

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 24TH DAY OF APRIL 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 APRIL 24, 2025, TO SIGN UP FOR THE 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 24, 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: 


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 the meeting minutes for October 24, 2024, previously tabled at the January 23, 2025 meeting.
7. **Consider and Take Action** on the approval of meeting minutes for February 27, 2025.
8. **Consider and Take Action** on the variance request from the Municipal Code Section 46-415. – *Area Requirements (3-A)* to allow a reduced front setback of 10’-0” instead of the 35’ 0” setback requirement for all properties facing collector streets at 10081 Judge Colwell Dr., Socorro, TX.
9. **Consider and Take Action** on the variance request from the Municipal Code Section 46-238- *Area Requirements (2)* to allow a reduced front yard and rear yard setback of 20’- 0” instead of the 25’-0” setback requirements at 11640 Flor Preciosa Ln., Socorro, TX., to allow the construction of a new residence under a future replat.
10. **Consider and Take Action** on the Election of 2nd Vice-Chair Officer for the Board of Adjustments.

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 the 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


Approved by: 

Section 551.076 DELIBERATION REGARDING SECURITY
Section 551.087 DELIBERATION REGARDING ECONOMIC DEVELOPMENT

11. 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 21ST OF APRIL 2025.

BY: .
Judith Rodriguez, Board of Adjustments Secretary.

DATE & TIME POSTED: 4/21/2025@3:50 **BY:** JR.

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

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

Approved by: 

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 **February 27, 2025**

Members Present	Member Absent	Staff Present	Others Present
Miriam Cruz Jesus Ruiz David Oropeza Albert Lagunas Victor Espinoza	None	Lorraine Quimiro, <i>City Planner Director of Development.</i> Jose Botello, <i>Planner</i> Judith Rodriguez, <i>Planning Clerk</i> Yadira Magaña, <i>Planning Clerk</i>	Merwan Bhatti, <i>City Attorney</i> Alfredo Ferando, <i>IT Technician</i> Juan Zamorano, <i>IT Technician</i>

Items for discussion and action:

1. Call to order:

Commissioner Mr. Ruiz allowed a ten-minute wait to ensure a complete quorum.
Chair Miriam Cruz called the meeting to order at 6:03 p.m.

2. Establishment of quorum:

The quorum was established with *five (5)* members present

3. Excuse absent commission members:

A motion was made by Miriam Cruz seconded by Jesus Ruiz *to delete item Three (3).*
Motion carried.

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

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.

The Applicant was sworn in by Chair Miriam Cruz.

6. Consider and Take Action on the approval of the meeting minutes of January 23, 2025.

A motion was made by Jesus Ruiz and seconded by Miriam Cruz *to table Item Six (6) to correct the date of the meeting minutes on the agenda from October 24, 2024, to January 23, 2025.* Motion carried.

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

Nays:

Abstain:

Absent:

7. Consider and Take Action on the variance request from the Municipal Code Section 46-238- Area Requirements (2) to allow a reduced front yard setback of 21' – 0" instead of the 25' - 0" setback requirement and to allow a reduced rear yard setback of 23'- 11" instead of the 25'-0" setback requirement at 777 Soya Dr., Socorro, TX., to allow for the replacement of a mobile home.

A motion was made by Miriam Cruz and seconded by David Oropeza *to approve Item Seven (7) for this specific mobile home of this specific application with staff recommendation.* Motion carried.

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

Nays:

Abstain:

Absent:

8. Consider and Take Action on the Election of Officers for Board of Adjustments.

Chairman

A motion was made by David Oropeza and seconded by Albert Lagunas *to appoint Jesus Ruiz as Chairman.* Motion carried.

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

Nays:

Abstain:

Absent:

Vice-Chairman

A motion was made by David Oropeza and seconded by Albert Lagunas *to appoint Miriam Cruz as Vice-Chairman.* Motion carried.

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

Nays:

Abstain: Miriam Cruz

Absent:

Secretary

A motion was made by Miriam Cruz and seconded by Albert Lagunas *to appoint Judith Rodriguez as Secretary*. Motion carried.

