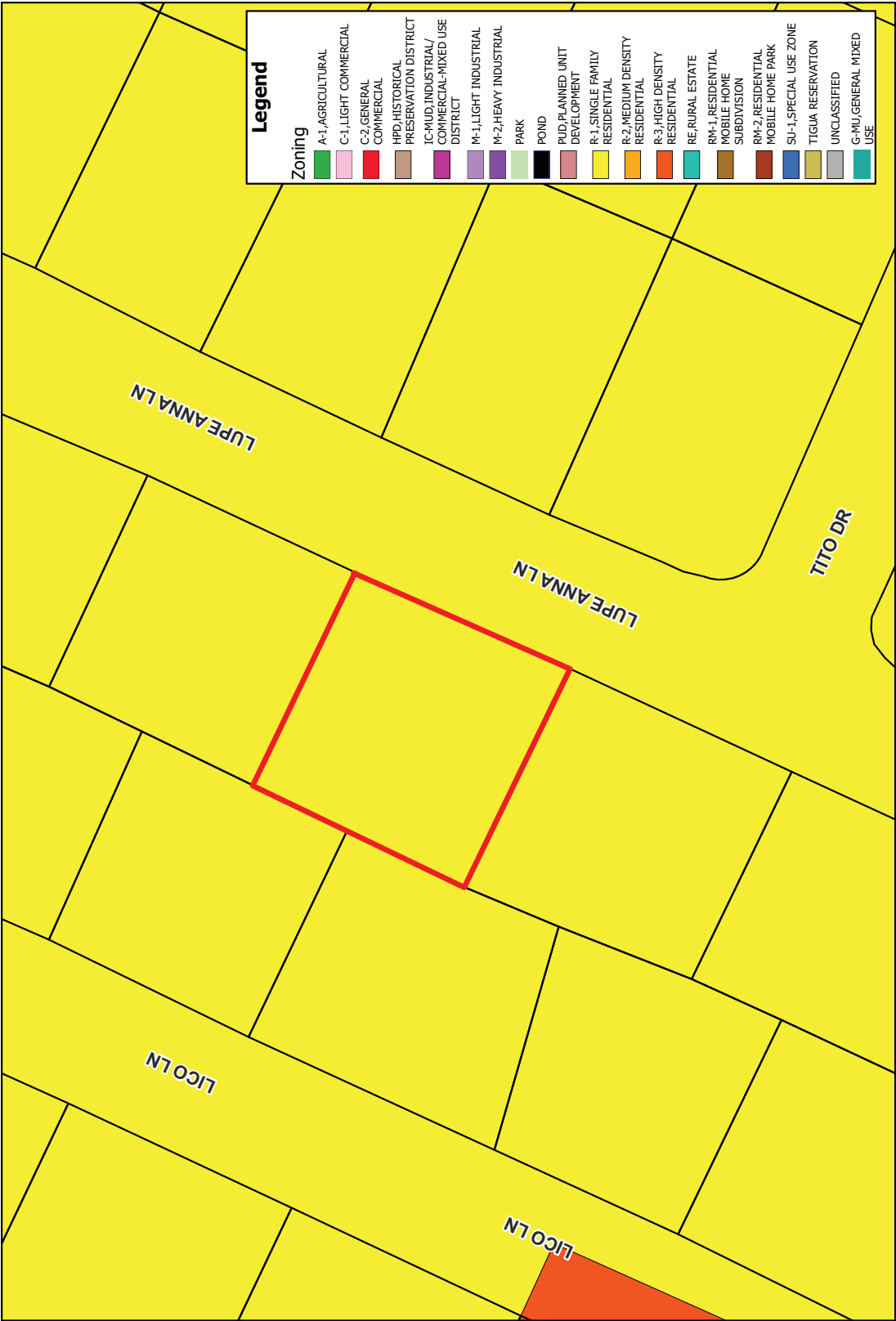
\*\*\*OFFICE USE ONLY\*\*\*

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

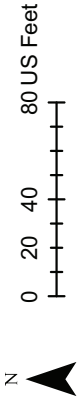
BOA Number:	TOTAL FEE DUE: \$ (non-refundable)
Received by:	Signature: Date:

# ZONING MAP

Zoning Map - 771 Lupe Anna Ln.



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





# AERIAL IMAGE





# SITE PICTURES



View of property from Lupe Anna Ln.

