

Rudy Cruz Jr.
Mayor

Ruben Reyes
At Large

Cesar Nevarez
District 1/Mayor ProTem



Alejandro Garcia
District 2

Gina Cordero
District 3

Irene Rojas
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 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.

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 23rd DAY OF JANUARY 2025 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 JANUARY 23, 2025, 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 **January 23, 2025**, 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 people giving testimony.
6. **Consider and Take Action** on the approval of meeting minutes for October 24, 2024.
7. **Consider and Take Action** on the variance request from the Municipal Code *Section 46-622. – Fences, walls, and hedges (a)* to allow a 6'-0" solid masonry fence on the side of the property instead of the 2'-6" height limitation within the clear sight triangle at 640 Jim Bean Dr., Socorro, TX.
8. **Consider and Take Action** on the variance request from the Municipal Code *Section 46-415. – Area requirements (3 c)* to allow a reduced front setback of 35'-0" instead of the 60'-0" setback requirement for all properties facing major arterials at 10300 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

9. 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 17TH OF JANUARY 2025.

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

DATE & TIME POSTED: 1/17/2025 at 5:00pm /**BY:** J.R..

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

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

Approved by: LG.

Rudy Cruz, JR.
Mayor

Ruben Reyes
At Large

Cesar Nevarez
District 1/ Mayor Pro-Tem



Alejandro Garcia
District 2

Gina Cordero.
District 3

Irene Rojas
District 4

Adriana Rodarte
City Manager

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

Members Present	Members Absent	Staff Present	Others Present
Miriam Cruz Jesus Ruiz David Oropeza Albert Lagunas		Lorraine Quimiro Jose Botello Yadira Magana 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 Jesus Ruiz seconded by Miriam Cruz *to delete motion*. Motion carried.

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

Nays:

Abstain:

Absent:

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 August 22, 2024.

A motion was made by Miriam Cruz seconded by David Oropeza *to approve the meeting minutes of August 22, 2024.* Motion carried.

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

Nays:

Abstain:

Absent:

7. **Consider and Take Action** on the variance requests 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.

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

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

Nays:

Abstain:

Absent:

8. Adjourn

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

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

Nays:

Abstain:

Absent:

Motion carried.

Meeting adjourned at **6:48 PM.**

Miriam Cruz, Chairperson

Date minutes were approved

Judith Rodriguez, Secretary

Date minutes were approved.



CITY OF SOCORRO
BOARD OF ADJUSTMENTS MEETING
MEETING DATE: JANUARY 23, 2025

VARIANCE REQUEST
STAFF REPORT

SUBJECT:

VARIANCE REQUEST FROM THE MUNICIPAL CODE *SECTION 46-622 - FENCES, WALLS, AND HEDGES (a)* TO ALLOW A 6' - 0" SOLID MASONRY FENCE ON THE SIDE OF THE PROPERTY INSTEAD OF THE 2' - 6" HEIGHT LIMITATION WITHIN THE CLEAR SIGHT TRIANGLE AT 640 JIM BEAN DR., SOCORRO, TX.

PROPERTY ADDRESS: 640 JIM BEAN DR.

PROPERTY LEGAL DESCRIPTION: LOT 4, BLOCK 4, MCADOO ACRES SUBDIVISION

PROPERTY OWNER: JUAN FLORES

PROPERTY AREA: 20,286.7 S.F.

CURRENT ZONING: R-1 (SINGLE FAMILY RESIDENTIAL)

SUMMARY: The applicant is requesting a variance to allow a solid masonry fence exceeding the 2'-6" allowable height within the clear sight triangle.

BACKGROUND: A fence permit was requested on 6/14/2024 and the footing inspection passed but the final inspection failed due to non-compliance from the height limitations of *Section 46-622. Fences, walls, and hedges (a)*. The applicant states a lack of communication from P&Z Staff led to the decision to build the masonry fence side wall at 6'-0" high.

STATEMENT OF THE ISSUE: *Section 46-622. Fences, walls, and hedges (a)* of the City of Socorro's Municipal Codes detail the maximum allowable fence height of 2'-6" within the clear sight triangle. *Section 46-1. Definitions.*, states, "Clear sight triangle means that area of unobstructed vision at street intersections, entrances and exits, permitting a vehicle driver to see approaching vehicles to the right or left."