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

Nays:

Abstain:

Absent:

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

A motion was made by Jesus Ruiz *to approve the Board of Adjustment Bylaws Item Nine (9) adding in:*

Article 3. Officers

- A. The Officers of the Board shall be a Chair, ~~and a~~ Vice-Chair, and a Second Vice-Chair. Their duties shall be those usually pertaining to their respective offices. The Chair shall preside at all meetings of the Board. In the absence of the Chair, the Vice-Chair shall preside. In the absence of the Chair and Vice-Chair, any regular member elected by the majority of the board members present and voting will act as Chair Pro-Tem. Officers shall be regular members of the Board. Officers shall serve (1) year terms. Officers may serve consecutive terms without limit. The election of officers will take place at the first meeting in January of each year and shall be determined by a majority vote of those members present and voting. The Chair, ~~and~~ Vice-Chair, and Second Vice-Chair may be removed from office by a ~~2/3~~ majority vote of ~~the entire Board~~ members present. Vacancies in the Chair or Vice-Chair position shall be filled by a simple majority vote of the Board present and voting at any regular meeting.

Jesus Ruiz withdrew his motion.

Then, A motion was made by Jesus Ruiz *to amend the rules and Bylaws of the Board of Adjustments and seconded by David Oropeza:*

Article 3. Officers

- A. The Officers of the Board shall be a Chair, ~~and a~~ Vice-Chair, and a Second Vice-Chair. Their duties shall be those usually pertaining to their respective offices. The Chair shall preside at all meetings of the Board. In the absence of the Chair, the Vice-Chair shall preside. In the absence of the Chair and Vice-Chair, any regular member elected by the majority of the board members present and voting will act as Chair Pro-Tem. Officers shall be regular members of the Board. Officers shall serve (1) year terms. Officers may serve consecutive terms without limit. The election of officers will take place at the first meeting in January of

each year and shall be determined by a majority vote of those members present and voting. The Chair, ~~and~~ Vice-Chair, ~~and Second Vice-Chair~~ may be removed from office by a ~~2/3~~ majority vote of ~~the entire Board~~ members present. Vacancies in the Chair or Vice-Chair position shall be filled by a simple majority vote of the Board present and voting at any regular meeting.

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

Nays:

Abstain:

Absent:

Motion Carried.

Before proceeding to Item Ten (10), Miriam Cruz requested that an item to elect the Second Vice-Chair be added to the agenda for the next meeting.

10. Consider and Take Action on the 2025 Meeting Calendar.

A motion was made by Jesus Ruiz and seconded by David Oropeza *to approve the 2025 Meeting Calendar*. Motion carried.

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

Nays:

Abstain:

Absent:

11. Adjourn

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

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

Nays:

Abstain:

Absent:

Meeting adjourned at **6:50PM**.

Miriam Cruz, Chairperson

Date minutes were approved

Judith Rodriguez, Secretary

Date minutes were approved.



CITY OF SOCORRO
BOARD OF ADJUSTMENTS MEETING
MEETING DATE: APRIL 24, 2025

VARIANCE REQUEST
STAFF REPORT

SUBJECT:

VARIANCE REQUEST FROM THE MUNICIPAL CODE SECTION 46-415. - AREA REQUIREMENTS (3-A) TO ALLOW A REDUCED FRONT SETBACK OF 10' - 0" INSTEAD OF THE 35' - 0" SETBACK REQUIREMENT FOR ALL PROPERTIES FACING COLLECTOR STREETS AT 10081 JUDGE COLDWELL DR., SOCORRO, TX.