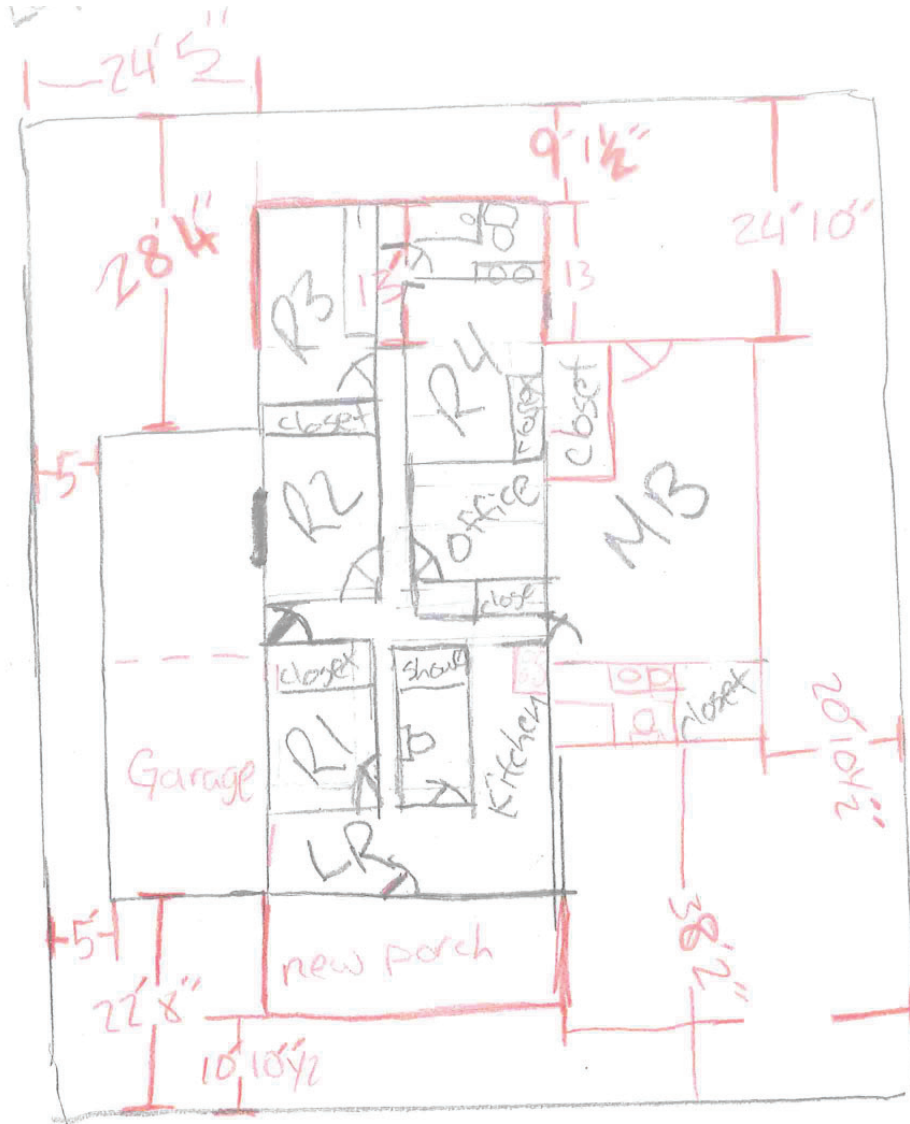




# SITE PICTURES

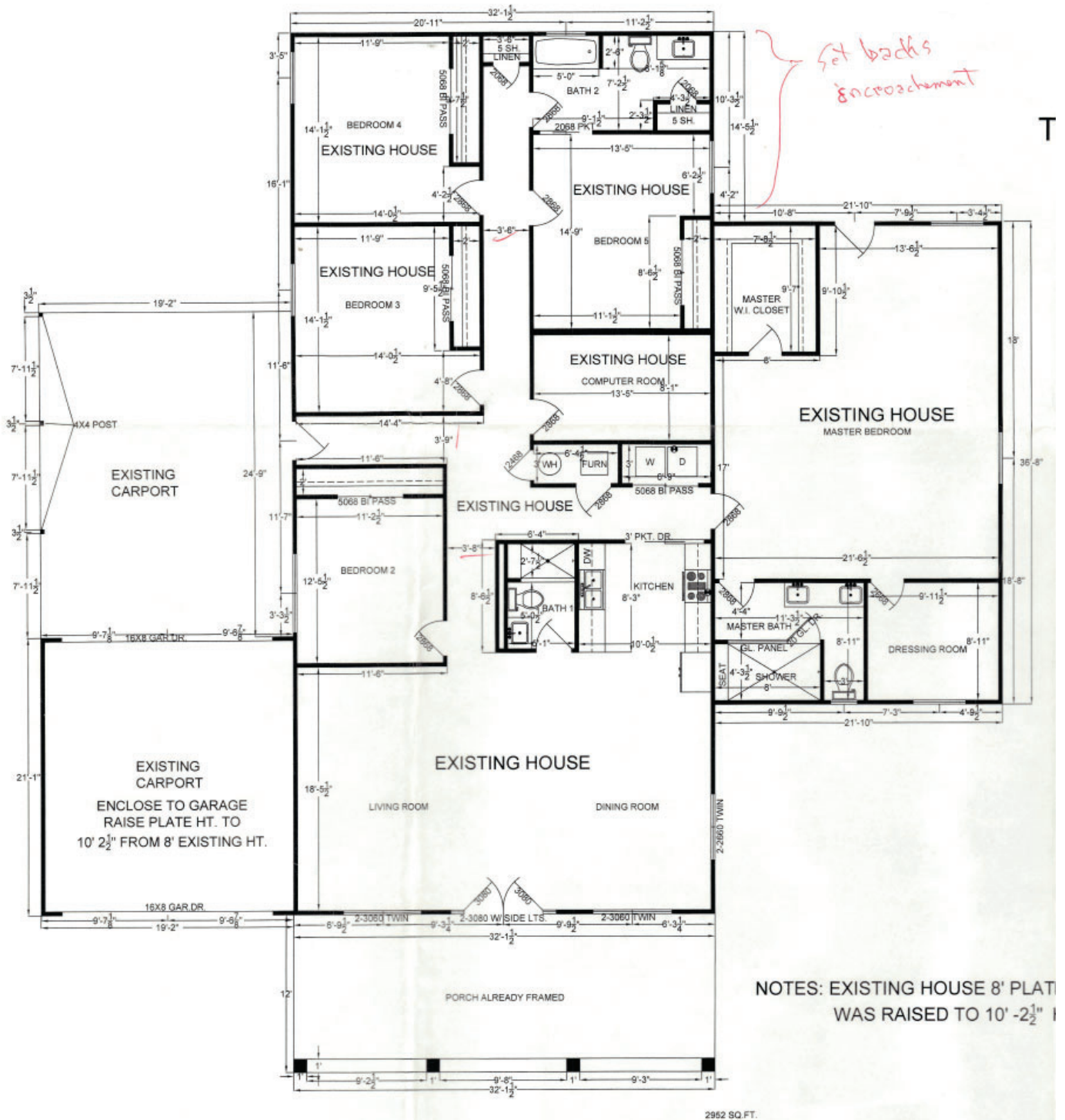


# SITE PLAN





# SITE PLAN



## FLOOR PLAN

SCALE  $\frac{3}{16}" = 1'-0"$

# SUPPLEMENTAL DOCUMENT

*REY ENGINEERING Inc.*  
9434 Viscount Suite 148  
El Paso, Texas 79925  
(915) 633-8070 Office  
(915) 309-1889 Mobile  
e-mail: [reye1942@msn.com](mailto:reye1942@msn.com)  
Wednesday, February 21, 2024

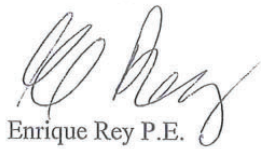
To whom it may concern:

Subject: Job 24-4100. Certification of as-built conditions for 771 Lupe Ann Ln., Socorro, TX

Subject house was built in 1989. An existing car port 45'-10"x19'-2" was remodeled to include a covered garage. On the rear a master bedroom 21'-10"x36'-8" was remodeled as shown on plans. Existing concrete as per property owner is as shown. The remodeling was done without a permit. All work as done is structurally safe.

If any questions, please do not hesitate to call.

Respectfully:

  
Enrique Rey P.E.



# SUPPLEMENTAL DOCUMENT

## Support Petition

We support the Construction Development of 771 Lupe Anna.

We are in support of the Eduardo Sarmiento  
Upholding the Grandfathered Status of the Property

The undersigned shows support for the opposition of the following  
771 LUPE ANNA LN. 79927 (projects, construction)

Full Name	Signature	Contact Info. Address #
Raul Chavira	Raul Chavira	784 Eligio Dr.
Yolene Rojas	IRENE ROSAS	793 ELISIO
Irma P. Muriel	Irma P. Muriel	795 A. ELISIO Dr.
Nizeth Pineda	Nizeth Pineda	770 Lupe Anna
Bertha Gomez	Bertha Gomez	801 Eligio