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the variance request from the Municipal Code Section 46-622 (a) to allow a 6'-0" solid masonry fence on the side of the property instead of the 2'-6" height limitation within the clear sight triangle at 640 Jim Bean Dr., due to the applicant claiming a hardship for the cost and time required to modify the fence to comply with Sec. 46-622 (a) of the

APPLICATION



BOA24-014

BOARD OF ADJUSTMENT APPLICATION

APPEAL ☐ SPECIAL EXCEPTION ☐ VARIANCE ☐ TODAY'S DATE: _____

****CONTACT INFORMATION****

PROPERTY LOCATION*: 640 Jim Bean Dr
(Street address)

Subdivision: MCADDO ACRES Lot: 3/4 Block: 4
*Application not applicable in the ETJ (Extra Territorial Jurisdiction)

Property Owner: Juan Flores 640 Jim Bean Dr
(Name) (Address) (City, State, & Zip Code)

[Redacted]
(Email) (Phone)

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

Property Owner Printed Name: Juan Flores Property Owner Signature: [Signature]

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

[Redacted]
(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.

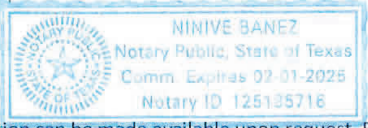
REASON FOR PETITION: When I went to get the permit they never told me that we had to leave the first 25 feet from the side walk towards the back yard 3 feet high
They told me not to be more than 8 feet high or less than 6 feet
I think it was lack of communication from the office-side area
~~my~~ the wall belongs to my neighbor Juan Garcia
650 Jim Bean Dr and to me Juan Flores 640 Jim Bean Dr
We both agreed to keep it this high in order to avoid
damaging the whole structure

Juan Flores
[Signature]
640 Jim Bean Dr

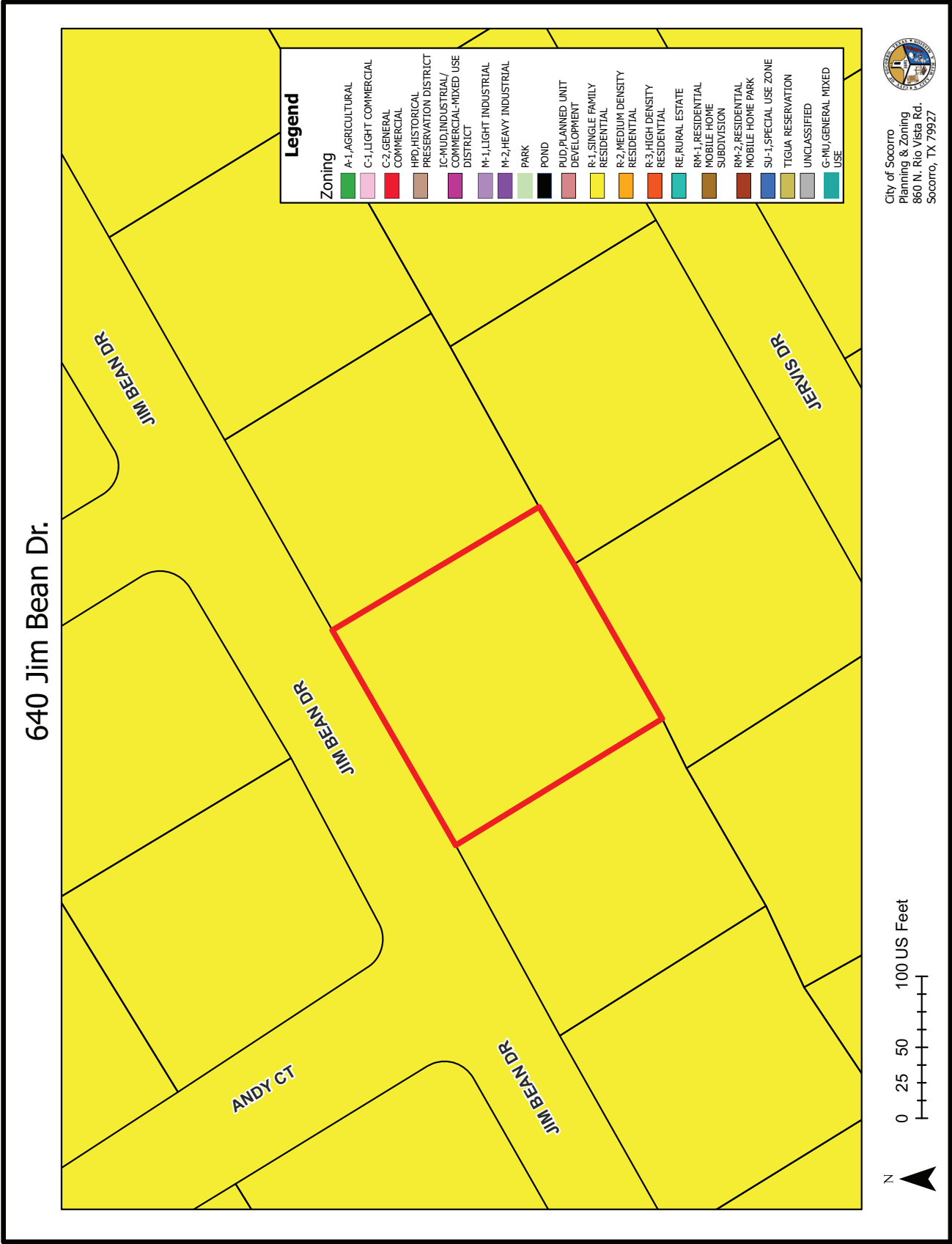
Planning & Zoning Department
 860 N. Rio Vista Rd. • Socorro, Texas 79927 • Tel: (915) 872-8531 • Fax (915) 872-8746
 Website: <https://costx.us/>

