

*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 24TH DAY OF OCTOBER 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 OCTOBER 24, 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 **October 24, 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: L. Q.

## REGULAR MEETING AGENDA

3. Excuse absent commission members.
4. Reading of the Board of Adjustment Statement.
5. Swearing of all persons giving testimony.
6. **Consider and Take Action** on the approval of meeting minutes for August 22, 2024.
7. **Consider and Take Action** on the variance request from the Municipal Code Section 46-415 (3 c) to allow a 52'-0" front setback facing a major arterial instead of the 60'-0" front setback requirement for an overhead canopy at 10790 North Loop Dr., 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

8. Adjournment.

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

Approved by: LG.

**DATED 21ST OF OCTOBER 2024.**

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

**DATE & TIME POSTED:** 10/21/2024 9:30 AM /**BY:** JR

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

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

Approved by: *LQ*.

**Ivy Avalos**  
Mayor

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**Adriana Rodarte**  
City Manager

CITY OF SOCORRO BOARD OF ADJUSTMENT  
**Regular Meeting Minutes**  
August 22, 2024.

Members Present	Members Absent	Staff Present	Others Present
Miriam Cruz Jesus Ruiz David Oropeza Albert Lagunas	Ben Arras	Lorraine Quimiro Jose Botello Judith Rodriguez Myrian Apodaca	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 seconded by Jesus Ruiz *to not excuse absent commission member*. Motion carried.

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

Nays:

Abstain:

Absent: Ben Arras.

**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 May 30, 2024.

A motion was made by Miriam Cruz seconded by Jesus Ruiz *to approve the meeting minutes of May 30, 2024.* Motion carried.

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

Nays:

Abstain:

Absent: Ben Arras.

- 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.

A motion was made by David Oropeza seconded by Jesus Ruiz *to approve item seven (7).* Motion carried.

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

Nays:

Abstain:

Absent: Ben Arras.

- 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

**After** item eight (8) was read, a motion was made by Jesus Ruiz seconded by Miriam Cruz *to move up to item nine (9) to be next on the agenda.* Motion carried.

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

Nays:

Abstain:

Absent: Ben Arras.

- 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.

A motion was made by Jesus Ruiz seconded by Albert Lagunas *to approve item nine (9).* Motion carried.

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

Nays:

Abstain:

Absent: Ben Arras.

**After** the motion for item nine (9) was carried, item eight (8) was returned for discussion and action.

A motion was made by Miriam Cruz seconded by David Oropeza *to approve item eight (8) with staff recommendation* Motion carried.

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

Nays:

Abstain:

Absent: Ben Arras.

## 10. Adjourn

A motion was made by Miriam Cruz seconded by Albert Lagunas *to adjourn the meeting.* Motion carried.

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

Nays:

Abstain:

Absent: Ben Arras.

**Motion carried.**

Meeting adjourned at **6:43 PM.**

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Miriam Cruz, Chairperson

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Date minutes were approved

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Judith Rodriguez, Secretary

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Date minutes were approved.



**CITY OF SOCORRO  
BOARD OF ADJUSTMENTS  
SPECIAL MEETING DATE: OCTOBER 24, 2024**

**VARIANCE REQUEST  
STAFF REPORT**

**SUBJECT:**

VARIANCE REQUEST FROM THE MUNICIPAL CODE SECTION 46-415 (3 C), TO ALLOW A 52'-0" FRONT SETBACK FACING A MAJOR ARTERIAL INSTEAD OF THE 60'-0" FRONT SETBACK REQUIREMENT FOR AN OVERHEAD CANOPY AT 10790 NORTH LOOP DR., SOCORRO, TX.

**PROPERTY ADDRESS:**

10790 NORTH LOOP DR.

**PROPERTY LEGAL  
DESCRIPTION:**

LOT 7, BLOCK 1, HORIZON SHOPPING CENTER

**PROPERTY OWNER:**

BIG DIAMOND INC.

**PROPERTY AREA:**

1.199 ACRES (52,241.51 S.F.)

**CURRENT ZONING:**

C-2 (GENERAL COMMERCIAL)

**SUMMARY:**

The applicant is requesting a variance to allow an overhead canopy to encroach the front setback facing a major arterial as part of a proposed fuel station rebuild.

**BACKGROUND:**

N/A

**STATEMENT OF THE ISSUE:**

Section 46-415 - Area Requirements of the City of Socorro's Municipal Codes outlines the setback requirements that affect the proposed fuel station canopy.

**STAFF RECOMMENDATION:**

Staff recommends APPROVAL of the variance request from the Municipal Code Section 46-415 (3 C) to allow a 52'-0" front setback facing a major arterial instead of the 60'-0" front setback requirement for an overhead canopy at 10790 North Loop Dr., Socorro, TX