Jesus Moya	Jesus Moya	822 Eligio
Gerardo Morano	Gerardo Morano	772 LUPE ANNA
El. Barragan	L. B.	774 LUPE ANNA
Ricardo Dominguez	Ricardo Y. Dominguez	769 Lupe Anna Ln
Wiliberto Rubio	Wiliberto Rubio	759 LUPE ANNA
Marcela Ramirez	Marcelo Ramirez	#752 Lupe Anna
Claribel De la Paz	Marcelo De la Paz	758 Lupe Anna Ln
Escar Fuentes	Escar Fuentes	782 Lupe Anna
Rosario Chavez	Rosario Chavez	765 Lupe Anna
Ruben Chavez	Ruben Chavez	762 LUPE ANNA
Maria Rios	MARIA RIOS	745 Brigada
Cecilia Ruben	Cecilia Ruben	764 LUPE ANNA





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

**VARIANCE REQUEST  
STAFF REPORT**

**SUBJECT:**

**VARIANCE REQUESTS FROM THE MUNICIPAL CODE SECTION 46-634 (23 A), TO ALLOW THREE WALL SIGNS THAT TOTAL 160 S.F. INSTEAD OF THE 150 S.F. MAXIMUM AREA REQUIREMENT AT 12300 GATEWAY BLVD EAST., SOCORRO, TX.**

**PROPERTY ADDRESS:** 12300 GATEWAY BLVD. EAST

**PROPERTY LEGAL DESCRIPTION:** TRACT 42-A, LEIGH CLARK SURVEY 298 ABST 6262

**PROPERTY OWNER:** ABRAHAM HERRERA

**PROPERTY AREA:** 14.001 ACRES

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

**SUMMARY:** The applicant is requesting a variance to allow multiple wall signs for a 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 total square footage that affect the signage proposal for Abescape.

**STAFF RECOMMENDATION:** Staff recommends **APPROVAL** of the variance requests from the Municipal Code Section 46-634 (23 A) to allow three wall signs that total 160 s.f. instead of the 150 s.f. maximum area requirement at 12300 Gateway Blvd. East.