Juan Garcia
[Signature]
650 Jim Bean
 Updated: 9/16/2020

APPLICATION

WILL THIS REQUEST SERVE A PUBLIC INTEREST?	
NO it will NOT serve a public interest	
WILL LITERAL ENFORCEMENT OF THE CODE CREATE A HARDSHIP?	
NO it will NOT CREATE A HARDSHIP Hardship will be the cost of money and time maybe damaging the structure	
DOES THIS REQUEST MEET THE SPIRIT OF THE CODE?	
YES	
WILL SUBSTANTIAL JUSTICE BE MADE WITH THIS REQUEST?	
NO	
Items Submitted: Completed application and fee <input type="checkbox"/> Plot/Site Plan or Survey drawn to scale <input type="checkbox"/>	
I hereby certify that the above statements are true and correct to the best of my knowledge.	
Property Owner Signature (If different from Applicant) STATE OF TEXAS COUNTY OF <u>El Paso</u>	Applicant's Signature
Subscribed and sworn to before me this <u>24th</u> day of <u>October</u> , 20 <u>24</u>	<u>Ninive Banez</u> Notary Public
(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 Please allow at least 48 hours for your request to be processed.	My Commission expires: <u>02-01-2025</u>
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



SITE PICTURES



View of property from Jim Bean Dr.