# APPLICATION



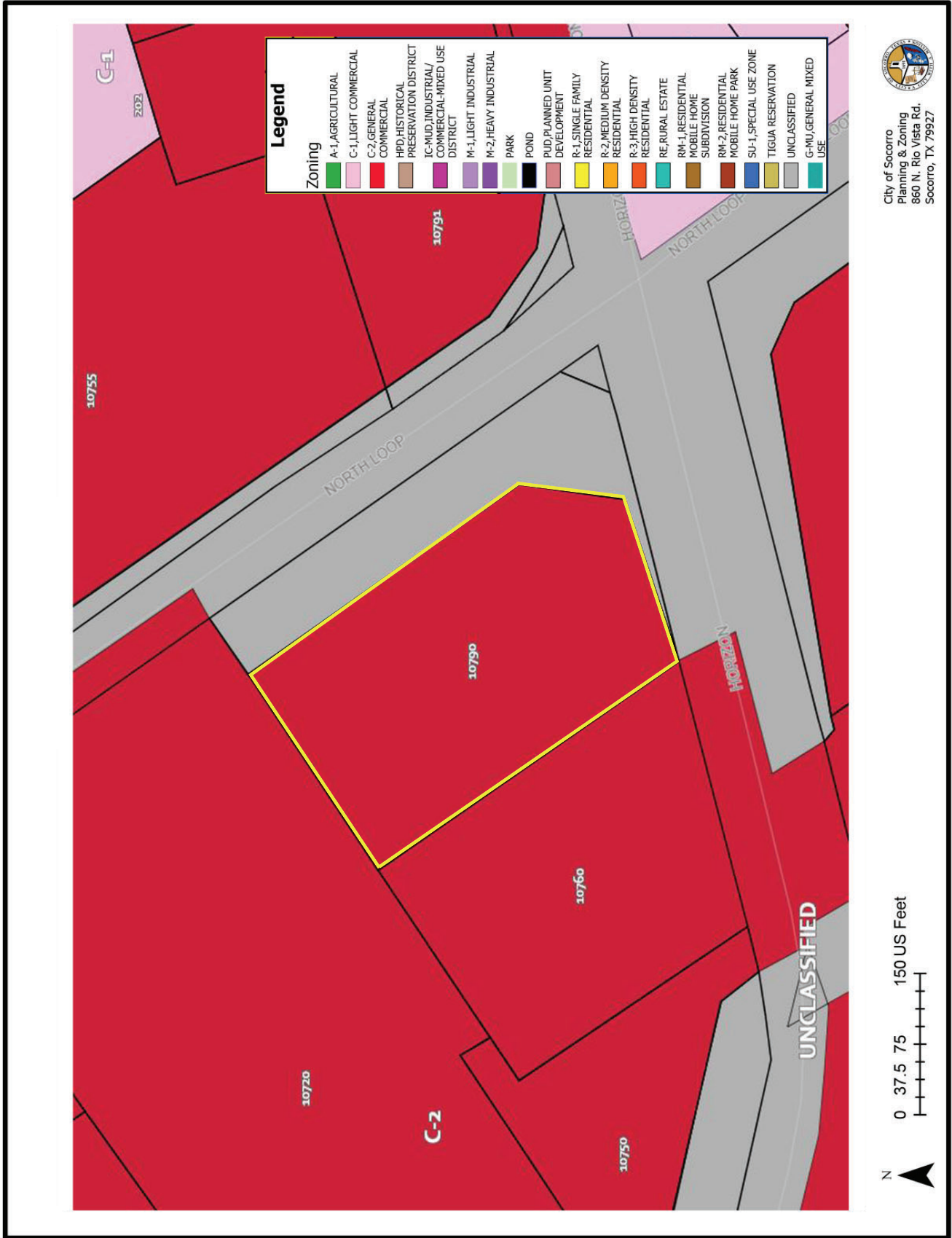
## BOARD OF ADJUSTMENT APPLICATION

APPEAL  SPECIAL EXCEPTION  VARIANCE  TODAY'S DATE: October 17, 2024

**CONTACT INFORMATION**			
<b>PROPERTY LOCATION*:</b> <u>10790 N Loop Dr, Socorro, TX 79927</u>			
<small>(Street address)</small>			
Subdivision:	<u>HORIZON SHOPPING CENTER</u>	Lot: <u>7</u>	Block: <u>1</u>
<small>*Application not applicable in the ETJ (Extra Territorial Jurisdiction)</small>			
Property Owner:	<u>BIG DIAMOND, LLC</u>	<u>17319 SAN PEDRO AVENUE, SUITE 400</u>	<u>SAN ANTONIO, TX 78232</u>
	<small>(Name)</small>	<small>(Address)</small>	<small>(City, State, &amp; Zip Code)</small>
	<small>(Email)</small>	<small>(Phone)</small>	
Property Owner is giving <u>Tariq Mahadin</u> authority to represent him/her at meeting.			
<small>(Applicant Name)</small>			
Property Owner Printed Name:	<u>James W. Hollis Jr.</u>	Property Owner Signature:	
	<small>Secretary</small>		
Applicant:	<u>Tariq Mahadin</u>	<u>1755 Wittington Place, Suite 190</u>	<u>Farmers Branch, TX 75234</u>
	<small>(Name)</small>	<small>(Address)</small>	<small>(City, State, &amp; Zip Code)</small>
	<u>tmahadin@core-states.com</u>		<u>214 918 8842</u>
	<small>(Email)</small>		<small>(Phone)</small>
**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			
<b>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.</b>			
<b>REASON FOR PETITION:</b>			
<p>The site has an existing canopy that is 46.4' from the front property line and the existing building is 47.2' from the front property line.</p> <p>The city ordinance for the front building setback is 60'. We are proposing an overhead canopy that is 52' from the front property line. We are also proposing a new building that will comply with the building setbacks. The columns of the fueling canopy are outside the 60' building setback. The overhead canopy is the only part of the structure that is within the building setback. None of the at grade structure is within the building setbacks.</p> <p>We request a variance for the front building setback from 60' to 52' to allow the redevelopment of this site with a modern convenience store and gas station.</p> <p>Please refer to the attached conceptual site plan for layout and dimensions review.</p>			



# ZONING MAP





# SITE PICTURES



View of property from North Loop Dr. and Horizon Blvd.





# SUPPLEMENTAL DOCUMENTS