# APPLICATION



## BOARD OF ADJUSTMENT APPLICATION

APPEAL ☐ SPECIAL EXCEPTION ☐ VARIANCE ☒ TODAY'S DATE: 6-12-2024

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

PROPERTY LOCATION\*: 12300 GATEWAY EAST SOCORRO, TX 79927  
(Street address)

Subdivision: X29800000000320 Lot: \_\_\_\_\_ Block: C-2  
\*Application not applicable in the ETJ (Extra Territorial Jurisdiction)

Property Owner: Abraham Herrera 12300 gateway East, Tx, 79927  
(Name) (Address) (City, State, & Zip Code)

(Email) \_\_\_\_\_ (Phone) \_\_\_\_\_

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

Property Owner Printed Name: Abraham Herrera Property Owner Signature: \_\_\_\_\_

Applicant: Sign Design 1017 Ferns Ave. El Paso, TX 79901  
(Name) (Address) (City, State, & Zip Code)

signs@1signdesign.com 915-485-7440  
(Email) (Phone)

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

Please list types requested:

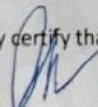
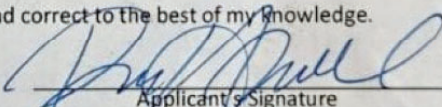
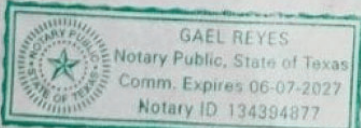
Description	Ordinance Requirements	Requested Dimensions	Variance from Ordinance
Lot Size			
Lot Width			
Lot Depth			
Side Yard			
Side Yard			
Side at Corner			
Front Yard			
Rear Yard			
Driveway			
Other			

PLEASE DESCRIBE THE REASON(S) YOU ARE REQUESTING TO BE HEARD BY THE BOARD OF ADJUSTMENT. YOU MAY ATTACH ADDITIONAL INFORMATION TO SUPPORT YOUR REQUEST.

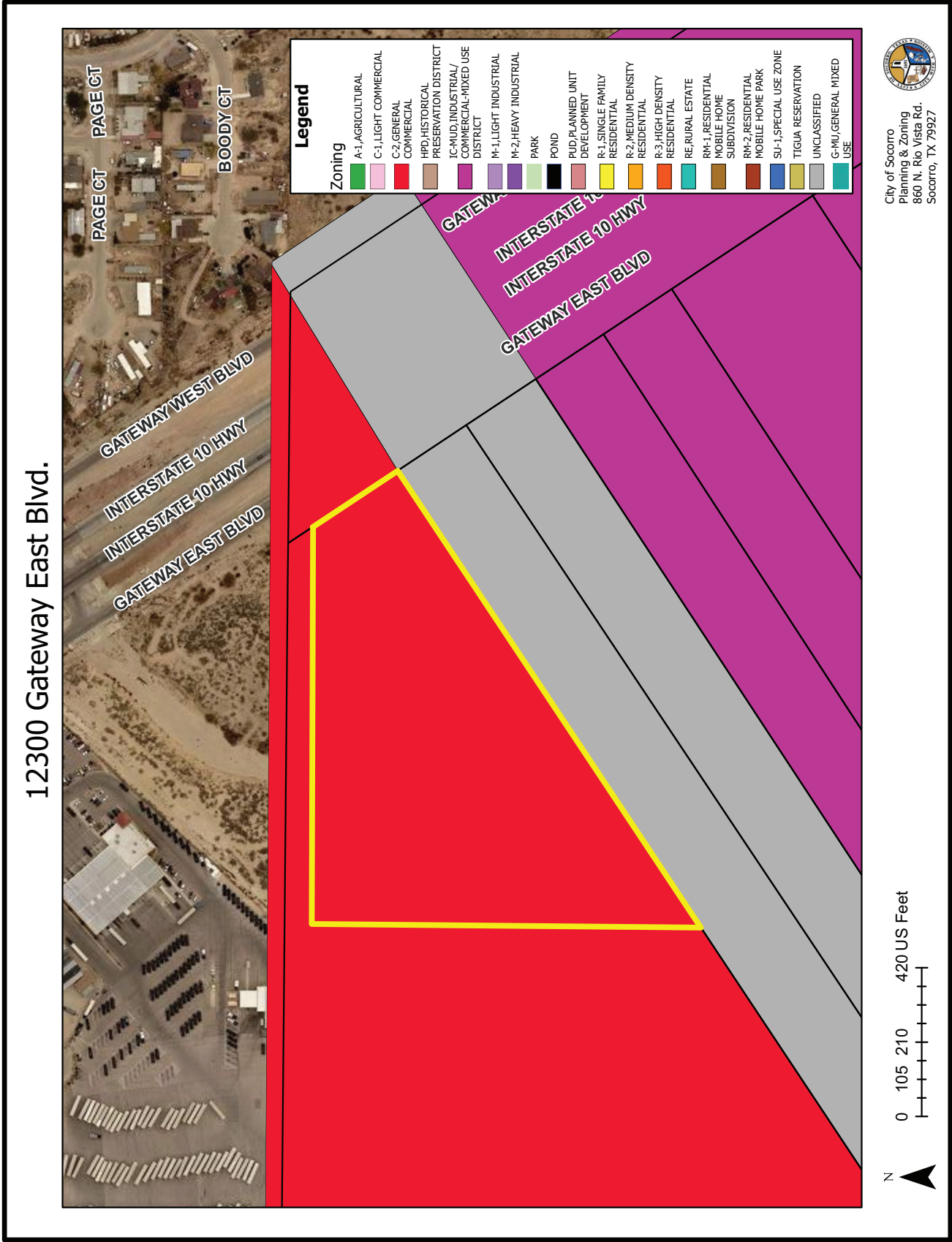
REASON FOR PETITION:



# 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 <input checked="" type="checkbox"/> Plot/Site Plan or Survey drawn to scale <input checked="" type="checkbox"/>		
I hereby certify that the above statements are true and correct to the best of my knowledge.		
 Property Owner Signature (if different from Applicant)		 Applicant's Signature
STATE OF TEXAS		
COUNTY OF <u>EL PASO</u>		
Subscribed and sworn to before me this <u>29<sup>th</sup></u> day of <u>JUNE</u> , 20 <u>24</u>		
 (seal) GAEI REYES Notary Public, State of Texas Comm. Expires 06-07-2027 Notary ID 134394877		<u>Gael Reyes</u> Notary Public
NOTICE:		My Commission expires: <u>06-07-27</u>
This application can be made available upon request. Requests can be made by calling (915) 872-8531 (Voice) or email <a href="mailto:p&amp;z@costx.us">p&amp;z@costx.us</a> Please allow at least 48 hours for your request to be processed.		
***OFFICE USE ONLY***		
Seeking an appeal from the Municode, City of Socorro Zoning Ordinance, Section No: _____		
BDA Number: _____	TOTAL FEE DUE: \$ _____	(non-refundable)
Received by: _____	Signature: _____	Date: _____

# ZONING MAP





# AERIAL IMAGE

12300 Gateway East Blvd.



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



# SITE PICTURES



View of property from Gateway East Blvd.



SUPPLEMENTAL DOCUMENTS

MEASUREMENTS  
& ELEVATIONS

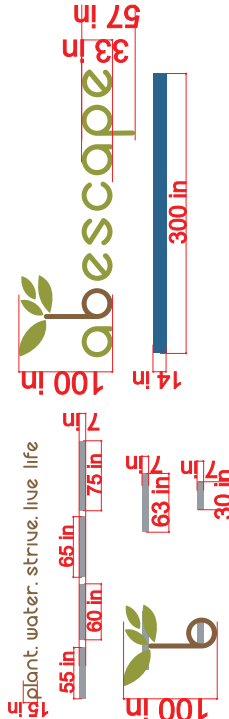
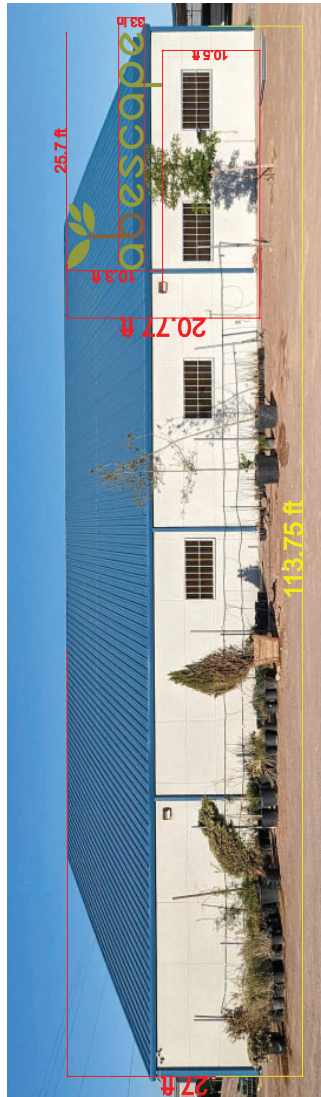
NEW CHANNEL LETTERS

- abescape (a,e,s,c,a,e)
- 33" Channel Letters
- Acrylic face, 3/16" thick, 1" black trim cap
- 3M translucent vinyl, LED illuminated
- abescape (b)
- 100" Channel Letter
- abescape (p)
- 57" Channel Letter

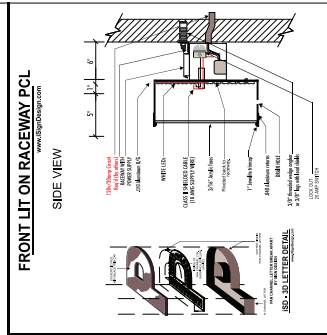
- Plant. Water. Strive. Life life
- 15" Channel Letters
- Acrylic face, 3/16" thick, 1" black trim cap
- 3M translucent vinyl, LED illuminated

- "b Tree" Logobox
- 100" Contour Cut Logobox
- Acrylic face, 3/16" thick, 1" black trim cap,
- 3M translucent vinyl, LED illuminated

- 300" x 14" Raceway (abescape)
- 55" x 7" Raceway (Plant)
- 60" x 7" Raceway (Water)
- 65" x 7" Raceway (Strive)
- 75" x 7" Raceway (Live Life)
- 30" x 7" Raceway (b)
- 63" x 7" Raceway (b)



**ELECTRICAL NOTES**  
Sign Company DOES NOT provide primary electrical to sign in place.  
By City Code, all sign must have:  
1. Grounding system installed in accordance with NEC.  
2. Junction box marked within 6 ft of sign.  
3. Three wires, Earth Ground, Neutral.



Customer:	Abraham Herrera
Company:	Abescape
Address:	12300 Gateway Blvd E
City:	El Paso, TX 79927
Phone:	(915)307-2648
Fax:	aherrera@abescape.com

Job No.:	1017
Order Date:	10/17/23
Sign Dimensions:	100 in x 14 in
Estimate:	\$
Comments:	*All projects are required approval prior to production. Any and all artwork, design and illustration created by Sign Design is the sole right and property and any unauthorized use is strictly prohibited without written consent. Please check all spelling grammar and layout of your proof. Sign Design will not be held responsible for any errors or omissions on the part of the client. All artwork must be submitted 10 business days prior to production. E-mailed approvals with attached layouts are binding.