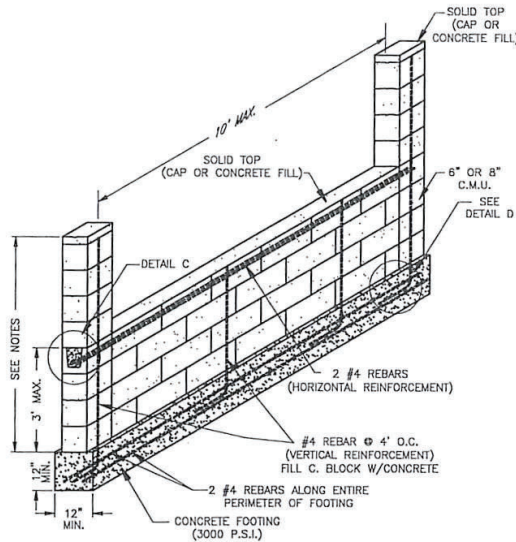
FENCE PERMIT



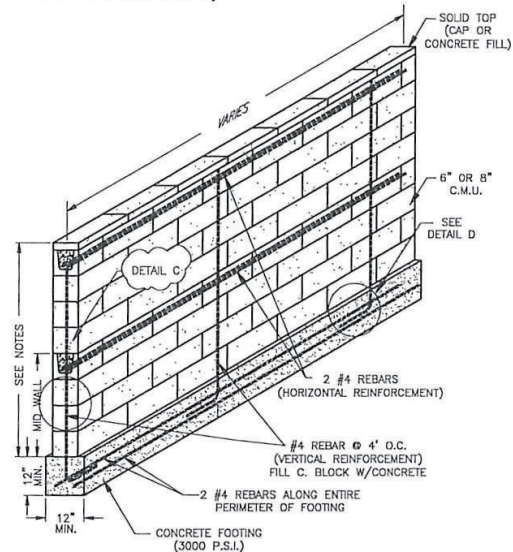
CITY OF SOCORRO PLANNING & ZONING DEPT.

CINDER BLOCK WALL PERMIT NUMBER: _____

(THIS PERMIT MUST BE DISPLAYED AT JOBSITE)



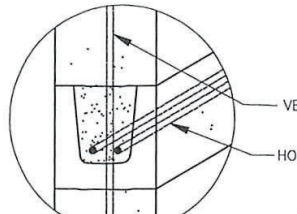
DETAIL A
N.T.S.



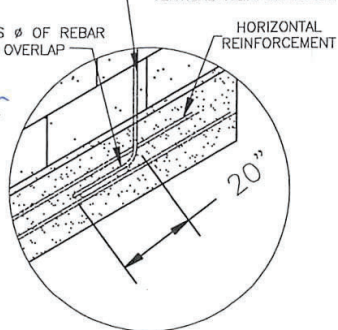
DETAIL B
N.T.S.

NOTES:

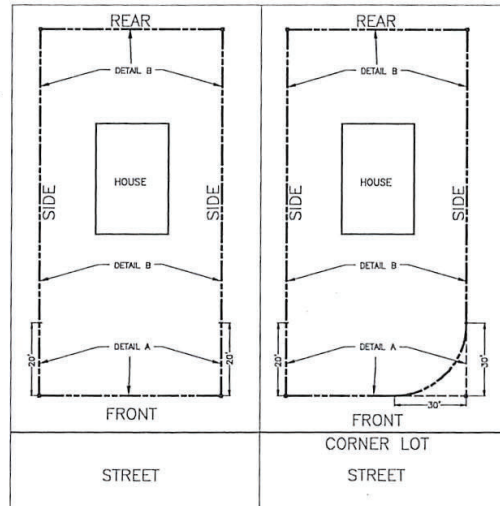
1. THE MAXIMUM HEIGHT FOR SIDE WALLS IS 6' AND THE MAXIMUM HEIGHT FOR REAR WALLS IS 8'
2. FIRST 20' OF WALL ON THE SIDES OF THE PROPERTY SHALL BE CONSTRUCTED BASED ON DETAIL A
3. USE DETAIL A FOR CONSTRUCTION OF FRONT WALL
4. THE MAXIMUM HEIGHT OF CINDER BLOCK FOR FRONT AND FIRST 20' OF SIDE WALL SHALL BE 3'. IF CHAIN LINK FENCE OR WROUGHT IRON IS USED ON TOP OF WALL, THE MAXIMUM HEIGHT SHALL BE 6'



DETAIL C
N.T.S.



DETAIL D
N.T.S.



PLOT PLAN
N.T.S.

NAME: Juan Flores
 ADDRESS: 640 Jim Bean Dr
 SUBDIVISION: _____
 BLOCK No. _____
 LOT No. _____
 OWNER: _____
 CONTRACTOR: _____
 PHONE NUMBER: _____

PERMIT FEE

SIGNATURE OF APPLICANT

PLANNING DEPARTMENT APPROVAL

DATE

EXPIRATION DATE

Note: Property owner is responsible for verifying that there are no utility or irrigation easements within the property. If a home owner fails to verify that there are no easements and a Rockwall permit is issued, the permit may be revoked if the city or other entity proves that an easement exists and **no refund will be given.**
 860 N. Rio Vista, Socorro, Texas 78927 * Office (915) 872-8531 Fax (915) 872-8873

FOOTING INSPECTIONS: _____

FINAL INSPECTIONS: _____



CITY OF SOCORRO
BOARD OF ADJUSTMENTS MEETING
MEETING DATE: JANUARY 23, 2025

VARIANCE REQUEST
STAFF REPORT

SUBJECT:

VARIANCE REQUEST FROM THE MUNICIPAL CODE SECTION 46-415. - AREA REQUIREMENTS (3 C) TO ALLOW A REDUCED FRONT SETBACK OF 35' - 0" INSTEAD OF THE 60' - 0" SETBACK REQUIREMENT FOR ALL PROPERTIES FACING MAJOR ARTERIALS AT 10300 NORTH LOOP DR., SOCORRO, TX.