PROPERTY ADDRESS:	10081 JUDGE COLDWELL DR.
PROPERTY LEGAL DESCRIPTION:	LOT 1, BLOCK 16, EASTLAKE VALLEY UNIT 2 SUBDIVISION
PROPERTY OWNER:	M&F INVESTMENT GROUP, L.L.C
PROPERTY AREA:	80,368 S.F.
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:	<i>Section 46-415. - Area requirements (3) Minimum front setbacks for all properties facing: A.) Collector Streets: 35 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.</i>
STAFF RECOMMENDATION:	Staff recommends APPROVAL of the variance request from the Municipal Code <i>Section 46-415. - Area requirements (3) Minimum front setbacks for all properties facing: (A.) Collector Streets: 35 ft,</i> to allow a reduced front setback of 10' - 0" instead of the 35' - 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.
ALTERNATIVE:	DENIAL

APPLICATION



BOARD OF ADJUSTMENT APPLICATION

APPEAL ☐ SPECIAL EXCEPTION ☐ VARIANCE ☒ TODAY'S DATE: April 9, 2025

CONTACT INFORMATION

PROPERTY LOCATION*: 10081 Judge Coldwell Dr.

Subdivision: Eastlake Valley (Street address)

Lot: 1

Block: 16

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

Property Owner: MRF INVESTMENT GROUP LLC / 5925 Silver Springs Dr Suite A

(Name)

(Address)

(City, State, & Zip Code)

(Email)

(Phone)

Property Owner is giving Jorge L. Loya, AIA authority to represent him/her at meeting.

(Applicant Name)

Property Owner Printed Name: Gabriel Mendez

Property Owner Signature: [Signature]

Applicant: Jorge L. Loya, AIA

5640 Valley Oak Dr.

El Paso, TX 79932

(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	35 feet	10 feet	25 feet
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:

Request that a variance be given for the front setback from 35 feet to 10 feet in order to accommodate a total of 10 padel courts as requested by the owners to make this project a success, all other setbacks will be kept per the ordinance.


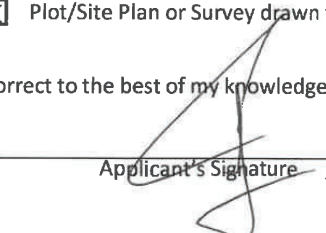
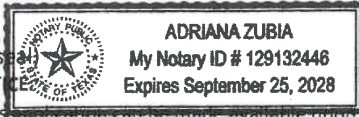
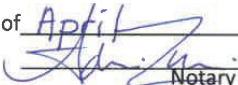
Planning & Zoning Department