1017 Texas Ave. El Paso TX 79901  
www.SignDesign.com  
Ph: 915-485-(SIGN) 7446  
Email: Signs@SignDesign.com

Variance request to allow three wall signs that total 160 s.f. instead of the 150 s.f. maximum allowable area requirement (Section. 46-634. - Signs [23 A] )





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

**VARIANCE REQUEST**  
**STAFF REPORT**

**SUBJECT:**

**VARIANCE REQUEST FROM THE MUNICIPAL CODE SECTION 46-238 (2 a & d) TO ALLOW A REDUCED REAR YARD SETBACK OF 10' - 0" INSTEAD OF THE 25' - 0" SETBACK REQUIREMENT AND A REDUCED FRONT YARD SETBACK OF 14' - 0" INSTEAD OF THE 25' - 0" SETBACK REQUIREMENT FOR THE PLACEMENT OF A MOBILE HOME AT 645 GURDEV CIR., SOCORRO, TX.**

**PROPERTY ADDRESS:** 645 GURDEV CIR.

**PROPERTY LEGAL DESCRIPTION:** LOT 17, BLOCK 10, GURDEV SUBDIVISION

**PROPERTY OWNER:** JUAN P. RODRIGUEZ

**PROPERTY AREA:** 6,100 S.F.

**CURRENT ZONING:** R-1 (SINGLE FAMILY RESIDENTIAL)

**SUMMARY:** The applicant is requesting a variance to allow a reduced rear and front yard setback for the placement of a mobile home .

**BACKGROUND:** N/A

**STATEMENT OF THE ISSUE:** Section 46-238 Minimum yard setbacks (2 a & d) of the City of Socorro's Municipal Codes detail the minimum yard setbacks required for R-1 - Single-Family Residential Districts which affects the applicant's plans for the purchase of a mobile home.

**STAFF RECOMMENDATION:** Staff recommends **APPROVAL** of the variance request from the Municipal Code Section 46-238 (2 a & d) to allow a reduced rear yard setback of 10' - 0" instead of the 25' - 0" setback requirement and a reduced front yard setback of 14' - 0" instead of the 25' - 0" setback requirement for an addition at 645 Gurdev Cir., as it complies with all other additional regulations outlined in the Ordinance and the request meets the spirit of the code.

# APPLICATION



BOA24-011

## BOARD OF ADJUSTMENT APPLICATION

APPEAL ☐ SPECIAL EXCEPTION ☐ VARIANCE ☐ TODAY'S DATE: 8/19/2024

**CONTACT INFORMATION**			
PROPERTY LOCATION*: 645 Gurdev Cir. (Street address)			
Subdivision: Gurdev Subdivision	Lot: 17	Block: 10	
*Application not applicable in the ETJ (Extra Territorial Jurisdiction)			
Property Owner: Juan P. Rodriguez	10401 valle blanco	Socorro TX 79927	
(Name)	(Address)	(City, State, & Zip Code)	
(Email)	(Phone)		
Property Owner is giving _____ authority to represent him/her at meeting. (Applicant Name)			
Property Owner Printed Name: _____		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	25'-0"	14'-0"	
Rear Yard	25'-0"	10'-0"	
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: Applicant is wanting to purchase a 16' x 76' Mobile Home. The length of the mobile home will cause encroachments to the front and rear setbacks.			

# 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.

Property Owner Signature (If different from Applicant)

STATE OF TEXAS

COUNTY OF EL PASO

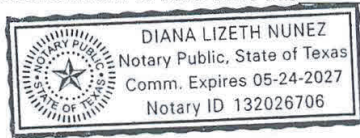
Applicant's Signature

Subscribed and sworn to before me this 19<sup>th</sup> day of August, 2021

(seal)

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](mailto:p&z@costx.us) Please allow at least 48 hours for your request to be processed.



Notary Public

My Commission expires: 5-24-2027

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

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

BOA Number:

TOTAL FEE DUE: \$ (non-refundable)