PROPERTY ADDRESS: 10300 NORTH LOOP DR.

PROPERTY LEGAL DESCRIPTION: LOT 45, BLOCK 14, VALLE DEL SOL UNIT 5 SUBDIVISION

PROPERTY OWNER: OREGON PASO PARTNERS, L.P.

PROPERTY AREA: 2.806 ACRES

CURRENT ZONING: C-2 (GENERAL COMMERCIAL)

SUMMARY: The applicant is requesting a variance to allow a reduced front setback to accommodate a proposed commercial development.

BACKGROUND: N/A

STATEMENT OF THE ISSUE: *Section 46-415. - Area requirements (3) Minimum front setbacks for all properties facing C. Major Arterials: 60 feet.* of the City of Socorro's Municipal Codes specifies a required setback distance which affects the applicant's plans for the commercial development being proposed.

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the variance request from the Municipal Code *Section 46-415. - Area requirements (3) Minimum front setbacks for all properties facing (C.) Major Arterials: 60 feet.*, to allow a reduced front setback of 35' - 0" instead of the 60' - 0" setback requirement as the request would serve a public interest, enforcement of the code would create a hardship, the request meets the spirit of the code, and substantial justice would be made with the request as stated on the application.

APPLICATION

BOA25-001



BOARD OF ADJUSTMENT APPLICATION

APPEAL ☐ SPECIAL EXCEPTION ☐ VARIANCE ☒ TODAY'S DATE: 12/17/24

CONTACT INFORMATION

PROPERTY LOCATION*: 10300 N. Loop Socorro, TX 79927
(Street address)
Subdivision: Valle Del Sol Lot: 45 Block: 14
*Application not applicable in the ETJ (Extra Territorial Jurisdiction)
Property Owner: Oregon Paso Partners LP 6500 Montana El Paso, TX 79925
(Email) (Phone)
Property Owner is giving Senny Van Haselen authority to represent him/her at meeting.
(Applicant Name)
Property Owner Printed Name: Oregon Paso Partners LP Property Owner Signature: [Signature]
Applicant: Senny Van Haselen 1351 N. Paragona Ste D, El Paso, TX 79936
(Name) (Address) (City/State/Zip)
(Email) (Phone)

REQUEST

Please list types requested:

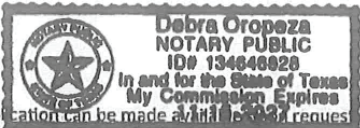
Description	Ordinance Requirements	Requested Dimensions	Variance from Ordinance
Lot Size			
Lot Width			
Lot Depth			
Side Yard			
Side Yard			
Side at Corner			
Front Yard	65' 60'	45' 35'	20' 25'
Rear Yard			
Driveway			
Other			

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.