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

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

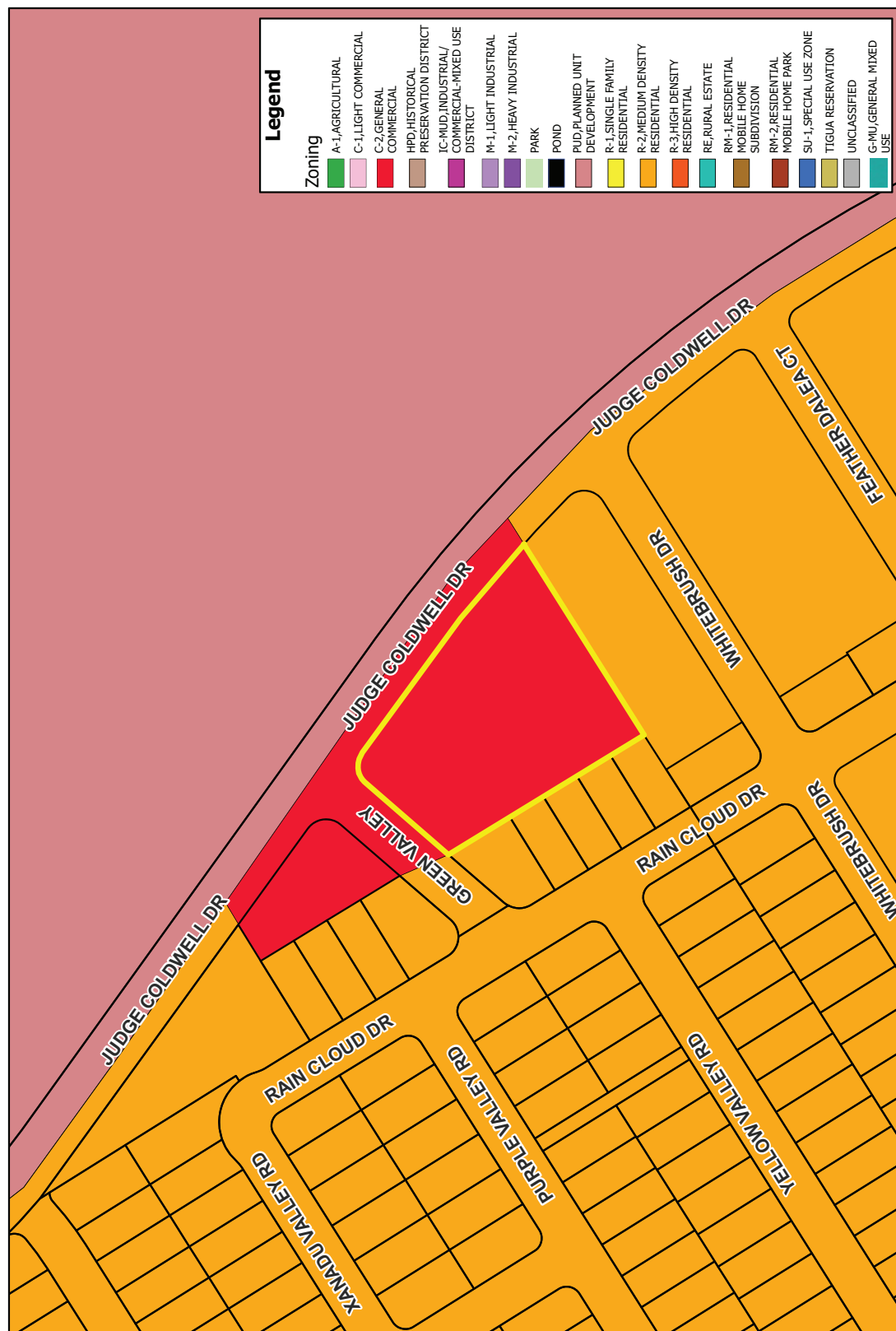
Updated: 9/16/2020

APPLICATION

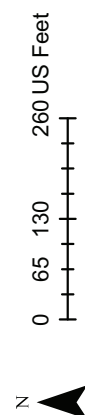
WILL THIS REQUEST SERVE A PUBLIC INTEREST?	
Absolutely, the variance will provide the amount of facilities to better serve this community.	
WILL LITERAL ENFORCEMENT OF THE CODE CREATE A HARDSHIP?	
Yes, as the limited space available will not accommodate the necessary square footage for facilities and sports courts.	
DOES THIS REQUEST MEET THE SPIRIT OF THE CODE?	
Yes, we request a setback of 10 feet which is standard for commercial applications	
WILL SUBSTANTIAL JUSTICE BE MADE WITH THIS REQUEST?	
Yes, as the Socorro community will be the ultimate beneficiary of a project of this size.	
<p>Items Submitted: Completed application and fee <input checked="" type="checkbox"/> Plot/Site Plan or Survey drawn to scale <input checked="" 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> Property Owner Signature (If different from Applicant) STATE OF TEXAS COUNTY OF <u>E/ Paso</u></p> </div> <div style="width: 45%;"> <p> Applicant's Signature</p> </div> </div> <p>Subscribed and sworn to before me this <u>11th</u> day of <u>April</u>, 20 <u>25</u></p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;">  <p>(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.</p> </div> <div style="width: 45%;"> <p> Notary Public</p> <p>My Commission expires: <u>September 25th, 2028</u></p> </div> </div>	
OFFICE USE ONLY	
Seeking an appeal from the Municode, City of Socorro Zoning Ordinance, Section No:	
BOA Number:	TOTAL FEE DUE: \$ (non- refundable)
Received by:	Signature: Date:

ZONING MAP

Zoning Map - 10081 Judge Coldwell Dr.