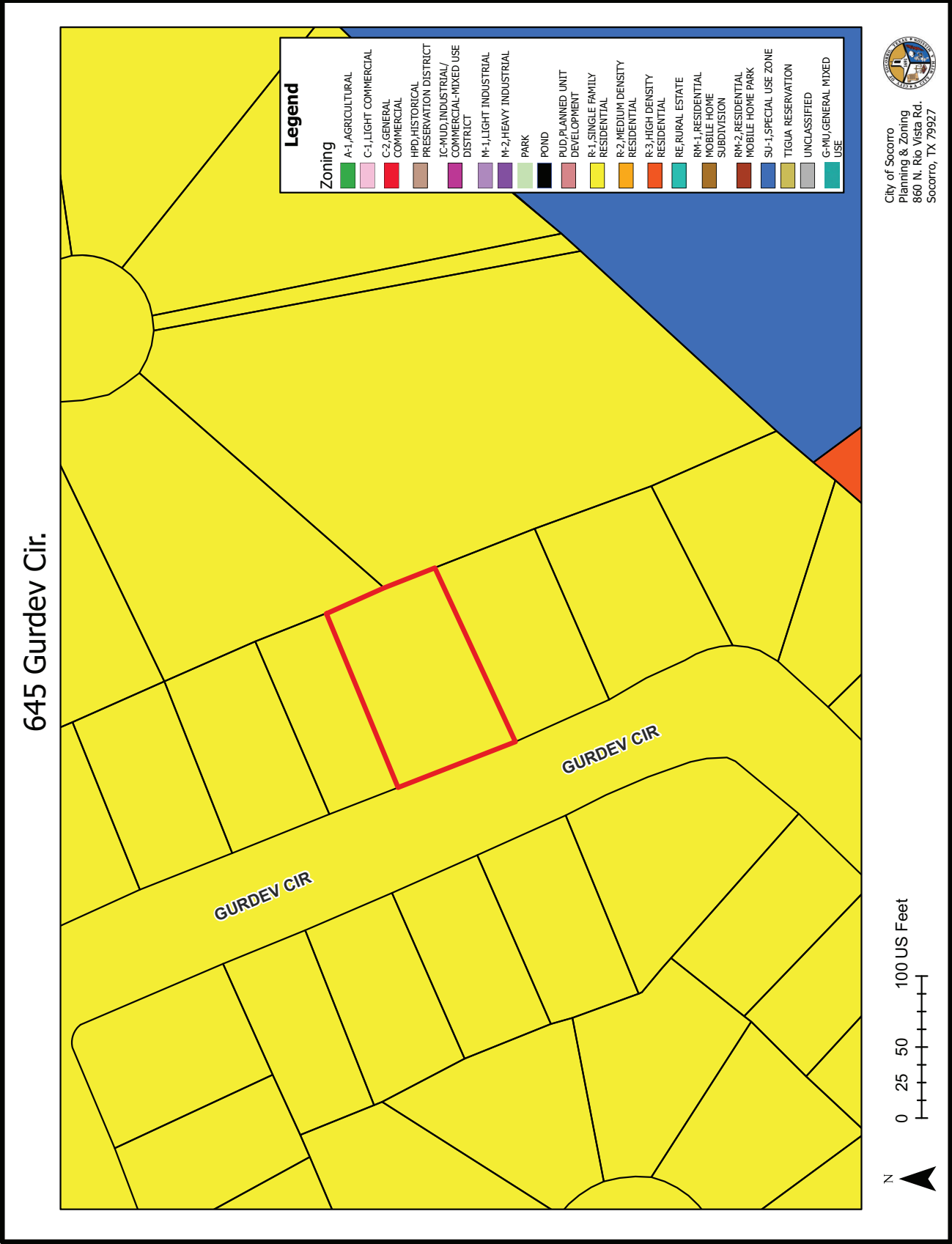
Received by:

Signature:

Date:



# ZONING MAP

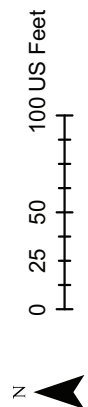


# AERIAL IMAGE

645 Gurdev Cir.



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





# SITE PICTURES

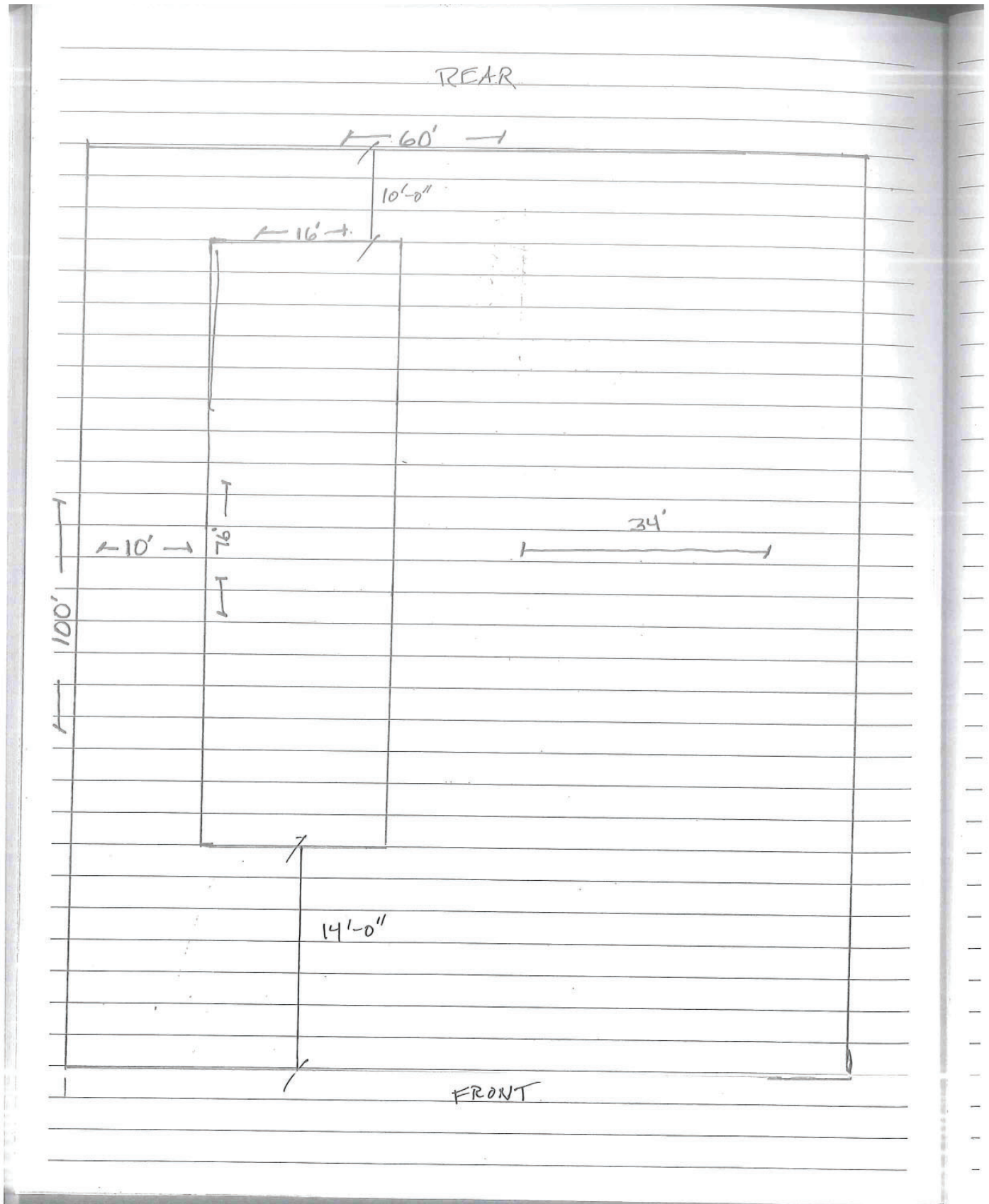


View of property from Gurdev Cir.