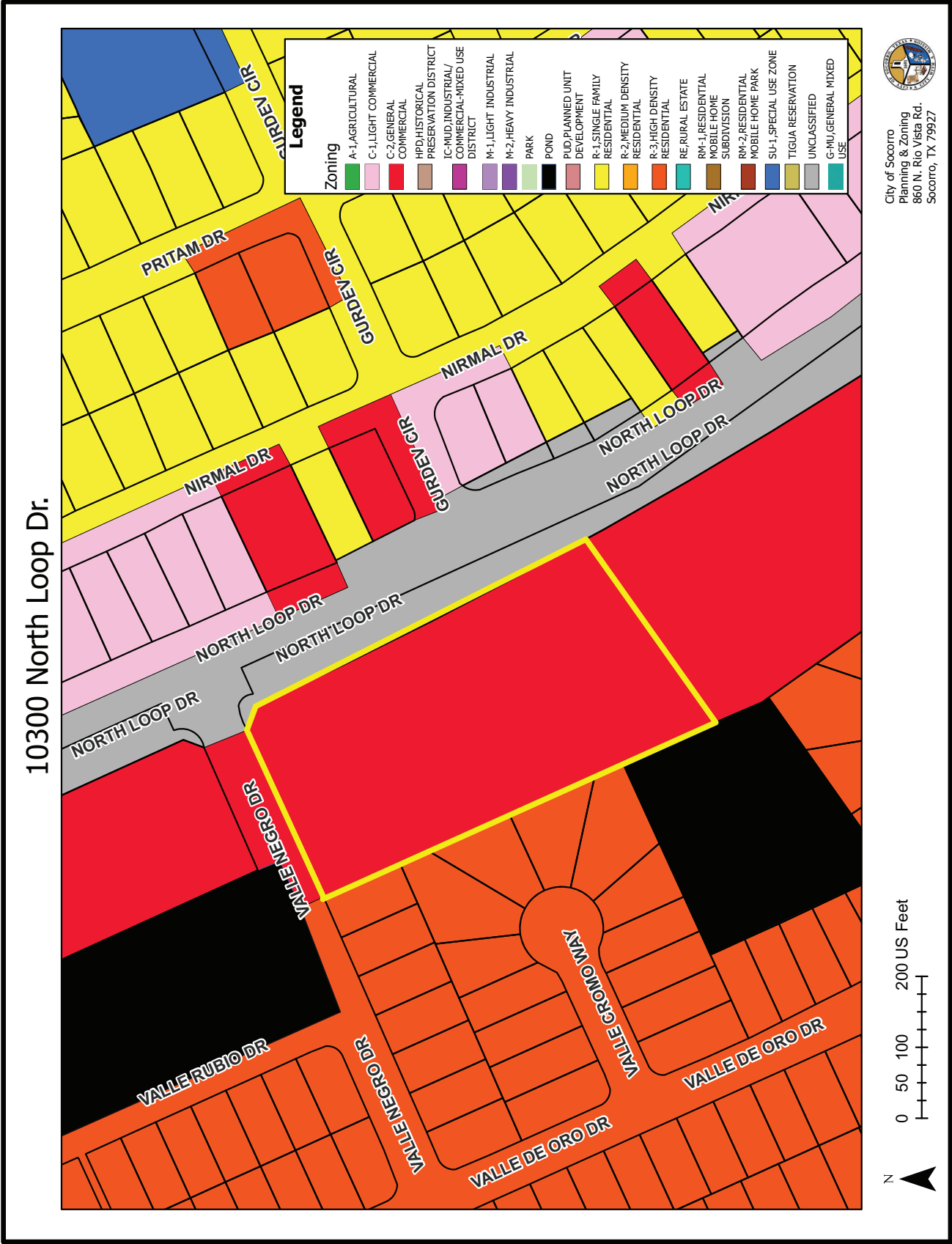
REASON FOR PETITION:

25' /
Needing the additional 20' for design
and building requirements per plans.

APPLICATION

WILL THIS REQUEST SERVE A PUBLIC INTEREST?	
Yes, Allows Socorro residents to participate in ownership.	
WILL LITERAL ENFORCEMENT OF THE CODE CREATE A HARDSHIP?	
Yes, current code will hinder design and building plans.	
DOES THIS REQUEST MEET THE SPIRIT OF THE CODE?	
We believe this variance will create more opportunity for the residents of Socorro to participate in the opportunity of small business and development.	
WILL SUBSTANTIAL JUSTICE BE MADE WITH THIS REQUEST?	
Yes, The project will create opportunity unlike any other development in the area.	
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>23rd</u> day of <u>December</u> , 20 <u>24</u>	
	
My Commission expires: <u>11/15/2027</u>	
NOTICE: This application can be made a final decision 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



AERIAL IMAGE



SITE PICTURES



View of property from North Loop Dr.