City of Socorro
Planning & Zoning
8860 N. Rio Vista Rd.
Socorro, TX 79927

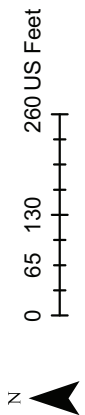


AERIAL IMAGE

10081 Judge Coldwell Dr.



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



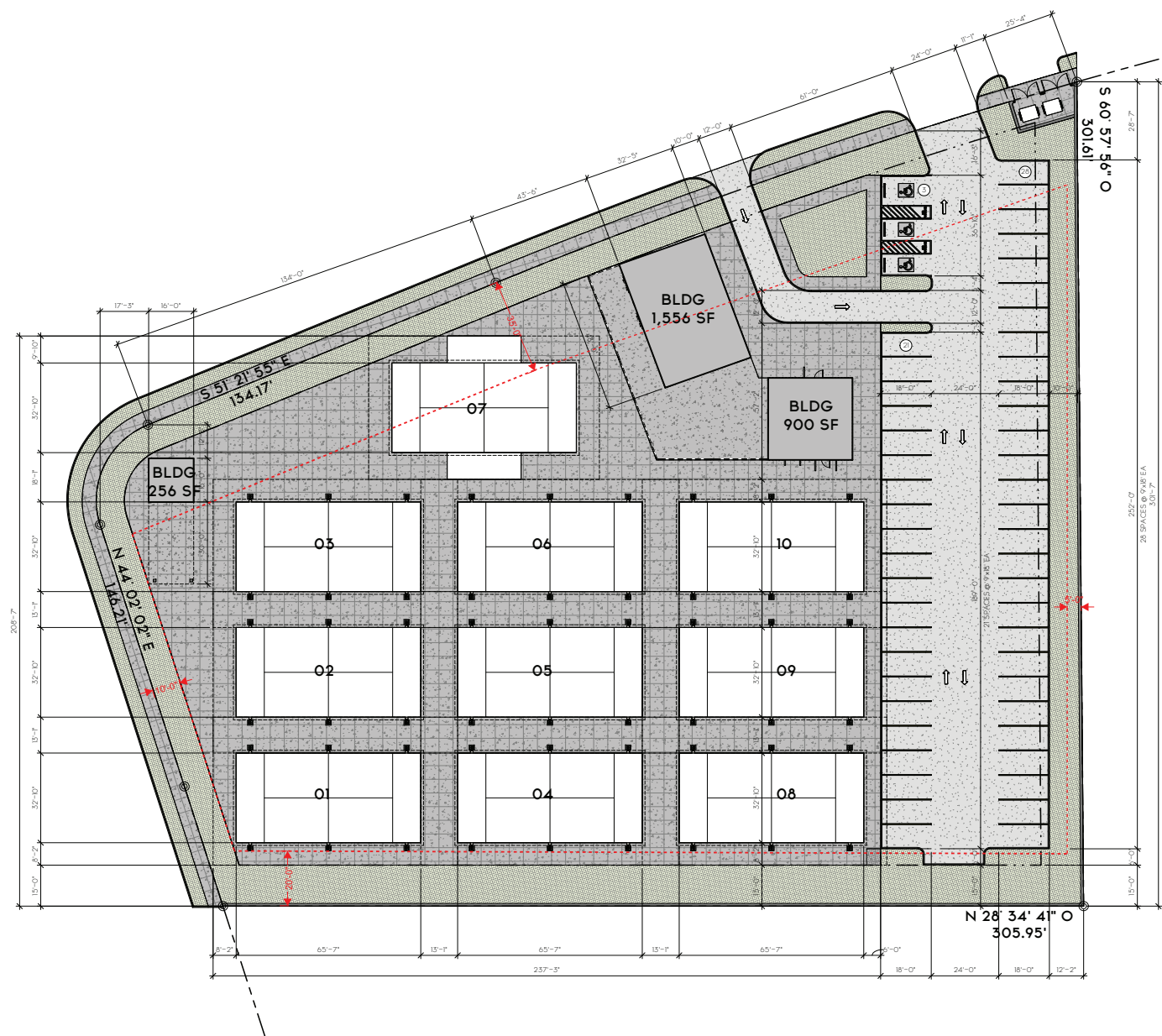
SITE PICTURES



View of property from Judge Coldwell Dr. and Green Valley Dr.