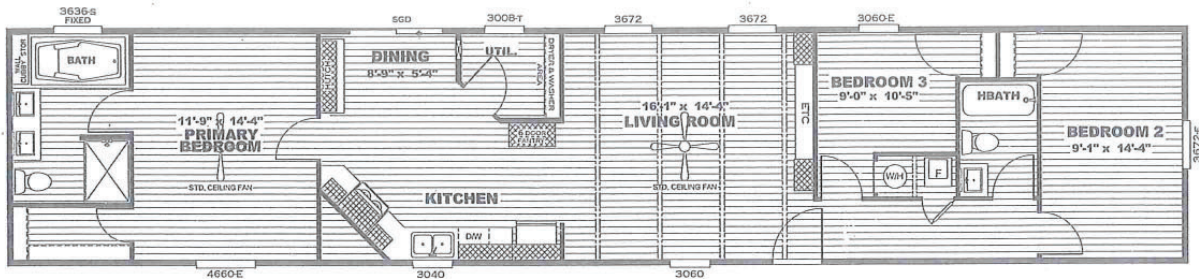




# SITE PLAN



# SUPPLEMENTAL DOCUMENT



## STANDARD FEATURES

### EXTERIOR

- Low E Thermal Pane Windows
- 38"x82" Craftsman front door with storm
- Sliding Glass Rear Door
- Vinyl Exterior Siding w/Composition Roof
- 5" Inset window trim
- 12" Hitch End Overhang
- 12 1/2" I-Beam
- 4" Vented Eaves
- Full Length Outriggers(Ext Wall Support)
- Tongue and Groove OSB Decking
- 2 X 6 Floor Joist- 16" OC
- 2 X 4 Exterior Walls
- 2 X 3 Interior Walls
- 20# Roof Load
- Removable Hitch
- Mulled windows in living and hitch end bedroom
- 30 X 40 Window over Kitchen Sink

### APPLIANCES

- 18 Cu Ft. Frost Free Refrigerator
- 30" Electric Range
- Dishwasher
- Range Hood with Light and Fan
- 40 Gallon Electric Water Heater
- Carrier Electric Furnace (Down Flow)

### ENERGY SMART

- R22-13-33 Insulation
- A Coil Housing Box
- Ecobee Programmable Thermostat
- LED Bulbs

### UTILITY ROOM

- Total Electric with 200 Amp Service
- GFI Protected Exterior Outlet Front Door Side
- Copper Wiring Throughout
- Plumb and Wired for Washer
- Wired and Vented for Dryer
- Water Shut Offs Throughout
- Whole House Ventilation System
- Interior Utility Door
- Wire Utility Shelf
- Transom Window

### INSULATION

- R-33 Climate Pro Ceiling Insulation (C-Pro Insulation is Formaldehyde Free)
- R-13 Fiberglass Insulation in walls
- R-22 Fiberglass Insulation in floors

### BATHS

- 72" Deck Tub in primary bath
- 48" Shower with Glass Doors
- China Sinks w/ Furniture Style Lav
- 60" Tub/Shower Guest Bath
- Pfister Brushed Nickel Faucets with Lever Handles
- Pfister pop up drains
- Opaque window over Primary Bath Tub
- Accent Over Sinks in Primary Bath
- GFI Receptacle
- Power Bath Fan in both baths
- Access Panels to all plumbing

### KITCHEN

- 42" Cabinet System
- Duracraft 3/4 Shaker Style Cabinet Doors
- Hidden Hinges on all Cabinet Doors
- White Finished Drawer Boxes
- Metal Roller Drawer Guides
- Lined Overhead Cabinets
- Lined Base Shelves
- Center Shelves in Base Cabinets
- Kwikset Brushed Nickel Interior Door Knobs
- Pfister Brushed Nickel Faucets
- Stainless Farmhouse Kitchen Sink w/ Spring Loaded Faucet
- Cabinet above Refrigerator

### INTERIOR

- 8' Flat Ceilings
- Lino throughout
- 2" Cordless Blinds Throughout
- 44" Wide Hallways
- White 2 Panel Cathedral Interior Doors
- 3 Hinges on all Interior Passage Doors
- 52" Ceiling Fan in Living Room
- 52" Ceiling Fan in Primary Bedroom
- Black cabinet hardware
- Entertainment Center (Cable Jack)
- (4) Ceiling Beams Living Room
- Can lights throughout

## POPULAR OPTIONS

- Smart Panel Exterior Siding with 6" Alabaster window trim
- Gas Furnace/ Gas Range
- Thermal Zone 2 and 3
- Dream Kitchen (Black or Stainless) Smooth Top Range Side X Side Refrigerator Microwave

- 30lb Roof Load
- 40lb Roof Load
- Wind Zone II & Wind III
- Energy Star Compliant Package

**Waco**