SITE PICTURES



View of adjacent property from North Loop Dr. (Cube Smart Self Storage)



SUMMARY

LOT AREA:	121,251 sq ft
BLDG AREA:	40,054 sq ft
LANDSCAPE:	16,455 sq ft
PARKING REQ:	74
	60

BLDG A
18,394 sq ft

BLDG B
11,055 sq ft

BLDG B
11,055 sq ft

BLDG C
11,055 sq ft

LOT 45
122,250 sq ft

Block 3

LOT 45
122,250 sq ft

LOT 46
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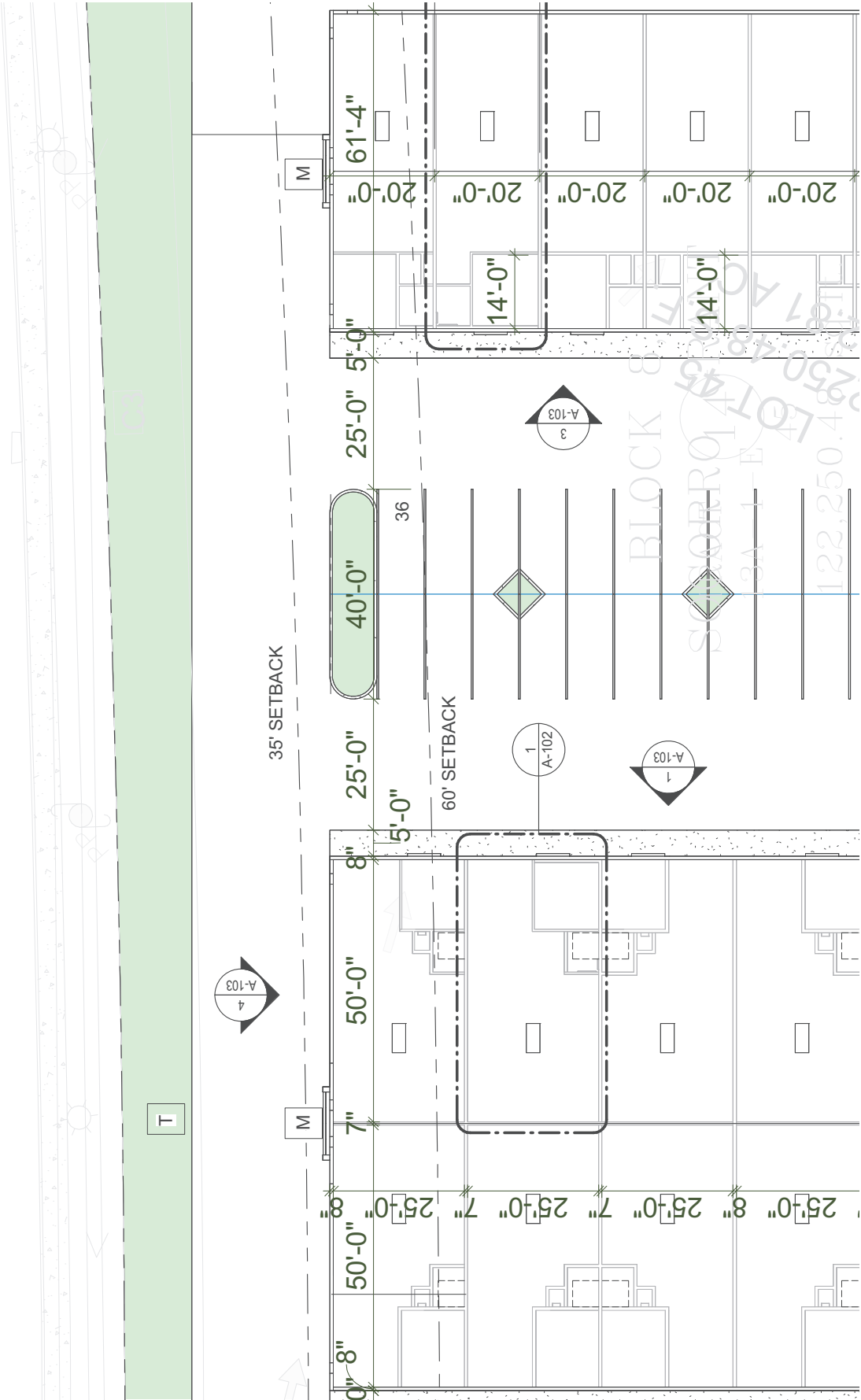
LOT 183
122,250 sq ft