SUPPLEMENTAL DOCUMENT - SITE PLAN



PROJECT SITE DEVELOPMENT SUMMARY

SITE PLAN: 80,369.23 SF
BLDG FOOTPRINT: 2,172.00 SF

PARKING

-ACCESSIBLE 3 SPACES
-STANDARD 47 SPACES
-TOTAL PROPOSED 50 SPACES

LANDSCAPE AREA REQUIRED: 11,648.58 SF (80,369.23 SF - 2,712 SF X (15%))

LANDSCAPE AREA PROVIDED: 13,653.76 SF

LEGEND - SITE PLAN

--- PROPERTY LINE
- - - UTILITY EASEMENT
- - - SETBACK LINE
- - - ACCESSIBLE ROUTE

This architectural site plan illustrates a parking lot layout with ten numbered parking spaces (01-10) and three building footprints. The plan includes detailed dimensions for building areas, parking space sizes, and lot boundaries. Key features include:

- Building Footprints:**
 - BLDG 256 SF:** Located on the left side of the plan.
 - BLDG 1,556 SF:** Located in the upper right corner.
 - BLDG 900 SF:** Located on the far right edge.
- Parking Spaces:** Ten numbered spaces (01-10) are arranged in a grid-like pattern. Spaces 01-04 are in the lower left, 05-06 in the center, and 07-10 on the right.
- Dimensions and Boundaries:**
 - Lot Boundary (Top Left):** S 51° 21' 55" E 134.17'.
 - Lot Boundary (Bottom Left):** N 44° 02' 02" E 146.21'.
 - Internal Dimensions:** Various dimensions are provided for building footprints (e.g., 17'-3", 16'-0", 32'-10", 18'-1", 32'-10", 13'-1", 13'-10", 13'-1", 13'-10", 15'-0", 8'-2", 20'-0", 65'-7", 13'-1", 65'-7", 13'-1", 65'-7") and parking spaces (e.g., 32'-10", 18'-1", 32'-10", 13'-1", 13'-10", 13'-1", 13'-10", 15'-0", 8'-2", 20'-0", 65'-7", 13'-1", 65'-7", 13'-1", 65'-7").
 - Other Dimensions:** 134'-0", 43'-6", 32'-5", 10'-0", 12'-0", 61'-0", 12'-0", 57'-2", 32'-10", 18'-1", 32'-10", 13'-1", 13'-10", 13'-1", 13'-10", 15'-0", 8'-2", 20'-0", 65'-7", 13'-1", 65'-7", 13'-1", 65'-7", 237'-3".
- Access and Circulation:** A red dashed line indicates a path or access route from the bottom left towards the center of the lot, passing near building 07.



CITY OF SOCORRO
BOARD OF ADJUSTMENTS MEETING
MEETING DATE: APRIL 24, 2025

VARIANCE REQUEST
STAFF REPORT

SUBJECT:

VARIANCE REQUEST FROM THE MUNICIPAL CODE *SECTION 46-238 - AREA REQUIREMENTS (2)* TO ALLOW A REDUCED FRONT YARD AND REAR YARD SETBACK OF 20' - 0" INSTEAD OF THE 25' - 0" SETBACK REQUIREMENTS AT 11640 FLOR PRECIOSA LN., SOCORRO, TX., TO ALLOW THE CONSTRUCTION OF A NEW RESIDENCE UNDER A FUTURE REPLAT.

PROPERTY ADDRESS:

11640 FLOR PRECIOSA LN.

**PROPERTY LEGAL
DESCRIPTION:**

LOT 2, BLOCK , FLOR DEL RIO SUBDIVISION

PROPERTY OWNER:

CESAR COLMENERO

PROPERTY AREA:

26,179.56 S.F.

CURRENT ZONING:

R-1 (SINGLE FAMILY RESIDENTIAL)

SUMMARY:

The applicant is requesting a variance to allow the encroachment of the front and rear yard setbacks.