LOT 184
122,250 sq ft

LOT 185

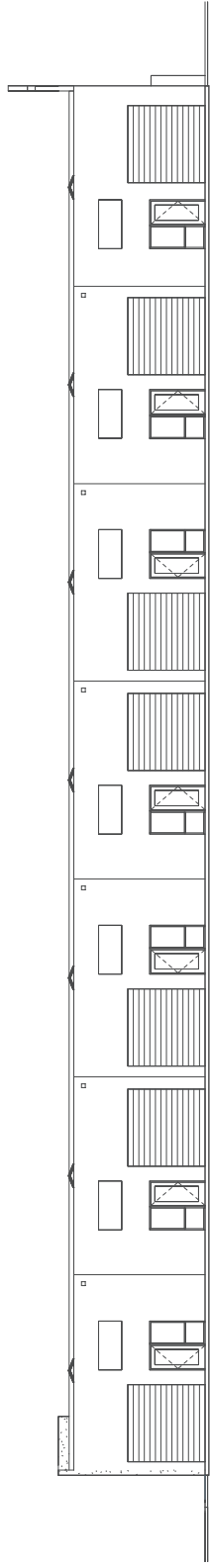
SUPPLEMENTAL DOCUMENT - SITE PLAN

(ENLARGED)

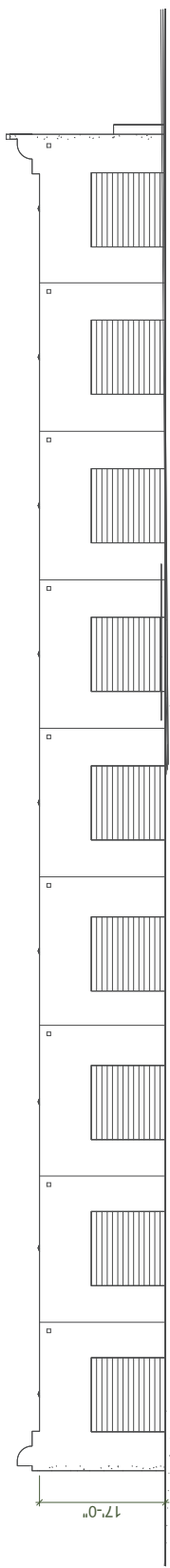


SUPPLEMENTAL DOCUMENT - ELEVATIONS

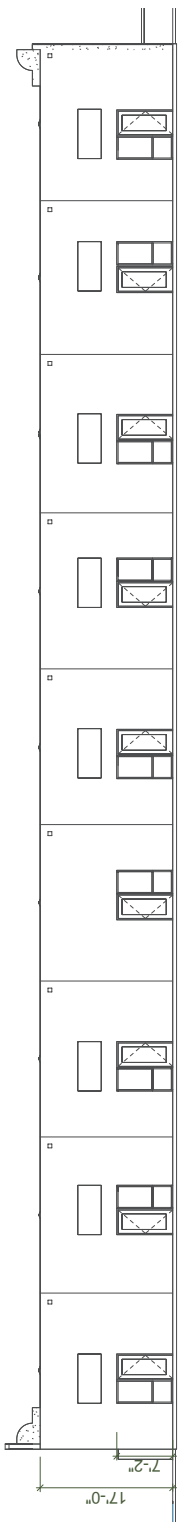
1 2 3 4 5



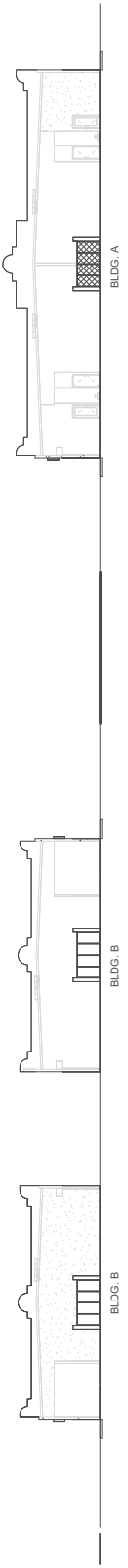
1 BUILDING A - MAIN ELEVATION
1/8" = 1'-0"



2 BUILDING B - MAIN ELEVATION
1/8" = 1'-0"



3 BUILDING B - REAR ELEVATION
1/8" = 1'-0"



4 NORTH LOOP ELEVATION
1/16" = 1'-0"