BACKGROUND:

The applicant is considering replatting his property to create two lots from the current single lot. Based on the shape of the second lot, the applicant would require an approval to encroach the front and rear yard setbacks to allow for the construction of the proposed residence to fit within the buildable area of the new lot.

STATEMENT OF THE ISSUE:

Section 46-238. - Area requirements (2) outlines the area requirements for properties zoned R-1 which detail the applicable distance for the minimum yard setbacks. The shape of the proposed new lot under the future replat leaves a small buildable area for any new residential development.

STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of the variance request from the Municipal Code *Section 46-238. - Area requirements (2)* to allow a reduced front yard and rear yard setback of 20' - 0" instead of the 25' - 0" setback requirements at 11640 Flor Preciosa Ln., Socorro, TX to allow the construction of a new residence under a future replat as literal enforcement of the code would create a hardship and the request meets the spirit of the code as stated on the application.



**CITY OF SOCORRO
BOARD OF ADJUSTMENTS MEETING
MEETING DATE: APRIL 24, 2025**

**VARIANCE REQUEST
STAFF REPORT**

**(CONTINUED)
ALTERNATIVE:**

DENIAL of the variance request from *Section 46-238. - Area requirements (2)* to allow a reduced front yard and rear yard setback of 20' - 0" instead of the 25' - 0" setback requirements at 11640 Flor Preciosa Ln., Socorro, TX would likely influence the applicant to rezone the property from R-1 to R-2 to allow for the additional proposed structure which would also provide the reduction in the front and rear yard setback requirements under *Section 46-262. - Area requirements (2) from 25' - 0" to 20' - 0"*.

APPLICATION



BOARD OF ADJUSTMENT APPLICATION

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

CONTACT INFORMATION

PROPERTY LOCATION*: 11640 FLOR Preciosa LANE

Subdivision: Flor del Rio (Street address) Lot: 2 Block: 4

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

Property Owner: Cesar Colmenero 11640 Flor Preciosa 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: Same as above Property Owner Signature: [Signature]

Applicant: Cesar Colmenero Same as above
(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	<u>25'</u>	<u>20'</u>	<u>5'</u>
Rear Yard	<u>25'</u>	<u>20'</u>	<u>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:

Thinking of dividing my property to build a separate structure. Hoping to get in Approval to encroach front and rear setback for a 20' x 40' structure.

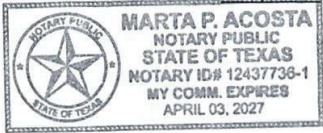
Planning & Zoning Department

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

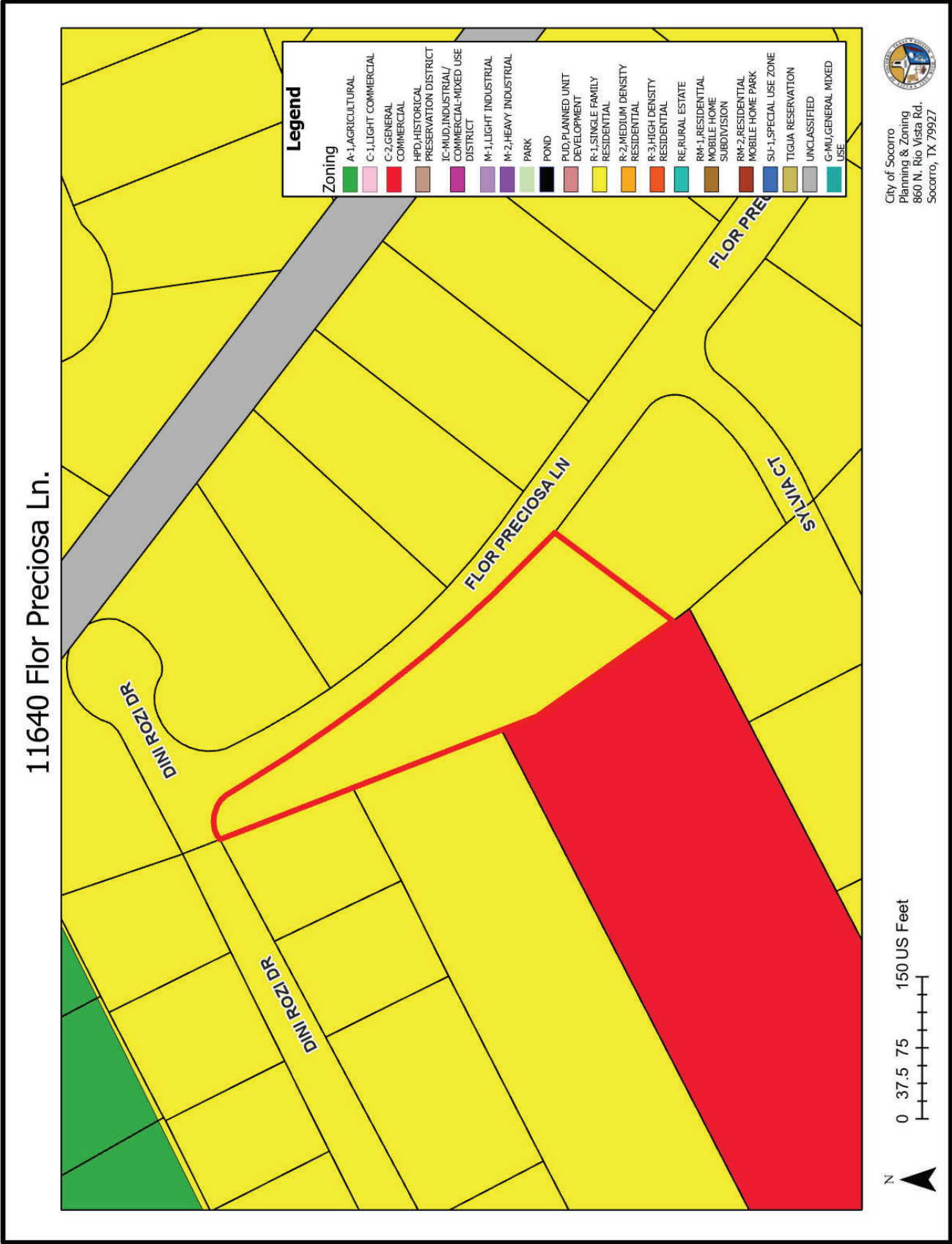
Website: <https://costx.us/>

Updated: 9/16/2020

APPLICATION

WILL THIS REQUEST SERVE A PUBLIC INTEREST?		N/A
WILL LITERAL ENFORCEMENT OF THE CODE CREATE A HARDSHIP?		Needing to sell half of my property and set back of 25' in front and 25' in rear affects my proposed structure.
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>Cesar Colmenero</u> Property Owner Signature (if different from Applicant)		<u>Cesar Colmenero</u> Applicant's Signature
STATE OF TEXAS		
COUNTY OF <u>El Paso</u>		
Subscribed and sworn to before me this <u>17</u> day of <u>March</u> , 20 <u>25</u>		<u>Marta P. Acosta</u> Notary Public
(seal)		My Commission expires: <u>4/3/2027</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



AERIAL IMAGE

11640 Flor Preciosa Ln.



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

0 37.5 75 150 US Feet



SITE PICTURES



View of property from Flor Preciosa Ln.



SUPPLEMENTAL DOCUMENT - SITE PLAN

	Perimeter	Volume
Ceiling 1: Flat Ceiling or Scissor Truss	1,500	30.0
Wall 1: Wood Frame, 16" o.c.	1,570	19.0
Window 1: Metal Frame with Thermal Break Double Pane with Low-E SHGC: 0.03	220	

Compliance Statement: The proposed building design described here is consistent with the building plans, calculations submitted with the permit application. The proposed building has been designed to meet the REScheck Version 4.6.5 and to comply with the mandatory requirements listed in the REScheck Inspection

Name - Title

Signature _____

Project Notes:
NEW RESIDENCE SINGLE LEVEL STUCCO DESIGN 1500 SF.

Project Title: NEW HOME
Data filename: Untitled.rck

